

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 as submitted.

BOARD ACTION: Partially Approved, Partially Deferred

On a motion by Ms. Irwin, and seconded by Ms. Ossman, the Board of Architectural Review voted to partially approve, and partially defer BAR #2022-00064 and BAR #2022-00065, as submitted. The motion carried on a vote of 5-0. Mr. Sprinkle recused himself.

CONDITIONS OF APPROVAL

Applicant will return to the BAR with a restudy of the rhythm and size of the proposed second floor windows.

REASON

The Board felt that the proposed windows were too large and out of scale for the building.

SPEAKERS

Jeff Whitman of GTM Architects gave a brief introduction to the project and was available to answer questions.

DISCUSSION

Ms. Irwin felt that the monolithic nature of the second-story brick was a character-defining feature and removing that large an amount of brick would cause the building to lose its character. She supported the first-floor renovations.

Mr. Spencer agreed with Ms. Irwin and noted that he would prefer more rhythm to the pattern, with the upper windows aligned with those on the first floor.

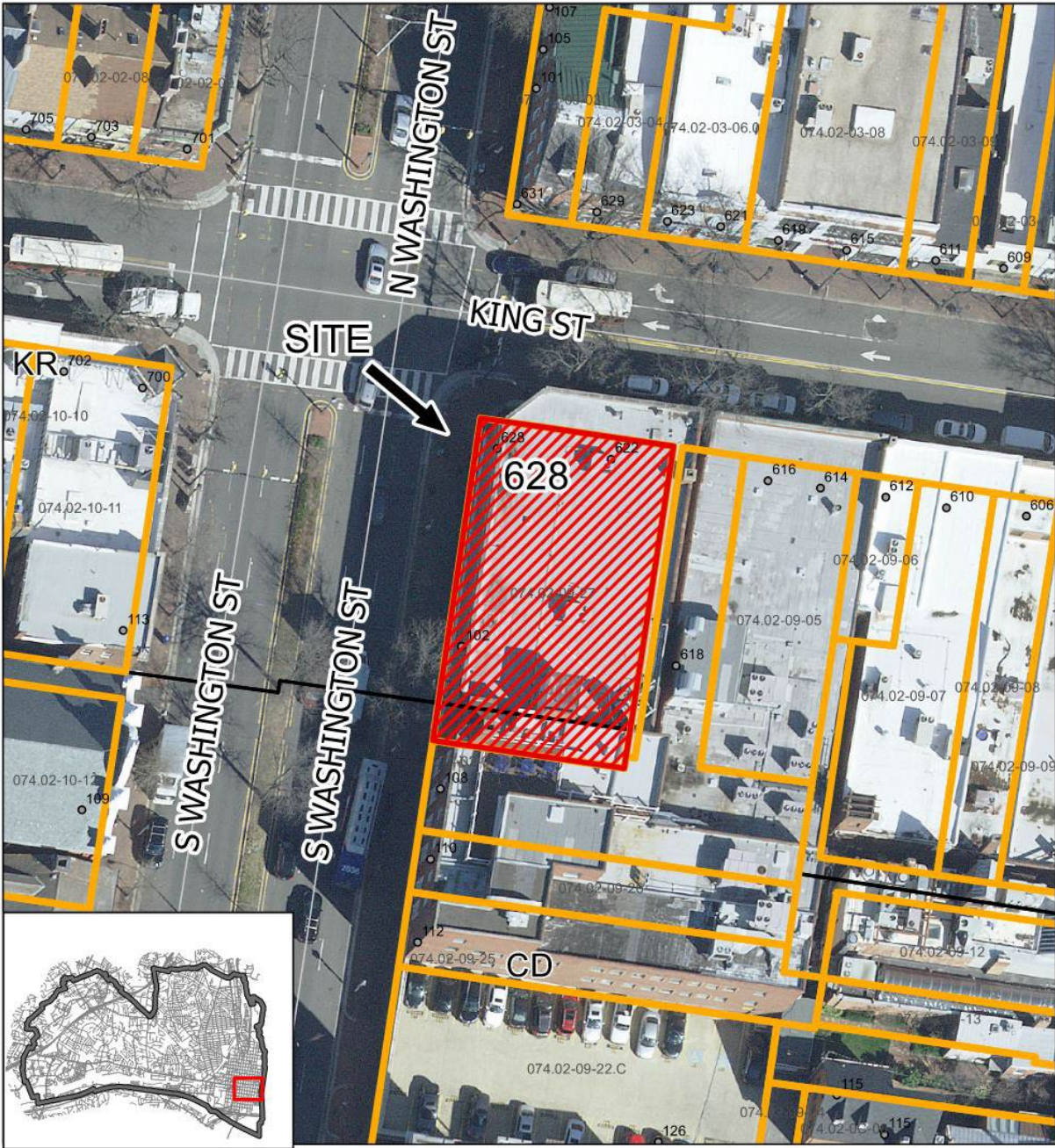
Mr. Adams agreed, noting that the scale of the windows was too large for the Colonial Revival style.


Ms. Roberts liked the proposed windows, as she felt that the lack of second-story windows made the building look unfinished. She asked the architects to explain their position, then suggested that the applicant request a deferral.

Dr. Ossman liked the addition of the second-story windows, but understood the architects' points of view. She supported studying an alternative fenestration pattern for the second floor.


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.

UPDATE

At the March 16, 2022 hearing, the BAR approved proposed changes to the first floor of the building and asked the applicant to return with a redesign of proposed windows on the second story.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) to remove 921 square feet of wall area on two elevations. The applicant requests a Certificate of Appropriateness to add windows to the second story of both elevations of **628 King Street**.

Permit to Demolish/Capsulate

Approximately 552 square feet of masonry will be removed from the west elevation and 369 square feet from the north elevation in order to create nine new second floor window openings: three openings for eight windows on the north elevation and six openings for twelve windows on the west elevation.

Certificate of Appropriateness

The applicant proposes adding eight 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.

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. 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.

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 921 feet of the north and west elevations of the building in order to add windows to the second floor. Based on Board recommendations at the March 16 hearing, the applicant has decreased the total square footage of masonry to be removed by 250 square feet, from 1171 to the proposed 921. 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 second floor fenestration (Figures 1 & 2). The character-defining features of the building will be retained, and the overall proportions will be improved. The 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 1: 628 King north elevation



Figure 2: 628 King west elevation (N. 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.

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*. 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*.

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 will be aligned with the storefront windows on the first level, creating a balance and symmetry that is currently missing from the building. As recommended by the Board, the applicant has changed the window configuration to reduce the amount of masonry to be demolished. See Figures 3 & 4 for the current and prior submissions for the north elevation and Figures 5 & 6 for the current and prior submissions for the west elevation. As seen in Figures 3 – 6, the applicant has retained the balance, symmetry, and historical appropriateness of the prior submission, while effectively reducing the amount of masonry to be removed.

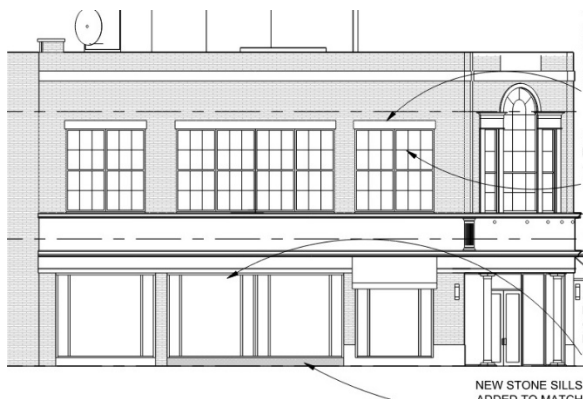


Figure 3: North elevation current submission

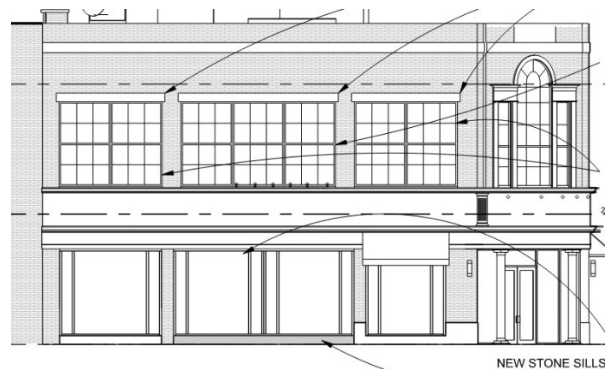


Figure 4: North elevation prior submission



Figure 5: West elevation current submission



Figure 6: West elevation prior submission

Staff recommends approval of the project, as submitted.

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 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

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.*
 ☐ awning ☐ fence, gate or garden wall ☐ HVAC equipment ☐ shutters
 ☐ doors ☐ windows ☐ siding ☐ shed
 ☐ lighting ☐ pergola/trellis ☐ painting unpainted masonry
 ☒ other Commercial storefront
☐ ADDITION
☐ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

Create nine new 2nd floor openings for storefront windows.

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 ArchitectsDate: March 24, 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.

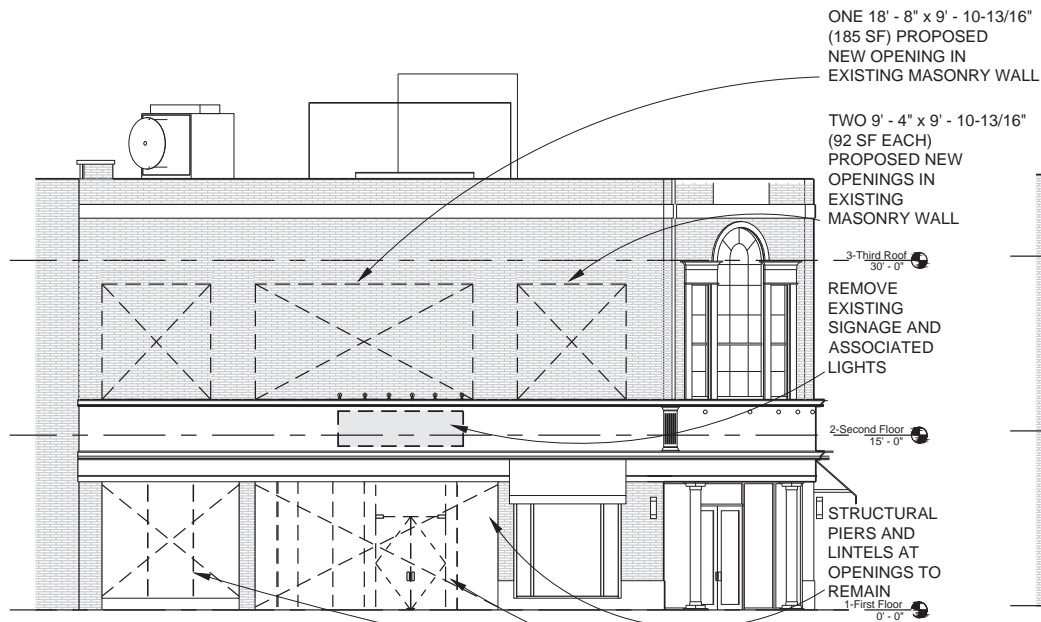
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. N/A	N/A	N/A
2.		
3.		

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.

March 24, 2022 Jeff Whitman, GTM Architects
Date Printed Name


Signature



1 EXISTING NORTH ELEVATION - KING ST
Scale: 3/32"=1'-0"



2 PROPOSED NORTH ELEVATION - KING ST
Scale: 3/32"=1'-0"

HISTORIC PRESERVATION - SUBMITTAL 01

628 KING ST., ALEXANDRIA, VA - 3/24/22

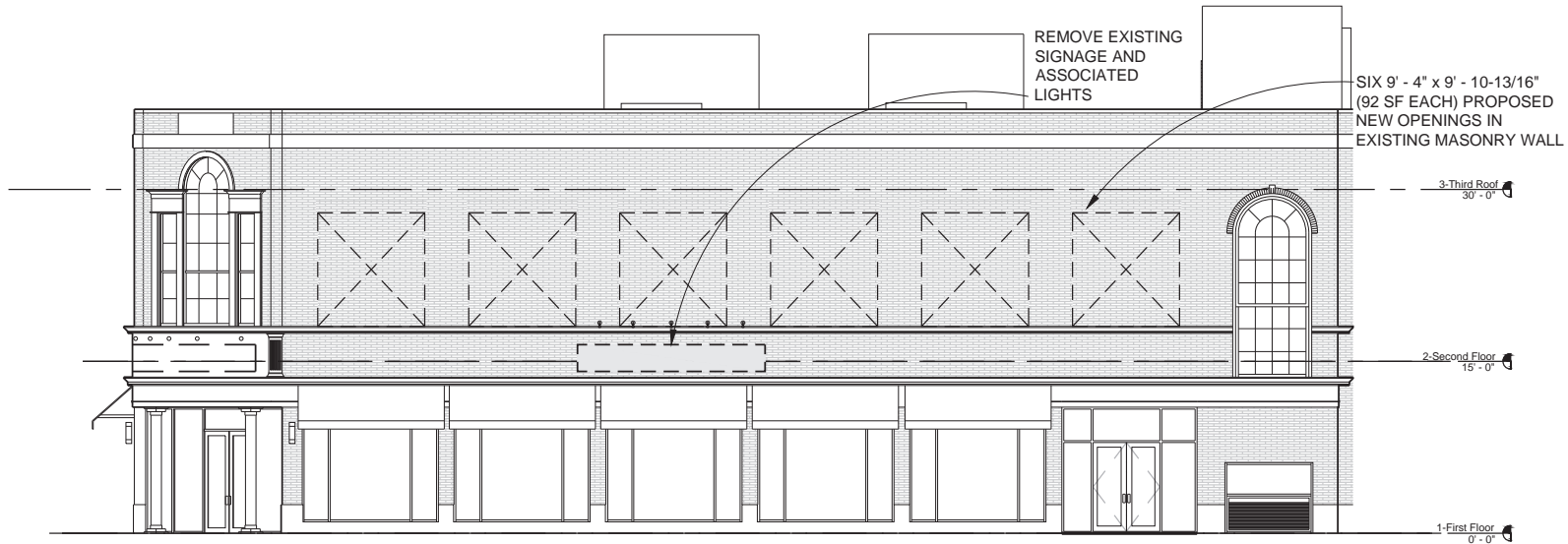
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7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

GTM ARCHITECTS

05

GTM



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

628 KING ST., ALEXANDRIA, VA - 3/24/22

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