

Docket Item #12  
BAR CASE #2005-0177

BAR Meeting  
September 7, 2005

**ISSUE:** Permit to Demolish

**APPLICANT:** WRIT

**LOCATION:** 515 King Street

**ZONE:** CD/Commercial

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**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 to allow for five new window openings at the fifth floor on the north (rear) wall of the modern brick office building located on the northeast corner of King and Saint Asaph Streets. The demolition consists of five rectangular openings in a row, each approximately 3.5' wide and 4' high and totaling 70 square feet in wall area.

The area of demolition is visible in a through-the-block view from North Saint Asaph Street.

**II. HISTORY:**

The five story concrete and brick commercial building at 515 King Street was constructed in 1968 as part of the urban renewal of downtown Alexandria. The structure was designed as a late 20th century commercial contemporary style building with the use of some traditional building materials and forms.

Over the years, the Board has approved a number of alterations at 515 King Street. Several recent cases include: Garage alterations (BAR Case #2004-00087, 6/2/2004); Canopy/Awning (BAR Case #2002-00209, 4/5/2000); and, Signage (BAR Case #2000-00043, 4/5/2000).

**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 building is of modern construction and the proposed demolition is located on the rear elevation in an area of somewhat

limited visibility.

**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 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

### Historic Alexandria:

“No comment.”