

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

APPLICANT: First National Bank of Pennsylvania

LOCATION: Old and Historic Alexandria District
704 King Street

ZONE: KR/King Street Retail Zone

STAFF RECOMMENDATION

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

- the window/door glazing complies with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*
- the wall sign be installed in mortar joints
- the hanging sign be installed at least 8' above the sidewalk.

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 #2022-00506) and Certificate of Appropriateness (BAR #2022-00505) 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 replace the existing storefront and add signage at 704 King Street.

Permit to Demolish/Capsulate

The applicant proposes to demolish approximately 261 square feet of the existing storefront.

Certificate of Appropriateness

Alterations

The applicant proposes to construct a new storefront in situ and add signage.

Site context

One building separates 704 King Street from the southwest corner of the busy intersection of King and Washington streets. 704 King Street displays two addresses: 702 and 704 King. However, 704 King is the official address in City tax records as well as the historically correct address. A private alley to the rear/south runs between 704 King and the Washington Street United Methodist Church at 109 South Washington Street.

II. HISTORY

According to Sanborn Fire Insurance Maps, 702-704 King Street was the site of a two-story, four-bay masonry building constructed **by 1885** as a dwelling and converted by 1921 to a restaurant. The building was originally only identified as 704 King. The front/north elevation is constructed with pressed brick laid in seven-course common bond. The existing 8/8, single-glazed, wood windows at the second floor are detailed with stone sills and a band of soldier bricks which run the length of the façade above the windows. A simple box cornice highlights the junction of the façade and the flat roof. The building sits on the south side of King Street among existing retail stores and restaurants - many of which have had significant alterations to their historic facades. A previous tenant, Popeye's Restaurant, began operation at this site in 1984 and closed at this location in 2011. Nando's Peri-Peri operated here from 2012 to 2022.

Previous BAR Approvals

- 10/16/48: alterations to the front elevation.
- 11/15/79: alterations to the storefront which included the installation of doors and brick veneer on door returns, and the installation of an awning.
- 8/15/79: construction of the storefront bay window and signage.
- 6/6/90: signage and awnings (BAR90-108).
- 3/21/12: signage and extensive alterations to the storefront (BAR2012-0043), approved on the consent calendar.

- 5/16/12: Rooftop skylights and ductwork with a waiver of rooftop screening; mechanical upgrades to the rear/south elevation (BAR2012-0132 & 0133).

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.

Previous BAR approvals indicate that the storefront was significantly altered in 1979 and again in 2012. This select portion of the building proposed for demolition is not of unusual or uncommon

design, nor is it historic. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted.

Certificate of Appropriateness

Although this building was constructed in the late 1800s, it was not converted into a restaurant until 1921, when the first storefront would most likely have been installed and substantial changes made to the original dwelling's facade. As noted above, the storefront was significantly altered in 1979 and again in 2012. It therefore does not have original, historic materials to preserve.

The *Design Guidelines* state that doors and windows are character-defining features of a building. They also recommend that any new feature installed on a building should be compatible with the architectural style and historic character of the building and the streetscape. Staff believes that the proposed alterations to the storefront are consistent with the *Guidelines* and will not negatively impact the building's remaining integrity. The proposed changes with a central door and flanking windows will bring a more coherent and symmetrical look to the building. Staff finds that the new design is more in keeping with the fact that this is a single building, not two. The proposed design is an improvement on the existing storefront and its simple look harmonizes with the simple historic style of the overall building. See Figures 1 & 2.



Figure 1: existing north elevation



Figure 2: proposed north elevation

According to the *Design Guidelines*, “Signs and awnings are prominent visual elements of the streetscape in commercial areas of the historic district.” The *Guidelines* also state that “Signs should blend with and not detract from the historic architecture of the district.” Staff finds that the proposed signage is consistent with the *Design Guidelines* and is appropriate in design, material, and scale to both the architectural character of 704 King Street and this section of the historic district. The wall sign is 12.99 square feet, measuring 11” tall and just over 14’ wide (Figure 3), and will be mounted on a raceway. The channel letters will be halo illuminated and not internally lit. The hanging sign measures 18” tall and 24.33” wide for a total of 3.45 square feet (Figure 4). These signs could be approved administratively.



Figure 3: proposed wall sign



Figure 4: proposed projecting/hanging sign

Staff recommends approval of the project with the conditions that the wall sign be installed in mortar joints and the hanging sign be installed at least 8' above the sidewalk.

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 proposed personal service (bank) use facing King Street will comply because the frontage is less than 30.00 feet.
- C-1 Proposed signs will comply with zoning based on the business frontage.
- C-2 The front building wall is located in the public right of way. Alterations to the store front in the right of way must be approved by TES or obtain an encroachment.

Code Administration

- C-1 Building permit is required to 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 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. (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 required for this project.

V. ATTACHMENTS

1 – Application Materials

2 – Supplemental Materials



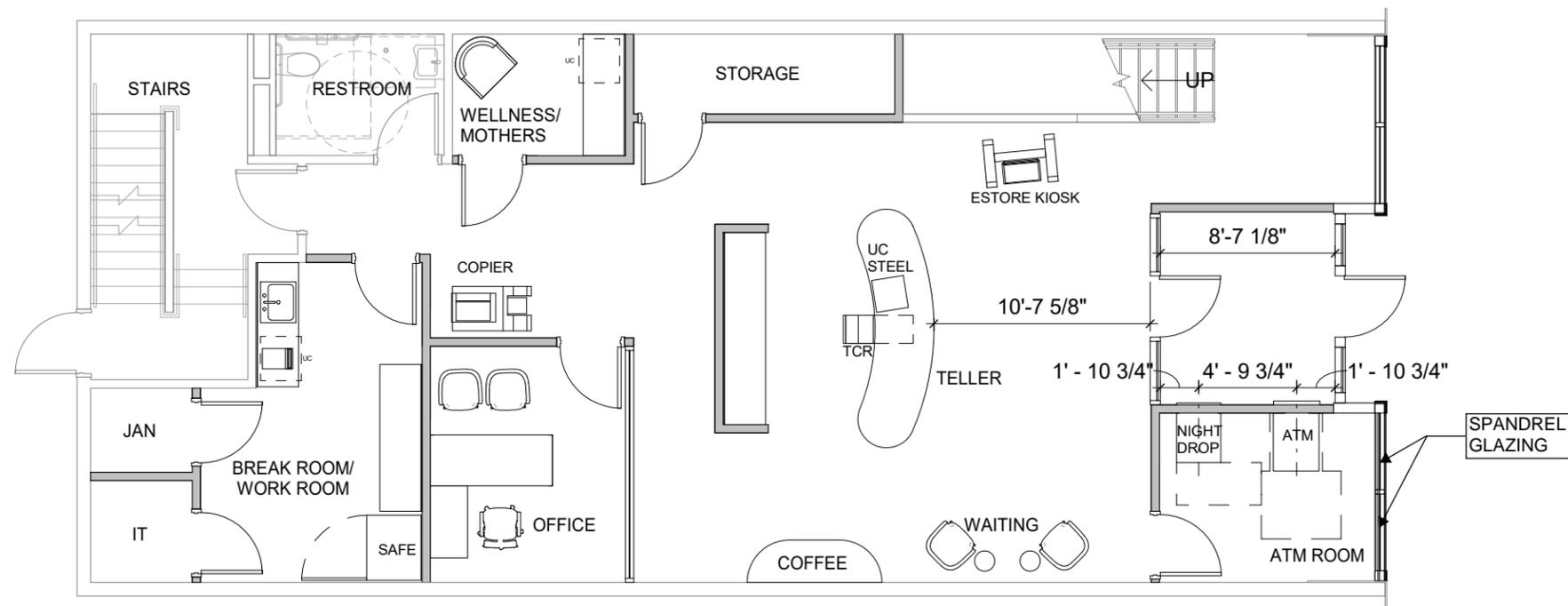
DEMOLITION PERMIT APPLICATION
CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF CODE ADMINISTRATION

301 King Street, Suite 4200
 Alexandria, Virginia 22314
 Phone: 703.746.4200 Fax: 703.838.3880
 Website: alexandriava.gov/Code E-mail: permitcenter@alexandriava.gov

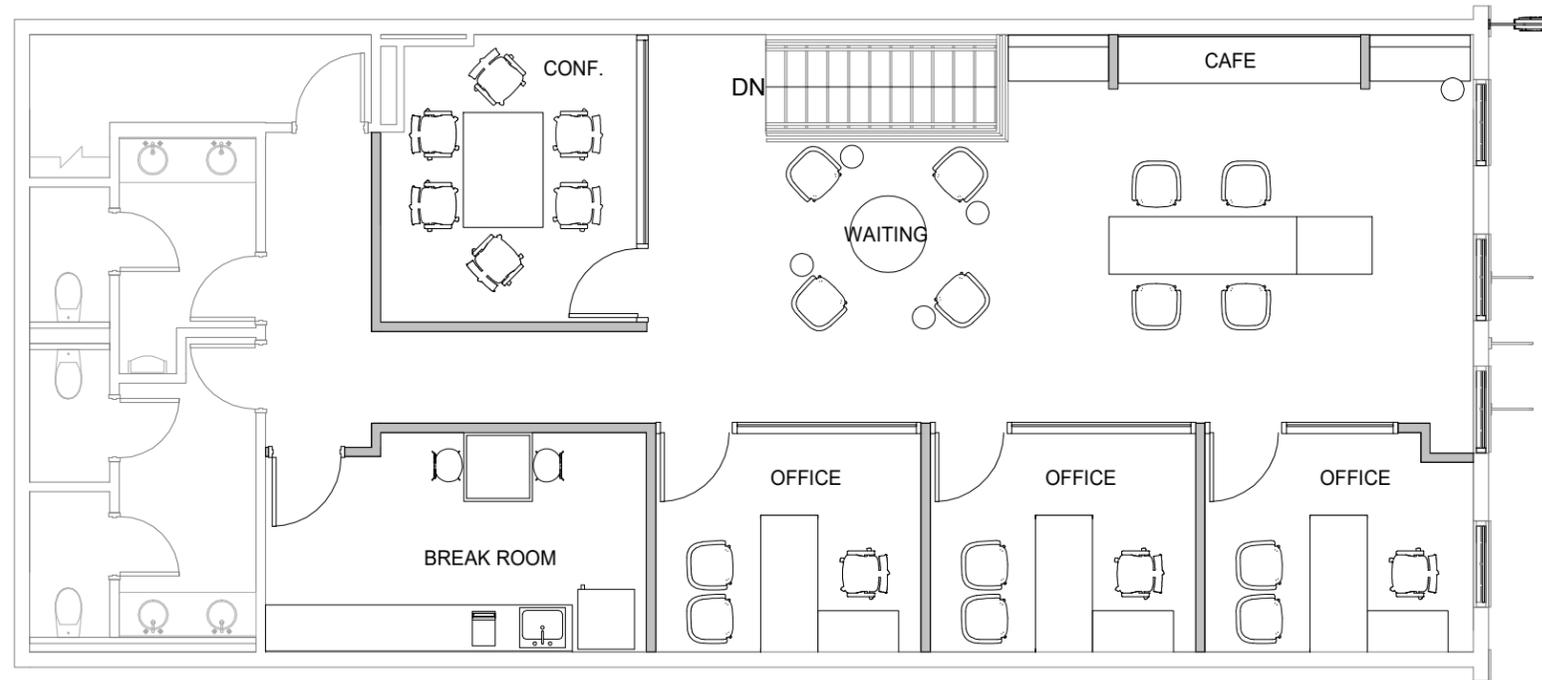
PLEASE VISIT OUR ONLINE PERMIT CENTER: <https://permits.alexandriava.gov>

STAFF USE ONLY	
Building Permit#	DEM _____
Bond Received	_____
Permit Fee	_____
Date Issued	_____

GENERAL INFORMATION	PROJECT INFORMATION	SPECIFIC PROJECT DATA
DATE APPLIED <u>11/07/2022</u> PROJECT NAME <u>First National Bank - King Street</u> PROJECT ADDRESS <u>704 King Street</u> <u>Alexandria, VA 22314</u> FLOOR / SUITE _____ <div align="center">OWNER</div> NAME <u>First National Bank of Pennsylvania</u> ADDRESS <u>1 FNB Blvd.</u> <u>Hermitage, PA 16148</u> PHONE <u>412-274-1074</u> FAX <u>N/A</u> E-MAIL <u>mcdermottc@fnb-corp.com</u> <div align="center">APPLICANT / CONTRACTOR</div> Work will be performed by: <input type="checkbox"/> OWNER <input type="checkbox"/> CONTRACTOR NAME _____ ADDRESS _____ PHONE _____ FAX _____ E-MAIL _____ VA LICENSE # _____ BUSINESS LICENSE # _____ CLASS A B C RECIPROACITY? YES NO MECHANIC'S LIEN AGENT? Non Designated Yes, specify Agent: _____	AREA SQUARE FOOTAGE <u>401 (Facade)</u> SQ.FT. PROJECT DESCRIPTION <u>Minor exterior demolition of existing facade to accommodate First National Bank program.</u> CONSTRUCTION CODE(S) / YEAR <u>1900</u> CONSTRUCTION TYPE(S): I___ II___ III___ IV <u>V</u> X___ OCCUPANCY(S): A___ <u>B</u> ___ E___ F___ H___ I___ M___ R___ <input type="checkbox"/> Residential (\$150) <input type="checkbox"/> Res. Accessory Bldg/ Garage (\$85) <input type="checkbox"/> Non-Residential Structure (\$230) <input type="checkbox"/> Non-Residential Accessory Structure – including tanks (\$150 each) <input type="checkbox"/> Underground Tanks # _____ <input type="checkbox"/> Above Ground Tanks # _____ ADDITIONAL LEVIES OF 27.3% WILL BE APPLIED	ASBESTOS AFFIDAVIT: YES <input checked="" type="radio"/> NO GRADING PLAN/ SITE PLAN ATTACHED? YES <input checked="" type="radio"/> NO UTILITY DISCONNECT LETTERS ATTACHED? YES <input checked="" type="radio"/> NO CERTIFIED NEIGHBOR NOTIFICATION LETTERS ATTACHED? <input checked="" type="radio"/> YES NO PLUMBING PERMIT# <u>N/A</u> DATE PASSED <u>N/A</u> Required Bond - \$1.00 per sq ft or \$1,000 minimum <input type="checkbox"/> Cashier/Certified Check # _____ <input type="checkbox"/> Performance Bond ESTIMATED PROJECT COST (including overhead & profit) \$ _____ PLEASE NOTE: DEMOLITION PERMITS ARE FOR EXTERIOR DEMOLITION AND TANK REMOVAL ONLY. INTERIOR DEMOLITION TO A STRUCTURE REQUIRES A COMMERCIAL OR RESIDENTIAL BUILDING PERMIT.
STAFF USE ONLY	Received By: _____	Issued By: _____



OVERALL FLOOR PLAN - LEVEL 1
 1/8" = 1'-0"



OVERALL FLOOR PLAN - LEVEL 2
 1/8" = 1'-0"



EXTERIOR ELEVATION

1/4" = 1'-0"





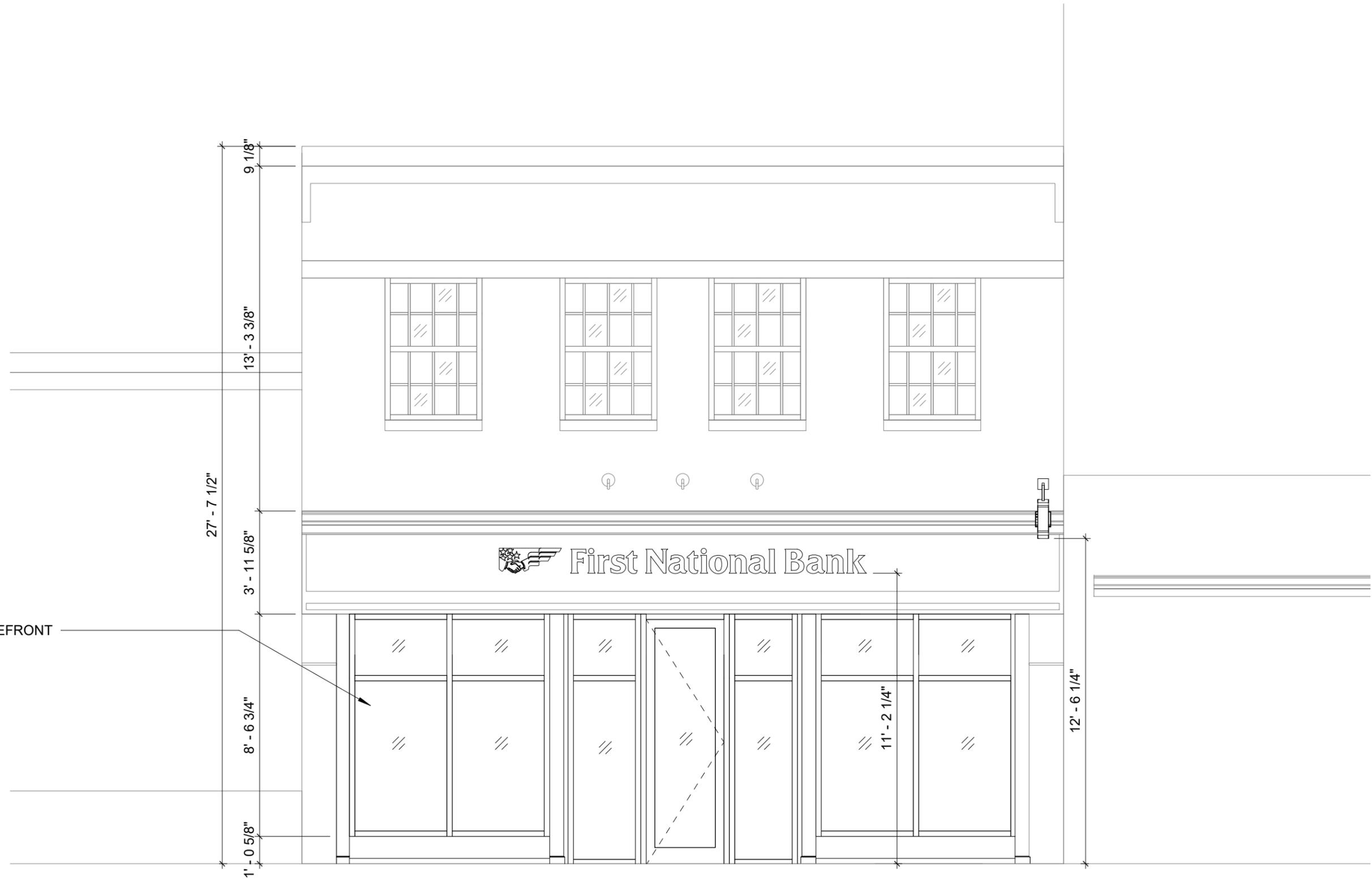
REMOVE EXISTING STOREFRONT ONLY

9' - 7 3/8"

26' - 8 7/8"

EXTERIOR DEMOLITION ELEVATION

1/4" = 1'-0"



EXTERIOR ELEVATION

1/4" = 1'-0"

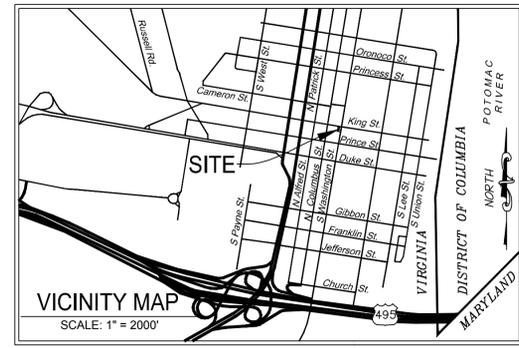
GENERAL NOTES

- THE PROPERTY SHOWN HEREON IS IDENTIFIED ON THE CITY OF ALEXANDRIA, VIRGINIA GEOGRAPHIC INFORMATION SYSTEM AS PID #074.02-10-10 AND IS ZONED KR.
- THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF ELEVENTH HOUR, LLC, RECORDED IN INSTRUMENT #110016426, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
- HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO RECORD NORTH AS RECORDED IN INSTRUMENT # 110016426 AMONG THE LAND RECORDS OF ALEXANDRIA, VIRGINIA.
- BOUNDARY AND PHYSICAL IMPROVEMENTS SHOWN HEREON ARE BASED UPON A FIELD SURVEY CONDUCTED BY THIS FIRM BETWEEN THE DATES OF JUNE 27, 2022 AND JULY 6, 2022.
- NO GEOTECHNICAL, SUBSURFACE, FIELD REVIEWS, RESEARCH, AGENCY OR GOVERNMENTAL RECORD REVIEWS, OR OTHER INVESTIGATIONS HAVE BEEN MADE FOR THE PURPOSE OF LOCATING, OR DETERMINING THE EXISTENCE OF HAZARDOUS MATERIALS, OR OTHER ENVIRONMENTAL CONCERNS ON SITE IN THE PERFORMANCE OF CHRISTOPHER CONSULTANTS, LTD SERVICES FOR THE PROJECT AS SHOWN HEREON.
- NO CERTIFICATION HAS BEEN MADE AS TO THE LOCATIONS OF UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, CATV, WATER, SANITARY AND STORM SEWERS.
- DURING THE PROCESS OF OUR PHYSICAL SURVEY NO INDICATIONS OF A CEMETERY WERE FOUND. NO FURTHER INSPECTION OF THIS PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.
- THE SUBJECT PROPERTIES HAVE PHYSICAL ACCESS TO KING STREET BY FRONTAGE, AND TO S. WASHINGTON STREET BY AN 8 FOOT ALLEY IN THE REAR.
- ALL BUILDING DIMENSIONS ARE MEASURED AT THE OUTSIDE GROUND LEVEL OF BUILDING. OVERALL SQUARE FOOTAGE HAS BEEN DETERMINED BY EXTERIOR DIMENSIONS AT GROUND LEVEL.
- THE ADDRESS OF THE SUBJECT PROPERTY IS 704 KING STREET, AS OBSERVED POSTED IN THE FIELD AT THE TIME OF SURVEY.
- AS TO TABLE A ITEM 9 OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS SURVEYS; THERE ARE 0 REGULAR AND 0 HANDICAP PARKING SPACES MARKED ON THE SUBJECT PROPERTY.
- AS TO TABLE A ITEM 19 OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS SURVEYS; THE PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR TO BE IN EFFECT THROUGH THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

NOTES CORRESPONDING TO SCHEDULE B PART II

THE FOLLOWING EASEMENTS AND/OR EXCEPTIONS AS LISTED IN SCHEDULE B, PART II OF THE COMMITMENT FOR TITLE INSURANCE FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. SHTC22-735, EFFECTIVE DATE OF APRIL 29, 2022 AT 8:00 A.M., WAS REVIEWED AND ADDRESSED AS FOLLOWS AS TO THEIR CONNECTION WITH THE PROPERTY SHOWN HEREON AND AS DESCRIBED IN SCHEDULE A OF SAID COMMITMENT:

NO SURVEY RELATED EXCEPTIONS.



RECORD DESCRIPTION

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE CITY OF ALEXANDRIA, COMMONWEALTH OF VIRGINIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF KING STREET 43.22 FEET MORE OR LESS WEST OF WASHINGTON STREET AND IN THE MIDDLE OF THE ABUTTING WALLS FOR THE PROPERTIES AT 702 AND 704 KING STREET; THENCE DEPARTING FROM KING STREET AN RUNNING WITH THE ABUTTING WALLS AND AN EXTENSION THEREOF S09°23'04" W 77.20 FEET TO A POINT; THENCE DEPARTING FROM THE WALL LINE S 30°59'50" W 4.00 FEET TO A POINT; THENCE S 09°30'00" W 19.20 FEET TO THE NORTH SIDE OF AN 8 FOOT WIDE ALLEY; THENCE WITH THE 8 FOOT ALLEY N 80°43'00" W 28.02 FEET TO THE LINE OF THE BRICK WALL FOR THE PROPERTY AT 706 KING STREET; THENCE RUNNING PARALLEL WITH WASHINGTON STREET N 09°30'00" E 100.00 FEET TO THE SOUTH LINE OF KING STREET; THENCE WITH THE SOUTH LINE OF KING STREET S 80°43'00" E TO THE POINT OF BEGINNING.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. SHTC22-735, EFFECTIVE DATE APRIL 29, 2022 AT 8:00 AM.

FLOOD ZONE NOTE

THE AREA SHOWN HEREON IS LOCATED ON THE FLOOD INSURANCE RATE MAP (FIRM), NO. 5155190041E, WITH A REVISION DATE OF JUNE 16, 2011.

BY GRAPHIC DEPICTION ONLY, THE PROPERTY SHOWN HEREON IS SHOWN IN:

- FLOOD ZONE "X" (OTHER AREAS), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

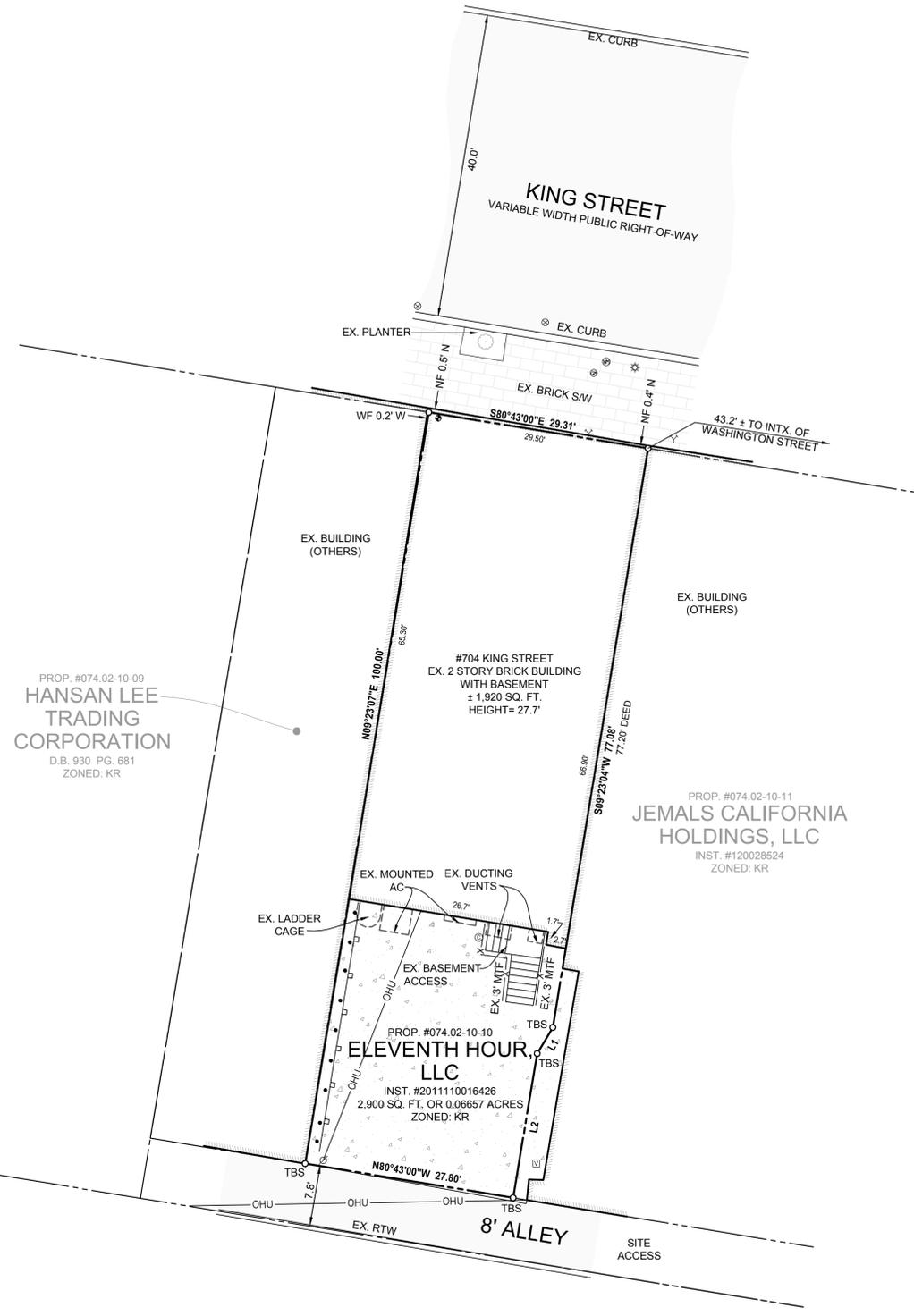
A FIELD SURVEY WAS NOT PERFORMED TO DETERMINE THE FLOOD ZONES LISTED HEREON. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONING INFORMATION

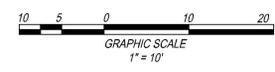
ZONING REPORT NOT PROVIDED AT TIME OF SURVEY.

LEGEND

- Utilities - Sanitary: SANITARY CLEAN-OUT
- Utilities - Water: WATER VALVE, WATER METER, SPRINKLER HEAD
- Utilities - Gas: GAS METER
- Utilities - Electric: LIGHT POLE, VAULT, UTILITY POLE
- Misc. Structures: DECIDUOUS TREE, BOLLARD, BUILDING HEIGHT LOCATION
- Abbreviations: EX. EXISTING, MTF. METAL FENCE, S/W. SIDEWALK, AC. AIR CONDITIONER, RTW. RETAINING WALL, TBS. TO BE SET, NF. NORTH FACE, WF. WEST FACE, N. NORTH, W. WEST
- Surfaces: ASPHALT AREA, CONCRETE AREA, BRICK AREA
- Linetypes: FENCE, OVERHEAD UTILITY WIRE, GUARD RAIL, PROPERTY LINE, ADJOINER LINE



LINE	DIRECTION	LENGTH
L1	S30°59'50"W	4.00'
L2	S9°30'00"W	19.20'

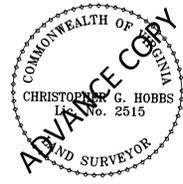


SURVEYOR'S CERTIFICATION

TO: ELEVENTH HOUR, LLC; FIRST TITLE BANK OF PENNSYLVANIA; CHICAGO TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B)(1), 8, 9, 13, 14, AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JULY 6, 2022.



REV#	DATE	REVISION

CHRISTOPHER G. HOBBS, LS
COMMONWEALTH OF VIRGINIA
LICENSED LAND SURVEYOR NO.: 2515
chrishobbs@ccl-eng.com

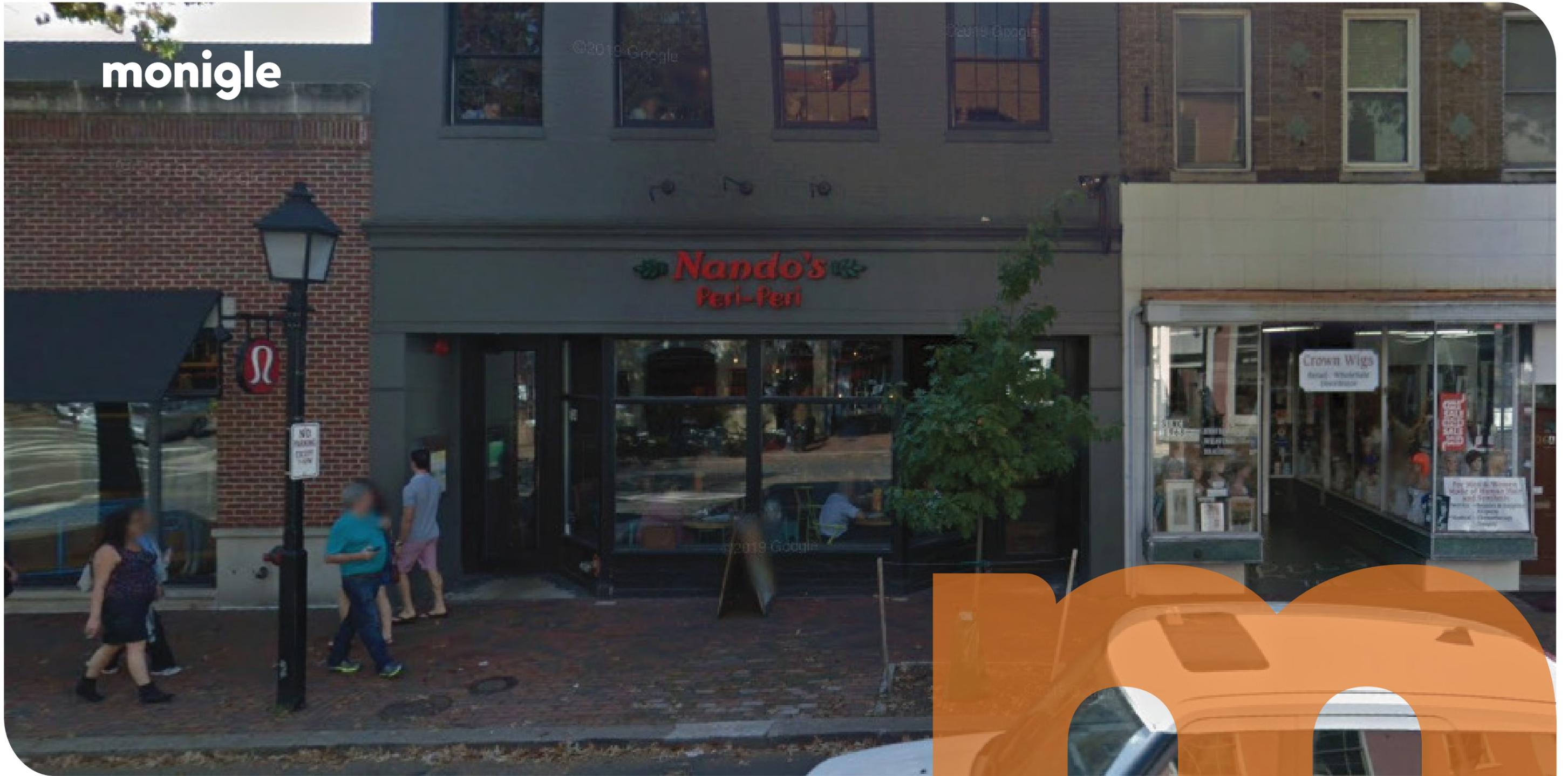
2021 ALTA/NSPS LAND TITLE SURVEY
ON THE PROPERTY OF
ELEVENTH HOUR, LLC
INSTRUMENT #110016426

PROJECT: 12093.002.00
DRAWING NO.: 111919
SCALE: 1" = 10'
DATE: 07/05/2022
DRAWN: EAS
CHECKED: MB/CGH
SHEET No.



P:\Projects\12093\002\000\SURVEYS\Plans\ALTA\111919.dwg, 7/11/2022 2:52:46 PM, matbard, l1, christopher consultants, ltd

monigle



Alexandria, VA

702 King Street, Alexandria, VA 22314

F.N.B. - Alexandria, VA | 08.05.22

This image is for design intent only and shall be used only as a guide to produce the finished sizes, appearances, and functions. Sign Vendor is to perform a technical audit of all site conditions to ensure that the sign or element being proposed can be permitted and will work/fit in the intended location. Prior to manufacturing any new sign, sign vendor shall confirm that the visual representation (photo morph or sign rendering) of the proposed new sign will fit and appear as shown in the visual representation. Sign vendor to refer to design control drawings for all standard materials, fabrication and installation.

LIF-11-W-EXT
Channel Letters
Illuminated
Mounted on Raceway

001a

OPTION A:

Wall painted SW 6236
Grays Harbor

Existing dimensions are unknown.
Sign vendor to verify proposed design
is correct size and placement.



702 King Street, Alexandria, VA 22314
F.N.B. - Alexandria, VA | 08.05.22

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LIF-11-B-EXT 001b
 Channel Letters
 Illuminated
 Mounted on Raceway

OPTION B:

Wall painted **SW 7662**
 Evening Shadow

Existing dimensions are unknown.
 Sign vendor to verify proposed design
 is correct size and placement.

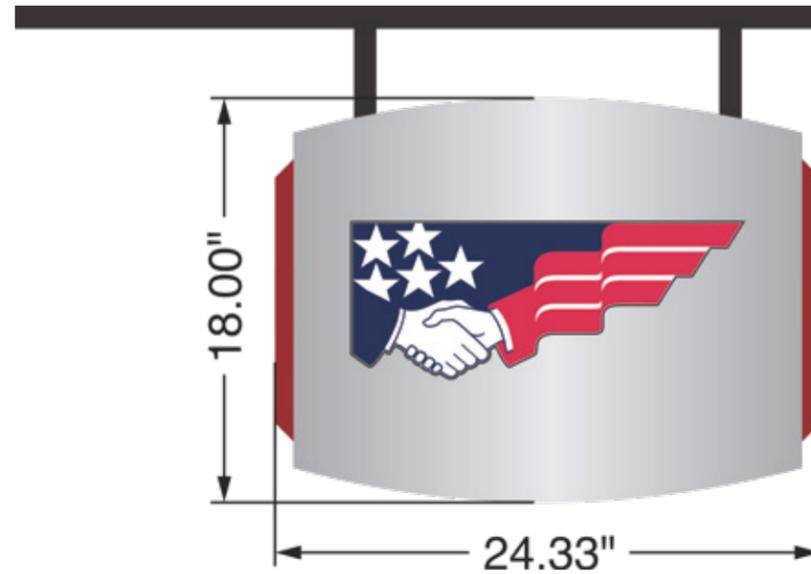


702 King Street, Alexandria, VA 22314
 F.N.B. - Alexandria, VA | 08.05.22

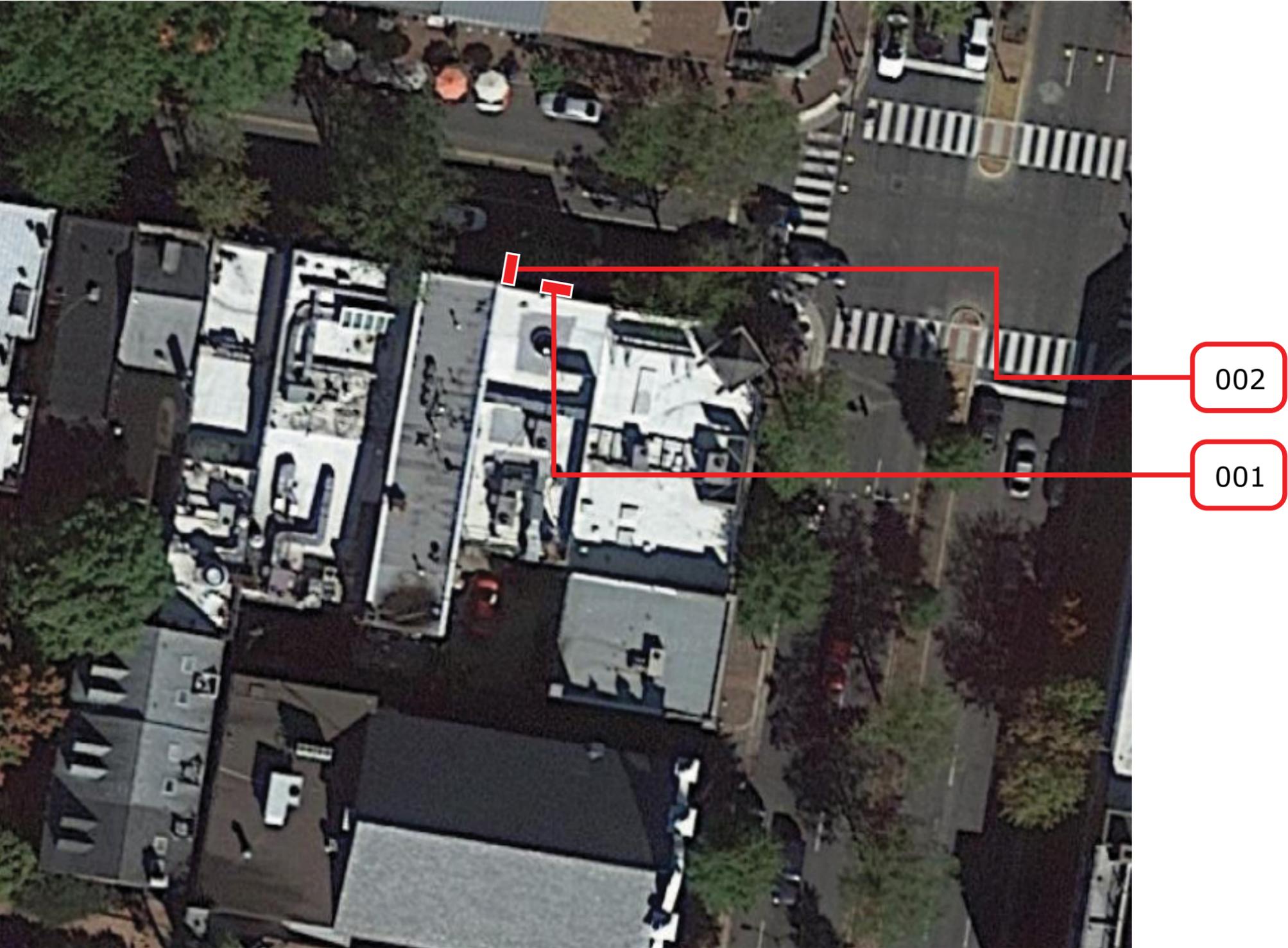
This image is for design intent only and shall be used only as a guide to produce the finished sizes, appearances, and functions. Sign Vendor is to perform a technical audit of all site conditions to ensure that the sign or element being proposed can be permitted and will work/fit in the intended location. Prior to manufacturing any new sign, sign vendor shall confirm that the visual representation (photo morph or sign rendering) of the proposed new sign will fit and appear as shown in the visual representation. Sign vendor to refer to design control drawings for all standard materials, fabrication and installation.

Custom Hanging Sign
Illuminated 002

Existing dimensions are unknown.
Sign vendor to verify proposed design
is correct size and placement.



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ADDRESS OF PROJECT: 704 King Street, Alexandria, VA 22314

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

TAX MAP AND PARCEL: 074.02-10-10 ZONING: KR - King Street Retail

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

- CERTIFICATE OF APPROPRIATENESS
- PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)
- WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA *(Section 7-802, Alexandria 1992 Zoning Ordinance)*
- WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

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

Name: First National Bank of Pennsylvania

Address: 1 FNB Blvd.

City: Hermitage State: PA Zip: 16148

Phone: 412-274-1074 E-mail: mcdermottc@fnb-corp.com

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

Name: Dan Robinson Phone: 704-654-5372

E-mail: drobinson@bhdp.com

Legal Property Owner:

Name: First National Bank of Pennsylvania

Address: 1 FNB Blvd.

City: Hermitage State: PA Zip: 16148

Phone: 412-274-1074 E-mail: _____

- 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).*

The project proposes minor renovations of the existing exterior facade to accommodate the interior floor plan program of First National Bank. Exterior brick will be maintained and the wood storefront facade will be slightly altered but reinstalled in similar appearance and design. First National Bank branded exterior signage will be provided as shown in the signage package.

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

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

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

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

- I 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: Cormac McDermott

Printed Name: Cormac McDermott

Date: 11/02/2022



Department of Planning and Zoning
 Floor Area Ratio and Open Space Calculations
 as of 12/20/18

B

A. Property Information

A1. Street Address CL Zone

A2. Total Lot Area x Floor Area Ratio Allowed by Zone = Maximum Allowable Floor Area

B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text" value="0.00"/>	Basement**	<input type="text" value="0.00"/>	B1. <input type="text" value="3,522.00"/> Sq. Ft. Existing Gross Floor Area*
First Floor	<input type="text" value="1,747.00"/>	Stairways**	<input type="text" value="310.00"/>	
Second Floor	<input type="text" value="1,775.00"/>	Mechanical**	<input type="text" value="0.00"/>	B2. <input type="text" value="310.00"/> Sq. Ft. Allowable Floor Exclusions**
Third Floor	<input type="text" value="0.00"/>	Attic less than 7'***	<input type="text" value="0.00"/>	B3. <input type="text" value="3,212.00"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Attic	<input type="text" value="0.00"/>	Porches**	<input type="text" value="0.00"/>	
Porches	<input type="text" value="0.00"/>	Balcony/Deck**	<input type="text" value="0.00"/>	Comments for Existing Gross Floor Area <div style="border: 1px solid gray; padding: 5px; min-height: 50px;">FAR is Existing to Remain</div>
Balcony/Deck	<input type="text" value="0.00"/>	Lavatory***	<input type="text" value="0.00"/>	
Lavatory***	<input type="text" value="0.00"/>	Other**	<input type="text" value="0.00"/>	
Other**	<input type="text" value="0.00"/>	Other**	<input type="text" value="0.00"/>	
B1. Total Gross	<input type="text" value="3,522.00"/>	B2. Total Exclusions	<input type="text" value="310.00"/>	

C. Proposed Gross Floor Area

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

D. Total Floor Area

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

D2. 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: Bryan Ruby, AIA, NCARB

Date: 11/02/2022

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. First National Bank of Pennsylvania	1 FNB Blvd. Hermitage, PA 16148	100%
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 702 King Street, Alexandria, VA 22314 (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. First National Bank of Pennsylvania	1 FNB Blvd. Hermitage, PA 16148	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.		
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.

11/02/2022 Cormac McDermott Cormac McDermott
 Date Printed Name Signature