

Docket Item # 13
BAR CASE # 2007-0189

BAR Meeting
October 3, 2007

ISSUE: Alterations

APPLICANT: Zlotnick & Kraft – Alexandria LLC. by William K. McClain

LOCATION: 800 King Street (105 S. Columbus Street)

ZONE: KR/King Street Urban Retail

STAFF RECOMMENDATION: Staff recommends approval of the application with the following conditions:

1. That the applicant allow Staff to review and approve the brick selection prior to construction;
2. That the infill area be recessed from the face of the building and be in approximately the same location as the existing plywood panel; and,
3. That the mortar match the existing in color and texture.

(Insert sketch here)

NOTE: Docket item #12 must be approved before this docket item may be considered.

I. ISSUE:

The applicant is requesting approval of a certificate of appropriateness for various alterations on the Columbus Street side of the two story brick building on the southwest corner of the intersection of King and Columbus streets. The two story brick building at 800 King Street has a retail tenant, Chico's, on the first story and offices on the second. The entrance to the second story is located toward the rear of the building facing Columbus Street.

The applicant wishes to install an awning over the door in this secondary entrance to help make it more visible. The proposed awning will be a shed style awning of forest green canvas type fabric manufactured by Sunbrella. The awning will extend the full width of the entrance as well as several inches on either side. It will project 4' from the face of the building and will be 2'6" high with a 1' high valence. There will be no lettering or numbering on the awning.

The applicant wishes to make various repairs to the brick in this section of the building including:

- Filling all holes in the masonry drilled for various anchorages
- Tuckpointing the step crack above the second story window above the Columbus Street entrance
- Cleaning smeared masonry cement from brickwork
- Removing and resetting or replacing the brickwork above the left side of the Columbus Street entrance where the two bricks were poorly set to fill what had been a hole for a drain pipe
- Tuckpointing all open mortar joints

In addition, the applicant wishes to replace the plywood infill on the second floor with brick to match the existing as closely as possible. The applicant's intent is to improve the appearance of this area and replace the plywood panel with a more permanent and maintenance free material.

II. HISTORY:

The Sanborn mapping indicates that the two story brick building at the corner of King and Columbus Street was constructed between 1921 and 1941. It may have been constructed c. 1924, when a building permit was issued to Peter Francis (5/13/1924). A casual visual inspection of the Columbus Street façade suggests that it may have been constructed in two phases. The area in the rear of the second story is noted on the Sanborn map and may have been a porch.

III. ANALYSIS:

The proposed alterations comply with the zoning ordinance requirements.

Staff has no objection to the proposed awning. It conforms in shape and material to the recommendations for awnings in the *Design Guidelines*. Staff commends the applicant for seeking to clean up previous poorly done repairs and patching in the brickwork around the

Columbus Street entrance. Staff believes the repair will be acceptable as long as the mortar matches the existing in texture and color.

Staff does have concerns about the proposed brick infilling of the existing opening currently covered with a plywood sheet. Staff believes that this back corner was originally an open porch and would like to encourage the applicant to restore it to its original use and appearance (as well as that can be determined). Alternatively, the opening could possibly be infilled with a window, making the interior space more attractive. However, the applicant has no current intention of using this space and is seeking a more attractive and leak-proof solution to the problem; thus the proposal to infill the area with brick. In lieu of returning the area to an open porch or a porch infilled with windows, Staff believes the best alternative is to allow the brick infilling, but to recess the wall to the plane of the existing plywood panel. This would allow the area to read more clearly as an alteration and would allow the vertical beaded board above the opening, which appears original, to remain. The applicant and contractor have expressed a willingness to undertake the infilling in this way.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. That the applicant allow Staff to review and approve the brick selection prior to construction;
2. That the infill area be recessed from the face of the building and be in approximately the same location as the existing plywood panel; and,
3. That the mortar match the existing in color and texture.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 Awnings must comply with all applicable requirements of USBC 3105.3 and 3202.3.1. Retractable and fixed awnings must have a minimum 7 foot clearance from a sidewalk to the lowest part of the framework or any fixed portion of any retractable awning is required. Retractable awnings must be securely fastened to the building and can not extend closer than 24 inches in from the curb line (USBC 3202.3.1).
- C-2 Fixed awnings must be designed and constructed to withstand wind or other lateral loads and live loads required by the USBC. Structural members must be protected to prevent deterioration (USBC 3105.3).
- C-3 A building permit is required for the proposed project.

Historic Alexandria:

- R-1 Approve as submitted.