

Docket Item # 9  
BAR CASE #2008-0183

BAR Meeting  
November 5, 2008

**ISSUE:** Alterations

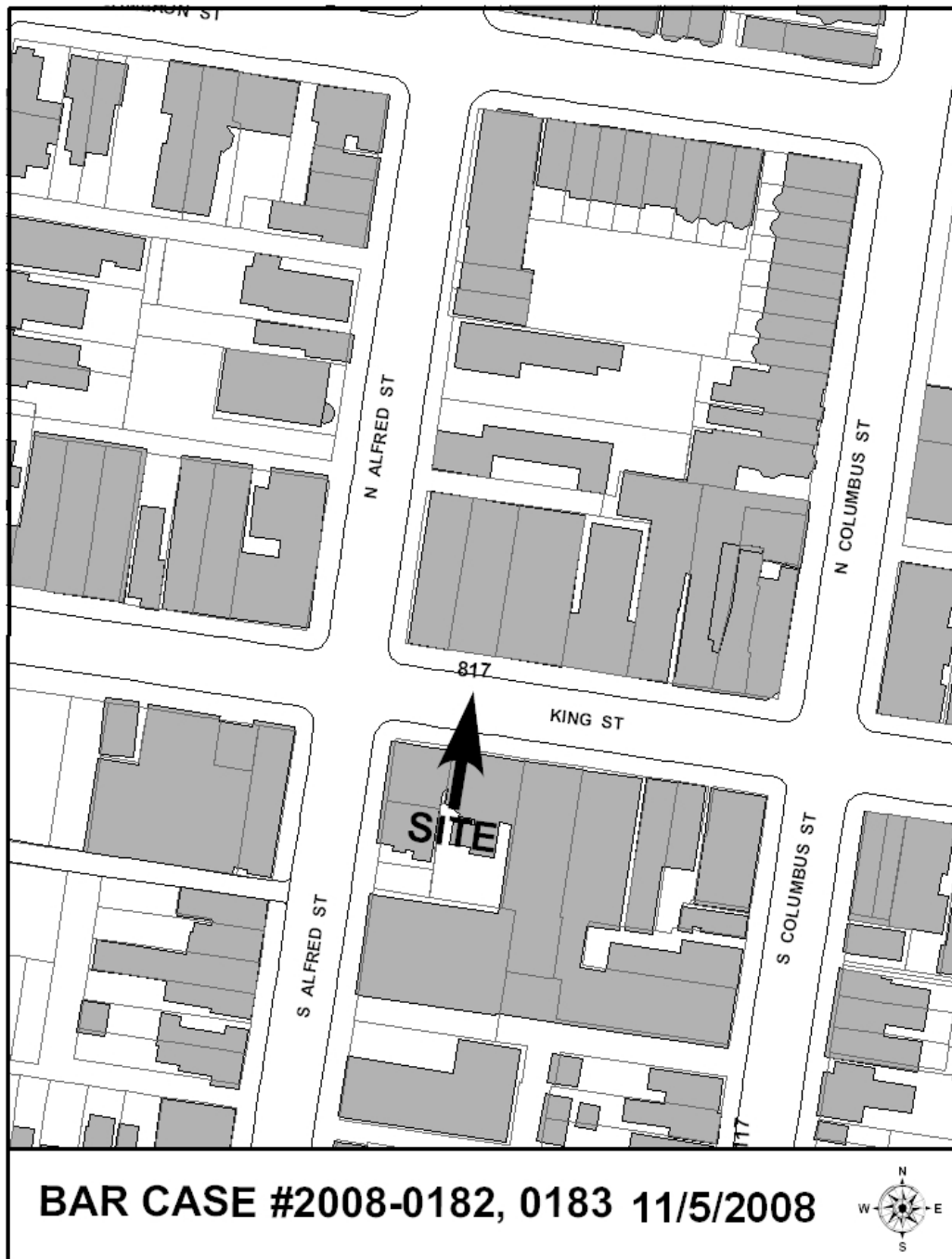
**APPLICANT:** Ahmadu Barrie, Owner

**LOCATION:** 817 King Street

**ZONE:** KR / King Street Urban Retail Zone

---

**STAFF RECOMMENDATION:** Staff recommends approval of the application for a Certificate of Appropriateness as submitted.



Note: Docket Item # 8 must be approved prior to discussion.

**I. ISSUE:**

The Applicant is requesting approval of a Certificate of Appropriateness for the following items:

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 is requesting to install two, double-hung windows and one, single-light, fixed sash window with a bronze, anodized aluminum frame on the second and third floors of the building's rear elevation.
2. Create an ADA accessible entry by removing an existing 4" high x 3' long threshold at the front entry door and re-positioning the existing glass door 4" lower. Fill in the 4" gap above the door with new glass. Install an ADA wall plate actuator to the left of the entry door.

**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:**

The proposed window alterations comply with the Zoning Ordinance requirements.

The windows on the front façade of this building are single-plate glass windows trimmed in metal. The proposal is to install metal windows on the rear elevation of this building. The Applicant has selected building materials which complement the architectural style and age of this building, thus the alterations will not detract, rather will blend into the building's existing fabric. Additionally, the minor changes to the building's front façade to provide the store with an ADA accessible entrance will not negatively impact the historic streetscape.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval of the application for a Certificate of Appropriateness as submitted.

**V. CITY DEPARTMENT COMMENTS:**

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

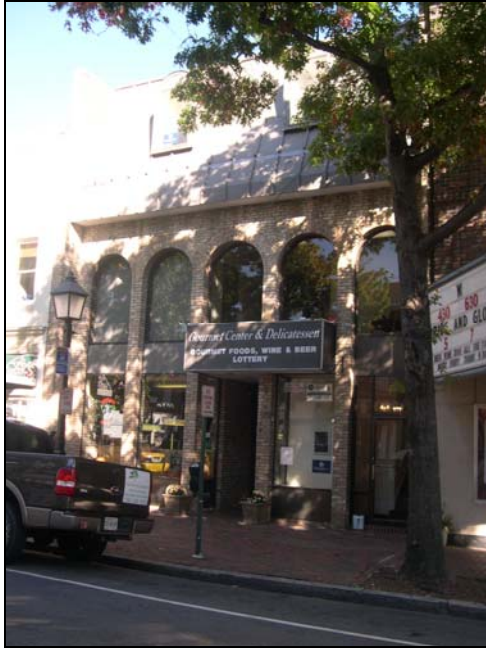
Code Enforcement:

- 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.

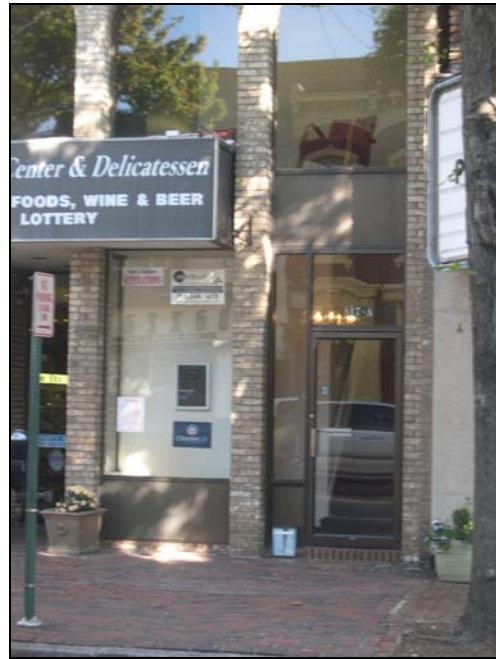
Historic Alexandria:

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

**VI. IMAGES:**



Existing Front Elevation



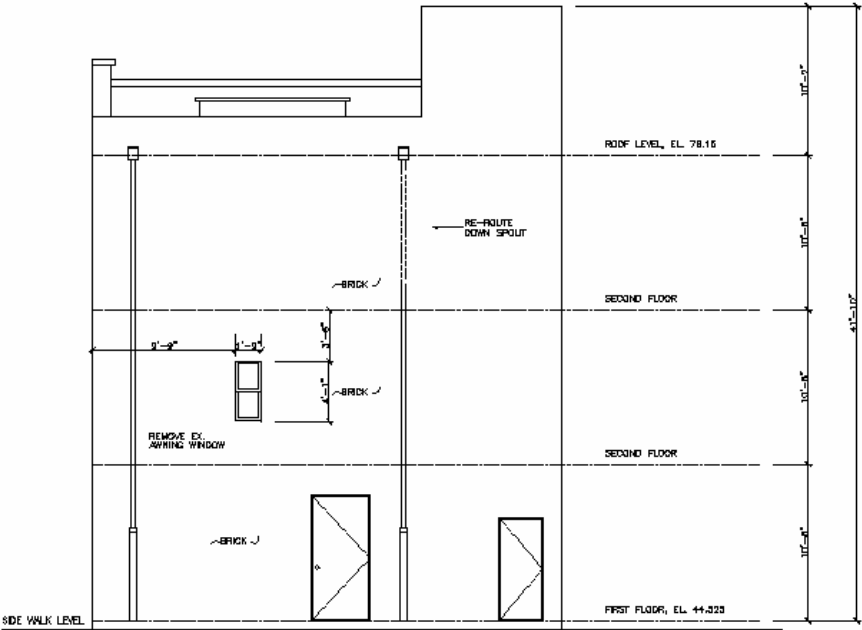
Detail of Existing Side Entry



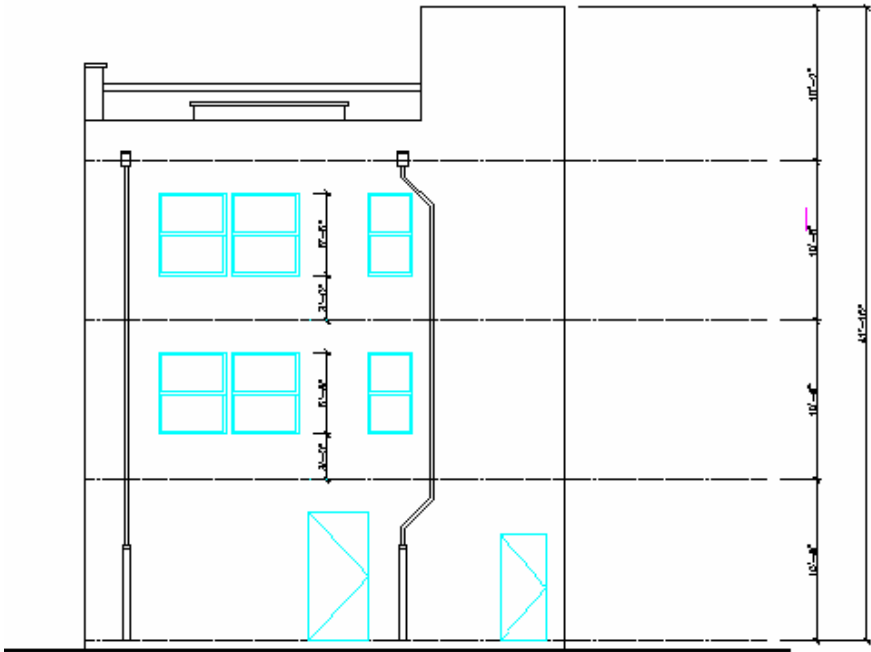
Detail of Brick Stoop to be Removed



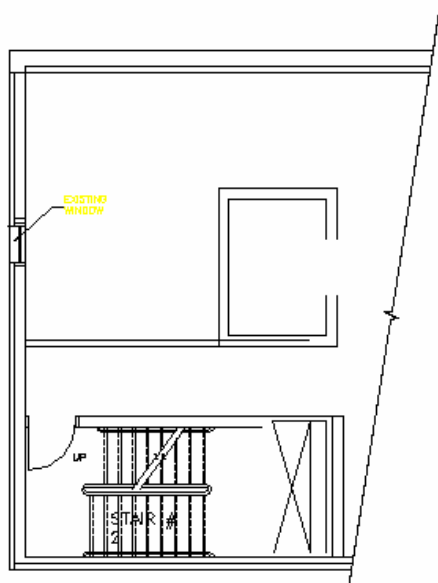
Existing Rear Elevation



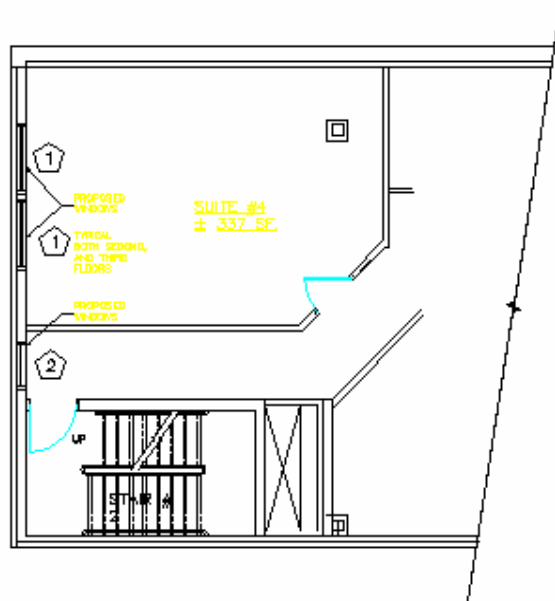
Existing Rear Elevation



Proposed Rear Elevation

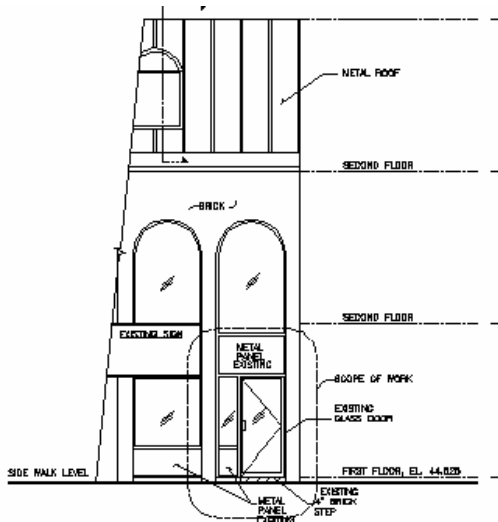


Proposed Second Floor (Partial) Floor Plan

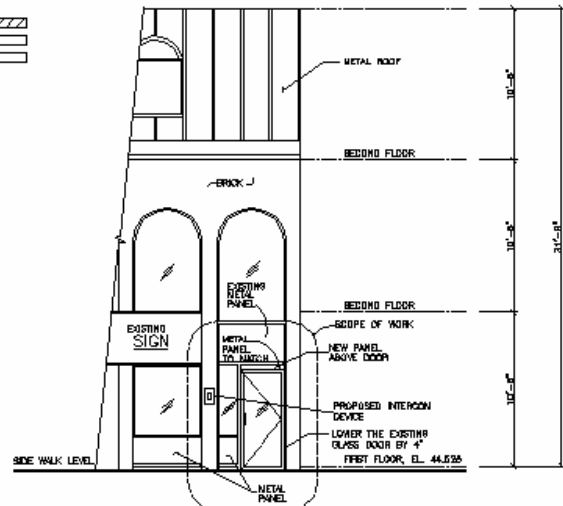


Proposed Third Floor (Partial) Floor Plan

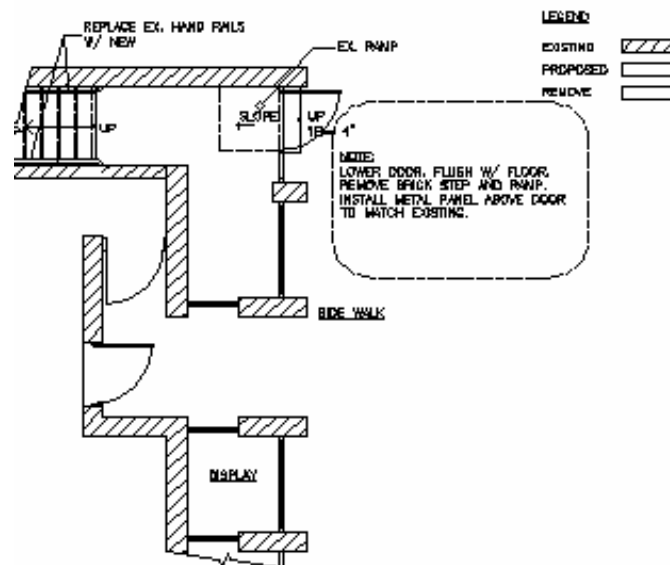




Existing Front Elevation



Proposed Front Elevation



Proposed First (Partial) Floor Plan