

Docket Item #16
BAR CASE # 2007-0057

BAR Meeting
April 18, 2007

ISSUE: Demolition of warehouse building

APPLICANT: City of Alexandria, RP&CA

LOCATION: 210 Strand Street

ZONE: W-1/Waterfront

STAFF RECOMMENDATION: Staff recommends approval with the following conditions:

1. Alexandria Archaeology will monitor ground-disturbing activities to insure that important information about the City's past is not lost as a result of this demolition. Call Alexandria Archaeology (703/838-4399) two weeks before the starting date of this project so that the monitoring schedule can be arranged.
2. Call Alexandria Archaeology (703/838-4399) immediately if any buried historic structural remains (wall foundations, cisterns, wells, privies, etc.) or concentrations of artifacts are discovered during development when archaeological monitors are not present. Work must cease in the area of the discovery until a City archaeologist comes to the site to record the finds; and,
3. The requirements stated in R-1 and R-2 above, must be included in the General Notes of all site plans, as well as on all site plan sheets that include ground disturbing actions. Additional statements may be required to be included on the Final Site Plans by Alexandria Archaeology.

BAR CASE #2007-0057
April 18, 2007

(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 existing one story freestanding building at 210 Strand Street. The building is being demolished as part of the City's open space program.

II. HISTORY:

210 Strand Street is a freestanding one story building that according to information supplied by the applicant the building dates from 1959.

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 late-20th century structure, none of the criteria for demolition are met in this instance. Therefore, Staff recommends approval of the application. Staff also notes the comments of Alexandria Archaeology and has included them as a condition.

IV. STAFF RECOMMENDATION:

Staff recommends approval with the following conditions:

1. Alexandria Archaeology will monitor ground-disturbing activities to insure that important information about the City's past is not lost as a result of this demolition. Call Alexandria Archaeology (703/838-4399) two weeks before the starting date of this project so that the monitoring schedule can be arranged.
2. Call Alexandria Archaeology (703/838-4399) immediately if any buried historic structural remains (wall foundations, cisterns, wells, privies, etc.) or concentrations of artifacts are discovered during development when archaeological monitors are not present. Work must cease in the area of the discovery until a City archaeologist comes to the site to record the finds; and,

3. The requirements stated in R-1 and R-2 above, must be included in the General Notes of all site plans, as well as on all site plan sheets that include ground disturbing actions. Additional statements may be required to be included on the Final Site Plans by Alexandria Archaeology.

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.

Alexandria Archaeology:

F-1 Wharves and other structures may have been present on this property during the eighteenth and nineteenth centuries. The lot therefore has the potential to yield significant archaeological resources that could provide insight into early waterfront activities.

R-1 Alexandria Archaeology will monitor ground-disturbing activities to insure that important information about the City's past is not lost as a result of this demolition. Call Alexandria Archaeology (703/838-4399) two weeks before the starting date of this project so that the monitoring schedule can be arranged.

R-2 Call Alexandria Archaeology (703/838-4399) immediately if any buried historic structural remains (wall foundations, cisterns, wells, privies, etc.) or concentrations of artifacts are discovered during development when archaeological monitors are not present. Work must cease in the area of the discovery until a City archaeologist comes to the site to record the finds.

R-3 The requirements stated in R-1 and R-2 above, must be included in the General Notes of all site plans, as well as on all site plan sheets that include ground disturbing actions. Additional statements may be required to be included on the Final Site Plans by Alexandria Archaeology.