

Docket Item #7
BAR CASE #2003-0299

BAR Meeting
December 17, 2003

ISSUE: Demolition
APPLICANT: James Symons
LOCATION: 1303 Cameron Street
ZONE: CD/Commercial

****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by the Code Enforcement Bureau (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Enforcement, Room 4200, City Hall, 703-838-4360 for further information.

STAFF RECOMMENDATION:

Staff recommends approval of the Permit to Demolish.

NOTE: This docket item requires a roll call vote.

DISCUSSION:

Applicant s Description of Undertaking:

Replace one existing garage door with a new door the same size. Replace one existing garage door with a larger door. Open up doorway to original height.

Issue:

The applicant is requesting a Permit to Demolish in order to install a larger garage door in the easternmost center bay. The area to be demolished is the upper section of the bay, measuring 10' wide by 6' high. This area was previously infilled with concrete block and the proposed demolition will return the opening to its original size.

History and Analysis:

The cinder block and tile garage with a brick facade appears to have been constructed after 1941. Its only architectural feature is the series of four 10' wide by 14' high service bays in the front facade. Each of the bays has been closed in, partially or in full, with concrete blocks. The westernmost bay is entirely closed in, the easternmost bay is closed in except for a small pedestrian door, the center two bays are closed in at the top with matching 10' wide by 8' high garage doors below. In 1989, the Board approved signs for the current business (BAR Case #89-25, 8/14/1989).

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, Sec. 10-205(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 and protect an historic place or area of historic interest in the?
- (5) 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?
- (6) Would retention of the building or structure help maintain the scale and character of the neighborhood?

In Staff s opinion, the proposed demolition does not meet any of the above criteria. The

proposed demolition will return the bay opening to its original size. Staff recommends approval of the Permit to Demolish.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

C-1 A construction permit is required for the proposed project.

Historic Alexandria:

It appears [that the] original doors were wood. I prefer wood to aluminum.