

Docket Item #9
BAR CASE # 2007-0070

BAR Meeting
May 16, 2007

ISSUE: Alterations and addition

APPLICANT: Art Underfoot, Inc.

LOCATION: 1203 King Street

ZONE: KR/King Street Retail

STAFF RECOMMENDATION: Staff recommends deferral of the application for restudy.

(Insert sketch here)

Note: Docket item #8 must be approved before this docket item can be considered.

I. ISSUE:

The applicant is requesting approval of Certificate of Appropriateness for a new one story addition at the rear of the existing commercial building at 1203 King Street. The addition will be one story in height and run lot line to lot line (approximately 17') and 25' in length. The addition elevation will have an aluminum door in white with insulated glass to be flanked by composite pilaster and a multi-light transom. There will be one window on this elevation which is proposed to be vinyl with insulated glass. The addition will be clad with an unspecified material which will be white in color. The roof will be flat with a rubber membrane surface.

There will be an exterior stairway running west to east across the face of the addition to a landing on the east side of the addition to reach a roof deck over the new 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.

III. ANALYSIS:

The proposed addition complies with zoning ordinance requirements.

In the opinion of Staff, the design of the addition is largely utilitarian in nature and is similar to a number of other additions that have been approved by the Board for service areas for retail establishments along King Street.

However, staff is concerned about the materials proposed for the addition. Vinyl windows and aluminum doors are not recommended as appropriate materials in the *Design Guidelines* and have not been approved in the past by the Board. Staff is unfamiliar with the catidro siding specified in the drawings and more information is needed on this type of siding before staff could make an informed recommendation. Because of these concerns, staff recommends that the application be deferred for materials that are more appropriate to the historic district.

IV. STAFF RECOMMENDATION:

Staff recommends deferral of the application for restudy.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- F-1 There are several existing and proposed openings on the North side of the property that appear to be within 5 feet of the interior lot line. The alteration of the structure shall comply with C-1 below.
- C-1 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 alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance.
- C-2 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-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-4 A soils report will be required based upon the size of the addition and must be submitted with the building permit application.
- C-5 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.
- C-6 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-7 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.
- C-8 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-9 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-10 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

Historic Alexandria:

No comments received.

Alexandria Archaeology:

- F-1 Tax records indicate that structures were present on this street face by 1810, and a house may have been present on the lot by 1830. Historical maps depict a carpenter's shop on this site by the 1880s. Later in the 19th century and in the early 20th century, saloons and the Hotel Ramer were located on this and the adjacent lot. The property therefore has the potential to yield archaeological resources that could provide insight into residential,

- industrial, and entertainment activities in 19th-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 above statement 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.

Transportation & Environmental Services:

No comments.