

Docket Item # 7
BAR CASE # 2008-0018

BAR Meeting
April 2, 2008

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

STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish and Capsulate as submitted.

BOARD ACTION, MARCH 19, 2008: The Board combined the discussion of docket item #'s 12 & 13. On a motion by Dr. Fitzgerald, seconded by Mr. Neale the Board deferred the applications for restudy. The vote on the motion was 6-0.

REASON: The Board believed that additional information was needed regarding:
The date of construction of the chimney at the west end of the rear section;
Specific information on the type of replacement windows proposed; and
Additional information on the location and necessity of the proposed skylight before a decision on the design could be made.

SPEAKERS: Jon Tuttle, applicant, spoke in support
John Hynan, representing the Historic Alexandria Foundation, spoke in opposition
Townsend Van Fleet, President, Old Town Civic Association, spoke in opposition

STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish and Capsulate as submitted.

(Insert sketch here)

Update: At the last public hearing the Board asked for additional information on a number of details of the proposal. That information is noted below.

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 14' section of the second level at the west end of the south wall will be demolished which includes an area of approximately 5'6" including a window in a section of historic brick work. The remainder of the area proposed for demolition is from an addition constructed in approximately the 1970s. Taken together, approximately 154 square feet of the surface wall area is proposed for demolition and capsulation. Part of the demolition will include a chimney near the west end of the addition on the north side. This chimney appears to date from the reconstruction of the west end of the addition in the ca. 1970s. The chimney does not appear to be visible from any public right-of-way.
- **Section of roof of existing flounder**
A small area 2' x 3' of the existing roof of the flounder on the south side toward the east end will be demolished to permit the installation of a new skylight.
- **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 19th 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 20th century. The infill is a relatively modern, late 20th 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 19th century residential structure that is important for its architectural contributions to the patrimony of the historic district. Further, in the opinion of staff, the revision to the area proposed for demolition and capsulation has been reduced to such an extent that they are minimal and are acceptable. As noted above, the chimney that is included as part of the demolition proposal likely dates from the 1970s and the area to be removed for the skylight is an approximately 6 foot square section of the roof that was reconstructed in the early part of the 20th century.

Staff has no objection to the removal of the rear porch/deck at the west (or rear) that was constructed without prior approvals.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the Permit to Demolish and Capsulate 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:

No comments received.

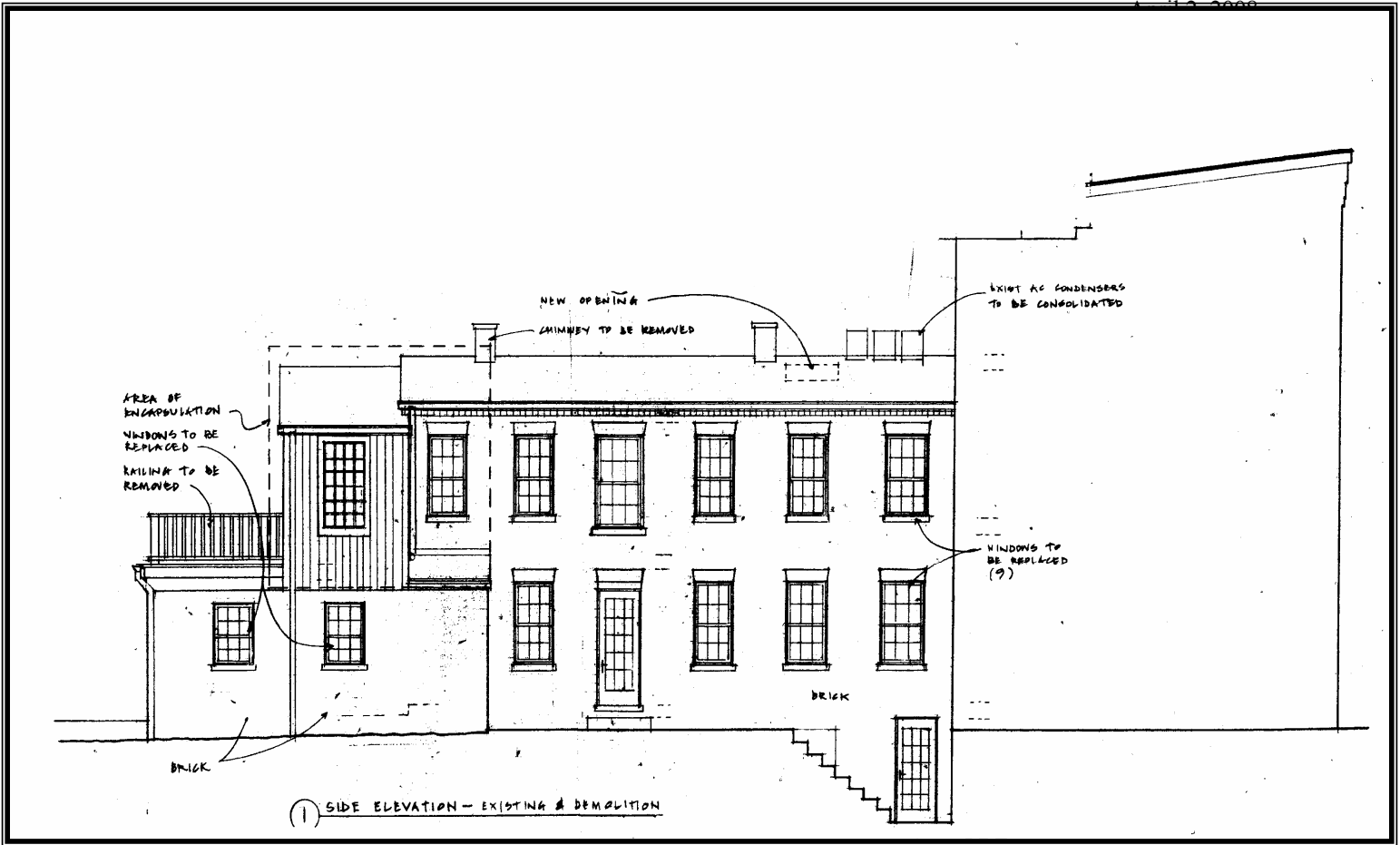


Figure 1: Side Elevation - Existing and Demo



Figure 2: Side Elevation - Proposed

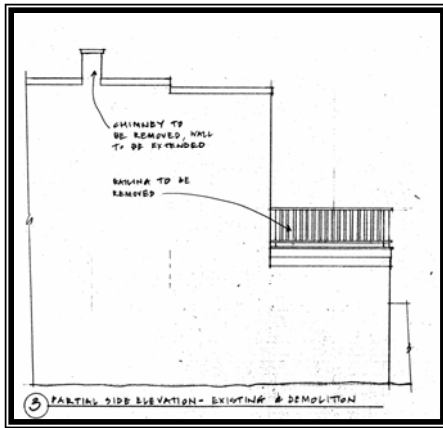


Figure 3: Partial Side - Existing and Demolition

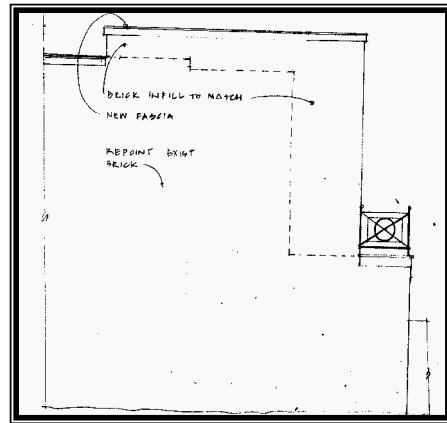


Figure 4: Partial Side - Proposed

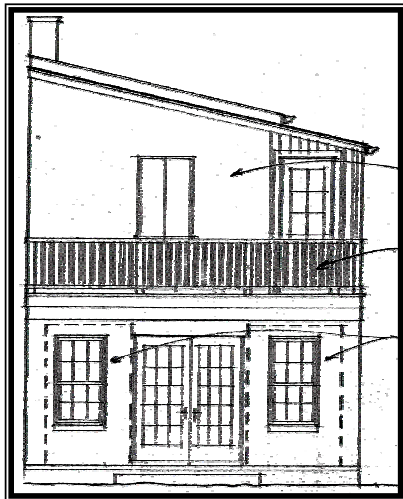


Figure 5: Rear Elevation - Existing & Demo

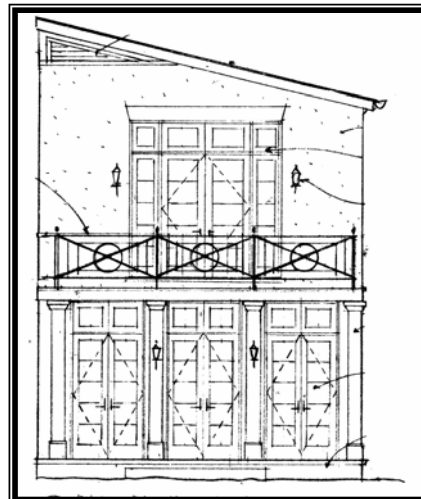


Figure 6: Rear Elevation - Proposed

