

Docket Item #9
BAR Case #2003-0267

BAR Meeting
December 5, 2003

ISSUE: Permit to Demolish
APPLICANT: J. Michael & Judith McVay
LOCATION: 207 North Columbus Street
ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

NOTE: This docket item requires a roll call vote.

DISCUSSION:

Applicant s Description of the Undertaking:

Repair existing siding and trim on rear addition; remove first floor windows and replace with siding. Existing siding and trim dates to 1986 and is not historical. To be replaced with smooth surfaced concrete siding of same size and spacing as existing siding and PVC trim.

Issue:

The applicant is requesting approval of a Permit to Demolish portions of the rear addition consisting of three windows and replacement with fiber cement siding.

History and Analysis:

207 North Columbus Street is a two story, brick rowhouse dating from ca. 1880. The area of demolition and alterations are part of an addition constructed in 1986. The addition was designed by Richard Clausen and was approved by the Board on 2/19/86.

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, Sec. 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?

Since the area proposed for demolition is confined to portions of the 1986 addition, it is the opinion of Staff, that none of the criteria are met in this instance and the Permit to Demolish should be granted..

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

Historic Alexandria:

No comment.