

Docket Item # 17
BAR CASE # 2007-0023

BAR Meeting
March 21, 2007

ISSUE: Demolition/encapsulation
APPLICANT: Karen Simon by Stephanie Dimond
LOCATION: 809 South Royal Street
ZONE: RM/Residential

STAFF RECOMMENDATION, MARCH 21, 2007: Staff recommends approval of the application as submitted.

BOARD ACTION, MARCH, 2007: The Board deferred the application at the request of the applicant.

STAFF RECOMMENDATION, MARCH 7, 2007: 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 for demolition and encapsulation of the existing rear porch and rear wall of the residential rowhouse at 809 South Royal Street in order to permit the construction of a new rear addition.



Figure 1 – Rear Elevation



Figure 2 – Front Elevation

II. HISTORY:

809 South Royal Street is a two story, two bay residential end unit rowhouse that was constructed as part of the original construction of the Yates Garden subdivision in 1941.

The existing two story rear deck was approved by the Board in 1997 (BAR Case #97-0153, 7/16/97).

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 mid-20th century house and the deck was constructed approximately ten years ago, none of the criteria for demolition and encapsulation are met in this instance. 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 received.