

Docket Item # 5  
BAR CASE # 2008-0012

BAR Meeting  
April 2, 2008

**ISSUE:** Permit to Demolish/Encapsulate

**APPLICANT:** M. Catharine Puskar

**LOCATION:** 825 N. Washington Street

**ZONE:** CDX/Commercial

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**STAFF RECOMMENDATION:** Staff recommends approval as submitted.

(Insert sketch here)

**I. ISSUE:**

The applicant is requesting approval of a Permit to Demolish to remove a rear addition at 825 North Washington Street. The building is changing use from a Wendy's restaurant to PNC Bank. The area of the building to be demolished is a later rear addition located on the rear of the building (east elevation), 61' in length and 14' wide, consisting of approximately 1,121 square feet minus bump outs to be retained. A chimney stack and rear roof dormer will also be removed during this phase of the project.

Once the addition is demolished, the exposed exterior wall will be repaired to match the appearance of the existing elevations. As part of the use change, a metal drive-through canopy will be installed in area to be demolished.

**II. HISTORY:**

Originally constructed in 1940 as a Howard Johnson's restaurant, 825 North Washington Street has remained remarkably intact since its construction along Washington Street. The building is a good example of roadside architecture of this period and reflects the Colonial heritage and intended character of the George Washington Memorial Highway through its modest scale and Colonial Revival details and design elements.

According to records, in 1951, the Board approved an addition to the building while it was operating still as Howard Johnson's. In 1960, the Board approved exterior alterations as the building was "remodeled"—the extent of these alterations is not known. In 1964, the Board approved a change in signage for the building and, in 1976, the Board approved the construction of another addition. In 1978, the Board denied a request to replace the existing cupola and recommended it to be repaired in kind with the design to be maintained. In 1978, the Board approved alterations to the signage for Howard Johnson's.

The uses of the building changed in 1985 when the restaurant Wendy's began occupying the location. In 1985, the Board approved some minor alterations to the building and new signage for Wendy's.

The 1958 Sanborn map shows the building footprint to be very similar to the current footprint is today. It appears that the addition approved in 1951 was to the rear of the building and was the bigger of the two additions approved by the Board since the building was constructed in 1940.

**III. ANALYSIS:**

In considering a Permit to Demolish or Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, Sec 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 an historic shrine?
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?

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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 above criteria are met. The proposed demolition is limited to the rear of the building and impacts only later mid and late 20-century additions that were constructed to house kitchen and utility uses. The chimney and rear dormer are also later elements to the building. The result of the demolition of the rear additions will restore the footprint of the building to a configuration that will be closer to the original configuration.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- F-1 The applicant shall obtain a sign permit for the proposed sign and/ or wall lettering.
- 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 be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-2 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Additions and alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit (USBC 108.1). Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application (USBC 109.1).
- C-5 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-6 Wall letters / signs must comply with USBC [H103-H111] Please indicate the method to be used for anchoring the letters to the wall.
- C-7 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-8 Roof drainage must not run toward adjacent property. If the footprint area of the addition: (1) exceeds the footprint area of the existing structure, or (2) the roof drainage of the existing structure is hard piped, or (3) the roof drainage from the addition will cause erosion or damage to an adjacent property, then run-off water must be hard piped (schedule 40 PVC pipe;  $\geq$  3" in diameter) to the storm, sewer, inlet box, building sub drain, street flume or curb.
- C-9 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.

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- C-10 Certification is required from the owners or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos (USBC 110.3).
- C-11 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 116.1.
- C-12 Building Code Analysis: The following minimum building code data is required on the drawings: a) use group, b) number of stories, c) construction type, d) tenant area
- C-13 Canopies must comply with USBC 3202.3.1 for support and clearance from the sidewalk, and the applicable sections of USBC's Chapter 11. Structural designs of fabric covered canopies must comply with USBC 3105.3. The horizontal portions of the framework must not be less than 8 feet nor more than 12 feet above the sidewalk and the clearance between the covering or valance and the sidewalk must not be less than 7 feet.
- C-14 Canopies must comply with USBC 3105.1 and the applicable sections of USBC: Chapter 16. Structural designs of fabric covered canapés must comply with USBC 3105.3.
- C-15 The handicapped ramp must comply with the requirements of USBC 1010.1. The front approach to the exterior door (which is on the pull side) must comply with the landing requirements of USBC 1010.6. Handrails must comply with USBC 1010.8
- C-16 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11. Handicapped accessible bathrooms shall also be provided.
- C-17 Toilet Rooms for Persons with Disabilities:
  - (a) Water closet heights must comply with USBC 1109.2.2
  - (b) Door hardware must comply with USBC 1109.13
- C-18 Toilet Facilities for Persons with Disabilities: Larger, detailed, dimensioned drawings are required to clarify space layout and mounting heights of affected accessories. Information on door hardware for the toilet stall is required (USBC 1109.2.2).
- C-19 Required accessibility to Automatic Teller Machines for persons with disabilities must comply with USBC.
- C-20 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:

No comments received.