

Docket Item #13  
BAR CASE #2004-0096

BAR Meeting  
June 2, 2004

**ISSUE:** Permit to Demolish  
**APPLICANT:** Dimond Adams Architecture  
**LOCATION:** 1113 Prince 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 portions of the residential rowhouse at 1113 Prince Street. All of the sections of the structure to be demolished are on the rear one story flounder section. Those portions to be demolished include:

- An approximately 15 square feet section at the rear (north) elevation below a pair of existing windows to allow the installation of a pair of French doors; and,
- An approximately 7 square feet section of the roof to allow the installation of skylights.

### II. History

1113 Prince Street is a two story, three bay brick rowhouse built in 1816-1818 according to Ethelyn Cox in *Alexandria Street by Street* (p.138). It is the former home of Jean Keith, one of the most prominent historic preservationists in Alexandria. The rear flounder section also likely dates from the early 19<sup>th</sup> century.

### 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?

While this residence dates from the early 19<sup>th</sup> century the sections to be demolished are relatively minor and will not affect the public perception of the front facade. The area of the rear windows which will be expanded has already been substantially altered and the section of the roof proposed to be removed is minimal and not highly visible. Therefore, Staff concludes that the proposed demolition can be supported.

### 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 All exterior walls within 3 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to porches with roofs and skylights within setback distance. The proposed new window openings are in conflict with this condition.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 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.
- C-5 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.

### Historic Alexandria:

No comment.