

Docket Item #4
BAR CASE #2004-0005

BAR Meeting
February 18, 2004

ISSUE: Signs and alterations
APPLICANT: Thaiphoon of Old Town, Inc.
LOCATION: 6 King Street
ZONE: CD/Commercial

BOARD ACTION, FEBRUARY 4, 2004: Deferred for inadequate public notice.

STAFF RECOMMENDATION:

Staff recommends approval of the alterations to the doors on the Strand side of the building.

DISCUSSION:

Applicant's Description of the Undertaking:

“Railings for outdoor seating, flat sign above door, awning, hanging sign, replace roll-up door with new door, replacement louvered door at attic space.”

Issue:

The applicant is requesting approval of a Certificate of Appropriateness for alterations and signage for a new restaurant to be located in the modern addition at the east end of the historic warehouse building at 6 King Street. The signage, awnings and railings on the King Street side of the building have been deferred to allow the applicant to work with Staff on these aspects of the application. However, in order to allow the construction for the restaurant fit out to progress, the door alterations on the Strand side of the building are being brought to the Board at this time.

Ground Level Door:

The existing metal roll-up door located on the Strand elevation toward the south end of the building will be replaced with a wood door to match the door just to the left in dimensions and appearance. The area along the right side of the new smaller door will be in-filled with brick to match the existing wall.

Attic Door:

The existing painted wood door with diagonal wood battens will be replaced with a new louvered door to serve a mechanical room. The new door will be painted wood and the dimensions and angle of the louvers will match the existing battens.

History and Analysis:

According to Ethelyn Cox in Alexandria Street by Street, the 2 ½ story brick and stone warehouse building at 6 King Street was constructed ca.1787 and was owned by Col. John Fitzgerald, an important Revolutionary War figure. The two story brick rear addition dates from the early 1960s and was designed by E. J. Ayers. The addition was approved by the Board on October 12, 1960. The Board recently approved a series of applications for renovations and tenant fit out for both the addition and the historic portion of the building. The Board approved alterations to the rear addition, including the installation the existing storefront windows and an entrance door in 2002 (BAR Case #2002-239 & 240, 10/2/2002). The Board also approved alterations and signage for the historic portion of the building for use by Starbucks (BAR Case # 2003-011, 2/5/2003).

More recently, in 2003, the Board approved alterations to the previously approved plans for the addition renovation: specifically, the installation of an exterior electrical disconnect box and associated conduit to replace the unattractive three headed cobra fixture on the second story of the Strand elevation (BAR Case #2003-0206, 9/17/2003). This work has not yet been undertaken, but is anticipated shortly. The property owner is in the process of arranging for the

undergrounding of the electrical service which is necessary before the approved alteration can be completed.

The proposed alterations comply with the zoning ordinance requirements.

Staff believes the proposed alterations are acceptable. The elimination of the roll-up doorway will improve the appearance of this elevation. The proposed alterations to the attic doorway should be relatively unnoticeable.

Therefore, Staff recommends approval of the alterations to the Strand side doors as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 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-4 Wall letters / signs must comply with USBC [H103-H111]
- C-5 Projecting, hanging signs must comply with USBC [H103-H107, H112] for type of materials, maximum projection, vertical clearance below all parts of the sign, and additional loads.