

Docket Item #9  
BAR CASE #2006-0211

BAR Meeting  
October 4, 2006

**ISSUE:** Demolish portions

**APPLICANT:** The Salvation Army by Wisnewski Blair and Associates, Ltd.

**LOCATION:** 615 Slaters Lane

**ZONE:** OCM (50)/Commercial

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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/Capsulate portions of the front entry at the office building at 615 Slaters Lane in order to construct a new entry vestibule

**II. HISTORY:**

615 Slaters Lane is one of the office buildings at the Towngate site designed by Wisnewski Blair and Associates. The original development scheme was approved by the Board on 12/21/83 (BAR Case #83-47) and was subsequently re-approved on 7/20/88 (BAR Case #88-130).

The Board approved signage for the Salvation Army headquarters at 615 Slaters Lane in 1991 (BAR Case #91-25, 2/6/91) and subsequently in 1997 for expanded signage at the corner (BAR Case #96-381, 1/16/97).

**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 house?
- (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 none of the criteria are met because the section of the property to be demolished and capsulated dates from the late 20<sup>th</sup> century. Therefore, Staff recommends approval of the Permit to Demolish/Capsulate.

**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.
- C-4 Required exits shall be accessible for persons with disabilities.

Historic Alexandria:

No comments were received.