

ISSUE: Permit to Demolish/Capsulate (partial), Certificate of Appropriateness for alterations and signage

APPLICANT: Old Town #1, LLC, represented by Paul Beckman, Architect

LOCATION: Old and Historic Alexandria District
814 King Street, Unit 1

ZONE: KR/King Street urban retail zone.

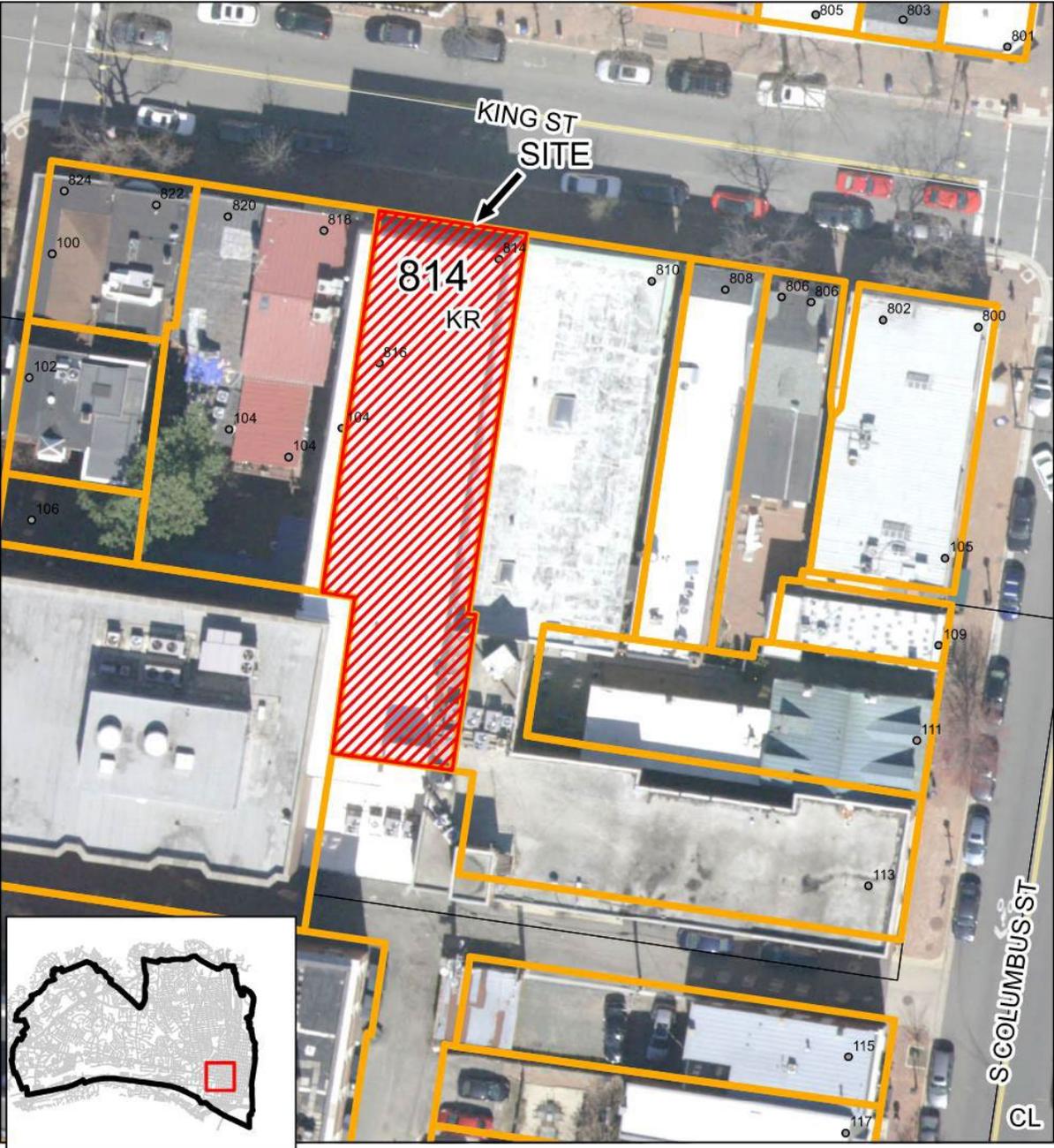
STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial), Certificate of Appropriateness for alterations with the following conditions:

1. All glazing must be clear glass and in compliance with *BAR's Window Policy*; and,
2. The proposed wall signs must be non-illuminated.

GENERAL NOTES TO THE APPLICANT

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Permit Center, 4850 Mark Center Drive, Suite 2015, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any 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.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



 **BAR#2024-00441 & BAR#2024-00447**
814 King Street, Unit 1

0 15 30 60 Feet

N

Note: Staff coupled the applications for a Permit to Demolish (BAR2024-00447) and Certificate of Appropriateness (BAR2024-00441) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations to replace portions of an existing storefront with a new storefront consisting of glass French doors and surround for access to a new retail space, replacement of existing exterior lighting and new tenant signage, at 814 King Street.



Photo 1: Existing Storefront



Photo 2: Proposed Storefront

The proposed materials for the storefront, exterior lighting and signage comply with the *BAR's Policies for Administrative Approval*.

II. HISTORY

Originally constructed as a furniture store in the early 20th century, 814 King Street is a four-story, three-bay early modern commercial building. According to Sanborn fire insurance maps the building was constructed between **1912 and 1920**. The exposed upper east and west elevations have faded (ghost) signs identifying the building's prior use as a furniture factory and retail store.

Previous BAR Approvals

In the late 1990s, the BAR approved significant alterations that modified the fenestration of the building including doors and bay windows on the first floor, as well as an awning and signage.

BAR96-0013	1/17/96
BAR97-0020	2/19/97
BAR98-00018	2/18/98

More recently, in 2015 (BAR2015-00231), staff administratively approved the Escape Room Live projecting sign, and in 2018 the BAR approved the demolition of a chimney along the

east elevation (BAR2018-00340, 9/5/18). In 2019, the BAR approved the installation of a new storefront windows, entry doors, exterior lighting and signage (BAR2019-00060, 3/20/19).

III. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	No
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

The analysis of the standards indicated above relate only to the portions of the wall area proposed for demolition/capsulation. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The areas proposed for demolition/capsulation are not of unusual or uncommon design and can easily be replicated. The total amount of demolition is 90ft². Additionally, the demolition will occur in a portion of the wall area that was previously altered.

Certificate of Appropriateness

Staff supports proposed storefront entrance to the building, noting that the storefront on the first floor was previously altered and is not original to the building. The new entrance will be fitted within an existing storefront window and will consist of two French doors and a glass surround. The applicant states that the new glazing and door frame will match the existing profile and finish, which is architecturally appropriate for the building. Staff notes that all glazing must be clear glass and in compliance with *BAR's Window Policy*.

The applicant proposes to install two (2) flush mounted illuminated signs on the existing header beam and install two new spotlights above the signs. The proposed signs will be 3.4 ft² each, for a total of 6.8ft². Staff has no objection to the proposed design, size, or location of the signs. However, staff does not support the illuminated aspect. The *Design Guidelines* encourage signage to be compatible and blend in with the architecture of the building. While in recent years, the Board has approved illuminated wall signage on Late buildings within the district and staff does not believe illuminated signs on Early buildings are appropriate. The proposed spotlights will adequately illuminate the wall signs. With the conditions that the window glazing comply with the *BAR's Window Policy* and the signage is not illuminated, staff recommends approval of the project.

STAFF

Amirah Lane, Historic Preservation Planner, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed new retail entry door will comply with Zoning.

Code Administration

A building permit and sign permit are required.

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 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 the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

- C-1 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-2 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-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (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 An encroachment request will be required for projections into the public right of way unless allowable under City Code section 5-2-29. (T&ES)
- C-8 The owner shall obtain and maintain an encroachment permit and policy of general liability insurance in compliance with the permit requirements in Sec. 5-2-29(a)(3). See <https://www.alexandriava.gov/permits/right-of-way-administrative-encroachment-permit> for details. (T&ES)

Alexandria Archaeology
No archaeology comments

V. ATTACHMENTS

Application Materials

- Completed application
- Plans
- Material specifications
- Photographs

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: _____

DISTRICT: Old & Historic Alexandria Parker – Gray 100 Year Old Building

TAX MAP AND PARCEL: _____ ZONING: _____

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: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

Authorized Agent *(if applicable)*: Attorney Architect _____
Name: _____

E-mail: _____

Legal Property Owner:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

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

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

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

SUBMITTAL REQUIREMENTS:

Check this box if there is a homeowner’s association for this property. If so, you must attach a copy of the letter approving the project.

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.

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.*

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

- ^{N/A} 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 form.
- 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.

- ^{N/A} Linear feet of building: Front: _____ Secondary front (if corner lot): _____.
- Square feet of existing signs to remain: _____.
- 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.

- ^{N/A} 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 understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- 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 revised materials.

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: _____

Date: _____



1 PHOTO - EXISTING STOREFRONT
Scale: NTS



2 PHOTO - EXISTING STOREFRONT
Scale: NTS



3 RENDERING - PROPOSED STOREFRONT
Scale: NTS



OWNER

MPE ENGINEERS
PROVECTUS, INC.

814 KING STREET
STOREFRONT
MODIFICATIONS

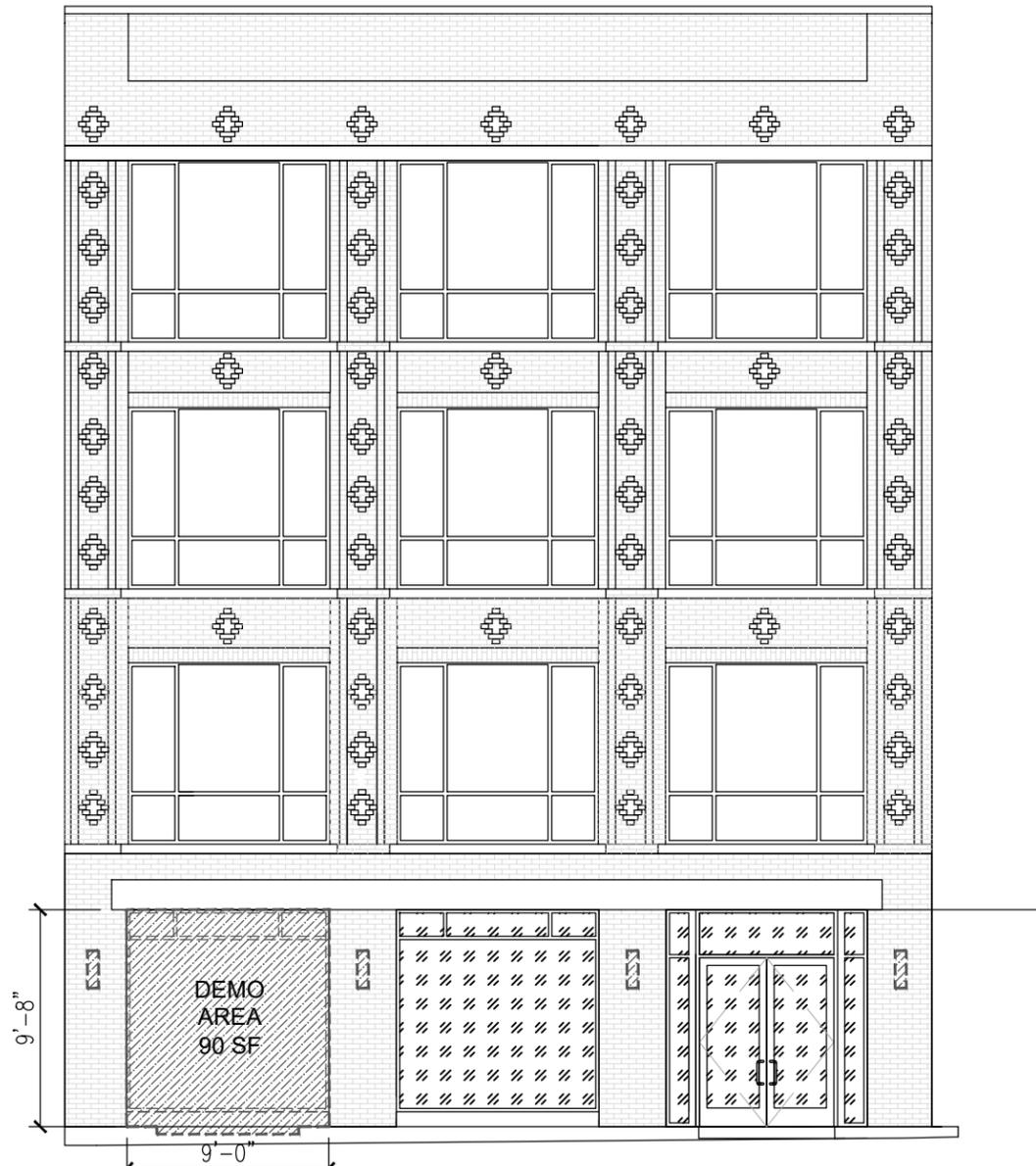
BOARD OF ARCHITECTURAL REVIEW DEC 9, 2024

CONCEPT DESIGN
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EXISTING PHOTO &
PROPOSED RENDERING

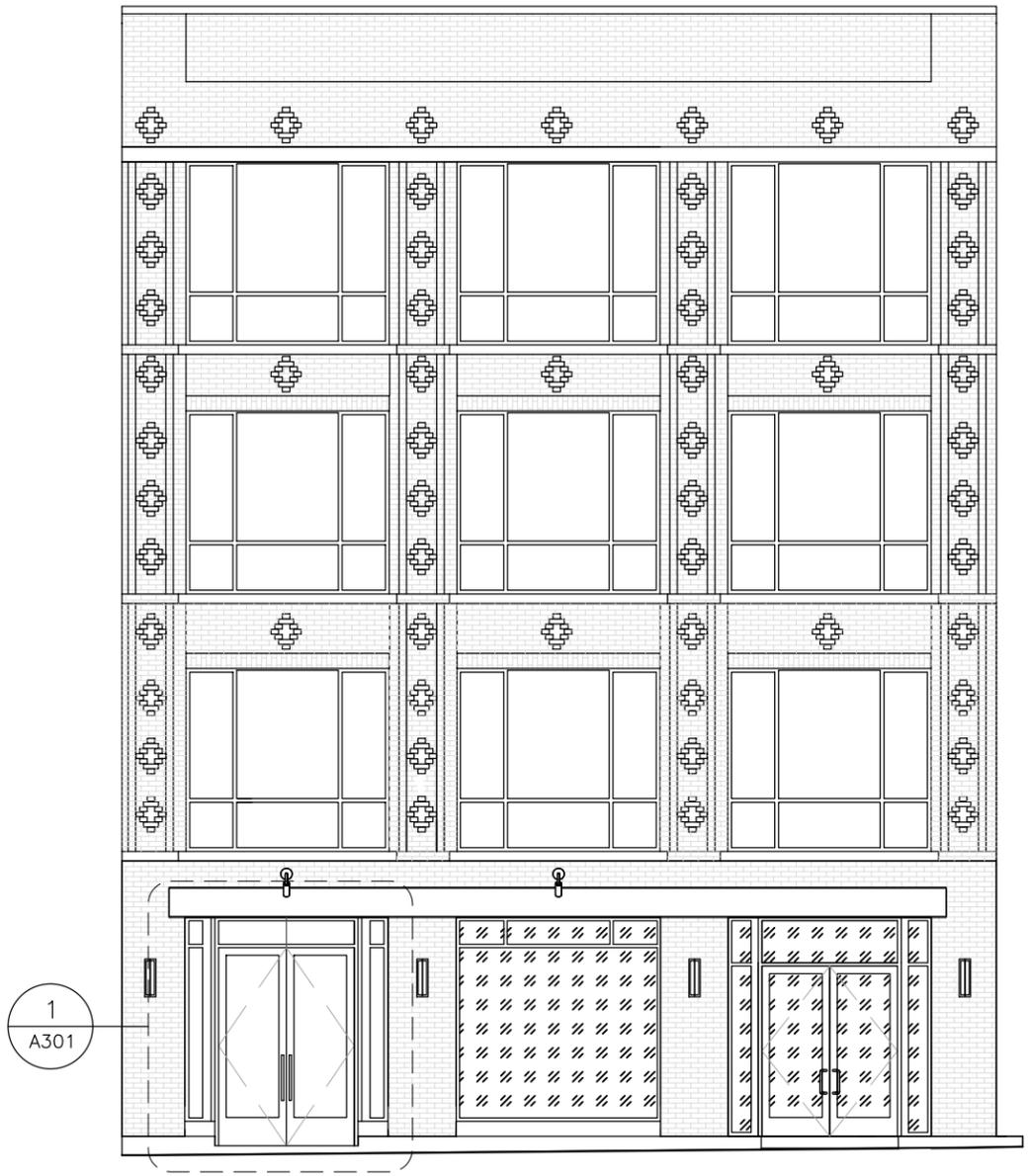
DRAWING NO.

A200
BA PROJECT NO. 2432.01



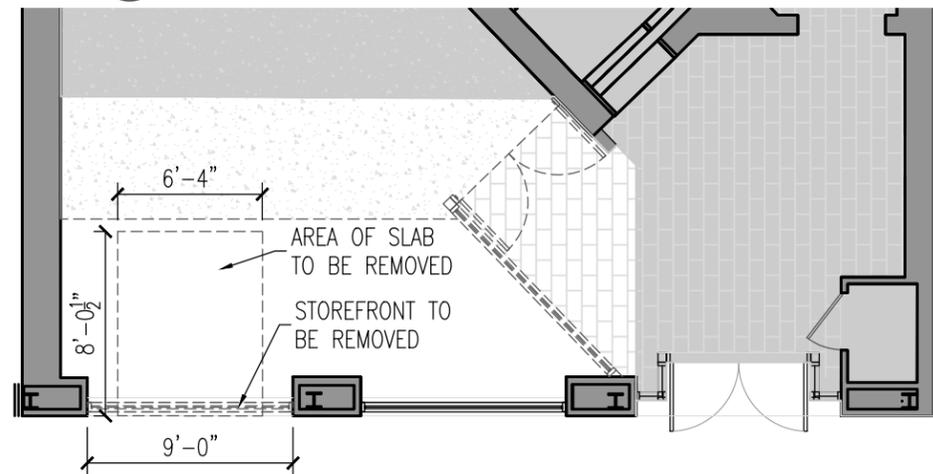
3 DEMO - ELEVATION

Scale: 1/8"=1'-0"



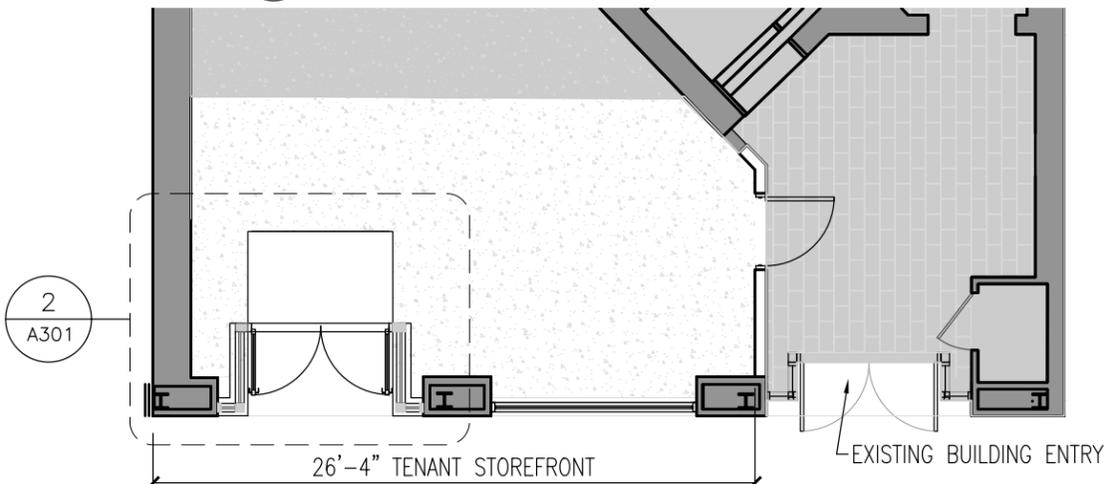
1 PROPOSED ELEVATION

Scale: 1/8"=1'-0"



4 DEMOLITION - PLAN

Scale: 1/8"=1'-0"



2 PROPOSED FLOOR PLAN

Scale: 1/8"=1'-0"



OWNER

MPE ENGINEERS
PROVECTUS, INC.

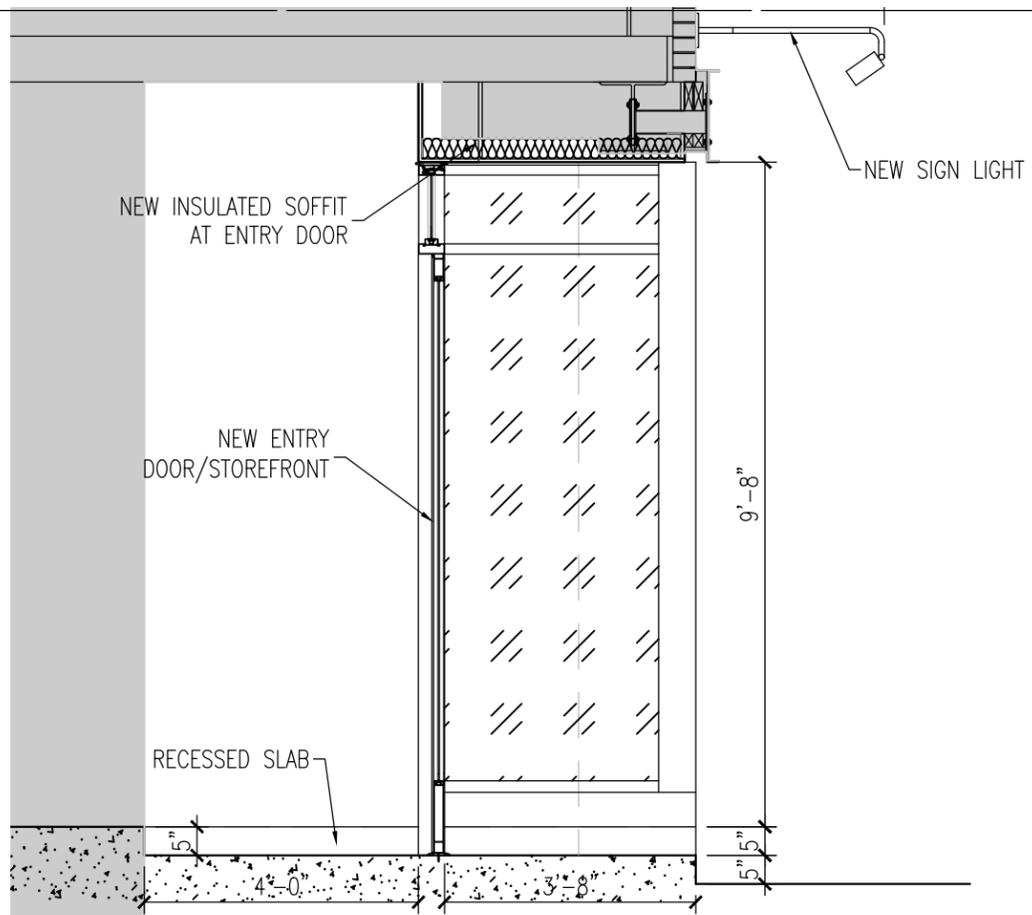
**814 KING STREET
STOREFRONT
MODIFICATIONS**

BOARD OF ARCHITECTURAL REVIEW DEC 9, 2024

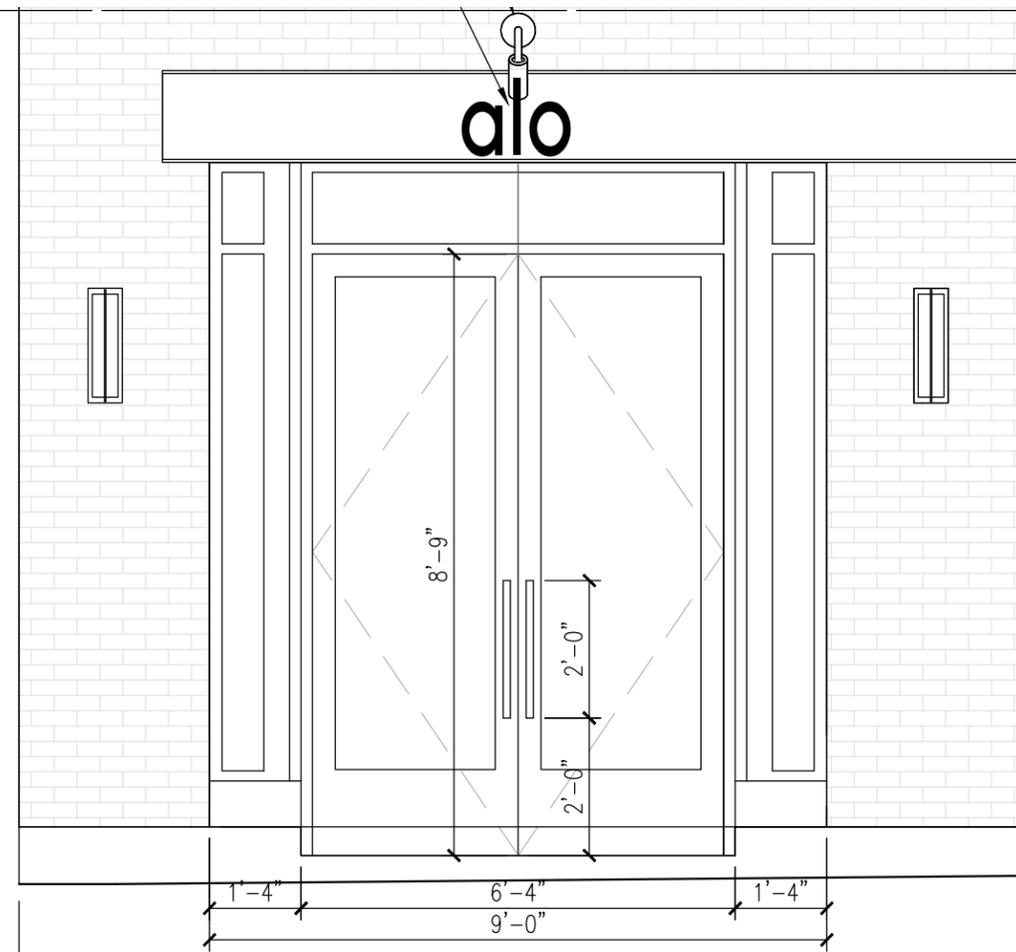
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NEW RETAIL TENANT ENTRY

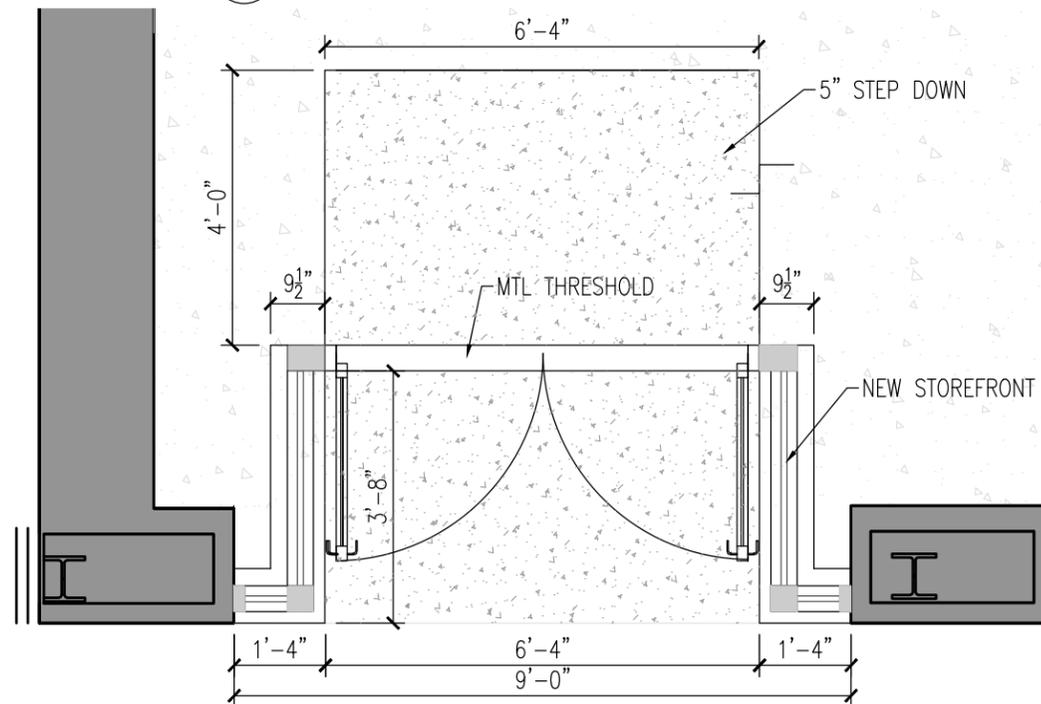
DRAWING NO.
A300
BA PROJECT NO. 2432.01



3 NEW ENTRY DOOR SECTION
 A301 Scale: 3/8"=1'-0"



1 NEW ENTRY DOOR ELEVATION
 A301 Scale: 3/8"=1'-0"



2 NEW ENTRY DOOR PLAN
 A301 Scale: 3/8"=1'-0"



OWNER

MPE ENGINEERS
 PROVECTUS, INC.

**814 KING STREET
 STOREFRONT
 MODIFICATIONS**

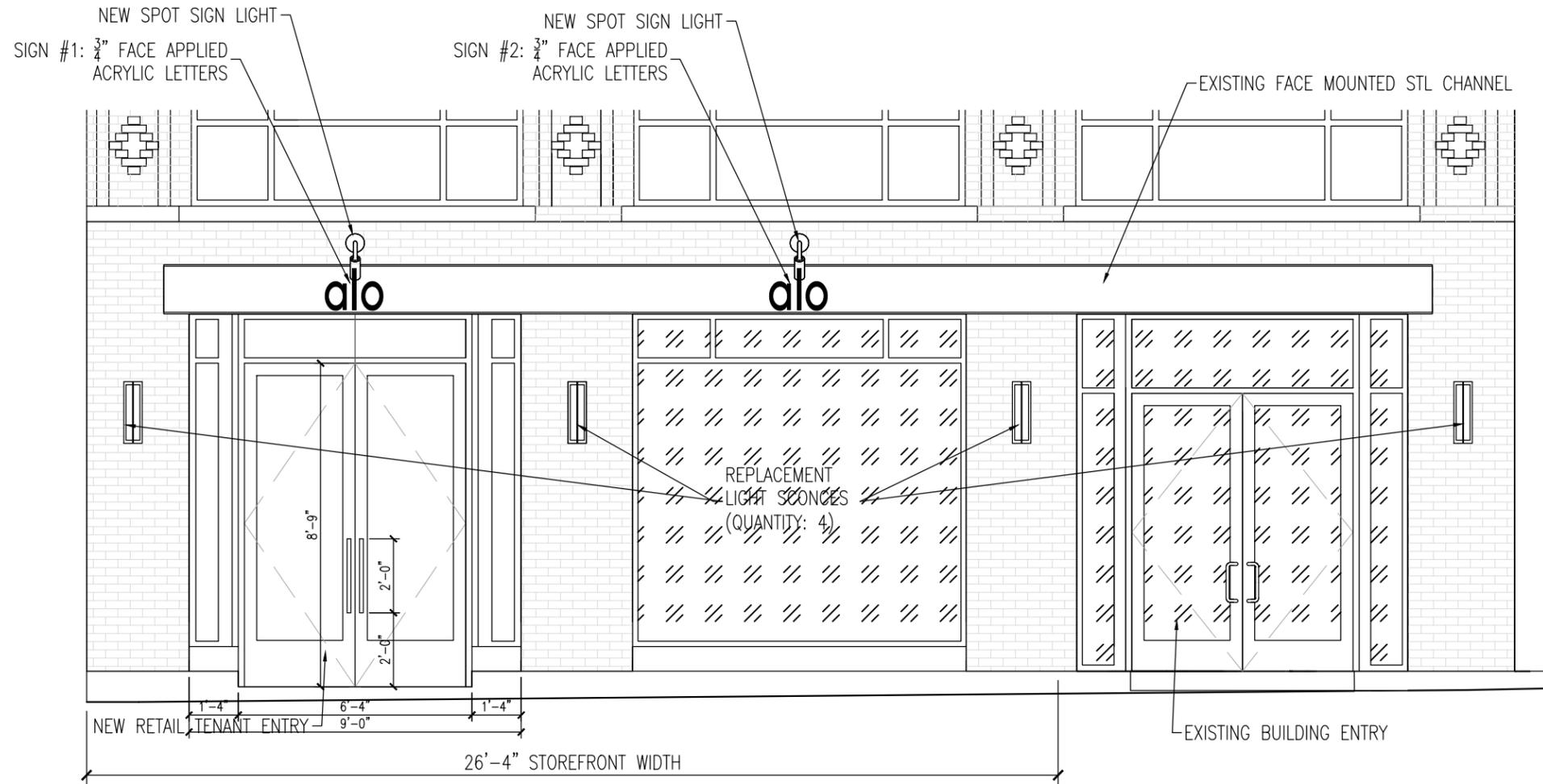
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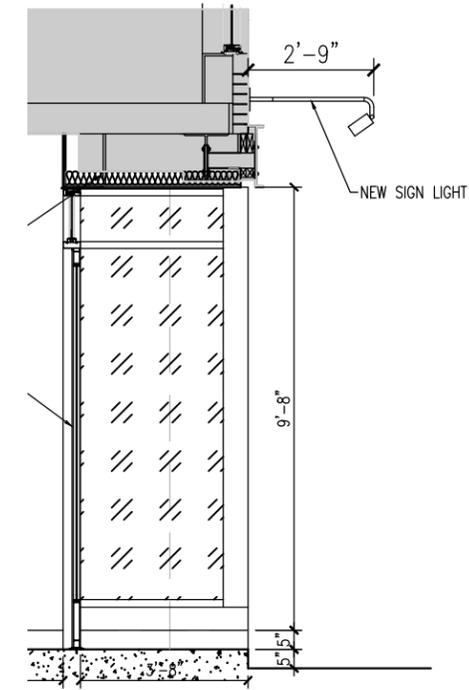
NEW RETAIL TENANT
 ENTRY DETAILS

DRAWING NO.

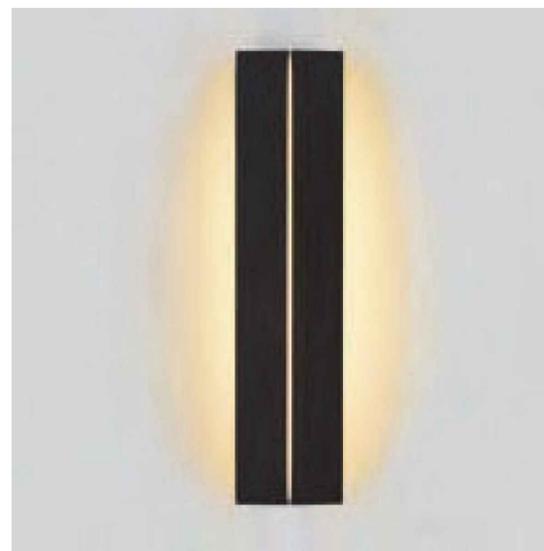
A301
 BA PROJECT NO. 2432.01



1 SIGNAGE - ELEVATION
A302 Scale: 1/4"=1'-0"



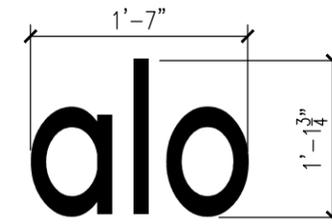
2 SIGNAGE - SECTION
A302 Scale: 1/4"=1'-0"



NEW WALL SCONCE - REPLACING EXISTING IN KIND
RAVENHILL STUDIO ADA SCONCE 25



NEW SIGN SPOT LIGHT FIXTURE
WAC LIGHTING WP-LED514



SIGNAGE GRAPHIC AREA: 1.8 SF

NEW SIGNAGE: 3.6 SF
SIGN #1: 1.8 SF
SIGN #2: 1.8 SF



OWNER

MPE ENGINEERS
PROVECTUS, INC.

814 KING STREET
STOREFRONT
MODIFICATIONS

BOARD OF ARCHITECTURAL REVIEW DEC 9, 2024

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NEW RETAIL TENANT
SIGNAGE SUMMARY

DRAWING NO.
A302
BA PROJECT NO. 2432.01

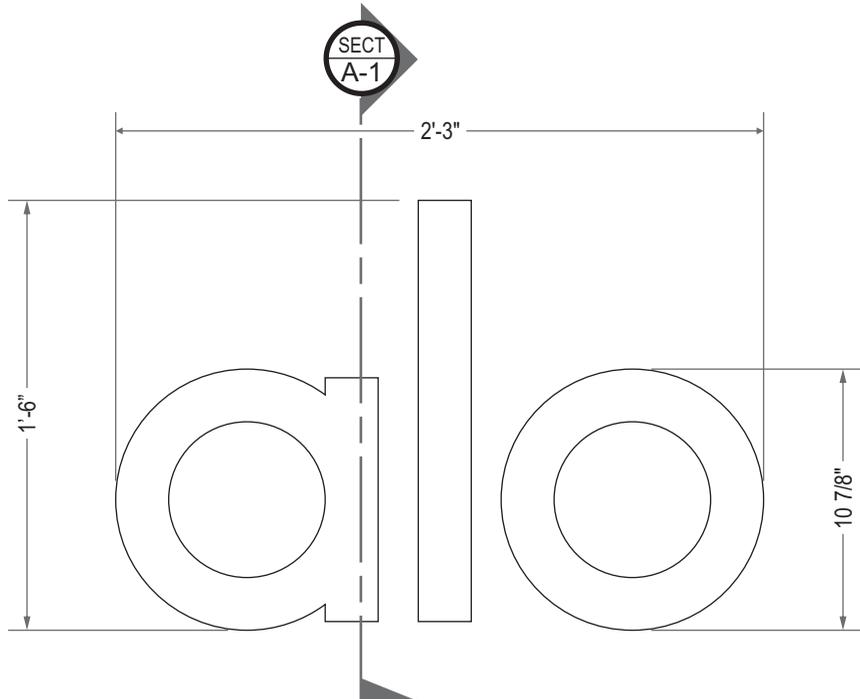
TRIMLESS FLUSH-MOUNT FACE-LIT ILLUM. CHANNEL LETTERS



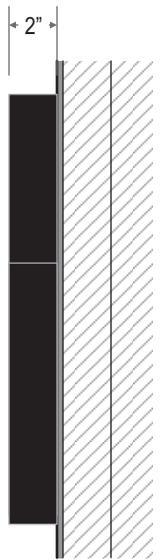
SCALE: 1 1/2"=1'-0"

QTY.: TWO (2)

AREA: 18" x 27" = 3.375' \sphericalangle



FRONT



SIDE

FINISH SCHEDULE

BLACK MATTE	2447 WHITE ACRYLIC
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persōna | **TRIANGLE**
SIGNAGE | LIGHTING | FACILITY SERVICES

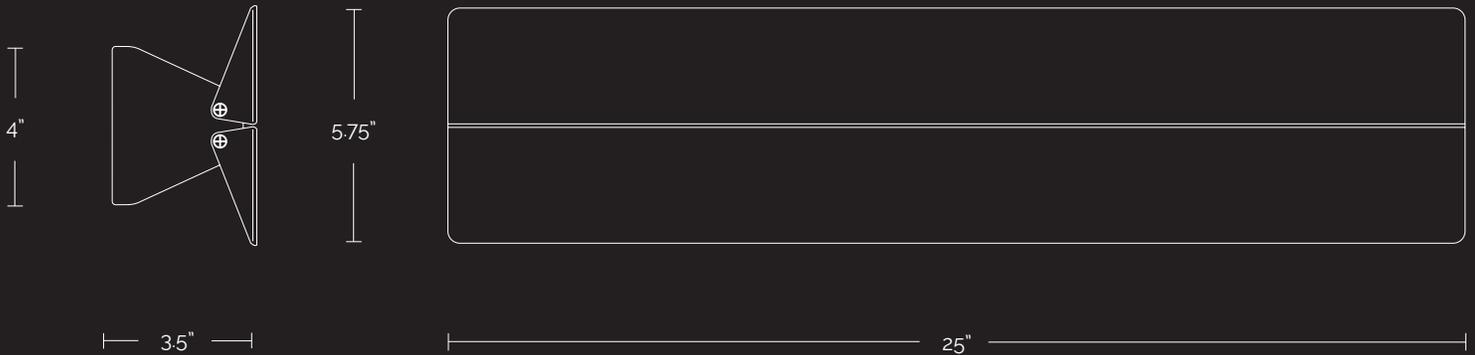
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CLIENT & LOCATION

alo yoga
16

SPORTSMENS LODGE
4220 COLDWATER CANYON AVENUE
SUITE 120
STUDIO CITY, CA 91604

LEAD NO. 221814-R1	SM/PM BH / KW	REVIEW	SHEET NO. 4 of 5
DATE 6.13.2024	ARTIST SU	SEG. NO.	



ADA SCONCE 25

Solid sheet metal construction with modern LED technology makes this sconce both classic and contemporary. We mount adjustable reflectors on friction hinges to allow you to direct the wall-washing light of these sconces in an endless variety of angles. The Ada Sconce gets its name from the Americans with Disabilities Act (ADA), which dictates that sconces in hallways must not protrude from the wall more than 4". Suitable for exterior use.

CARE | Clean with soft microfiber cloth which can be dampened if necessary.

DIMENSIONS/ WEIGHT

5.75" x 3.5" x 25", 3.5 lbs

BULB/ TECHNICAL SPECS

Warm-White Integrated LED 27W
2100 Lumens standard

COLOR TEMPERATURE

2700K
90+ CRI , LED lifespan 50k hours
[3500K](#) Upon request

CERTIFICATION

UL, cUL
Wet Rated
ADA Compliant
CE Listed for indoor use upon request

FINISH OPTIONS

White, [Black](#) Black & Brass

VOLTAGE

120V
220V Upon request

J-BOX SPECS

Connects to Sconce Junction
Box with wall cutout under
4" DIA

DIMMABILITY

Lutron Recommended:
Maestro pro LED+ (MA-PRO-XX)
Sunnata pro LED+ (ST-PRO-N-XX)

RS Tested Dimmers:
(use all with Min Load Capacitor LUT-MLC)
Maestro (MACL-XXXX)
Diva (DVCL-XXXX)

See Ada Dimmer Recommendations doc
for more info

RAVENHILL STUDIO

323.977.8532
contact@ravenhillstudio.com