

Docket Item # 19
BAR CASE 2006-0046

BAR Meeting
March 15, 2006

ISSUE: After-the-fact Alterations

APPLICANT: Mel & Oud, LLC, by Mark S. Allen

LOCATION: 1104 King Street

ZONE: KR/ King Street Urban Retail

STAFF RECOMMENDATION:

Staff recommends approval of a standing seam metal roof and the current window placement on the second floor of the front facade.

I. ISSUE:

The applicant is requesting after-the-fact approval of alterations that include roof replacement and window opening placement.

The applicant has already made corrections to the exterior of the building in order to comply with the Board's 2003 approval, following meetings with Staff in 2004. Those corrections include the cornice and the storefront.

II. HISTORY:

According to Ethelyn Cox in *Alexandria Street by Street*, the building adjacent to 1104 King Street (1102 King Street) was built ca. 1811 (p.73). Staff has previously stated that it appears that at least portions of the building may date from the late 18th-century. It had undergone significant disfiguring surface alterations in the early 20th century.

The applicant proposed and received approval from the Board to rehabilitate the property in 2003 (BAR Case #'s 2002-319 and 2002-320, 3/19/03). The Board's approval included the following items:

1. That front double doors be single light instead of the multi-light doors;
2. That a standing seam metal roof would be installed;
3. That a wood storefront system with wood doors be installed;
4. That three wood windows by Pella to match the fenestration at 1102 King Street and equally spaced would be installed on the second floor front facade;
5. That the existing parapet would be removed; and a
6. New wood cornice.

The Board approved similar alterations on the front facade of 1102 King Street in 2001 including removal of the glazed tile on the front of the building (BAR Case #2001-0038, 8/1/01).

III. ANALYSIS:

The proposed alterations (roof and window replacement) comply with the zoning ordinance requirements.

The Guidelines state: "It is the policy of the Boards to require the use of roofing materials that are historically appropriate for the period of the structure. For example, standing seam metal or wood shingle roofs are appropriate to mid-19th century structures...As a general policy, the Board discourages the use of asphalt shingles for roofing materials." As discussed in the History section, the Board had approved the new roof to be standing seam metal, which is appropriate to the era of this building's construction. While the applicant's submittal explains why an asphalt shingle roof was installed, Staff would recommend that the current asphalt shingle roof be replaced with the appropriate standing seam metal roof as approved by the Board.

In respect to the front window placement on the second floor, Staff understands from the applicant that the current location of the window placement was determined by the internal dimensions of the second floor space, which had not been adequately studied when the Board approved the application in 2003. Also, 1104 King Street is taller than 1102 King Street, which accounts for the higher placement of the second floor windows. Staff opinion is that in respect to the overall rehabilitation and the corrections that have already occurred to bring the project into conformance with the Board's approval, the current window placement is appropriate and should remain.

IV. STAFF RECOMMENDATION:

Staff recommends approval of a standing seam metal roof and the current window placement on the second floor of the front facade.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

No comment.

Office of Historic Alexandria:

“The shingle roof that was installed was not approved by City Staff and should be replaced with the standing seam roof specified.”