

Docket Item # 3
BAR CASE # 2007-0091

BAR Meeting
June 6, 2007

ISSUE: Alterations
APPLICANT: William J. Reap
LOCATION: 1006 King Street
ZONE: KR/King Retail

STAFF RECOMMENDATION: Staff recommends approval as submitted.

(Insert sketch here)

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for new screening of condenser units at the rear of the property.

The screening will be located to the rear of the property on the roof of the existing one-story addition. The screening will consist of 3" square painted metal posts with 8, 4 1/2" x 1 1/2" wood slats for the screening, with 1 1/2" open space between the slats. The wood slats will have chamfered edges. The screen will be painted to match the masonry. The screen will be 5' tall in order to screen the new replacement HVAC units. The screening will be 22' long on the alley frontage and 8' 4 3/4" along the east frontage and will connect to the addition previously approved by the Board in February of this year.

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). Earlier this year, the Board approved a rear addition and alterations to the building (BAR Case #2006-0286, February 7, 2007).

III. ANALYSIS:

The proposed screening of HVAC units complies with zoning ordinance requirements.

In the opinion of Staff, the proposed screening is appropriate. The required screening will largely shield the replacement HVAC units from public views. The applicant should be commended for designing screening that incorporates subtle elements such as the chamfered edge of the wood slats.

IV. STAFF RECOMMENDATION:

Staff recommends approval as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

No comments.

Historic Alexandria:

No comments received.