

Docket Item #10  
BAR CASE # 2007-0102

BAR Meeting  
June 20, 2007

**ISSUE:** Demolition/encapsulation  
**APPLICANT:** Old Dominion Boat Club by G. Revell Michael  
**LOCATION:** 1 King Street  
**ZONE:** WPR/Waterfront

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**STAFF RECOMMENDATION:** Staff recommends approval of the Permit to Demolish and Capsulate.

(Insert sketch here)

**NOTE:** This docket item requires a roll call vote.

**I. ISSUE:**

The applicant is requesting approval of a Permit to Demolish and Capsulate portions of the north elevation of the Old Dominion Boat Club at 1 King Street for the installation of a handicapped accessible lift.

**II. HISTORY:**

The boat club was initially established at the foot of Duke Street in 1880. The building burned in 1922. After the fire, a new ODBC building was constructed in 1923 at the foot of King Street which had been the site of the terminal for the Alexandria-Washington ferry. The terminal building had burned on March 21, 1922. The ODBC was originally a structure of 75' x 50'.

In 1933 a two story addition of 20' x 40' was added to the west end of the building. The whole building was remodeled in 1967 and the second story porch on the east side was enclosed in 1967. The dining room/bar area was remodeled in the mid 1990s. In the last ten years a new roof, rooftop HVAC equipment and kitchen have been approved by staff as appropriate replacement in kind. On the interior, the wood scissor truss system in the ballroom is the most distinctive feature of the building.



**Figure 1** - The ODBC building at the foot of King Street, ca. 1930.



**Figure 2** - The ODBC looking west in the mid 1930s [from Alexandria Library, Special Collections]

The current appearance of the building is considerably altered from its historic configuration and finish. Stucco now covers the original wood siding and metal stairs have replaced the original wood stairway.

**III. ANALYSIS:**

The Old Dominion Boat Club is non-conforming.

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 the demolition and capsulation is extremely limited in scope, largely confined to areas of more recent construction on a secondary elevation, the proposed work will not meet any of the above criteria and is acceptable. Therefore, Staff has no objection to the proposed demolition/capsulation.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval of the Permit to Demolish and Capsulate.

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.