

Docket Item #7
BAR CASE# 2004-0271

BAR Meeting
February 2, 2005

ISSUE: Rear alterations

APPLICANT: Daniel O'Connell's VA Holdings, LLC

LOCATION: 112 King Street

ZONE: CD/Commercial

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

NOTE: Docket item #6 must be approved before this docket item can be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations to the rear wall of 112 King Street (consolidated parcels, formerly the rear of 114 King Street). Essentially, the second level of the rear wall will be demolished and rebuilt in a slightly higher configuration. The new rear wall will be approximately 3' higher than the existing wall and will be constructed of the same material to match the existing. The existing windows will be replaced with new windows of the same size and in the same location. The two pedestrian entry doors will be replaced with new doors.

II. HISTORY:

The structure at 114 King Street is basically an infill of a small alley that existed between 112 and 116 King Street. That infilling originally took place between 1921 and 1941 according to information on the Sanborn Insurance Maps and then the infill area was substantially upgraded when Bullfeathers Restaurant was constructed at this location in the 1980s.

III. ANALYSIS:

The rear wall is being demolished and rebuilt primarily for structural integrity for the reconfigured restaurant space. Staff has no objection to the proposed rear alterations which are confined to the alley elevation of a mid-20th century structure.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 Required exit facilities shall be accessible for persons with disabilities.
- 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:

Shouldn't this be reviewed with project already submitted?