

Docket Item # 19
BAR CASE # 2007-0011

BAR Meeting
February 7, 2007

ISSUE: Demolition/encapsulation

APPLICANT: Bill Montgomery

LOCATION: 430 North Union 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 portions of the residential rowhouse at 430 North Union Street. The area to be demolished is approximately 2' x 8' on the east gable end of the roof to allow for the construction of a new Palladian style dormer.

II. HISTORY:

The dwelling at 430 North Union 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.

III. ANALYSIS:

In considering a Permit to Demolish/Capsulate, 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, because this is a 1971 house none of the criteria for demolition and encapsulation are met in this instance. Staff also notes that in 2003 the Board approved the demolition of the roof of the identical rowhouse at 424 North Union Street for the construction of an identical style dormer (BAR Case #2003-0105, 6/4/03). Therefore, Staff recommends approval of the application as submitted.

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.