

Docket Item # 15
BAR CASE # 2006-0282

BAR Meeting
December 20, 2006

ISSUE: Alterations
APPLICANT: Boyd Walker
LOCATION: 200 Commerce Street
ZONE: CL/Commercial

STAFF RECOMMENDATION: Staff recommends deferral for the applicant to revise the submittal.

(Insert sketch here)

Note: Docket Item # 14 must be approved before this docket item may be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations to the Ice House located at 200 Commerce Street. The alteration consists of replacing a front canopy that was demolished without approval from the Board.

As proposed, the new canopy will be project from the face of the building 6'. The canopy will be constructed of 2x8 wood beams with plywood fill plates with a wood fascia profile to match the existing fascia of the demolished canopy, and ½" exterior rated gypsum sheathing. The canopy is proposed to rest on 2x8 wood rafters, set into the brick wall at the existing rafter openings. New steel chain links and ring bolts are proposed to provide additional support to the canopy.

II. HISTORY:

The one story brick building at 200 Commerce Street was constructed as a retail ice station for the Mutual Ice Company around 1931. According to the City Real Estate Records, the building was originally 344 square feet, on a 1377 square feet lot.

Staff could not locate any record of prior BAR reviews for this property.

III. ANALYSIS:

After-the-fact alterations/demolition complies with zoning ordinance requirements conditional upon BAR approval.

As discussed in docket item # 14, staff recommendations for approval for the after-the-fact Permit to Demolish were:

1. That the applicant replace the demolished canopy to match the original canopy in respect to size and proportions, structure, and materials,
2. That any remaining features such as the support chains and rings/bolts be retained, and
3. That the applicant must obtain a building permit from Code Enforcement.

The canopy of the Ice House is a character-defining feature of this industrial use building. While it is unfortunate that the existing canopy was demolished prior to staff having the opportunity to examine its condition, staff believes that this feature should be replaced to closely match the original canopy as shown on building permit drawings from the 1930s.

Staff has provided these drawings to the applicant who indicated he would revise his drawings to reflect the original features and retain any remaining elements, such as the support chains. The applicant indicated he would also provide an elevation of the building with the proposed replacement canopy, as well as a revised section. However, those revisions have not been submitted to staff.

With that in mind, staff would recommend that the project be deferred to allow the applicant to revise the submitted drawings to reflect the proportions and style of what staff believes to have been the original canopy. In addition, remaining features such as the existing iron support chains and the bolt ring should be maintained on the building reutilized with the replacement canopy.

IV. STAFF RECOMMENDATION:

Staff recommends deferral for the applicant to revise the submittal.

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.

Historic Alexandria:

No comments received.