

Docket Item # 22
BAR CASE #2005-0265

BAR Meeting
December 7, 2005

ISSUE: Permit to Demolish

APPLICANT: Katherine Johnson

LOCATION: 1119 Prince Street

ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the permit to Demolish.

NOTE: This docket item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish the remaining roof at 1119 Prince Street which was damaged by a fire on February 2, 2005. The applicant would like to replace the damaged metal roof with a pre-finished rustic green flat metal material roof, which slopes to the rear.

II. HISTORY:

According to early building permits, 1119 Prince Street was constructed in 1904, along with 1121 Prince Street, by George T. Klipstein.

In 1968, the Board approved the remodeling of the fronts of both 1119 and 1121 Prince Street and in 1969, the Board approved the installation of beaded siding for both properties. There does not appear to be any further approvals for 1121 Prince Street by the Board.

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 Staff's opinion, none of the above criteria are met. The fire damaged roof will be repaired with in-kind materials. Therefore, Staff recommends approval of the Permit to Demolish.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the permit to demolish.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F- finding

Code Enforcement:

- C-1 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.

- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

- C-4 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.

- C-5 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.

Office of Historic Alexandria:

“No comment.”