

Docket Item #12
BAR CASE # 2008-0004

BAR Meeting
February 6, 2008

ISSUE: Addition & Alterations
APPLICANT: Marie Potier
LOCATION: 1314 King Street
ZONE: KR/King Street Urban Retail

STAFF RECOMMENDATION: Staff recommends approval of the application with the following conditions:

1. That the recessed panels on the west elevation be similar in shape and spacing to the openings on the original building, with Staff review and approval prior to issuance of a building permit.
2. 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.
3. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
4. The statements in Conditions 1 and 2 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 Sheeting 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.

(Insert sketch here)

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness to construct a rear addition at 1314 King Street. The addition will be constructed over an existing one-story concrete block addition and will encompass an existing metal stair that already provides access to the building's second floor. The proposed addition will measure approximately 18'7" by 21'2" and range in height from 17'2" to 25'6". On the west elevation the addition will rise approximately 4' over the existing building and on the east elevation the addition will be approximately 4.5' lower than the roofline of the original building. On the first floor, the addition will consist of enclosing the existing stair on the west and providing a large opening which will maintain access to the stair and the one-story addition. On the second floor, the addition will span the width of the lot, roughly 18'.

The addition will have a flounder roof form with a standing seam metal roof. There will be four recessed panels on the west elevation to provide visual interest. The east, and most visible, elevation will be a solid wall with no openings. On the south elevation the existing first floor window will be replaced and a larger, projecting window will be installed on the second floor. Both windows will be one-over-one Kolbe & Kolbe wood windows with wood trim.

The proposed addition, as well as the existing concrete block one-story portion, will be clad with a buff colored stucco and the standing seam metal roof will be a terra cotta color similar to the building's brick exterior. The Ogee-shaped gutters, the downspouts, and the wood windows will be painted white to match the trim of the existing building.

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 concrete block one-story rear addition.

III. ANALYSIS:

Proposed addition and alterations comply with FAR and zone regulations.

In the opinion of staff, the proposed addition is appropriate and compatible with the existing commercial building at 1314 King Street and conforms to the *Design Guidelines* for commercial additions. It is relatively modest in size and is differentiated from the historic building by a change in materials. The addition will not overwhelm the 1909 commercial building and will vastly improve the appearance of the rear of the property which is quite visible from King Street given its location next to the surface lot at 1310 King Street.

While staff sees the benefit of breaking up the addition's large west elevation with recessed panels, staff would prefer to see them be similar in shape and spacing to the openings on the historic building. Staff recommends that these minor modifications be reviewed and approved by staff prior to issuance of a building permit.

Staff notes the comments of Alexandria Archaeology and recommends that they be included as a condition of approval.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. That the recessed panels on the west elevation be similar in shape and spacing to the openings on the original building, with Staff review and approval prior to issuance of a building permit.
2. 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.
3. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
4. The statements in Conditions 1 and 2 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 Sheeting 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.

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.