

Docket Item # 18
BAR CASE #2006-0045

BAR Meeting
March 15, 2006

ISSUE: Alterations

APPLICANT: King Rug Gallery

LOCATION: 923 King Street

ZONE: KR/King Street Urban Retail

STAFF RECOMMENDATION:

Staff recommends:

1. Approval of the reconfiguration of the existing storefront; and,
2. Deferral for restudy of the new storefront windows on the North Patrick Street elevation.

NOTE: Docket item #17 must be approved before this docket item can be considered..

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations to the commercial building at 923 King Street. The alterations include a re-working of the existing storefront system on the King Street facade as well as its return onto North Patrick Street and new storefront windows on the remaining two first floor window openings on the west elevation of the building.

Alterations to existing storefront

The existing storefront on both King and North Patrick Streets will be enlarged. The brick piers will be removed and enlarged storefront windows installed; the existing single door with sidelights will be replaced with new wood and single glazed double doors and the standing seam roof over the existing storefront will be removed and a wood sign band installed. The base of the new storefront will be black finished slate.

New storefront windows

The infilled window and door openings on the North Patrick Street (west) side of the building will be enlarged and replaced with new storefront windows similar in design to those proposed for the replacement of the existing storefront. The overall dimensions of the storefront windows is 7'6" in width, 12'6" in height and they will be flush with the building face.

The trim and woodwork of the new storefront windows is proposed to be painted white.

II. HISTORY:

923 King Street is a three story, three bay brick building that was built by Francis Peyton in the late 18th to early 19th century. The first floor storefront alterations were built in 1970.

III. ANALYSIS:

The new storefront windows comply with the zoning ordinance.

Staff has no objection to the replacement of the existing storefront with the proposed new storefront. In the opinion of Staff, the revised storefront is a more traditional design for a retail storefront along King Street than the existing storefront with its brick piers and sloped metal roof.

Staff does, however, oppose the introduction of a new 21st century retail storefront in place of original openings of an 18th century building. The original stone lintels with keystone are extant. In the opinion of Staff these new storefront buildings will substantially erode the historic

architectural character of the building. Staff believes that consideration should be given to removing the brick infill and re-glazing the original window openings to provide light into the interior of the new retail space. Staff, therefore, recommends deferral for restudy of the proposed storefront windows on the North Patrick Street elevation of the building for a study of restoring the original windows on the west elevation of the building.

Staff also questions whether the new double doorway, by itself, meets the requirements ADA access to the reconfigured retail space.

IV. STAFF RECOMMENDATION:

Staff recommends:

1. Approval of the reconfiguration of the existing storefront; and,
2. Deferral for restudy of the new storefront windows on the North Patrick Street elevation.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- 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 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-4 Required exits and accessibility within the building for persons with disabilities must comply with USBC Chapter 11.

Historic Alexandria:

Size of the proposed windows and lintels on the west elevation seem unproportionally large and disruptive to the design.