

Docket Item # 3
BAR CASE# 2006-0026

BAR Meeting
March 1, 2006

ISSUE: Demolition and Capsulation

APPLICANT: Tim McLaren

LOCATION: 1219 Duke Street

ZONE: CL/Commercial

BOARD ACTION, FEBRUARY 15, 2006: Deferred because the applicant was not present.

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 and Capsulate portions of the residential rowhouse at 1219 Duke Street. The areas to be demolished include side (west) of the first story of the existing house to allow construction of an addition.



Figure 1 Rear

II. HISTORY:

1219 Duke Street is a one of a group of two story Victorian era brick rowhouses dating from ca. 1900.

III. ANALYSIS:

The proposed encapsulation/demolition complies with zoning ordinance requirements.

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 area to be capsulated is relatively small and is at the rear ell of the property. In the opinion of Staff the overall understanding of the building will not be compromised by permitting the necessary capsulation to construct a small one story addition.

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:

- F-1 The proposed addition encloses window openings for a bathroom and another, unidentified space within the dwelling. The loss of use of these exterior windows shall not impact the habitable space requirements pertaining to light and ventilation for the effected spaces. Should habitable space requirements be impacted by this construction, this proposal shall not be permitted without suitable alternative measures permitted by the USBC. At the time of building permit application, window opening issues shall be resolved in accordance with the requirements of the USBC.
- C-1 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides of the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line.
- C-2 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-3 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

Historic Alexandria:

It is unclear from the photos submitted how much of the rear of this building would be seen from the public view. Although it would probably be minimally visible, the proposed addition with seam roof would alter the appearance of the structure and remove original elements such as a window and wall materials.

Alexandria Archaeology:

- F-1 The G.M. Hopkins insurance atlas indicates that a house was present on this lot by 1877. The property therefore has the potential to yield archaeological resources that could provide insight into domestic activities in 19th-century 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 demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.