

Docket Item #17
BAR CASE# 2005-0133

BAR Meeting
July 6, 2005

ISSUE: Permit to Demolish and Capsulate

APPLICANT: Kim Gavin

LOCATION: 628 South St. Asaph 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 row house at 628 South St. Asaph Street. The portion to be demolished is the existing rear ell. The demolition will allow construction of a new rear addition.

II. HISTORY:

The residential structure at 628 South St. Asaph Street is a two story, two bay frame rowhouse dating from the late 19th century.

The house at 628 South St. Asaph Street is paired with the adjoining house at 626. They are two bay, side hall entry, two story, frame row houses, typical of the last quarter of the 19th c. found throughout Alexandria. Window and door embellishment is non-existent, and the only architectural feature of note is the simple but strongly projecting bracketed cornice which spans the full width of the two houses.

The rear ell which is to be demolished for the new addition dates from the mid-20th century according to information supplied by the applicant.

III. ANALYSIS:

In considering a Permit to Demolish/Capsulate, 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?

Because the area to be demolished dates from the mid-20th century, it is the opinion of that none of the criteria are met and that the Permit to Demolished should be approved.

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.

Office of Historic Alexandria:

No comments.