

Docket Item #10  
BAR CASE# 2005-0168

BAR Meeting  
July 27, 2005

**ISSUE:** Demolition

**APPLICANT:** Thomas Call

**LOCATION:** 116 North Patrick Street

**ZONE:** CD/Commercial

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**STAFF RECOMMENDATION:**

Staff recommends approval of the Permit to Demolish as submitted.

NOTE: This docket item requires a roll call vote.

**I. ISSUE:**

The applicant is requesting approval of a Permit to Demolish and Capsulate the first level at the rear of the residential rowhouse at 116 North Patrick Street. The Permit to Demolish will allow for the construction of a one story addition at the rear.

The property is visible from the public alleys at the rear of the property.

**II. HISTORY:**

The main historic block of the two story brick house at 116 North Patrick Street was constructed between 1830 and 1832 according to Ethelyn Cox in *Alexandria Street by Street* (p.100). A rear one story frame addition was constructed between 1907 and 1912 according to information on the Sanborn Insurance Maps. The current two story brick addition was likely constructed in the middle of the 20th century.

**III. ANALYSIS:**

In considering a Permit to Demolish/Capsulate, 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 city?
- (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 the opinion of Staff, the proposed demolition does not meet any of the above Criteria. The proposed demolition/capsulation is entirely confined to the rear. Further, the rear has previously been altered at least twice.

**IV. STAFF RECOMMENDATION:**

Therefore, Staff recommends approval of the Permit to Demolish 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.

### Historic Alexandria:

No comment.