

Docket Item #10  
BAR CASE# 2008-0029

BAR Meeting  
March 19, 2008

**ISSUE:** After-the-fact approval of a Permit to Demolish and Capsulate

**APPLICANT:** Michael Brown

**LOCATION:** 208 North Washington Street

**ZONE:** CD Commercial

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**STAFF RECOMMENDATION:** Staff recommends approval of the application as submitted.



Note: This docket item requires a roll call vote.

**I. ISSUE:**

The applicant is requesting approval of an after-the-fact Permit to Demolish and Capsulate portions of the south wall of the rowhouse at 208 North Washington Street, in order to construct a small addition. The area that has been encapsulated with a new construction area is approximately 10' x 35' or 350 square feet. The area impacted by this application is visible from the private rear parking lot, but not visible from any public rights-of-way.

**II. HISTORY:**

The former residences at 208 and 210 North Washington Street were constructed sometime between 1891 and 1896 in a Richardsonian Romanesque style.

One local architectural historian, now deceased, attributes the design of these two buildings to Glenn Brown (1854-1932). In the opinion of staff, this is plausible because the medical office of Brown's father, Dr. Bedford Brown, was adjacent.

In 2004, the Board approved an after-the-fact sign for Mylandre Coiffures, Salon & Spa, For Men & Women" (BAR Case #2004-00089, 9/23/2004). In 2001, the also Board approved a wood hanging sign, "Mylandre Coiffures Hair and Beauticare" (BAR Case #2001-0104, 5/16/01). In 1999, the Board approved a sunken patio at the rear of this property (BAR Case #99-0022, 3/3/99).

**III. ANALYSIS:**

The demolition and encapsulation came to the attention of staff when a building permit for the new construction was routed to the Department for review. On-site staff inspection of the site at that time revealed that the deck had largely been constructed without approval of a building permit or approval of the Board. Staff informed the applicant that approvals by applicable City departments were necessary before construction should take place. Subsequently, the applicant applied for after-the-fact approval of the Permit to Demolish and Capsulate.

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 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?

The existing area that is being infilled with a new addition and the area proposed to be encapsulated are not visible from a public right-of-way. The rear of the building and the new addition will be visible from the private surface parking lot at the rear of the building and behind 200-206 N. Washington Street. However, staff notes that the building fronts directly on the George Washington Memorial Parkway.

In the opinion of staff, none of the criteria are met because the area of encapsulation on this late 19<sup>th</sup> century building is not visible from the public right-of-way and will have minimal impact on the composition of the building.

**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 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-3 Canopies must comply with USBC 3105.1 and the applicable sections of USBC Chapter 16. Structural designs of fabric covered canopies must comply with USBC 3105.3.
- C-4 Canopies must comply with the applicable sections of USBC Chapter 11 regarding accessibility.
- R-1 The applicant shall submit load calculations for the canopy performed by a certified design professional, with the original professional seal.

### Office of Historic Alexandria:

No comments received.