

Docket Item #8  
BAR CASE # 2007-0069

BAR Meeting  
May 16, 2007

**ISSUE:** Demolition/encapsulation

**APPLICANT:** Art Underfoot, Inc.

**LOCATION:** 1203 King Street

**ZONE:** KR/King Street Retail

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**STAFF RECOMMENDATION:** Staff recommends approval of the Permit to Demolish and Capsulate.

(Insert sketch here)

**Note:** This docket item requires a roll call vote.

**I. ISSUE:**

The applicant is requesting a Permit to Demolish and Capsulate the rearmost wall of the existing commercial building at 1203 King Street in order to construct a new one story addition.

**II. HISTORY:**

1203 King Street is a two story commercial building dating from the last decade of the 19th century. The rear area to be demolished is of the same period of construction as the front and is largely unaltered. However, significant alterations have been carried out on the King Street storefront.

The Board approved extensive alterations to the front retail front of this building including a bay window, other alterations and signage at this building for this applicant in both 2000 and 2001 (BAR Case #2000-0166, 11/1/00 and 2001-0118, 6/6/01).

**III. ANALYSIS:**

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, because this is a late 19<sup>th</sup> century building none of the criteria are applicable and the Permit to Demolish should be approved.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval of the Permit to Demolish and Capsulate.

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.