

Docket Item #7
BAR CASE# 2004-0009

BAR Meeting
February 18, 2004

ISSUE: Permit to Demolish/Capsulate

APPLICANT: Michael D. Ross

LOCATION: 1001 King Street

ZONE: CD/Commercial

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

NOTE: This docket item requires a roll call vote.

DISCUSSION:

Applicant's Description of the Undertaking:

“Roof, railing, steps.”

Issue:

The applicant is requesting approval of a Permit to Demolish and Capsulate portions of the building at 1001 King Street. The areas to be demolished include the removal and replacement of the existing metal steps and stoops on the King Street facade of the building, removal and replacement of the existing asphalt shingle roof, removal of the center bay window and replacement with a new door, steps and stoop

History and Analysis:

1001 King Street is a series of three buildings that are of contiguous construction, designed as a single composition that have been consolidated into one. The buildings were originally constructed as separate residential dwellings. They are Second Empire style and were likely constructed in the 1890s.

The principal elevation facing south on King Street is three and a half stories in height and consists of three bays, each comprised of a two story rectangular projecting pavilion with large double hung windows, topped by a masonry frieze. The original entry to each unit was recessed between the pavilions, the center bay having been closed and converted to a window. The third level of each unit has a continuous, shallow band of three double hung windows per bay. The end bays are topped with truncated pyramidal roof forms which terminate in a metal feature, and the center bay retains its steep mansard plane.

The east elevation faces North Patrick Street and is comprised of the three story main block, with the two level projection on the south, and a two story, two bay service wing extension to the north. Windows on the main block have heavy, flat stone lintels while those of the wing have segmental arched lintels. The openings on the north elevations of the wings have arched lintels as well. All masonry and stone surfaces have been painted previously. It is this rear ell that is to be demolished to allow for building expansion.

In 2001 the Board approved the demolition of sections of the rear elevations of these buildings (BAR Case #2001-0210, 9/19/01).

In considering a Permit to Demolish and/or 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 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 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?

Given the fact that sections of the building to be removed and replaced are all later 20th century modifications to the original structures, it is the opinion of Staff that none of the criteria are met and the Permit to Demolish should be granted. The character defining front facades of these buildings will not be altered.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

Comments pertain to Roof, Railing and Step proposals only.

- F-1 The attached plans do not reflect provisions for handicap accessibility. Required exits and accessibility within the building for persons with disabilities must comply with USBC Chapter 11.
- C-1 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 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.

Office of Historic Alexandria:

Will the building be repainted, if so what color?