

Docket Item #6
BAR CASE # 2010-0307

BAR Meeting
November 3, 2010

ISSUE: Revision to Previously Approved Plans
Certificate of Appropriateness for an Addition & Alterations

APPLICANT: Marie Potier by Ray Lewis and Associates

LOCATION: 1314 King Street

ZONE: KR/King Street Urban Retail

STAFF RECOMMENDATION: Staff recommends approval of the revision to the previously approved Certificate of Appropriateness application with the following conditions:

1. That the recessed panels on the west elevation be similar in shape and spacing to the openings on the original building, with Staff review and approval prior to issuance of a building permit.
2. That the new windows are 1/1 to match the windows on the front facade.
3. That the proposed half-glazed wood door is replaced with wood, half-glazed door with two horizontal lower panels.
4. That the balustrade on the Juliet balcony will be fabricated from a black wrought iron. The design and details to be included in the building permit set of drawings.
5. That the roof material for the addition can be altered to a membrane roof, if desired.
6. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Erosion and Sediment Control, Grading, and Sheeting and Shoring) so that on-site contractors are aware of the requirements. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.
 - The applicant/developer shall 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 applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

***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.

*****Staff reminds the applicant that, as of June 1, 2010, window replacement does require a building permit within the historic district.**

I. ISSUE

The applicant is requesting revisions to a previously approved Certificate of Appropriateness for the construction of a rear addition at 1314 King Street. The stucco clad addition will be constructed over an existing one-story concrete block addition and will encapsulate the second story rear facade and an existing metal stair which currently provides access to the building's second floor. The addition will measure approximately 18'7" by 21' 2" by 26' 3-1/4" and rise approximately 4'9" over the existing building; nine inches (9") higher than the maximum height of previously approved addition.

The changes to the addition's original design include:

- Increase the overall height of the building from a 2-1/2 story addition to a full three stories. The maximum height of the building will increase from 25' 6-5/16" to 26' 3-1/4".
- Alter the roof shape of the addition from a Flounder roof form which slopes to the east to a low shed roof form, sloping to the south. The roof material will remain standing seam metal painted terra cotta.
- Install two, 2/2, double-glazed, simulated divided light, painted wood windows on the new, third floor of the rear elevation.
- Install two, recessed panels on the third floor of the west elevation to provide visual interest and to be compatible with the previously approved panels being installed on the first and second stories.
- Replace the 1/1 window on the second floor of the rear elevation with a set of single, light, painted wood, French doors and a Juliet balcony fabricated with a wood balustrade.
- Replace the pair of solid double doors on the first floor of the rear elevation with a single, half-glazed wood door.

II. HISTORY

The two-story, brick commercial building at 1314 King Street was constructed as a grocery in 1908-1909.

Previous Approvals:

The Board has approved a number of sign applications for the building including: BAR Case 2001-0109, 6/6/2001; BAR Case 1999-0002, 2/3/99; and, BAR Case 1998-0204, 12/16/1998).

The Board approved a request for re-approval of the Permit to Demolish and Certificate of Appropriateness to construct a rear addition on July 21, 2010 (BAR Case 2010-0189 & 0190). The re-approved addition was a 2-1/2 story, two-bay addition designed in the flounder form. The Board approved the original design for the addition with the Staff

recommended conditions on February 6, 2008.

Staff was not able to locate a BAR approval for the existing one-story concrete block rear addition.

III. ANALYSIS

Proposed revisions comply with FAR and zoning regulations.

The construction of an addition to any building within a historic district must be evaluated not only for its impact on the building to which it is being attached, but also for its impact on the district as a whole. The *Design Guidelines* encourage “designs that are respectful of the existing structure and which seek to be background statements or which echo the design elements of the existing structure.”

As the attached drawings illustrate, the proposed revisions retain the previously approved modest scale and size of the addition, proposed exterior details and materials such as the stucco cladding, standing seam metal roof and the recessed panels on the west elevation. The revised drawings propose changing the original roof from a gable which slopes east, to a low shed roof sloping south. Although the roof’s form is changing from the original design, the addition will continue to be compatible with the historic structure and the streetscape. Additionally, the nine inch (9”) increase in the overall height of the addition is considered minor and will not overwhelm the historic early 20th century commercial building. The new design will maintain the architectural heritage of the historic structure, create delineations between the historic building and the new addition and improve the appearance of the rear of the property which is visible from King Street, given its location next to the surface lot at 1310 King Street.

Furthermore, the proposed roofing material is consistent with the *Design Guidelines*. However, due to the low slope of the new roof and potential for water infiltration and lack of visibility from the right-of-way, staff encourages the applicant to consider an alternative material such as a light colored, membrane roofing.

While there is a benefit of breaking up the additions large west elevation with recessed panels, staff continues to prefer their shape and spacing similar to the openings on the historic building. Staff recommends that these minor modifications be reviewed and approved by staff prior to issuance of a building permit.

Finally, the proposed windows are 2/2 simulated divided light, double glazed, painted wood windows and the first floor rear entry door is a simple, half-glazed door. Staff would recommend that more appropriate high-style, Victorian period windows and door be utilized. These would include 1/1 windows (to match the existing windows on the front) and a two-horizontal panel half glazed wood door. These design details are appropriate for an early 20th century storefront.

Staff notes the comments of Alexandria Archaeology.

In the opinion of staff, the proposed revisions to the previously approved addition are appropriate and compatible with the existing architectural style of the commercial building, sited on the rear secondary elevation, and conform to the *Design Guidelines* for commercial additions. Staff recommends that the Board approve the revisions to the previously approved application with the conditions as outlined in the above Staff recommendations.

STAFF

Michele Oaks, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Code Administration

Revision to the approved plans will be required to incorporate these changes:

- C-1. All work to comply with IBC2006, IPC2006, IMC2006, and NEC2005, as referenced and amended by VUSBC2006.
- C-2. Exterior Walls – fire resistance rating per IBC704.5.
- C-3 Emergency escape and egress per IBC1026.
- C-4 Minimum Ceiling heights per IBC1208.2

Transportation and Environmental Services (T & ES)

No Comments received.

Historic Alexandria

No Comments Received.

Alexandria Archaeology
Archaeology

F-1 Tax records from 1810, 1830 and 1850 indicate the presence of free African American households on this street face, but the exact addresses are unknown. The G.M. Hopkins fire insurance atlas shows a structure on this property by 1877. The property therefore has the potential to yield archaeological resources that could provide insight

into domestic activities in 19th-century Alexandria, perhaps relating to free African Americans.

F-2 If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.

Conditons

R-1 *The applicant/developer shall 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.

R-2 *The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

R-3 The statements in archaeology conditions above marked with an asterisk (*) shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Erosion and Sediment Control, Grading, and Sheeting and Shoring) so that on-site contractors are aware of the requirements. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.

V. IMAGES



Figure 1. Front elevation of 1314 King Street



Figure 2. Rear and Side Elevations

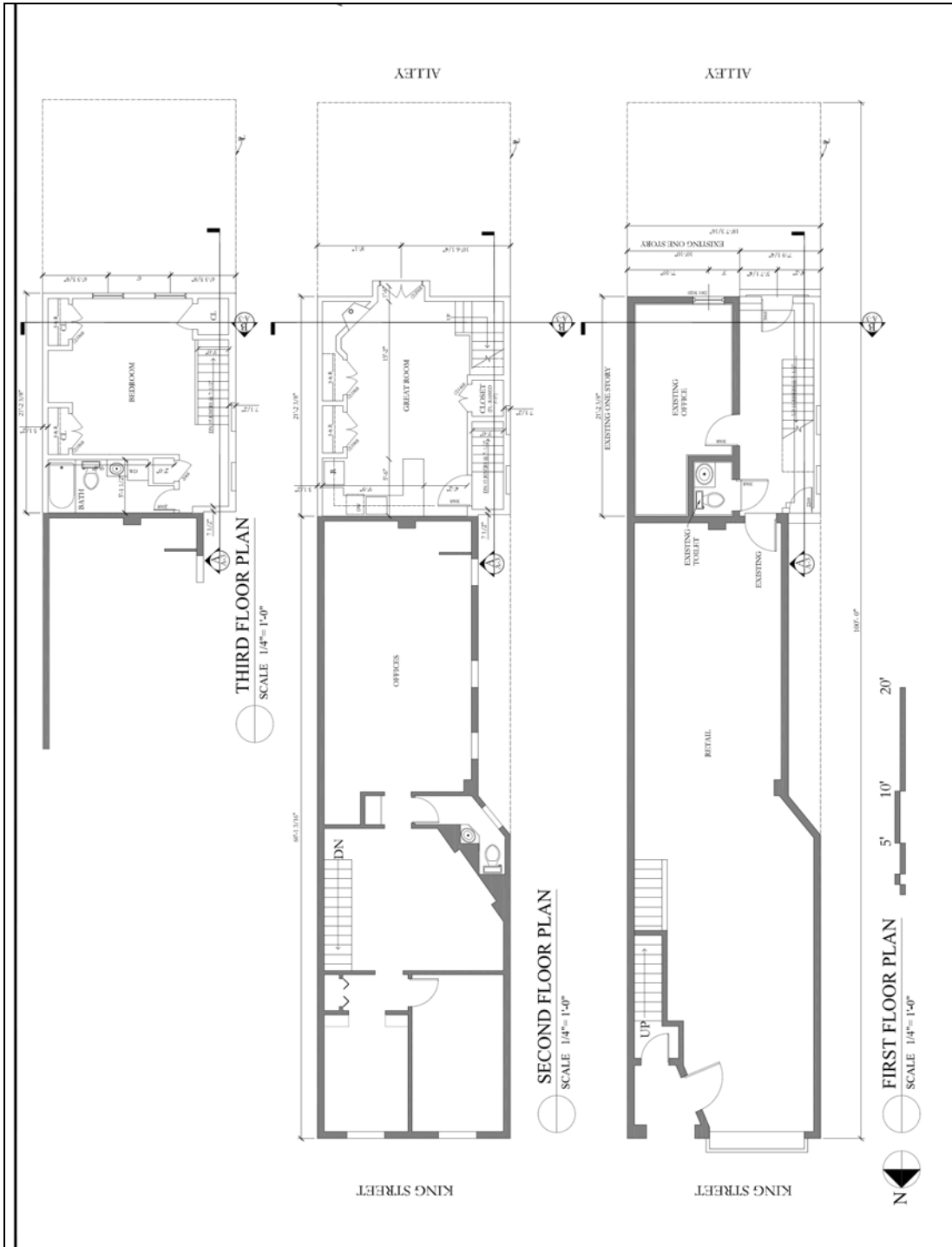


Figure 4. Floor Plans

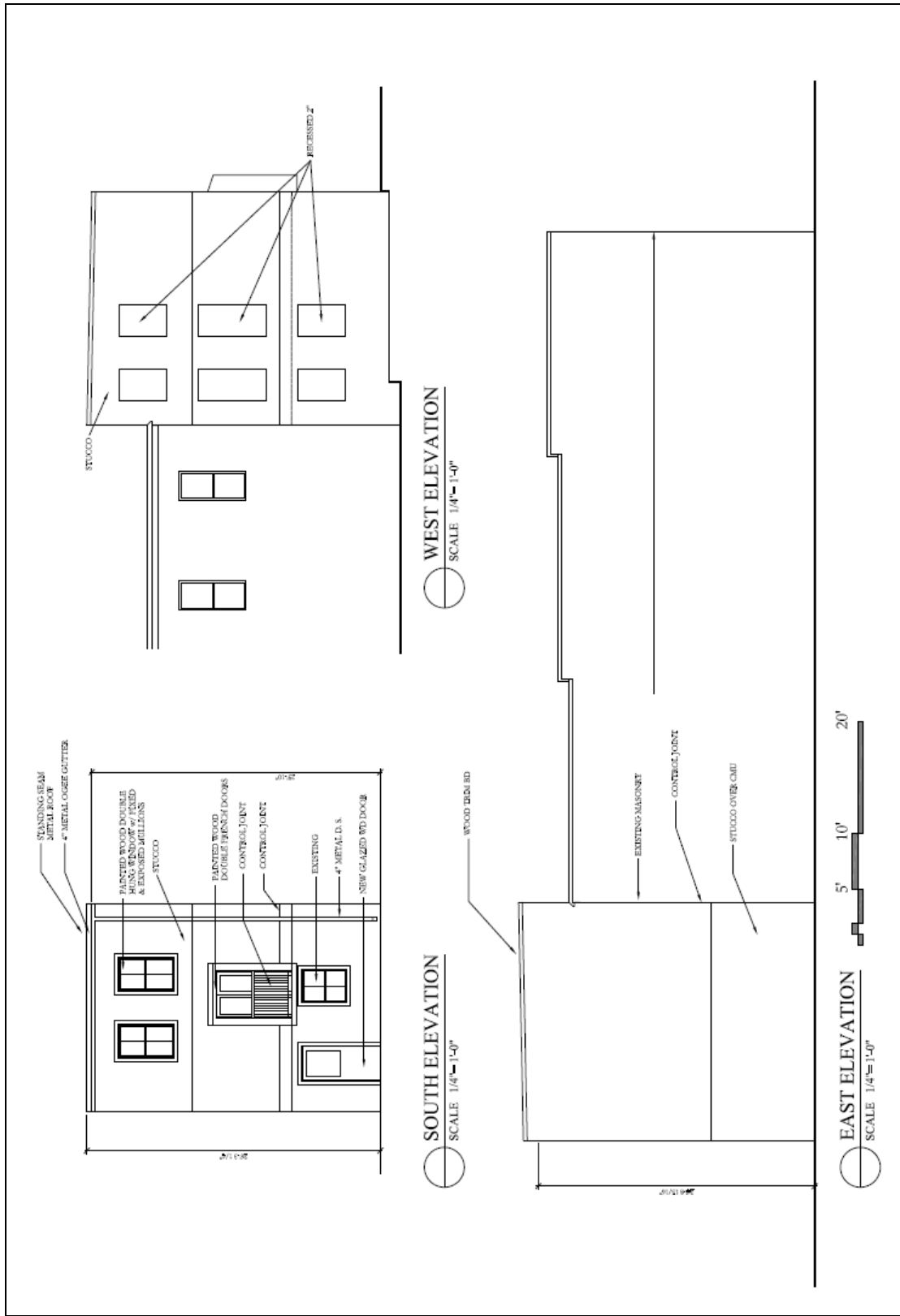


Figure 5. Rear and Side Elevations

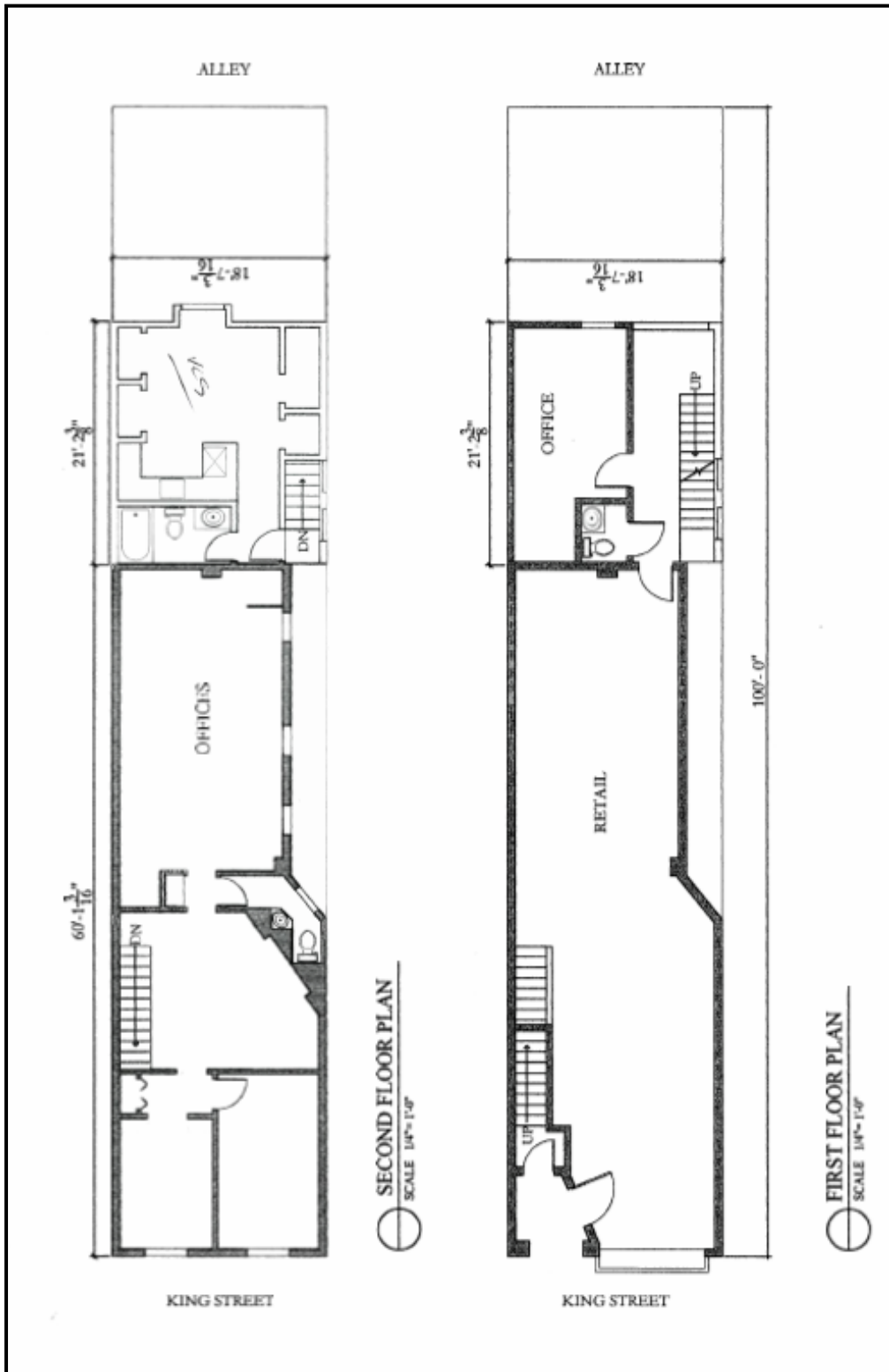


Figure 6. Previously Approved Floor Plans

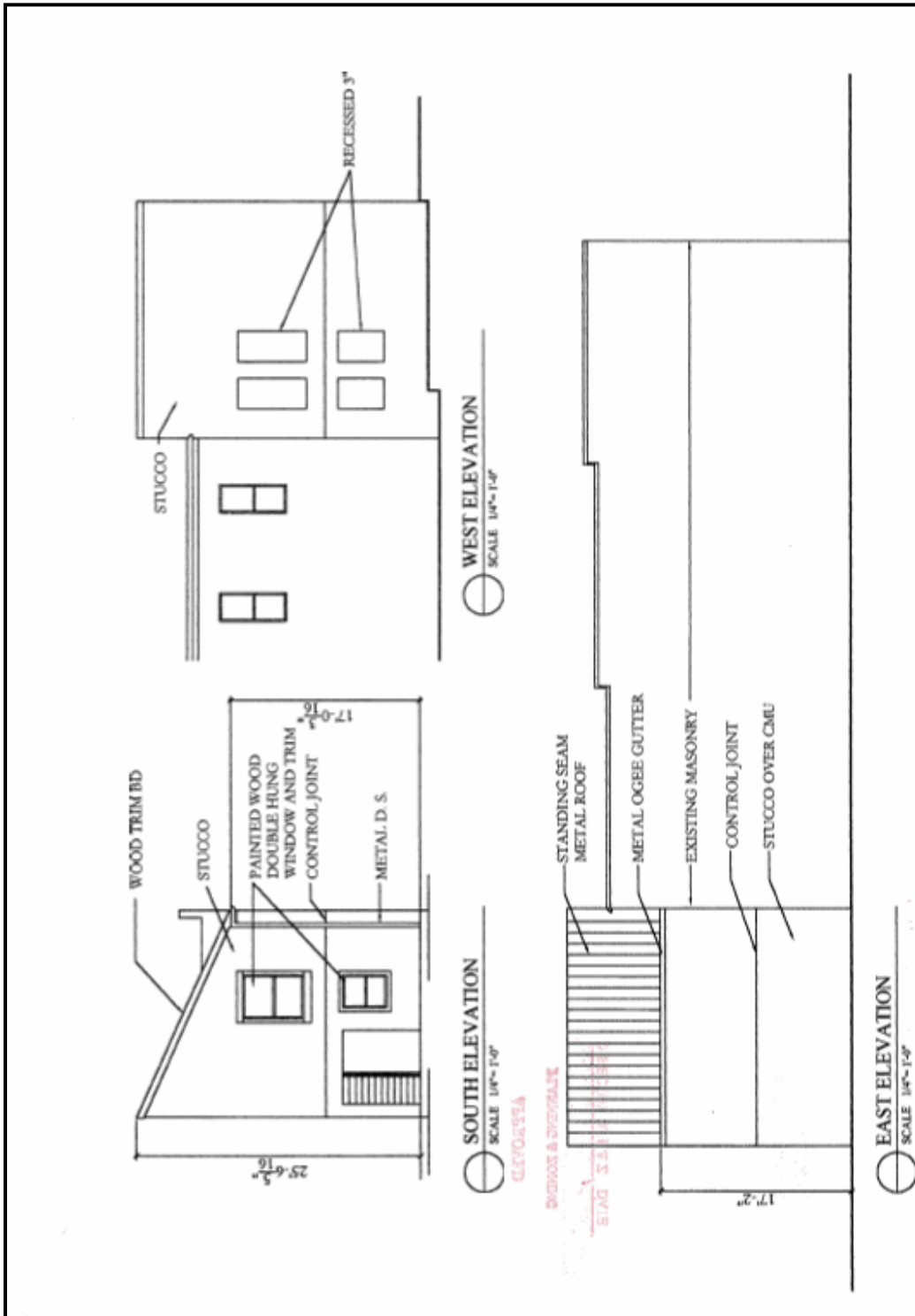


Figure 7. Previously Approved - Rear and Side Elevations