

Docket Item #14  
BAR CASE# 2005-0165

BAR Meeting  
January 18, 2006

**ISSUE:** Alterations to 1520, 1522 & 1524 King Street

**APPLICANT:** DSF-Long King Street 1, LLC.

**LOCATION:** 1520, 1522, and 1524 King Street

**ZONE:** KR/ King Street Urban Retail

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**UPDATE:** The project area is located outside the boundaries of the Old and Historic Alexandria District. The row of three mid-19<sup>th</sup> century brick buildings at 1520, 1522 & 1524 King Street located within the project area are designated as 100 Year Old buildings. Designated 100 Year Old buildings are subject to the same regulations as buildings within the historic districts.

On July 20, 2005 the Board reviewed and approved the demolition of the rear additions or “sheds” on the row of historic buildings at 1520, 1522 & 1524 King Street (BAR Case #2005-0164). The Board’s approval of the Permit to Demolish was appealed to Council. On September 20, 2005, City Council upheld the Board’s decision. The Board did not review the proposed alterations to the 100 Year Old buildings at the July meeting. The proposed alterations are now before the Board. The rear elevation is not expected to be visible from the public right of way. However, the Board’s review and approval of *any exterior alterations* to the 100 Year Old buildings is required by condition #31(e) of the Development Special Use Permit for the project (DSUP Case #2002-0041 & VAC Case #2004-0012, approved by Planning Commission on April 5, 2005 and City Council on April 16, 2005).

The proposed alterations are part of a larger project involving a new mixed use retail and residential condominium building at 1514-1518, 1600-1602 King Street and 1602 Dechantal Street. The Board is also reviewing this project for exterior materials and design (see docket item #13).

**STAFF RECOMMENDATION:** Staff recommends approval of the application with the following conditions:

1. That brick used to patch and repair the rear facades of the 100 Year Old buildings be submitted to Staff for review and approval;
2. That any future alterations to these buildings, including signage, must be reviewed and approved by the Board of Architectural Review; and,
3. That the following archeological requirements be fulfilled by the applicant as outlined below;
  - A. To insure that significant information is not lost as a result of the current development project, the applicant must hire an archaeological consultant to complete a Documentary Study on this property. Contact Alexandria Archaeology to obtain a scope of work for this investigation. After completion of the Documentary Study, consultant will meet with Alexandria Archaeology staff and to present the results. If the Documentary Study indicates that significant resources may be present, the consultant must complete an Archaeological Evaluation and Resource Management Plan, as outlined in the *City of Alexandria Archaeological Standards*. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented.
  - B. All archaeological preservation measures must be completed prior to ground-disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance). To confirm, call Alexandria Archaeology at (703) 838-4399.

- C. 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.
- D. The statements in C-2 and C-3 above must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirements. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.
- E. Certificates of Occupancy will not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist.
- F. If warranted by the City Archaeologist, the developer will erect a historic marker on the property according to specifications provided by Alexandria Archaeology. The marker will highlight the historical and archaeological significance of the property.
- G. If warranted by the City Archaeologist, the developer will produce a booklet for the public on the history and archaeology of the property, according to specifications provided by Alexandria Archaeology. If requested, the consultant will make a presentation on the results of the project to the Board of Architectural Review.
- H. All archaeological work will be carried out in accordance with the *City of Alexandria* Archaeological Standards and is subject to the approval of the City Archaeologist.
- I. The applicant should not allow any other metal detection or artifact removal to be conducted on the property, unless authorized by Alexandria Archaeology.

## **I. ISSUE**

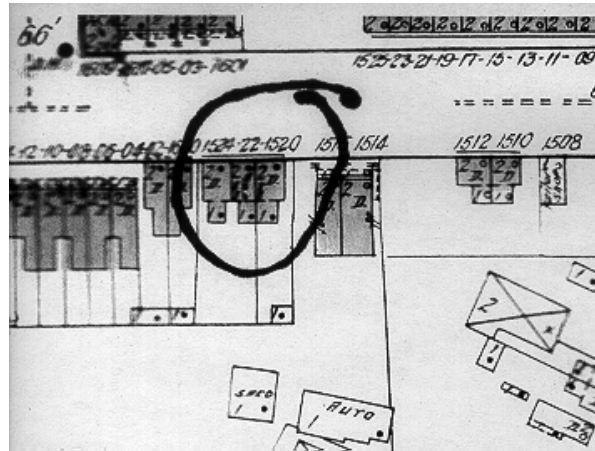
This application requests approval of a Certificate of Appropriateness for alterations to the rear elevation of the row of three 100 Year Old Buildings. At the present time, no changes are proposed to the King Street facade or sides of these buildings. The one story rear shed addition will be removed exposing the rear wall of the main block. New windows will be installed below each of the six existing window openings on the second level. These windows will be custom wood windows, single glazed with true divided lights. The new window sash, frames and openings will match the existing in all respects. As necessary, areas on the rear wall of the main block will be infilled with new brick to match the existing. The brickwork will be cleaned and restored.

The rear wall of the row is not expected to be visible from the public right of way.

## **II. HISTORY:**

The three, two story brick, gable roofed houses were constructed in the in the mid-19th century and were designated as 100 Year Old buildings in 1998. Historic mapping and permit records

indicate that each of the buildings historically had a narrow, single story rear ell. Each ell covered approximately 2/3 of the rear facade on the first story.



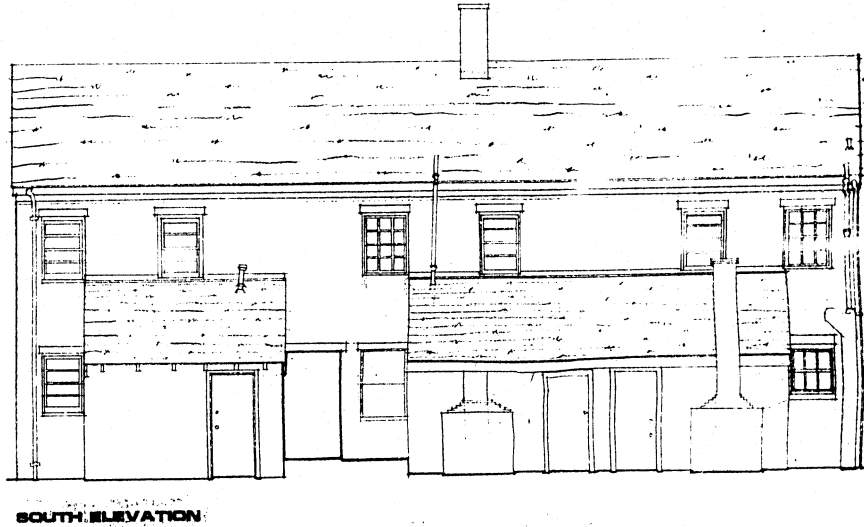
**Figure 1 - 1921 Sanborn Fire Insurance map**

A 1983 renovation resulted in the construction of the existing rear shed addition which extends across the entire face of the row on the first story.



**Figure 2 - Existing rear elevation**

The new continuous rear addition may incorporate portions of the original walls, but does not reflect the architectural character of the original individual rear ells. A drawing of the buildings prior to the 1983 renovation shows that each building had a window in the exposed portion of the rear wall of the main block not covered by the ell.



**Figure 3 - Rear elevation just before 1983 renovation**

It is logical to assume that for each building there was a door opening from the main block into the rear ell. The 1983 renovation appears to have involved a variety of alterations to the rear wall of the main block, including infilling window openings and/or enlarging them for doorways or other purposes. A recent inspection of the interior of the row by Staff did not provide any physical evidence of the original configuration and location of previous openings. Most interior finishes appeared to be of recent vintage.

As discussed above, the Board approved the demolition of the existing rear shed on July 20, 2005 (BAR Case #2005-0164). This decision was upheld by City Council on September 20, 2005.

### **III. ANALYSIS**

Staff has no objection to the proposed treatment of the rear elevation. The alterations will result in the reestablishment of three previously existing rear window openings. Staff would prefer that the other three openings be doorways, rather than windows, which would reestablish the presumed original condition. However, the applicant maintains that rear doors are unnecessary to the anticipated use of the buildings. The proposed new windows will match the existing windows in the second story in all respects. The brick used to patch and repair the rear facades of the 100 Year Old buildings should match the original as closely as possible.

### **IV. STAFF RECOMMENDATION:**

Staff recommends approval of the application with the following conditions:

1. That brick used to patch and repair the rear facades of the 100 Year Old buildings be submitted to Staff for review and approval;
2. That any future alterations to these buildings, including signage, must be reviewed and approved by the Board of Architectural Review; and,
3. That the following archeological requirements be fulfilled by the applicant as outlined below;

- A. To insure that significant information is not lost as a result of the current development project, the applicant must hire an archaeological consultant to complete a Documentary Study on this property. Contact Alexandria Archaeology to obtain a scope of work for this investigation. After completion of the Documentary Study, consultant will meet with Alexandria Archaeology staff to present the results. If the Documentary Study indicates that significant resources may be present, the consultant must complete an Archaeological Evaluation and Resource Management Plan, as outlined in the *City of Alexandria Archaeological Standards*. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented.
- B. All archaeological preservation measures must be completed prior to ground-disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance). To confirm, call Alexandria Archaeology at (703) 838-4399.
- C. 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.
- D. The statements in C-2 and C-3 above must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirements. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.
- E. Certificates of Occupancy will not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist.
- F. If warranted by the City Archaeologist, the developer will erect a historic marker on the property according to specifications provided by Alexandria Archaeology. The marker will highlight the historical and archaeological significance of the property.
- G. If warranted by the City Archaeologist, the developer will produce a booklet for the public on the history and archaeology of the property, according to specifications provided by Alexandria Archaeology. If requested, the consultant will make a presentation on the results of the project to the Board of Architectural Review.
- H. All archaeological work will be carried out in accordance with the *City of Alexandria Archaeological Standards and is subject to the approval of the City Archaeologist*.
- I. The applicant should not allow any other metal detection or artifact removal to be conducted on the property, unless authorized by Alexandria Archaeology.

## CITY DEPARTMENT COMMENTS

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

### Code Enforcement:

- R-1 A new fire line and hydrant shall be added on Dechantel Street. Fire line serving the hydrant shall be looped from Prince Street to Daingerfield Rd along Dechantel Street or upgraded in size. The 6 inch water main on Prince Street feeding this dead end hydrant appears to be insufficient to deliver fire flow required by this structure. Projects shall run concurrently since this hydrant is the main one for firefighting the mid-rise structure.
- R-2 The outside edge of the rear EVE shall be raised curb which will prevent parked vehicles on the adjacent property from encroaching on the EVE. Signage is required on both sides of EVE.
- R-3 A full NFPA13 system is required for this project. Sprinklers must be provided in all concealed spaces.
- R-4 Roof access shall be obtained through stairwell doors, not roof hatches.
- R-5 The following conditions shall apply to this projected as part of the Site Plan Conditions due to the current design:
- Fire sprinklers shall be installed in all concealed spaces.
  - Elevator lobby must be enclosed in a one hour rated enclosure.
  - Fire alarm system shall comply with high-rise alarm requirements and shall be tied into a Central Station monitoring center.
  - The Fire Alarm shall be a voice alarm system.
  - Stairwell capacity shall be designed without sprinkler exceptions.
  - Provide a rear emergency vehicle easement from DeChantel Street. The building set back from the property line shall be a minimum of 37 feet. The fire lane shall be located no closer than 15 feet to the structure.
- R-6 Ornamental Gates shall swing in direction of egress and shall conform to exit requirements of the USBC. The applicant shall detail the compliance measures incorporated into the gate design that meet egress and controlled access conditions of the USBC. As shown, the gates are not code compliant.
- R-7 Intake vent is located in pedestrian path and secondary egress path of Stairwell #3.

Clearance around vent is sufficient for emergency egress.

- R-8 The depth of the loading dock and the overall design cannot accommodate the dimensions (length, width, and height) of an 18 wheeled truck. The rear EVE is the only fire access point for firefighting the largest mass of the building and shall remain unobstructed at all times. Inclusion of restrictive conditions in the HOA documents, signage and additional documentation to comply with these requirements has been provided and agreed to by the Director of Code Enforcement that will restrict the size of truck utilizing the loading dock.
- R-9 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.
- R-10 Handicap parking spaces for apartment and condominium developments shall remain in the same location(s) as on the approved site plan. Handicap parking spaces shall be properly signed and identified as to their purpose in accordance with the USBC and the Code of Virginia. Ownership and / or control of any handicap parking spaces shall remain under common ownership of the apartment management or condominium association and shall not be sold or leased to any single individual. Parking within any space identified as a handicap parking space shall be limited to only those vehicles which are properly registered to a handicap individual and the vehicle displays the appropriate license plates or window tag as defined by the Code of Virginia for handicap vehicles. The relocation, reduction or increase of any handicap parking space shall only be approved through an amendment to the approved site plan.
- R-11 The applicant of any building or structure constructed in excess of 10,000 square feet; or any building or structure which constructs an addition in excess of 10,000 square feet shall contact the City of Alexandria Radio Communications Manager prior to submission of final site plan. The proposed project shall be reviewed for compliance with radio requirements of the City of Alexandria to the satisfaction of the City of Alexandria Radio Communications Manager prior to site plan approval. Such buildings and structures shall meet the following conditions:
- a) The building or structure shall be designed to support a frequency range between 806 to 824 MHz and 850 to 869 MHz.
  - b) The building or structure design shall support a minimal signal transmission strength of -95 dBm within 90 percent of each floor area.
  - c) The building or structure design shall support a minimal signal reception strength of -95 dBm received from the radio system when transmitted from within 90 percent of each floor area.



- d) The building or structure shall be tested annually for compliance with City radio communication requirements to the satisfaction of the Radio Communications Manager. A report shall be filed annually with the Radio Communications Manager which reports the test findings.

If the building or structure fails to meet the above criteria, the applicant shall install to the satisfaction of the Radio Communications Manager such acceptable amplification systems incorporated into the building design which can aid in meeting the above requirements. Examples of such equipment are either a radiating cable system or an FCC approved type bi-directional amplifier. Final testing and acceptance of amplification systems shall be reviewed and approved by the Radio Communications Manager.

- 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 Before a building permit can be issued on any proposed future alterations, a certification is required from the owner or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos (USBC 112.1.4).
- C-4 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) floor area per floor ; e) fire protection plan.
- C-5 The developer shall provide a separate Fire Service Plan which illustrates: a) emergency ingress/egress routes to the site; b) two fire department connections (FDC) to the building, one on each side/end of the building; c) fire hydrants located within on hundred (100) feet of each FDC; d) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; e) emergency vehicle easements (EVE) around the building with a twenty-two (22) foot minimum width; f) all Fire Service Plan elements are subject to the approval of the Director of Code Enforcement.
- C-7 The final site plans shall show placement of fire easement signs.
- C-8 A soils report must be submitted with the building permit application.

- C-9 All exterior walls within 5 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 an alternative, a 2 hour fire wall may be provided. (USBC 704.5)
- C-10 Required exits, parking, and facilities shall be accessible for persons with disabilities.
- C-11 This structure contains mixed use groups [M, Mercantile; R, Residential; S-2, Low-Hazard Storage (public garage, group 2) and is subject to the mixed use and occupancy requirements of USBC 302.3
- C-12 A Certificate of Use of Occupancy is required prior to occupying any portion of the structure. (USBC 119.1).
- C-13 The public parking garage (Use Group S-2) is required to be equipped with a sprinkler system (USBC 903.2.11).
- C-14 The public parking garage floor must comply with USBC 406.2.6 and drain through oil separators or traps to avoid accumulation of explosive vapors in building drains or sewers as provided for in the plumbing code (USBC 2901). This parking garage is classified as an S-2, Group 2, public garage.
- C-15 Enclosed parking garages must be ventilated in accordance with USBC 406.4.2.
- C-16 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.

Historic Alexandria:

“No comments.”

Historic Alexandria (Archaeology):

- F-1 Documentary research indicates that this property may have had significant development and activity to warrant further research. It may be the site of a slave-trading establishment in the early 19<sup>th</sup> century. In 1851, Edward Home advertised the establishment of his slave-trading business on upper King Street, adjoining the Virginia House. A later 1851 article states that the property included a frame dwelling and outbuildings with a brick Negro jail immediately behind it. In addition, the Army

Quartermaster's maps from the Civil War period depict a fenced stables complex south and east of these lots. Further research is needed to ascertain land use, activities, owners, and residents of the property. There is potential for the site to yield significant resources that could provide insight into domestic, economic, and military activities and could add to our knowledge of African American history in Alexandria.

- R-1 To insure that significant information is not lost as a result of the current development project, the applicant must hire an archaeological consultant to complete a Documentary Study on this property. Contact Alexandria Archaeology to obtain a scope of work for this investigation. After completion of the Documentary Study, consultant will meet with Alexandria Archaeology staff to present the results. If the Documentary Study indicates that significant resources may be present, the consultant must complete an Archaeological Evaluation and Resource Management Plan, as outlined in the *City of Alexandria Archaeological Standards*. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented.
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