

Docket Item #6  
BAR CASE # 2007-0009

BAR Meeting  
March 7, 2007

**ISSUE:** Demolition  
**APPLICANT:** Wiencek & Associates  
**LOCATION:** 711 King Street  
**ZONE:** KR/King Street Urban Retail

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**STAFF RECOMMENDATION, MARCH 7, 2007:** Staff recommends approval with the following conditions:

1. 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.
2. The applicant must not allow metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
3. The above statements 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 requirement.

**BOARD ACTION, FEBRUARY 7, 2007:** Deferred due to lack of public notice.

**STAFF RECOMMENDATION, FEBRUARY 7, 2007:** Staff recommends approval with the following conditions:

1. 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.
2. The applicant must not allow metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

3. The above statements 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 requirement.

(Insert sketch here)

NOTE: This docket item requires a roll call vote.

**I. ISSUE:**

The applicant is requesting approval of a Permit to Demolish in order to demolish a rear shed addition. The addition is a wood frame structure, with a stucco exterior and a flat metal roof. It measures approximately 9' in width and projects 8' and is built to the property line. The walls that will be revealed once the shed is demolished will be repaired to match the adjacent walls.

The alley that runs behind the 711 King, which allows views of the existing shed is a private alley, and thus, not a public right-of-way.

**II. HISTORY:**

711 King Street is a three bay, three story brick commercial building constructed in 1816-187 by Jacob Hoffman according to Ethelyn Cox in *Alexandria Street by Street* (p.69). A series of one-story, rear shed additions appear on Sanborn Maps beginning in the early 20<sup>th</sup>-century.

In 2000, the Board approved alterations to the front of 711 King Street (BAR Case # 2000-0163, 2000-0164). No other Board approvals were located by staff.

**III. ANALYSIS:**

Interior and exterior demolitions comply with zoning ordinance requirements.

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?

In the opinion of Staff, the criteria are not met by the existing shed. While Sanborn maps show sheds located in the area where the existing shed is located, the existing shed appears to have been so altered as to not have any remaining historic integrity. Thus, staff supports the application and recommends approval of the Permit to Demolish.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval with the following conditions:

1. 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.
2. The applicant must not allow metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
3. The above statements 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 requirement.

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.
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Additions and alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit (USBC 108.1). Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application (USBC 109.1).
- C-4 A Construction permit will be required for the proposed project.
- C-5 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

Historic Alexandria:

No comments were received.

Alexandria Archaeology:

- F-1 Tax records from 1810 and 1830 indicate that there were free African American households on this street face, but the exact addresses are unknown. According to Ethelyn Cox's *Historic Alexandria, Virginia, Street by Street, A Survey of Existing Early Buildings*, the existing house on this lot was constructed between 1816 and 1817 by Jacob Hoffman and sold to William Washington in 1825. The property therefore has the potential to yield archaeological resources that could provide insight into domestic activities in 19<sup>th</sup>-century Alexandria.
- R-1 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.
- R-2 The applicant must not allow metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The above statements in R-2 ad R-3 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 requirement.