

DATE: JULY 2, 2014

TO: CHAIRMAN AND MEMBERS OF THE
OHAD BOARD OF ARCHITECTURAL REVIEW

FROM: HISTORIC PRESERVATION STAFF

SUBJECT: 100 KING STREET
BAR CASE # 2013-00124

Update Since the Previous Hearing

At the May 21, 2014 hearing, the Board approved and deferred portions of the request for signage and alterations at 100 King, as amended. The conditions of approval are as follows:

1. That the awnings are deferred for restudy;
2. That two externally illuminated hanging signs may be installed, one at the west end of the north elevation and the other at the northeast corner of the building;
3. That two externally illuminated menu boards are approved;
4. That all signs and light fixtures be mounted through the mortar joints;
5. That the light levels for all architectural lighting fixtures be determined in the field, in consultation with BAR staff, and that they be fixed at the appropriate setting;
6. That the existing granite sill band may be lowered to sidewalk level at the entrance doors;
7. That the planters on the S. Union Street elevation be deleted; and,
8. That the applicant submit a separate application to Planning & Zoning for administrative approval of the outdoor dining on King Street to insure compliance with the *King Street Outdoor Dining Design Guidelines*.

The request for awnings was deferred, finding that the original proposal inconsistent with the adopted *Design Guidelines*. The architect has met with staff and studied alternatives since that time. The revised proposal calls for blue, shed style awnings with open ends and a simple, loose valance containing white text on each one, very similar to the awnings recently approved at Landini Brother's Restaurant across the street (not yet installed). The applicant also requests approval of two governmental flags to be located at the northeast corner of the building.

The revised proposal complies with zoning.

Analysis

The applicant has responded to the Board's request for a more delicate awning that does not create an overabundance of signage and detract from or block views of the historic architecture. Staff finds that the proposed simplified awnings comply with the *Design Guidelines* and will complement the previously approved hanging signs and menu boards. Staff recommends that the

loose valance on the awnings not exceed 10" tall, as was approved at Landini's Restaurant across the street, rather than the 13" height proposed. There was substantial discussion about the size and design of the awnings at the recent Landini's hearing and 10", rather than 13", is actually much closer to the scale of the valance represented in the Carluccio's color rendering.

Staff has no objection to the proposed governmental flags to be placed in two of the existing wall flag mounts on the northeast corner of the building. Each flag will be 15 square feet. Under section 9-300 of the zoning ordinance, governmental flags are permitted, but are considered signs in the historic districts. Therefore, while the applicant has represented three flags in the rendering, the applicant is now only proposing two in order to comply with the maximum sign area permitted by the zoning ordinance for the two street frontages. Staff recommends approval of two governmental flags, one on each building face. If a United States flag is flown, it must, of course, comply with all federal laws pertaining to its display.

Recommendation

Staff recommends approval, with the following conditions:

1. That the awning valance not exceed 10" in height; and,
2. The center flag at the corner be deleted and its wall mount removed.

ATTACHMENTS

1 – Revised Submission Materials

2 – Previous Staff report for BAR2014-0124 at 100 King Street with minutes

Carluccio's

100 King Street, Alexandria, VA
Exterior Presentation - Awnings

REV - C

Proposed Perspective



designLSM

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interiors
graphics
architecture

Name
Carluccio's Alexandria, VA

Job
L13 2935
4

Date
04 June 2014

Description
Proposed Perspective

studio3877

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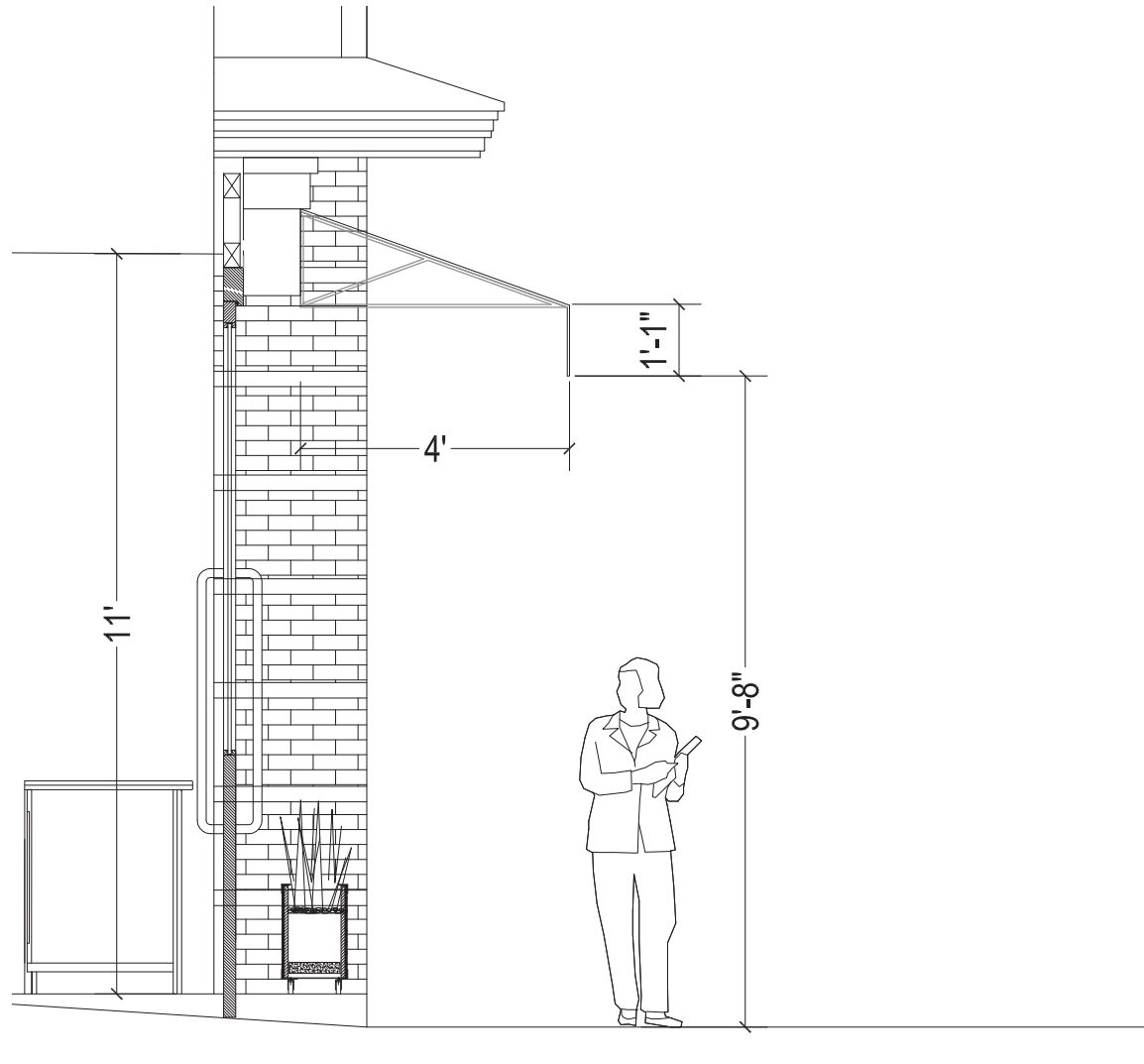
Street Level Perspectives



King Street Perspective



Union Street Perspective



Section at King Street

AWNING **B**

0'-8"

Landini Brothers Restaurant

14'-5 3/4"

19'-5"



AWNINGS - FRONT VIEW
SCALE: 3/8" = 1'

FON

Example Awning

Docket Item # 4
BAR CASE # 2014- 00124

BAR Meeting
May 21, 2014

ISSUE: Certificate of Appropriateness & Signage
APPLICANT: Carluccio's USA GP by David Tracz, studio3877
LOCATION: 100 King Street
ZONE: KR / King Street Retail

BOARD ACTION on May 21, 2014: Approved portions and deferred portions, as amended, 6-0.

SPEAKERS

Duncan Blair, attorney representing the applicant, spoke in support of the application and described a conference call with BAR Staff where many of the issues were resolved.

Mr. Michael Keefe, applicant, and architect David Tracz gave a presentation describing the Carluccio brand as well as examples of awnings and lighting similar to what was proposed at 100 King Street.

BOARD DISCUSSION

Ms. Roberts said that she thought the awning along Union Street would intrude on the sidewalk too much and that, overall, she felt that the awnings obscured the building architecture.

Mr. Blair said that the awnings would be retractable and would not be open all of the time.

Mr. Smeallie said that he does not support awnings on the building and that additional signage could be installed to compensate for the loss of awnings. He said that the first floor of the building had particularly interesting architectural detailing and that the awnings obscured these details.

Dr. Fitzgerald asked Staff if the proposed lighting was now acceptable.

Both Mr. Cox and Mr. Blair said that they agreed to work together in the field to regulate the lighting levels and that when Staff was satisfied, the lights would be locked at the appropriate setting.

Dr. Fitzgerald was satisfied with the proposed lighting but said that retractable awnings might be worse than fixed awnings because of the hardware associated with them. He said the building details would be obscured by the proposed awnings.

Mr. von Senden said that the awning proposed for Union Street was over-scaled and agreed with Dr. Fitzgerald that fixed awnings with a delicate frame would be preferable to retractable awnings. He suggested that the awnings be installed below the dentil work of the storefront cornice on this high style building. He said that he initially had concerns about the relocation of the granite sill course but after speaking with Staff he understood the reasoning behind the proposal.

Mr. Carlin said that he understood the need for awnings on this building and appreciated the time Staff spent with him to explain the revised conditions. He said that they provided sun protection on the south facing elevation and also provided a reasonable area for signage.

Chairman Hulfish said that he thought the Board was satisfied with the majority of the application and that the only outstanding issue was the awnings.

Mr. Carlin made a motion to approve the application, as amended by Staff, with the condition that the awning portion be deferred for restudy. Mr. von Senden seconded the motion which passed by a vote of 6-0.

CONDITIONS OF APPROVAL

1. That the awnings are deferred for restudy;
2. That two externally illuminated hanging signs may be installed, one at the west end of the north elevation and the other at the northeast corner of the building;
3. That two externally illuminated menu boards are approved;
4. That all signs and light fixtures be mounted through the mortar joints;
5. That the light levels for all architectural lighting fixtures be determined in the field, in consultation with BAR staff, and that they be fixed at the appropriate setting;
6. That the existing granite sill band may be lowered to sidewalk level at the entrance doors;
7. That the planters on the S. Union Street elevation be deleted; and,
8. That the applicant submit a separate application to Planning & Zoning for administrative approval of the outdoor dining on King Street to insure compliance with the *King Street Outdoor Dining Design Guidelines*.

REASON

The Board felt that the majority of the applicant signage and lighting was appropriate but deferred the awnings for restudy.

STAFF RECOMMENDATION: Staff recommends approval with the following conditions:

1. That only one hanging sign is approved in a location at the northeast corner of the building with the bottom edge at least 8' above grade and externally illuminated;
2. That the awnings on the King Street (north) elevation be deleted or, if the BAR approves awnings in this location, that the fabric ends of the awnings be eliminated, that the special advertising sign text be eliminated and the Carluccio's name printed on only the center awning's valance;

3. That the awning on S. Union Street be deleted or, if the BAR approves an awning in this location, that the fabric ends of the awning be eliminated and the special advertising sign text at the valance of the awning be eliminated or replaced with the name Carluccio's;
4. That the two menu boards are not internally illuminated but may be externally illuminated;
5. That all signs and light fixtures are mounted through the mortar joints;
6. Delete the up-down wall wash light sconces and the high-level window jamb reveal lights;
7. That all other light fixtures utilize a dimmer and the illumination levels be reviewed in the field and approved by BAR staff upon completion;
8. That the granite step for the new entrance be preserved in situ and the sidewalk brick warped to provide handicap access;
9. That the planters on the S. Union Street elevation be deleted, and;
10. That the applicant submit a separate application to Planning & Zoning for administrative approval of the outdoor dining on King Street to insure compliance with the *King Street Outdoor Dining Design Guidelines*.

****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official 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.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire 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, 703-838-4360 for further information.

****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.



BAR2014-00124



I. ISSUE

The applicant requests approval of a Certificate of Appropriateness for the alterations and signage at 100 King Street, located on the southwest corner of King and S. Union Street. The request includes the following:

King Street (north) elevation

Signs

- Installation of three blue awnings of equal length (19'-6"). The two end awnings have the "Carluccio's" logo in white on the valance and the center awning has the words "Café Restaurant Gourmet Grocery" on the valance.
- Installation of two painted metal hanging signs with internal illumination, each 7 square feet to be located at each building corner.
- Placement of one illuminated menu board located to the west of the proposed entrance door.

Alterations

- Removal of existing granite sill course/step for a new accessible entrance.
- Removal of existing gas carriage lamps.
- Relocation of the main entrance from the center bay to the third-to-last bay at the western end using an identical multi-light wood door, with clear tempered glass panels and brushed stainless steel hardware.
- The replacement of the ground level, north elevation French doors with wood, casement style windows that have a fixed bottom panel, to mimic the existing doors.
- Place portable, zinc-plated planters on the sill within the recesses of the first floor window bays.

S. Union Street (east) elevations

Signs

- Installation of one 7 square foot, internally illuminated, painted metal hanging sign on the south west building corner.
- Placement of one illuminated menu board adjacent to the north of the entrance door.
- Installation of one blue entrance awning with white text on the valance that reads, "Café Restaurant Gourmet Grocery" and "Carluccio's" on the awning face (face graphic not shown in rendering).

Alterations

- Placement of two planters, flanking the entrance door facing S Union Street.
- The replacement of entrance doors with identical multi-light wood doors, with clear toughened glass panels and brushed stainless steel hardware.
- Removal of existing gas carriage lamps.

Architectural Lighting

Architectural lighting is proposed for the building on both the north and east facades, consisting of the following new elements:

- wall sconces with up-down illumination along the first story;
- concealed and continuous linear LED lighting along the first floor cornice to wash the wall above;
- up lighting flanking each second story window

- string lights along the ground level planters

**While three flags are shown attached to the corner of the building in the application materials, the applicant has confirmed that they are not part of the signage proposal at this time.*

**While outdoor dining is shown in the BAR application, the furniture and fences must comply with the established King Street Outdoor Dining Program, previously adopted by the BAR, and does not require additional BAR approval at this time.*

II. HISTORY

The subject building located at 100 King Street, was originally constructed as the Corn Exchange Building in **1871** and designed in an Italian Renaissance Revival style by Benjamin Franklin Price, a prominent late 19th century local architect. It was purchased by the federal government in 1820 for use as a customs house. Most recently, the building has functioned as a restaurant and the BAR has approved numerous applications for signage as well as exterior alterations, including the demolition of historic granite steps to accommodate a new accessible entrance on South Union Street (BAR Case #2002-0316). It is unclear at what point the doors on the north elevation were replaced, but staff believes that the existing replacements are not historic.

III. ANALYSIS

The subject property is located at a very prominent intersection within the Old & Historic Alexandria District and represents one of the few historic, non-vernacular commercial structures designed by a trained architect in this immediate area. Therefore any alterations and proposals for signage must be carefully considered in regards to the material, scale, and placement on this high-style, late-19th century building.

Signage and Awnings

The amount of signage, including menu boards, hanging signs, and awnings, far exceeds the one sign per business that the *Design Guidelines* recommend as appropriate. However, the Board has frequently approved more than one sign for a business, including a combination of projecting hanging, wall mounted, and/or awning signs. Based on the types and quantities of signs approved for nearby business of similar scale, staff has no objection to additional signage at this location, but not to the full extent proposed by the applicant. According to the *Design Guidelines*, “signs...are prominent visual elements of the streetscape in commercial area of the historic district;” and “signs should blend with and not detract from the historic architecture of the district.” Staff believes that in the submitted proposal, signage becomes the focal point, rather than the building and its architecture.

Staff finds that the proposed awnings, in particular, detract from the pedestrian’s view of the architectural details on the lower level cornice and serve no functional purpose other than advertising, as they are located on a northern elevation that does not receive substantial sun and is consistently shaded by the adjacent tall buildings. Furthermore, the Design Guidelines state that awnings should “play a secondary role and augment, not compete with the architecture of a historic building”.

However, the Board has recently approved simple awnings at nearby business, including Landini’s (historic structure) and Coco Blanca (a contemporary building). In both of these cases, the Board asked that the fabric ends of the awning be deleted to expose more of the building wall

to pedestrians and that the company logo be placed only on the valance of the center awning. An excellent example of this type of awning, on the Carluccio's restaurant in London, is shown in the lower left corner of page 17 of the application materials. If the Board finds awnings appropriate in this location, staff recommends that the awnings be re-designed without the fabric ends and that the Carluccio's name be located on the center valance only. The wording: "Caffe Restaurant Gourmet Grocery" shown on the valance of two awnings is considered "special advertising" by the Alexandria zoning ordinance and is not permitted.

Staff finds the two proposed hanging signs on the King Street elevation redundant and their placement nonfunctional, as they are largely obscured by the proposed awnings, preventing optimal visibility from all directions. Staff therefore recommends that only one sign be approved and that it be located at a 45 degree angle on the northeast corner of the building so that it is plainly visible from both King and Union streets. The businesses directly across the street – the Lucky Knot and Starbucks – have both successfully implemented this type of corner sign. Staff notes that any hanging sign at this location should not be internally illuminated, as the Board has repeatedly stated that internal illumination is inappropriate for signs placed on historic buildings and that these should be externally illuminated. Staff recommends that the Board maintain this position for this historic structure.

Staff has no objection to the placement of illuminated menu boards next to the two building entrances, as the lighting is in front of the menu and they are not backlit.

Lighting

The applicant has proposed a substantial amount of architectural lighting to showcase the architectural elements of the building. The Board has recently approved architectural lighting in other locations, including the Fish Market at 105-09 King Street and H&M, located at 614 King Street. Because of the success of these projects, staff has seen an increased interest for architectural lighting in recent months among property owners in the King Street retail zone and this additional lighting is supported by the King Street Retail study. While there are merits to lighting historic buildings, staff is concerned that an overabundance of architectural lighting can lead to a "Disneyfication" of the historic streetscape and seeks guidance from the Board on design standards for new requests for architectural lighting.

While the individual lighting schemes are appropriate, Staff believes that the cumulative effect of all four proposed lighting schemes on this building will overwhelm the neighboring buildings and that one lighting scheme each for the lower and upper levels is sufficient. Therefore, staff recommends that the up-down sconces be eliminated on the first floor and replaced with simple down-light fixtures adjacent to the entrances. The proposed string lighting around the portable planters is temporary or seasonal in nature and will only have a subtle impact on the building itself. To be consistent with other Board approvals, staff supports the dimmable LED tube lighting affixed to the lower level storefront cornice, as it is minimal and the raking light will enhance the architectural features of the building façade, particularly on an otherwise fairly dark portion of South Union Street. Staff recommends that the high-level window jamb reveal lights be denied, as this area will be sufficiently lit by the linear storefront cornice lights, if approved. However, as with previous BAR approvals, staff recommends that dimmers be installed on all exterior lighting circuits in order for Staff to work with the applicant in the field to permanently adjust the illumination intensity so that it does not overwhelm the neighboring buildings.



Figure 1: 105-09 King Street, The Fish Market, photo by staff.



Figure 2: 614 King Street, H&M, photo by staff.

Alterations

The applicant proposes to replace the French doors along King Street with casement style wood windows and relocate the main entrance to the west end of the building. Since these doors are not original to the building, Staff does not object to their replacement, finding that the design of the replacement doors does not negatively impact the remaining character-defining features of the building.

Regarding the new entrance, staff does not support removal of the historic granite threshold/step and recommends that the applicant work with staff during the building permit process to warp or ramp the brick in the sidewalk around it, so that it can be preserved in situ.

Staff has no objection to the proposed planters on the King Street elevation. However the proposed planters on S. Union Street will crowd the busy, narrow public sidewalk and are not supported by staff. Portable planters, such as these, are not typically reviewed by the BAR, though permanent planters within the public right-of-way require BAR approval, a building permit and an encroachment ordinance.

IV. SUMMARY

Staff welcomes this new restaurant and supports the repointing and maintenance on this landmark historic building. However, staff recommends that the Board amend the proposal so that the overall signage and lighting is reduced and consistent with the *Design Guidelines* and recent similar Certificate of Appropriateness approvals. Staff recommends approval of the awnings and entry alterations, with the minor conditions noted above.

STAFF

Mary Catherine Collins, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed outdoor dining must be applied for through and comply with the King Street Outdoor Dining Program. No outdoor dining is approved as part of this application.

C-2 To maintain grandfathered restaurant status, there shall be no more than 130 seats. No activities other than storage, office space and preliminary food preparation/processing are permitted on the 3rd floor. The hours of operation are limited to 7:00AM to 10:00PM.

C-3 Based on the calculations below, the proposed signs comply with zoning, with the following exceptions:

- The proposed hanging signs on King Street are located 7'10" above the sidewalk, 8' clearance is required. Reduce the sign dimension or move the sign higher.
- The sign on the valance of the center awning is special advertising and is not permitted.

King Street Façade	71.92' frontage (per application)	Square footage
Hanging Signs (2) (need 8' of clearance)	$2.625 \times 2.625 = 6.89 \times 2 = 13.78$	13.78
Awnings (2)-valance	$3.75 \times 1 = 3.75 \times 2 = 7.50$	7.50
Center Awning-valance (Special Adv – Not permitted)	$10.42 \times 1 = 10.42$	10.42
Menu Board	$2.92 \times 1.42 = 4.15$	4.15
Total Square Feet Proposed		35.85

Union Street Façade	41' frontage (per application)	Square footage
Hanging Sign	$2.625 \times 2.625 = 6.89$	6.89
Awning-valance	$8.58 \times 1 = 8.58$	8.58
Awning- top		
Menu Board	$2.92 \times 1.42 = 4.15$	4.15
Total Square Feet Proposed		19.62

F-1 Proposed flags have been removed from the proposal.

F-2 Front page of plans indicates Washington DC, not Alexandria, VA.

Archaeology

There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

Code Administration

F-1 Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon that information and the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Division Chief at ken.granata@alexandriava.gov or 703-746-4193.

C-1 Building and trade permits required for alterations. Five sets of construction documents sealed by a Registered Design Professional that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s) The building official shall be notified in writing by the owner if the registered design professional in the responsible charge is changed or is unable to continue to perform the duties.

Transportation and Environmental Services (T&ES)

This property and building are located within the 100-yr floodplain. Due to the fact that the building is an Historic building, this development activity this project is not subject to the Floodplain District regulations provided in Section 6-300 (FLOODPLAIN DISTRICT) of Article VI (SPECIAL AND OVERLAY ZONES) of the City of Alexandria Zoning Ordinance. However, the owner(s) of this property should be advised that flooding can and does occur at this location up to elevation 10' (City Datum) and to ensure safety the project is advised to comply

with Section 6-307 (D) "Water heaters, furnaces, electrical distribution panels and other critical mechanical or electrical installations shall not be installed below the 100-year-flood level. Separate electrical circuits that serve areas below the 100-year-flood level shall be dropped from above."

It is also advised that no food storage or preparation areas be located below the 100-year-flood level (elevation 10').

All other conditions apply. Section 6-307 Other Conditions, (B):

"All uses, activities and development occurring within any floodplain district shall only be undertaken in strict compliance with the Virginia Uniform Statewide Building Code (VA USBC)."

V. ATTACHMENTS

1 – Supporting Materials

2 – Application for BAR2014-0124 at 100 King St

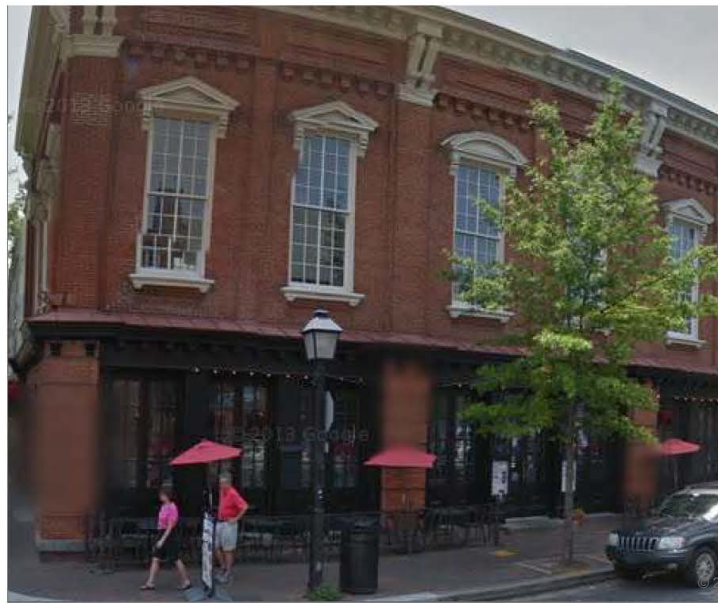
Carluccio's

100 King Street, Washington DC

Exterior Presentation

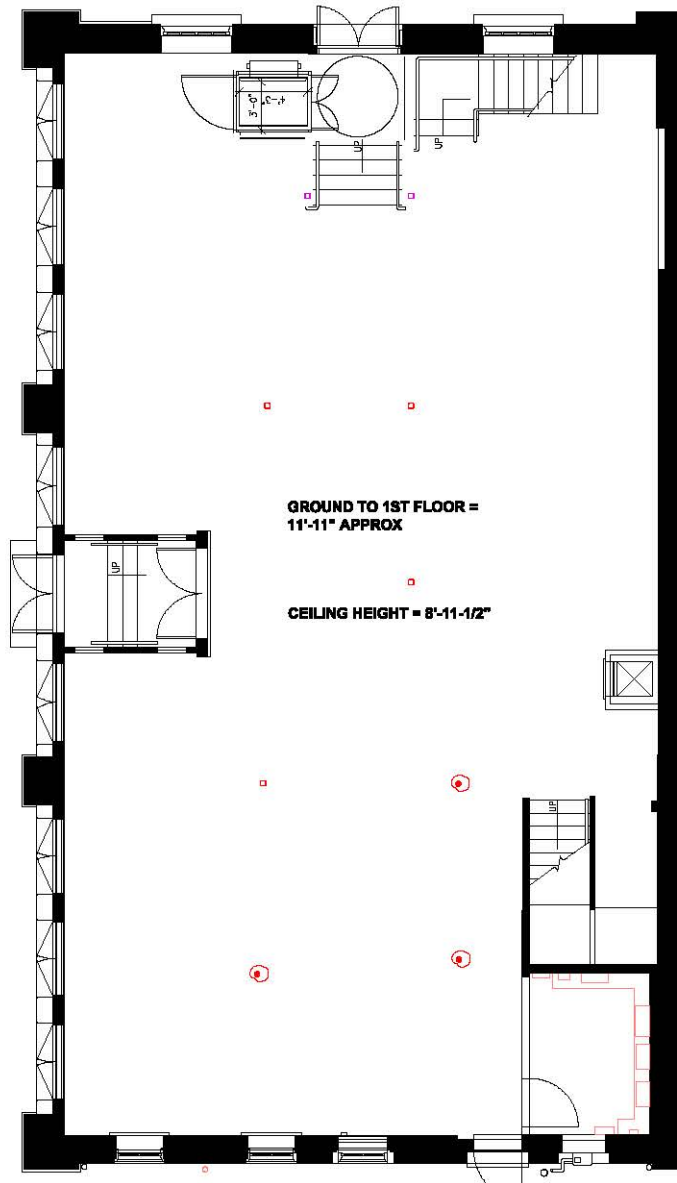
REV -C

Existing Site Photos

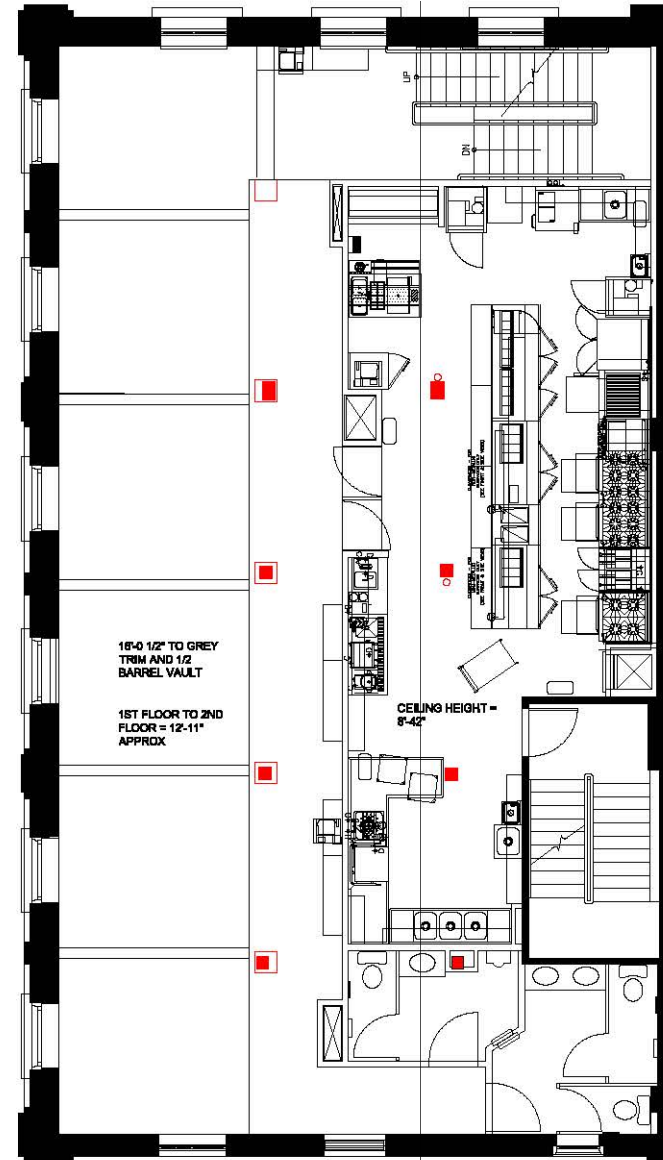


Existing & Proposed Plans & Elevations

Existing Plans

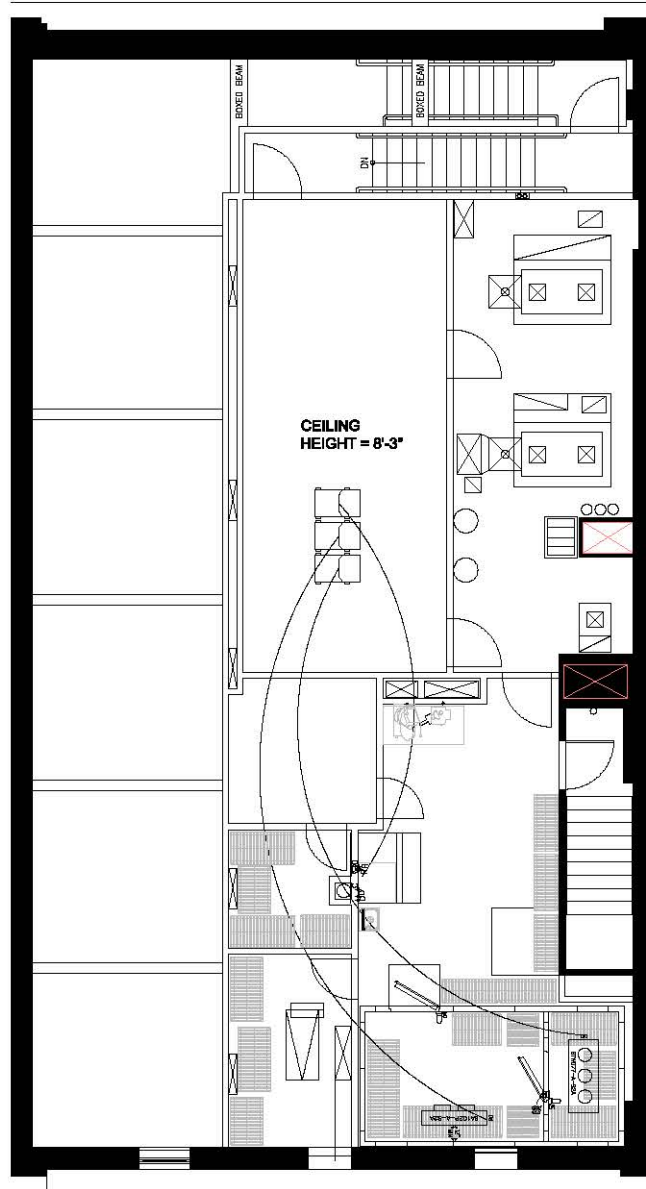


Existing Ground Floor Plan

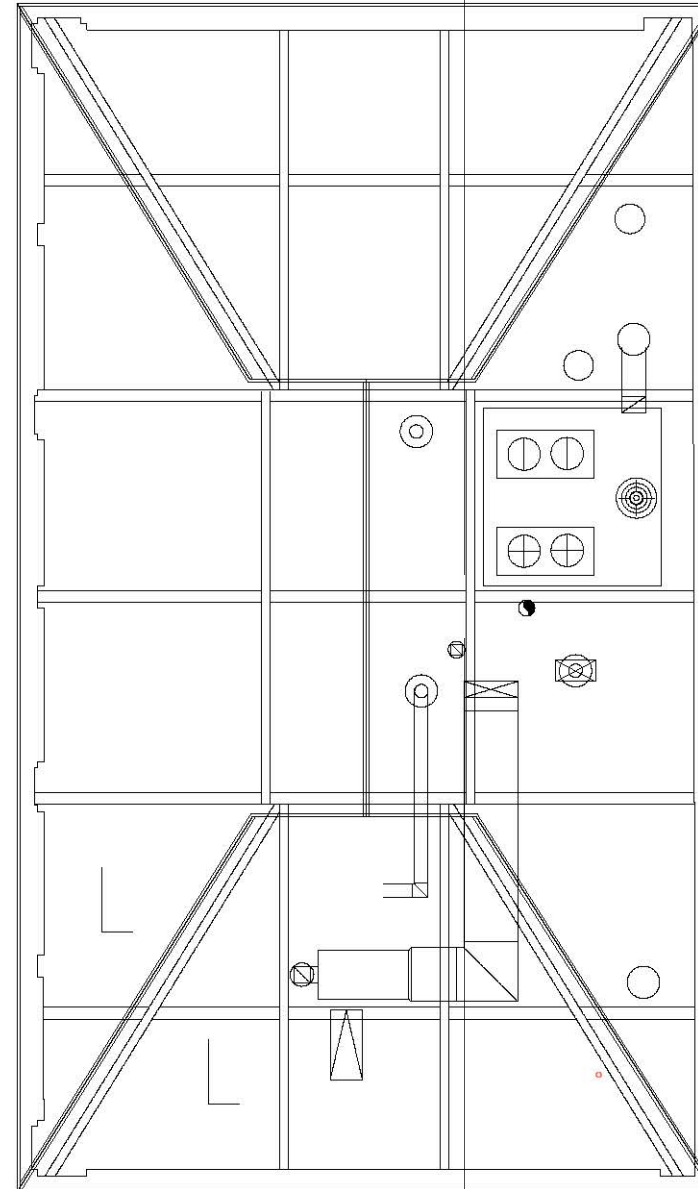


Existing First Floor Plan

Existing Plans

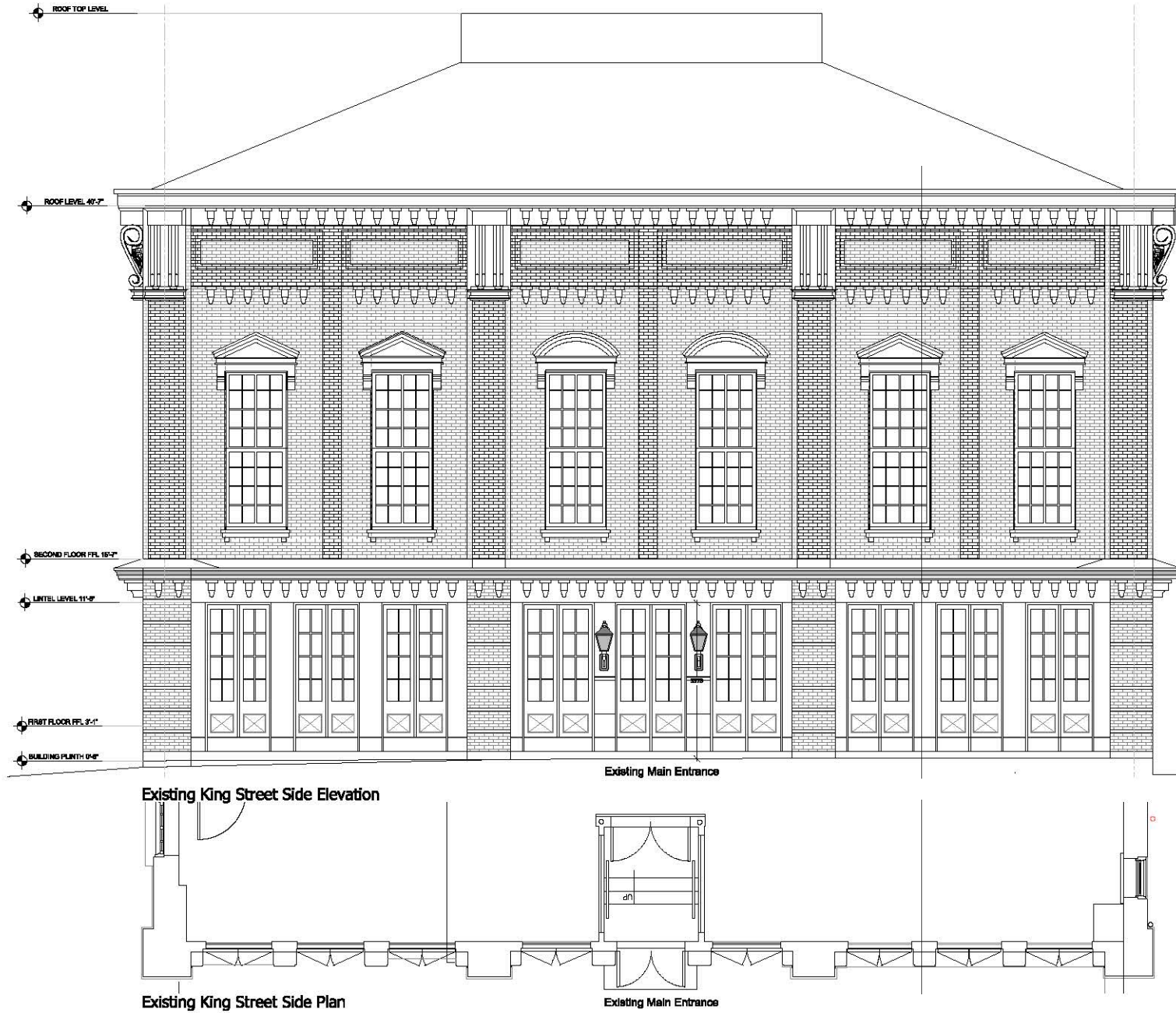


Existing Second Floor Plan

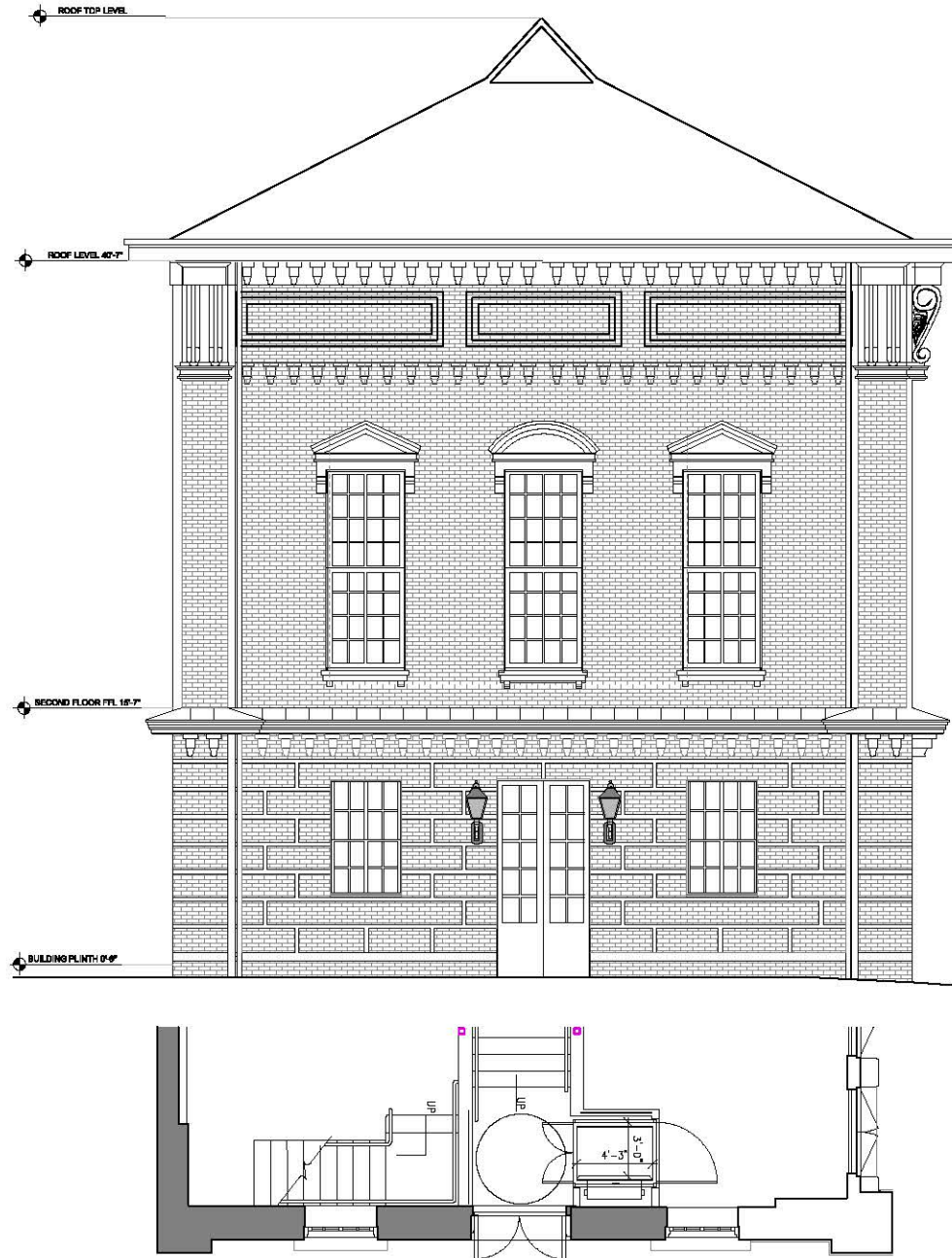


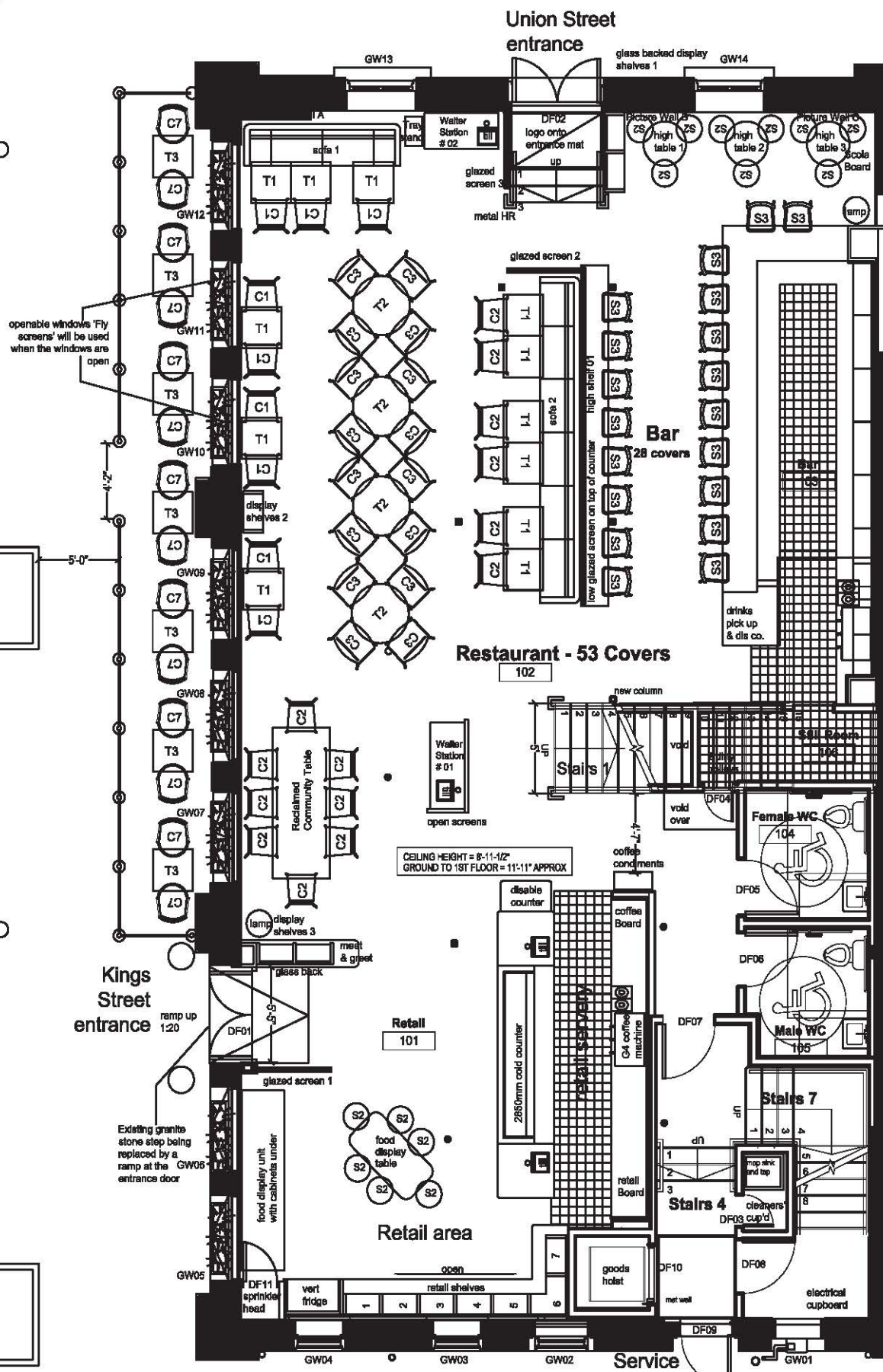
Existing Attic Plan

Existing Elevations



Existing Elevations





Proposed First Floor GA Plan
14 Exterior Covers

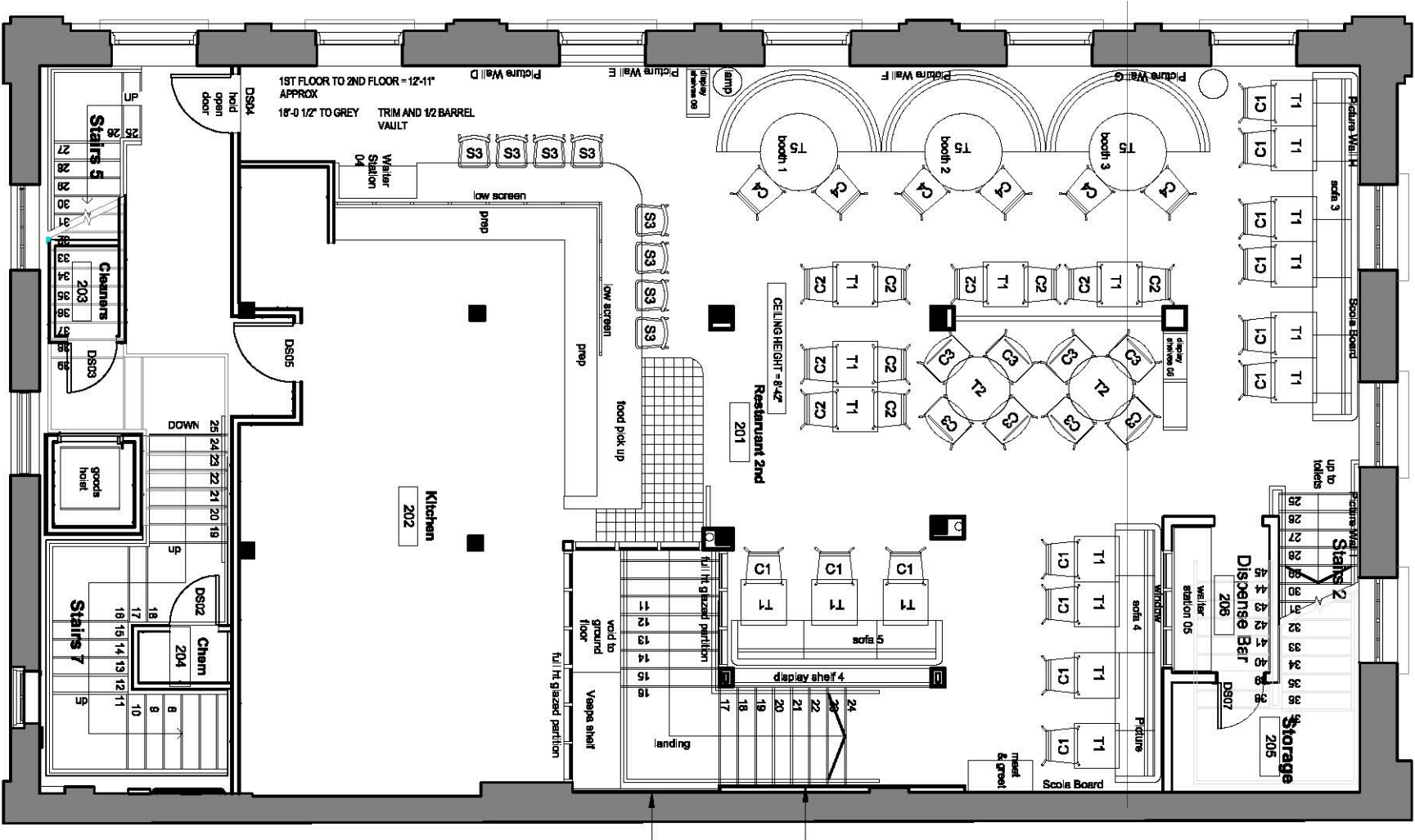
Date
07 May 2014

Description
Proposed Ground GA Plan

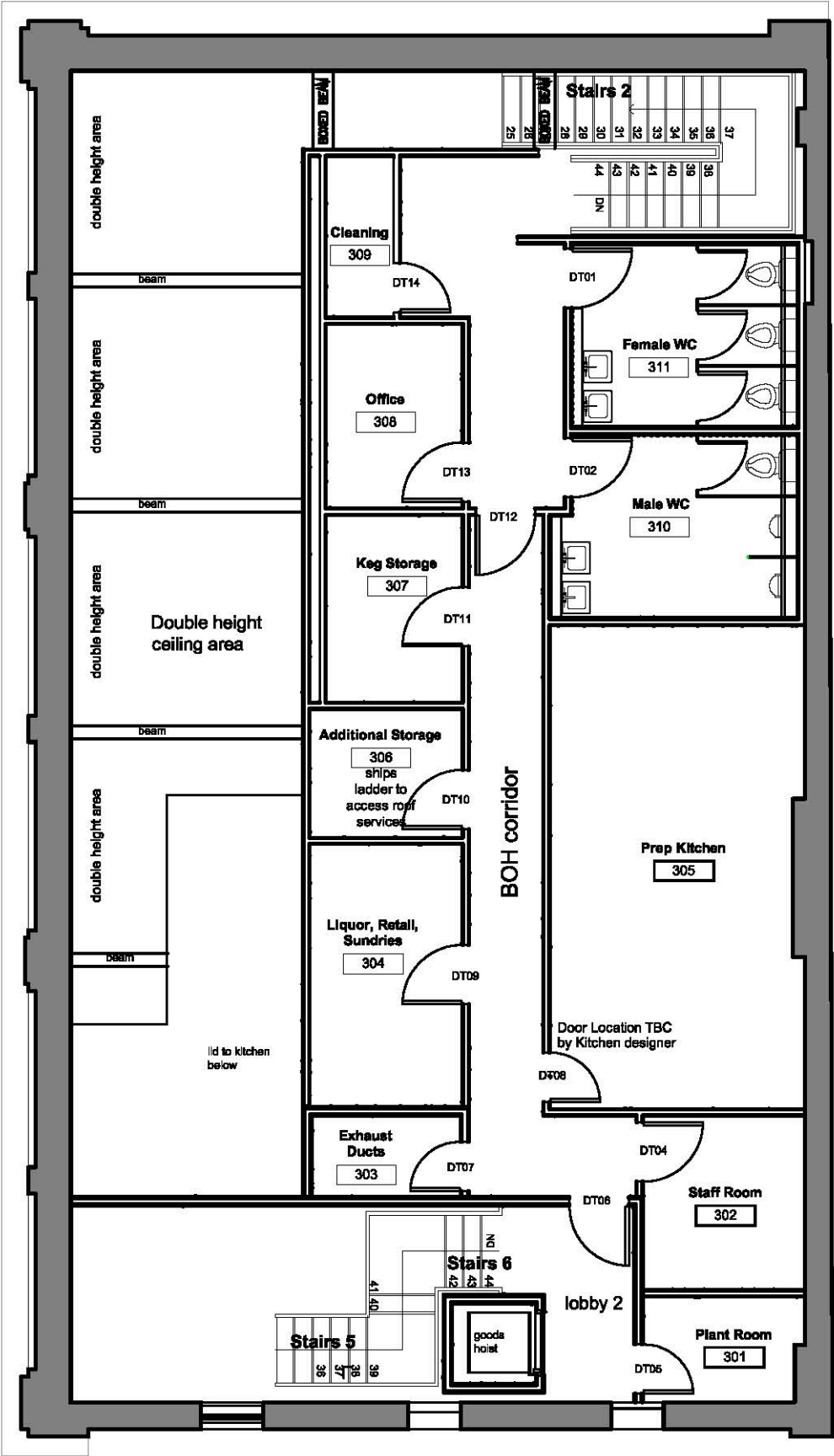
Job
L13 2935

Name
Carluccio's Washington

Proposed First Floor Plan

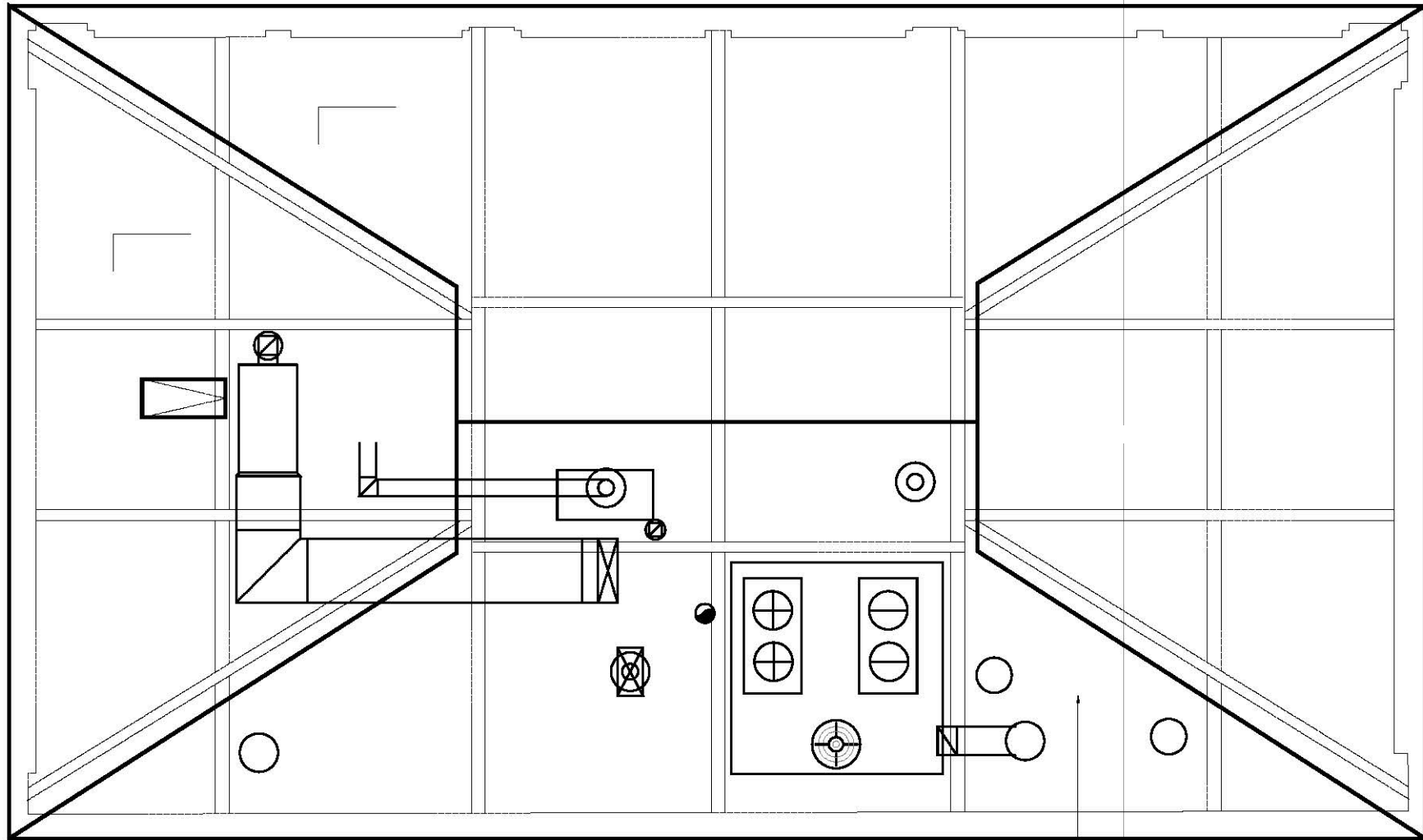


Proposed Second Floor GA Plan



Proposed Third Floor GA Plan

Proposed Attic Plan

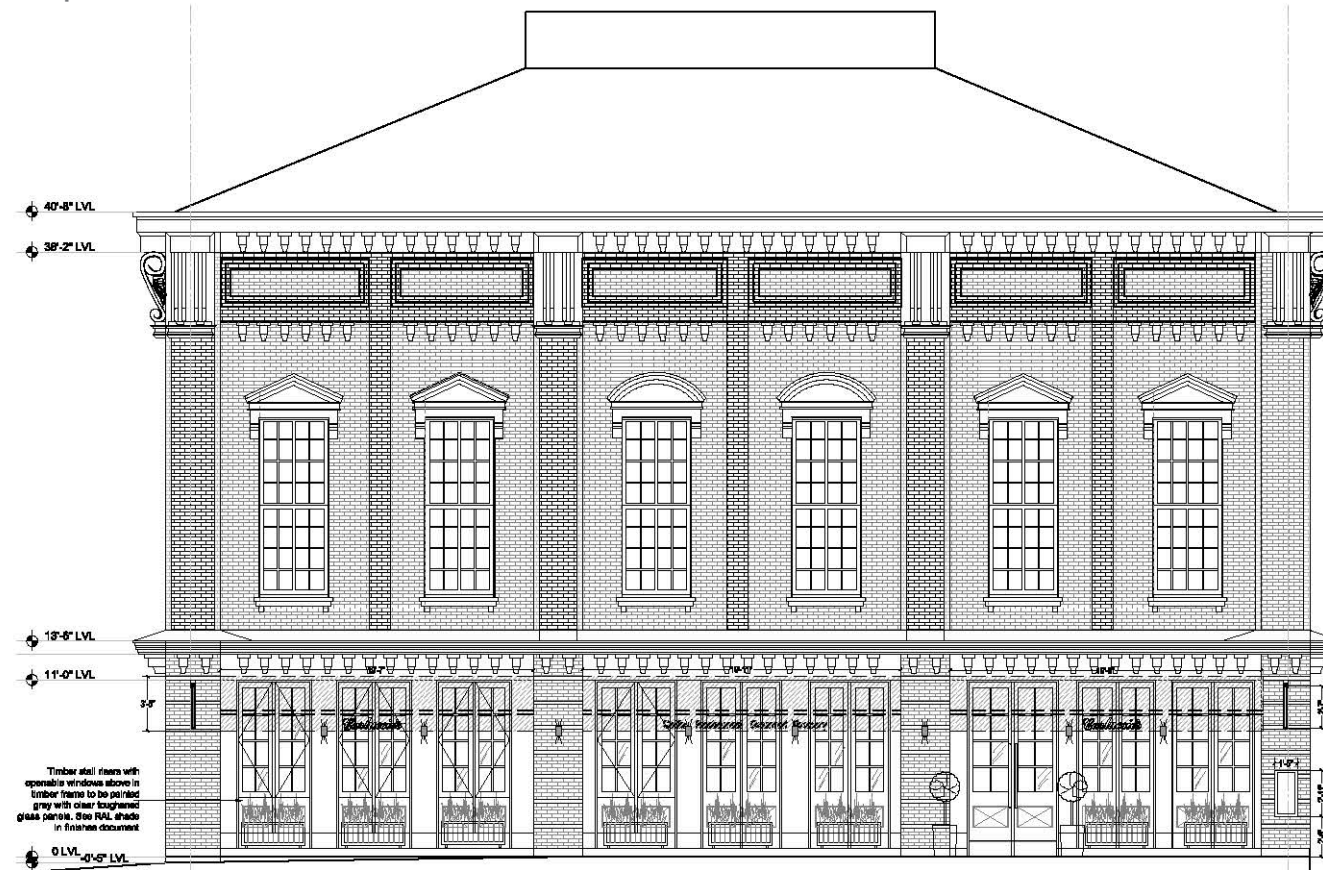


Attic floor plan.

Attic space to be
M/E plus long

Proposed Attic Plan

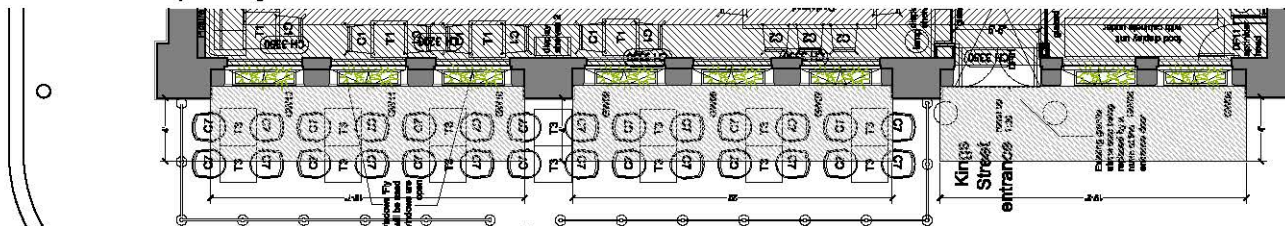
Proposed Elevations



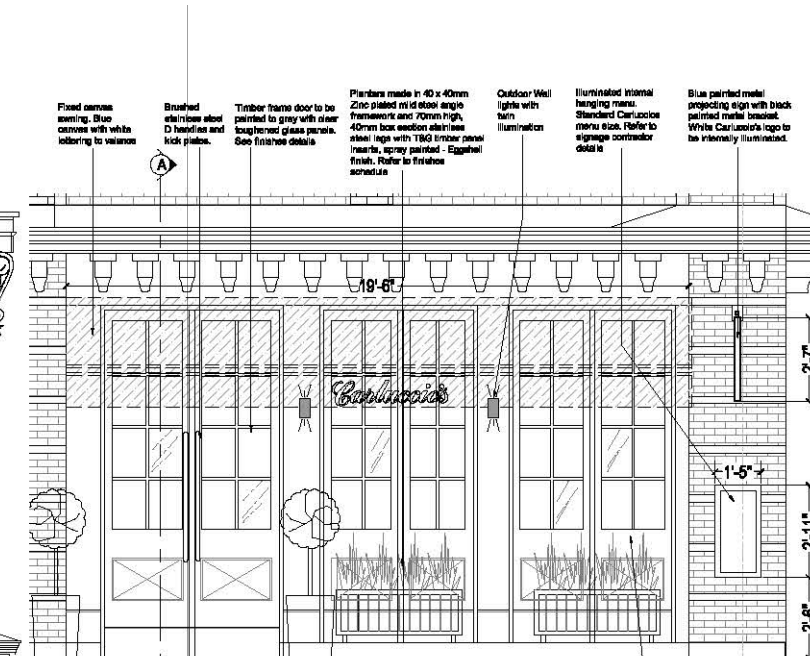
Proposed King Street Side Elevation



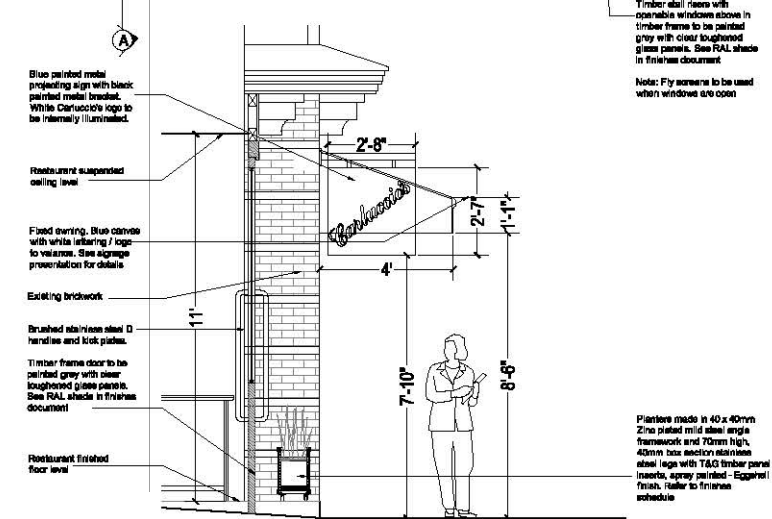
Proposed King Street Side Sidewalk Elevation



Proposed King Street Side Plan

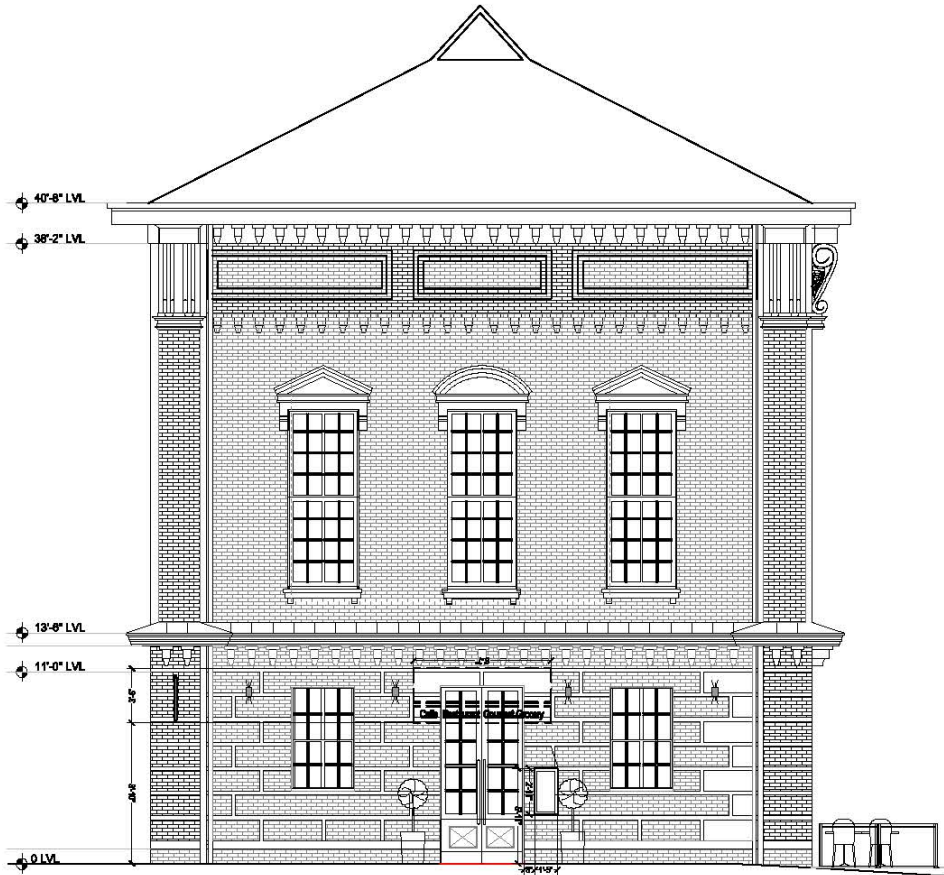


Proposed Main Entrance Elevation 1:50 @ A3

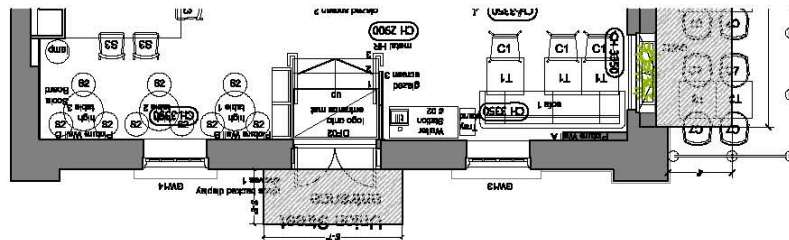


Proposed Section AA 1:50 @ A3

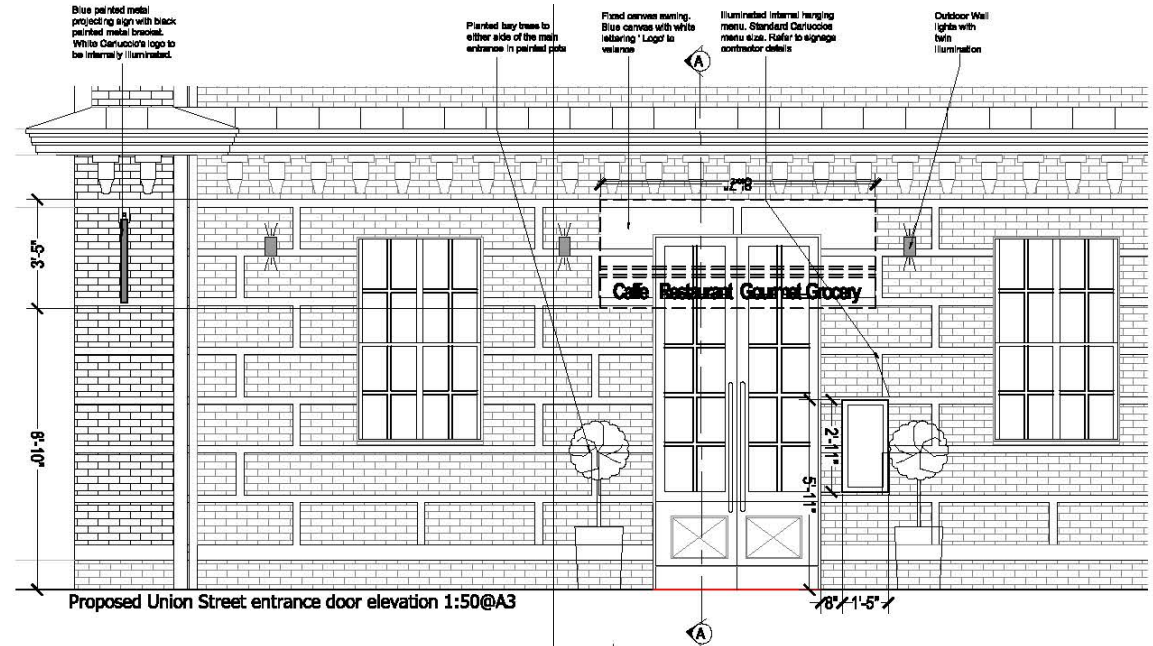
Proposed Elevations



Proposed Union Street Side Elevation



Proposed Union Street Side Plan



Proposed Union Street entrance door elevation 1:50@A3



Proposed Section AA through the Entrance door 1:50 @A3



Existing View - Union Street Entrance

Proposed Exterior Visual

Signage Requirements 100 King Street

King Street Façade – 70'-0" of frontage = 70 sqft of Signage Allowed	
Sign	Area of Sign
(2) Blade Signs – 1 Sign Each side – total 4 signs @ 7sqft	28 sqft
Awning – Main Entry Bay (Valence sign)	11 sqft
Awning – Center bay (Valence sign)	11 sqft
Awning – Bay Close to Union St (Valence sign)	11 sqft
Total Sign Area provided	61 sqft
Union Street Façade – 40'-0" of frontage = 40 sqft of Signage Allowed	
Sign	Area of Sign
(1) Blade Sign – 1 Sign each side – total 2 signs @ 7sqft	14 sqft
Awning (Valence and top sign)	15 sqft
Total Sign Area provided	29 sqft



3 Nos Flags – American, Italian or other Government body **Removed**

Fixed Awnings in RAL ref 5003 with 'Carluccio's' lettering in white

First floor windows & all mouldings in white

Ground floor windows in RAL ref 7042

Box planters in RAL ref 7038 .See details on page 14

Detectable Rope and post barrier system as per local codes. See details on page 25

Proposed Exterior Furniture Specification

Exterior Chair Specification



Exterior Chair Specification

Ref:- C7

Exterior Ronda Chair by Emu

Supplier:

<http://me.emu.it/en/prodotti/ronda-poltroncina/>

Dimensions:

1'-10" overall width

2'-1-1/2" overall depth

2'-8" overall height

Finish:

Metal/41 Indian brown

Cushion cover in deep clay leather Ref 454288

Quantity Required:

28

Exterior Table Specification



Exterior Table Specification

Ref:- Bespoke table for 'Carluccio's

Supplier:

<http://www.conran.com/>

Dimensions:

2'-3-1/2" - overall width

2'-3-1/2" - overall depth

2'-4-3/4" - overall height

Finish:

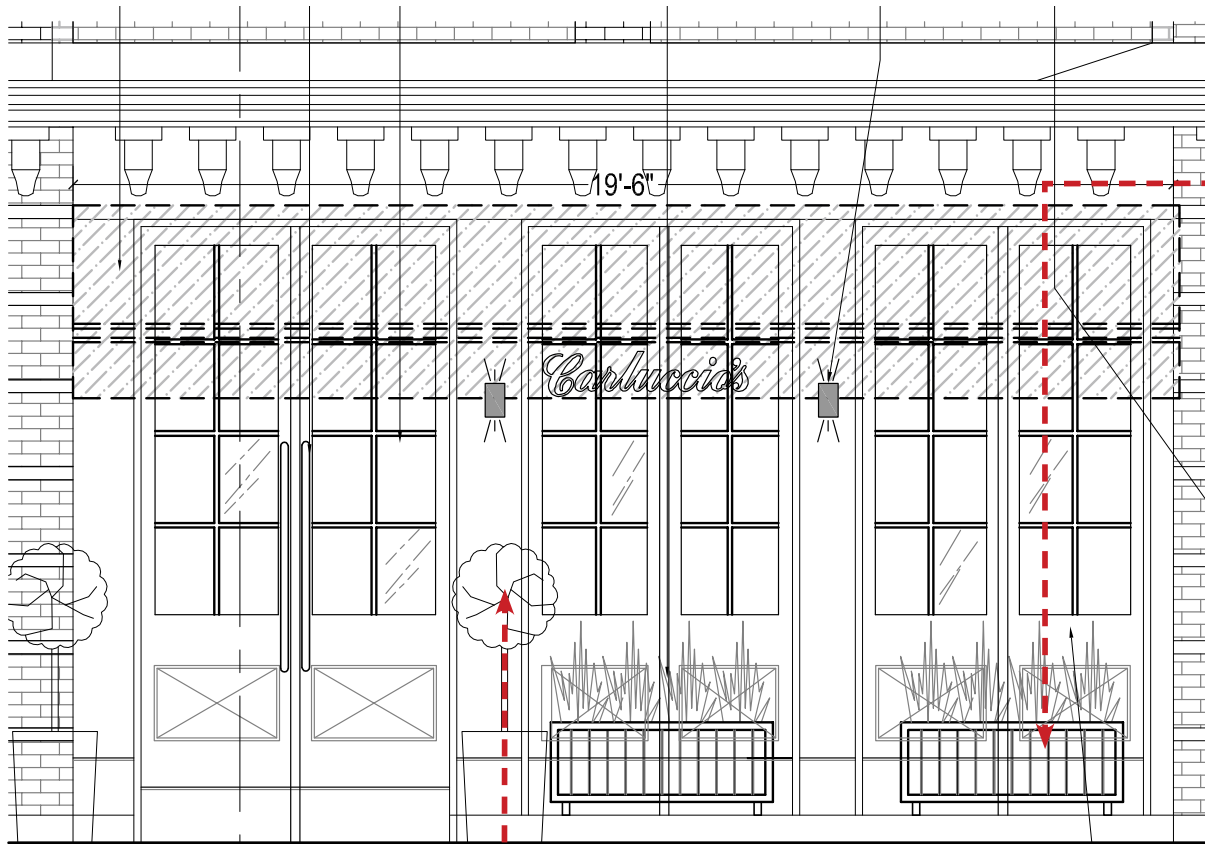
Iroko table top to be slatted and pretreated with protective oil.

Flip base in hard wearing Anthracite finished in black

Quantity Required:

14

Proposed Exterior Planters



Proposed Main Entrance Elevation 1:50 @ A3

Planters within
building line



8 x box planters to window recesses on King Street elevation.

Dimensions

- 3'-11-1/4" wide
- 16" deep
- 20" high

Finish

- Painted timber tongue & groove in RAL -7038

Quantity Required

-8

Planting Lavender Specification

- Lavender specification to match image above



4 x potted bay trees to either side of both the entrances

Finish

- Painted pot in RAL -7038

Quantity Required

-4

Planting Specification

- Bay trees to match image above

Proposed Exterior Lighting Specification

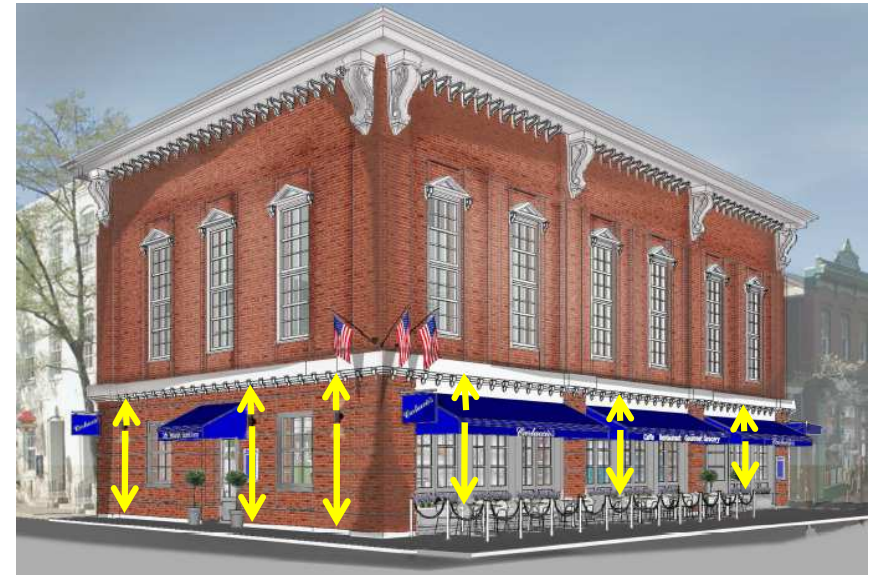


Into Lighting Ltd, 101 The Foundry Annexe, 65 Glasshill Street London, SE1 0QR Tel: 0845 873 7013 Fax: 0845 873 7018 E: lighting@into.co.uk Web: www.into.co.uk





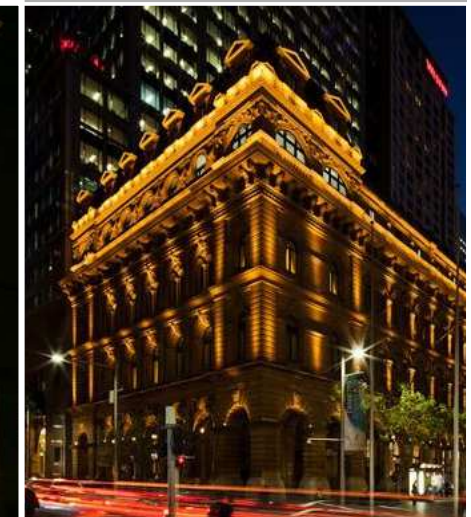
NOTE : ALL LIGHTS WILL BE DIMMABLE



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Fitting to be finished to match window frame colour



NOTE : ALL LIGHTS WILL BE DIMMABLE



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into

NOTE : ALL LIGHTS WILL BE DIMMABLE

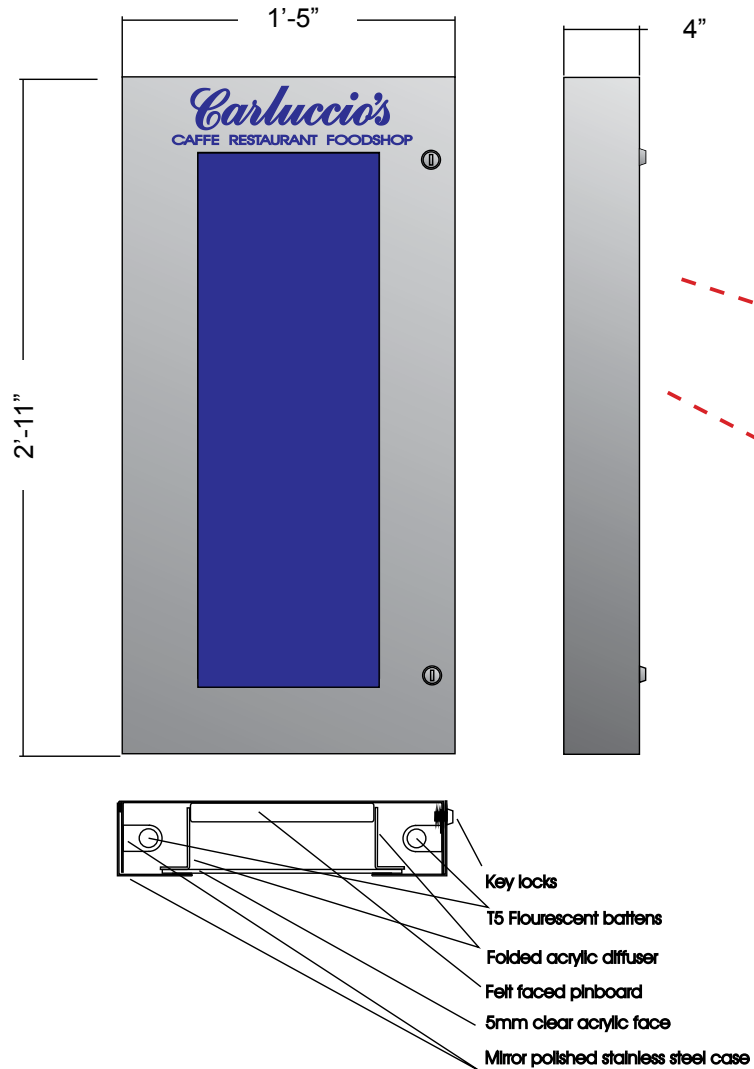


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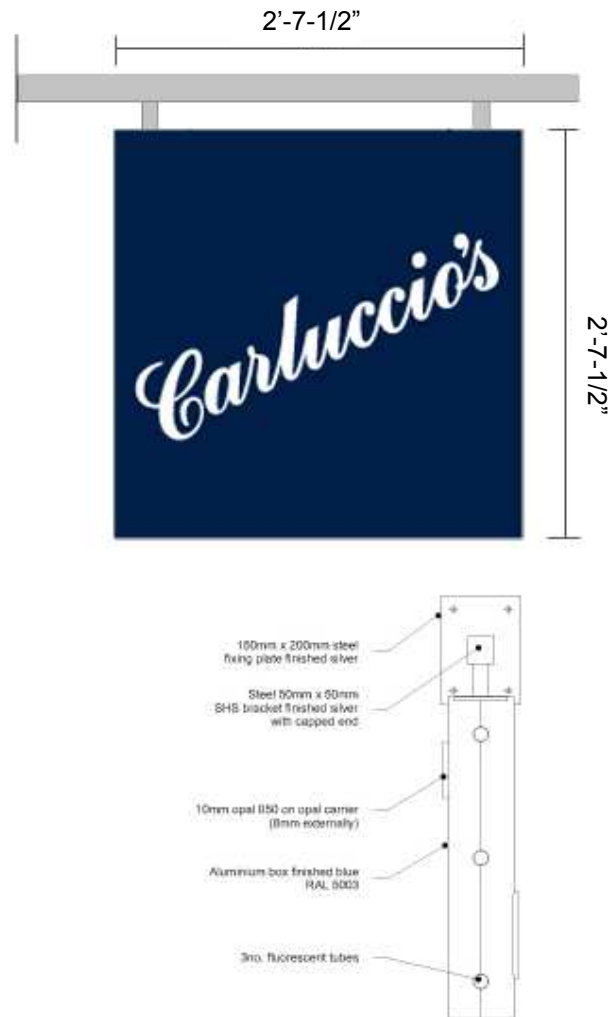
Proposed Exterior Signage Specification

Proposed Exterior Signage



1 x exterior wall mounted menu on proposed King Street elevation to be internally illuminated
1 x exterior wall mounted menu on proposed Union Street elevation to be internally illuminated

Proposed Exterior Signage



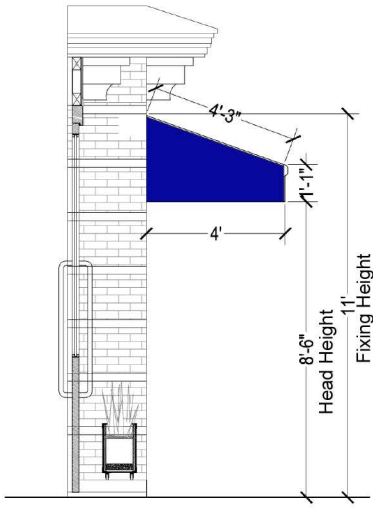
2 x exterior projecting signs on proposed King Street elevation
1 x exterior projecting sign on proposed Union Street elevation

Proposed Exterior Signage

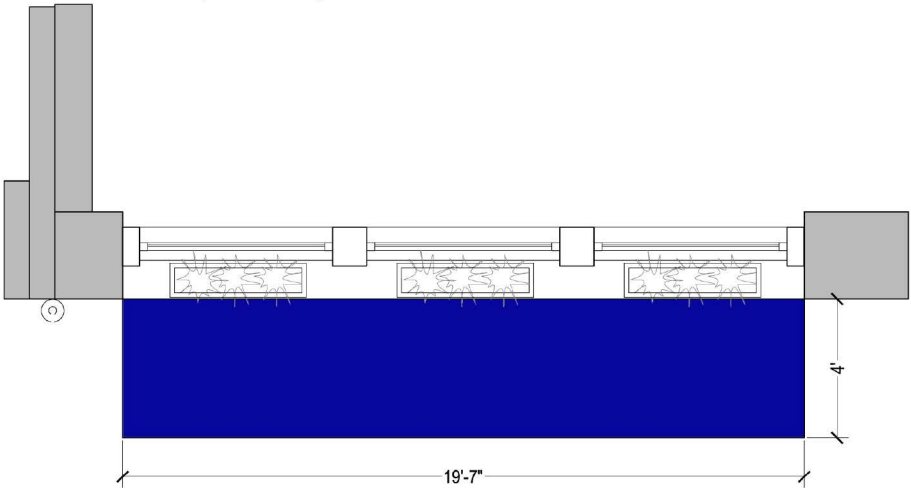
DETAILS OF THE PROPOSED FIXED AWNINGS
Awning colour to match RAL 5003 with white lettering. Metalwork in BSS



FRONT ELEVATION (TYPICAL)



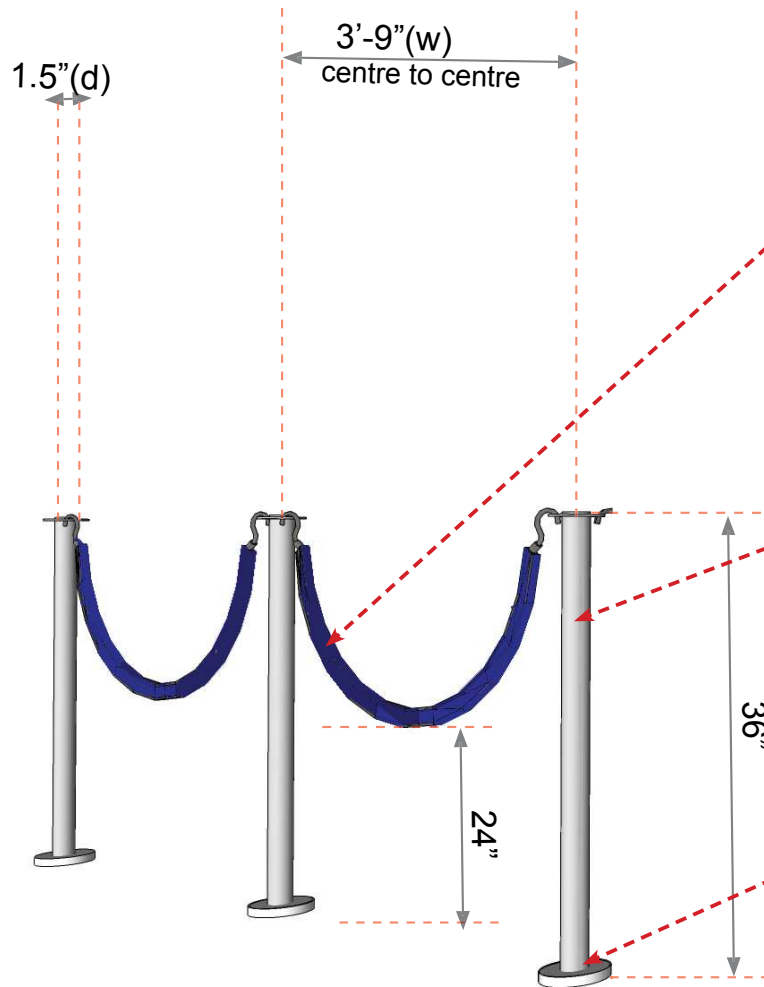
SIDE ELEVATION (TYPICAL)



PLAN

Awning width

Proposed Exterior Detectable Barriers



Rope will be 1" diameter

Simple Rope barrier system to span the length of King Street elevation. Overall sizes as follows:-

Dimensions

- 3'-9" wide
- 1.5" post diameter
- 3'-0" (overall height)

Finish

Brushed stainless steel posts with blue rope to match RAL 5003



Flat Stanchion base - 1/2" above the side walk surface

BAR Case # 2014-00124ADDRESS OF PROJECT: 100 King St./101 S Union St. Alexandria, VA 22314TAX MAP AND PARCEL: 075.01-06-10ZONING: 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: Carluccio's USA GPAddress: 6720 Box Turtle Ct.City: New Market State: MD Zip: 21774Phone: (202) 257-0087 E-mail: coryw@carluccios.com**Authorized Agent** *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____Name: David TraczPhone: (202) 257-0087E-mail: dt@studio3877.com**Legal Property Owner:**Name: Jemals King One LLCAddress: 702 H Street, NW, Suite 400City: Washington State: DC Zip: 20001Phone: (202) 638-6300 E-mail: njemal@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).*

The proposed scope of work includes renovation of the existing storefront, and new entry, retail signage, exterior lighting, awnings, outdoor seating, and fencing

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 5 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: 71'-11" Secondary front (if corner lot): 41'-0"
 - ☐ ☒ 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 5 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: DAVID TRACEDate: 04/21/14

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 ten 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. <u>JAMAL KING OR LLC</u>	<u>7024 1/2 NW, Washington, DC 20001</u>	<u>100%</u>
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 6720 Box Turtle Ct. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. <u>N/A</u>		
2.		
3.	<u>702 H Street, NW, Suite 400</u>	

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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. <u>N/A</u>		
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.

5/16/14
Date

Norman Sonal
Printed Name

[Signature]
Signature