

Docket Item # 16
BAR CASE# 2005-0257

BAR Meeting
December 7, 2005

ISSUE: After-the-fact replacement of front porch columns

APPLICANT: James Kenimer

LOCATION: 1407 King Street

ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of wood support columns in place of the Permacast columns used by the applicant.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for an after-the-fact approval of the replacement of two structural support columns on the front porch of 1407 King Street. The application is being submitted after-the-fact in that the columns were replaced during repair of the front porch deck and railings.

II. HISTORY:

1407 King Street is one of three, attached, rowhouses constructed in identical style, with front porches supported by two columns. The earliest Sanborn map on which the row appears is 1921, they are not shown on the 1912 map; however, building permits indicate that the row, with addresses from 1407-1411 King Street, was constructed in 1913.

III. ANALYSIS:

The proposed addition and alterations comply with the zoning ordinance requirements.

During the repairs to the front porch decking and railings, the existing wood support columns were replaced with Permacast paintable columns. The existing wood columns did appear to be rotten at the lower portions as shown in photographs submitted by the applicant. The Permacast replacement columns closely resemble the wood columns, but appear to have wider bands at the base and cap components of the column.

According to the Design Guidelines, “porches should be made of materials which are sympathetic to the building materials generally found in the historic district. For example, throughout the historic district painted wood is an appropriate material for porch construction.”

The front porches and their components, i.e, the support columns, on this row are character-defining features on these early-twentieth-century residential structures. The use of synthetic columns as replacement for wood columns on the first floor front porch is not appropriate. The material and detailing of the columns on this row of three should be consistent.

IV. STAFF RECOMMENDATION:

Staff recommends approval of wood support columns in place of the Permacast columns used by the applicant.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 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.

Office of Historic Alexandria:

The wood columns are preferable and the appearance of others in the same configuration along this block would be consistent.