

Docket Item #5
BAR CASE #2006-0057

BAR Meeting
April 5, 2006

ISSUE: Alterations

APPLICANT: Mr. and Mrs. Jackson Bain

LOCATION: 913 King Street

ZONE: KR/King Street Urban Retail

STAFF RECOMMENDATION: Staff recommends approval as submitted.

(Insert sketch here)

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations to 913 King Street which include the following: restore the sash in the first floor window, restore the masonry stoop at the entry and restore the door, and restore the masonry of the facade.

Currently, the front door at 913 King Street has a single pane of glass surrounded by wood. The window on the first floor located in the bay has a single glass panel. The applicant is proposing to remove the existing door and replace it with a new pair of wood doors with glazing. The doors will each be 1'8" x 7' within the existing opening. The existing transom will remain. The plate glass window will be replaced with new pair of one-over-one double hung wood sash windows to replicate the existing windows on the second floor. The color of the wood trim has not been determined.

The existing front masonry stoop will be replaced with four stairs with marble tops and a stucco base. The existing stone sill will remain. The railing will also be replaced with a new 36" tall black metal railing. The applicant provided a stoop detail with the proposed new railing.

The paint on the front facade will be stripped chemically from all recessed brick and terra cotta elements and repointed with the masonry restored as required.

II. HISTORY:

The two story commercial building at 913 King Street was constructed as a dwelling between 1885 and 1891 according to the Sanborn Maps. In 1936, a building permit was issued for the front concrete steps (Permit #1942, 10/1/36). In 1944, the property underwent a number of alterations including screening in a rear two story porch, adding a new window to the rear elevation, removing the rear chimney and replacement of a rear door (Permit #5700, 5/17/44). Building permit records indicate that there was a fire in 1988, with damage limited to the roof and chimney. While not included on any building permits or BAR cases, it is possible that the 2 story rear frame porch was removed at this time.

In 2004, staff administratively approved a number of historically appropriate alterations including repair of the existing slate roof and replacement gutters and downspouts. The BAR approved HVAC alterations also in 2004 (BAR Case # 2004-00099). No further BAR approvals have been granted.

III. ANALYSIS:

Proposed restoration of front door/entry, front stoop comply with the zoning ordinances requirements.

The applicant provided a copy of a historic photograph of the building ca. 1910 which shows the steps, a portion of the front door, and the one-over-windows at the ground level in the bay.

Staff recommends approval of the alterations. As proposed, the alterations are in keeping with the integrity and historic character of the building and restore elements that are documented in the submitted historic photograph.

IV. STAFF RECOMMENDATION:

Staff recommends approval as submitted.

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.

Historic Alexandria:

Proposal seems appropriate.