

Docket Item #10
BAR CASE #2005-0148

BAR Meeting
September 7, 2005

ISSUE: Permit to Demolish/Encapsulate

APPLICANT: Shahrzad Mattini

LOCATION: 822 & 824 King Street

ZONE: CD/Commercial

BOARD ACTION, JULY 20, 2005: Deferred at the request of the applicant.

BOARD ACTION, JULY 6, 2005: Deferred prior to the public hearing at the request of the applicant.

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 the existing storefronts at 822 and 824 King Street.

II. HISTORY:

822 & 824 King Street are two individual commercial buildings dating from the mid to late 19th century. Both buildings appear on the Hopkins 1877 City Atlas of Alexandria.

A building permit from 1936 describes the proposal to install new “modern show windows” on the buildings (#2010, 11/2/36). At this time a steel door on the Alfred Street side of the building was also replaced with a new steel door. In August of 1953, the Board approved alterations to the buildings for Gibsons Drug store (permit #11038) which extended the existing plate glass show windows, bulkhead sign band and carrara glass panels.

III. ANALYSIS:

In considering a Permit to Demolish, 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 above criteria are met. The demolition is limited to the 20th century storefronts. As mentioned above, the storefronts were modernized in the 30's and 50s.

IV. STAFF RECOMMENDATION:

Therefore 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 Wall letters / signs must comply with USBC [H103-H111].
- C-2 Projecting, hanging signs must comply with USBC [H103-H107, H112] for type of materials, maximum projection, vertical clearance below all parts of the sign, and additional loads.
- C-3 Required exits and accessibility within the building for persons with disabilities must comply with USBC Chapter 11.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 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.

Historic Alexandria:

“Generally I prefer to recognize buildings as individual elements. Would not want to remove original materials to do this.”