

Docket Item # 8
BAR CASE # 2006-0286

BAR Meeting
February 7, 2007

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

STAFF RECOMMENDATION, FEBRUARY 7, 2007: Staff recommends approval of the application with the condition that the windows on the new rear addition be wood.

BOARD ACTION, JANUARY 3, 2007: The Board combined the discussion of docket item #'s 9 & 10. On a motion by Ms. Neihardt, seconded by Dr. Fitzgerald, the Board deferred the application for restudy. The vote on the motion was 6-0.

REASON: The Board believed that a more simplified design was appropriate for the addition at the rear of this building.

SPEAKER: Ray Lewis, project architect, spoke in support

STAFF RECOMMENDATION, JANUARY 3, 2007: Staff recommends deferral of the application for restudy.

(Insert sketch here)

Update: The Board deferred for restudy the design of the proposed addition at the January 3, 2007 hearing. In response to the Board comments, the applicant has simplified the proposed design. Staff notes that the revised drawings are not to scale and has used the measurements from the first submission.

NOTE: Docket item #7 must be approved before this docket item can be considered.

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 egress stair addition at the rear (south elevation) 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 two arched one-over-one windows. Information on the material of the windows has not been provided.

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 front (north) façade will be re-opened and the existing one-over-one double hung wood windows with fixed semi-circle heads will remain.

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

II. HISTORY:

The imposing two story brick commercial building at 1106 King Street was constructed in the late 19th century and has had substantial alterations in the 20th 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 believes that the revised addition design is sympathetic to the late 19th century vocabulary of the existing building. As currently designed, the addition meets the recommendations of the Design Guidelines for commercial additions. Staff recommends that the new windows on the egress addition be wood to match the existing windows.

A central tenant of the philosophy of historic preservation is that original historic materials should be retained and repaired rather than replaced. Staff commends the applicant for restoring the existing upper level windows on the north elevation. The removal of the plywood in the window openings on the front façade will help restore a character defining feature of the historic building.

Staff has no objection to re-opening the bricked up openings on the rear (south elevation) of the building for the reinstallation of windows.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the condition that the windows on the new rear addition be wood.

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.