

Docket Item # 19
BAR CASE# 2006-0018

BAR Meeting
February 15, 2006

ISSUE: Demolition
APPLICANT: Melanie El-Sabaawi
LOCATION: 513 South Royal Street
ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

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; and,
2. The above statement must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.

NOTE: This docket item requires a roll call vote.

I. ISSUE:

The applicant is requesting re-approval of a Permit to Demolish and Capsulate portions of the residential rowhouse at 513 South Royal Street. The areas to be demolished include rear (west) of the first story of the existing house to allow construction of an addition and portions of the rear (west) gable roof to permit construction of a dormer.

The rear of the house is visible from Wilkes Street.

II. HISTORY:

513 South Royal Street is a three story brick veneer rowhouse and is one of a group of ten rowhouses constructed on the site of the old Alexandria Iron Works in 1964.

III. ANALYSIS:

The proposed encapsulation/demolition complies with zoning ordinance requirements.

This is a re-approval. The original Permit to Demolish and Capsulate was approved by the Board on 12/15/2004 (BAR Case #2004-0262) and the Certificate of Appropriateness for the rear addition on 3/16/05 (BAR Case #2005-0033).

The Staff comments since the original application have not changed.

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?

Given the fact that this is a late 20th century residential building, it is the opinion of Staff that none of the criteria are met in this instance.

Staff notes the comments of Alexandria Archaeology and has included them as a condition.

IV. STAFF RECOMMENDATION:

Therefore, Staff recommends approval of the application with the following conditions:

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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 Tax records indicate that a free African American household was present on this street face in 1810, but the exact address is not known. The G.M. Hopkins City Atlas of Alexandria shows several residences present in the vicinity in 1877. The property therefore has the potential to yield archaeological resources that could provide insight into domestic activities of Alexandria's free black population in the early nineteenth century.

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R-2 The above statement must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.