

Docket Items #10 & #11  
BAR CASE # 2017-0098 & 0103

BAR Meeting  
April 19, 2017

**ISSUE:** Permit to Demolish/Capsulate for partial demolition and Certificate of Appropriateness for alterations

**APPLICANT:** Asana Partners

**LOCATION:** 1100 King Street

**ZONE:** KR/ King Street Retail

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### **STAFF RECOMMENDATION**

Staff recommends approval of the Permit to Demolish/Capsulate and the Certificate of Appropriateness with the condition that final approval of the rooftop mechanical equipment screening material and color be approved by staff during 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](mailto:preservation@alexandriava.gov) for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR2017-00098 & 00103



**Note:** *Staff coupled the applications for a Permit to Demolish (BAR #2017-0098) and Certificate of Appropriateness (BAR #2017-0103) for clarity and brevity. The Permit to Demolish requires a roll call vote.*

## **I. ISSUE**

The applicant is requesting approval to demolish portions of the east elevation of the commercial building at 1100 King Street in order to create two new storefront windows and a door. Other repairs and alterations are also proposed for the front façade as part of the building's overall renovation.

### **Demolition**

Two sections at the north end of the east wall at the southwest corner of South Henry Street and King Street, measuring approximately 129 square feet and 136 square feet respectively and including a total of five small original transom height windows, will be demolished to accommodate two new storefront windows. Further south on the east elevation a smaller section of wall (approximately 46 square feet) will be removed for a single entry door.

### **Alterations**

On the front façade, the applicant proposes to demolish the existing glass and aluminum storefront windows (which do not have the original thin metal mullions) and install a new bay window storefront system constructed of the same materials in the same location. The new storefront bay windows will be similar in design to the existing storefront windows, and the existing fluted eyebrow band and cornice, as well as the art glass transom windows, will be retained and repaired, as necessary. A new ceramic tile bulkhead will be installed at the base of the windows to replace the existing painted quarry tile and a pedestal post with a push button door opener will be installed to comply with the accessibility code. The existing painted quarry tile veneer flanking the storefront window will be removed and the original brick below will be exposed.

On the east elevation, the applicant intends to install two flush aluminum storefront windows in the same style as the new projecting storefront system on King Street. Like the King Street windows, they will have a fluted aluminum header and multilight transom windows above. The single door will have a sidelight and also be topped by a metal cornice and transom lights. Two gooseneck lights will be installed on the east elevation, one located over the new door and the other installed between the two new storefront windows, where a sign will likely be installed in the future.

The rooftop mechanical units will be relocated to the southwest corner of the roof where they will be screened by a new 10' by 31' by 6' tall screen.

## **II. HISTORY**

The two-story brick commercial building at 1100 King Street was constructed prior to 1877, when it first appears on the Hopkins insurance map. Originally used as a residence, by 1921 the building had been converted to a hardware store. Sometime between 1931 and 1941, according to the Sanborn insurance maps, the building was roughly doubled in size with a two story rear

addition. The front section on King Street has Italianate Victorian detailing with a deeply corbeled brick cornice and cast iron lintels over the windows. It is likely that the storefront bay window system was added in the early-20<sup>th</sup> century, around the time the first floor was converted to a hardware store.

On April 7, 2004, BAR approved a Permit to Demolish/Capsulate and Certificate of Appropriateness for a two-story, red brick rear addition with three surface parking spaces on the open first floor and office or residential space above (BAR 2004-0014 & 0015).

Within the past year, the northeast corner of the building has sustained damage from two separate vehicular accidents, requiring emergency repairs to the masonry and storefront windows. BAR staff has approved the selective repointing of the building and has been working with a mason on the appropriate mortar mix and mortar profile (BAR 2017-0060).

### III. ANALYSIS

#### Permit to Demolish

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

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



In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The relatively small sections of wall where the demolition is proposed are on a secondary elevation constructed of common brick which has been altered in the past, as evidenced by inconsistent brick work in these areas. While the two new storefront windows and entry door remove a total of five small windows that align with the second floor windows above and may be early 20<sup>th</sup> century openings dating to the commercial conversion of the original residential structure, they are minor architectural features on a secondary façade. They are not character-defining features on this Italianate style building, are not of uncommon design or historic merit, and do not compromise the integrity of the building as a whole. Staff recommends approval of the Permit to Demolish/Capsulate as submitted.

*Certificate of Appropriateness for Alterations*

Staff commends the applicant for undertaking the wholesale rehabilitation of this commercial building on such a prominent and highly visible corner in Old Town. For years this building has been underutilized and not well maintained and staff looks forward to the completion of this project. The evolution of this building from a residential property to a commercial property in the early-20<sup>th</sup> century was a common occurrence in Old Town as the commercial core extended west. As a result, while the upper floors of the building likely contain original, or at least early, windows and trim, the first floor has been modified over time to reflect the building's commercial use. Staff has no objection to the new aluminum and glass storefront windows on this building, as the existing windows are not original and are in poor condition. The original bay window system likely had thin bronze mullions that are no longer available, so these aluminum mullions are an equivalent contemporary substitute.

With respect to the addition of storefront windows on a secondary elevation, staff supports the design and materiality of the new windows. They match many of the materials and details of the front façade but are simplified to reflect the secondary architectural detailing of the east façade. There is ample historic precedent for storefront windows on secondary elevations of corner buildings throughout the historic district, as shown in the precedent images included with the application. These windows modestly and appropriately reflect the continuing evolution of the commercial use of this building.

Staff also supports the installation of the entrance door to the second floor on the south end of the North Henry Street elevation, and supports the decorative header and transom design that reflects the storefront windows to the north. Staff has no objection to the proposed installation of two gooseneck style light fixtures on the North Henry Street elevation to illuminate for future tenant signage.

Finally, staff supports location of the mechanical equipment to a less visible location. Although neither the equipment nor the screening should be visible to a pedestrian on Patrick Street (see Sheet A3.01), staff nevertheless suggests that it be painted a light, neutral grey color to blend with the sky with the final approval of the screening material and color to be approved by staff during building permit review.

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

**STAFF**

Stephanie Sample, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

**IV. CITY DEPARTMENT COMMENTS**

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

**Zoning**

- F-1 Drawings are not scale, but contains dimensions.
- F-2 There have been no variances or special exceptions previously granted for the subject property.
- F-3 No signage is being proposed.
- C-1 The applicant proposed to retain existing retail use on the ground floor and replace the existing residential use on the upper floor with professional office. Propose uses comply with zoning.
- C-2 Proposed scope of work complies with zoning.
- ~~C-3 Applicant needs to submit FAR calculation form.~~
- C-3 The applicant would need to provide a survey plat confirming building footprint or any existing encroachment. Zoning will require a survey plat when construction drawings are submitted for building permits.

**Code Administration**

No comments received.

**Transportation and Environmental Services**

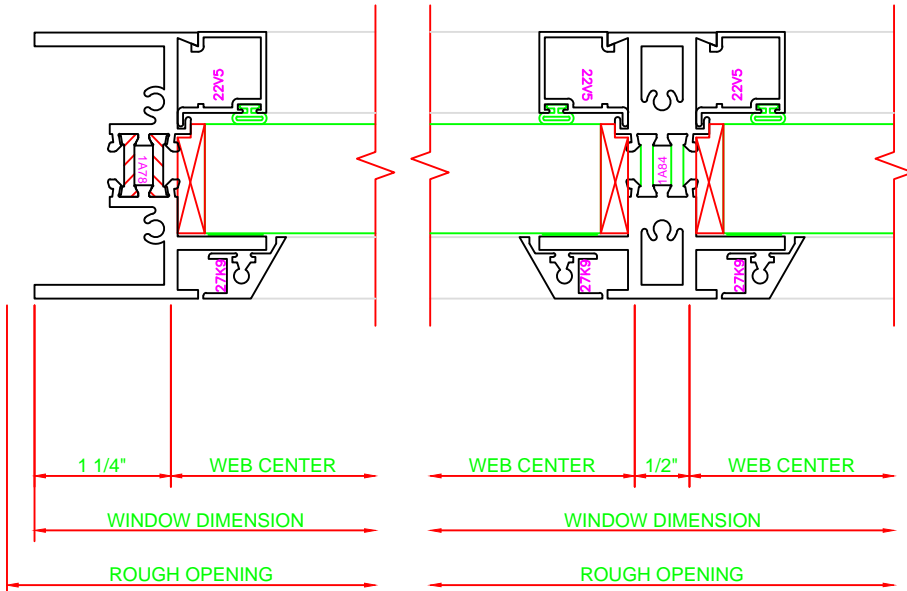
- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any 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 Previously reviewed under [BAR2002-0009, BAR2003-00211, BAR2004-00014, BAR2004-00015, BAR2016-00407, BAR2017-00060] (T&ES)

- F-2 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-3 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)

## V. ATTACHMENTS

*1 – Supplemental Materials*

*2 – Application for BAR 2017-0098 and BAR 2017-0103*



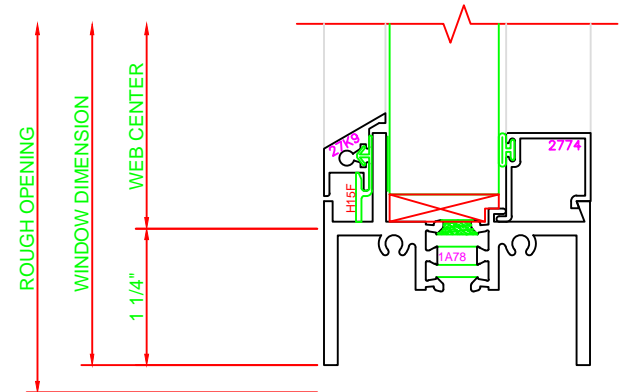
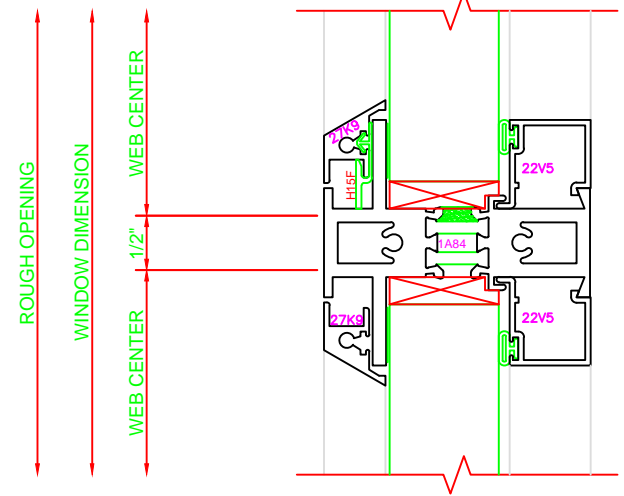
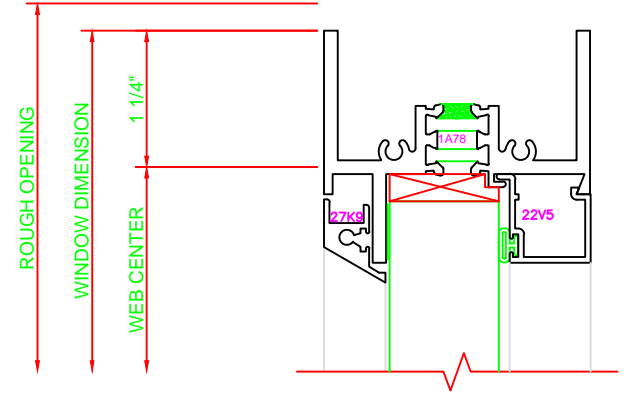
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701	MUNTIN
	550G FIXED

100	HEAD
	550G FIXED

700	MUNTIN
	550G FIXED

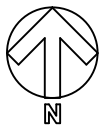
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1100 KING STREET, ALEXANDRIA, VA  
BOARD OF ARCHITECTURAL REVIEW SUBMITTAL PACKAGE  
SUBMITTED: MARCH 20TH, 2017

Application Package  
BAR2017-00098/00103  
1100 King Street  
3/17/2017



SHEET NUMBER  <b>A0.01</b>	PROJECT NUMBER  17_001	PROJECT TITLE  1100 KING STREET - B.A.R. SUBMITTAL
	DATE  03-20-17	SHEET TITLE  LOCATION PLAN
<u>ALEXANDRIA OFFICE</u> 911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305		





1 PHOTO OF EXISTING — NORTH  
N.T.S.



2 PHOTO OF EXISTING — EAST  
N.T.S.



3 PHOTO OF EXISTING — WEST  
N.T.S.



4 PHOTO OF EXISTING — SOUTH  
N.T.S.

Application Package  
BAR2017-00098/00103  
1100 King Street  
3/17/2017

BA  
BECKMANN ARCHITECTS

PROJECT TITLE  
1100 KING STREET - B.A.R. SUBMITTAL

PROJECT NUMBER  
17\_001

SHEET NUMBER

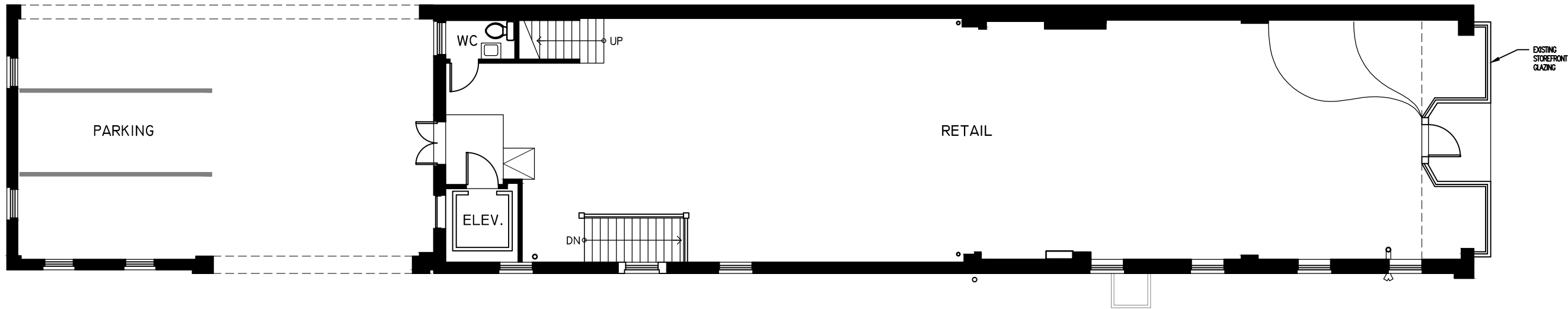
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SHEET TITLE  
EXISTING CONDITIONS PHOTOGRAPHS

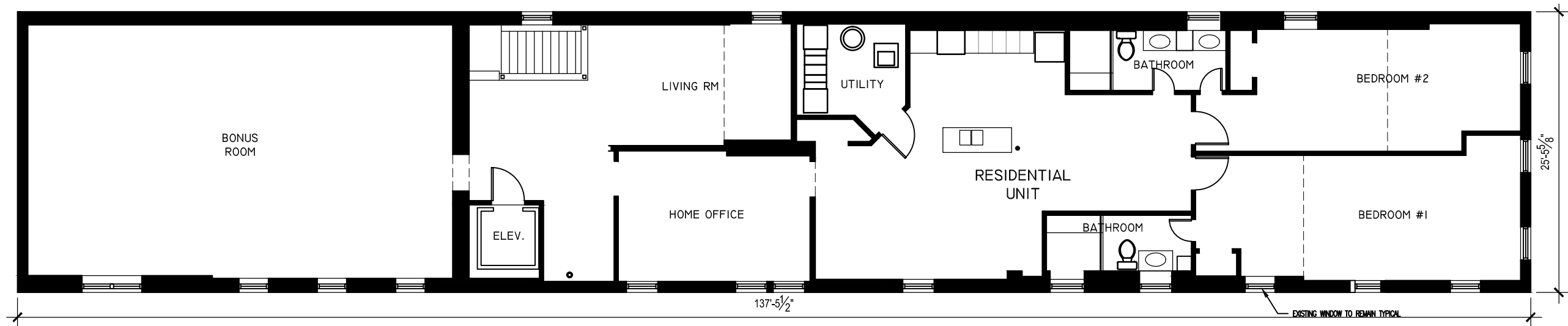
DATE  
03-20-17

ALEXANDRIA OFFICE  
911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305

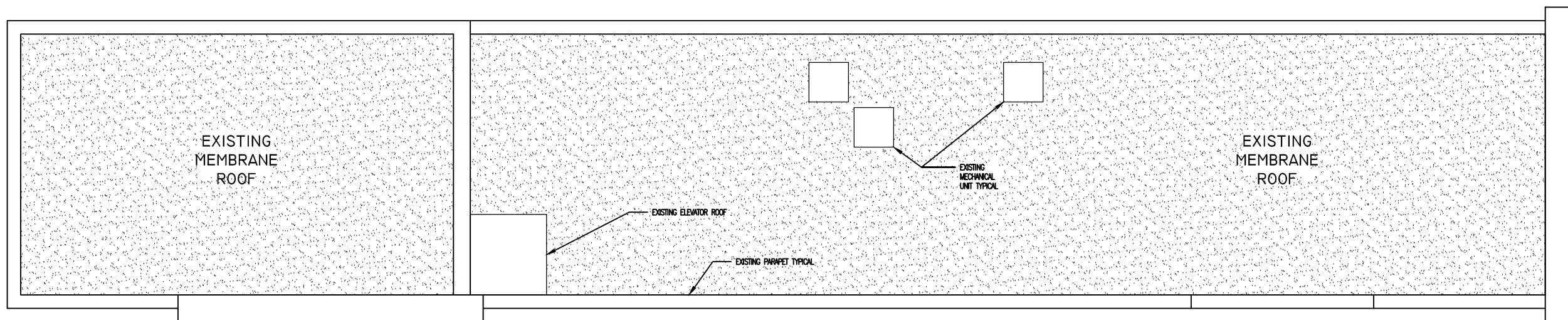




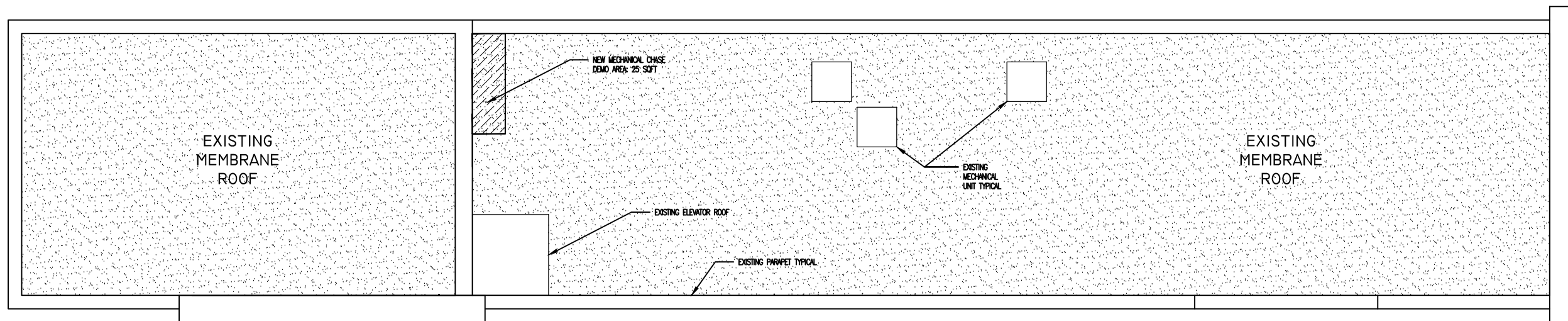
1 1ST FLOOR PLAN — EXISTING  
SCALE: 3/32" = 1'-0"



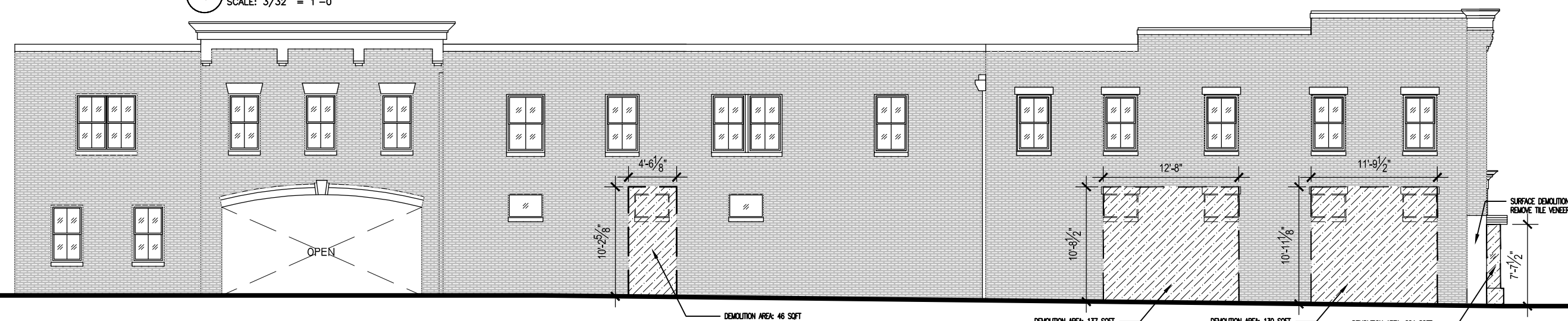
2 2ND FLOOR PLAN — EXISTING  
SCALE: 3/32" = 1'-0"



3 ROOF PLAN — EXISTING  
SCALE: 3/32" = 1'-0"

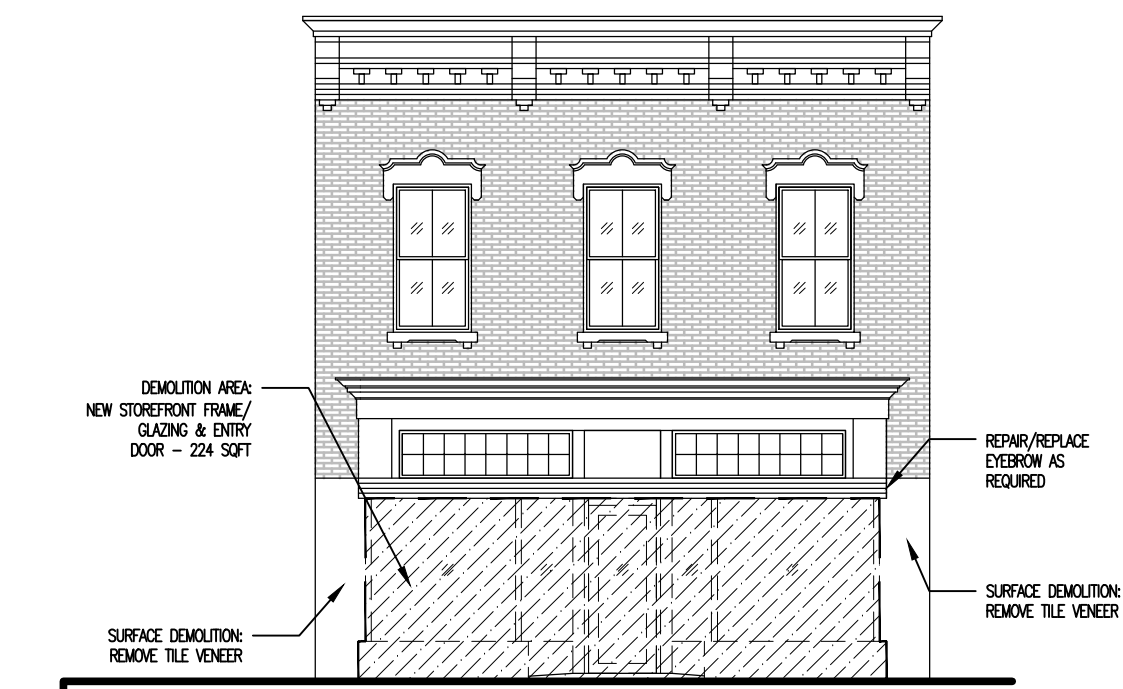


1 ROOF PLAN— DEMOLITION AREAS  
SCALE: 3/32" = 1'-0"



2 EAST ELEVATION — DEMOLITION AREAS  
SCALE: 3/32" = 1'-0"

TOTAL DEMOLITION AREA:	
ROOF	= 25
EAST ELEVATION	= 313
SOUTH ELEVATION	= 0
WEST ELEVATION	= 0
NORTH ELEVATION	= 224
<b>TOTAL DEMOLITION</b>	<b>= 562 SQFT</b>



3 NORTH ELEVATION — DEMOLITION AREAS  
SCALE: 1/8" = 1'-0"

Application Package  
BAR2017-00098/00103  
1100 King Street  
3/17/2017

**BA**  
BECKMANN ARCHITECTS

PROJECT TITLE  
1100 KING STREET - B.A.R. SUBMITTAL

PROJECT NUMBER  
17\_001

SHEET NUMBER

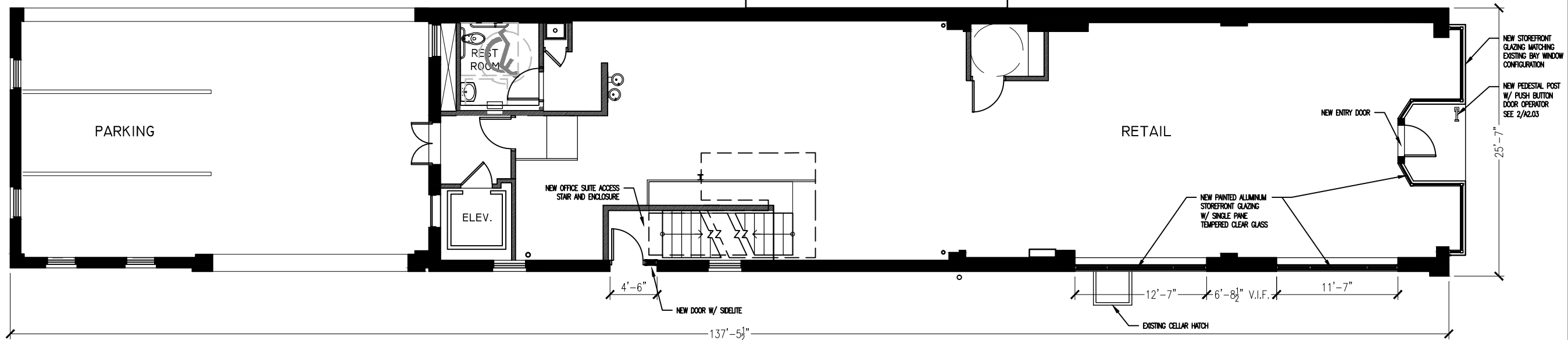
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SHEET TITLE  
ELEVATIONS - DEMOLITION

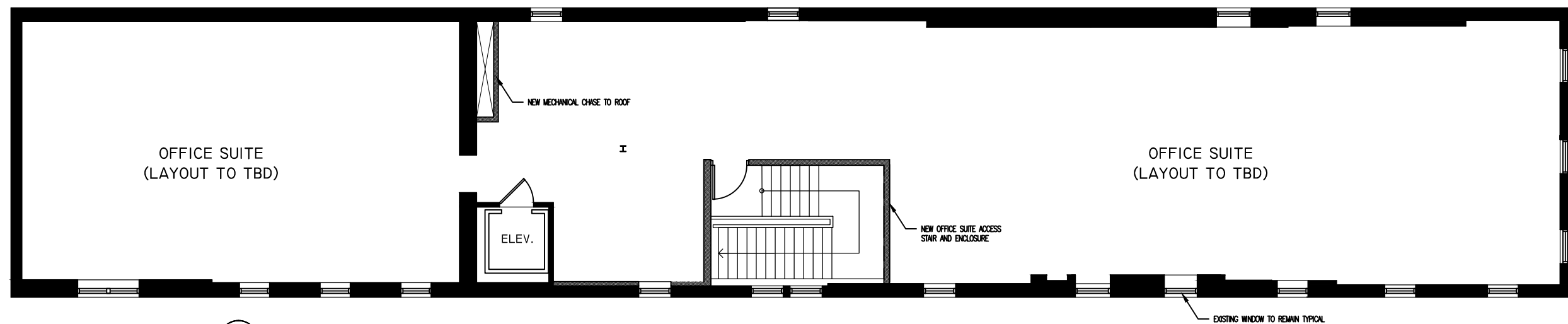
DATE  
03-20-17

ALEXANDRIA OFFICE  
911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305

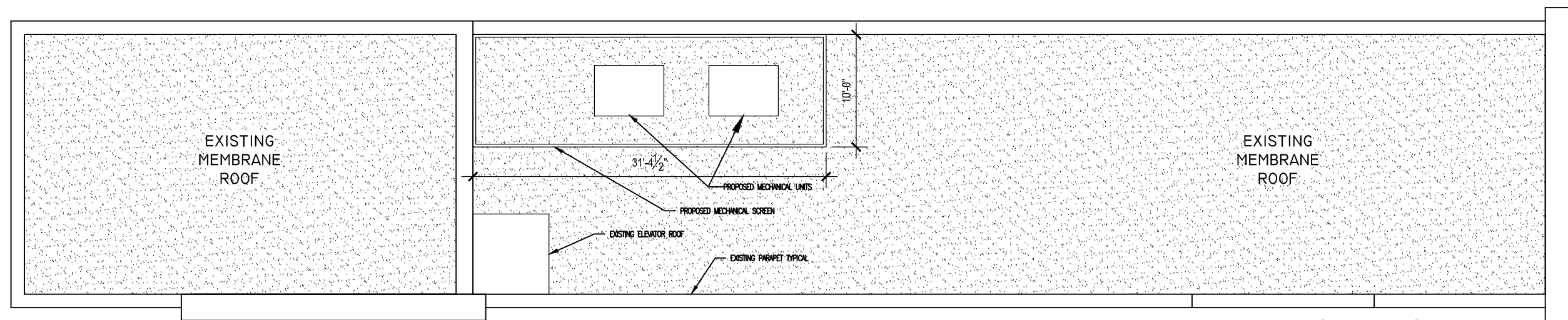




1 1ST FLOOR PLAN — PROPOSED  
SCALE: 3/32" = 1'-0"



2 2ND FLOOR PLAN — PROPOSED  
SCALE: 3/32" = 1'-0"



3 ROOF PLAN — PROPOSED  
SCALE: 3/32" = 1'-0"

Application Package  
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1100 King Street  
3/17/2017



**BA**  
BECKMANN ARCHITECTS

PROJECT TITLE  
1100 KING STREET - B.A.R. SUBMITTAL

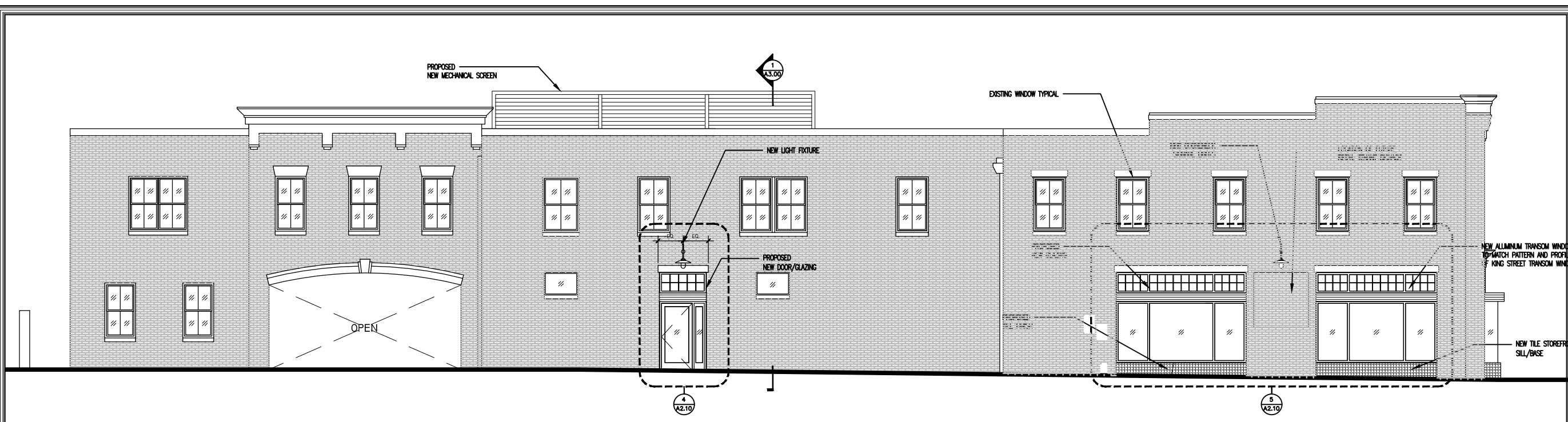
PROJECT NUMBER  
17\_001

SHEET NUMBER  
**A1.10**

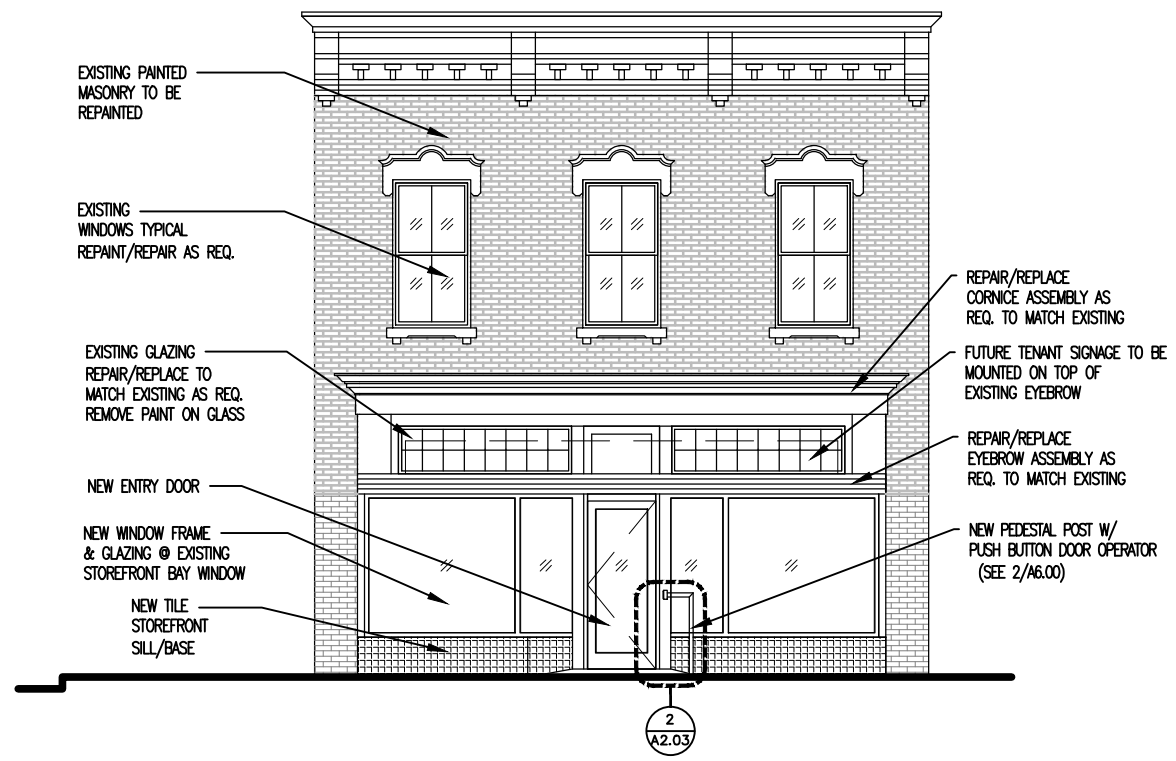
SHEET TITLE  
PROPOSED FLOOR PLANS

DATE  
03-20-17

ALEXANDRIA OFFICE  
911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305



1 EAST ELEVATION – PROPOSED  
SCALE: 3/32" = 1'-0"



2 NORTH ELEVATION – PROPOSED  
SCALE: 1/8" = 1'-0"

PROJECT TITLE  
1100 KING STREET - B.A.R. SUBMITTAL

PROJECT NUMBER  
17\_001

SHEET NUMBER

**A2.01**

SHEET TITLE  
ELEVATIONS - PROPOSED

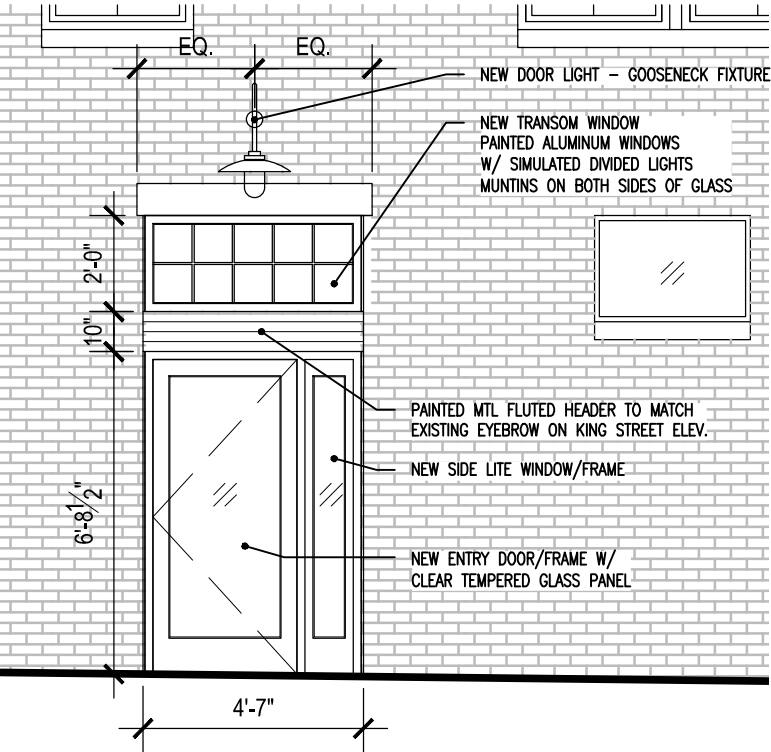
DATE  
03-20-17

ALEXANDRIA OFFICE  
911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305

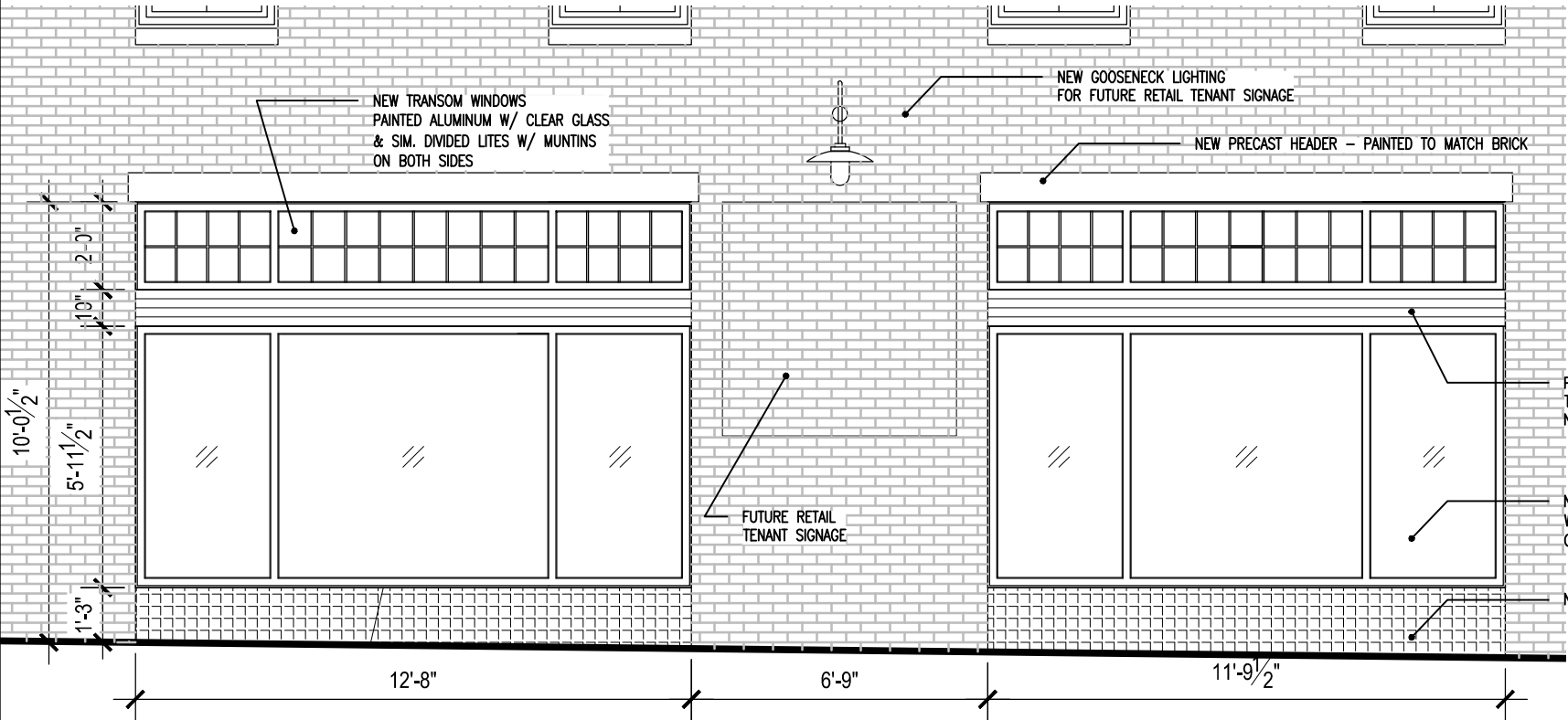
Application Package  
BAR2017-00098/00103  
1100 King Street  
3/17/2017

Application Package  
BAR2017-00098/00103  
1100 King Street  
3/17/2017

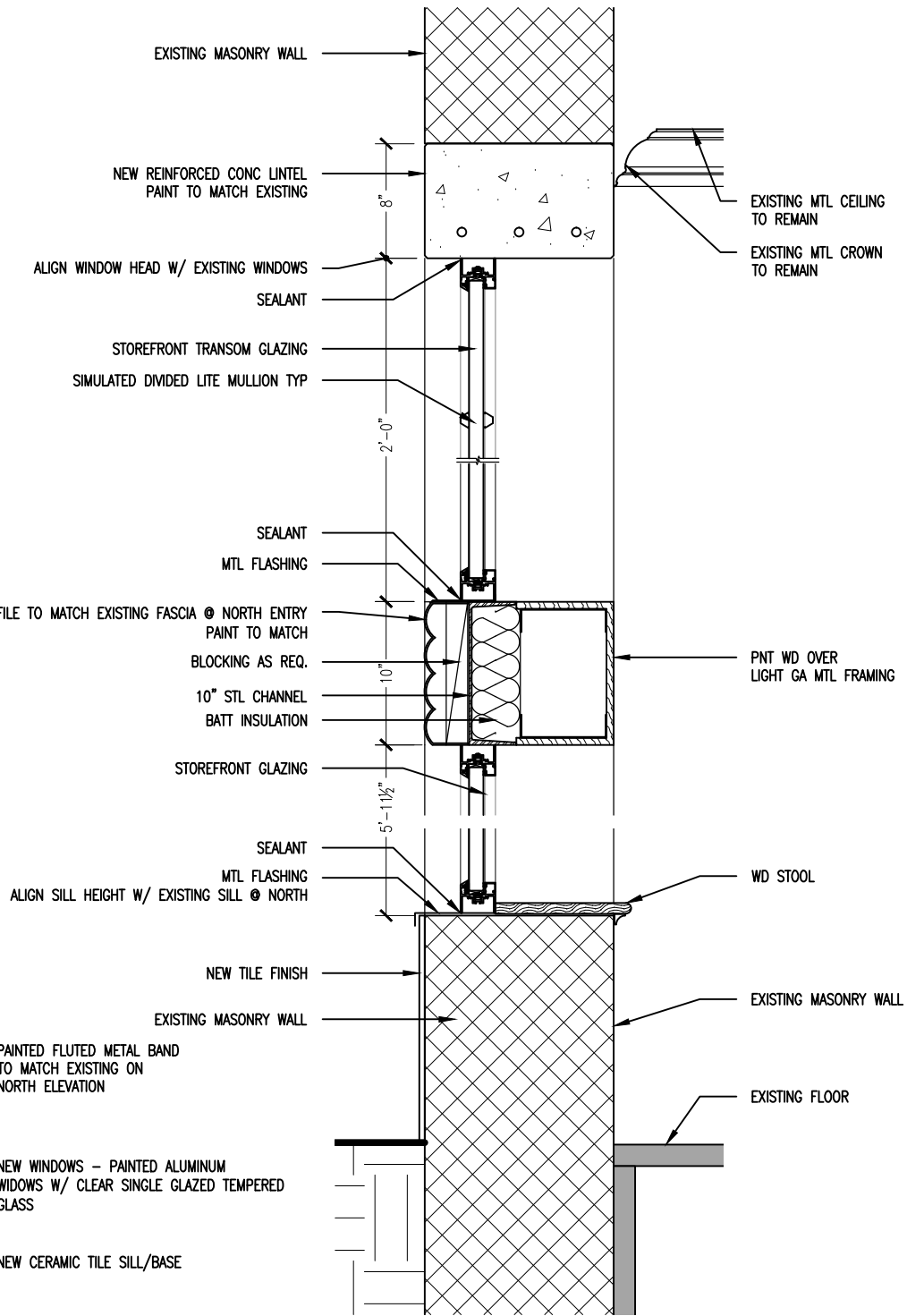
BA  
BECKMANN ARCHITECTS



4 ENLARGED STOREFRONT ELEVATION  
SCALE: 1/4" = 1'-0"



5 ENLARGED STOREFRONT ELEVATION  
SCALE: 1/4" = 1'-0"



1 TYPICAL SECTION DETAIL @ STOREFRONT  
SCALE: 1" = 1'-0"

PROJECT TITLE  
1100 KING STREET - B.A.R. SUBMITTAL

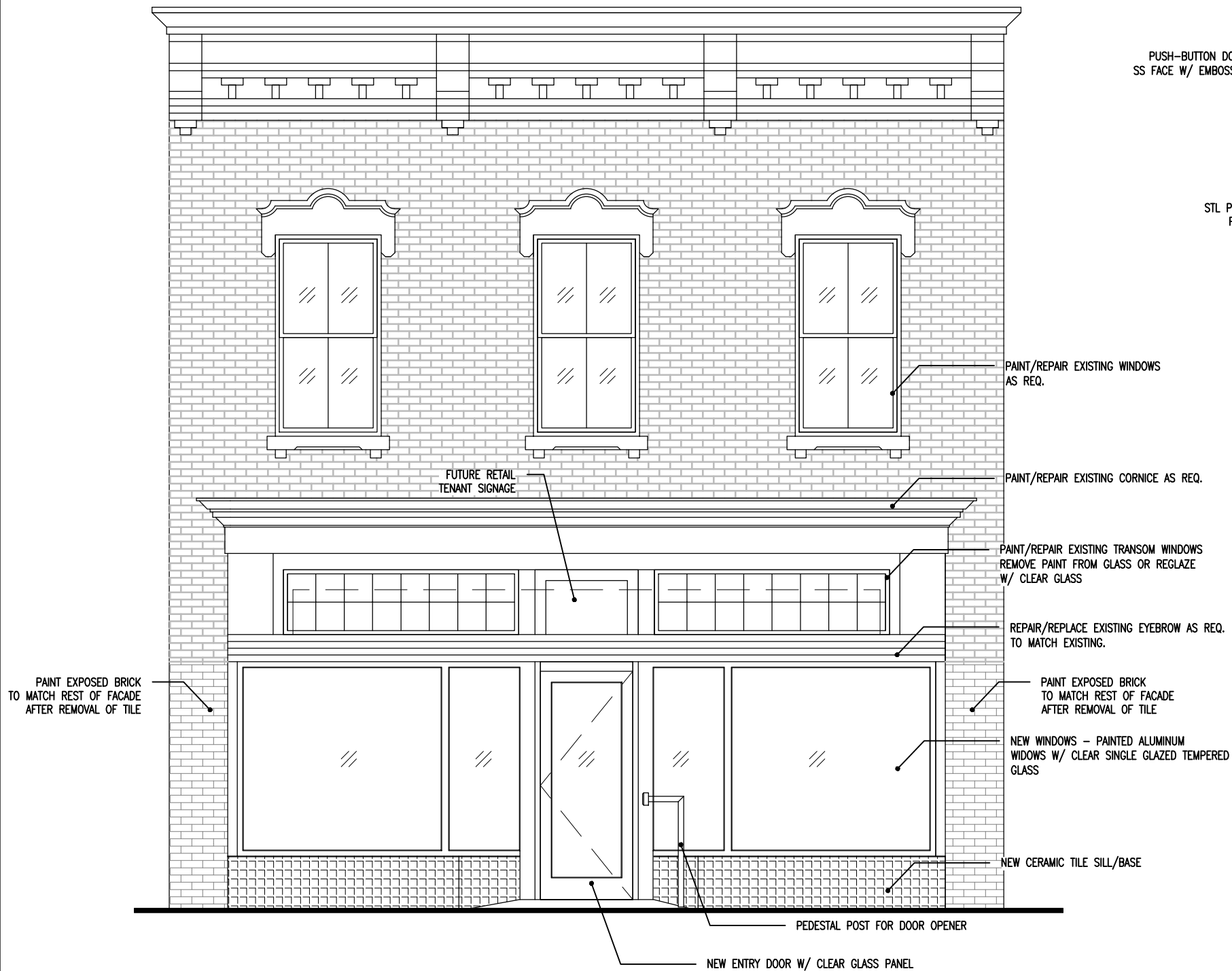
PROJECT NUMBER  
17\_001

SHEET NUMBER  
A2.10

SHEET TITLE  
EAST ELEVATION DETAILS

DATE  
03-20-17

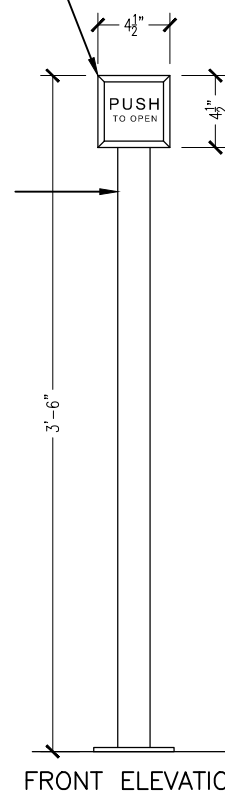
ALEXANDRIA OFFICE  
911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305



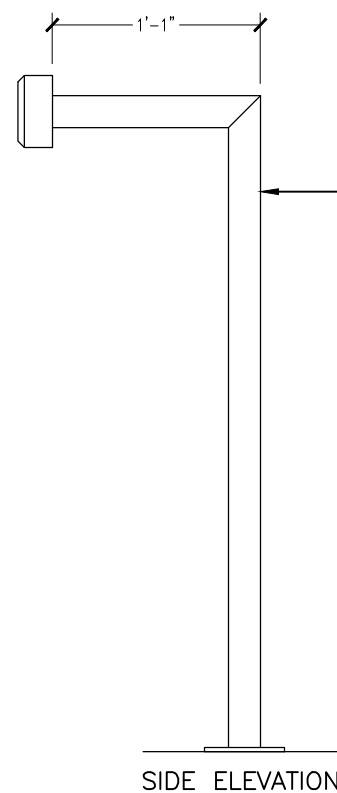
**1 KING STREET ELEVATION**  
SCALE: 1/4" = 1'-0"

PUSH-BUTTON DOOR OPERATOR  
SS FACE W/ EMBOSSED LETTERING

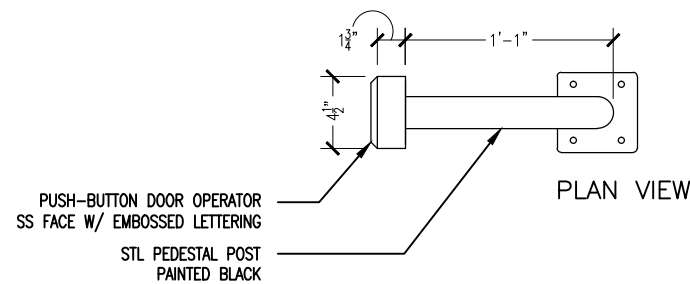
STL PEDESTAL POST  
PAINTED BLACK



FRONT ELEVATION



SIDE ELEVATION



PLAN VIEW

**2 PEDESTAL POST W/ PUSH-BUTTON DOOR OPERATOR**  
SCALE: 1" = 1'-0"

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1100 King Street  
3/17/2017

PROJECT TITLE  
**1100 KING STREET - B.A.R. SUBMITTAL**

PROJECT NUMBER  
**17\_001**

SHEET NUMBER

**A2.03**

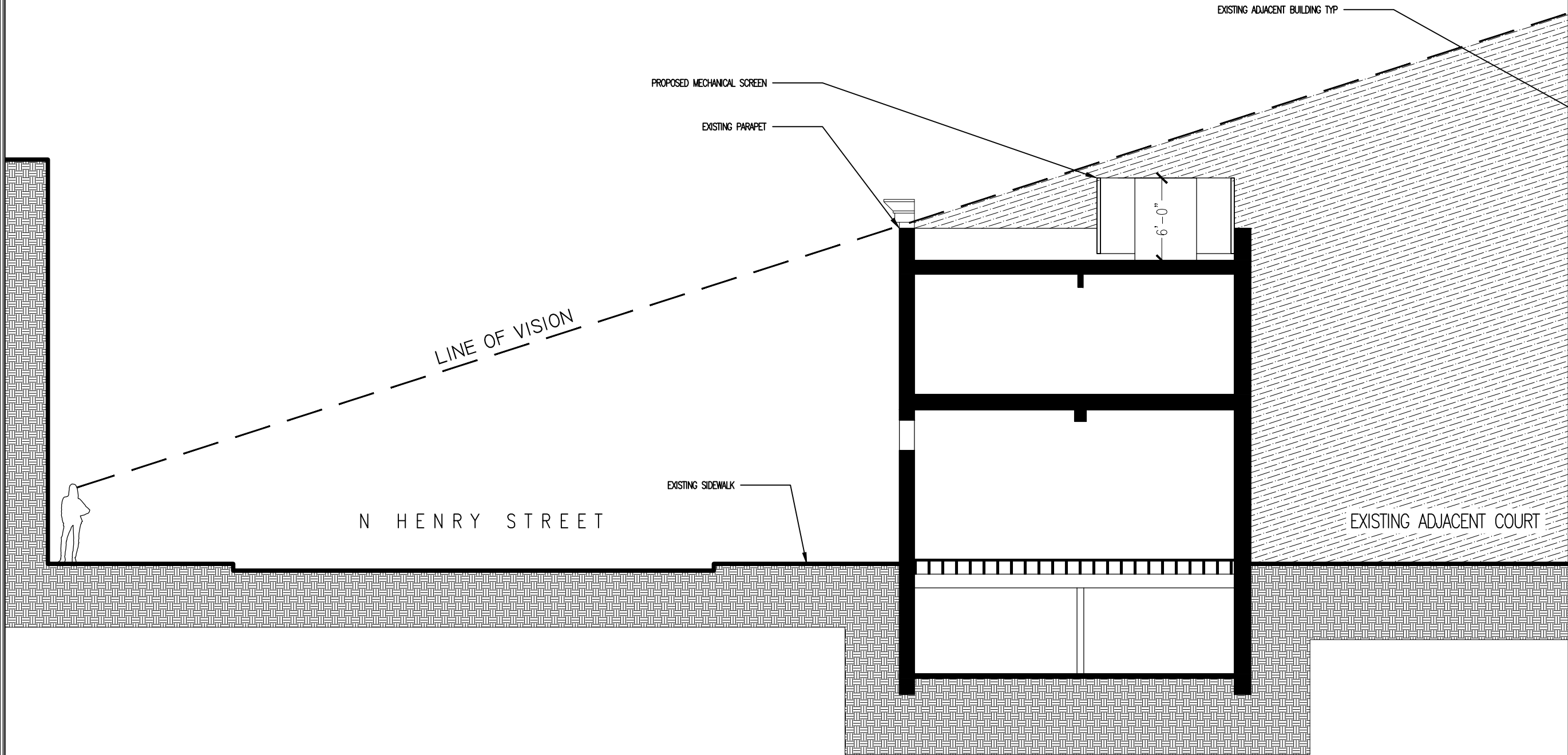
SHEET TITLE  
**NORTH ELEVATION - DETAILS**

DATE  
**03-20-17**

ALEXANDRIA OFFICE  
911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305



Application Package  
BAR2017-00098/00103  
1100 King Street  
3/17/2017



1 CROSS SECTION – PROPOSED MECHANICAL SCREEN  
SCALE: 3/32" = 1'-0"

SHEET NUMBER	PROJECT TITLE	
	1100 KING STREET - B.A.R. SUBMITTAL	
	PROJECT NUMBER	
A3.01	17_001	SHEET TITLE
	DATE	
ALEXANDRIA OFFICE		CROSS SECTION
911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305		

BA

BECKMANN ARCHITECTS





1 PHOTO OF EXISTING – EAST ELEVATION  
N.T.S.



2 RENDERING OF PROPOSED – EAST ELEVATION  
N.T.S.

Application Package  
BAR2017-00098/00103  
1100 King Street  
3/17/2017

<div>BA</div> <div>BECKMANN ARCHITECTS</div>		
SHEET NUMBER	PROJECT NUMBER	PROJECT TITLE
	17_001	1100 KING STREET - B.A.R. SUBMITTAL
A4.00	DATE	SHEET TITLE
	03-20-17	RENDERING OF PROPOSED
ALEXANDRIA OFFICE 911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305		





1 PHOTO OF EXISTING — NORTH-EAST CORNER  
N.T.S.



2 RENDERING OF PROPOSED — NORTHEAST CORNER  
N.T.S.

Application Package  
BAR2017-00098/00103  
1100 King Street  
3/17/2017

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BECKMANN ARCHITECTS

SHEET NUMBER <b>A4.10</b>	PROJECT NUMBER 17_001	PROJECT TITLE 1100 KING STREET - B.A.R. SUBMITTAL
	DATE 03-20-17	SHEET TITLE RENDERING OF PROPOSED
ALEXANDRIA OFFICE 911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305		





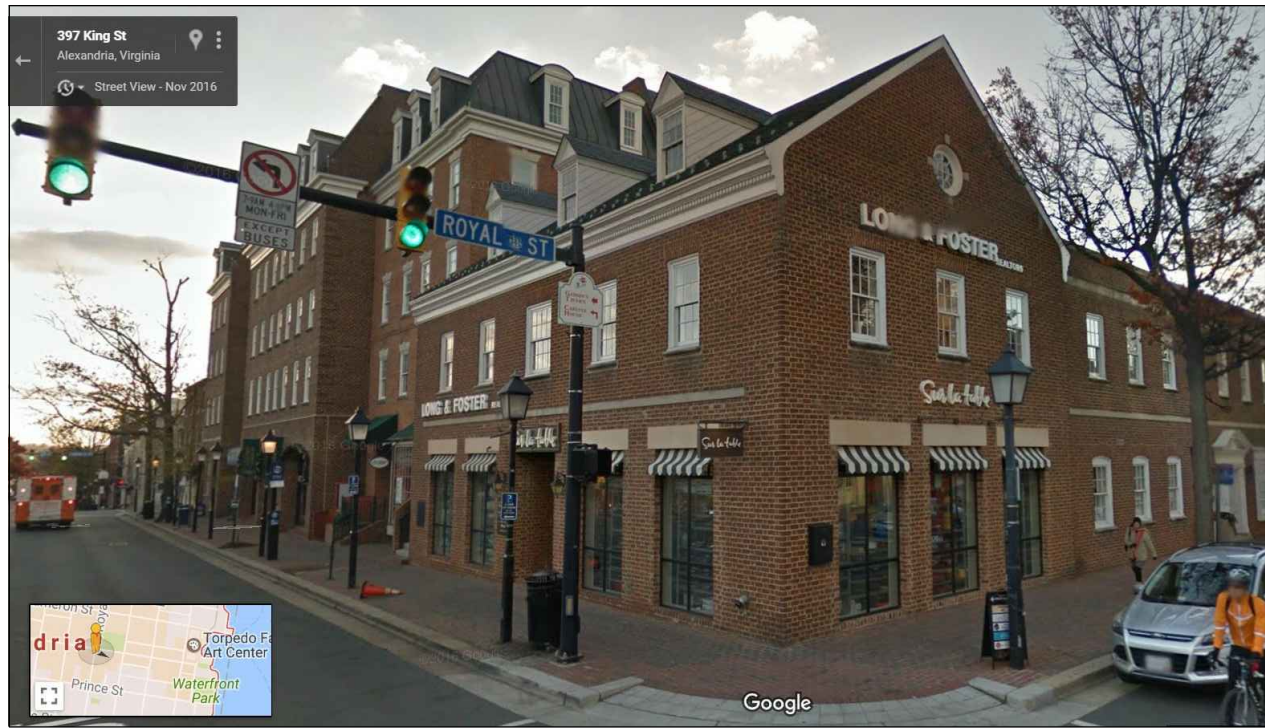
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N.T.S.



2 PRECEDENT PHOTO — 132 KING ST  
N.T.S.



3 PRECEDENT PHOTO — 300 KING ST  
N.T.S.



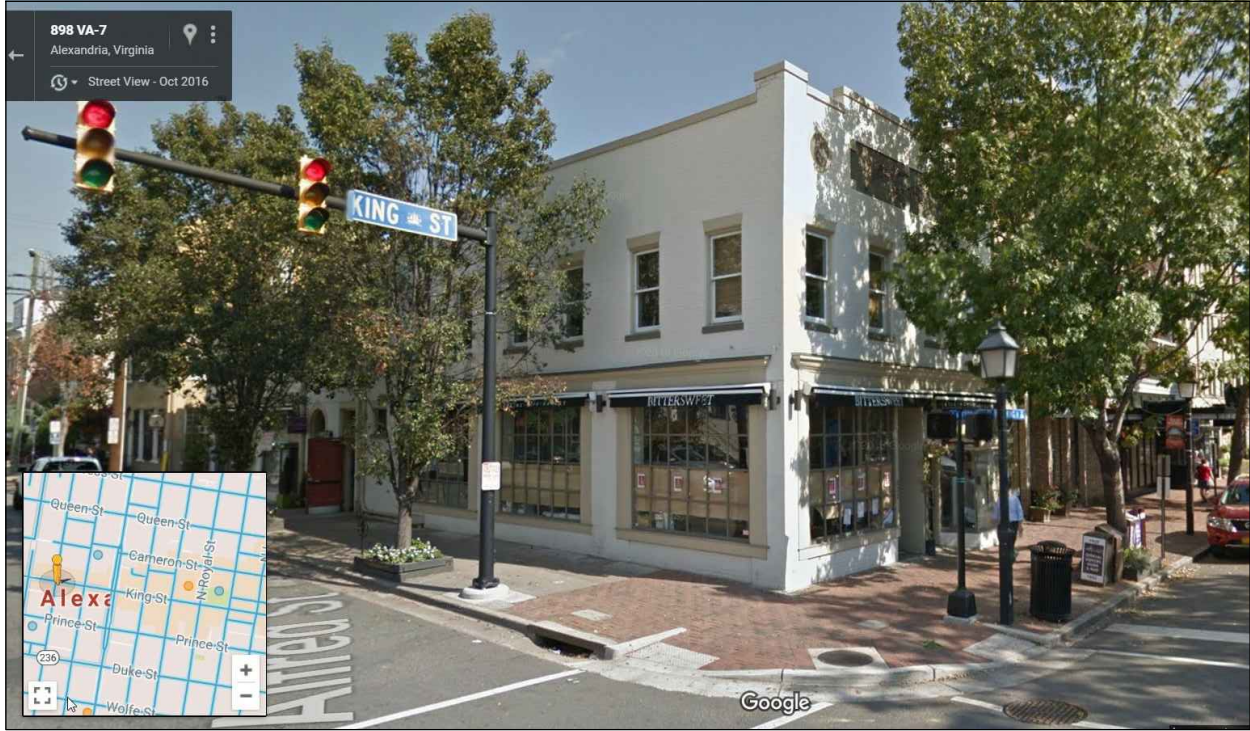
4 PRECEDENT PHOTO — 326 KING ST  
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Application Package  
BAR2017-00098/00103  
1100 King Street  
3/17/2017

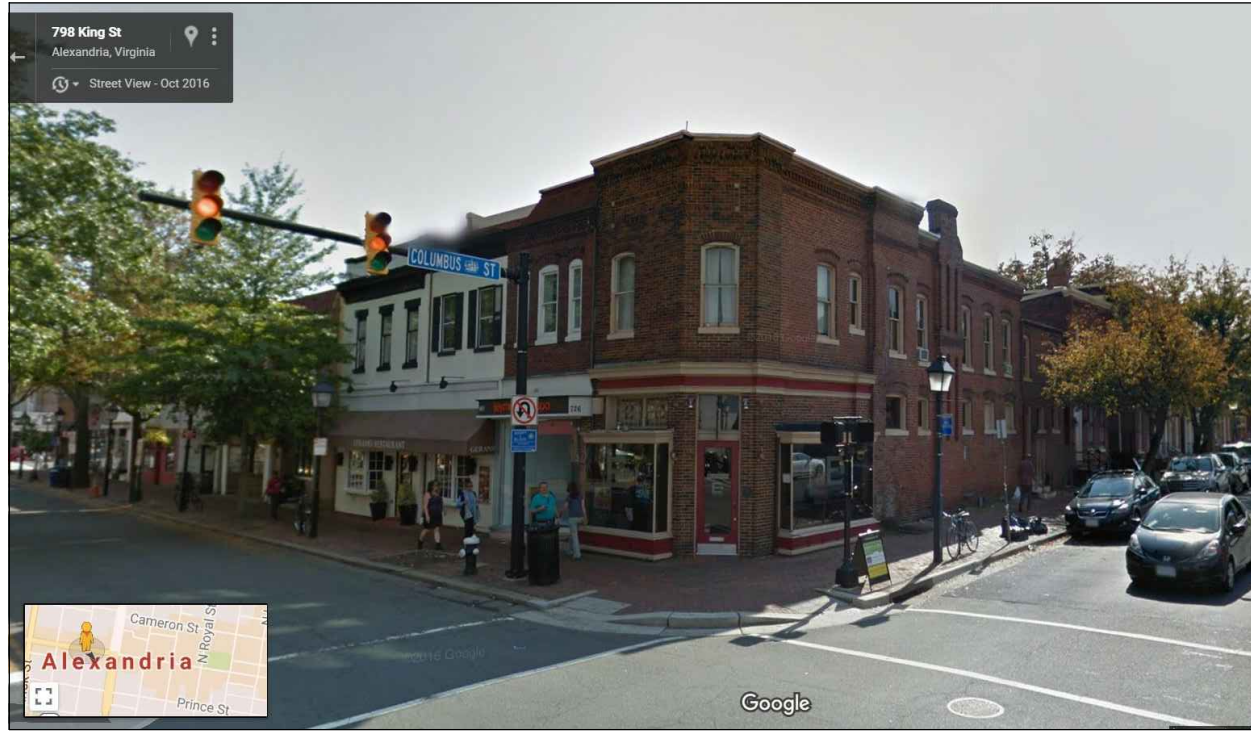
BA  
BECKMANN ARCHITECTS

SHEET NUMBER  <b>A5.01</b>	PROJECT NUMBER  17_001	PROJECT TITLE  1100 KING STREET - B.A.R. SUBMITTAL
	DATE  03-20-17	SHEET TITLE  PRECEDENT PHOTOS - CORNER STOREFRONTS
	<u>ALEXANDRIA OFFICE</u> 911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305	





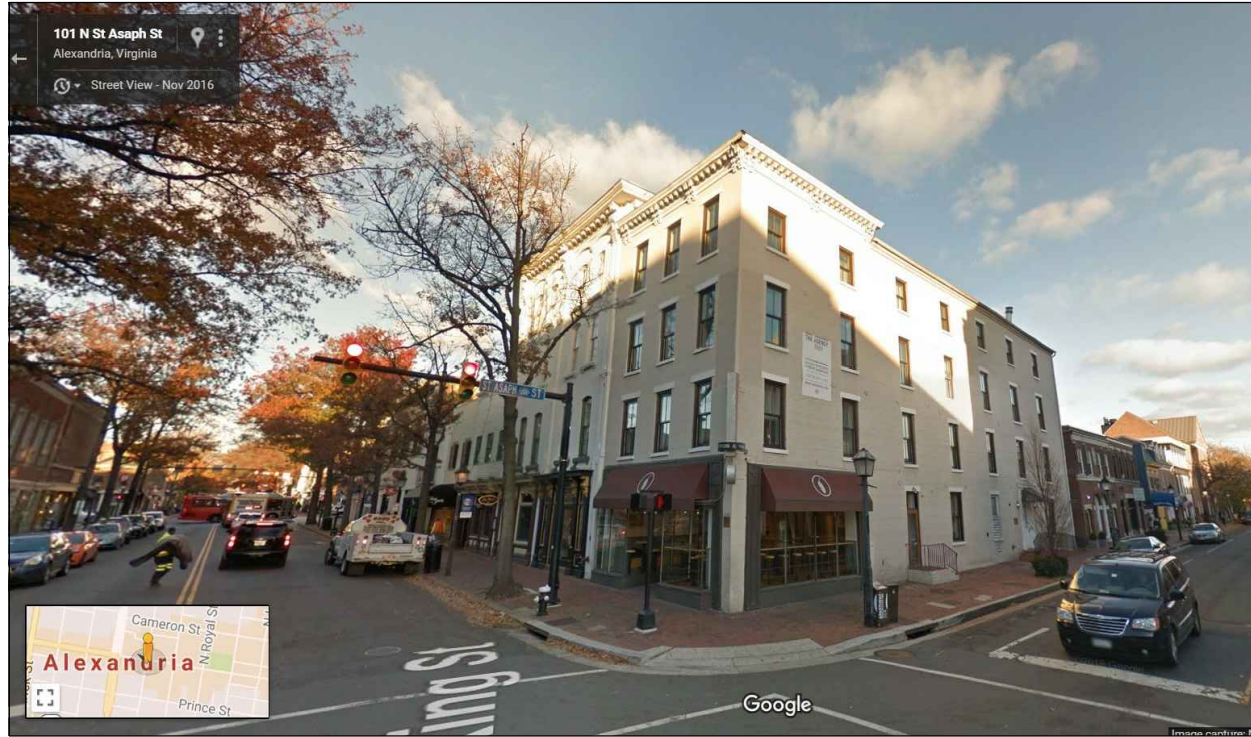
1 PRECEDENT PHOTO — 823 KING ST  
N.T.S.



2 PRECEDENT PHOTO — 104 S COLUMBUS ST  
N.T.S.



3 PRECEDENT PHOTO — 800 KING ST  
N.T.S.



4 PRECEDENT PHOTO — 601 KING ST  
N.T.S.

Application Package  
BAR2017-00098/00103  
1100 King Street  
3/17/2017

BA  
BECKMANN ARCHITECTS

PROJECT TITLE  
1100 KING STREET - B.A.R. SUBMITTAL

SHEET TITLE  
PRECEDENT PHOTOS - CORNER STOREFRONTS

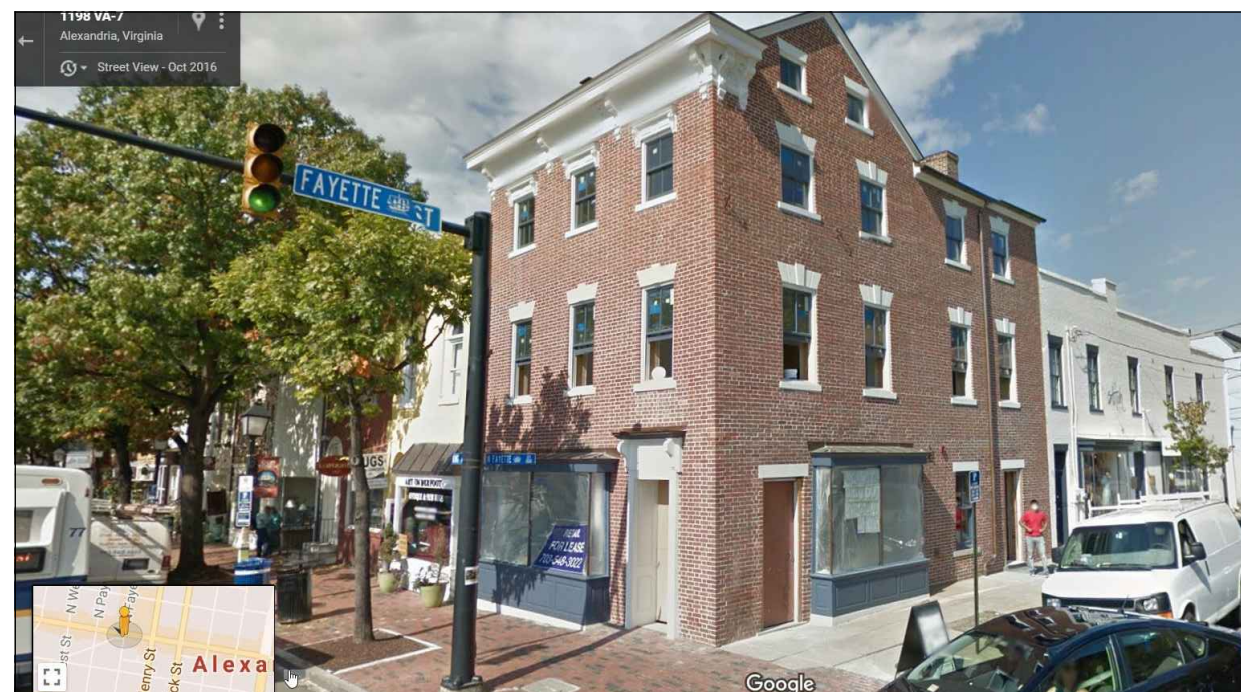
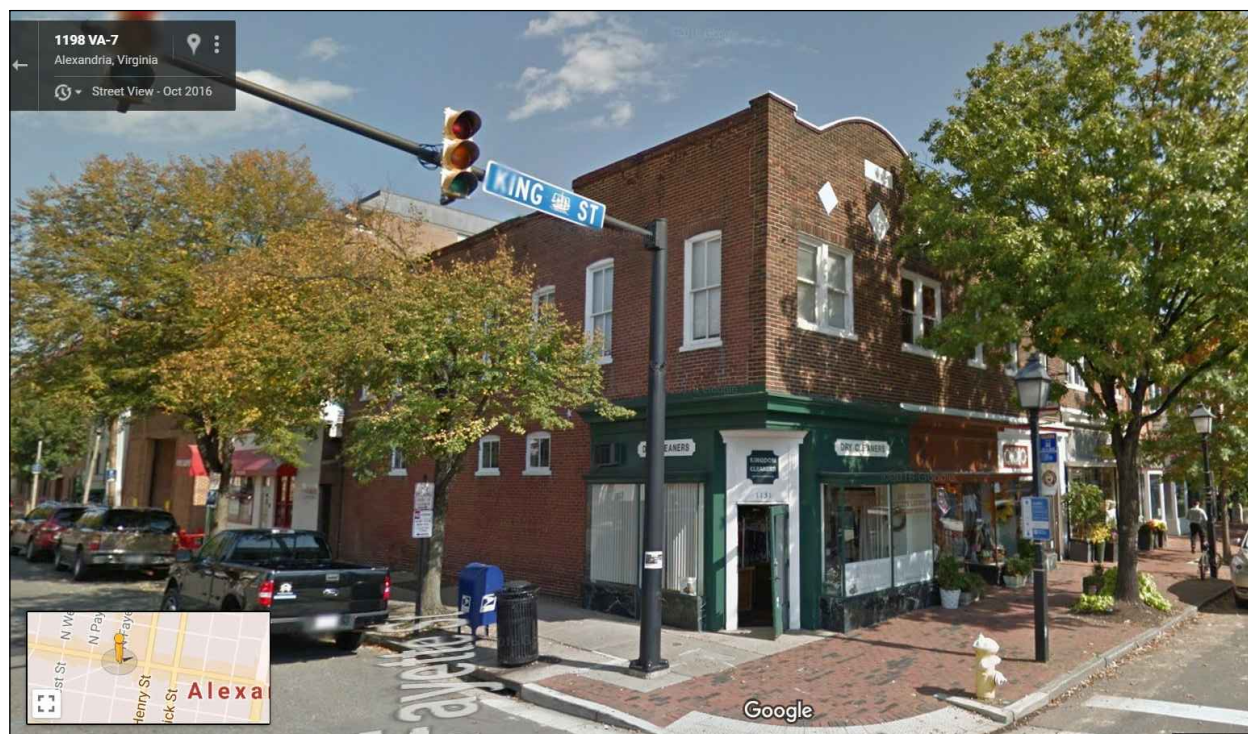
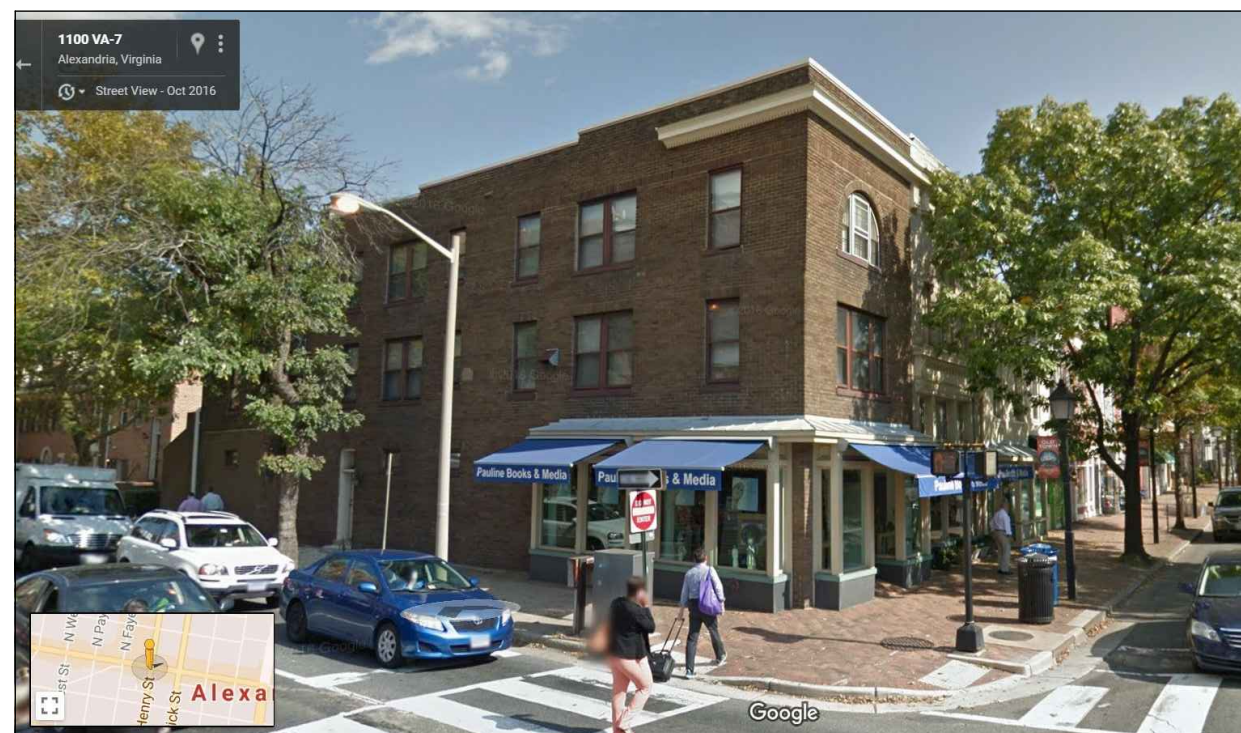
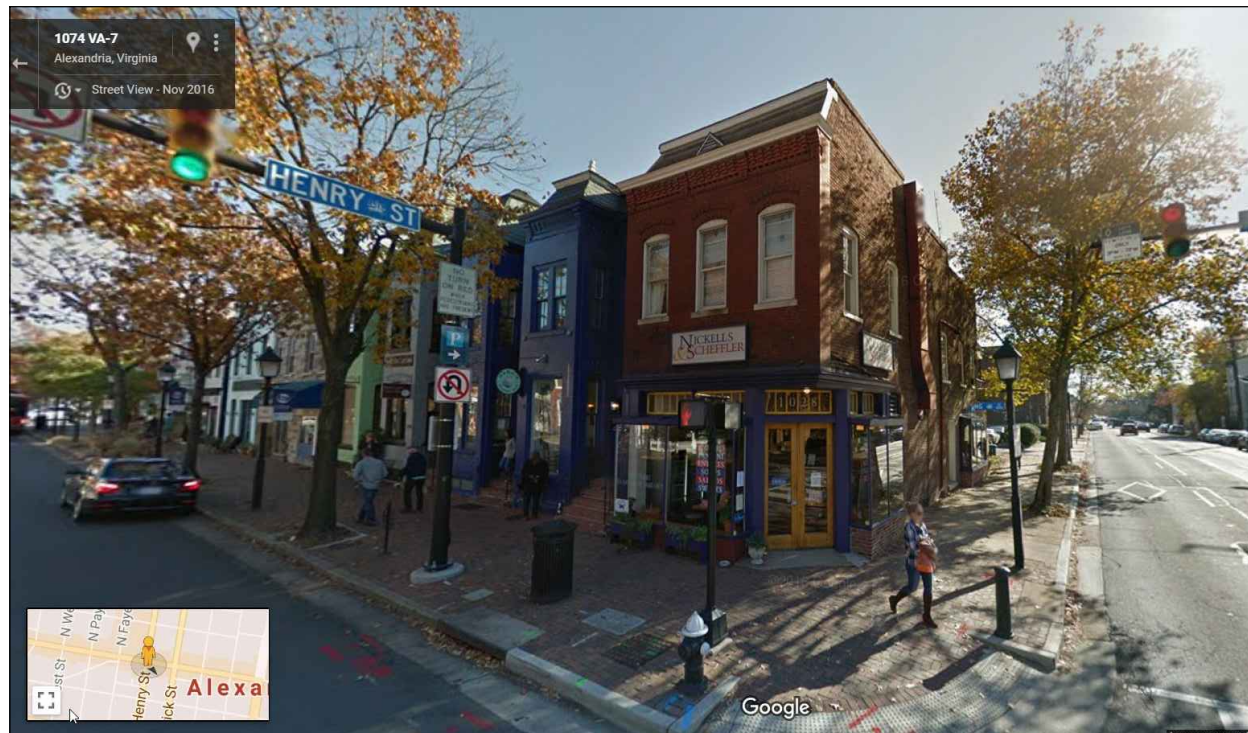
PROJECT NUMBER  
17\_001

DATE  
03-20-17

SHEET NUMBER  
A5.02

ALEXANDRIA OFFICE  
911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305





Application Package  
BAR2017-00098/00103  
1100 King Street  
3/17/2017

BA

PROJECT TITLE  
1100 KING STREET - B.A.R. SUBMITTAL

PRECEDENT PHOTOS - CORNER STOREFRONTS

PROJECT TITLE

DATE 03-20-17

SHEET NUMBER

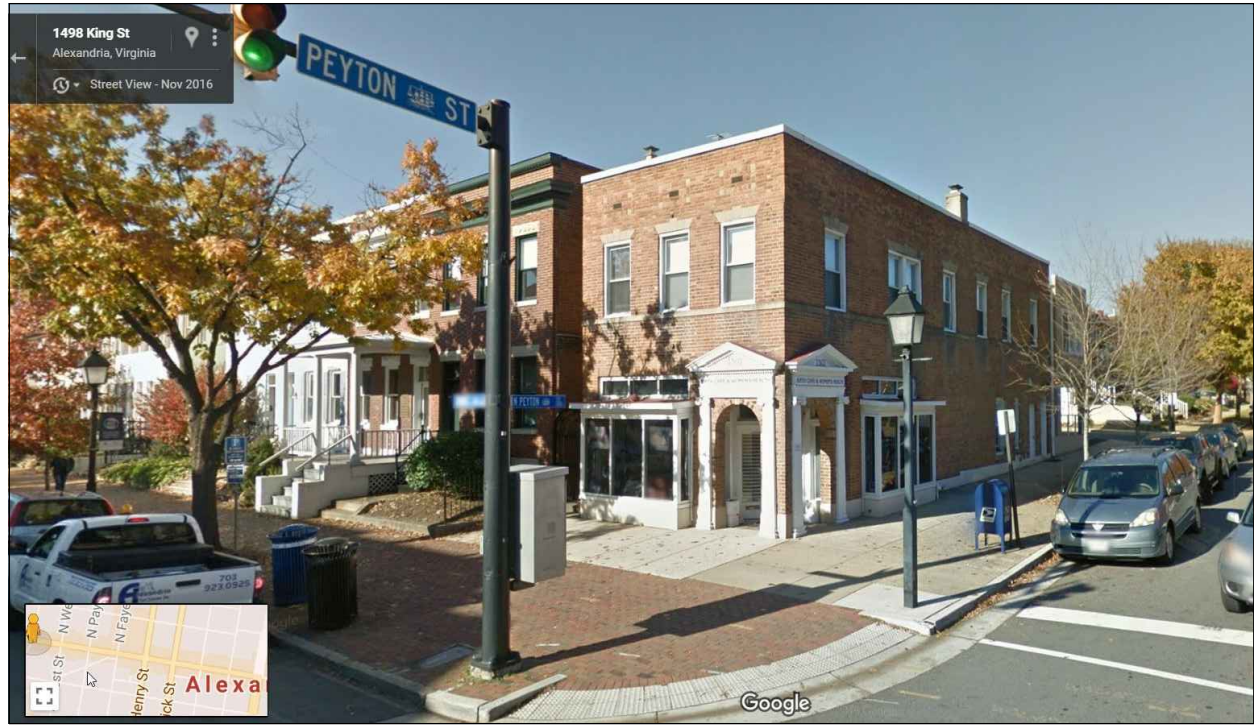
# A5.03

**ALEXANDRIA OFFICE**  
911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305





1 PRECEDENT PHOTO — 1401 KING ST  
N.T.S.



2 PRECEDENT PHOTO — 1501 KING ST  
N.T.S.

Application Package  
BAR2017-00098/00103  
1100 King Street  
3/17/2017

<div>BA</div> <div>BECKMANN ARCHITECTS</div>			
PROJECT TITLE		PROJECT NUMBER	
1100 KING STREET - B.A.R. SUBMITTAL		17_001	
SHEET TITLE		DATE	
PRECEDENT PHOTOS - CORNER STOREFRONTS		03-20-17	
<div>A5.04</div>			
<div>ALEXANDRIA OFFICE</div> <div>911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305</div>			





## Series 550-I, 550G Thermal 2 7/16" Architectural Grade Projected Flush-Face Window

### CONFIGURATIONS

Project-In • Project-Out • Casement In • Casement Out • Fixed

Series 550-I and 550G retain AAMA Architectural Grade rating to meet the most demanding specifications. Designed for educational, office or healthcare facilities, the 550-I and 550G window system are an attractive product for a wide range of applications. Multiple glazing options provide flexibility to meet specific design requirements. Thermal barriers in the frame and sash improve thermal performance enhancing your energy saving potential. Offered with a complete line of sub frames, mullions and architectural sills the 550-I and 550G windows provide the complete solution for your fenestration needs.

#### Features

E-Strut™ thermal isolator

Vertical or horizontal stacking members

Dual glazing with optional integral blinds

Pressure equalization

Angle reinforced vent corners

Wide variety of locking and operating hardware available

Accessory line of subframes, mullions, and architectural sills

Anodized or painted finishes available

Screen frames of extruded aluminum alloy are available

550G available with snap in grid

#### Benefits

Improves U-Factor performance

Dual finish capability

Completely eliminates dry shrinkage

Increases configuration options

Improved energy savings and interior light or privacy control with low maintenance

Superior water resistance

Improves sash/vent rigidity

Permits hardware options to address specific requirements

Allows custom designs with standard product

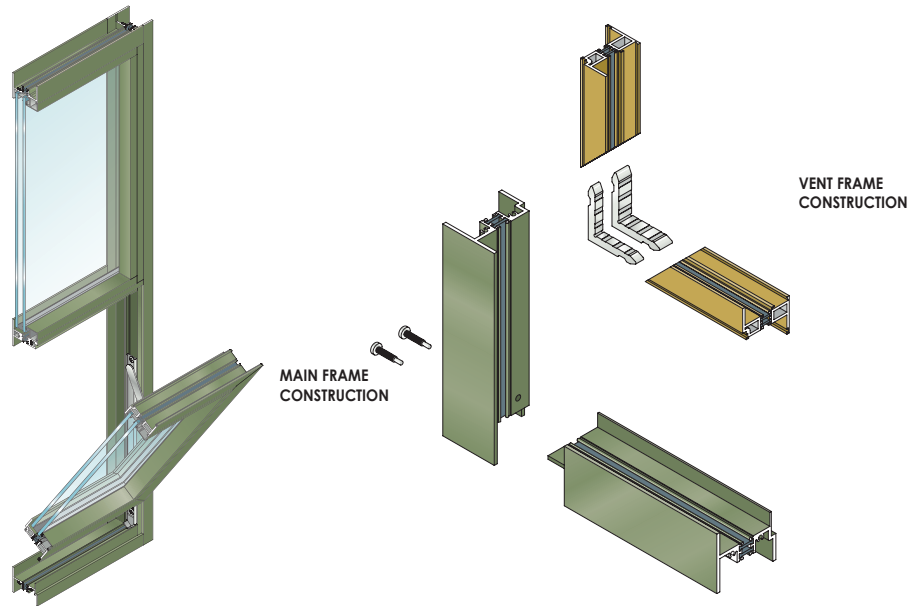
Multiple options to answer economic and aesthetic concerns

Stronger, more durable screens

Removable for glass cleaning & reglazing

# Series 550-I, 550G Thermal

## 2 7/16" Architectural Grade Projected Flush-Face Window



### PERFORMANCE DATA

#### FIXED ARCHITECTURAL GRADE

AAMA RATING	AW-PG150
AIR INFILTRATION	<.10 CFM/SF @ 6.24 PSF
WATER	NO LEAKAGE @ 15.0 PSF
CRF-FRAME	62
CRF-GLASS	63

#### PROJECTED ARCHITECTURAL GRADE

AAMA RATING PROJECT IN	AW-PG130
AAMA RATING PROJECT OUT	AW-PG130
AIR INFILTRATION	<.10 CFM/SF @ 6.24 PSF
WATER	NO LEAKAGE @ 15.0 PSF
CRF-FRAME	61
CRF-GLASS	62

#### CASEMENT ARCHITECTURAL GRADE

AAMA RATING INSWING	AW-PG140
AAMA RATING OUTSWING	AW-PG90
AIR INFILTRATION	<.10 CFM/SF @ 6.24 PSF
WATER	NO LEAKAGE @ 12.0 PSF
CRF-FRAME	52
CRF-GLASS	60

Note: All performance value data is based on laboratory testing per AAMA 101/15.2/A440 for Air/Water/Structural, ASTM E90 and or E413 for Acoustical, AAMA 507 and or NFRC 100/200/500 for U-Factors and AAMA 1503 for Condensation Resistance Factor (CRF). Printed values are subject to change pending the frequency of recertification testing. Field results will vary depending on size, the field test method, the addition of sub-frames, panning, mullions, accessories and installation into the surrounding condition.

\*Note: Based on NFRC 100. Job specific performance ratings may vary due to differences in glass and glass spacer selection. If NFRC certified ratings are required, EFCO recommends requesting a CMA Bid Report at the bid stage from EFCO's Product Technical Support Group to ensure performance will meet project specifications

550-I THERMAL U-FACTORS*		
CENTER OF GLASS U-FACTOR	CONFIGURATION AND SIZE	
	PO 59" X 24"	FX 49" X 59"
0.34	0.55	0.43
0.28	0.52	0.39
0.24	0.49	0.35
0.20	0.47	0.32

S-550-I HARDWARE CHART	BUTT HINGES	4-BAR ARMS	FRICTION ADJUSTER	KEY RELEASE LIMIT ARM	ROTOR OPERATOR*	CAM HANDLE	POLE RING CAM HANDLE	POLE RING PULL**	ACCESS CONTROLLED LOCK	LIFT LOCK
PROJECT-IN		S				S				
PROJECT-OUT		S				S	O		O	
CASEMENT INSWING WITH 4-BAR ARMS		S				S	O	O	O	
CASEMENT OUTSWING WITH 4-BAR ARMS		S				S	O		O	O
CASEMENT INSWING WITH BUTT HINGES	S		O	O		S	O		O	
CASEMENT OUTSWING WITH BUTT HINGES	S		S	O	O	S	O		O	O

Some size restrictions may apply depending on hardware selected.

\* Casements requiring roto operators will be furnished with lift locks, providing vents meet minimum width requirements.

\*\* Pole ring pull will be furnished on project-out vents when optional pole ring cam handle is selected.

O - Optional  
S - Standard  
Blank - N/A

S-550-I GLAZING CHART		POLYCARBONATE			GLASS OR PANEL															
		1/8"	3/16"	1/4"	1/8"	.156**	3/16"	.200**	1/4"	1/4***	1/2"	5/8"	3/4"	7/8"	1"	1-1/8"	1-1/4"	1-1/2"	1-3/4"	2"
MONOLITHIC & INSULATED GLASS			A	A		A	A	A	A		A		A	A	A			A	A	A
DUAL GLAZING	EXTERIOR LITE		I	I			I	I	I	I		I		I						
	INTERIOR LITE		A	A			A	A	A	A										

\* Obscure glass thickness  
\*\* Laminated glass thickness

A - Available glazing option  
I - Internal blinds can be used with this type of dual glazing  
Blank - N/A



# Series 550-I, 550G Thermal 2 7/16" Architectural Grade Projected Flush-Face Window

## Main Frame Construction

The frame is constructed from .125" nominal material wall thickness aluminum of 6063-T6 alloy with a depth of 2 7/16". An equal leg frame is standard. Corners are of screw spline construction and back sealed with a small-joint seam sealer. See Illustration 1.

## Vent Frame Construction

The 2 7/16" deep vent consists of tubular aluminum members with .125" nominal material wall thickness of 6063-T6 alloy. Vent corners are mitered, angle reinforced, crimped, cold epoxy welded and back sealed with a small-joint seam sealer. Vents present a flush appearance with the frame in the closed position. See Illustration 2.

## Weather Stripping

All vents are dual weather-stripped with a dual durometer Santoprene® gasket. Exterior gasket is intentionally omitted at vent bottom rail for project-out vents and at vent top rail for project-in vents allowing air to pressure equalize the void between the vent and frame. Each vent utilizes the pressure equalization technique for superior water resistance.

## Screens

Screen frames are extruded 6063-T6 aluminum alloy frames. Full width hinged wickets or fully hinged screens are available. 18 x 16 mesh screens are available in fiberglass and in .011" diameter aluminum. 18 x 18 mesh screens are available in .009" diameter stainless steel.

## Thermal Barrier

All frames and vents are thermally isolated with two thermal struts which consist of glass reinforced polyamide nylon, mechanically crimped in raceways extruded in the exterior and interior extrusions. See Illustration 3.

## Hardware

Locking cam handles, access controlled locks, and keepers are of cast white bronze in a US25D finish. 4-bar arms are fabricated from stainless steel meeting AAMA 904.1 requirements. Butt hinges are fabricated from extruded aluminum of 6063-T6 alloy with stainless steel pins. See Hardware Chart for available hardware types.

## Glazing

Windows are inside glazed with an extruded aluminum snap-in glazing bead. Glazing of 3/16" to 2" can be accommodated. Dual glazing is also available in 1/8", 3/16", and 1/4" glass. Between the glass aluminum blinds are available with dual glazed windows. See the Glazing Chart for the exact size.

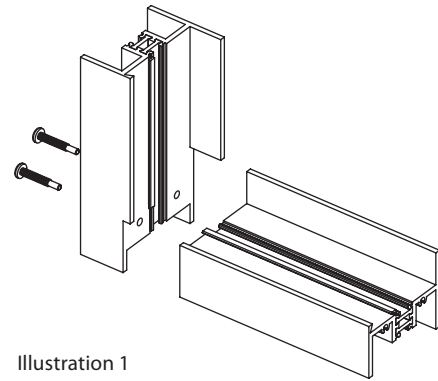


Illustration 1

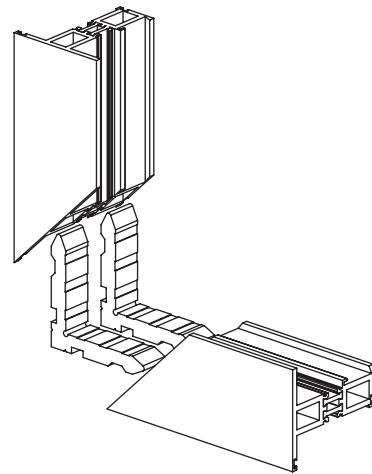


Illustration 2

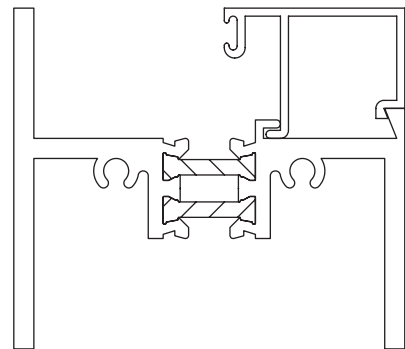


Illustration 3

ADDRESS OF PROJECT: 1100 King StreetTAX MAP AND PARCEL: 074.01-04-12ZONING: 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: Asana PartnersAddress: 1616 Camden Road, Suite 210City: Charlotte State: NC Zip: 28203Phone: 704-423-1720 E-mail: rkracke@asanapartners.comAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ \_\_\_\_\_Name: PAUL BECKMANN, AIAPhone: 571-327-1723E-mail: PBECKMANN@BECK-ARCH.COM

Legal Property Owner:

Name: Asana Partners Fund I REIT, LLCAddress: 1616 Camden, Suite 210City: Charlotte State: NC Zip: 28203Phone: 704-423-1720 E-mail: rkracke@asanapartners.com

- ☐ 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.*
- |  |   |   |                                   |
|--|---|---|-----------------------------------|
| <input type="checkbox"/> awning              | <input type="checkbox"/> fence, gate or garden wall | <input checked="" type="checkbox"/> HVAC equipment  | <input type="checkbox"/> shutters |
| <input checked="" type="checkbox"/> doors    | <input checked="" 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 _____         |   |   |                                   |
- ☐ ADDITION  
☒ DEMOLITION/ENCAPSULATION  
☐ SIGNAGE

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

Partial demolition of east wall to install two (2) new storefront windows and one (1) new 2nd floor entry door. Replacement of existing storefront and entry door on King Street facade. Installation of pedestal for automatic door opener. Installation of two new exterior lights. No tenant signage is included in this application.

**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: Paul BeckmanDate: 3/17/2017

## 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 three 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. Asana Partners Fund I REIT, LLC	1616 Camden Road, Suite 210 Charlotte, NC 28203	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 1100 King Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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. Asana Partners Fund I REIT, LLC	1616 Camden Road, Suite 210 Charlotte, NC 28203	100%
2.		
3.		

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

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 Asana Partners Fund I REIT, LLC	NONE	N/A
2.		
3.		

**NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.**

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

3/2/2017

Date

Reed Kracke

Printed Name



Signature