

Docket Item #4
BAR CASE #2005-0211

BAR Meeting
December 21, 2005

ISSUE: Permit to Demolish
APPLICANT: Lynn Neihardt by John Rust
LOCATION: 611 South Fairfax 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 seeking approval of a Permit to Demolish Portions of the residential dwelling at 611 South Fairfax Street. The section of the house proposed to be demolished is southern part of the rear of the house.

II. HISTORY:

611 South Fairfax Street is a two story, three bay Italianate style rowhouse dating from the late 19th century.

The rear addition that is to be altered to allow construction of a new larger addition was construction in 1977 and was designed by John Rust, the architect for the currently proposed addition. The 1977 addition was approved by the Board on 4/20/77.



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, none of the above criteria are met because the area to be demolished and capsulated is part of the 1977 addition.

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:

How old is the chimney which is to be removed?