

Docket Item # 6
BAR CASE # 2006-0239

BAR Meeting
November 15, 2006

ISSUE: Demolition/encapsulation
APPLICANT: Chris and Melanie Idler by Moore Architects
LOCATION: 224 North St. Asaph 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 the corbelled brick chimney at the west end of the house at 224 North St. Asaph Street.

The demolition of the chimney will facilitate changes to the interior configuration of the house.

II. HISTORY:

224 North St. Asaph Street is a bay front two story brick rowhouse dating from the late 19th century. The exterior is largely unaltered and retains its original footprint.

Staff could not locate any prior BAR reviews for this property.

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?

The *Design Guidelines* state: “Existing chimneys should be maintained *in situ* and not removed without a compelling reason and substantial justification.” The justification for the removal of the chimney is on-going work on the interior of the house.

Based upon the above criteria it is the opinion of Staff that none of the criteria are met and the Permit to Demolish should be granted.

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 A construction permit is required for the proposed project.

Historic Alexandria:

Request seems appropriate.