

Docket Item #15
BAR CASE #2004-0041

BAR Meeting
April 7, 2004

ISSUE: Demolition
APPLICANT: Charles Huettner
LOCATION: 216 South Fayette Street
ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

NOTE: This item requires a roll call vote.

DISCUSSION:

Applicant's Description of the Undertaking:

“Request approval for one story addition with pergola at rear of property. New iron railing at front door. New a/c condenser location on roof without screening>

Issue:

The applicant is requesting approval of a Permit to Demolish and Capsulate the rear of the rowhouse at 216 South Fayette Street in order to construct a new addition and deck.

The rear of the property is visible from South Henry Street as well as a public alley running east west on the north end of the block.

History and Analysis:

216 South Fayette Street is one of a row of five two story, two bay attached frame rowhouses which date from the late 19th century. There is a late 20th century addition in the rear.

In considering a Permit to Demolish, 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 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 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?

In the opinion of Staff, none of the above criteria are met. The rear addition that is proposed to be demolished was constructed in the mid-20th century. Therefore, Staff recommends approval of the Permit to Demolish.

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

No comment.