

Docket Item #9
BAR CASE# 2008-0039

BAR Meeting
April 16, 2008

ISSUE: Permit to Demolish
APPLICANT: Cloverdale, LLC by Linda Serabian
LOCATION: 1309 King Street
ZONE: KR/King Street Retail

STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

Insert sketch map here

Note: This docket item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish the existing commercial building at 1309 King Street in order to construct a new building.

II. HISTORY:

The current building at 1309 King Street is a flat roofed, two story retail and office building with an essentially split faced brick façade with retail show windows on the first level and three metal framed windows on the second level. The rear is CMU on the first level and T-111 on the second.

Although prior research has indicated that there was a building on this site from the mid-19th century and, indeed, 1309 King Street was previously listed as an individual 100 year old building prior to being included in the boundaries of the Old and Historic Alexandria District in 1984, the extant physical evidence embodied in the building does not support the conclusions of the documentary work. Exploratory work on the inside by the applicant revealed steel lintels supporting all the window openings on the façade, 1 5/8” joists to support the roof and CMU as material of the front wall.

The applicant has supplied a building permit from 1943 which shows a proposed large scale window and wood and multi-light entry door and three double hung windows on the second level. [These changes were designed by Joseph Saunders, a local architect, who had a long career in Alexandria. Staff would also note that this is a rare example of a building permit issued during the height of World War II.] However, the alterations depicted in the 1943 permit are not present on the façade today.

It is clear that the King Street façade is a post World War II commercial alteration. Based upon the physical building, Staff concludes that the building occupies essentially the same air space but does not apparently include physical elements of the earlier structure(s) on the site. The overall size of the building is obviously limited by site constraints to width of the existing lot.

The Board had previously approved signs for a series of retail tenants of this building in 1992, 1994 and 1997.

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 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?

(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?

Based upon the available information it is the opinion of staff that the existing building dates from the second half of the 20th century and is one of a successive generation of structures to occupy this site. Based upon that, staff concludes that none of the criteria are met and the Permit to Demolish and Capsulate should be approved.

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 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.

Office of Historic Alexandria:

No comments received.