

Docket Item # 14
BAR CASE #2005-0223

BAR Meeting
December 7, 2005

ISSUE: Permit to Demolish and Capsulate

APPLICANT: Fabrice & Victoria Vasques

LOCATION: 520 ½ South Pitt Street

ZONE: RM

STAFF RECOMMENDATION:

Staff recommends approval of the permit to Demolish/Capsulate.

NOTE: This docket item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish/Capsulate in order to construct a third-story rear addition to the residential property at 520 ½ South Pitt St, that aligns with the south building wall. The south building wall of the house is now located on the south side property line. As a component of the project, existing window opening on the north elevation will be enlarged and new window openings will be added. A existing paired window will be converted to a bay window.

II. HISTORY:

The house at 520 ½ S. Pitt Street was approved by the Board in 1993 (BAR Case #93-26, 5/6/93).

According to the G.M. Hopkins Insurance Atlas, structures were present on this street face by 1877.

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 house was constructed in 1993. The area in which most of the work will occur is on less visible elevations. Therefore, Staff recommends approval of the Permit to Demolish/Capsulate.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the permit to demolish.

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 on 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 be 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 comment.”

Alexandria Archaeology:

- F-1 According to the G.M. Hopkins Insurance Atlas, structures were present on this street

face by 1877. The lot therefore has the potential to yield archaeological resources that could provide insight into residential life in 19th-century Alexandria.

- R-1 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-2 The above statement 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.