

Docket Item # 5
BAR CASE #2006-0111

BAR Meeting
June 21, 2006

ISSUE: Alterations
APPLICANT: King Rug Gallery
LOCATION: 923 King Street
ZONE: KR/King Retail.

STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

(Insert sketch here)

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness to replace the single rear door with two painted metal flush doors and frames, and add 8" of cmu block course at the roof line of the north wall of the existing concrete block rear addition. The existing gutter will be relocated and the existing wood lattice will be moved and reworked to accommodate the new block course at the roof line.

The new doors will be 3'x6'8"x1 3/4".

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. According to Ethelyn Cox's *Alexandria Street by Street*, Peyton acquired the quarter block of land on which the building sits in 1797 and pledged the building in a deed of trust in 1826. The first floor storefront alterations were built prior to the establishment of the Old and Historic Alexandria District. The storefront was altered to its present configuration in 1970 (Approved by the Board, 12/16/1970). The concrete block rear addition was constructed in 1961, according to building permits.

The Board approved signage for the last retail tenant, Conklyn's Florist, in 1982 (7/7/82) and again in 2002 (BAR Case #2002-0230, 9/18/02).

This year, the Board approved alterations to the existing storefront and window and door replacement. (BAR Case #2006-0044).

III. ANALYSIS:

The proposed door and one course of block at roof of rear addition complies with zoning ordinance requirements.

The proposed alterations are occurring on the rear of the property and do not negatively impact the historic integrity of the main structure. The side of the addition facing North Patrick Street has a higher concrete block wall. The existing rear doors appear to be a metal door with a metal storm door in front. The installation of the proposed new flush panel painted metal doors with a metal frame will require increasing the size of the opening, but not significantly, and will result in altering concrete block.

Because the proposed alterations occur to the rear of the property on a non-historic 1961 concrete block addition and do not negatively impact the historic building, staff can support the application and recommends approval as submitted.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

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.

Historic Alexandria

No comments.