

Docket Item #8  
BAR CASE #2004-0015

BAR Meeting  
March 3, 2004

**ISSUE:** Addition and alterations

**APPLICANT:** Marc Gordon

**LOCATION:** 1100 King Street

**ZONE:** CD/Commercial

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### STAFF RECOMMENDATION:

Staff recommends deferral of the application for restudy.

In the alternative, if the Board determines to approve the application Staff recommends the following conditions:

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; and,
2. The above statement must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.

NOTE: Docket item #7 must be approved before this docket item can be considered.

### DISCUSSION:

#### Applicant's Description of the Undertaking:

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

#### Issue:

The applicant is requesting approval of a Certificate of Appropriateness for a new addition to the rear (south) wall of the commercial building at 1100 King Street. The addition will be constructed of brick and is two stories in height, 25' in width and 40' in length. Along South Henry Street the first floor will be covered parking for three vehicles and will be accessed from an existing curb cut that currently services a surface parking area. The second level of the addition will be residential. The entrance to the covered parking area will have a large arched opening approximately 18' in width; to the south of the opening on the first level will be two fixed windows. On the second level over the arched opening will be three clad double hung two-over-two windows with lintels similar to those on the front of the building. Also, on the second level a pair of similar windows will be located to the south. The rear or south elevation of the new addition will be brick with no fenestration. The west elevation which will not be visible from the public right-of-way is also to be brick with no fenestration. The brick proposed to be used is to “match the existing.” The roof of the proposed addition will be flat. No information has been supplied concerning colors.

#### 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 construction on it.

The proposed rear addition complies with zoning ordinance requirements.

In general, Staff supports the proposed addition. It meets the recommendations of the *Design Guidelines* for additions to commercial buildings and is respectful of the architectural vocabulary of the existing historic building and is clearly differentiated from the historic section fronting on

King Street. However, Staff does not believe that sufficient information has been provided concerning proposed building materials to allow the Board to make an informed judgement regarding the detailed finishes of the addition. For example, Staff believes that the Board should approve actual samples of the proposed windows, brick, cornice material, precast elements and colors before approving a Certificate of Appropriateness. Because of this Staff recommends that the application be deferred for further information regarding building details.

## 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 19<sup>th</sup> century.

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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.