

Docket Item #2
BAR CASE #2006-0162

BAR Meeting
September 27, 2006

ISSUE: Demolition/capsulation

APPLICANT: Christopher Paulitz

LOCATION: 1306 Princess Street

ZONE: RB/Residential

STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by the Code Enforcement Bureau (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Enforcement, Room 4200, City Hall, 703-838-4360 for further information.

(Insert sketch here)

NOTE: This docket item requires a roll call vote.

ISSUE:

The applicant is requesting a Permit to Demolish/Capsulate to remove portions of the small one story frame addition at the rear of the two story brick house and to demolish a portion of the rear wall of the house on the first story.



Figure 1 North elevation

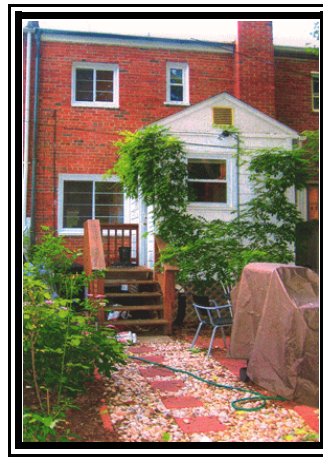


Figure 2 South elevation

The front and west side of the house are visible from Princess Street. The rear of the house is visible from the public alley behind the house, but the lower portion is screened by the 6' high rear fence.

HISTORY:

The residences at 1304-1310 Princess Street are a four-unit, Art Moderne, brick-faced concrete block row designed by Alexandria architect Paul S. Lubienski in 1941. The rowlock and contrasting brick “streamlining,” the stepped parapet, and the rolled steel casement windows (particularly the corner windows) are characteristic of the Moderne style. The four-unit building is arguably the best example of the Art Moderne style in the Parker-Gray and Old and Historic Districts.

Each of the other units in the row has been before the Board. The Board approved the rebuilding a rear metal frame porch at this unit in 1993 with the current rear addition as well as the current deck (BAR Case #93- 16PG, 6/23/93). In 2000 the Board approved the installation of new vinyl windows at this house (BAR Case #99-0244, 1/12/00). On June 26, 2002, the Board approved a new front fence at 1308 Princess Street (BAR Case #2002-148). On August 11, 1999, the Board approved after-the-fact replacement windows at 1304 Princess Street (BAR Case #99-0120). On June 24, 1992, the Board approved alterations and a fence at 1308 Princess Street (BAR Case

#92-17PG). The Board has also approved new vinyl windows and a rear addition at the neighboring house at 1310 (BAR Case #2004-0185, 9/24/03).

ANALYSIS:

In considering a Permit to Demolish or Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, Sec. 10-205(B):

- (1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?
- (4) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (5) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?
- (6) Would retention of the building or structure help maintain the scale and character of the neighborhood?

Staff does not believe any of the above criteria are met. This small one story addition at the rear dates from 1993. The proposed capsulation/demolition on the rear wall of the c. 1941 building is modest. Therefore, Staff recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Code Enforcement:

C-1 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

Office of Historic Alexandria:

Project seems appropriate.