

Docket Item #14
BAR CASE # 2007-0082

BAR Meeting
May 16, 2007

ISSUE: Demolition/encapsulation

APPLICANT: Martin Gracie

LOCATION: 1007 Duke Street

ZONE: CL/Commercial

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 a Permit to Demolish portions of the rear wall of the residential rowhouse at 1007 Duke Street. An area of approximately 6' in width and 8' in height will be demolished so that a new set of recently acquired French doors can be installed for new access to the rear yard.

II. HISTORY:

The house at 1007 Duke Street is a two story, two bay brick residential Italianate style rowhouse dating from the late 19th century. The rear elevation is unfinished structural block that was constructed in the mid-20th century.

There are no records of previous Board review actions for this property.

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, while the front of this house dates from the late 19th century, the section to be demolished was constructed in the mid-20th century and, therefore, none of the criteria are applicable. Accordingly, 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.