

Docket Item # 7
BAR CASE # 2006-0285

BAR Meeting
February 7, 2007

ISSUE: Demolition/encapsulation
APPLICANT: William J. Reap Company by Ray Lewis
LOCATION: 1006 King Street
ZONE: KR/King Street Urban Retail

STAFF RECOMMENDATION, FEBRUARY 7, 2007: Staff recommends approval of the application as submitted.

BOARD ACTION, JANUARY 3, 2007: The Board combined the discussion of docket item #'s 9 & 10. On a motion by Ms. Neihardt, seconded by Dr. Fitzgerald, the Board deferred the application for restudy. The vote on the motion was 6-0.

REASON: The Board believed that a more simplified design was appropriate for the addition at the rear of this building.

SPEAKER: Ray Lewis, project architect, spoke in support

STAFF RECOMMENDATION, JANUARY 3, 2007: Staff recommends approval of the application as submitted.

(Insert sketch here)

Update: There have been no changes in the extent of demolition/encapsulation and staff here repeats the staff report from January 3, 2007.

NOTE: This docket item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish and Capsulate a portion of the rear of the main historic block as well as the roof of the rear one story to permit construction of a new two story egress stair addition.



Figure 1 - North elevation



Figure 2 - South elevation

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 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).

The rear one story addition is constructed of CMU and likely dates from the mid-20th century.

The Board approved a conceptual reconstruction of the façade including new retail windows as well as second floor windows in 2004 (BAR Case #2004-00152, 9/1/04). The alterations were not constructed and the approval has expired.

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 it's 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 shrine?
- (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?

With regard to the capsulation of part of the rear of the main historic block, based upon the above criteria it is the opinion of Staff that Criteria #1 is met in this instance. However, given the fact that this is the rear of the building and as such is utilitarian elevation and Staff has no objection to its capsulation.

With regard to the demolition of portions of the one story rear addition, it is the opinion of Staff that none of are met for the demolition because the addition dates from the mid-20th century and the Permit to Demolish should be granted.

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 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 were received.