

Docket Item #7
BAR CASE #2005-0061

BAR Meeting
May 4, 2005

ISSUE: Storefront alterations and new windows

APPLICANT: Douglas Development

LOCATION: 108-112 South Washington Street

ZONE: CD/Commercial

BOARD ACTION, APRIL 20, 2005: The Board combined the discussion of docket item #'s 14 & 15. On a motion by Mr. Smeallie, seconded by Dr. Fitzgerald the Board deferred the applications for restudy. The vote on the motion was 6-0.

REASON: The Board desired further clarification regarding the extent of the request concerning the alterations to the buildings.

SPEAKER: Chris Downey, Douglas Development, spoke in support

BOARD ACTION, APRIL 6, 2005: Deferred prior to the hearing for lack of public notice.

NOTE: This application is for re-approval of alterations to the storefront and new windows at 108-112 S. Washington Street. It was originally approved by the Board in 2002 (BAR Case #2002-0108, 6/5/02), but construction was not commenced within 12 months and the validity of the Certificate of Appropriateness has lapsed.

STAFF RECOMMENDATION:

Staff recommends approval of the application with the condition that Staff approve the possible relocation of the module doors to accommodate future tenants.

NOTE: Docket item #6 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 storefronts and the addition of windows on the south elevation at 108-112 South Washington Street. These alterations include:

- New brick and butt glazed glass storefront system with 3' wide glass modules and doors with transoms. The new storefront system has an overall height of 9'11". In total 17 glass panels are proposed. While doors are indicated on the plans, it is the intention of the design that the doors could be relocated to accommodate the needs of future retail tenants;
- Removal of the signage from the storefront cornice;
- Installation of 31 new six-over-six metal windows in the south facade on the first, second and third floors.

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 #6, 108-112 South Washington Street was originally constructed as an addition to the G.C. Murphy store that fronted on King Street in 1947 and the first floor storefronts have been changed out a number of times.

III. ANALYSIS:

Revised storefront complies with zoning ordinance requirements.

In considering projects on Washington Street, there are additional standards for Certificates of Appropriateness mandated by the Zoning Ordinance. §10-105(A)(2) of the Zoning Ordinance includes these additional design standards.

1. Construction shall be compatible with and similar to the traditional building character, particularly mass, scale, design and style, found on Washington Street on commercial or residential buildings of historic architectural merit.
2. Elements of design consistent with historic buildings which are found on the street shall be emphasized.
3. New buildings and additions to existing buildings shall not by their style, size, location or other characteristics, detract from, overwhelm, or otherwise intrude upon historic buildings

which are found on the street.

4. The design of new buildings and additions to existing buildings shall be complementary to historic buildings which are found on the street.

5. The massing of new buildings or additions to existing buildings adjacent to historic buildings which are found on the street shall closely reflect and be proportional to the massing of the adjacent historic buildings.

Given the fact that this is a 1947 building that has always had a glazed retail storefront system and the similar butt glazed storefront systems that have been installed for the Banana Republic and the Gap stores, in the opinion of Staff, the proposed new storefront system meets the requirements of the Washington Street standards. Additionally, Staff recommends that the Board approve Staff approval of the possible relocation of the module doors to accommodate future tenants.

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

Staff also has no objection to the installation of the new windows in the south elevation. These windows are not highly visible and overlook the parking structure for the National Center for Missing and Exploited Children. The windows are appropriate to the Colonial Revival design of the building and similar to those installed on the facade.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the condition that Staff approve the possible relocation of the module doors to accommodate future tenants.

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.