

Docket Item #4 & #5
BAR CASE # 2017-00057 &
2017-00080

BAR Meeting
April 19, 2017

ISSUE: Permit to Demolish and Certificate of Appropriateness for Addition, Alterations and Waiver of Rooftop HVAC Screening Requirement

APPLICANT: 907 King LP

LOCATION: 907 King Street

ZONE: KR / King Street Urban Retail

STAFF RECOMMENDATION

Staff recommends approval of the application with the condition that the applicant provide complete door window specifications for all replacement windows in conformance with the BAR's adopted Window Policy as part of the building permit review.

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.

BOARD ACTION, March 15, 2017: Deferred, 6-0

On a motion by Ms. Roberts, and seconded by Mr. Adams, the OHAD Board of Architectural Review voted to defer BAR Case #2017-00057 & 00080 for restudy. The motion carried on a vote of 6-0.

REASON

The Board noted that the rooftop terrace, large skylight and redesign of the third story of the rear elevation needed to be more compatible and sympathetic to its context.

BOARD DISCUSSION

The Board noted that the proposed third story window wall on the north elevation and the skylight and the roof terrace access stair would be plainly visible from North Alfred Street, some finding it acceptable in concept and others finding it to be visually jarring. Acknowledging that this is a rear elevation on an alley and that the existing third floor was itself a late 20th century addition unrelated to the architectural character of the historic structure, the Board requested that a revised design be more sympathetic to the building itself and to the North Alfred Street context. While glass as a predominant material could be appropriate for the alterations, the Board thought that the large sheets of glass with light-colored mullions in the north wall and the glass gable roof skylight over the stair was somewhat incongruous with the existing historic building. It was noted that if the guardrail for the roof terrace was visible then it, too, should be appropriately detailed with the design shown in the resubmission.

The Board generally supported the minor alterations to the front but suggested refining the light configuration of the door and also recommended replacing the door to the restaurant to maintain the present symmetry of the façade.

SPEAKERS

John Burke, project architect, spoke in support and gave a brief presentation on the existing building and an overview of the proposal. He noted that the applicant agreed with the condition to omit the proposed windows on the third floor that would require removal of historic brick.

Elaine Johnston, representing the Historic Alexandria Foundation, spoke in support of the staff recommendation for deferral, finding the proposed third story skylight to be too visible from a public street.



BAR2017-00057 & 00080



Update: *The applicant has made revisions in response to BAR comments at the March 15, 2017 BAR hearing. The revised scope of work is outlined in Section I, below.*

Note: *Staff coupled the applications for a Permit to Demolish (BAR #2017-00057) and Certificate for Appropriateness (BAR #2017-00080) for clarity and brevity.*

I. ISSUE

Revisions since March 15, 2017 BAR Hearing

King Street (South) Elevation

- Aligned door light and transom light size
- Replace restaurant door to match second floor office entrance door
- Skylight over stair redesigned to not be visible from King Street

Side (West) Elevation)

- Removal of request to demolish historic brick wall area to install four new windows

Rear (North) Elevation

- Redesign of skylight to be less visible and have a more simplified form
- Integration of glass rooftop railing with skylight and stair access
- Change of color for window and skylight frame from white to black to integrate with overall building color scheme

Current Scope of Work

The applicant is seeking a Permit to Demolish for portions of 907 King Street which will include the demolition of the existing mansard roof and central gable window on the third floor of the rear (north) elevation (approximately 294 square feet), as well as for the capsulation and partial demolition of portions of the roof in order to create a skylight system with a footprint that will span 82 feet by six feet (492 square feet). The permit will also entail the partial demolition of small portions of the blind, masonry west elevation on the center and south end of the third floor in order to install two windows.

The applicant is requesting a Certificate of Appropriateness for targeted alterations to each of the four elevations, as well as an addition to the roof: a new roof deck accessed by a straight-run, interior staircase encased below an all glass skylight system. The applicant also wishes to change the third-floor fenestration on the rear (north) elevation from a large gable window in a standing seam mansard form roof to a sloped window wall that recalls a batten-seam mansard roof, and to replace exterior doors and a guardrail as well as two windows on the second floor of the rear (north) elevation. The majority of the alterations affect only modern materials with no historical significance, i.e., a third-story rear addition which was built circa 1983.

On the King Street façade, the applicant wishes to replace the current entry door as part of this application. The submission also includes a request to add two (2) new windows to the blind third floor of the west elevation and replace six (6) windows on the east elevation on the second and third floors; however, as these elevations are not visible from the public right-of-way, the new openings are part of the demolition application but cannot be considered as part of the Certificate of Appropriateness. Furthermore, the applicant's proposal to relocate extant

mechanical equipment to the center of the roof is outside the BAR's purview, as the units will not be visible from a public right-of-way, but the applicant still needs the BAR to grant a waiver from the City-wide requirement to screen these units.

II. HISTORY

According to Ethelyn Cox, this three-story masonry building was originally two stories; and, indeed, the visible change in brick hue and bond pattern suggests that the uppermost story was added at a later date (likely, in the mid-19th century). The original portion was built, perhaps, circa **1805** by Benjamin Baden and sold to merchant Anthony C. Cazenove in 1816 for \$2,300.¹ The structure's L-shaped footprint, sharing a party wall with its eastern neighbor (the City of Alexandria's Peabody Public School), was first depicted in Griffith M. Hopkins' *City Atlas of Alexandria* (1877). In the 1885 Sanborn Fire Insurance Company map, the telescoping building was illustrated as a three-story bakery with a two-story rear ell marked "bake ho." (which had, on its eastern elevation a one-story porch), followed by a two-story volume marked "oven" and a small one-story space, and terminating in an attached, two-story stable that abutted the rear alley. By 1902, the property was occupied by a tailor, and by 1912 it was a furniture store. Between 1907 and 1912, the footprint was reconfigured from telescoping, additive spaces to three main parts: the three-story main block, a two-story ell, and a two-story rear addition that abutted the alley. By 1921, the building filled its entire rectangular lot and functioned as a pool hall.

While a few alteration/repair permits were issued for the address in the 1930s and in the 1960s,² the building underwent a major renovation program in the 1980s. In 1983, a new construction permit was issued for an addition and alterations while an alteration/repair permit was issued to "gut" the interior of the building.³ That year the BAR also approved new windows on the façade and the color of the window trim. In 1987, two BAR cases were approved for minor alterations, including the replacement of the front door and the installation of three awnings on the façade. Besides these, all other BAR cases have dealt with requests for signage.

On March 15, 2017, the BAR deferred action on the previous application for further study.

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	No

¹ Ethelyn Cox, *Historic Alexandria Virginia Street by Street: A Survey of Existing Early Buildings* (McLean, VA: Historic Alexandria Foundation with EPM Publications, 1976) p. 71.

² City of Alexandria Alteration/Repair permit #40 from 2 September 1931; City of Alexandria Alteration/Repair permit #491 from 21 February 1933; City of Alexandria Alteration/Repair permit #21237 from 3 November 1964; City of Alexandria Alteration/Repair permit #23345 from 26 July 1966.

³ City of Alexandria New Construction permit #0774 from 11 August 1983; City of Alexandria Alteration/Repair permit #38811 from 9 June 1983.

	be to the detriment of the public interest?	
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(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

Staff has no objection to the proposed demolition of the Mansard roof form and central gable window on the rear (north) elevation or to the capsulation and partial demolition of the roof, as this material is non-historic (constructed circa **1983**). Similarly, staff has no objection to the partial demolition of a small amount (approximately 31.8 square feet) of the western elevation's central bay on the third floor in order to install two new windows, noting that this built fabric is also non-historic. The applicant has removed the request to partially demolish approximately 75.6 square feet of the exterior wall on the western elevation's southern bays of the third floor to install four new windows will affect historic material dating to the mid-19th century, based on staff previous recommendation. Therefore, staff fully supports the request for a Permit to Demolish.

Certificate of Appropriateness for Alterations and an Addition

Staff is extremely supportive of the revisions since the previous BAR review and finds that many of the BAR's comments and concerns have been satisfied. The rear elevation has been subdued with respect to fenestration detailing and window frame system color and, while still simple and contemporary, no longer presents a jarring contrast to the historic building and its historic context (Figures 4&5). The revised third floor glass window wall on the rear now has the form of a traditional batten-seam mansard roof, which is the form that was also used very successfully on the addition to the historic red brick Victorian townhouse whose roof is, unfortunately, just out of view to the right in Figure 1.

The overall size and design of the skylight above the stairway has now been significantly reduced to ensure that it is not visible from any perspective from King Street and to better integrate with the building as a whole (Figures 2, 3, 4 and 5). Additionally, the applicant addressed the BAR's comments regarding the front elevation by creating a more balanced and cohesive storefront area.



Figure 1. View of existing conditions (left) and revised design (right) from North Alfred Street.

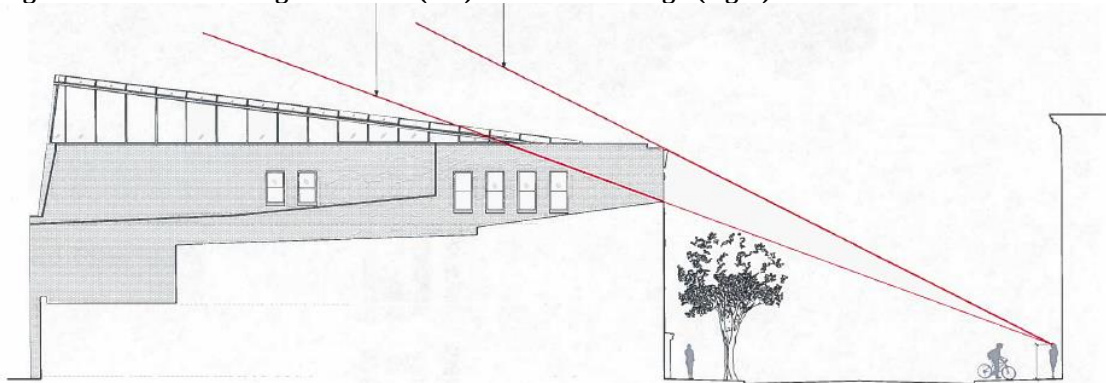


Figure 2. PREVIOUS DESIGN Potential sight-lines from King Street and original skylight design showing west elevation.

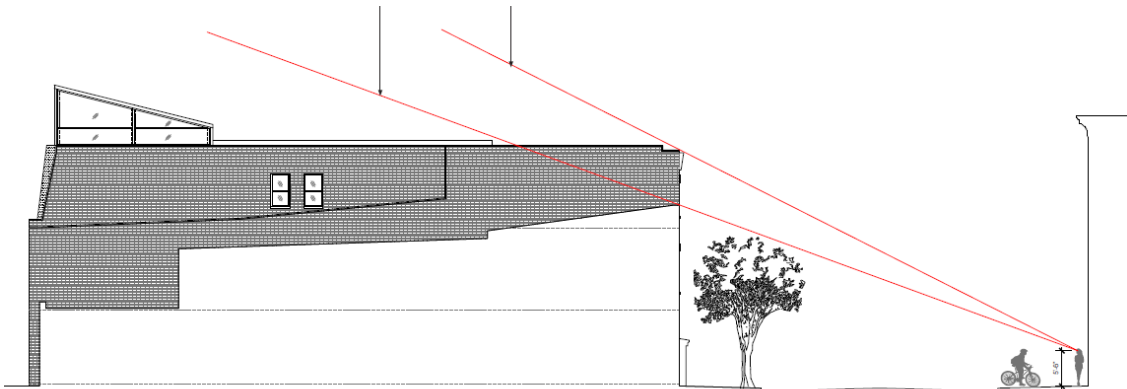


Figure 3. CURRENT DESIGN showing potential site lines and revised/reduced skylight, showing west elevation.



Figure 4 & 5. (Left) PREVIOUS PROPOSAL and (Right) CURRENT PROPOSAL, as seen from private alley at rear to show context of design evolution.

Regarding Additions to Commercial Buildings (Chapter 5), the BAR's *Design Guidelines* state the Board's preference for "contextual background buildings which allow historic structures to maintain the primary visual importance," and for "designs that are respectful of the existing structure and...which echo the design elements of the existing structure." Furthermore, "Singular buildings in the latest architectural vocabulary are generally discouraged" within the historic districts. That said, "It is not the intention of the Boards to dilute design creativity," and "the Boards seek to promote compatible development that is, at once, both responsive to the needs of the tastes of the late 20th century while being compatible with the historic character of the districts."

While staff was previously concerned that the original design was neither well integrated nor in a positive dialogue with the 19th-century fabric of 907 King Street; the revised scheme represents a much better coordination between the new and the old, effectively showing how new and untried design approaches can be successfully integrated into the historic district. Staff asked whether the proposed glass would have a tint or reflective quality in order to control heat gain and temperature in the building and the applicant has indicated that the glass will meet the standard reflectivity/light transmittance values noted in the Window Policy.

Staff has no concerns with the applicant's proposal to relocate the existing HVAC units to the center of the roof. As these units are not expected to be visible from a public right-of-way, they fall outside of the BAR's purview but a waiver of the screening requirement is necessary for zoning compliance.

Previously, staff found the glass light configuration for the door to the office space on the King Street elevation to be awkward and not relate to either the storefront or the windows above. The applicant restudied the light configuration for the door and transom and has revised it to be more consistent with the multi-light windows at the upper stories. Additionally, the applicant now proposes to replace the restaurant door and transom with the same design as the office entry which will improve the overall composition and symmetry of the entire storefront. Staff supports the changes.

In summary, the small but cumulatively significant revisions made by the applicant are all improvements to the proposed design that address the comments made by the BAR. Staff also compliments the applicant's revised graphics package, which is much more clear and easier to understand than the original submission. Staff recommends approval of the application with the condition that the applicant demonstrate compliance with the BAR's window performance specifications during building permit review.

STAFF

Heather N. McMahon, Historic Preservation Planner, Planning & Zoning
Catherine K. Miliaras, Principal Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS (copied from 3/15/17 report)

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

Zoning

- F-1 There have been no variances or special exceptions previously granted for the subject property.
- C-1 ~~Scale drawings: staff cannot verify the scale of most of the drawings. All drawings should be to scale and matching all call out dimensions.~~ Applicant provided revised drawings.
- C-2 ~~Applicant did not provide FAR calculation using the official Department of Planning and Zoning Floor Area Ratio and Open Space Calculations Form. Applicant must provide the calculation using the official FAR form.~~ Applicant provided revised FAR Calculation Form dated 2/27/17.
- C-3 The applicant proposed to maintain the existing use with commercial located on the ground floor and office use above. The uses comply with KR zone.
- C-4 ~~Applicant must call out height from average pre construction grade on all elevations sheets to show compliance with the 50 foot height maximum. Indicate existing and proposed building height on all construction drawings submitted for building permits.~~ Proposed building height complies with the 50 foot height maximum.
- C-5 Proposed new roof deck must remain open can cannot be covered.

Code Administration

- F-1 The review by Code Administration is a pre-building permit review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Code Administration, at 703.746.4200
- C-1 New construction must comply with the current – at the time of permit submission - edition of the Virginia Construction Code. A building permit, plan review and inspections are required for this construction project.
- C-2 Proposed addition appears to exceed the minimum number of stories allowed by the type of construction listed in our permitting system. The proposed addition will increase the number of stories to this structure. The applicant will need to provide additional information on the building type of construction and existing use-group classifications within this structure prior to obtaining a building permit from the building permit office.
- C-3 Additions to structures shall comply with the requirements of the building code for new construction. Additions shall comply with the height and area provisions of the building code and its applicable provisions.
- C-4 Adjoining public and private property shall be protected from damage during construction, remodeling and demolition work. Protection shall be provided for footings, foundations, party walls, chimneys, skylights and roofs. Provisions shall be made to control water runoff and erosion during construction or demolition activities. The person making or causing an excavation to be made shall provide written notice to the *owners* of adjoining buildings advising them that the excavation is to be made and that the adjoining buildings should be protected. Said notification shall be delivered not less than 10 days prior to the scheduled starting date of the excavation.

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (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 BAR2017-00057& BAR2017-00080: 907 King Street

3 – BAR Staff Report and Materials from March 15, 2017







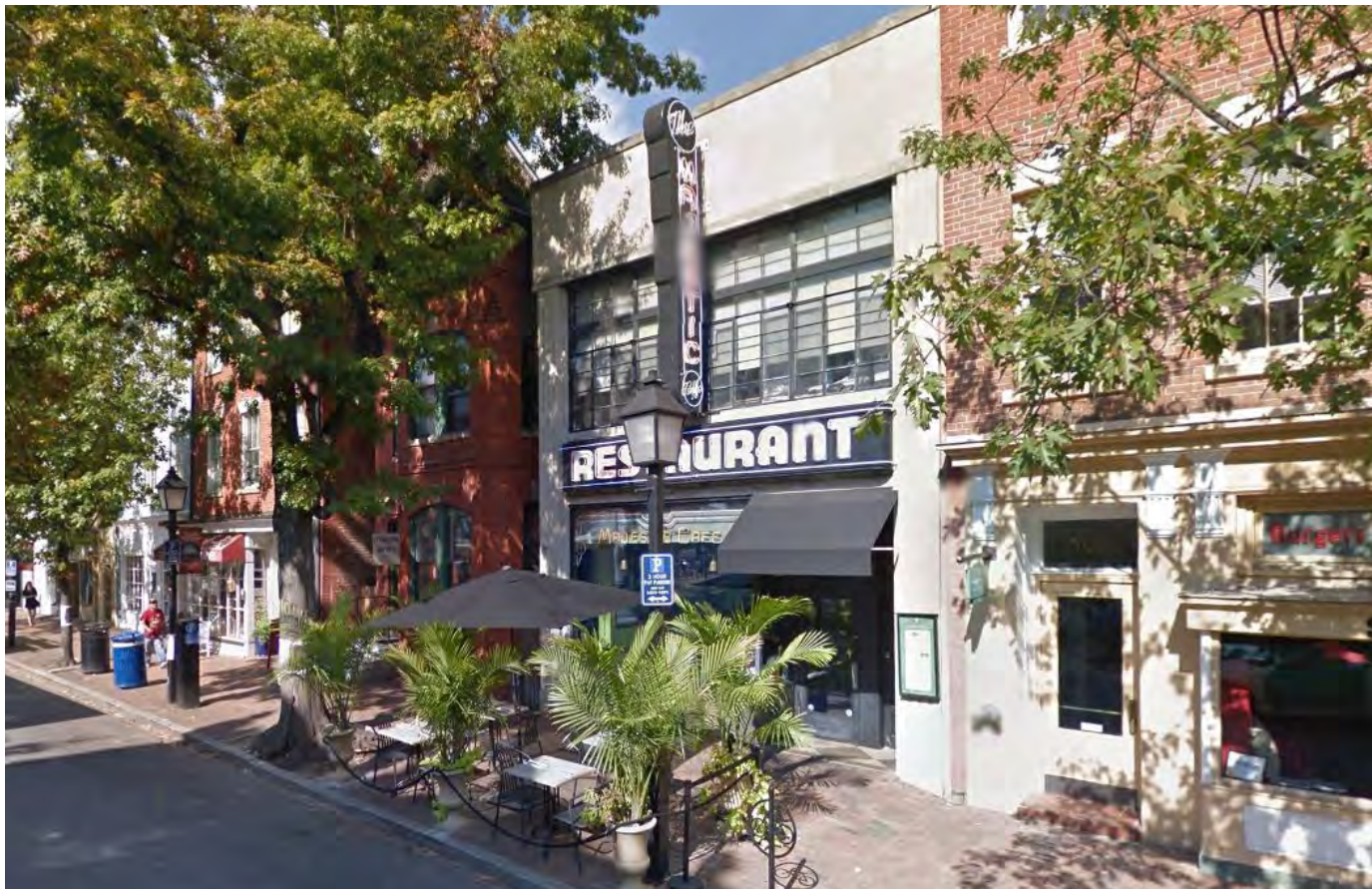
DOWN ALLEY FROM ALFRED STREET



VIEW FROM ALFRED STREET



VIEW FROM KING STREET



EAST ON KING STREET



FRONT ENTRY ON KING STREET

907 King Street
Alexandria, VA

Location

Address	907 King Street	
Map-Block-Lot Number	064.04-05-41	
Zone	KR	King Street Urban Retail Zone
Overlays	King St. Outdoor Dining	
Historic District	Yes	Old and Historic Alexandria District
Lot type - corner, through, interior	Interior	

Building Use

6-702	Ground Floor	Special Use	Restaurant (existing)
6-702	Upper Floors	Permitted Use	Business and Professional Office

Existing Gross Building Area**

Own. Dwg's	Basement	679	
Own. Dwg's	Restaurant	2,482	
Own. Dwg's	Business and Professional Office	4,806	
Own. Dwg's	Total Gross Building Area		7,967 sf building area
Own. Dwg's	Gross Building Area toward FAR		7,288 sf building area

Off-Street Parking Spaces

8-100.A.3	Existing Building	No change in Use	No parking required. Building in use as of 01/27/1987.
8-200.F	Unless, the building is "significantly altered" (involving expenditures amounting to 33-1/3% of market value of building)		Then, Special Use Permit required because providing parking is infeasible. See 8-100.

Loading

8-200.5	Existing Buidling	None required. Buidling erected prior to 06/25/1963
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Height and Area

REF*	CRITERIA	QUANTITY REQUIRED	EXISTING
6-401	Height District	No. 1-Old and Historic Alexandria Height District	No. 1
Hght Dist Map	Building Height, excluding mech. appurtenances, penthouses, etc.	50' Maximum	36'-8"
6-402, 6-403, 6-40, 6-705.D	Building Height Definition	Maximum hieght above the average finished grade at the building. Lesser height of Zoning Ordinance, Height District Map. Also may not exceed twice the distance from face of building to street centerline (31' from centerline; 31' x 2 = 62' max)	--
2-154	Building Height Measurement	Varies according to roof typology	Top of parapet
2-119	Average Finished Grade Measurement	Average of finished ground surface elevation taken at 20' intervals at perimeter of building	44'
--	Building Height - Stories	--	3 stories + base.
--	Minimum Lot Width	--	24'
--	Minimum Lot Area	--	2,400 sf
6-705.C	Floor Area Ratio	1.5 FAR max or 2.5 FAR max with SUP	2.92 FAR
--	Lot Occupancy	--	100%
6-70.A	Rear Yards	None Required	0'
6-705.A	Side Yards	None Required	0'

* References per "The Zoning Ordinance of the City of Alexandria, Virginia"

** Existing Gross Building Area per drawings. Per City of Alexdria, VA Office of Real Estate Assessments, Gross Building Area = 7,584 sf.

Application Package
BAR2017-00057 & 00080
907 King Street
3/29/2017

Chicago Title Insurance Company
Title Commitment No. 24801630745
Effective Date: September 13, 2016 at 8:00 A.M.
Project Name: 907 King Street

Schedule B Section II Title Exceptions

A. Not platatable, none observed; Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

B. Standard Exceptions:

1. None observed; Rights or claims of parties in possession not shown by the public records.
2. None observed; Easements or claims of easements, not shown by the public records.
3. Not platatable, not a matter of survey; Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
4. As shown on plat, "4". Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

SPECIAL EXCEPTIONS

1. Not platatable, not a matter of survey; Taxes subsequent to those for the 1st half of the year 2016, a lien not yet due and payable, and in addition thereto, possible supplemental assessment for taxes for the recent improvements constructed on the premises, if any.

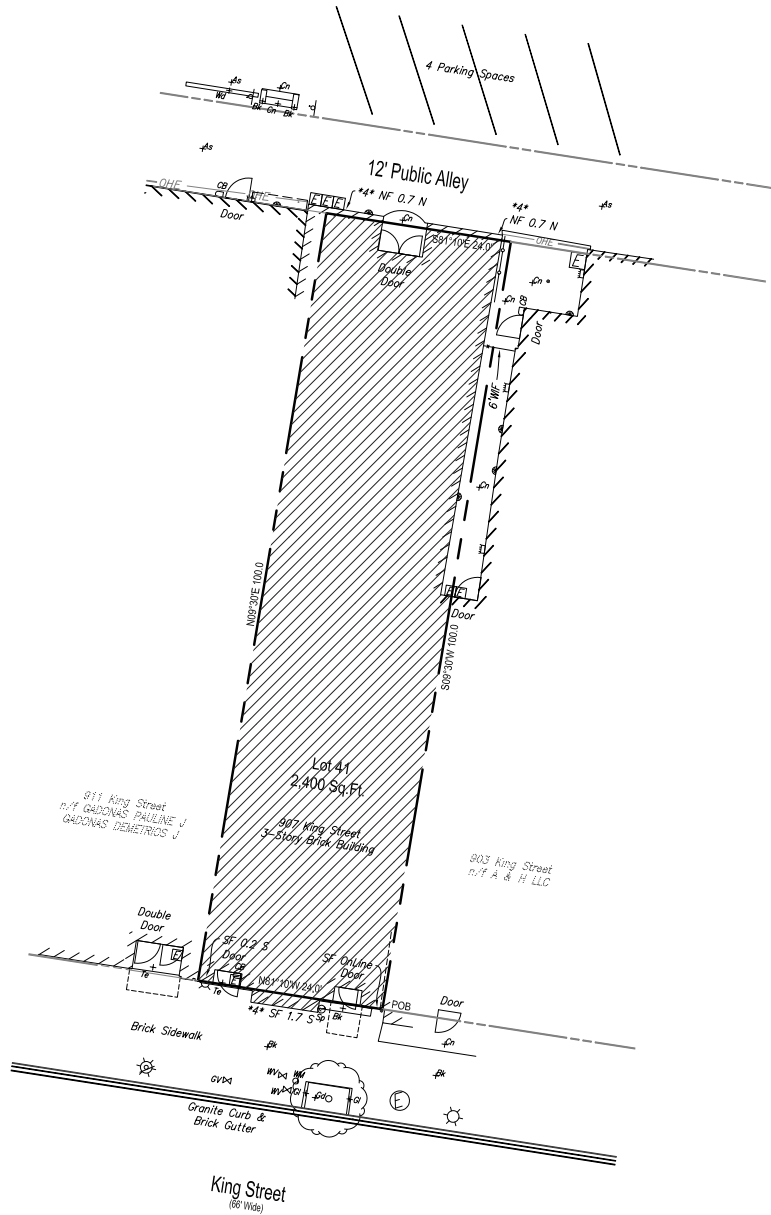
NOTE: Tax ID number is: 064.04-05-41.

2. Not platatable, not a matter of survey; Rights of parties entitled to possession, as tenants only, under unrecorded leases.
3. Not platatable, not a matter of survey; Any right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.
4. Not platatable, not a matter of survey; The exact acreage or volume of land stated in Schedule A is not insured.

Legend	
	Asphalt
	Brick
	Concrete
	Ground
	Gabion
	Tile
	Deciduous Tree
	Cleanout
	Electric Manhole
	Water Manhole
	Meter Water
	Gas Valve
	Water Valve
	Double Door
	Door
	Light Pole
	Overhead Electric
	Hand Rail
	Property Line
NF North Face	
SF South Face	
N/F Now and/or Formerly	
POB Point of Beginning	
WIF Wrought Iron Fence	

General Notes:

1. The information shown results from a field survey by this firm, last date of field survey September 23, 2016.
2. Boundary information shown hereon was obtained from official city records, and verified in the field insofar as possible, property line dimensions from official records may not necessarily agree with actual measured dimensions.
3. Meridian referenced to City of Alexandria Datum.
4. Property is identified as Zone X - Areas determined to be outside the 0.2% annual chance floodplain as identified on Firm Community Panel 5155190041E, Effective date June 16, 2011.
5. Adjacent properties are shown.
6. As of the date of this survey there was no parking observed on surveyed property.



Vicinity Map
Scale: 1" = 200'

Legal Description

All that certain lot or parcel of land together with all improvements thereon located and being in the City of Alexandria, Virginia and being more particularly described as follows:

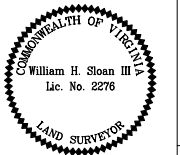
Beginning on the north side of King Street 51 feet, 5 inches West of Alfred Street and running thence on King Street 24 feet; thence north parallel to Alfred Street 100 feet to a 12 foot alley; thence east on said alley 24 feet; thence by a straight line south to the point of beginning.

Surveyor's Certificate

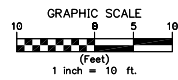
To: Chicago Title Title Company:

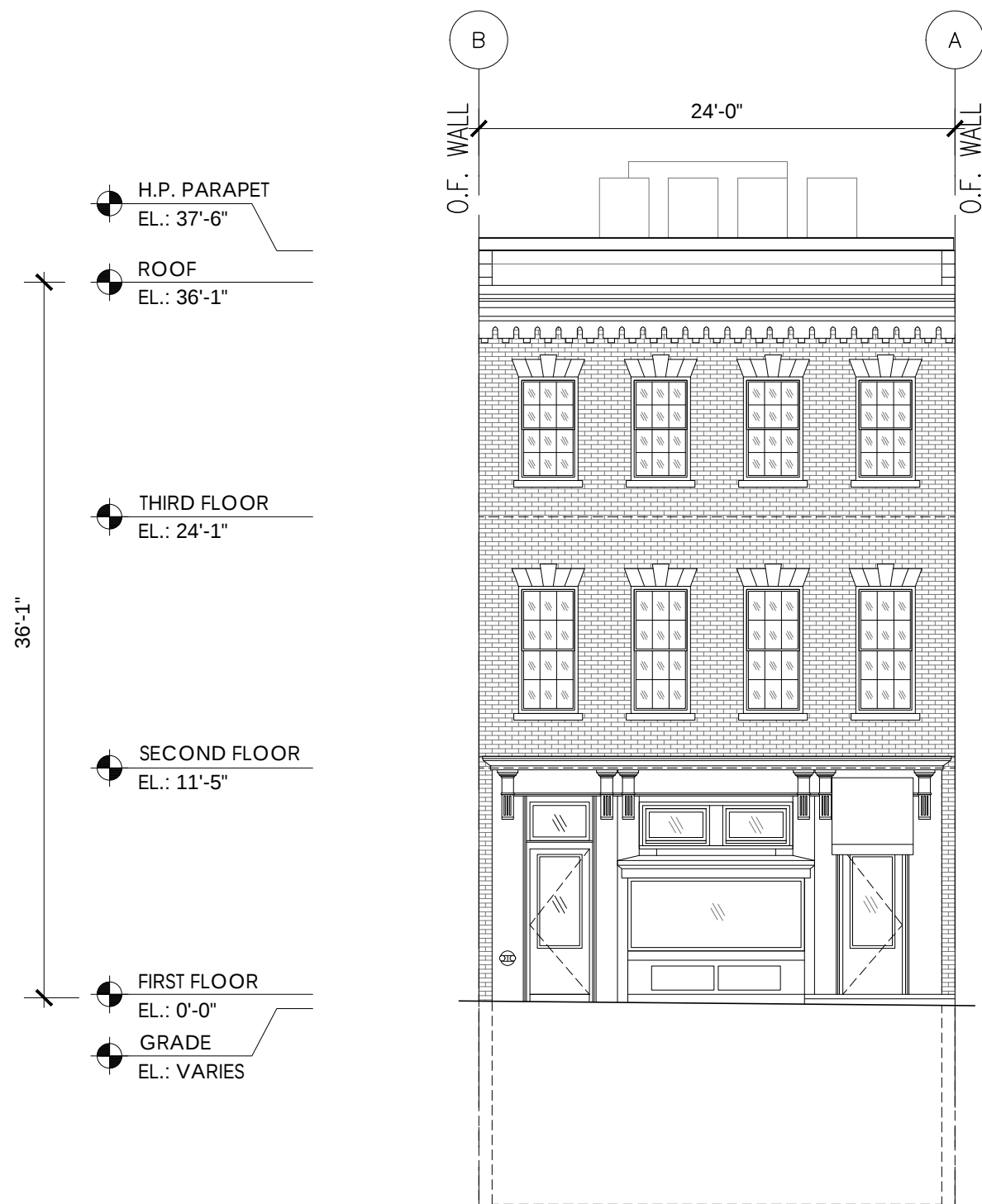
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 8, 9 and 13 of Table A thereof. The fieldwork was completed on September 23, 2016.

Date of Plat: _____
William H. Sloan III
Virginia Land Surveyor Lic. No. 2276
Email Address: hsloan@wilesmensch.com



 WILES MENSCH CORPORATION Planning, Engineering, Surveying & Landscape Architecture 11860 Sunrise Valley Drive Suite 200 Reston, Virginia 20191 (T) 703-391-7600 (F) 703-264-0958 www.wilesmensch.com	
Client:	EastBanc
Drawing Title	Review Copy 2016-10-19 ALTA/NSPS Land Title Survey 907 King Street Tax Assessment 064.04-05 Lot 41 Alexandria, VA
Scale: 1" = 10'	Date: 2016-09-28
Sheet	1 OF 1

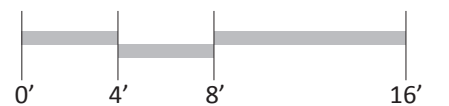




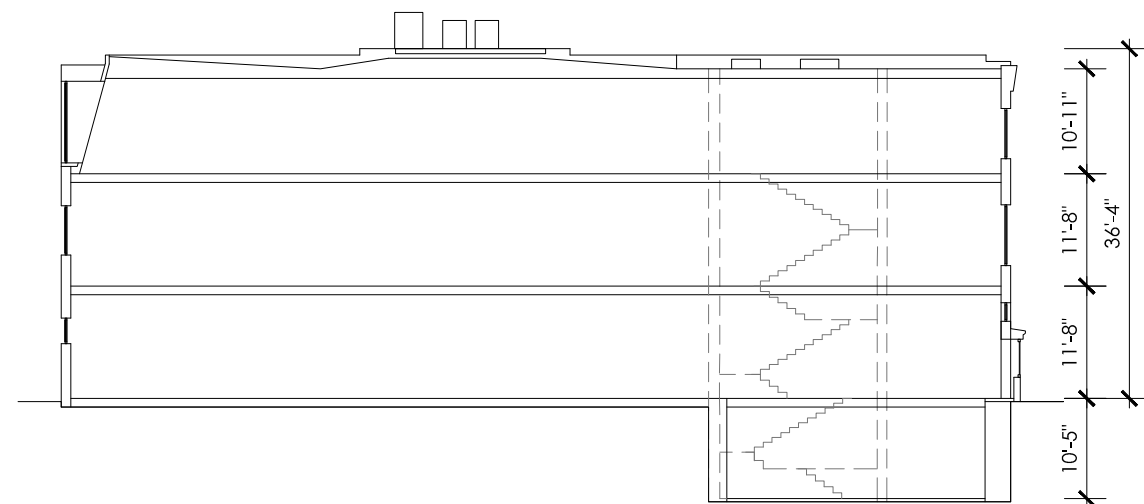
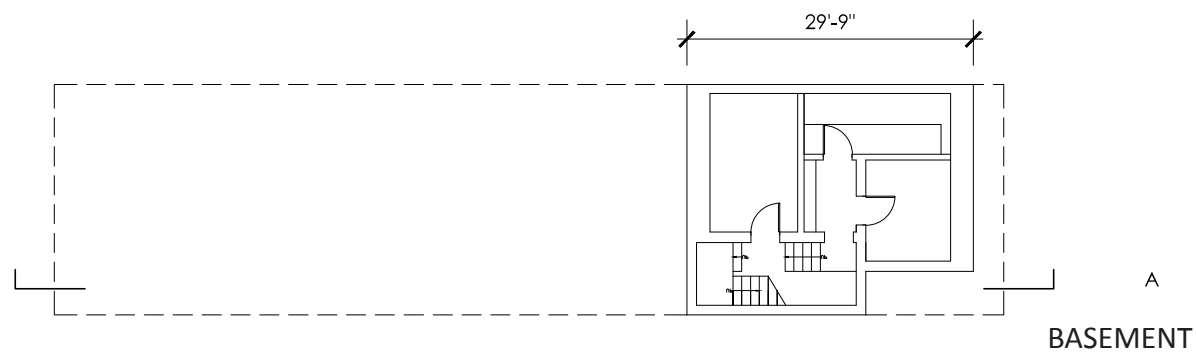
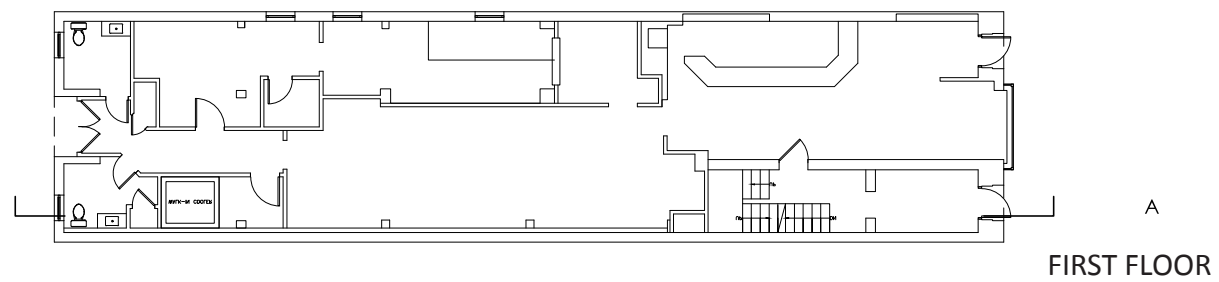
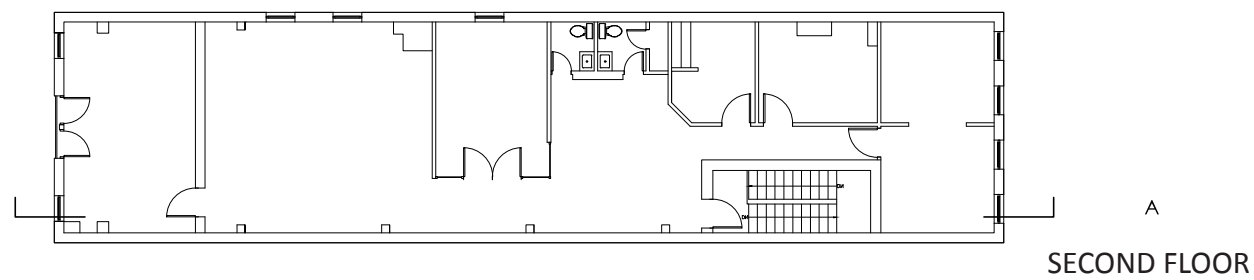
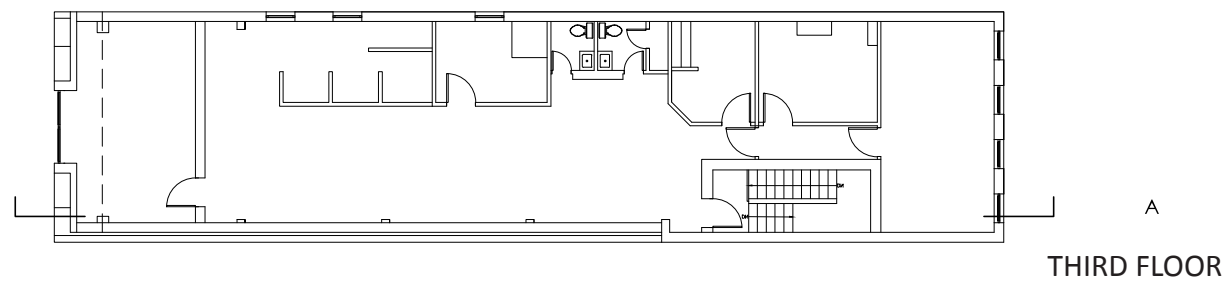
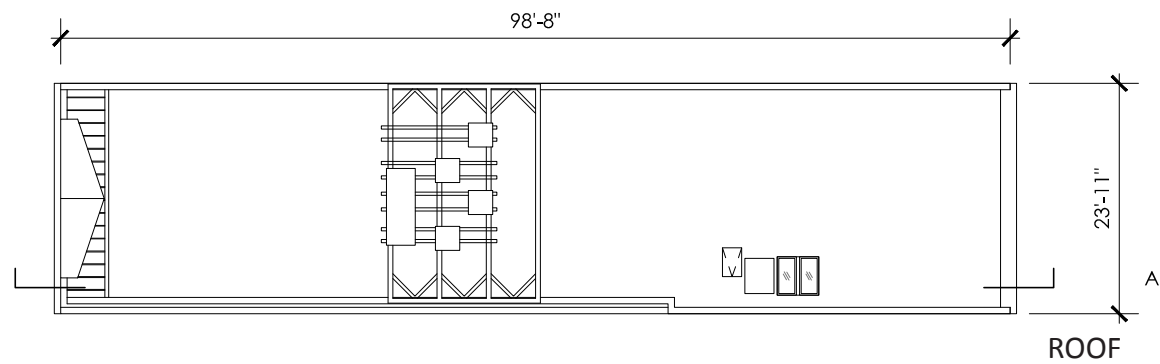
NORTH ELEVATION
REAR DRIVEWAY



SOUTH ELEVATION
KING STREET



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907 King Street
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SECTION A

Existing

FAR

Floor
3
2
1
B
Total

Preliminary Calculations

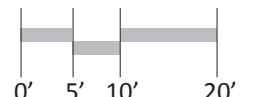
Allowable Exclusions

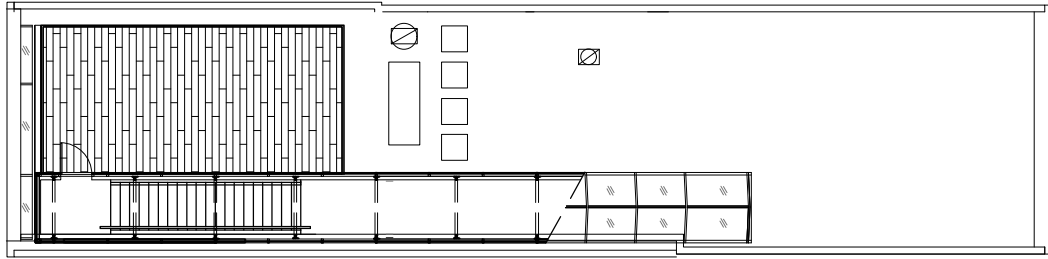
Gross Area	Basement	Stairways	Mechanical	Gross Area Towards FAR
2,334		140	14	2,180
2,472		140	14	2,318
2,482		136	14	2,332
679	679	0	0	0
7,967	679	416	42	6,830

FAR Calculations

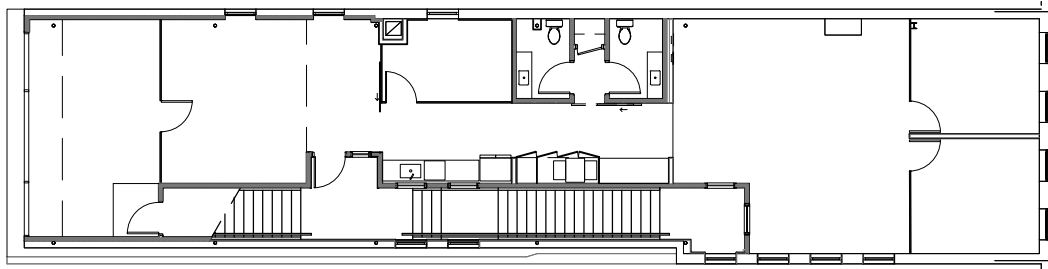
Lot Area	FAR
2,400	2.85

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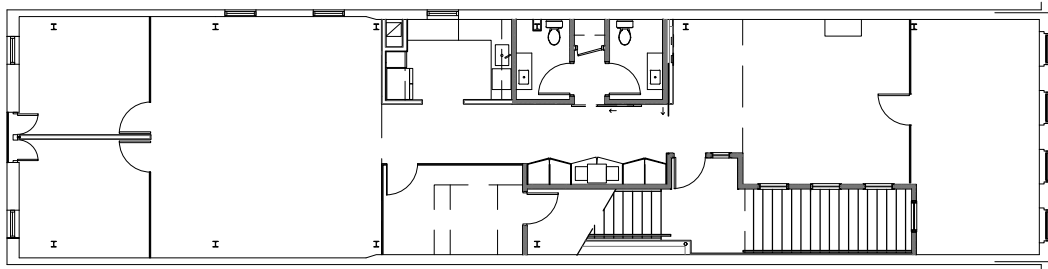




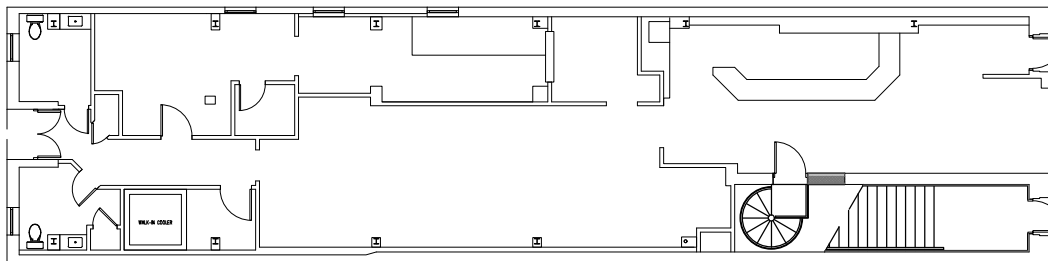
ROOF



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

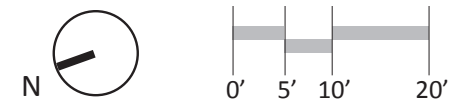


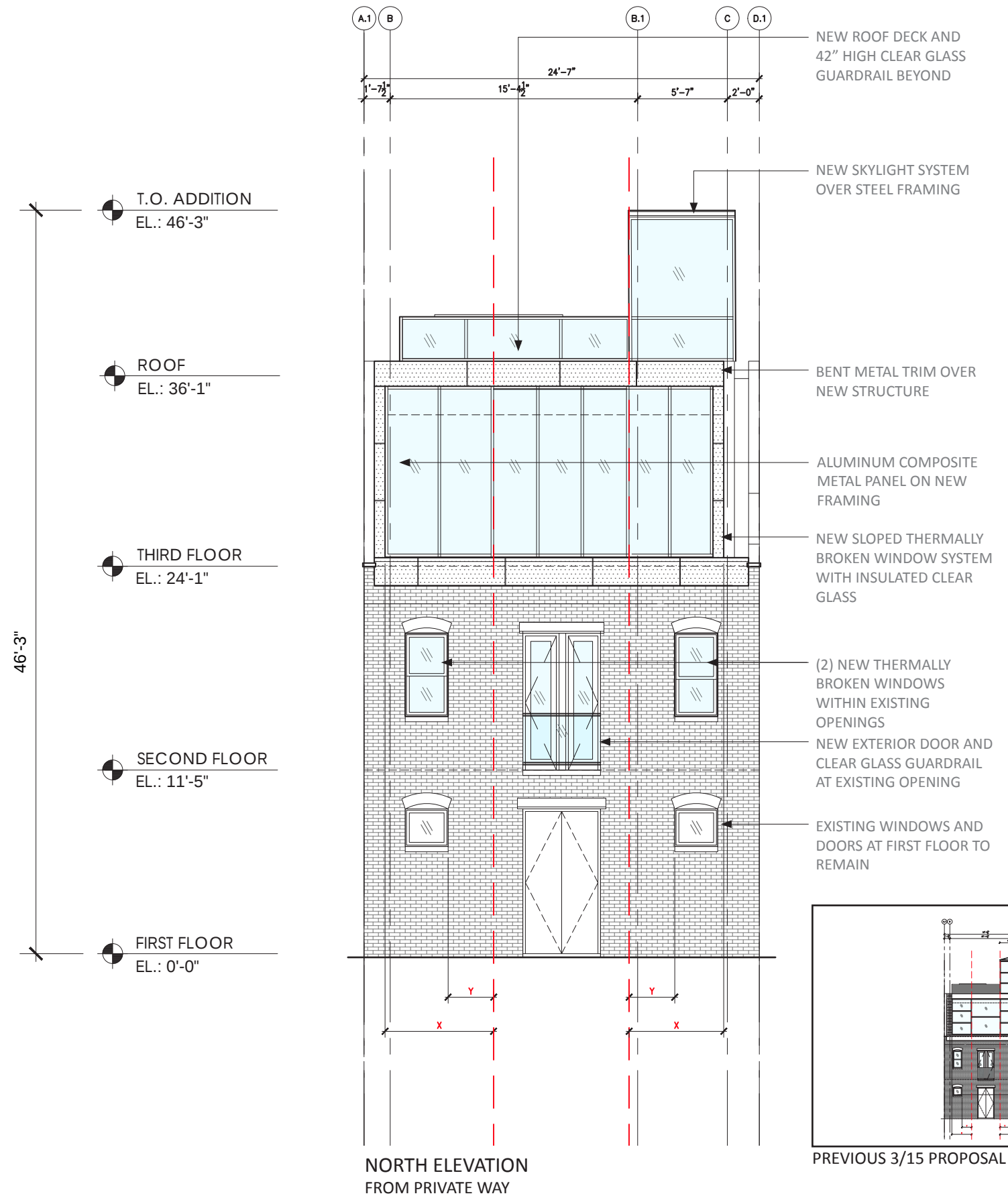
BASEMENT

Proposed

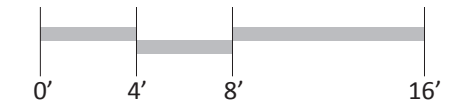
FAR	Preliminary Calculations					FAR Calculations	
	Allowable Exclusions					Lot Area	FAR
Floor	Gross Area	Basement	Stairways		Gross Area Towards FAR		
3	2,334		408	14	1,912	2,400	2.70
2	2,472		209	14	2,249		
1	2,482		149	14	2,319		
B	679	679	0	0	0		
Total	7,967	679	766	42	6,480		

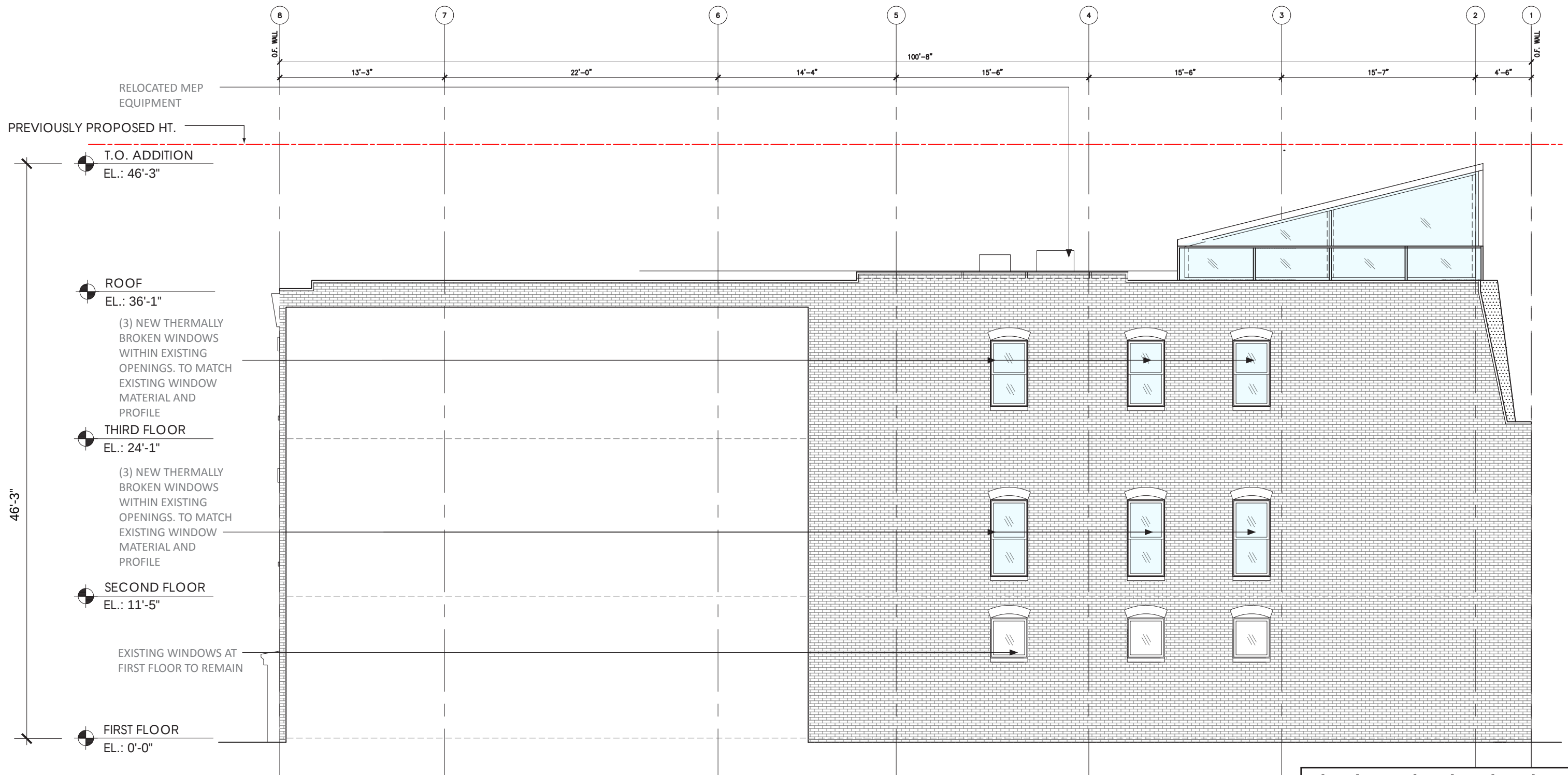
Application Package
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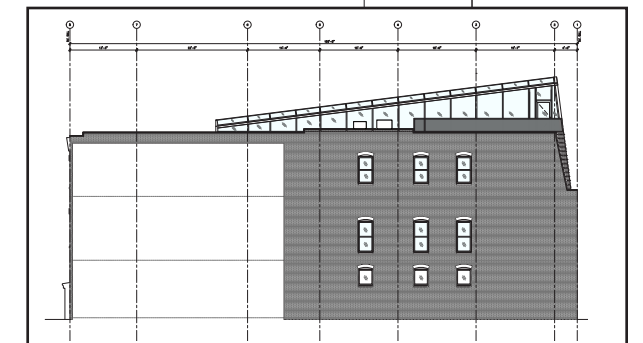




EAST ELEVATION

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PREVIOUS 3/15 PROPOSAL



STEEL FRAMED SKYLIGHT

PREVIOUSLY PROPOSED HT.

T.O. ADDITION
EL.: 46'-3"

ROOF
EL.: 36'-1"

THIRD FLOOR
EL.: 24'-1"

SECOND FLOOR
EL.: 11'-5"

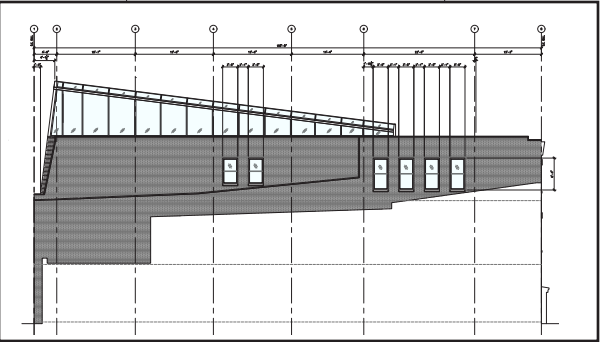
FIRST FLOOR
EL.: 0'-0"

46'-3"

WEST ELEVATION

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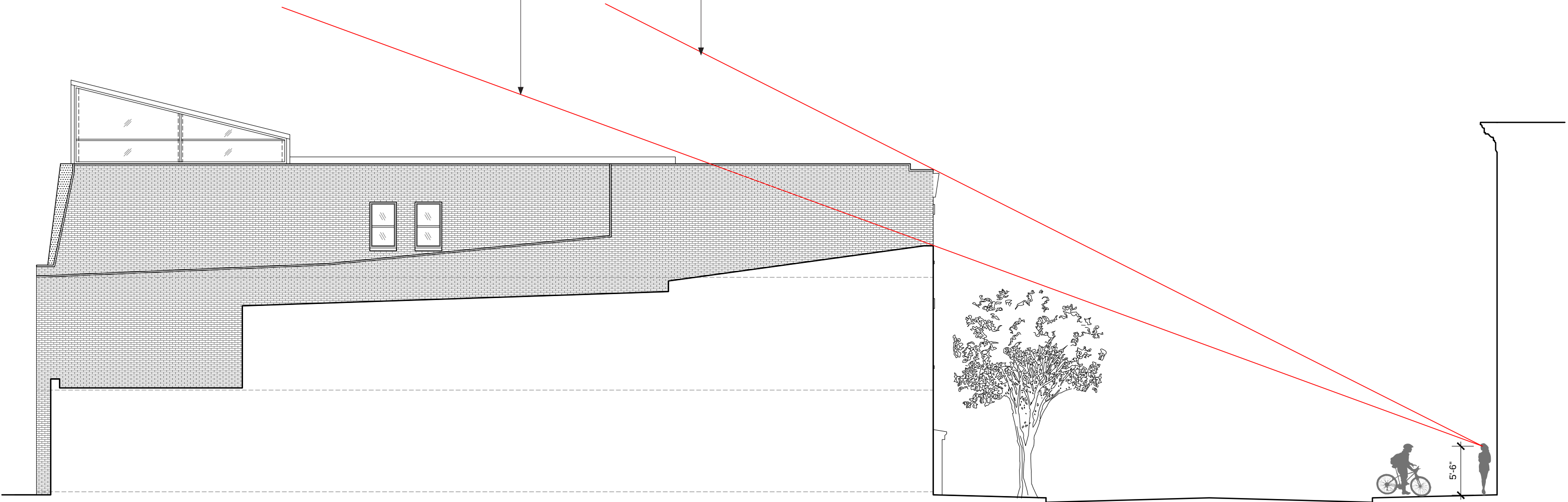
PREVIOUS 3/15 PROPOSAL





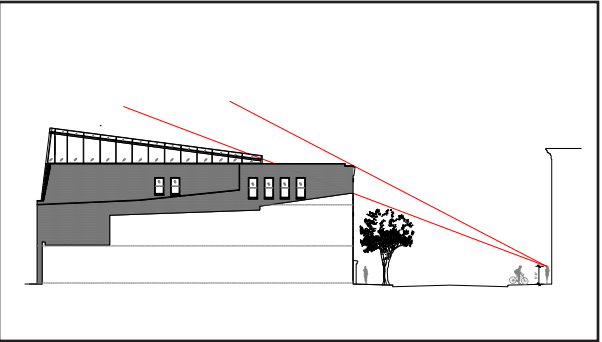
VIEW ANGLE FROM
SIDEWALK IN FRONT
OF 907 KING STREET

VIEW ANGLE FROM
SIDEWALK IN FRONT
OF 911 KING STREET



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PREVIOUS 3/15 PROPOSAL





PREVIOUS 3/15 PROPOSAL





VIEWS WALKING WEST

VIEWS WALKING EAST



REAR ENTRY



VIEW FROM REAR ALLEY



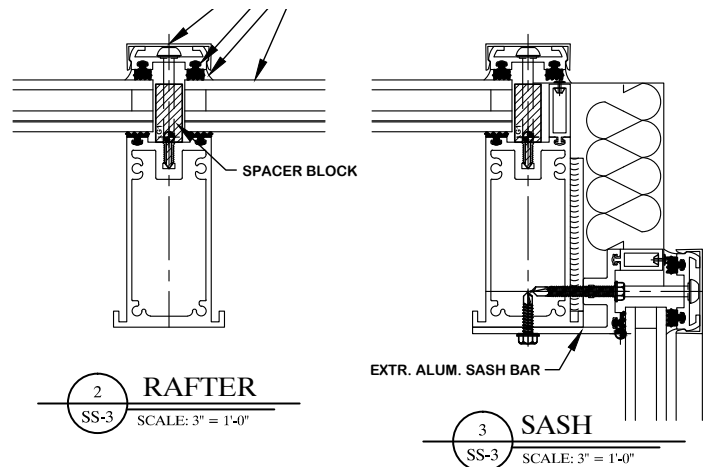
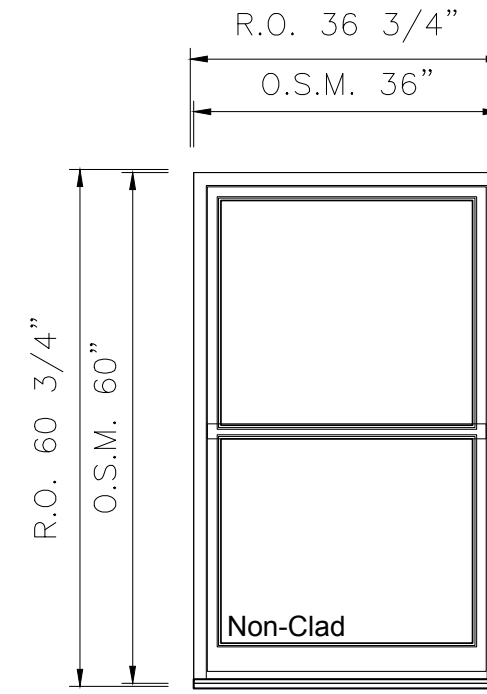
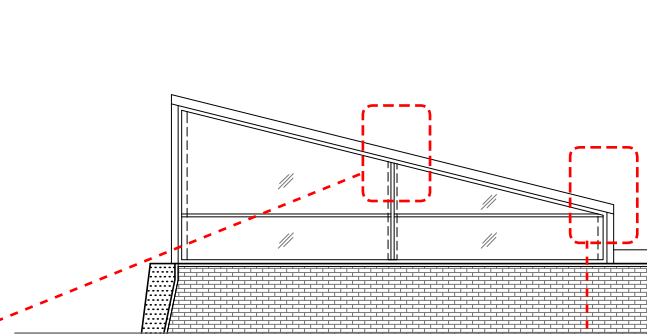
EXISTING ROOF DUNNAGE AND EQUIPMENT



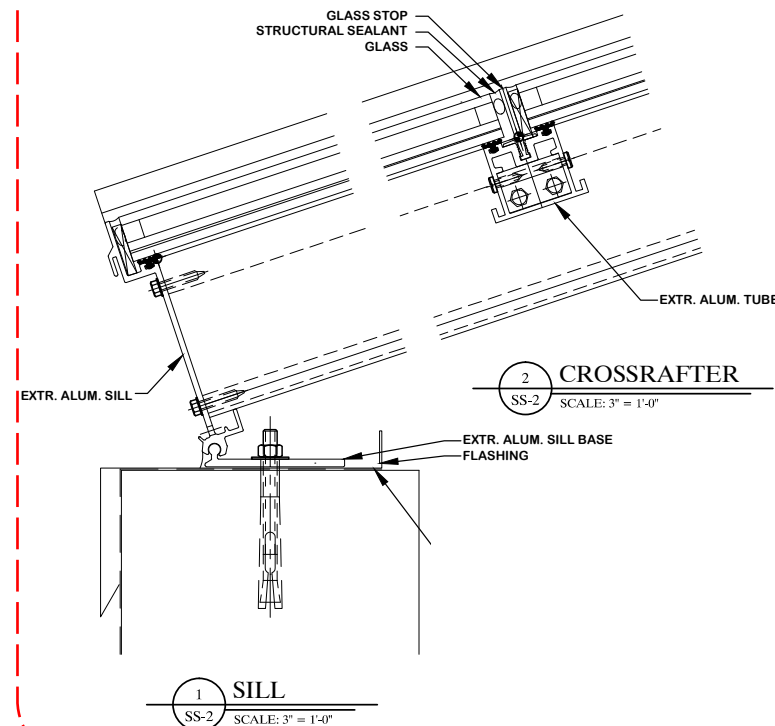
PREVIOUS 3/15 PROPOSAL



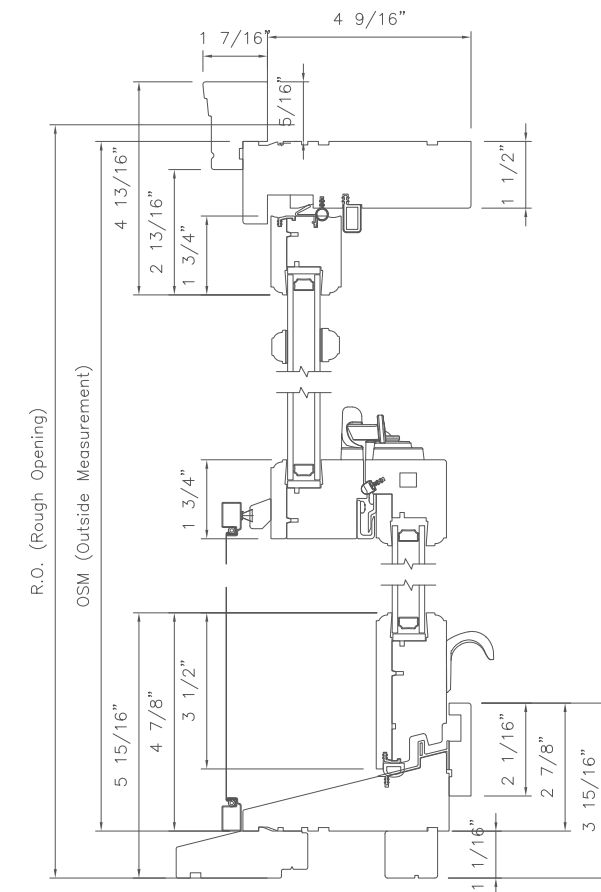
EXISTING CONDITION



STANDARD SKYLIGHT DETAIL
SUPERSKY GLASS SINGLE SLOPE SKYLIGHT



STANDARD SKYLIGHT DETAIL
SUPERSKY GLASS SINGLE SLOPE SKYLIGHT



STANDARD WINDOW DETAIL
LOEWEN WOOD DOUBLE HUNG WINDOW

ADDRESS OF PROJECT: 907 King Street, Alexandria VA

TAX MAP AND PARCEL: 064.04-05-41

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: ☒

☐ Business (Please provide business name & contact person)

Name: 907 King LP

Address: 3307 M Street NW Suite 400

City: Washington

State: DC

Zip: 20007

Phone: 202 737 1000

E-mail: bwitner@eastbanc.com

Authorized Agent (if applicable):

☐ Attorney

☒ Architect

☐

Name: John K Burke AIA, Principal

Phone: 202 939 0027

E-mail: jburke@studio27arch.com

Legal Property Owner:

Name: Same as Above

Address:

City:

State:

Zip:

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
☒ doors
☐ lighting
☒ other Roof Deck

☐ fence, gate or garden wall
☒ windows
☐ pergola/trellis
☒ HVAC equipment
☐ siding
☐ painting unpainted masonry

☐ shutters
☐ shed
- ☐ ADDITION
☐ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

See attached Sheet

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 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: _____ 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 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: John K. Burke AIA

Date: February 10, 2017

Application Package
 BAR2017-00057 & 00080
 907 King Street
 2/13/2017

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. Anthony Lanier	3307 M Street NW, Suite 400 Washington, DC 20007	~15%
2. Jamestown	675 Ponce de Leon Ave NE, 700 Atlanta, Georgia 30308	~48%
3. Acadia	411 Theodore Fremd Ave, 300 Rye, NY 10580	~20%

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 907 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. Anthony Lanier	3307 M Street NW, Suite 400 Washington, DC 20007	~15%
2. Jamestown	675 Ponce de Leon Ave NE, 700 Atlanta, Georgia 30308	~48%
3. Acadia	411 Theodore Fremd Ave, 300 Rye, NY 10580	~20%

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. Anthony Lanier	None	
2. Jamestown	None	
3. Acadia	None	

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.

02/13/17
Date

John K. Burke AIA
Printed Name

John K. Burke
Signature

Application Package
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907 King Street
2/13/2017

PROJECT DESCRIPTION

907 King Street is a three story building where the first floor is being occupied by a restaurant and the upper two floors are designated for office use. The proposed work includes renovating the second and third floor and reconfiguring the existing staircase to provide more direct access to the office spaces. The new staircase also runs up to the roof to provide roof access. A new skylight is being placed over the staircase. The second and third floor windows and third floor façade at the rear of the building are being replaced. Four new non visible windows are being added to the west façade.

The proposed project work reduces the floor area by 348 square feet. The current floor area of the building is 6,575 square feet and will be reduced to 6,227 square feet. The building as it currently exists is non-conforming in terms of floor area ratio. Per KR zoning the floor area ratio should only be 2.5 (including SUP) or 6,000 square feet for the 2,400 square foot lot.

Application Package
BAR2017-00057 & 00080
907 King Street
2/13/2017



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

A. Property Information

A1. Street Address

907 KING STREET

Zone

KR

A2.

2,400 SF

x

2.5

=

6,000

Total Lot Area

Floor Area Ratio Allowed by Zone

Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	679	Basement**	679
First Floor	2482	Stairways**	416
Second Floor	2472	Mechanical**	42
Third Floor	2334	Other**	
Porches/ Other		Total Exclusions	1137
Total Gross *	7967		

B1. Existing Gross Floor Area *

7967 Sq. Ft.

B2. Allowable Floor Exclusions**

1137 Sq. Ft.

B3. Existing Floor Area minus Exclusions

6830 Sq. Ft.

(subtract B2 from B1)

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

(existing minus new stairs)

Proposed Gross Area*		Allowable Exclusions	
Basement	679	Basement**	679
First Floor	2482	Stairways**	766
Second Floor	2472	Mechanical**	42
Third Floor	2334	Other**	
Porches/ Other		Total Exclusions	1487
Total Gross *	7967		

C1. Proposed Gross Floor Area *

7967 Sq. Ft.

C2. Allowable Floor Exclusions**

1487 Sq. Ft.

C3. Proposed Floor Area minus Exclusions

6480 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)

6,000 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:

2/27/17

BAR Meeting
March 15, 2017

ISSUE: Permit to Demolish and Certificate of Appropriateness for Addition and Alterations

APPLICANT: 907 King LP

LOCATION: 907 King Street

ZONE: KR-King Street Urban Retail

BOARD ACTION: Deferred, 6-0

On a motion by Ms. Roberts, and seconded by Mr. Adams, the OHAD Board of Architectural Review voted to defer BAR Case #2017-00057 & 00080 for restudy. The motion carried on a vote of 6-0.

REASON

The Board noted that the rooftop terrace, large skylight and redesign of the third story of the rear elevation needed to be more compatible and sympathetic to its context.

BOARD DISCUSSION

The Board did note that the proposed third story element, skylight and roof terrace access would be plainly visible from North Alfred Street, some finding it acceptable in concept and others finding it to be visually jarring. The Board requested that a revised design be more sympathetic to the historic building and context though glass as a predominant material could be appropriate. The Board thought that the gable roof over the skylight was somewhat incongruous with the existing historic building. It was noted that if the guardrail for the roof terrace was visible then it should be appropriately detailed with the design shown in the resubmission.

The Board generally supported the alterations to the front but suggested refining the light configuration of the door and also replacing the door to the restaurant to better balance the façade.

SPEAKERS

John Burke, project architect, spoke in support and gave a brief presentation on the existing building and an overview of the proposal. He noted that the applicant agreed with the condition to omit the proposed windows on the third floor that would require removal of historic brick.

Elaine Johnston, representing the Historic Alexandria Foundation, spoke in support of the recommendation for deferrable, finding the proposed third story skylight to be too visible.

STAFF RECOMMENDATION

Staff supports the Permit to Demolish with the following condition:

- 1) That the applicant not demolish the portions of the historic exterior wall required for the installation of four new windows at the south end of the third story on the west elevation.

Staff recommends the Certificate of Appropriateness be deferred for restudy with the following conditions:

- 1) For those portions of the addition that are visible from a public way, that the applicant work closely with BAR staff to better integrate the skylight system above the roof stair and the third-story, north (rear) elevation window wall with this historic masonry building and nearby buildings of historic merit.
- 2) That the applicant submit a nighttime rendering in order to show light conditions from the third-story, north (rear) elevation window wall and roof stair penthouse that will be visible from King and North Alfred streets.

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.



BAR2017-00057 & 00080



Note: Staff coupled the applications for a Permit to Demolish (BAR #2017-00057) and Certificate for Appropriateness (BAR #2017-00080) for clarity and brevity.

I. ISSUE

The applicant is seeking a Permit to Demolish for portions of 907 King Street which will include the demolition of the mansard roof and central gable window on the third floor of the rear (north) elevation (approximately 294 square feet) as well as for the capsulation and partial demolition of portions of the roof in order to create a skylight system with a footprint that will span 82 feet by six feet (492 square feet). The permit will also entail the partial demolition of portions of the blind, masonry west elevation on the center and south end of the third floor in order to install six (6) new windows, four (4) of which measure six feet and four inches (6'-4") by three feet (3'-0"), and two (2) of which measure five feet and four inches (5'-4") by three feet (3'-0"). The amount of demolition for the new windows will be approximately 107.4 square feet. The total amount of proposed demolition/capsulation is approximately 893.4 square feet.

In conjunction with the Permit to Demolish, the applicant is requesting a Certificate of Appropriateness for targeted alterations to each of the elevations as well as an addition to the roof: a new roof deck accessed by a straight-run, interior staircase encased in an all glass skylight system. The applicant also wishes to change the third-floor fenestration on the rear (north) elevation from a large gable window in a standing seam Mansard roof form to a tripartite, full-light, floor-to-ceiling window wall and to replace exterior doors and a handrail as well as two windows on the rear (north) elevation's second floor. Located on the north side of King Street, the skylight addition will be only partially visible from this public right-of-way. [Figure 1] Although the rear alley is *privately* owned, the rear (north) elevation is prominently visible looking westward, through the alley, from North Alfred Street. [Figures 2 and 3] The roof stair penthouse/skylight system is minimally visible looking eastward, over garden walls, from North Patrick Street. The majority of the alterations affect modern materials with no historical significance, i.e., a third-story rear addition which was built circa 1983.

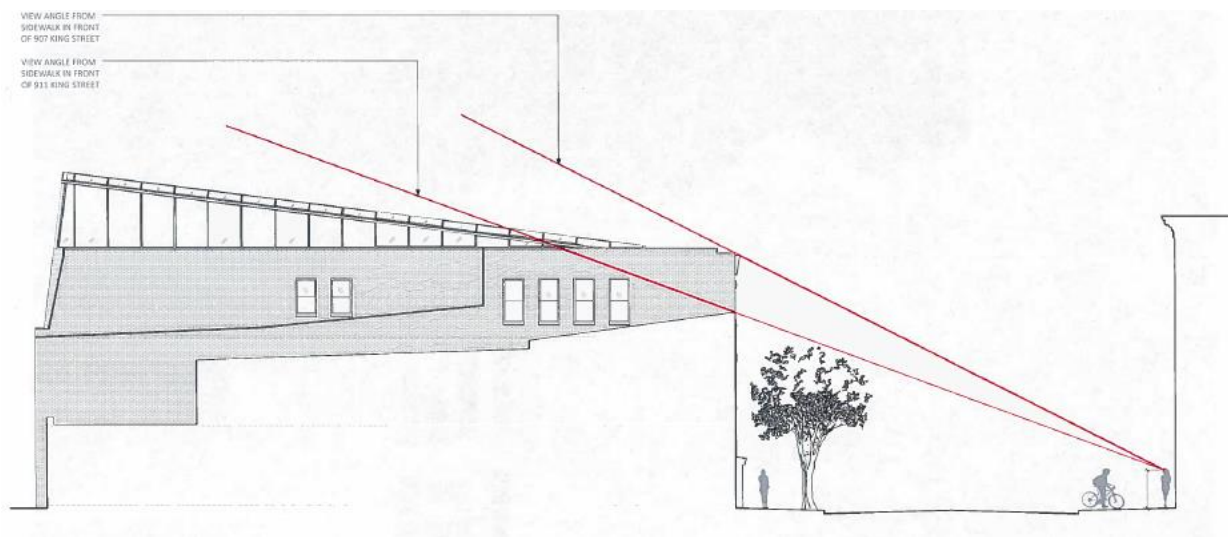


Figure 1: Potential sight-lines from King Street, looking north.
Courtesy of Studio 27 Architecture.



*Figures 2 and 3: Views of the north (rear) elevation from North Alfred Street.
Photographs taken by BAR Staff, February and March 2017.*

On the King Street façade, the applicant wishes to replace the current entry door as part of this application. The submission also includes a request to add six (6) new windows to the blind third floor of the west elevation and replace six (6) windows on the east elevation on the second and third floors; however, as these elevations are not visible from the public right-of-way, the new openings are part of the demolition application but cannot be considered as part of the Certificate of Appropriateness. Furthermore, the applicant’s proposal to relocate extant mechanical equipment to the center of the roof is outside the BAR’s purview, as the units will not be visible from a public right-of-way.

II. HISTORY

According to Ethelyn Cox, this three-story masonry building was originally two stories; and, indeed, the visible change in brick hue and bond pattern suggests that the uppermost story was added at a later date (likely, in the mid-19th century). The original portion was built, perhaps, circa **1805** by Benjamin Baden and sold to merchant Anthony C. Cazenove in 1816 for \$2,300.¹ The structure’s L-shaped footprint, sharing a party wall with its eastern neighbor (the City of Alexandria’s Peabody Public School), was first depicted in Griffith M. Hopkins’ *City Atlas of Alexandria* (1877). In the 1885 Sanborn Fire Insurance Company map, the telescoping building was illustrated as a three-story bakery with a two-story rear ell marked “bake ho.” (which had, on its eastern elevation a one-story porch), followed by a two-story volume marked “oven” and a

¹ Ethelyn Cox, *Historic Alexandria Virginia Street by Street: A Survey of Existing Early Buildings* (McLean, VA: Historic Alexandria Foundation with EPM Publications, 1976) p. 71.

small one-story space, and terminating in an attached, two-story stable that abutted the rear alley. By 1902, the property was occupied by a tailor, and by 1912 it was a furniture store. Between 1907 and 1912, the footprint was reconfigured from telescoping, additive spaces to three main parts: the three-story main block, a two-story ell, and a two-story rear addition that abutted the alley. By 1921, the building filled its entire rectangular lot and functioned as a pool hall.

While a few alteration/repair permits were issued for the address in the 1930s and in the 1960s,² the building underwent a major renovation program in the 1980s. In 1983, a new construction permit was issued for an addition and alterations while an alteration/repair permit was issued to “gut” the interior of the building.³ That year, as well, the BAR approved new windows on the façade and the color of the window trim. In 1987, two BAR cases were approved for minor alterations, including the replacement of the front door and the installation of three awnings on the façade. Besides these, all other BAR cases have dealt with requests for signage.

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 shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(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

² City of Alexandria Alteration/Repair permit #40 from 2 September 1931; City of Alexandria Alteration/Repair permit #491 from 21 February 1933; City of Alexandria Alteration/Repair permit #21237 from 3 November 1964; City of Alexandria Alteration/Repair permit #23345 from 26 July 1966.

³ City of Alexandria New Construction permit #0774 from 11 August 1983; City of Alexandria Alteration/Repair permit #38811 from 9 June 1983.

Staff has no objection to the proposed demolition of the Mansard roof form and central gable window on the rear (north) elevation or to the capsulation and partial demolition of the roof, as this material is non-historic (constructed circa 1983). Similarly, staff has no objection to the partial demolition of a small amount (approximately 31.8 square feet) of the western elevation's central bay on the third floor in order to install two new windows, noting that this built fabric is also non-historic. Staff notes, however, that the proposal to partially demolish approximately 75.6 square feet of the exterior wall on the western elevation's southern bays of the third floor in order to install four new windows will affect historic material dating to the mid-19th century. BAR staff questions the necessity of inserting those four southernmost windows, which will serve only to light the straight-run, interior stairs that will be amply lit via the rooftop skylight system. The applicant is aware that any new windows on the property lines on the east and west walls will need to be fire-rated in order to comply with the Virginia Construction Code. Staff does not support the demolition of this portion of historic material and recommends that the applicant reconsider this aspect of the request within the Permit to Demolish.

Certificate of Appropriateness for Alterations and an Addition

King Street is a seminal artery through Old Town, the main commercial thoroughfare; as such, alterations to the streetscape should be undertaken with great sensitivity to the urban context as well as the historical significance of the subject building. Regarding Additions to Commercial Buildings (Chapter 5), the BAR's *Design Guidelines* state the Board's preference for "contextual background buildings which allow historic structures to maintain the primary visual importance," and for "designs that are respectful of the existing structure and... which echo the design elements of the existing structure." Furthermore, "Singular buildings in the latest architectural vocabulary are generally discouraged" within the historic districts. That said, "It is not the intention of the Boards to dilute design creativity," and "the Boards seek to promote compatible development that is, at once, both responsive to the needs of the tastes of the late 20th century while being compatible with the historic character of the districts."

North (rear) elevation and Roof

The proposed addition and the majority of the proposed alterations affect the rear (north) elevation as well as the roof. The scope of work proposes interior reconfiguration centered around a new straight-run staircase on the west wall, which will run continuously from the first floor entrance through the third floor rear and terminate in an egress to a new rooftop deck. The staircase will be encased in a tapering, new steel-framed skylight system that will run almost the full length of the western elevation (approximately 82 feet). It will be partially, obliquely visible from King Street and clearly visible from North Alfred Street. [Figures 1-3] The stairs will end in a new, clear-glass, single-pane, floor-to-ceiling window on the north elevation, while an egress door on the east side of the skylight system will access a proposed new roof deck bordered by a 42-inch-high (42") perforated metal guardrail (which will be visible from North Alfred Street). [Figure 4]



Figure 4: Conceptual rendering of straight-run staircase with skylight system. Note perforated metal guardrail around the proposed roof deck, in background upper-left. Courtesy of Studio 27 Architecture

The existing Mansard roof with its centralized, triangular gable window on the third floor of the north elevation will be demolished and replaced by a new sloped window wall with metal framing which will be surrounded by a bent metal trim and a metal panel on the east side. While the conceptual rendering shows only three vertical lights, the elevation appears to depict joints which break the glazing wall into seven irregularly-sized lights. [Figures 5 and 6] The third-story curtain wall will be clearly visible from North Alfred Street.

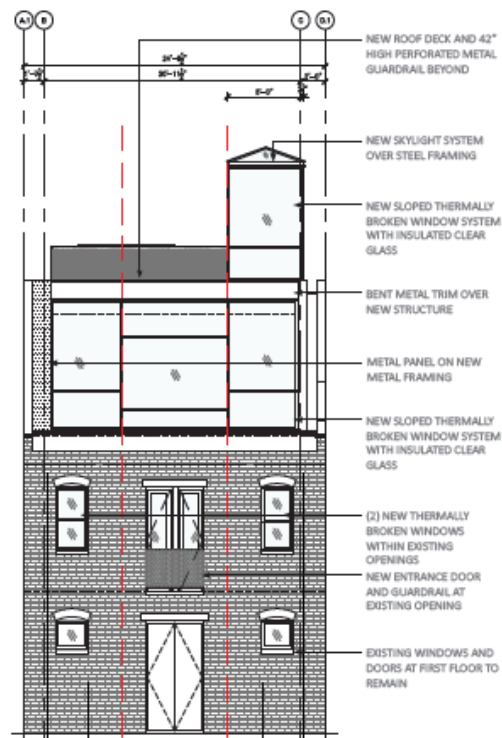
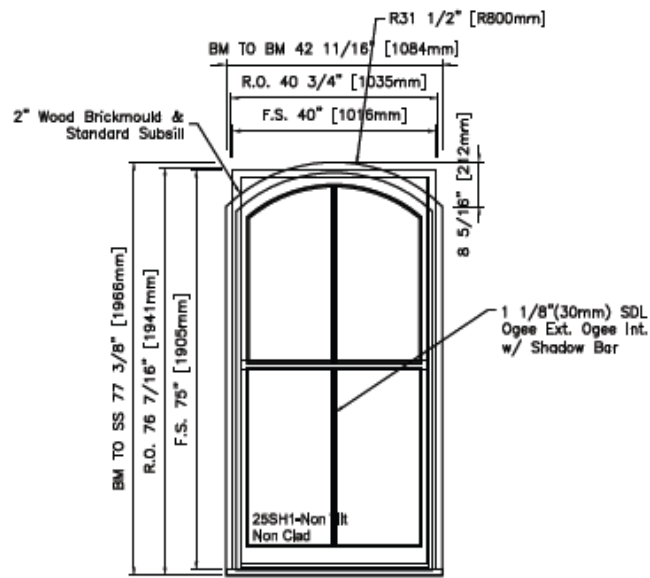


Figure 5, left: Conceptual rendering of north (rear) elevation. Note the third-floor curtain wall has three lights. Figure 6, right: North (rear) elevation. Note the third-floor curtain wall has seven lights. Courtesy of Studio 27 Architecture

On the second floor of the north elevation, the applicant proposes replacing the existing double-doors and transoms with two full-height, single-lite exterior doors, as well as replacing the existing guardrail (which has minimal balusters) with one in a basket-weave design. The applicant also proposes replacing the two existing windows with new windows; in the elevations, they are drawn as one-over-one (1/1) lights, but the standard window detail provided shows a two-over-two (2/2) light window. [Figure 7] Staff recommends that the applicant retain the one-over-one (1/1) light configuration. The first-floor fenestration and entrance will remain.



*Figure 7: Standard window detail.
Courtesy of Studio 27 Architecture*

Although located on the roof and the rear of the building, the rooftop stairwell skylight system and the third-story window wall on the north elevation will be partially visible from King Street and clearly visible from North Alfred Street respectively [Figures 1-3]; therefore, compatibility with the extant building as well as with the historic urban context is a primary concern. The greenhouse-like stairwell element and the curtain wall appear to have been perched atop a historic, masonry building rather than to grow naturally from it, and details which might tie the two volumes (the old with the new) together are lacking. There is no precedent in Old Town for such large expanses of steel and glass on a historic structure. Although the slope of the curtain wall system generally mimics the present Mansard roof, that element is a late 20th-century addition that has little design relationship with the 19th-century core atop which it sits. While the metal-seam roof punctuated by a Post-Modern style, triangular, multi-light gable window has nothing in common with the rest of the building's fabric, and is slightly high-style for an alley elevation, it is at least benign and does not shout for attention. The side walls of that 1983 third-story addition are composed of bricks which successfully blend with the historic fabric and the roof is clad with grey colored standing seam metal that also blends with its surroundings.

Staff met with the applicant prior to the submission and expressed no concern with a rooftop deck, as long as it was not visible from King Street by a six-foot-tall person standing across the street. The street view angles on page 19 of the applicant's drawings indicate that it should not be visible standing perpendicular to the facade, although it may be somewhat visible in perspective. However, while staff has no objection to compatible, contemporary alterations, staff is concerned that the current design is not well integrated – nor is it in a positive dialogue – with the 19th-century fabric of 907 King Street; rather, it aggressively poses a dialectical opposition to the historic core of the building. The overall effect is not one of compatibility with the historic character of Old Town.

As noted above, although the BAR supports the appropriate use of modern materials in contemporary construction, the BAR found during reviews of the new buildings on the waterfront that it was easier to make new construction compatible with the neighborhood if it *recalled some features of nearby buildings of historic merit in a fresh and contemporary way*. Staff supports the appropriate use of a modern glass window-wall system, but strongly encourages the applicant to explore a light configuration or detailing that would relate this modern element to the uniform rhythm of the fenestration of this historic building's north elevation.

Furthermore, BAR staff is very concerned that this glass skin will emit significant light at night, with the skylight over the stair calling for attention from King Street and the north elevation becoming a beacon on North Alfred Street. BAR staff recommends that the applicant provide a night rendering of the project demonstrating how this light will be mitigated so that the project blends with its surroundings at night.

Staff has no concerns with the applicant's proposal to relocate the existing HVAC units to the center of the roof. As these units are not expected to be visible from a public right-of-way, they fall outside of the BAR's purview.

South elevation (façade)

On the King Street façade, the applicant proposes to replace the current entrance door and transom with a new door and transom. The applicant has supplied a rendering [Figure 8] which depicts a multi-light, steel framed, glass door, and although materials have not been specified, the applicant has stated an intention to have the door custom-built by a local millworker. A number of single-pane or full-light glass doors are present on commercial properties along King Street, but BAR staff questions the appropriateness of this design for this 19th-century building. While staff recognizes that this storefront is not historic, the proportions of the lites in the door do not relate to the other storefront features or to the windows above; the existing single-lite door and transom, separated by a prominent transom bar, seem more stylistically appropriate than what is proposed.



**Figure 8: Proposed door replacement on King Street (south) façade.
Courtesy of Studio 27 Architecture**

East and West elevations

On this east (side) elevation, the applicant wishes to replace six existing, one-over-one (1/1) windows on the second and third floors with new one-over-one (1/1) windows; the existing windows on the first floor will remain as they are. The blind third floor of the west elevation will be punctuated by six new one-over-one (1/1) windows: four grouped on the southern bays, near the King Street façade, and two in the center. These will illuminate the interior, straight-run stair which will be amply illuminated by the skylight system. Because these elevations cannot be seen from the public right-of-way, they cannot be considered as part of the Certificate of Appropriateness. However, the partial demolition of exterior wall to install the six new windows on the west elevation must be considered as part of the Permit to Demolish.

In summation, staff recommends a deferral for further study with the conditions noted above.

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 There have been no variances or special exceptions previously granted for the subject property.
- C-1 ~~Scale drawings: staff cannot verify the scale of most of the drawings. All drawings should be to scale and matching all call-out dimensions.~~ Applicant provided revised drawings.
- C-2 ~~Applicant did not provide FAR calculation using the official Department of Planning and Zoning Floor Area Ratio and Open Space Calculations Form. Applicant must provide the calculation using the official FAR form.~~ Applicant provided revised FAR Calculation Form dated 2/27/17.
- C-3 The applicant proposed to maintain the existing use with commercial located on the ground floor and office use above. The uses comply with KR zone.
- C-4 ~~Applicant must call out height from average pre-construction grade on all elevations sheets to show compliance with the 50 foot height maximum. Indicate existing and proposed building height on all construction drawings submitted for building permits.~~ Proposed building height complies with the 50 foot height maximum.
- C-5 Proposed new roof deck must remain open can cannot be covered.

Code Administration

- F-1 The review by Code Administration is a pre-building permit review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Code Administration, at 703.746.4200
- C-1 New construction must comply with the current – at the time of permit submission - edition of the Virginia Construction Code. A building permit, plan review and inspections are required for this construction project.
- C-2 Proposed addition appears to exceed the minimum number of stories allowed by the type of construction listed in our permitting system. The proposed addition will increase the number of stories to this structure. The applicant will need to provide additional information on the building type of construction and existing use-group classifications within this structure prior to obtaining a building permit from the building permit office.
- C-3 Additions to structures shall comply with the requirements of the building code for new construction. Additions shall comply with the height and area provisions of the building code and its applicable provisions.
- C-4 Adjoining public and private property shall be protected from damage during construction, remodeling and demolition work. Protection shall be provided for footings, foundations, party walls, chimneys, skylights and roofs. Provisions shall be made to control water runoff and erosion during construction or demolition activities. The person making or causing an excavation to be made shall provide written notice to the *owners* of adjoining buildings advising them that the excavation is to be made and that the adjoining buildings should be protected. Said notification shall be delivered not less than 10 days prior to the scheduled starting date of the excavation.

Transportation and Environmental Services

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F1. After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F2. If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:

For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.

For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

- C1. The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C2. 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)
- C3. Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C4. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C5. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C6. 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 BAR2017-00057& BAR2017-00080: 907 King Street



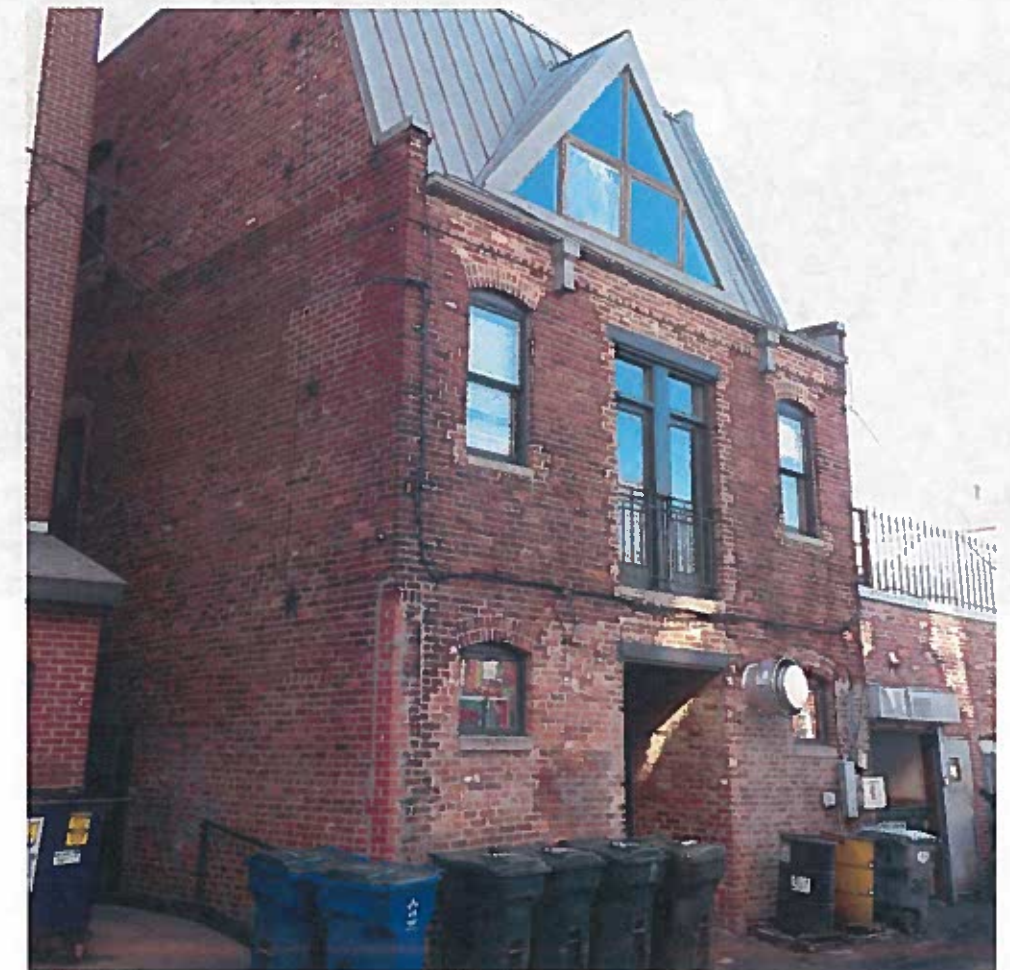
VIEW FROM KING STREET



VIEW FROM REAR ALLEY

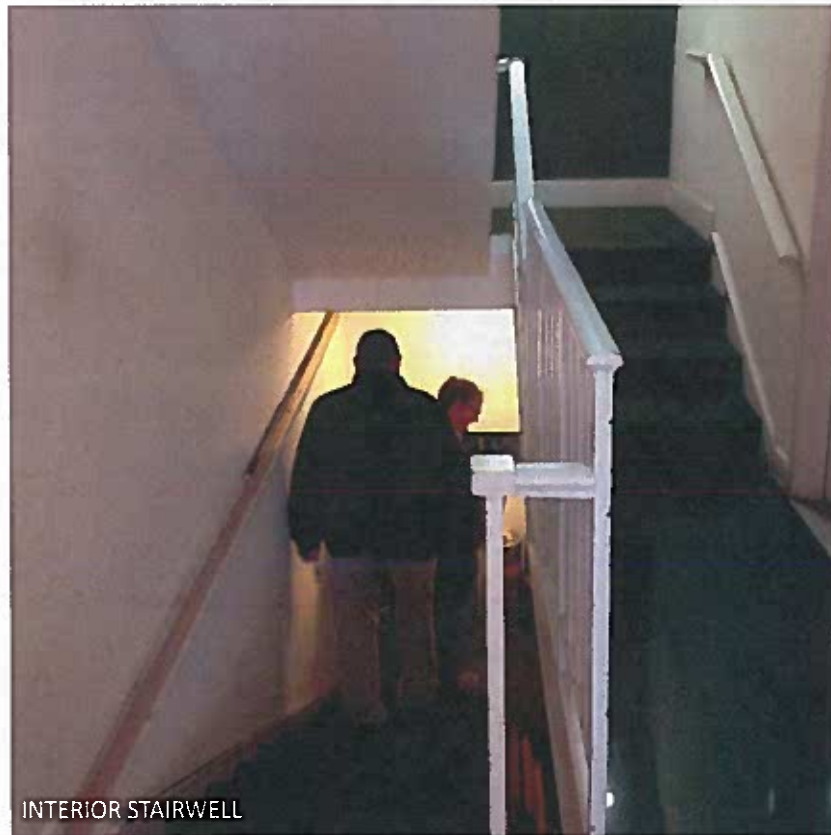


FRONT ENTRY ON KING STREET



REAR ENTRY

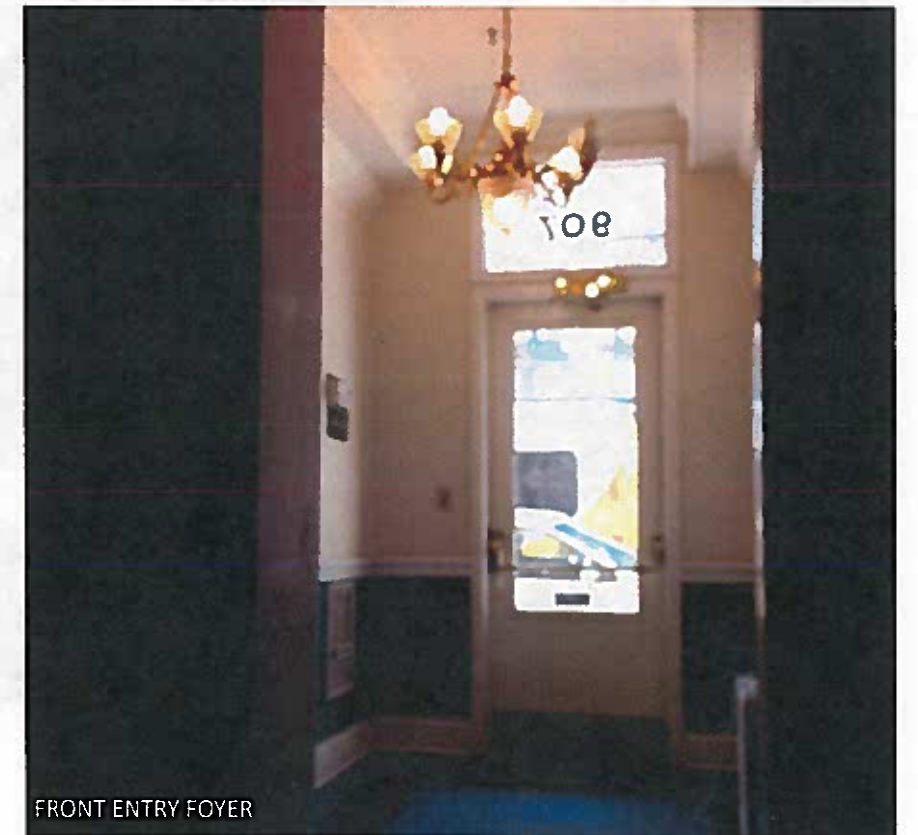
Application Package
BAR2017-00057 & 00080
907 King Street
2/13/2017



INTERIOR STAIRWELL



INTERIOR OFFICE SPACE



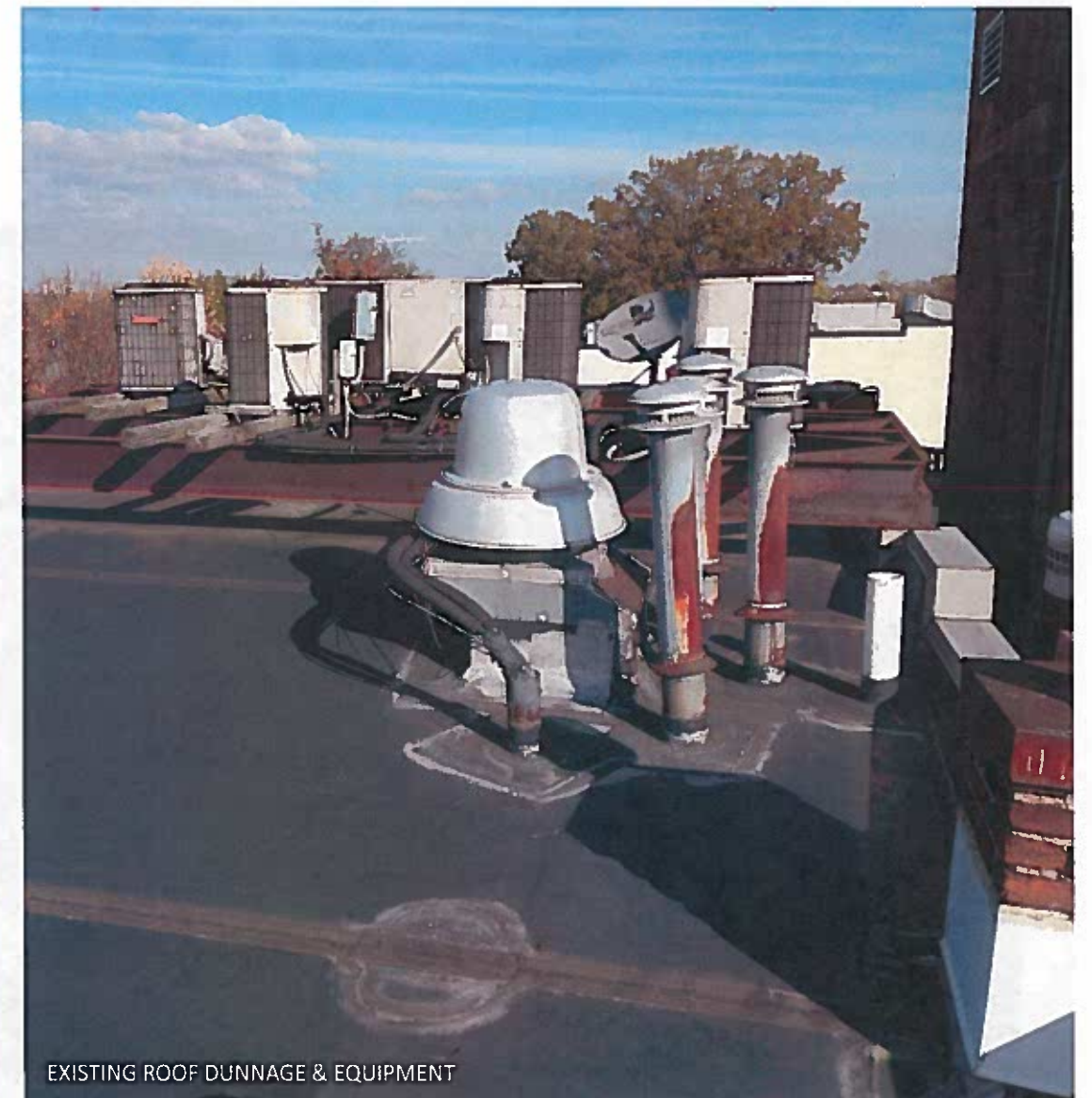
FRONT ENTRY FOYER



INTERIOR FRONT FACADE WINDOW



INTERIOR STAIRWELL



EXISTING ROOF DUNNAGE & EQUIPMENT



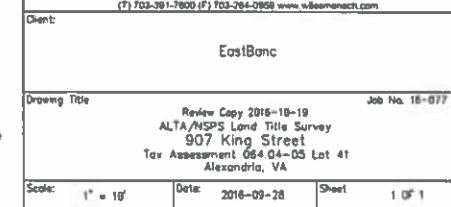
EAST ON KING STREET

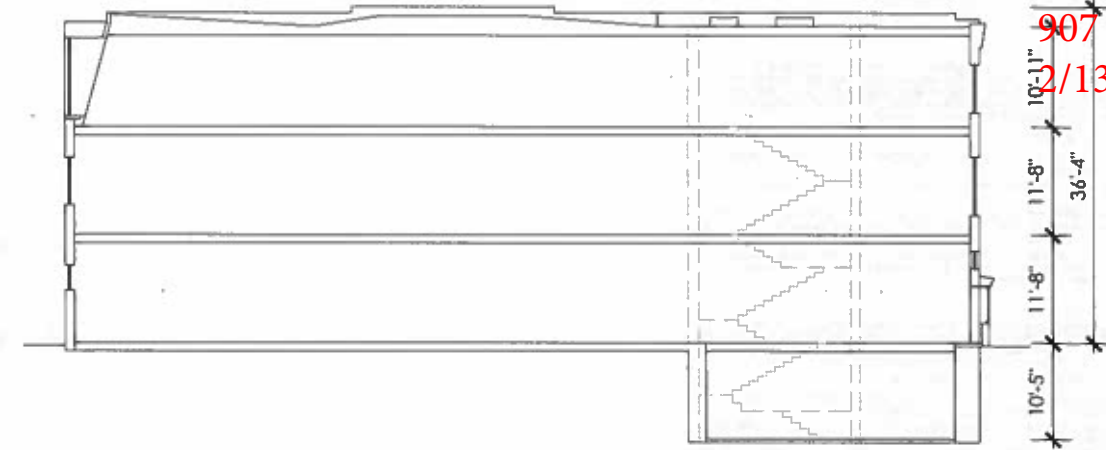
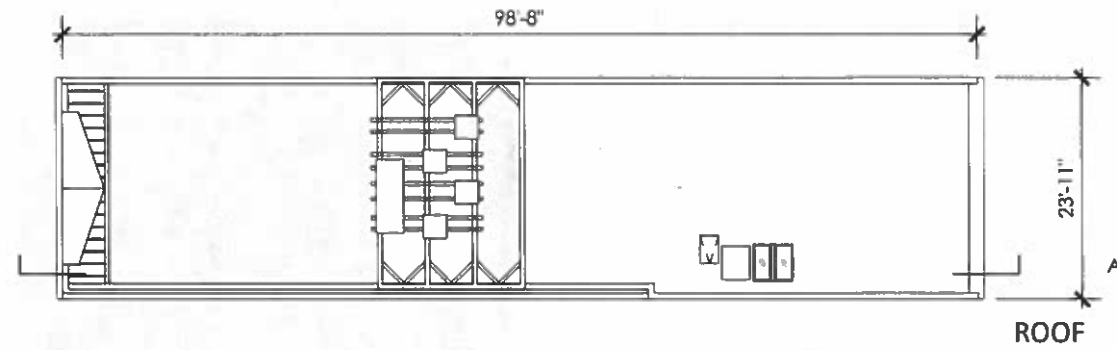


KING STREET AND ALFRED STREET

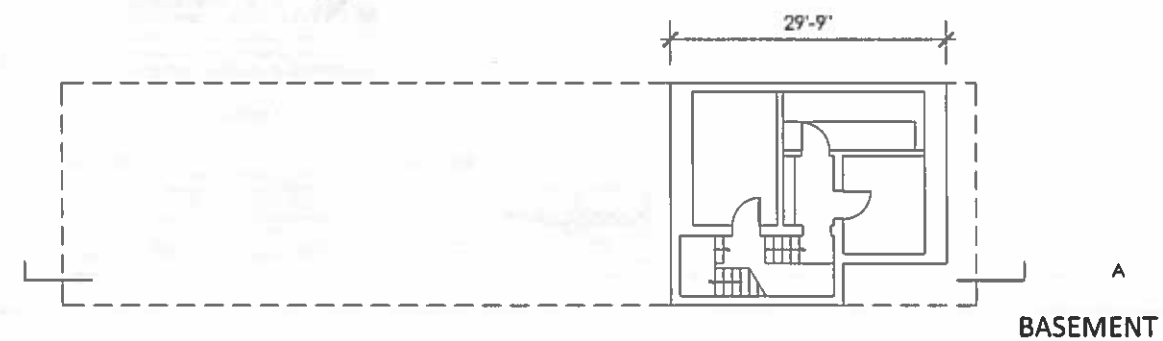
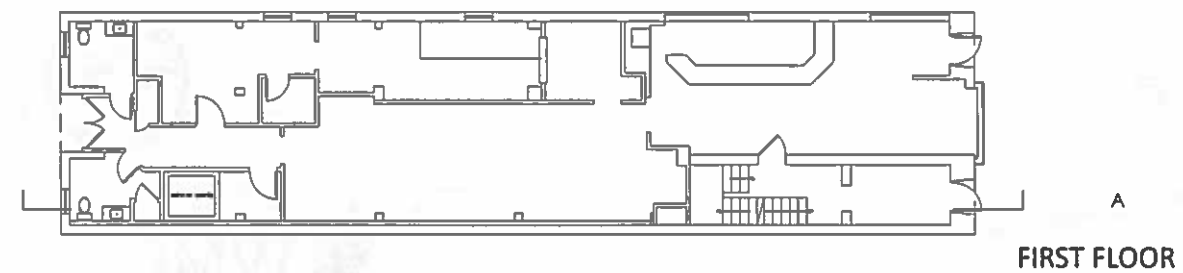
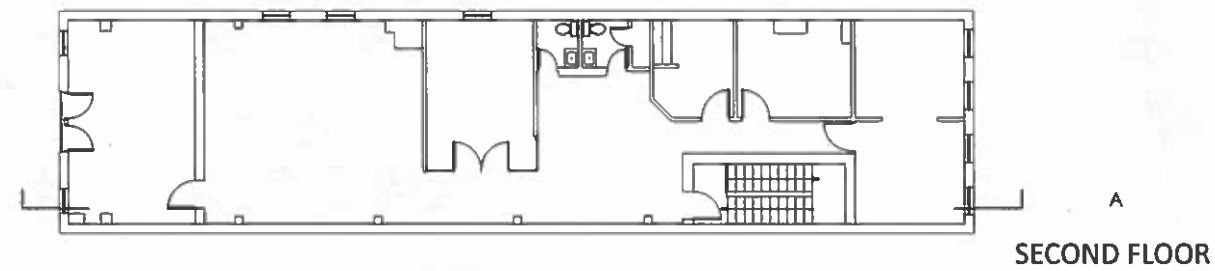
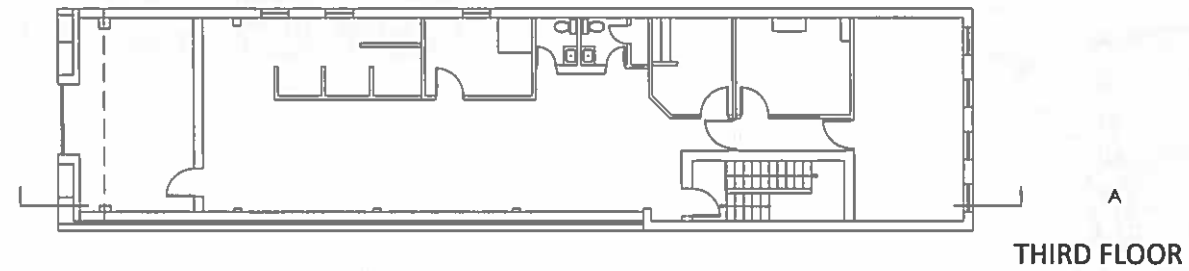
4. Not plattable, not a matter of survey. The exact acreage or volume of land stated in Schedule A is not insured.

1. The information shown results from a field survey by this firm, last date of field survey September 23, 2016.
2. Boundary information shown hereon was obtained from official city records, and verified in the field insofar as possible. Property line dimensions from official records may not necessarily agree with actual measured dimensions.
3. Meridian referenced to City of Alexandria Datum.
4. Property is identified as Zone 4 - Residential to be outside the 0.2% annual chance floodplain as identified on Firm Community Panel 515519004E, Effective date June 18, 2011.
5. Adjacent properties are shown.
6. As of the date of this survey there was no posting observed on surveyed property.





SECTION

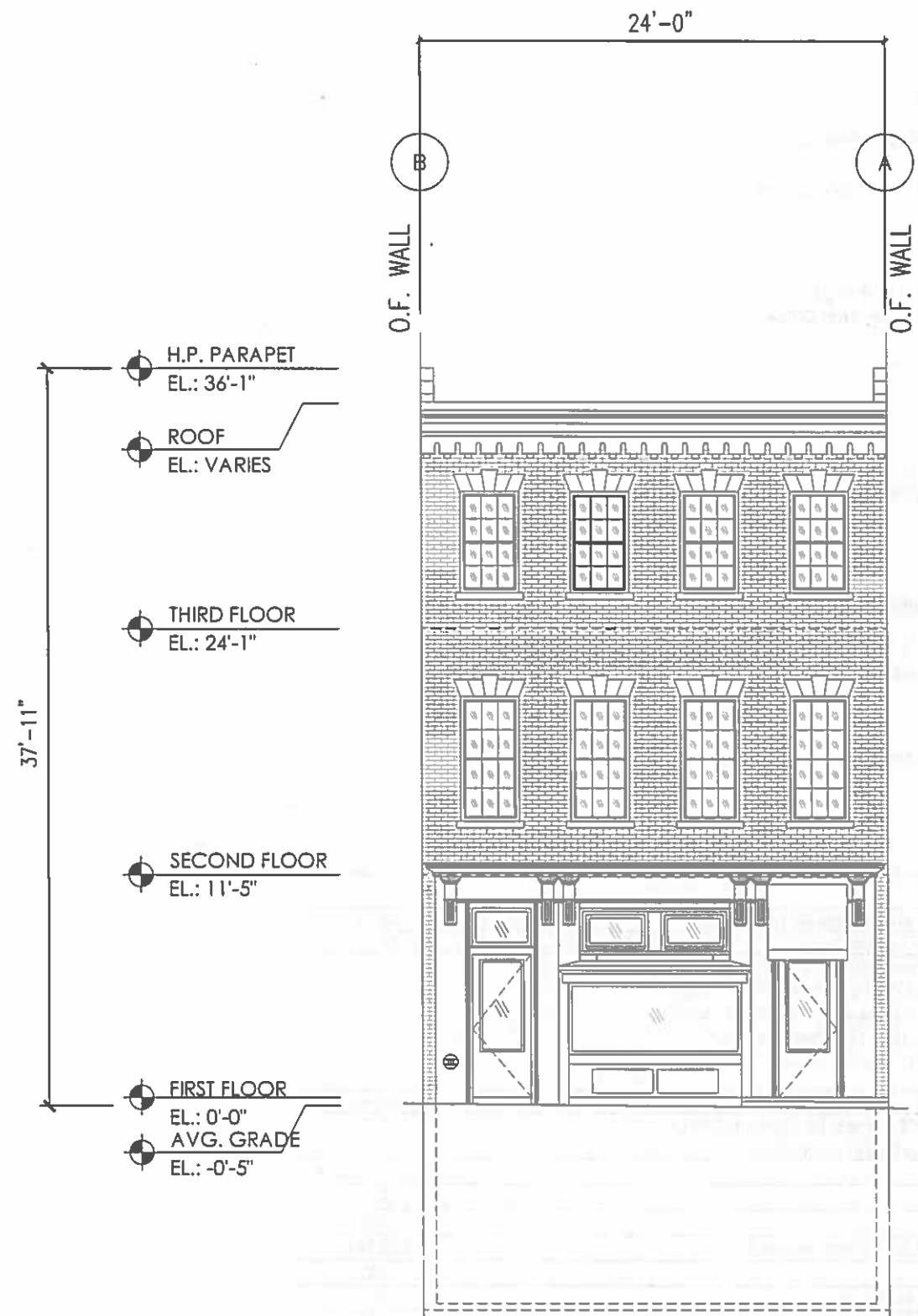


Existing

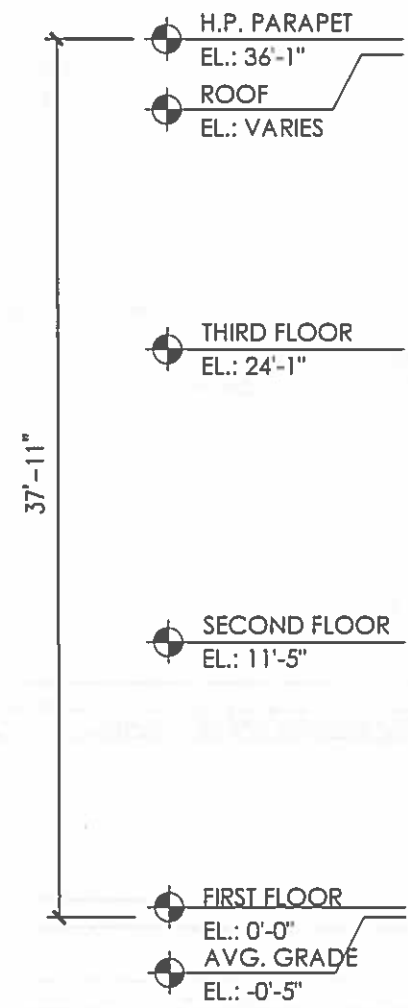
FAR

Floor	Preliminary Calculations Allowable Exclusions				FAR Calculations	
	Gross Area	Basement	Stairways	Mechanical	Gross Area Towards FAR	
3	2,334		140	14	2,180	
2	2,472		140	14	2,318	
1	2,482		136	14	2,332	
B	679	679	0	0	0	
Total	7,967	679	416	42	6,830	2,400 2.85

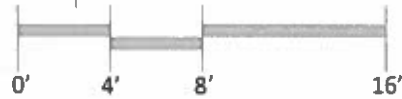




NORTH ELEVATION
REAR DRIVEWAY



SOUTH ELEVATION
KING STREET



907 King Street
Alexandria, VA

Location

Address	907 King Street	
Map-Block-Lot Number	064.04-05-41	
Zone	KR	King Street Urban Retail Zone
Overlays	King St. Outdoor Dining	
Historic District	Yes	Old and Historic Alexandria District
Lot type - corner, through, interior	Interior	

Building Use

6-702	Ground Floor	Special Use	Restaurant (existing)
6-702	Upper Floors	Permitted Use	Business and Professional Office

Existing Gross Building Area**

Own. Dwg's	Basement	679	
Own. Dwg's	Restaurant	2,482	
Own. Dwg's	Business and Professional Office	4,806	
Own. Dwg's	Total Gross Building Area		7,967 sf building area
Own. Dwg's	Gross Building Area toward FAR		7,288 sf building area

Off-Street Parking Spaces

8-100.A.3	Existing Building	No change in Use	No parking required. Building in use as of 01/27/1987.
8-200.F	Unless, the building is "significantly altered" (involving expenditures amounting to 33-1/3% of market value of building)		Then, Special Use Permit required because providing parking is infeasible. See 8-100.

Loading

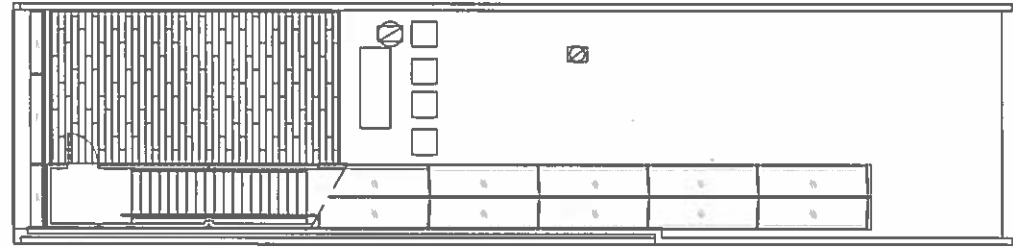
8-200.5	Existing Building	None required. Building erected prior to 06/25/1963
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Height and Area

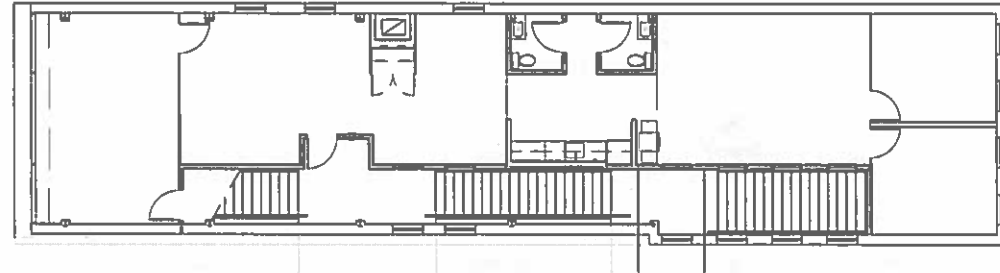
REF*	CRITERIA	QUANTITY REQUIRED	EXISTING
6-401	Height District	No. 1-Old and Historic Alexandria Height District	No. 1
Hght Dist Map	Building Height, excluding mech. appurtenances, penthouses, etc.	50' Maximum	36'-8"
6-402, 6-403, 6-40, 6-705.D	Building Height Definition	Maximum height above the average finished grade at the building. Lesser height of Zoning Ordinance, Height District Map. Also may not exceed twice the distance from face of building to street centerline (31' from centerline; 31' x 2 = 62' max)	--
2-154	Building Height Measurement	Varies according to roof typology	Top of parapet
2-119	Average Finished Grade Measurement	Average of finished ground surface elevation taken at 20' intervals at perimeter of building	44'
--	Building Height - Stories	--	3 stories + base.
--	Minimum Lot Width	--	24'
--	Minimum Lot Area	--	2,400 sf
6-705.C	Floor Area Ratio	1.5 FAR max or 2.5 FAR max with SUP	2.92 FAR
--	Lot Occupancy	--	100%
6-70.A	Rear Yards	None Required	0'
6-705.A	Side Yards	None Required	0'

* References per "The Zoning Ordinance of the City of Alexandria, Virginia"

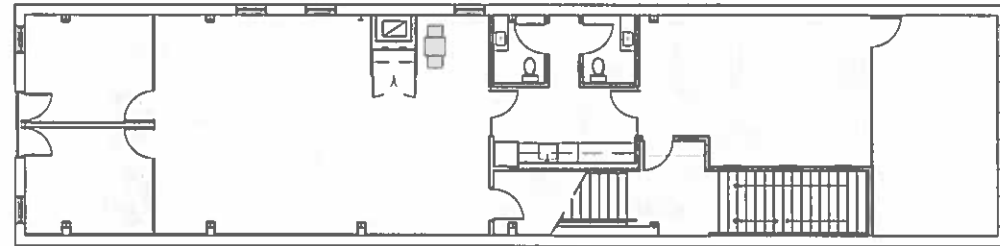
** Existing Gross Building Area per drawings. Per City of Alexandria, VA Office of Real Estate Assessments, Gross Building Area = 7,584 sf.



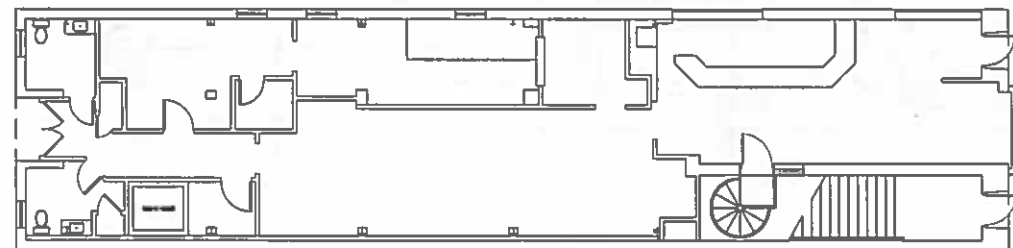
ROOF



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



BASEMENT

Proposed

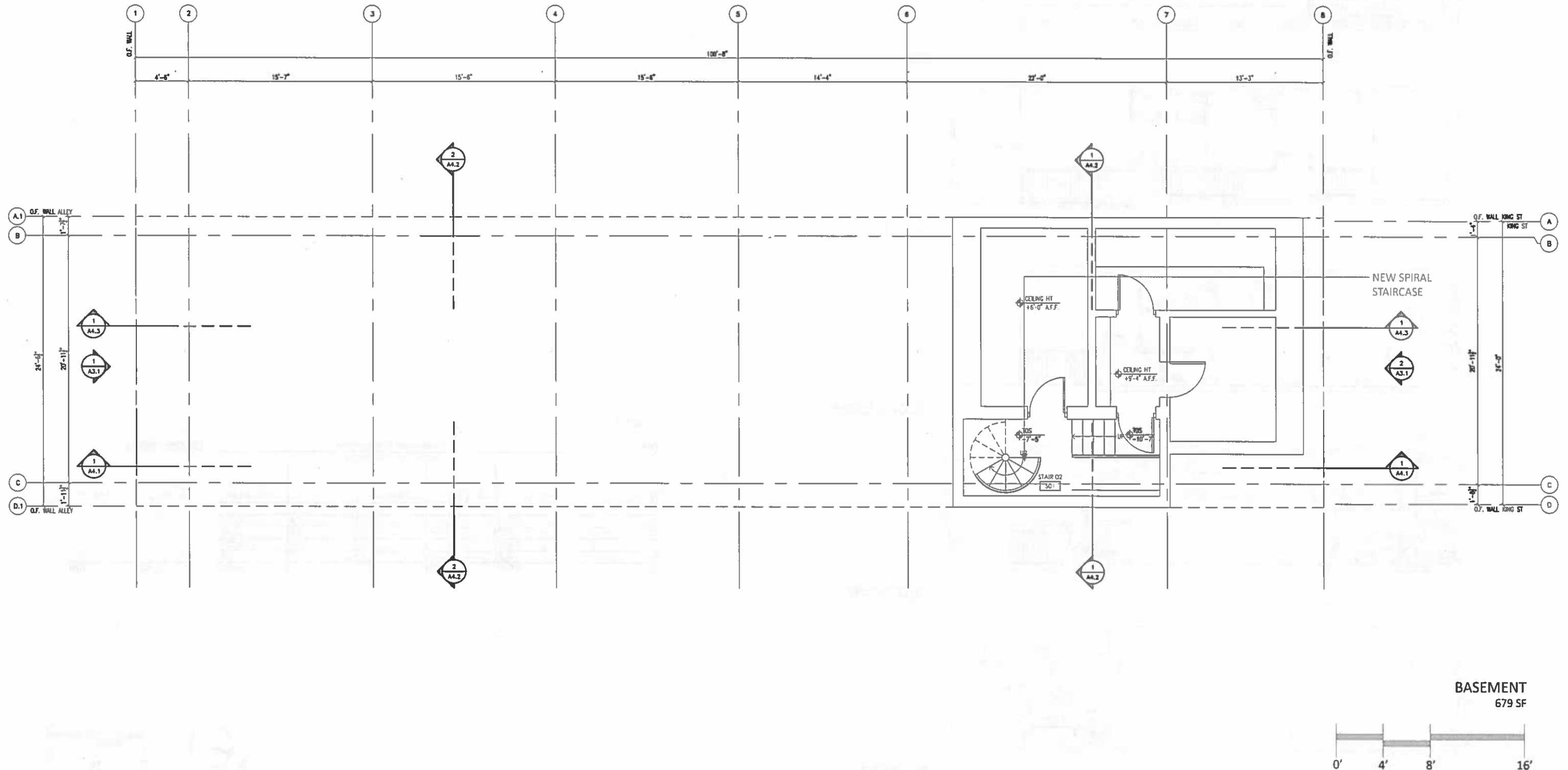
FAR

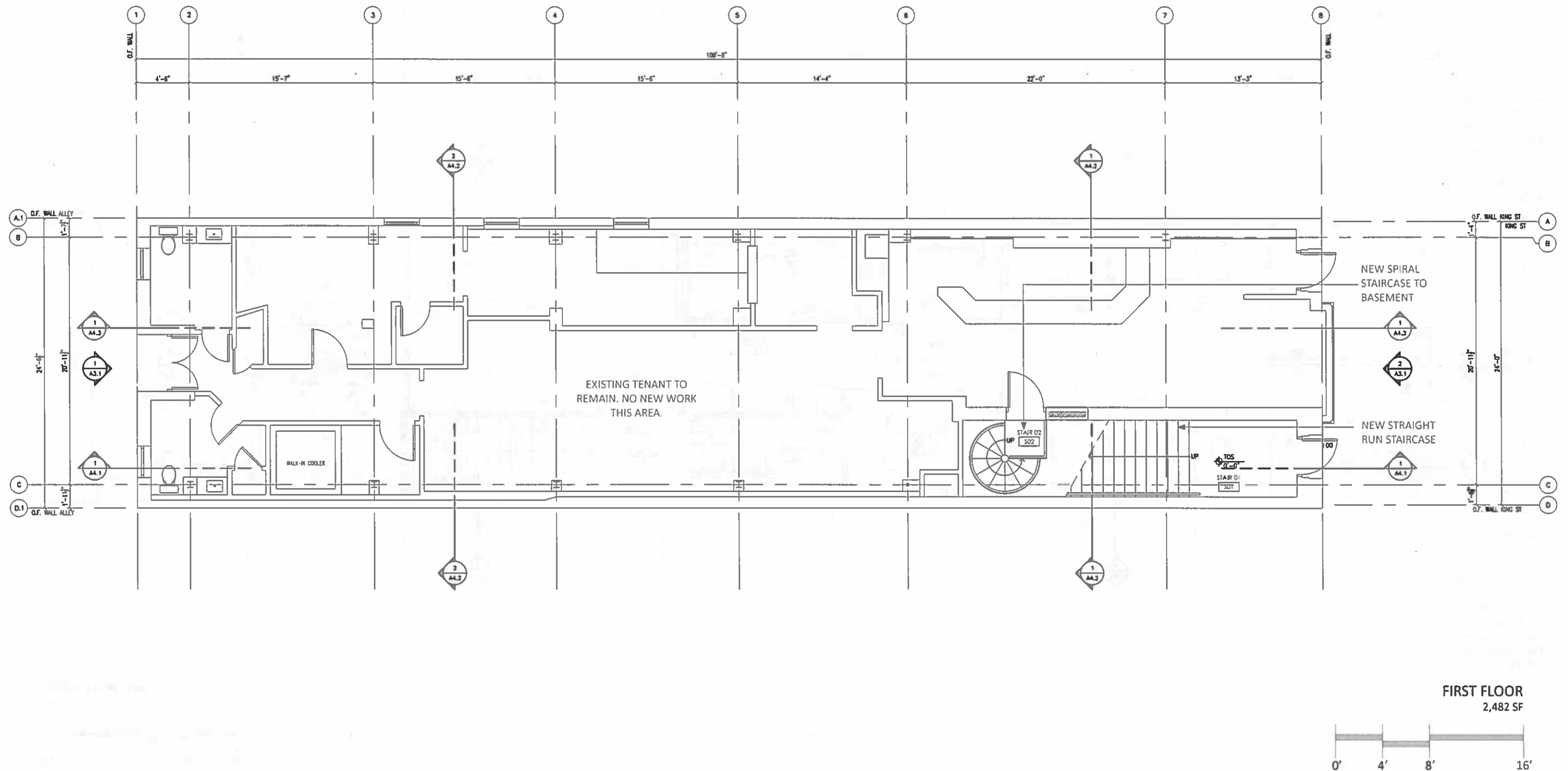
Floor	Preliminary Calculations				Gross Area Towards FAR
	Gross Area	Allowable Exclusions			
		Basement	Stairways		
3	2,334		408	14	1,912
2	2,472		209	14	2,249
1	2,482		149	14	2,319
B	679	679	0	0	0
Total	7,967	679	766	42	6,480

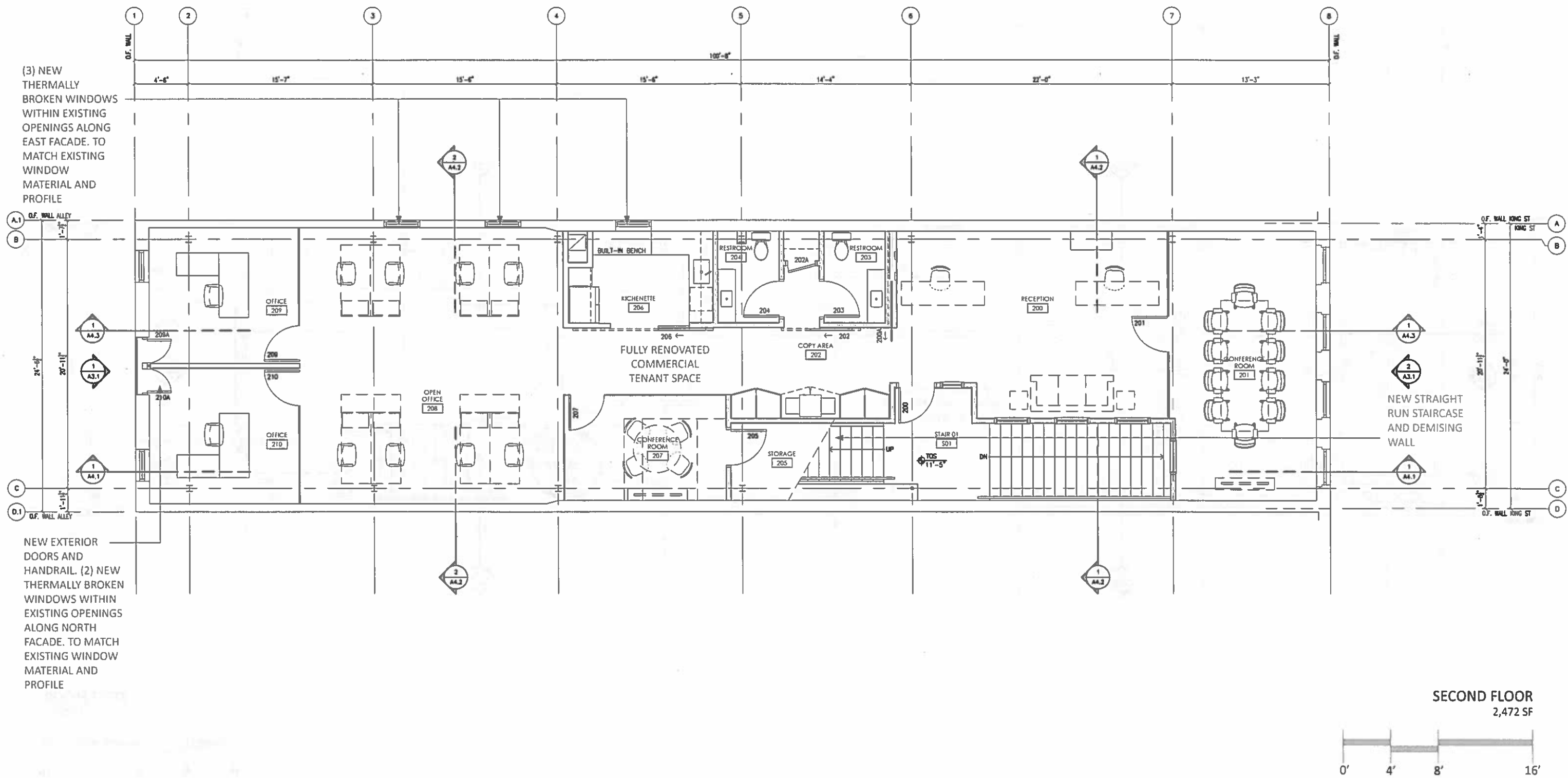
FAR Calculations

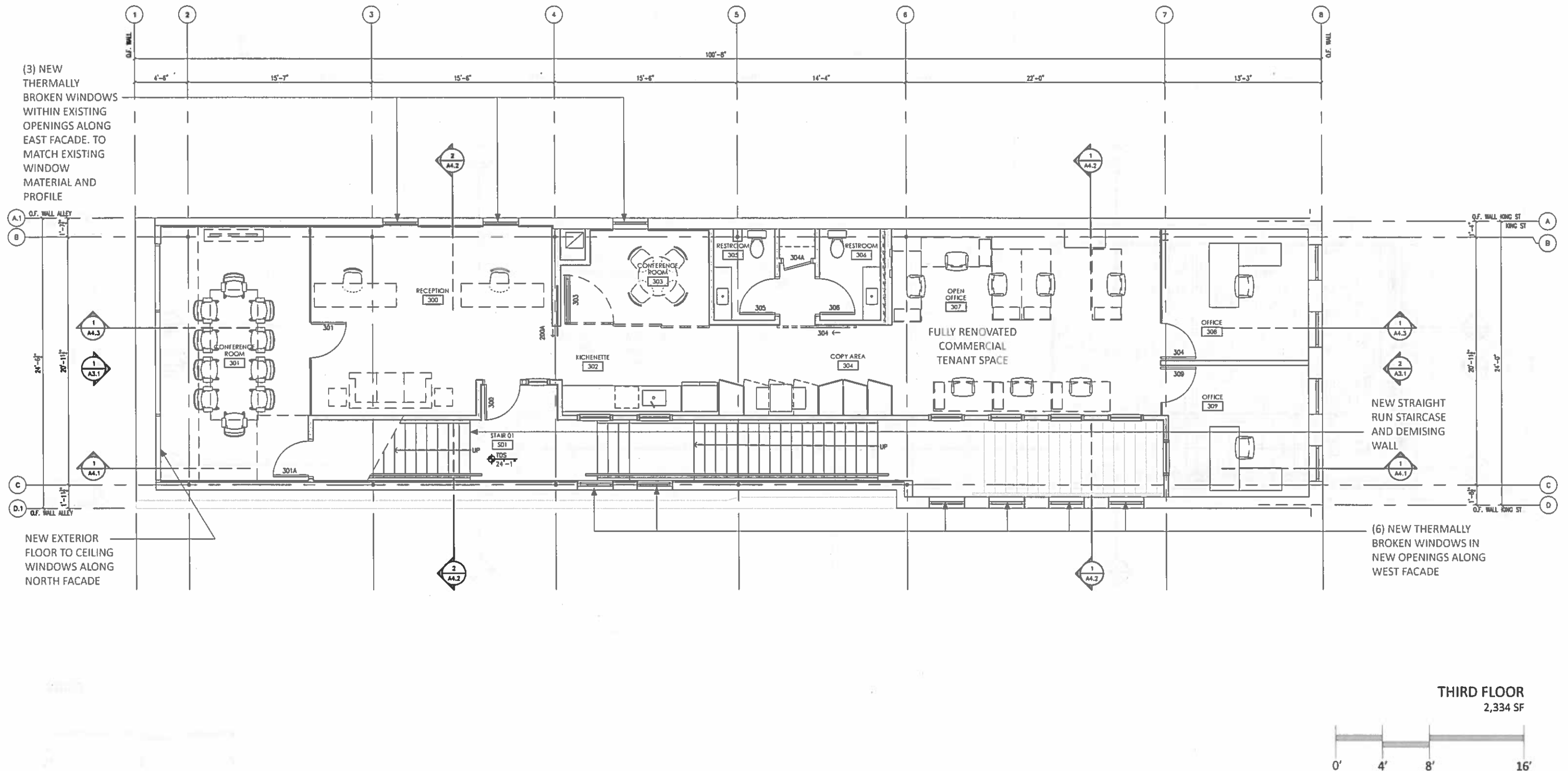
Lot Area	FAR
2,400	2.70

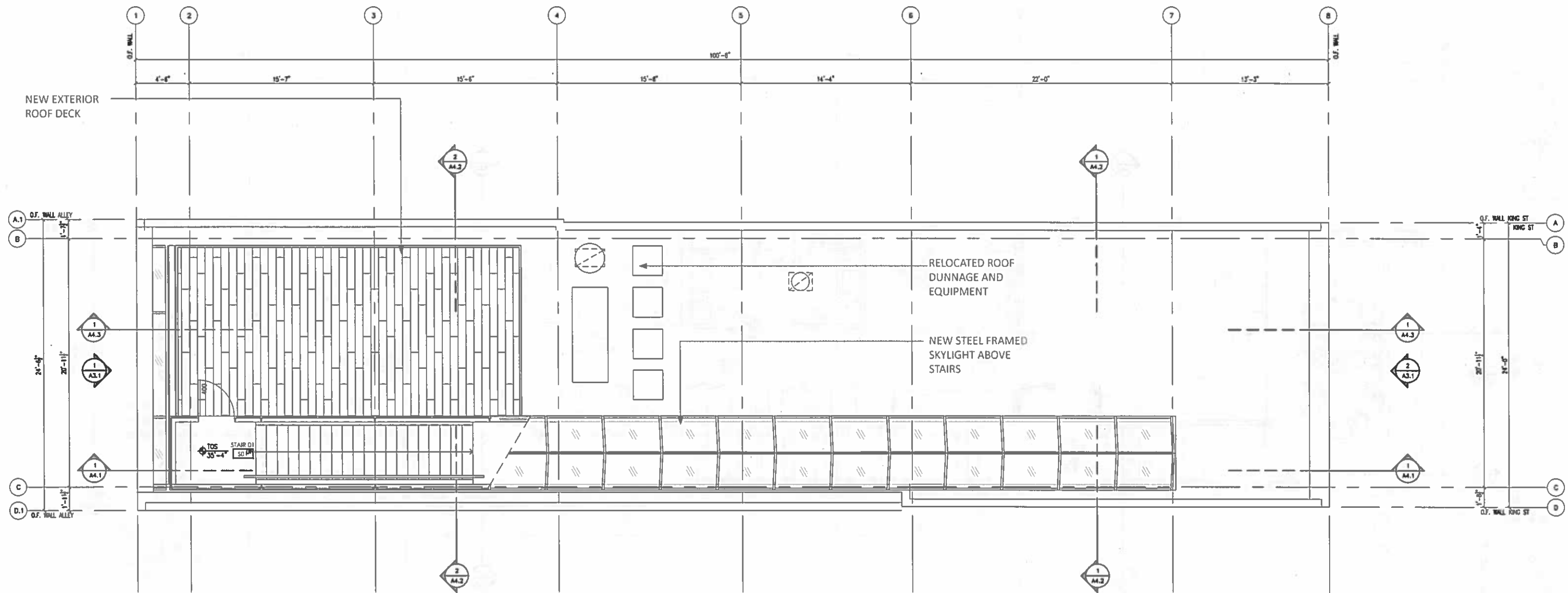






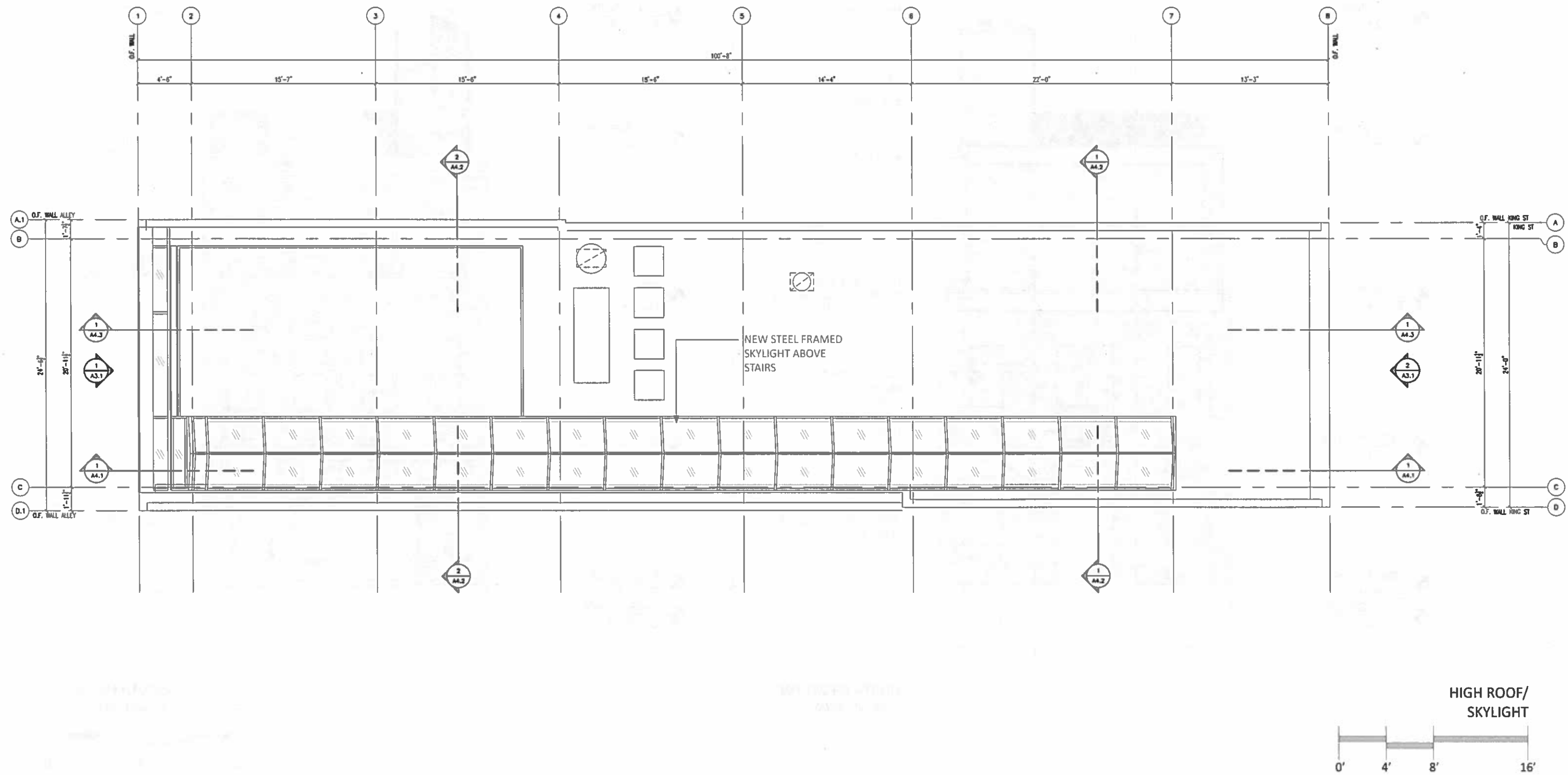


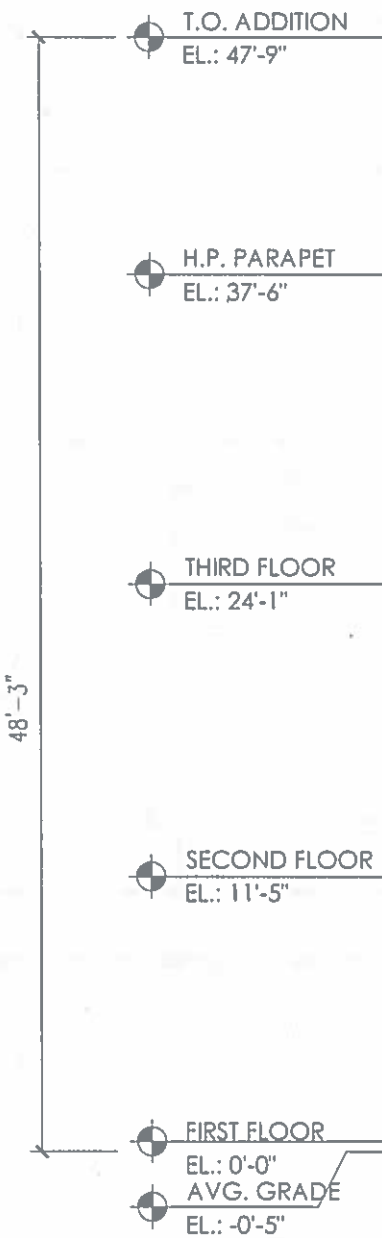
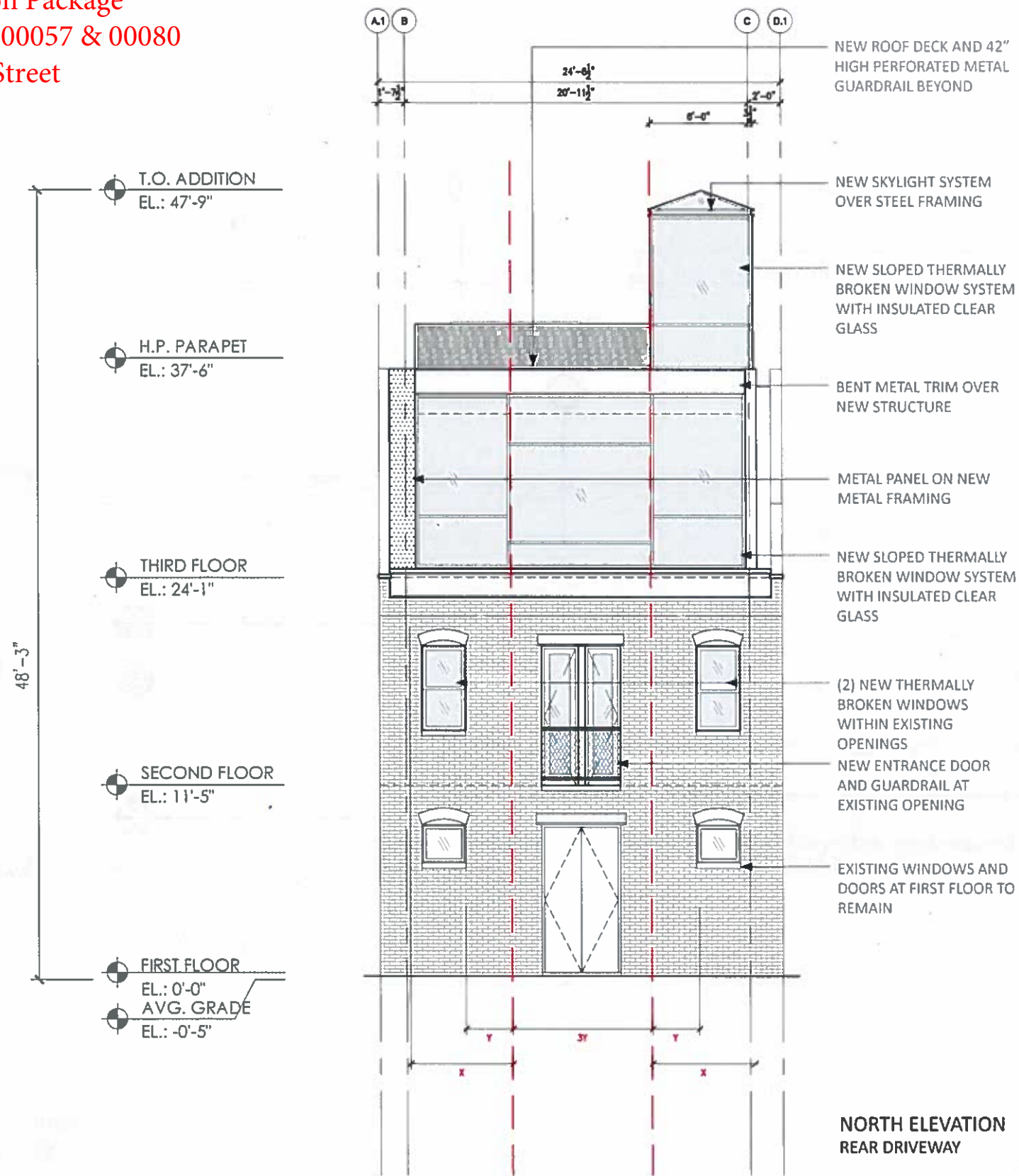


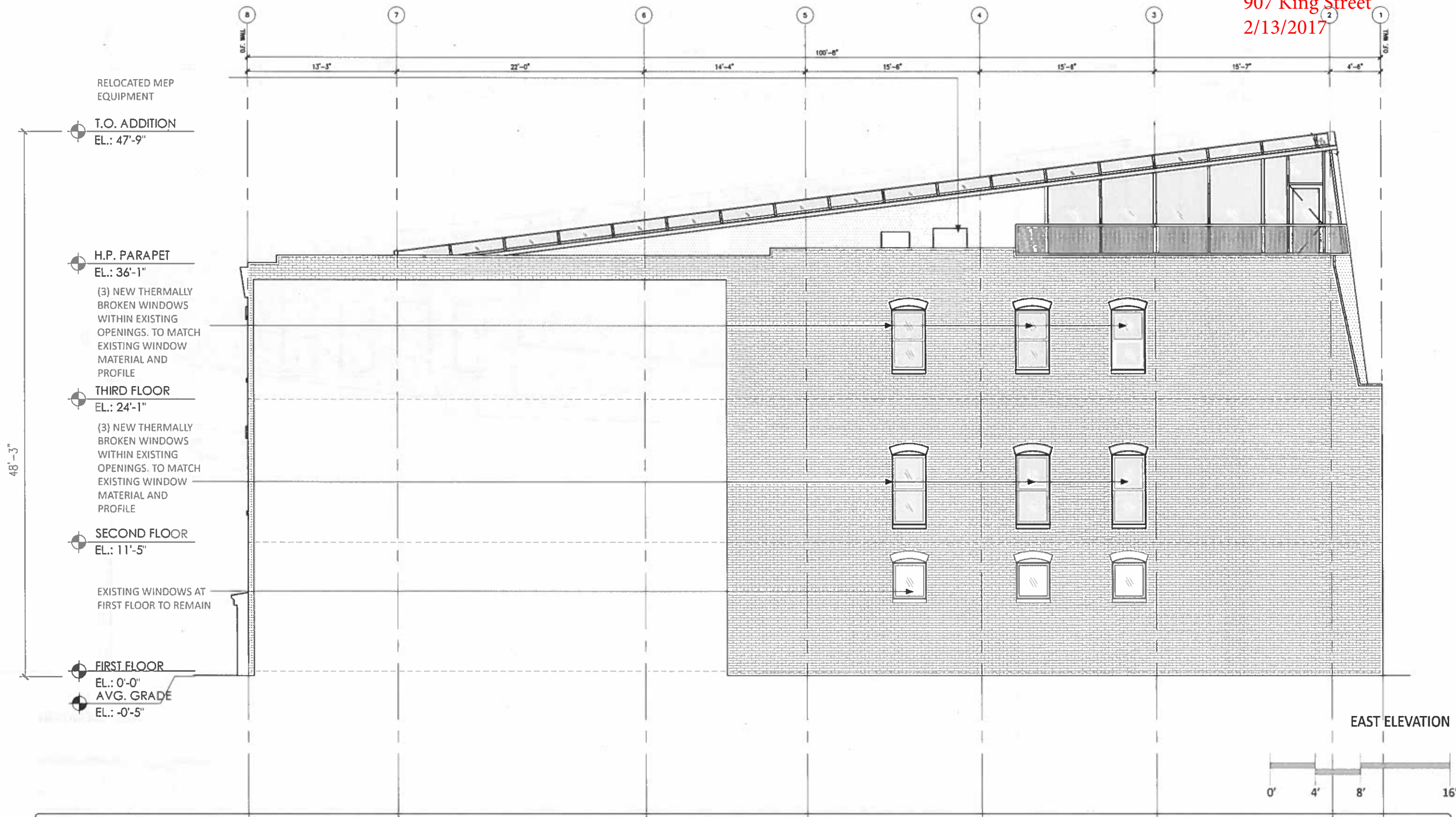


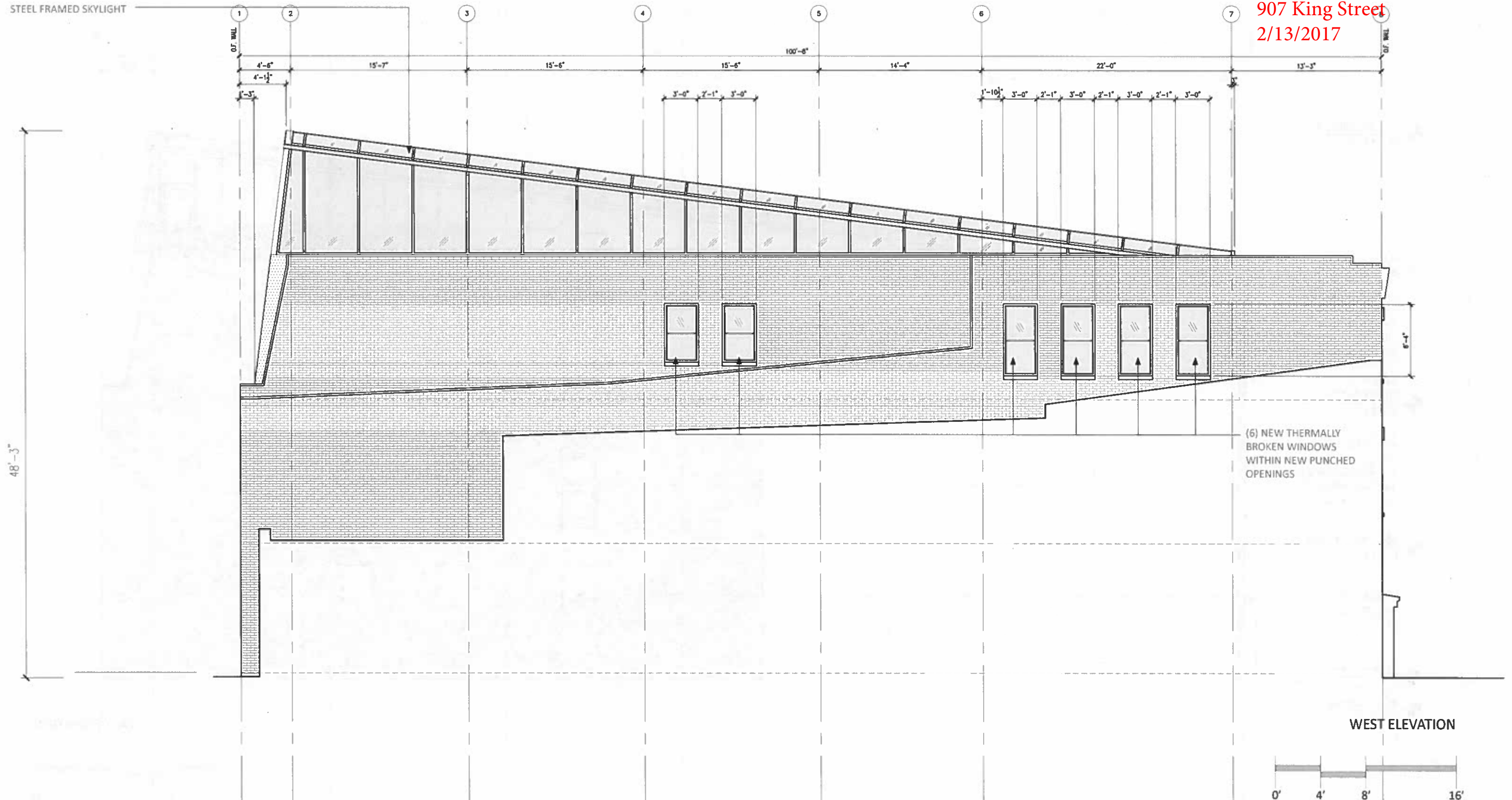
ROOF





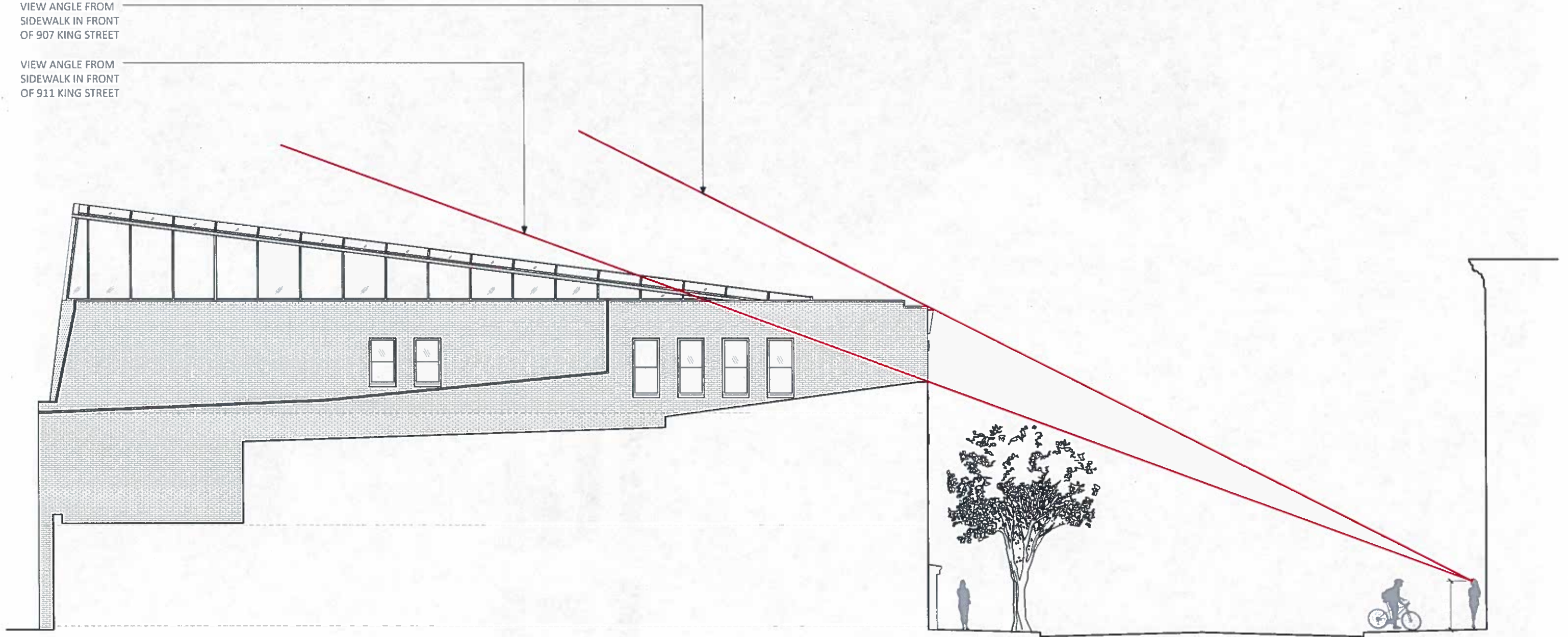






VIEW ANGLE FROM
SIDEWALK IN FRONT
OF 907 KING STREET

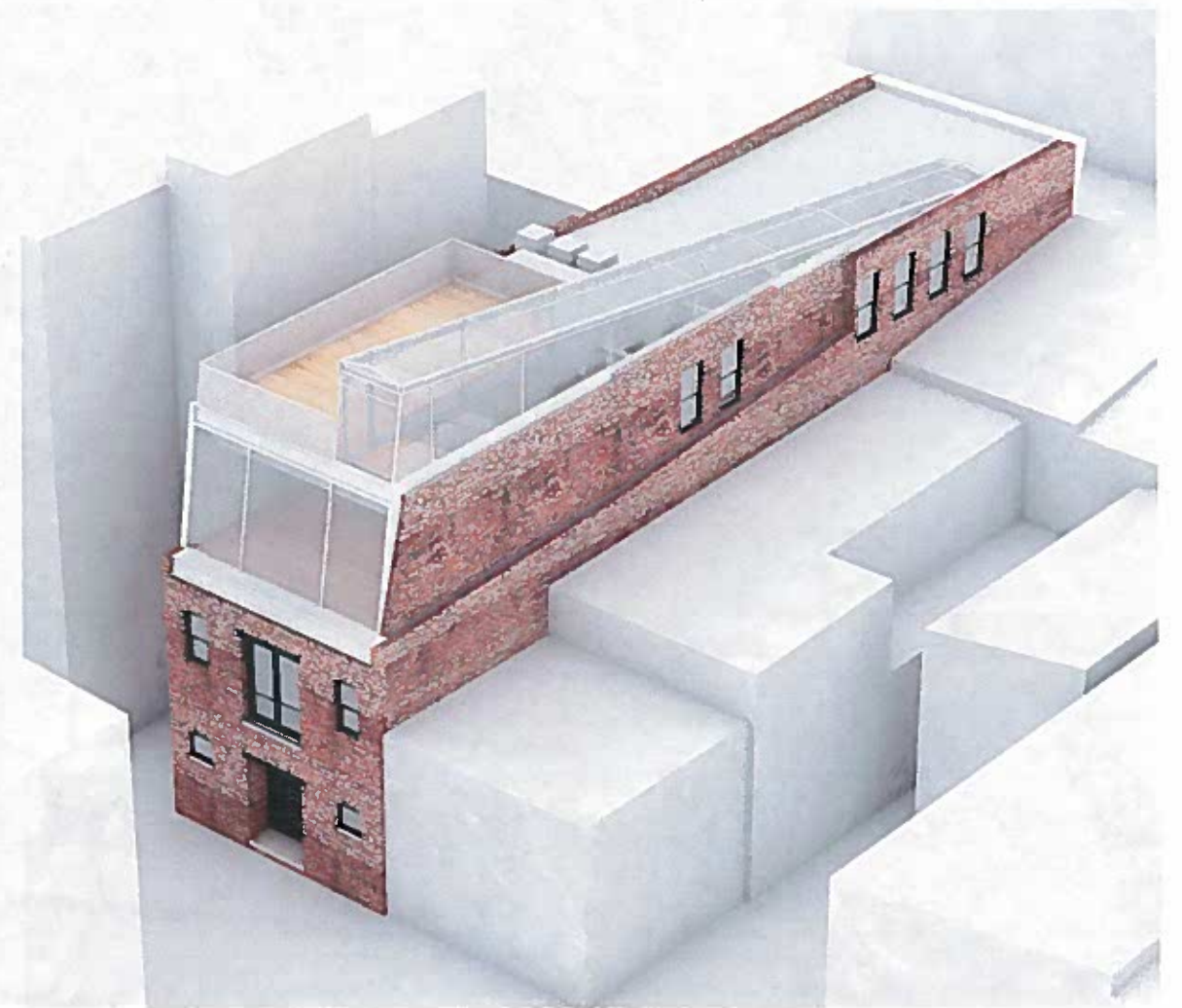
VIEW ANGLE FROM
SIDEWALK IN FRONT
OF 911 KING STREET



Application Package
BAR2017-00057 & 00080
907 King Street
2/13/2017



Application Package
BAR2017-00057 & 00080
907 King Street
2/13/2017

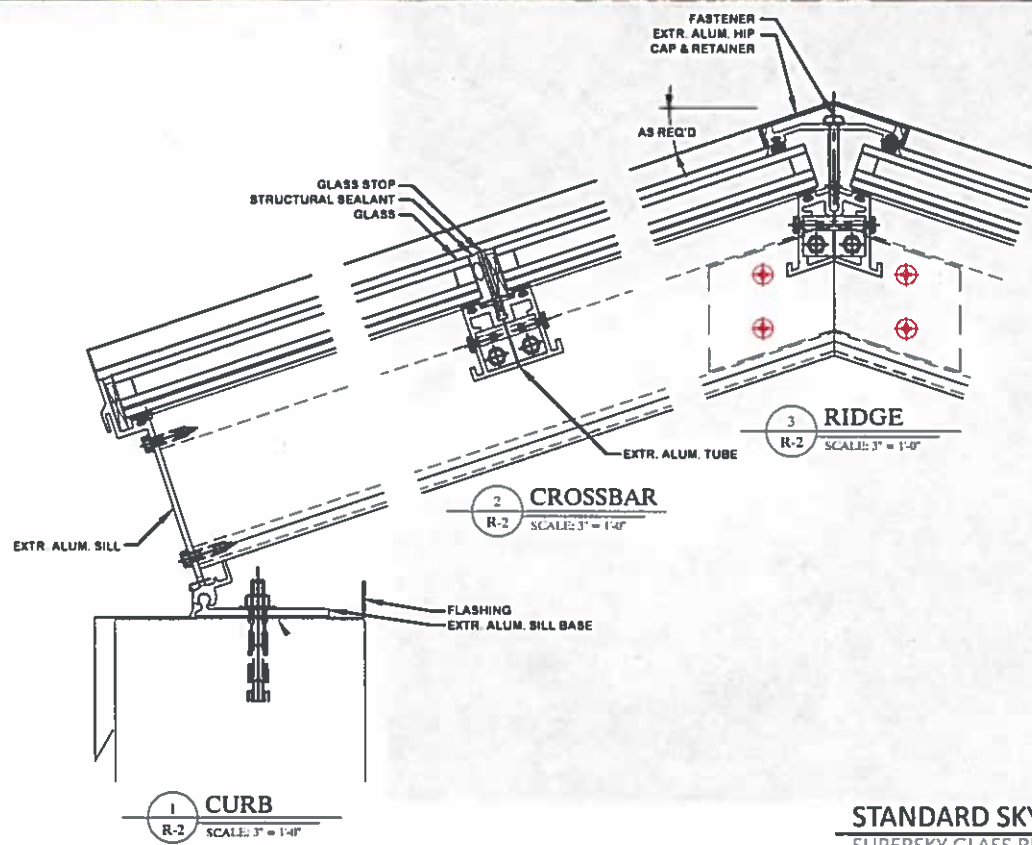




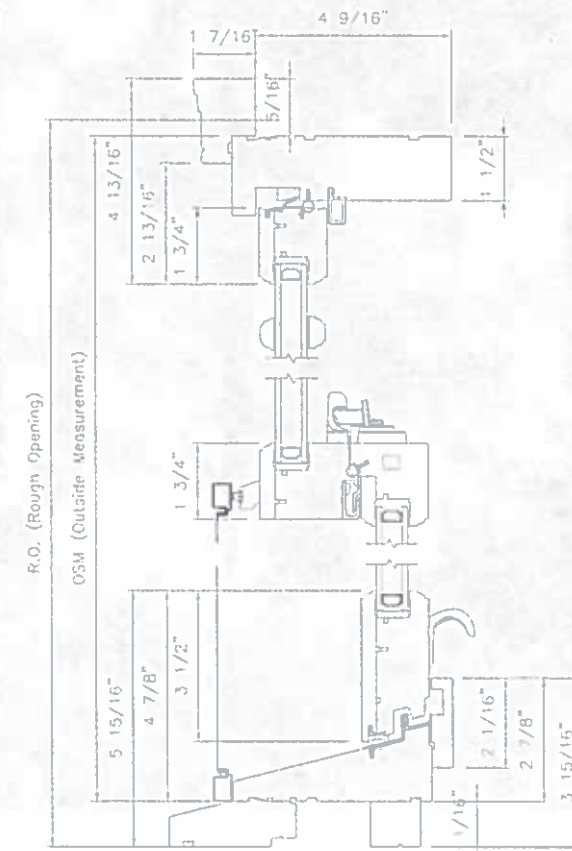
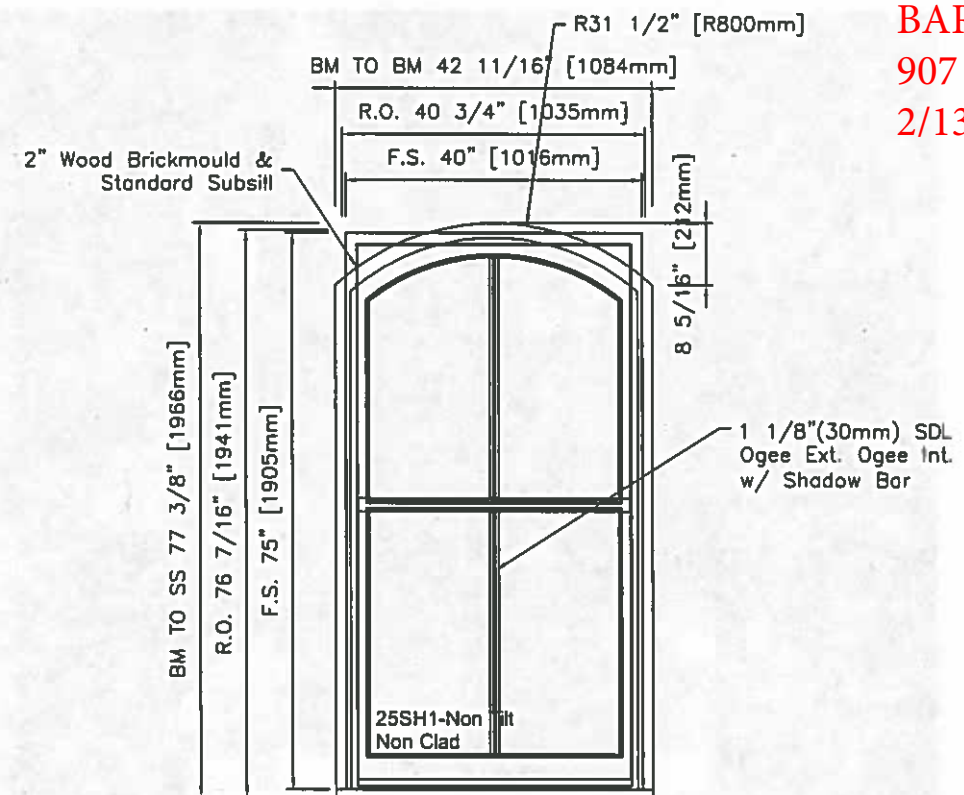








STANDARD SKYLIGHT DETAIL
 SUPERSKY GLASS RIDGE SKYLIGHT



STANDARD WINDOW DETAIL
 LOEWEN WOOD HUNG WINDOW