

Docket Item #7
BAR CASE #2004-0014

BAR Meeting
March 3, 2004

ISSUE: Demolition and Capsulation

APPLICANT: Marc Gordon

LOCATION: 1100 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:

“Add two story addition to rear of existing property. First floor, 3 parking spaces; 2nd floor 25 x 40 retail display adjoining existing building.”

Issue:

The applicant is requesting approval of a Permit to Demolish and Capsulation the rear (south) wall of the commercial building at 1100 King Street in order to construct a new two story rear addition.

History and Analysis:

1100 King Street is a two story freestanding brick building currently used for retail and was originally constructed prior to 1877. The rear of the site is currently vacant and occupied by a surface parking lot which is used by the retail tenants. The front section on King Street is Italianate with a corbeled brick cornice and metal lintels over the windows. The rear section along South Henry Street, the area proposed for capsulation and demolition, is a slightly later addition that carefully mirrors the rest of the building in overall height, fenestration and brick coursing. The surface parking lot has been vacant since at least 1877 and likely never had any construction on it. The rear wall of the building has been altered over time with a number of unaligned windows and doors.

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 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?

In the opinion of Staff none of the criteria would be met by retaining the existing rear wall of the building. In fact, the proposed rear addition helps to reinforce the urban grid by infilling a current surface parking lot that disrupts the build to sidewalk configuration of the majority of buildings in this section of the historic district. Therefore, Staff recommends approval of the permit to capulate and demolish.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 All exterior walls within 3 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to porches with roofs and skylights within setback distance.
- 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.
- C- 10 The current use is classified as — Mercantile; the proposed use is M - Mercantile, R- Residential. Change of use, in whole or in part, will require a certificate of use and occupancy (USBC 119.4) and compliance with USBC 119.2. including but not limited to: limitations of exit travel distance, emergency and exit lighting, a manual fire alarm system, and accessibility for persons with disabilities
- C-12 The proposed project contains mixed use groups [M, Mercantile; R, Residential] and is

subject to the mixed use and occupancy requirements of USBC.

Historic Alexandria:

I am concerned with the look of the arched entrance to the courtyard area which faces South Henry Street.

Alexandria Archaeology:

- F-1 Tax records indicate that a structure was present at or near the corner of King and Henry Streets by 1810. The property, valued at \$5,500, was owned and occupied by William Rhodes, a merchant. Joseph Rouan, another merchant, was a tenant of Rhodes and also lived on the property. The 1877 G.M. Hopkins insurance map depicts a structure on this lot. The property therefore has the potential to yield archaeological resources which could provide information about domestic activities in Alexandria throughout 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 above statement must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.