

Docket Item #16  
BAR CASE# 2005-0164

BAR Meeting  
July 20, 2005

**ISSUE:** Permit to Demolish and Capsulate

**APPLICANT:** DSF Long King Street I, LLC

**LOCATION:** 1514-1518, **1520, 1522, 1524**, 1600-1602 **King Street** & 1602 Dechantel Street

**ZONE:** OCH Office 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 individually designated 100 Year Old Buildings at 1520, 1522 and 1524 King Street. The portion to be demolished is a one story shed section at the rear which extends across the width of both buildings.

### **II. HISTORY:**

According to the designation form, 1520, 1522 and 1524 King Street are small scale domestic structures which have a mid-19th century date of construction. They are two stories in height constructed of brick and have gable roofs and a modillion cornice. On the front, the buildings have been altered with modern storefront windows. The section to be demolished at the rear is likely contemporaneous or nearly so with the construction of the front portion because it uses the same American bond brick pattern. The rear section may have been built for storage purposes or for a use such as a stable. At any rate, it is clearly subservient to the front two story main historic block. The rear section displays none of the even minimal embellishment found on the front of the main block. The rear section has been somewhat more heavily altered than the front section with new doors and windows as well as skylights.

### **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?

In the opinion of Staff, the one criteria that might be met in this case is Criteria #6 for its general theme of promoting a general interest in American history. The other criteria are intended to encompass more than the unitarian shed that is proposed to be demolished. However, Staff does

not believe that Criterion #6 is met in this instance. The shed at the rear of the properties do not advance the understanding of the historic main block of these landmarks. Nor do they provide general information that contributes to understanding American history. Therefore, it is the opinion of that none of the criteria are met and that the Permit to Demolish 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: