

Docket Item #6  
BAR CASE# 2004-0270

BAR Meeting  
February 2, 2005

**ISSUE:** Demolition

**APPLICANT:** Daniel O'Connell's VA Holdings, LLC

**LOCATION:** 112 King Street

**ZONE:** CD/Commercial

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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 rear wall of 112 King Street (consolidated parcels, formerly the rear of 114 King Street). The area to be demolished is the second level of the rear wall. Demolition will be necessary in order to create structurally sound building conditions.

**II. HISTORY:**

The structure at 114 King Street is basically an infill of a small alley that existed between 112 and 116 King Street. That infilling originally took place between 1921 and 1941 according to information on the Sanborn Insurance Maps and then the infill area was substantially upgraded when Bullfeathers Restaurant was constructed at this location in the 1980s.

**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?

In the opinion of Staff, none of the criteria are met and the Permit to Demolish should be approved. The area proposed to be demolished is the utilitarian rear of a mid-20th century structure.

**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 Required exit facilities shall be accessible for persons with disabilities.
- 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.

### Office of Historic Alexandria:

Shouldn't this be reviewed with project already submitted?