

Docket Item #8  
BAR CASE #2005-0299

BAR Meeting  
January 18, 2006

**ISSUE:** Demolition and capsulation

**APPLICANT:** James Woods and Rosemary

**LOCATION:** 511 Queen Street

**ZONE:** RM/Residential

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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 and Capsulate portion of the freestanding residence at 511 Queen Street. Those portion to be demolished and capsulated include: the existing roof and west side and rear of the one story rear addition and the north wall of the two story section also at the rear.

**II. HISTORY:**

511 Queen Street is a freestanding, two story, brick flounder style house. The original portion was constructed in 1784 according to Ethelyn Cox in *Alexandria Street by Street* (p. 144). The two section at the rear likely dates from the later 19<sup>th</sup> century. The one story section at the rear dates from 1976 (Building Permit #9811, 10/18/76, Erik Preisser, designer). This addition was not reviewed by the Board because it was determined that the one story rear addition was not visible from the public right-of-way.

**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 shrine?
- (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?

The historic section of the flounder will not be demolished or capsulated as part of this application.

In the opinion of Staff, because the primary area to be demolished and capsulated dates from 1976 none of the criteria are met and the Permit to Demolish should be granted.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval of the application a 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:

Addition and alterations appear architecturally compatible with existing house. Guidelines specify condensor units should be screened although they are not visible from public viewpoints.