

Docket Item #10  
BAR CASE # 2006-0286

BAR Meeting  
January 3, 2007

**ISSUE:** Addition and alterations  
**APPLICANT:** William J. Reap Company by Ray Lewis  
**LOCATION:** 1006 King Street  
**ZONE:** KR/Commercial

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**STAFF RECOMMENDATION:** Staff recommends deferral of the application for restudy.

(Insert sketch here)

NOTE: Docket item #9 must be approved before this docket item can be considered call vote.

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for an addition and alterations to the existing building at 1006 King Street.

**Addition**

A new two story egress stair addition at the rear is proposed to be constructed on top of the existing one story addition. The new egress addition will be approximately 18' in length, 9' in width and one and a half stories or 14' in height. The egress addition will have bands of glass block ribbon windows; three on the existing first floor addition and four bands on the new addition.

A canopy with rigid metal frame and a translucent roof of corrugated Plexiglas is proposed at the cornice level at the west end of the existing rear addition.



Figure 1 - Proposed south elevation

**Alterations**

A new flush metal door is proposed to be added to the west end of the existing one story addition for access to and from the new egress stair.

The arched windows openings of the upper story of the façade will be re-opened and restored with new apparently existing double hung wood windows with fixed semi-circle heads.

New one-over-one double hung wood windows will be installed in two currently bricked up openings on the rear elevation.

No information on color has been provided.

**II. HISTORY:**

The imposing two story brick commercial building at 1106 King Street was constructed in the late 19<sup>th</sup> century and has had substantial alterations in the 20<sup>th</sup> century including the rear one story addition.

The Board approved a conceptual reconstruction of the façade including new retail windows as well as second floor windows in 2004 (BAR Case #2004-00152, 9/1/04). The alterations were not constructed and the approval has expired.

**III. ANALYSIS:**

The proposed rear egress addition complies with the zoning ordinance requirements.

Staff is cognizant that the new egress addition will provide a needed upgrade for the existing building. However, staff does not believe that the addition design is particularly sympathetic to the late 19<sup>th</sup> century vocabulary of the existing building. Basically, the elaborate glass block ribbon fenestration proposed creates an addition with a non-design design, a design without values associated with the historic building. Clearly attention has been directed to providing light into the new addition; however, the ribbon windows do not bear any hallmarks that might be associated with the 19<sup>th</sup> century character of the building. They are not merely utilitarian in character as would be generally appropriate for a rear service addition but make a large visual statement. But that statement is fundamentally at odds with the architectural character of the 19<sup>th</sup> century architectural character of the historic district. The linearity, size and material will draw visual attention to what should be a simple element on the rear of a building abutting one of the busiest thoroughfares in the city. Additionally, staff notes that ribbon windows are “discouraged” under the Board’s *Design Guidelines*. If it is the desire of the applicant to make a visual statement utilizing the fenestration of the addition, staff would strongly urge that the design cues come from the building itself and not from a curtain wall building in Anywhere U.S.A.

Similarly, staff has reservations about the design statement to be made by the canopy proposed for the addition. However, insufficient information regarding such details as the configuration of the metal structural system and the color of the Plexiglas has been provided for staff to make an informed evaluation

The replacement of the plywood in the window openings on the front façade with new one-over-one windows was previously approved as part of the 2004 alteration.

Staff has no objection to re-opening the brick up openings on the rear of the building for the reinstallation of windows.

**IV. STAFF RECOMMENDATION:**

Staff recommends deferral of the application for restudy.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- F-1 The provided application materials are insufficient to determine the extent of construction proposed by the applicant. The applicant shall provide further clarification as to what “opening the second floor windows” consist of.
- 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 were received.