

Docket Item # 8
BAR CASE # 2007-0070

BAR Meeting
January 16, 2008

ISSUE: Alterations and addition
APPLICANT: Art Underfoot, Inc.
LOCATION: 1203 King Street
ZONE: KR/King Street Retail

STAFF RECOMMENDATION: Staff recommends approval with the following conditions:

1. That the building permit drawings are revised to show the transom located directly over the door;
2. That the windows be two-over-two, double-hung, double-glazed, true or simulated divided light wood windows, with Staff to approve prior to filing for a permit;
3. That the applicant work with Staff to identify a more appropriate rear door; and,
4. 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.
5. 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.

BOARD ACTION, MAY 16, 2007: The Board combined the discussion of docket item #'s 8 & 9. On a motion by Mr. Keleher, seconded by Mr. Wheeler the Board deferred the applications for restudy. The vote on the motion was 5-0.

REASON: The Board had a number of questions about the materials that were to be used for the addition and that the applicant had described a number of changes that were proposed to the design that was constructed such that members were somewhat unsure of what the final design of the addition would be. Members said that new, more specific drawings were needed for final approval.

SPEAKER: Nabi Nasser, applicant, spoke in support

STAFF RECOMMENDATION, MAY 16, 2007: Staff recommends deferral of the application for restudy.

(Insert sketch here)

Note: Docket item # 7 must be approved before this docket item can be considered.

UPDATE: Update: Since the May 16, 2007 Old and Historic Board of Architectural Review meeting, the applicant has revised the scope of the project for 1203 King Street and is now proposing a two-story rear addition. The applicant applied and received a Special Use Permit (SUP) approval from City Council on October 13, 2007 for an increase in allowable FAR as well as a one space parking reduction.

The proposed two story addition will have a footprint of 437 square feet and will be clad in brick. The request for approval of a Permit to Demolish/Encapsulate now encompasses the entire existing rear elevation of 1203 King Street.

I. ISSUE:

The applicant is requesting approval of Certificate of Appropriateness for a new two story addition at the rear of the existing commercial building at 1203 King Street. The addition is now proposed to be two stories in height and run lot line to lot line (approximately 17') and 25' in length. The proposed addition will align with the rear elevation of the building adjacent to the east.

The addition elevation will have an exterior insulated door, presumably metal, with a transom above, but shown with some brick between the door and the transom. There will be one window on the first level, in an opening 3' x 4' 2". The second floor will have two 2/2 windows, each in openings of 4' x 3'. The windows will be manufactured by Anderson Windows. The flat roof of the addition will follow the existing roof line on the rear of the building, mimicking a flounder type form and will be clad in asphalt shingles. A small area in the roof line will have wood shingles. The new addition will have a brick exterior using a brick similar to the existing brick.

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 the second floor of the new addition. A door will be located on the east elevation of the second floor addition.

There is a partial alley that runs behind 1203 King Street, accessed from North Fayette Street. The alley does not go all the way through to North Payne Street, and the existing rear elevation is not visible from North Fayette Street. The proposed new addition will be visible from North Fayette Street.

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 has areas of alterations, with patches of mismatched brick. Significant alterations have been carried out on the King Street storefront.

The applicant applied and received a Special Use Permit (SUP) approval from City Council on October 13, 2007 for an increase in allowable FAR as well as a one space parking reduction to allow the addition.

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.

Since the initial submittal, the applicant has revised the exterior material for the addition and will use brick to complement the existing material of the building. While the applicant has provided some window information to Staff, Staff suggests that the new windows on the addition be wood, double-hung, double-glazed, true or simulated divided light. Staff would also like for the final permit drawings to be revised to show the transom located directing over the door and not have space between the door and the transom. In regards to the door, Staff would prefer to see a four-panel door. However, the Board has approved some metal doors in limited situations where there is less public access.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. That the building permit drawings are revised to show the transom located directly over the door;
2. That the windows be two-over-two, double-hung, double-glazed, true or simulated divided light wood windows, with Staff to approve prior to filing for a permit;
3. That the applicant work with Staff to identify a more appropriate rear door; and,
4. 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.
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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.