

Docket Item #10
BAR CASE# 2005-0034

BAR Meeting
March 16, 2005

ISSUE: Permit to Demolish

APPLICANT: Craig Brightup

LOCATION: 215 North Pitt Street

ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

Note: This docket item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish the rear of the existing rowhouse at 215 North Pitt Street in order to install a new rear addition.

The existing rear of the rowhouse is visible from Pitt Mews and the side of the house can be seen from North Pitt Street.

II. HISTORY:

The three story frame residential rowhouse at 215 North Pitt Street was constructed in 1854 by William Gregory according to Ethelyn Cox in *Alexandria Street by Street* (p.105). The rear addition and sunroom date from the 1970s according to the applicant.

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?

Staff believes that none of the criteria are met. The proposed demolition is limited to areas of the late twentieth century addition.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

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.

Office of Historic Alexandria:

This is a very nice looking project, well presented. However, there is no detail on type of window/door replacement.