

Docket Item # 12  
BAR CASE # 2008-0097

BAR Meeting  
July 9, 2008

**ISSUE:** Demolition/Encapsulation

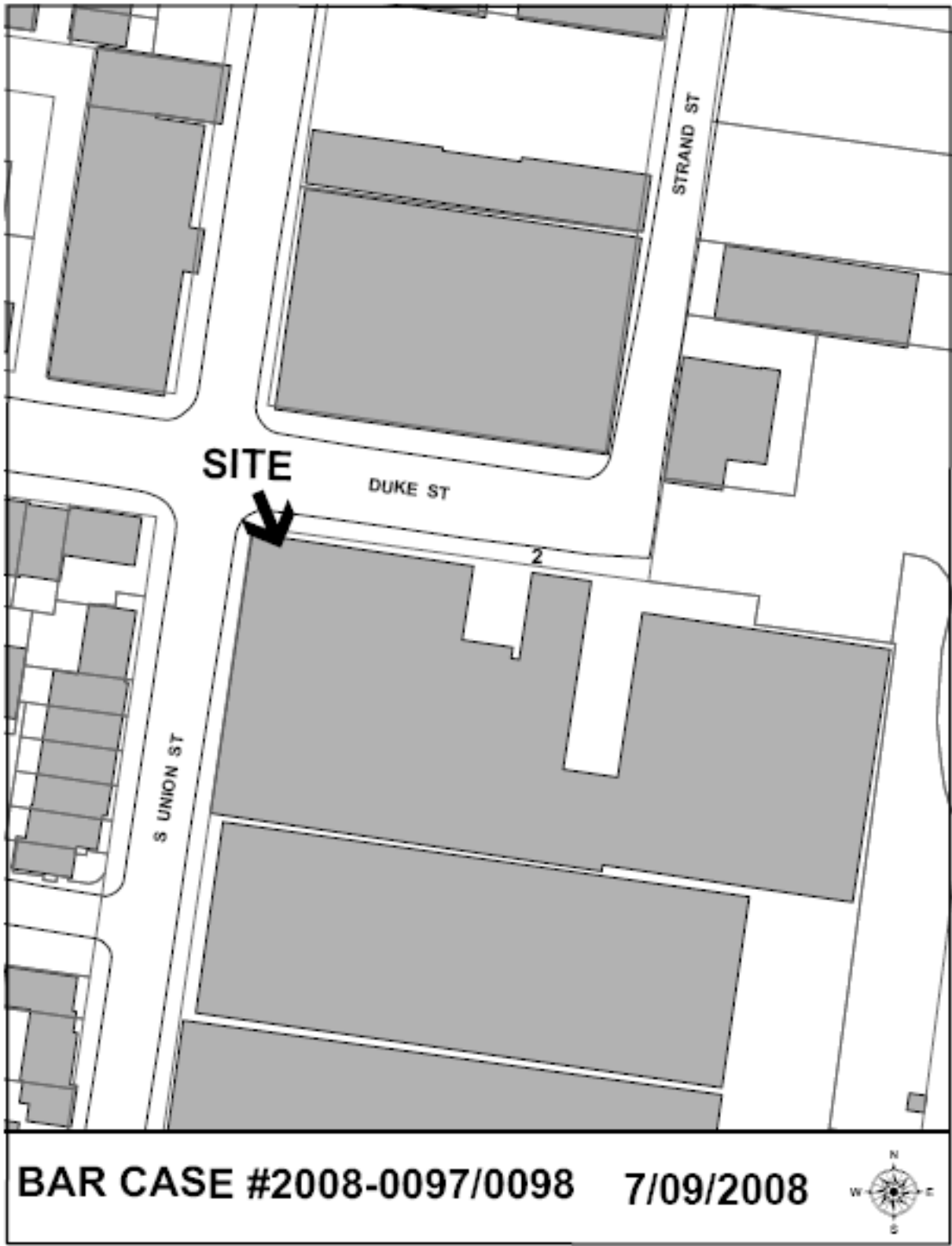
**APPLICANT:** Jim Ritter, Ritter Architects, for Robinson Terminal

**LOCATION:** 2 Duke Street

**ZONE:** W-1/Waterfront Zone

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**STAFF RECOMMENDATION:** Staff recommends approval of the Permit to Demolish/Encapsulate as submitted.



Note: This item requires a roll call vote.

**I. ISSUE:**

The applicant is requesting approval of a Permit to Demolish/Encapsulate in order to make alterations to the warehouse located at 2 Duke Street. The applicant proposes to demolish five 6' x 6' sections of the roof to accommodate the installation of skylights and also to demolish a portion of the brick wall on the north elevation for a new door.

**II. HISTORY:**

The two-story brick warehouse was constructed between 1896 and 1902, according to Sanborn Fire Insurance Maps. When first constructed, the building served as both a fertilizer warehouse and a machine shop. Throughout the twentieth century, the building has served as a warehouse, and today represents one of the remaining historic industrial buildings along the waterfront.

There have been a number of Board approvals for 2 Duke Street, including:

- August 14, 1952, the Board approved a new façade for the Southern Iron Works.
- BAR Case # 86-44, March 19, 1986, the Board approved demolition of a one-story brick building located at 2 Duke Street.
- BAR Case # 89-62, May 17, 1989, the Board approved alterations to the façade of the two-story building at 2 Duke Street.

Building records indicate that reroofing work was done on this building in 1994.

**III. ANALYSIS:**

In considering a Permit to Demolish/Encapsulate, 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, none of the above criteria are met. The proposed demolition/encapsulation for this early 20<sup>th</sup>-century warehouse is minimal in scale and will not

compromise the building's integrity. In addition, it appears that the current roof is not original, nor historic, and dates to the 1990s. Therefore, Staff recommends approval of the application.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval of the Permit to Demolish/Encapsulate as submitted.

**V. 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 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
  
- C-3 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.

Historic Alexandria:

No comment.

VI. IMAGES

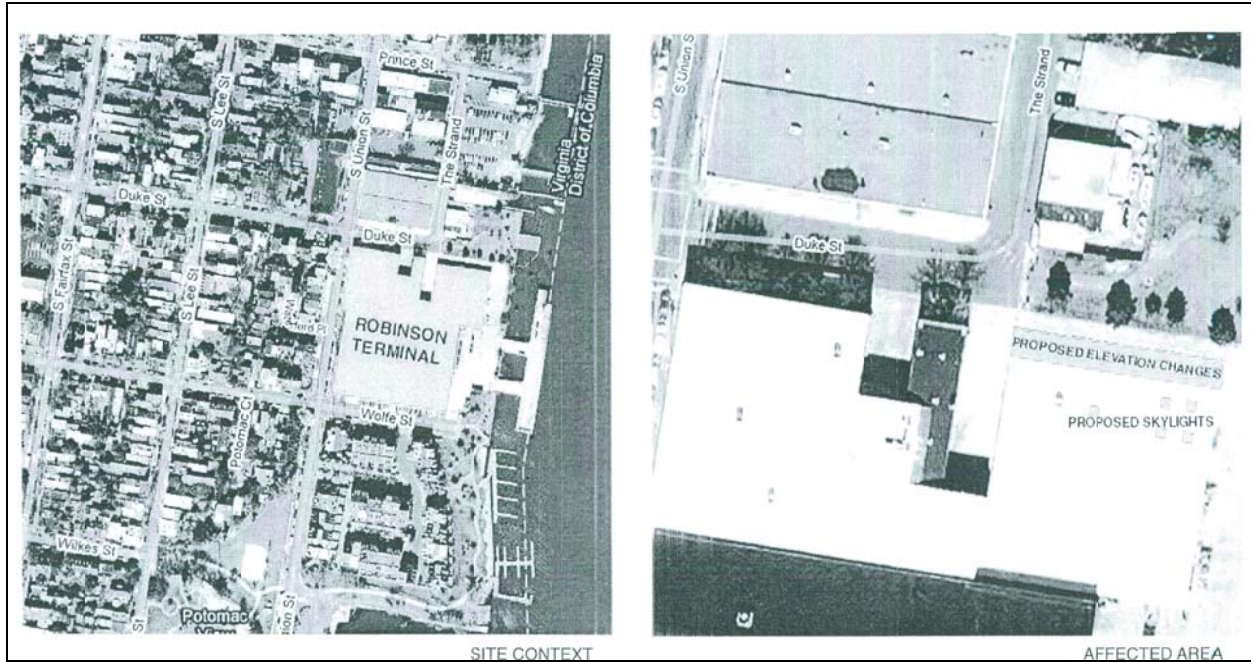


Figure 1. 2 Duke Street and location of proposed demolition.

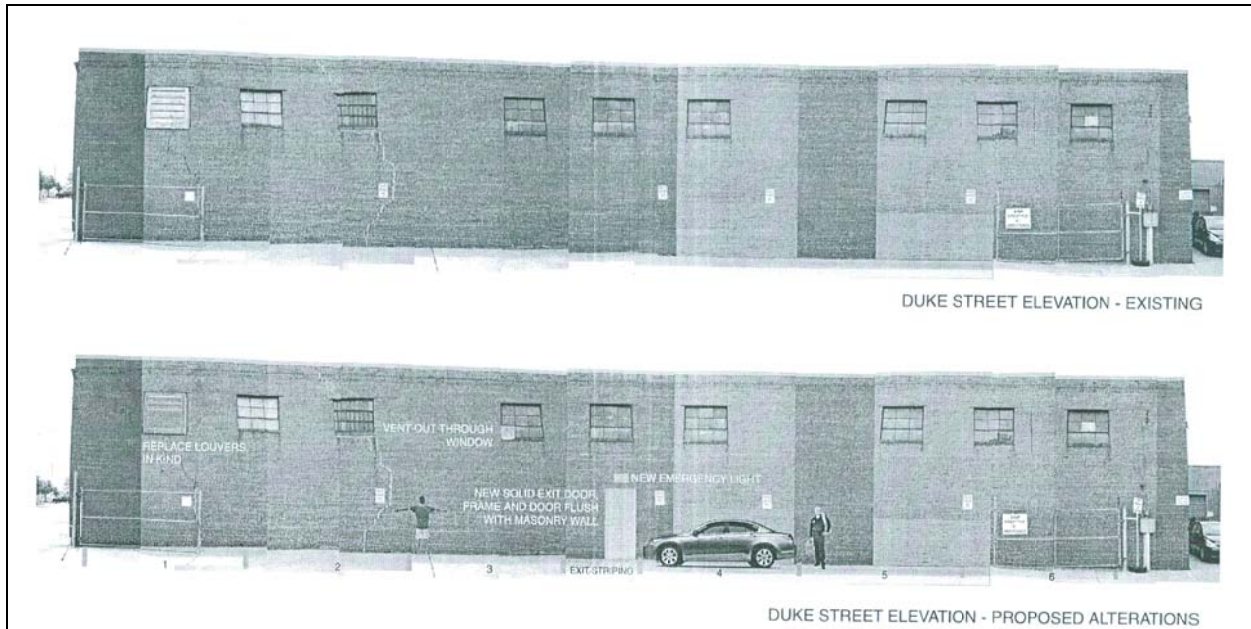


Figure 2. Existing and proposed demolition for Duke Street elevation.