

Docket Item #6
BAR CASE #2005-0060

BAR Meeting
May 4, 2005

ISSUE: Partial demolition of storefront and sections of south wall

APPLICANT: Douglas Development

LOCATION: 108-112 South Washington Street

ZONE: CD/Commercial

BOARD ACTION, APRIL 20, 2005: The Board combined the discussion of docket item #'s 14 & 15. On a motion by Mr. Smeallie, seconded by Dr. Fitzgerald the Board deferred the applications for restudy. The vote on the motion was 6-0.

REASON: The Board desired further clarification regarding the extent of the request concerning the alterations to the buildings.

SPEAKER: Chris Downey, Douglas Development, spoke in support

BOARD ACTION, APRIL 6, 2005: Deferred prior to the hearing for lack of public notice.

NOTE: This application is for re-approval of alterations to the storefront at 112 S. Washington Street. It was originally approved by the Board in 2002 (BAR Case #2002-0108, 6/5/02), but construction was not commenced within 12 months and the validity of the Certificate of Appropriateness has lapsed.

STAFF RECOMMENDATION:

Staff recommends re-approval of the Permit to Demolish.

NOTE: This docket item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish portions of the existing first floor storefront at 108-112 South Washington Street, the former site of Relax the Back and Kinkos. This demolition will allow construction of a new storefront system. The demolition will include the existing storefront window and door opening as well as the brick wall section immediately to the south of the existing door opening.

Sections of the south wall on both the second and third floors will also be demolished to allow new window openings.

II. HISTORY:

112 South Washington Street was originally constructed as an addition to the G.C. Murphy store that fronted on King Street. In 1947 the building was extended with an L shaped addition that fronted on South Washington Street with “southern architecture” style according to an article in the *Alexandria Gazette* (10/14/1947, p.7). Since the closing of the G.C. Murphy store, the addition has been divided off from the King Street portion and is now a separate retail operation. The original storefront has been remodeled several times for Kinkos and the Relax the Back store.

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 shrine?
- (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 granted.

IV. STAFF RECOMMENDATION:

Staff recommends re-approval of the Permit to Demolish.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Code Enforcement:

- F-1 The application shows windows along an interior lot line. Openings within 5 feet of interior lot lines shall comply with C-1 below.
- 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 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.
- C-5 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.

Historic Alexandria:

No comment.