

Docket Item # 6  
BAR CASE # 2009-0152

BAR Meeting  
July 29, 2009

**ISSUE:** Alterations

**APPLICANT:** Prevention of Blindness Society By Michelle Hartlove

**LOCATION:** 900 King Street

**ZONE:** KR / King Street Retail

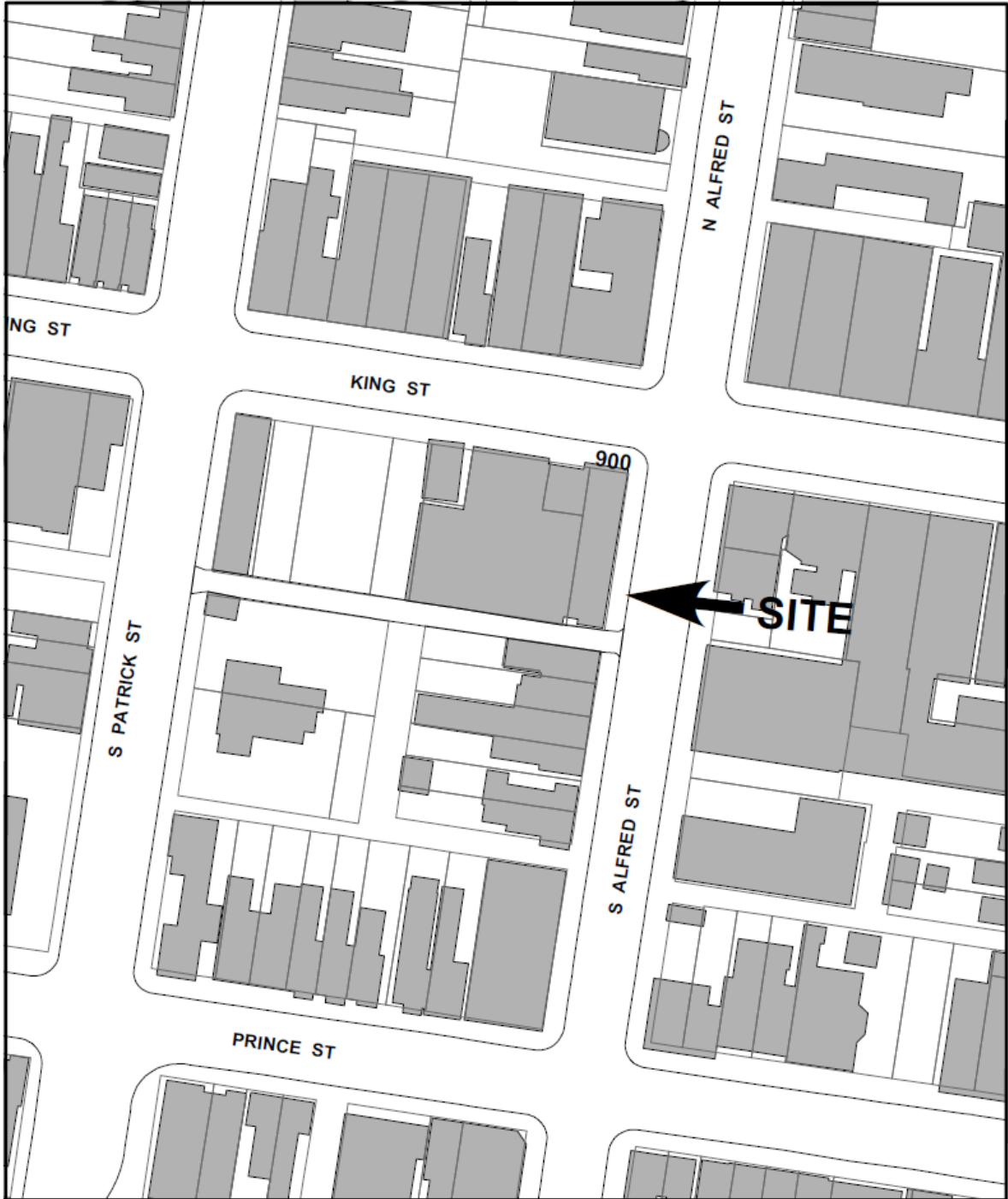
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**STAFF RECOMMENDATION:** Staff recommends approval of the application with the following conditions:

1. That the windows be replaced in-kind with wood, true divided, single-glazed windows in an identical light configuration to the existing windows.
2. That the applicant replace the existing double doors with new two paneled, single light, single-glazed, wood doors.
3. That the applicant submit manufacturer cut sheets of new doors and windows to Staff for final approval prior to purchase.
4. That the sunburst transom be repaired and retained and if found to be in a state beyond repair that it be replaced with a custom replica.

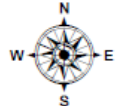
**\*\*EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

**\*\*BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.



**BAR CASE #2009-0152**

**7/29/2009**



**I. ISSUE:**

The applicant is requesting a Certificate of Appropriateness for alterations at 900 King Street. The proposed alterations include a reconfiguration and replacement of two picture windows and an entry door on the South Alfred Street elevation at the rear of the building. The existing windows are wood, single-glazed, true divided light, with three vertically oriented panes of glass. The existing set of double doors is comprised of two, two paneled doors, each with nine true-divided, single glazed lights. There is currently a sunburst transom above the double doors that is also single-glazed and true divided. The applicant has selected for replacement, Kolbe-and-Kolbe Heritage series, wood, single glazed, true divided light, picture windows in a three bay configuration, each bay containing twelve panes. The proposed door reconfiguration will consist of a single two paneled Kolbe-and-Kolbe wood door with true divided light, single-glazed, nine light pattern, flanked by two vertical sidelights each comprising one panel and three single glazed, true divided lights. Both the new windows and door will use the existing openings and not require any demolition of the masonry. The applicant has indicated the desire to repair and maintain the existing sunburst transom. However, if upon closer inspection during the replacement of the doors, it is determined that the transom is beyond repair then transom will be replicated and replaced.

**II. HISTORY:**

According to Ethlyn Cox in Historic Alexandria Virginia Street by Street, 900 King Street “may date from ownership of John Richter, who bought the site in 1796. After Richter’s death, the corner lot, then fronting around 49 feet on King, including the ‘dwellings and warehouses thereon,’ was sold to Anthony C Cazenove in November 1813 for \$3,050.” The portion of the building where the proposed alterations will take place is on a later addition that was built between 1941 where it is not depicted on the Sanborn Fire Insurance Map and October 13, 1955, when the new addition received approval from the Board of Architectural Review for signage. Staff was able to distinguish between the construction of the main block and the addition due to the fact that the address of 900 King Street is a master address for the property while the latter addition has a secondary address of 105 South Alfred Street. Staff has found evidence to support that the existing doors and at least one window are not original to the mid-century construction of the addition and were in fact replaced at some point after 1986 according to a photograph of the South Alfred Street elevation accompanying a survey of the district completed that year. The photograph showcases windows with the same light pattern as the existing windows, however the doors are four paneled, each with a single pane of glass rather than divide lights. Staff notes the likelihood that the window to the right of the doors is a replacement due to the fact that the muntins in the 1986 picture and the muntins in the window to the left of the doorway are significantly thicker. Therefore, it is the opinion of Staff that the window on the left and the sunburst transom are historic features of the addition.

**III. ANALYSIS:**

According to the *Design Guidelines* “windows are a principal character defining feature of a building and serve both functional and aesthetic purposes.” The *Guidelines* continue on to state that “the size, location, type and trim of windows are a defining element of

historic architectural styles.” As the applicant has indicated the use of single-glazed, true divided light wood windows for replacement, Staff does not object to replacing the proposed windows and doors. However, Staff finds the reconfiguration of the doorway and the significant alteration of the existing light configuration of the show windows to be inappropriate. The configuration of three vertical panes of glass in each window and double doors are original features of the building and should be maintained. In the same vein as the windows, Staff finds the proposed divided light doors to be an inappropriate alteration that should be remediated in the current construction. Therefore, Staff recommends approval of the application with the following conditions:

1. That the windows be replaced in-kind with wood, true divided, single glazed windows in an identical light configuration to the existing windows.
2. That the applicant replace the existing double doors with new two paneled, single light, single glazed, wood doors.
3. That the applicant submit manufacturer cut sheets of new doors and windows to staff for purchase prior to purchase.
4. That the sunburst transom be repaired and retained and if found to be in a state beyond repair that it be replaced with a custom replica.

The proposed alterations comply with Zoning Ordinance requirements.

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

1. That the windows be replaced in-kind with wood, true divided, single glazed windows in an identical light configuration to the existing windows.
2. That the applicant replace the existing double doors with new two paneled, single light, single glazed, wood doors.
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**V. CITY DEPARTMENT COMMENTS**

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

Code Administration:

- C-1 A demolition permit is required.
- C-2 Alterations to the existing structure must comply with the 2006 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 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:

No comments received.

**VI. IMAGES**



**Figure 1. Photographs of existing.**

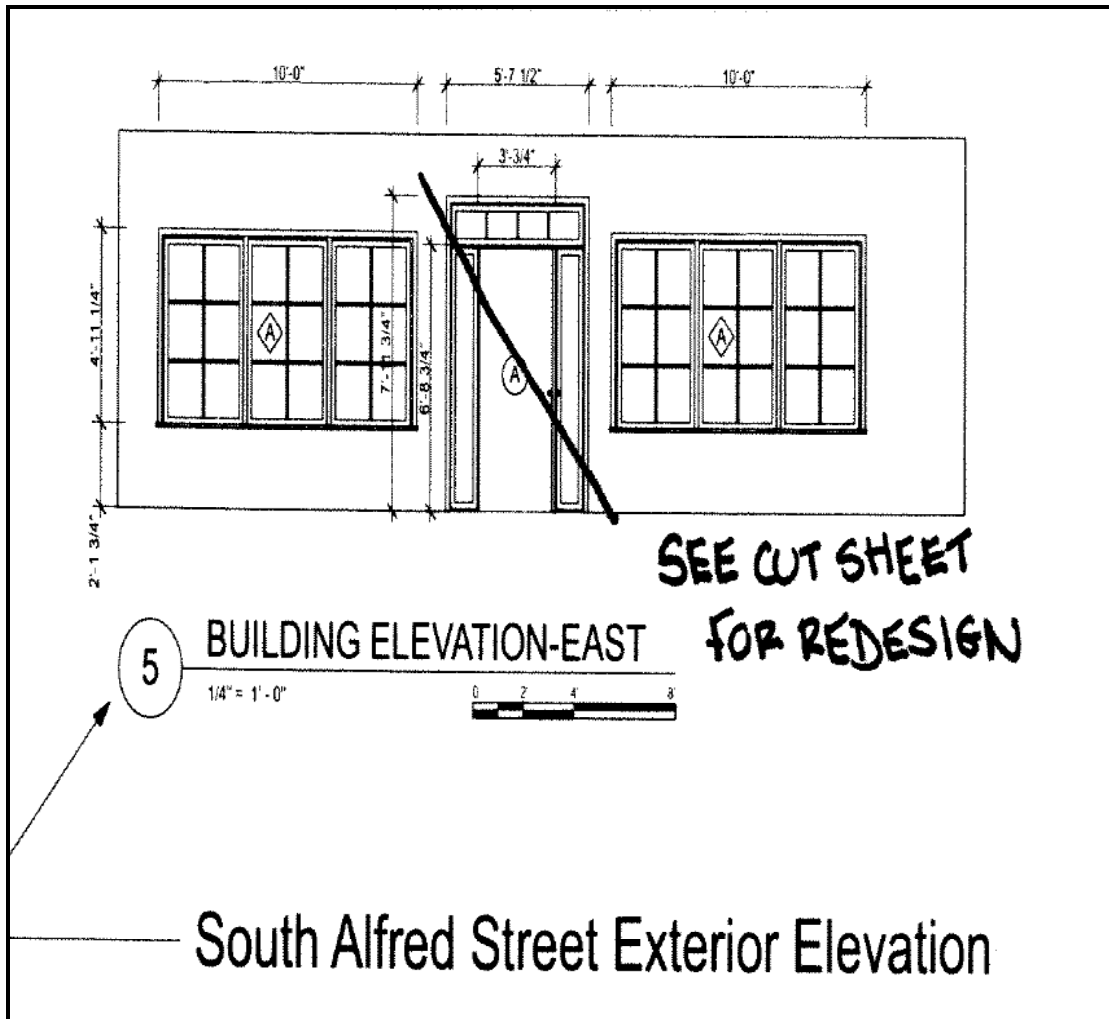


Figure 2. South Alfred Street Elevation.

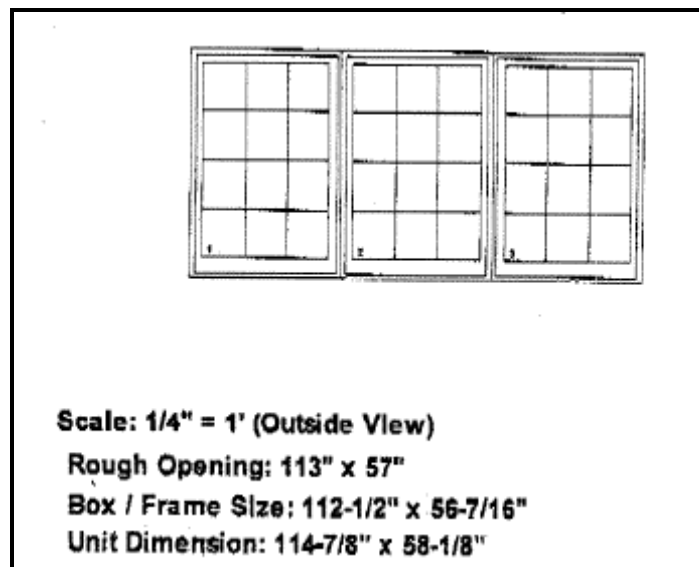


Figure 3. Proposed window.

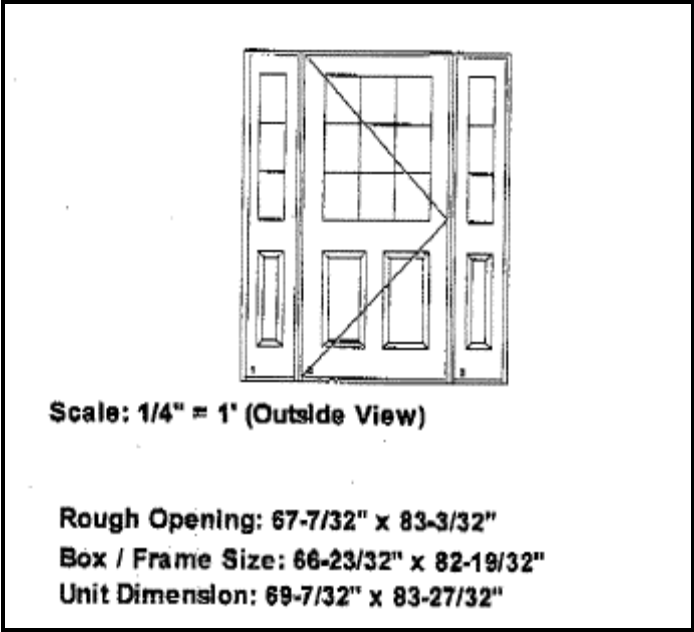


Figure 4. Proposed doorway.