

Docket Item # 8
BAR CASE # 2016-00106

BAR Meeting
May 4, 2016

ISSUE: Alterations (Window Replacement)

APPLICANT: Firehouse Square, LLC by Paul O’Sullivan, Architect

LOCATION: 908 King Street

ZONE: KR / King Street Urban Retail

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness with the condition that the final shop drawings for the new windows be approved by BAR staff.

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.



BAR2016-0106



I. ISSUE

The applicant is requesting a Certificate of Appropriateness to replace windows on the first, second, and third stories at 908 King Street. The existing windows on the first floor are square, double-glazed, fixed sash transoms. The windows on the second and third floors are tripartite windows which contain a double-glazed, fixed sash window flanked with 1/1, double-glazed, double hung windows with horns on the upper sash, capped with single light transoms. This three-story commercial building is located on the south side of King Street in the center of the block between and North Alfred and North Patrick Streets. The applicant is requesting approval of custom, double-glazed extruded aluminum windows to replicate the existing window profile manufactured by Devac Aluminum Windows.

II. HISTORY

The cut stone, three-story commercial building at 908 King Street was constructed by 1930¹ for the Montgomery Ward retail store chain. In the 1960s, Montgomery Ward opened new stores in larger shopping centers and malls around the area, which caused the closing of this King Street store. Furniture repair and antiques shops operated there at different times in the 1970s, but by the late 1970s, the store was vacant.² In 1989, this building and the adjacent two-story building to the east was extensively remodeled and four-story additions were added to the east and west creating the current large office complex, which is known today as Firehouse Square³



908 King recent photo



Figure 1: May 5, 1929 Article *The Washington Post*

¹ The building was constructed between 1921-1931 based on the Sanborn Fire Insurance Maps and “nearing completion” according to an article in the Washington Post on May 5, 1929.

² *Out of the Attic*, January 25, 2012.

³ From staff’s interview with project architect, Dan Bairley on 4/21/16.

III. ANALYSIS

The proposed alterations comply with the Zoning Ordinance.

Based on a site inspection (see photos below), the windows appear to date from the 1989 renovation. On the east and west side elevations, the sash and trim have been completely replaced. On the front elevation, the 1930s sash was retrofitted with a second pane of glass on the exterior. However, these 1930s sash inspected by Staff were not constructed with mortise and tenon joinery and do not display the hand craftsmanship of earlier periods. All the sashes on both elevations contain vinyl jamb liners and modern float glass. These windows are generally simple in their design and trim profile, reflecting the 1930s Modernist aesthetic for commercial structures, with the exception of the double hung sash which contain decorative “horns” at the bottom corners of the upper sash.



Exterior East (Side)



Interior 2nd Floor Front



Exterior 2nd Floor Front

Figure 2: Windows: Existing Conditions

As with many early 20th century buildings, this structure is an eclectic combination of architectural styles. The shaped parapet, urns, inset panels, and decorative relief designs recall the late 19th /early 20th century Mission style while the symmetrical façade, pilasters, belt course, and tripartite windows are from the early 20th century Italian Renaissance style.

The BAR’s adopted *Window Policy*, last amended 11/30/13, states that:

1. *Previously replaced*, 1/1 or 2/2 sash windows with modern float glass may be replaced with double-glazed painted wood windows in the historically appropriate style on any façade.
2. High quality, appropriately detailed aluminum-clad wood, wood composite, or fiberglass replacement windows may be used on any 20th century commercial building more than *four* stories in height and on multifamily projects with greater than four units.

This application provides an interesting case study of application of the Board’s *Window Policy*. First, it appears that the repairs made in 1989 to the 1930s windows on the façade significantly

altered their historic integrity and replacement can be permitted by the BAR's adopted policy. Second, both because the building was completed after 1930 and because these are either 1/1 or single light fixed panes, double glazing is also permitted by the policy. However, aluminum, or even aluminum clad wood windows are normally permitted only on buildings dating from 1969 or later, when these materials became widely available locally for residential use.

Commercial use of aluminum windows is somewhat different and the National Park Service Preservation *Tech Notes* #22 states "Many people are surprised to learn that aluminum windows in buildings have been around since the 1930s and that numerous landmark buildings in the 1930s and 1940s prominently featured them in their design." This included the use of 2,652 double hung aluminum windows in the City Services Building in New York City in 1932. Because of this ambiguity, the Board reserved the ability to interpret the window policy on a case-by-case basis.

In this particular case, the original windows proposed for replacement are all above the first floor awning, roughly 18 feet above the sidewalk and their material selection will not be easily visible from the street. In addition, while this portion of the building is only three stories tall, the floor heights make this building appear much taller and staff can support the use of a modern material, such as extruded aluminum windows on those upper floors of a 1930s era building in this instance.

Staff recommends approval of the application with the condition that the shop drawings for the new windows will be approved by BAR staff.

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

C-1 Proposed window replacements comply with zoning.

Code Administration

No Comments Received.

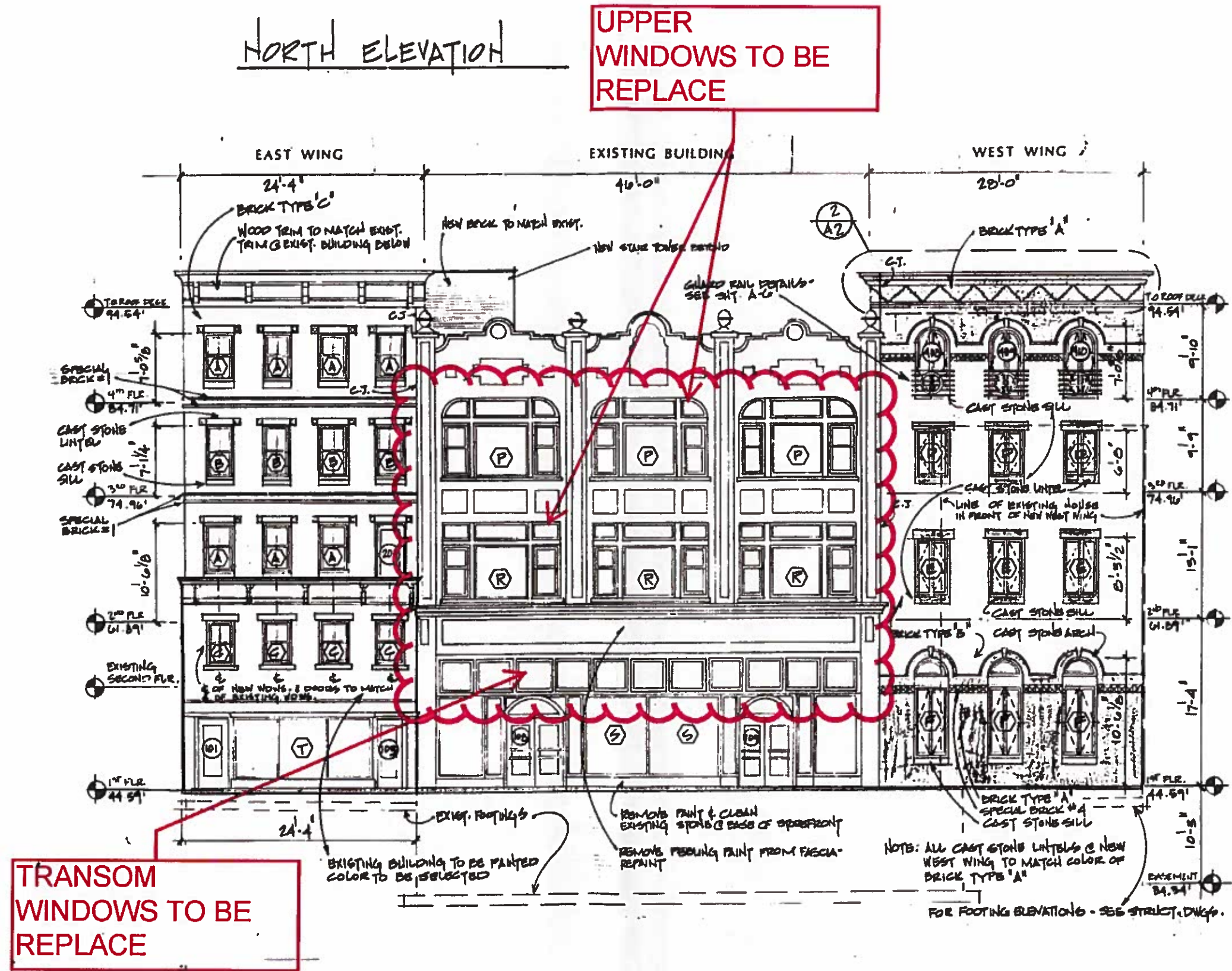
Transportation and Environmental Services

No Comments Received.

V. ATTACHMENTS

1 – Supplemental Materials

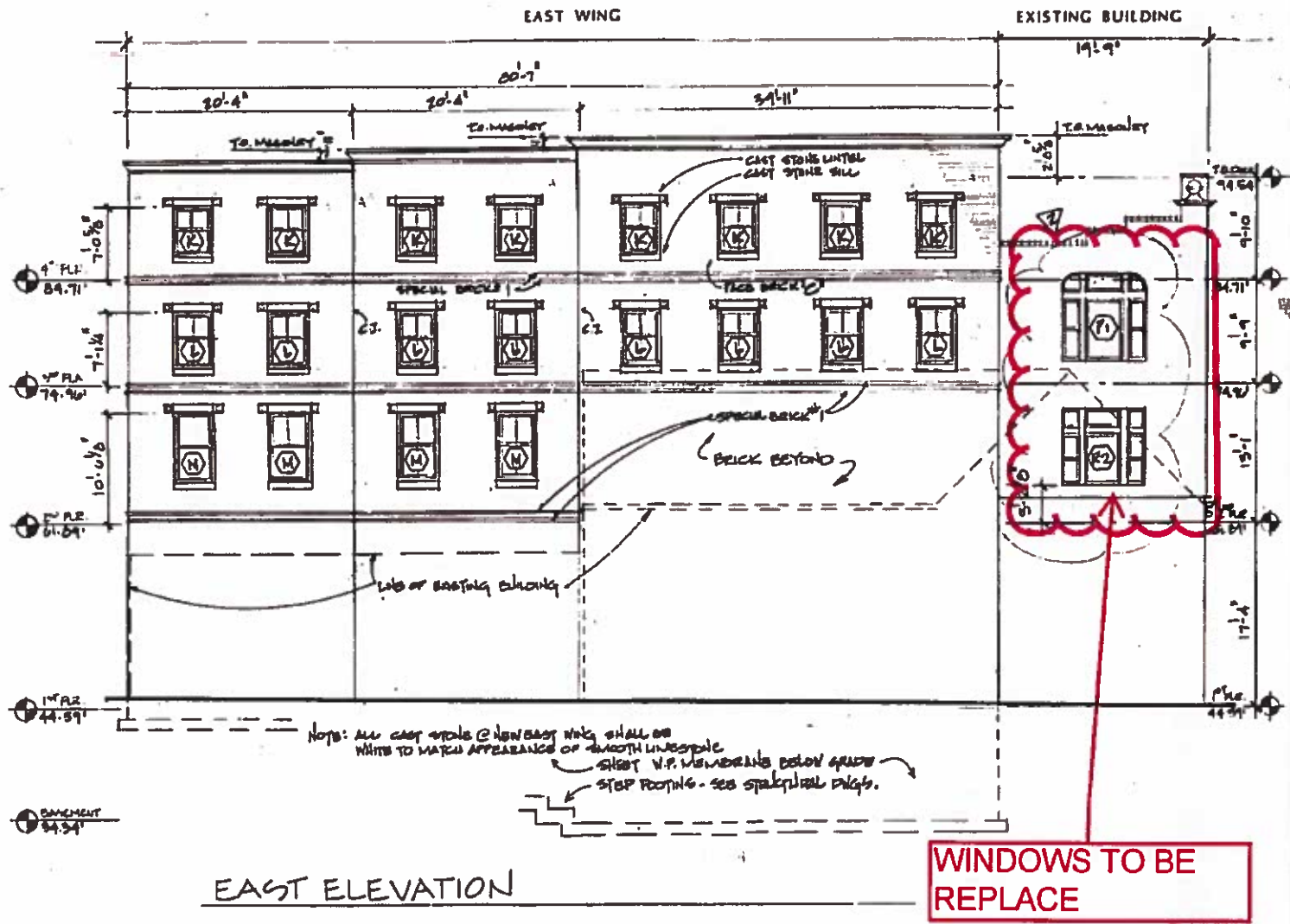
2 – Application for BAR2016-00106; 908 King Street



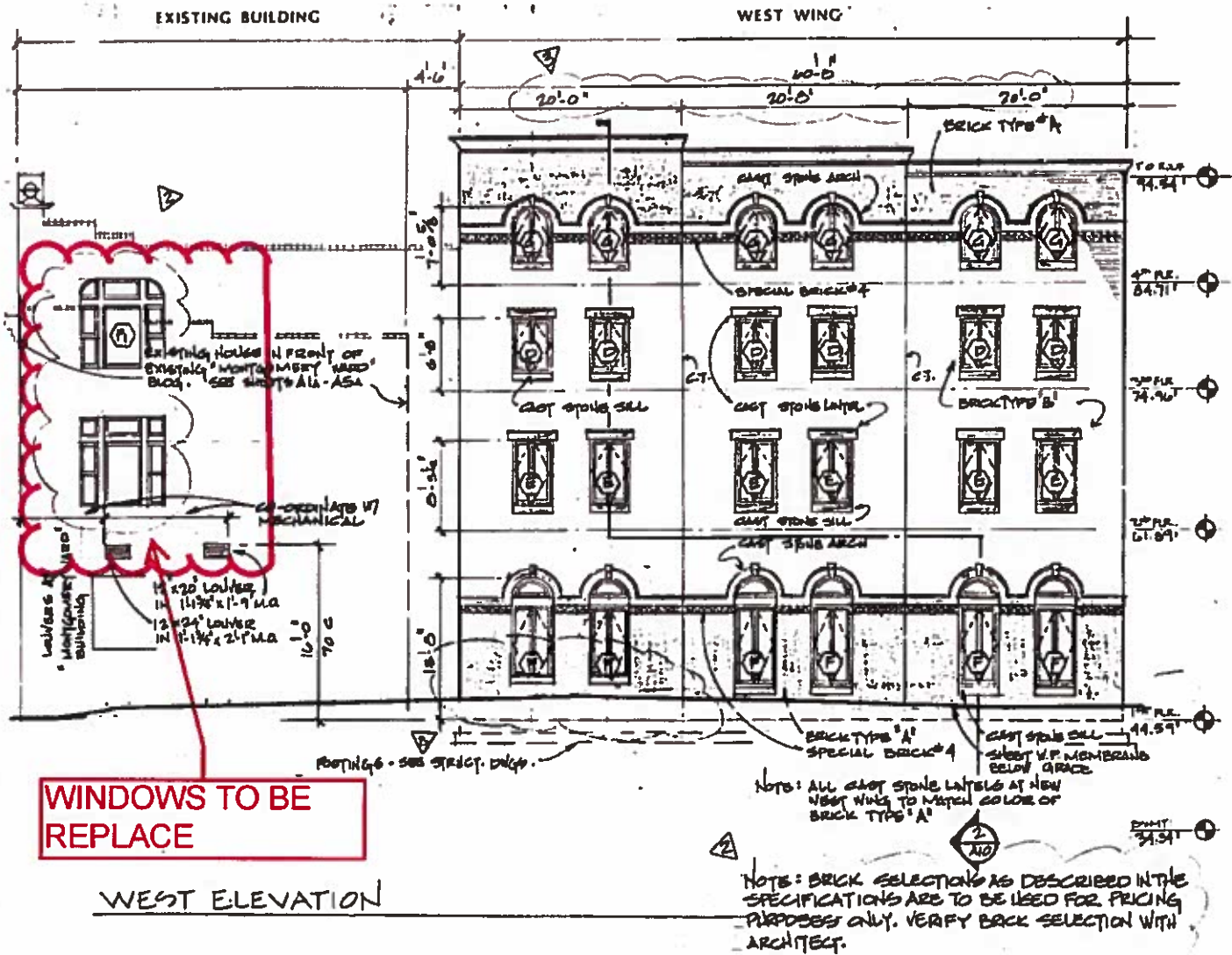
NORTH ELEVATION LINE DRAWING (NOT TO SCALE)



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



EXAMPLE OF SIMILAR ALUMINUM GLAZING WITH CUSTOM PROFILES PROVIDED BY "DEVAC ALUMINUM WINDOWS".

Application Materials
BAR2016-0106
908 King St
4/5/2016



**EXAMPLE OF SIMILAR ALUMINUM GLAZING WITH CUSTOM
PROFILES PROVIDED BY "DEVAC ALUMINUM WINDOWS".
(STEWART BUILDING BALTIMORE**

BAR Case # 2016-0106ADDRESS OF PROJECT: 908 KING ST.TAX MAP AND PARCEL: 074. 01-06-06ZONING: COMERICAL

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: CURTIS PROPERTY MANAGEMENT CORP. - JEREMY MORRISONAddress: 5620 LINDA LANECity: CAMP SPRINGS State: MD Zip: 20748Phone: (301) 702-3200 E-mail: jeremy@curtisinvestments.comAuthorized Agent (if applicable): ☐ Attorney ☒ Architect ☐ _____Name: RITTER - NORTON ARCHITECTS
- PAUL O'SULLIVANPhone: (703) 548-4405E-mail: POSULLIVAN@RITTERNORTON.COM

Legal Property Owner:

Name: FIRE HOUSE SQUARE LLCAddress: 5620 LINDA LANECity: CAMP SPRINGS State: MD Zip: 20748Phone: (301) 702-3200 E-mail: _____☐ Yes ☒ No Is there an historic preservation easement on this property?

NATURE OF PROPOSED WORK: Please check all that apply

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

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

REMOVE EXISTING WOOD FRAME WINDOWS REPLACE WITH ALUMINUM WINDOW SYSTEM TO MATCH SHAPE, PROFILE, AND COLOR OF EXISTING WINDOWS.

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

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: JEREMY MORRISONDate: 4/4/16

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. CURTIS PROPERTIES INC.	5620 LINDA LANE CAMP SPRINGS, MD 20748	33.33%
2. GIMBERT INVESTMENTS LLC	5620 LINDA LANE CAMP SPRINGS, MD 20748	33.33%
3. PCM REALTY CAPITAL LLC	3828 VILLAGE PARK DR, CHEVY CHASE, MD 20815	33.33%

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 908 KINGS ST. (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. CURTIS PROPERTIES INC.	5620 LINDA LANE CAMP SPRINGS, MD 20748	33.33%
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3. PCM REALTY CAPITAL LLC	3828 VILLAGE PARK DR CHEVY CHASE, MD 20815	33.33%

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. CURTIS PROPERTIES INC.	N/A	N/A
2. GIMBERT INVESTMENTS LLC	N/A	N/A
3. PCM REALTY CAPITAL LLC	N/A	N/A

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.

4/4/12 JEREMY MORRISON 
Date Printed Name Signature