

Docket Item # 3
BAR CASE # 2007-0095

BAR Meeting
August 1, 2007

ISSUE: Alterations
APPLICANT: James C. Heffner, III
LOCATION: 604 Montgomery Street
ZONE: CDX/Commercial

STAFF RECOMMENDATION, AUGUST 1, 2007: Staff recommends approval of the application as submitted.

BOARD ACTION, JUNE 20, 2007: On a motion by Ms. Neihardt, seconded by Ms. Quill the Board deferred the application for restudy. The vote on the motion was 5-0.

REASON: The Board believed that the proposed storefront system for the front façade was too contemporary and without sufficient detailing for this singular building and suggested that the architect consider a system offering a greater reveal than the Kawneer system.

SPEAKER: James C. Heffner, III, project architect and applicant, spoke in support

STAFF RECOMMENDATION, JUNE 20, 2007: Staff recommends approval with the following conditions:

- 1) That the existing windows be retained or replaced with inkind single-glazed windows and door;
- 2) That the wood trim be repaired or replaced with inkind materials; and
- 3) That the proposed exterior light fixtures be black and recessed within the existing junction boxes.

BOARD ACTION, JUNE 6, 2007: Deferred prior to the public hearing at the request of the applicant.

STAFF RECOMMENDATION, JUNE 6, 2007: Staff recommends deferral for restudy.

(Insert sketch here)

UPDATE: Since the June 6, 2007 BAR hearing, the applicant has revised the proposal to respond to the Board's direction. The new storefront system to be installed replacing the existing windows and doors incorporates more detailing, including a reveal detail, rather than the flush metal previously shown. The remaining items remain unchanged.

I. ISSUE:

The applicant is requesting approval of a certificate of appropriateness for alterations to the front of the building located at 604 Montgomery Street. The alterations consist of the following:

- 1) Existing wood windows, doors, and transoms on the first floor to be removed and new aluminum metal storefront door, transoms, and windows to be installed.
- 2) Replace existing window in the second floor bay with new metal storefront window.
- 3) Replace existing trim at roof of second floor bay window.
- 4) Install new exterior lights at the existing junction boxes.
- 5) New business sign on storefront door.

The proposed storefront system is manufactured by Kawnee and will have a dark bronze metal finish. The applicant provided manufacturer information on the storefront system proposed for the replacement windows and door. Since the previous hearing, the applicant has revised the proposed storefront system to include more detailing and a reveal, rather than the completely flushed approached in the initial submittal.

The proposed window sign will be on the front door and read "Heffner Architects, P.C." The sign will cover 1'8 1/4" x 11 1/4" of glass on the upper section of the door.

The four new aluminum light fixtures are manufactured by Artemide and will be wall mounted at the four existing junction boxes. The manufacturer information shows the model in white or black. The applicant is requesting the fixture be black and will recess the fixtures within the junction boxes.

II. HISTORY:

According to real estate records, 604 Montgomery Street was constructed in 1946.

Staff did not locate any prior reviews or approvals by the Board for this property at 604 Montgomery Street. The applicant purchased the building in 1997 and replaced the first floor doors and windows to the current configuration. In 1997, this building and its block were not located within the Old and Historic Alexandria District, and not under the purview of the Board for exterior changes.

This area was included in the district when it was expanded in 2000.

III. ANALYSIS:

Proposed window sign, door, window and lighting alterations comply with zoning ordinance requirements.

604 Montgomery Street is a two story brick building with a hipped roof, clad in slate, and a cupola on the flat of the roof, with a railing surround. In staff's opinion, 604 Montgomery Street is a good example of a commercial project constructed to reflect the colonial architectural heritage of the Old and Historic Alexandria District. The use of brick exterior, brick arches with cast key stones, a slate roof, and wood trim is in keeping with the philosophy of the Design Guidelines that encourages the use of traditional materials in construction within the Historic District.

As discussed in the History section, the building was constructed in 1946, the year the Old and Historic Alexandria District was established. According to the applicant and current owner, changes were made to the first floor doors and windows in 1997, with replacement to the current configuration. The railing on the roof was also replaced with a vinyl material rather than wood. The applicant provided a photograph from 1997 prior to these changes.

Staff did visit the building and observed that the existing wood window and door trim is in a deteriorating state. Initially, Staff was concerned about replacing the wood doors, windows, and trim with metal storefront systems. In Staff's opinion, the introduction of the flush storefront system would change the appearance of the building. However, the new proposal for the system incorporates some detailing and a reveal that closely mimics the existing doors and windows. With this change, Staff supports the proposal, including the new signage and the new light fixtures.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 The proposed use is a change in use group classification; a New Certificate of Occupancy is required (USBC 116.1).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Additions and alterations to the existing structure and/or installation and/or altering of equipment there 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-4 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

Historic Alexandria:

No comments were received.