

Docket Item #12
BAR CASE# 2004-0107

BAR Meeting
June 16, 2004

ISSUE: Demolition
APPLICANT: Charles Greenberg
LOCATION: 732 North Washington Street
ZONE: CDX/Commercial

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 commercial office building at 732 North Washington Street. Those portions to be demolished and capsulated include:

- portions of the standing seam Mansard roof to allow the installation of six new skylight; three along the North Washington Street side of the building and three on the Madison Street side.

II. HISTORY:

732 North Washington Street is a four and a half story freestanding brick office building constructed in 1963 according to the City's land records.

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?

Given the fact that this is a late 20th century office building, it is the opinion of Staff that none of the criteria are met in this instance.

IV. STAFF RECOMMENDATION:

Therefore, 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.
- C-4 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11. Handicapped accessible bathrooms shall also be provided.
- C-5 Canopies must comply with USBC for support and clearance from the sidewalk. No vertical pipe posts are shown as support from the sidewalk to the canopy frame. The canopy is shown cantilevering from the building wall, therefore structural drawings will be required bearing the signature and seal of a structural design professional registered in the Commonwealth of Virginia (USBC).

Office of Historic Alexandria:

This is a very difficult building to work with, a large structure on the Parkway. I am concerned that the canopy and covering for handicapped access on the side look too much like a caport/construction temporary.