

Docket Item #20  
BAR CASE #2005-0071

BAR Meeting  
April 20, 2005

**ISSUE:** Permit to Demolish  
**APPLICANT:** David and Brenda Beck  
**LOCATION:** 920 S. St. Asaph 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 a one story enclosed screen porch of the existing end unit residential rowhouse at 920 South St. Asaph Street.

**II. HISTORY:**

The 900 block of South St. Asaph Street is not a part of the Yates Garden subdivision. It is a separate subdivision called George Washington Gardens developed by Joseph K. Seidle, Inc. and constructed and completely sold out in 1940 (Joseph K. Seidle, Inc., Opens New Model Home to Public; Is First in Group of 16," Alexandria Gazette, October 19, 1940, p.3; also, real estate advertisement, "Presenting George Washington Gardens in historic Alexandria overlooking the broad Potomac...created by the builders of Belle Haven located adjacent to Mount Vernon Memorial Boulevard, leading to the Nation's Shrine, 'Mount Vernon'. We have created a delightful Colonial community, with all the traditional atmosphere of the Old Dominion...14 already sold..." Alexandria Gazette, October 19, 1940, p.3.)

**III. ANALYSIS:**

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, Sec. 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, because this is a mid-20th century house none of the criteria are met and the Permit to Demolish should be granted.

**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 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

### Historic Alexandria:

No comment.