

Docket Item # 4
BAR CASE # 2007-0236

BAR Meeting
November 28, 2007

ISSUE: Demolition/encapsulation

APPLICANT: Jon Krzos

LOCATION: 1616 Boyle Street

ZONE: RB/Residential

STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish 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 approval of a Permit to Demolish to allow for the construction of the enclosure of the lower section of a rear addition at the residential rowhouse at 1616 Boyle Street.

II. HISTORY:

1616 Boyle Street is an end unit two story, cinder block brick faced rowhouse that was constructed after February 24, 1944, when building permit #3620 was issued. It was part of a development by Rayley Construction Corporation on Boyle, Buchanan and Princess Streets designed by the well-known Washington architect, George Santmyers.

George Santmyers (1889-1960), a Washington, D.C. native, was one of the most important architects of residential buildings in the Washington metropolitan area during the 1920s, 1930s and 1940s. He designed literally thousands of individual rowhouses in Washington, DC and hundreds of apartment buildings in Washington, D.C., and Montgomery and Prince George's Counties. Santmyers was one of the principal architects for Harry Wardman as he developed residential complexes in numerous areas of the District of Columbia. In Alexandria he designed both apartment buildings and rowhouses in both of the historic districts as well as in other sections of the City.

There is no record of previous BAR review for 1616 Boyle Street. The house has been altered somewhat over the years. The original wood windows have been replaced with one-over-one windows with a reduced opening size. The original wood front porch has been enclosed with a vinyl enclosure with decorative concrete block supports and railings and concrete steps. The existing rear second story porch appear to be mid to late 20th century alterations.

The Board has previously approved the demolition of portions of the adjacent rowhouse at 1618 Boyle Street for an addition and alterations in 2003 (BAR Case #2003-00166, 7/23/1003).

In 2000, the Board approved demolition/capsulation and a two story plus basement addition at 1602 Boyle Street (BAR Case#2000-0096, May 10, 2000 and BAR Case#2000-0097, May 24, 2000). In 2002, the Board approved demolition/capsulation and a two story plus basement addition at 1610 Boyle Street (BAR Case #2002-259, October 23, 2002, and BAR Case #2002-260, November 18, 2002). The Board approved demolition/capsulation for alterations to the rear and the installation of a new rear deck at 321 Buchanan Street in 2002 (BAR Case #2002-017 & 018, February 27, 2002).

III. ANALYSIS:

In considering a Permit to Demolish/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, the proposed demolition does not meet any of the above Criteria. The area to be demolished and capsulated is the open lower level of an existing enclosed rear addition. It is not a visually prominent section of the house and displays no significant architectural features.

IV. STAFF RECOMMENDATION:

Therefore, Staff recommends approval of the Permit to Demolish 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:

Approve subject to wood siding, door and windows.