

Docket Item # 10  
BAR CASE # 2006-0244

BAR Meeting  
November 15, 2006

**ISSUE:** Demolition/encapsulation

**APPLICANT:** Edwin L. Crocker

**LOCATION:** 505 South Royal 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 one story rear addition and second story bay window. The garden room addition will entail the demolition and/or capsulation of approximately 180 square feet on the rear wall at the first story. The bay window to be constructed on the second story rear façade, will entail approximately 60 square feet of demolition in an area that presently has a tripartite window.



Figure 1 - 505 South Royal Street

The rear of the house is visible from Wilkes Street and Jefferson Court. Fencing at the back of the subject and neighboring properties limits the visibility of the first story at the rear.

**II. HISTORY:**

The three story, brick veneer townhouse is one of a group of ten houses built on the site of the old Alexandria Ironworks in 1964. The houses are in two groups of five. The house at 505 South Royal Street is in the center of the northern group. Several of the townhouses have had additions in recent years. Demolition/encapsulation and a three story rear addition at 513 South Royal Street were approved in 2005 (BAR Case #2004-0262, 12/15/2004 and BAR Case #2005-0033, 3/16/2005) and re-approved in 2006 (BAR Case #2006-0018, 2/15/2006). Similarly, demolition and encapsulation and a one story rear addition and shed dormer were approved in 2004 for 517 ½ South Royal Street (BAR Case #2004-0117 & 0118, 8/18/2004).

**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 mid-20<sup>th</sup> century townhouse. 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 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:

Alexandria Archaeology:

F-1 Tax records indicate that there was a free African American household on this street face in 1810, but the exact address is not known. This lot has potential to yield archaeological resources that provide insight into domestic activities in 19<sup>th</sup>-century Alexandria, perhaps relating to African Americans.

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.

Transportation and Environmental Services:

R-1 The building permit plans shall comply with requirements of City Code Section 8-1-22 regarding the location of downspouts, foundation drains and sump pumps. Refer to Memorandum to Industry dated June 18, 2004. [Memorandum is available online at the City web site under Transportation\Engineering and Design\Memos to Industry.]. (T&ES)

C-1 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.8-1-22)

C-2 All utilities serving this site shall be placed underground. (Sec. 5-3-3)

C-3 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61)

C-4 Change in point of attachment or removal of existing overhead utility services will require undergrounding or a variance. (Sec. 5-3-3)