

Docket Item # 7  
BAR CASE # 2007-0070

BAR Meeting  
April 16, 2008

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

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**STAFF RECOMMENDATION:** Staff recommends approval with the following conditions:

- 1) That the applicant submit to Staff for review and approval any new brick that may be needed for use on the addition, if there is insufficient existing brick for reuse;
- 2) That the applicant notify Staff immediately should any changes occur to the project during the demolition and construction of the addition;
- 3) 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.
- 4) 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, 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 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 map here)

**Note:** Docket item # 6 must be approved before this docket item can be considered.

UPDATE: Since the January 16, 2008 Old and Historic Board of Architectural Review meeting, the applicant has revised the design of the project to respond to the comments of the Board. The design and form of the addition will mimic the existing building's rear elevation design, and the applicant has incorporated brick jack arches over the windows on the elevation. The applicant has deleted the use of wood shingles. The applicant will also reuse the existing brick on the addition to the greatest extent possible and will retain, repair, and reuse the existing windows, transom, and rear door on the new addition.

The applicant has also removed the web address of the business from the storefront facing King Street and the neon "Open" sign.

### **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 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 design of the addition's rear elevation will mimic the existing design, and the applicant has incorporated brick jack arches over the windows on the elevation. The applicant has deleted the use of wood shingles. The applicant will also reuse the existing brick on the addition to the greatest extent possible and will retain, repair, and reuse the existing windows, transom, and rear door on the new addition.

There is an exterior stairway running west to east across the face of the building to a landing on the east side to reach the second floor of the building through an existing door.

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 minimally 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. As revised, the addition will mimic in design and form the existing rear elevation. As discussed previously, the applicant intends to reuse as much of the existing brick as possible on the addition, particularly the rear elevation. The existing windows will be retained, repaired, and reused, as well as existing transom rear entrance door.

Should new brick be needed if there is insufficient existing brick for reuse, Staff would like the opportunity to review and approve any brick prior to use. Staff also notes and included the conditions from Alexandria Archaeology.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval with the following conditions:

- 1) That the applicant submit to Staff for review and approval any new brick that may be needed for use on the addition, if there is insufficient existing brick for reuse;
- 2) That the applicant notify Staff immediately should any changes occur to the project during the demolition and construction of the addition;
- 3) 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.
- 4) 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.

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 19<sup>th</sup> century and in the early 20<sup>th</sup> 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 19<sup>th</sup>-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.



Figure 1: Front elevation



Figure 2: Rear Elevation



Figure 3: Proposed Rear Elevation