

Docket Item # 7  
BAR CASE # 2009-0285

BAR Meeting  
December 16, 2009

**ISSUE:** Demolition/Encapsulation  
**APPLICANT:** Jan Burrus (Gaver Nichols AIA, Agent)  
**LOCATION:** 227 North Royal Street  
**ZONE:** RM/Residential

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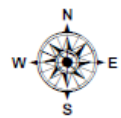
**STAFF RECOMMENDATION:** Staff recommends approval of the Permit to Demolish/Encapsulation as submitted with the BZA condition that all downspouts be undergrounded on the north building wall of 227 North Royal Street to reduce the impact of water on 318 Queen Street.

\*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 BAR approval 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.



**BAR CASE #2009-0285, 0286 12/16/2009**



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

**I. ISSUE:**

The applicant is requesting approval of a Permit to Demolish/Encapsulate in order to encapsulate the second floor wall of the rear (east) elevation at 227 North Royal Street. The proposed encapsulation is necessary in order to construct a second story addition (9.5 feet wide by 13.5 feet long) over the existing contemporary one-story addition. The existing door opening and transom which currently leads onto the uncovered, second floor porch will be retained in situ. The area of encapsulation is approximately 122 square feet. Both the existing and proposed additions will not be visible from the public right-of-way.

Staff was not able to locate any recent BAR cases for this property.

**II. HISTORY:**

According to the Sanborn Fire Insurance Maps, the subject house and its attached neighbor to the south at 225 North Royal Street were constructed between 1885-1891.

Alterations of the subject house include the installation of 6/6 wood windows on the façade and the construction of a contemporary rear addition.

**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 Staff's opinion, none of the above criteria are met. The late 19<sup>th</sup> century house retains a majority of its architectural integrity. Additionally, the current configuration of the rear elevation which will be impacted by the encapsulation will be retained in-situ on the interior of the new addition. The area of encapsulation is approximately 122 square feet. The new second story addition will be built on top of the existing one-story addition and will not adversely impact the historic house.

A Certificate of Appropriateness is not required as the subject addition is not visible from the public right-of-way. However, Staff notes that the subject second story addition (9.5 feet wide by 13.5 feet long) is being constructed over the existing contemporary one-story addition and utilizing smooth, cement fiber siding, solid wood composite paintable trimboards and wood, simulated divided light windows and doors. Although the design does not come under the purview of the BAR, the proposed design is consistent with recommendations in the Design Guidelines.

**IV. STAFF RECOMMENDATION:** Staff recommends approval of the Permit to Demolish/Encapsulation as submitted with the BZA condition that all downspouts be undergrounded on the north building wall of 227 North Royal Street to reduce the impact of water on 318 Queen Street.

**STAFF:**

Michele Oaks, Historic Preservation Planner, Planning & Zoning  
Stephen Milone, Division Chief, Land Use Services

**V. CITY DEPARTMENT COMMENTS**

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

Code Administration:

- C-1 Additions and Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-2 Additions and 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-3 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-4 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-5 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.
- C-6 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 116.1.

VI. IMAGES

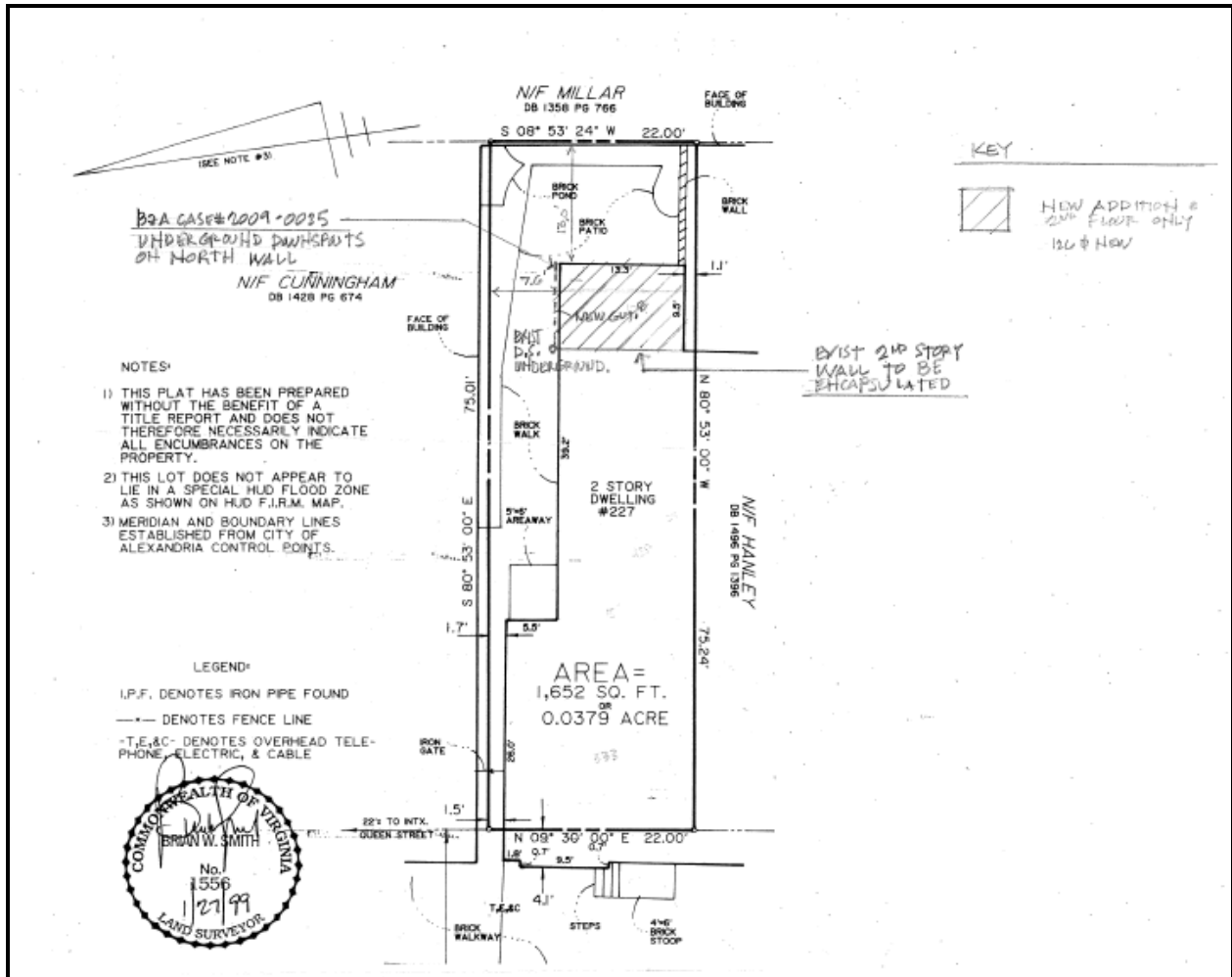


Figure 1: Plat



Figure 2: Existing Front Facade

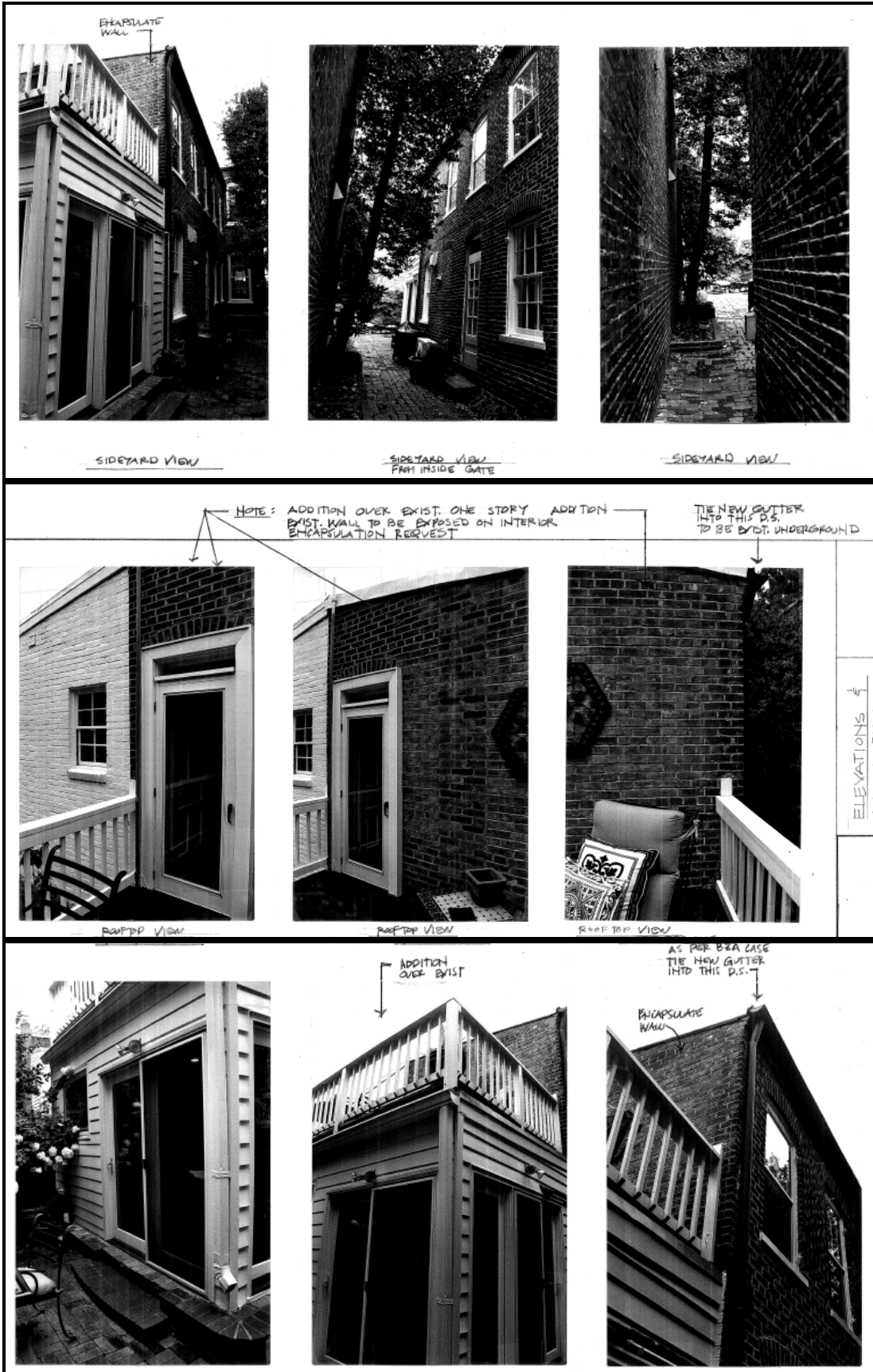


Figure 3: Existing Conditions Photos



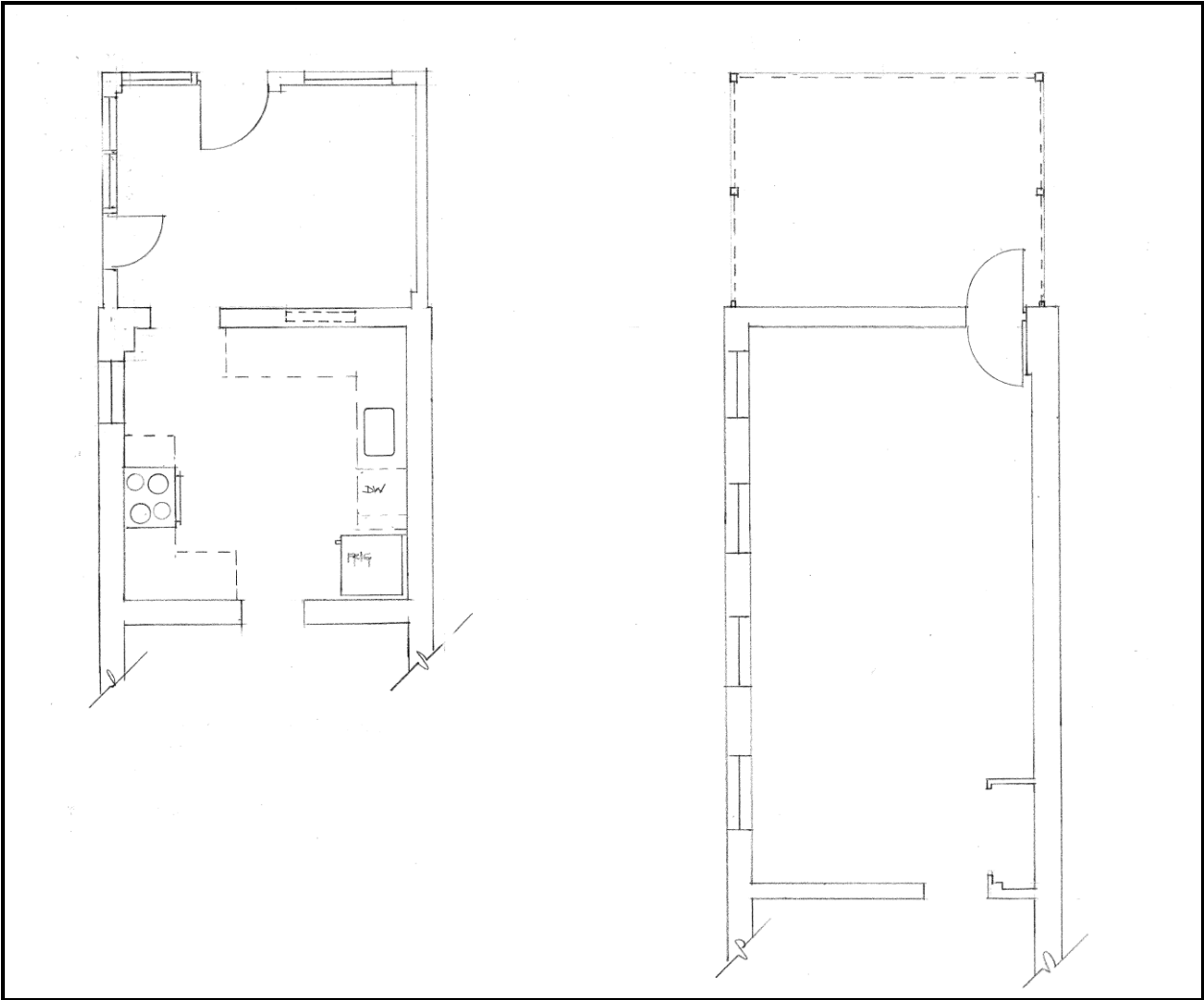


Figure 4: First and Second Floor Existing Floor Plans

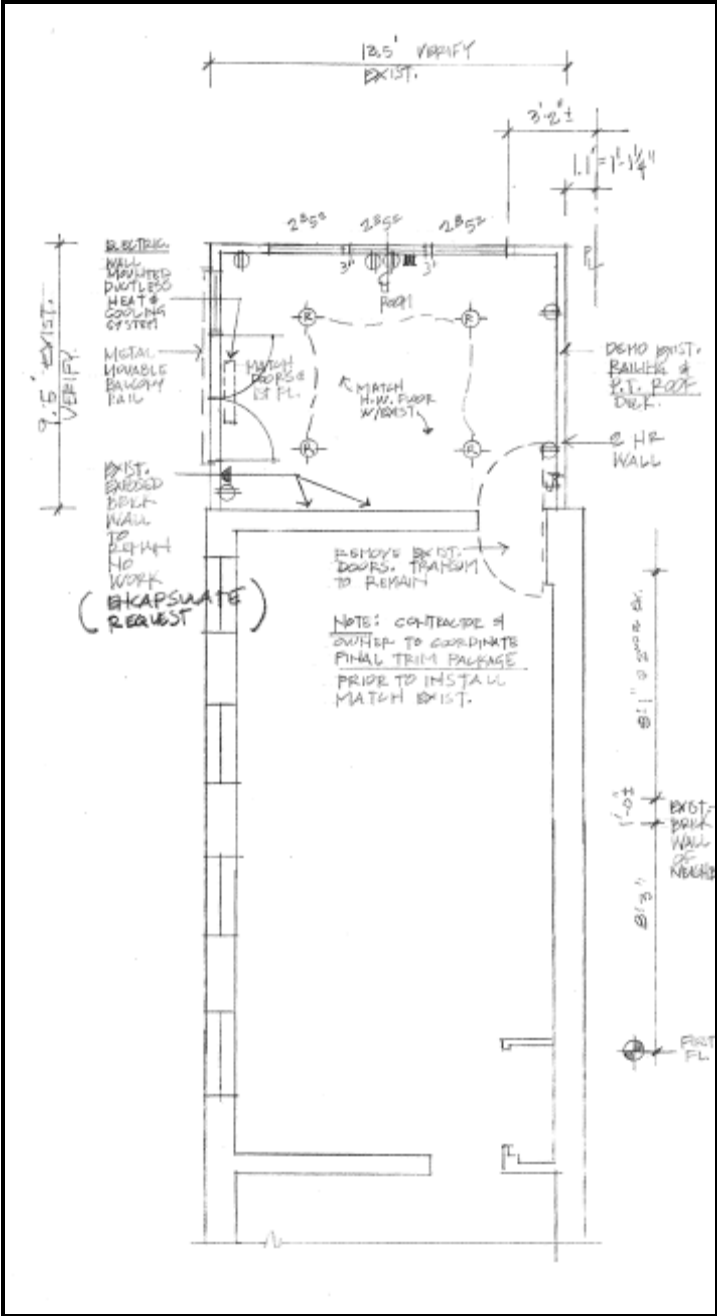
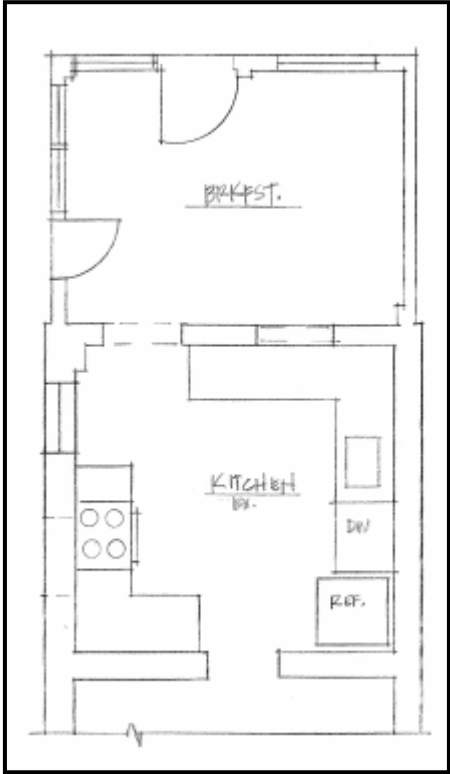


Figure 5: First and Second Floor Proposed Floor Plans



Figure 6: Existing Conditions – North Elevation



Figure 7: Proposal – North Elevation



Figure 8: Existing Conditions – Rear (East) Elevation

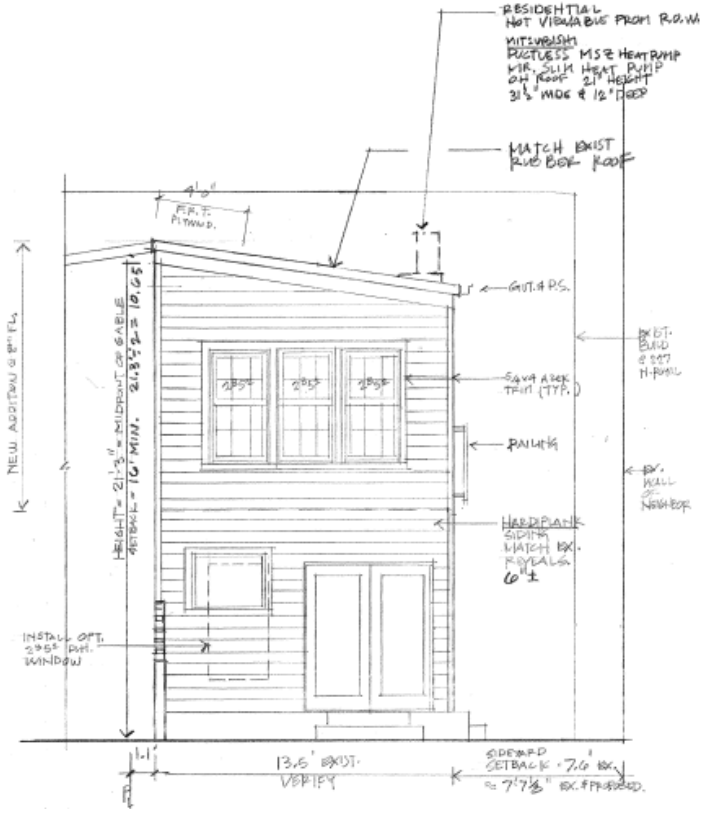


Figure 9: Proposal – Rear (East) Elevation