

Docket Item #21
BAR CASE #2004-0152

BAR Meeting
August 18, 2004

ISSUE: Alterations
APPLICANT: Joshua Nabatkhorm
LOCATION: 1006 King Street
ZONE: CD/Commercial

STAFF RECOMMENDATION:

Staff recommends deferral for restudy for more detailed plans of the proposed new storefront.

Note: Docket item #20 must be approved before this docket item can be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a new storefront and other alterations to the front facade. The proposed new storefront will be almost entirely on the same plane, flush with the front of the building. However, the two shop windows will project approximately 1' beyond the face of the building. A survey plat was not provided, but it is assumed that the windows will not project beyond the property line. If any portion of the facade does project beyond the property line, an encroachment ordinance is required. The arrangement of windows and doors is symmetrical with a door on either side of each of the two shop windows. The narrow doors will have transoms above. The shop windows, doors and transoms will be glass and aluminum. The shop windows will rest on brick bases and the center portion of the facade around the two center doors will be brick. A painted wood fascia and molded cornice will run along the top of the storefront. A carriage lamp will be located alongside each of the doors. The arched windows openings of the upper story will be re-opened and restored with new double hung wood windows with fixed semi-circle heads.

II. HISTORY:

As discussed in docket item #20, the imposing two story brick commercial structure was constructed in 1895 to house a grocery on the first floor and “public hall” on the second. The current street level storefront dates to 1971.

III. ANALYSIS:

The proposed alterations comply with the zoning ordinance requirements. Staff commends the applicant for seeking to return the facade of this important building to a more historically appropriate appearance. The new storefront and restored upper story windows appear to be generally appropriate. Staff does wonder if the facade would not be more attractive and closer to the original if the center portion on the street level were more glazed/less solid and if there was more modulation to the front. However, Staff believes the drawings and submitted materials are not sufficiently detailed to make a final determination as to appropriateness and recommends that the following be provided:

- More detailed drawings of the store window and door assembly;
- A sample of the aluminum storefront assembly;
- A cut sheet for the exterior lights; and,
- A plat or plan showing the proposed alterations in relation to the front property line.

IV. STAFF RECOMMENDATION:

Staff recommends deferral for restudy for more detailed plans of the proposed new storefront as outlined above.

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 Required exits and accessibility within the building for persons with disabilities must comply with USBC Chapter 11.

Historic Alexandria:

“It looks like a return to a more appropriate facade treatment.”