

Docket Item # 1  
BAR CASE # 2013-00075

BAR Meeting  
April 17, 2013

**ISSUE:** Signage and Alterations  
**APPLICANT:** Steve Ryan, Sur La Table by Jessica Harvey, SKB Architects  
**LOCATION:** 326 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 master sign plan required by the BAR for this building include the following:
  - a. That when the existing second floor office tenant's lease expires in 2017, the only permitted signage for the second floor commercial space will be a wall plaque or hanging sign located on the west elevation, adjacent to the entrance to that commercial space, measuring no more than 7 square feet total. If the existing fire stair on the King Street elevation becomes an active entrance for a second commercial tenant on the second floor, a wall plaque or hanging sign, adjacent to that new entrance, measuring no more than 7 square feet total, is permitted.
  - b. The first floor retail tenant will be permitted (1) pin-mounted letters on the north elevation located between the stringcourse and second story windows, centered above the entrance; (2) pin-mounted letters on the west elevation located between the first and second stories; (3) one hanging sign less than 7 square feet; and (4) a wall plaque of less than five square feet adjacent to the front entrance.
2. That once the Long and Foster Realtors sign on the north façade is removed, that "Sur La Table" pin-mounted letters be installed above the entrance between the stringcourse and second-story window sill and that the presently proposed sign over the entrance be removed.
3. That all signs and lettering be mounted through the mortar joints and not through the brick.

\*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.



**BAR2013-00075**



## **I. ISSUE**

The applicant requests approval of a Certificate of Appropriateness for alterations and signage for the first-floor retail space at 326 King Street. The proposal includes a number of signs and pin-mounted lettering installed on a brick building, which are beyond what can be approved administratively.

The applicant's request includes the following for the front (north) elevation:

- Four black and white striped fabric awnings at the storefront window transoms.
- An *interim* (approximately three year) wall sign (white aluminum reverse-channel letters on bronze aluminum panel), measuring 8'- 7" by 1'- 6" at the front entrance to be replaced with a *long-term* sign of pin-mounted white aluminum, reverse-channel letters, mounted to the wall and measuring approximately 1'- 6" by 8'- 7". The letters are proposed to be illuminated with mini bullet lights. Each sign will read "Sur La Table."
- A wall plaque with a dark bronze finish reading "Sur La Table: The Art & Soul of Cooking" to the left of the front entrance, measuring 3'- 0" by 2'- 4".
- A single blade sign reading "Sur La Table" measuring 3'- 0" by 1'- 6" and illuminated with LED sign lights.

The applicant's request includes the following for the side (west) elevation:

- Three black and white striped fabric awnings at the storefront window transoms.
- White aluminum reverse-channel pin-mounted letters, measuring 12'- 5" by 2'- 4", reading "Sur La Table" and illuminated with LED sign lights.
- Installation of a frosted translucent film at southernmost multi-paned window on first floor (to right of existing Colonial Revival doors)

The current Long & Foster Realtors signage on both the front and side elevations is required by the lease to remain until 2017, according to the property owner.

## **II. HISTORY**

The two-story, brick-faced, Georgian Revival commercial building at 326 King Street was constructed in **1961** as part of an urban renewal project. The main portion of the building fronts King Street and has a side gabled slate roof with three dormers. It features a denticulated wood cornice at the top and a thin, cast stone belt-course between the first and second floors. The flat roofed rear portion of the building fronts on S. Royal Street and has minimal detailing with the exception of the pedimented entry door surround and belt-course which matches the north façade.

The BAR approved a number of alterations and signs for the building in the 1970s while it was occupied for Alexandria National Bank. In the 1990s, the BAR approved various signs and alterations, including a new door opening on the S. Royal Side BAR Case #90/83, 8/15/90; BAR Case #93-201, 11/3/93; BAR Case #96-179, 8/21/96; BAR Case #98-0217, 1/20/99). The current reverse channel illuminated signs were approved for CVS in 1996 (BAR Case #96-0249, 11/6/96) and for Long and Foster Realtors in 2007 (BAR Case #2007-0257, 12/19/07).

In the fall of 2011, a fire occurred at the electrical transformer in the rear of the building causing severe damage to the south wall of the S. Royal Street portion. BAR Staff administratively

approved replacement in-kind of damaged windows, precast window sills, face brick, and a wood gate for the trash/transformer area (BAR Case #2011-00323). In 2012, the Board approved an application for a storefront reconfiguration (BAR Case #2011-0363, February 1, 2012) over the course of two hearings. The current storefront reconfiguration features more modern, larger windows with Hope steel sash windows in place of the traditional multi-light double-hung windows that were previously installed. The most recent application was approved with the following conditions:

1. That the second floor office signage be removed from the north and west elevations and that a coordinated sign plan for this building be submitted to the Board before any new signs are approved for the ground floor tenant;
2. That the applicant clean and repaint the concrete egress stairs on the east side of the King Street façade.
3. That the final design details of the storefront glazing be approved by Staff, based on the Board's comments at the hearing.
4. That the applicant prepare a revised front and side elevation showing a cast stone lintel that is a minimum 5 courses tall with 4" positive bearings on either side of the large openings, to be approved by Staff;
5. That all first floor storefront panels be recessed approximately 8";
6. That the muntins in the transom above the entryway, only, be removed to allow for future signage.

### **III. ANALYSIS**

The proposal is in conformance with Zoning Ordinance regulations. The sign proposed for 2017 complies with current zoning requirements; however, staff cannot confirm now that the sign will comply with whatever regulations may be in place in 2017. Zoning staff will need to review the proposed sign in the future to ensure compliance with all current regulations when they are proposing to install such sign.

#### **Signs and Sign Master Plan**

The *Design Guidelines* note that "signs and awnings are prominent visual elements of the streetscape in commercial areas of the historic districts" and that "signs should augment, not compete with, the surrounding architecture." In addition, "signs should not overwhelm or obscure the architecture and decorative features of historic buildings." Also, "buildings with multiple businesses and retail tenants, should have a sign plan providing for coordinated graphics and placement."

Staff has worked with the applicant to determine how best to install retail signage for this building. The existing second-floor tenant space has much more signage than office use in such a building would normally have and the sign on the north face does not comply with the Board's current sign approval practice. The existing Long & Foster Realtors signs must remain in place until 2017, according to the building owner, though the one on the north side has been raised above the belt course and is no longer illuminated. Unfortunately, due to the size, location and design of these two existing signs, signage for the first-floor retail tenant is visually overwhelmed. Sur La Table has a much more subtle logo and sign plan than Long & Foster Realtors, so it was challenging to devise a plan that allowed them the necessary visibility associated with a retail store that also respected the newly altered storefront windows.

Staff believes that the current proposal, which permits an interim sign above the front door over the lintel, is acceptable until the Long & Foster Realtors sign is removed and the Sur La Table sign centered on the brick over the front entry between the stringcourse and second story windows can be installed. Staff finds that covering the lintel over the entrance is not ideal but believes that it is an acceptable interim solution. It is unusual for an applicant to propose, and for staff to support, this sort of conditional sign plan but staff believes that this particular case is an exception and should not be implied as any type of precedent.

The proposed hanging sign is smaller in size than many hanging signs and features a simple design. The proposed wall plaque is also a modest size with minimal decoration. The applicant originally proposed repetitive vinyl window decals which have since been removed from the proposal. Staff supports the removal of such decals which often make a window more visually cluttered and Staff believes that showcasing the kitchen store's wares will actually serve as more effective advertising.

The South Royal Street side elevation features appropriately sized pin-mounted letters.

Staff has no objection to the proposed illumination for the signs which features targeted mini-spotlights, as approved by the Board in the past.

When the BAR reviewed the application for storefront alterations, they also required that the building owner prepare a sign master plan for this space. Staff believes that a similar proposal to what Sur La Table has presented, coupled with the removal of the Long & Foster Realtors wall signs, represent an appropriate sign master plan for this particular building. Staff notes that as part of the sign master plan, that future second floor commercial tenants will be limited to a small wall or hanging sign by the entrance to the space on South Royal Street, as is the Board's normal practice.

#### Alterations

Regarding awnings, the *Guidelines* note that "shed or sloped awnings are more appropriate than other awnings forms...awnings should be made of a canvas type fabric...striped awnings are generally only appropriate on buildings with simple and unadorned facades." The striped awnings are appropriate and will still permit pedestrians on the sidewalk to view the transom grids in the newly installed storefront windows.

The applicant submitted a sample of the proposed translucent window film for the southernmost window on the west elevation. The film is not opaque and staff has no objection to its use in this particular location.

#### **STAFF**

Catherine Miliaras, Urban Planner, Historic Preservation Section, Planning & Zoning  
Al Cox, FAIA, Manager, Historic Preservation Section, Planning & Zoning

#### **IV. CITY DEPARTMENT COMMENTS**

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

##### **Code Administration**

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Services Division Chief at ken.granata@alexandriava.gov 703-746-4193.
- C-1 Building Sign, and a trade permit (electrical) is required for this project. Five sets of *construction documents* that fully detail the Structural attachments with calculations from a Virginia Registered Design Professional.

##### **Transportation & Environmental Services** **RECOMMENDATIONS**

- R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R2. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on all plans submitted for approvals. (T&ES)

##### **CITY CODE REQUIREMENTS**

- C-1 Any work from or within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-2 A sign may be erected or displayed flat against a building wall or at an angle thereto, so long as the sign does not project more than four feet from the building wall or within one foot of an established curb line and the bottom of the sign is at least eight feet above a sidewalk or parking area and at least 14.5 feet above any alley. (Sec. 5-2-29(c)) (T&ES)
- C-3 Canopies, awnings and marquees suspended from a building or structure with no ground supports, having a clearance of **at least eight feet** above a sidewalk, extending no more than four feet beyond the front property line and extending to no more than one foot from the established curb line, may be erected. (Sec. 5-2-29(d)) (T&ES)
- C-4 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-5 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)
- C-7 Where an encroachment is granted, the owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the City as an Additional Insured, against claims, demands, suits and related costs, including attorneys' fees, arising from any bodily injury or property damage which may occur as a result of the encroachment. (Sec. 5-29 (h)(1)) (T&ES)

**Please submit Insurance Certificate:**

**City of Alexandria**

**T&ES / Site Plans**

**Attn: Kimberly Merritt**

**301 King Street, Room 4130**

**Alexandria, VA 22314**

**V. ATTACHMENTS**

*1 – Supporting Materials*

*2 – Application BAR2013-00075 at 326 King Street*

## Description of Proposed Work

### King St. Elevation:

1. **Entry Signage** – Aluminum backer panel with hollow tube frame, overall dimensions are 8'-7" wide x 2'-0" high. Backer panel is painted Dark Duradonic Bronze. Letters are 3" thick aluminum letters, reverse channel painted ivory tusk, and measure 8'-0" wide x 1'-6" high. Signage will be illuminated with LED sign lights (indicated by type 'U' in elevations). These are attached to the backer panel.  
**After 2017:** -. Letters are 3" thick aluminum letters, reverse channel painted ivory tusk, and measure 8'-0" wide x 1'-6" high. Signage will be illuminated with LED sign lights (indicated by type 'U' in elevations).
2. **Fabric Awnings** – All windows will have black and white fire retardant fabric awnings. Fabric is Herculite Natura Black #NT7745 and Herculite Natura Antique White #NT7739.
3. **Blade Sign** – The sign itself is 3'-0" wide x 1'-6" high panel with acrylic white letters. Refer to detail in submittal package for overall dimensions. Signage will be illuminated with LED sign lights (indicated by type 'U' in elevations).
4. **Cooking Plaque** – to the left of the entry door as you face it. It is 2'-4" wide by 3'-0" tall aluminum panel painted Dark Duradonic Bronze. Raised lettering is painted white.

### Royal St. Elevation:

1. **Signage** – Letters are 3" thick aluminum letters, reverse channel painted ivory tusk and measure 12'-5" wide x 2'-4" high. Signage will be illuminated with LED sign lights (indicated by type 'U' in elevations).
2. **Fabric Awnings** – All windows will have black and white fire retardant fabric awnings. Fabric is Herculite Natura Black #NT7745 and Herculite Natura Antique White #NT7739.

Please refer to supplemental information for existing images, proposed renderings, elevations, signage details, cut sheets, and images showing design intent.



King Street



Royal Street

**EXISTING CONDITIONS**



SkB Architects  
2333 3rd Avenue  
Seattle, WA 98121  
P 206.903.0575  
F 206.903.1586

SUR LA TABLE  
BAR Documentation

326 KING STREET  
ALEXANDRIA, VA 22314  
Project no. 0563.77  
Date: 04/17/13

# REVISED

EXTERIOR RENDERINGS ARE MEANT TO CONVEY CONCEPT INTENT ONLY.

SIGNAGE PROPOSED FOR 3 YEARS: PERIOD OF TIME THAT LONG & FOSTER SIGNAGE REMAINS ON BUILDING.



King Street



Royal Street



SKB Architects  
2333 3rd Avenue  
Seattle, WA 98121  
P 206.903.0575  
F 206.903.1586

PROPOSED EXTERIOR: 2014 - 2017

SUR LA TABLE  
BAR Documentation

326 KING STREET  
ALEXANDRIA, VA 22314  
Project no. 0563.77  
Date: 04/17/13

# REVISED

EXTERIOR RENDERINGS ARE MEANT TO CONVEY CONCEPT INTENT ONLY.

NEW SIGNAGE TO REPLACE PREVIOUS SIGNAGE, BEGINNING 2017.



King Street



Royal Street



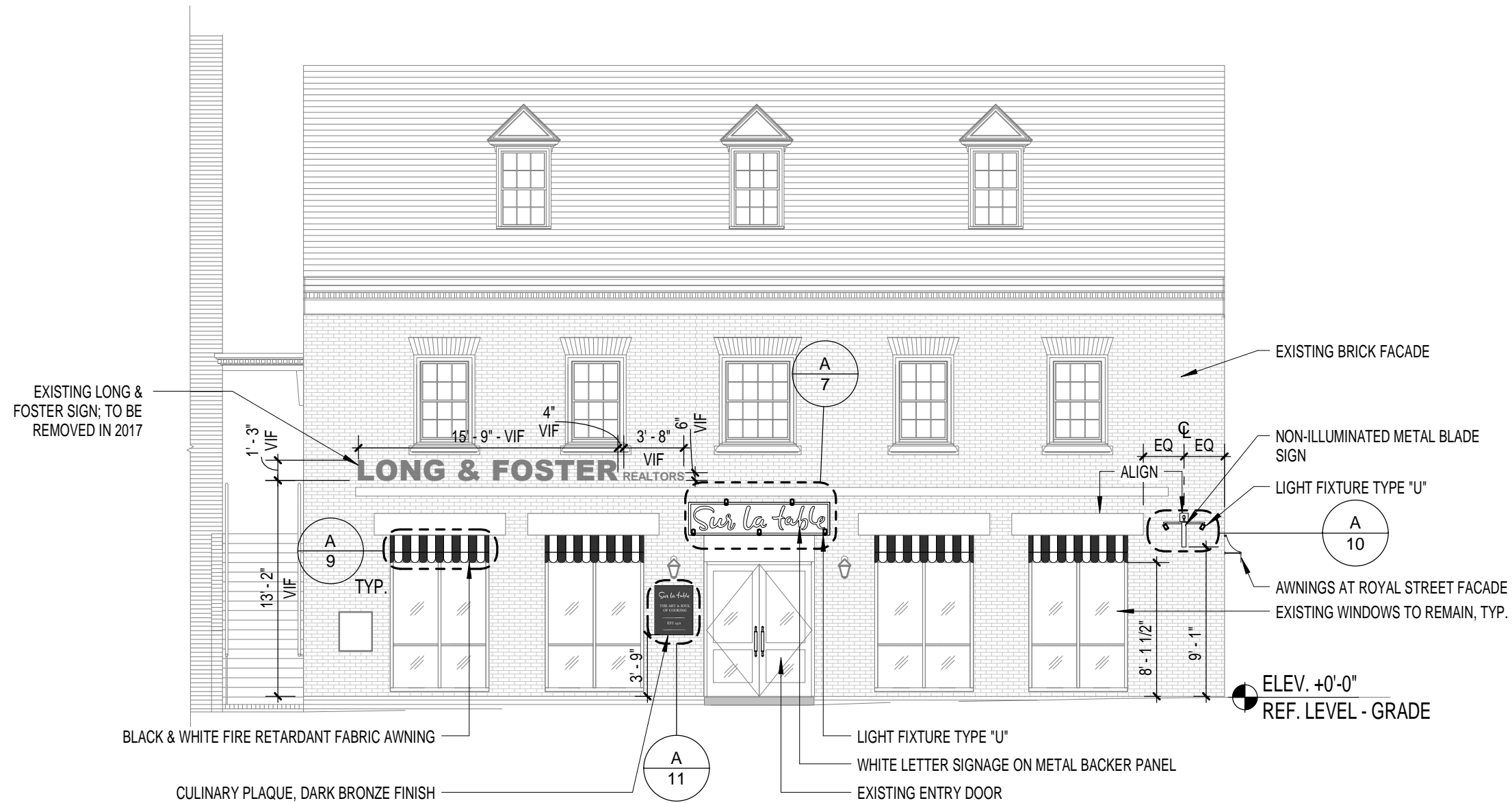
SKB Architects  
2333 3rd Avenue  
Seattle, WA 98121  
P 206.903.0575  
F 206.903.1586

PROPOSED EXTERIOR: 2017

SUR LA TABLE  
BAR Documentation

326 KING STREET  
ALEXANDRIA, VA 22314  
Project no. 0563.77  
Date: 04/17/13

3



**A** EXTERIOR ELEVATION - KING ST.  
1/8" = 1'-0"

**REVISED**



A

**EXTERIOR ELEVATION - KING ST.**

1/8" = 1'-0"

**skb**  
ARCHITECTS

SkB Architects  
2333 3rd Avenue  
Seattle, WA 98121  
P 206.903.0575  
F 206.903.1586

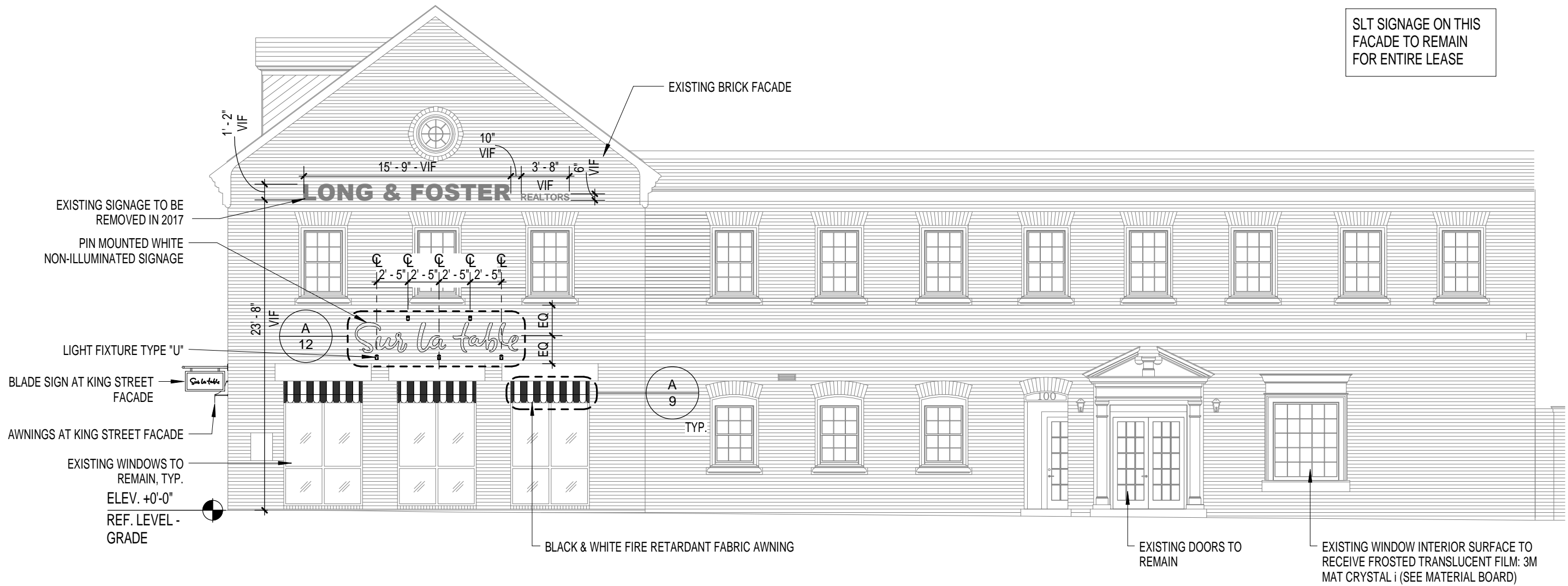
**STOREFRONT ELEVATION: 2017**

SUR LA TABLE  
BAR Documentation

326 KING STREET  
ALEXANDRIA, VA 22314  
Project no. 0563.77  
Date: 04/17/13

**5**

**REVISED**



SLT SIGNAGE ON THIS FACADE TO REMAIN FOR ENTIRE LEASE

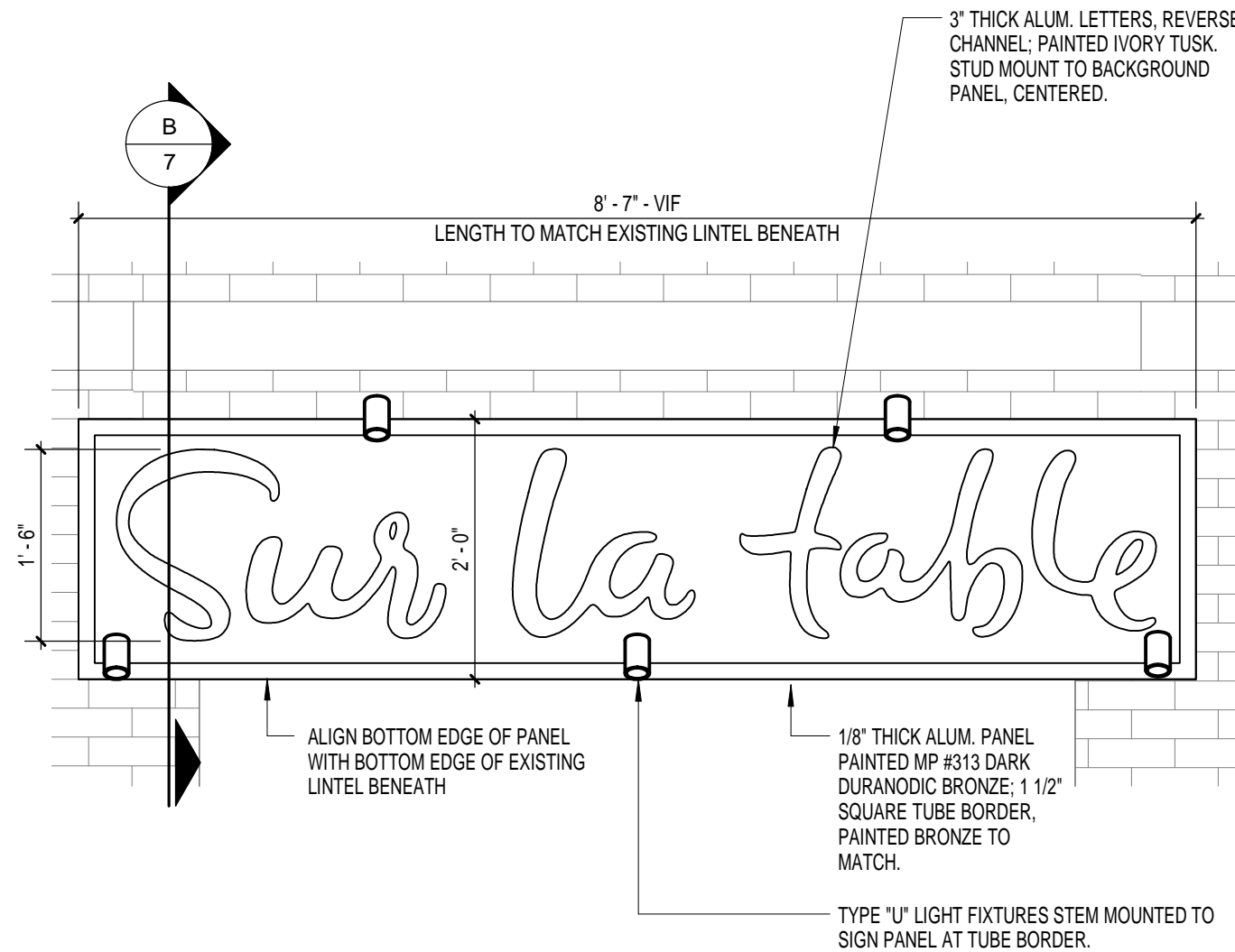
**A** EXTERIOR ELEVATION - ROYAL ST.  
1/8" = 1'-0"

**skb** ARCHITECTS  
 SkB Architects  
 2333 3rd Avenue  
 Seattle, WA 98121  
 P 206.903.0575  
 F 206.903.1586

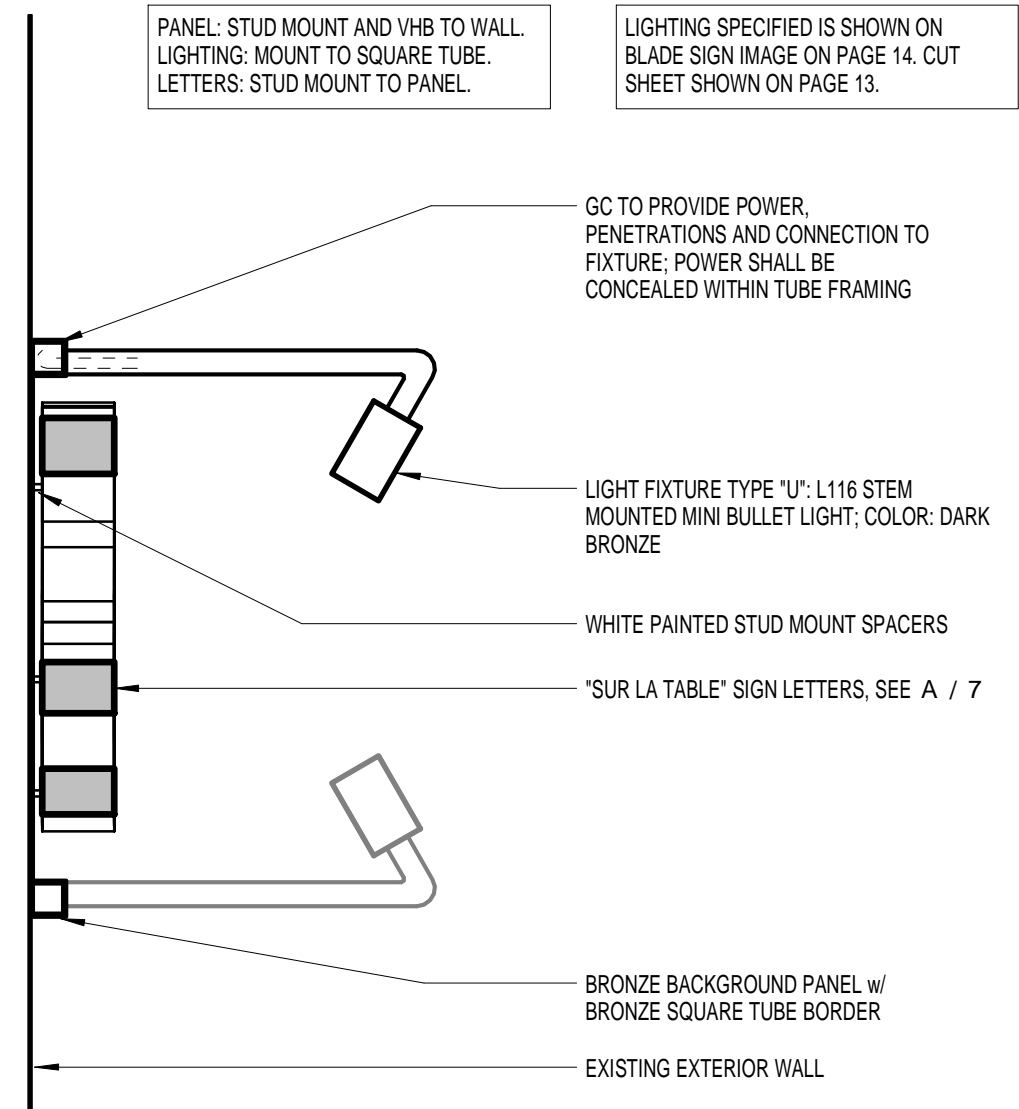
**SECONDARY STOREFRONT ELEVATION**

SUR LA TABLE  
 BAR Documentation  
 326 KING STREET  
 ALEXANDRIA, VA 22314  
 Project no. 0563.77  
 Date: 04/17/13

**6**

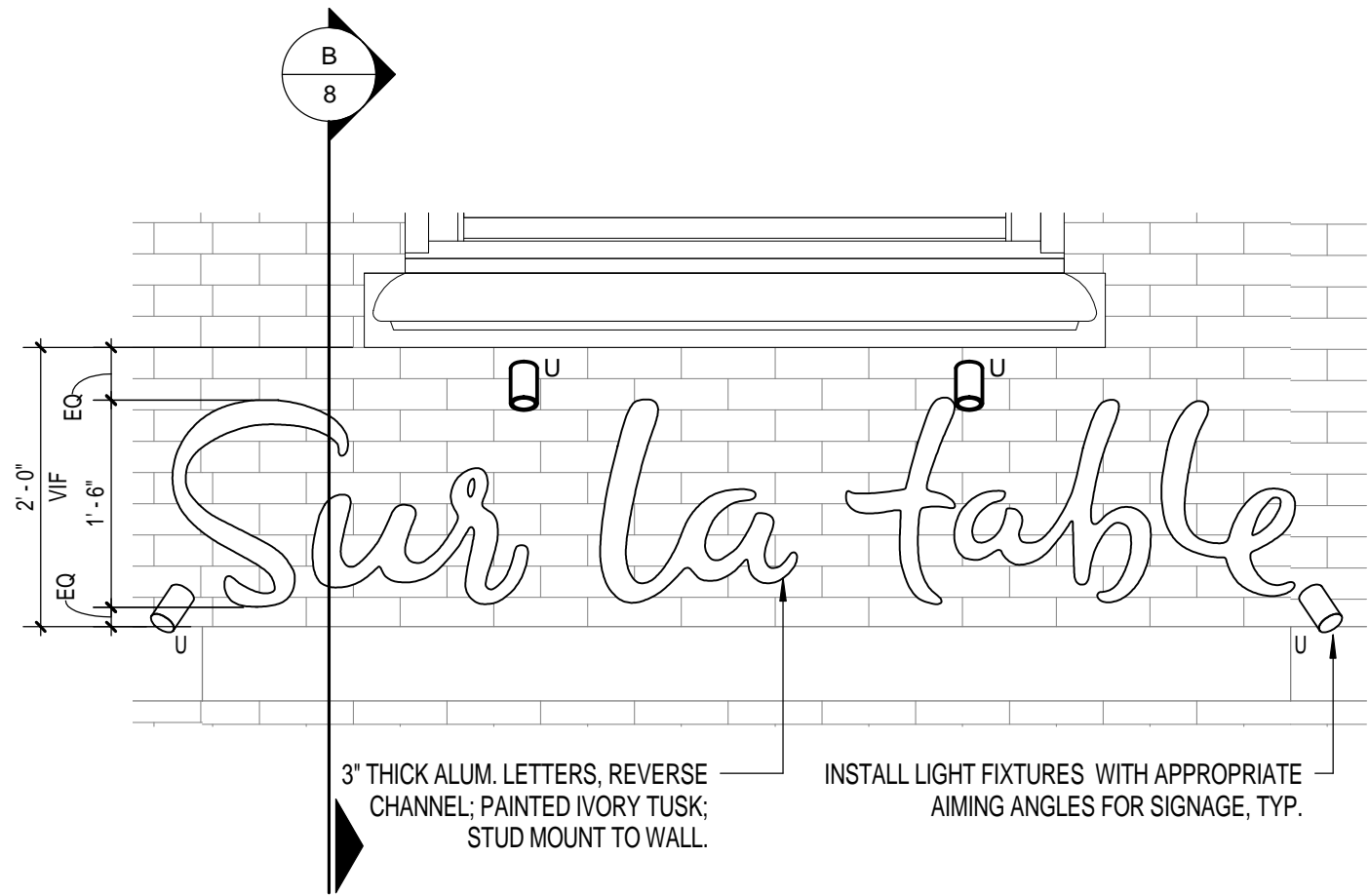


NOTE: REFER TO IMAGE OF BLADE SIGN ON PAGE 14 FOR DESIGN INTENT.

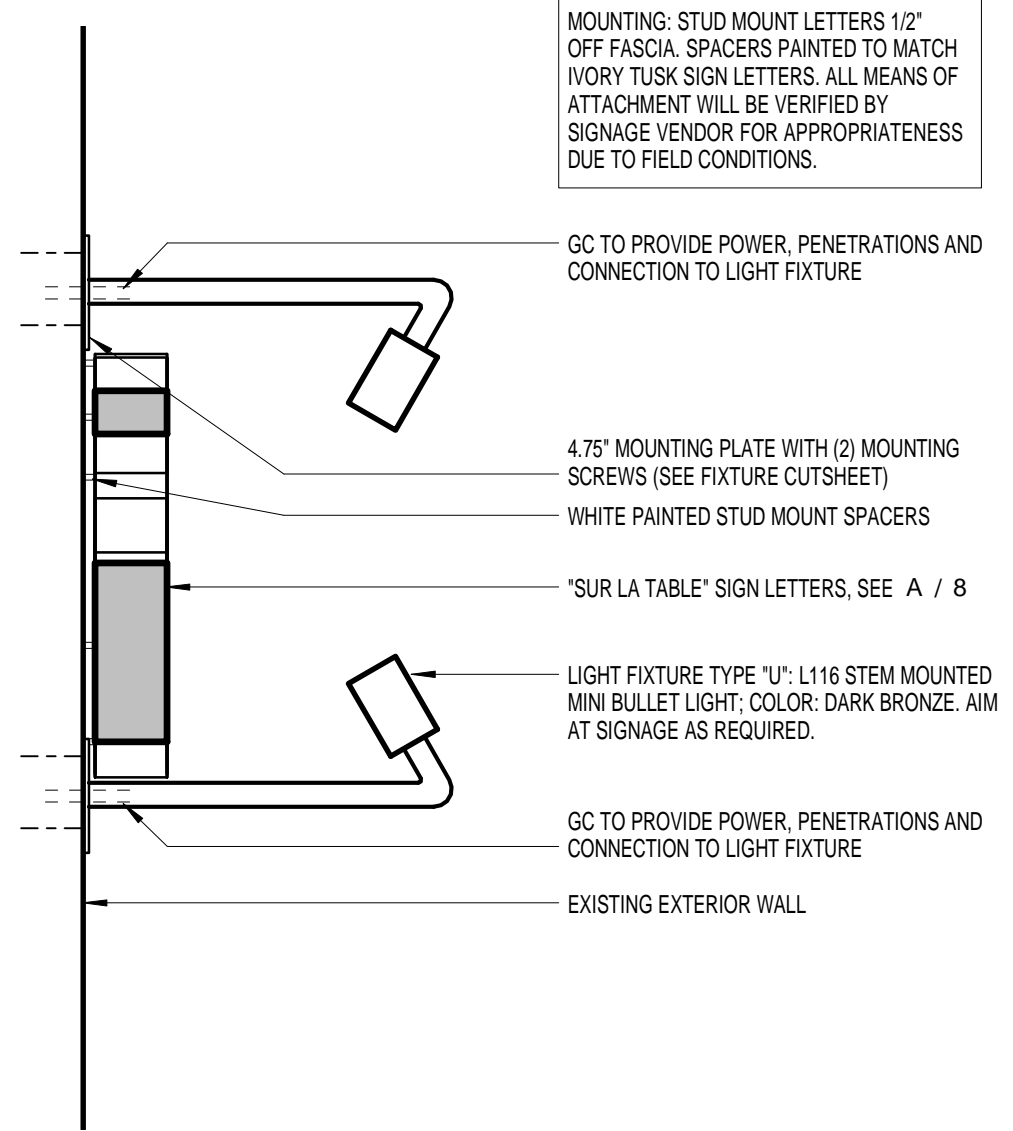


**A** FRONT ENTRY SIGNAGE  
3/4" = 1'-0"

**B** FRONT ENTRY SIGNAGE SECTION  
1 1/2" = 1'-0"



NEW SUR LA TABLE SIGNAGE TO BE INSTALLED IN 2017 WHEN LONG & FOSTER SIGNAGE IS REMOVED



**A** FRONT ENTRY SIGNAGE  
3/4" = 1'-0"

**B** FRONT ENTRY SIGNAGE MOUNTING  
1 1/2" = 1'-0"

**Awning Displays**

Non-Illuminated  
Manufacture and install two (2) 3 Point awnings with open ends

Frame: 1" staple stitch frame on outsides with 1" x 1" aluminum square tube on inner structure, black powder coat finish

Fabric: Herculite Natura Black #NT 7745 and Herculite Natura Antique White #NT 7739. 6" stripes with scallop floppy valance & 1/2" black binding to finish edges. (Black fabric placed on top of ivory fabric on both sides)

Decorative Balls/Finials: (4) forged steel finials, 1 5/8" ball attach to aluminum frame, Copper plated. Item # 13-116-A22 www.kingmetals.com

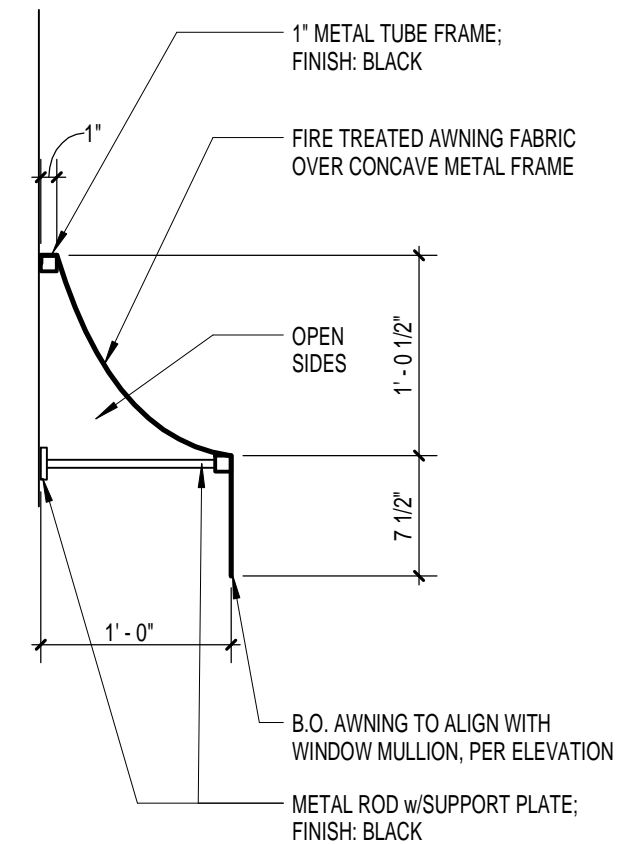
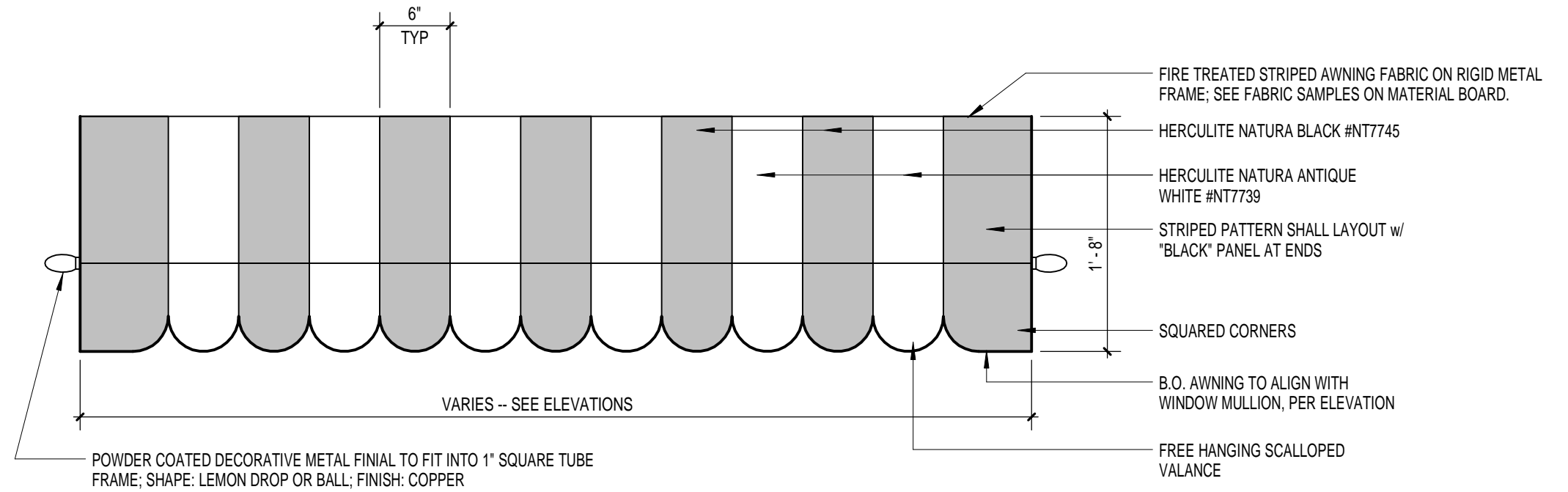
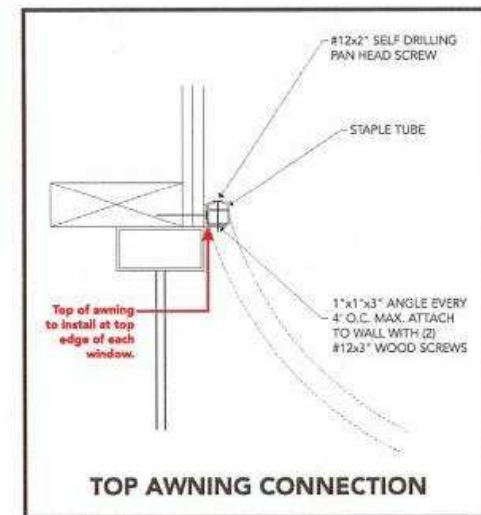
**Installation**

Wall Type: Verify

Mounting: 1" x 1" x 3" angle on top & plate mount on bottom of frame.

**Colors**

- Herculite Natura Antique White #NT 7739
- Black Powder Coat
- Herculite Natura Black #NT 7745
- Copper Plate



**A FABRIC AWNING**  
1" = 1'-0"

**AWNING DETAIL**



1" DIA. GYFORD SO-CAP9 ROUND  
HEAD w/HD-WB2 PAINTED MP #313  
DARK DURANODIC BRONZE

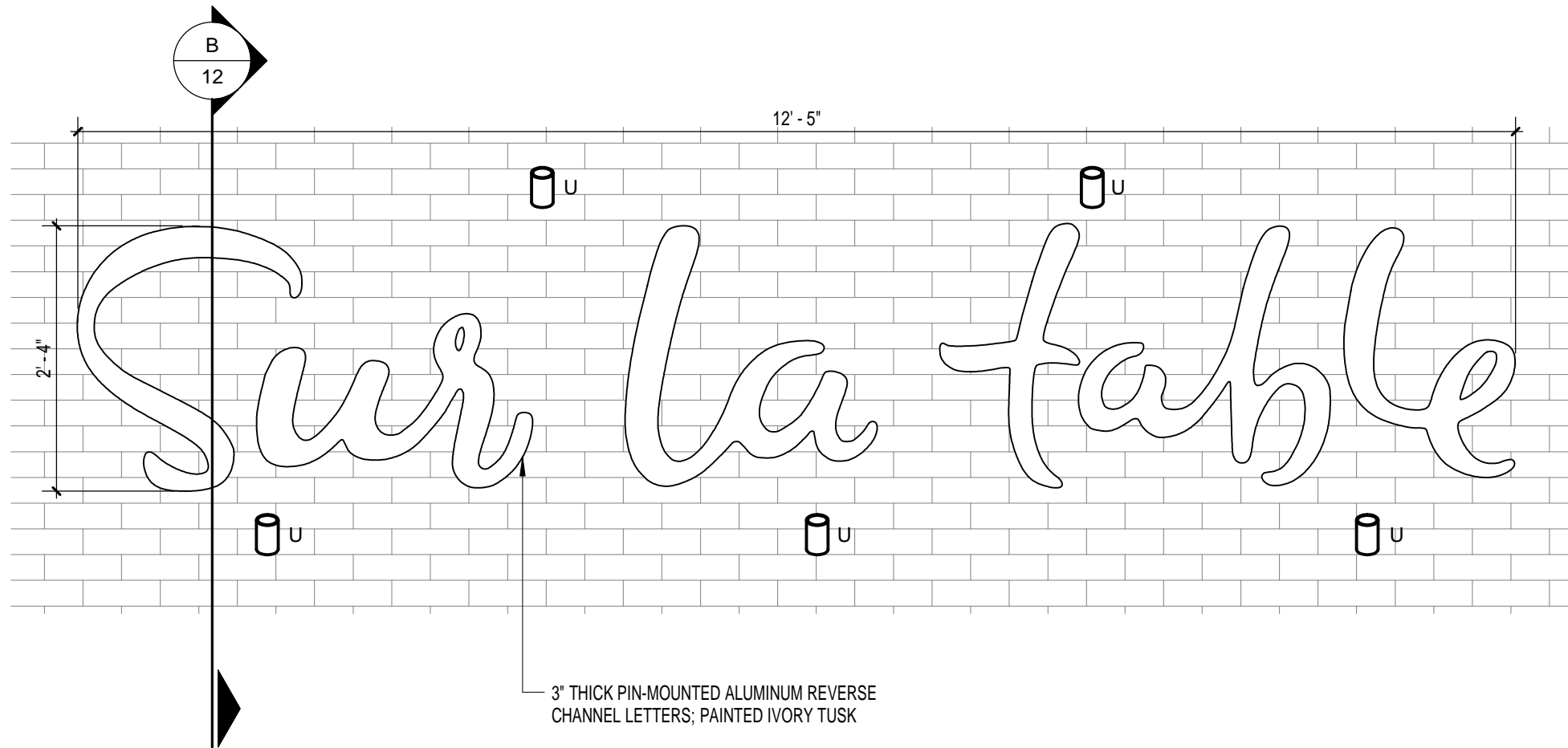


- NOTES:
1. 1/8" THK. ALUM. BACKGROUND PANEL PAINTED MP #313 DARK DURANODIC BRONZE.
  2. LETTERS 1/4" THK. ALUM. PAINTED SATIN WHITE, STUD MOUNT TO BACKGROUND PANEL.
  3. UNDERSCORES PAINTED SATIN WHITE.
  4. STUD MOUNT AND VHB PANEL TO WALL.
  5. SIGNAGE VENDOR TO FIELD VERIFY CONDITIONS. METHODS OF ATTACHMENT TO CHANGE ACCORDINGLY.
  6. SEE IMAGE ON PAGE 15 FOR DESIGN INTENT.

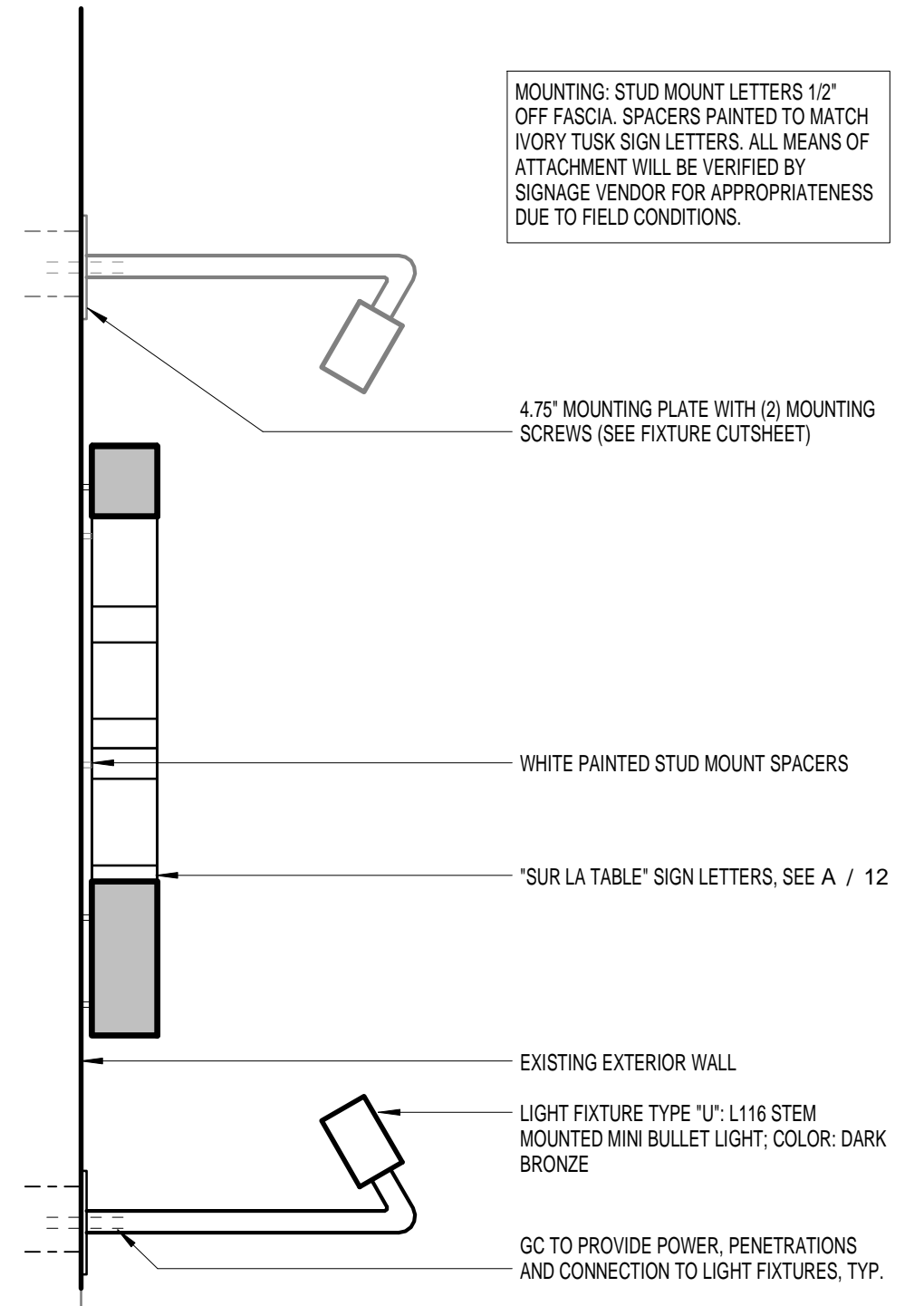
A

CULINARY PLAQUE DETAIL

1 1/2" = 1'-0"



**A** EXTERIOR SIGNAGE  
3/4" = 1'-0"



**B** EXTERIOR SIGNAGE MOUNTING  
1 1/2" = 1'-0"

## SPECIFICATIONS

**DESCRIPTION:**  
MR16 halogen sign light with a 24" 90° stem extension. Suitable for wet/damp/dry location installations.

**MATERIAL:**  
Standard overall material is 6061 aluminum.  
**HL-716** - Machined Aluminum

**FINISH:**  
**AA** - Anodized Satin Aluminum  
**AP** - Powder Coat Aluminum  
**BK** - Powder Coat Black  
**BZ** - Powder Coat Bronze  
**WT** - Powder Coat White

**LAMPING:**  
Halogen Lamps  
Lamp Type - 12V halogen MR16 lamp, bi-pin GX5.3 base, 50W max, not included.  
LED Lamps  
Lamp Type - High output LED, warm white (3000K CCT) standard, others available.  
**3LED** - 3x1W LED, ave light output 260 lm  
**8LED** - 3x2.7W LED, ave light output 457 lm

**Optics**  
**SP** - Spot, 12°  
**NF** - Narrow Flood, 24°  
**FL** - Flood, 36°

**VOLTAGE:**  
**12** - 12 VAC output transformer required, not included.

**MOUNTING:**  
Fixture is equipped with a 4.75" mounting plate and (2) mounting screws.

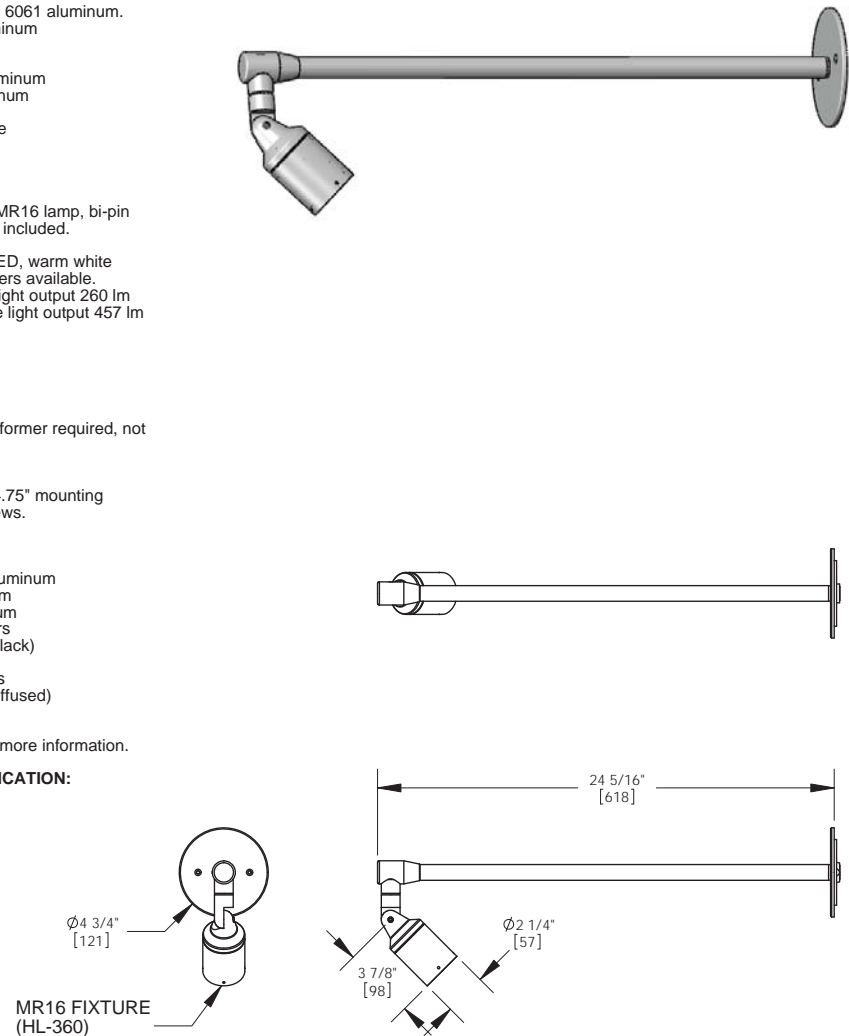
**OPTIONS:**  
Glare shields  
**GL-10** - Short Angled, aluminum  
**GL-11** - Angled, aluminum  
**GL-13** - Straight, aluminum  
Lenses/Louvers/Color Fillers  
**LA-1** - Hexcell Louver (Black)  
**LA-2** - Prismatic lens  
**LA-3** - Linear spread lens  
**LA-4** - Soft focus lens (diffused)  
**LA-5** - Moonlight lens  
**LA-6** - Blue lens  
See fixture accessories for more information.

**SAMPLE ORDER SPECIFICATION:**  
HL-716-AA-12-GL-13-LA-3

**RATING:**  
Wet/damp/dry location.



MADE IN THE USA



ORDER SPECIFICATION: HL716 - BZ - 8LED - 12 NF  
Fixture Finish Lamping Voltage Options/Access.

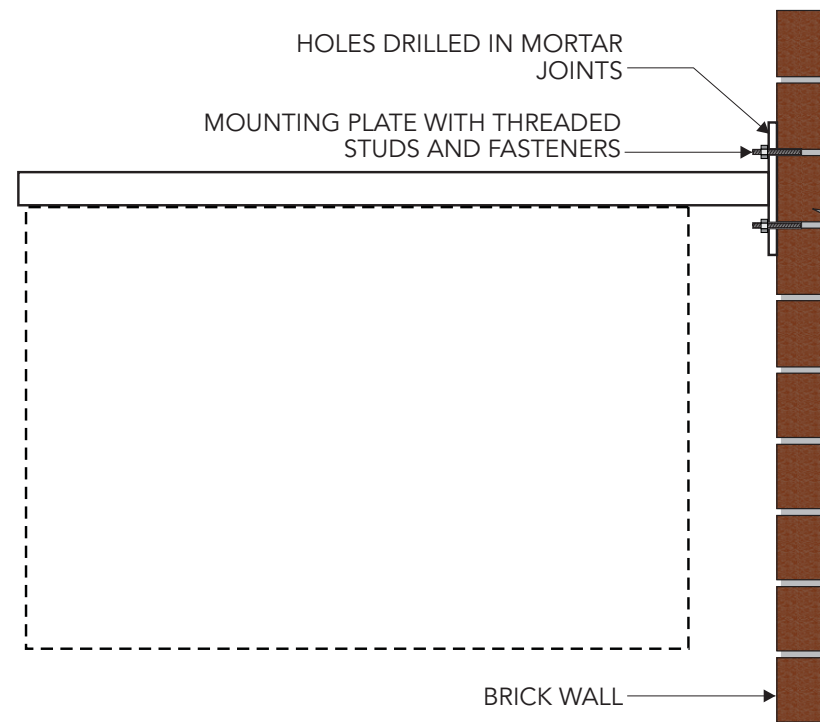
PROJECT:  
APPROVED:  
NOTE:  
TYPE:

**HEVI LITE, INC.**  
9714 Variel Ave, Chatsworth, CA 91311  
Tel., (818) 341-8091 - Fax (818) 998-1986  
Web Site <http://www.hevilite.com>

CATALOG NUMBER:  
**HL-716**

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF HEVI LITE, INC. ANY REPRODUCTION IN PART OR WHOLE WITHOUT THE WRITTEN PERMISSION OF HEVI LITE, INC. IS PROHIBITED.

**Mounting Section**



**Mounting Section** Scale: NTS

SIGNAGE VENDOR TO FIELD VERIFY CONDITIONS. METHODS OF ATTCHMENT TO CHANGE ACCORDINGLY.



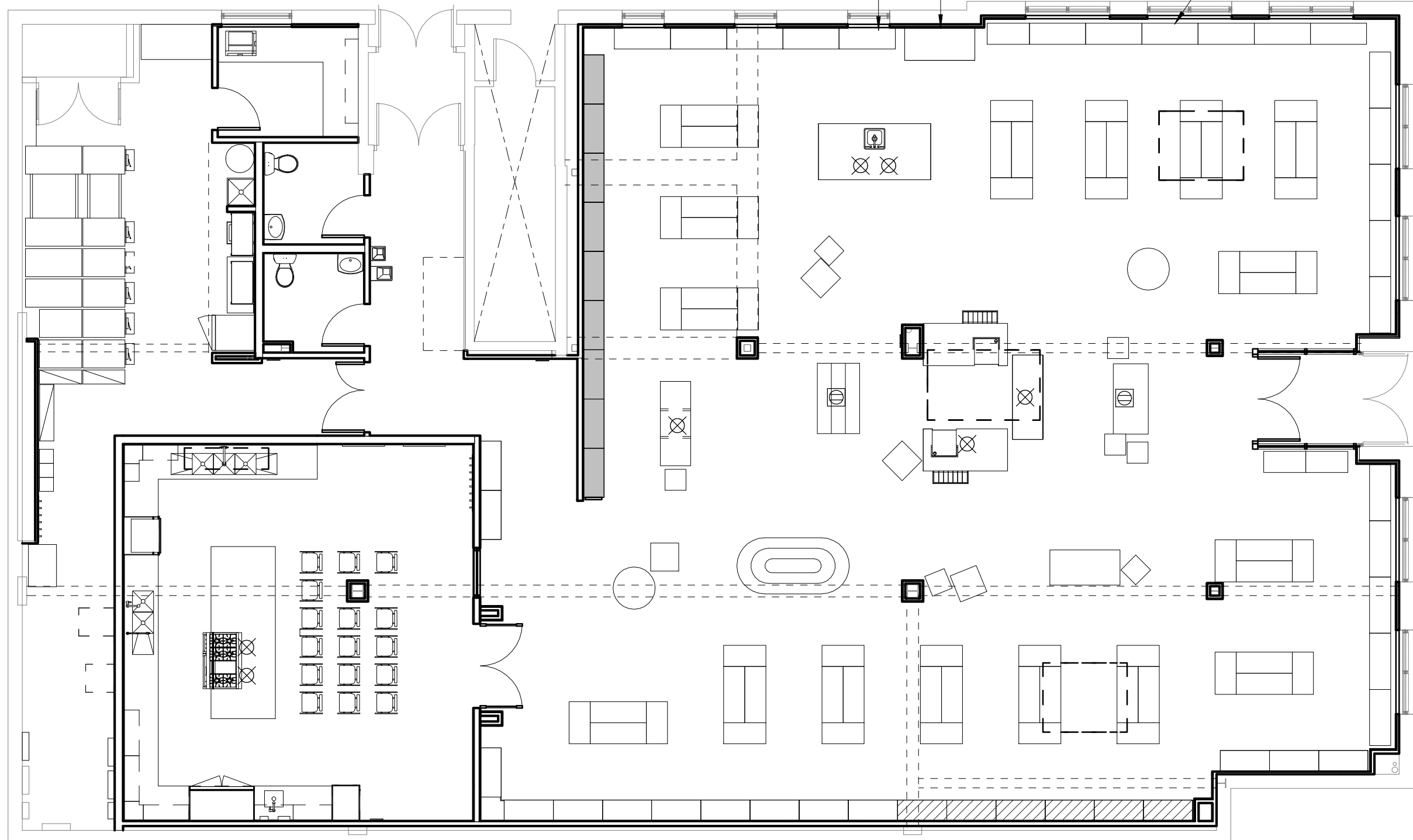
BLADE SIGN WITH 'U' FIXTURES.



IMAGES OF COOKING PLAQUE

NESPRESSO FIXTURE & METRO FIXTURE LOCATIONS SWITCHED FROM PERMIT SUBMITTAL TO ENSURE METRO SHELVING AT ALL WINDOWS

METRO OPEN WIRE SHELVING IN FRONT OF ALL WINDOWS, TYP. (SEE IMAGES ON PAGE 17)



**A** **FIXTURE PLAN**  
1/8" = 1'-0"

**FIXTURE PLAN**

**skb** ARCHITECTS  
SkB Architects  
2333 3rd Avenue  
Seattle, WA 98121  
P 206.903.0575  
F 206.903.1586

SUR LA TABLE  
BAR Documentation  
326 KING STREET  
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Project no. 0563.77  
Date: 04/17/13



TYPICAL OPEN SHELVING AT GLAZING



IMAGES OF SHELVING

ADDRESS OF PROJECT: 326 KING STREET, ALEXANDRIA VA 22314

TAX MAP AND PARCEL: 075.01-08-01 ZONING: KR/KING STREET RETAIL

APPLICATION FOR: *(Please check all that apply)*

CERTIFICATE OF APPROPRIATENESS

PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH  
*(Required if more than 25 square feet of a structure is to be demolished/impacted)*

WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA *(Section 7-802, Alexandria 1992 Zoning Ordinance)*

WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT  
*(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)*

Applicant:  Property Owner  Business *(Please provide business name & contact person)*

Name: STEVE RYAN / SUR LA TABLE

Address: 5701 6<sup>TH</sup> AVES, STE 486

City: SEATTLE State: WA Zip: 98108

Phone: 206.613.6085 E-mail: steve.ryan@surlatable.com

Authorized Agent *(if applicable)*:  Attorney  Architect  \_\_\_\_\_

Name: JESSICA HARVEY / SKB ARCHITECTS Phone: 206.903.0518

E-mail: jharvey@skbarchitects.com

ALSO:  
ROBERT GURNEY  
PHONE: 202.237.0925  
EMAIL: RMG@robertgurneyarchitect.com

Legal Property Owner:

Name: HIGH STREET RETAIL, LLC

Address: 3307 M ST. NW STE 400

City: WASHINGTON DC State:     Zip: 20007

Phone: 202.256.2300 E-mail: rizek@eastbarc.com

- Yes  No Is there an historic preservation easement on this property?
- Yes  No If yes, has the easement holder agreed to the proposed alterations?
- Yes  No Is there a homeowner's association for this property?
- Yes  No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

**NATURE OF PROPOSED WORK:** *Please check all that apply*

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
  - awning
  - doors
  - lighting
  - other SIGNAGE
  - fence, gate or garden wall
  - windows
  - pergola/trellis
  - HVAC equipment
  - siding
  - painting unpainted masonry
  - shutters
  - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

**DESCRIPTION OF PROPOSED WORK:** *Please describe the proposed work in detail (Additional pages may be attached).*

REFER TO ATTACHED DOCUMENT "DESCRIPTION OF PROPOSED WORK!" - NEXT SHEET

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**SUBMITTAL REQUIREMENTS:**

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

**Demolition/Encapsulation :** *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- <sup>N/A</sup>  Survey plat showing the extent of the proposed demolition/encapsulation.
- Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- Description of the reason for demolition/encapsulation.
- Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

**Additions & New Construction:** Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

- <sup>N/A</sup> Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- FAR & Open Space calculation fom.
- Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- Existing elevations must be scaled and include dimensions.
- Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- For development site plan projects, a model showing mass relationships to adjacent properties and structures.

**Signs & Awnings:** One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- <sup>N/A</sup> Linear feet of building: Front: 56'-0" Secondary front (if corner lot): 99'-9 1/2"
- Square feet of existing signs to remain: 50
- Photograph of building showing existing conditions.
- Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- Location of sign (show exact location on building including the height above sidewalk).
- Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

**Alterations:** Check N/A if an item in this section does not apply to your project.

- <sup>N/A</sup> Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

**ALL APPLICATIONS:** *Please read and check that you have read and understand the following items:*

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 12 sets of revised materials.

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The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

**APPLICANT OR AUTHORIZED AGENT:**Signature: Printed Name: JESSICA HARVEYDate: 3/18/13

**OWNERSHIP AND DISCLOSURE STATEMENT**

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. SUR LA TABLE	5701 6 <sup>TH</sup> AVES, STE 400	100%
2.	SEATTLE, WA 98108	
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at \_\_\_\_\_ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.


Name	Address	Percent of Ownership
1. HIGH STREET RETAIL	3307 M. ST. N.W STE 400	100%
2.	WASHINGTON D.C. 20007	
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

**NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.**

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

3/15/13      JESSICA HARVEY        
 Date      Printed Name      30      Signature