

Docket Item # 12  
BAR CASE # 2006-0246

BAR Meeting  
November 15, 2006

**ISSUE:** Demolition/encapsulation  
**APPLICANT:** John Dupree by Rich Marcus  
**LOCATION:** 118 North Payne Street  
**ZONE:** RM/Residential

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**STAFF RECOMMENDATION:** Staff recommends approval of the application with the following condition:

The following 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:

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.

(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 two story rear addition. The existing rear ell, with the exception of the south party wall, and the entire rear (west) wall of the main block will be removed

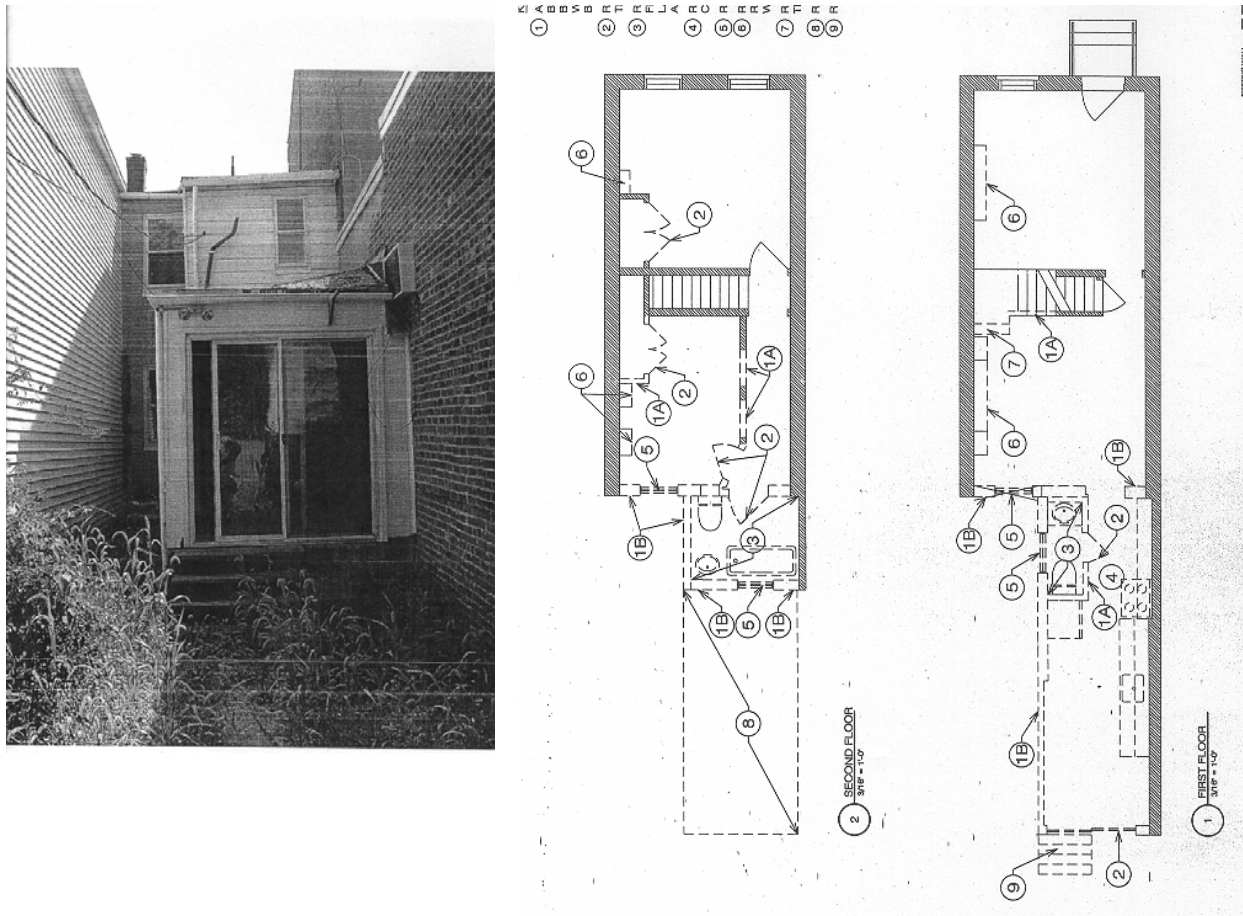


Figure 1 - Photograph of rear of 118 North Payne Street

Figure 2 – Demolition plans for 118 North Payne Street

The rear of the house is not visible from any public street. The alley behind the house is private. Therefore, the design for the new addition is not before the Board. There will be no alteration to the front of house at this time.

**II. HISTORY:**

The house at 118 North Payne Street is a 100-Year-Old Building, designated by City Council in the late 1970s. 118 North Payne Street is the first in a row of nine nearly identical two story brick townhouses extending from 118 North Payne Street to 134 North Payne Street, at the corner of Cameron Street. Only two bays wide, these modest houses are distinguished by their handsome Italianate cornices. Six of the nine houses, including 118 North Payne Street, appear on the 1877 Hopkins Atlas and are believed to have been constructed circa 1875. The last three

houses, 130 through 134 North Payne, extended the row north to the corner with Cameron Street. Based on their appearance, they probably were constructed at the end of the 1870s, shortly after the first six.

While basically identical in the front, the houses were built with varying conditions in the rear. The first four of the houses in the row (118 through 124 North Payne Street) were built without any rear appendage. 126 and 128 North Payne Street had one story ells. The last three houses, 130 through 134 North Payne Street, were constructed with two story rear ells. The ells at 126 and 128 and at 130 and 132 North Payne Street were constructed back to back. The ell at 134 North Payne Street was constructed several feet longer than the others. As constructed, this row illustrated the evolution of the urban rowhouse form from the main house block with the kitchen in the basement or in a separate kitchen building, typical of the early and mid-19th century, to the fully integrated two story rectangular main block and two story service ell that came to prominence in the latter part of the 19<sup>th</sup> century.

The row retains a high level of integrity on the Payne Street side and presents a unified appearance. The variety that was extant at the rear of the row from the beginning has been accentuated over the years with the construction of many rear additions of varying size and appearance. Historic mapping indicates that a small one story frame rear addition was added to the house at 118 North Payne Street by 1891. By 1941, the first story addition had been extended and a small second story addition added. The existing rear addition appears to reflect a number of incremental building campaigns extending from the late 19<sup>th</sup> century into the mid- to late-20<sup>th</sup> century. Staff could not locate records of Board review for any work at 118 North Payne Street.

In recent years, the Board has approved two additions in this row. In 2003, the Board approved a Permit to Demolish and Certificate of Appropriateness for a two story addition at 132 North Payne (BAR Case #2003-0119 & 0120, 10/15/2003). In 2004, the Board approved a Permit to Demolish and Certificate of Appropriateness for a two story addition at 128 North Payne Street (BAR Case #2004-0094 & 0095, 7/21/2004 & 8/18/2004). Both these cases involved similar if not more extensive amounts of demolition/capsulation.

### **III. ANALYSIS:**

The proposed demolition and capsulation complies with the zoning ordinance requirements.

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, the proposed demolition and capsulation does not rise to the level of the above criteria. The rear addition which is to be demolished post-dates the circa 1875 main block and possesses no particular architectural significance. Much of the rear addition appears to date to the mid- to late-20<sup>th</sup> century. While the proposed demolition also includes the rear wall of the historic main block, Staff believes this is necessary to accommodate a reasonably wide addition. Two thirds of this wall is currently capsulated. Furthermore, Staff notes that the rear of the house is not visible from any public right-of-way.

Staff notes the concerns of Alexandria Archaeology and recommends that they be included as a condition of the approval.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval of the application with the following condition:

The following 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:

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.

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.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Construction permits are required for this project.

Historic Alexandria:

No comments.

Alexandria Archaeology:

- F-1 According to *Historic Alexandria, Virginia, Street by Street, A Survey of Existing Early Buildings* by Ethelyn Cox, the house on this property probably dates to the mid-19<sup>th</sup> century. The property therefore has the potential to yield archaeological resources that could provide insight into domestic activities in 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.

Transportation and Environmental Services:

“No comments.”