

Docket Item # 8
BAR CASE # 2006-0282

BAR Meeting
January 3, 2007

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

STAFF RECOMMENDATION: Staff recommends approval of the application with the following conditions:

1. That construction of the replacement canopy be completed within 6 months;
2. That the new skylights have integral shades to be used at nighttime to reduce seepage of light visible from the exterior;
3. That the flashing around the skylights match the color of the roofing material; and
4. That the material of the skylight should be non-reflective but may be tinted bronze or gray depending upon the color of the roofing material.

(Insert sketch here)

Note: Docket Item # 7 must be approved before this docket item may be considered.

UPDATE: Due to lack of public notice by the applicant, this item was deferred at the December 20, 2006 BAR meeting. Since that meeting, the applicant has submitted revised drawings for the proposed replacement canopy that incorporate design details from the original canopy including the fascia profile and detailing and reflects maintaining existing features, such as the bolts and support chains. The applicant is also requesting approval to incorporated four new skylights into a replacement roof.

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. Since the December 20, 2006 BAR meeting, the applicant has submitted revised drawings for the proposed replacement canopy that incorporate design details from the original canopy drawings staff shared with the applicant, including the fascia profile and detailing. The revised drawings also reflect maintaining remaining features such as the iron bolt chain supports and the existing steel chain. 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 fascia of the original 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.

The applicant is also requesting a replacement roof and four new skylights. The roof of the Ice House is relatively flat with a slope to the rear. The parapet obscures views of the roof from the public rights-of-way. The four new skylights will have flat-profiles and will measure 24"x48", and will have self flashing. The new roofing will be EPDM on new roof framing. A new 5" copper gutter and downspout will be located on the south side of the roof.

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.

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 has revised his drawings to reflect the original features and retain any remaining elements, such as the support chains.

With the revisions to the design of the replacement canopy, staff recommends approval of the new canopy. Staff would recommend that the construction of the new canopy be completed within 6 months.

Staff also supports the replacement roof and the new skylights, with the following conditions:

1. That the new skylights have integral shades to be used at nighttime to reduce seepage of light visible from the exterior;
2. That the flashing around the skylights match the color of the roofing material; and
3. That the material of the skylights should be non-reflective but may be tinted bronze or gray depending upon the color of the roofing material.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. That construction of the replacement canopy be completed within 6 months;
2. That the new skylights have integral shades to be used at nighttime to reduce seepage of light visible from the exterior;
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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.