

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

APPLICANT: Jemal's Gap Corner King, LLC

LOCATION: Old and Historic Alexandria District
628 King Street

ZONE: KR/CD/King Retail and Commercial Downtown

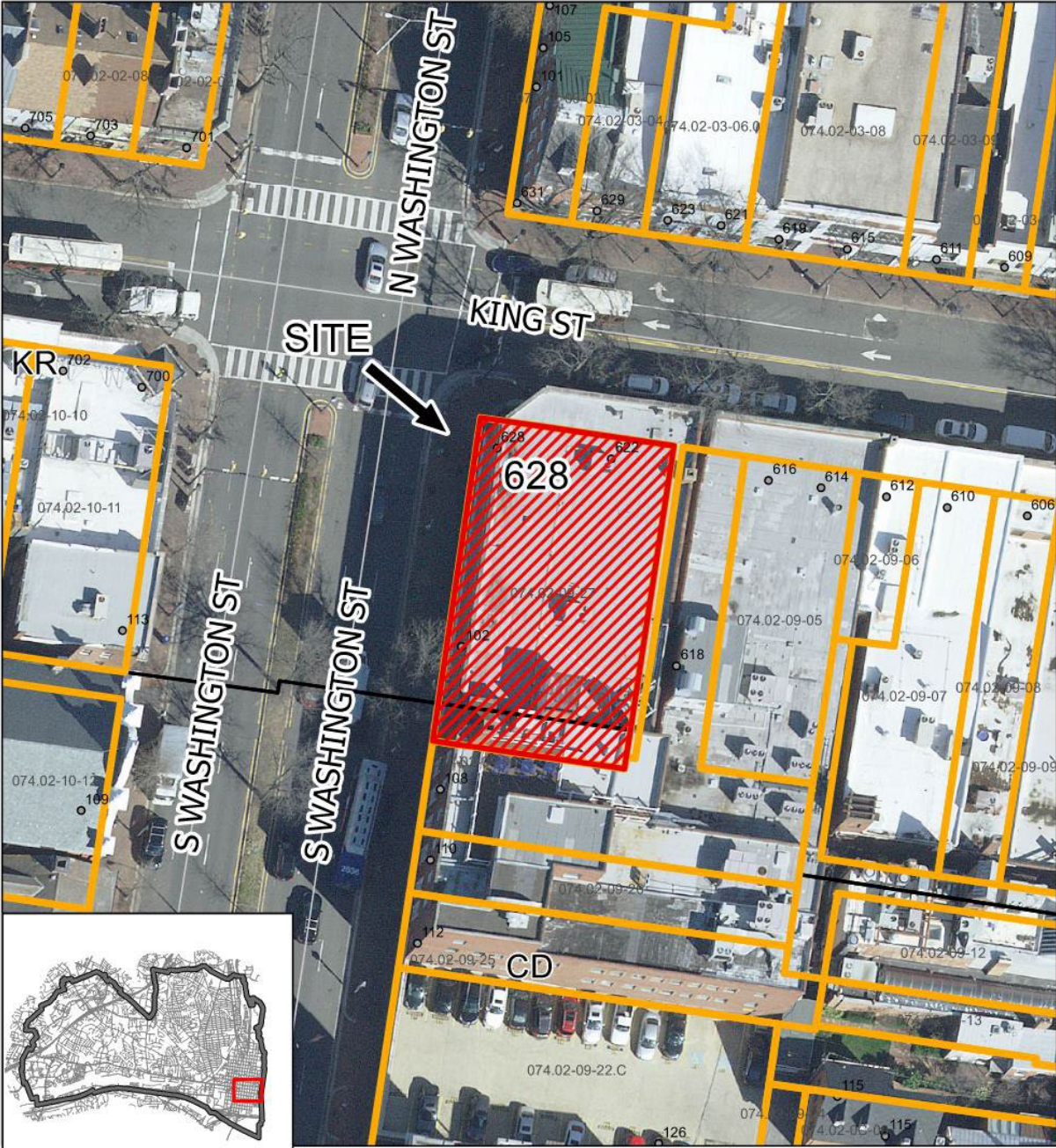
STAFF RECOMMENDATION


Staff recommends approval of the Permit to Demolish and Certificate of Appropriateness with the following conditions:

- The first-floor storefront window glazing complies with *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*.
- Work with staff on the color of the stone base below the storefront windows on the north elevation.
- The canopy over the door on the South Washington entrance be anchored through mortar joints.


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, Room 4200, City Hall, 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.

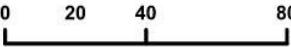




BAR #2022-00064 & BAR #2022-00065
628 King Street



0 20 40 80 Feet



Note: Staff coupled the applications for a Permit to Demolish (BAR #2022-00065) and Certificate of Appropriateness (BAR #2022-00064) 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) to remove 1171 square feet of wall area on two elevations as well as existing signage. The applicant requests a Certificate of Appropriateness to accommodate new retail storefronts and to add an office canopy and wall sconces to the South Washington Street entrance on the west elevation of **628 King Street**.

Permit to Demolish/Capsulate

Approximately 744 square feet of masonry will be removed from the west elevation and 427 square feet from the north elevation in order to create nine new second floor window openings: three large openings for seven windows on the north elevation and six large openings for twelve windows on the west elevation. The applicant also proposes removing the existing first-floor storefront windows and entrance on the north elevation and removing signage from both elevations.

Certificate of Appropriateness

The applicant proposes adding seven aluminum windows to the second floor of the north elevation along King Street and twelve aluminum windows to the second floor of the west elevation along South Washington Street. New storefront windows will also be added to the first-floor north elevation, and a stone sill matching that of the easternmost storefront window will be added below the adjacent two storefronts to the west. A new door canopy and wall sconces will enhance the entrance on the South Washington Street elevation.

Site context

The building sits at the southeast corner of King and Washington streets and is therefore in one of the most prominent locations in Alexandria. Both elevations are fully visible to the public.

II. HISTORY

The original nineteenth century building here burned well after a 1921 photo was taken of the site (Figure 1). This site and the adjacent property at 622 – 626 King, which also burned, were later combined and rebuilt for retail uses as a Lerner's store.¹ On February 17, 1949, the Board of Architectural Review "reluctantly" approved the demolition of the original nineteenth-century building, which had served as the headquarters of the Restored Government of Virginia in 1861. The building was in poor condition and was operating as a restaurant when the BAR approved the demolition. One BAR member referred to the proposed design for the new store as "simple and dignified," after two previous submissions had been turned down.² Lerner Shops was issued Permit #4543 on 6/30/1949 to build this Colonial Revival style building at the southeast corner of Washington and King Streets. Sanborn Fire Insurance Maps and historic aerial photos indicate that the footprint and composition of the building have not changed since its 1949 construction.

¹ Bertsch, Amy, "Revisiting Another Civil War Era Hospital," Out of the Attic, *Alexandria Times*, April 27, 2017.

² "Alexandria Reluctantly Agrees To Razing of Civil War Building, *The Evening Star*, Washington, D.C., February 18, 1949.



Figure 1: King and Washington, 1921, photo Office of Historic Alexandria; 628 King on far right.

Previous BAR Approvals

| | | |
|---------------|-----------|--|
| BAR2018-00018 | 1/16/2018 | administrative approval for new roof |
| BAR2004-00133 | 7/21/2004 | approval of signs, awnings, lighting, a new aluminum storefront system, new granite sill and pilaster base along both elevations |
| BAR92 – 204 | N.d. | approval of signs, awnings |
| BAR85 – 250 | N.d. | approval of signs, lights, awnings |

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 specific portions of the building proposed for demolition/capsulation, not the overall building. 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 select portions of the building proposed for demolition are not themselves of unusual or uncommon design.

The applicant proposes demolishing 1171 square feet of the north and west elevations of the building. In so doing, the applicant intends to replace much of the first-floor storefront and add windows to the second floor. Staff supports the proposed demolition, as the proposed changes will improve the appearance of the building, which currently appears imbalanced and bulky due to the lack of fenestration on the second floor (Figures 2 & 3). The character-defining features of the building will be retained, and the overall proportions will be improved. The existing first-floor storefront windows were installed in 2004 and are therefore neither historic nor original. The windows and wall surfaces to be demolished are not of old and unusual or uncommon design, and they could be reproduced easily. Staff therefore recommends approval of the Permit to Demolish.

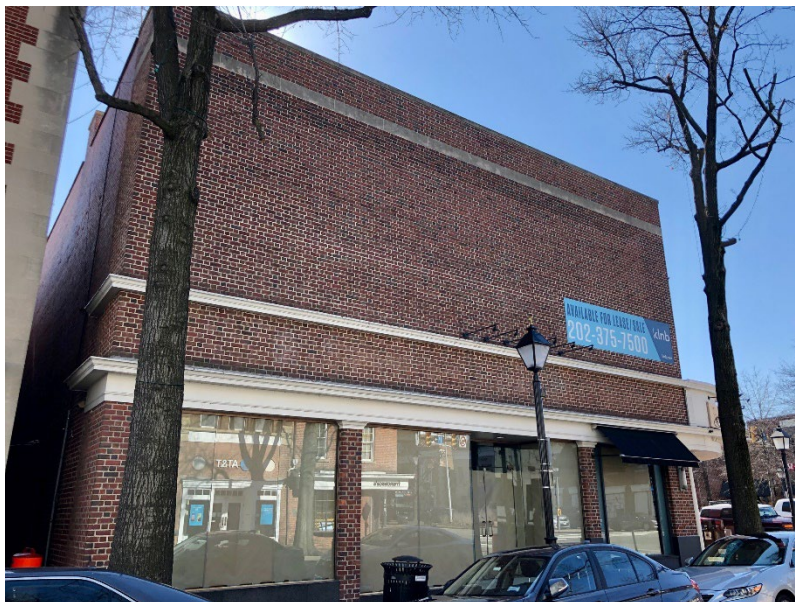


Figure 2: 628 King north elevation (King St)



Figure 3: 628 King west elevation (S. Washington St.)

Certificate of Appropriateness

Pursuant to Section 10-105 (A) (3) (a), additional standards “shall apply to the construction of new buildings and structures and to the construction of additions to buildings or structures on lots fronting both sides of Washington Street.” As the proposed project is limited to alterations, these standards are not relevant.

First floor storefront windows and entrances:

The *Design Guidelines* state that “New and replacement windows should be appropriate to the historic period of the architectural style of the building.” This 1949 building was originally constructed as a retail establishment. Storefront windows, which are seen throughout the commercial district on King and Washington streets regardless of each building’s construction date, are entirely appropriate here. The proposed aluminum storefront system will replace two thirds of the existing storefront system on the north elevation, which was installed per the 2004 BAR approval. The proposal is balanced, well-designed, and uses appropriate materials, including a stone base that will match the existing base under the easternmost storefront on the north elevation. The applicant proposes using the Kawneer Trifab storefront system with a color and muntin pattern to match the existing. Following BAR policies, all glass must be clear and non-reflective and comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*. Staff supports the design of the new storefront and will work with the applicant to determine the appropriate matching stone for the base.

Second floor windows:

The applicant proposes a series of six-over-six aluminum windows on the second floor, which are appropriate to the Colonial Revival style of the building. As this is a later building, aluminum complies with *BAR Policies for Administrative Approval*. By grouping the windows together, the

applicant ensures that the second story will have sufficient light, while also maintaining a period look and a balance between the first and second floors. The windows on the upper level will be Kawneer Trifab SDLs with clear, non-reflective and low-E glazing, which complies with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*. The windows will be aligned with the storefront windows on the first level, creating a balance and symmetry that is currently missing from the building. The calcium silicate lintels will match the existing stone trim. Calcium silicate bricks are often referred to as sand lime bricks because they are made of sand and lime. This is therefore an appropriate material for the second-story window lintels.

Entry to 102 South Washington:

Staff finds the proposed lighting appropriate to this entry on South Washington Street. It is subtle, not overly large, does not obscure any architectural details, and the design works well with the building. These characteristics fulfill numerous *Design Guidelines*, including the recommendation that exterior lighting fixtures "...should be sympathetic to the style of the building and not detract from the architectural character." The *Design Guidelines* state that "Awnings should not overwhelm or obscure the architecture and decorative features of historic buildings." The proposed door canopy blends in well with this later building's architecture and will be black to match the storefront. See Figure 4. The *Design Guidelines* indicate a preference for canvas shed awnings that can be retracted, but staff finds the proposed canopy preferable and more appropriate than canvas. In addition to being more durable and less likely to degrade over time, the proposed canopy will look more tasteful than a canvas shed awning. Canopy materials have improved significantly since the *Design Guidelines* were written nearly 30 years ago in 1993. Staff recommends approval of the lighting and the door canopy, with the condition that the canopy be anchored through mortar joints, not brick.



Figure 4: Proposed door canopy on west elevation

With the conditions that the storefront window glazing meet the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*, the applicant work with staff for the stone base color, and the canopy be installed through mortar joints, staff recommends approval of the project.

STAFF

Susan Hellman, 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

F-1 The proposed new canopy encroaches 3 feet into the right-of-way and is 11 feet in height, therefore, it complies with City Code 5-2-29.

F-2 The proposed new windows, new wall openings to accommodate new windows, and wall sconces comply with zoning.

Code Administration

C-1 A building permit and plan review are required prior to the start of construction.

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 a 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)

F-2 It appears that the canopy encroachment complies with City Code 5-2-29(d). (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 or comply with City Code 5-2-29 for allowable projections. (T&ES)
- C-8 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
Attn: Development Services
301 King Street, Room 4130
Alexandria, VA 22314

Alexandria Archaeology

- F-1 No archaeological oversight necessary for this undertaking.

V. ATTACHMENTS

- 1 – Application Materials*
- 2 – Supplemental Materials*
- 3 – Canopy rendering*

ADDRESS OF PROJECT: 628 King St, Alexandria VADISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: Parcel 9 - Lot 27 ZONING: KR/CDAPPLICATION 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: Jeff WhitmanAddress: 7735 Old Georgetown RoadCity: Bethesda State: MD Zip: 20814Phone: 240-333-2067 E-mail: jwhitman@gtmarchitects.comAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____Name: Jeff Whitman Phone: 240-333-2067E-mail: jwhitman@gtmarchitects.com**Legal Property Owner:**Name: Jemal's Gap Corner King L.L.C.Address: 655 NEW YORK AVE, NWCity: WASHINGTON D.C. State: N/A Zip: 20001Phone: 202-638-6300 E-mail: dmccarthy@douglasdev.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.*
- | | | | |
|---|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input checked="" type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input checked="" type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input checked="" type="checkbox"/> other <u>canopy</u> | | | |
- ☐ ADDITION
☐ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

Scope includes creating nine new 2nd floor openings for storefront windows, a new office lobby canopy and wall scones on both sides of office lobby entrance.

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.*

- 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. All plans must be folded and collated into 3 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.*

- ☐ ^{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: 69' - 3" Secondary front (if corner lot): 80' - 11"
- ☒ ☐ Square feet of existing signs to remain: 0 SF (Future tenant will provide signage)
- ☒ ☐ 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 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 3 sets of 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: Jeff Whitman, Principal, GTM Architects

Date: February 10, 2022

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 three 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. Jeff Whitman GTM Architects | 7735 Old Georgetown Rd, #700 Bethesda, MD 20814 | 0% |
| 2. | | |
| 3. | | |

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 628 King Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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. Jemal's Gap Corner King L.L.C. | 655 New York Ave, NW, Suite 830 Washington, DC 20001 | 100% |
| 2. | | |
| 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. N/A | N/A | N/A |
| 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.

February 10, 2022 Jeff Whitman, GTM Architects

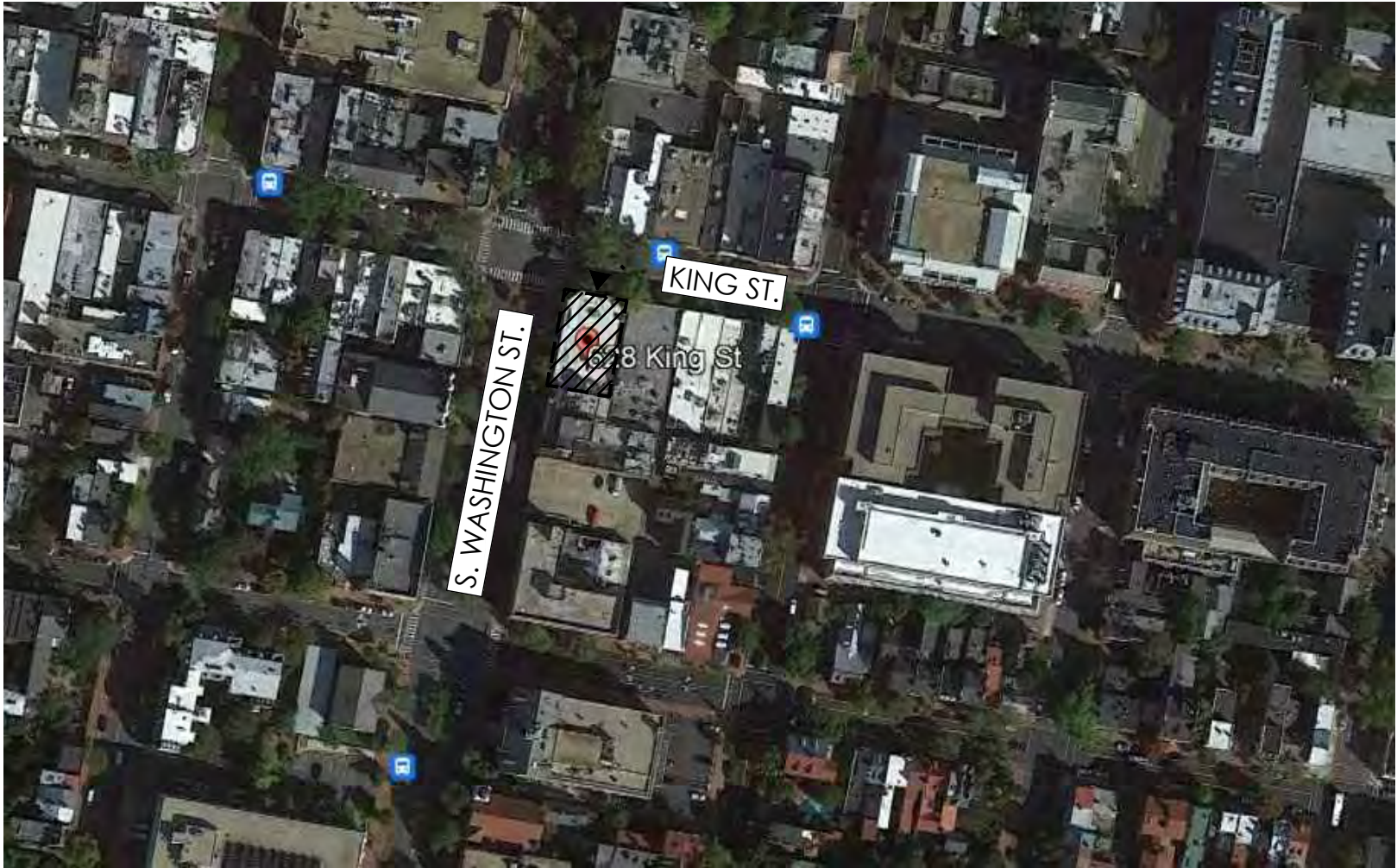
Date

Printed Name



Signature

HISTORIC PRESERVATION
2ND FLOOR WINDOW / CANOPY
628 KING STREET, ALEXANDRIA, VA
SUBMITTAL 01
3/1/22



DRAWING INDEX

| | |
|----|---|
| 01 | COVER SHEET |
| 02 | EXISTING CONDITION PHOTOS |
| 03 | EXISTING CONDITION PHOTOS |
| 04 | EXISTING DEMOLITION/PROPOSED GROUND FLOOR PLANS |
| 05 | EXISTING & PROPOSED NORTH ELEVATIONS |
| 06 | EXISTING & PROPOSED WEST ELEVATIONS |
| 07 | CANOPY PLAN AND SECTION DETAIL |

ZONING INFORMATION

ADDRESS: 628 KING ST, ALEXANDRIA, VA.
ZONING: KR/CD
LOT SIZE: 6,718 SF
MAP-BLOCK-LOT #: 074.02-09-27
STUDY GROUP: 0892
HISTORIC BOUNDARY: YES (OLD & HISTORIC ALEXANDRIA)

ZONING INFORMATION

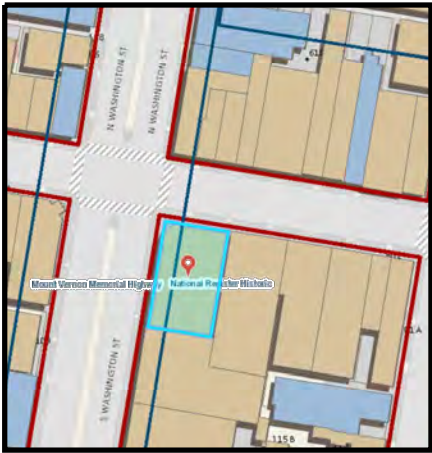
YEAR BUILT: 1900
BUILDING TYPE: RETAIL STORE
GROSS BUILDING AREA: 13,000 SF

SCOPE OF WORK

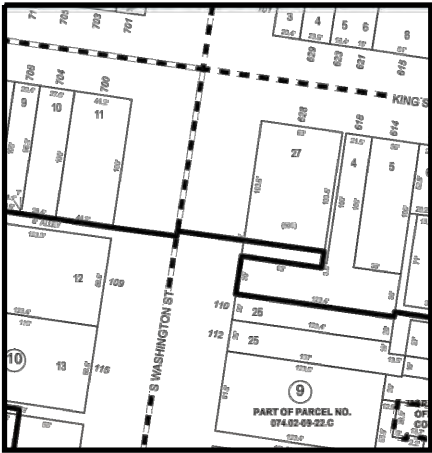
SCOPE INCLUDES DEMOLITION OF EXISTING STOREFRONT/DOOR
& REPLACE WITH NEW STOREFRONT AND NEW WINDOW AND SILL BASE.
STOREFRONT MUNTIN PATTERN, FINISH TO MATCH EXISTING. STONE BASE
TO MATCH ADJACENT BASE. CREATE NINE (9) NEW 2ND FLOOR OPENINGS
FOR STOREFRONT WINDOWS, A NEW OFFICE LOBBY CANOPY AND WALL
SCONCES ON BOTH SIDES OF OFFICE LOBBY ENTRANCE.

OWNER:
DOUGLAS DEVELOPMENT, LLC
655 NEW YORK AVE, NW
SUITE 830
WASHINGTON, D.C. 20001
PH: (202) 638-6300
CONTACT: DAN MCCARTHY

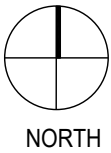
ARCHITECT:
GTM ARCHITECTS, INC.
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
PH: (240) 333-2000
CONTACT: JEFF WHITMAN



HISTORIC MAP



TAX MAP





EXISTING KING STREET FACADES (NORTH)



CORNER EXISTING FACADES
(KING STREET AND S WASHINGTON ST)



EXISTING KING STREET FACADES (NORTH)



EXISTING N. WASHINGTON ST. FACADE (WEST)



HISTORIC PRESERVATION - SUBMITTAL 01

628 KING ST., ALEXANDRIA, VA - 3/1/22

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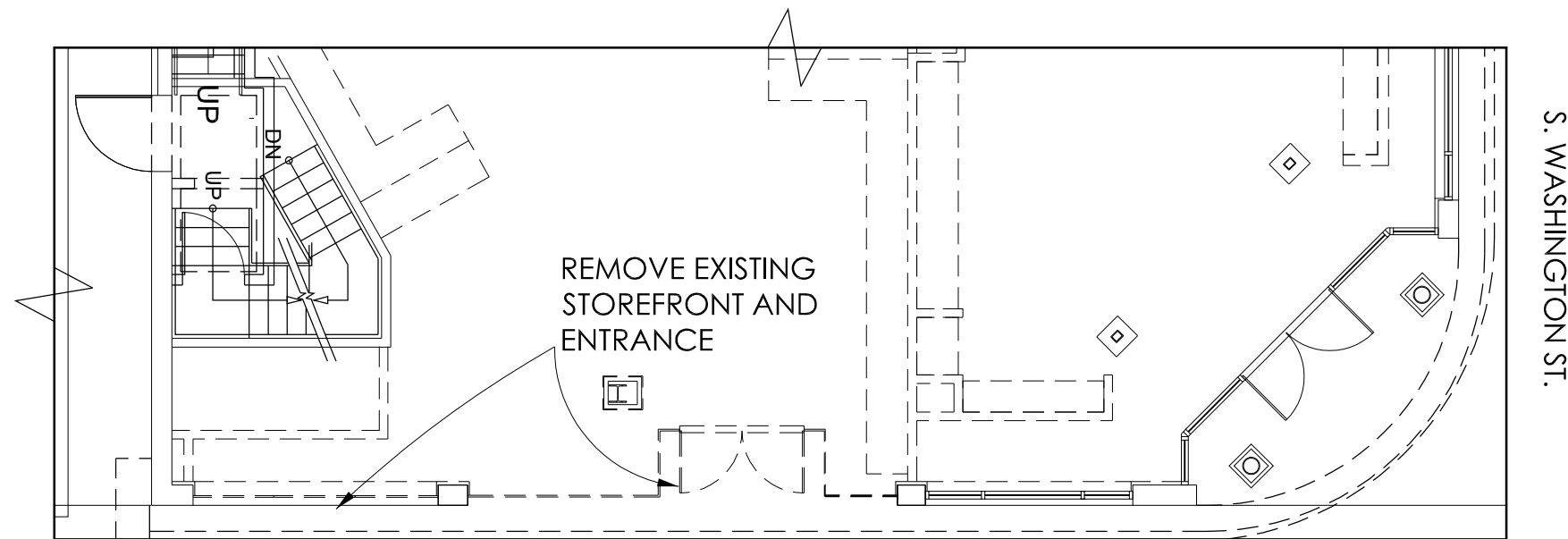
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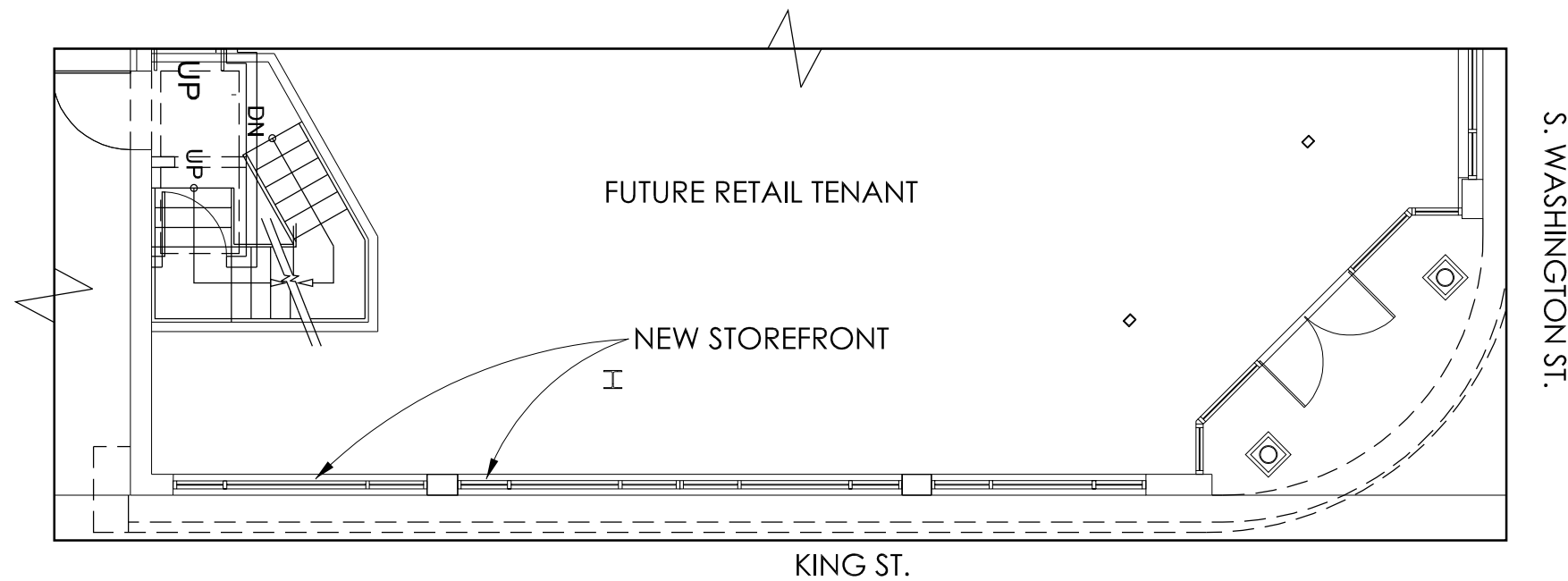
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1

EXISTING / DEMOLITION GROUND FLOOR PLAN (KING ST.)

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

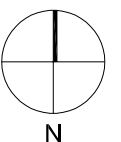


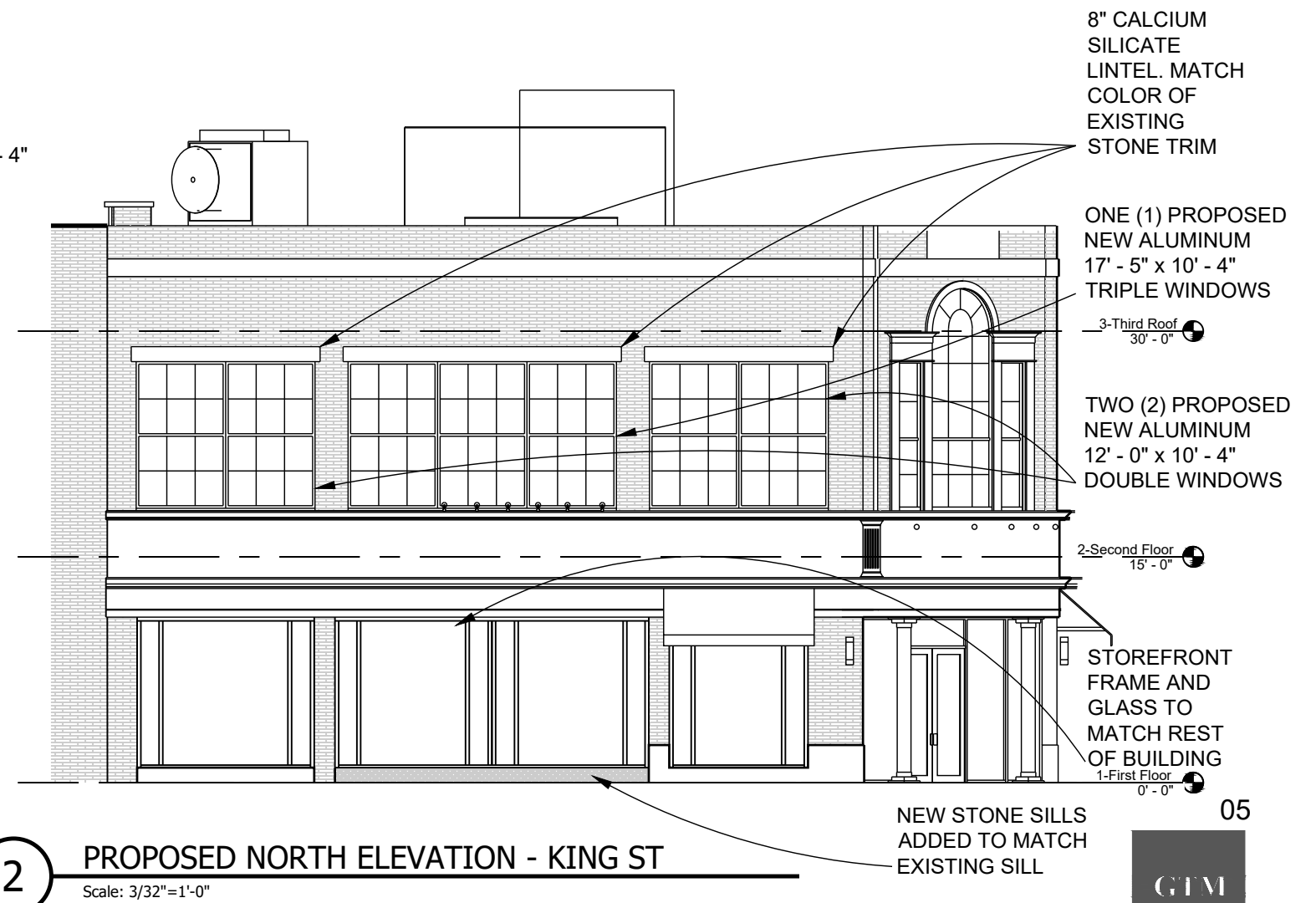
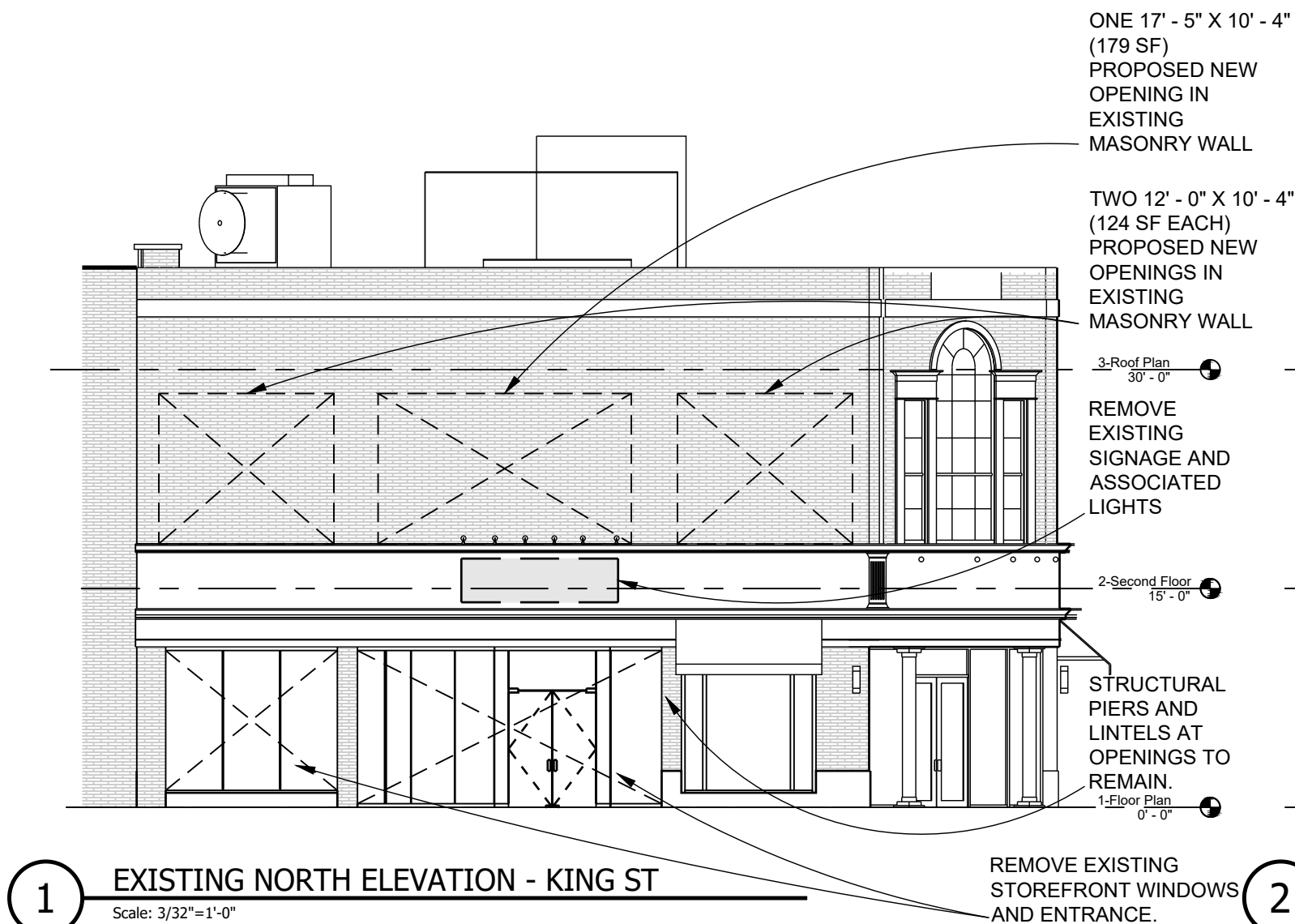
2

PROPOSED PARTIAL GROUND FLOOR PLAN (KING ST.)

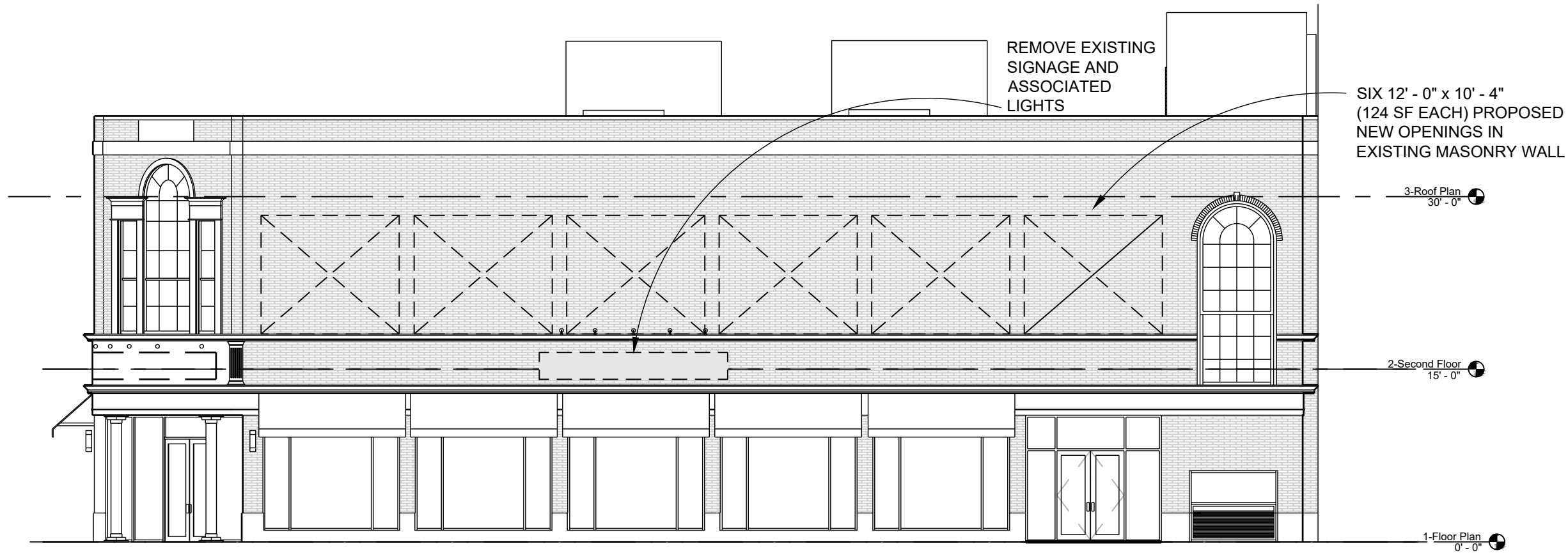
Scale: 1/8" = 1'-0"

HISTORIC PRESERVATION - SUBMITTAL 01





HISTORIC PRESERVATION - SUBMITTAL 01



1

EXISTING WEST ELEVATION - S. WASHINGTON ST

Scale: 3/32"=1'-0"

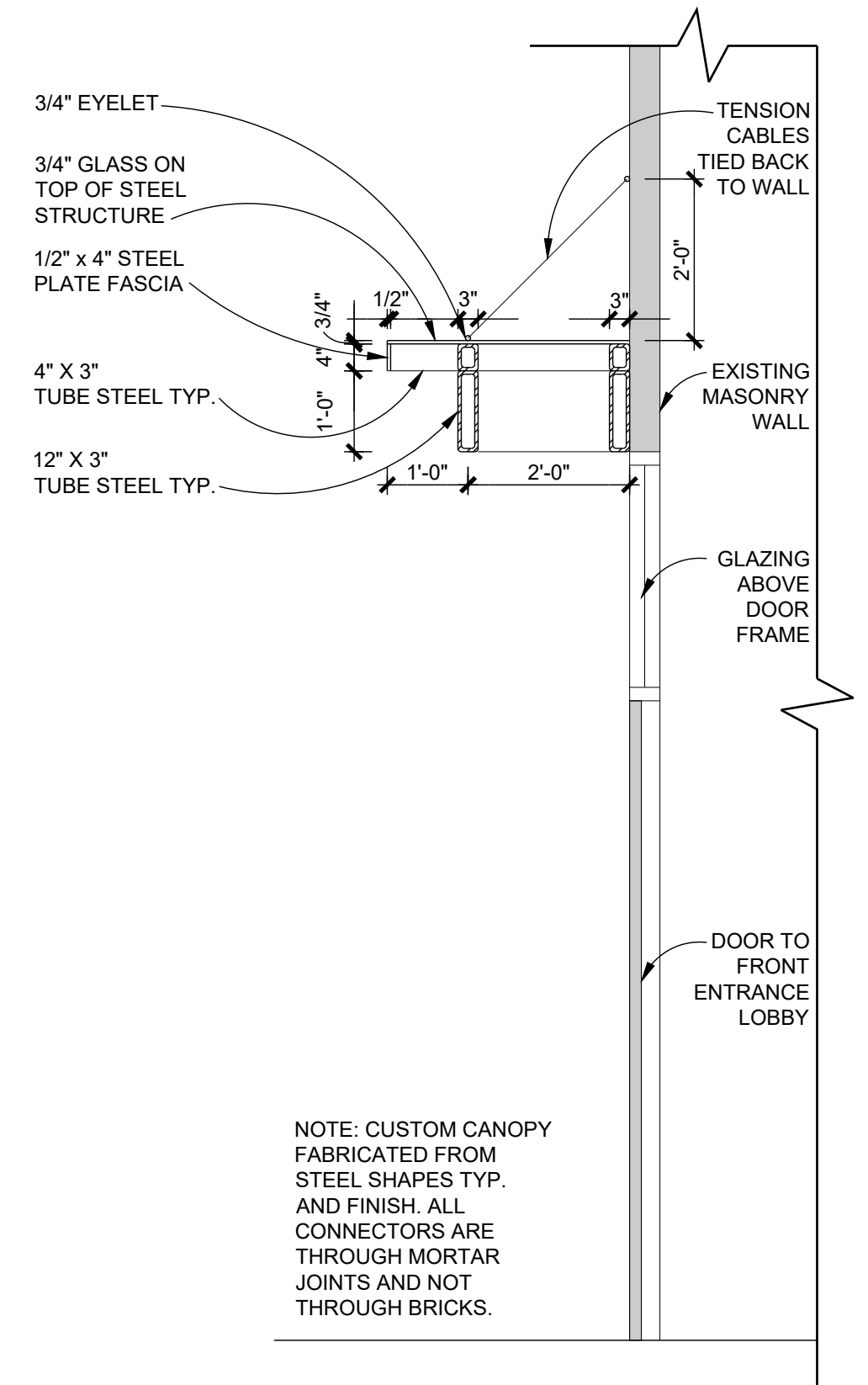
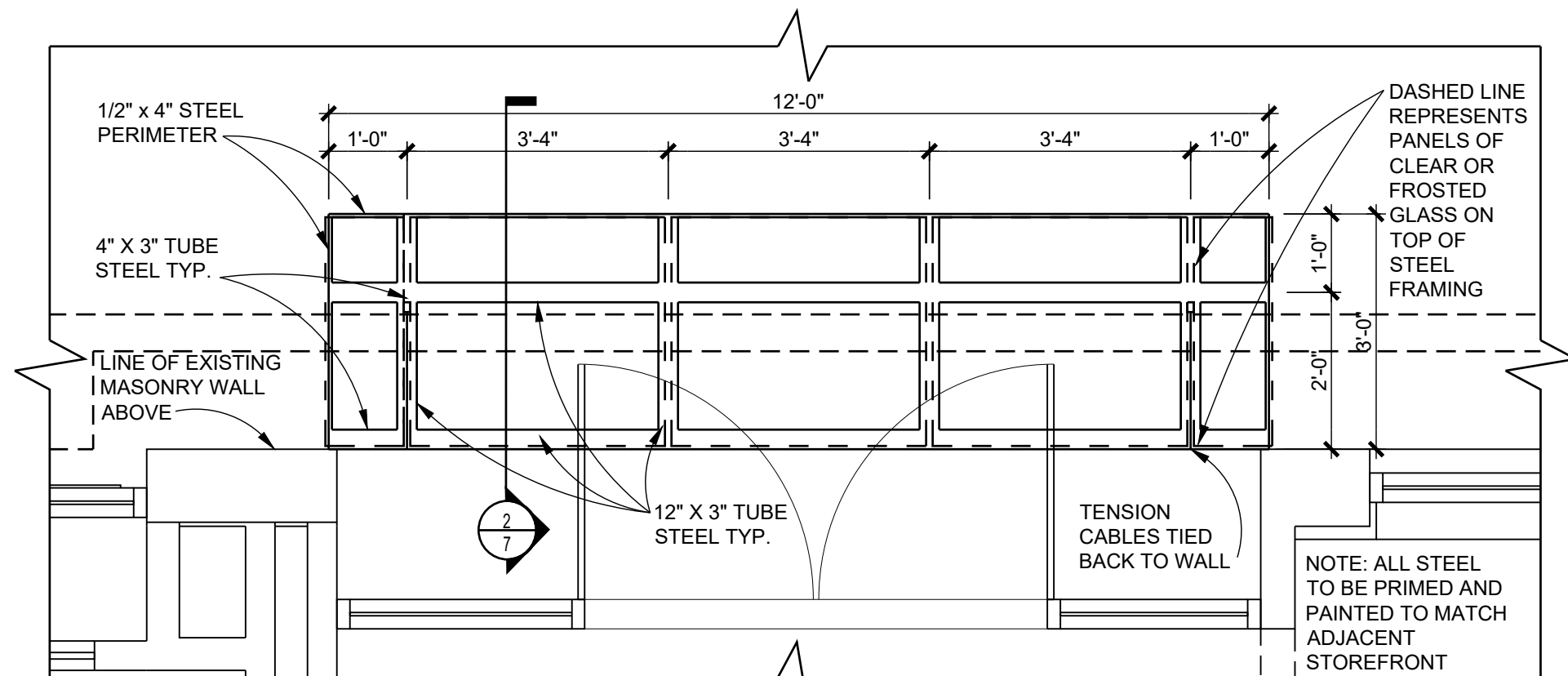


2

PROPOSED WEST ELEVATION - S. WASHINGTON ST

Scale: 3/32"=1'-0"

HISTORIC PRESERVATION - SUBMITTAL 01



1 PROPOSED PLAN OF CANOPY - S. WASHINGTON ST

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



CALCIUM SILICATE LINTEL



LIGHT FIXTURE PRECEDENT
MANUFACTURER: TECH LIGHTING
ASPEN 15" TALL
LED OUTDOOR WALL SCONCE
MODEL: 700OWASP93015DHUNVS
CHARCOAL FINISH
LENGTH: 5"
WIDTH: 3.5"
HEIGHT: 36"



YKK AP - 2" X 4.5" THERMAL STOREFRONT SYSTEM (SIMULATED DIVIDED LIGHTS WITH NO SPACER BAR) WITH SURFACE APPLIED GRIDS ON UPPER FLOOR STOREFRONT ONLY. GROUND FLOOR WINDOWS WILL MATCH EXISTING WINDOWS ON GROUND FLOOR.



YKK AP:
YES 45 TU - CENTER SET THERMALLY BROKEN COMMERCIAL STOREFRONT SYSTEM

CONSTRUCTION USE: NEW / RETROFIT
SIGHTLINE: 2"
MULLION DEPTH: 4-1/2"
FRAMING INSTALLATION METHOD: SCREW SPLINE / SHEAR BLOCK
GLASS TYPE: INSULATING
THERMAL METHOD: POUR & DEBRIDGE

GLAZING SPECIFICATIONS:
CLEAR, NON-REFLECTIVE, LOW-E PER CITY OF ALEXANDRIA REQUIREMENTS.
MATCH CONDITIONS OF EXISTING WINDOWS AND COMPLY WITH ENERGY CODE.

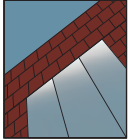
NOTE: CUSTOM CANOPY FABRICATED FROM STEEL SHAPES TYP. AND FINISH. ALL CONNECTORS ARE THROUGH MORTAR JOINTS AND NOT THROUGH BRICKS.

2 PROPOSED CANOPY SECTION DETAIL

Scale: 1"=1'-0"

YES 45 TU

Thermally Broken, Center Set Storefront System



STOREFRONT SYSTEM

Product Description

The YES 45 TU is a thermally broken, center set, flush glazed storefront system for insulating glass. The system is thermally broken by means of a poured and debridged pocket that employs a patented process, ThermoBond Plus®, to greatly improve adhesion of the polyurethane to the extruded aluminum. Combining science and technology, ThermoBond Plus® resolves the problem of adhesion and the resulting dry shrinkage associated with typical poured and debridged systems.

Product Options & Features

- Excellent thermal performance utilizing standard 1" insulating glass
- Patented ThermoBond Plus® thermal break
- High Performance Sill Flashing
 - ◆ No Blind Seals
 - ◆ Tall back leg for enhanced water resistance
 - ◆ Patented 3-point attachment of end dam
- Assembled with either our Screw Spline or Shear Block Technology
- Integrates with our Model 20D/35D/50D Doors

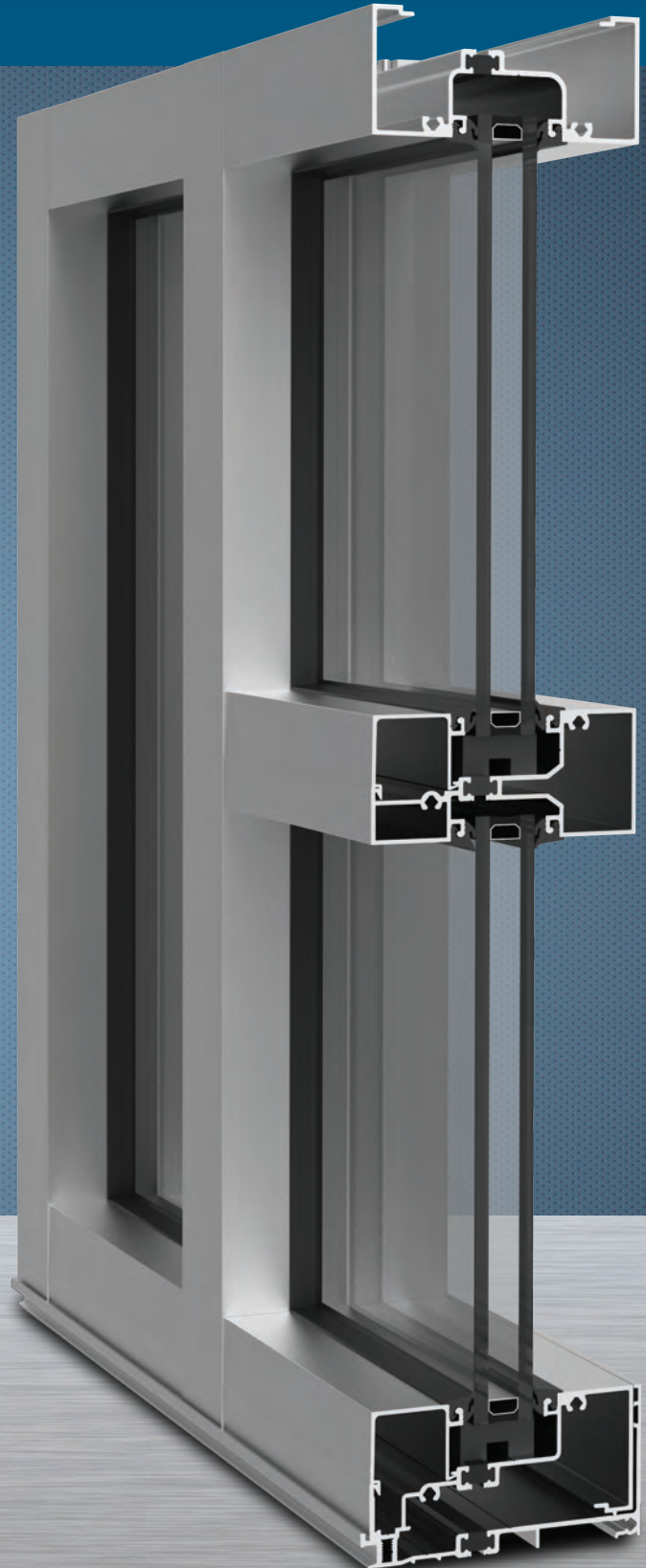
U-Factor Values as low as 0.32*

CRF Minimum 57_{frame} & 62_{glass}

*Based on AAMA 507. Lower values may be achieved through further simulation.



Quality
inspires®



SYSTEM SPECIFICATIONS

| System Sightline | Base Depth | Glazing & Config | Glass | Air Infiltration | Water Infiltration | Acoustical Performance |
|----------------------|------------|--------------------------------|---|---|-------------------------|-----------------------------|
| 2" | 4-1/2" | Inside or Outside & Center Set | 1" IGU with Low-E (C.O.G. U-factor: 0.29) | 0.06 CFM/FT ² (1.10 m ³ /h-m ²) @ 6.24 PSF (299 Pa) | Static: 12 PSF (575 Pa) | Std STC: 31 Std OITC: 26 |
| Testing Standards | | | | ASTM E 283 | ASTM E 331 & AAMA 501 | Lam STC: 35 Lam OITC: 29 |
| Installation Options | | | | Screw Spline or Shear Block with Monolithic or Insulating Glass | | |
| Available Finishes | | | | Factory Anodized (AAMA 612) and Organic Paints (AAMA 2604 & AAMA 2605) | | |

| Thermal Performance | | | | | | |
|-------------------------|----------|------|------|------|------|------|
| 1" IGU | | | | | | |
| C.O.G U-Factor | 0.30 | 0.28 | 0.26 | 0.24 | 0.22 | 0.20 |
| 2" x 4-1/2" | 0.43 | 0.42 | 0.40 | 0.39 | 0.37 | 0.35 |
| 1" IGU | | | | | | |
| C.O.G U-Factor | 0.30 | 0.28 | 0.26 | 0.24 | 0.22 | 0.20 |
| 2" x 4-1/2" (XT Filler) | 0.40 | 0.38 | 0.36 | 0.35 | 0.33 | 0.32 |
| Testing Standards | AAMA 507 | | | | | |

| CRF | |
|------------|------------|
| Frame | Glass |
| 57 | 62 |
| CRF | |
| Frame | Glass |
| Not Tested | Not Tested |
| AAMA 1503 | |

SILL FLASHING

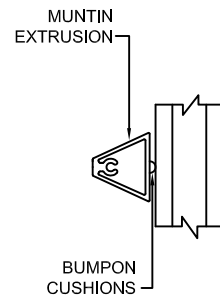
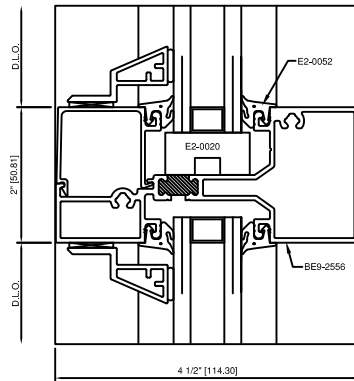
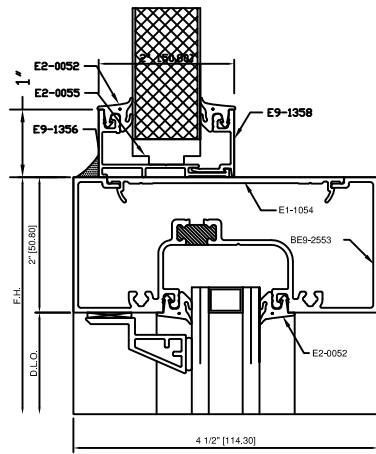
- No Secondary penetration of sill and flashing.
- 2" back leg on sill flashing – enhanced water resistance in the field and in field water testing.
- Three point attachment of end dam, with two patented screw splines.
- No sill anchoring required if end reaction is less than 500 lbs.
- Sill flashing and end dams can be assembled and sealed in the shop. Much more secure during transport to job site.
- New silicone sill flashing splice sleeve seals more reliably and with less "bump".



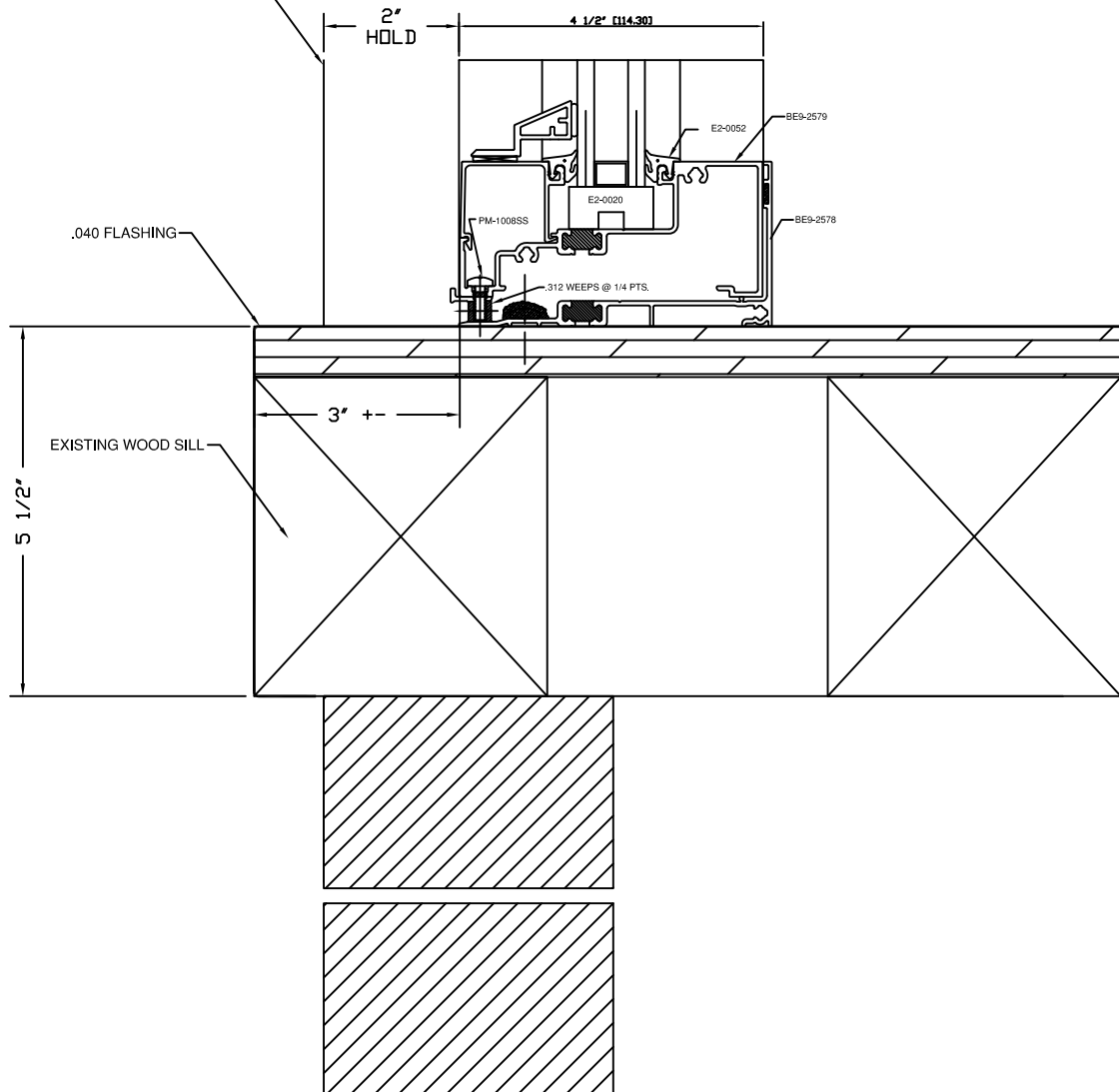
THERMALLY BROKEN

ThermaBond Plus® process is a pour and debridged process that greatly improves the adhesion of the polyurethane material to the aluminum extrusion. Combining science and technology, ThermaBond Plus® process resolves the problem of adhesion and the resulting dry shrinkage associated with typical poured and debridged systems.

Additional information including CAD details, CSI specifications, Test Reports and Installation instructions are available online at:
www.ykkap.com/commercial/product/storefronts/yes-45-tu-center-set/



FACE OF EXISTING BRICK AT JAMBS





628 KING STREET

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