

Docket Item #9
BAR CASE #2005-0018

BAR Meeting
February 16, 2005

ISSUE: Demolition and capsulation

APPLICANT: Kelli Kordich

LOCATION: 907 Duke Street

ZONE: CL/Commercial

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 for demolition and infilling of portions of the rear (north) wall on the first story. The applicant proposes to move the window on the right side of the wall 12" to the left. The new window will be slightly larger than the existing window. This shift will result in both infilling and demolition. The applicant also proposes to move the door from the center of the rear wall to the left side where there is currently a full size window. This will require removal of the window sash and demolition of the wall in this area to accommodate the door. The area in the center of wall where the door was will be infilled.

The rear of the house is minimally visible from the public alley behind it. A 6 foot high board-on-board fence encloses the rear yard and a one-and-a-half story carriage house lies between 907 Duke Street and the alley.

II. HISTORY:

907 Duke Street is a two and a half story frame residential rowhouse probably constructed in the early 19th century according to Ethelyn Cox in Alexandria Street by Street (p. 31). City records suggest that the rear of the building was altered in 1951 when an addition was made to the second story for a bathroom, altering what had been a saltbox form to a gable with flat roof extension (Building Permit #10019, 11/16/1951). The rear was again altered when both 907 and 909 Duke Street were extensively renovated according to plans prepared by Rust Orling and Neale Architects (Permit # 36909, 2/18/1981) and approved by the Board of Architectural Review on December 3, 1980. The approved plans call for a four foot deep, two story addition across the rear of 907 Duke Street. The existing rear wall appears to date to the renovation undertaken in 1981. In 1999, the Board approved the rear fence at 907 Duke Street (BAR Case #99-0176, 10/20/1999).

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?

Staff does not believe any of the above criteria are met. The proposed work is relatively minor and is confined to the least visible section of the rear elevation which dates to 1981.

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 be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

Historic Alexandria:

“No comment.”