

BAR Meeting  
July 20, 2016

**ISSUE:** Partial demolition and alterations  
**APPLICANT:** Comfort Management Corporation  
**LOCATION:** 200 King Street  
**ZONE:** KR/ King Street Retail

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**STAFF RECOMMENDATION**

Staff recommends approval of the Permit to Demolish/Capsulate and the Certificate of Appropriateness with the following conditions:

1. The applicant must install the same multi-light, double-hung wood windows proposed on the second and third floors on the first floor South Lee Street elevation;
2. All double-hung, wood replacement windows must be single-glazed on street-facing elevations and meet the Board's Window Policy;
3. All storefront doors and windows should be wood rather than the proposed metal storefront system;
4. The roof mesh over the mechanical well must be painted to match the surrounding roof material;
5. The concrete block portion of the alcove facing the alley must be painted brick red to blend in with the building;
6. Mortar for repointing must be historically appropriate hydraulic lime mortar with profile, composition and color to be approved by staff in the field; and

**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](mailto: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.



**BAR2016-00221 & BAR2016-00222**



**Note:** Staff coupled the applications for a Permit to Demolish (BAR #2016-0221) and Certificate of Appropriateness (BAR #2016-0222) for clarity and brevity. The Permit to Demolish requires a roll call vote.

## **I. ISSUE**

The applicant is requesting approval to demolish minor portions of the commercial building at 200 King Street in order to renovate the property in preparation for a new tenant.

### Demolition

- Demolition of a 9' by 2.5' portion of roof slope facing South Lee Street to create a mechanical well while still preserving the historic roof rafters.
- Demolition of a 5.5' by 8' portion of the first floor alley brick wall to accommodate a service alcove.
- Demolition of the existing fire stair on South Lee Street.
- Demolition of the two projecting first floor bay windows on South Lee Street.

### Alterations

- Replacement of all first floor doors with metal (Hopes brand) inset storefront doors. The primary Lee Street door will have sidelights, while the new door system on King Street will consist of full-light glass double doors. Both doors will have an integrated multi-light transom. The single door on South Lee Street will be replaced with a single full-light glass door.
- Replacement of the existing wood multi-light storefront windows with new metal storefront windows with a single pane of glass under a multi-light transom.
- Replacement of the existing multi-light windows on the second and third floor with new Jeld-Wen (Siteline EX) wood, double-hung windows with simulated divided lights.
- Conversion of the two fire stair doors on South Lee Street to multi-light casement windows above painted wood panels.
- Installation of a metal mesh over a rooftop utility well to locate mechanical equipment.
- Installation of a recessed alcove with a steel door on the alley (south) elevation.
- Repointing.

## **II. HISTORY**

The brick, 3½ -story commercial building at 200 King Street was built by Jacob Hoffman between **1802 and 1810**.<sup>1</sup> The structure's rectangular footprint, measuring 42 linear feet along King Street,<sup>2</sup> first was depicted on plate eight of G.M. Hopkins' *City Atlas of Alexandria* (1877). In the 1885 Sanborn Fire Insurance map, the building (then addressed 42 King Street) was noted as occupied by a variety store which had interior access to a rear, four-story addition addressed 1521 (later 101-103) South Lee Street. By 1902, that interior partition had disappeared, the two buildings became one continuous volume spanning South Lee Street from Swift Alley to King

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<sup>1</sup> Ethelyn Cox, Historic Alexandria Virginia Street by Street: A Survey of Existing Early Buildings (McLean, VA: Historic Alexandria Foundation with EPM Publications, 1976) p. 65.

<sup>2</sup> According to the 1912 Sanborn Fire Insurance Map of Alexandria, VA, plate 14.

Street. The occupants included clothiers on the ground floor and furniture sales on the upper floors through the first three decades of the twentieth century. By the 1958 edition of the Sanborn maps, the edifice was occupied by the U.S. federal government: an alteration and repair permit from 1951 specifies that the building was owned by the General Services Administration.<sup>3</sup>

Periodic Alteration/Repair permits were issued on the building at 200 King Street in the postwar era. In 1946, Thomas E. Waggaman (who owned the building through 1949) contracted E.P. Moss to replace the non-bearing partition wall over an existing wooden beam.<sup>4</sup> After William Ellis acquired the property, a certificate of occupancy was issued to the *Why Not Shop*, a “retail merchant, clothing and specialty shop” owned by Harrison Picot, in November 1964.<sup>5</sup> Over the next year, Ellis and Picot obtained three alteration/repair permits to remove and replace the partition in the sales room while installing display shelves; to cut out a well for and shore stairs from the first to third floors; and rearrange the bathrooms.<sup>6</sup> In all of these permits, the building was described by the applicant as containing three floors. Further (unspecified) interior alterations were made in 1975, while a partition was altered in 1981.<sup>7</sup>

It has a Historic Alexandria Foundation plaque on the northeast corner (façade).

In the last 15 years there have been few modifications to the building, although the Board approved the installation of a sign for a third floor tenant at the Lee Street entrance to the building in 2001 (BAR Case #2001-0300) and BAR Staff administratively approved the installation of a standing seam metal roof in 2014 (BAR Case #2014-0156), although that alteration was never undertaken.

### III. ANALYSIS

#### Permit to Demolish

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic house?	No
(3)	Is the building or structure of such old and unusual or uncommon design,	No

<sup>3</sup> Alteration/Repair permit #9880 from 19 September 1951.

<sup>4</sup> Alteration/Repair permits #6927 from 30 January 1946.

<sup>5</sup> Permit history card for 200 King St

<sup>6</sup> Alteration/Repair permits #21158, #22411, and #22421 from 15 October 1964, 5 October 1965, and 8 October 1965 respectively.

<sup>7</sup> Alteration/Repair permits #31633 and #37022 from 11 June 1975 and 24 April 1981.

	texture and material that it could not be reproduced or be reproduced only with great difficulty?	
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The small portion of roof decking which will be demolished for the mechanical well is minimal in scope preserves the historic roof rafters, while the removal of a small area of brick on the alley elevation is likewise minimal in scope, located on a secondary elevation, and necessary to accommodate access to the building without interfering with alley traffic. While Staff would prefer to see the applicant retain the pent roof projecting bays at the first floor on the South Lee Street elevation for the variety and playfulness they provide, they are mid-20<sup>th</sup> century additions and their removal will not adversely affect the building as a whole. The areas proposed for demolition do not remove any portion of the building containing character-defining features of uncommon design or historic merit, and do not compromise the integrity of the building as a whole. Staff recommends approval of the Permit to Demolish/Capsulate as submitted.

*Certificate of Appropriateness for Alterations*

Staff commends the applicant for undertaking a significant exterior rehabilitation of this important early 19<sup>th</sup> century building. The removal of the through-the-wall and window unit air conditioning units, security grates and exterior fire stair will vastly improve the appearance of the building. Staff has determined that none of the windows or doors on the subject property are

original, as they contain float glass and modern framing, therefore their replacement is appropriate. It is not uncommon for commercial buildings in particular to have building features altered over the life span of the building as they are often modified to accommodate changing commercial needs. While staff generally supports the proposal, there are two areas where staff has concern.

While it is not uncommon for the Board to approve aluminum and glass storefront systems in historic buildings in the commercial core, the majority of the early buildings in 100 and 200 blocks of King Street have retained much of their historic integrity and as a result their storefront windows and doors are primarily constructed of wood, in a multi-light configuration, unlike the storefronts farther up King Street toward the Metro station. The first two blocks of King Street are what many – tourists and residents alike – think of when they think of the historic commercial Old Town, featuring the adaptive reuse of early 19<sup>th</sup> century buildings over time to commercial and retail businesses. For this reason, Staff supports a more traditional storefront for the subject property. Many of these conversions from warehouse to retail storefronts, done in the late 19<sup>th</sup> century and throughout the 20<sup>th</sup> century, have included the expansion of first floor openings to accommodate storefronts and shop windows. The majority of these windows, in keeping with the historic character of the buildings, often featured oversized multi-light storefronts in wood.

The applicant has indicated that the design inspiration for the building alterations came from the first floor of the building across the street at 201 King Street. Unfortunately, Staff finds this building to be an anomaly in the immediate vicinity. The storefront windows at 201 King Street actually date from the late 1970s, when the Board approved the replacement of the multi-light wood doors with the present storefront configuration. Further, the overall proportions of the first floor of 201 King Street and the subject property are very different, the former having a much taller first floor and existing large openings, so that the proposed window configuration is not easily translated to the earlier building.

As the Board is aware, the *Design Guidelines* and the Board's window policy recommend the use of historically appropriate materials on early buildings. Per the Board's Window Policy, BAR Staff can administratively approve only single-glazed wood windows on 18<sup>th</sup> and 19<sup>th</sup> century buildings with previously replaced windows, as is the case here. The applicant may install either interior or exterior energy panels. It is especially important to have historically appropriate windows on South Lee Street where the first floor openings are the original size and because the storefront-style aluminum windows proposed by the applicant would be a jarring contrast to the traditional double-hung windows on the upper floors. Per the Window Policy, double-glazed wood windows are appropriate on the alley elevation only.

Staff believes that a wood storefront system on King Street would also be more historically appropriate, both with respect to the subject property and the surrounding streetscape. While the material change from insert metal storefront doors and windows to a wood product will go a long way to knitting together the first floor of the building with the more intact upper floors, Staff believes that two minor modifications on the King Street façade will further help refine this element. First, if the two vertical muntins on the larger storefront windows are removed, the applicant will have a larger uninterrupted view into the future retail space (See Figure 1). The retention of the transom will also help to tie this clearly new window with the historically

appropriate windows above by referencing the multi-light configuration found on the building. Second, Staff believes that the proposed doors should have some visible wood framing, rather than the full glass doors proposed which are very modern in design and more typical of large office buildings. Figure 2 shows two photos of wood double doors on the 100 block of King Street that the applicant might look to for inspiration. Staff would not object to even more glazing than is shown in the photos, provided the glazing is framed by wood.



Figure 1: Staff proposed storefront window configuration without vertical muntins



Figure 2: Double wood framed doors 100 block King Street

Staff has no objection to the new flush metal door for the rear (alley) egress as it is consistent with the Board’s previous decisions on the rear of commercial buildings. Many commercial buildings on King and Washington streets have metal doors on the rear elevations. While the concrete block portion of the inset door will be minimally visible from Lee Street, Staff

recommends that it be painted a red brick color to blend in with the brick building. Likewise, the rooftop mesh over the mechanical well should be painted a dark grey color to match the adjacent roof shingles. Staff notes that the proposal is a clever solution for concealing necessary mechanical equipment.

With the conditions discussed above, Staff recommends approval of the application.

**STAFF**

Stephanie Sample, 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 Comments**

- C-1 Proposed removal of fire escape, replacement of windows and doors and brick repointing all comply with zoning.
- C-2 The mechanical balcony on the 4<sup>th</sup> floor is proposed to be located within the existing building and units will not be visible.

**Code Administration**

A building permit is required for the alterations described in the application.

**V. ATTACHMENTS**

- 1 – Supplemental Materials*
- 2 – Application for BAR 2016-0221 and BAR 2016-0222*

**ADDRESS OF PROJECT: 200 King Street**

**TAX MAP AND PARCEL: 075.01-07-07**

**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: Comfort Management Corporation

Address: 8905 Reb Yank Drive

City: Manassas

State: VA

Zip: 20110

Phone: (703) 330-9955

E-mail:

**Authorized Agent** *(if applicable):*  Attorney  Architect  \_\_\_\_\_

Name: STEPHEN W. KULINSKI

Phone: (703) 836-7243

E-mail: steve@kulinskigroup.com

**Legal Property Owner:**

Name: Jane Lee Picot Tr

Address: 540 Second Street #302

City: Alexandria

State: VA

Zip: 22314

Phone:

E-mail:

- Yes  No Is there an historic preservation easement on this property?
- Yes  No If yes, has the easement holder agreed to the proposed alterations?
- Yes  No Is there a homeowner's association for this property?
- Yes  No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

**NATURE OF PROPOSED WORK:** *Please check all that apply*

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
  - awning       fence, gate or garden wall       HVAC equipment       shutters
  - doors       windows       siding       shed
  - lighting       pergola/trellis       painting unpainted masonry
  - other \_\_\_\_\_
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

Applicant will renovate the current commercial building, bringing it up to current code and retail standards, while returning the building’s appearance to an earlier time. External work is minor in nature, involving façade maintenance (brick repointing) and the removal of a fire escape, metal security bars and window unit air conditioners. The work includes a code required exit door as well as a mechanical balcony which will house the condensing units to be located at the least visible portion of the building.

**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 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

- 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: Front: \_\_\_\_\_ Secondary front (if corner lot): \_\_\_\_\_
- 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 12 sets of revised materials.
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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:   STEPHEN W. KULINSKI

Date:

**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.

<b>Name</b>	<b>Address</b>	<b>Percent of Ownership</b>
1.Maurice Breton	8905 Reb Yank Drive Manassas, VA 20110	50 %
2.Garrett Breton	8905 Reb Yank Drive Manassas, VA 20110	50 %
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 200 King Street (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.

<b>Name</b>	<b>Address</b>	<b>Percent of Ownership</b>
1.Jane Lee Picot Tr	540 Second Street #302 Alexandria, VA 22314	100 %
2.		
3.		

**3. Business or Financial Relationships.** Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

<b>Name of person or entity</b>	<b>Relationship as defined by Section 11-350 of the Zoning Ordinance</b>	<b>Member of the Approving Body (i.e. City Council, Planning Commission, etc.)</b>
1. N/A		
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.

\_\_\_\_\_ STEPHEN W. KULINSKI \_\_\_\_\_  
 Date Printed Name Signature



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

### A. Property Information

A1. Street Address \_\_\_\_\_ Zone \_\_\_\_\_

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

### B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	
<b>Total Gross *</b>			

B1. Existing Gross Floor Area \*  
 \_\_\_\_\_ Sq. Ft.  
 B2. Allowable Floor Exclusions\*\*  
 \_\_\_\_\_ Sq. Ft.  
 B3. Existing Floor Area minus Exclusions  
 \_\_\_\_\_ Sq. Ft.  
 (subtract 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	
<b>Total Gross *</b>			

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) \_\_\_\_\_ Sq. Ft.  
 D2. Total Floor Area Allowed by Zone (A2) \_\_\_\_\_ Sq. Ft.

*\*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 (Section 2-145(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.*

### F. Open Space Calculations

Existing Open Space	
Required Open Space	
Proposed Open Space	

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

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## 200 King Street – Board of Architectural Review Old and Historic District Materials Specification List

**Address Numbers:** Numerical die cut decals on the transom window above the door. Die cut vinyl Century Gothic font minimum 3" tall numbers in a brushed stainless (or light grey) color.

**Doors:** **1<sup>st</sup> Floor Doors**

Hope's Landmark 175 Series Thermal Steel Windows & Doors

Color – Black

True Muntin Bars

**Windows:** **1<sup>st</sup> Floor All Elevations**

Hope's Landmark 175 Series Thermal Steel Windows & Doors

Color – Black

True Muntin Bars

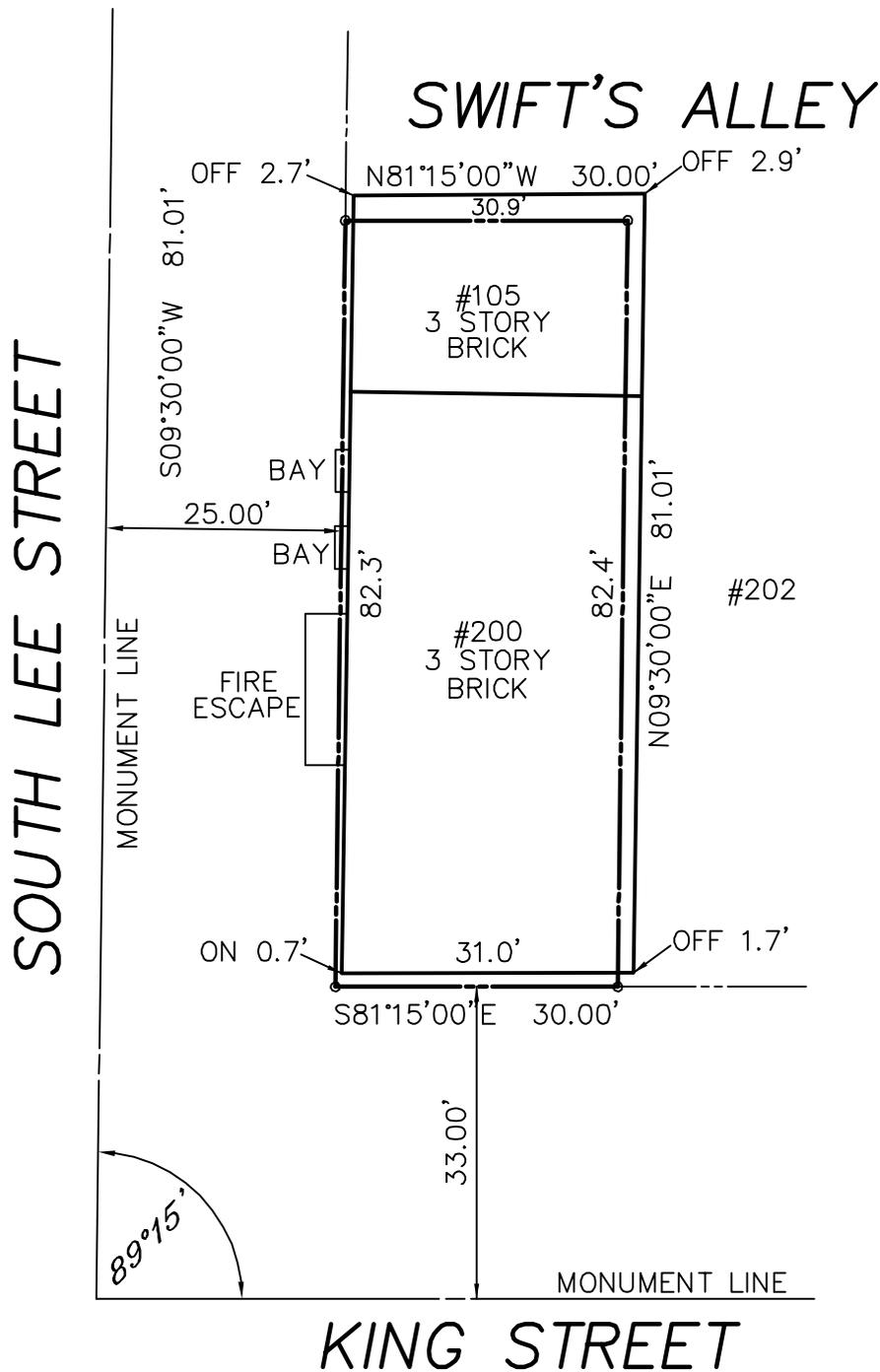
**Windows:** **2<sup>nd</sup> & 3<sup>rd</sup> Floor All Elevations**

Jeld-wen – Sitaline EX Wood Double Hung Windows

Color – Black

Simulated Divided Lite

Eight over Eight / Four over Four



**LOCATION SURVEY**  
 #200 KING STREET  
 CITY OF ALEXANDRIA, VIRGINIA  
 SCALE 1"=20' DATE 06-22-16



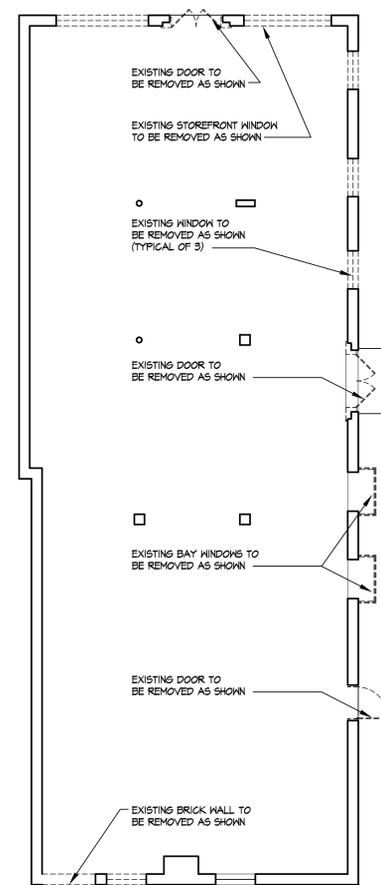
- 1.) NO TITLE REPORT FURNISHED.
- 2.) FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE AND DO NOT CERTIFY AS TO OWNERSHIP.

**MERESTONE LAND SURVEYING PLLC**  
 LAND SURVEYING & G.P.S. SERVICES

MERESTONE LAND SURVEYING PLLC  
 1229 GARRISONVILLE ROAD SUITE 105 STAFFORD, VA 22556  
 1(540)752-9197 FAX (540)752-9198

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

GENERAL NOTE: ALL WINDOWS AND DOORS TO BE REMOVED AND REPLACED AS INDICATED



**1** FIRST FLOOR DEMOLITION PLAN  
D1 SCALE: 1/8" = 1'-0"



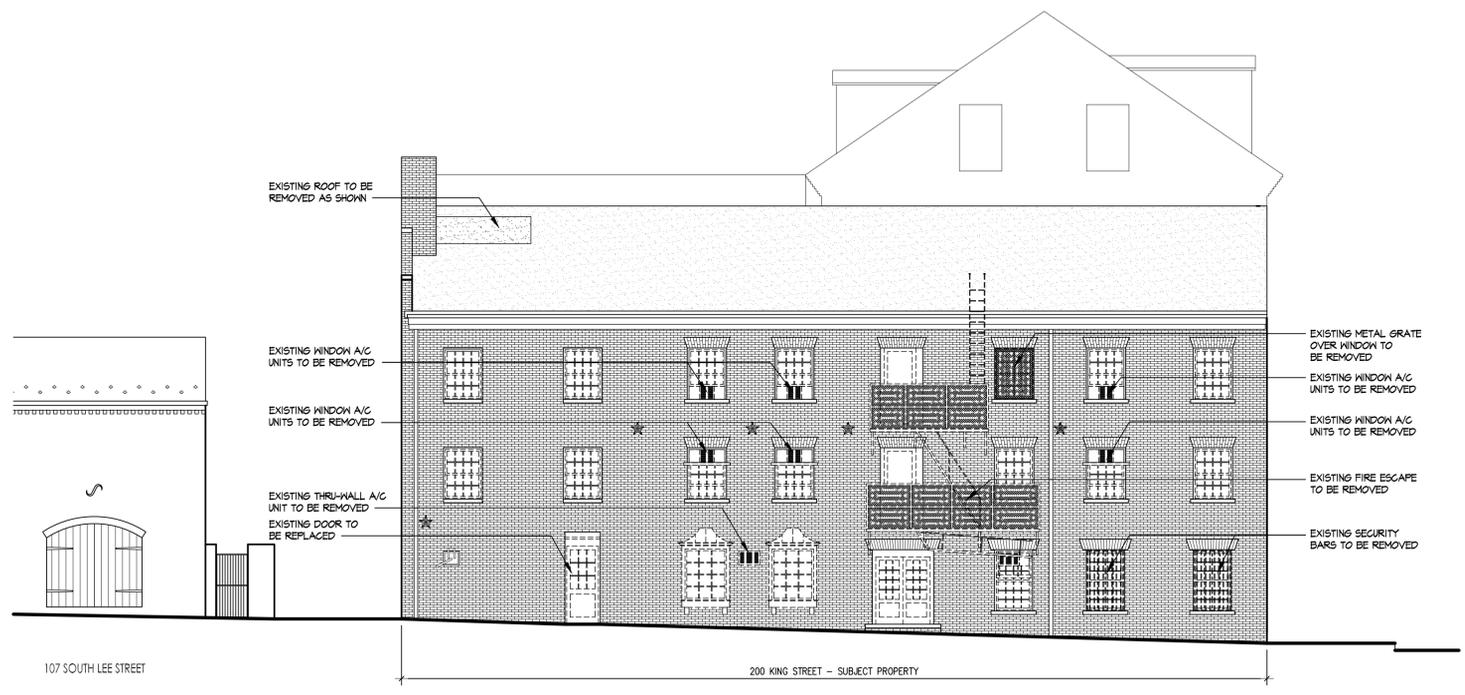
**2** EXISTING NORTH ELEVATION  
D1 SCALE: N.T.S.



**3** NORTH DEMOLITION ELEVATION  
D1 SCALE: 1/8" = 1'-0"



**4** SOUTH DEMOLITION ELEVATION  
D1 SCALE: 1/8" = 1'-0"



**5** EAST DEMOLITION ELEVATION  
D1 SCALE: 1/8" = 1'-0"



COMFORT MANAGEMENT COMPANY  
200 KING STREET  
ALEXANDRIA, VA 22314

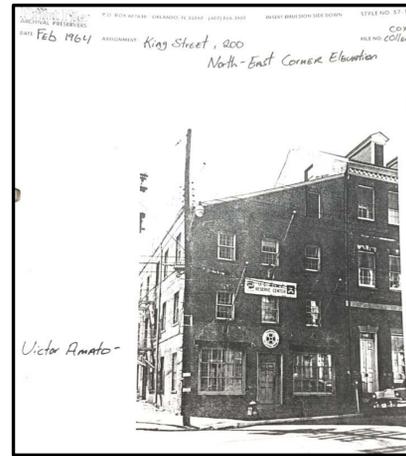
DEMOLITION ELEVATIONS / PLANS

REVISIONS		
PROJECT NUMBER	1624	
DATE	6/20/16	
SCALE	AS NOTED	
DRAWN	DESIGNED	APPROVED
EGS	KGA	
SHEET NUMBER		

D1

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**2** EXIST. NORTH ELEVATION LOOKING SOUTHWEST CA. 1964  
 A1 SCALE: N.T.S.



**1** PROPOSED NORTH ELEVATION  
 A1 SCALE: 1/4" = 1'-0"



**COMFORT MANAGEMENT COMPANY**  
 200 KING STREET  
 ALEXANDRIA, VA 22314  
**PROPOSED NORTH ELEVATION**

REVISIONS		
PROJECT NUMBER	1624	
DATE	6/20/16	
SCALE	AS NOTED	
DRAWN	DESIGNED	APPROVED
EGS	KGA	
SHEET NUMBER		
A1		

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COMFORT MANAGEMENT COMPANY  
 200 KING STREET  
 ALEXANDRIA, VA 22314  
 EXISTING STREETSCAPES



200 KING STREET - SUBJECT PROPERTY

202

206

208

210

**1** EXISTING KING STREET STREETSCAPE  
 A4 SCALE: N.T.S.



111

109

107

200 KING STREET - SUBJECT PROPERTY

**2** EXISTING SOUTH LEE STREET STREETSCAPE  
 A4 SCALE: N.T.S.

REVISIONS
PROJECT NUMBER 1624
DATE 6/20/16
SCALE AS NOTED
DRAWN EGS
DESIGNED KGA
APPROVED
SHEET NUMBER <b>A4</b>

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