

Docket Item # 15  
BAR CASE #2006-0101

BAR Meeting  
June 7, 2006

**ISSUE:** Demolition and Capsulation  
**APPLICANT:** David Newman & Christine Brudevold  
**LOCATION:** 725 South Fairfax Street  
**ZONE:** RM/Residential

---

**STAFF RECOMMENDATION:** Staff recommends approval of the application as submitted.

(Insert sketch here)

NOTE: This docket item requires a roll call vote.

**I. ISSUE:**

The applicant is requesting an approval of a Permit to Demolish and Capsulate portions of the rear of 725 South Fairfax Street, including adding a story to a 1996 addition.

**II. HISTORY:**

According to Ethelyn Cox's Historic Alexandria, Virginia: Street by Street, 725 South Fairfax Street was constructed in the mid-19th century as a two-story clapboard structure with a shed roof (p. 51).

In 1977, the Board approved the application of aluminum siding (Building Permit # 33619). The Board approved the demolition of a rear kitchen addition in 1996 (BAR Case # 96-0183, Building Permit #97-00562). A new addition was constructed but was determined to be not visible from the public right-of-way, and outside the Board's purview. Also in 1996, wood siding was approved for replacement on the front (Building Permit # 96-01966).

**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?

Staff believes none of the above criteria are applicable in this case. Those portions of the rear of the house that will be affected by the partial demolition and encapsulation include mostly the 1996 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 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 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.

Historic Alexandria:

No comments.