

Docket Item # 5  
BAR CASE # 2009-0308

BAR Meeting  
January 20, 2010

**ISSUE:** Permit to Demolish/Encapsulate

**APPLICANT:** Harry & Maria Hopper by Scot McBroom for Robert Adams & Associates

**LOCATION:** 206 Duke Street

**ZONE:** RM/Residential

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

\*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.



**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 construct a rear addition and a brick shed at 206 Duke Street. The addition will be two stories on the east elevation with a one story infill connecting the rear ell to the garage. The crawlspace under the ell will be dug out to create a full height basement; as a result, portions of the foundation will be demolished to add windows into the two proposed areaways. The applicant also proposes to construct a small one story tool shed at the rear of the property on the existing granite pavers. The shed will not require any additional demolition or encapsulation.

The total area of encapsulation is 595 square feet. Of that area, 238 square feet of the encapsulated area will be demolished. The area of encapsulation will measure approximately 14 feet wide by 20 feet 4 inches high on the east elevation of the ell. On the south elevation of the ell, the area of encapsulation will measure approximately 12 feet wide by 10 feet in height. The north elevation of the existing garage will also be encapsulated, an area measuring 16 feet by 10 feet, and the area below the easternmost garage window will be enlarged to accommodate a door into the new addition.

**II. HISTORY:**

According to *Historic Alexandria, Virginia, Street by Street, A Survey of Early Historic Buildings* by Ethelyn Cox, the Greek Revival house at 206 Duke Street was probably built around 1850. It replaced a frame house built around 1794 by George Coryell. Staff believes that the 1794 house was never completely destroyed by fire and portions of the frame house were incorporated into the 1850 construction. The mass of the rear ell was constructed prior to 1885 because its basic form, including the offset footprint from the main historic block of the house, is evident on the 1885 Sanborn Fire Insurance Map of that date. By 1903, the rear ell assumed the form that is visible today as is evident from a building permit issued for the work (Building Permit #48, August 31, 1903, City of Alexandria, Code Administration files). The door with a transom on the east elevation of the ell was added in 1943 (Building Permit #5317, August 31, 1943, Code Administration files). The existing garage has a similar history to the rear ell. It is first shown on the 1907 Sanborn Fire Insurance Map, although with a front projection or overhang. The overhang is no longer present on the 1958 Sanborn Fire Insurance Map.

The house at 206 Duke Street has a lengthy history in front of the BAR. In 1998, after three deferrals, the Board ultimately denied the demolition of a portion of the east elevation of the main block of the house for the construction of a one story addition. That decision was appealed to City Council, which approved the one story addition on June 16, 1998 (BAR Case #1998-0015& 0016). Also in 1998, the BAR approved a new gas lantern on the front façade (BAR Case #1998-0101). On November 5, 2003, the BAR approved the enclosure of the rear porch on the 1998 one story addition (BAR Case #2003-0249).

The alley behind the house is private.

**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?

Although the portion of the ell proposed for demolition/encapsulation has gained historic status, Staff does not believe that any of the criteria for demolition are met. The Greek Revival style townhouse at 206 Duke Street retains a high degree of architectural integrity and the area of encapsulation is relatively small in size. The area of actual demolition is less than half of the encapsulated area. Furthermore, large portions of the demolition/encapsulation will not be visible from the public right-of-way. Views from Duke Street are limited because of an existing brick wall at the front property line and the one story addition located to the east of the main block of the house, although the second floor of the ell will be visible from Duke Street. Views from South Lee Street to the property are limited to the garage because the alley which runs behind the house is private.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval of the Permit to Demolish/Encapsulate.

**STAFF:**

Stephanie Sample, Historic Preservation Planner, Planning & Zoning  
Al Cox, City Architect, Historic Preservation Section  
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 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 Additions and Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-6 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-7 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-8 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-9 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.
- C-10 Emergency escape and rescue openings shall comply with section R310 of the 2006 edition of the Uniform Statewide building code (USBC).

Transportation and Environmental Services:

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

Historic Alexandria:

No comments received.

Alexandria Archaeology:

F-1. According to *Historic Alexandria, Virginia, Street by Street, A survey of Existing Early Buildings* by Ethelyn Cox, the existing structure on this lot was probably built around 1850. It replaced a frame house built around 1794 by George Coryell. The property therefore has the potential to yield archaeological resources that could provide insight into residential life in Alexandria during the late 18<sup>th</sup> and 19<sup>th</sup> centuries.

\*R-1. The applicant/developer shall call Alexandria Archaeology (703/838-4399) two weeks before the starting date of any ground disturbance so that a monitoring and inspection schedule for city archaeologists can be arranged.

\*R-2. 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-3. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

R-4. The statements in archaeology conditions above marked with an asterisk "\*" 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.

VI. IMAGES

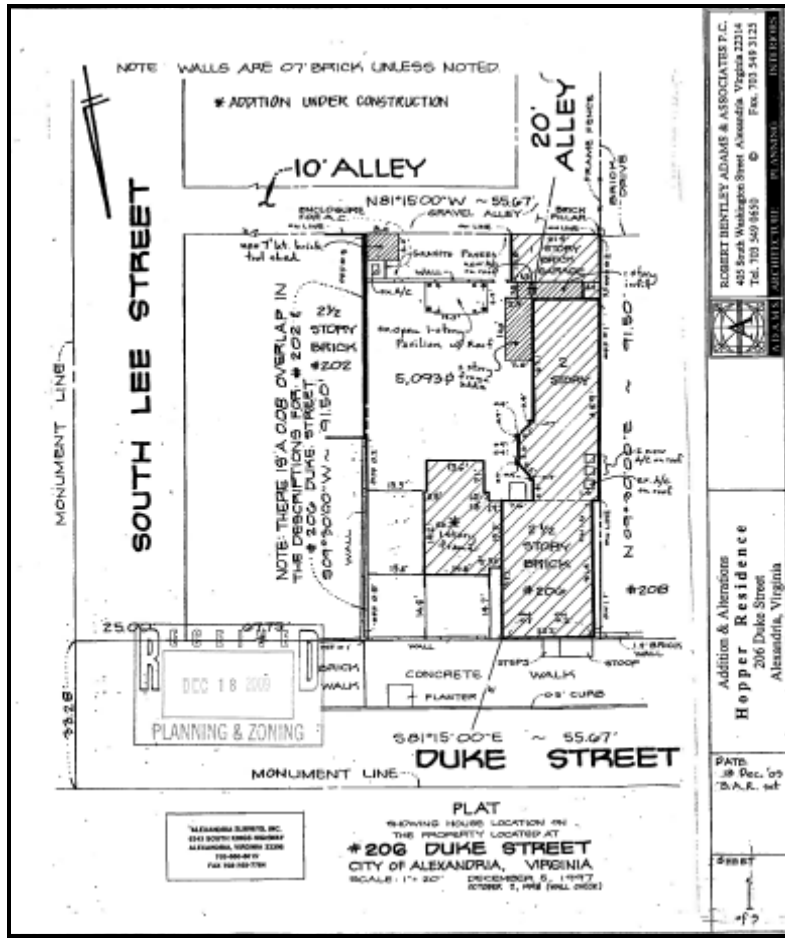


Figure 1: Plat showing proposed addition and shed.

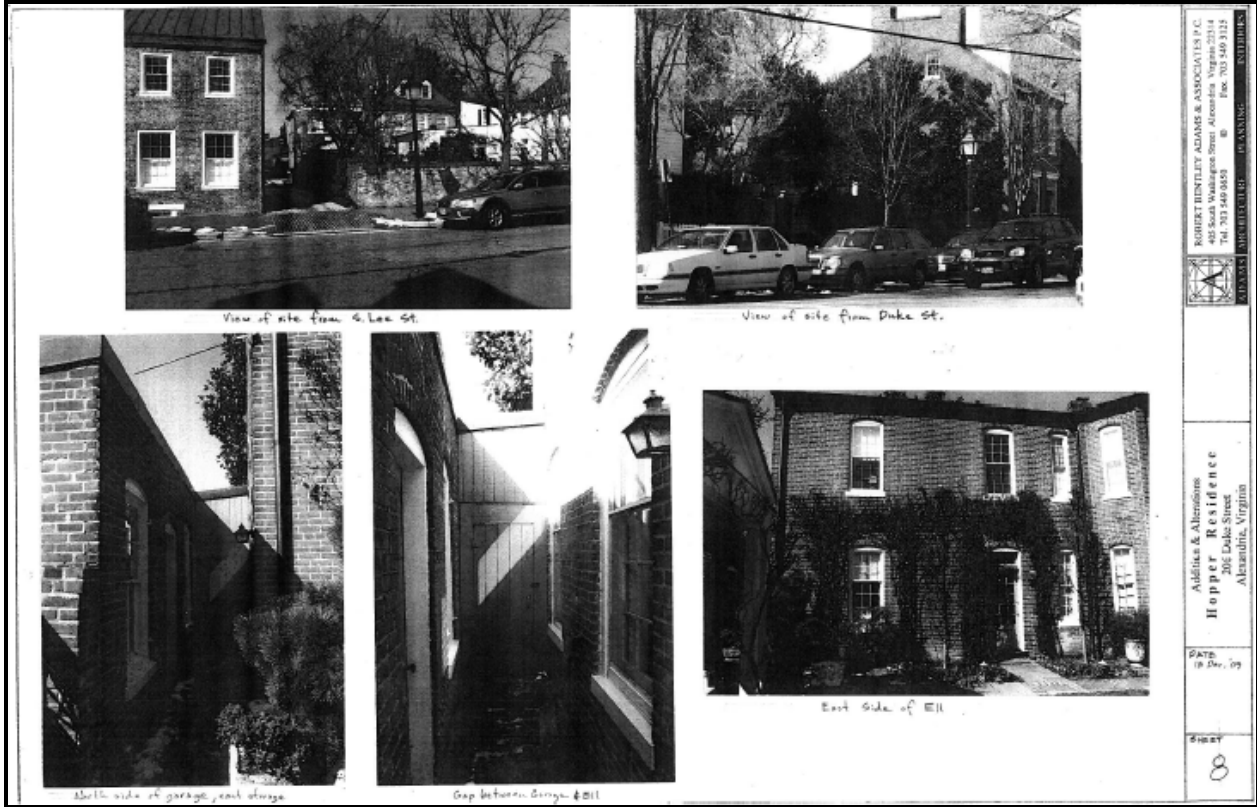


Figure 2: Site photos.

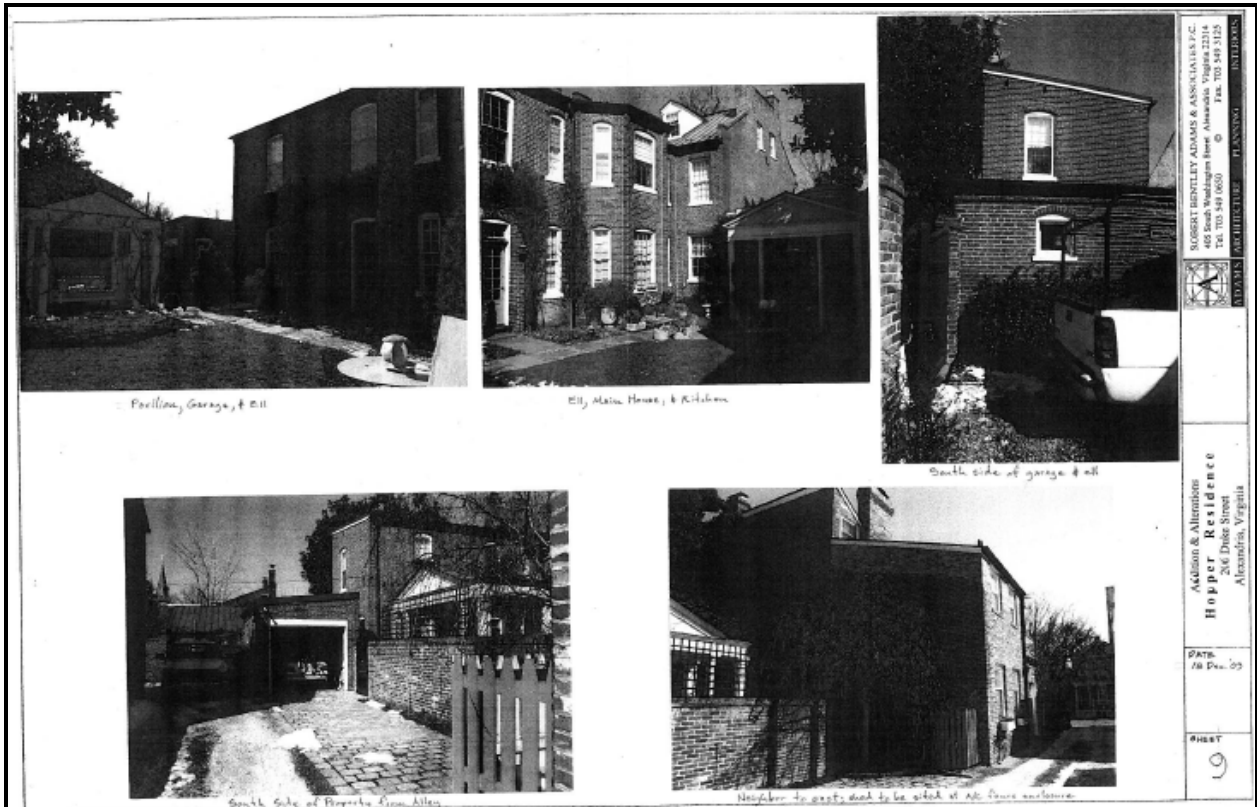


Figure 3: Site photos.



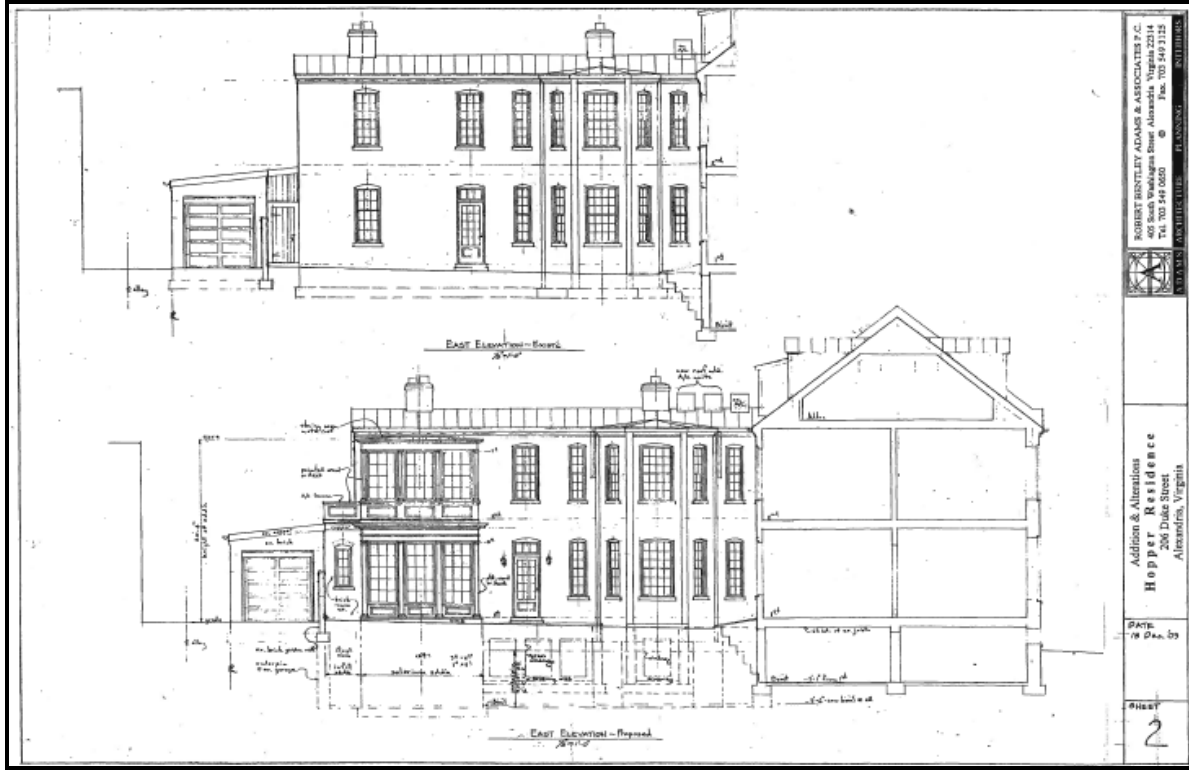


Figure 4: East elevation – existing and proposed.

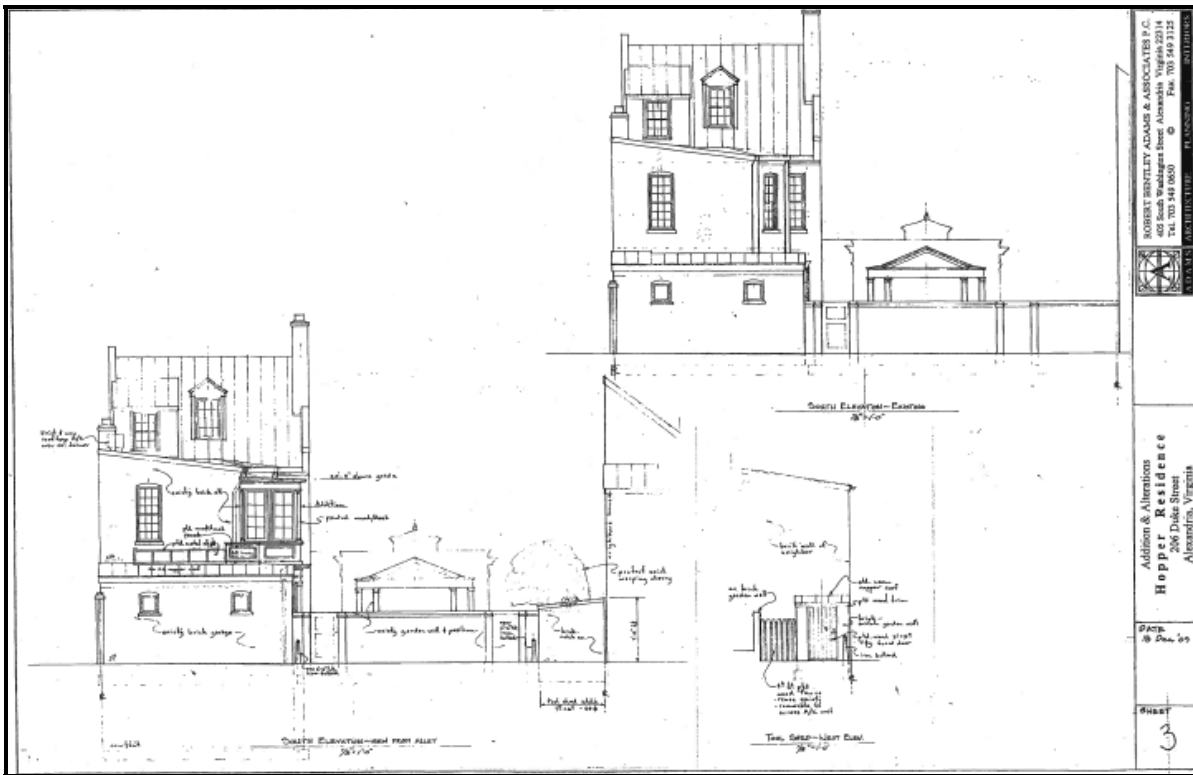


Figure 5: South elevation – existing and proposed.

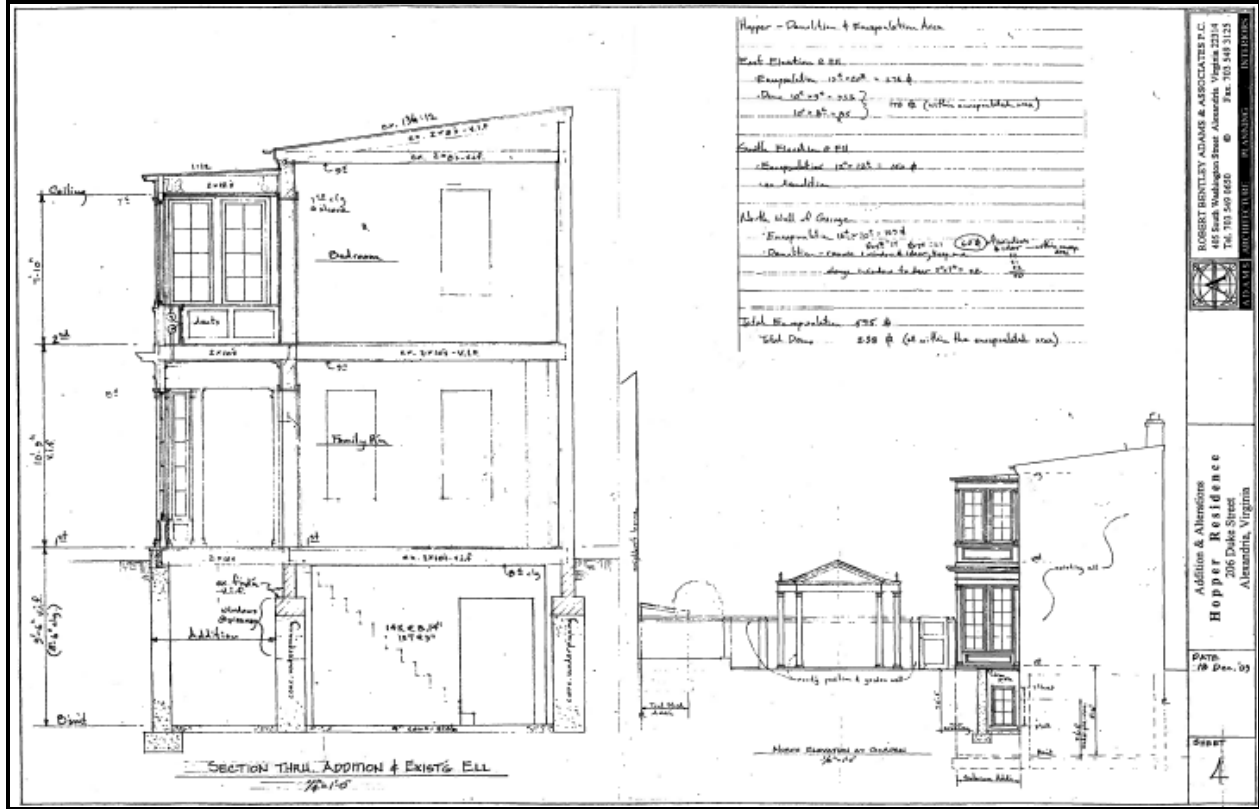


Figure 6: Section and encapsulation/demolition summary.