

Docket Item #4
BAR CASE #2004-0129

BAR Meeting
December 15, 2004

ISSUE: Dormer and alterations

APPLICANT: George Viteri

LOCATION: 101 King Street

ZONE: CL/Commercial

BOARD ACTION, NOVEMBER 17, 2004: On a motion by Mr. Smeallie, seconded by Ms. Neihardt the Board took the following action:

1. Restudy locating the dormer to the rear slope of the roof; and,
2. Approval of the proposed alterations with the condition that all the new windows should be true divided light wood windows and that the circular window on the east wall match the rectangular window on the King Street facade.

The vote on the motion was 7-0.

REASON: The Board agreed with the Staff analysis and believed that other alternatives were available in order to provide light to the upper level bedroom.

SPEAKER: Wayne Neale, project architect, spoke in support

BOARD ACTION, NOVEMBER 3, 2004: Deferred prior to the public hearing for lack of public notice.

Update: Since the public hearing of November 17th, the applicant has revised the proposal for a dormer or skylights for the third floor bedroom at the building at 103 King Street. The proposal now calls for the dormer or skylights to be placed on the east facing slope of the roof of the building at the rear along the alley. Two separate alternatives have been presented.

STAFF RECOMMENDATION:

Staff recommends approval of the skylight option (Scheme B). If the Board approves the shed dormer option (Scheme A) Staff recommends approval with the condition that all the new windows should be true divided light wood windows.

Note: Docket item #3 must be approved before this docket item can be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for either a new shed dormer or two skylights on the third floor of the east facing slope of the roof of the commercial building at 103 King Street.

Dormer

The new dormer will be located on the east facing slope of the roof of 103 King Street facing North Union Street. This will be a shed dormer with two pair of multi-light casement windows. No information has been provided on the type of window that is proposed to be installed in any of the dormer alternatives.

Skylights

As an alternative, two 2' x 4' flat skylights are proposed to be installed in the same section of the roof.

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).

III. ANALYSIS:

New shed dormer at 103 King Street

Staff is concerned about any demolition and alteration request concerning an 18th or early 19th century building. However, in this instance Staff believes that the installation of a dormer at the rear of the building is appropriate. It is minimally visible from the public right-of-way and, since the front of the building is not being altered, will not materially affect the overall public impression of the building form.

Skylights at 103 King Street

Staff also has no objection to the installation of two skylights on the east slope of the rear roof. Since they are smaller and less visually prominent than the proposed dormer, their impact is likely to be minimal. Staff prefers this option because it will have a less invasive impact on the

building than the proposed dormer and is relatively easily reversible.

V. STAFF RECOMMENDATION:

Thus, Staff recommends approval of the skylight option (Scheme B). If the Board approves the shed dormer option (Scheme A) Staff recommends approval 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 (From 11/17/04 public hearing).