

Docket Item # 4
BAR CASE # 2007-0026

BAR Meeting
May 2, 2007

ISSUE: Demolition/encapsulation
APPLICANT: Eat Good Food LLC.
LOCATION: 110 South Pitt Street
ZONE: CD/Commercial

STAFF RECOMMENDATION, MAY 2, 2007: Staff recommends approval of the application with the following condition:

The following 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:

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.

BOARD ACTION, MARCH 7, 2007: The Board combined the discussion of docket item #'s 7 & 8. On a motion by Mr. Smeallie, seconded by Mr. Wheeler the Board deferred the application for restudy. The vote on the motion was 6-0 (Mr. Hulfish recused himself from the discussion).

REASON: The Board agreed with the staff recommendation that changes to the design should be made. The Board also believed that the changes were significant enough that they should come back to the Board.

SPEAKERS: Cathal Armstrong, applicant, spoke in support.

STAFF RECOMMENDATION, MARCH 7, 2007: Staff recommends approval of the application with the following condition:

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(Insert sketch here)

NOTE: This docket item requires a roll call vote.

I. ISSUE:

The proposed demolition /capsulation has not changed any from that reviewed at the March 7, 2007 hearing. The applicant is requesting approval of a Permit to Demolish to allow for a single story addition at the rear of the building. The addition will be on the location of a small brick patio that is at the southeastern corner of the building. The patio had been used as an outdoor dining area. It will now be enclosed. According to the construction permit drawings, the two walls now on the perimeter of the patio (one facing south and one facing east) will be encapsulated within the new addition and left more or less as they are. The addition will capsulate these walls to a height of approximately 12', affecting a total of approximately 504 square feet of wall area.



Figure 1 - View of patio looking north



Figure 2 - View of patio looking south

The area to be demolished and or capsulated is partially visible in through block views between 121 and 123 South Royal Street and between 411 and 415 Prince Street.

II. HISTORY:

The two story red brick Federal style structure at 110 South Pitt Street was constructed as a warehouse between 1813 and 1827 according to Ethelyn Cox in Historic Alexandria Street by Street (p. 106). Map research indicates that throughout the 19th century and into the 1920s, the building had a long, two story brick ell at the back. By 1941, a second extension had been added at the rear, to the south of the original ell. It is not clear when the building achieved its present densely developed and irregular configuration at the back. However, a survey plat dated 1988, appears to show the building in its current footprint. Photographs submitted with the application suggest that the south and west walls that face onto the patio were fairly recently altered with multi-light French doors and windows.

Staff could not locate any record of Board review of additions for 110 South Pitt Street. However, the Board has approved a number of signs for this property. In 1989 and 1993, the Board approved a sign and later an awning for the previous tenant, Santa Fe East (BAR Case

#88-186, 1/18/1989 and BAR Case #93-0065, 5/6/1993). More recently, for restaurant Eve, the Board approved a decorative metal and glass gate for the alleyway entrance and a hanging sign (BAR Case #2003-0207, 9/3/2003). These alterations were at the front of the building.

In 2006, the Planning Commission and City Council approved the expansion of the restaurant and modification of the zone transition setback requirements to allow for the addition currently before the Board (SUP2006-0037, 6/17/2006). On March 7, 2007, the Board heard the case for the permit to demolish and certification of appropriateness, deferring the applications for restudy (BAR Case #2007-0026 & #2007-0034). The Board concurred with Staff that the design of the addition should be more compatible with the existing building and wanted an opportunity to review and approve the changes to the plans.

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 the opinion of Staff, the proposed demolition/encapsulation does not meet any of the above criteria. The section of the building that will be affected is at the rear and is not readily visible. It appears to have been constructed between 1941 and 1988. Moreover, on the first story, it appears to have been extensively altered in recent years with the addition of a series of multi-light French doors and windows so that there is little wall remaining. Thus, the area is much altered and dates to the late 20th and early 21st centuries. It has no particular architectural or historical significance. For these reasons, Staff has no objection to the proposed demolition/encapsulation. However, Staff does note the comments of Alexandria Archaeology and recommends that they be included as a condition of the approval.

IV. STAFF RECOMMENDATION:

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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.

Historic Alexandria:

The request seems appropriate.

Alexandria Archaeology:

- F-1 Tax records indicate the presence of free African American households on this street face in the early 19th century, but the exact addresses are unknown. According to *Historic Alexandria, Virginia, Street by Street* by Ethelyn Cox, this property contained a warehouse when it was sold in 1827. It was purchased in 1830 by James Van Sant, who is listed in the 1834 Directory of Alexandria as a saddler with his business on King Street near Pitt. Van Sant lived in the house until his death around 1867. The property therefore has the potential to yield archaeological resources that could provide insight into commercial/industrial as well as domestic activities 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.