

Docket Item # 11  
BAR CASE # 2007-0210

BAR Meeting  
October 17, 2007

**ISSUE:** Alterations  
**APPLICANT:** Ian McGrath by Ray Lewis  
**LOCATION:** 1315 King St  
**ZONE:** KR/King Street Retail

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**STAFF RECOMMENDATION:**

Staff recommends approval of the application with the following conditions:

- 1) That the new windows on the second and third floors be six-over-six, double-hung, true divided light, wood windows;
- 2) That the new transoms on the storefront have true divided lights;
- 3) That the applicant provide a sample of any brick to be used as a replacement on the elevation for staff review and approval before use;
- 4) That a sample of the honed slate base be provided to staff for review and approval; and,
- 5) That the applicant clarify if the building will be repainted following mortar and masonry repairs.

(Insert sketch here)

NOTE: Docket item # 10 must be approved before this item can be considered.

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for alterations to the front elevation of 1315 King Street.

The storefront will be demolished and replaced with a new storefront. The existing brick veneer will be removed. The 8'6" lower portion of the storefront will consist of two painted wood entrance doors and frames with large glass panes, each with a painted wood transom with fixed and exposed muntins above. The doors will be located on each side of a new storefront display window, with wood trim, a five-section transom, and a honed slate base below the window. A painted wood column with trim at the base and cap will be located between the doors and the display window. A 3'6" tall painted wood sign board with wood moldings, and copper flashing will be located above the storefront. The masonry veneer on each side of the new doors will be removed and replaced or repaired with new brick to match the existing brick on the upper levels.

All the windows on the second and third floors of the façade will be removed and replaced with new six-over-six, double-hung, simulated divided light wood windows, with wood trim. The existing running bond masonry under the brick lintels at each window will be removed. The masonry lintels above the windows will be repaired where needed. The masonry infill between the bottom of the lintels and the top of the window openings will be removed.

The mortar will be tuck pointed as needed. Where existing masonry on the façade needs replacement, new masonry will match the existing.



Figure 1: Proposed elevation

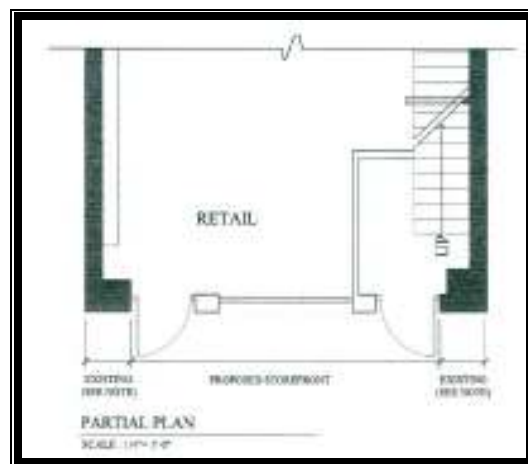


Figure 2: Proposed first floor plan

## **II. HISTORY:**

Research using Sanborn Fire Insurance maps indicates that 1313 and 1315 King Street are two addresses for the same building. According to the Ethelyn Cox's "Historic Alexandria: Street by Street". 1313 King Street is described as a "brick, false front 2 ½ stories" constructed early-mid 19<sup>th</sup> century.

From the Sanborn maps, the façade was altered to project slightly in 1941. Unfortunately, the building permits for this building were not available for staff review. Staff located an approval by the Board for a chimney flue in 1979. No other approvals by the Board were located.

## **III. ANALYSIS:**

Proposed renovations to building façade on King Street comply with Zoning Ordinance requirements.

In general, Staff is very supportive of the proposed alterations to this building, which are more compatible to the building. The front elevation has had numerous alterations over the years that were unsympathetic to the character of this building, including the existing storefront, with the wood shingle overhang, and multipaned window. Past attempts at mortar and masonry repair have been careless and shoddy. In addition, the existing windows on the second and third floors are currently windows with sandwich muntins and the brick rowlocks appear to be more recent alteration.

Staff is concerned about the type of brick that could be used for any repairs at the storefront and on the upper levels and would desire to see an example before use. Staff would also like to see a sample of the honed slate base. Also, while staff commends the applicant for removing the inappropriate existing windows, staff would recommend that the replacement windows be six-over-six, double-hung, true divided light, wood windows, in keeping with the Design Guidelines, not simulated or fixed divided light. Staff would also recommend that the new transoms on the storefront level also have true divided lights rather than simulated ones.

Staff would also ask the applicant to clarify whether the building will be repainted once any mortar and masonry work is completed, as the second and third floors are currently painted.

## **IV. STAFF RECOMMENDATION:**

Staff recommends approval of the application with the following conditions:

- 1) That the new windows on the second and third floors be six-over-six, double-hung, true divided light, wood windows;
- 2) That the new transoms on the storefront have true divided lights;
- 3) That the applicant provide a sample of any brick to be used as a replacement on the elevation for staff review and approval before use;
- 4) That a sample of the honed slate base be provided to staff for review and approval; and,
- 5) That the applicant clarify if the building will be repainted following mortar and masonry repairs.

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 be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- 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 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.
- C-5 Required exits shall be accessible for persons with disabilities and comply with USBC Chapter 11.

Historic Alexandria:

R - Approve