

Docket Item # 3  
BAR CASE # 2006-0265

BAR Meeting  
December 13, 2006

**ISSUE:** Demolition  
**APPLICANT:** Ann O. Kavaljian by Revell Michael  
**LOCATION:** 527 North Alfred 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 must be approved before docket item #4 may be considered.

**I. ISSUE:**

The applicant is requesting approval of a Permit to Demolish as part of a renovation of the two story frame rowhouse at 527 North Alfred Street. The demolition will occur on the rear (east) façade of the rear ell. This wall currently has a large window opening on the second story and a door and window on the first story. The applicant proposes to create two new openings, each approximately 6 foot wide by 7 foot high, for French doors to be located in the center of each story. The existing fenestration pattern on this façade does not appear to be original.

The rear of the house is visible from the north-south public alley entered from Pendleton Street.

**II. HISTORY:**

The two story frame house at 527 North Alfred Street is one of a row of 11 houses (509 through 529 North Alfred Street) which were constructed prior to 1902, the first year the area was included in Sanborn mapping, and may date to the last decade of the 19<sup>th</sup> century. Although one of the houses on the south end of the row (511 North Alfred Street) was no longer extant by 1907, the row represents one of the largest single developments of the Victorian period in the Parker-Gray District. The two houses at 525 and 527 North Alfred Street are the only two in the row to exhibit the original pattern consisting main block with a narrower two story rear ell arranged back-to-back with the adjacent house.

Staff was unable to locate any record of BAR review for 527 North Alfred Street. On November 29, 2006, the Board denied the after-the-fact awning on 515 North Alfred Street (BAR Case #2006-0227). The Board approved an after-the-fact garden shed at 515 North Alfred Street on June 22, 2005 (BAR Case #2005-0110). Staff is aware of the alterations at 529 North Alfred Street and has notified the property owner of the need to apply to the Board for approval of any exterior alterations. That project should be on the January 24, 2007 docket.

**III. ANALYSIS:**

Staff notes that the applicant has submitted an application to the Board of Zoning Appeals (BZA) for a variance of the open space requirements to allow for a rear addition (BZA Case #2006-0053). The proposed rear addition will entail the demolition/capsulation of the entire rear (east) wall of the ell). The case is scheduled for the January 11, 2007 BZA hearing. The applicant wishes to have the Board consider this case first in case the variance is not approved and to allow the windows to be installed as soon as possible.

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 demolition will be confined to the rear of the house and to a façade that appears to have subject to prior alterations.

**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 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Additions and alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit (USBC 108.1). Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application (USBC 109.1).
- C-3 A Construction permit will be required for the proposed project.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

Historic Alexandria:

No comment.