

Docket Item # 20  
BAR CASE # 2007-0201

BAR Meeting  
October 3, 2007

**ISSUE:** Permit to Demolish  
**APPLICANT:** Donna Pickett  
**LOCATION:** 602 ½ S. Royal Street  
**ZONE:** RM/Residential

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**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 approval of a Permit to Demolish elements installed in the front yard including an existing brick planter, wood trash enclosure, retaining wall and walkway in order to installed redesigned elements.

**II. HISTORY:**

602 ½ South Royal Street was constructed ca.1960 as part of the Yates Garden Subdivision. The subdivision is comprised of Colonial Revival townhouses in the southeast quadrant.

There have been no BAR cases involving exterior alterations to this house, although the Board has approved a number of alterations to other houses in the row. At the last public hearing on September 19<sup>th</sup>, the Board approved alterations to the rowhouse at 616 South Royal Street (BAR Case #2007-175).

**III. ANALYSIS:**

In considering a Permit to Demolish, 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, none of the above criteria are met. The demolition involves front yard elements of this late 20<sup>th</sup> century rowhouse.

**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 A building permit is required for the proposed project.

C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

C-3 The new stairs must comply with USBC for riser and tread dimensions.

Historic Alexandria:

No comments received.