

Docket Item #13
BAR CASE #2005-0158

BAR Meeting
July 20, 2005

ISSUE: Permit to Demolish and Capsulate

APPLICANT: Amanda Lenk and Boyd Walker

LOCATION: 922 Cameron and 119 North Patrick 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 and Capsulate portions of the residential row house at 922 Cameron and 119 North Patrick Street. The area to be encapsulated is along the niche opening on the Patrick Street side of the building which will be covered with a new glazing system. In addition, new door openings in existing window openings are proposed and two new door openings will be created.

II. HISTORY:

This house as built in its original configuration, is typical of many contemporary examples from the last decade of the 19th century found throughout Alexandria. It is a narrow rowhouse, defined by its corner pavilion topped by a truncated tower section of roof, and further elaborated with a finely scaled corbelled masonry cornice on the principal elevation only. Fenestration on the principal elevation marked by pressed brick or (now) painted terra cotta segmental arch lintels, with one-over-one double hung sash. Fenestration on the side elevation facing Patrick Street is marked by plain segmental arched lintels and two-over-two double hung sash. There have apparently been several generations of prior alterations to the main house, but they have not materially affected the visual integrity of the principal facades.

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?

Given the fact that the area to be encapsulated will generally remain visible from the public right-of-way and because the amount of demolition proposed is very limited, Staff believes that the Permit to Demolish/Capsulate 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:

“This drastically alters the appearance of this facade. I do not support this change.”