

Docket Item # 7  
BAR CASE# 2008-0023

BAR Meeting  
May 21, 2008

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

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**STAFF RECOMMENDATION:** Staff recommends deferral of the application for restudy.

**BOARD ACTION, MARCH 19, 2008:** Mr. Walker asked to have this docket item removed from the Proposed Consent Calendar to make changes to the design. On a motion by Mr. Smeallie, seconded by Dr. Fitzgerald the Board deferred the application for restudy. The vote on the motion was 6-0.

**REASON:** The changes proposed by Mr. Walker for the fence and material were unclear and the Board believed that further clarification was necessary before action could be taken. The Board requested professionally produced drawings that were proportional, in scale and accurately portrayed what was being requested. The Board also requested a detail drawing of the brick wall cap.

**SPEAKER:** Boyd Walker, applicant, spoke in support

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

(Insert sketch map here)

Update: In response to the Board's comments at the last public hearing, the applicant has provided revised drawings which suggest the type of alterations proposed. The applicant is also proposing the installation of 6 new bollards within the paved front service of the Ice House in order to delineate parking. Staff's understanding of the proposal is set forth below.

**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 and wood 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 approximately 12' in overall length and will be brick at the north end and a wood fence of 1x1's along the west side. The wood section will have a 36" wide gate at the west end. The wood section is proposed to be painted black. The proposal for the fence is to screen a trash/recycling area as well as an HVAC unit.
- 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. A metal railing will be installed on the new brick wall along the steps.
- New lights. Two globe style, cast iron wall light fixtures are proposed to be installed on the front building wall – one at the east side and the other on the west end. The lights are manufactured by Rejuvenation, in the Bridgeport model. A cut sheet was provided by the applicant.
- Install 6 new 35" iron bollards, along the paved service area fronting Commerce and South Payne Street, to delineate parking. The proposed bollards are manufactured by Reliance Foundry, model R-7592. A cut sheet was provided by the applicant.

**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 demolition and reconstruction of the canopy for the loading dock, along with a monetary fine for the unauthorized demolition. 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.

While Staff has no objections to the proposed alterations which are both practical and meet the recommendations contained in the *Design Guidelines*, staff does not believe that the proposal is responsive to the comments of the Board at the last public hearing. At that time the Board asked for professionally produced drawings that would enable the Board to accurately visualize the applicant's proposal. The drawings submitted by the applicant for this hearing provide a general idea of the work that is proposed, but are not fully dimensioned and do not fully specify materials and construction details as requested by the Board members. Staff is also concerned about the installation of the bollards and how they will function to delineate parking in the paved

area fronting the Ice House. Based upon the Board's previous motion, staff recommends deferral of the application for the detailed information previously requested by the Board.

**IV. STAFF RECOMMENDATION:**

Staff recommends deferral of the application for restudy.

**V. 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.

VI. IMAGES

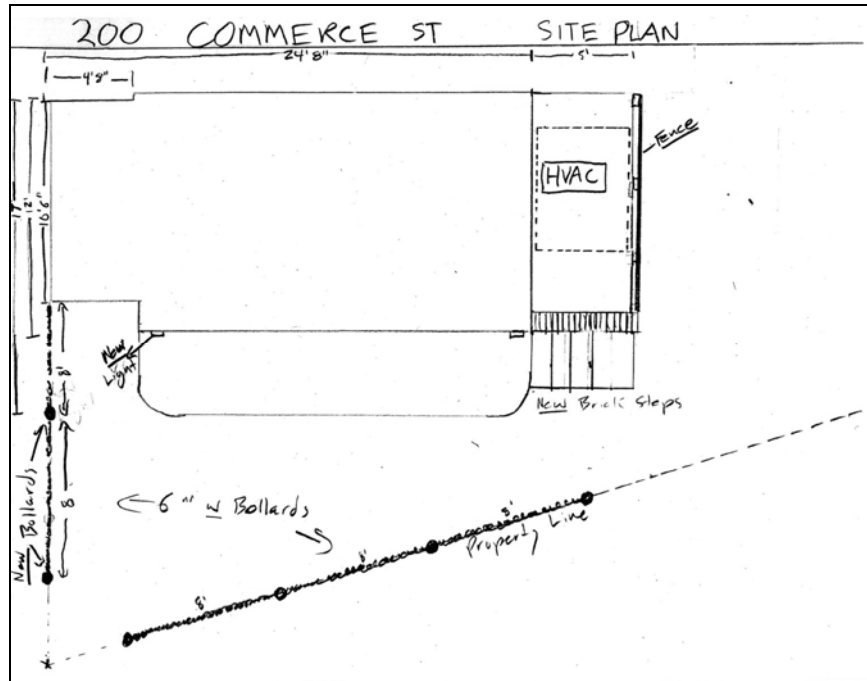


Figure 1. Proposed site plan.

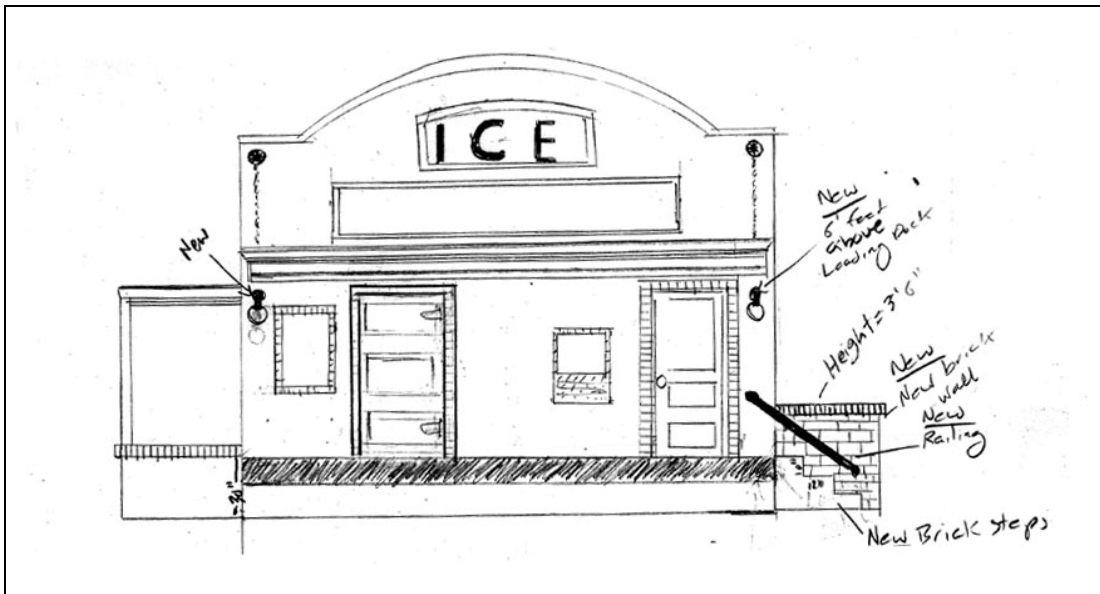


Figure 2. Proposed elevation.

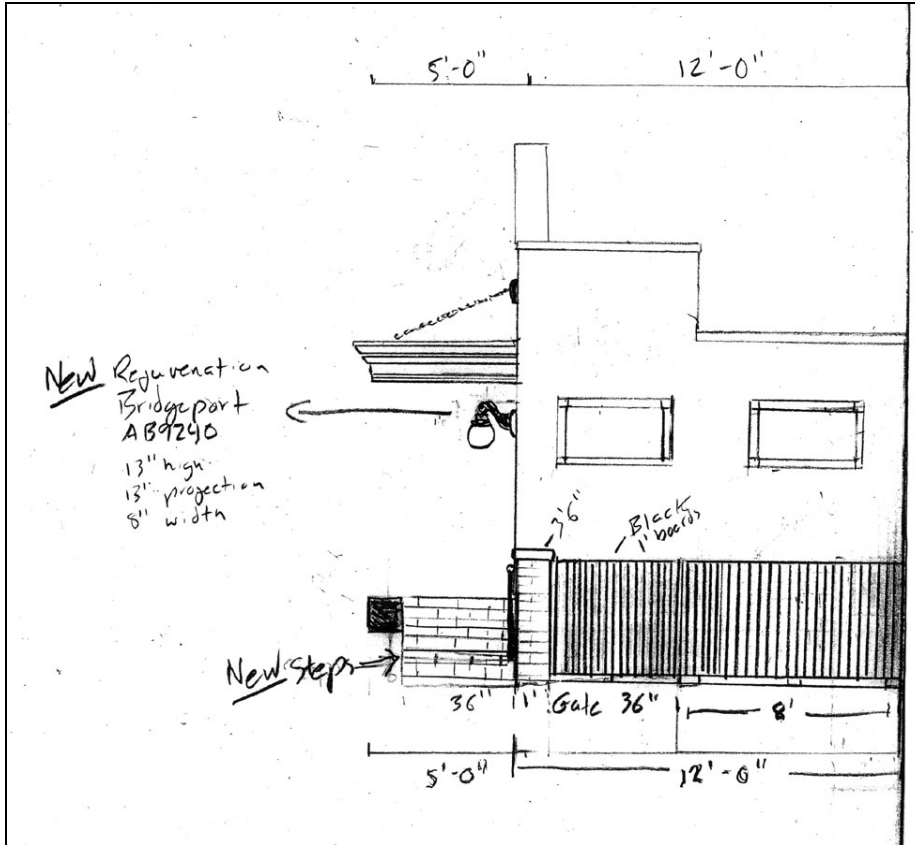


Figure 3. Proposed side elevation.



Figure 4. Proposed bollards.