

Docket Item #6
BAR CASE# 2004-0252

BAR Meeting
December 1, 2004

ISSUE: Permit to Demolish
APPLICANT: Robert Bentley Adams & Associates
LOCATION: 210 Duke Street
ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

Note: This docket item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish portions of the residential building at 210 Duke Street. Those portions to be demolished include:

- demolition of portions of the one story ell at the south end of the house
- portions of the brick wall on the west side of the property at the rear; and,
- demolition of the open porch.

II. HISTORY:

The residential structure at 210 Duke Street is a three story, three bay side hall plan building constructed ca. 1783 by John Short according to Ethelyn Cox in *Alexandria Street by Street* (p.21). From 1795 to 1809 it was the home of Dr. James Craik, George Washington's "compatriot in arms and old and intimate friend." Craik was one of three physicians attending Washington at his death in 1799.

III. ANALYSIS:

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?

The sections of the house to be demolished both date from the mid-to-late 20th century. Because these sections are not character defining features of the historic property and are not central to understanding the 18th century importance of the building, Staff has no objections to the Permit to Demolish.

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.

Office of Historic Alexandria:

No comment.