

Docket Item #8
BAR CASE# 2004-0010

BAR Meeting
February 18, 2004

ISSUE: Additions and alterations

APPLICANT: Michael D. Ross

LOCATION: 1001 King Street

ZONE: CD/Commercial

STAFF RECOMMENDATION:

Staff recommends approval of new metal front steps and stoops, metal railings and gate along the North Patrick Street elevation; the metal railing on the second level of the rear ell; the installation of HardiPlank siding on the rear of the third level with the condition that it be smooth; the re-roofing with Dura slate; and, deferral for restudy of the new front entry doors.

DISCUSSION:

Applicant's Description of the Undertaking:

“Roof, railing, steps.”

Issue:

The applicant is requesting approval of a Certificate of Appropriateness for additions and alterations to the combined buildings known as 1001 King Street. The alterations and additions include:

Replacement of existing center bay window with new door, stoop and steps

The existing center bay window is proposed to be removed and replaced with a new door, stoop and steps.

New Front entry doors

While new front entry doors are noted, no information has been provided concerning the style of such doors.

New front stoops and steps

New decorative metal stoop and stair assemblies will be added at each of the original three entrances. The stairs have been turned at 90 degrees from the current configuration so that they now exit toward North Patrick Street. The metal railings will be painted black.

New metal railings and gate

New metal railings and a gate identical in design to that proposed for the front entry stoops are proposed to be added at the side of the property along North Patrick Street and at the along the entire perimeter of the roof the rear two story ell. The ground level railing will be 3' in height; the gate will be slightly taller than 6' and the railing at the second story roof level will be 3'6" in height. The railings and gate will be painted black.

Accessibility ramp

A new wood accessibility ramp will be added at the rear of the property leading from North Patrick Street. The ramp will be large obscured from visibility from the public right-of-way down the rear walkway.

New siding

The rear of the third floor level is proposed to be resided with HardiPlank siding.

Replacement roof

The existing asphalt shingle roof is proposed to be replaced with new Dura slate roofing. Dura slate is a faux slate rubberoid roofing product that simulates the appearance of actual slate. The dura slate will have a dark gray appearance. The applicant has supplied a sample of the dura slate roofing product, which will be made available to members at the public hearing.

History and Analysis:

1001 King Street is a series of three buildings that are of contiguous construction, designed as a single composition that have been consolidated into one. The buildings were originally constructed as separate residential dwellings. They are Second Empire style and were likely constructed in the 1890s.

An application for a Special Use Permit to subdivide the parcel is pending and will be heard by the Planning Commission and City Council in March.

The proposed alterations comply with zoning ordinance requirements.

The Board approved alterations and additions to this building in 2001 (BAR Case #2001-0120, 9/19/01). However, this work was not done because the previous owner, Second Genesis, sold the buildings.

In general, Staff believes that the proposed alterations are appropriate and contribute to the rehabilitation of these buildings. Therefore Staff recommends approval of the new decorative metal stoops, steps, and railings on the front of the building as well as the railings and gate along the North Patrick Street side of the buildings and on the roof of the second story ell. In the opinion of Staff the design of the metal railing is sympathetic to the eclectic style of the building. Staff also has no objection to the installation of HardiPlank on the rear elevation of the third story section with the condition that it be the smooth siding type. Such siding will be visually identical to wood siding at such an elevation. Staff, however, believes that the design of the new front entry doors should be subject to Board review and approval. The new doors will be character defining features of the building and, as such, should be sympathetic to the overall architectural character of the buildings. Finally, Staff has no objection to the installation of the Dura slate product. Faux slate has been approved by the Board on a number of occasions and a rubberoid faux slate product was recently approved for the re-roofing of the former registration building at the Old Colony motel site.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

Comments pertain to Roof, Railing and Step proposals only.

- F-1 The attached plans do not reflect provisions for handicap accessibility. Required exits and accessibility within the building for persons with disabilities must comply with USBC Chapter 11.
- C-1 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 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.

Office of Historic Alexandria:

Will the building be repainted, if so what color?