

Docket Item #8  
BAR CASE #2006-0230

BAR Meeting  
October 25, 2006

**ISSUE:** Demolition/encapsulation

**APPLICANT:** Terence J. Hill

**LOCATION:** 310 North Fayette Street

**ZONE:** RB/Residential

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

(Insert sketch here)

NOTE: This docket item requires a roll call vote.

**I. ISSUE:**

The applicant is requesting approval of a permit to demolish the existing rear one story section and the first story of the rearmost section of the freestanding house at 310 North Fayette Street in order to construct a new somewhat larger one story rear addition.



**Figure 1 - East elevation**



**Figure 2 - West elevation**

**II. HISTORY:**

310 North Fayette Street is a freestanding two story, two bay sidehall frame vernacular Italianate house that was constructed in the late 19<sup>th</sup> century and at least late prior to 1902, the first year that block was mapped by the Sanborn Fire Insurance company. The house is simple with its most prominent architectural feature being a dentiled cornice. The house has been re-clad in aluminum siding but retains its original footprint including the existing one story rear addition which appears on the 1902 Sanborn map. There is a one story cinder block shed in the rear yard. Staff could not locate any prior BAR review for this house.

**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?

In the opinion of Staff, none of the above criteria are met and the Permit to Demolish should be granted. The demolition and encapsulation will occur on the rear of the rowhouse. The rear elevation is not unusual or uncommon design or type.

**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.

Historic Alexandria:

No comments were received.

Alexandria Archaeology:

F-1 The development property was situated within an African American neighborhood during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The property therefore has the potential to yield archaeological resources that could provide insight into domestic activities, perhaps related to African Americans.

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.