

Docket Item #4
BAR CASE# 2004-0010

BAR Meeting
March 3, 2004

ISSUE: Alterations
APPLICANT: Michael D. Ross
LOCATION: 1001 King Street
ZONE: CD/Commercial

BOARD ACTION, FEBRUARY 18, 2004: The Board combined the discussion of docket item #'s 7 & 8. On a motion by Mr. Wheeler, seconded by Ms. Neihardt the Board approved the Staff recommendations which were:

1. Approval of the proposed demolition;
2. Approval of new metal front steps and stoops, metal railings and gate along the North Patrick Street elevation;
3. Approval of the metal railing on the second level of the rear ell;
4. Approval of 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,
5. Deferral for restudy of the new front entry doors.

The vote on the motion was 6-0.

REASON: The Board agreed with the Staff analysis.

SPEAKERS: Michael D. Ross, building owner, spoke in support
Robert Montague, 1007 King Street, spoke in support

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

DISCUSSION:

Update: At the last public hearing the Board approved all of the proposed alterations and additions with the exception of the design of the new front door which was deferred for restudy for appropriate replacement doors. The applicant has provided a cut sheet for the proposed doors which is discussed below.

Applicant's Description of the Undertaking:

“Roof, railing, steps.”

Issue:

The applicant is requesting approval of a Certificate of Appropriateness for replacement doors to be installed at three door openings fronting on King Street as well as the three rear doors to the combined buildings known as 1001 King Street. The new front doors are wood and glass with four raised panels below clear glass. The rear doors are proposed to be solid six panel fiberglass doors.

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 the opinion of Staff the glass and wood doors proposed for the front of the building are appropriate. They are sympathetic to the Victorian era architectural design of the building. Staff also has no objection to the proposed rear doors. While they represent a Colonial Revival style of design and are fiberglass rather than wood, these doors will not be readily visible from North Patrick Street and will only be used by building tenants. Therefore, Staff recommends approval of the proposed replacement doors.

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?