

Docket Item #10  
BAR CASE #2004-0085

BAR Meeting  
June 2, 2004

**ISSUE:** Permit to Demolish  
**APPLICANT:** Mark Filteau  
**LOCATION:** 917 South Lee Street  
**ZONE:** RM/Residential

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## 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 and capsulate portions of the residential rowhouse at 917 South Lee Street. Those portions to be demolished include: an approximately 7' x 9' section around the first floor window on the south side of the building; an area over the entry door in order to allow construction of an entrance portico; and, new openings in the basement level on the front of the house to allow the installation of new entrance door and window.

### II. History

917 South Lee Street is a two story, three bay brick rowhouse on a raised basement dating from 1960. It is one of a row of six townhouses that were built as part of the final build out of the Yates Garden subdivision.

### III. Analysis

The Board has approved a number of alterations and additions to the Yates Garden rowhouses in the 800 and 900 blocks of South Lee Street during the last several years. Last year the Board approved an enlarged rear deck at 919 South Lee Street (BAR Case #2003-0118, 6/18/03); in 2002 alterations and dormers for the rowhouse at 806 South Lee Street (BAR Case #2002-0091, 5/15/02); and in 2001 a rear addition at 828 South Lee Street (BAR Case #2001-0080, 5/16/01). In each of these cases, the Board approved the demolition and capsulation related to the alterations and additions.

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?

Because this is a house that was constructed in 1960, it is the opinion of Staff that none of the criteria are met.

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 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.