

Docket Item #9
BAR CASE #2005-0061

BAR Meeting
April 6, 2005

ISSUE: Storefront alterations
APPLICANT: Douglas Development
LOCATION: 112 South Washington Street
ZONE: CD/Commercial

NOTE: This application is for re-approval of alterations to the storefront at 112 S. Washington Street. It was originally approved by the Board in 2001 (BAR Case #2001-0068, April 18, 2001), but construction was not commenced within 12 months and the validity of the Certificate of Appropriateness has lapsed.

STAFF RECOMMENDATION:

Staff recommends re-approval of the application as submitted.

NOTE: Docket item #8 must be approved before this docket item can be considered.

ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations to the first floor retail storefront at 112 South Washington Street. These alterations include:

- New fixed wood storefront window on the north side of retail space with multi-light sidelights and transom. Overall height of the window and transom is 6'9".
- New casement wood storefront window on the north side of retail space with multi-light sidelights and transom. Overall height of the window and transom is 6'9". The single light section of the window will be operable so that merchandise can be installed for display in the window.
- New single light wood entry door with multi-light sidelights and transom. The door and transom height will match the window height.
- New metal carriage style lights on either side of the new entry door

No signage for the new retail tenant is being proposed at this time. The new signage will have a new application.

II. HISTORY:

As noted in the discussion section of docket item #8, 112 South Washington Street was originally constructed in 1947 and the first floor storefronts have been changed out a number of times.

III. ANALYSIS:

Revised storefront complies with zoning ordinance requirements.

Staff has no objections to the revised design for the first floor retail space.

IV. STAFF RECOMMENDATION:

Staff recommends re-approval of the application as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- F-1 The application shows windows along an interior lot line. Openings within 5 feet of interior lot lines shall comply with C-1 below.

- C-1 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 skylights within setback distance.

- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

- 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 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.

Historic Alexandria:

No comment.