

Docket Item #11
BAR CASE # 2006-0234

BAR Meeting
November 1, 2006

ISSUE: Alterations

APPLICANT: Allan Ramazon by Ray Lewis

LOCATION: 923 King Street

ZONE: KR/King Street Retail

STAFF RECOMMENDATION: Staff recommends approval of the window replacement on the north elevation and the storefront alterations to the roof and cornice, and deferral for restudy of the proposed recessed lighting.

(Insert sketch here)

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations to a previously approved application for a new storefront at 923 King Street. The applicant is also proposing to replace a rear window in the attic of the north elevation with a new slightly larger double-hung, true-divided light wood window in an eight-over-eight configuration.

The proposed alterations to the storefront involve changing the roof and the cornice on the reconfigured storefront bays. The new copper covered roof will have more of a slope and a more detailed cornice. The cornice will have a depth of 8 ½". The applicant provided a section of the proposed bay window storefront. Recessed lighting is proposed to be housed within the cornice, to illuminate the sign board area of the new storefronts. The type of lighting has not been determined by the applicant.

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). The Board also approved some alterations to the rear concrete block addition this year (BAR Case #2006-0111).

III. ANALYSIS:

The proposed work complies with the zoning ordinance requirements.

Staff believes the proposed window change and alterations to the storefront bays are appropriate. The reconfigured roof form and cornice of the new storefront bays improve the design and are appropriate architectural details. However, staff is concerned about the proposed recessed lighting in the new cornice and believes alternate lighting options should be explored by the applicant, especially since the specifics of the lighting have not been determined at this time. Also, no signage for the new business has been submitted for review and approval which would relate to appropriate lighting schemes. Staff would recommend that any exterior lighting and signage be reviewed together.

IV. STAFF RECOMMENDATION:

Therefore, Staff recommends approval of the window replacement on the north elevation and the storefront alterations to the roof and cornice, and deferral for restudy of the proposed recessed lighting.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Additions and alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit (USBC 108.1). Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application (USBC 109.1).
- C-3 A Construction permit will be required for the proposed project.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

Historic Alexandria:

Request seems appropriate.