

Docket Item # 10  
BAR CASE # 2006-0223

BAR Meeting  
October 18, 2006

**ISSUE:** Demolition/encapsulation  
**APPLICANT:** Gregory Lucy by Stephanie Dimond  
**LOCATION:** 517 North Columbus Street  
**ZONE:** RM/Residential

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

(Insert sketch here)

**Note:** This docket item requires a roll call vote.

**I. ISSUE:**

The applicant is requesting approval of a permit to demolish for the partial demolition and encapsulation of portions of the house for the construction of a new two story rear addition. As constructed, the house consisted of a main block with narrower rear ell. The proposed project will entail the demolition of the rear wall and south side walls of the original rear ell, involving approximately 641 square feet of wall area with 6 windows and a door, and the demolition of the rear wall of main block of the house, involving approximately 145 square feet of wall area with two windows and a door. In addition, the new roof will extend over the roof of the main block, either encapsulating or replacing approximately half of the main block roof.



**II. HISTORY:**

The pair of two story brick rowhouses at 517 and 519 North Columbus Street was constructed in 1914 for Hugo Herfurth, Jr. The houses are simple but handsome with a prominent cornice and lintels with alternating stone and brick segments. They remain remarkably unaltered and retain their original footprint. Staff could not locate any prior BAR reviews for these properties.



**III. ANALYSIS:**

In considering a Permit to Demolish, 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 shrine?
- (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 Staff, none of the above criteria are met and the Permit to Demolish should be granted. The demolition and encapsulation will occur on the rear of the rowhouse. The rear elevation is not unusual or uncommon design but rather is similar to the rear elevations of numerous houses of this period and type.

**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 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 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.
- C-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-4 A soils report must be submitted with the building permit application.
- C-5 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-7 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-8 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-9 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Historic Alexandria:

No comments.

Alexandria Archaeology:

- F-1 The block bounded by Pendleton, Washington, Oronoco, and Columbus streets was the location of a mansion built between 1785 and 1790 for John Dundas, prominent citizen,

merchant, and early mayor of the town. First called Dundas Castle, and later, Castle Thunder, the house fronted on Pendleton Street and was surrounded by extensive gardens with a picket fence enclosing the entire estate, now a city block. According to the 1810 census, there were 9 whites and 8 slaves living on the property. After the Civil War, the house was abandoned, fell into disrepair, and gained the reputation of being haunted. The property being developed was part of this estate and has the potential to yield archaeological resources that could provide insight into activities in late 18<sup>th</sup> and 19<sup>th</sup>-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.