

Docket Item #15
BAR CASE #2005-0181

BAR Meeting
September 7, 2005

ISSUE: Permit to Demolish
APPLICANT: Norman & Judith Lisy
LOCATION: 313 South Columbus 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/Encapsulate. The proposed new two story rear addition will encapsulate the entire existing rear facade.

The rear of the house is visible from the east-west public alley to the north of the house. The large parking area behind the house is owned jointly by the Block 11 owners association.



Figure 1 - Side view from front to back



Figure 2 - Alley view from front to back



Figure 3 - Rear elevation

II. HISTORY:

This modest frame dwelling may have been built in the third quarter of the 19th century. It is not distinguished architecturally but it is typical of the vernacular frame houses found throughout the City which originate in this general period.

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 proposed capsulation is confined to the rear elevation. This elevation has previously been altered.

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”

Alexandria Archaeology:

- F-1 This property was part of a free 19th-century African American neighborhood known as The Bottoms. Archaeological work conducted in 1979 in this neighborhood included one shovel test on this property. The lot has the potential to provide insight into domestic activities of African Americans in 19th-century Alexandria.
- R-1 Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- R-2 The above statement must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.