

Docket Item # 5
BAR CASE #2005-0233

BAR Meeting
November 2, 2005

ISSUE: Permit to Demolish and Capsulate

APPLICANT: James E. Henson, Sr.

LOCATION: 607 South 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 and Capsulate the rear portion of the residential house at 607 South Pitt Street for a rear addition. The entire existing rear (west) facade wall will be demolished in order to construct a new two-story addition with basement.

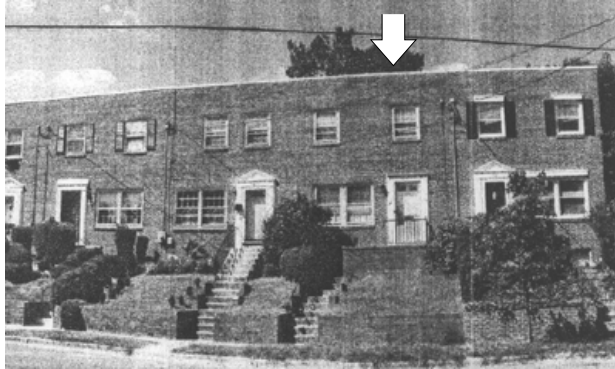


Figure 1 Existing front elevation

II. HISTORY

According to the original building permit 607 South Pitt Street was constructed in 1959 (Permit #7152, 11/4/59). The property is a simple brick, vernacular style residential structure with Colonial Revival design influences. The front facade has two paired double hung window with eight-over-eight lights on the first floor, and the second floor has two separate windows with six-over-six lights. All windows have brick lintels and sills. The front door has a simple wood door frame.

There does not appear to have been any earlier requests for exterior alterations to this property before the BAR.

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 to 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 and that the Permit to Demolish/Encapsulate should be granted.

IV. STAFF RECOMMENDATION

Staff recommend approval of the application as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- 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 current edition of the Uniform Statewide Building Code (USBC).

- C-6 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

- C-7 Construction permits are required for this project. Plans shall accompany the permit application that fully detail 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.

Office of Historic Alexandria:

No comments.

Alexandria Archaeology:

- F-1 This property is located on the site of the Seaton School for Boys, later known as the Snowden School. The school was constructed by George Seaton, an African American master carpenter, who played a leadership role in literally building up the City's African American neighborhoods. The Seaton School opened in 1867 and continued in use until a fire forced its closing in 1915. The property to be developed therefore has the potential to yield archaeological resources that could provide insight into educational opportunities for African Americans after the Civil War.
- R-1 To insure that important information about the City's past is not lost as a result of construction, it is recommended that Alexandria Archaeology conduct an archaeological investigation on this lot prior to any ground-disturbing activities. The landowner should coordinate with City archaeologists with regard to the construction schedule to insure that the necessary work can be done before construction begins.
- R-2 In addition to the archaeological excavation, City archaeologists will provide on-site inspections/monitoring to record any significant finds discovered during construction. The applicant should contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, underground utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property to schedule the monitoring.
- R-4 The applicant should 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 the development when archaeologists are not present. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- R-5 The above statements in R-3 and R-4 must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.