

Docket Item # 6 & 7
BAR CASE # 2010-0120/121

BAR Meeting
June 16, 2010

ISSUE: Permit to Demolish/Encapsulate & Addition
APPLICANT: Soma Architects for Seyed Hossein Shoja Maddahi
LOCATION: 923 King Street
ZONE: KR/King Street Retail

STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish (BAR CASE #2010-0120) and approval of the Certificate of Appropriateness (BAR CASE #2010-0121) with the conditions that:

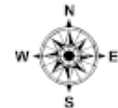
1. Call Alexandria Archaeology (703/838-4399) two weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for city archaeologists can be arranged. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
2. 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. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
3. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.

****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, 703-838-4360 for further information.



BAR CASE #2010-0120 & 0121 6/16/2010



Note: Staff coupled the reports for BAR #2010-0120 (Permit to Demolish/Encapsulate) and BAR #2010-0121 (Certificate of Appropriateness) for clarity and brevity. This item requires a roll call vote.

I. ISSUE

The applicant is requesting approval of a Permit to Demolish/Encapsulate and a Certificate of Appropriateness for the demolition of an existing rear addition and the construction of new rear additions at 923 King Street.

The Permit to Demolish/Encapsulate request consists of:

- Demolishing an existing 720 sq. ft. one-story, brick addition built in 1961.

The Certificate of Appropriateness request consists of:

- Constructing a set of three telescoping additions protruding from the rear elevation of the existing historic building mass: a three-story, three-bay addition (approx 775 sq. ft. footprint); a two-story, one-bay addition (approx 300 sq. ft. footprint) and a one-story, one-bay addition (approx. 300 sq. ft. footprint). The brick, mortar joints, and wrought iron balustrades are designed to complement the existing building while shielding rooftop mechanical units.
- A new 7' high brick wall with wrought iron gate to enclose the remaining rear yard.

II. HISTORY

921 and 923 King Street are three-story, three-bay, Federal Style brick buildings built by Francis Peyton in the late 18th to early 19th century. According to Ethelyn Cox's *Alexandria Street by Street*, Peyton acquired the quarter block of land on which the buildings sit in 1797 and pledged them in a deed of trust in 1826. The wood mold brick on the south façade of 923 King was replaced with extruded brick and Queen Anne style segmental arched windows were installed some time in the late 19th century. The first floor storefront alterations were built prior to the establishment of the Old and Historic Alexandria District. The storefront was altered to its present configuration in 1970 (Approved by the Board, 12/16/1970). The concrete block rear addition was constructed in 1961, according to building permits.

Previous Approvals

On July 7, 1982, the Board approved signage for Conklyn's Florist and again in 2002 (BAR Case #2002-0230, 9/18/02).

The Board has approved several alterations to the building, including alterations to the existing storefront and window and door replacement. (BAR Case #2006-0044). The Board also approved some alterations to the rear concrete block addition in 2006, including extending the parapet and cladding with brick (BAR Case #2006-0111).

On June 18, 2008 (BAR Case#2008-0087) the Board approved alterations which consisted of a new low garden wall, new replacement egress stairs, and a change in door on the rear elevation of the rear addition.

III. ANALYSIS

Staff has no objection to the proposed demolition of the existing addition believes that the proposed new additions are compatible with the existing structures and will not negatively impact the streetscape.

Permit to Demolish

In considering a Permit to Demolish, 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, while the original, early 19th century building is a very important and highly visible resource within the historic district and reflects King Street's historic commercial development pattern, the mid 20th century addition proposed for demolition is without individual historical interest or uncommon architectural merit, is poorly constructed, and none of the criteria for demolition are met. In addition, the north wall of the original building is a tertiary elevation without uncommon architectural detailing or materials and has been altered numerous times. Therefore, Staff recommends that the Permit to Demolish/Encapsulate should be granted.

Addition

The proposed addition complies with the KR zone as defined in the City's Zoning Ordinance. DSUP2010-0002 for a two story restaurant and two, third floor apartments with a 1,492 square foot addition was approved by City Council on May 15, 2010.

The building at 923 King anchors the west end of a remarkably uniform row of five, three story early 19th century Federal Style buildings on the north side of the 900 block of King Street. The west elevation of 923 King is constructed with wood mold brick laid in a Flemish bond. The existing 9/9 windows have a stone lintel and there is an elliptical arch over the door and sidelights typical of late 18th/early 19th century buildings. However, the south facade displays extruded brick and Queen Anne style segmental arched windows typical of the late 19th century.

The existing standing seam metal roof is hipped in the front and turns the corner to end with a shed form on the north side.

The architect's original application proposed an exact replica of the Federal design elements on both the addition and the King Street façade with a row of new dormers on a mirrored hip roof form. However, according to the *Design Guidelines* chapter on Additions to Commercial Buildings, "An addition to a historic building should be clearly distinguishable from the original structure." and should not "...dilute the architectural and historic importance of an existing building by creating a false sense of the past." Staff, therefore, worked with the applicant to create compatible but subtle distinctions in the overall building form and architectural detailing of the three building periods displayed on the south façade, west façade and addition, in order to explain the evolution of the structure over time. Staff also believes that dormers were not present on the original structure and their addition to this highly visible roof would detract from the unique existing hip/shed form and overall simple architectural character of the building.

Staff does not believe that any of the existing window sash are historic. The applicant will, therefore, replace the existing 9/9, double hung sash windows on the south façade with 2/2 sash to reflect the late 19th century period of the segmental arches and the industrially manufactured brick on this elevation. The original Federal details of the west façade facing Patrick Street will be restored and the 9/9 windows and six panel wood door on this elevation will be replaced in kind. The mass of the proposed addition steps down toward the residence to the north and is designed in a simple Colonial Revival style, with flat lintels over 9/1 windows and a flat roof with iron parapet railings. A brick wall and wrought iron gate screen the service yard from the sidewalk on Patrick Street and visually terminates the addition at grade.

The storefront bay windows previously approved by the Board will remain and be repeated on the new bay on the west façade of the addition to help visually unify the ground floor, though the existing plate glass will be replaced with mullions and a paneled spandrel to improve their scale and architectural character. The brick south wall of the addition steps back from the plane of the historic building to further distinguish it from the original and the 2/2 and 9/9 windows on the original building are single glazed painted wood with interior storm panels, while the windows on the addition and first floor storefront bay windows are double glazed, simulated divided lite, aluminum clad wood.

Summary

The architect has responded to Staff's recommendations to restore the original architectural character of the south and east facades and to respect the historic building mass by terracing the new flat roof forms and by stepping the walls of the addition back from the oldest and most intact façade on the west side. The architectural details and materials used on each phase of the building's construction are distinctly but subtly different and comply with the intent expressed in the Design Guidelines.

STAFF

Al Cox, FAIA, Historic Preservation Manager

Michele Oaks, Historic Preservation Planner, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Code Administration:

- 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 of the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line.
- 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 must be submitted with the building permit application.
- C-5 Additions and Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-6 Additions and 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-7 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.
- C-8 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-9 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.
- C-10 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 116.1.

C-11 Rooftop anchorage/installation details must be submitted (USBC 109.1).

Historic Alexandria:

No comments received.

Alexandria Archaeology:

Archaeology Finding

1. According to Ethelyn Cox's *Historic Alexandria, Street by Street, A Survey of Existing Early Buildings*, the house on this lot was built after 1797, when Francis Peyton acquired the property. The lot therefore has the potential to yield archaeological resources that could provide insight into domestic activities at the end of the 18th century and in the early 19th-century. In 1984, Alexandria Archaeology was notified that there was a brick shaft in the basement of this house, but no work in the basement area is planned during this project.

Archaeology Conditions

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Transportation and Environmental Services:

FINDING

F1. The Development Site Plan (DSP2010-0002; Preliminary approved by Council May 15, 2010) must be approved and released prior to any demolition / construction activity or permitting for this site. (T&ES)

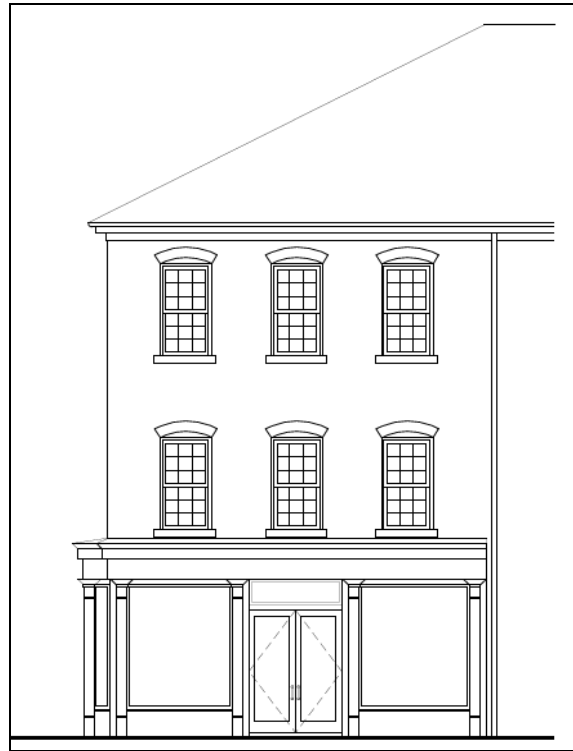
RECOMMENDATIONS

R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

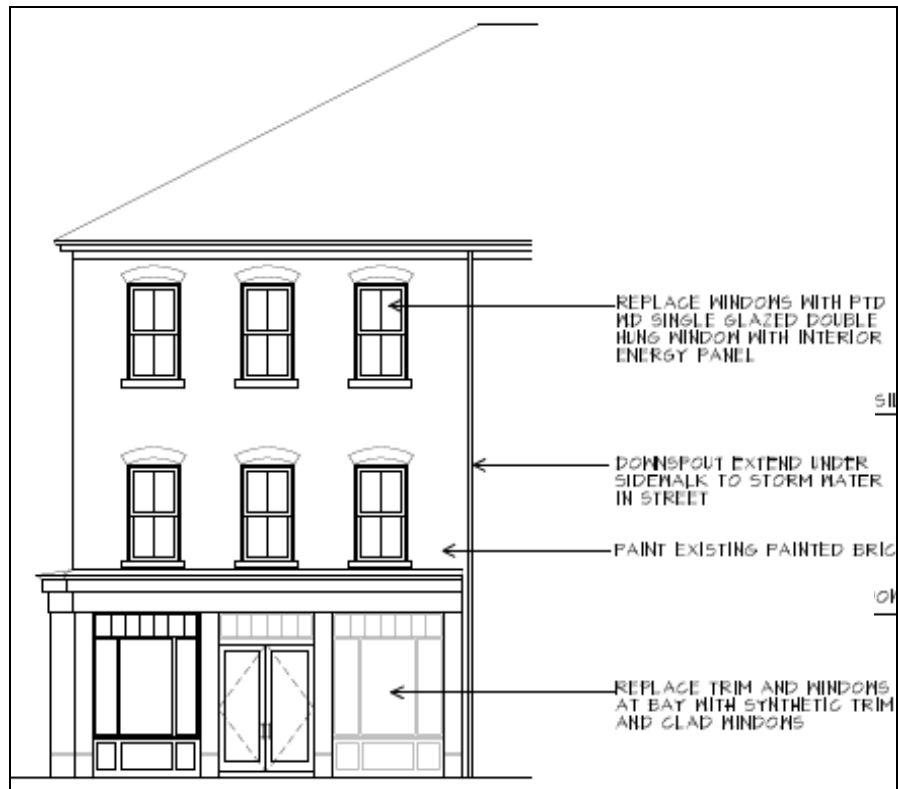
Planning and Zoning – Development Review:

Application consistent with development approvals for DSUP2010-0002.

V. IMAGES



EXISTING



PROPOSED

Figure 1: Existing and Proposed Front Elevations

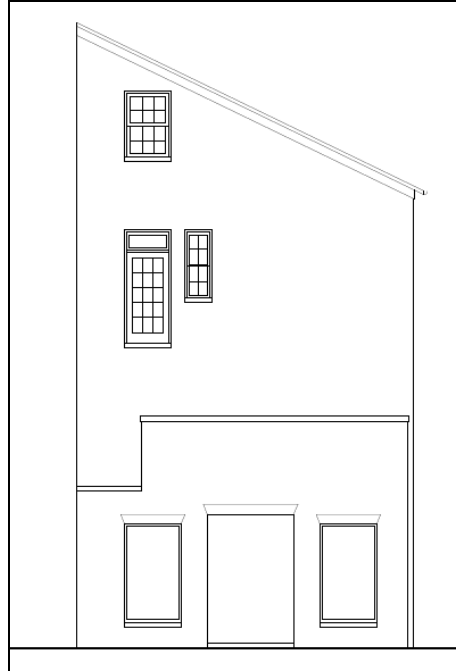


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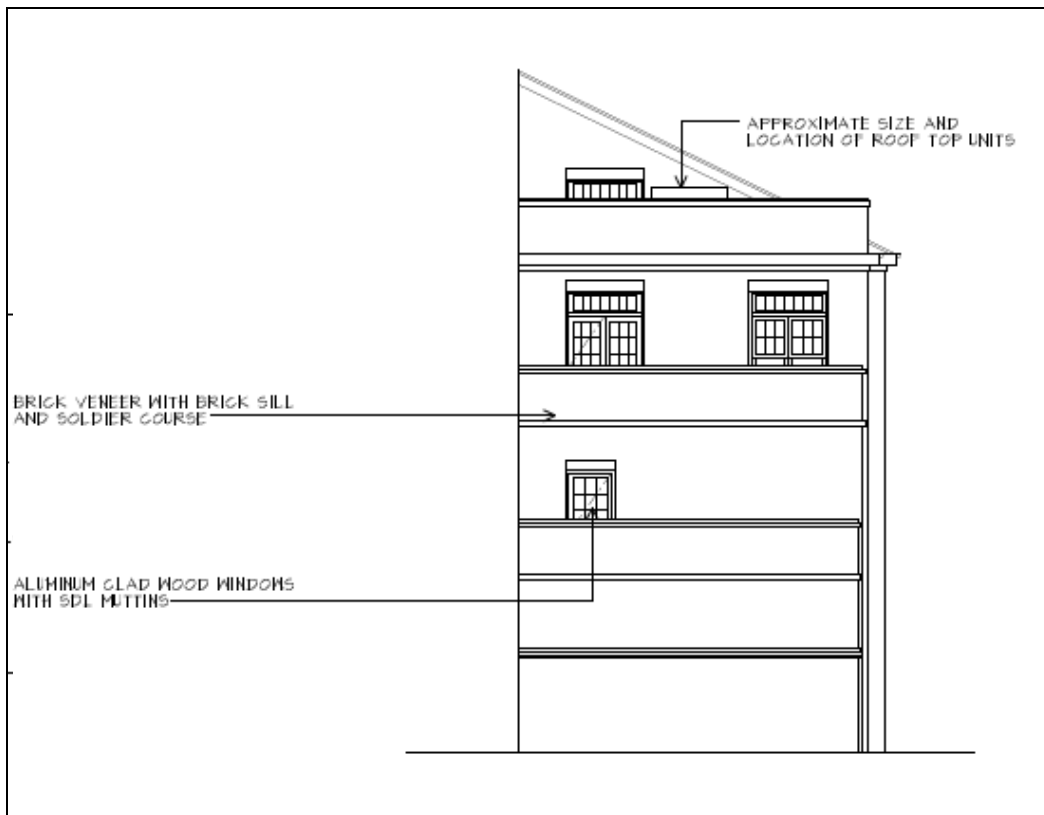


PROPOSED

Figure 2: Existing and Proposed Side Elevations

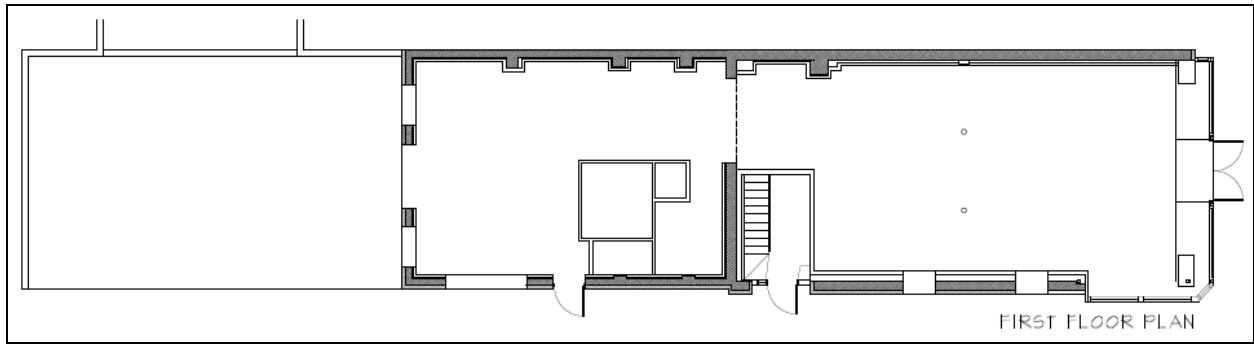


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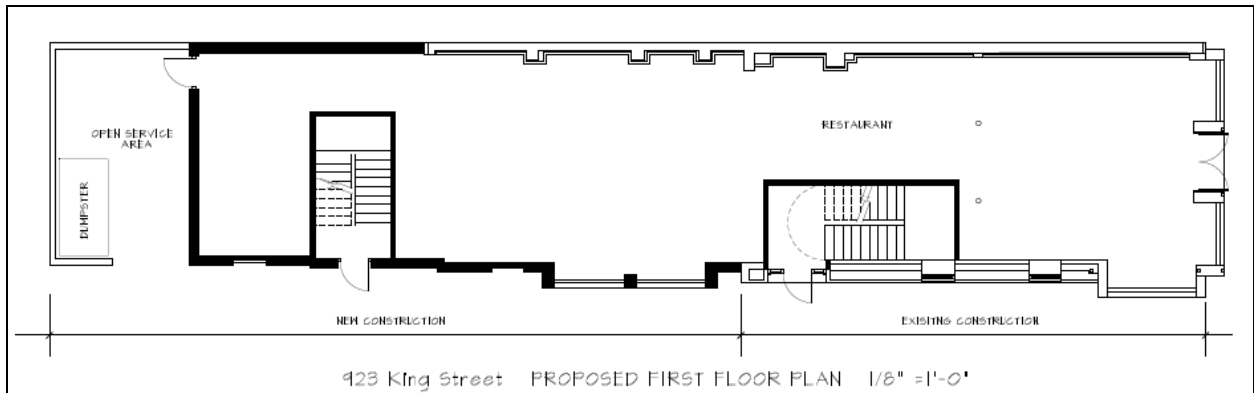


PROPOSED

Figure 3: Existing and Proposed Rear Elevations

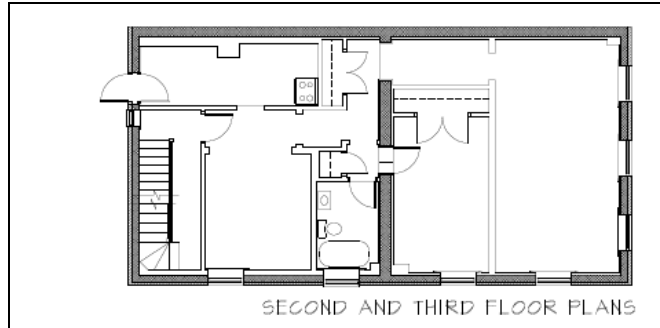


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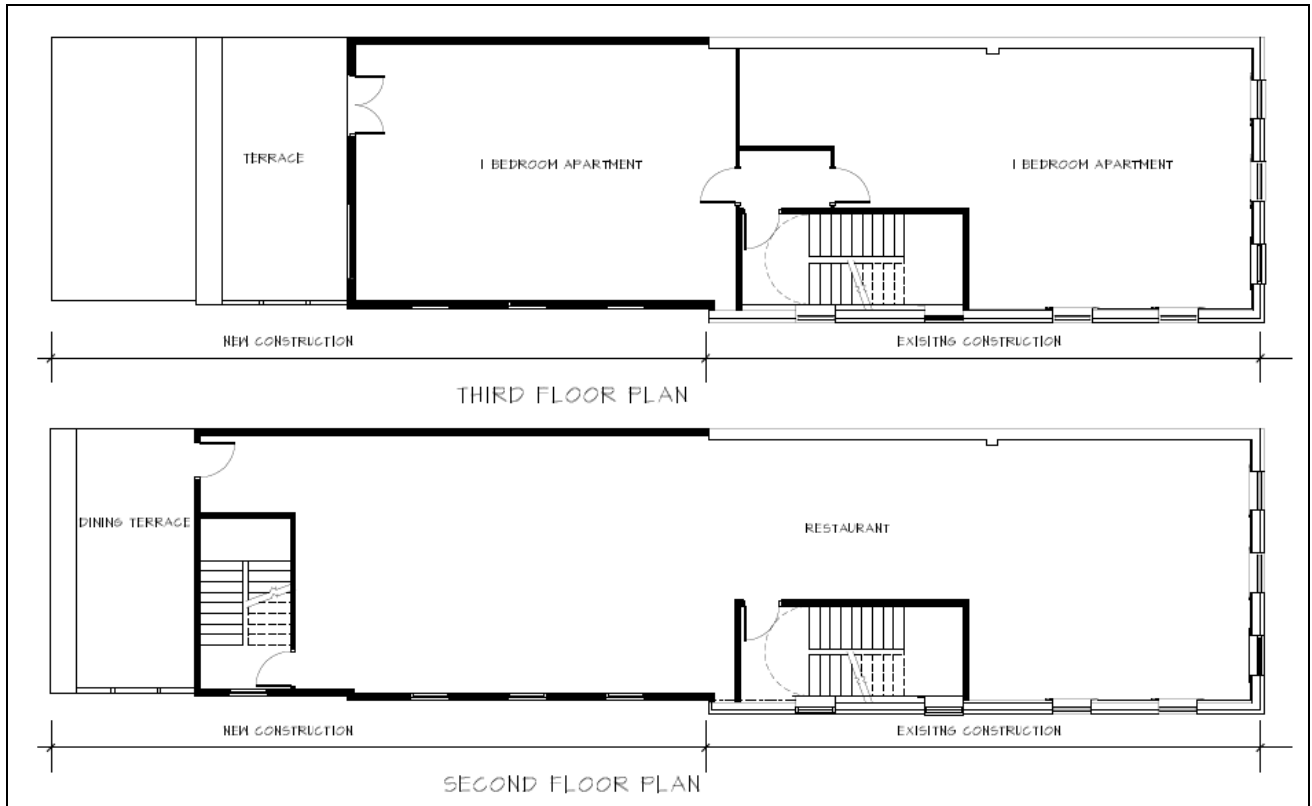


PROPOSED

Figure 4: Existing and Proposed First Floor Plan



EXISTING



PROPOSED

Figure 5: Existing and Proposed Second and Third Floor Plans



Figure 6: Existing Photo - Front Elevation



Figure 7: Existing Photo – Rear Elevation



Figure 8: Existing Photo – Oblique View King and Patrick Streets