

Docket Item #6  
BAR CASE #2004-0151

BAR Meeting  
September 1, 2004

**ISSUE:** Permit to Demolish

**APPLICANT:** Joshua Nabatkhorim

**LOCATION:** 1006 King Street

**ZONE:** CD/Commercial

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**BOARD ACTION, AUGUST 18, 2004:** The Board combined the discussion of docket item #'s 20 and 21. On a motion by Mr. Smeallie, seconded by Mr. Keleher the Board deferred the applications for restudy. The vote on the motion was 5-0.

**REASON:** The Board agreed with the Staff analysis that more detailed plans for the new storefront were needed before the Board could take action.

**SPEAKER:** Ray Lewis, project architect, spoke in support

**UPDATE:** There have been no changes in the Permit to Demolish application and Staff here repeats the Staff report from August 18, 2004.

**STAFF RECOMMENDATION:**

Staff recommends approval of the application as submitted.

Note: This docket item requires a roll call vote.

**I. ISSUE:**

The applicant is requesting approval of a Permit to Demolish to allow for the renovation of the King Street facade of this prominent brick commercial building. The existing 1971 street level storefront, consisting of two large bay windows flanking a section of brick wall with a narrow arched doorway, all under a projecting metal clad hip roof, will be removed. From the plans provided, it appears that only the outer corners of the wall on the street level will remain intact. The removal of the projecting metal roof will expose an area of the wall above the storefront that has been capsulated since 1971. The arched windows openings of the upper story which are currently infilled will be opened and restored with new windows.

**II. HISTORY:**

The imposing two story brick commercial structure was constructed in 1895, according to the date stamped in its cornice. According to Sanborn maps, it originally housed a grocery and meat market on the first floor and a “public hall” on the second floor. Later, by 1921, the upper story held a clothing factory. By the Mid-20th century it housed the Alexandria Furniture Company, which still occupied the building until recently. Photographs from the mid-20th century show the building with a relatively simple storefront consisting of two angled vestibules leading to recessed doorways between three sections of glazed show windows. A wide fascia board bearing signage and molded wood or metal cornice ran across the top of the storefront. The upper story of the building is more elaborate, with a series of six arched windows, a corbeled brick cornice and ornate metal cornice with peaks and finials. Fortunately, the window openings, and brick and metal cornice remain intact. The current storefront, designed by Vosbeck and Vosbeck, dates to 1971 (Permit #27909, 1/8/1971).

**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 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?

Staff does not believe any of the above criteria are applicable. The proposed demolition does no more than remove the inappropriate alterations of the 1971 storefront remodeling. Little or no original fabric will be impacted by the proposed demolition.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval of the application for a Permit to Demolish/Capsulate as submitted.

## CITY DEPARTMENT COMMENTS

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

### Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 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-4 Required exits and accessibility within the building for persons with disabilities must comply with USBC Chapter 11.

### Historic Alexandria:

“It looks like a return to a more appropriate facade treatment.”