Docket Item # 2 BAR CASE # 2015-00017

BAR Meeting February 18, 2015

ISSUE:	Alterations
APPLICANT:	Churchill and Prior LLC by Steven Kulinski, Architect
LOCATION:	1201 King Street
ZONE:	KR / King Street Retail Zone

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness application, as submitted.

**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 (<u>including signs</u>). 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.

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BAR2015-00017

I. <u>ISSUE</u>

The applicant is requesting approval of a Certificate of Appropriateness for alterations to 1201 King Street, consisting of minor alterations to the first floor of the King and North Fayette Street elevations. The alterations include removal of the first floor cornice on the mid-20th century storefront, the replacement of the standing-seam metal roof on the box bay windows, and the replacement of the non-historic door surround on the King Street elevation with new wood trim in keeping with the architectural style of the building.

Currently, the North Fayette Street elevation contains three areas which were previously brickedin, as shown in the photos below.¹ The applicant will remove the bricks and reinstall a 6/6 TDL wood window, and two, glazed paneled entry doors in the location of the bricked-in openings.

Finally, a wall mounted carriage light will be installed on the north side of the new, rear entry door facing North Fayette Street.



Figure 1: Views of Bricked-in areas

II. <u>HISTORY</u>

1201 King Street is a three-story, three-bay brick building that is believed to have been constructed in the **mid-18th century**. According to Ethelyn Cox's *Alexandria Street by Street*, John D. Harrison owned the building by December 1837, and his heirs owned it until 1895. The current first floor storefront is believed to be remnants of the Dixie Sporting Goods, mid-20th century storefront, as shown in the photo below.

¹ The historic photo above (c1976) documents the existence of a south door on the North Fayette Street elevation.



Figure 2: Photo taken from Ethelyn Cox's Alexandria Street by Street, 1976.

Previous BAR Approvals:

The Board has only reviewed one case for the subject property; signage for the last retail tenant, *Le Star*, in 2007 (BAR Case #2007-0161, 9/05/07).

III. <u>ANALYSIS</u>

Because the proposed changes are either alterations to or removal of mid-20th century details or the replacement of missing features on this early 19th century building, staff supports the application, as submitted.

STAFF

Michele Oaks, Historic Preservation Planner, Planning & Zoning Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. <u>CITY DEPARTMENT COMMENTS</u>

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

Zoning Comments

- C-1 Proposed alterations comply with zoning.
- F-1 Existing bays project into the public right of way.

Code Administration

No Comments Received.

Transportation and Environmental Services

- R-1 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-2 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)
- 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 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-4 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-5 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)

V. ATTACHMENTS

- *I Supplemental Materials*
- 2 Application for BAR2015-00017: 1201 King Street



ATTACHMENT #1

Zone

Maximum Allowable Floor Area

DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address

1201

Total Lot Area

A2.

I.5 Floor Area Ratio Allowed by Zone

KING STREET

B. Existing Gross Floor Area

Existing Gross /	Area*	Allowable Exclusions		
Basement	1.075	Basement**	1,075	
First Floor	1.075	Stairways**	100	
Second Floor	1.038	Mechanical**		
Third Floor	1.038	Other" Beau 76	1.033	
Porches/ Other Arric	1,078	Total Exclusions	2.213	
Total Gross *	5.264		,	

B1. Existing Gross Floor Area * <u>5</u> <u>264</u> Sq. Ft. B2. Allowable Floor Exclusions** <u>2, 21</u> Sq. Ft. B3. Existing Floor Area minus Exclusions <u>3,051</u> Sq. Ft. (subfract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions		
Basement		Basement**		
First Floor		Stairways**		
Second Floor		Mechanical**		
Third Floor		Other**		
Porches/ Other		Total Exclusions		
Total Gross *			(-)) (-))	

C1. Proposed Gross Floor Area * ______ Sq. Ft. C2. Allowable Floor Exclusions** ______ Sq. Ft. C3. Proposed Floor Area minus Exclusions ______ Sq. Ft. (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3)

D2. Total Floor Area Allowed by Zone (A2)

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

** Refer to the zoning ordinance (Section2-145(B)) and consult with zoning staff for information regarding allowable exclusions.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

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Onen Con		

F. Open Space Calculations

Required Open Space	Ø
Proposed Open Space	d

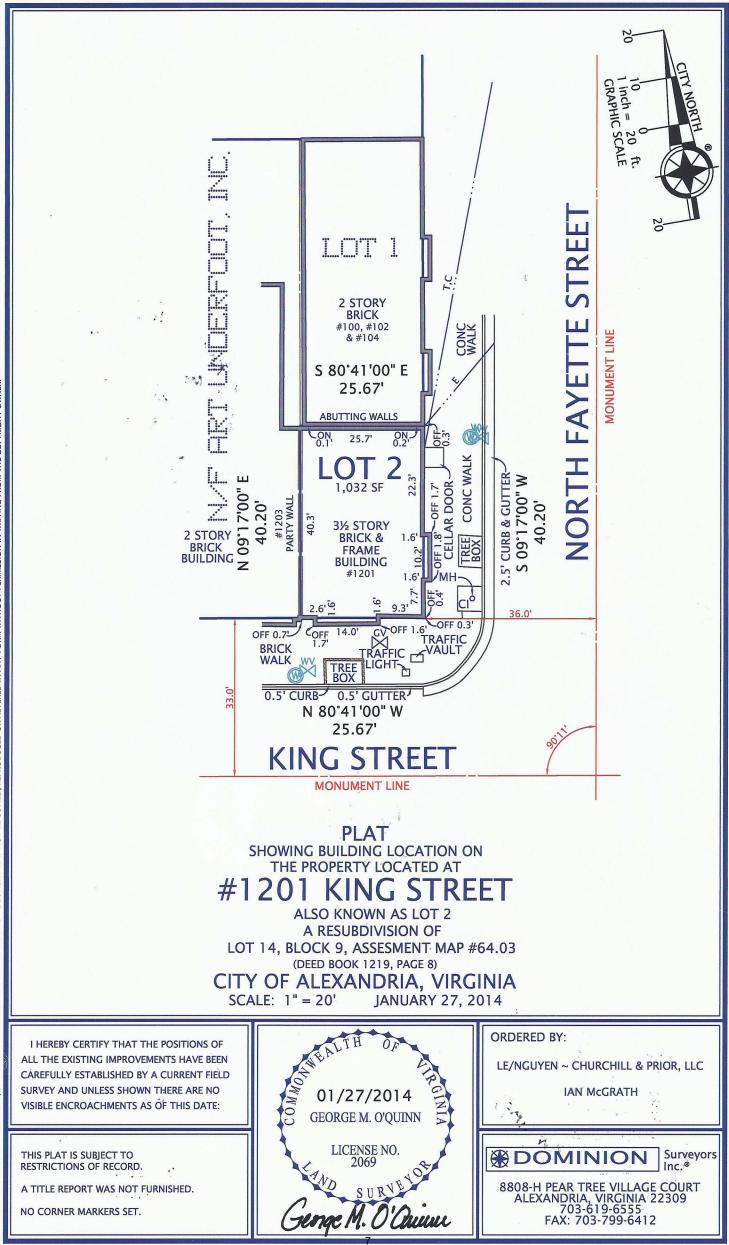
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Sq. Ft.

Sq. Ft

Signature:

	. / /	
Date:	1/16/15	-

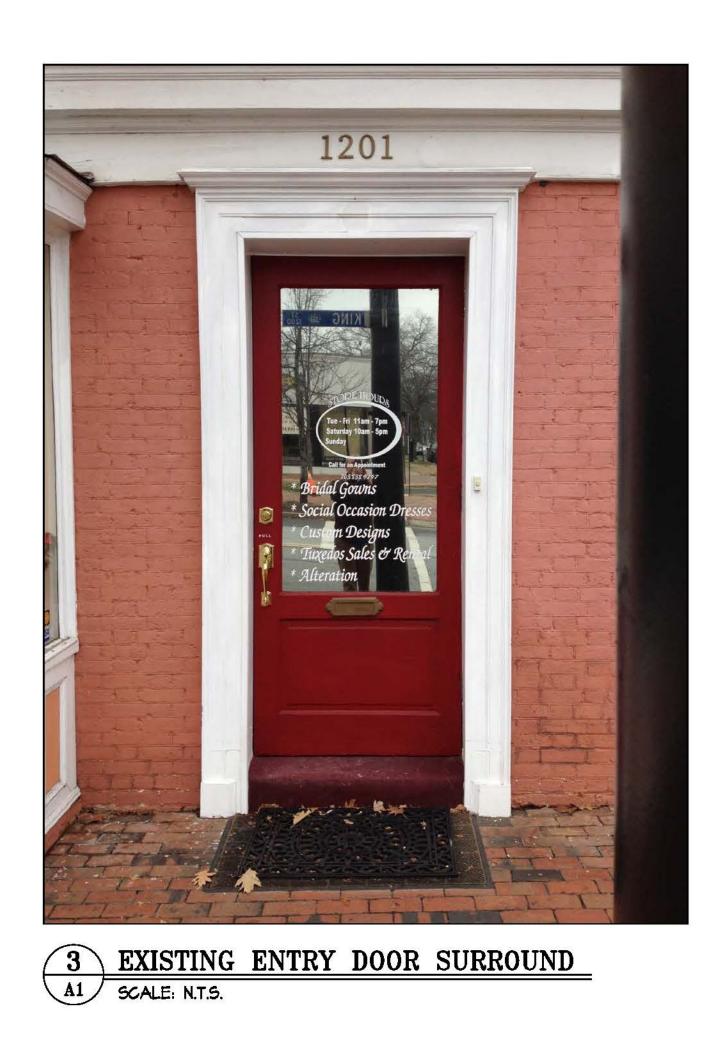


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CITY OF ALEXANDRIA - BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT - PLAN SUBMITTAL











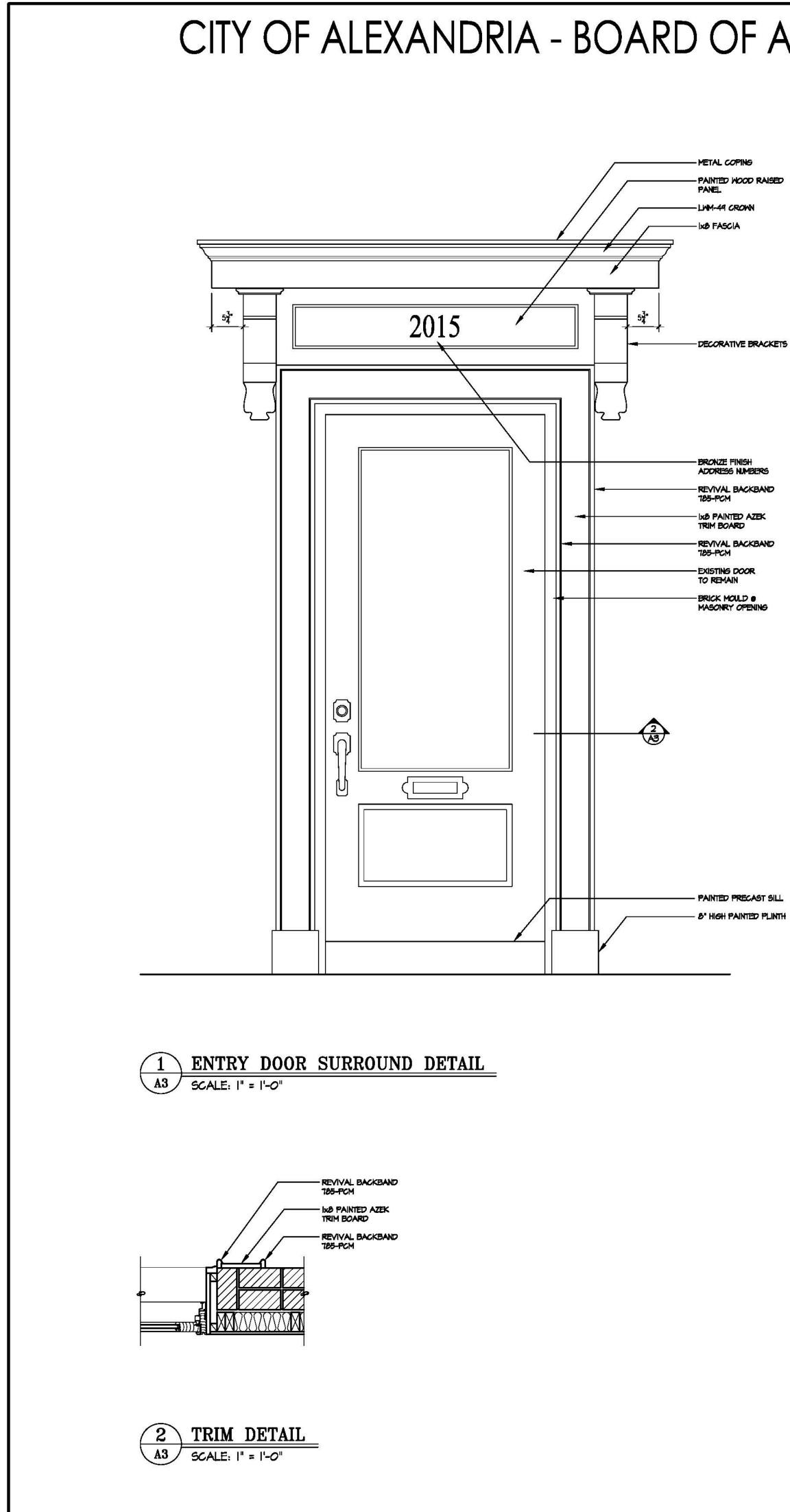












CITY OF ALEXANDRIA - BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT - PLAN SUBMITTAL

PAINTED WOOD RAISED PANEL

DECORATIVE BRACKETS

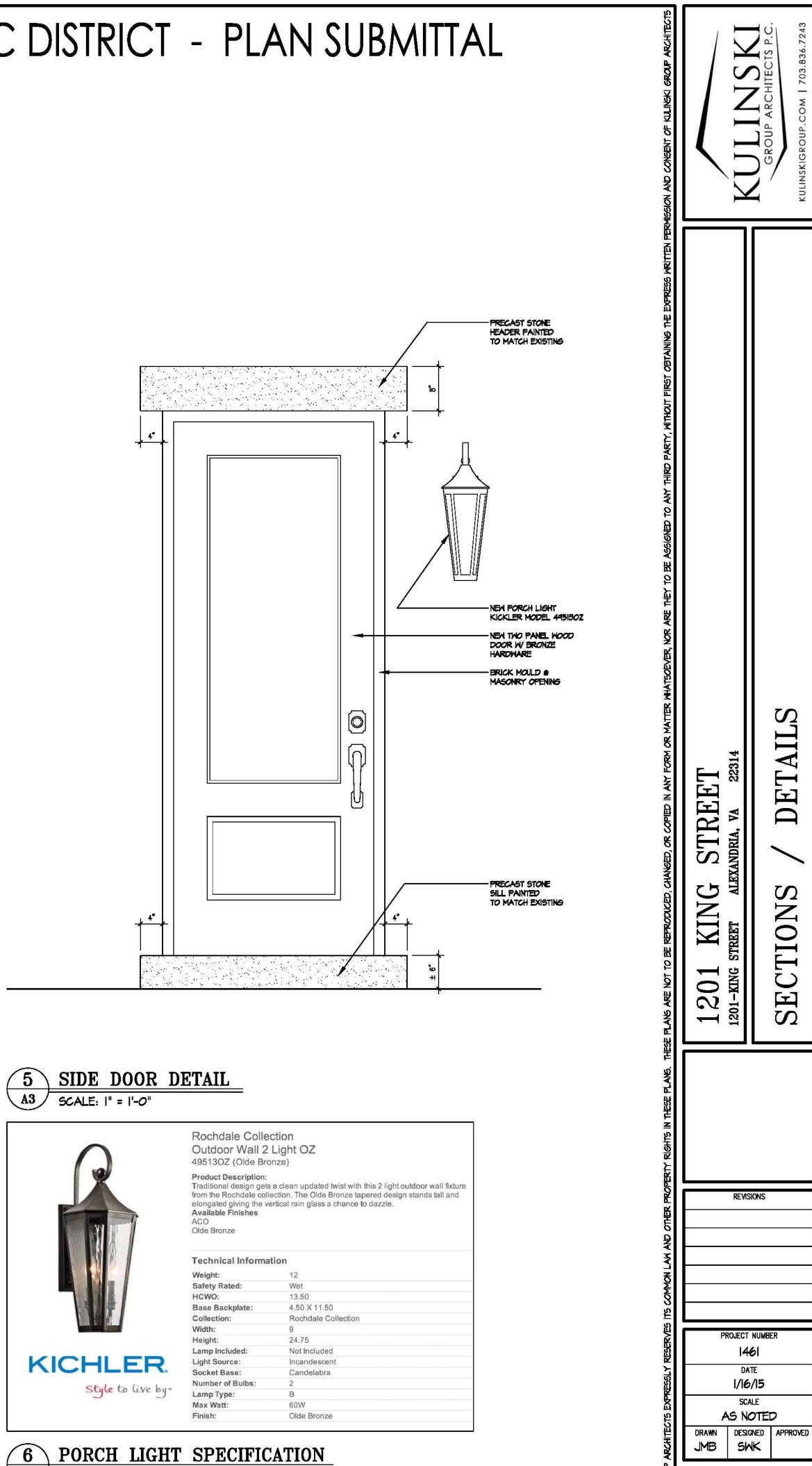








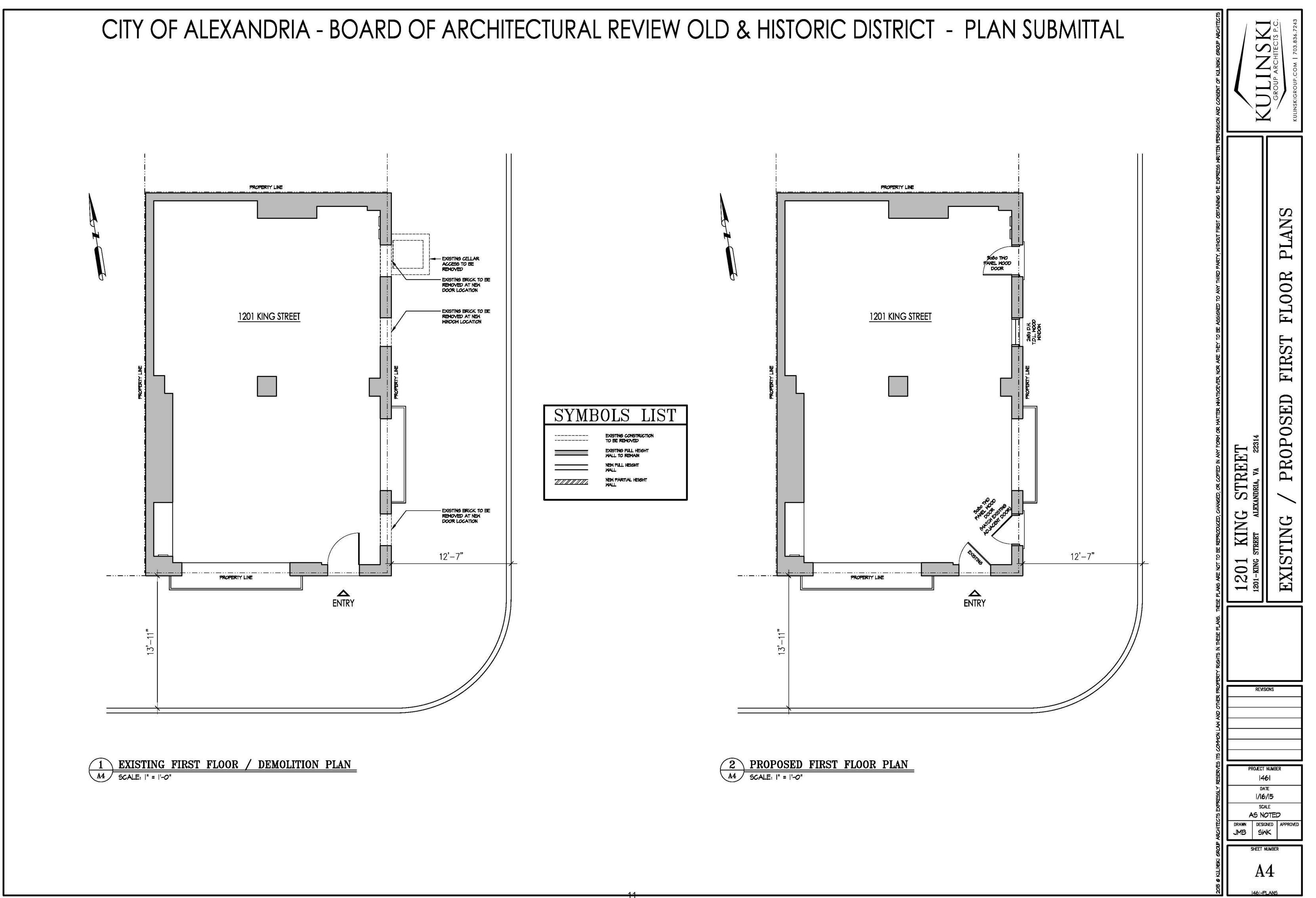
EXISTING STREETSCAPE PHOTO A3 SCALE: N.T.S.



SHEET NUMBER

A3

1461-PLANS



ATTACHMENT #2

BAR Case # <u>2015-00017</u>

ADDRESS OF PROJECT: 120	1 King Street		
TAX MAP AND PARCEL:	064.03-09-40		ZONING: KR
APPLICATION FOR: (Please c	heck all that apply)		
(Required if more than 25 s			
WAIVER OF VISION CLEAR VISION CLEARANCE ARE			
WAIVER OF ROOFTOP HV (Section 6-403(B)(3), Alexa		-	NT
Applicant: 🛛 Property Owner	r 🗌 Business (Ple	ease pro	vide business name & contact person)
Name: Churchill & Prior LLC			
Address: 108 N Payne Street			
City: Alexandria	State: VA	Zip:	22314
Phone:	E-mail :		
Authorized Agent (if applicable	e): 🗌 Attorney	🛛 Arc	hitect
Name: STEPHEN W. KULINSKI	Phone: (703) 8	36-7243	3
E-mail: steve@kulinskigroup.c	om		
Legal Property Owner:			
Name: Churchill & Prior LLC			
Address: 108 N Payne Street			
City: Alexandria	State: VA		Zip: 22314
Phone:	E-mail:		
 Yes ⊠ No Is there an histo Yes ⊠ No If yes, has the e Yes ⊠ No Is there a home 	asement holder agreed	to the p	roposed 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 CONSTRUC	TION		
EXTERIOR ALTER	RATION: Please check all that ap	oly.	
awning	fence, gate or garden wall	HVAC equipment	shutters
🛛 doors	🖾 windows	siding	shed
lighting	pergola/trellis	painting unpainted	masonry
other			-
DEMOLITION/ENC	CAPSULATION		
SIGNAGE			

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

Minor alterations to the first floor of the King and Fayette Street elevations. Removal of trim band above the entry door and bay. The painted trim band is not original and is currently in disrepair. Replacement of the flat roofs above the bays on both elevations with new standing seam low slope roofs. Removal of the entry door trim surround and replacement with new "style appropriate" trim surround. On the Fayette Street elevation, reinstall a door at the front corner (in the former location as indicated by the infill brick). In addition we propose the addition of a new window and rear entry door on the Fayette Street elevation in alignment with the existing fenestration pattern above,

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.

Ν	/	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 12 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	
\boxtimes		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 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: Fron	
Square feet of existing sign	s to remain:
Photograph of building show	ving existing conditions.
Dimensioned drawings of p	oposed sign identifying materials, color, lettering style and text.
Location of sign (show exac	t location on building including the height above sidewalk).
Means of attachment (draw	ng or manufacturer's cut sheet of bracket if applicable).
Description of lighting (if ap	blicable). Include manufacturer's cut sheet for any new lighting
fixtures and information det	ailing 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	
\boxtimes		Clear and labeled photographs of the site, especially the area being impacted by the
		alterations, all sides of the building and any pertinent details.
\boxtimes		Manufacturer's specifications for materials to include, but not limited to: roofing, siding,
		windows, doors, lighting, fencing, HVAC equipment and walls.
\boxtimes		Drawings accurately representing the changes to the proposed structure, including materials
		and overall dimensions. Drawings must be to scale.
	\boxtimes	An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
	\boxtimes	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 12 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: STEPHEN W. KULINSKI Printed Name:

7.11.15

Date:

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OWNERSHIP AND DISCLOSURE STATEMENT Use additional sheets if necessary

<u>1. Applicant</u>. 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.	824 S. Royal St.	49.626%
lan M. McGrath	Alexandria, VA 22314	
2.	615 S. Fairfax St.	42.068%
James D. McGrath	Alexandria, VA 22314	
3.		

<u>2. Property</u>. 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 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.	824 S. Royal St.	49.626%
lan M. McGrath	Alexandria, VA 22314	
2.	615 S. Fairfax St.	42.068%
James D. McGrath	Alexandria, VA 22314	
3.		

<u>3. Business or Financial Relationships</u>. 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 the12-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	Member of the Approving Body (i.e. City Council,
	Zoning Ordinance	Planning Commission, etc.)
1. Iom M Mc rante	NONE	NONE
2. JANBS D. Mc Con ATT	- Nong	NOUE
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.

Date

STEPHEN W. KULINSKI

Printed Name

Signature