

Docket Item #16
BAR CASE #2006-00139

BAR Meeting
July 19, 2006

ISSUE: Demolition
APPLICANT: Louis B. Rodenberg, III
LOCATION: 712 South Alfred
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 approval of a Permit to Demolish for partial demolition/capsulation of the rear elevation, including converting an existing window to French-style doors and converting an existing door to a new window, and adding a new rear deck. The existing brick and concrete stairs and metal awning will also be removed.

The rear elevation of the house is primarily visible from the rear parking lot of the funeral home facing Franklin Street. The rear elevation of 712 South Alfred Street is minimally visible from Franklin Street. It is not visible from South Columbus Street.

II. HISTORY:

712 South Alfred Street is a two story, two bay brick attached rowhouse constructed in 1941, according to the real estate records. The development is shown on the 1941 Sanborn maps.

Staff could not locate any other BAR approvals for 712 South Alfred Street.

III. ANALYSIS:

The proposed alterations comply with the zoning ordinances requirements.

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. The area impacted by the

demolition are confined to the rear elevation and are minimally visible from the public rights-of-way.

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 Construction permits are required for this permit.

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).

Historic Alexandria:

Request seems appropriate.