

Docket Item # 11
BAR CASE # 2008-0003

BAR Meeting
February 6, 2008

ISSUE: Permit to Demolish/Encapsulate

APPLICANT: Marie Potier

LOCATION: 1314 King Street

ZONE: KR/King Street Urban Retail

STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish/Encapsulate as submitted.

(Insert sketch here)

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish/Encapsulate to construct a rear addition at 1314 King Street. The proposed addition will be constructed over an existing one-story concrete block addition and will encapsulate the second story rear facade. The proposed addition will measure approximately 18'7" by 21' 2" and range in height from 17'2" to 25'6".

II. HISTORY:

The two-story, brick commercial building at 1314 King Street was constructed as a grocery in 1908-1909. The Board has approved a number of sign applications for the building (BAR Case 2001-0109, 6/6/2001; BAR Case 1999-0002, 2/3/99; and, BAR Case 1998-0204, 12/16/1998). Staff could find no record of Board approval for the one-story rear addition.

III. ANALYSIS:

In considering a Permit to Demolish or Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, Sec 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 an historic shrine?
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. The demolition/encapsulation is located on the rear of the building and is very minimal in scale. Therefore staff recommends approval of the application.

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 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

C-2 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-3 A construction permit is required for the proposed project.

C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

C-5 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-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 Applicant shall submit a structural engineering report indicating that the foundation will be able to support a second floor addition.

Historic Alexandria:

R-1 Approve.

Alexandria Archaeology:

F-1 Tax records from 1810, 1830 and 1850 indicate the presence of free African American households on this street face, but the exact addresses are unknown. The G.M. Hopkins fire insurance atlas shows a structure on this property by 1877. The property therefore has the potential to yield archaeological resources that could provide insight into domestic activities in 19th-century Alexandria, perhaps relating to free African Americans.

F-2 If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.

R-1 *The applicant/developer shall 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 applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

R-3 The statements in archaeology conditions above marked with an asterisk (*) shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Erosion and Sediment Control, Grading, and Sheet piling and Shoring) so that on-site contractors are aware of the requirements. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.