

Docket Item #5
BAR CASE #2003-00309

BAR Meeting
January 7, 2003

ISSUE: Alterations to previously approved plans

APPLICANT: Teodula Pascual

LOCATION: 1024 and 1026 King Street

ZONE: CD/Commercial

STAFF RECOMMENDATION:

Staff recommends approval of the application for alterations to the previously approved plans for 1024 and 1026 King Street as submitted.

DISCUSSION:

Applicant's Description of the Undertaking:

“Approval of alteration of previous approved plans.”

Issue:

On August 21, 2002, the Board approved a Certificate of Appropriateness for a two story rear addition to the commercial building at 1026 King Street and alterations to the rear of 1024 King Street (BAR Case #2002-0129). On March 19, 2003, the Board approved after-the-fact demolition and alterations to the previously approved plans (BAR Case #2003-0035 & #2003-0010, 3/19/2003). The alterations included changes to the rear elevations of 1024 and 1026 King Street to improve the functionality of the design and meet building code requirements. The approval included the following conditions:

- 1) That the new addition have brick veneer on all sides; and,
- 2) That the railings be painted or stained.

Subsequent to the Board's approval on March 19, 2003, Code Enforcement requested changes to the basement walkout and determined that the rear porches must be constructed of non-combustible materials. The current application addresses these code required changes. The basement walkout will necessitate an additional section of railing on the first floor level of the porch on the west side. The porch structure, decks, railings and stairs will now be constructed of metal; previously the porch was to be of wood. The metal decking will have diamond tread surfaces and the railings will have square pickets. Although the drawings indicate that the porch railings and framing will be painted white, the applicant has since decided that these elements will be black. The decking will be painted dark grey.

In addition to these code required changes, Staff notes several other minor changes from the previously approved plans. On the first story of 1026 King Street, a one-over-one wood window matching those elsewhere on the elevation is now shown in the middle bay which was previously shown as blank. On the first story of 1024 King street in the right side bay where there currently is a door, the revised drawings show the area to be infilled with brick. On the second story of 1024 King Street the location of the door has been switched from the left bay to the right bay. The material of the roof of the porch was not previously specified and is now shown as standing seam pre-finished aluminum in “classic green.”

The proposed alterations occur on the 1993 brick addition at the back of 1024 King Street and the recently approved and currently under construction addition at the back of 1026 King Street. The rear facades of 1024 and 1026 King Street will be visible from the public alley behind the buildings and from South Henry Street.

History and Analysis:

1026 and 1024 King Street are two bay, two story brick Italianate style rowhouses within a group of four two story Victorian style brick buildings dating from ca. 1890 that form a unified blockface and present a cohesive unit in scale and form. The rear elevations of the buildings have evolved differently over the years. A two story brick addition to 1024 King Street was approved by the BAR in 1993. The two story brick veneer addition at 1026 King Street and two story porch across both 1024 and 1026 King Street were previously approved in 2002 and 2003.

The proposed alterations to the previously approved plans comply with the zoning ordinance requirements.

Staff has no objection to the proposed alterations to the previously approved plans. Ultimately, the metal porch may have a neater appearance than one of pressure treated wood, as had been proposed. The alterations to the openings in rear facades does not affect any historic fabric and will result in a more symmetrical arrangement. Therefore, Staff recommends approval of the plans as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 All exterior walls within 3 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to porches with roofs and skylights within setback distance.
- 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 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-7 Construction permits are required for this project. Plans shall accompany the permit application that fully detail 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 Required exits, parking, and accessibility for persons with disabilities must be provided to the building.

Historic Alexandria:

No comment.