

Docket Item # 5  
BAR CASE # 2008-0023

BAR Meeting  
July 30, 2008

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

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**STAFF RECOMMENDATION:** Staff recommends approval of the new brick wall and wood fence enclosure, handrail, steps, and light, but deferral on the bollards.

**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.



Update: In response to the Board's comments at the public hearing of March 19, 2008, the applicant has provided revised drawings which provide details on the alterations proposed. In addition, 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 Ice House 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 on the west side and will be brick at the north end. The brick section will have a cast stone cap on the end. The wood fence will be constructed of 1x1 vertical boards, painted black, with no space between the slats, along the west side. The wood section will have a 36" wide gate at the north end. 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 pipe 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.

Staff has no objections to the proposed alterations which are both practical and meet the recommendations contained in the *Design Guidelines*. In addition, Staff believes that the proposal is now complete and has provided more accurate information as requested by the Board at the last public hearing. However, Staff is concerned about the installation of the bollards and how they will function to delineate parking in the paved area fronting the Ice House. Staff would recommend this item be deferred for further study.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval of the brick wall and wood fence enclosure, handrail, steps, and light, but deferral on the bollards.

**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. Photo of Ice House showing.**

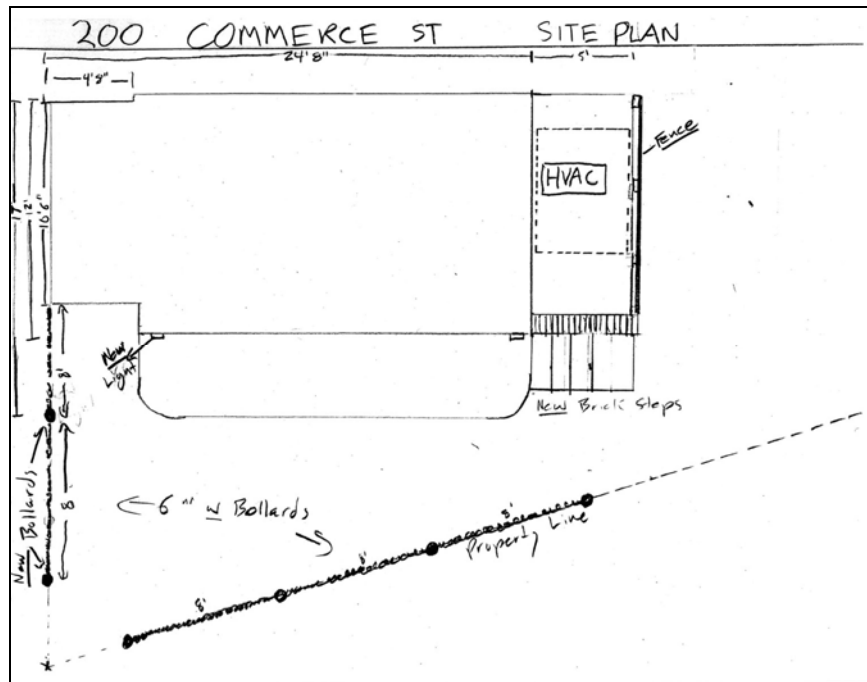


Figure 2. Site plan showing bollards.

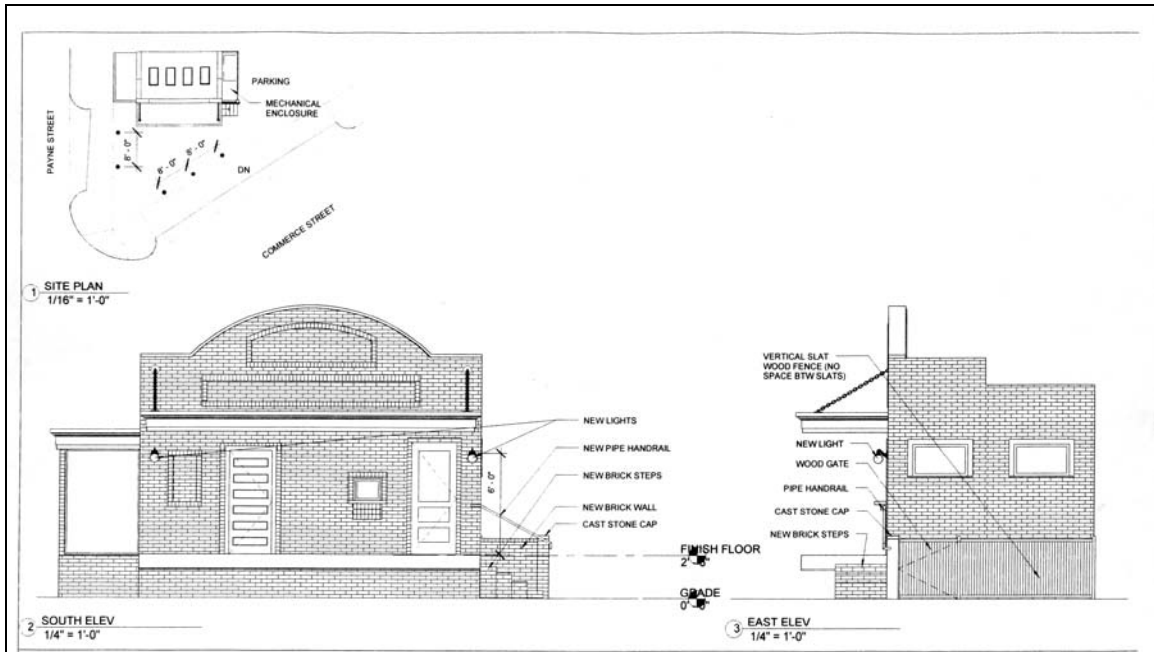


Figure 3. Elevations showing proposed alterations.



**Figure 4. Proposed bollards.**



**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

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**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 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.

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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.