

Docket Item #3
BAR CASE # 2017-00039

BAR Meeting
March 1, 2017

ISSUE: Certificate of Appropriateness for Alterations

APPLICANT: Georgica Pine Clothiers

LOCATION: 1201 King Street

ZONE: KR – King Street Urban Retail zone

STAFF RECOMMENDATION

Staff recommends approval of the application with the following conditions:

1. The awning may project no farther than four feet (4'-0") from the face of the building and must have an eight foot (8'-0") clearance from the sidewalk to the bottom of awning fabric/material at any point, per City Code.
2. The upper portion of the awning shall be mounted no higher than twelve feet (12'-0") from ground level to create space between the top of the awning and the second floor window sills.
3. All care must be taken not to damage the exterior fabric of the building when installing the awning frame, light fixture mount, and hanging sign mount. All anchors shall be mounted through mortar joints and may not be installed directly into masonry.

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.



BAR2017-00039



I. ISSUE

The applicant is seeking a Certificate of Appropriateness to install two new, open-ended awnings on the south and east elevations of 1201 King Street. The south-facing façade will have one awning approximately 16 feet (16'-0") long with a maximum extension of four feet (4'-0"). The shed-style awning will hang from a metal Z-clip frame which will be anchored to the south elevation above a storefront window. The proposed Sunbrella® brand fabric color is 'Pacific Blue' and the loose-weighted (free-hanging) valence will display text in 'White Dove' (white) which reads "J. McLaughlin." Similarly, the east (side) elevation will have one awning approximately 16 feet (16'-0") long with a maximum extension of four feet (4'-0"). Also positioned above a storefront window, it will match the color and style of the awning proposed on the front. The Certificate of Appropriateness application also includes one projecting, double-sided hanging sign on the front (south elevation), which will measure approximately three-and-a-half feet (3'-6") by one foot (1'-0"), and the accompanying stem-mounted target illumination. The projecting sign will match the awnings in color ('Brilliant Blue') and lettering. The applicant has stated that all elements – awnings, signage and lighting – will be installed a minimum of eight feet (8'-0") above the sidewalk elevation and will be installed in a manner that does not affect the existing masonry units. [Figure 1]

Because this building is situated on a corner lot, both the south and east elevations are considered fronts. The proposed alterations will be clearly visible at the street level from King and Fayette streets.



Figure 1: proposed awnings and sign on the east and south elevations, respectively.

II. HISTORY

The brick commercial structure that occupies the northwestern corner of King Street and North Fayette Street is an **early-19th-century** structure that may date to 1808, when lot-owner Thomas Preston constructed a brick building. Between 1837 and 1895, the property was owned by John D. Harrison and his heirs. From the late 19th through the early 20th centuries, the building functioned as a hotel or boarding house: Cox's Hotel in the 1880s and the Hotel Ramer and

Saloon from circa 1896 through 1912.¹ By the 1921 Sanborn Fire Insurance Company mapping of Alexandria, the building had become a shoe repair shop, and by 1941, it sold tires. A retail function has continued through the present time.

The 3.5-story rectangular core (three-bays wide and two-bays deep) faces King Street with a side-gable roof and has a three-story rear addition (also two bays deep) with an intersecting side-gable roof. The two-story masonry building to the north (100-104 North Fayette Street) historically has been associated with the property. In the 1896 Sanborn, the rear ell had a two-story, frame side porch on the west elevation; by 1931, that two-story porch had been enclosed in masonry materials, although framing still existed on the third floor of the rear ell. Only two alteration/repair permits were issued to owner Thomas J. Fannon in the mid-1940s,² at which time a door and a window were added, presumably to the North Fayette Street side. There are no records of early BAR cases, but despite the scanty paper trail, the façade received a Mid-Century makeover, as depicted in the circa-1976 photograph of the Dixie Sporting Goods shop. [Figure 2]



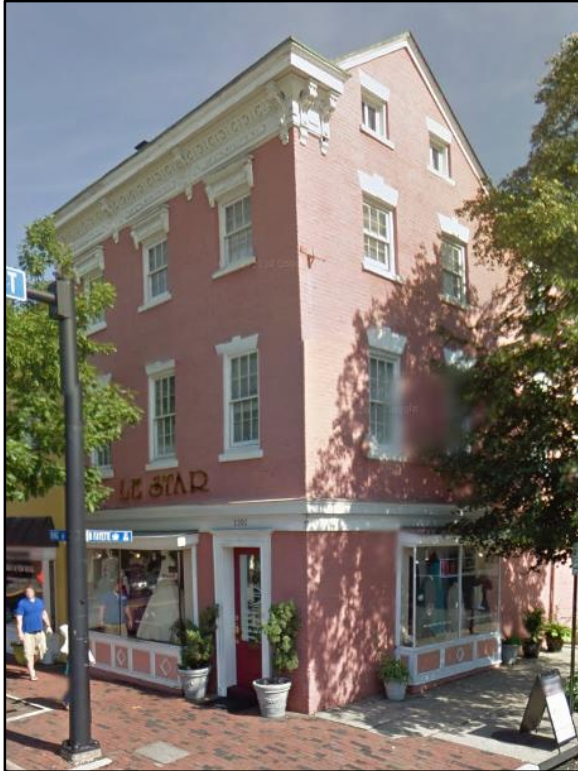
*Figure 2: Photograph of 1201 King Street ca. 1976.
From Ethelyn Cox's Historic Alexandria, Virginia, Street by Street.*

In 2007, the owners of the property applied to BAR and were approved for signage (BAR2007-0161). In 2015, the current legal property owners, Churchill and Prior LLC, applied for a Certificate of Appropriateness for alterations (BAR2015-00017) which encompassed the removal of a first-story cornice and a door surround that were likely vestiges of the Dixie Sporting Goods storefront. At the same time, the owners restored three apertures (two doors and

¹ Ethelyn Cox, Historic Alexandria, Virginia, Street by Street: A Survey of Existing Early Buildings (Alexandria, VA: Historic Alexandria Foundation, 1976) p. 73.

² City of Alexandria alteration/repair permit #5278 from August 13, 1943: to stabilize a wooden beam in the second floor with three piers and a star anchor; City of Alexandria alteration/repair permit #7389 from August 7, 1946: to install a window and door in brick wall as per plans.

one window) on the east elevation which had been previously filled in with brick. Also in 2015, the owners were approved, administratively, for window replacements in which later, six-over-six (6/6) double-hung windows were replaced with historically-appropriate two-over-two (2/2) double-hung wood windows. Exterior paint was removed from the masonry at this time, as well. In all, over the last two years, this building has undergone a comprehensive and sensitive exterior renovation that has dramatically transformed the building. [Figures 3 and 4]



*Figure 3, left: 1201 King Street before 2015 renovations (image courtesy of Google Maps, June 2014).
Figure 4, right: 1201 King Street after 2015 renovations (photo taken February 8, 2017).*

III. ANALYSIS

The applicant is seeking to install four minor architectural elements that function as (or are ancillary to) signage which will advertise the incoming tenant's retail business. While the awnings will provide a temperature-control mechanism for a south-facing building, they also function as signifiers; with text, they are essentially signage. Recognizing this, the *Design Guidelines* state that, "Like signs, awnings can have a powerful visual effect on the overall appearance of a building and like signs, awnings should play a secondary role and augment, not compete with, the architecture of a historic building."

BAR staff has seen an increase in the number of applications for awnings along King Street in the recent past and presumes that the request for shade devices will continue to mount. The BAR *Design Guidelines* recognize that "awnings were a common feature on commercial buildings in Alexandria" in an age prior to central air-conditioning, and that "Historically, awnings in the commercial districts of Alexandria were the retractable sloped or shed type usually with valences." Very recently, BAR staff has argued for consideration of retractable awnings on King Street restaurants, as these allow unobstructed views of the historic building fabric when they

are not in use. Successful installations along King Street and the waterfront include Chadwick's Restaurant at 203 South Strand Street; Virtue Feed & Grain on South Union Street; the former Bittersweet Café and Bakery (now Sweetgreens) at the intersection of North Alfred and King streets; and the Pauline Books & Media store at King and Henry streets. [Figures 5 – 8]



*Figure 5, left: retractable awning at Chadwick's Restaurant in Old Town, Alexandria.
Figure 6, right: retractable awnings at Virtue feed & Grain restaurant in Old Town, Alexandria*



Figure 7, left: retractable awning at Pauline Books & media store in Old Town, Alexandria.

Figure 8, above: retractable awnings at the former Bittersweet Café in Old Town, Alexandria

Referring, again, to the *Design Guidelines*: “For historic buildings, appropriate shed awnings (both retractable and non-retractable) are preferred in the historic districts, especially for mid-19th to mid-20th century buildings.” While BAR staff recognizes that the open-ended, shed-style rigid awnings with hanging valences proposed here are historically appropriate for this 19th-century commercial edifice, BAR staff also questions the decision to partially obscure (they will be visible, obliquely, through the open ends) the recently-restored, hipped-roofed storefront bay windows. The Pauline Book & Media store and the former Bittersweet Café and Bakery [Figures 7 and 8] resolved this issue by mounting retractable awnings on the wooden fascia of the storefront windows themselves, rather than the masonry wall.

BAR staff is primarily concerned with the high placement of the awning frame up the masonry wall, at 12 feet and nine-inches (12’-9”) from sidewalk grade. Presumably, this is to meet the zoning requirement that the bottom of the valence fabric be at least eight feet (8’-0”) above from grade, as required by the City Code. However, as per the renderings, this placement locates the top line of the awnings mere inches below the sills of the second-story windows, obscuring a large portion of the exterior wall. Although the applicant is allowed a maximum extension of four feet (4’-0”) from the wall surface, BAR staff encourages the applicant to consider a *shorter* awning that does not meet maximum extension but projects three-and-a-half feet (3’-6”) from the wall surface; if a shorter awning with a lesser reach were adopted, the top of the awning could be lowered to 12 feet (12’-0”), thereby diminishing the “crowded look” between window sills and awning frame that currently exists. Alternatively, the awning could maintain the four foot extension and have a shallower slope on the top to expose more masonry wall above.

Signs

In terms of signage, a tenant in a KR zone is allowed wall signs (below 20 feet on the façade) “in which the total area shall not exceed one square foot of building width facing a street, alley or parking area” which “may be mounted on an awning or marquee” as per the Zoning Ordinance (9-202). A KR-zone tenant is also permitted projecting signs (below 20 feet on the façade) in which “the total area shall not exceed 16 square feet.” The applicant has taken a very conservative approach to signage and is proposing an amount that could have been approved administratively. As the building is situated on a corner lot, the applicant could have (and has) requested three signs total via administrative approval (no previous signage is being retained): the text on the two (2) awnings and the (1) projecting, double-sided hanging sign. As per administrative approval criteria, the signage should account for half the width of the building’s frontages; at 1201 King Street, the linear feet of the front (south elevation) is 25.5 feet (25’-6”), while that on the secondary front (east elevation) of this corner lot is 40 feet and four inches (40’-4”). The text on the two awnings accounts for six square feet total (2.9 square feet each), while the proposed double-sided hanging sign – with half-inch (1/2”) by two-inch (2”) deep frame/letters –accounts for 2.4 square feet per side (4.8 square feet total), well under the 16 square feet maximum for projecting signs. The total square footage amounts to approximately 11 square feet, a figure well under what the building’s proportions would allow via administrative approval. This conservative signage request will potentially allow the applicant (or other occupants of the building) to apply for additional signage in the future.

Lighting

Another proposed alteration is the installation of a B-K, mini-micro style C exterior light fixture, mounted on the south elevation (façade) above the double-sided hanging sign. The LED target

light (straight mount) is adjustable, situated at the end of a tubular aluminum arm. The applicant has supplied three versions of manufacturer's specifications for the selected light fixture, which vary in light output: BAR staff supports the model that produces 111 lumens and 2.96 Watts, the color Bright White at 4090K (temperature). For installation, an anchor and fixture cap (3.5-inch diameter) will be mounted in a mortar joint. (Similarly, the bracket for the hanging sign will require two anchors and a metal backplate (in a black finish) which will hold a one-inch (0'-1") tubular bracket, also of black finish. Although the color of the light fixture has not been specified, BAR staff would support black to match the wall sign apparatus). The applicant has proposed that the exterior light's electrical connection will feed through the wood header of the storefront window so that the conduit will not be drilled through the masonry wall. While BAR staff applauds this attention to detail and the applicant's desire to mitigate intrusions to the historic fabric, BAR staff wonders whether the sign's proposed placement – to the west of the front door on the south elevation, within the open end of the awning – is ideal in terms of visibility. BAR staff would support the relocation of the sign on the building's corner, to the east of the front door, if the applicant continues to ensure that as little of the historic fabric will be disturbed as possible.

One last detail: the applicant also wishes to install an Avery Dennison 'Sapphire Blue' window application on the interior face of the glazed side door on the south bay, in order to create a decorative border for display.

In sum, staff supports the application with the aforementioned conditions and looks forward to the BAR's guidance at the hearing on the appropriateness of these awnings to help inform the Board's committee now evaluating the Awning Design Guidelines.

STAFF

Heather N. McMahon, 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

- F-1 Proposed use (retail) complies with zoning. The subject property is located in the Central Business District, off-street parking is not required.
- F-2 Existing storefronts project into the public right-of-way.
- C-1 Proposed awnings and projecting sign encroach onto the public-right-of-way and would need to comply with section 5-2-29 for street encroachments of the Code of Ordinances. Proposed awnings and projecting sign must provide a clearance of at least 8.00 feet above a sidewalk and may extend 4.00 feet (maximum) outward beyond the property line.
- C-2 Proposed sign face/area on awnings and projecting signs comply with zoning.

Code Administration

- C-1 A building permit, plan review and inspections are required prior to the start of construction.

Transportation and Environmental Services

- R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- C-1 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-2 A sign may be erected or displayed flat against a building wall or at an angle thereto, so long as the sign does not project more than four feet from the building wall or within one foot of an established curb line and the bottom of the sign is at least eight feet above a sidewalk or parking area and at least 14.5 feet above any alley. (Sec. 5-2-29(c)) (T&ES)
- C-3 If any portion of the signage or awnings encroaches in the right of way, the owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the city as an additional named insured. (Sec. 5-29 (h)(1)) (T&ES)
- C-4 The owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the City as an Additional Insured, against claims, demands, suits and related costs, including attorneys' fees, arising from any bodily injury or property damage which may occur as a result of the encroachment. (Sec. 5-29 (h)(1)) (T&ES)
- Please submit Insurance Certificate:**
City of Alexandria
T&ES
Attn: Shanna Austin
301 King Street, Room 4130
Alexandria, VA 22314
- C-5 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-6 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)

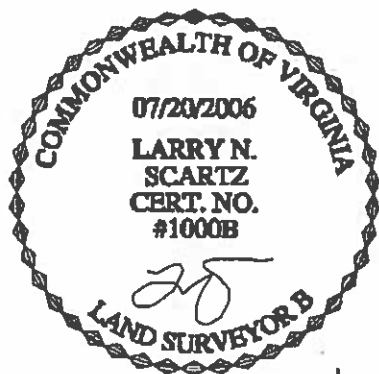
Alexandria Archaeology

No comments received.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2017-00039: 1201 King Street



#102 NORTH
FAYETTE STREET

S81°41'00"E RECORDED
S80°41'00"E COMPUTED
25.67'

#1203 KING STREET

N09°17'00"E 40.20'

PARTY
WALL

25.9'

1,032±

THREE STORY
BRICK BUILDING
#1201

OVERHEAD
WIRES

METAL ACCESS DOOR

WATER METER

CONC. WALK

S09°17'00"W 40.20'

NORTH FAYETTE STREET
VARIABLE R/W

0.4'

2.5'

1.5'

1.7'

13.9'

BRICK WALK

9.4'

7.6'

1.4'

1.4'

10.1'

1.7'

N81°41'00"W RECORDED
N80°41'00"W COMPUTED
25.67'

KING STREET
66' R/W

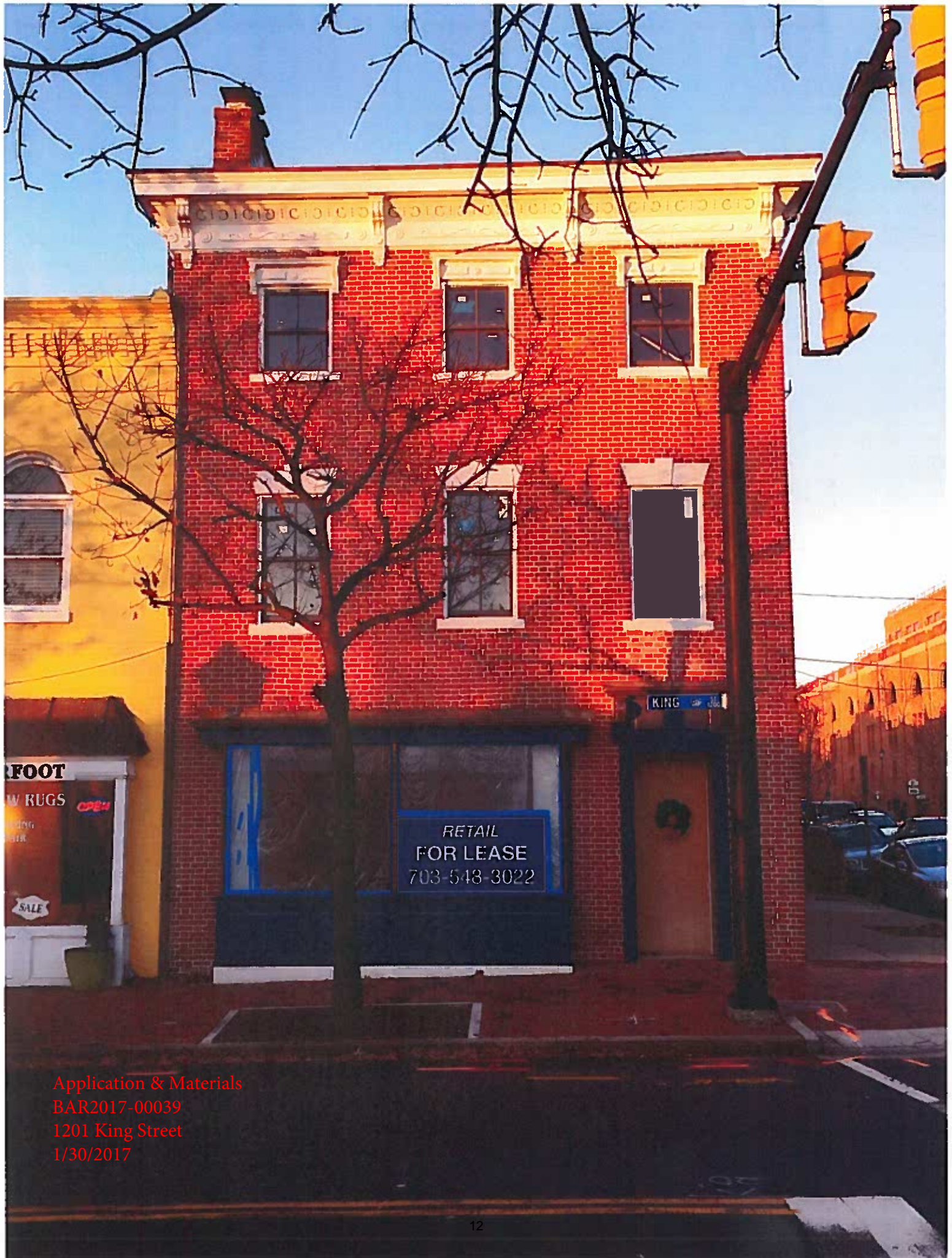
Application & Materials
BAR2017-00039
1201 King Street
1/30/2017

BUILDING LOCATION SURVEY
ON THE PROPERTY LOCATED AT
#1201 KING STREET

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=10'

DATE: JULY 20, 2006

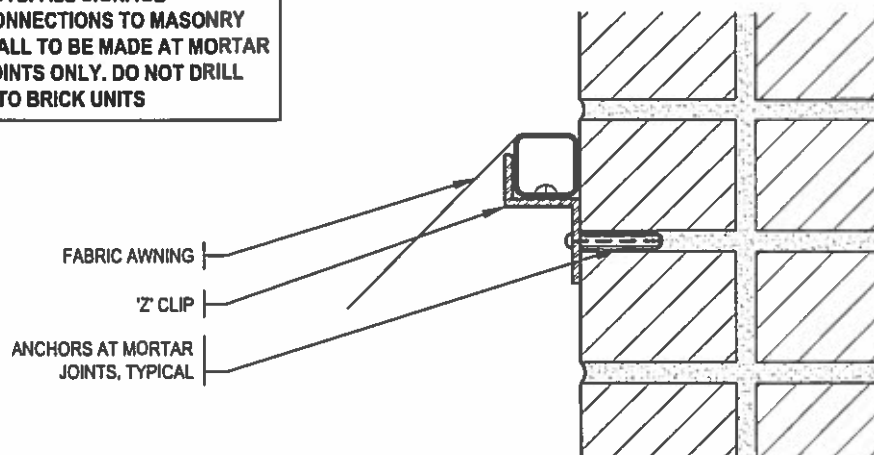


Application & Materials
BAR2017-00039
1201 King Street
1/30/2017

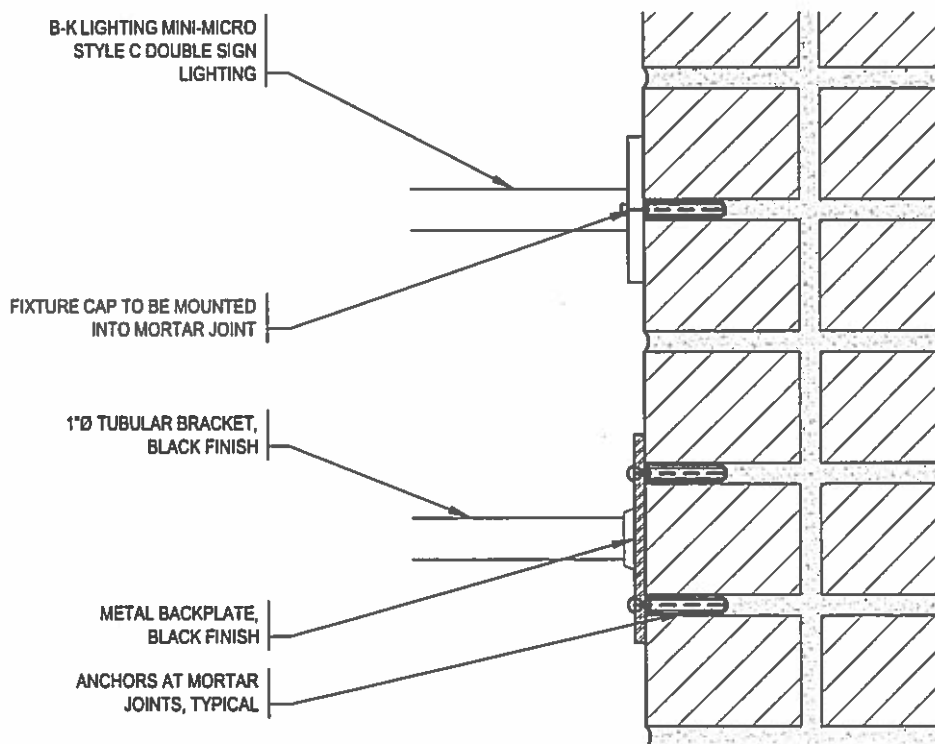
Application & Materials
BAR2017-00039
1201 King Street
1/30/2017



**NOTE: ALL SIGNAGE
 CONNECTIONS TO MASONRY
 WALL TO BE MADE AT MORTAR
 JOINTS ONLY. DO NOT DRILL
 INTO BRICK UNITS**



1 DETAIL SECTION - AWNING CONNECTION
 SCALE: 3"=1'-0"



1 DETAIL SECTION - SIGN AND LIGHTING CONNECTION
 SCALE: 3"=1'-0"

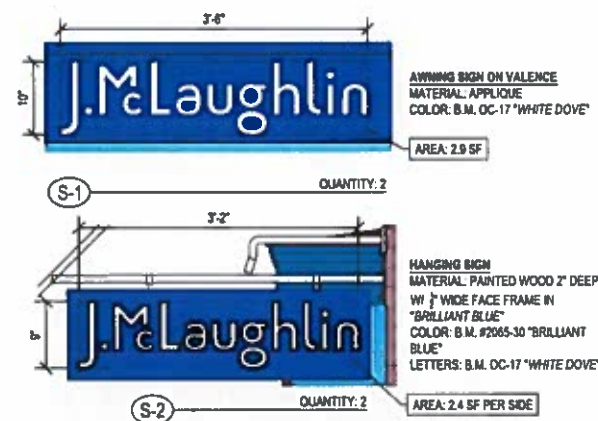
AWNING SIGNS:
ALLOWED SIGNAGE AREA IF ONE SIGN PER ELEVATION:
50% OF LINEAR FOOTAGE OF THE BUILDING FRONTAGE

NORTH SIDE:
BUILDING FRONTAGE = 25'-6"
AWNING FABRIC AREA = 38.9 SF
PROPOSED AWNING SIGNAGE AREA: = 2.9 SF
50% (25.5) = 12.8 SF > 2.9 SF
= OK

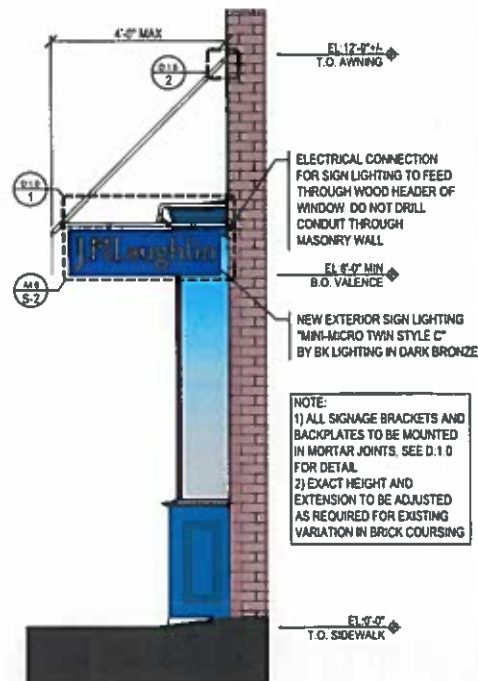
WEST SIDE:
BUILDING FRONTAGE = 40'-4"
AWNING FABRIC AREA = 38.9 SF
PROPOSED SIGNAGE = 2.9 SF
 $50\% (40.3) = 20.2 \text{ SF} \geq 2.9 \text{ SF}$
= OK

HANGING SIGNS:
ALLOWED SIGNAGE AREA FOR HANGING SIGNS: 7 SF

PROPOSED HANGING SIGNAGE AREA = 24 SF PER SIDE
 TOTAL PROPOSED HANGING SIGNAGE AREA = 48 SF
 7 SF > 48 SF
 = OK



5 PROPOSED PARTIAL SIGNAGE DETAILS & CALCULATIONS
SCALE: N.T.S.



4 PROPOSED PARTIAL WEST ELEVATION
SCALE: 1/2"=1'-0"



3 PROPOSED ENLARGED WEST ELEVATION
SCALE: 1/2"=1'-0"



2 WEST ELEVATION
SCALE: 1/4"=1'-0"



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

Application & Materials
BAR2017-00039
1201 King Street
1/30/2017

1.26.2017 - PROGRESS PRINT - NOT FOR CONSTRUCTION

[illegible]

larsonandpaul ARCHITECTS LLP

DOUGLAS LARSON, ARCHITECT
RODMAN PAUL, ARCHITECT
118 CHAMBERS STREET
4TH FLOOR
NEW YORK, NEW YORK 10007

T 212-687-1900
F 212-687-3267

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J. McLaughlin - ALEXANDRIA

1201 KING STREET
ALEXANDRIA, VA

EXTERIOR ELEVATIONS

100 M. B. S.

100

10-13

SCALE:

AS NOTED

11

DRAWN BY _____

1000

PROGRESS SET

A:1.0

m² MINI-MICRO™/STYLE L SIGN STAR™

SN-L-MM



MATERIAL



FOR USE WITH



Power Supplies



Options



Mounting

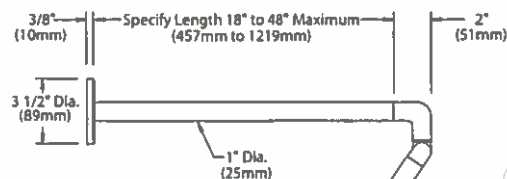
"The Mini-Micro™ Sign Star™ is a fabulous little tool that is perfect for smaller scale, pedestrian oriented signs. It's light weight, high efficacy, various beam spread and cap options make it easy to realize a properly illuminated sign with a luminaire that practically disappears, as it is easily integrated into sign support systems. With B-K's copper free aluminum construction and scalable LED technology, unparalleled durability comes standard. This is a mini that provides a maxi result."

Hal Hilbish, Hilbish McGee Lighting Design, BKU Fall 2002



Shown with 'B' Cap
In Satin Aluminum (SAP) finish

Application & Materials
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ST-C-MM

m² MINI-MICRO™/STYLE C TWIN SIGN STAR™



MATERIAL



FOR USE WITH



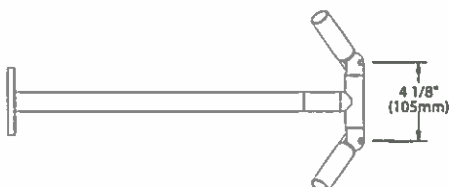
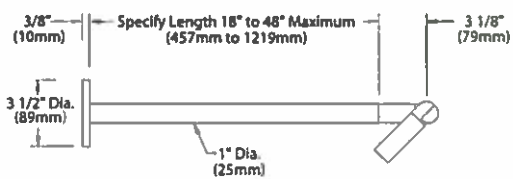
Options



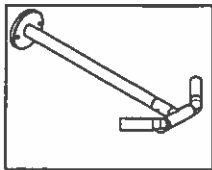
Mounting



Shown with 'B' Caps
in Black Satin (BLP) finish



Application & Materials
BAR2017-00039
1201 King Street
1/30/2017



B-K
SOLID STATE LIGHTING

the power of 

MINI-MICRO™ TWIN SIGN LIGHT

Application & Materials
BAR2017-00039
1201 King Street
1/30/2017

PROJECT:

TYPE:

CATALOG
NUMBER:

SOURCE:

NOTES:

CATALOG NUMBER LOGIC

Example: ST - 18 - C - MM - LED - e10 - SP - BZP - 12 - 11 - A

Series ST - Twin Sign Star™

Stem Length 18
(Specify in inches)
18", 24", 30", 36", 42", or 48"

Style C - Straight Mount

Fixture MM - Mini-Micro™ Floodlight

Source LED - 'e' Technology with Integral Driver

LED Type
e38 - 3WLED/2.7K e12 - 3WLED/Red e14 - 3WLED/Blue
e10 - 3WLED/3K e13 - 3WLED/Green e15 - 3WLED/Amber
e11 - 3WLED/4K

Optics*
SP - Spot (Green Indicator) FL - Flood (Blue Indicator)

Finish
Aluminum Finish

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

Premium Finish

ABP	Antique Brass Powder	CMG	Cascade Mountain Granite	RMG	Rocky Mountain Granite
AMG	Aleutian Mountain Granite	CRI	Cracked Ice	SDS	Sonoran Desert Sandstone
AQW	Antique White	CRM	Cream	SMG	Sierra Mountain Granite
BCM	Black Chrome	HUG	Hunter Green	TXF	Textured Forest
BGE	Beige	MDS	Mojave Desert Sandstone	WCP	Weathered Copper
BPP	Brown Patina Powder	NBP	Natural Brass Powder	WIR	Weathered Iron
CAP	Clear Anodized Powder	OCP	Old Copper	Also available in RAL Finishes See submittal SUB-1439-00	

Lens Type
12 - Soft Focus Lens
13 - Rectilinear Lens

Shielding
11 - Honeycomb Baffle

Cap Style
A - 45° B - 90° C - Flush D - 45° without Weep Hole E - 90° without Weep Hole

LM79 DATA

BK No.	CCT (Typ.)	Input Watts (Typ.)	CRI
e38	2700K	3.0	90
e10	3100K	3.0	90
e11	4100K	3.0	75
e12	Red (627nm)	2.8	~
e13	Green (530nm)	3.0	~
e14	Blue (470nm)	3.0	~
e15	Amber (590nm)	2.8	~

L70 DATA

Minimum Rated Life (hrs.) 70% of Initial lumens (L70)
50,000
50,000
50,000
50,000
50,000
50,000
50,000

*OPTICAL DATA

Beam Type	Angle	Visual Indicator
Spot	16°	Green Dot
Flood	33°	Blue Dot

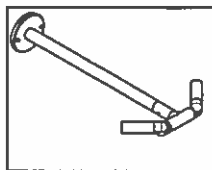
B-K LIGHTING

40429 Brickyard Drive • Madera, CA 93636 • USA
559.438.5800 • FAX 559.438.5900
www.bklighting.com • info@bklighting.com

SUBMITTAL DATE
5-8-12

DRAWING NUMBER
SUB000975

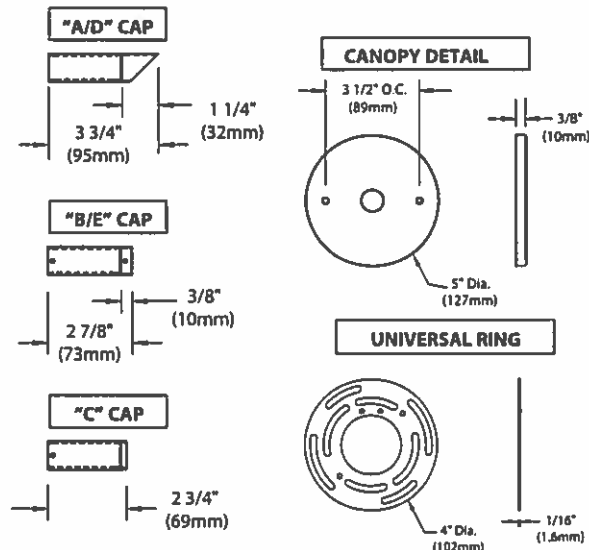
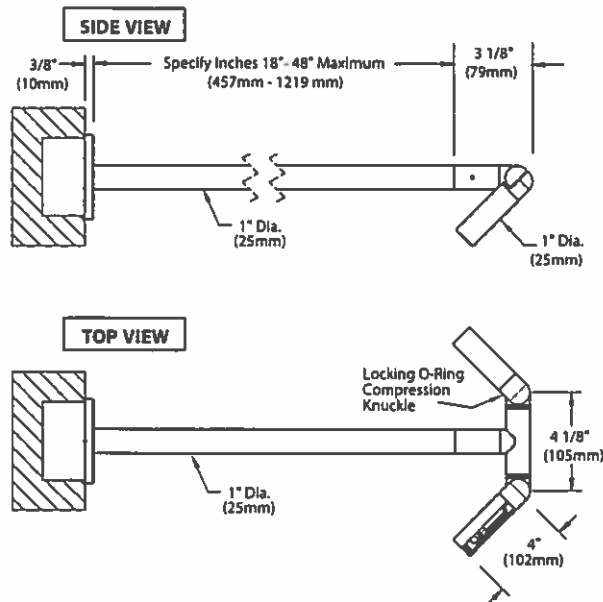
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the power of 

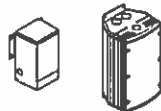
MINI-MICRO™ TWIN SIGN LIGHT

PROJECT:	
TYPE:	



Accessories (Configure separately)

Remote Transformers:



TR Series

UPMRM™

Application & Materials

BAR2017-00039

1201 King Street

1/30/2017

All dimensions indicated on this submittal are nominal.
Contact Technical Sales if you require more stringent specifications.

SPECIFICATIONS

GreenSource Initiative™

Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced onsite. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bkllighting.com/greensource for program requirements.

Materials

Furnished in Copper-Free Aluminum (Type 6061-T6).

Style

'C' Style provides straight profile. Machined 'T' adapter enables independent fixture adjustment from a single mounting position.

Body

Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.

Knuckle

The LOCK™ (Locking 'O' Ring Compression Knuckle) is comprised of two components. The first is integral to the body and features an interior, machined taper. The second is machined from solid billet and features a second, reverse angle taper. The resultant mechanical taper-lock allows a full 180° vertical adjustment without the use of serrated teeth, which inherently limit aiming. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lb. static load prior to movement to ensure decades of optical alignment. Biaxial source control with 360° horizontal rotation in addition to vertical adjustment.

Cap

Fully machined. Accommodates (1) lens or louver media. Choose from 45° cutoff ('A' or 'D'), 3/8" deep bezel with 90° cutoff ('B' or 'E'), or flush lens ('C') cap styles. 'A' and 'B' caps include weep-hole for water and debris drainage. 'D' and 'E' caps exclude weep-hole and are for interior use only.

Stem

Fully machined, 1" dia. with internal threads for maximum visual appeal. Available in configurable lengths to 48" maximum overall.

Lens

Shock resistant, tempered, glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment. Specify soft focus (#12) or rectilinear (#13) lens.

BKSSL™

Integrated solid state system with 'e' technology. High power, forward throw source complies with ANSI C78.377 binning requirements. Exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components.

Integral non-dimming driver. Minimum 50,000 hour rated life at 70% of initial lumens (L70). BKSSL technology provides long life, significant energy reduction and exceptional thermal management.

Optics

OPTIKIT™ modules are color-coded for easy reference: Spot (SP) = Green. Flood (FL) = Blue.

Installation

3-1/2" dia. machined canopy permits mounting to 3" octagonal junction box or 4" junction box with mud ring. Junction box installation must be designed to hold full fulcrum weight of fixture (junction box and gasket by others).

Remote Transformer

For use with 12VAC  remote transformer.

Wiring

Teflon® coated, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

Hardware

Tamper-resistant, stainless steel hardware. LOCK™ aiming screw and canopy mounting screws are additionally black oxide treated for additional corrosion resistance.

Finish

StarGuard® (Pat. Pend.), a RoHS compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating.

Warranty

5 year limited warranty.

Certification and Listing

ITL tested to IESNA LM-79. Lighting Facts Registration per USDOE (www.lightingfacts.com). ETL Listed to ANSI/UL Standard 1838 and UL Subject 8750 and Certified to CAN/CSA Standard C22.2 No. 9. RoHS compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. IP 66 Rated. Made in USA.



*Teflon is a registered trademark of DuPont Corporation.

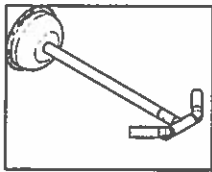
*Energy Star is a registered trademark of the United States Environmental Protection Agency.

B-K LIGHTING

40429 Brickyard Drive • Madera, CA 93836 • USA
559.438.5800 • FAX 559.438.5900
www.bkllighting.com • info@bkllighting.com

SUBMITTAL DATE
5-8-12

DRAWING NUMBER
SUB000975

**B-K LIGHTING**
SOLID STATE LIGHTINGthe power of **e****MINI-MICRO™ TWIN SIGN LIGHT**
with Power Canopy

PROJECT:	
TYPE:	
CATALOG NUMBER:	
SOURCE:	
NOTES:	

Application & Materials
 BAR2017-00039
 1201 King Street
 1/30/2017

CATALOG NUMBER LOGIC

Example:	ST	-	18	-	C	-	MM	-	LED	-	e10	-	SP	-	BZP	-	12	-	11	-	A	-	PC-L10Q-120		
Series																									
ST - Twin Sign Star™																									
Stem Length																									
(Specify in inches) 18", 24", 30", or 36"																									
Style																									
C - Straight Mount																									
Fixture																									
MM - Mini-Micro™ Floodlight																									
Source																									
LED - 'e' Technology with Integral Driver																									
LED Type																									
e38 - 3WLED/2.7K											e12 - 3WLED/Red											e14 - 3WLED/Blue			
e10 - 3WLED/3K											e13 - 3WLED/Green											e15 - 3WLED/Amber			
e11 - 3WLED/4K																									
Optics*																									
SP - Spot (Green Indicator)											FL - Flood (Blue Indicator)														
Finish																									
Aluminum Finish											Premium Finish														
Powder Coat Color	Satin	Wrinkle																							
Bronze	BZP	BZW																							
Black	BLP	BLW																							
White (Gloss)	WHP	WHW																							
Aluminum	SAP	—																							
Verde	—	VER																							
			ABP	Antique Brass Powder	CMG	Cascade Mountain Granite	RMG	Rocky Mountain Granite																	
			AMG	Aleutian Mountain Granite	CRI	Cracked Ice	SDS	Sonoran Desert Sandstone																	
			AQW	Antique White	CRM	Cream	SMG	Sierra Mountain Granite																	
			BCM	Black Chrome	HUG	Hunter Green	TXF	Textured Forest																	
			BGE	Beige	MDS	Mojave Desert Sandstone	WCP	Weathered Copper																	
			BPP	Brown Patina Powder	NBP	Natural Brass Powder	WIR	Weathered Iron																	
			CAP	Clear Anodized Powder	OCP	Old Copper	Also available in RAL Finishes See submittal SUB-1439-00																		
Lens Type																									
12 - Soft Focus Lens																									
13 - Rectilinear Lens																									
Shielding																									
11 - Honeycomb Baffle																									
Cap Style																									
A - 45°	B - 90°	C - Flush	D - 45° without Weep Hole	E - 90° without Weep Hole																					
Transformer Style																									

PC-L10Q-120 - Power Canopy with 10VA Magnetic 120V Transformer*
 PC-L10Q-277 - Power Canopy with 10VA Magnetic 277V Transformer*
 * Non Dimming

LM79 DATA

BK No.	CCT (Typ.)	Input Watts (Typ.)	CRI
e38	2700K	3.0	90
e10	3100K	3.0	90
e11	4100K	3.0	75
e12	Red (627nm)	2.8	~
e13	Green (530nm)	3.0	~
e14	Blue (470nm)	3.0	~
e15	Amber (590nm)	2.8	~

L70 DATA

Minimum Rated Life (hrs.) 70% of Initial lumens (L70)
50,000
50,000
50,000
50,000
50,000
50,000
50,000

***OPTICAL DATA**

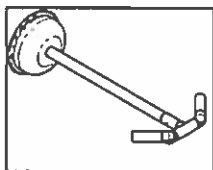
Beam Type	Angle	Visual Indicator
Spot	16°	Green Dot
Flood	33°	Blue Dot

B-K LIGHTING
 40429 Brickyard Drive • Madera, CA 93636 • USA
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 www.bklighting.com • info@bklighting.com

 SUBMITTAL DATE
 5-8-12

 DRAWING NUMBER
 SUB000975.1

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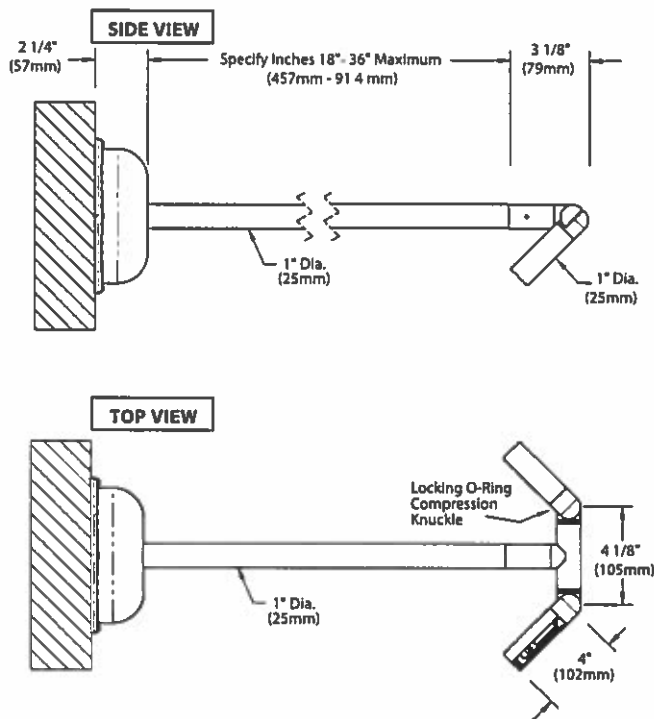
BKSSL
BROADWAY KINETIC SOLID STATE LIGHTING

the power of 

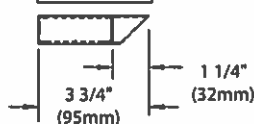
MINI-MICRO™ TWIN SIGN LIGHT with Power Canopy

PROJECT: _____

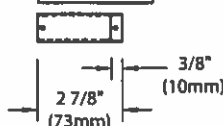
TYPE: _____



"A/D" CAP



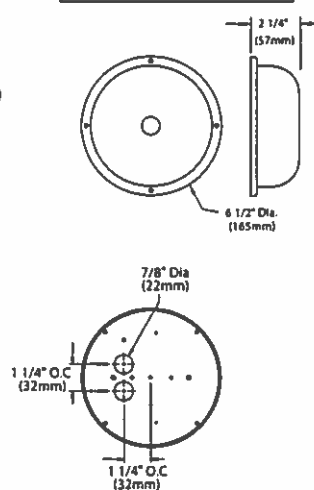
"B/E" CAP



"C" CAP



POWER CANOPY DETAIL



Application & Materials
BAR2017-00039
1201 King Street
1/30/2017

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Contact Technical Sales if you require more stringent specifications.

SPECIFICATIONS

GreenSource Initiative™

Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced onsite. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Materials

Furnished in Copper-Free Aluminum (Type 6061-T6).

Style

'C' Style provides straight profile. Machined 'T' adapter enables independent fixture adjustment from a single mounting position.

Body

Fully machined from solid billet. Unibody design provides enclosed, water-proof w/way and integral heat sink for maximum component life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.

Knuckle

The LOCK™ (Locking 'O' Ring Compression Knuckle) is comprised of two components. The first is integral to the body and features an interior, machined taper. The second is machined from solid billet and features a second, reverse angle taper. The resultant mechanical taper-lock allows a full 180° vertical adjustment without the use of serrated teeth, which inherently limit aiming. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lb. static load prior to movement to ensure decades of optical alignment. Biaxial source control with 360° horizontal rotation in addition to vertical adjustment.

Cap

Fully machined. Accommodates [1] lens or louver media. Choose from 45° cutoff ('A' or 'D'), 3/8" deep bezel with 90° cutoff ('B' or 'E'), or flush lens ('C') cap styles. 'A' and 'B' caps include weep-hole for water and debris drainage. 'D' and 'E' caps exclude weep-hole and are for interior use only.

Stem

Fully machined, 1" dia. with internal threads for maximum visual appeal. Available in configurable lengths to 36" maximum overall.

Lens

Shock resistant, tempered, glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment. Specify soft focus (#12) or rectilinear (#13) lens.

BKSSL™

Integrated solid state system with 'e' technology. High power, forward throw source complies with ANSI C78.377 binning requirements. Exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components.

Integral non-dimming driver. Minimum 50,000 hour rated life at 70% of initial lumens (L70). BKSSL technology provides long life, significant energy reduction and exceptional thermal management.

Optics

OPTIKIT™ modules are color-coded for easy reference: Spot (SP) = Green. Flood (FL) = Blue.

Installation

6-1/2" dia. Power Canopy™ features gasketed mounting plate for surface or junction box installation with two 1/2" KO's for wiring (hardware by others). Junction box installation must be designed to hold full fulcrum weight of fixture.

Transformer

Integral, low voltage, magnetic transformer. Non-dimmable. 120V, and 277V primary voltage. 50/60Hz. 12VAC secondary voltage. 10VA maximum load.

Wiring

Teflon® coated, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

Hardware

Tamper-resistant, stainless steel hardware. LOCK™ aiming screw and canopy mounting screws are additionally black oxide treated for additional corrosion resistance.

Finish

StarGuard® (Pat. Pend.), a RoHS compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating.

Warranty

5 year limited warranty.

Certification and Listing

ITL tested to IESNA LM-79. Lighting Facts Registration per USDOE (www.lightingfacts.com). ETL Listed to ANSI/UL Standard 1838 and UL Subject 8750 and Certified to CAN/CSA Standard C22.2 No. 9. RoHS compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. IP 66 Rated. IP 66 Rated. Made in USA.



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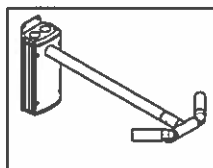
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B-K LIGHTING

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559.438.5800 • FAX 559.438.5900
www.bklighting.com • info@bklighting.com

SUBMITTAL DATE
5-8-12

DRAWING NUMBER
SUB000975.1



the power of 

MINI-MICRO™ TWIN SIGN LIGHT with PM1

BKSL
B-K STATE LIGHTING

Application & Materials
BAR2017-00039
1201 King Street
1/30/2017

PROJECT:	
TYPE:	
CATALOG NUMBER:	
SOURCE:	
NOTES:	

CATALOG NUMBER LOGIC

ST		C	MM	LED								PM1				
----	--	---	----	-----	--	--	--	--	--	--	--	-----	--	--	--	--

Example: ST - 18 - C - MM - LED - e10 - SP - BZP - 12 - 11 - A - PM1 - SM - 1 - 120 - MB

Series ST - Sign Star™

Stem Length (Specify in inches) 18", 24", 30", 36, 42" or 48"

Style C - Straight Mount

Fixture MM - Mini-Micro™ Floodlight

Source LED - 'e' Technology with Integral Driver

LED Type

e38 - 3WLED/2.7K	e12 - 3WLED/Red	e14 - 3WLED/Blue
e10 - 3WLED/3K	e13 - 3WLED/Green	e15 - 3WLED/Amber
e11 - 3WLED/4K		

Optics* SP - Spot (Green Indicator) FL - Flood (Blue Indicator)

Finish

Aluminum Finish			Premium Finish			
Powder Coat Color	Satin	Wrinkle	ABP	CMG	RMG	
Bronze	BZP	BZW	AMG	CRI	SDS	
Black	BLP	BLW	AQW	CRM	SMG	
White (Gloss)	WHP	WHW	BCM	HUG	TXF	
Aluminum	SAP	—	BGE	MDS	WCP	
Verde	—	VER	BPP	NBP	WIR	
			CAP	OCP	Also available in RAL Finishes See submittal SUB-1439-00	

Lens Type 12 - Soft Focus Lens 13 - Rectilinear Lens

Shielding 11 - Honeycomb Baffle

Cap Style A - 45° B - 90° C - Flush D - 45° without Weep Hole E - 90° without Weep Hole

Transformer Style PM1 - Universal Power Module™

Mounting SM - Surface Mount CR - Round Camlock™ CT - Rectangular Camlock™

Fixture Position 1 - Offset 2 - Center

Input Voltage 120 - 120 VAC Input 277 - 277 VAC Input

Options MB - Mounting Brackets (for CR and CT only)

LM79 DATA

BK No.	CCT (Typ.)	Input Watts (Typ.)	CRI
e38	2700K	3.0	90
e10	3100K	3.0	90
e11	4100K	3.0	75
e12	Red (627nm)	2.8	—
e13	Green (530nm)	3.0	—
e14	Blue (470nm)	3.0	—
e15	Amber (590nm)	2.8	—

L70 DATA

Minimum Rated Life (hrs.) 70% of Initial lumens (L70)
50,000
50,000
50,000
50,000
50,000
50,000
50,000

*OPTICAL DATA

Beam Type	Angle	Visual Indicator
Spot	16°	Green Dot
Flood	33°	Blue Dot

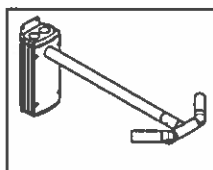
B-K LIGHTING

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www.bklighting.com • info@bklighting.com

SUBMITTAL DATE
5-8-12

DRAWING NUMBER
SUB000975.2

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BKSSL
BRILLIANT KINETIC SOLID STATE LIGHTING

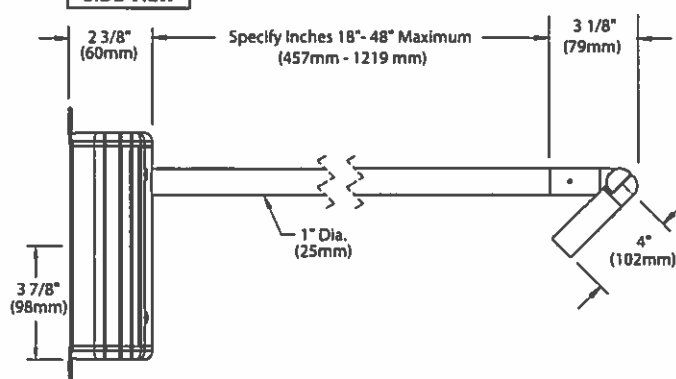
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MINI-MICRO™ TWIN SIGN LIGHT with PM1

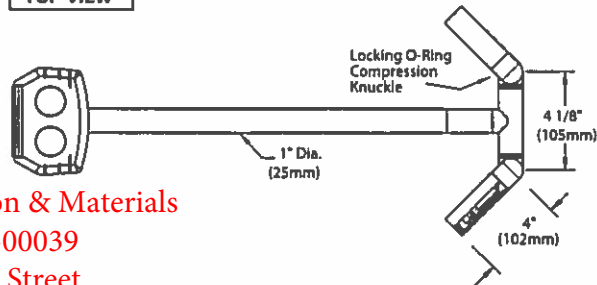
PROJECT:

TYPE:

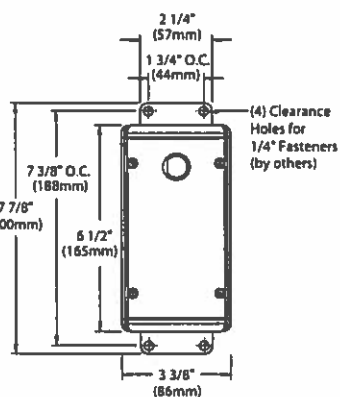
SIDE VIEW



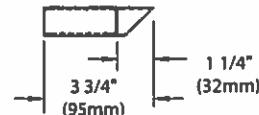
TOP VIEW



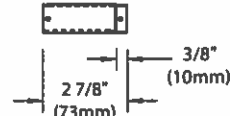
SURFACE MOUNT WITH BRACKETS



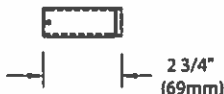
"A/D" CAP



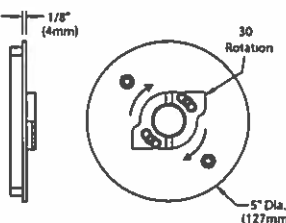
"B/E" CAP



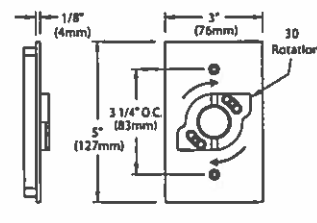
"C" CAP



ROUND CAMLOCK™ CANOPY



RECTANGULAR CAMLOCK™ CANOPY



All dimensions indicated on this submittal are nominal.
Contact Technical Sales if you require more stringent specifications.

Application & Materials
BAR2017-00039
1201 King Street
1/30/2017

SPECIFICATIONS

GreenSource Initiative™

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Materials

Furnished in Copper-Free Aluminum (Type 6061-T6).

Style

'C' Style provides straight profile. Machined 'T' adapter enables independent fixture adjustment from a single mounting position.

Body

Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.

Knuckle

The LOCK™ (Locking 'O' Ring Compression Knuckle) is comprised of two components. The first is integral to the body and features an interior, machined taper. The second is machined from solid billet and features a second, reverse angle taper. The resultant mechanical taper-lock allows a full 180° vertical adjustment without the use of serrated teeth, which inherently limit aiming. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lb. static load prior to movement to ensure decades of optical alignment. Biaxial source control with 360° horizontal rotation in addition to vertical adjustment.

Cap

Fully machined. Accommodates [1] lens or louver media. Choose from 45° cutoff ('A' or 'D'), 3/8" deep bezel with 90° cutoff ('B' or 'E'), or flush lens ('C') cap styles. 'A' and 'B' caps include weep-hole for water and debris drainage. 'D' and 'E' caps exclude weep-hole and are for interior use only.

Stem

Fully machined, 1" dia. with internal threads for maximum visual appeal. Available in configurable lengths to 48" maximum overall.

Lens

Shock resistant, tempered, glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment. Specify soft focus (#12) or rectilinear (#13) lens.

BKSSL™

Integrated solid state system with 'e' technology. High power, forward throw source complies with ANSI C78.377 binning requirements. Exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components.

Integral non-dimming driver. Minimum 50,000 hour rated life at 70% of initial lumens (L70). BKSSL technology provides long life, significant energy reduction and exceptional thermal management.

Optics

OPTIKIT™ modules are color-coded for easy reference: Spot (SP) = Green. Flood (FL) = Blue.

Installation

Universal Power Module™ (PM1) features aluminum extrusion with die cast end caps. Surface mounted with flow through back channel to prevent water and debris collection. Machined aluminum cover with countersunk holes for flush hardware installation. Specify offset or center fixture position. Front access for ease of installation and inspection.

[2] 1/2" NPT female conduit entries per end cap for through wiring. Specify Surface Mount (SM), Round Camlock™ Canopy (CR) or Rectangular Camlock™ Canopy (CT).

Transformer

Integral, low voltage, magnetic transformer. Non-dimmable. 120V, and 277V primary voltage. 50/60Hz. 12VAC secondary voltage. 10VA maximum load.

Wiring

Teflon® coated, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

Hardware

Tamper-resistant, stainless steel hardware. LOCK™ aiming screw and canopy mounting screws are additionally black oxide treated for additional corrosion resistance.

Finish

StarGuard® (Pat. Pend.), a RoHS compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating.

Warranty

5 year limited warranty.

Certification and Listing

ITL tested to IESNA LM-79. Lighting Facts Registration per USDOE (www.lightingfacts.com). ETL Listed to ANSI/UL Standard 1838 and UL Subject 8750 and Certified to CAN/CSA Standard C22.2 No. 9. RoHS compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. IP 66 Rated. IP 66 Rated. Made in USA.



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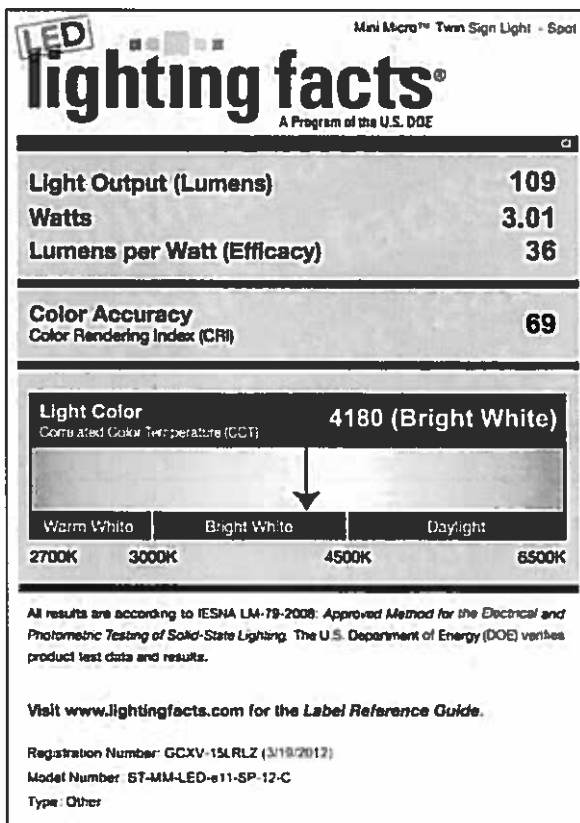
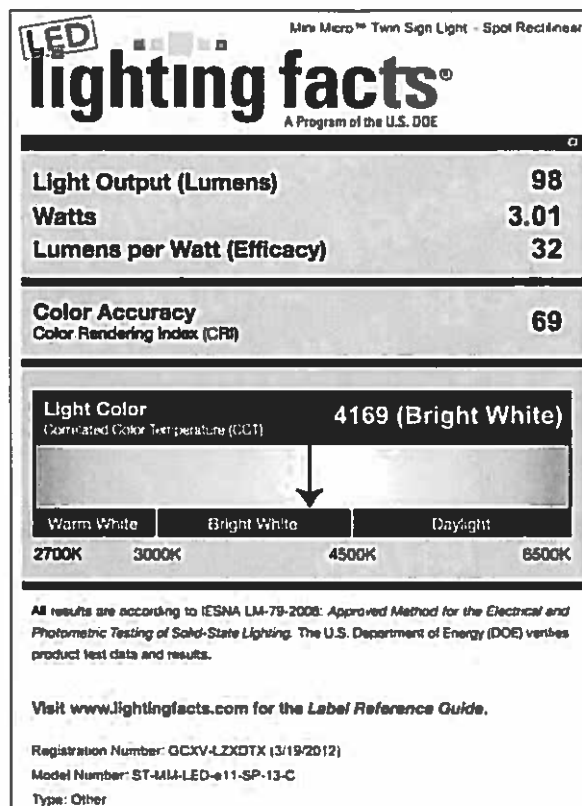
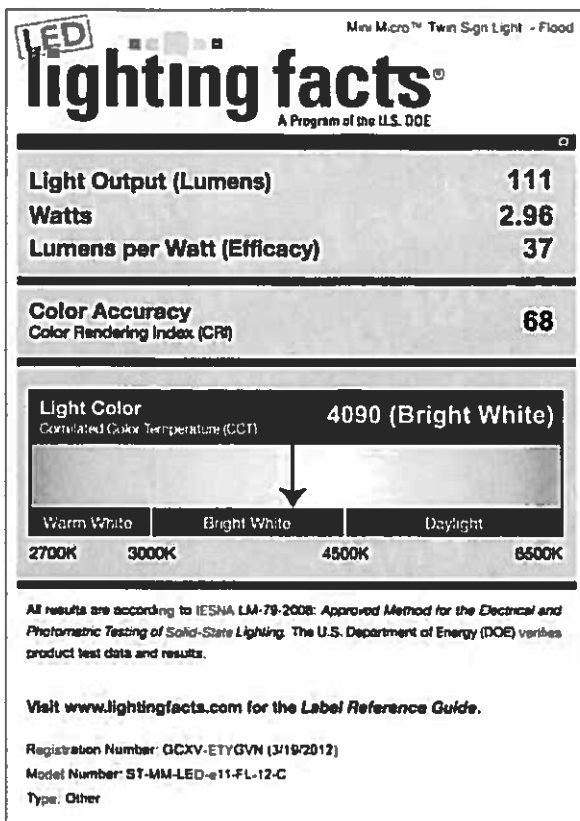
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B-K LIGHTING

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www.bklighting.com • info@bklighting.com

SUBMITTAL DATE
5-8-12

DRAWING NUMBER
SUB000975.2



Application & Materials
BAR2017-00039
1201 King Street
1/30/2017

ADDRESS OF PROJECT: 1201 KING STREETTAX MAP AND PARCEL: 064.03-09-40ZONING: KRAPPLICATION 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: Georgica Pine ClothiersAddress: 236 - 250 Greenpoint Avenue, Bldg 6, 2nd FloorCity: Brooklyn State: NY Zip: 11705Phone: 718-532-9000 E-mail: ownerner@jmclaughlin.comAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____Name: Linda Serabian SOMA Architects Phone: 703-683-5226E-mail: serabian@somaarchitects.com

Legal Property Owner:

Name: Churshill & Prior LLCAddress: 108 N. Payne StCity: Alexandria State: VA Zip: 22314Phone: 703-548-3022 E-mail: mcgrath@mcgrathlegal.com

<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 checked="" 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 type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input checked="" type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
| <input type="checkbox"/> ADDITION | | | |
| <input type="checkbox"/> DEMOLITION/ENCAPSULATION | | | |
| <input checked="" type="checkbox"/> SIGNAGE | | | |

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

The project will consist of the installation of a total of (2) two open-ended awnings and (1) one double-sided hanging sign on front and side facades of corner lot building. Front facade to have (1) one awning approximately 16'-0" long with a maximum extension of 4'-0" and (1) double-sided hanging sign approximately 3'-6" x 1'-0" with stem-mounted target illumination. Side facade to have (1))) one awning approximately 16'-0" long with a maximum extension of 4'-0". All signage to be a minimum of 8'-0" above sidewalk elevation and installed in a manner that does not affect existing historical masonry units."

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"/> N/A | <input type="checkbox"/> Survey plat showing the extent of the proposed demolition/encapsulation. |
| <input type="checkbox"/> | <input 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. |

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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 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

- N/A
- ☐ ☐ Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
 - ☐ ☐ FAR & Open Space calculation form.
 - ☐ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
 - ☐ ☐ Existing elevations must be scaled and include dimensions.
 - ☐ ☐ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
 - ☐ ☐ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
 - ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
 - ☐ ☐ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- N/A
- ☒ ☐ Linear feet of building: Front: 25'-6" Secondary front (if corner lot): 40'-4"
 - ☒ ☐ Square feet of existing signs to remain: none
 - ☒ ☐ 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 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: Linda Serabian

Date: 1/27/17

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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. Sea Island Clothier's Holding LLC	236 - 250 Greenpoint Avenue, Brooklyn, NY 11705	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1201 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.

Name	Address	Percent of Ownership
1. Ian M McGrath Trust dated Dec 20, 2012	824 S Royal St Alexandria VA 22314	38%
2. James D McGrath Trust dated Dec 20, 2012	615 S Fairfax St Alexandria VA 22314	38%
3. Ian M McGrath	824 S Royal St Alexandria VA 22314	10%

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. Sea Island Clothier's Holding LLC	NONE	N/A
2. Ian M. McGrath	NONE	N/A
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.

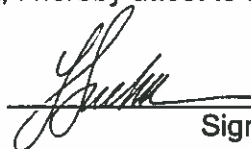
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

1/27/17

Date

Linda Serabian

Printed Name



Signature