

Docket Item # 14
BAR CASE # 2008-0066

BAR Meeting
May 21, 2008

ISSUE: Demolition
APPLICANT: Nancy Macklin
LOCATION: 512 Queen Street
ZONE: RM/Residential

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

(Insert sketch map here)

NOTE: This docket item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish a section of the existing brick wall at 512 Queen Street. Currently, there are two sections of brick wall, each approximately 45” tall and 69” wide, separated by a 48” wide iron gate. The property has an approximately 24’ long, 14’ wide brick driveway that fronts Queen Street. The walls and gate are located at the top of the driveway, separating the drive from garden areas leading to the house. The applicant proposes to demolish the western 69” wide section of brick wall and remove the gate in order to provide additional area for off-street parking in the area between the present parking space and the residence. The east-west wall section that is to the east of the gate will remain. Once the wall is removed, new brick set in sand or stone dust will be installed to create additional parking area.

II. HISTORY:

512 Queen Street is a two-story brick single family residence constructed in 1965, and set back from Queen Street by a 24’ long, 14’ wide brick driveway (BAR approval January 13, 1965).

In 1969, the Board approved the construction of a brick wall and a gate to be installed between 510 and 512 Queen Street (BAR approval November 12, 1969).

In 1980, the Board approved the construction of an additional brick wall (BAR approval October 1, 1980).

III. ANALYSIS:

Proposed wall demolition and wall/driveway replacement complies with Zoning Ordinance requirements. The property will continue to comply with required open space after the additional parking space is installed.

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 Staff's opinion, the proposed wall demolition does not meet any of the above criteria for review before granting a demolition. The wall was constructed in the last quarter of the 20th-century and does not contain historic fabric.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

V. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F- finding

Code Enforcement:

- C-1 Where a structure has been demolished or removed, the vacant lot shall be filled and maintained to the existing grade (USBC 3303.4).
- C-2 Provisions shall be made to prevent the accumulation of water or damage to any foundation on the premises or adjoining property (USBC 3303.5).
- C-3 The applicant shall obtain a Demolition Permit prior to any demolition work.

Historic Alexandria:

No comments received.

VI. IMAGES



Figure 1. View toward Queen Street.

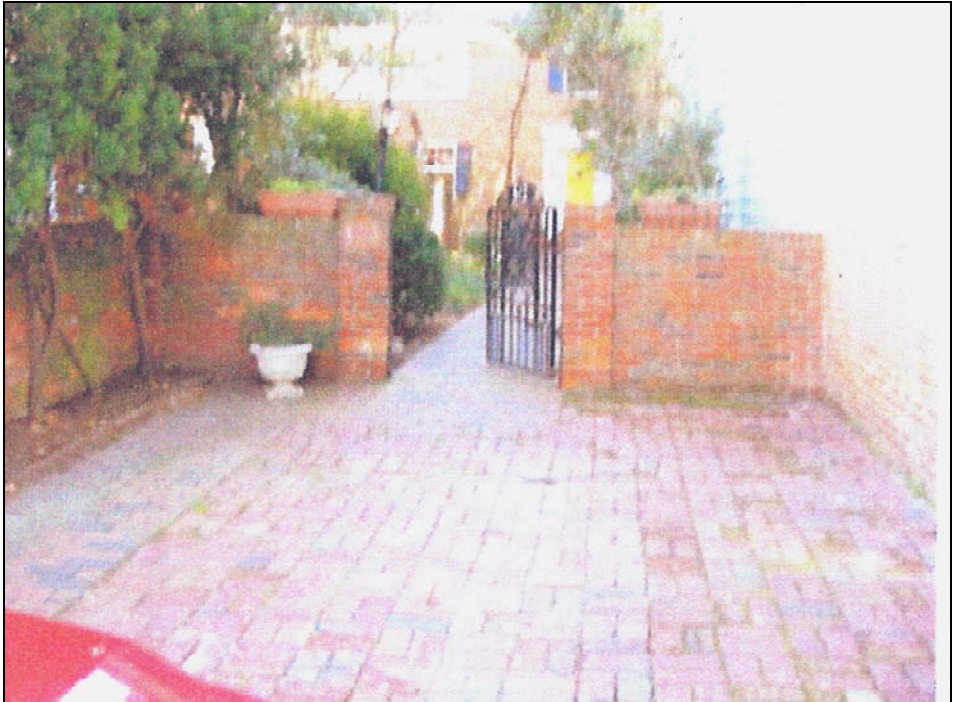


Figure 2. View toward house at 512 Queen Street.

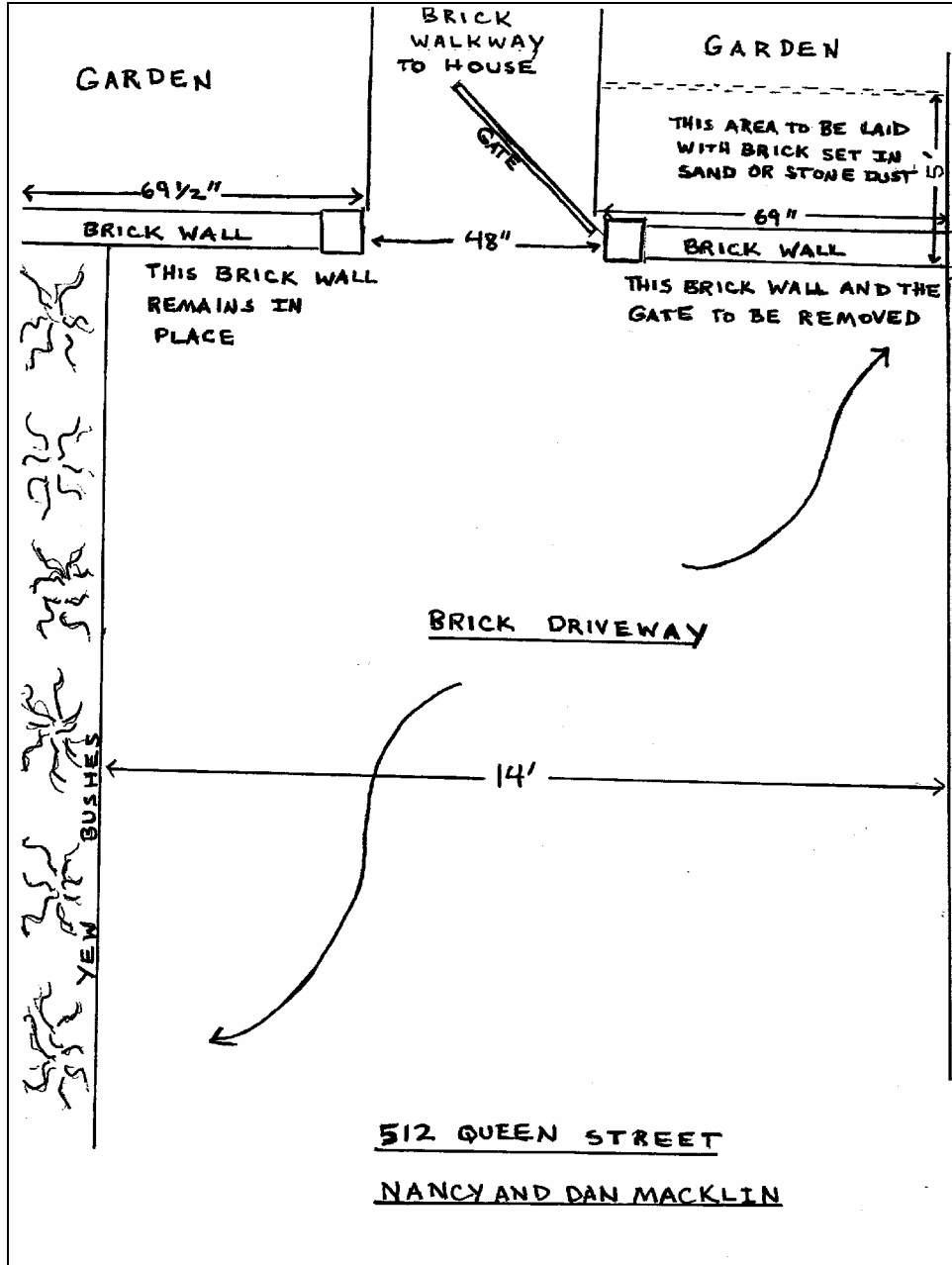


Figure 3. Proposed alterations.