

Docket Item # 6
BAR CASE # 2007-0069

BAR Meeting
April 16, 2008

ISSUE: Demolition/encapsulation

APPLICANT: Art Underfoot, Inc.

LOCATION: 1203 King Street

ZONE: KR/King Street Retail

STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish and Capsulate.

BOARD ACTION, JANUARY 16, 2008: The Board combined the discussion of docket item #'s 7 & 8. On a motion by Mr. Neale, seconded by Dr. Fitzgerald the Board deferred the applications for restudy. The vote on the motion was 6-0.

REASON: The Board believed that the new rear addition should mimic the existing rear addition and use, for example, brick jack arches over the windows; an appropriate transom; appropriately proportioned windows and no wood shingles. The members agreed that new drawings were needed before the Board could take action.

SPEAKER: Nabi Nasser, applicant, spoke in support

STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish and Capsulate.

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 approval of the Permit to Demolish and Capsulate.

(Insert sketch map here)

Note: This docket item requires a roll call vote.

Update: Since the January 16, 2008 Old and Historic Board of Architectural Review meeting, the applicant has revised the design of the new rear addition to respond to the comments of the Board members. The amount of demolition of the existing rear elevation remains the same as at the January hearing. However, the applicant intends to save and reuse as much as the existing brick on the new addition's rear elevation. Staff reminds the Board that originally the applicant was requesting a one-story addition and is now requesting a two-story addition.

The proposed two story addition will have a foot print 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 a Permit to Demolish the rear wall of the existing commercial building at 1203 King Street in order to construct a new two story addition. The applicant intends to reuse the existing brick on the rear elevation to the greatest extent possible, as well as the existing windows and rear entrance door on the new elevation of the addition. The applicant has also revised the form of the addition to mimic the existing design of the rear elevation.

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.

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 Board approved extensive alterations to the front retail front of this building including a bay window, other alterations and signage at this building for this applicant in both 2000 and 2001 (BAR Case #2000-0166, 11/1/00 and 2001-0118, 6/6/01).

The applicant applied and received 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.

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?

In the opinion of Staff, because this is a late 19th century building and the rear elevation has been altered, none of the criteria are applicable and the Permit to Demolish should be approved. Staff commends to the applicant for agreeing to reuse the existing brick and windows on the new addition's rear elevation.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the Permit to Demolish and Capsulate.

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 taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

Historic Alexandria:

No comments were received.

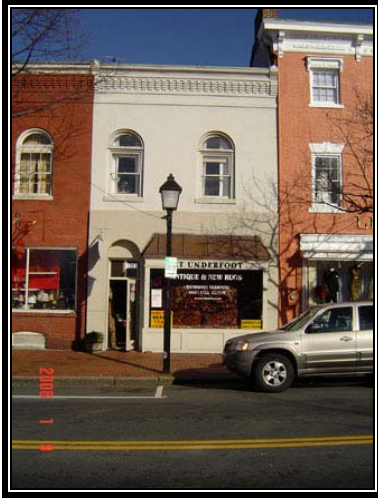


Figure 1: Front elevation



Figure 2: Rear Elevation

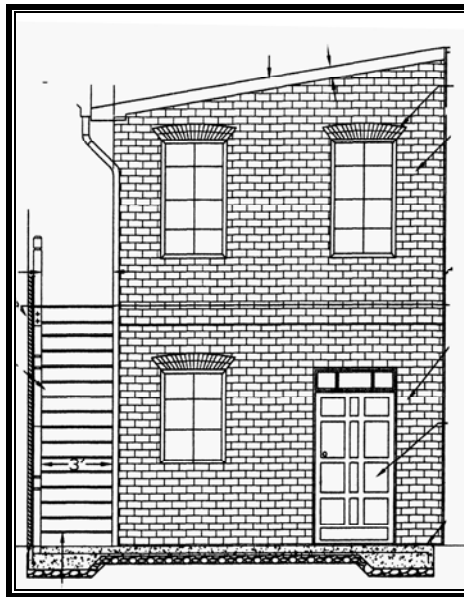


Figure 3: Proposed Rear Elevation