

Docket Item # 5
BAR CASE # 2009-0084

BAR Meeting
June 17, 2009

ISSUE: Permit to Demolish/Encapsulate
APPLICANT: Dominion Design Associates, LLC by Dennis Powell
LOCATION: 513 Duke Street
ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish/Encapsulate with the condition that the following archaeological conditions appear in the General Notes of all site plans and on all plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:

1. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
2. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.



Note: This docket item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish and Encapsulate in order to construct a third story addition and install a new window at 513 Duke Street. The addition will be constructed on the existing second floor roof deck and will tie into the main block of the historic house at the third story. A small 2.5 foot by 4.5 foot area on the east elevation is proposed to be demolished in order to install a new double-hung window at the third floor.

The total area of demolition and encapsulation is 294 square feet and is broken down as follows:

- the roof of the second story rear addition where the new addition will be constructed – 171 square feet;
- a portion of the third story rear (north) wall of the main building block where the addition will tie into the main house – 112 square feet;
- a portion of the rear of the main building roof to accommodate the new 2 foot high hip roof of the addition; and,
- the area on the east elevation where the new window will be installed -11 square feet.

II. HISTORY:

According to Ethelyn Cox in Historic Alexandria, Street by Street, the house at 513 Duke Street, although “enlarged and restyled,” probably dates from 1797 when it was noted in a deed. The house was built by Gurdin Chaplin, who served as cashier of the Bank of Alexandria from 1800 until his death in 1811. Although originally two stories in height, the frame house is now three stories and three bays wide.

Behind the main block is a two story addition with a roof deck (likely constructed between 1921 and 1941, according to the Sanborn Fire Insurance maps), as well as a one story addition approved by the BAR on June 4, 1992 (BAR Case #1992-2003 & 2004). At the June 1992 meeting, the BAR also approved replacement doors and siding, as well as the Chippendale style roof deck railing which will be removed as part of the proposed project.

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, none of the criteria are met for the proposed demolition and encapsulation. While Staff recognizes the building's importance to the early 19th-century residential housing stock, Staff finds the amount of proposed demolition and encapsulation small and does not compromise the architectural or historic integrity of the building. Staff does not object to the demolition of the 11 square foot section on the 1797 portion of the house because it is located on the third floor and is small in size. The flat roof of the second story rear addition where the new addition will be constructed is a later addition (1920s or 1930s) and is also not visible from a public right-of-way. The portion of the north wall of the main house which will be encapsulated was modified in 1992, when the BAR approved the installation of new insulation and wood siding; therefore, very little historic fabric remains on this elevation. The portion of the rear main roof that will be encapsulated is small and approaches the minimum roof necessary to support the addition.

Although the proposed addition and alterations will take place above grade, Staff recognizes that construction equipment will be located at ground level and has the potential to impact important archaeological resources. Therefore, Staff recommends approval of the application as submitted, but with conditions from Alexandria Archeology.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the Permit to Demolish/Encapsulate with the condition that the following archaeological conditions appear in the General Notes of all site plans and on all plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:

1. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
2. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

V. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F- finding

Code Administration:

- C-1 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides of the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line.
- C-2 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-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-4 A soils report must be submitted with the building permit application.
- C-5 New construction must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-7 Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-8 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.
- C-9 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-10 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-11 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Historic Alexandria:

No comments received.

Alexandria Archaeology:

F-1 The current structure at 513 Duke Street may represent an enlargement and restyling of a house originally built by Gurdin Chapin in the late 18th century. Chapin, a cashier of the Bank of Alexandria from 1800 until his death in 1811, insured the property for \$3000 in 1796. At that time, the lot, occupied by Philip Magruder, contained a two story frame dwelling measuring 20 by 30 feet with an attached one story kitchen, 24 by 14 feet, and a detached one story stable in the rear, 20 by 12 feet. By 1800, the Chapins resided on Fairfax Street and leased their property on Duke to Boaz Bell, a sea captain, who lived there with five other whites and three enslaved African Americans. After Gurdin's death, his widow, Margaret, apparently moved into the house at 513 Duke Street; insurance records list her as the owner and occupant in 1815 and 1823.

Archaeological resources relating to the late 18th and early 19th-century occupation of the property may remain buried in the yard. Ground disturbance associated with this project appears to be minimal, but in the event that ground disturbing activities do occur, the following recommendations ensure that significant information about the past will not be lost as a result of this development.

- R-1 The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- R-2 The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The archaeology conditions above (R-1 and R-2) shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

Transportation and Environmental Services:

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

VI. IMAGES

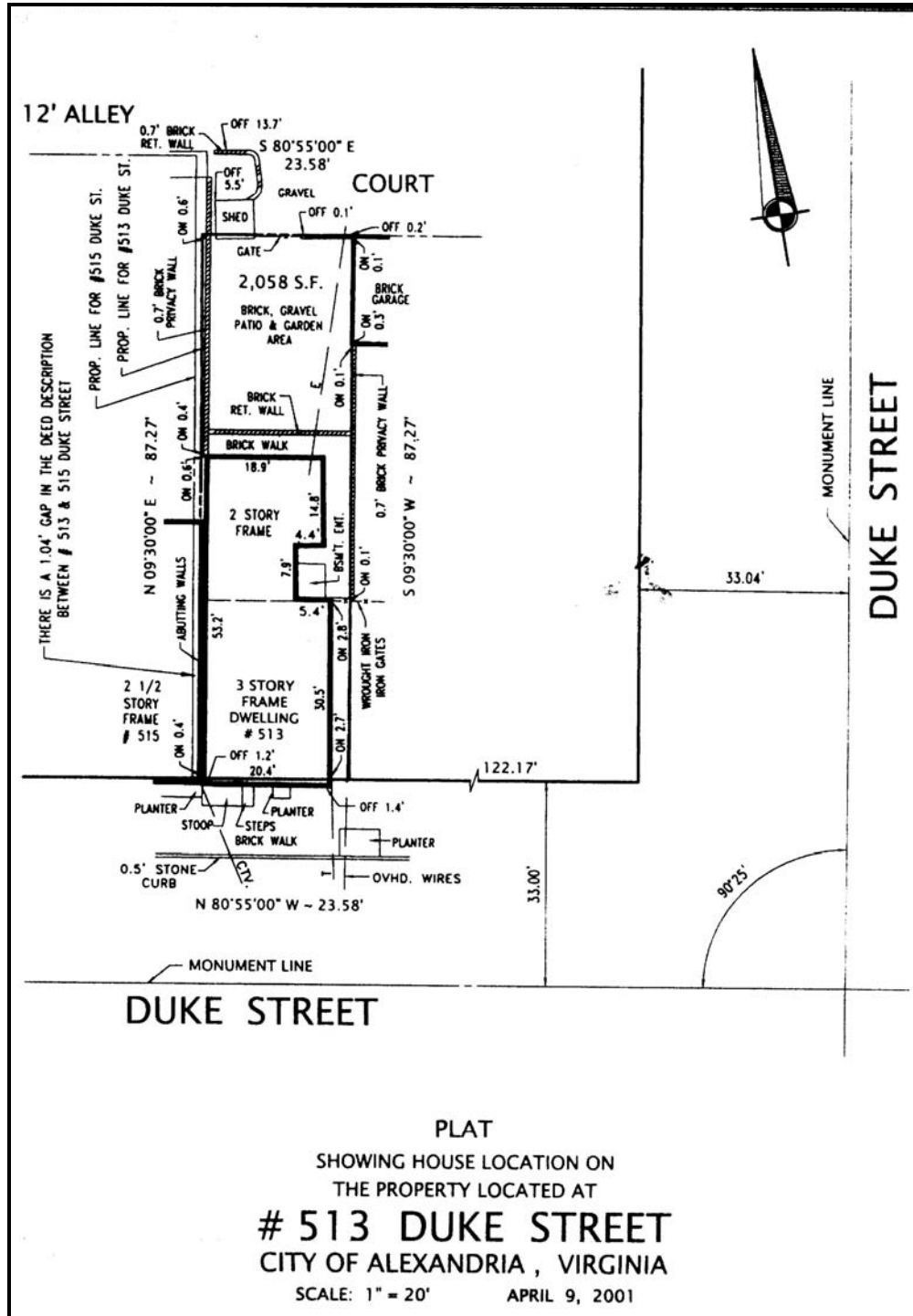


Figure 1. Plat.



Figure 2. Front of house.



Figure 3. Rear of house.



Figure 4. Rear of house as seen from St. Asaph Street.



Figure 5. Existing rear elevation and one story addition.



Figure 6. Existing 12 over 12 window on main portion of the house.

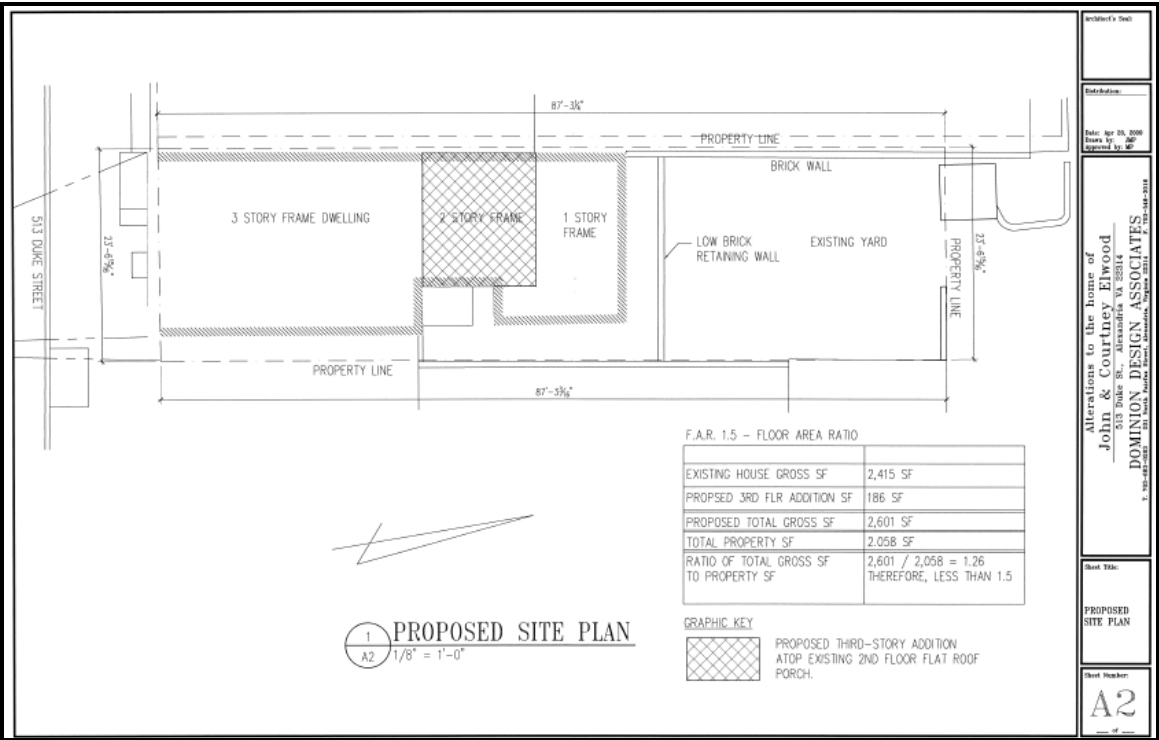


Figure 7. Proposed site plan.

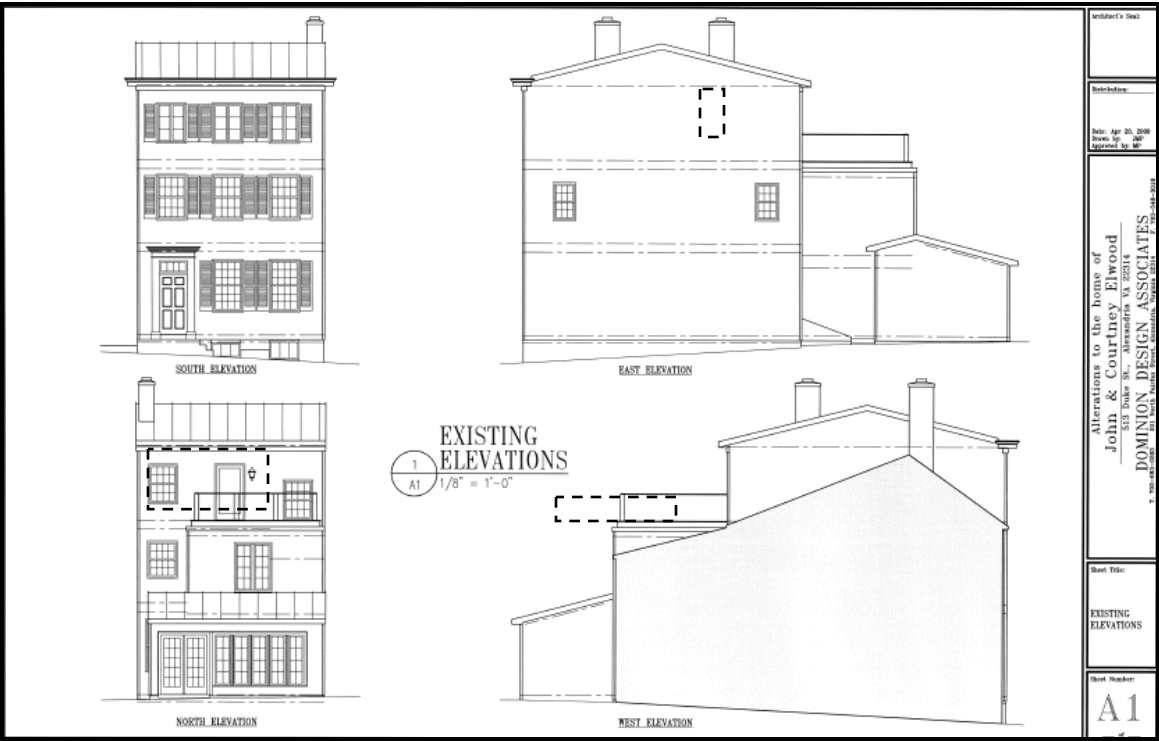


Figure 8. Existing elevations with dashed lines showing areas of demolition/encapsulation.