

Docket Item #3
BAR CASE# 2008-0023

BAR Meeting
March 19, 2008

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

STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

(Insert sketch here)

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations to the one story freestanding building at 200 Commerce Street. These alterations consist of:

- Brick screen wall. A new screen wall approximately 3'6" in height is proposed to be constructed on the west side of the building. The wall will be constructed of painted white brick and will screen a trash/recycling area as well as an HVAC unit. It will have a 3'6" high wood gate painted black.
- New steps. A set of new brick steps leading to the loading dock landing will be constructed at the west side of the building. The steps will be 36" in width.
- New lights. Two globe style light fixtures are proposed to be installed on the front building wall – one at the east side and the other on the west end.
- Sign. A sign board is proposed to be installed on the end of the building. At present, there is no text proposed for this space.

II. HISTORY:

The one story brick building at 200 Commerce Street was constructed as a retail ice facility for the Mutual Ice Company around 1931.

In 2007 the Board approved an after-the-fact Permit to Demolish and a Certificate of Appropriateness for this building along with a monetary fine for the unauthorized work. The Board's decision was appealed to City Council which reduced the fine on appeal (BAR Case #2006-0281/282, 5/2/2007).

III. ANALYSIS:

The proposed alterations comply with zoning ordinance requirements.

Staff has no objections to the proposed alterations which are both practical and meet the recommendations contained in the *Design Guidelines*.

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:

F-1 Stairs must comply with USBC for riser and tread dimensions.

C-1 A Building / Mechanical / Electrical permit is required for the proposed project.

C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

C-3 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.

C-4 The new handrails must comply with USBC for a minimum/maximum height of 30 to 34 inches. The ends must extend 12" beyond the top and bottom risers. The handgrip position must not be more than 2-1/4" in cross-sectional dimension, or the shape must provide an equivalent gripping surface. The handgrip portion must have a smooth surface with no sharp corners. The space between the wall and handrail must not be less than 1-1/2".

Office of Historic Alexandria:

No comments received.