

Docket Item #6  
BAR CASE # 2007-0072

BAR Meeting  
June 20, 2007

**ISSUE:** Demolition/encapsulation  
**APPLICANT:** Larry Hirsch by Stephen Kulinski  
**LOCATION:** 502 Duke Street  
**ZONE:** RM/Residential

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**STAFF RECOMMENDATION, JUNE 20, 2007:** Staff recommends denial of the Permit to Demolish and Capsulate.

In the alternative, if the Board recommends approval of the Permit to Demolish and Capsulate staff recommends the following conditions:

1. Large scale 4" x 5" negative black and white record photographs to Historic American Building Survey Standards are to be made of the facade and rear of building as well as interior and exterior of the area to be demolished. These photographs are to be approved by staff prior to the issuance of a building permit. Two sets of these photographs together with the one set of negatives are deposited at both the Special Collections, Alexandria Pubic Library as well as the Alexandria Archives and Record;
2. Measured drawings prepared to Historic American Building Survey Standards of the interior and exterior of the area to be demolished are to be made and approved by staff prior to the issuance of a building permit. The drawings are to be deposited at both the Special Collections, Alexandria Pubic Library as well as the Alexandria Archives and Record; and,
3. Physical design detail elements that are to be removed may be retained by the City of Alexandria to be determined at the discretion of the Director of the Lyceum and deposited in the collections of the Lyceum in consultation with staff of the Department of Planning & Zoning.

**BOARD ACTION, JUNE 6, 2007:** Deferred due to lack of public notice.

**STAFF RECOMMENDATION, JUNE 6, 2007:** Staff recommends denial of the Permit to Demolish and Capsulate.

In the alternative, if the Board recommends approval of the Permit to Demolish and Capsulate staff recommends the following conditions:

1. Large scale 4" x 5" negative black and white record photographs to Historic American Building Survey Standards are to be made of the facade and rear of building as well as interior and exterior of the area to be demolished. These photographs are to be approved by staff prior to the issuance of a building permit. Two sets of these photographs together with the one set of negatives are deposited at both the Special Collections, Alexandria Public Library as well as the Alexandria Archives and Record;
4. Measured drawings prepared to Historic American Building Survey Standards of the interior and exterior of the area to be demolished are to be made and approved by staff prior to the issuance of a building permit. The drawings are to be deposited at both the Special Collections, Alexandria Public Library as well as the Alexandria Archives and Record; and,
5. Physical design detail elements that are to be removed may be retained by the City of Alexandria to be determined at the discretion of the Director of the Lyceum and deposited in the collections of the Lyceum in consultation with staff of the Department of Planning & Zoning.

(Insert sketch here)

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

**I. ISSUE:**

The applicant is requesting a Permit to Demolish and Capsulate several sections of the existing structure in order to allow for the construction of alterations and new additions. The sections that are proposed to be capsulated and demolished include:

- **East wall of existing flounder and rear (south) wall of the main historic block**  
A new one story addition will capsulate a portion of this area. An existing window on the second level will be enlarged and converted to a door.
- **East wall of existing flounder**  
Three windows on this elevation (two on the first level and one on the second level) will be elongated to accommodate interior alterations.
- **Rear (south) wall of the existing flounder ell and rear porch**  
The south (rear) wall of the existing flounder as well as the rear porch will be demolished to allow construction of a new addition.

**II. HISTORY:**

The house at 502 Duke Street is a three story rowhouse with a painted brick façade. According to Ethelyn Cox in *Alexandria Street by Street* it dates from the early 19<sup>th</sup> century. However, by the mid-19<sup>th</sup> century it had been modernized in the Greek Revival manner similar to a number of other rowhouses on the south side of Duke Street in the 400 and 500 blocks. The exterior of the house is remarkably unaltered.

The Board approved new brick front steps and metal hand rails for this house in 1987 (BAR Case #87-0020, 3/4/87).

**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 Staff, this is an important early 19<sup>th</sup> century residential structure that is significant for its architectural contributions to the patrimony of the historic district and the proposed demolition and capsulation and meets criterion #'s 1, 2, 3, 5 & 6. Staff believes that the proposed demolition represents a significant loss of the early architectural fabric of the historic district. The *Design Guidelines* state: "The Boards actively seek to retain the existing historic fabric of the historic districts and strongly discourage the demolition of any portion of an 18<sup>th</sup> or early 19<sup>th</sup> century structure."

The extent of the proposed demolition and capsulation will remove the rear of the flounder ell, generally considered as one of the character defining residential building types in the Alexandria historic district. However, the flounder form and massing will be continued with the new addition. The alterations proposed for the rear of the historic main block and the east elevation of the flounder will not obscure the overall historic character of the building.

Based upon the Board's *Design Guidelines*, therefore, staff recommends that the Permit to Demolish and Capsulate be denied.

In the alternative, if the Board approves the proposed demolition, staff believes that this is such an important structure that the section to be demolished and capsulated should be recorded both by photographs and measured drawings to the standards of the Historic American Building Survey. The recordation must be approved by staff prior to the issuance of a demolition or building permit. Two copies of such recordation must be approved and deposited at the Local History Collections of the Alexandria Public Library and at the City of Alexandria Archives.

#### **IV. STAFF RECOMMENDATION:**

Staff recommends denial of the Permit to Demolish and Capsulate.

In the alternative, if the Board recommends approval of the Permit to Demolish and Capsulate staff recommends the following conditions:

1. Large scale 4" x 5" negative black and white record photographs to Historic American Building Survey Standards are to be made of the facade and rear of building as well as interior and exterior of the area to be demolished. These photographs are to be approved by staff prior to the issuance of a building permit. Two sets of these photographs together with the one set of negatives are deposited at both the Special Collections, Alexandria Pubic Library as well as the Alexandria Archives and Record;
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3. Physical design detail elements that are to be removed may be retained by the City of Alexandria to be determined at the discretion of the Director of the Lyceum and deposited in the collections of the Lyceum in consultation with staff of the Department of

Planning & Zoning.

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 comments received.