

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

APPLICANT: Jemal's 515 King LLC

LOCATION: Old and Historic Alexandria District
515 King Street

ZONE: KR/King Street Retail Zone

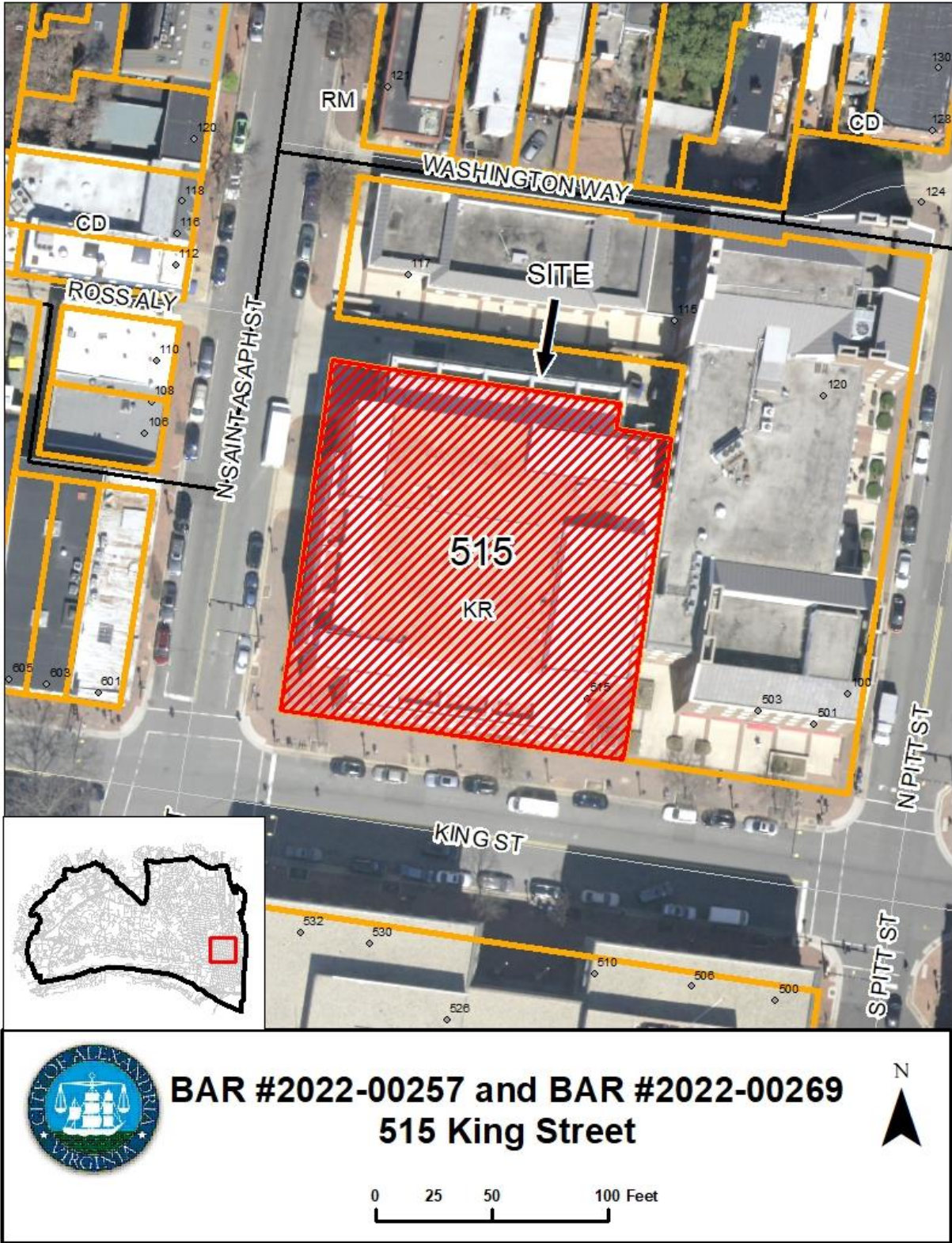
STAFF RECOMMENDATION

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

1. For the proposed paint/stain, the applicant shall utilize Option 2, using stain instead of paint and only staining the proposed gray portions (corner elements and precast concrete).
2. Install the door canopy at the King Street entrance in the mortar joints, as noted in the application materials.
3. The applicant shall return to the BAR at a later date with a separate application for the "515" sculpture/sign.

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.



Note: Staff coupled the applications for a Permit to Demolish (BAR #2022-00269) and Certificate of Appropriateness (BAR #2022-00257) 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 to enclose a portion of the existing first-floor colonnade; paint or stain brick; add windows, a door canopy, and an ADA ramp, at 515 King Street.

Permit to Demolish/Capsulate

- Demolish approximately 642 square feet of masonry to add windows; see Figures 1 & 2.
- Encapsulate approximately 553 square feet of space to expand/enclose area under the first-floor colonnade and add an ADA ramp; see Figures 3 & 4
- Remove a portion of the roof over the 5th floor roof deck; see Figure 1

Certificate of Appropriateness

Alterations

- Add windows in four areas
- Expand ground floor storefront, enclose part of the colonnade and add an ADA ramp
- Paint or stain exterior masonry
- Add a new canopy to King Street main entrance
- Add railing to colonnade area along King Street as part of ADA access
- Add an address sculpture to planter box on King Street

Site context

The building sits at the northeast corner of the intersection of King and North Saint Asaph streets. The alley/walkway adjacent to the north elevation is public. The building is therefore in a very prominent and highly visible location.

II. HISTORY

Ethelyn Cox's *Historic Alexandria Virginia Street by Street* notes that the 300, 400, and 500 blocks of King Street were cleared for urban renewal in the 1960s. All historic buildings in these blocks were demolished. Sanborn Fire Insurance Maps show a brick bank at the northeast corner of the intersection of King and North Saint Asaph streets from 1907 through 1959. City records show that building permit #8561 was issued on February 28, **1969** to Eugene Simpson & Bro. to construct a building for the Bankers Square Association in the 500 block of King Street, the 100 block of North Pitt Street, and the 100 block of North Saint Asaph Street. The design for the building went to the BAR several times between 1962 and 1965 before securing final approval on August 11, 1965. The five-story concrete and brick commercial building was designed as a late 20th century commercial contemporary style building with the use of some traditional building materials and forms.

Previous BAR Approvals

Early approvals for this property include a 2/1/78 approval to enclose a terrace of the bank and a 9/2/81 approved addition. More recent approvals include:

- Add five new window openings at the fifth floor on the north/rear wall of the building (BAR2005-00177 and BAR2005-00178, 9/7/2005)
- Garage alterations (BAR2004-00087, 6/2/2004)
- Canopy/Awning (BAR2002-00209, 8/21/2002)
- Signage (BAR2000-00043, 4/5/2000)

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?	N/A
(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 this 1969 building proposed for demolition and encapsulation are not of unusual or uncommon design, nor is the building overall. See Figures 1 & 2 for demolition and Figures 3 & 4 for encapsulation. Note that the roofing to be removed is not visible from the street or any public right of way.



Figure 1: South elevation showing roofing to be removed, windows to be added at SE corner, and canopy to be replaced.



Figure 2: West elevation showing windows to be added on W elevation. Windows will also be added to the east elevation of the rear/north/left block, not visible in this photo.

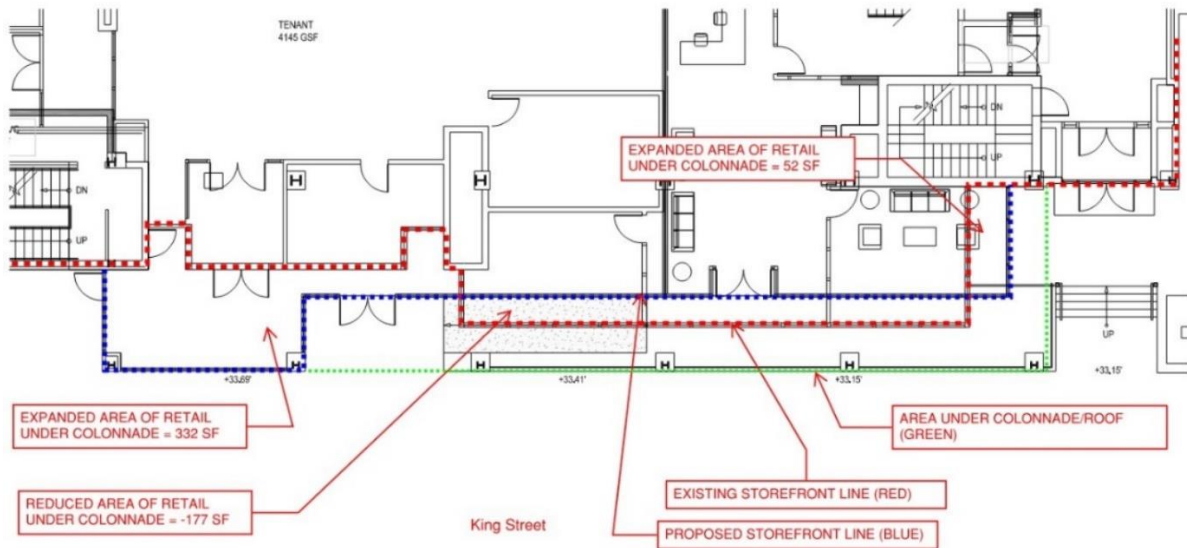


Figure 3: King Street proposed colonnade encapsulation

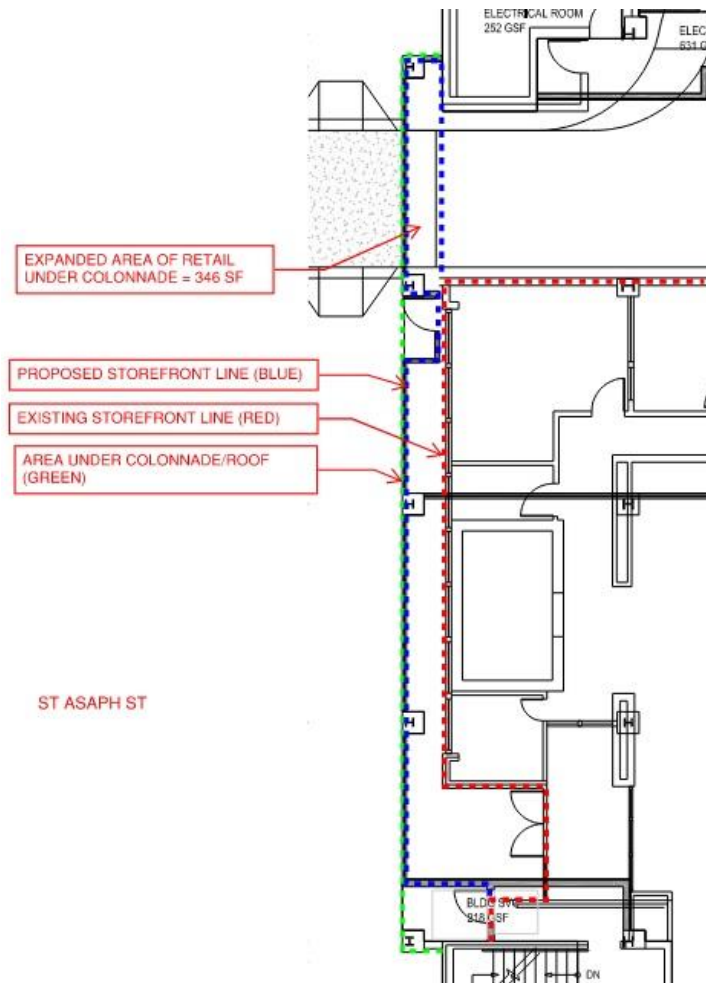


Figure 4: St. Asaph Street proposed colonnade encapsulation

Certificate of Appropriateness

According to the *Design Guidelines*, "...the Board exercised only limited review authority in the areas of urban renewal activity during the 1960s and 1970s.... Consequently, in many of the commercial areas of the districts there is a diversity of building style and design that may not necessarily be integrated into the overall design vocabulary and current goals of the districts." While the Board did approve the design in 1965, it went back and forth several times, ultimately ending up with a contemporary design incorporating some traditional design motifs and materials. The design of the building does not mimic historic styles or neighboring buildings and therefore has a modern look along the streetscape. Staff believes that the proposed alterations will enhance the appearance of the building, which is beginning to show its age.

The applicant has proposed two color schemes for the building's exterior. Option 1, as shown in Figure 5, involves painting or staining all brick surfaces gray and leaving the precast concrete surfaces as they are. Option 2, as shown in Figure 6, proposes painting or staining the precast concrete areas and the corner elements gray, and the rest of the masonry white. With either option, staff strongly recommends stain instead of paint. Although the *Design Guidelines* "...strongly discourage the painting of a previously unpainted masonry surface," the relatively young age of this building provides some degree of flexibility with this guideline. Staff prefers Option 2, which would provide a nice interplay with the similar paint scheme at the nearby Alexandrian Hotel at 480 King Street (Figure 7). However, staff recommends that the applicant not stain the remaining masonry white, and instead leave the brick as is, much like the Alexandrian. It is preferable that only a small area of the building be stained, not the entire exterior.



Figure 5: Option 1



Figure 6: Option 2



Figure 7: Alexandrian with gray first level

The *Design Guidelines* document states that “Windows are a principal character defining feature of a building and serve both functional and aesthetic purposes.” In this case, adding windows will provide much-needed light to the interior while also creating a more aesthetically pleasing look to the existing large expanses of blank walls on the exterior. The proposed windows harmonize with the existing without replicating them exactly. See Figures 8 & 9 for one area of proposed windows. Note that the Board previously approved adding windows to this building in 2005 (see previous cases list above) and that the proposed aluminum windows comply with the “Alexandria New and Replacement Window Performance Specifications in the Historic Districts.”



Figure 8: NW corner now



Figure 9: NW corner proposed with windows

Similarly, enclosing portions of the colonnade will also enhance the appearance. See Figures 10 & 11. The design for enclosing the colonnade entails removing a portion of the raised concrete slab along King Street in order to deepen the colonnade in this location to add an ADA ramp and railing. See Figure 3 for the plan. The railing will be steel and could be approved administratively. This ramp and railing fulfill the *Design Guidelines* criterion that “Accessibility ramps and structures should not hide, obscure or cause the removal of historic architectural details.” The new storefront windows will be aluminum, clear, non-reflective, and without tint, therefore complying with the “Alexandria New and Replacement Window Performance Specifications in the Historic Districts.” Staff notes that the signage depicted in the application materials is merely for illustrative purposes. This application does not propose any signage on the building. The proposed 3’ metal and glass awning/canopy to be cantilevered over the main entrance on King Street also complies with the *Design Guidelines*. It is “...appropriate and sympathetic to the historic style of the building to which they (sic) are attached.” It also represents a great improvement over the existing twenty-year-old fabric awning, which is showing its age.



Figure 10: SW corner now



Figure 11: SW corner proposed

The proposed “515” sculpture/sign designated for the planter near the King Street entrance does not comply with Zoning. It is over 9’ tall and the maximum allowed height is 6’ tall, which includes the planter itself. Staff therefore recommends that the applicant return to the BAR at a future hearing with a new application for an updated sculpture design.

With the conditions that the applicant select the Option 2 paint scheme only utilizing the gray, that the canopy be installed in mortar joints, and that the applicant return in the future with a new application for the sculpture, staff recommends approval of the project.

STAFF

Susan Hellman, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

III. CITY DEPARTMENT COMMENTS

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

Zoning

- F-1 The proposal to expand the storefront and expand roof deck will require a minor site plan amendment, which can be submitted after BAR review.
- F-2 The proposal to expand the first-floor storefront will not increase floor area as the area being enclosed is within the existing building envelope and already counts towards FAR.
- F-3 The proposal to remove the 5th floor roof beams above the roof deck will decrease the FAR.
- F-4 The proposed 515 sign does not comply with zoning as it exceeds the allowed height of a freestanding sign.
- F-5 All signage will be reviewed in the future when tenants update their individual signs.
- F-6 The painted masonry, removal of 5th floor roof beams, expansion of first-floor storefront (not to exceed existing building envelope), and railings comply with zoning.

Code Administration

- C-1 Building permit is required for review.

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)
- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.

For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (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 a continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate the 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)

Alexandria Archaeology

- F-1 No archaeological oversight is required for this project.

V. ATTACHMENTS

1 - Application Materials:

- King 515 Application
- King 515 Proposal
- 22.0100 Exterior Views_2022-05-31
- Ground Floor Area King Street
- Ground Floor Area St Asaph Street
- King 515 demo #s

2 – Supplemental Materials

ADDRESS OF PROJECT: 515 King Steet

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

TAX MAP AND PARCEL: 074-02-04-01

ZONING: KR

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: Douglas Development Corp

Address: 655 New York Ave, Suite 830

City: Washington State: DC Zip: 20001

Phone: 202-638-6300 E-mail: dturner@douglasdev.com

Authorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____

Name: Jeff Whitman (GTM Architects)

Phone: 240-333-2067

E-mail: jwhitman@gtmarchitects.com

Legal Property Owner:

Name: Jemal's 515 King LLC

Address: 655 New York Ave, Suite 830

City: Washington State: DC Zip: 20001

Phone: 202-638-6300 E-mail: dturner@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
☒ doors
☒ lighting
☐ other _____

☐ fence, gate or garden wall
☒ windows
☐ pergola/trellis

☐ HVAC equipment
☐ siding
☐ painting unpainted masonry

☐ shutters
☐ shed

☐ ADDITION
☐ DEMOLITION/ENCAPSULATION
☒ SIGNAGE

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

Paint exterior brick building. Add storefront windows on east/west returns on King Street facade and north facade. New office lobby canopy (facing King Street), New address sculpture in lieu of Tree in planter box facing King Street. Expand ground floor storefront to exterior structure/property line on King Street and St Asaph St. Expand 5th floor roof deck facing King Street (Expansion is removing interior space and NOT expanding beyond current building envelope). Remove roof return beams above 5th floor roof deck facing King Street. Add railing along raised sidewalk on property to provide ADA access to office building (King Street Facade)

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.

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: ^{0 SF} _____.
- ☒ ☐ 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 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: _____



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

B

A. Property Information

A1. Street Address R-20
Zone

A2. x = 0.00

Maximum Allowable Floor Area

B. Existing Gross Floor Area

<u>Existing Gross Area</u>	<u>Allowable Exclusions**</u>	
Basement <input type="text"/>	Basement** <input type="text"/>	B1. <input type="text"/> 0.00 Sq. Ft.
First Floor <input type="text"/>	Stairways** <input type="text"/>	Existing Gross Floor Area*
Second Floor <input type="text"/>	Mechanical** <input type="text"/>	B2. <input type="text"/> 0.00 Sq. Ft.
Third Floor <input type="text"/>	Attic less than 7'*** <input type="text"/>	Allowable Floor Exclusions**
Attic <input type="text"/>	Porches** <input type="text"/>	B3. <input type="text"/> 0.00 Sq. Ft.
Porches <input type="text"/>	Balcony/Deck** <input type="text"/>	Existing Floor Area Minus Exclusions
Balcony/Deck <input type="text"/>	Lavatory*** <input type="text"/>	(subtract B2 from B1)
Lavatory*** <input type="text"/>	Other** <input type="text"/>	Comments for Existing Gross Floor Area <div style="border: 1px solid black; height: 60px; width: 100%;"></div>
Other** <input type="text"/>	Other** <input type="text"/>	
B1. Total Gross <input type="text"/> 0.00	B2. Total Exclusions <input type="text"/> 0.00	

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>	<u>Allowable Exclusions**</u>	
Basement <input type="text"/>	Basement** <input type="text"/>	C1. <input type="text"/> 0.00 Sq. Ft.
First Floor <input type="text"/>	Stairways** <input type="text"/>	Proposed Gross Floor Area*
Second Floor <input type="text"/>	Mechanical** <input type="text"/>	C2. <input type="text"/> 0.00 Sq. Ft.
Third Floor <input type="text"/>	Attic less than 7'*** <input type="text"/>	Allowable Floor Exclusions**
Attic <input type="text"/>	Porches** <input type="text"/>	C3. <input type="text"/> 0.00 Sq. Ft.
Porches <input type="text"/>	Balcony/Deck** <input type="text"/>	Proposed Floor Area Minus Exclusions
Balcony/Deck <input type="text"/>	Lavatory*** <input type="text"/>	(subtract C2 from C1)
Lavatory*** <input type="text"/>	Other** <input type="text"/>	
Other <input type="text"/>	Other** <input type="text"/>	
C1. Total Gross <input type="text"/> 0.00	C2. Total Exclusions <input type="text"/> 0.00	

D. Total Floor Area

D1. 0.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 0.00 Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space

E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

Notes

*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: _____ Date: _____

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 Architect)	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 _____ (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 515 King LLC	655 New York Ave, 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.

5/16/22

Jeff Whitman

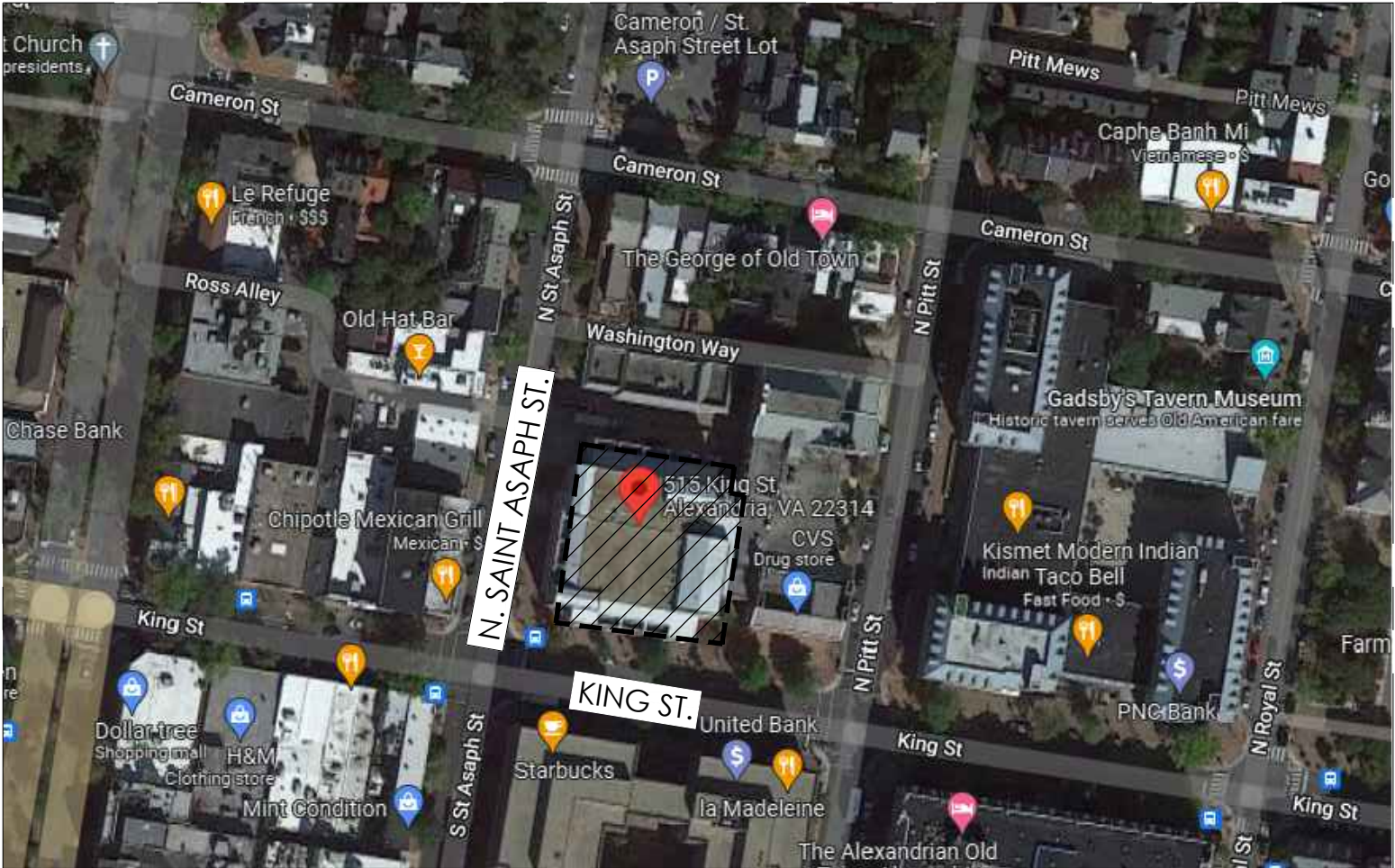
Date

Printed Name



Signature

HISTORIC PRESERVATION
EXTERIOR MODIFICATIONS
515 KING STREET, ALEXANDRIA, VA
SUBMITTAL 01
5/16/22



DRAWING INDEX

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09	ENLARGED SIGN ELEVATION
10	CANOPY PLAN AND SECTION DETAIL

ZONING INFORMATION

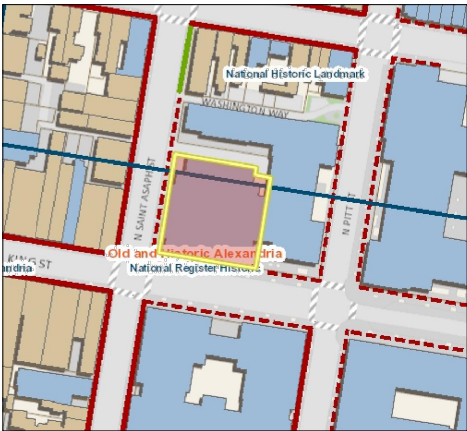
ADDRESS: 515 KING ST, ALEXANDRIA, VA.
ZONING: KR
LOT SIZE: 22,627 SF
MAP-BLOCK-LOT #: 074.02-04-01
STUDY GROUP: 0892
HISTORIC BOUNDARY: YES (OLD & HISTORIC ALEXANDRIA)
YEAR BUILT: 1966
BUILDING TYPE: OFFICE BUILDING
GROSS BUILDING AREA: 82,800 SF

SCOPE OF WORK

1. PAINT EXTERIOR BRICK BUILDING.
2. ADD STOREFRONT WINDOWS ON EAST/WEST RETURNS ON KING STREET FACADE AND NORTH FACADE.
3. NEW OFFICE LOBBY CANOPY (FACING KING STREET).
4. NEW ADDRESS SCULPTURE IN LIEU OF TREE IN PLANTER BOX FACING KING STREET.
5. EXPAND GROUND FLOOR STOREFRONT TO EXTERIOR SCULPTURE /PROPERTY LINE ON KING STREET AND ST. ASAPH STREET.
6. EXPAND 5TH FLOOR ROOF DECK FACING KING STREET (EXPANSION IS REMOVING INTERIOR SPACE AND NOT EXPANDING BEYOND CURRENT BUILDING ENVELOPE.
7. REMOVE ROOF RETURN BEAMS ABOVE 5TH FLOOR ROOF DECK FACING KING STREET.
8. ADD RAILING ALONG RAISED SIDEWALK ON PROPERTY ADA ACCESS TO OFFICE BUILDING (KING STREET FACADE).

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

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



HISTORIC MAP



TAX MAP





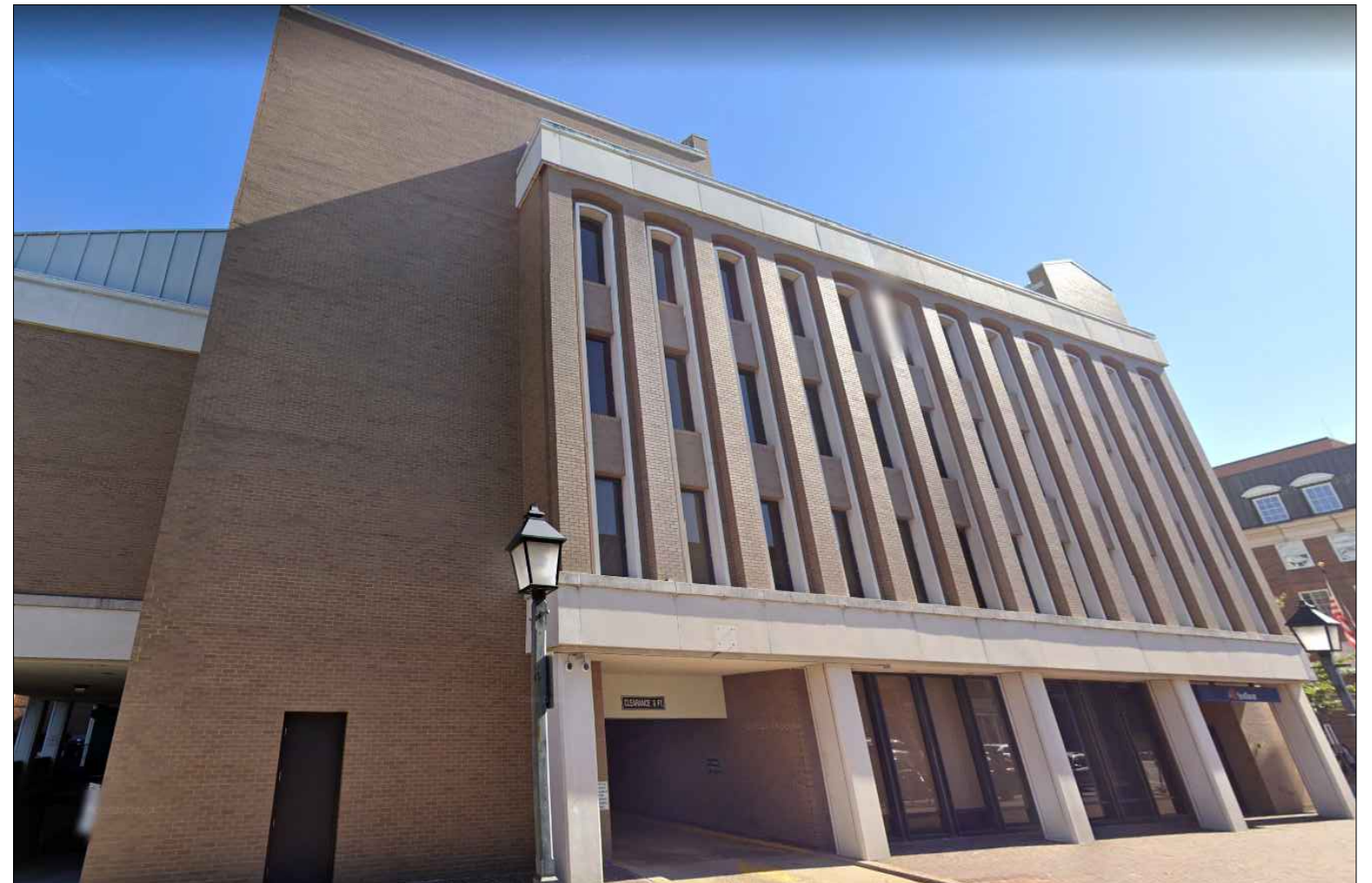
SOUTHWEST CORNER
(KING ST AND SAINT ASAPH ST)



SOUTH EAST CORNER
(KING STREET)



WEST FACADE
(SAINT ASAPH ST)



NORTH FACADE

EXISTING RAMP TO PARKING
GARAGE TO REMAIN

INFILL EXISTING DRIVE-THRU
SLAB WITH CONCRETE FOR
FUTURE RETAIL TENANT

INFILL EXISTING CURB CUT
WITH BRICK SIDEWALK

DEMO EXISTING STOREFRONT

EXISTING PROPERTY LINE

DEMO EXISTING PLANTER

DEMO EXISTING STOREFRONT

DEMO PORTION OF RAISED CONCRETE SLAB
FOR FUTURE ADA COMPLIANT RAMP

1

GROUND FLOOR DEMOLITION PLAN

SCALE: 1/16" = 1'-0"

HISTORIC PRESERVATION - SUBMITTAL 01

EXISTING RAMP TO PARKING
GARAGE TO REMAIN

INFILL EXISTING DRIVE-THRU
SLAB WITH CONCRETE FOR
FUTURE RETAIL TENANT

INFILL EXISTING CURB CUT
WITH BRICK SIDEWALK

NEW STOREFRONT

PROPOSED CANOPY (ABOVE)

EXISTING PROPERTY LINE

PROPOSED ADDRESS
SCULPTURE

GROUND FLOOR CONSTRUCTION PLAN

1

SCALE: 1/16" = 1'-0"

HISTORIC PRESERVATION - SUBMITTAL 01

NEW STOREFRONT

NEW ADA ACCESSIBLE RAMP

PROPOSED STEEL HANDRAIL
BETWEEN COLUMNS

GTM

GTM ARCHITECTS







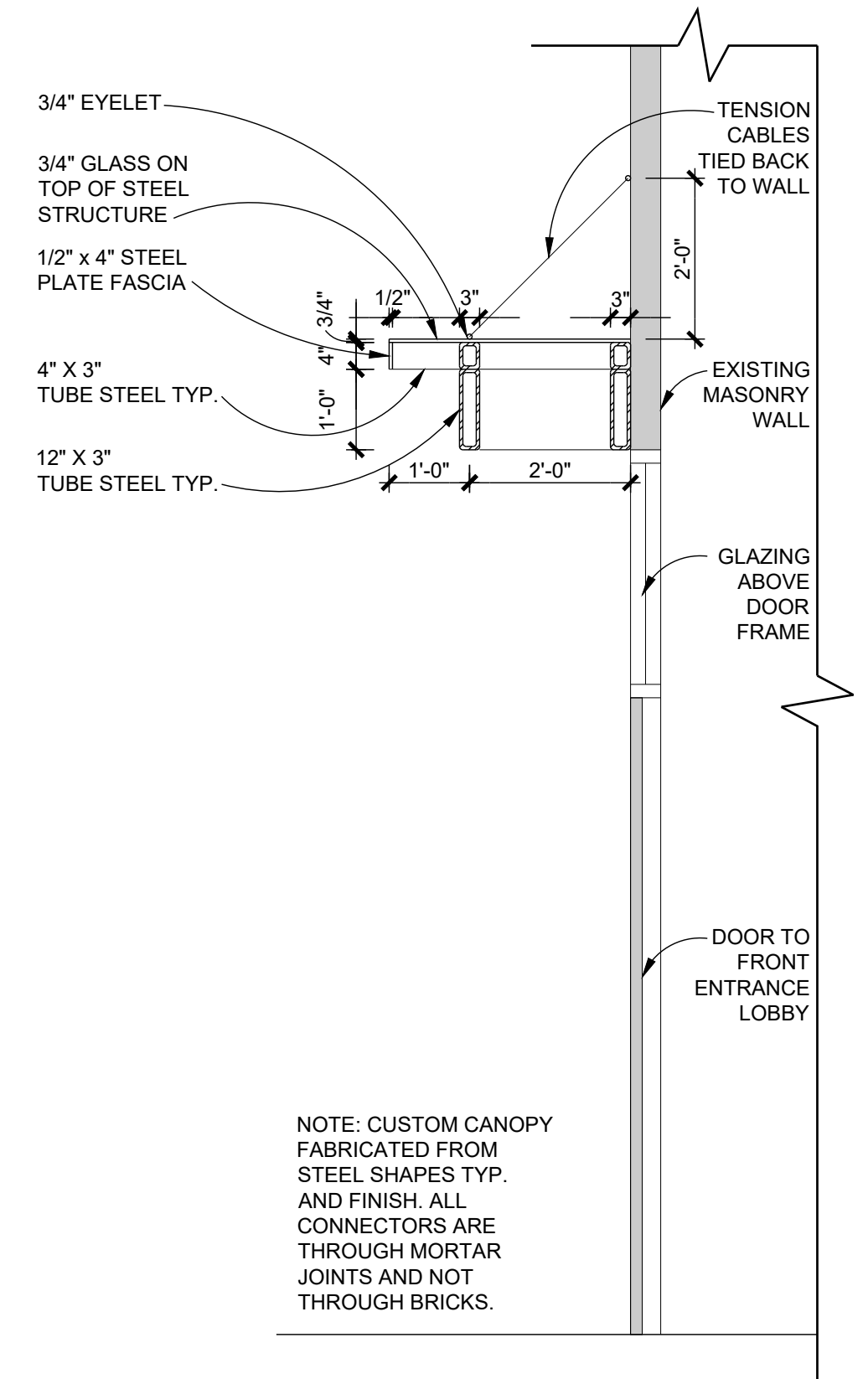
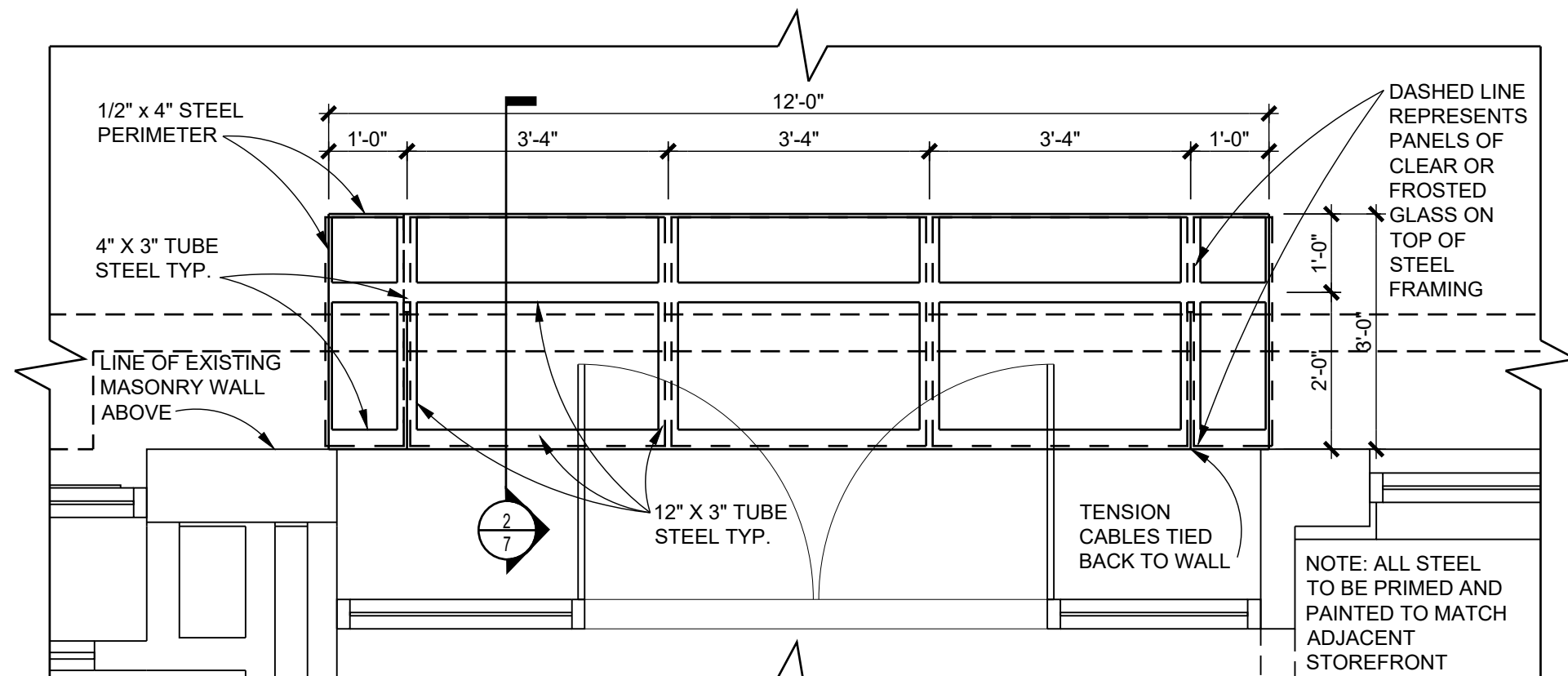


FONT USED IS TAHOMA

1 Enlarged Sign Elevation

SCALE: Approx. 1/4" = 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

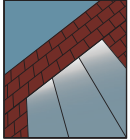
CONSTRUCTION USE: NEW / RETROFIT
SIGHTLINE: 2"
MULLION DEPTH: 4-1/2"
FRAMING INSTALLATION METHOD: SCREW SPLINE / SHEAR BLOCK
GLASS TYPE: INSULATING
THERMAL METHOD: POUR & DEBRIDGE

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

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, ThermaBond Plus®, to greatly improve adhesion of the polyurethane to the extruded aluminum. Combining science and technology, ThermaBond 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 ThermaBond 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

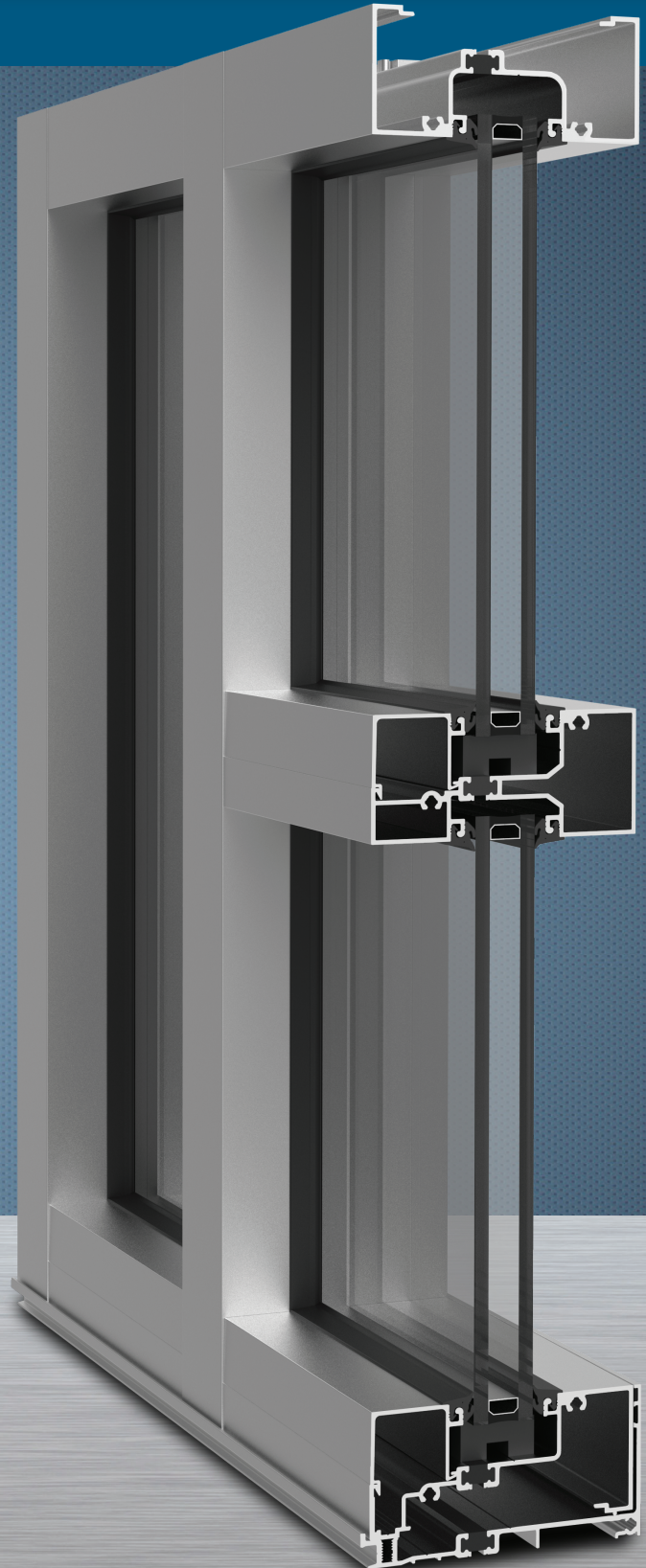
U-Factor Values as low as 0.32*

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

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



Quality
inspires®



SYSTEM SPECIFICATIONS

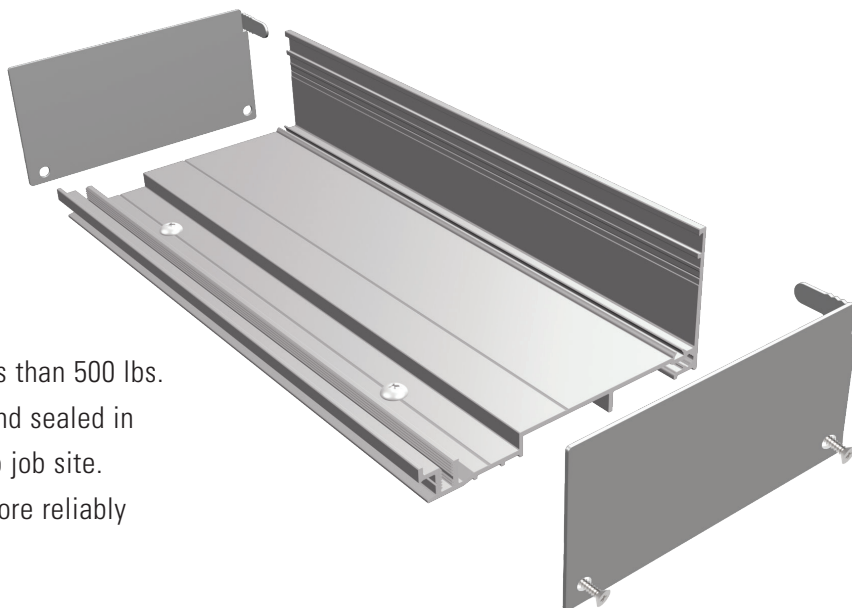
System Sightline	Base Depth	Glazing & Config	Glass	Air Infiltration	Water Infiltration	Acoustical Performance
2"	4-1/2"	Inside or Outside & Center Set	1" IGU with Low-E (C.O.G. U-factor: 0.29)	0.06 CFM/FT ² (1.10 m ³ /h-m ²) @ 6.24 PSF (299 Pa)	Static: 12 PSF (575 Pa)	Std STC: 31 Std OITC: 26
Testing 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

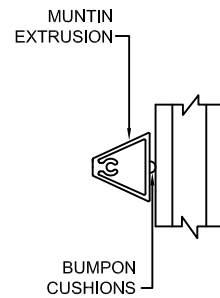
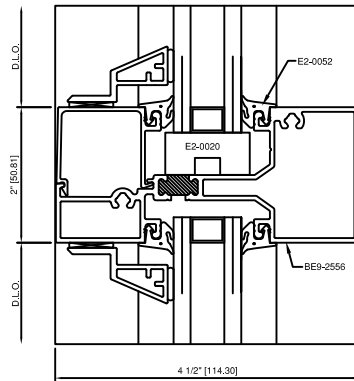
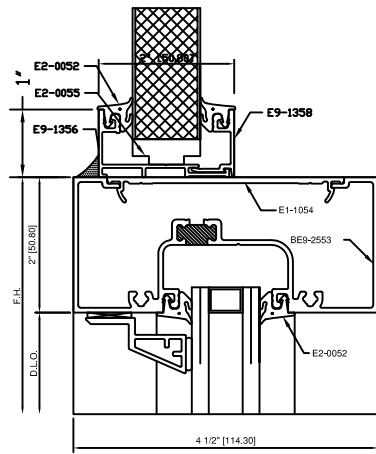
- No Secondary penetration of sill and flashing.
- 2" back leg on sill flashing – enhanced water resistance in the field and in field water testing.
- Three point attachment of end dam, with two patented screw splines.
- No sill anchoring required if end reaction is less than 500 lbs.
- Sill flashing 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

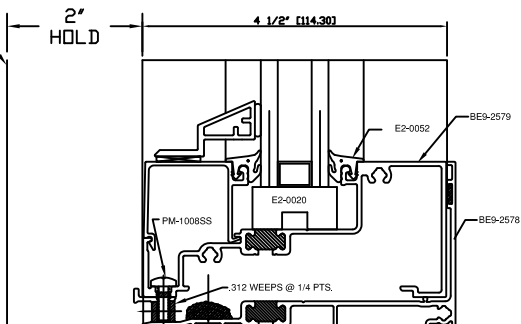
ThermaBond Plus® process is a pour and debridged process that greatly improves the adhesion of the polyurethane material to the aluminum extrusion. Combining science and technology, ThermaBond Plus® process resolves the problem of adhesion and the resulting dry shrinkage associated with typical poured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

.040 FLASHING



TYPICAL STOREFRONT DETAIL



SOUTH-WEST CORNER
(KING ST AND SAINT ASAPH ST)

515 KING STREET

515 KING STREET, ALEXANDRIA, VIRGINIA 22314
 DATE ISSUED: 5-31-22 DRAWN BY:MRD GTM PROJECT # 22.0100

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



WEST FACADE
(SAINT ASAPH ST)

515 KING STREET

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GTM ARCHITECTS



SOUTH FACADE
(KING ST)

515 KING STREET

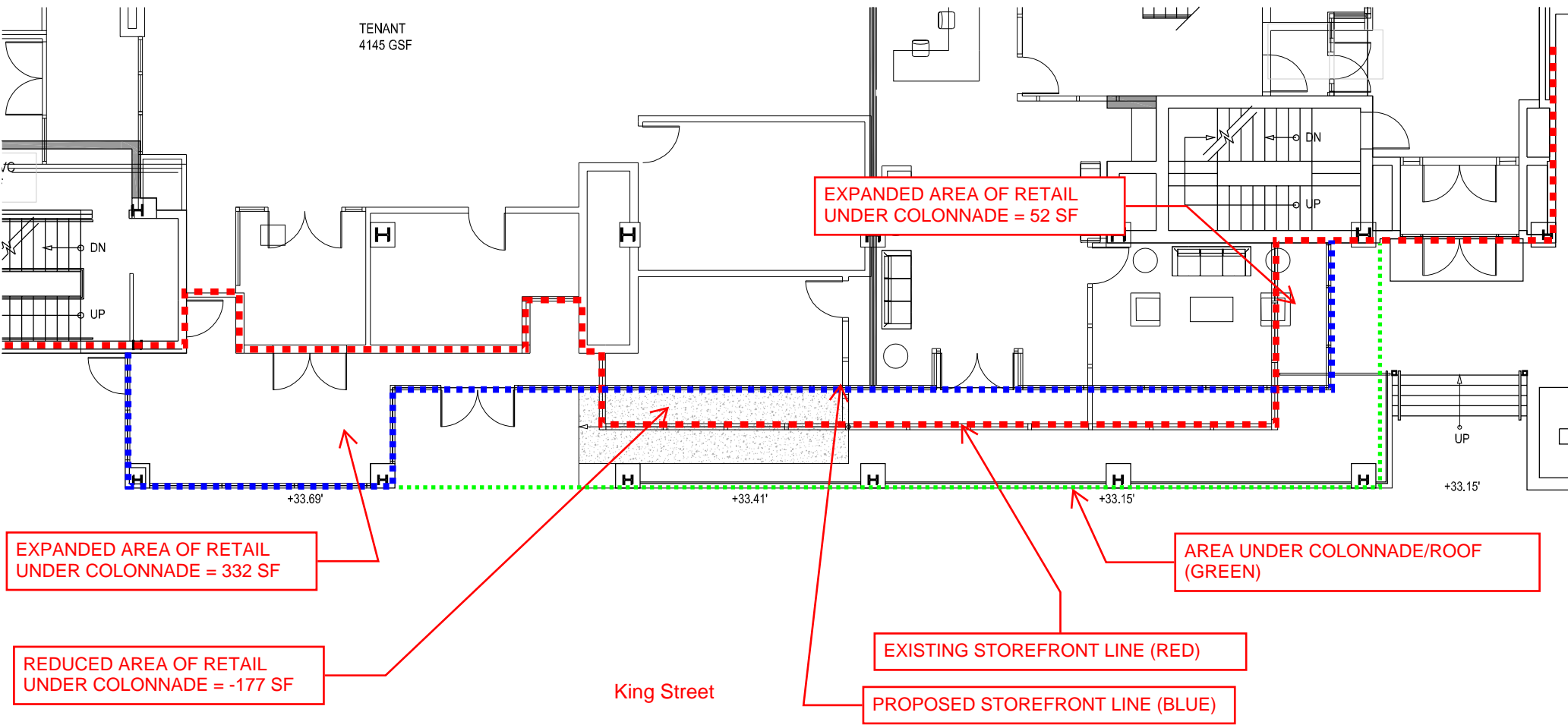
515 KING STREET, ALEXANDRIA, VIRGINIA 22314
DATE ISSUED: 5-31-22 DRAWN BY:MRD GTM PROJECT # 22.0100

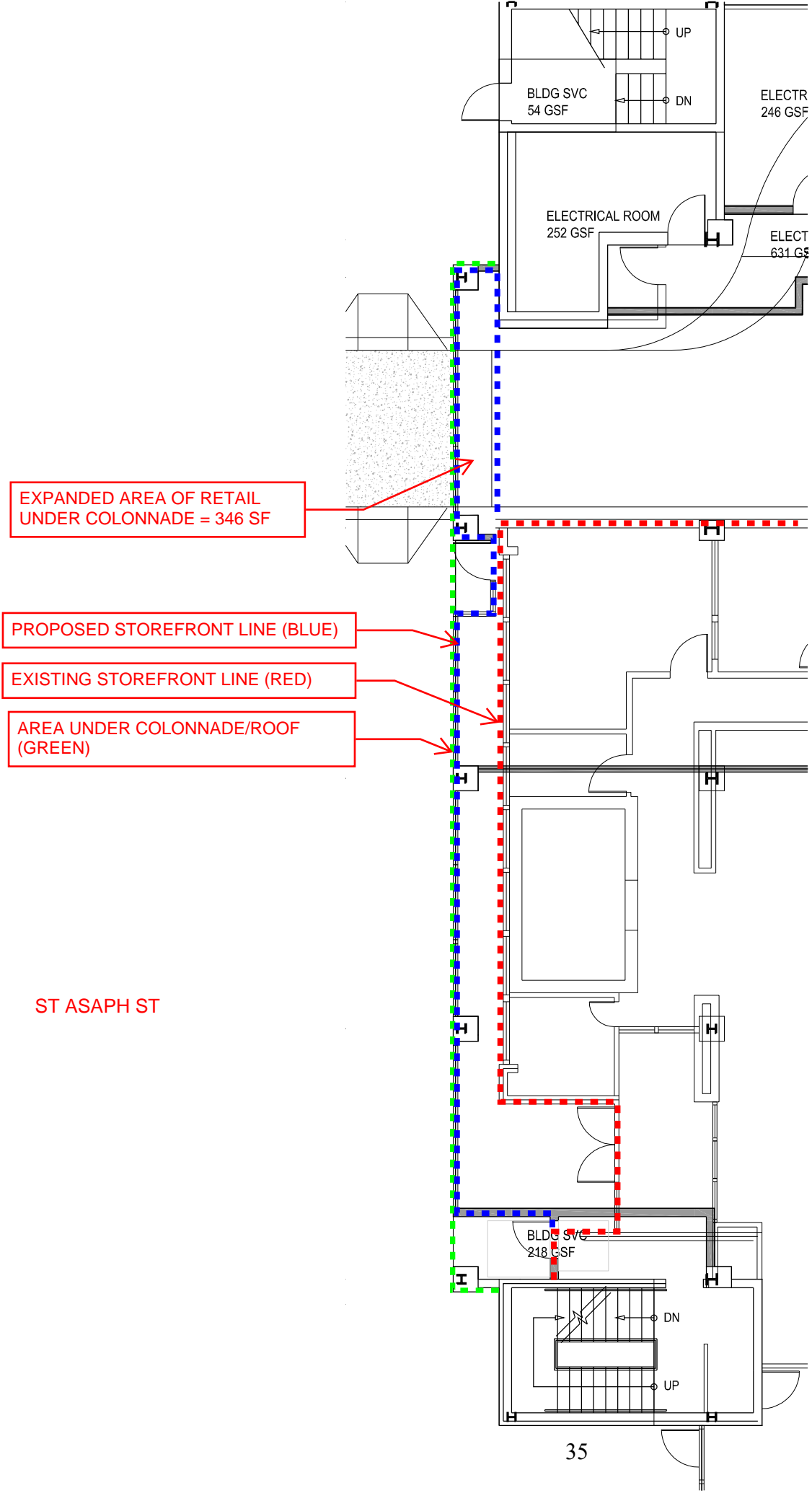
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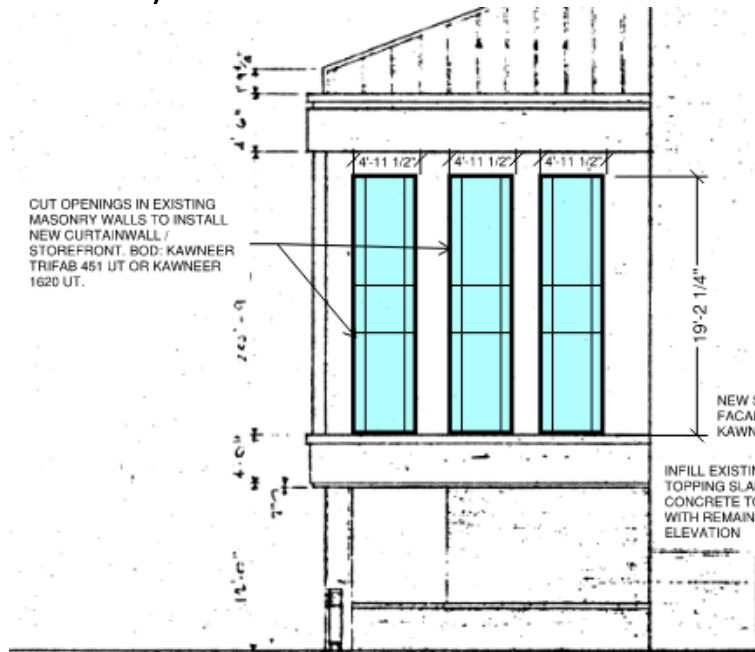
GTM ARCHITECTS



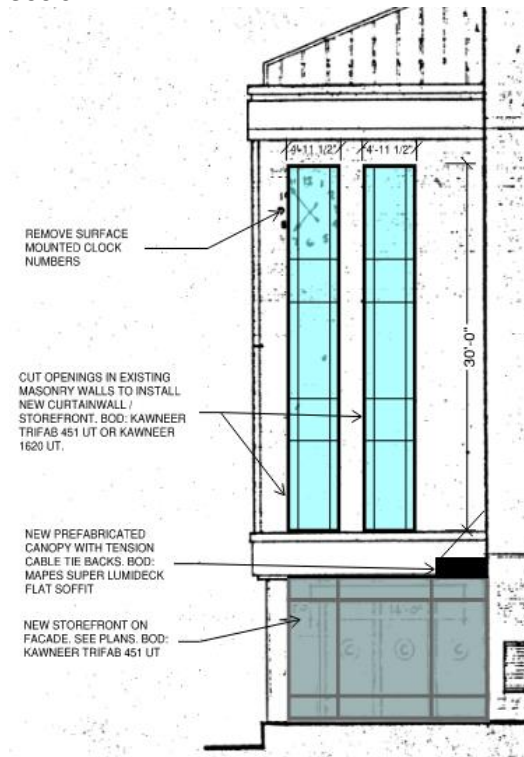


More information on King 515

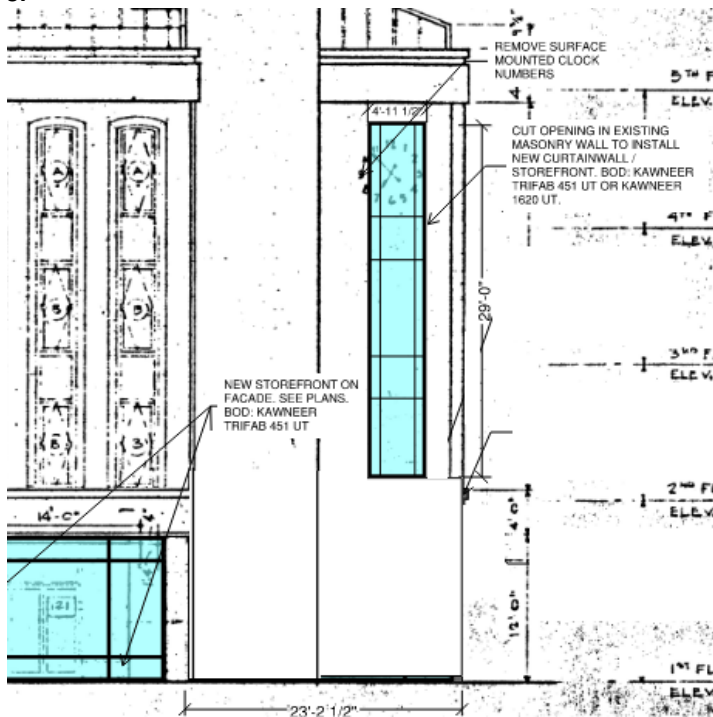
(JW) Area of demolished masonry for new windows in rear building (both east and west sides) = $(4'-11" \times 19'-2") \times 2 = 96 \text{ sf} \times 2 = 192 \text{ sf}$



(JW) Area of demolished masonry for new windows along King Street (East Façade) = $2 \times (5' \times 30') = 300 \text{ sf}$



(JW) Area of demolished masonry for new windows along King Street (West Façade) = (5' x 30') = 150 sf



TOTAL MASONRY DEMOLISHED = 642 SF

Below are area summaries of areas under the colonnade expanded and reduced. I've also attached a plan diagram identifying these areas.

Area of retail space expanded under colonnade on West Façade (St Asaph)= 346 SF

Area of retail space expanded under colonnade on South Façade (King) = 332 sf

Area of retail space expanded under colonnade on South Façade (King) = 52 sf

Area of retail space reduced on South Façade (King) = -177 sf (This portion represents the area of exterior walkway under the colonnade to provide new ADA access to the building)

NET AREA OF RETAIL SPACE EXPANDED UNDER COLLONADE/ROOF = 553 SF

Storefront framing and glazing and all windows to be aluminum and clear glass.