

Docket Item #6
BAR CASE# 2005-0141

BAR Meeting
September 21, 2005

ISSUE: Permit to Demolish and Capsulate

APPLICANT: Lance L.J. Marine

LOCATION: 700 South Royal Street

ZONE: RM/Residential

BOARD ACTION, JULY 6, 2005: The Board combined the discussion of docket item #'s 21, 22, & 23. On a motion by Mr. Smeallie, seconded by Mr. Wheeler the Board:

1. Deferred the design of the addition for restudy;
2. Approved the new design of the garden wall; and,
3. Approved the waiver of the vision clearance requirement.

The vote on the motion was 4-0.

REASON: The Board agreed with the Staff analysis.

SPEAKER: John Savage, project architect, spoke in support

Update: There have been no changes to the application for the Permit to Demolish since the public hearing of July 6, 2005 and Staff repeats the Staff report here.

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 700 South Royal Street. The portion to be demolished is the existing north wall of the house. The demolition will allow construction of a new rear addition.

II. HISTORY:

The residential structure at 700 South Royal Street is part of the Yates Garden subdivision and is a two story, two bay brick rowhouse dating from the mid-20th century.



Figure 1 Front (west) elevation



Figure 2 Side (north) elevation

The existing two story masonry house is the end unit in the staggered group of six attached row houses facing Royal St. on the east side. It is a simple, two-bay, side hall entry façade, with a transverse gable roof, embellished only by the small scale dentilled cornice and brick jack arch lintels on the first level. The north elevation facing the garden has a small window and semi-lunette attic vents flanking the chimney which is centered on the ridge.

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 comment.