

Docket Items # 6 & # 7
BAR CASE # 2017-00145 &
2017-00146

BAR Meeting
June 7, 2017

ISSUE: Partial Demolition/Capsulation and Alterations

APPLICANT: 1605 King, LLC

LOCATION: 1605 King Street

ZONE: KR / King Street Retail

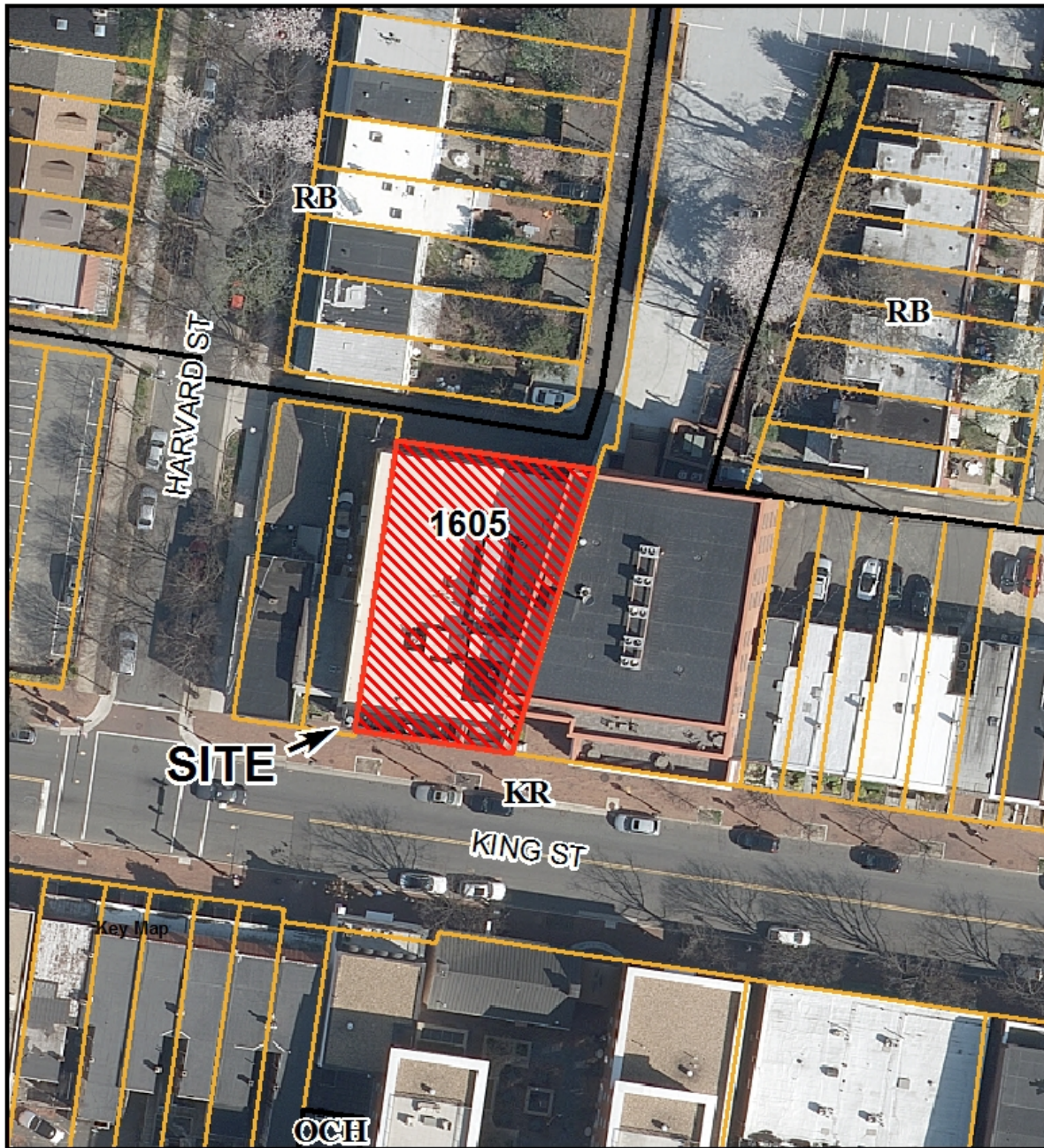
STAFF RECOMMENDATION

Staff recommends approval with the following conditions:

1. No internal illumination of signage is permitted. Halo illumination or targeted mini-spotlights for the two wall signs and hanging sign may be approved by staff as part of the sign permitting process.
2. No pin-mounted letters may be installed through the brick. Should the BAR approve pin-mounted letters, installation specifications showing the use of a silicone adhesive or shop drawings showing the installation location of all letters in the mortar joints must be approved by staff as part of the sign building permit process.

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, 703-746-4200 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.



BAR Case #2017-00145 & 00146
1605 King Street



I. ISSUE

The applicant is requesting a number of improvements to the three-story commercial brick building located at 1605 King Street, near the west boundary of the Old and Historic Alexandria District.

The request includes a Permit to Demolish to demolish or capsule the following:

- Demolish the brick wall below the three storefront windows to extend the glass openings to sidewalk level
- Demolish the brick wall below an existing second floor window on the east elevation (facing the inset balcony)
- Capsulate the existing recessed entry vestibule

The request includes a Certificate of Appropriateness for the following:

- Sign plan (see below)
- Accent lighting rails constructed of dark bronze anodized aluminum at first story, third story and roof deck
- Window and door replacement with new storefront system made of ultra clear glass and dark bronze aluminum framing at first floor
- New vestibule entrance with entry canopy
- Rooftop terrace including extension of existing elevator overrun and installation of a retractable awning
- Replacement light fixtures in existing locations

The proposed sign plan includes the following (*see applicant's sheet 19*):

- Three wall signs (each 7 SF) in the first floor store window sign band (Signs A, B and C)
- One wall sign (15 SF) above the entrance (Sign D)
- One hanging sign (6SF) at first floor storefront windows
- One wall sign (36 SF) above second story windows, sign board or pin-mounted letters, with internal illumination (alternate illumination with halo or mini spotlights) (Sign F)
- Three flag signs (each 15SF)

The applicant's submission also includes a number of routine maintenance items that generally require no formal BAR review such as cleaning the masonry and repainting existing railings.

II. HISTORY

The building at 1605 King Street is a three-story brick-faced commercial building that was constructed in **1986** for the National Association of Convenience Stores. The BAR approved the new construction on October 15, 1986 (BAR Case #86-138). The BAR approved a sign application in 2003 (BAR Case #2003-00079; May 7, 2003).

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 areas proposed for demolition are minimal in scope, are not historic and do not exhibit a high degree of craftsmanship or uncommon design and are not constructed of unusual materials that would be difficult to reproduce.

Alterations

For the many non-historic buildings located in the historic district, the BAR has regularly approved substantial alterations and renovations that alter, and even reinvent, the original design as long as the proposed redesign is cohesive, thoughtful and compatible. Instead of merely replacing windows or maintaining what may not have been a particularly sensitive design when constructed, staff has recommended that applicants consider the overall composition and ways to improve the design while being sensitive to the context of the historic district. The BAR has approved several applications at townhouses from the 1970s where the applicant has proposed major stylistic overhauls that were significant design improvements. Recently the BAR approved substantial changes to the windows, entry and signage at 101 North Lee Street, a 1940s

industrial building. These approvals recognize that not all buildings in the historic district should be time-stamped with their original architectural details and allows for the ongoing creative adaptation of certain 20th-century buildings to meet contemporary needs. The intent of the *Design Guidelines* is first to emphasize the preservation of historic fabric and then to seek designs that are appropriate and compatible with the overall historic character of the district. There are innumerable compatible and appropriate design solutions for these non-historic buildings.

The subject property is a relatively non-descript 1980s commercial building that is compatible with respect to the height, scale and massing of its neighbors. The terraces and setbacks provide a graceful transition from the five story building on the east to the older two story building on the west. The existing segmental arched windows recall the late 19th century window heads throughout the district. In order to create additional architectural interest, the applicant has proposed the addition of arched metal light rails to provide discrete illumination. The dark bronze anodized aluminum for the rails relates to the material of the existing and proposed window frames. This element also unites the first floor, recessed balcony at the third floor and the roof deck, creating a more cohesive overall composition. Additionally, it is a reversible alteration that could easily be undone in the future. While excessive illumination can be jarring and inconsistent with the character of the historic district, the applicant has provided a night rendering to illustrate how the lighting scheme is intended to function as an architectural element on the building's façade on this commercial block across from hotels and near the King Street Metro.

The extension of the storefront windows, relocation of the retail storefront door and relocation of the main building entrance will all help to enhance the pedestrian experience of this building. While it was historically common for main building entrances to be recessed, there is a contemporary emphasis on creating clear and prominent entrances at the face of the building, so that they are plainly visible and not hidden from pedestrians. Staff finds that enhancement of the main building entrance on the east end of the building by enclosing the open vestibule and bringing the entry doors to the sidewalk is an improvement. Additionally, shifting the retail entrance to the north is also an improvement and the combination of the two entrances will balance the front elevation.

The alterations at the roof level are all improvements that also enhance the useability of the space. The extension of the elevator overrun converts this utilitarian element to an architectural feature and will not exceed the height of the stair tower. The application of a new brick veneer will make these elements more compatible with the overall building. Additionally, the retractable awning and light bar will be minimally visible from King Street.

Signs

For buildings with multiple tenants, the BAR encourages the creation of a coordinated sign plan so that the BAR may understand the totality of the sign scheme. Additionally, as tenants change over time, when a coordinated sign plan has been previously approved by the BAR, staff may administratively approve replacement signage. The *Design Guidelines* state that signs should be designed "in styles, materials, type-faces, colors and lettering that are appropriate and sympathetic to the historic style of the building." While this particular building is far from historic, any signage must be compatible with the building and the overall streetscape. Upper

King Street, where this building is located, has many larger commercial buildings with varying approaches to signage. Staff finds that although the applicant is proposing six signs plus three flags at upper levels, the overall approach is generally appropriate for a building this size because no single sign will overwhelm the building. Additionally, the placement of three wall signs (Signs A, B, and C) in the storefront window sign bands will balance the visibility of the retail storefront area. These signs, combined with an optional hanging sign, are in scale with the retail area. The other wall signs, Signs D and F, will serve other tenants of the building and are appropriately located.

The applicant's sign package suggests internally illuminated letters for the wall signs. The sign illumination policy direction from the BAR, provided during consideration of new signs for several Burke & Herbert Bank buildings several years ago, is that internally illuminated box signs or individual can letters are not appropriate in the historic district but that halo illuminated can letters may be appropriate on modern buildings. The BAR stated that only externally illuminated signs are appropriate on historic buildings. Therefore, staff recommends that the only lighting permitted be halo illumination or targeted mini spotlights, to be approved by staff as part of the sign permitting process.

Additionally, the BAR's policy is to discourage pin-mounted individual letters mounted directly into the brick because they cause permanent damage to the bricks, whether historic or modern. However, one applicant recently applied pin-mounted letters with a silicone adhesive which was represented to be reversible and staff believes *may* be an appropriate solution. Alternately, if an applicant can provide a scaled and detailed sign plan and shop drawings showing the exact installation of each individual letter through the mortar joints, staff can support the individual pin mounted letters.

In summary, staff supports the application with the conditions noted in the discussion above.

STAFF

Catherine K. Miliaras, Principal 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

F1 On December 13, 1984 the Board of Zoning Appeals approved BZA application #5132 for a zone transition setback variance. The approval granted the construction of a three-story office building (38 feet tall) to be set back 15 feet from the centerline of an existing alley. Parking for the building will be located on-grade under the building with access from the rear ten foot alley.

F2 The subject property was developed in 1986 pursuant to Site Plan #84-057.

- C-1 Proposed window and door replacements comply with zoning.
- C-2 Proposed new brick veneer enclosures to the existing staircase and elevator comply with zoning.
- C-3 Proposed roof terrace complies with zoning.
- C-4 Proposed Light Rail Type 1 and 2, and new entry canopy projections comply with zoning and section 5-2-29 for street encroachments of the Code of Ordinances.
- C-5 Proposed Light Rail Type 3 appears to increase the building height beyond the zone maximum height threshold of 50 feet. Please call out height from the average finished grade on all proposed elevations to show compliance with the 50 foot height maximum.
- C-6 Proposed Signage and Flags including Sign A, Sign B, Sign C, Sign D, Sign E, and Sign F and Flags 1-3 comply with zoning. Sign E must also adhere to section 5-2-29 for street encroachments of the Code of Ordinances. Sign F must be located 35 feet below grade to comply with Section 9-104(B)(10).

Code Administration

No comments received.

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. Site developed under SIT84-0057. A minor amendment to the site plan may be required prior to submission of the building permits. (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)
- C7. A sign may be erected or displayed flat against a building wall or at an angle thereto, so long as the sign does not project more than four feet from the building wall or within one foot of an established curb line and the bottom of the sign is at least eight feet above a sidewalk or parking area and at least 14.5 feet above any alley. (Sec. 5-2-29(c)) (T&ES)
- C8. If any portion of the signage encroaches in the right of way, the owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the city as an additional named insured. (Sec. 5-29 (h)(1)) (T&ES)

Archaeology

- F-1 There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

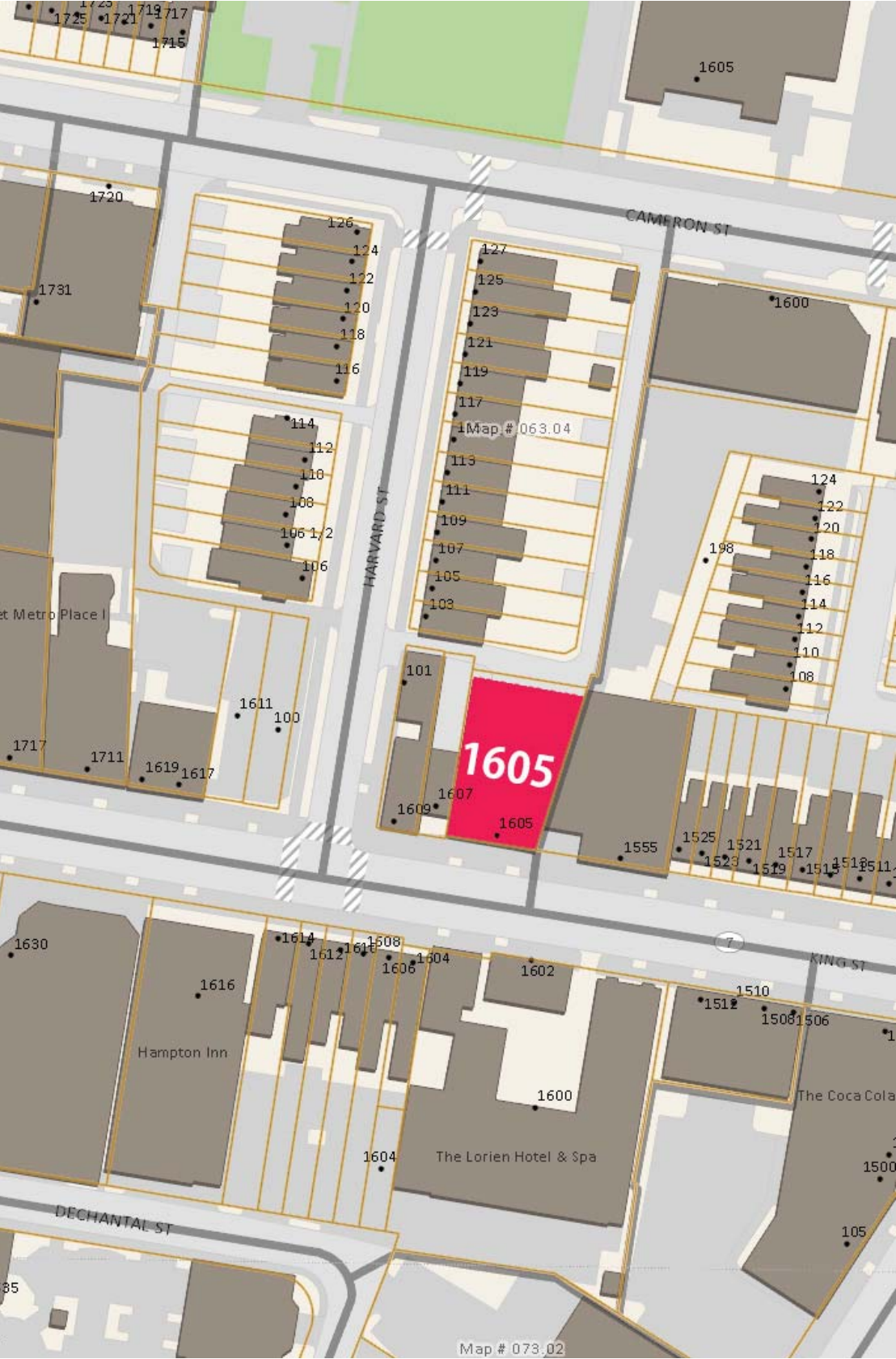
V. ATTACHMENTS

1 – Supplemental Materials

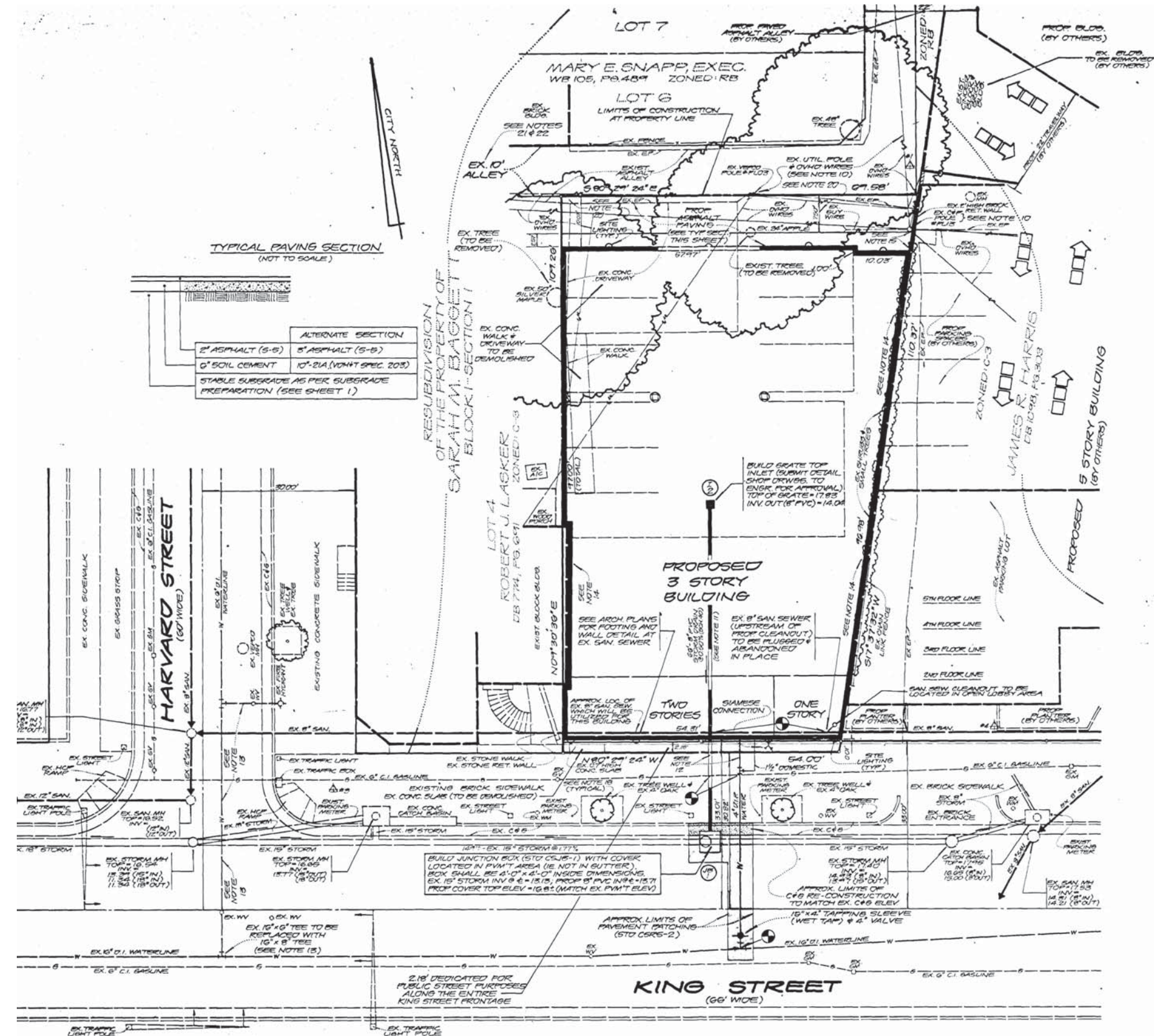
2 – Application for BAR 2017-00145 & 2017-00146: 1605 King Street



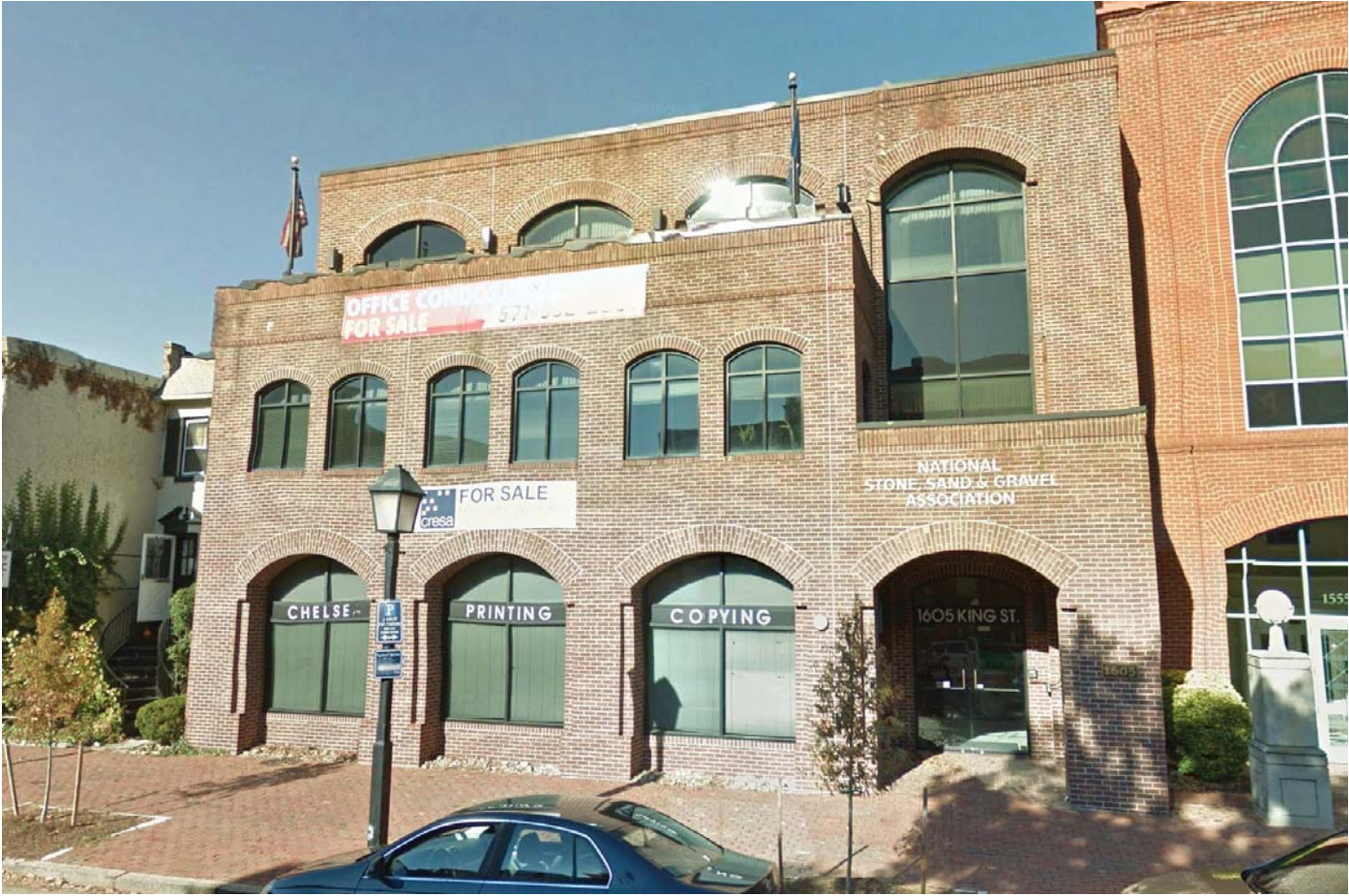
Application Package
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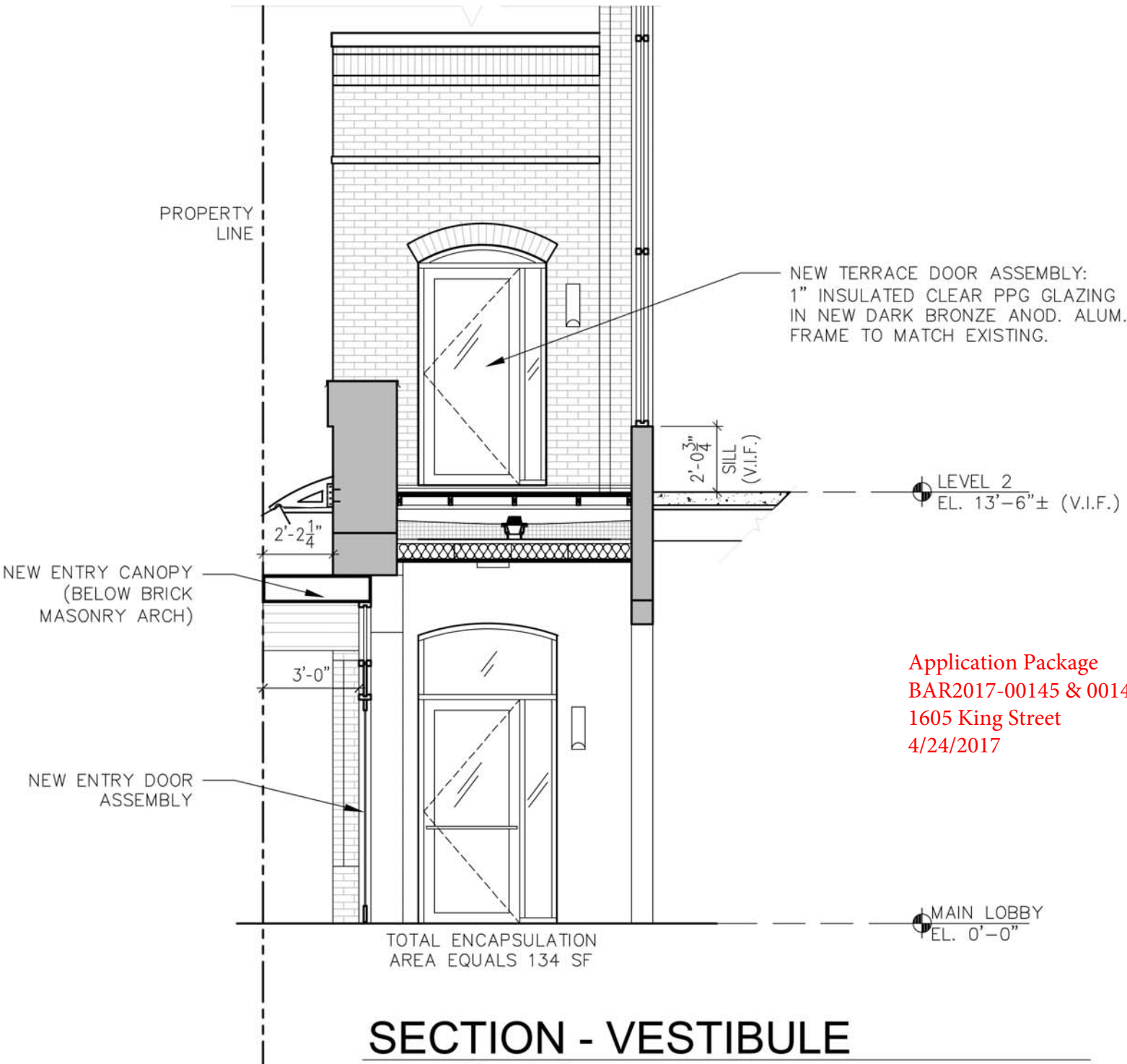
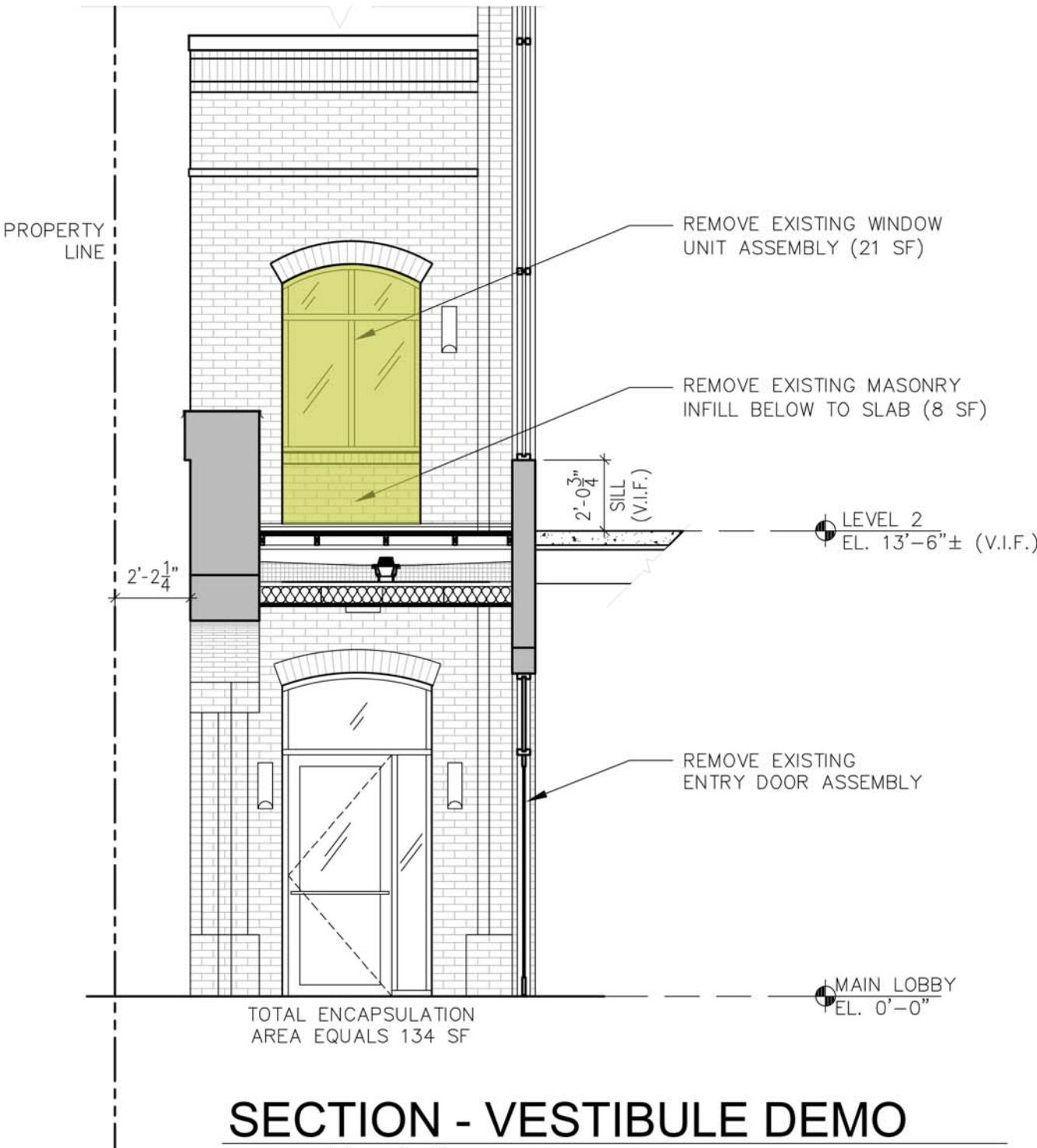
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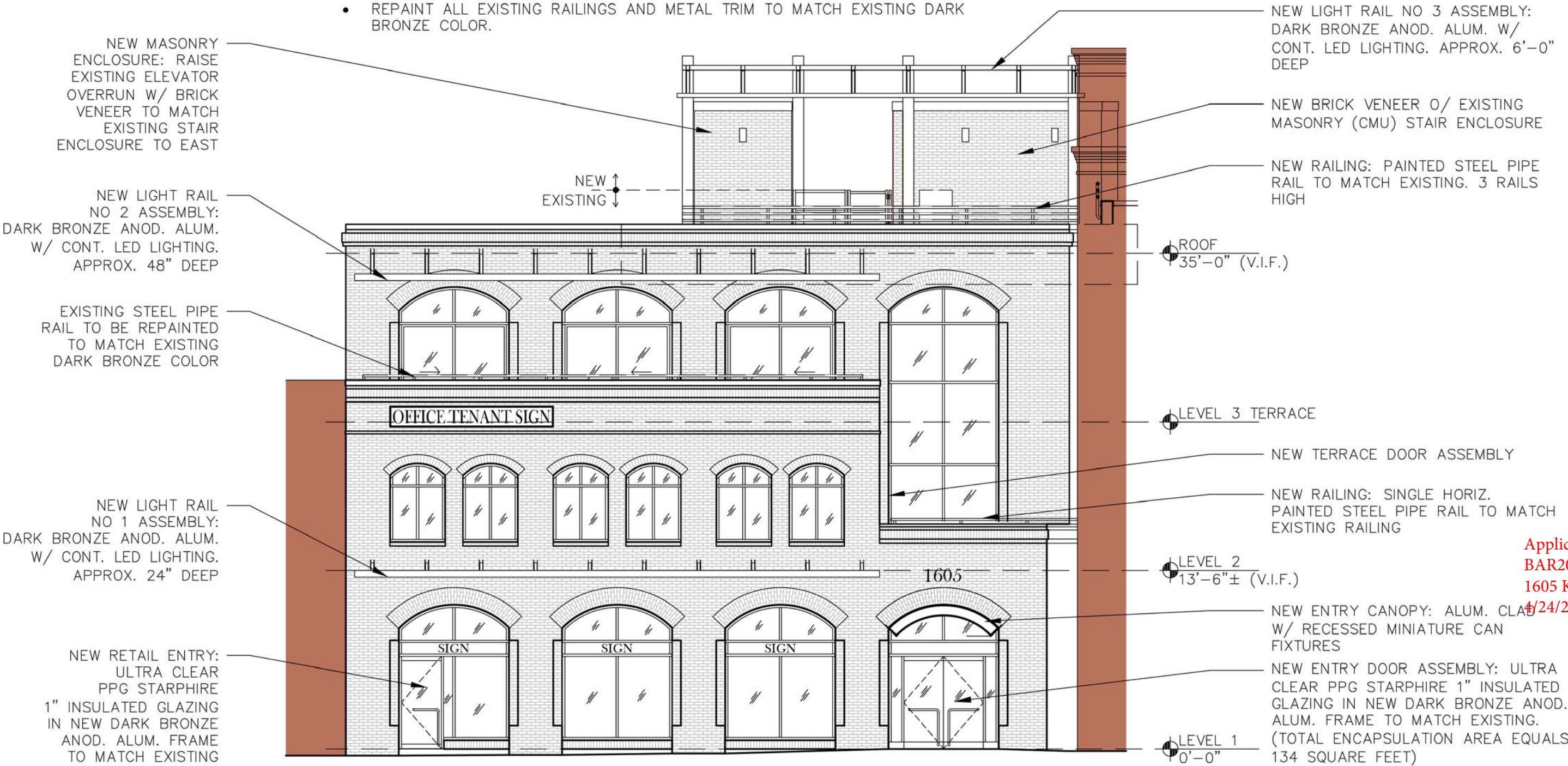
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- GENERAL NOTES:
- CLEAN MASONRY BRICK AND TUCKPOINT AS REQUIRED THROUGHOUT.
 - NEW STANDARD 1" INSULATED CLEAR PPG GLAZING IN EXISTING ALUMINUM FRAMES ON ALL SECOND & THIRD FLOOR WINDOWS.
 - REPAINT ALL EXISTING RAILINGS AND METAL TRIM TO MATCH EXISTING DARK BRONZE COLOR.



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STREET ELEVATION - PROPOSED RENOVATION

1/8"=1'-0"

1605 KING STREET, ALEXANDRIA, VIRGINIA



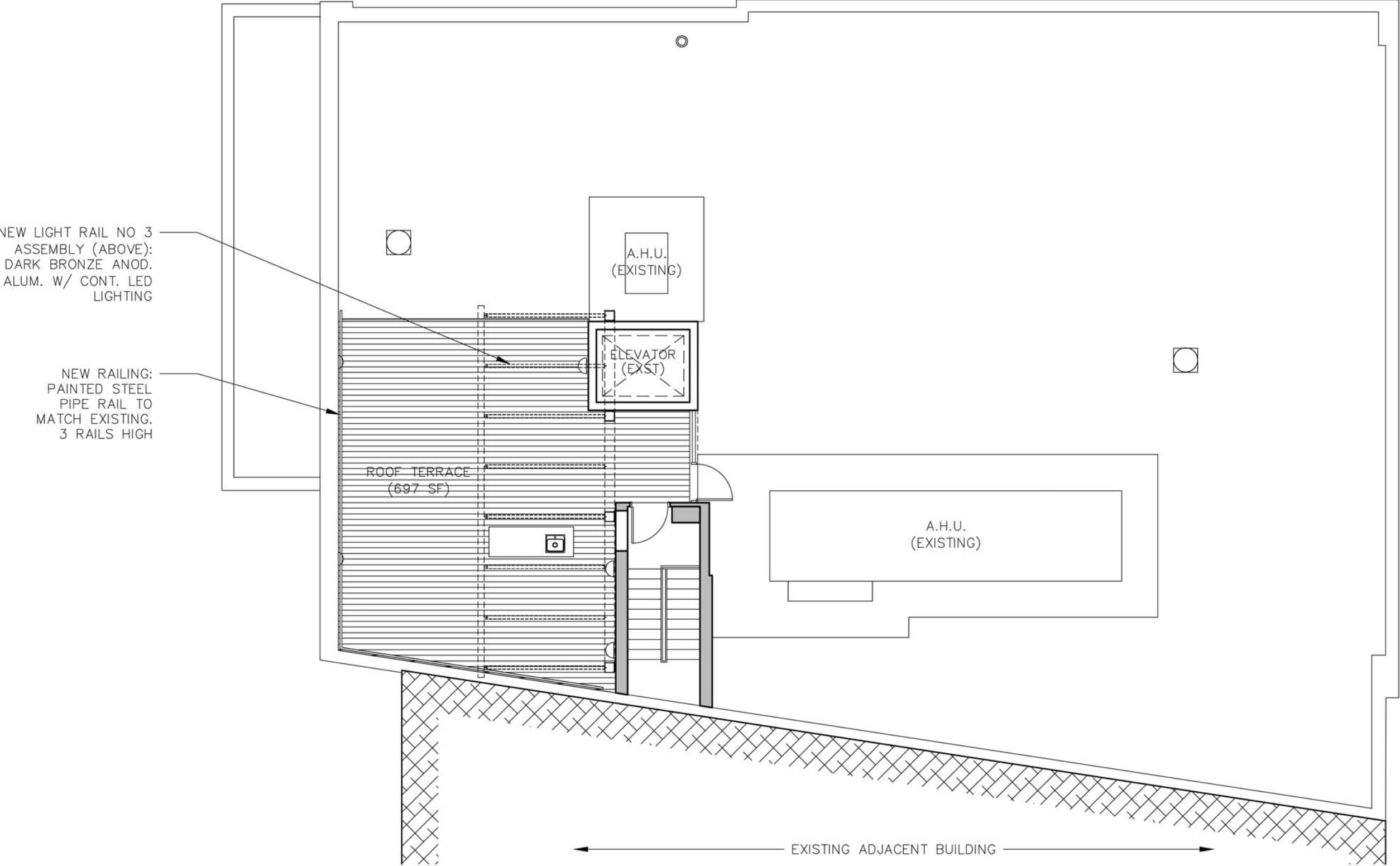
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Application Package
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ROOF PLAN - PROPOSED
1/8"=1'-0"



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Application Package
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LIGHT RAIL TYPE 3

WALL SCONCE TYPE 1

LIGHT RAIL TYPE 2

WALL SCONCE TYPE 1

LIGHT RAIL TYPE 1

WALL SCONCE TYPE 1

RECESSED LINEAR LED TYPE 1

Application Package
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SCALE 1/8" = 1'-0"



LINEAR LED TYPE 1



113-RL OUTDOOR RECESSED WALL LIGHT 120V

TECHNICAL SPECIFICATION

FINISH: Matte Bronze

SIZE: 1.5"H x 13.25"W x 3.1"D

DIMMER: Not Dimmable

Labels:

ETL Wet location

LAMP SOURCE: LED

BULB: 1 x LED/2W/120V LED

LED MODULE INCLUDED

LAMP COLOR: 2700K

LUMINOUS FLUX: 125 lumens

LUMENS/WATT: 62.50

PRODUCT DESCRIPTION

113-RL Outdoor Recessed Wall Light is made of solid brass with etched finishes in Verde, Rusty, Matte Bronze, Moss, Gun Metal, Black or Aged Brass. Includes one 2 watt, 120 volt Nichia Forever Bright LED, 2700K color temperature, 125 lumens. ETL listed. Suitable for wet locations. 20 year warranty. Faceplate and housing included. Faceplate: 13.25 inch width x 1.5 inch depth. Housing: 12 inch width x 1 inch height x 3.1 inch depth.



Lightology

WALL SCONCE TYPE 1



Ply Outdoor LED Wall Sconce

By Robert Sonneman, from SONNEMAN (/brand/SONNEMAN/_/N-1sbfz)

The Ply Outdoor LED Wall Sconce is a perfect example of lighting geometry. Its frosted glass diffuser is Ply is also suitable for hallways and anywhere compact, efficient illumination is needed.

Offered in three textured finishes: gray, bronze and white, the Ply is a minimal and stylish addition to modern indoor and outdoor spaces. Dimmable with an electronic low voltage or standard TRIAC dimmer (sold separately). LED driver located in outlet box. ADA compliant. Shown in white.



[VIEW PRODUCT SPECS](#) [PRINT SHEET](#)

[INSTALLATION GUIDE \(http://www.ylighting.com/lib/sonneman-ply-outdoor-led-wall-sconce-install-4749.pdf\)](http://www.ylighting.com/lib/sonneman-ply-outdoor-led-wall-sconce-install-4749.pdf)

[CUT SHEETS \(/cutsheets/sonneman-ply-outdoor-led-wall-sconce\)](#)

- Dimensions**
- Overall: 7"W X 11"H X 3" extension
 - Backplate: 6"W X 9.25"H

Material(s)

Metal, optical acrylic

Lamp Type

LED

Bulbs

1 X 16W 120V LED array, 90 CRI, 3000K, 1260 lumens (included)

Listing

ADA, WET-LOCATION

Instructions

Click to download instructions. (<http://www.ylighting.com/lib/sonneman-ply-outdoor-led-wall-sconce-install-4749.pdf>)

Item Number

SON-PLY-OUTDOOR-LED-WALL-SCONCE

Model(s)

7230.72-WL 7230.74-WL 7230.98-WL



Product ID: 1454445574

Manufacturer ID: 7230.98-WL

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LIGHT RAIL TYPE 1 | TYPE 2 | TYPE 3

Universal Weatherproof Color Chasing RGB LED Light Strip Kit - LED Tape Light with 9 SMDs/ft., 3 Chip RGB SMD LED 5050

Part Number: SWDCK-RGB150
UPC: 847781054002



8"x8" L Prefinished Aluminum Profile

Dark Bronze Aluminum Profile Anchored to Existing Brick Wall

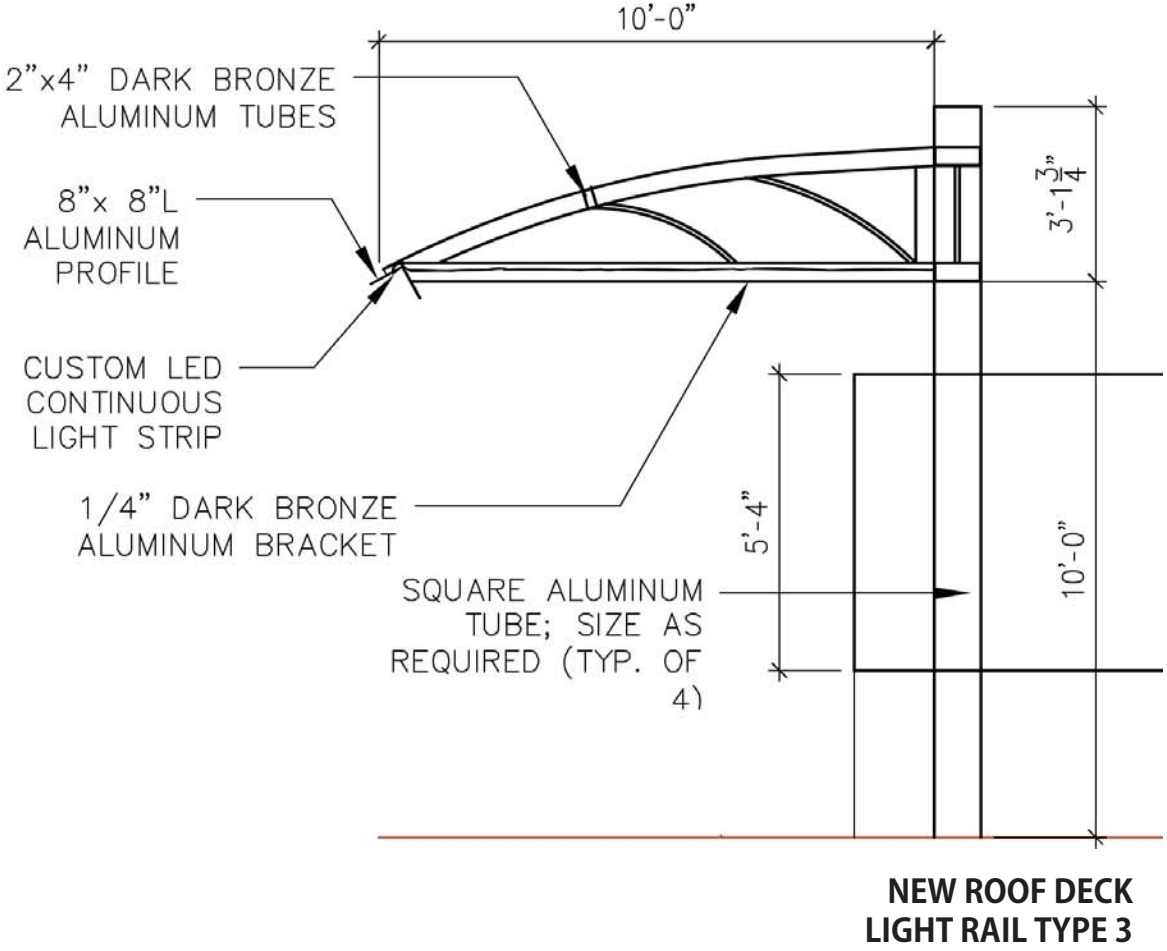
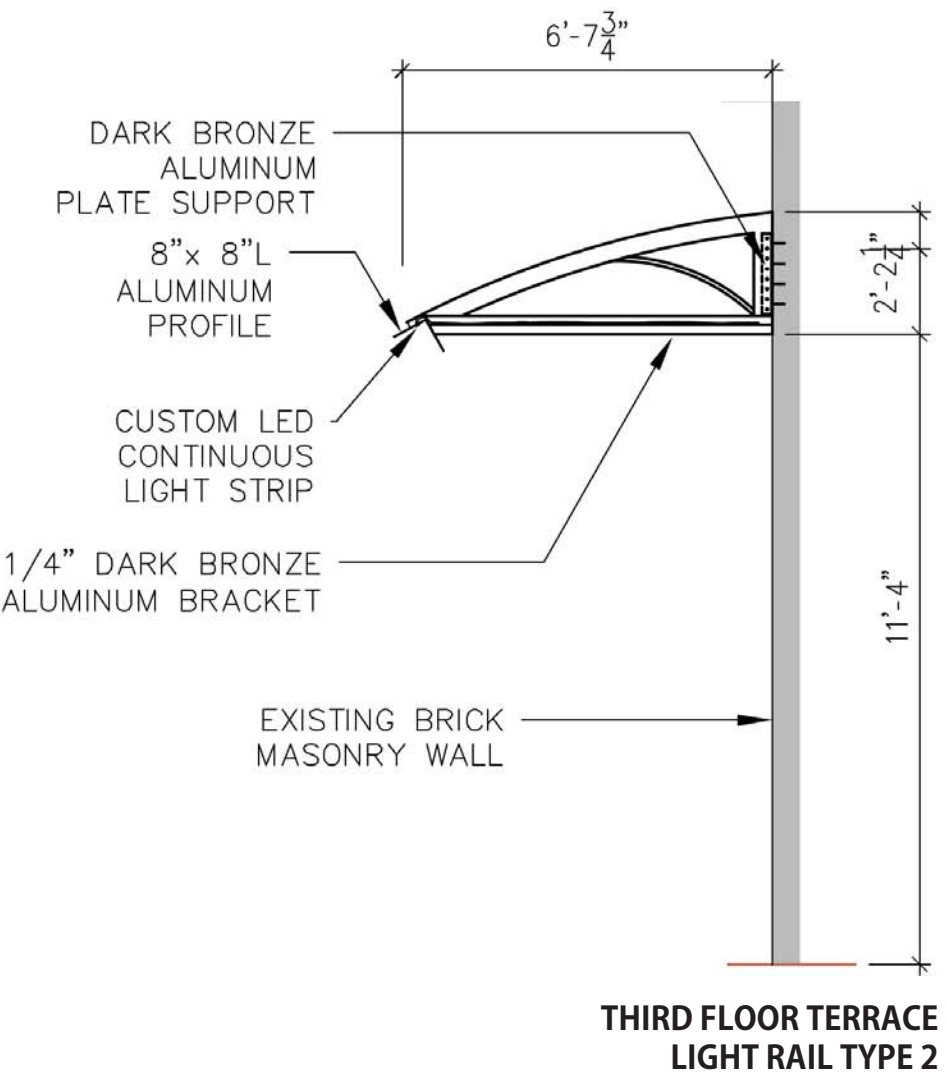
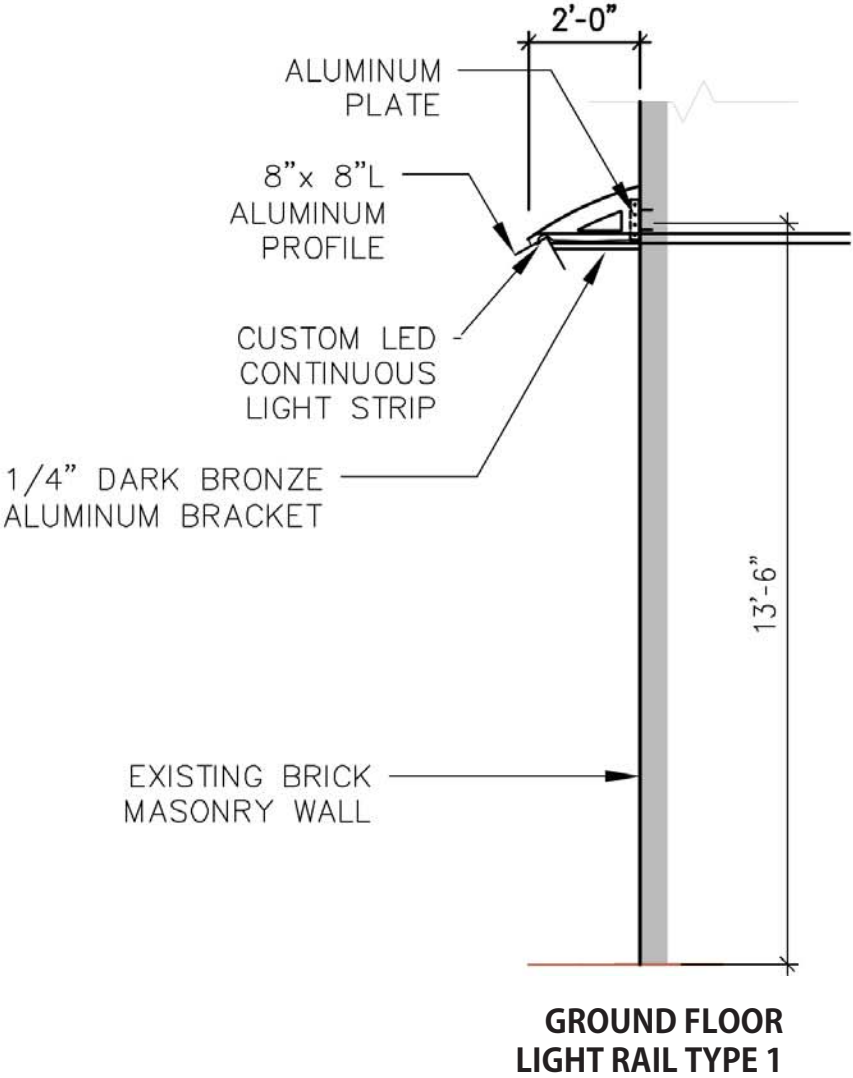
Universal Weatherproof Color Chasing RGB LED Light Strip

Product Description

This complete Universal Weatherproof Color-Chasing RGB LED Light Strip Kit provides years of outdoor illumination on decks, patios, gazebos, walkways, driveways and railings but can also be used indoors. The flexible 16-1/2' strip has 150 Epistar RGB LEDs (5050 SMD) with an output of 264 lumens. Colors and color modes (color chase, flash jump, meteor and static) are adjustable with the hand-held IR remote. The plug-and-play strip light uses a standard two-prong outlet and installs easily with a peel-and-stick adhesive backing. The silicone-encased strip is weatherproof for year-round outdoor use and is designed to last 50,000 hours. It operates within a 12-14.5V DC range and can be cut into 3-LED addressable segments. The kit includes 1 color-chasing RGB LED light strip, Dream-Color Dynamic controller (non-weatherproof) with 4 connectors and IR remote, 12V DC power supply (non-weatherproof) and mounting clips.



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COMPREHENSIVE SIGNAGE SCHEDULE

LENGTH OF BUILDING FRONTAGE: 54.31'

SIGN AREA PERMITTED : 54 S.F.

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FLAG 1 | EXISTING

FLAG 2 | EXISTING

FLAG 3 | NEW: 15 S.FT.

SIGN A | RETAIL: 7 S.F. (1'X7')

SIGN B | RETAIL: 7 S.F. (1'X7')

SIGN C | RETAIL: 7 S.F. (1'X7')

SIGN D | BUSINESS: 15 S.F. (3'X5')

STREET NUMBER: ALLOWED

TOTAL SIGN ALLOCATION PROPOSED : 54 S.F.

SIGN E | DOUBLE SIDED BLADE SIGN : 12 S.F. (2X2'X3')
(OPTIONAL WITH REDUCTIONS FROM OTHER SIGNAGES)

SIGN AREA PERMITTED ABOVE 20' FROM GRADE: 54 S.F.

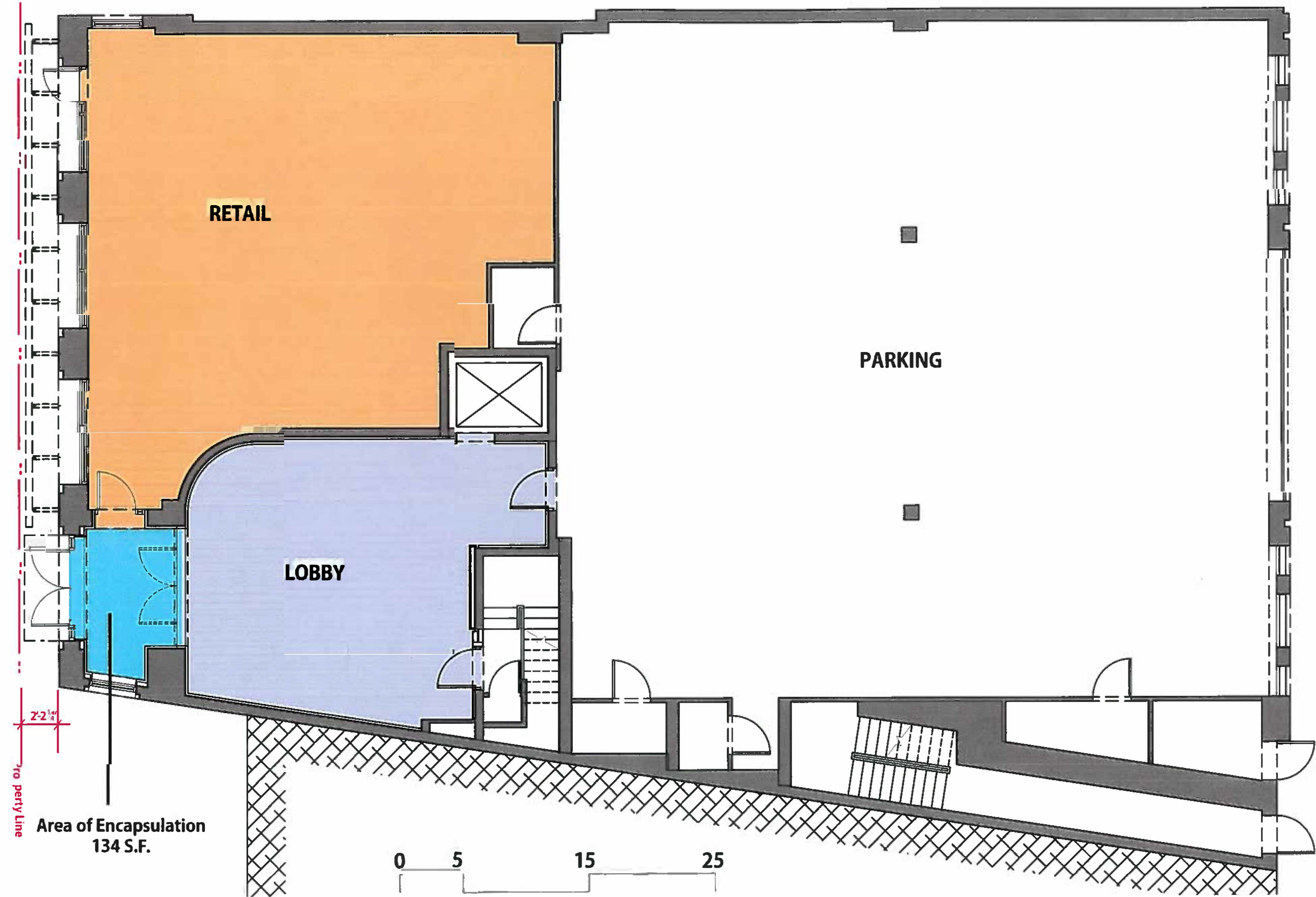
SIGN F | BUSINESS : 36 S.F. (3'X12' ABOVE 20')
SIGN BOARD OR MOUNTED LETTERS
(ALTERNATE ILLUMINATION WITH HALO OR MINI SPOTLIGHTS)

REVISED

SCALE 1/8" = 1'-0"



Application Package
BAR2017-00145 & 00146
1605 King Street
5/8/2017



ADDRESS OF PROJECT: 1605 King Street

TAX MAP AND PARCEL: 063.04-07-16

ZONING: KR

APPLICATION FOR: *(Please check all that apply)*

☒ **CERTIFICATE OF APPROPRIATENESS**

☒ **PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH**
(Required if more than 25 square feet of a structure is to be demolished/impacted)

☐ **WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA** (Section 7-802, Alexandria 1992 Zoning Ordinance)

☐ **WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT**
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ☒ **Property Owner** ☐ **Business** *(Please provide business name & contact person)*

Name: 1605 King LLC/ by M. Catharine Puskar

Address: 1000 Bernard Street

City: Alexandria

State: VA

Zip: 22314

Phone: _____

E-mail : See Agent Contact Information

Authorized Agent *(if applicable):* ☒ **Attorney** ☐ **Architect** ☐ _____

Name: Walsh, Colucci, Lubeley & Walsh, P.C./By: M. Catharine Puskar **Phone:** 703-528-4700

E-mail: cpuskar@thelandlawyers.com

Legal Property Owner:

Name: 1605 King LLC

Address: 1000 Bernard Street

City: Alexandria

State: VA

Zip: 22314

Phone: _____

E-mail: _____

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

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

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

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

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

See attached description.

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: 54.31 Secondary front (if corner lot): _____
 - ☒ ☐ Square feet of existing signs to remain: See attached
 - ☒ ☐ 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: M. Catharine Puskar By: Robert Brant

Printed Name: M. Catharine Puskar

Date: 4/24/2017

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. 1605 King LLC	1000 Bernard Street Alexandria, VA 22314	See Attached
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 1605 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. See Attached	See Attached	See Attached
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.

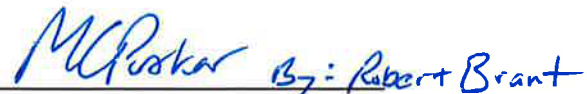
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. See attached	None, See Attached	Not Applicable
2.		
3.		

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.

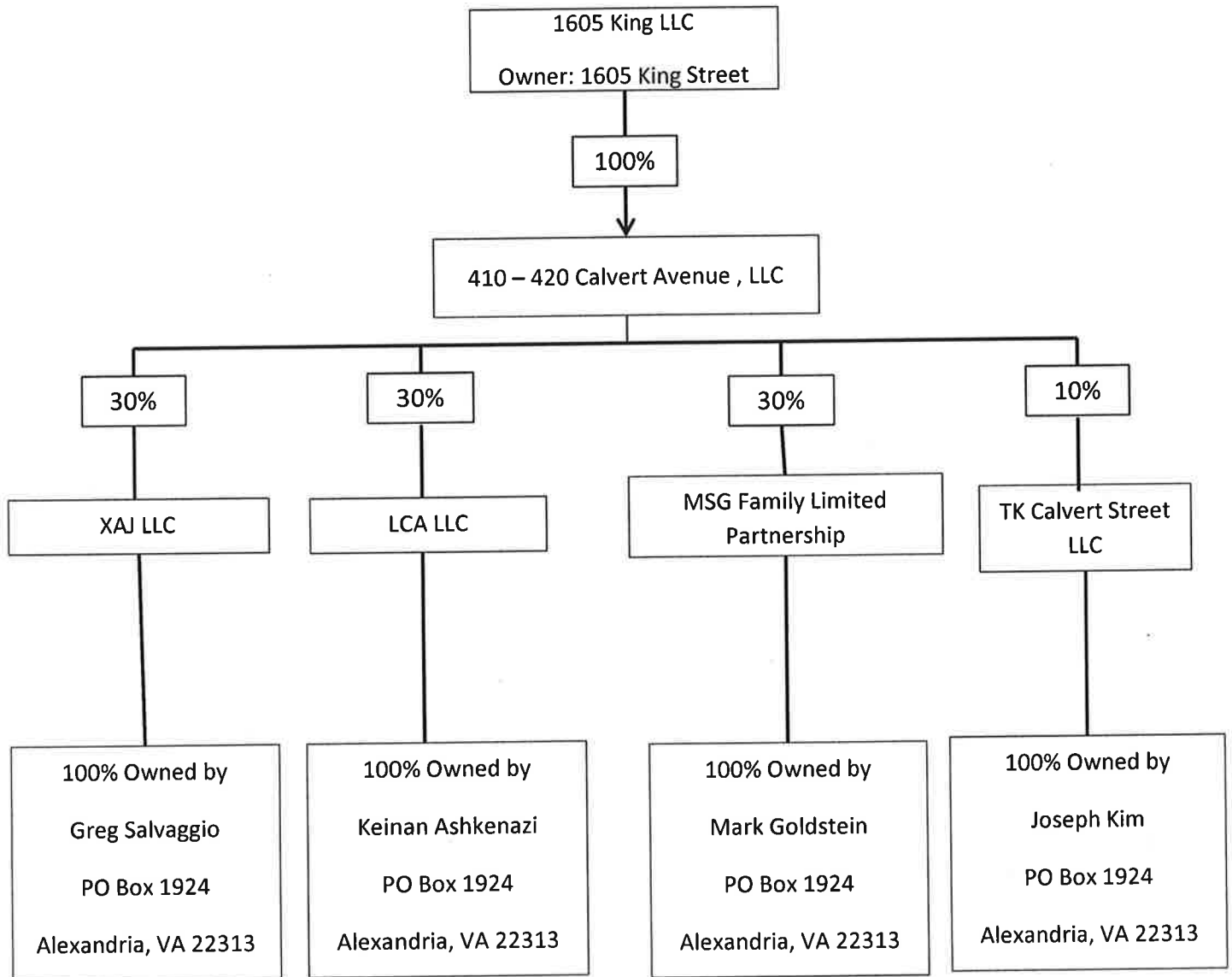
4/24/2017
Date

M. Catharine Puskar, Agent/Attorney
Printed Name


Signature

Application Package
BAR2017-00145 & 00146
1605 King Street
4/24/2017

1605 King LLC – Ownership Information April 24, 2017



***None of the entities or individuals listed above have any business or financial relationship as defined by Section 11-350 of the Zoning Ordinance.**

Board of Architectural Review
Description of Proposed Work
1605 King Street
Tax Map ID: 063.04-07-16

1605 King LLC (the “Applicant”) is submitting materials to the Board of Architectural Review for a Permit to Demolish portions of a non-historic building, and a Certificate of Appropriateness for proposed exterior alterations and a partial encapsulation of the existing office building located at 1605 King Street (the “Property”) within the Old & Historic District. In addition, the Applicant is requesting approval of proposed signage for the retail and office tenants in the building. The Property contains approximately 6,115 square feet zoned to the KR/King Street Retail zone, and is developed with an existing three-story office building that was constructed in approximately 1986.

As shown in more detail on the submitted plans, the proposed improvements to the building include the following:

- Removal of the existing ground-floor windows and associated brick base along the King Street frontage of the building. The Applicant proposes to replace the existing windows with larger, ultra-clear windows that will activate the ground-floor of the building and increase visibility into the retail space. A new entrance for the ground floor retail tenant is proposed at the southwest corner of the building;
- Demolition of the existing entry door assembly at the southeast corner of the building;
- Installation of a new entry door assembly and entry canopy at the southeast corner of the building, and encapsulation the existing 134 square foot open-air vestibule. The proposed encapsulation will bring the primary entrance of the building closer to the street and enhance the prominence of the entrance. The proposed encapsulation will result in an enclosed, temperature controlled entrance lobby that will be an improvement over the existing open-air vestibule;
- Demolition of an existing second-story window and masonry base on the eastern elevation of the building, and installation of a proposed door that will provide access to a second-story terrace located above the main entrance;
- Installation of new exterior lighting. The proposed lighting will be directed towards the building, and is intended to wash the facade in light to increase interest in the building during the evening hours;
- Repainting of all existing exterior railings and metal trim;
- Approval of a sign plan that shows the general location, size and type of proposed building-mounted signage, which will allow future office and retail tenants of the building to obtain administrative approval of signage; and
- Construction of an approximately 697 square foot rooftop terrace that will provide a much-needed rooftop amenity for employees within the building. The Applicant proposes to construct a masonry enclosure around the existing elevator overrun that will match the height of the adjacent rooftop stair enclosure. The proposed masonry enclosure and rooftop stair enclosure will be finished with a brick veneer. A proposed light rail assembly will be installed above the rooftop terrace.

The proposed improvements will significantly enhance the aesthetic appearance of the building. All proposed signage and lighting will comply with Zoning Ordinance requirements. The proposed improvements will have no negative impacts on the surrounding commercial uses, and will help the Applicant attract retail and office tenants to the Central Business District.

Application Package
BAR2017-00145 & 00146
1605 King Street
4/24/2017