

Docket Item #'s 10 & 11  
BAR CASE #'s 2008-0040 & 0043

BAR Meeting  
April 16, 2008

**ISSUE:** New construction and waiver of HVAC rooftop screening requirement

**APPLICANT:** Cloverdale, LLC by Linda Serabian

**LOCATION:** 1309 King Street

**ZONE:** KR/King Street Retail

---

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

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.
2. \* The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
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 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 map here

Note: Docket item #9 must be approved before this docket item can be considered.

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for a new building and a waiver of the HVAC rooftop screening requirement at 1309 King Street.

The proposed building is two stories in height and approximately 15' feet in width and 74' in length and will match the front building line along the blockface. The building will have an unpainted brick façade with a tri-partite bay window projecting approximately 20" with painted wood panels below, fypon trimwork and a single light wood door with transom on the first level. The second level will have three evenly spaced one-over-one clad wood double hung windows with brick sills and jack arches. It will be flat roofed with a decorative corbelled brick cornice with four brackets

The rear elevation will also be brick and have a metal door with transom on the first level and one pair of clad double hung one-over-one wood windows along with another similar window on the second level.

The proposed rooftop HVAC equipment will not be visible from King Street.

**II. HISTORY:**

The current building at 1309 King Street is a flat roofed, two story retail and office building with an essentially split faced brick façade with retail show windows on the first level and three metal framed windows on the second level. The rear is CMU on the first level and T-111 on the second.

**III. ANALYSIS:**

The proposed new construction complies with the Zoning Ordinance.

An application for an encroachment into the public right-of-way has been filed for the bay window and is scheduled for public hearing in June.

The new building is essentially a replacement background structure. It is a quiet building that mimics the general retail shop fronts and fenestration found throughout the historic district. The new building while using more modern building materials for details is very traditional in the mode of 19<sup>th</sup> century commercial buildings found throughout downtowns around the country.

In the opinion of Staff, the materials, scale and historical details of the proposed new building are appropriate to the historic character of the King Street commercial corridor. The wood bay and transom windows are similar to the historic approach for the display of retail goods for many other building along King Street. The cornice line of the building effectively mediates between that of the three story building to the east and that of the two story building to the west. The overall character of the new building is similar to that approved by the Board for other new commercial buildings along King Street in the last few years such as just to the west at 1303.

Staff has no objection to the waiver of the rooftop screening because the equipment will not be visible from King Street.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval of the applications with the following conditions:

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

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.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-4 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-6 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-7 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-8 A soils report must be submitted with the building permit application.
- C-9 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Office of Historic Alexandria:

No comments received.

Alexandria Archaeology:

F-1 Tax record indicate that houses were present on this street face by 1810. According to the G.M. Hopkins fire insurance atlas, a frame building and shed/stable stood on the lot in 1877. The property therefore has the potential to yield archaeological resources that could provide

insight into life in 19<sup>th</sup>-century Alexandria.

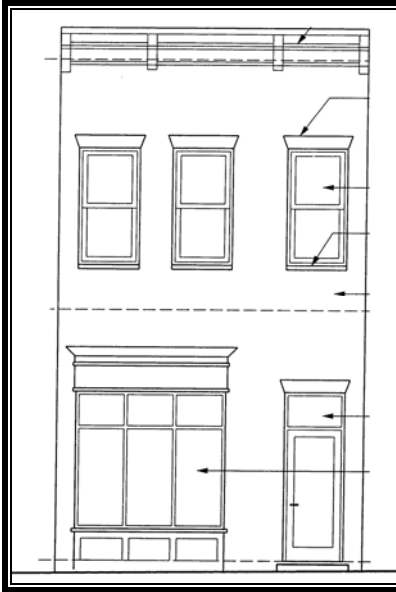
F-2 If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources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

**Conditons**

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 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.



**Figure 1: Proposed Front Elevation**



**Figure 2: Proposed Front Elevation with context**