

Docket Item #19
BAR CASE #2005-0102

BAR Meeting
May 18, 2005

ISSUE: Permit to Demolish

APPLICANT: Thomas G. Fannon

LOCATION: 1200 Duke Street

ZONE: OC/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 portions of the existing one story brick garage structure at 1200 Duke Street. The one story brick garage is located on the west side of the compound and the existing walls will be raised by approximately 5' and a new addition constructed at the south east corner.

II. HISTORY:

1200 Duke Street is the site of the headquarters for the Fannon Fuel Company. The garage to be altered is used for the maintenance and repair of the company's fleet of trucks. The garage dates from the 1940s and is being enlarged to accommodate larger trucks.

There are no previous BAR actions with respect to this property which was included in the boundaries of the historic district in 1993.

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 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.