

Docket Item #12
BAR CASE #2005-0036

BAR Meeting
April 20, 2005

ISSUE: Permit to Demolish

APPLICANT: National Center for Missing and Exploited Children

LOCATION: 699 Prince Street

ZONE: CD/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 a portion of the third story east wall and a portion of the roof of the two story wing on the east of the building 699 Prince Street. The demolition is necessary to construct a new computer room. The area of the addition is minimally visible down the alley running eastward from South Washington Street.

II. HISTORY:

The building at 699 Prince Street was constructed in 1926 as the George Mason Hotel. At the time of its construction, the building was widely praised for its Colonial design vocabulary.

The Board approved signage for the National Center for Missing and Exploited Children in 1999 (BAR Case #99-0116, 7/21/99) and in 2001 for alterations to the adjacent garage (BAR Case #2001-0223, 12/19/02). In 2002, the Board approved new replacement columns at the Prince Street entrance (BAR Case #2002-0219, 9/4/02).

III. ANALYSIS:

In considering a Permit to Demolish, 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 above criteria are met. The elements proposed for demolition date to the mid-20th century and Staff recommends approval of the application as submitted.

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 5 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 skylights within setback distance.
- C-2 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-3 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 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-6 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.
- C-7 Compliance with means of egress, fire protection requirements, handicap accessibility in accordance with the USBC will be required. The extent of code requirements will be determined at the time of building permit plan submission.