

Docket Item # 4
BAR CASE # 2007-0278

BAR Meeting
January 23, 2008

ISSUE: Demolition/encapsulation

APPLICANT: Mark Stadskev

LOCATION: 432 North West 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 and Capsulate portions of the first level at the rear area of the residence at 432 North West Street to allow construction of a small infill section. The area of the demolition and capsulation will consist of an extension to the screened-in porch area at the northwest corner and enclosure of an open porch area at the west (rear) side of the house.

II. HISTORY:

The two story, two bay brick duplex house at 432 North West Street was constructed ca. 1910 in an eclectic, Queen Anne style.

There has been no previous Board review of this property.

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

These areas are relatively small and are at the rear of the existing house and while not readily visible from North West Street can be seen from the alley at the west (rear) of the property.

In the opinion of Staff, the proposed demolition/capsulation will be confined to portions of the rear (west) of the main block and north side. These areas are not visually prominent. The capsulation at the porch will be limited and somewhat reversible. The proposed demolition and capsulation will not result in the loss of any noteworthy architectural features.

IV. STAFF RECOMMENDATION:

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.