

Docket Item #2
BAR CASE #2004-0279
BAR Meeting
February 23, 2005

ISSUE: Re-approval of permit to demolish shed

APPLICANT: Anna Maria & Michael Dechert

LOCATION: 804 Pendleton Street

ZONE: RB Residential

****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by the Code Enforcement Bureau (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Enforcement, Room 4200, City Hall, 703-838-4360 for further information.

STAFF RECOMMENDATION:

Staff recommends approval of the Permit to Demolish.

NOTE:

This docket item requires a roll call vote.

UPDATE:

The Board previously approved a Permit to Demolish for this shed on April 23, 2003 and April 12, 2000 (BAR Case #2003-0045 and BAR Case #2000-0068). Plans for a new house on this property were approved by the Board on September 23, 1998 (BAR Case #98-0144) and again on March 22, 2000 (BAR Case #2000-0033). The property recently sold and the new owner will present the Board with a new design for a house at this location (BAR Case #2004-0280).

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish the existing shed at 804 Pendleton Street. The subject property is a vacant lot, except for the single story, 16.5-foot by 21-foot metal-clad shed located at the rear of the lot. The shed is visible from Pendleton Street and the alley behind the property.

II. HISTORY:



The lot was subdivided in the early twentieth century but never developed. The 1921 Sanborn Fire Insurance Company map shows the lot vacant. The 1931 map shows a metal clad frame used as a garage in the western corner at the rear of the lot. Significant alterations appear to have been made to the shed in the latter half of the 20th century. Today, the shed is a low-lying frame structure with a very low-pitched gable roof and aluminum cladding.

The Board first approved the prior owner's proposal to build a house on this lot at the hearing of September 23, 1998 (BAR Case #98-0144). The proposed dwelling was re-approved by the Board at the hearing of March 22, 2000 (BAR Case #2000-0033). The demolition of the shed was approved the following month at the April 12, 2000 hearing (BAR Case #2000-0068). The demolition of the shed was re-approved on April 23, 2003 (BAR Case #2003-0045).

III. ANALYSIS:

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, Sec. 10-205(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 and protect an historic place or area of historic interest in the?
- (5) 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?
- (6) Would retention of the building or structure help maintain the scale and character of the neighborhood?

In Staff's opinion, this structure never possessed sufficient architectural or historical significance to warrant its retention, has lost its historic integrity as a result of alterations over time and does not contribute to the Parker-Gray Historic District. Staff feels that none of the above criteria are met and the application for a Permit to Demolish should be granted.

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 A demolition permit is required.
- 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.

Office of Historic Alexandria:

“No comment.”

Alexandria Archaeology:

- F-1 Tax records indicate the presence of a free African American household in the vicinity of this property in 1830. The property therefore has the potential to yield archaeological resources that could provide insight into domestic life, perhaps relating to African Americans, during the 19th century.
- 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 applicant should not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The above statements must appear in the General Notes of the site plan so that on-site contractors are aware of the requirements.