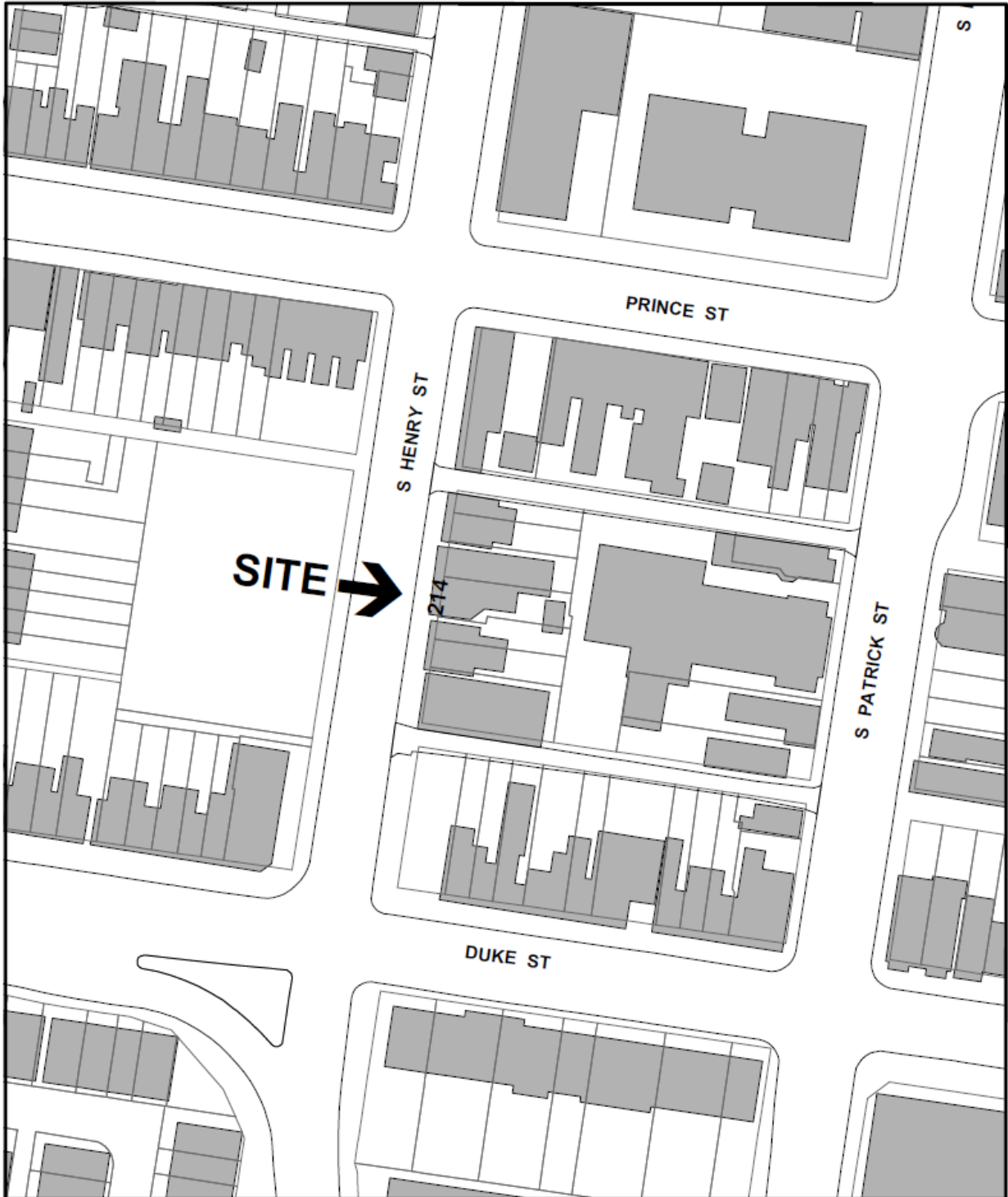


Docket Item # 5
BAR CASE # 2010-0026

BAR Meeting
March 17, 2010

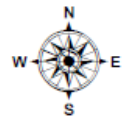
ISSUE: Demolition
APPLICANT: Edmund Miller
LOCATION: 214 S Henry Street
ZONE: CL/Commercial

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



BAR CASE #2010-0026

3/17/2010



NOTE: This docket item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish for the removal of an existing non historic, brick faced cinder block wall at 214 S Henry Street. The wall is located in the rear yard and runs east to west dividing the properties at 214 and 216 S Henry Street. Due to the location in the rear yard, the wall is minimally visible from S Henry Street. The wall measures fifty feet long and six feet tall for a total proposed area of demolition of 300 square feet. The wall is already partially demolished as illustrated due to both imposing tree roots and harsh winter weather. Once the wall is completely removed, a new wood fence will be constructed in its place that will match the existing rear fence at 216 S Henry Street.

II. HISTORY:

The house at 214 South Henry Street was constructed in the mid-19th century and appears on the Hopkins map of 1877, the first year the City was mapped. The two story, frame, house at 214 South Henry Street is typical of the housing constructed for middle- and working-class Alexandrians throughout the late 19th and early 20th centuries. These houses were constructed directly across from the T. J. Fannon & Sons Coal and Wood Yard and within view of the Southern Railroad yard and roundhouse.

The BAR approved alterations to the siding and fenestration on April 6, 2005. (BAR2005-0057)

III. ANALYSIS:

Proposed wall demolition complies with Zoning Ordinance requirements.

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. The wall was constructed in the last quarter of the 20th-century and does not contain historic fabric, therefore Staff recommends approval of the application as submitted.

IV. 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 be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-2 Where a structure has been demolished or removed, the vacant area shall be filled and maintained to the existing grade (USBC 3303.4).

Archaeology:

- F-1 According to Ethelyn Cox's *Historic Alexandria, Street by Street, A Survey of Existing Early Buildings*, the house on this lot was constructed around 1818. The property therefore has the potential to yield archaeological resources that could provide insight in domestic activities in the 19th century.
- R-1 The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- R-2 The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

V. IMAGES

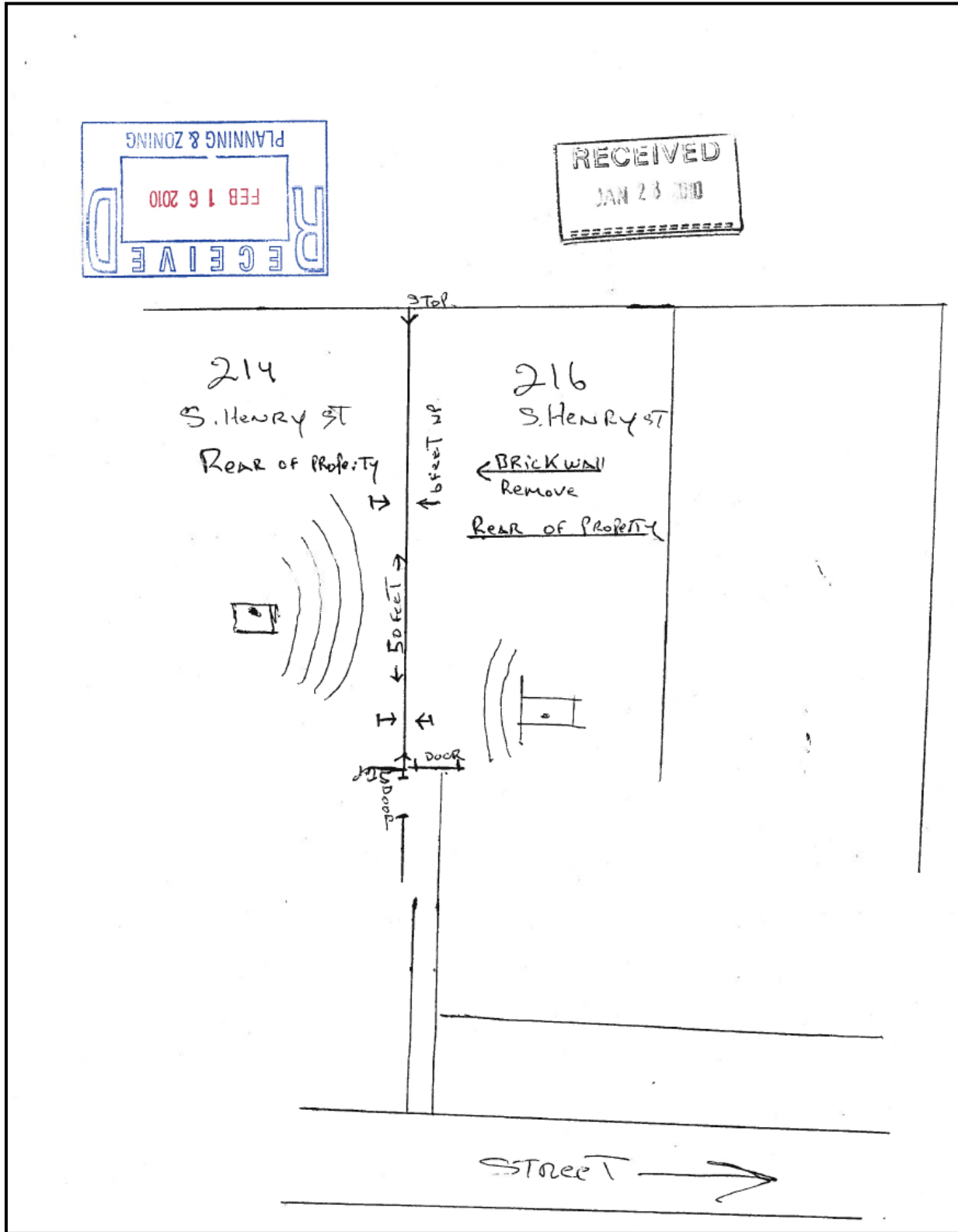


Figure 1. Diagram of existing rear yard

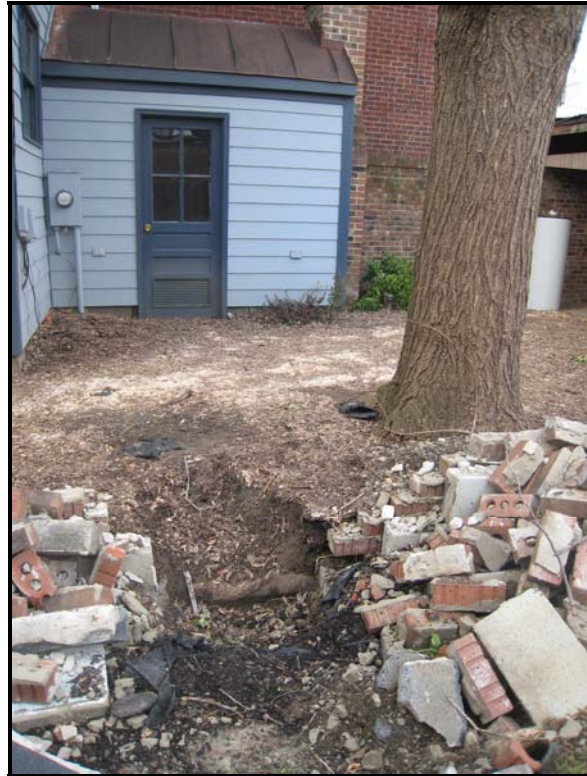
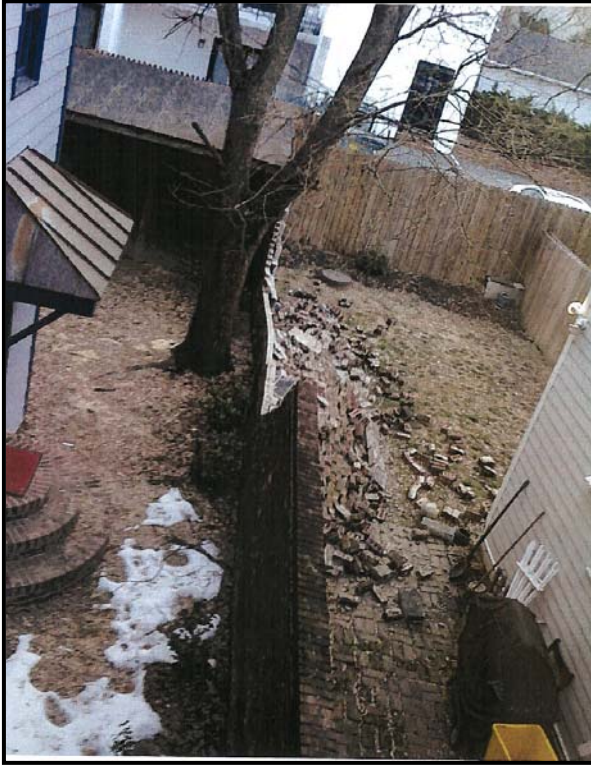


Figure 2. Photographs of existing rear yard.

