

Docket Item # 14  
BAR CASE# 2008-0046

BAR Meeting  
April 16, 2008

**ISSUE:** Permit to Demolish and Capsulate

**APPLICANT:** Vince and Yvonne Callahan

**LOCATION:** 735 South Lee Street

**ZONE:** RM/Residential

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**STAFF RECOMMENDATION:** Staff recommends approval of the application as submitted.

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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 freestanding house at 735 South Lee Street in order to construct a small addition. The areas that will be demolished and encapsulated for the new construction are on the west side of the house and include the wall of the second story and the roof of the one story addition on the west side as well as a section on the south side of the existing roof for a new skylight. The wall area proposed for demolition is approximately 21'8" x 8' or 175 square feet.

**II. HISTORY:**

Sections of the two-story, three-bay, frame dwelling at 735 South Lee Street may have been built before 1907. The main block, however, appears to have been constructed sometime between 1912 and 1921 in the outmoded Italianate style, which was nonetheless still widely practiced in Alexandria. The one story addition on the west side is much later than the main historic block and is constructed of masonry and likely dates from the 20<sup>th</sup> century.

The exterior has been significantly altered over the years, apparently including the removal of an original cornice, the relocation of the original main door and, in the late 20<sup>th</sup> century the house was resided walls with Masonite. The Board approved residing this house with HardiPlank siding in 1999. It was the first building for which the Board approved the installation of this material and led to the adoption of the Board's policy with respect to the installation of fiber cement siding (BAR Case #99-0150, 10/6/99).

There is an open space easement on the area to the north of the existing house. The proposed addition will not affect the easement area.

**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 shrine?
- (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?

Given the fact that this is a 20<sup>th</sup> residence that has undergone considerable alteration throughout the 20th century, it is the opinion of staff, none of the criteria are met and the Permit to Demolish and Capsulate 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:

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.

Office of Historic Alexandria:

No comments received.