

Docket Item # 6  
BAR CASE #2006-0202

BAR Meeting  
September 27, 2006

**ISSUE:** Demolition/capsulation

**APPLICANT:** Nancy Jenkins

**LOCATION:** 232 North Payne Street

**ZONE:** RB/Residential

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**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.

**I. ISSUE:**

The applicant is requesting a Permit to Demolish/Capsulate to remove an existing wood deck and encapsulate a portion of the original house and addition at the rear of the two story frame house to construct a two-story addition at 232 North Payne Street.

The new addition will be 7.9' wide and 13.5' deep. The rear of the house is visible from the public alley behind the house and a portion from North Payne Street. A wood stockade fence encloses the property on all sides.

**II. HISTORY:**

The two-story wood frame detached house at 232 North Payne Street appears on the 1902 Sanborn Fire Insurance Map. According to tax records, a house was present along this block of Payne Street as early as 1830, but the exact address is not known. The G.M. Hopkins Insurance atlas indicates that structures were present on this lot by 1877. The property therefore has the potential to yield archaeological resources that could provide insight in domestic activities in 19<sup>th</sup>-century Alexandria.



Staff could not locate any prior approvals by the Board. The building permits staff found were from the 1950's and involved replacement of windows, roof repair, and stoop repair.

**III. 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. The area to be encapsulated is confined to a small area on the side and rear of the house, and encloses an ell that was formed by a later addition. The direct views of the rear elevation of the house are limited to the rear alley. Therefore, Staff recommends approval of the application as submitted.



**IV. STAFF RECOMMENDATION:**

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.
- C-2 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-3 A soils report must be submitted with the building permit application.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-7 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-8 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Alexandria Archaeology:

- F-1 Tax records indicate that a house was present along this block of Payne Street as early as 1830, but the exact address is not known. The G.M. Hopkins Insurance atlas indicates that structures were present on this lot by 1877. The property therefore has the potential to yield archaeological resources that could provide insight in domestic activities in 19<sup>th</sup>-century Alexandria.

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- R-1 Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- R-2 The above statement must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.

Office of Historic Alexandria:  
Project seems appropriate.