

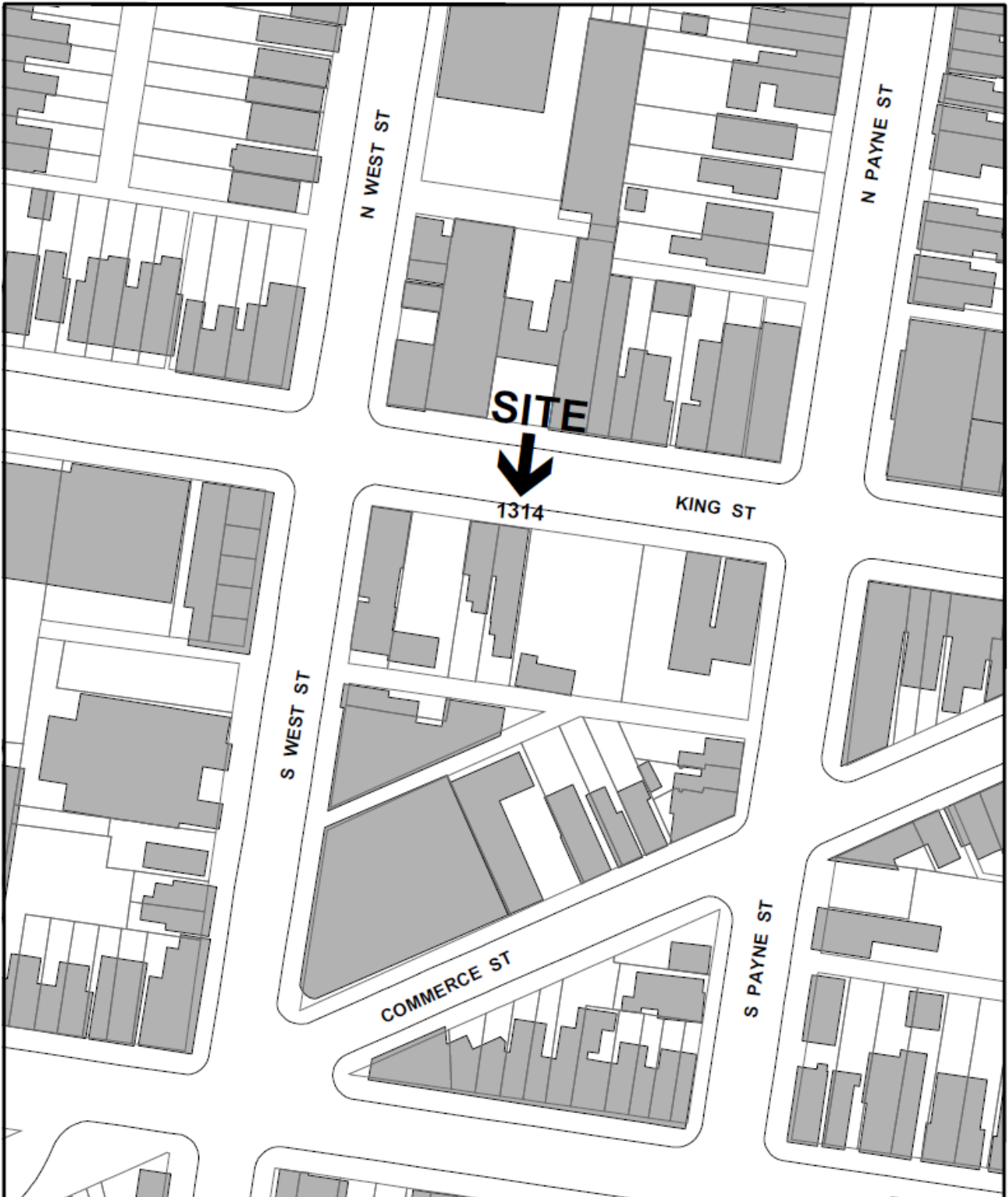
Docket Item # 12
BAR CASE # 2008-0234

BAR Meeting
December 17, 2008

ISSUE: Alterations
APPLICANT: Ray Lewis for Marie Potier
LOCATION: 1314 King Street
ZONE: KR/King Street Urban Retail

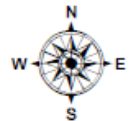
STAFF RECOMMENDATION: Staff recommends approval of the application with the following conditions:

1. That the glass in the full light door be beveled around the edges, if feasible; and,
2. That a shed or sloped awning be installed over the door on the rear addition.



BAR CASE #2008-0234

12/17/2008



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations to the King Street façade and the future rear addition at 1314 King Street.

On the front elevation, the applicant proposes to replace the damaged wood trim on the existing bay window and replace the brick cladding below the window with a paneled wood base. The existing open vestibule will also be enclosed with a new single light wood door with a transom above. The wood trim around the door will match the trim on the adjacent bay window and will be painted white. The applicant proposes to install a black canvas shed awning – Sunbrella fabric – above the new door. The awning will measure approximately 5’ wide and will project 2 ½’ from the face of the building. The street address will be printed on the valance of the awning.

The applicant also proposes to add a bullnose Sunbrella canvas awning at the rear entrance to the building, after the addition approved by the BAR in February is completed. The awning will measure approximately 6’ wide and 2 ½’ deep. The bullnose awning will also be black.

II. HISTORY:

The two-story, brick commercial building at 1314 King Street was constructed as a grocery store in 1908-1909. The Board has approved a number of sign applications for the building (BAR Case #2001-0109, 6/6/2001; BAR Case #1999-0002, 2/3/99; and, BAR Case #1998-0204, 12/16/1998). Staff could find no record of Board approval for the concrete block one-story rear addition.

Earlier this year the Board approved a Permit to Demolish/Encapsulate and a Certificate of Appropriateness for a rear addition at the subject property (BAR Case #2008-0003 & 0004, 2/6/2008). The applicant intends to commence construction of the addition as soon as possible.

III. ANALYSIS:

The proposed alterations comply with zoning ordinance requirements.

In general, Staff is supportive of the alterations proposed by the applicant. The removal of the brick veneer at the base of the bay window and the installation of the more historically appropriate wood paneling will be a significant aesthetic improvement. The proposed new door is also appropriate and will enclose a rather unusual large open vestibule. Staff’s only recommendation as it pertains to the new door is that the glass be beveled around the edges, if feasible, to more closely resemble a historic wood commercial door.

Staff also has no objection to the use of Sunbrella canvas awnings on the front and rear elevations. However, the *Design Guidelines* state that “ridged frame bullnose awnings are not appropriate on buildings which pre-date the mid-20th century.” Although the bullnose awning is proposed on the future rear addition, Staff believes a shed or sloped awning would be more in keeping with this historic, early 20th century commercial building.

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

1. that the glass in the full light door be beveled around the edges, if feasible; and,
2. that a shed or sloped awning be installed over the door on the rear addition.

V. CITY DEPARTMENT COMMENTS

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

Code Enforcement:

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

- C-2 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-3 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

Historic Alexandria:

- R-1 Recommend approval.

VI. IMAGES



Figure 1: Existing Conditions



Figure 2: Existing Conditions



Figure 3: Existing Conditions



Figure 4: Buildings Located Across King Street

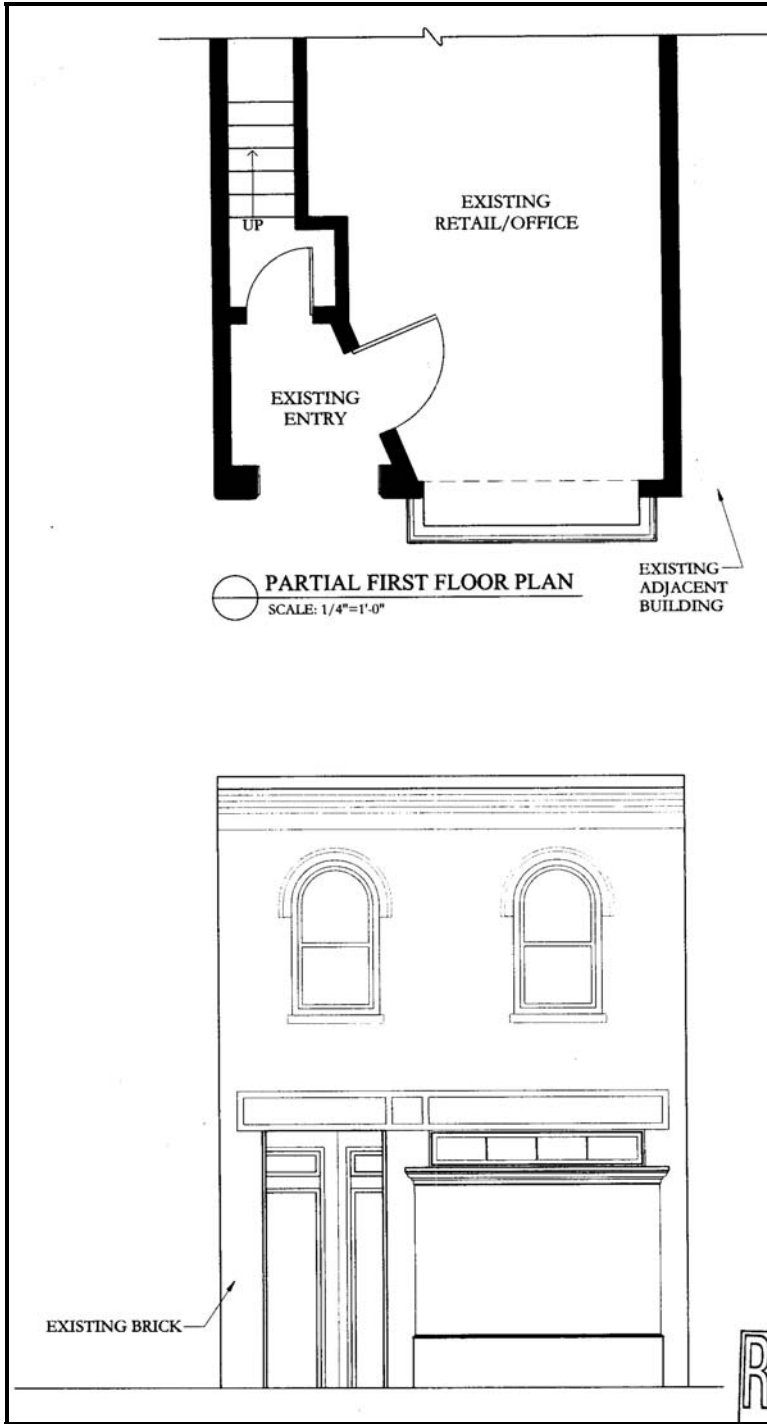


Figure 5: Existing Plan and Elevation - King Street

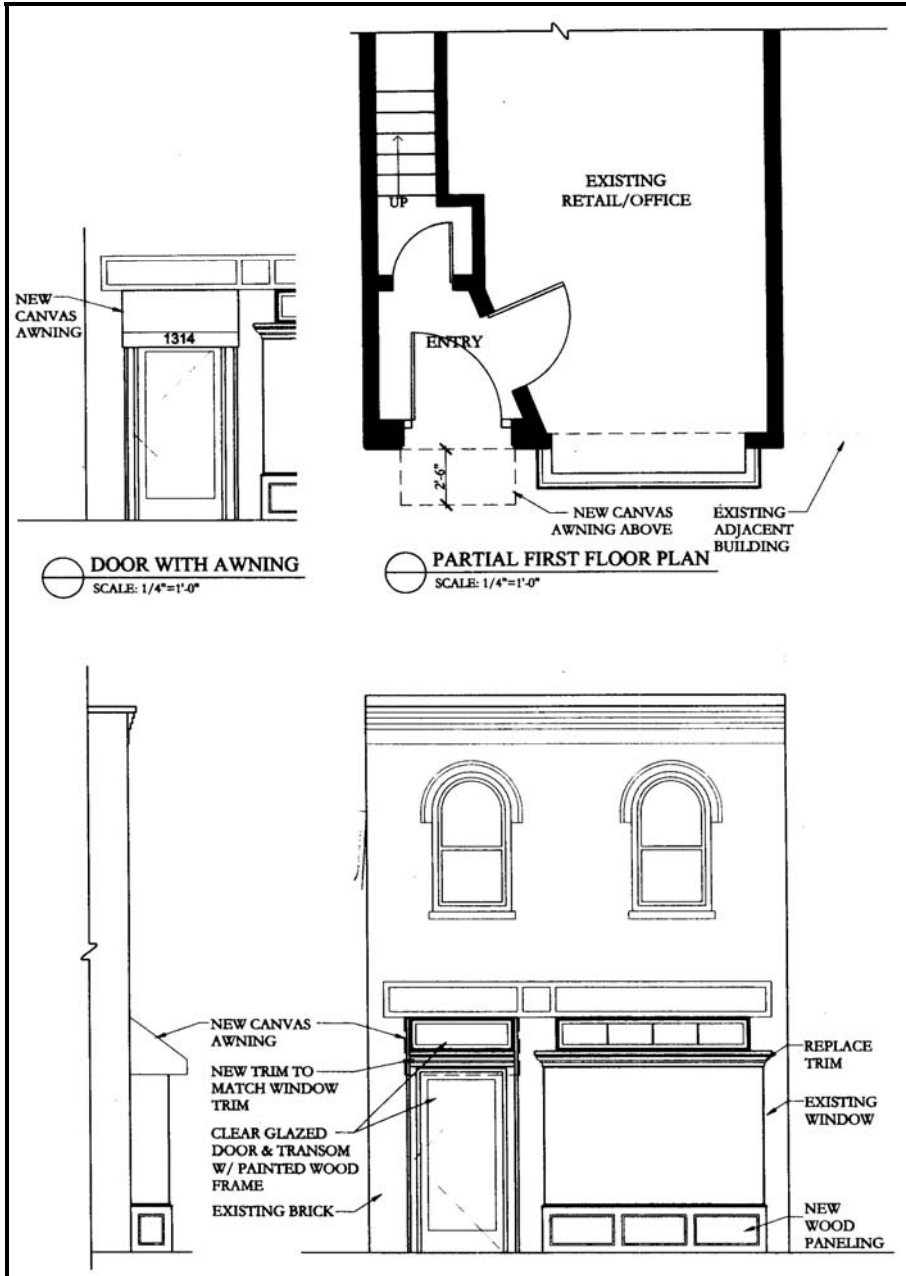


Figure 6: Proposed Plan and Elevation - King Street

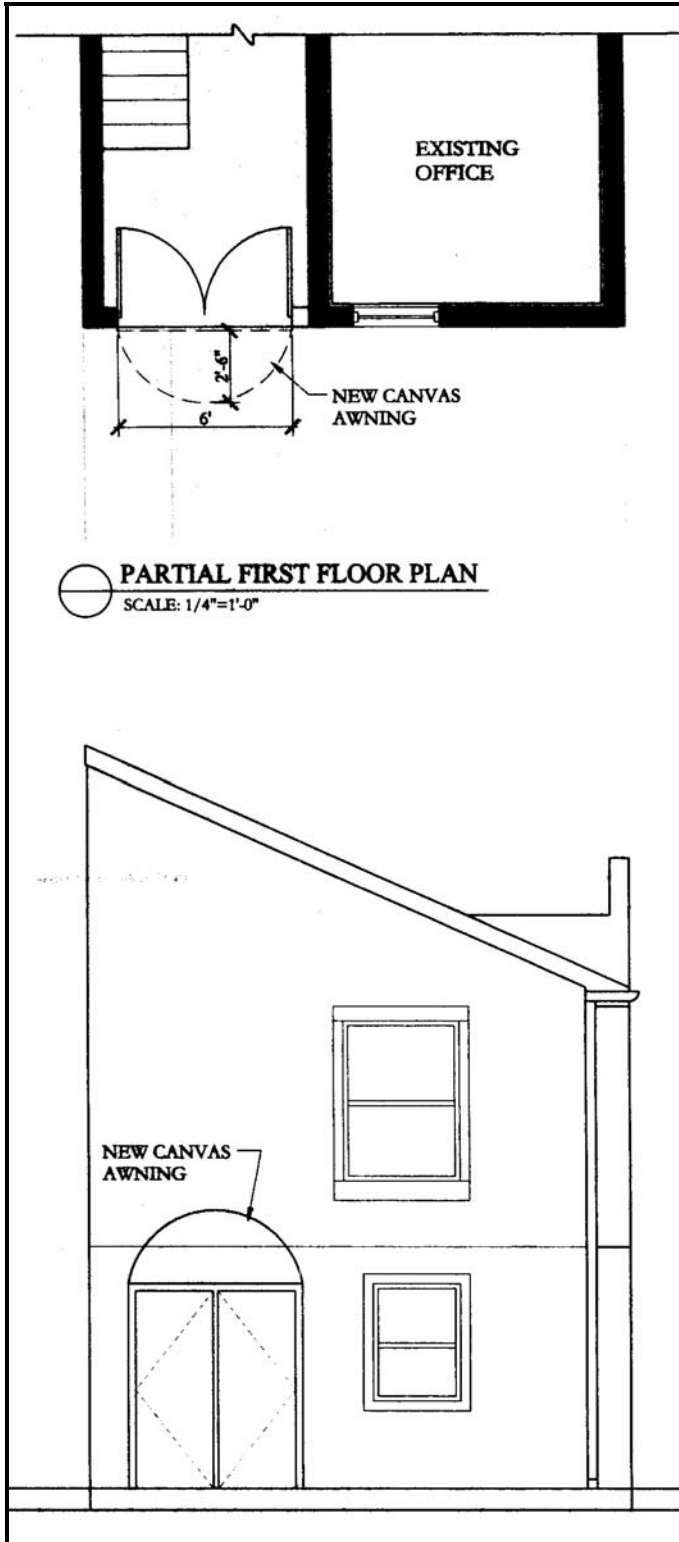


Figure 7: Proposed Plan and Elevation - Rear Addition