

Docket Item #12
BAR CASE #2004-0184

BAR Meeting
September 23, 2004

ISSUE: Alterations and rooftop HVAC equipment

APPLICANT: Michael Shad

LOCATION: 1110 King Street

ZONE: CD/Commercial

STAFF RECOMMENDATION:

Staff recommends approval of the rear metal stairway and the rooftop screening and deferral for restudy of the new door for one that is more stylistically appropriate.

I. Issue:

The applicant is requesting approval of a Certificate of Appropriateness for the construction of a rear stairway and door as well as rooftop screening for new HVAC equipment.

Alterations

Rear Stairway

A new metal egress stairway at the rear of the property will provide access from the second story. This stairway is 3' in width with metal handrails and pickets and will have a standing seam metal roof. The stairs and the roof will be black.

New door

A new door is proposed to be installed on the second floor to provide access to the new stairway. A new solid core wood six panel door is proposed.

Rooftop Screening

The new rooftop HVAC equipment is proposed to be screened by a new 48" high painted wood fence on three sides facing the parking lot. The new equipment and screening will be located toward the rear of the building.

II. History

1110 King Street is one of a pair of semi-detached rowhouses. It is a two story, two bay Second Empire style building with ornate stamped brick work and was originally constructed in the late 19th century as a residence. It is currently vacant.

III. Analysis

Proposed alterations and rooftop screening waiver comply with Zoning Ordinance requirements.

The Board considered alterations to the facade of the building and signage in 2000 (BAR Case #2000-209, 9/20/00). The Board approved the signage, but denied the alterations. The proposed work was never undertaken.

Staff has no objection to the proposed rear stairway. While it is visible from the parking lot to the rear of the building, it is a requirement for egress from the second floor of the building. It is similar to a number of other rear stairways that the Board has approved for second floor egress for commercial buildings throughout the historic district such as in the 1000 and 1500 blocks of King Street and the 800 block of South Washington Street. However, Staff believes that the proposed new Colonial Revival style six panel doorway is inappropriate in this late 19th century building. Staff believes that a four panel door would be more appropriate in this location.

Staff also has no objection to the proposed rooftop screening. The proposed screening unit is located toward the rear of the building and will not be visible from King Street. The screening

will serve to provide a much neater rooftop appearance.

IV. Staff Recommendation

Staff recommends approval of the rear metal stairway and the rooftop screening and deferral for restudy of the new door for one that is more stylistically appropriate.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- F-1 In order for this application to be approved by Code Enforcement, the applicant must comply with the conditions specified in code modification request MOD2004-00068. In particular, the applicant must show the handicapped accessible entrance on the attached drawing and the area passed thru from the courtyard to the entrance which is visually equivalent to the non handicapped entrance. The path thru the courtyard shall be documented as an easement on the land records. The details for the alley and adjacent courtyard have not been provided with this application, therefore this application cannot be approved until such details are provided.
- 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 Required exits and accessibility within the building for persons with disabilities must comply with USBC Chapter 11.
- 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.
- C-5 Structural calculations are required to verify the ability of the existing roof to support the additional weight of the HVAC unit.

Historic Alexandria:

No comment.