

Docket Item #7
BAR CASE #2004-0152

BAR Meeting
September 1, 2004

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

BOARD ACTION, AUGUST 18, 2004: The Board combined the discussion of docket item #'s 20 and 21. On a motion by Mr. Smeallie, seconded by Mr. Keleher the Board deferred the applications for restudy. The vote on the motion was 5-0.

REASON: The Board agreed with the Staff analysis that more detailed plans for the new storefront were needed before the Board could take action.

SPEAKER: Ray Lewis, project architect, spoke in support

STAFF RECOMMENDATION:

Staff recommends deferral for restudy of a revised first floor storefront system and additional information.

Note: Docket item #6 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.

The applicant has also indicated that the original windows are extant on the second floor behind the masonry infill.

The applicant has provided an actual sample of the metal storefront material which will be made available to members at the public hearing.

II. HISTORY:

As discussed in docket item #??, 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 the revitalization of the facade of this important building. 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. Thus, Staff has concerns regarding the proposed re-design of the first floor storefront system. First, in the opinion of Staff, the aluminum and glass storefront system creates a modern look in contrast to the upper floor which retains its 19th century character. Second, Staff believes that four new entry doors break up the rectilinear character of the first floor unnecessarily. Staff would prefer two sets of double doors rather than four individual doors. Such an entry system would be closer to the historic appearance of the storefront than that currently proposed.

Staff still needs a plat or plan to determine whether the proposed alterations encroach into the public right-of-way.

IV. STAFF RECOMMENDATION:

Staff recommends deferral for restudy of a revised first floor storefront system and additional information.

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.”