

Docket Item # 15
BAR CASE # 2007-0180

BAR Meeting
September 19, 2007

ISSUE: Alterations
APPLICANT: FMA Holdings by William Cromley
LOCATION: 915 King Street
ZONE: KR/King Street Urban Retail

STAFF RECOMMENDATION: Staff recommends approval with the following conditions:

1. That the reconstructed wall match the exterior historic configuration and design;
2. That the mortar to be used on the exterior brick is a 93% lime based mortar;
3. That the existing historic bricks be salvaged and re-used to the greatest extent possible in the reconstruction; and,
4. That the exterior brick work pattern be replicated to match the existing.

(Insert sketch here)

NOTE: Docket item # 14 must be approved before portions of this docket item can be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations to the east wall of alterations to the 915 King Street. The alterations are a result of the required selective demolition to correct structural issues to the east wall.

The alterations consist of using cinder block laid with Portland Cement on the interior of the portions of area of the wall to be selectively demolished and rebuilt, to increase the structural strength of the wall. This is referred to in the Structural Notes on page S.2 of the drawings. By replacing the two existing interior brick wythes with cinderblock, the applicant anticipates having enough original brick to ensure that the exterior wythe is reconstructed using only original brick.

The applicant is also proposing to install brick stars on the east wall, at floor level spaces, 48” on center.

II. HISTORY:

The building at 915 King Street was constructed by William Myers between 1798 and 1802. Myers sold the house to John Mills in March 1803. Anthony C. Cazenove then bought the house in January 1816 (Cox, Historic Alexandria Street by Street).

The Board approved new signage for the present retail tenant, Ten Thousand Villages on October 19, 2005 (BAR Case # 2005-0192). Other recent Board actions include a new canvas awning for the current retail tenant (BAR Case #2005-0155, 7/6/05).

III. ANALYSIS:

Proposed removal and replacement of brick complies with Zoning Ordinance requirements.

As staff stated in the prior docket item report, 915 King Street is an important representative of the City’s early 19th-century building stock and all care should be demonstrated in any alterations to the building. However, staff also recognizes the structural deterioration that has occurred to the east wall and the importance of correcting this situation as delicately as possible to ensure that the integrity of the building is maintained. The applicant is responding to the concerns raised by the City’s Code Enforcement Department.

The applicant has retained the services of William Cromley as contractor, who has worked with staff to develop a proposal that respects the integrity of the building while correcting a dangerous structural situation. The plan set forth in the proposal appears sound and sensitive to the character of the building. Staff supports the alterations proposed, while emphasizing that all care and attention should be given to reconstructing the wall in such a manner that the character-defining features of brick pattern be retained and appropriate mortar used.

IV. STAFF RECOMMENDATION:

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CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-2 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-3 A building permit is required for the proposed project.

Historic Alexandria:

No comments.