

Docket Item #8
BAR CASE #2004-0263

BAR Meeting
May 4, 2005

ISSUE: Permit to Demolish
APPLICANT: Richard Bawcombe
LOCATION: 310 South Fairfax Street
ZONE: RM/Residential

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 residential rowhouse at 310 South Fairfax Street. The areas to be demolished are the roofs of the center frame section of the house and the roof of the rearmost brick addition.

II. HISTORY:

310 South Fairfax Street is a two story wood frame townhouse which dates from the mid-19th century according to Ethelyn Cox in *Alexandria Street by Street* (p.46).

In 1971, the Board approved a one and a half story kitchen addition to the rear of the property (4/21//71). In 1994, the Board approved replacement siding on the front of the house (BAR Case #94-155, 10/5/94). In 2003, the Board approved new shutters for the house (BAR Case #2003-0272, 12/17/03).

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?

The area generally proposed for demolition is at the rear or sides of the house and not visible from the public right-of-way. Because of this the public perception of the house from the street will not change. In the opinion of Staff, criteria #6 could conceivably apply to the demolition of the roof the center section of the mid-19th century portion of the house. However, because this area is not visible from the public right-of-way Staff recommends approval. It is also the opinion of Staff that none of the criteria apply to the demolition of portions of the 1971 kitchen wing.

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 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.