

Docket Item # 12 & 13  
BAR CASE # 2010-0182 & 0192

BAR Meeting  
July 21, 2010

**ISSUE:** Permit to Demolish/Encapsulate & Alterations

**APPLICANT:** Douglas Thurman

**LOCATION:** 804 Duke Street

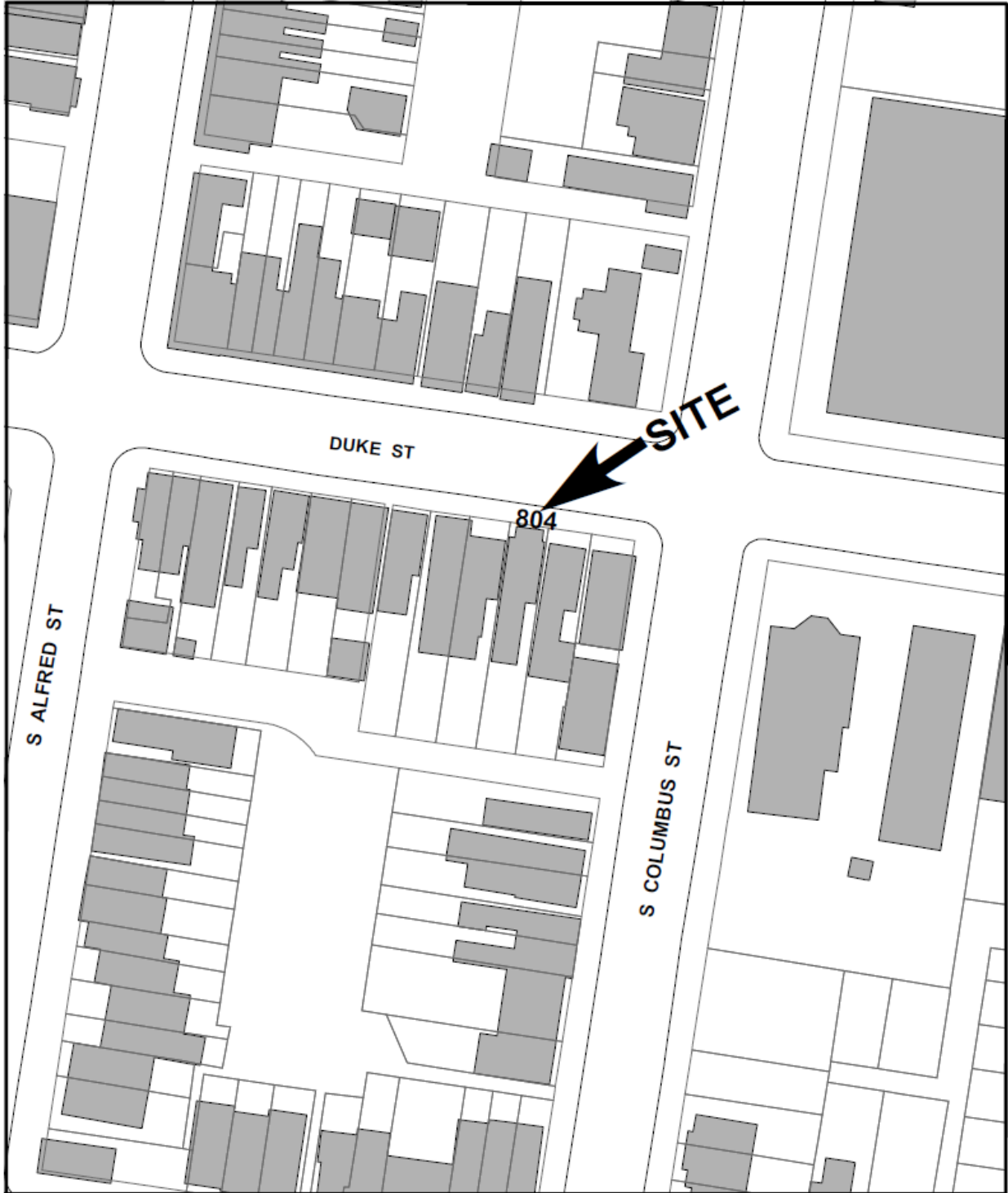
**ZONE:** RM/Residential

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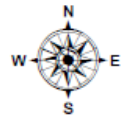
**STAFF RECOMMENDATION:** Staff recommends approval of the Permit to Demolish/Encapsulate and the Certificate of Appropriateness for alterations as submitted.

**\*\*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.



**BAR CASE #2010-0182/192 07/21/2010**



**Note:** Staff coupled the reports for 804 Duke Street, BAR #2010-0192 (Permit to Demolish/Encapsulate) and BAR #2010-0182 (Certificate of Appropriateness), for clarity and brevity. This item requires a roll call vote.

**I. ISSUE:**

The applicant is requesting approval of a Permit to Demolish/Encapsulate for removal of the existing rear stair and the enlargement of the first floor rear window opening, as well as a number of minor alterations of the rear ell at 804 Duke Street. The applicant is in the process of renovating the property and restoring many of the original details, on both the exterior and interior of the townhouse.

The area of demolition consists of the stair structure, which is not historic, and the enlargement of the first floor rear (south) window opening for the installation of three new windows. The total area of demolition is 66 square feet, not including the stair.

The following alterations are proposed:

- Repair of the second story sleeping porch once the rear stair is removed, including: the removal of the screen door and the installation of additional railing, new screen, and new trim.
- Removal of the existing siding on the rear ell and the installation of new 6" exposure beaded wood siding.
- Exposure of the existing two-over-two wood windows currently obscured under the siding on the east elevation of the ell.
- Installation of three two-over-two wood windows on the first floor rear elevation (the double insulated, true-divided-light Marvin windows will have 1 1/8 inch wide muntins).
- A new wood transom over the existing side (east) door.

**II. HISTORY:**

According to the Sanborn Fire Insurance Maps, the two story brick townhouse at 804 Duke Street was constructed sometime between 1885 and 1891. The late Victorian style townhouse was likely used for commercial purposes at some time, as evidenced by the fixed, single sash multi-paned window on the front façade. An original window on the bay of this Queen Anne style house would likely have had a pair of double hung 1/1 or 2/2 sash windows separated by a wide mullion.

Staff could find no previous BAR approvals, with the exception of an administrative approval for window replacement in 2009 (BAR Case #2009-00138).

**IV. ANALYSIS:**

Staff commends the applicant for returning this historic townhouse to its original use and restoring many of its original features.

**Permit to Demolish/Encapsulate**

In considering a Permit to Demolish, 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 and the Permit to Demolish/Encapsulate should be granted. The pressure treated wood stair likely dates from the mid-to-late a 20<sup>th</sup> century and is not original to the house. Furthermore, the enlargement of the window opening on the rear elevation is relatively minor in scale and limited in visibility.

#### Alterations

Staff commends the applicant for the removal of the non-historic rear stair and for uncovering the existing historic window on the east elevation. Although the new windows proposed on the rear elevation are not single glazed, they are true-divided-lights which is an acceptable window type identified in the *Design Guidelines*. The light configuration proposed by the applicant, two-over-two, is the only light pattern where the true-divided-light muntin width can be historically appropriate – as these will be. Staff believes the tri-partite grouping of the windows is appropriate for this secondary visible location, as ganged windows were common on late Victorian buildings.

Staff recommends approval of the application as submitted.

#### **STAFF:**

Stephanie Sample, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager

#### **IV. CITY DEPARTMENT COMMENTS**

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

#### Code Administration:

No comments received.

#### Historic Alexandria:

No comments received.

**V. IMAGES**

**804 Duke**



**Figure 1: South side of 800 block of Duke Street (above) showing existing front elevation at 804 Duke and north side of Duke Street blockface (below).**

REAR 804 DUKE STREET  
LOOKING NORTH



REAR 804 DUKE STREET  
LOOKING SOUTH FROM  
EXISTING ALLEY



Figure 2: Existing rear elevation



Figure 3: Existing rear (south) and side (east) elevations of the ell outlining proposed areas of demolition



Figure 4: Proposed rear and side elevations



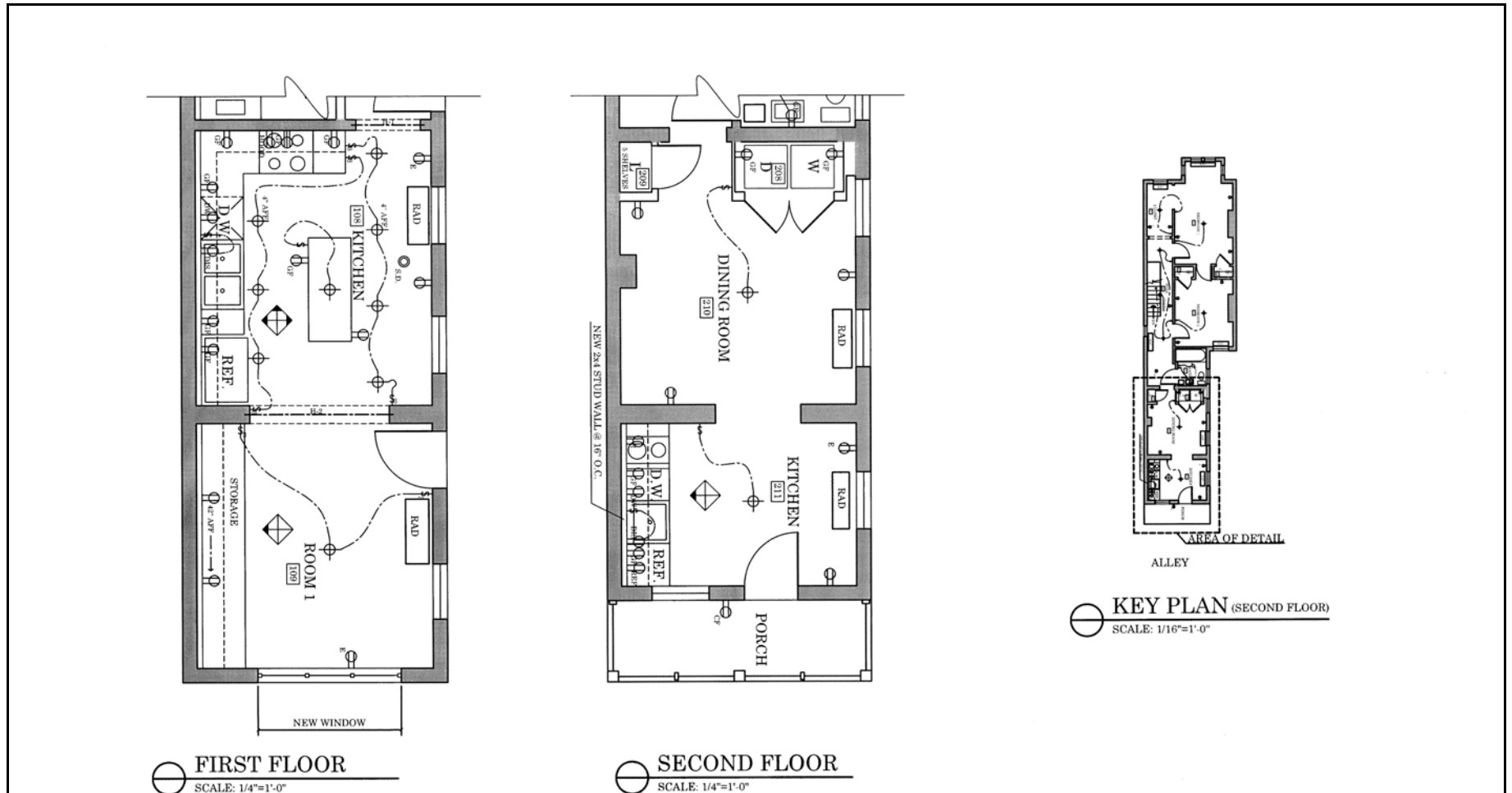


Figure 5: Proposed floor plans