

Docket Item # 9
BAR CASE # 2006-0267

BAR Meeting
December 20, 2006

ISSUE: Demolition/encapsulation

APPLICANT: Alicia Spence

LOCATION: 431 North Columbus

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 rear one story addition and portions of the rear elevation to permit construction of a new one story rear addition.

II. HISTORY:

431 North Columbus Street is a two story frame vernacular Italianate style rowhouse dating from the late 19th century. The one story rear addition proposed to be demolished was constructed in the late 20th century.

Staff did not locate any prior BAR reviews for these properties.

The Board of Zoning Appeals approved an open space variance last month to allow construction of a rear addition (Case BZA 2006-0047, 11/11/06).

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?

Based upon the above criteria it is the opinion of Staff that none of are met for the demolition of the rear addition 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 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:

No comments were received.

Alexandria Archaeology:

F-1 This property was located within a free African American neighborhood in the early 19th century. It is possible that the lot was on or near the original site of Meade Chapel, an African American church. The Sanborn insurance maps show that a residence was constructed on the lot by 1891. The property therefore has the potential to yield archaeological resources that could provide insight into religious and domestic activities in 19th-century Alexandria..

R-1 Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

R-2 The above statement must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.