

Docket Item # 6  
BAR CASE # 2007-0070

BAR Meeting  
June 18, 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) 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 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, APRIL 16, 2008:** The Board combined discussion of docket item #'s 6 & 7. On a motion by Mr. Spencer, seconded by Ms. Neihardt, the Board voted to defer the application for restudy. The vote on the motion was 6-0.

**REASON:** The Board asked for more accurate drawings clearly showing the proposed windows and doors, as well as the arches over the windows, and asked for a site plan demonstrating the size and location of the proposed addition. The Board also discussed whether the existing flounder-style portion of the building was historically significant.

**SPEAKERS:** Nabi Nasser, applicant, spoke in support.  
Townsend "Van" Van Fleet, representing Old Town Civic Association, spoke in opposition to the proposed demolition.  
Chuck Trozzo, spoke in opposition to the proposed demolition.

**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:

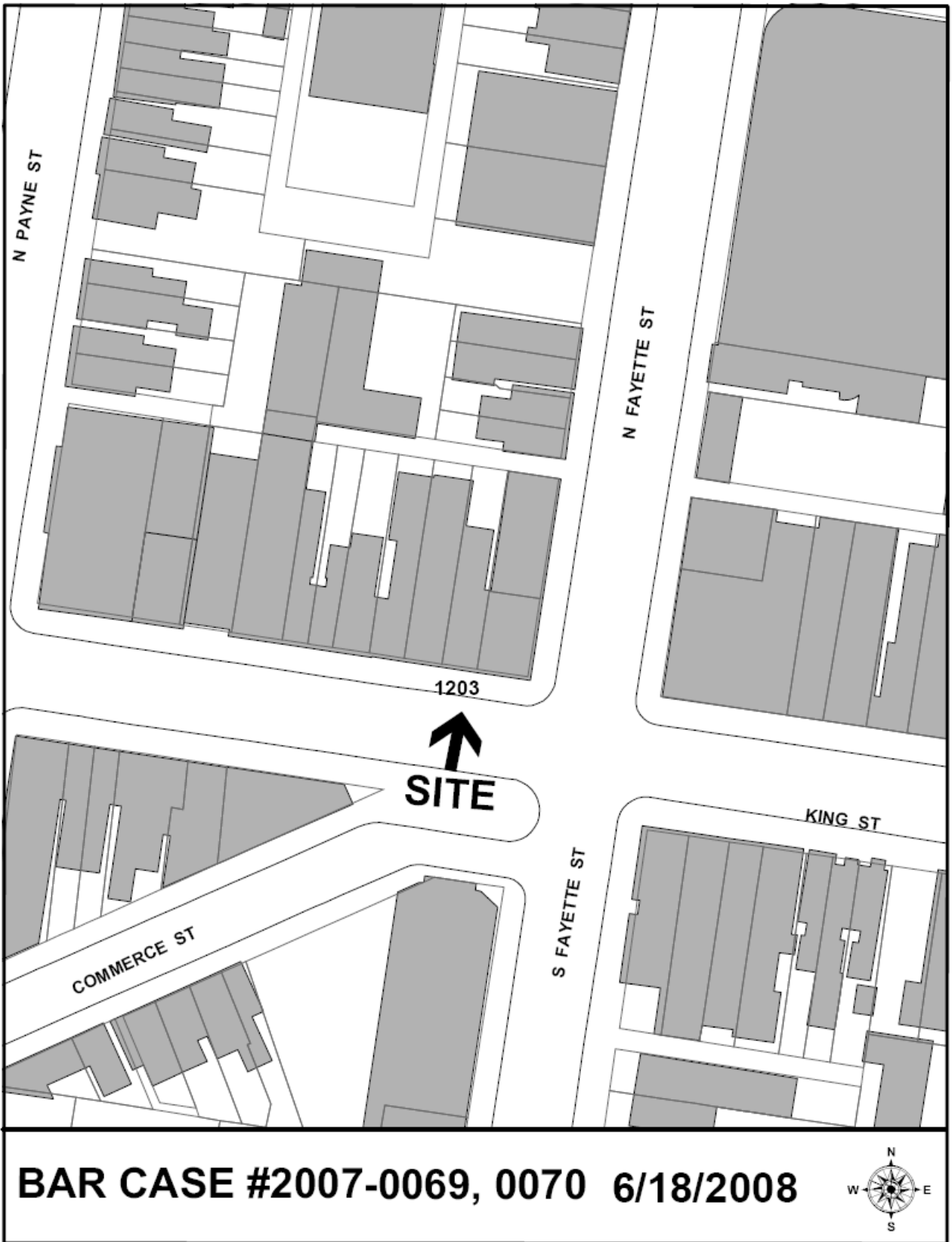
1. That the building permit drawings are revised to show the transom located directly over the door;
2. That the windows be two-over-two, double-hung, double-glazed, true or simulated divided light wood windows, with Staff to approve prior to filing for a permit;
3. That the applicant work with Staff 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 Nasserri, applicant, spoke in support

**STAFF RECOMMENDATION, MAY 16, 2007:** Staff recommends deferral of the application for restudy.



**Note:** Docket item # 5 must be approved before this docket item can be considered.

UPDATE: Update: Since the April 16, 2008 Old and Historic Board of Architectural Review meeting, the applicant has prepared new drawings to reflect the proposed addition and the design of the new rear elevation, as well as a revised plat showing the footprint of the proposed addition. The amount of encapsulation of the existing rear elevation remains the same as previously proposed. The existing flounder addition will be retained with only the rear elevation being encapsulated by the rear addition.

The proposed two story addition will have a footprint of approximately 380 square feet and will be clad in brick. Staff reminds the Board that originally the applicant was requesting a one-story addition and is now requesting a two-story 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 will be approximately 28' in length and 13.6' wide, or 380 square feet. The proposed addition will align with the rear elevation of the building adjacent to the east. The existing 4' off-set from the building adjacent to the east will be retained with new wood stairs to the second floor.

The design of the addition's rear elevation will mimic the existing flounder design. The new rear (north) elevation will have a two-bay configuration, with a single six-over-six, double-hung wood window and one six-panel wood door with a transom as an entrance. Two six-over-six, double-hung wood windows will be installed on the second floor. All windows will be wood, double-hung, double-glazed, and simulated divided light, manufactured by Kolbe and Kolbe.

The east elevation on the addition will have a new door and two windows, matching the windows and door on the rear elevation.

The addition will be constructed of brick, to complement the existing brick. The applicant will provide a sample at the hearing. All trim will be wood and new downspouts and gutters will be installed. A standing seam metal roof will be used on the addition. Jack arches will be placed above all windows and doors on the addition.

An exterior stairway running along the east face of the existing addition, to a landing on the second floor will be reconstructed to match along the east elevation on the new addition.

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 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 elevation on the existing founder addition to be encapsulated 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 proposed addition is appropriate and compatible with the existing commercial building at 1203 King Street and conforms to the *Design Guidelines* for commercial additions. 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. It is relatively modest in size and references the flounder form, detailing, and materials on the existing addition. The materials are consistent with that approved on similar additions by the Board in recent cases. The addition will not overwhelm the adjacent commercial buildings on either side, which already possess additions of this scale.

Therefore, Staff recommends approval and notes the conditions from Alexandria Archaeology.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval with the following conditions:

- 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.
- 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.

## **V. 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.



VI. Images



Figure 1: Front Façade



Figure 2: Existing Rear

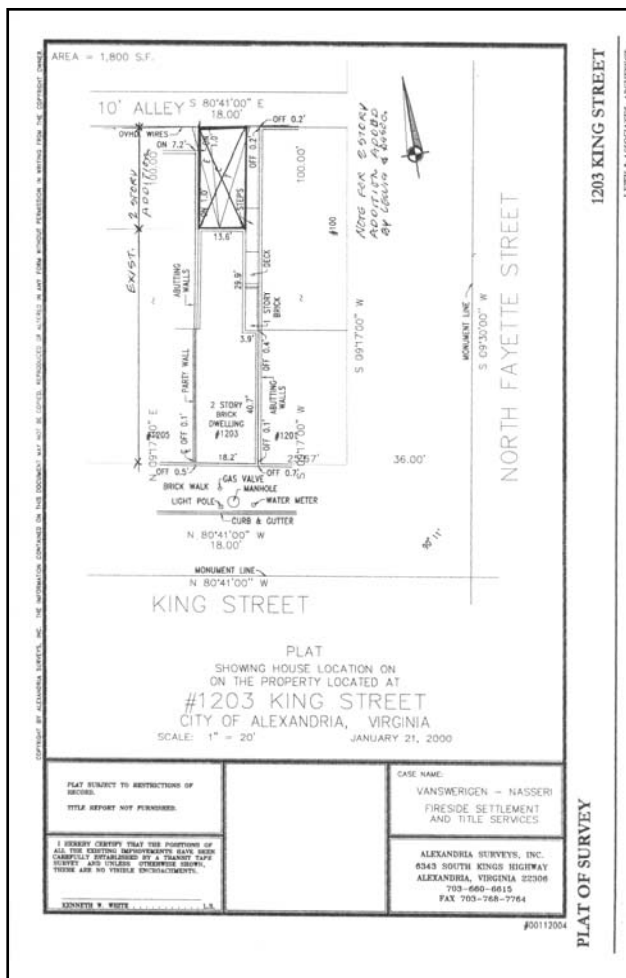
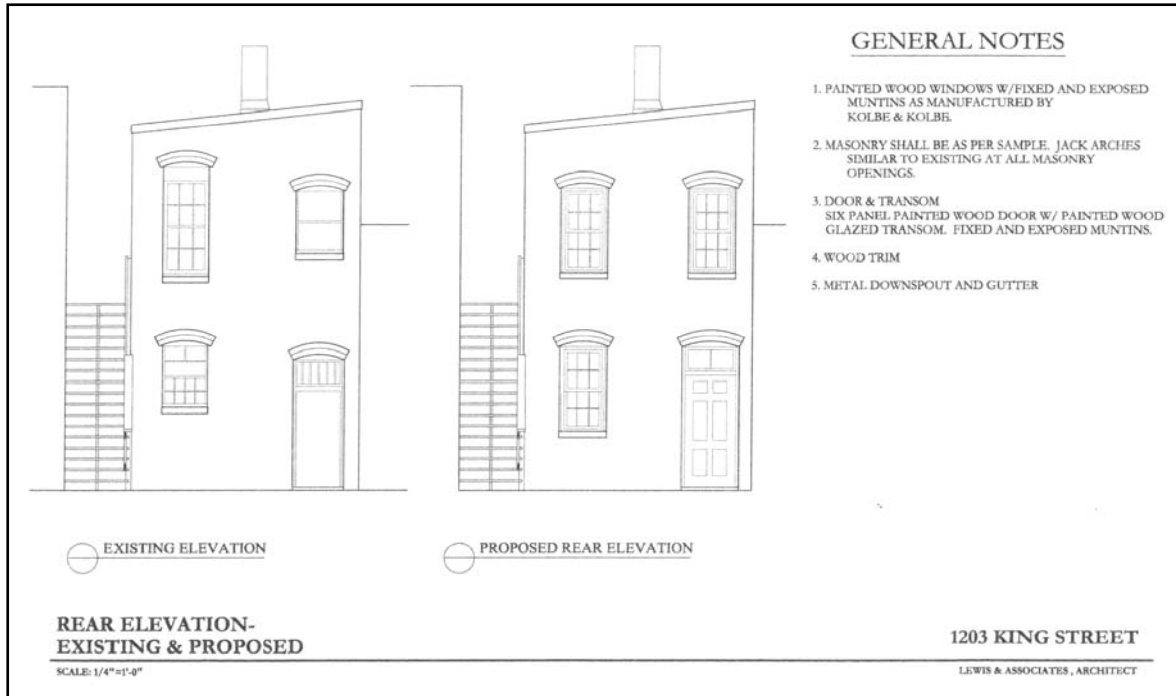
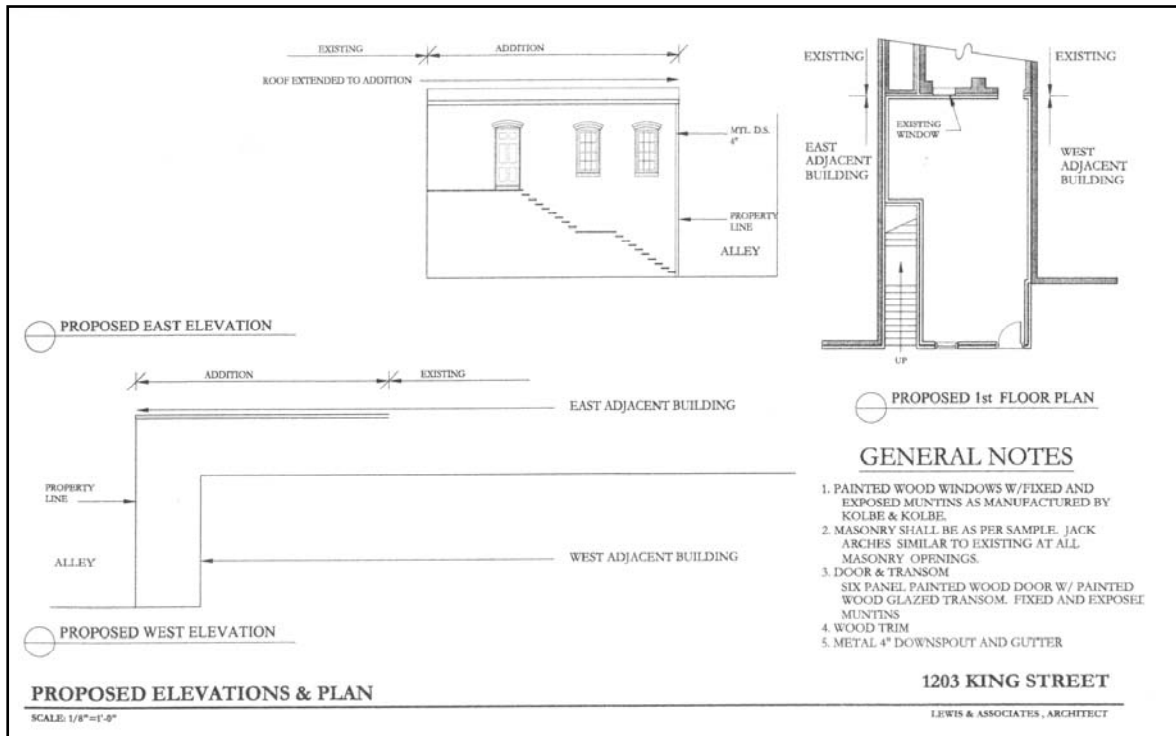


Figure 3: Plat showing proposed addition



**Figure 4: Drawings showing existing and proposed rear elevation**



**Figure 5: Proposed Elevation**