

Docket Item # 28
BAR CASE # 2007-0153

BAR Meeting
August 1, 2007

ISSUE: Demolition/Encapsulation

APPLICANT: Robert Crawford

LOCATION: 524 Gibbon 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 a Permit to Demolish to remove an existing rear shed at 524 Gibbon Street. The applicant is planning to construct a new shed on basically the same footprint. The rear yard where the shed is located is not visible from any public views, therefore, the new shed is not under the purview of the Board.

The existing shed is approximately 6' tall with a slight pitched shed roof, clapboard siding, with a door facing the rear yard. The shed is attached to the exterior wall of the main house. Staff did not locate any building permits for the existing shed.

II. HISTORY:

524 Gibbon Street is a two story clapboard attached rowhouse. According the Ethelyn Cox's Historic Alexandria: Street by Street, 524 Gibbon Street, along with 526 and 528, was constructed in the mid 19th-century.

The only prior approval by the Board staff could locate for 524 Gibbon Street was an approval of imitation siding in 1953 and other alterations in 1973.

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?

Because this is a late 20th century structure, it is the opinion of staff that none of the criteria are met and that the Permit to Demolish should be approved.

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:

No comments.

Alexandria Archaeology:

This project has low potential for disturbing significant archaeological resources. No archaeological action required.

Historic Alexandria:

No comments received.