

Docket Item # 2  
BAR CASE # 2006-0208

BAR Meeting  
October 25, 2006

**ISSUE:** Demolition of shed  
**APPLICANT:** James A. Merklinger  
**LOCATION:** 630 North Columbus Street  
**ZONE:** RB/Residential

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

**\*\*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.

(Insert sketch here)

NOTE: This docket item requires a roll call vote.

**I. ISSUE:**

The applicant is requesting approval of a permit to demolish to remove the existing prefabricated metal shed on the back of the lot to allow for the construction of a new single-family house at 630 North Columbus Street. The shed has a gable roof and double doors located in the gable end. It measures approximately 10' wide by 5' deep.



**II. HISTORY:**

It is not known when the shed was installed. It apparently served as an outbuilding for the house located at 632 North Columbus Street. It appears to be a pre-fabricated shed of a type that could date from the mid- to late 20<sup>th</sup> century.

**III. ANALYSIS:**

In considering a Permit to Demolish or 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?

Staff does not believe any of the above criteria are met. The shed dates to the last half of the 20<sup>th</sup> century and is of a ubiquitous type. It is lacking in architectural or historical interest.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval of the application 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:

The proposal seems appropriate. The design is compatible with the adjacent residences.

Alexandria Archaeology:

F-1 Tax records indicate that a house may have been present in 1810 on the block bounded by Columbus, Pendleton, Alfred, and Wythe Streets, but the exact location is not known. However, the tax records from 1830 and 1850 do not show a structure on the square. During the Civil War, the property was the site of a large, two-story structure containing mess rooms, kitchens, and bunk rooms utilized by the Union Army as part of the Washington Street Corral. After the war, the block was sub-divided, and houses were constructed along Columbus Street during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, but it does not appear that a structure was built on this property. The lot therefore has the potential to yield archaeological resources that could provide insight into residential life in 19<sup>th</sup>-century Alexandria and into military activities during the Civil War.

F-2 Reevaluation of this project has resulted in a reduction of the required preservation measures. See below.

C-1 Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds. The building permit will not be released until the inspection schedule has been determined.

C-2 Call Alexandria Archaeology (703/838-4399) immediately if any buried historic structural remains (wall foundations, cisterns, wells, privies, 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 to record the finds.

C-3 The requirements stated in C-1 and C2 above, must be included in the General Notes of all site plans, as well as on all site plan sheets that include ground disturbing actions. Additional statements may be required to be included on the Final Site Plans by Alexandria Archaeology.

R-1 The applicant shall not allow any metal detection on this property unless authorized by Alexandria Archaeology.