

Docket Item #10
BAR CASE #2004-0173

BAR Meeting
October 6, 2004

ISSUE: Permit to Demolish

APPLICANT: Alison Sigethy

LOCATION: 1211 Duke Street

ZONE: CL/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 portions of the garage at the rear of the property at 1211 Duke Street in order to construct a new second story addition over the existing one story garage.

II. History

1211 Duke Street is a two story, two bay Italianate style rowhouse dating from the mid-19th century according to Ethelyn Cox in *Alexandria Street by Street* (p.33). The garage is a one story cinder block and wood structure that dates from the mid-20th century according to information on the Sanborn Fire Insurance maps.

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?

Because the garage dates from the middle of the 20th century, it is the opinion of Staff that none of the demolition criteria are met and the Permit to Demolish should be granted.

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). Building permits are required for both demolition and new construction.
- C-2 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.
- C-3 The new stairs must comply with USBC for riser and tread dimensions.
- C-4 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.

Historic Alexandria:

No comment.