

Docket Item # 12
BAR CASE # 2007-0188

BAR Meeting
October 3, 2007

ISSUE: Demolition/encapsulation

APPLICANT: Zlotnick & Kraft – Alexandria LLC. by William K. McClain

LOCATION: 800 King Street (105 S. Columbus Street)

ZONE: KR/King Street Urban Retail

STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

(Insert sketch here)

NOTE: This docket item must be approved by roll call vote.

I. ISSUE:

The applicant is requesting approval of a permit to demolish to encapsulate or infill an area approximately 25 square feet in area on the Columbus Street side of the two story brick building at the corner of King and Columbus Streets. The area to be infilled is in the second story above the Columbus Street entrance, at the back of the building. Staff believes the area was once an open porch. The opening is currently infilled with a plywood panel. The applicant is proposing to remove the plywood and infill with brick.

II. HISTORY:

The Sanborn mapping indicates that the two story brick building at the corner of King and Columbus Street was constructed between 1921 and 1941. It may have been constructed c. 1924, when a building permit was issued to Peter Francis (5/13/1924). A casual visual inspection of the Columbus Street façade suggests that it may have been constructed in two phases. The area in the rear of the second story is noted on the Sanborn map and may have been a porch. The only BAR record Staff could locate for the property was for the lighting and signage for the current retail tenant (BAR Case #97-240, 12/17/1997).

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 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, none of the above criteria are met. Although Staff would prefer to see the area restored to its original condition, that condition is not entirely clear. The proposed encapsulation of this small area at the rear of the building does not rise to any of the above criteria.

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 Awnings must comply with all applicable requirements of USBC 3105.3 and 3202.3.1. Retractable and fixed awnings must have a minimum 7 foot clearance from a sidewalk to the lowest part of the framework or any fixed portion of any retractable awning is required. Retractable awnings must be securely fastened to the building and can not extend closer than 24 inches in from the curb line (USBC 3202.3.1).
- C-2 Fixed awnings must be designed and constructed to withstand wind or other lateral loads and live loads required by the USBC. Structural members must be protected to prevent deterioration (USBC 3105.3).
- C-3 A building permit is required for the proposed project.

Historic Alexandria:

- R-1 Approve as submitted.