

Docket Item #16  
BAR CASE #2006-0197

BAR Meeting  
September 20, 2006

**ISSUE:** Demolition  
**APPLICANT:** David Cammack by Wayne Neale  
**LOCATION:** 313 South Union 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 313 South Union Street. The entrance of the three story brick house is on Waterford Place. The garden room projects from the first story, adjacent to the front door. The existing glazing system on the garden room is to be removed and replaced with a new copper roof and double hung wood windows. The existing brick base and sidewalls will remain in place. The applicant has provided Staff with a letter from the Home Owners Association approving the proposed work.

The area to be demolished is visible only from Waterford Place, a court off of South Union Street.

**II. HISTORY:**

The residential townhomes at Waterford Place were constructed in 1980, according to the Tax Assessors records, in a variety of traditional, eclectic styles. The plans were approved by the Board in 1978. In 1993, the Board approved light fixtures for 307, 311, & 317 South Union Street & 100 Duke Street (BAR Case #93-11, 1/19/1993.) In 2004, the Board approved replacement railings for 305, 307, 309, and 311 South Union Street (BAR Case #s 2004-0102-105, 7/21/2004).

**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 modern rowhouse dating from circa 1980 none of the criteria are met and the Permit to Demolish should be granted. In addition, the extent of demolition is relatively modest.

**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 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:

The request seems appropriate.