

Docket Item #13
BAR CASE# 2005-0081

BAR Meeting
May 18, 2005

ISSUE: Permit to Demolish
APPLICANT: Frank Conner
LOCATION: 607 N Columbus Street
ZONE: RB/Residential

BOARD ACTION, MAY 4, 2005: The Board combined the discussion of docket item #'s 10 & 11. On a motion by Mr. Keleher, seconded by Dr. Fitzgerald the Board deferred the applications for restudy. The vote on the motion was 6-0.

REASON: The Board believed that the proposed outbuilding was too tall and suggested that the pitch of the roof be made more shallow; that the building was too large and should be reduced in scale and that additional time was needed to address the comments of the Department of Transportation and Environmental Services.

SPEAKERS: Kelly Conner, homeowner, spoke in support
Rob Schindler, project designer, spoke in support

Update: There have been no changes to the request to demolish the existing shed. Staff therefore repeats the report from the May 4, 2005 hearing.

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

Note: This docket item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish the existing rear shed at 607 North Columbus Street. The one story, gable roofed shed is a late twentieth century structure that appears to have been installed without Board approval.

The shed is visible from the public alley at the rear of the property, Pendleton Street and from North Washington Street.



Figure 1 Existing shed

II. HISTORY:

The property at 607 North Columbus Street is a late 19th century two story Italianate-style row house (indicated on Sanborn maps dating from 1891), predominantly wood frame with a brick addition at the rear.

In 2002, the Board approved the installation of an iron railing at the front of the house (BAR Case #2002-198, 8/21/02)

III. ANALYSIS:

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(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 the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (6) 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?

Staff believes that none of the criteria are met. The proposed demolition is limited to a late 20th century shed.

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 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.

Office of Historic Alexandria:

“New building has a very ‘suburban’ look, needs to be more appropriate to this area. (Weathervane, etc.)”

Archaeology:

F-1 During the Civil War, this block was the location of the Washington Street Corral, a Union army facility. While there were no known structures on this lot, the property has the potential to yield archaeological resources that could provide insight into military activities in Alexandria during the war.

R-1 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 above statement must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.