

Docket Item #27
BAR CASE #2006-0152

BAR Meeting
July 19, 2006

ISSUE: Demolition/encapsulation
APPLICANT: Ernest and Dianne Abruzzo
LOCATION: 107 Queen 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 approval of a Permit to Demolish to add a dormer on the rear slope of the roof. The area to be demolished is approximately 10' by 10' and is centered in the rear roof slope.

The rear of the house is visible in a through block view from North Union Street and Founder's Park.

II. HISTORY:

The dwelling at 107 Queen Street is a one of a group of 86 three-story brick townhouses bounded by North Union, North Lee, Queen and Oronoco Streets which was approved by City Council in 1968 (Special Use Permit #1084) and constructed in 1971. The attached rowhouses are a variety of simple Colonial Revival styles. This area was not included in the Old and Historic Alexandria District between the late 1960s and June of 1984.

There is no record of prior BAR reviews for 107 Queen Street. However, the Board has reviewed numerous projects in this area, including several involving dormers. In 1999, the Board approved a dormer at the front of 125 Queen Street (BAR Case #99-0115, 7/21/1999). In 2001 the Board denied front dormers at 105 Quay Street (BAR Case #s 2001-0120 & 0121, 7/18/2001). These dormers were subsequently approved by City Council on appeal. In 2003, the Board approved front and rear dormers at 424 North Union Street (BAR Case #s 2003-0104 & 0105, 6/4/2003). In 2006, the Board approved a replacement rear dormer for 112 Quay Street (BAR Case #s 2005-0297 & 0298, 1/18/2006).

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. The area of demolition relatively small and is confined to the rear roof slope of the house. The house, one of 86 similar houses, was constructed circa 1971 and is not considered to be historically or architecturally notable.

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:

The proposal seems appropriate.