ISSUE: Alterations

APPLICANT: Paradise OT, LLC by Ruth Gresser

LOCATION: 118 King Street

ZONE: KR/King Street Retail

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

**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 Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
I. ISSUE:
The applicant is requesting approval of a Certificate of Appropriateness for a new metal flue at 118 King Street.

The applicant proposes to install a 12 inch diameter metal flue on the south (rear) elevation of the two-story commercial building. The proposed flue will be used to vent the wood burning stove in the new restaurant’s kitchen and will exit the building approximately 11 feet 8 inches above grade on the alley elevation. The top of the flue will project 2 feet 6 inches above the roofline to meet building code requirements. The flue will be set back 15 feet 3 inches from the rear property line. The flue will be painted a brick red color to match the building.

II. HISTORY:
118 King Street is a commercial, Italianate-style two-story brick retail and office building completed in early 2001. The design of the new building was approved by the Board in 2000 (BAR Case #2000-0019, 4/5/00).

In 2001, the Board approved signs for Imaginarium (BAR Case #2001-118, 6/6/01), the Discovery Channel Store (BAR Case #2001-129, 7/18/01) and the Franklin Capital Group (BAR Case #2001-276, 11/20/01). The Board approved a hanging sign for Chevy Chase Bank in 2004 (BAR Case #2003-0241, 4/21/04). The Board approved signage for the Paper Source in 2006 (BAR Case #2006-0077, 5/3/06).

A Special Use Permit for the Pizza Paradiso restaurant was approved by the Planning Commission on November 5, 2009 and City Council on November 21, 2009 (SUP #2009-0052).

III. ANALYSIS:
The proposed alteration complies with zoning ordinance requirements.

Although the Design Guidelines note that “The Boards strongly discourage the use of exterior metal flue chimneys” they also state that: “chimneys on commercial and industrial type structures may be made of metal in certain circumstances.” Staff finds the proposed metal flue to be appropriate, including its location in a rear alley. It is not unusual for restaurants to have exterior flues and vents within the historic district. The flue will be painted to match the brick building to further minimize its appearance.

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

STAFF:
Stephanie Sample, Historic Preservation Planner, Planning & Zoning
Al Cox, Architect, Historic Preservation Manager, Planning & Zoning
V. CITY DEPARTMENT COMMENTS

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

Code Administration:

C-1 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit and must comply with the 2006 edition of the Uniform Statewide Building Code (USBC). Six sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.

Historic Alexandria:

No comments received.
VI. IMAGES

Figure 1: Site plan.

Figure 2: Rear elevation and roof plan.
Figure 3: Rear elevation.

Figure 4: Photos.
Figure 5: Vent specifications.
Figure 6: Vent specifications.
Figure 7: Vent specifications.