

Docket Item # 7  
BAR CASE # 2007-0194

BAR Meeting  
November 14, 2007

**ISSUE:** Demolition/encapsulation

**APPLICANT:** Teresa M. Forster

**LOCATION:** 702 Avon Place

**ZONE:** RB/residential

---

**STAFF RECOMMENDATION:** Staff recommends approval of the permit to demolish 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 to remove a 3' wide section of the rear deck at the end toward the alley, thereby increasing the amount of yard area. The deck is constructed of wood.

The rear of the house is visible from a small public alley behind the house.

**II. HISTORY:**

702 Avon Place is a stone and brick residential rowhouse dating from circa 1939, constructed as part of a development known as Fagelson's Addition. Portions of the development, including Avon Place, were included within the original boundaries of the 1946 historic district in order to protect the George Washington Memorial Parkway. There is no record of prior BAR reviews for this property. However, the Board recently reviewed cases for the replacement of the front windows at 703 Avon Place and for alterations to the rear of 703 Avon Place, including a new door and steps (BAR Case #s 2005-0262, 12/7/2005 and 2006-0099, 6/7/2006).

**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?

Staff has no objection to the proposed demolition of a portion of the existing wood deck at the rear of the house. Although Staff could not locate any records concerning the construction of the deck, is clearly modern, probably dating to the end of the 20<sup>th</sup> century. The deck is not original and has no known architectural or historical significance. Therefore, Staff does not believe the demolition of the deck meets any of the above criteria.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval of the permit to demolish 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.
- C-2 A Building Permit is required for the proposed project.
- C-3 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.

Historic Alexandria:

Approve as submitted.