

Docket Item # 3
BAR CASE #2016-0063

BAR Meeting
May 4, 2016

ISSUE: Certificate of Appropriateness for Alterations

APPLICANT: Aquaviva of Alexandria Inc. by Thuy Le

LOCATION: 808 King Street

ZONE: KR / King Street Urban Retail

STAFF RECOMMENDATION

Staff recommends that the Board approve the Certificate of Appropriateness application, as submitted.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped 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.
2. **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.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** 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.
5. **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.
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.



BAR2016-00063



BACKGROUND

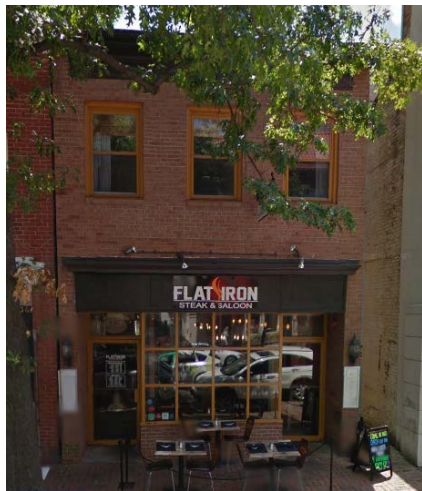
The subject case was deferred at the April 6, 2016 and April 18th hearing by the BAR for lack of attendance by the applicant or an applicant's representative due to improper notice. Staff has confirmed that proper notice has now been generated by the applicant. The report below was published for both hearings, with no new information.

I. ISSUE

The applicant is requesting approval of an after-the-fact Certificate of Appropriateness for alterations to the existing storefront at 808 King Street to include the removal of the existing multi-light storefront window and the installation of a new, metal-and-glass storefront system. The applicant has partially installed the requested storefront system which will include black metal framed, clear glass windows with a two sets of black metal framed, clear glass full-light entry doors with single-light transoms.¹ The new storefront windows will sit upon the existing brick bulkhead and the width of the recessed entry doors will not be altered with this new storefront design.

II. HISTORY

The two-story commercial building at 808 King Street was originally constructed as an office building in 1964 by Mr. John Martyn Jr. and Mr. Luther Gillian (BAR Hearing May 13, 1964.) During the subsequent, June 10, 1964 BAR hearing, the BAR approved revisions to the design with the conditions that the “show window be divided with small lights, front and sides and the two doors be solid glass.”



Previous Storefront Design



Proposed Storefront Design

The building has contained a variety of tenants including Liberty Financial Management (1978); French Quarter Café (BAR92-50, 3/4/92); King Pepper (BAR95-93, 6/7/95); Café Salsa (BAR Case 2001-0268, 11/20/01); Aquaviva (BAR2011-00117; 5/12/11); and Flatiron (BAR2013-00183; 5/31/13.)

¹ The new full-light, black metal entry doors have yet to be installed.

III. ANALYSIS

The *Design Guidelines* state that “windows are a principle character defining feature of a building and serve both functional and aesthetic purposes.” 808 King Street is a very simple, two-story Colonial Revival style building. While staff had no objection to the previous window design, the applicant has chosen a more modern approach for the new storefront window by deleting the previous wood mullions and framing and by substituting a single sheet of plate glass in an anodized aluminum frame. These modern materials are consistent with the building’s mid-20th century date of construction and are used on many other storefronts in the historic district. The brick bulkhead and recessed entry of the existing storefront previously approved by the Board in 1964 will remain intact; however, the existing windows and doors will be replaced.

Given that the second floor windows are 1/1 and the doors and transoms are single light, staff finds that the proposed single light plate glass storefront window will unify the fenestration and will not damage or negatively impact any of the existing architectural fabric. Storefronts are commonly revised in response to changing public taste and retail trends and the proposed alterations are consistent with other storefronts recently approved by the BAR along King Street nearby including H&M, Nandos, and LuLuLemon.



Summary

The proposal is a sympathetic and architecturally appropriate alteration to a contemporary storefront in a mid-20th century building and will utilize materials which are compatible with the original architectural style and thus comply with the design intent expressed in the *Design Guidelines*.

STAFF

Michele Oaks, 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 Section Comments:

F-1 Proposed replacement storefront window complies with zoning.

Code Administration:

No Comments Received.

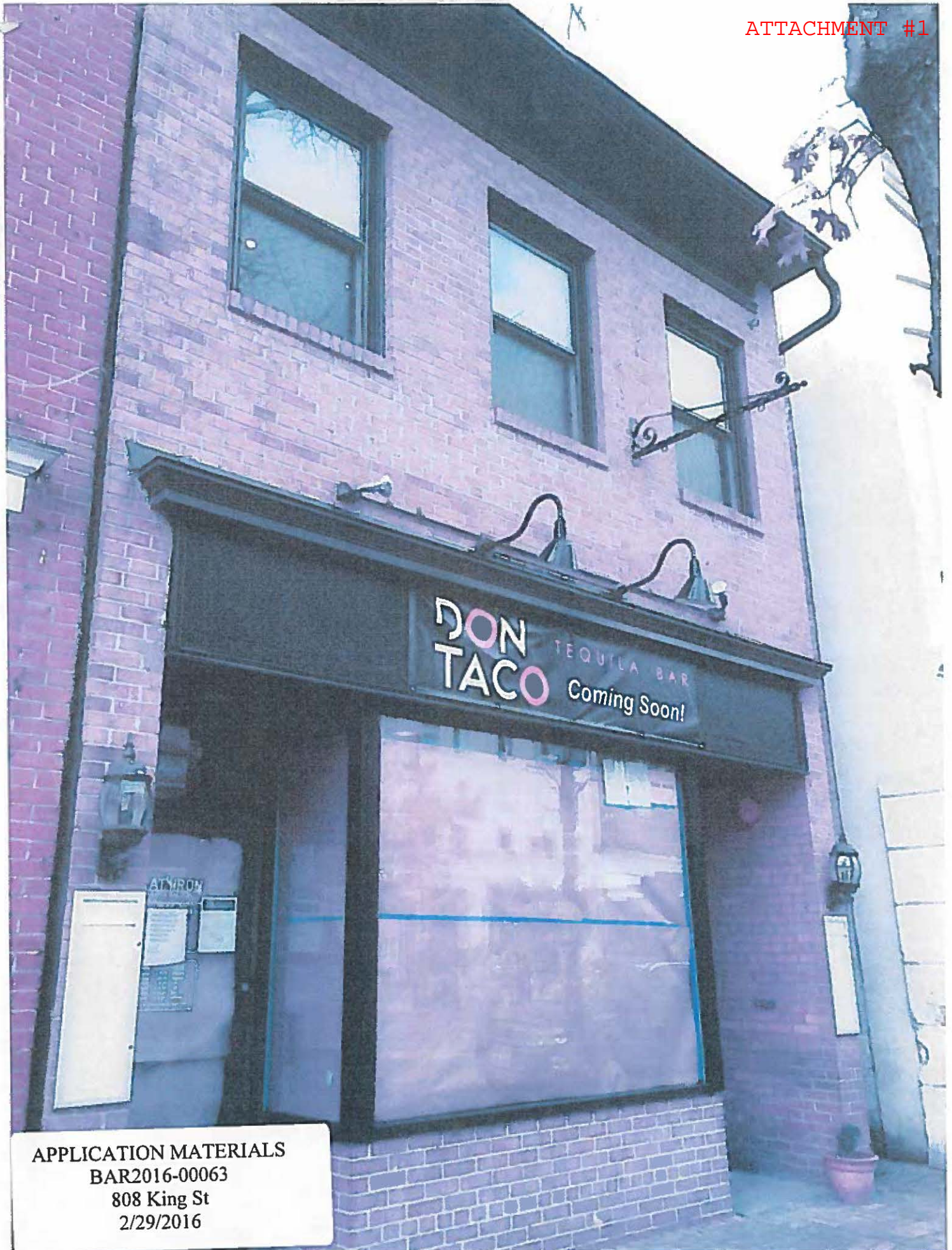
Transportation and Environmental Services (T&ES)

No Comments Received.

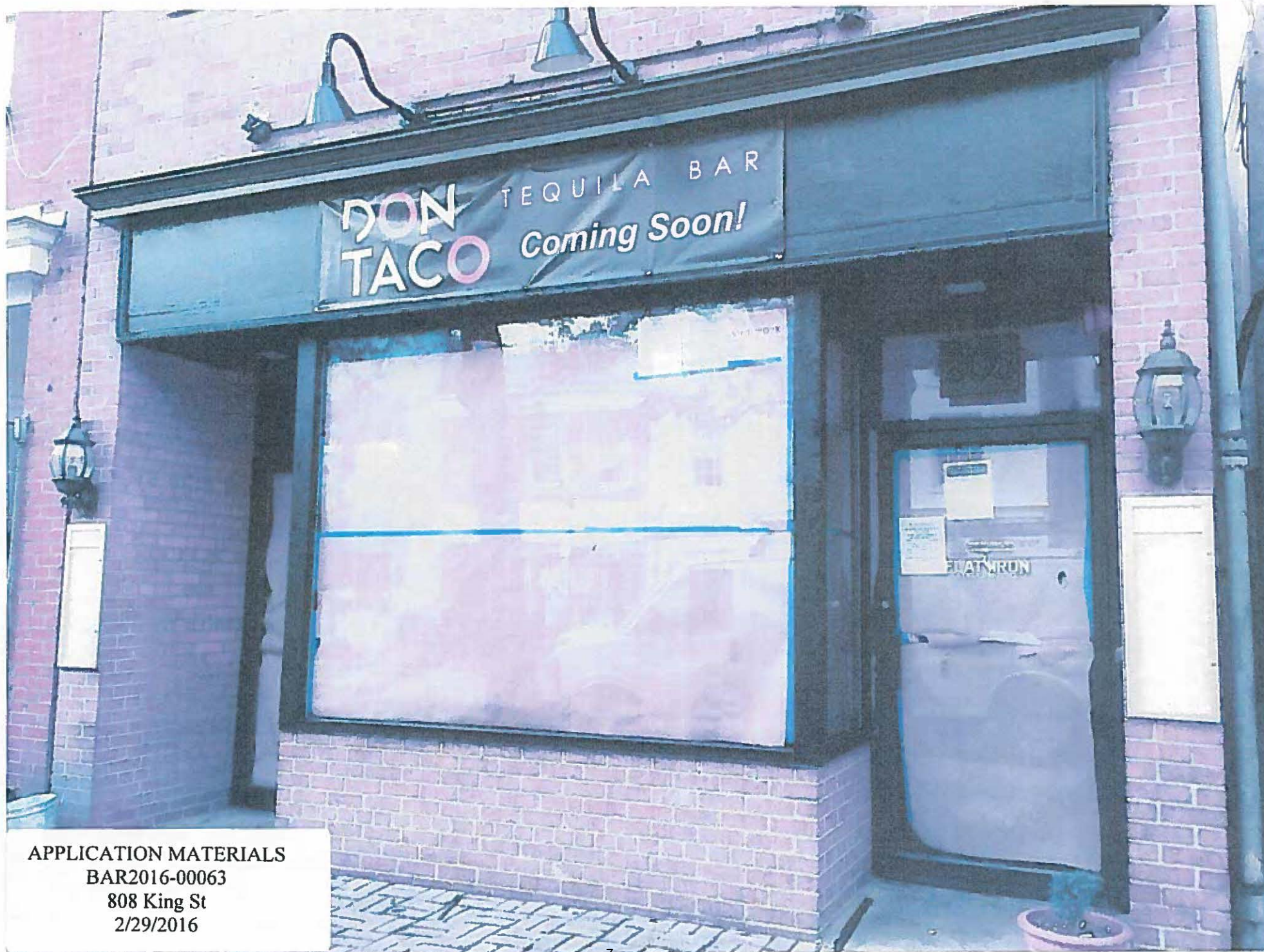
V. ATTACHMENTS

1 – Supporting Materials

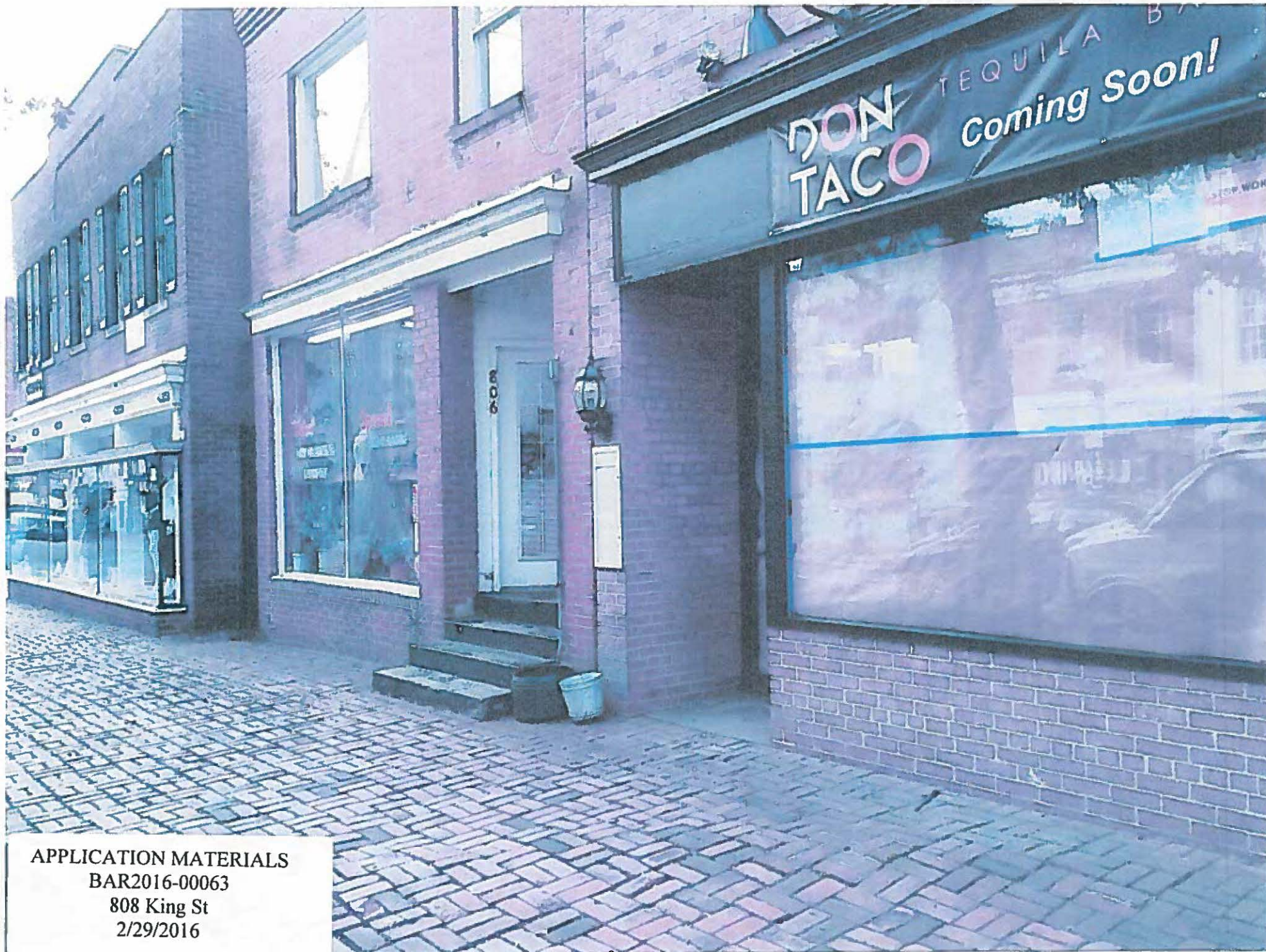
2 – Application for BAR2016-00063 at 808 King Street



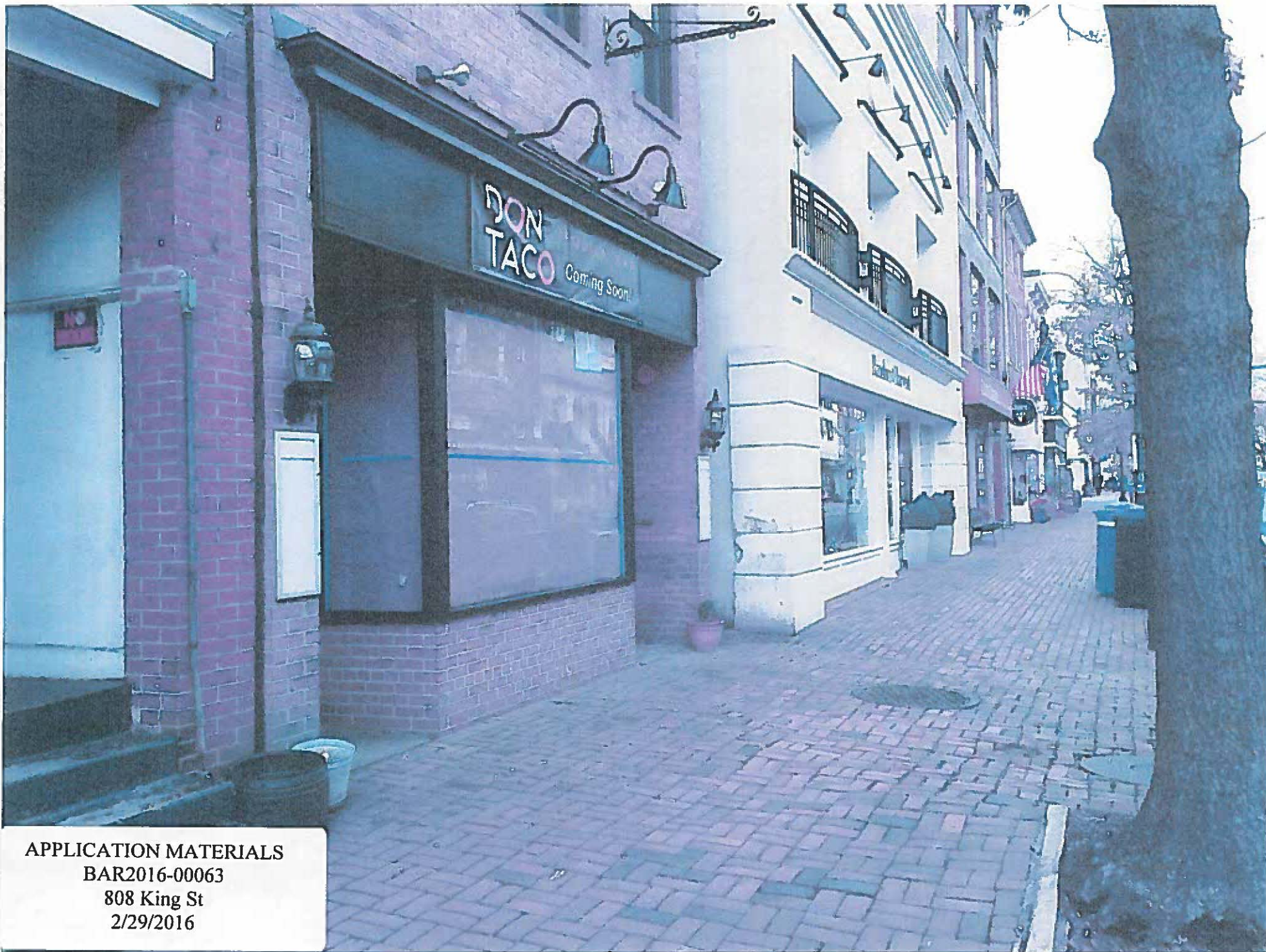
APPLICATION MATERIALS
BAR2016-00063
808 King St
2/29/2016



APPLICATION MATERIALS
BAR2016-00063
808 King St
2/29/2016



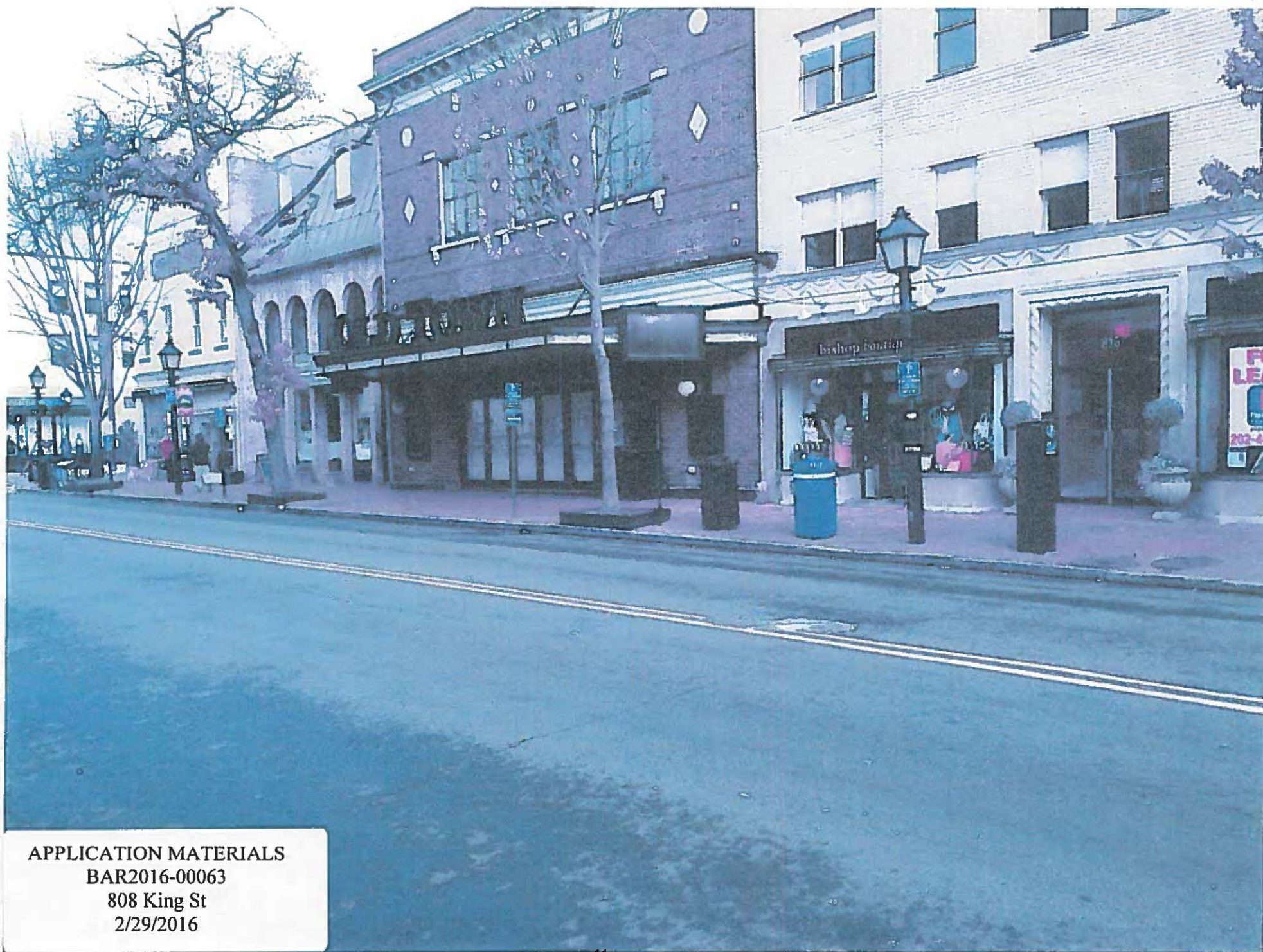
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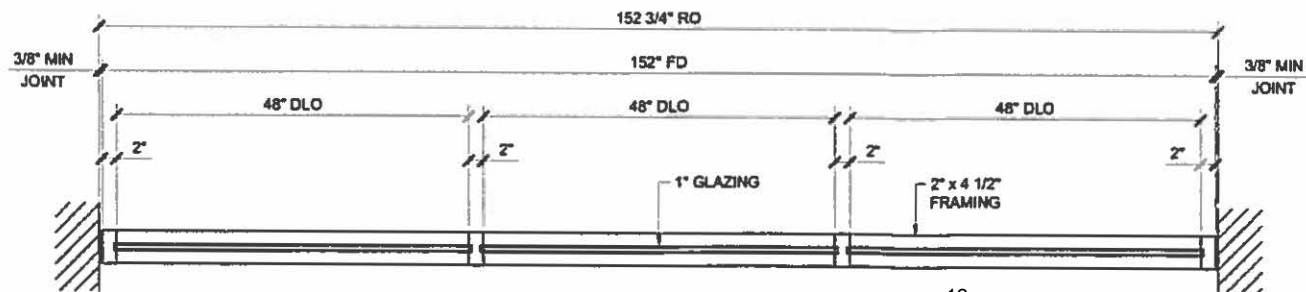
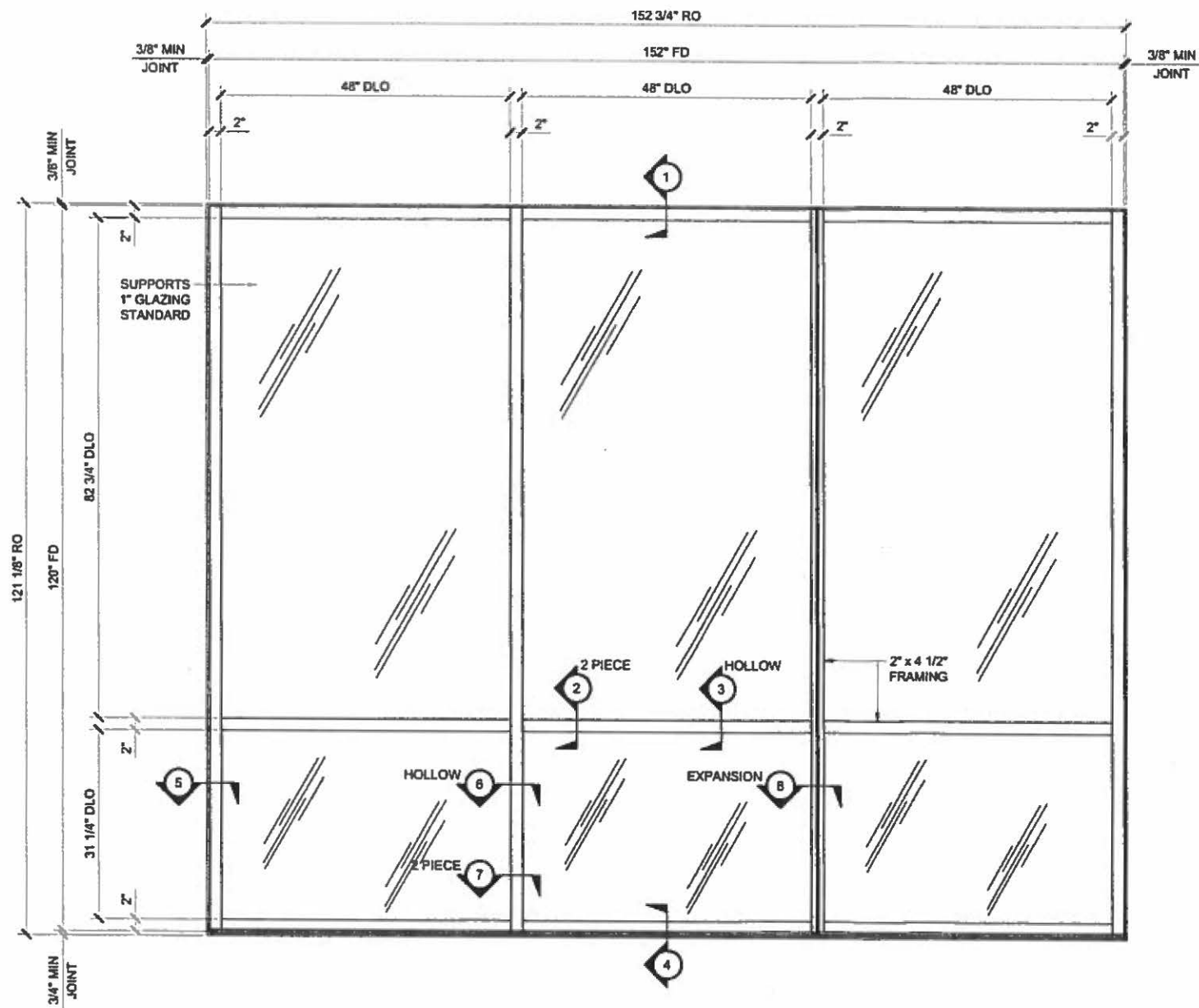
APPLICATION MATERIALS
BAR2016-00063
808 King St
2/29/2016



APPLICATION MATERIALS
BAR2016-00063
808 King St
2/29/2016

SERIES 451 CENTER / INTERIOR GLAZED SHEAR BLOCK STOREFRONT SYSTEM

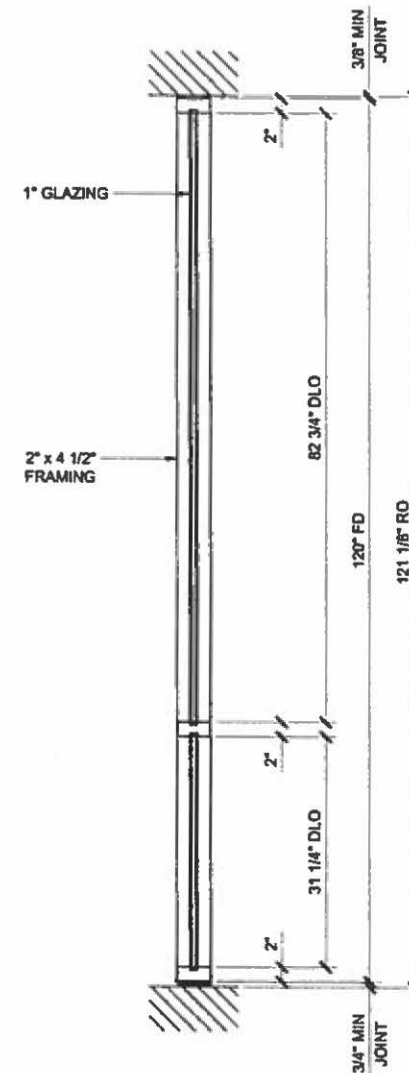
GLASS SIZING NOTE:
REFERENCE U.S. ALUMINUM
CATALOGS AND WEBSITE'S
LOAD CHARTS FOR SIZING
GUIDELINES.



451 SERIES SPECIFICATIONS

Fabrication and installation labor costs have always been a decisive factor in selecting framing systems for storefront projects. U.S. Aluminum offers cost efficient versatile Center Glazed Systems with clean lines and superb performance. Series 451 may be Interior or exterior glazed. A top load E.P.D.M. gasket is used to position and weatherseal the glass in the aluminum pocket. Center Glazed Systems are compatible with most U.S. Aluminum entrance doors.

2" x 4 1/2" frame
1" Glazing Infill (SHOWN) Optional snap-in reducers for 1/4" or 1/2" glass are available
Full range of accessory components
Available in an array of architectural coatings and anodized finishes
Screw spline assembly
Shear block assembly (SHOWN)
Slacking installation option
Interior or Exterior Glazed (INTERIOR GLAZED OPTION SHOWN)



STANDARD ABBREVIATIONS

RO	ROUGH OPENING
FD	FRAME DIMENSION
DLO	DAYLITE OPENING
DO	DOOR OPENING
DD	DOOR DIMENSION
SMC	SURFACE MOUNTED CLOSER
OHCC	OVERHEAD CONCEALED CLOSER

APPLICATION MATERIALS
BAR2016-00063
808 King St
2/29/2016

Revisions By:

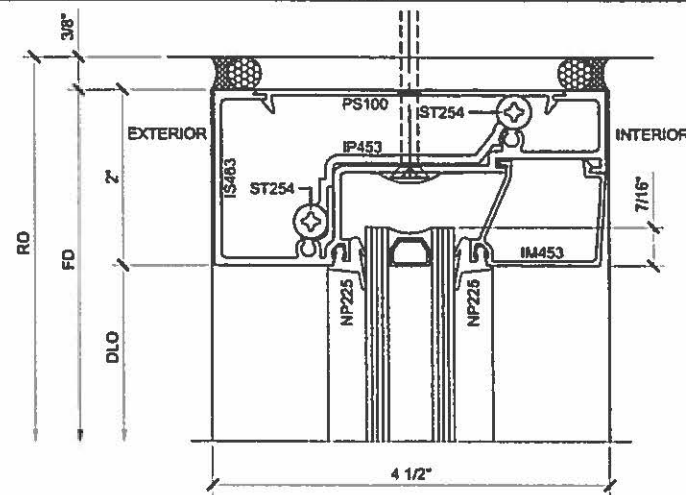
U.S. ALUMINUM
C.R. LAURENCE CO. ARCHITECTURAL PRODUCTS
3801 E. VALLEY BLVD., SUITE 100
IRVINE, CA 92614-1007
PH: (949) 441-4472 FAX: (949) 441-7201 WWW.USALUM.COM

Discipline:
U.S. ALUMINUM
SERIES 451 CENTER GLAZED
STOREFRONT SYSTEM

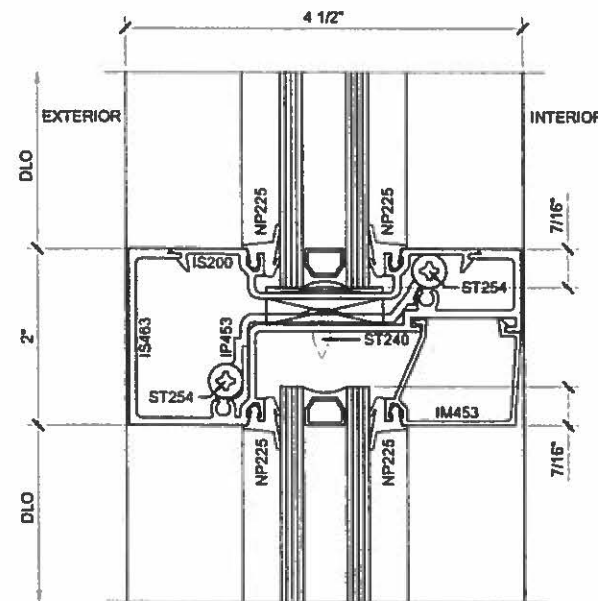
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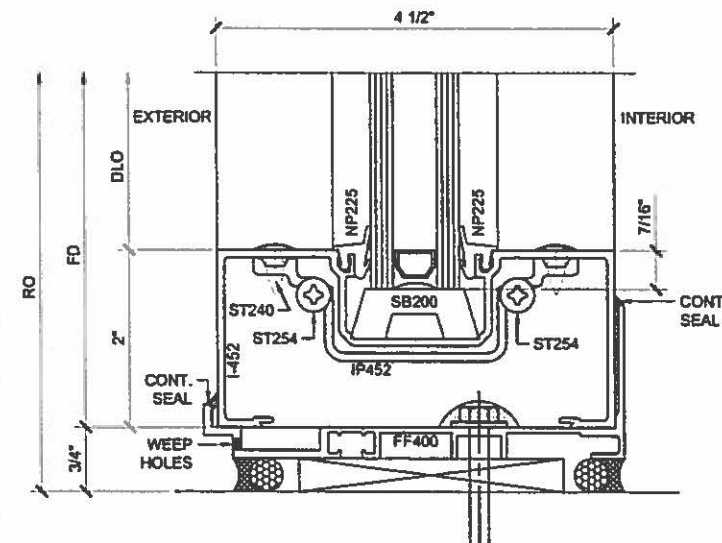
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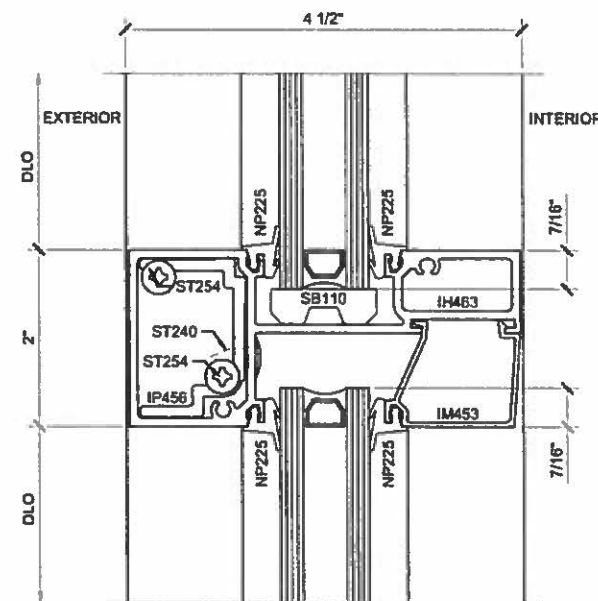
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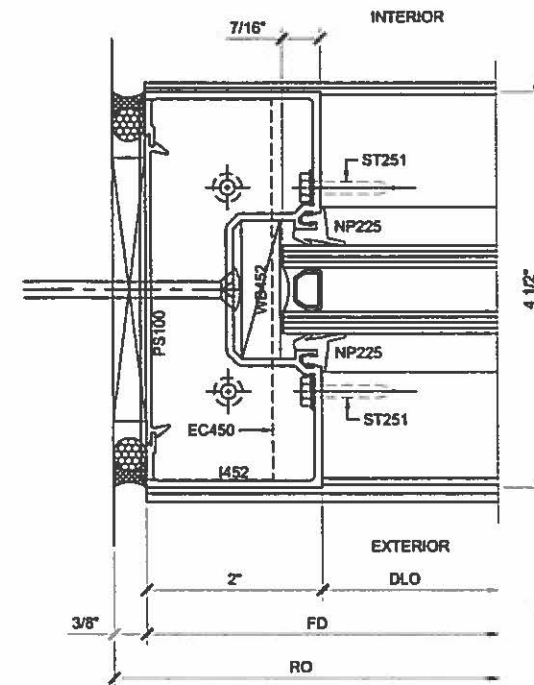
SECTION DETAIL AT INTERMEDIATE HORIZONTAL (2)



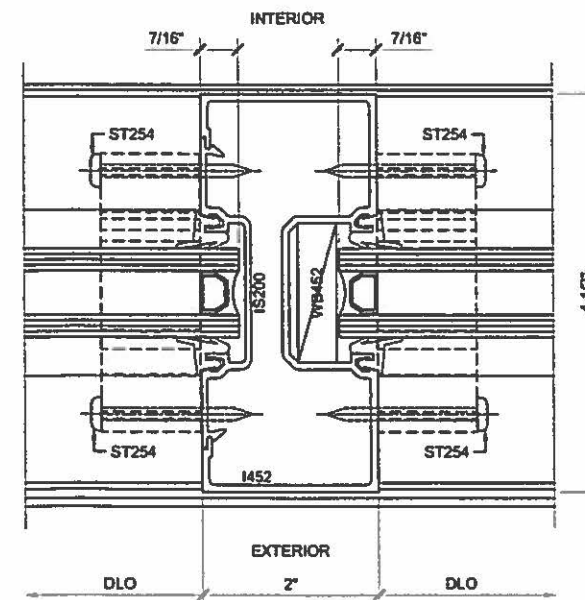
SECTION DETAIL AT SILL (4)



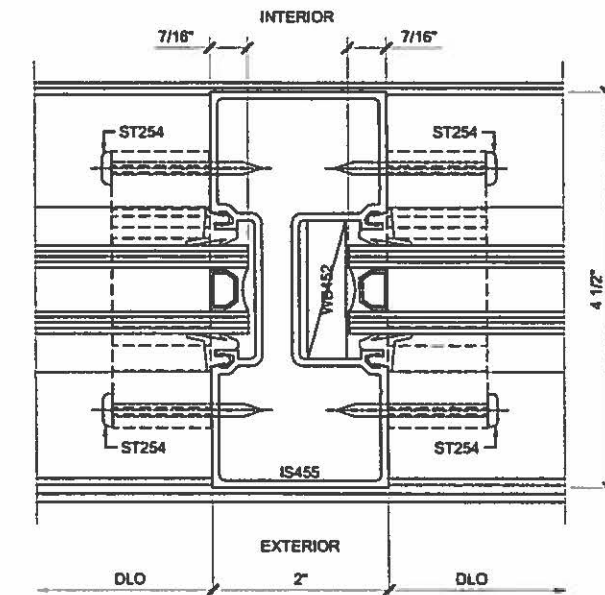
SECTION DETAIL AT INTERMEDIATE HORIZONTAL (3)



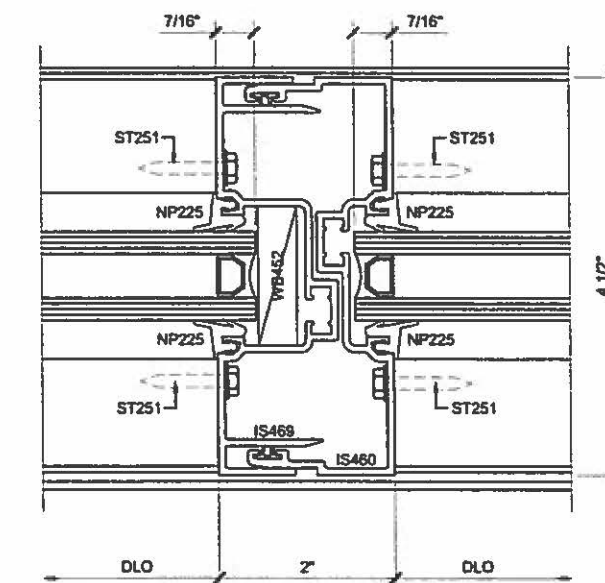
SECTION DETAIL AT JAMB (5)



SECTION DETAIL AT 2 PIECE INTERMEDIATE VERTICAL (7)



SECTION DETAIL AT HOLLOW INTERMEDIATE VERTICAL (6)



SECTION DETAIL AT EXPANSION MULLION (8)

SERIES 451 CENTER / INTERIOR GLAZED SHEAR BLOCK STOREFRONT SYSTEM

Revisions By:

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C.R. LAURENCE CO. ARCHITECTURAL PRODUCTS
2503 E. Vernon Avenue, Los Angeles, CA 90059-1877
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SERIES 451 CENTER GLAZED
STOREFRONT SYSTEM

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Date: 10/30/12
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File Name: 451 SF.dwg
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2 (2)

ADDRESS OF PROJECT: 808 KING STREETTAX MAP AND PARCEL: 074.02-11-00 ZONING: KR

APPLICATION FOR: (Please check all that apply)

☐ CERTIFICATE OF APPROPRIATENESS☒ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)Applicant: ☐ Property Owner ☒ Business (Please provide business name & contact person)Name: THUY LE, AGUAVIVA OF ALEXANDRIA INC.
DBA: DON TACOAddress: 808 KING STREETCity: ALEXANDRIA State: VA Zip: _____Phone: (703) 282-4957 E-mail: mthuyle@yahoo.comAuthorized Agent (if applicable): ☐ Attorney ☐ Architect ☒ AGENT.Name: THUY LE Phone: (703) 282 4957E-mail: mthuyle@yahoo.com

Legal Property Owner:

Name: BOURSE LLCAddress: 6201 HILLVALE PL.City: ALEXANDRIA State: VA Zip: 22307

Phone: _____ E-mail: _____

- | | | |
|------------------------------|--|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there an historic preservation easement on this property? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | If yes, has the easement holder agreed to the proposed alterations? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there a homeowner's association for this property? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> 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*

- | | | |
|--|---|---|
| <input type="checkbox"/> NEW CONSTRUCTION | | |
| <input checked="" type="checkbox"/> EXTERIOR ALTERATION: <i>Please check all that apply.</i> | | |
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment |
| <input type="checkbox"/> doors | <input checked="" type="checkbox"/> windows | <input type="checkbox"/> siding |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry |
| <input type="checkbox"/> other _____ | | <input type="checkbox"/> shutters |
| | | <input type="checkbox"/> shed |
| <input type="checkbox"/> ADDITION | | |
| <input type="checkbox"/> DEMOLITION/ENCAPSULATION | | |
| <input type="checkbox"/> SIGNAGE | | |

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

REMOVED STORE FRONT WINDOW W/ GRIDS TO WINDOW
W/ OUT GRIDS. NO CHANGE IN FRAMING.

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.*

- | | | |
|--------------------------|---|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> N/A | Survey plat showing the extent of the proposed demolition/encapsulation. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation. |
| <input type="checkbox"/> | <input type="checkbox"/> | Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished. |
| <input type="checkbox"/> | <input type="checkbox"/> | Description of the reason for demolition/encapsulation. |
| <input type="checkbox"/> | <input type="checkbox"/> | Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible. |

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

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:Signature: Printed Name: THAO LEDate: 02/27/16