

Docket Item # 7  
BAR CASE # 2008-0018

BAR Meeting  
March 5, 2008

**ISSUE:** Demolition/encapsulation  
**APPLICANT:** Jon Tuttle and Laura Denk  
**LOCATION:** 222 North Royal Street  
**ZONE:** RM/Residential

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**STAFF RECOMMENDATION:** Staff recommends:

1. Approval of the demolition of the rear porch/deck; and,
2. Denial of the demolition and capsulation of the south wall of the flounder.

(Insert sketch here)

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

**I. ISSUE:**

The applicant is requesting a Permit to Demolish and Capsulate the rear section of the residential rowhouse at 222 North Royal Street in order to allow for the construction of alterations and a new rear addition. The sections that are proposed to be capsulated and demolished include:

- **South wall of existing flounder**  
An approximately 27' section of the second level at the west end of the south wall will be demolished as well as a 6'6" section of the first level near the center of the wall. Taken together approximately 345 square feet of the surface wall area is proposed for demolition and capsulation.
  
- **Rear (west) wall of the rear porch**  
The rear wood deck/porch will be demolished for a new porch and deck.

**II. HISTORY:**

The house at 222 North Royal Street is a three story rowhouse with a painted brick façade that is a twin to the house to the north at 224 North Royal Street.

The residence appears to date from the third quarter of the 19<sup>th</sup> century based upon stylistic characteristics and brick bond patterns. It has Greek Revival style proportions with Italianate trimwork including window surrounds and hoods as well a heavy bracketed cornice. There is a two story brick flounder ell at the rear.

At the time of the first Sanborn map in 1885 the house was shown as three stories in height with a flounder wing also of three stories. By the time of the 1902 map the flounder wing had apparently been reduced to two stories in height due to unknown circumstances and a two story porch added on the south side toward the rear of the ell. It is this basic configuration that has been maintained to the present, with the porch being infilled at sometime in the late 20<sup>th</sup> century. The infill is a relatively modern, late 20<sup>th</sup> century addition constructed at the west end of the existing two story ell and faced with T-111 siding. There are no records of any approvals for this addition.

Further, there are no records of previous Board reviews for this property.

**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 a significant late 19<sup>th</sup> century residential structure that is important for its architectural contributions to the patrimony of the historic district. In the opinion of staff, portions of the demolition application are acceptable, while other sections proposed for demolition and capsulation are, in the opinion of staff, significant and deserve preservation.

Staff has no objection to the removal of the rear porch/deck at the west (or rear) that was constructed without prior approvals. However, staff has concerns regarding the proposal to demolish and capsulate portions of the brick flounder ell for the proposed addition because it will result in the destruction of historic fabric.

Staff believes that the extant sections of the south wall of the flounder ell proposed for demolition and capsulation meet criterion #s 1, 2, 3, 5 & 6. Therefore, staff does not support the demolition and capsulation of this area of the existing structure.

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

Staff recommends:

1. Approval of the demolition of the rear porch/deck; and,
2. Denial of the demolition and capsulation of the south wall of the flounder.

## 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.