

Docket Item #10
BAR CASE #2004-0129

BAR Meeting
November 3, 2004

ISSUE: Dormer and alterations

APPLICANT: George Viteri

LOCATION: 101 King Street

ZONE: CL/Commercial

STAFF RECOMMENDATION:

Staff recommends:

1. Denial of the proposed dormer;
2. Approval of the proposed alterations with the condition that all the new windows should be true divided light wood windows.

Note: Docket item #9 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 dormer and alterations to the commercial building at 101 King Street.

Dormer

The new dormer will be located on the King Street facing roof of 103 King Street. The applicant has provided three alternative designs of a dormer for consideration by the Board. They are:

- Shed dormer
This dormer has two pair of multi-light casement windows. The precedent cited for this window is the 19th century shed dormer at 303 Cameron Street.
- A somewhat smaller shed dormer
This dormer has one pair of multi-light casement windows.
- Gable style dormer
This dormer has a double hung eight-over-eight window. The precedent cited for this dormer is the late 20th century dormer on the CVS building at King and South Royal Streets.

No information has been provided on the type of window that is proposed to be installed in any of the dormer alternatives.

Alterations

- Skylight installation on the east slope of the rear roof
Two 2' x 2' flat skylights are proposed to be installed on this section of the roof.
- New window on the west wall at the rear
This is a triple hung wood window to provide egress to the roof.
- New circular window on the west wall of the South Union Street elevation
The precedent cited for this multi-light window is the circular window on the South Royal Street elevation of the late 20th century CVS building at King and South Royal Streets which in turn is patterned after 18th century ocular windows.

No information has been provided on the type of window that is proposed to be installed in any of the new windows.

- South Union Street Facade
 - Relocate electrical service
The service will be relocated to the second floor of the South Union Street facade.
 - New wood door
A new door will be installed in the center of the first level in place of an existing window.
 - New window

A new two-over-two window will be installed at the north end of the first level in place of an existing door.

- Alley (north) Facade
 - New hollow metal door
A new door will be installed in the center of the first level in place of an existing window.
 - New window
A new two-over-two window will be installed at the west end of the first level in place of an existing door.

- King Street Facade
 - New wood and glass doors
A new pair of wood and glass doors will be installed at the eastern end of the first level in place of an existing window

II. **HISTORY:**

101 King Street is a three and a half story brick building that is one of a row of ten building that were originally constructed in the late 18th and early 19th centuries as waterfront warehouses according to Ethelyn Cox in *Alexandria Street by Street* (pp.64-65).

The rear two story addition of 101 King Street is a later addition, likely dating from the late 19th century. As explained to members at the last public hearing, this section of the building is failing and has been declared unsafe. It is currently being demolished and will be rebuilt re-using the existing bricks.

III. **ANALYSIS:**

New dormer area at 103 King Street

Staff believes that the installation of a dormer in this location is inappropriate. The buildings on the north side of the 100 block of King Street were warehouses originally built to service the waterfront in the late 18th and early 19th centuries. The introduction of a dormer for the residential use of the building introduces an anachronistic element that substantially detracts from the cohesiveness of the whole. As noted in the discussion of docket item #9, this row of ten warehouses has survived largely intact and provides a direct physical link to the commercial origins of the city. For example, all have roof pitches that have been unaltered by penetrations thus exhibiting the utilitarian functions of the upper floor areas as storage space for goods that were to be shipped from and to the waterfront port. As such this group of buildings is among the most important in the historic district because it fully exhibits the commercial origins of the city without undue layering of later architectural modifications. Thus, Staff recommends denial of the dormer.

In 1992, the Board considered a very similar proposal to add a dormer to the King Street elevation of 115 King Street (BAR Case #92-202, 11/4/92). The Board denied that proposal. According to the minutes of the meeting, Dr. Fitzgerald said “he was opposed to adding dormers

to this building”; Mr. Keleher said he “object[ed] to the proposed dormers”; Mr. Delony said “that this was the only block of buildings on King Street which had no dormers and still retained their original warehouse appearance”; and, Chairman Hulfish said “this was one of the rare blocks which still preserved its original form...[and that] he was opposed to adding dormers.”

Alterations

Staff is supportive of the various alterations proposed for the building which will serve to bring the building back to a productive state. The alterations are generally sympathetic to the existing conditions of the building. Staff, however, is concerned that no information has been provided as to the type of new windows proposed. Staff believes that all the new windows should be true divided light wood windows and not simulated divided light because of the historic importance of the building.

V. STAFF RECOMMENDATION:

Thus, Staff recommends:

- Denial of the proposed dormer;
- Approval of the proposed alterations with the condition that all the new windows should be true divided light wood windows.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 The current use is classified as A - Assembly; the proposed use is a mixed use of M - Mercantile and R- Residential. Change of use, in whole or in part, will require a certificate of use and occupancy (USBC 119.4) and compliance with USBC 119.2. including but not limited to: limitations of exit travel distance, emergency and exit lighting, a manual fire alarm system, and accessibility for persons with disabilities.
- C-2 This structure contains mixed use groups [M, Mercantile; R, Residential], and is subject to the mixed use and occupancy requirements of USBC.
- C-3 Several Code issues pertaining to stairwell use, means of egress for the proposed residential unit and compliance with mixed use / fire separation provisions of the USBC have been identified. The applicant shall meet with Code Enforcement to address / resolve these issues.
- C-4 An automatic fire suppression system and manual fire alarm system are required to be installed.
- C-5 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 119.0.
- C-6 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to porches with roofs and skylights within setback distance.
- C-7 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-8 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-9 Before a building permit can be issued on any proposed future alterations, a certification is required from the owner or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos (USBC 112.1.4).
- C-10 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-11 Required exits, parking, and facilities shall be accessible for persons with disabilities.

Historic Alexandria:
Prefer Plan A for dormer.