

Docket Item #8 & #9
BAR CASE # 2018-00009 &
2018-00010

BAR Meeting
February 7, 2018

ISSUE: Partial Demolition and Alterations

APPLICANT: Old Town 1 LLC

LOCATION: 805 King Street

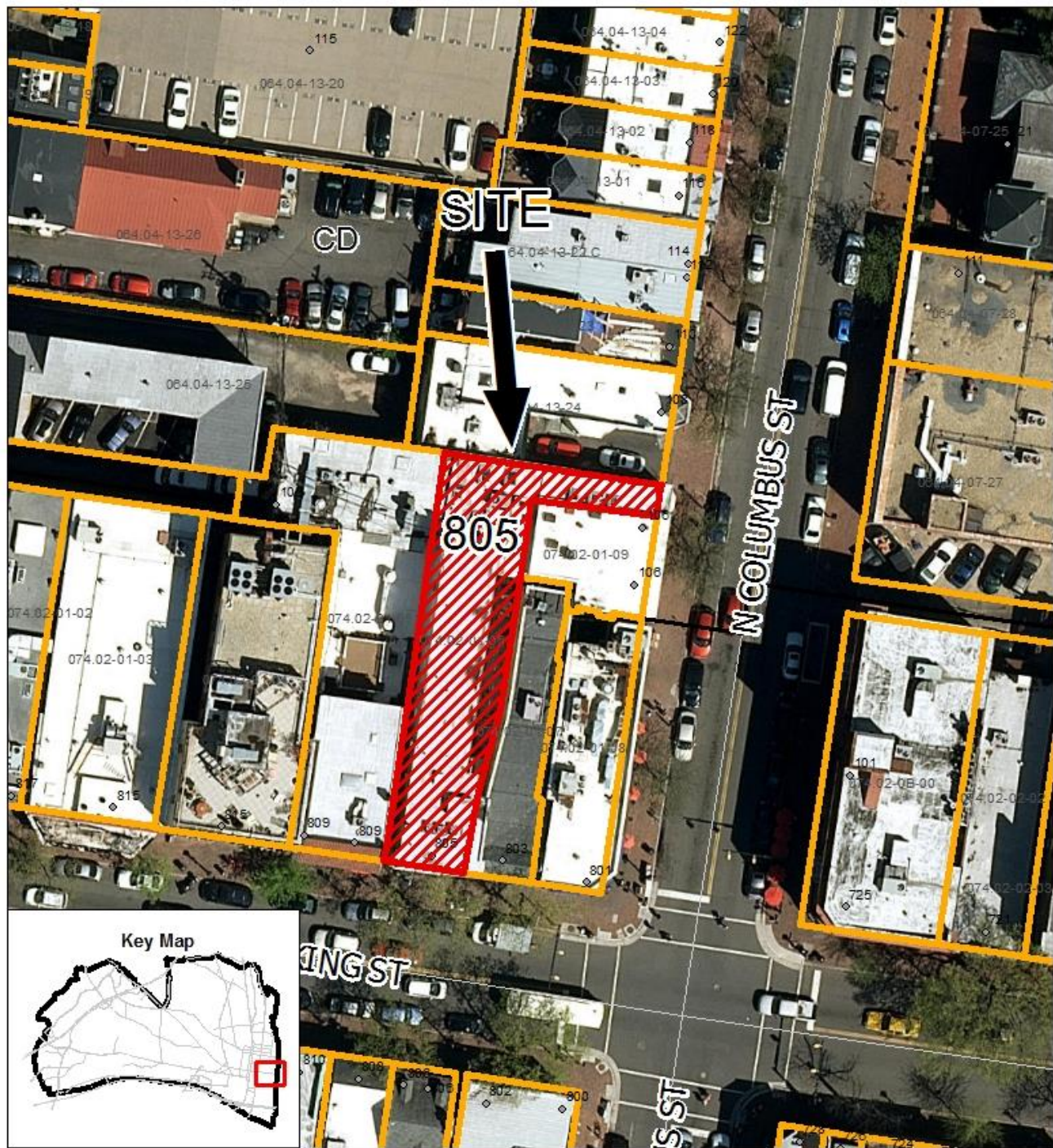
ZONE: KR / King Street Retail

STAFF RECOMMENDATION

Staff recommends approval as submitted.

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 #2018-00009
& 00010
805 King Steet**



I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness for storefront alterations. Currently, the storefront is comprised of two full-light bay windows with a shared building entrance with double doors on the side. The revised storefront will feature two pairs of single-light doors on either side of a single large show window bay (the existing center bay). A new copper lantern to match the existing three lanterns will be installed.

No signage is proposed at this time.

II. HISTORY

805 King Street is a four-story, three-bay brick commercial building, constructed in the **early-mid 19th century**, according to Ethelyn Cox in *Historic Alexandria, Virginia, Street by Street*.

In 1969, the Board approved a sign at this location (6/11/69). In 1979, the Board approved alterations to the façade (11/7/79, 11/21/79, 12/5/79, 12/19/79). In 1980, the Board denied an application for inharmonious color samples and the applicant later withdrew an application for the same (3/5/80 and 3/19/80). The Board approved a sign in 1982 (4/7/82). In 2013, BAR staff administratively approved window replacement for upper story windows (BAR 2013-00282). Also in 2013, the BAR approved storefront alterations to install the current single-light bay windows (BAR Case #2013-00322, 10/2/13).

III. ANALYSIS

The proposed alterations are in conformance with zoning ordinance requirements.

The current storefront scheme was approved and installed in 2013, when the BAR found it appropriate to replace over-scaled multilight bay windows with the current bay windows. The current proposal is a modification to the previously proposed tripartite storefront design and simply converts one of the bays within the framework to a pair of entry doors, using the same design details and materials as the existing system. Staff fully supports the request, noting that it will result in a symmetrical and well-proportioned storefront. All glass must be clear and non-reflective, per the Board's window policy.

STAFF

Catherine K. Miliaras, Principal 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

C-1 Proposed work complies with zoning.

Code Administration

No comments received.

Transportation and Environmental Services

No comments received.

V. ATTACHMENTS

1 – Application for BAR 2018-00009 & 2018-00010: 805 King Street

2 – Supplemental Materials

ADDRESS OF PROJECT: 805 KING STREET

TAX MAP AND PARCEL: 074.02-01-06

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: OLD TOWN 1 LLC

Address: 100 NORTH TRYON, ST SUITE 3900

City: CHARLOTTE State: NC Zip: 28202

Phone: 704-423-1660 E-mail: RKCRACKE@ASANAPARTNERS.COM

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

Name: PAUL BECKMANN, AIA

Phone: 571-327-1723

E-mail: PBECKMANN@BECK-ARCH.COM

Legal Property Owner:

Name: _____

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.

Application Materials
 BAR2018-0009/ 2018-0010
 805 King Street
 Date Routed: 01.09.18

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

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

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

REMOVAL OF EXISTING BAY WINDOW AND INSTALLATION OF NEW RETAIL ENTRY DOORWAY.

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.

Application Materials
 BAR2018-0009/ 2018-0010
 805 King Street
 Date Routed: 01.09.18

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.

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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 BECKMANN, AIADate: 1/8/2018

Application Materials
BAR2018-0009/ 2018-0010
805 King Street
Date Routed: 01.09.18

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. NA	NA	NA
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 805 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. OLD TOWN #1, LLC	C/O KING & SPALDING LLP, 100N TRYON ST. SUITE 3900, CHARLOTTE, NC 28202	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. OLD TOWN #1, LLC	NONE	NONE
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.


1/5/18
Date

ROSD KRACKG
Printed Name


Signature



City of Alexandria, GIS | This map was produced by the GIS Division of ITS,



1 LOCATION MAP
NOT TO SCALE

PROJECT TITLE
805 KING ST ALEXANDRIA, VA - B.A.R. SUBMISSION

PROJECT NUMBER
17_008

DATE	01-08-2018
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PROJECT TITLE

SHEET TITLE

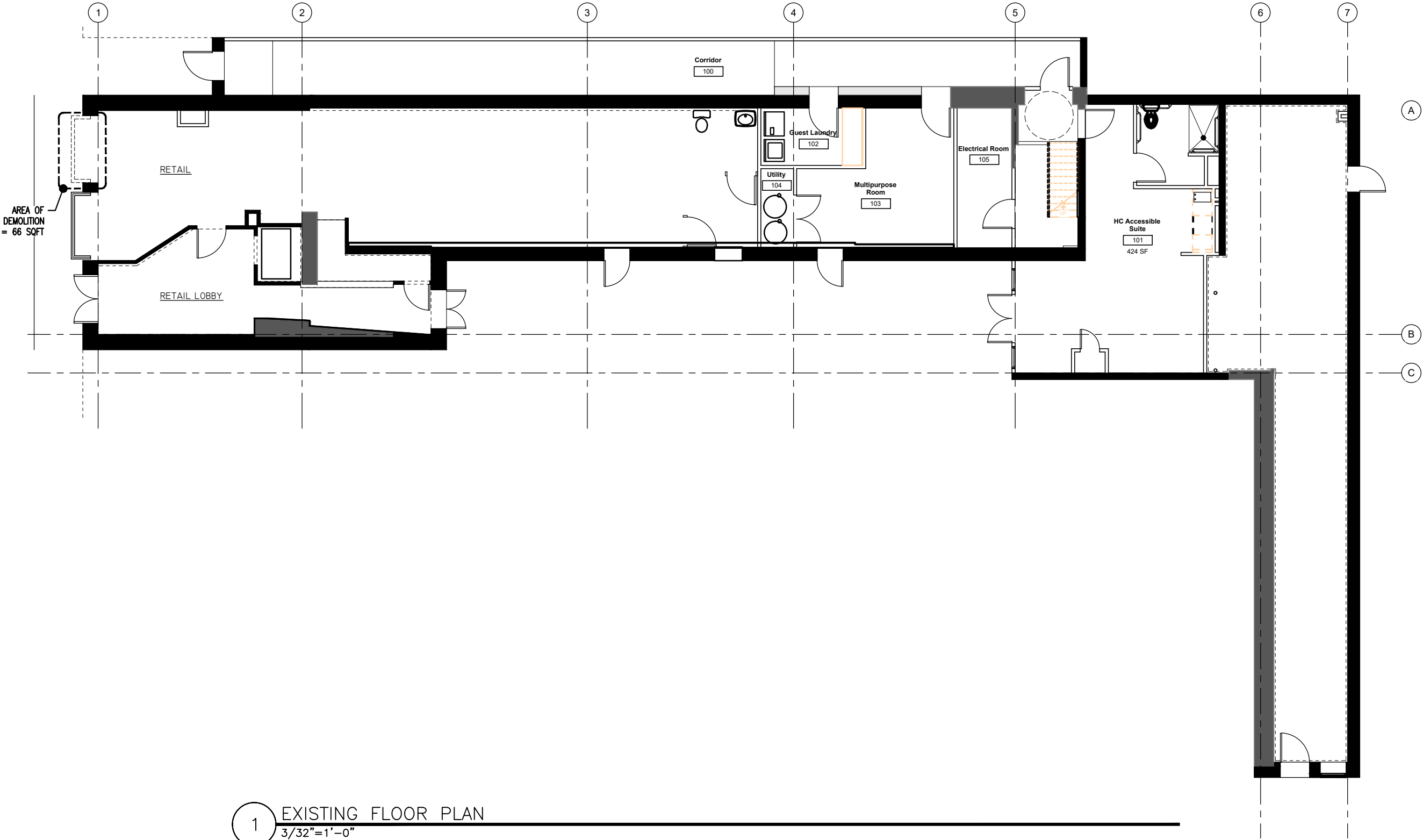
SHEET NUMBER

A0.10

ALEXANDRIA OFFICE

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

BA
BECKMANN ARCHITECTS



1 EXISTING FLOOR PLAN
3/32"=1'-0"

PROJECT TITLE
805 KING ST ALEXANDRIA, VA - B.A.R. SUBMISSION

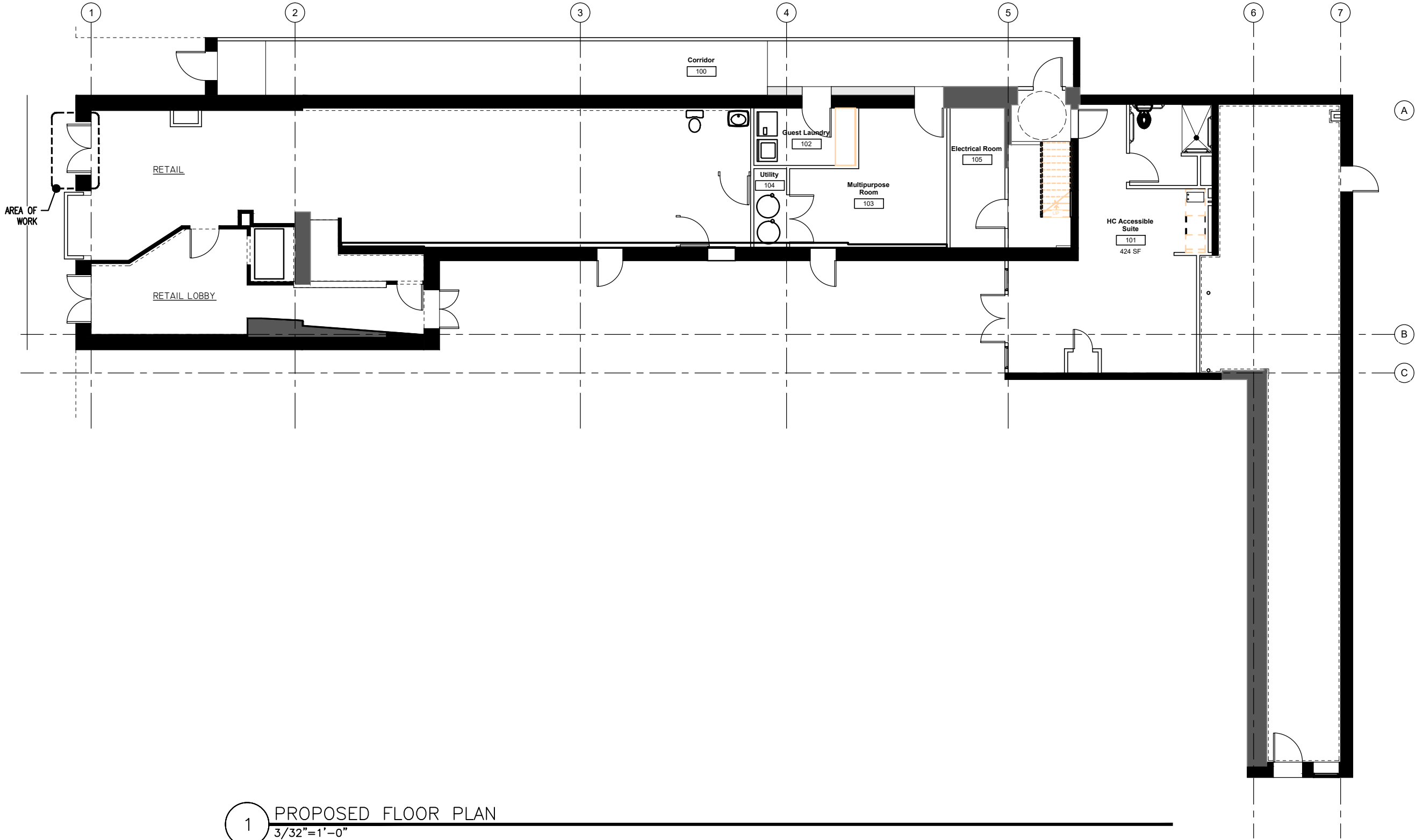
PROJECT NUMBER
17_008

SHEET TITLE
EXISTING FLOOR PLAN

DATE
01-08-2018

SHEET NUMBER
A1.00

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

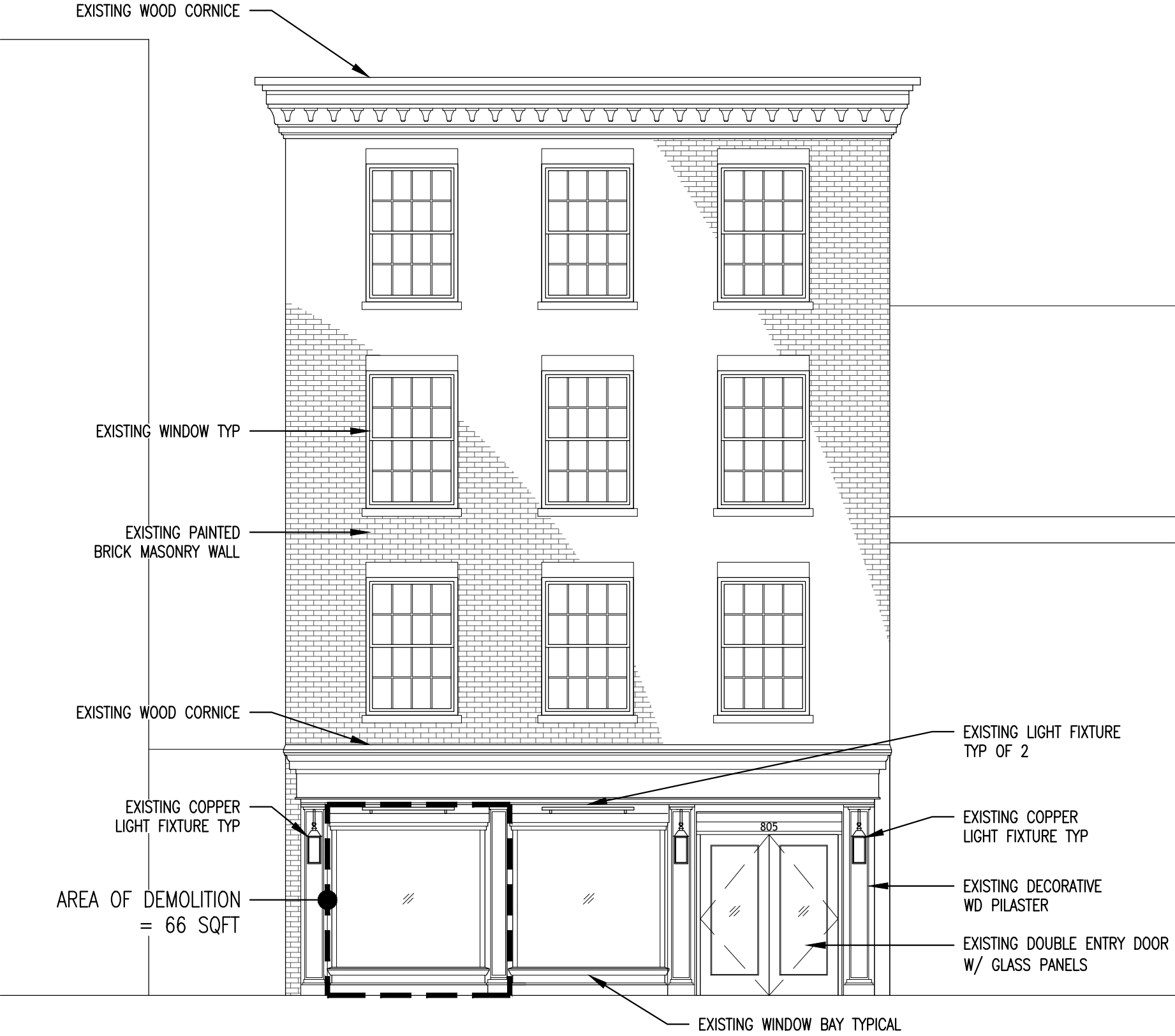


1 PROPOSED FLOOR PLAN
3/32"=1'-0"

SHEET NUMBER	PROJECT TITLE	
	PROJECT NUMBER	805 KING ST ALEXANDRIA, VA - B.A.R. SUBMISSION
A1.10	17_008	
	DATE	PROPOSED FLOOR PLAN
ALEXANDRIA OFFICE		
911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305		

BA

BECKMANN ARCHITECTS



1 EXISTING ELEVATION @ KING STREET
3/16"=1'-0"

PROJECT TITLE
805 KING ST ALEXANDRIA, VA - B.A.R. SUBMISSION

PROJECT NUMBER
17_008

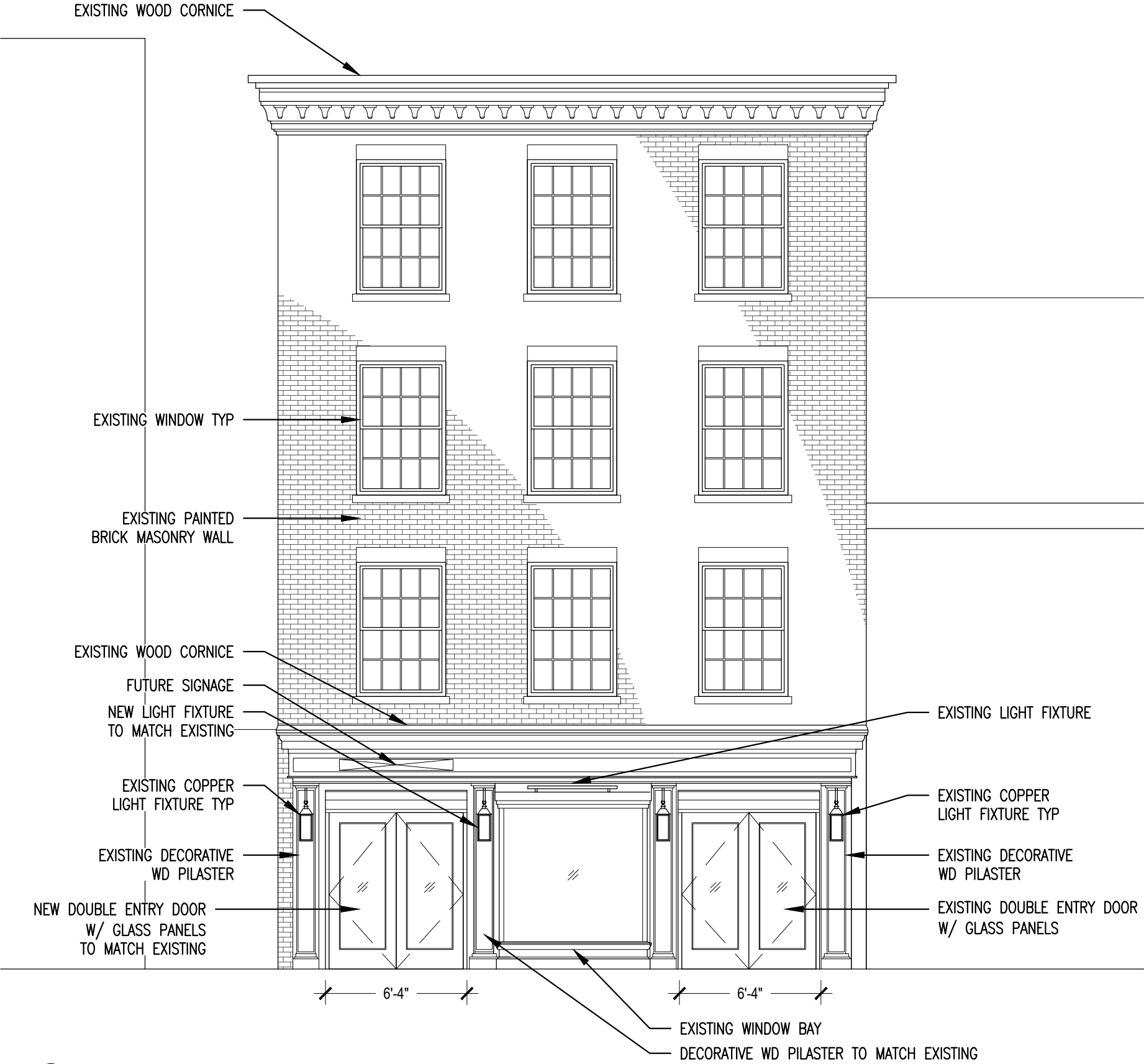
SHEET NUMBER

A2.00

SHEET TITLE
EXISTING ELEVATION

DATE
01-08-2018

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



1 PROPOSED ELEVATION @ KING STREET
3/16"=1'-0"

BA BECKMANN ARCHITECTS	
PROJECT TITLE 805 KING ST ALEXANDRIA, VA - B.A.R. SUBMISSION	SHEET TITLE PROPOSED ELEVATION
PROJECT NUMBER 17_008	DATE 01-08-2018
SHEET NUMBER A2.01	
ALEXANDRIA OFFICE 911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305	



1 PHOTOGRAPH OF EXISTING
NOT TO SCALE

<div>SHEET NUMBER</div> <div>A4.00</div>	<div>PROJECT NUMBER</div> <div>17_008</div>	<div>PROJECT TITLE</div> <div>805 KING ST ALEXANDRIA, VA - B.A.R. SUBMISSION</div>
	<div>DATE</div> <div>01-08-2018</div>	<div>SHEET TITLE</div> <div>PHOTOGRAPH OF EXISTING</div>
	<div>ALEXANDRIA OFFICE</div> <div>911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305</div>	

BA

BECKMANN ARCHITECTS



1 RENDERING OF PROPOSED
NOT TO SCALE

<div>SHEET NUMBER</div> <div>A5.00</div>	<div>PROJECT NUMBER</div> <div>17_008</div>	<div>PROJECT TITLE</div> <div>805 KING ST ALEXANDRIA, VA - B.A.R. SUBMISSION</div>
	<div>DATE</div> <div>01-08-2018</div>	<div>SHEET TITLE</div> <div>RENDERING OF PROPOSED</div>
	<div>ALEXANDRIA OFFICE</div> <div>911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305</div>	

BA
BECKMANN ARCHITECTS