

Docket Item # 2  
BAR CASE # 2008-0032

BAR Meeting  
March 26, 2008

**ISSUE:** Permit to Demolish/Encapsulate

**APPLICANT:** Boys and Girls Club by Stephanie Dimond

**LOCATION:** 401 North Payne Street

**ZONE:** RB/Residential

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**STAFF RECOMMENDATION:** Staff recommends approval of the Permit to Demolish/Encapsulate as submitted.

(Insert sketch here)

**I. ISSUE:**

The applicant is requesting approval of a Permit to Demolish/Encapsulate in order to construct third floor dormers; new stoop, stair and handicapped accessible ramp, new door openings to the emergency egress stairs, and a new third floor window as part of building-wide renovations at the Boys and Girls Club.

The existing front stoop and stairs are proposed to be demolished to enable construction of a larger stoop to meet ADA requirements, along with construction of an ADA accessible ramp in place of one of the two existing front stairs. New door openings are proposed on the north elevation of the building at the basement, first floor and third floor to access the emergency egress stairs. A new window opening is proposed at the third floor in the south façade.

**II. HISTORY:**

The two-story on raised basement, brick-faced, steel frame and concrete block structure at 401 North Payne Street was designed and constructed by Dr. Robert South Barrett, Jr. in 1936 as the Alexandria Boys' Club. It has an overall Colonial Revival design vocabulary with a center hall entrance, brick quoining at the corners, multi-pane windows and gable roof. Dr. Barrett was the son of Dr. Robert South Barrett, a prominent minister, and Katherine Waller Barrett, a noted philanthropist and social worker. The younger Barrett was also noted for his philanthropy. In addition to other institutional projects and foundations he sponsored, the Boys' Club was a gift to the community, as was the Queen Street library he built to honor his mother. Dr. Barrett was vice president of the Alexandria Investment Corporation, editor of the *Alexandria Gazette* from 1911-1916, and a high-ranking Mason. In 1909, he organized the Memorial Association which was responsible for the creation of the George Washington Masonic National Memorial.

The Board has approved numerous alterations to the building over the past eight years, including:

- An exterior egress stair, BAR Case #2000-0277, December 13, 2000.
- Reapproval of the exterior stair, BAR Case #2001-0302, December 19, 2001.
- Alterations to the exterior stair, BAR Case #2002-0183, July 24, 2002.
- Window replacement, BAR Case #2006-0226, October 25, 2006.

**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 removal would be to the detriment of the public interest?
2. Is the building or structure of such interest that it could be made into an historic shrine?
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 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. The demolition/encapsulation is relatively minimal in size and scale, part of a major renovation project intended to improve the utility, accessibility, and safety for this important community building.

**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:

- F-1 Stairs must comply with USBC for riser and tread dimensions.
- 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.
- C-1 A Building / Mechanical / Electrical permit is required for the proposed project.
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-4 The new handrails must comply with USBC for a minimum/maximum height of 30 to 34 inches. The ends must extend 12" beyond the top and bottom risers. The handgrip position must not be more that 2-1/4" in cross-sectional dimension, or the shape must provide an equivalent gripping surface. The handgrip portion must have a smooth surface with no sharp corners. The space between the wall and handrail must not be less that 1-1/2".
- C-5 Certification is required from the owners or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos (USBC 110.3).
- C-6 The handicapped ramp must comply with the requirements of USBC 1010.1. The front approach to the exterior door (which is on the pull side) must comply with the landing requirements of USBC 1010.6. Handrails must comply with USBC 1010.8
- C-7 Accessibility shall comply with Chapter 11 and Section 3409 of the USBC.
- C-8 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-9 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:  
R-approve.