

Docket Item #15  
BAR CASE #2005-0209

BAR Meeting  
September 21, 2005

**ISSUE:** Demolition and capsulation  
**APPLICANT:** Carol Rogin by Stephanie Dimond  
**LOCATION:** 212 South Royal Street  
**ZONE:** RM/Residential

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**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 a portion of the house at 212 South Royal Street, including a two story brick wall and a projected brick wall/window unit, in order to extend the house. The demolition will occur to a later addition to the rear of the house, leaving the original house intact. This affects only the East elevation which is not readily visible from public property. The demolition work while not visible from South Royal Street is minimally visible from the Royal Street Park. This view is limited however, due to the solid fence separating the park and property under review.



**Figure 1** Front elevation



**Figure 2** Rear elevation



**Figure 3** Side elevation

The extent of the demolition is confined only to the diagonal brick wall/window units of the East elevation and the brick wall which extends to the north. Note the portion of the brick wall that extends to the south, approximately 8'-9" will be encapsulated by a new one story screened porch.

**II. HISTORY:**

The two story, three bay masonry building at 212 South Royal Street appears on the 1877 Hopkins City Atlas. The Board approved a two story rear addition in 1977 (5/31/77).

**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?

In the opinion of the staff, none of the above criteria are met. All of the proposed alterations are confined to the 1977 addition to the building, thus leaving the original building intact. The 20<sup>th</sup> century addition that will be affected is of a modern design which is not contextual to the nature of the city nor its neighbors.

**IV. STAFF RECOMMENDATION:**

Therefore, 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:

“No comment.”

### Alexandria Archaeology:

F-1 Tax records indicate that development of this street face had begun by the early 19<sup>th</sup> century. The Sanborn Insurance maps show that a house was present on this lot by 1885. The property therefore has the potential to yield archaeological resources that could provide insight into life in early Alexandria.

R-1 Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, 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 and records the finds.

R-2 The above statement must appear in the General Notes of all site plans and on all site plan sheets that involve ground disturbing activities so that on-site contractors are aware of the requirement.