

Docket Item # 5  
BAR CASE # 2010-0042

BAR Meeting  
April 7, 2010

**ISSUE:** Demolition  
**APPLICANT:** North Washington Realty, LC  
**LOCATION:** 313 N Columbus Street  
**ZONE:** CD/Commercial

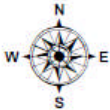
---

**STAFF RECOMMENDATION:** Staff recommends approval of the Permit to Demolish application with the condition that to ensure preservation of possible burials in the wall area, there shall be no ground disturbance and the wall demolition shall not extend below current grade; wall footings/foundations shall be left in place.



**BAR CASE #2010-0042**

**4/7/2010**



**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 the remains of an existing, brick and concrete wall which runs east to west along the property line between 313 N Columbus Street and 717 Queen Street. As illustrated, the wall is in a state of disrepair due to age and damages sustained from vehicles running into it when parking in the spaces that run perpendicular to it in the lot. The wall measures sixty eight feet long and three feet ten inches tall for a total proposed area of demolition of 260 square feet.

**II. HISTORY:**

The wall proposed for demolition at 313 N Columbus Street is the remains of a brick home which was constructed on the lot in the mid-20th century as documented on the Sanborn Fire Insurance Maps, where it first appears in 1941. The house was presumably demolished in order to construct the existing parking lot for 300 N Washington Street.

The Queen Street Library property, which is adjacent to and south of this brick wall, served as the cemetery for the Alexandria Monthly Meeting of the Religious Society of Friends from 1784 until the 1890s. Intact burials are still present on the lot, both under the building slabs and on the grounds surrounding the structure.

There are no previous BAR approvals for this property.

**III. ANALYSIS:**

Proposed wall demolition complies with Zoning Ordinance requirements.

The remaining portions of the dwelling wall proposed for demolition at 313 N. Columbus Street abut a historic brick garden wall to the south at the Kate Waller Barrett Library at 717 Queen Street. On February 17, 2010 the Board approved a Certificate of Appropriateness for Alterations in order to repair the eastern portion of the Barrett Library wall. At that time, the City staff noted that the remains of the wall at 313 N. Columbus are trapping moisture between the two walls and causing the masonry to spall during freeze thaw cycles. Further, automobile impacts from parking were damaging both walls. The City, therefore, asked the applicant to remove the remaining portions of their mid 20<sup>th</sup> century wall to limit future damage to the Library's garden wall. Only the brick portion of the wall may easily be removed. The portions of the concrete footing above grade may only be removed if there is no ground disturbance -- because of the highly sensitive archaeological conditions below grade. In order to prevent future damage by vehicles to the Barrett Library wall in the future, the applicant will install precast concrete wheel stops in the existing asphalt parking lot to prevent cars from rolling forward, as they do now. The City will then repair and repoint the Library wall.

In Staff's opinion, the proposed wall demolition is a necessary improvement to the site. The wall was never constructed to serve as a garden or retaining wall, does not contain historic fabric, and is causing damage to the Barrett Library wall. 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:

Archaeology:

F-1 The Queen Street Library property, which is adjacent to and south of this brick wall, served as the cemetery for the Alexandria Monthly Meeting of the Religious Society of Friends from 1784 until the 1890s. Intact burials are still present on the lot, both under the building slabs and on the grounds surrounding the structure.

R-1 To ensure preservation of possible burials in the wall area, there shall be no ground disturbance and the wall demolition shall not extend below current grade; wall footings/foundations shall be left in place.

V. IMAGES



Figure 1. Diagram of wall

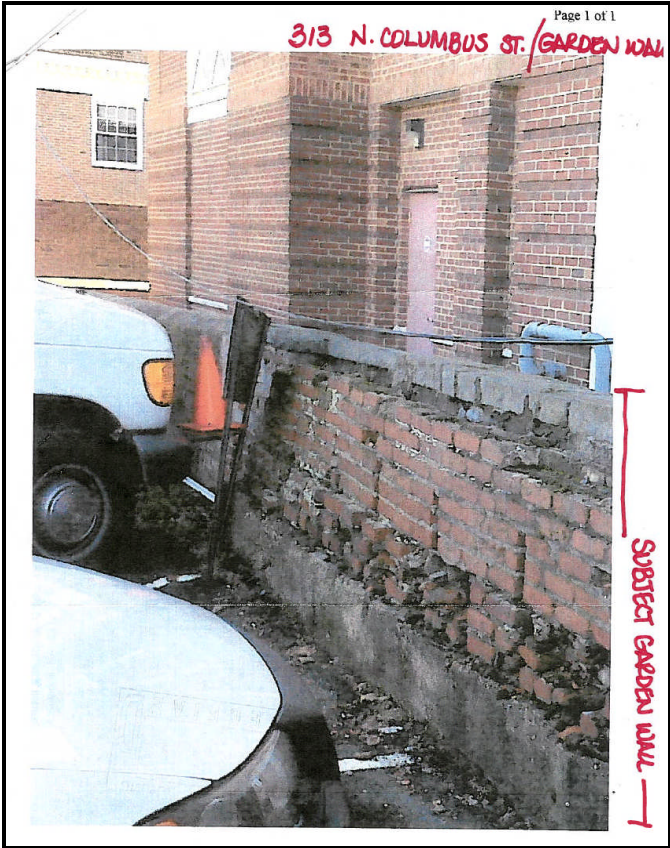


Figure 2. Photograph of wall illustrating disrepair.