

Docket Item #19  
BAR CASE #2007-0061

BAR Meeting  
April 18, 2007

**ISSUE:** Alterations  
**APPLICANT:** Allan Ramazon  
**LOCATION:** 923 King Street  
**ZONE:** KR/King Street Retail

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**STAFF RECOMMENDATION:** Staff recommends approval of the window enlargement, the removal of the bricked-in portion, and the window replacement, and deferral of the light fixtures.

(Insert sketch here)

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for alterations to 923 King Street, consisting of enlarging a rear window, removing brick from an enclosed rear window, replacing windows in the existing openings of the rear concrete block addition and new wall mounted light fixtures.

Currently, the north elevation of the rear cinder block addition has a double-set of doors and a small, single double-hung window. One large window has been previously bricked-in. The applicant would like to enlarge the small window to the right of the double-doors to the same size as the bricked-in window, remove the bricks and re-open the window to the left of the double-doors, and install new painted wood windows. The windows will be 4'x 6'8".

The applicant would like to also install a wall mounted light fixture on both sides of the rear double-doors and a fixture on the side door, facing North Patrick Street. No information was provided on the light fixtures proposed by the applicant.

**II. HISTORY:**

923 King Street is a three story, three bay brick building that was built by Francis Peyton in the late 18<sup>th</sup> to early 19<sup>th</sup> century. According to Ethelyn Cox's *Alexandria Street by Street*, Peyton acquired the quarter block of land on which the building sits in 1797 and pledged the building in a deed of trust in 1826. The first floor storefront alterations were built prior to the establishment of the Old and Historic Alexandria District. The storefront was altered in 1970 (Approved by the Board, 12/16/1970). The concrete block rear addition was constructed in 1961, according to building permits.

The Board approved signage for the last retail tenant, Conklyn's Florist, in 1982 (7/7/82) and again in 2002 (BAR Case #2002-0230, 9/18/02).

Over the last year, the Board has approved a series of alterations to the building by the current owner and applicant. In 2006, the Board approved alterations to the existing storefront and window and door replacement (BAR Case #2006-0044). The Board also approved some alterations to the rear concrete block addition (BAR Case #2006-0111) and further alterations to the storefront and rear window replacement (BAR Case # 2006-0234). At the February 7, 2007 meeting, the Board approved new wall signage, new recessed lighting in the reconstructed storefront and extending the height of the parapet of the cinder block addition, but deferred proposed awnings (BAR Case #2007-0016).

**III. ANALYSIS:**

Because the proposed window alterations occur only on the 1961 cinder-block addition, staff can support the enlargement of the window, the removal of the bricked-in portion, and the replacement windows. However, staff would recommend deferring action on the light fixture until additional information is provided by the applicant regarding what kind of fixture would be installed.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval of the window enlargement, the removal of the bricked-in portion, and the window replacement, and deferral of the light fixtures.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- 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 Awnings must comply with all applicable requirements of USBC 3105.3 and 3202.3.1 Retractable and fixed awnings must have a minimum 7 foot clearance form a sidewalk to the lowest part of the framework or any fixed portion of any retractable awning is required. Retractable awnings must be securely fastened to the building and can not extend closer than 24 inches in from the curb line (USBC 3202.3.1).
- C-5 A Construction permit will be required for the proposed project.
- C-6 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

Historic Alexandria:

No comments received.