

Docket Item # 10
BAR CASE # 2006-0259

BAR Meeting
December 6, 2006

ISSUE: Alterations
APPLICANT: DWM22, LLC
LOCATION: 1022 King Street
ZONE: KR/King Retail

STAFF RECOMMENDATION: Staff recommends denial of the proposed window alterations.

(Insert sketch here)

I. ISSUE:

The applicant requesting approval of a Certificate of Appropriateness to replace the existing paired windows on the first floor of 1022 King Street with one large glass front window, to mimic the window located at 1020 King Street. The alteration would include enlarging the existing window opening to the size of 1020 King Street.

The applicant wishes to enlarge the window to provide additional retail display space for the commercial tenant.

II. HISTORY:

The two-story, pressed brick, former residence at 1022 King Street was constructed sometime between 1885 and 1891.

In 2003, the Board approved a new hanging sign (BAR Case # 2003-0106). In 1999, the Board approved a hanging sign for (BAR Case # 99-0081). Staff did not find any additional BAR approvals for 1022 King Street.

III. ANALYSIS:

According to the Design Guidelines, “windows are a principal character-defining feature of a building and serve both functional and aesthetic purposes...The size, location, type and trim of windows are a defining element of historic architectural styles...Window trim work or surround also help to define the historic architectural style of a building.”

In staff’s opinion, the proposed alteration to replace the existing narrow, paired windows on the first floor violates the guidelines and diminishes the historic and architectural integrity of the building. The existing paired windows appear to be historic and are character-defining features and should be maintained. While staff understands the desire of the applicant to provide more display space for a commercial tenant, the historic character-defining features of the façade of 1022 King Street, constructed for residential use, should not be altered to achieve this goal.

The applicant references that the window on the adjacent property at 1020 King Street has been altered to one large plate glass window. Staff believes this alteration is inappropriate and compromised the integrity of the building and should not serve as a basis for approving the alterations to 1022 King Street. Staff could not locate any record of approvals for the window alteration at 1020 King Street. Staff recommends that the proposed window alteration be denied.

IV. STAFF RECOMMENDATION:

Staff recommends denial of the proposed window alterations.

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:

No comments received.