

Docket Item #21  
BAR CASE #2006-0144

BAR Meeting  
July 19, 2006

**ISSUE:** Demolition and capsulation

**APPLICANT:** Michael and Janice Lambert by Robert Bentley Adams & Associates

**LOCATION:** 919 South Lee Street

**ZONE:** RM/Residential

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**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 and Capsulate portions of the residential rowhouse at 919 South Lee Street. Those portion to be demolished and capsulated include the existing roof and chimney in order to allow for the construction of a new third floor.

**II. HISTORY:**

919 South Lee Street is a two story with raised basement, three bay residential rowhouse that was constructed as part of the Yates Garden subdivision in ca. 1961. It is end unit rowhouse, one of a continuous row of 2 and 3 bay townhouses with alternately projecting and set back facades.

The Board approved a replacement rear deck at this house in 2003 (BAR Case #2003-0119. 6/18/03).

**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?

In the opinion of Staff, because this is a rowhouse dating from 1961 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:

A concern of this proposal might be the height of the new roof with its dormer which seems to be higher then the adjacent homes.