

Docket Item # 3
BAR CASE # 2009-0240

BAR Meeting
November 4, 2009

ISSUE: Alterations

APPLICANT: Douglas Baj for RedRocks Napoletana in Old Town

LOCATION: 904 King Street

ZONE: KR/King Street Retail

STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

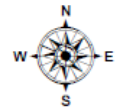
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.



BAR CASE #2009-0240

11/4/2009



I. ISSUE:

The applicant, Douglas Baj for RedRocks, a brick oven pizzeria, is requesting approval of a Certificate of Appropriateness for alterations at 904 King Street.

The applicant proposes to install a 12 inch diameter metal flue on the south (rear) elevation of the five story commercial building. The proposed flue will be used to vent the wood burning stove in the restaurant's kitchen and will exit the building just above the second story windows, approximately 15 feet above the private alley. The top of the flue will project two feet above the roofline to meet building code requirements. The flue will be painted a brick red color to match the building.

II. HISTORY:

The front portion of 904 King Street is a historic building dating from between 1891 and 1896, according to the Sanborn Fire Insurance Maps. In the late 1980s the rear of the historic building was encapsulated by a five story brick commercial building as part of the Firehouse Square development. The five story portion of the building is set back approximately 20 feet from the front façade.

Concurrent with the BAR application, the applicant has requested approval of a SUP to operate a 98 seat restaurant. The SUP application will be heard by the Planning Commission on November 5th and City Council on November 14th, 2009.

The Board approved a wall sign for the previous tenant at this location, OLD TOWN GIFT SHOP & MINI MART, on June 5, 1996 (BAR Case #1996-0107).

III. ANALYSIS:

The proposed alteration complies with zoning ordinance requirements.

Prior to submitting the application for the proposed flue, the applicant tried without success to find a way to integrate the flue into the footprint of the building. The applicant states that because the space above the proposed restaurant is occupied, it is not feasible to run the flue through the upper floors of the building. In addition, the applicant explored the possibility of constructing the flue at the front of the office portion of the building. This also was not feasible because the wood burning stove is located in the rear of the restaurant.

Although the *Design Guidelines* note that "The Boards strongly discourage the use of exterior metal flue chimneys" they also state that: "chimneys on commercial and industrial type structures may be made of metal in certain circumstances." Staff finds the proposed metal flue to be appropriate in this case given the age of the building and the location of the flue in a rear alley. It is not unusual for restaurants to have exterior flues and vents within the historic district. The flue will be painted to match the brick building.

Should the Planning Commission and City Council approve the restaurant's SUP, the applicant will return to the BAR for approval of signage.

IV. STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

STAFF:

Stephanie Sample, Historic Preservation Planner, Planning & Zoning
Stephen Milone, Division Chief, Land Use Services

V. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F- finding

Code Administration:

- C-1 Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-2 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-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.

Historic Alexandria:

No comments received.

VI. IMAGES

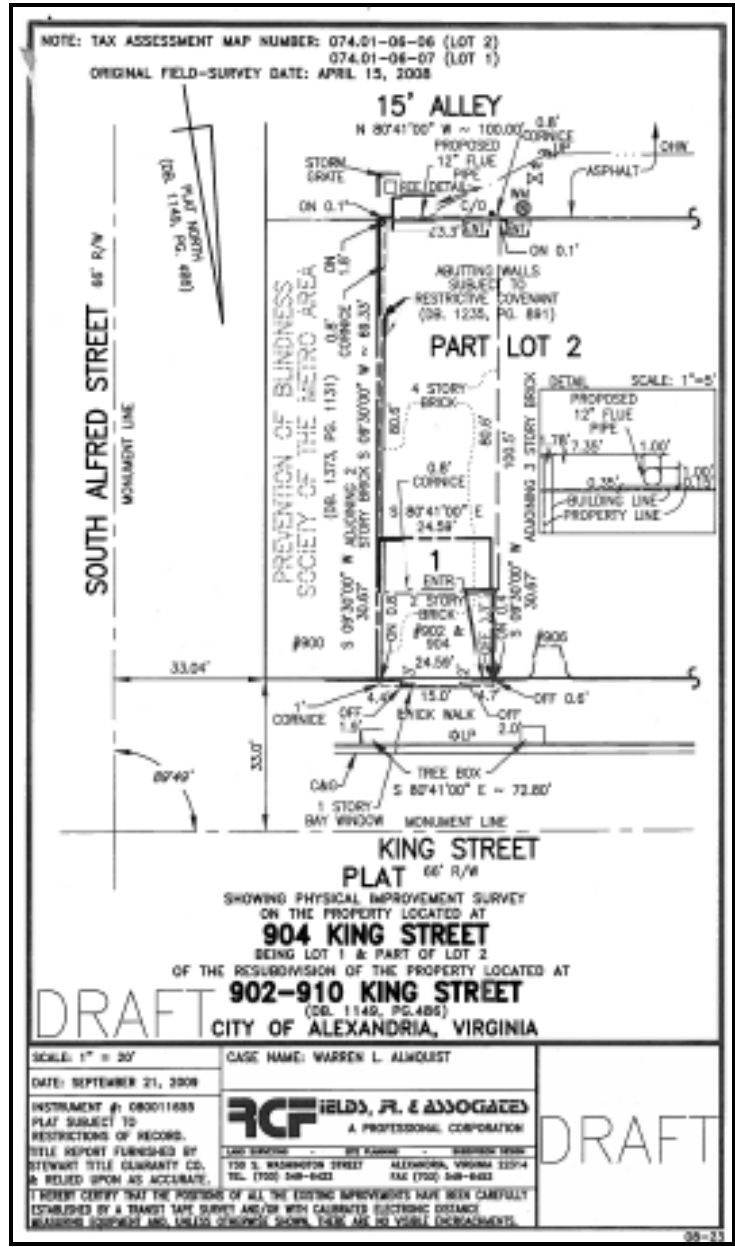



Figure 1: Plat.



Figure 2: Image of 904 King Street from Google Maps.


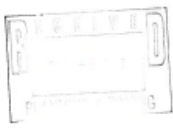
CITY OF ALEXANDRIA
Board of Architectural Review
Old & Historic District Panel

Request for
Certificate of Appropriateness



RedRocks
firebrickpizzeria

Installation of 12" diameter flue
904 King Street
Alexandria, Virginia



Proposed location
of 12" vent flue

CITY OF ALEXANDRIA
Old & Historic District Panel
CONSTRUCTION PERMIT

WARREN L. JAMOURIAN, AIA, Architect
1011 North Washington Street, Suite 200
Alexandria, VA 22314
478-2333

RedRocks Firebrick Pizzeria
Alexandria, Virginia 22314

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10.05.09

Figure 3: Cover sheet with photo simulation.

