

Docket Item # 4
BAR CASE # 2006-0206

BAR Meeting
February 28, 2007

ISSUE: Demolition/encapsulation
APPLICANT: Steve & Rebecca Edwards by William Cromley
LOCATION: 1110 Cromley Alley
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.

I. ISSUE:

The applicant is requesting approval of a permit to demolish to allow for the enclosure of the open, double story, north facing porch on the house at 1100 Cromley Alley/1115 Yeaton Alley. The house was built in 2000-2001 as two separate houses, joined at the rear wall and facing opposite directions (north and south) within the interior of the square bounded by North Henry, North Fayette, Queen and Princess Streets. The two houses are now owned by the same owner. Interior alterations have been undertaken to combine the two houses into one, single-family residence (BLD2006-01048, 3/14/2006). The front of the house is now considered to be that part facing Yeaton Alley. All the proposed demolition/encapsulation will occur on the new rear, facing Cromley Alley. The only alteration proposed for the exterior of the combined house is the enclosure of the existing two story porch on the north end. The enclosure will render the north wall of the house no longer visible and thus remove that portion of the original house from Board purview. This wall will be almost completely demolished on both the first and second stories, opening the house up to the porches. The existing wood railings on the perimeter of the porch will be removed.

The north façade of the house is visible from Princess Street and from Cromley Alley, the east-west public alley that enters the square from the north end of Fayette Street. The yard of the house at the north end has a low, open picket fence that permits visual access. The applicant is requesting approval of a new 6' high solid fence to enclose the north end yard (docket item #5).

II. HISTORY:

The two story, frame, gable roofed houses at 1100 Cromley Alley and 1115 Yeaton Alley were approved by the Board in 1999 (BAR Case #99-0134, 8/11/99). Alterations to the approved design were approved in 2000 (BAR Case #2000-0013, 2/9/00). The houses were completed at the end of 2000 and beginning of 2001.

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 encapsulation/demolition will be confined to one façade of the house, now considered the rear. The house is of recent construction, completed just over 6 years ago and has not had an opportunity to achieve historic or architectural significance to the degree implied in the criteria. The proposed encapsulation of an existing porch is not anticipated to have an adverse effect or even a significant impact on the scale and character of the neighborhood.

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 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides of the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line.
- C-2 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-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- 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.

Historic Alexandria:

The proposed redesign and infill of the porch appears to alter the façade too drastically.