

Docket Item # 14  
BAR CASE # 2006-0282

BAR Meeting  
January 17, 2007

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

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**STAFF RECOMMENDATION, JANUARY 17, 2007:** Staff recommends approval of the application with the following conditions:

1. That the replacement canopy match the original canopy in respect to size and proportions, structure, and materials, and the applicant submit revised drawings reflecting such for staff approval;
2. That construction of the replacement canopy be completed within 6 months;
3. That the new skylights have integral shades to be used at nighttime to reduce seepage of light visible from the exterior;
4. That the flashing around the skylights match the color of the roofing material; and
5. 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.

**BOARD ACTION, JANUARY 3, 2007:** Deferred prior to the public hearing due to lack of public notice.

**STAFF RECOMMENDATION, JANUARY 3, 2007:** 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.

**BOARD ACTION, DECEMBER 20, 2006:** Deferred prior to the public hearing due to lack of public notice.

**BAR CASE #2006-0282**  
**January 17, 2007**

**STAFF RECOMMENDATION, DECEMBER 20, 2006:** Staff recommends deferral for the applicant to revise the submittal.

(Insert sketch here)

NOTE: Docket Item # 13 must be approved before this docket item may be considered.

Update: Due to lack of public notice this item was deferred from both the December 20, 2006 and the January 3, 2007 BAR meetings. No additional information was received since the January 3, 2007 deferral.

**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.

The applicant did provide revised drawings since the initial submittal for the December 20, 2006 hearing that reflected some additional detailing to the proposed replacement canopy, but did not fully reflect the original design of the canopy shown in construction drawings staff shared with the applicant.

The revised drawings submitted after December 20th 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 1931.

Staff has provided a copy of the 1931 building permit drawings to the applicant. In response, the applicant has made some revisions to his drawings to incorporate some of original details and features and to show the retention of remaining elements, such as the support chains. However, staff believes that further revisions to the drawings for the replacement canopy need to be made in order to fully reflect the design of the original 1931 canopy as well as how the new canopy will be structurally attached within the Ice House.

Staff would recommend that the construction of the new canopy be completed within 6 months.

Staff 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 the replacement canopy match the original canopy in respect to size and proportions, structure, and materials, and the applicant submit revised drawings reflecting such for staff approval;
2. That construction of the replacement canopy be completed within 6 months;
3. That the new skylights have integral shades to be used at nighttime to reduce seepage of light visible from the exterior;
4. That the flashing around the skylights match the color of the roofing material; and
5. 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.

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.