

Docket Item # 5  
BAR CASE # 2007-0069

BAR Meeting  
July 9, 2008

**ISSUE:** Demolition/encapsulation

**APPLICANT:** Art Underfoot, Inc.

**LOCATION:** 1203 King Street

**ZONE:** KR/King Street Retail

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

**BOARD ACTION, JUNE 18, 2008:** Deferred at the request of the architect because the applicant was not present.

The Board combined discussion of docket item #'s 5 & 6. The Board deferred the application at the request of the project architect because the applicant was not present. The vote was 6-0.

**SPEAKERS:** Ray Lewis, project architect

**REASON:** The Board agreed to defer the application at the request of the project architect due to the absence of the applicant. Because the architect is new to the case and because the case has been before the Board previously, the architect did not feel it was appropriate to discuss the case without the applicant being present, which the Board agreed and deferred to a future hearing.

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

**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.

**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.



**Note:** This docket item requires a roll call vote.

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 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 Encapsulate the rear wall of the existing flounder addition to the commercial building at 1203 King Street in order to construct a new two story addition. The applicant intends to retain as much as possible of the existing rear elevation brick wall as an internal wall once encapsulated by the addition. The amount of encapsulation proposed is approximately 285 square feet. The applicant will retain the flounder form for the 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.

**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 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 application involves the encapsulation of a late 19<sup>th</sup> century rear building elevation of the existing flounder addition that has been altered, none of the criteria are applicable and the Permit to Demolish and Encapsulate should be approved. The only component of encapsulation is the rear elevation, which the applicant expects to retain as an internal wall. The existing flounder form will be maintained and is being expanded by the addition.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval of the Permit to Demolish and Capsulate.

**IV. 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.

VI. Images



Figure 1: Front Façade

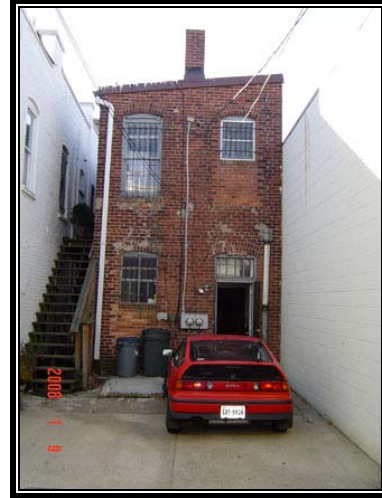


Figure 2: Existing Rear

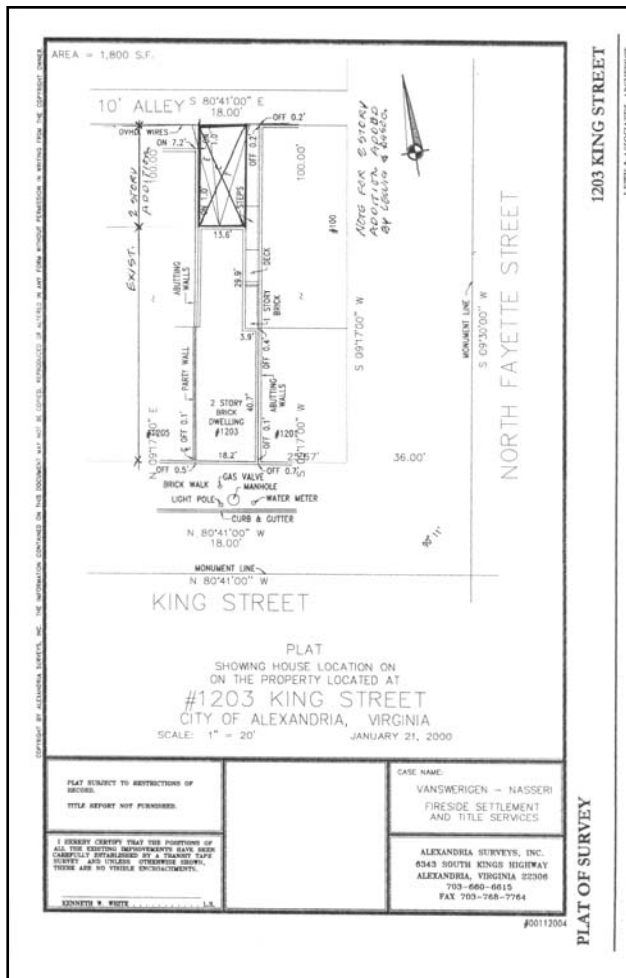


Figure 3: Plat showing proposed addition

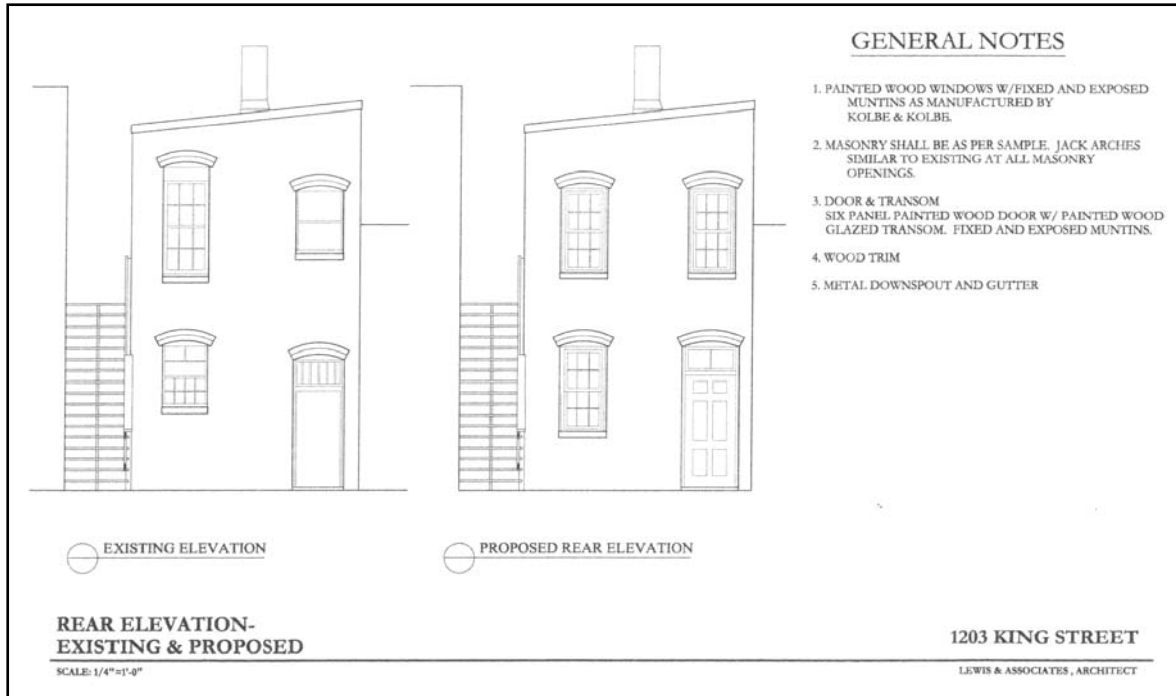


Figure 4: Drawings showing existing and proposed rear elevation

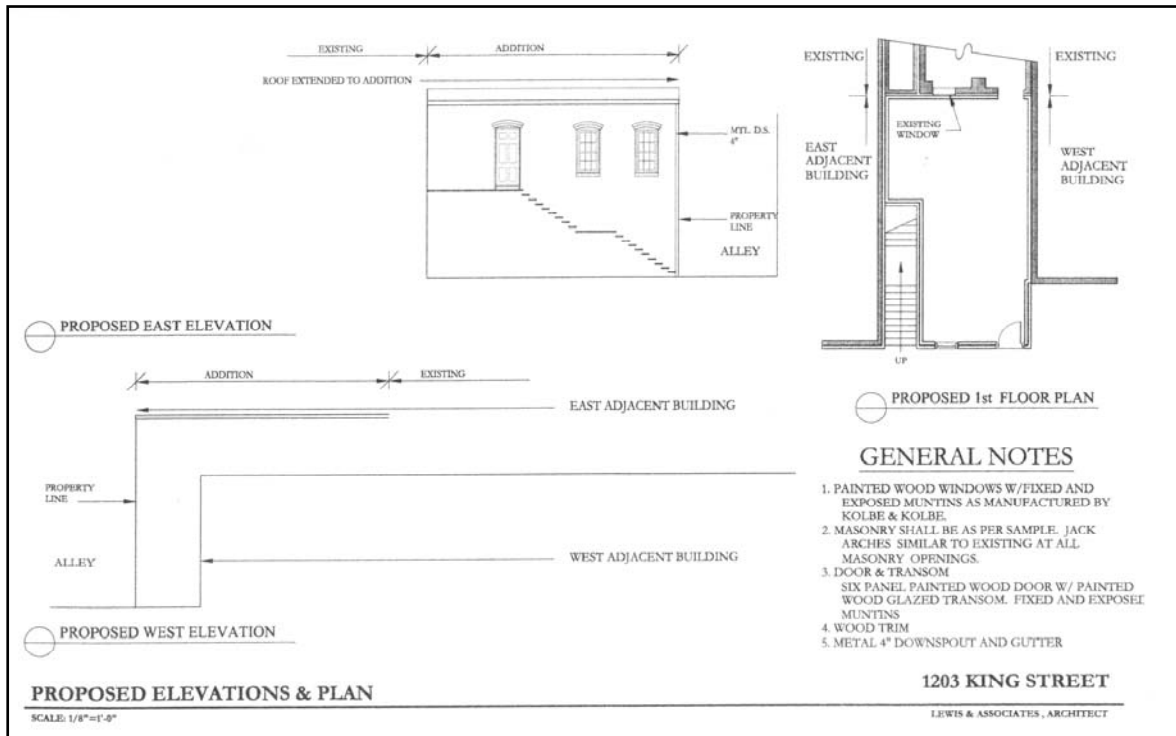


Figure 5: Proposed Elevation