

Docket Item # 8
BAR CASE #2008-00182

BAR Meeting
November 5, 2008

ISSUE: Permit to Demolish
APPLICANT: Ahmadu Barrie, Owner
LOCATION: 817 King Street
ZONE: KR / King Street Urban Retail Zone

STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish as submitted.



BAR CASE #2008-0182, 0183 11/5/2008



Note: This item requires a roll call vote.

I. ISSUE:

The Applicant is requesting approval of a Permit to Demolish as described below:

1. Penetrate the existing rear CMU block wall (north elevation) on the subject retail building at 817 King Street to install six (6) new windows. The proposal will remove 101 sq. ft. of the existing block wall to install the new windows, which is approximately 12% of the existing wall surface.
2. Remove an existing 4" high x 3' long threshold at the front entry door to provide an ADA accessible entry.

II. HISTORY:

The building located at 817 King Street currently houses a neighborhood grocery store on the first level and commercial rental space on the second floor. This 2½-story, brick-faced concrete block, commercial building was constructed in 1967.

Previous Approvals:

July 15, 1998: Second Floor Hanging sign for Bazzak Day Spa (BAR 98-0105).

August 19, 1998: Second Floor Window Signage for "Sylla Custom Tailor" (BAR 98-00133).

May 3, 2000: Second Floor Window Signage for "Gitinet, The Dot Com Engineers" to replace the "Sylla Custom Tailor" signage (BAR 00-0077).

December 7, 2005: First Floor Signage "School of Fame: Redefining Fame" mounted on the existing "Gourmet Center" sign.

III. ANALYSIS:

In considering a Permit to Demolish/Encapsulate, 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?

The proposed demolition does not meet the above criteria, as this proposal will be altering a rear, secondary elevation of a late 1960's building and the removal of the brick threshold will not negatively impact the future integrity of this building. Additionally, the historic district will not be negatively impacted as a result of this approval. It is recommended that the Board support this Permit to Demolish.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the Permit to Demolish as submitted.

V. CITY DEPARTMENT COMMENTS:

Legend: C - Code Requirement R - Recommendation S - Suggestion F- Finding

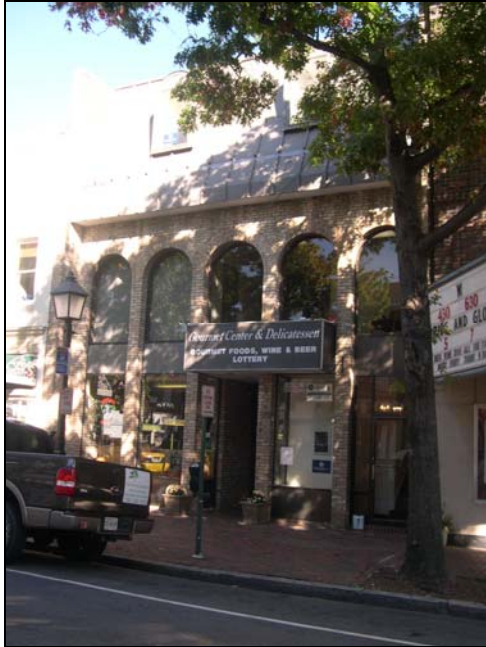
Code Enforcement:

- C-1 A demolition permit is required for the proposed project (USBC 108.1).
- 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 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 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-5 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.

Historic Alexandria:

There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

VI. IMAGES:



Existing Front Elevation



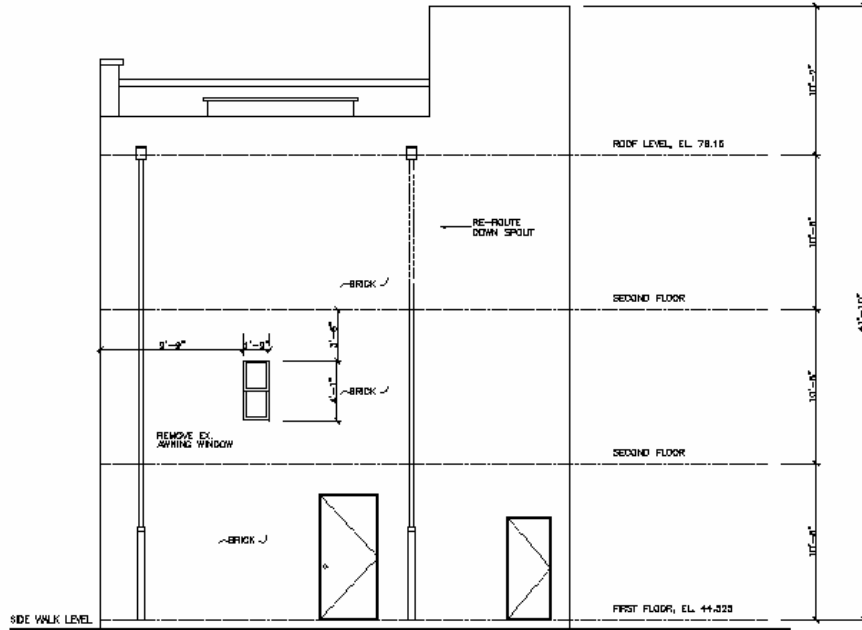
Detail of Existing Side Entry



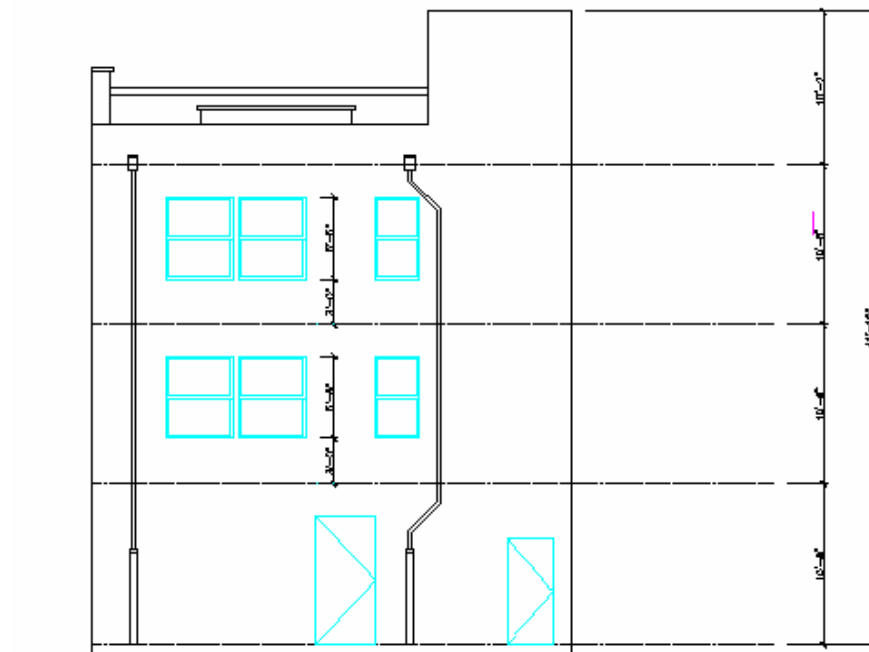
Detail of Brick Stoop to be Removed



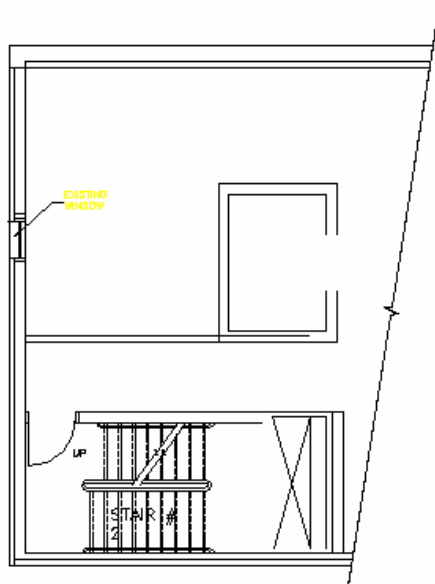
Existing Rear Elevation



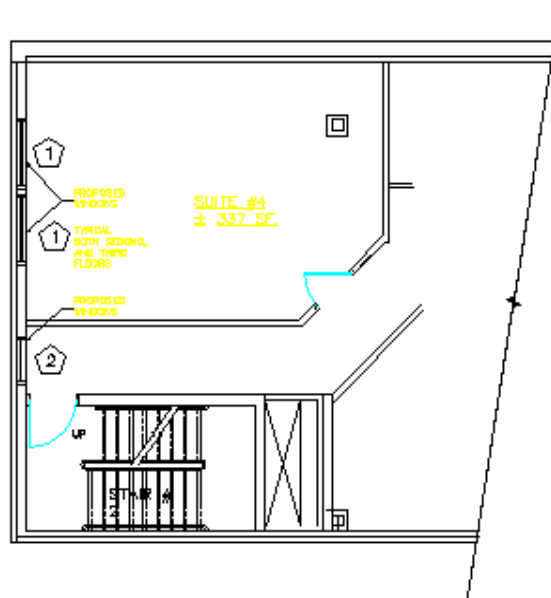
Existing Rear Elevation



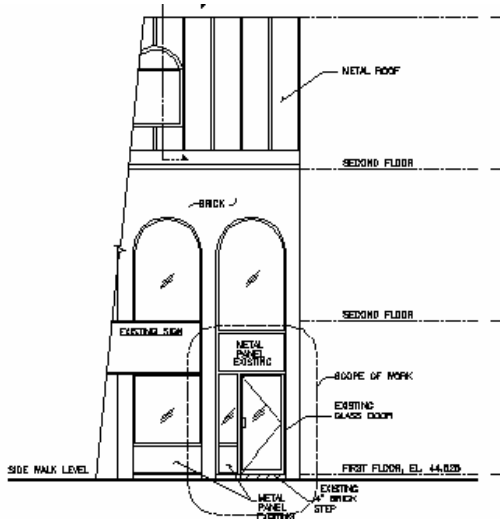
Proposed Rear Elevation



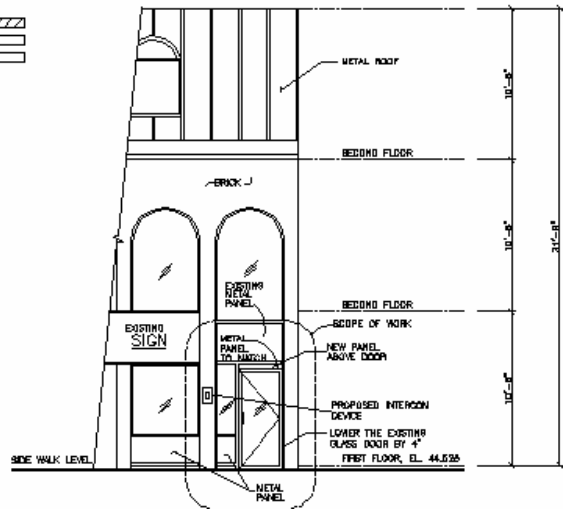
Proposed Second Floor (Partial) Floor Plan



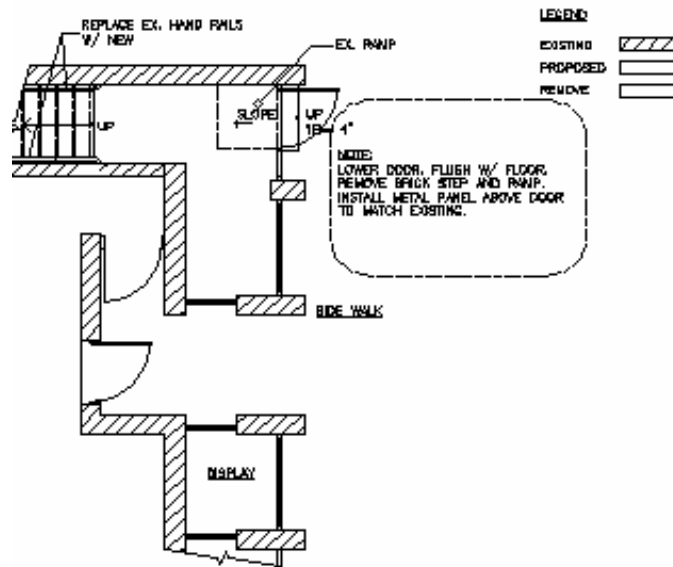
Proposed Third Floor (Partial) Floor Plan



Existing Front Elevation



Proposed Front Elevation



Proposed First (Partial) Floor Plan