

Docket Item # 10
BAR CASE # 2007-0209

BAR Meeting
October 17, 2007

ISSUE: Demolition/Encapsulation
APPLICANT: Ian McGrath by Ray Lewis
LOCATION: 1315 King Street
ZONE: KR/King Retail

STAFF RECOMMENDATION: Staff recommends approval as submitted.

(Insert sketch here)

Note: This item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish/Encapsulate in order to make alterations to the façade of 1315 King Street. The storefront, consisting of a multipaned display window, two entry doors, portion of the brick veneer exterior, and a wood shingled shed roof with overhang will be removed. The area to be demolished is approximately 16' wide and 8' tall, or approximately 128 square feet. All the brick veneer is also proposed to be removed.



Figure 1: Existing façade

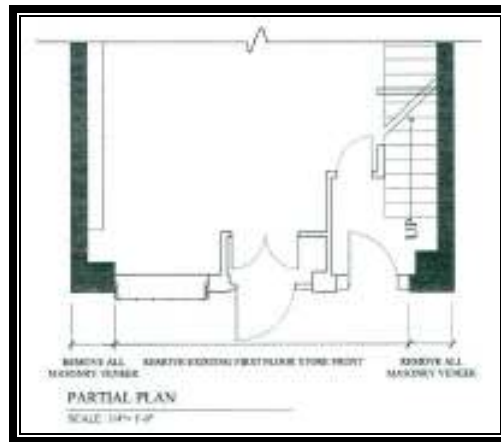


Figure 2: Existing first floor plan

II. HISTORY:

Research using Sanborn Fire Insurance maps indicates that 1313 and 1315 King Street are two addresses for the same building. According to the Ethelyn Cox's "Historic Alexandria: Street by Street". 1313 King Street is described as a "brick, false front 2 ½ stories" constructed early-mid 19th century.

From the Sanborn maps, the façade was altered to project slightly in 1941. Unfortunately, the building permits for this building were not available for staff review. Staff located an approval by the Board for a chimney flue in 1979. No other approvals by the Board were located.

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?

From visual inspection, the alterations of the storefront to 1313-1315 King Street, including the brick veneer, the wood shingles shed roof and overhang, and the multipaned window, appear to have occurred in the 1970's, in order to give the building a modified "Colonial" appearance. In the opinion of Staff, because the proposed demolition impacts alterations that occurred in the later part of the 20th century structure, none of the criteria for demolition and encapsulation are met in this instance. Therefore, staff supports the application.

IV. STAFF RECOMMENDATION:

Staff recommends approval 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 be 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 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-4 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.
- C-5 Required exits shall be accessible for persons with disabilities and comply with USBC Chapter 11.

Historic Alexandria:

R - Approve