

Docket Item # 2
BAR CASE # 2007-0110

BAR Meeting
February 27, 2008

ISSUE: Permit to Demolish/Encapsulate

APPLICANT: Cheryl Zadlo

LOCATION: 1004 Pendleton Street

ZONE: CSL, Commercial

STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish/Encapsulate as submitted.

(Insert sketch here)

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish/Encapsulate in order to construct a two story addition on the east side of the house where there is a one-story porch. In addition, a screened porch with upper level deck will be constructed on the rear of the house. The applicant is also proposing a number of exterior alterations to the house, including: replacement windows throughout; new Hardiplank siding and Azec trim; a front light; replacement shutters; repair of the wood fascia and door hood; a vertical trim board to separate 1004 Pendleton Street from 1006 Pendleton Street; replacement in kind of front gate; and, a rear yard privacy fence.

II. HISTORY:

The two-story frame house at 1004 Pendleton Street appears to be a twin to the house at 1006 Pendleton Street but it was actually constructed earlier, prior to 1902, when it first appears on the Sanborn map (1006 Pendleton Street is not shown on the Sanborn maps until 1907). The house retains its original footprint, as well as its Italianate door surround and cornice and three of the original two-over-two wood windows.

Staff located one previous Board approval for this house (BAR Case #87-0023, June 10, 1987) for the removal of safety grilles and a proposed new color scheme for the front of the house.

III. ANALYSIS:

In considering a Permit to Demolish or Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, Sec 10-205(B):

1. Is the building or structure of such architectural or historical interest that its removal 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 and protect an historic place or area of historic interest in the city?
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 to live?
6. Would retention of the building or structure help maintain the scale and character of the neighborhood?

In the opinion of Staff, none of the above criteria are met. The demolition/encapsulation is located on the side and rear of the building where it is minimally visible from the right-of-way. The two proposed additions are minimal in scale and compatible with this turn-of-the-century Italianate house. Therefore staff recommends approval of the application as submitted.

IV. STAFF RECOMMENDATION:

Staff recommends 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.

Transportation and Environmental Services

- R1. Building permit must be approved and issued prior to issuance of any demolition permit. (TES)

Historic Alexandria:

No comments received.

Alexandria Archaeology:

- F-1 Historic maps indicate that this property is part of a block that was a Free Black Neighborhood in the 19th century. The property therefore has the potential to yield archaeological resources which 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.