

Docket Item # 2
BAR CASE # 2009-0312

BAR Meeting
January 27, 2010

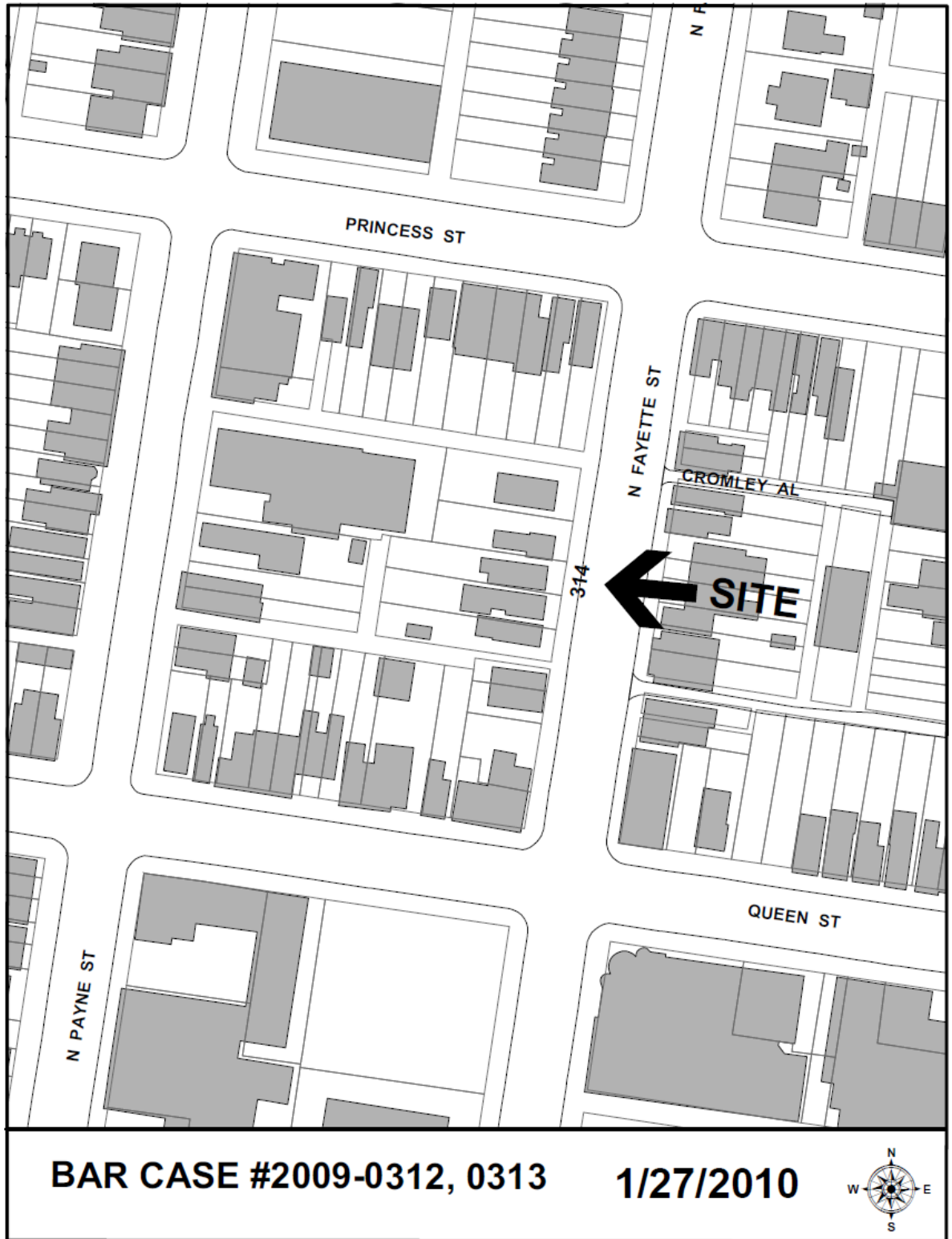
ISSUE: Demolition/Encapsulation

APPLICANT: Alabama Avenue LC by Stephen Kulinski, JLB Architects

LOCATION: 314 North Fayette Street

ZONE: RB/Residential

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



Note: This docket item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish/Encapsulate in order to construct a two story rear addition at 314 North Fayette Street. The existing two story ell and the one story rear porch will be demolished, as well as a four foot wide, two story section of the west wall of the main block. A portion of the roof of the historic house will be demolished, as well as both chimneys, in order to raise the roof for additional ceiling height on the second floor. The front awning will also be demolished and a new awning will be constructed in its place, reusing the existing brackets.

The total area of demolition will be approximately 426 square feet. The demolition includes the two story ell which measures 18 feet by 10 feet and has an average height of 18 feet. The north wall of the existing ell will be retained and extended as part of the new addition. The one story porch measures 6 feet by 11 feet and has a height of approximately 10 feet.

The aluminum shed in the rear yard will also be demolished.

II. HISTORY:

The two-story, three bay Queen Anne style freestanding house at 314 North Fayette Street was constructed prior to 1902, the first year that the 300 block of North Fayette Street was mapped by the Sanborn Fire Insurance Company. The house retains its original footprint, with the exception of the one story porch which was constructed sometime between 1907 and 1912 according to the Sanborn maps.

Staff could find no record of any BAR approvals for the subject property.

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 and the Permit to Demolish/Encapsulate should be granted. With the exception of the front awning and the chimneys, the demolition and encapsulation will occur on the rear of the house, which is not unusual or uncommon in design or type for the Parker-Gray historic district. Staff would prefer to see the retention of the front chimney, as the *Design Guidelines* strongly encourage the retention “in situ” and recommends that they not be removed without a compelling reason or justification. The front awning also appears to be historic, and Staff would argue that this feature should be retained as well. (See BAR Case #2009-0313 for additional information on the removal of the awning and chimneys). The rear of the house is visible from the rear alley but views are limited from North Fayette Street.

IV. STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish/Encapsulate.

STAFF:

Stephanie Sample, Historic Preservation Planner, Planning & Zoning
Al Cox, City Architect, Historic Preservation Section

V. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F- finding

Code Administration:

- 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 A soils report must be submitted with the building permit application.
- C-5 Additions and Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-6 Additions and 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-7 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-8 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.
- C-9 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

C-10 The applicant must obtain a Certificate of Occupancy prior to occupancy (use) of the structure (USBC 116.1).

Historic Alexandria:

No comments received.

Alexandria Archaeology:

F-1 Historic maps indicate that there were structures on this street face at least by the late 19th century. The property therefore has the potential to yield archaeological resources which could provide insight into domestic activities in 19th-century Alexandria.

*R-1 The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

*R-2 The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

R-3 The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

VI. IMAGES

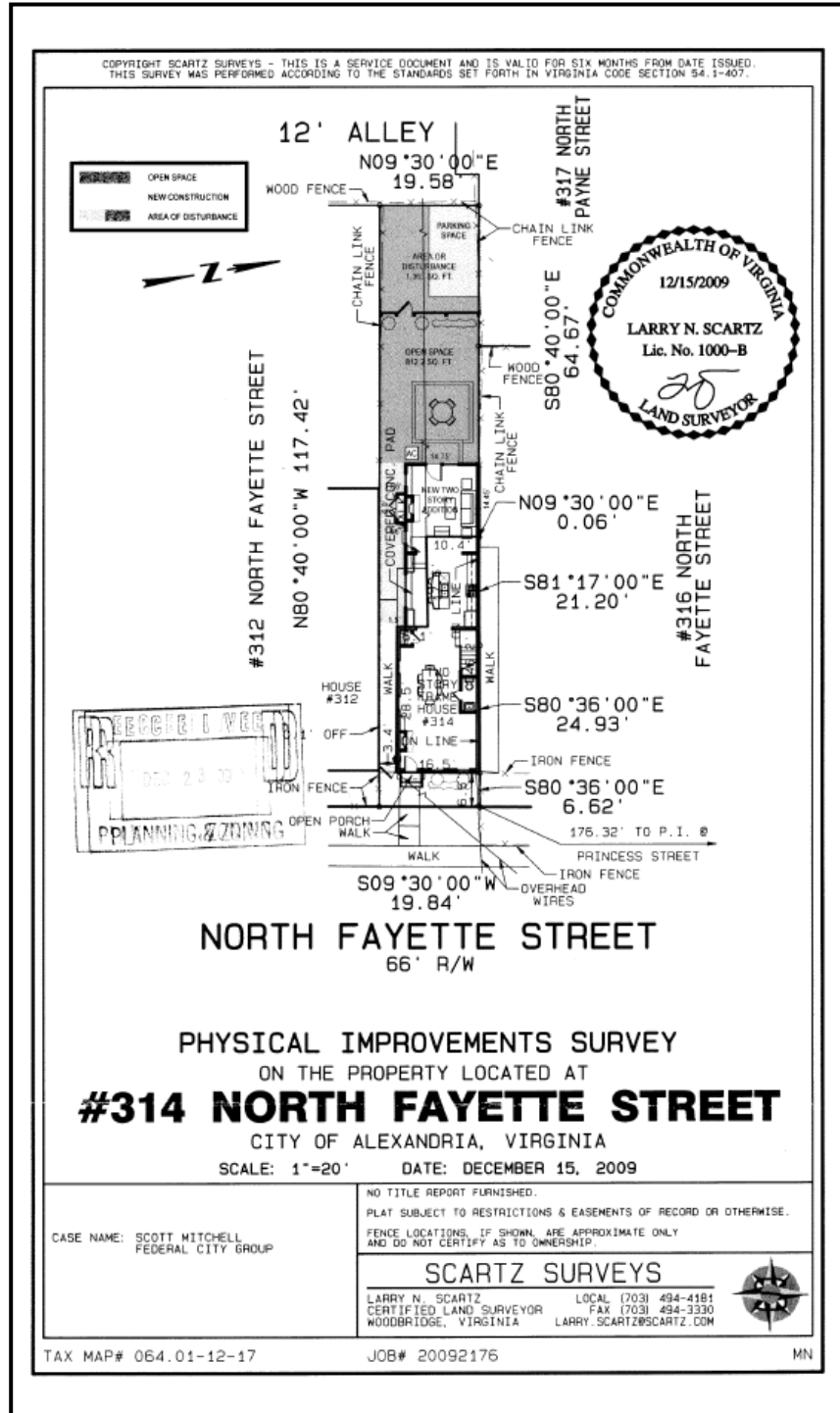


Figure 1: Plat illustrating proposed addition.

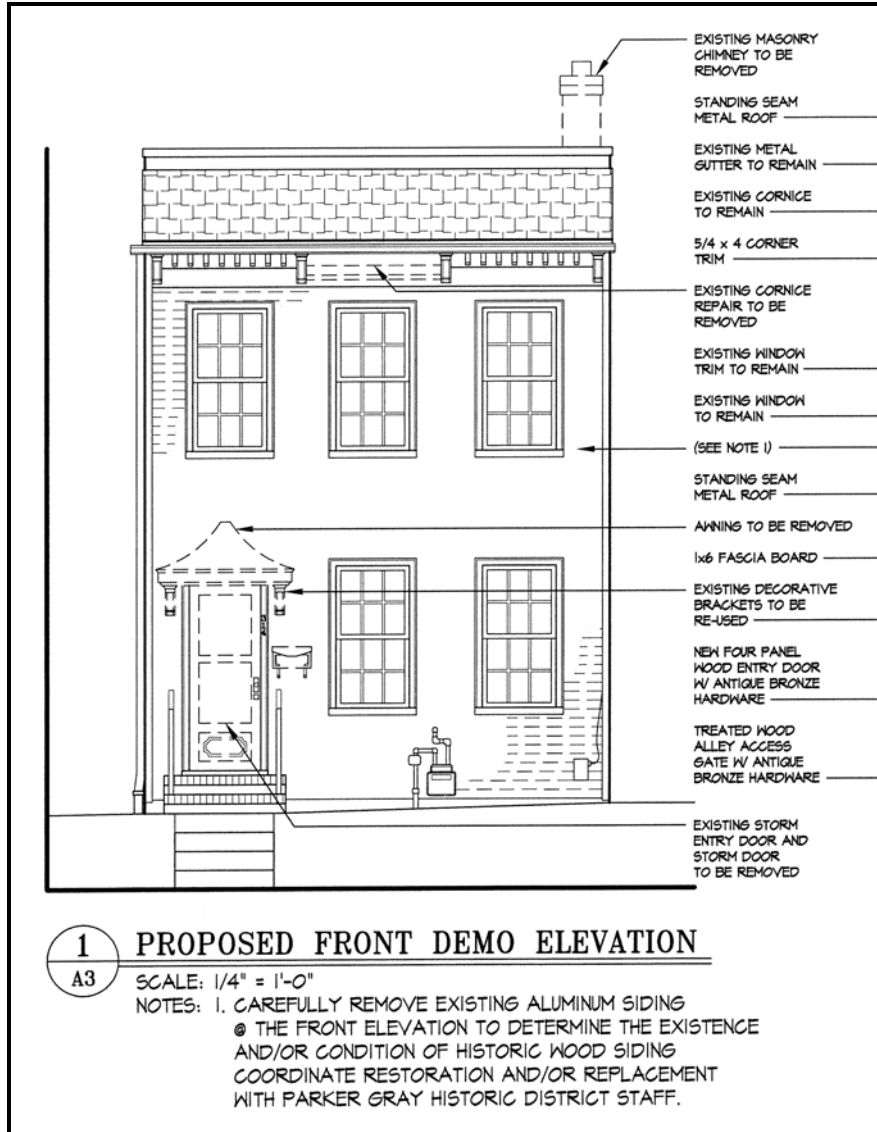


Figure 2: Proposed front demo elevation.

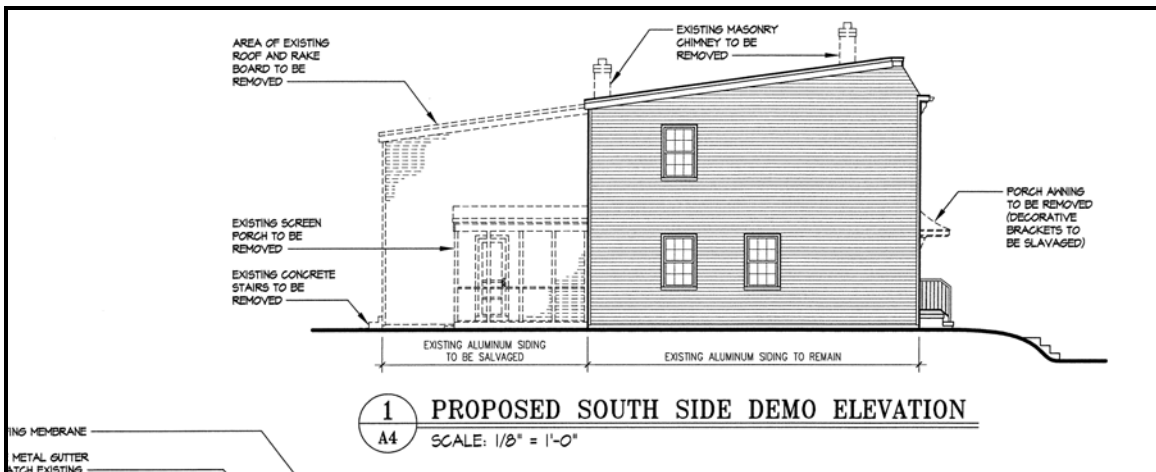


Figure 3: Proposed south demo elevation.

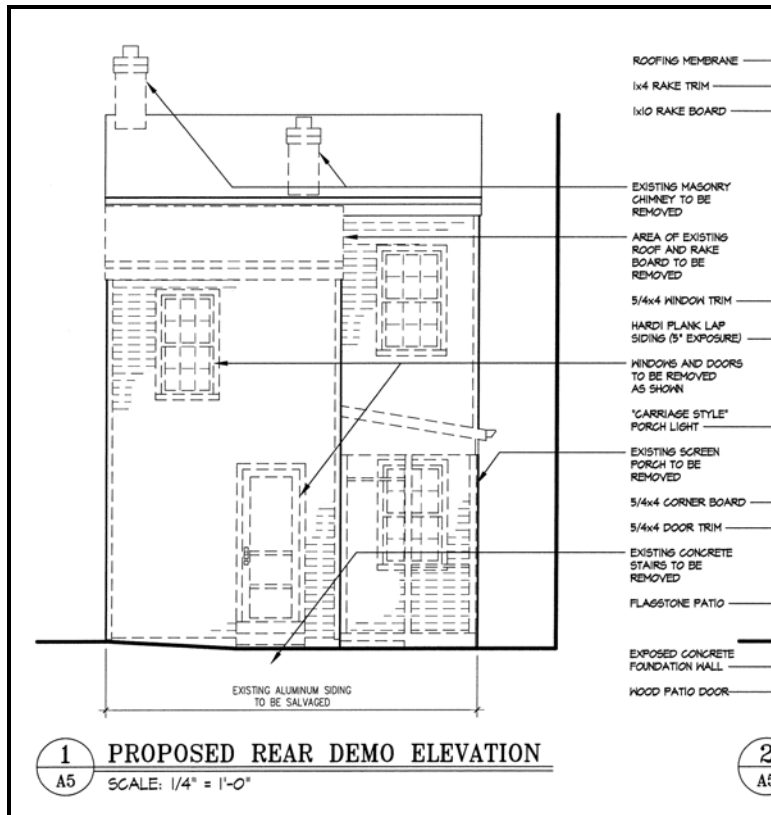


Figure 4. Proposed rear demo elevation.

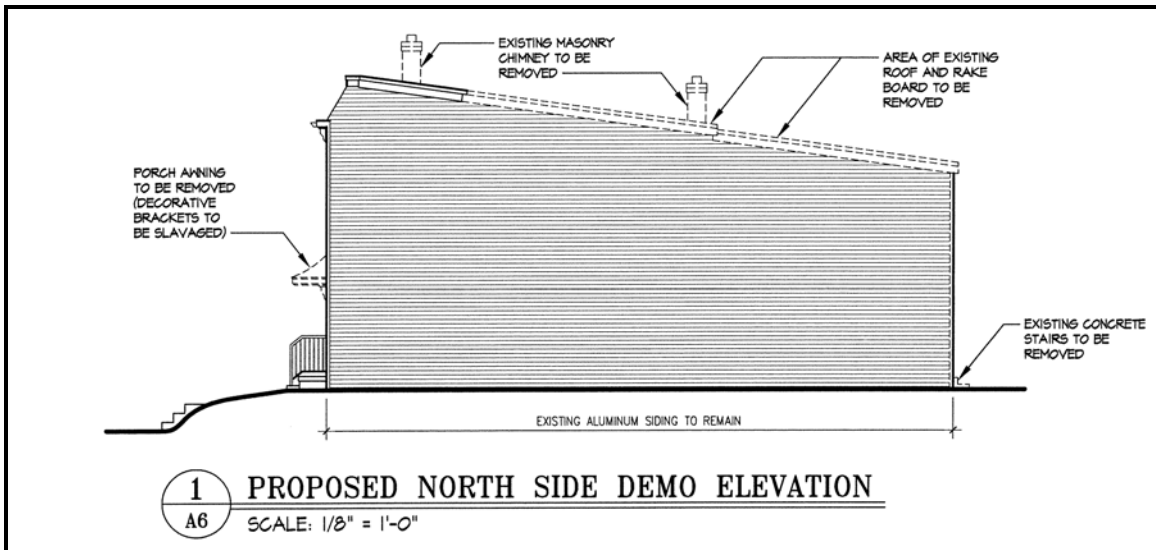


Figure 5. Proposed north demo elevation.



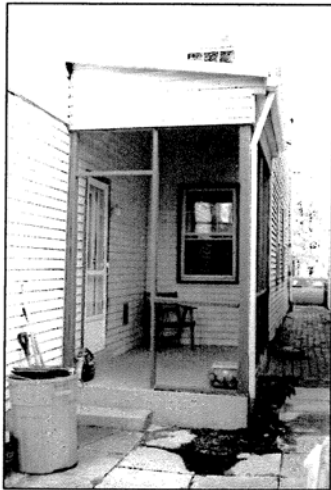
1 FRONT PHOTO (A)
A8 SCALE: N.T.S.



3 REAR PHOTO (A)
A8 SCALE: N.T.S.



2 FRONT PHOTO (B)
A8 SCALE: N.T.S.



4 REAR PHOTO (B)
A8 SCALE: N.T.S.

Figure 6. Photographs of existing conditions.