

Docket Item # 5 & #6
BAR CASE # 2018-0016 &
2018-0017

BAR Meeting
February 21, 2018

ISSUE: Request for a Permit to Demolish and a Certificate of Appropriateness for alterations and signage.

APPLICANT: Jemal's 115 South Washington Street, LLC

LOCATION: 115 South Washington Street

ZONE: CD/Commercial Downtown

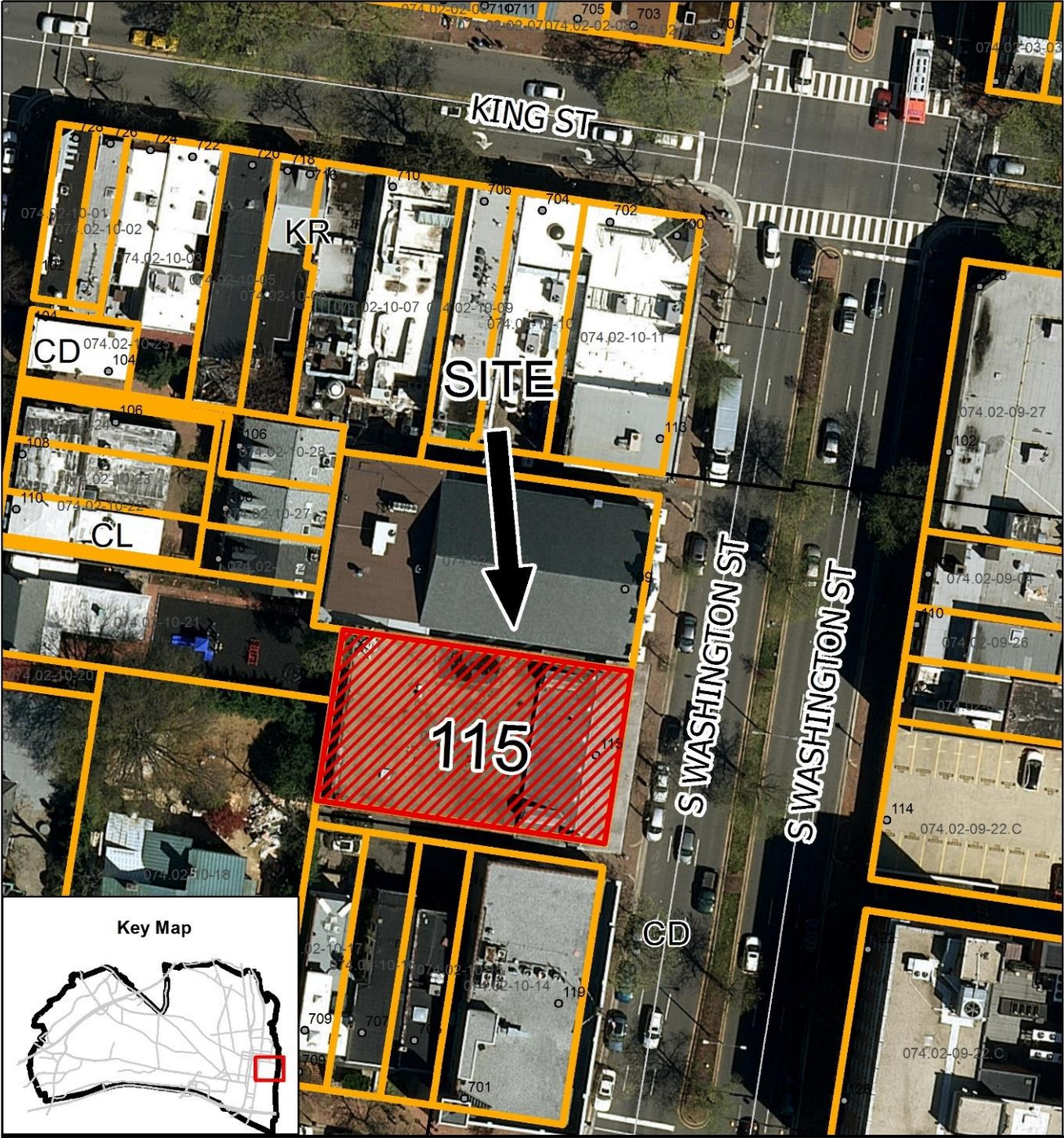
STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness, with the following conditions:

1. Work with the staff on final architectural detailing of the storefront pilasters and entablature prior to submission of the building permit; and
2. A single projecting sign of up to 7 square feet in area may be approved administratively on the east facade, should the applicant wish to install one in the future.

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.



BAR2018-00016.00017
115 South Washington Street

0 0.003 0.006 0.012 0.018 0.024 Miles



***Note:** Staff coupled the applications for a Permit to Demolish (BAR #2017-00016) and Certificate for Appropriateness (BAR #2017-00017) for clarity and brevity.*

I. ISSUE

The applicant is requesting a Permit to Demolish for remove 560 square feet of wall area on the first floor of the west (front) elevation of **115 South Washington Street**. Additionally, the applicant is requesting a Certificate of Appropriateness for alterations to accommodate a new retail storefront on the first-story with a coordinated sign plan and to repair of the wood windows on the second story as needed. All proposed alterations and signage will be located on the west (front) elevation.

II. HISTORY

The two-story with a raised basement, Colonial Revival style building at 115 South Washington Street was approved by the Board of Architectural Review on August 14, **1952**, only six years after the OHAD BAR was created. The congregation of Washington Street Methodist Church raised \$29,592.39 to construct the educational building designed by architect Robert Willgoos. The cornerstone was laid on September 12, 1953 by the Alexandria-Washington Lodge, No. 22, A.F and A.M. The educational building opened to the public on May 9, 1954.



Figure 1 – Opening of the Educational Building on May 9, 1954.

The two-and-one-half story, side gable, six-course common bond brick building has a three bay masonry wall framing a two story glass storefront. Brick quoins frame the masonry walls on each side of the entry bay and brick chimneys are located at the ridge on the north and south gable ends. The front (west) elevation, which faces Washington Street has a portico *in antis* with two Doric columns. The entrance features a pair of doors with an architrave featuring an oversized broken-scroll Georgian pediment floating within the multi-light two-story glass wall. The first-story windows on the front elevation feature keystones in the masonry lintels and decorative iron Juliette balconies affixed to the brick wall below the window sill.

According to Sanborn Fire Insurance Maps a variety of secondary buildings supporting functions of the church existed on the site between 1896 and 1941 including an office, young people's

building and parsonage. Staff was unable to locate any records regarding the demolition of those earlier buildings.

Previous Approvals

On August 11, 1965 the Board approved the construction of a passageway between the building and church.

On June 18, 2008 the Board approved two new hanging signs.

On March 20, 2013 the Board approved a new access ramp and glass canopy over the walkway between 109 and 115 South Washington Street.

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?	No
(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

The applicant is proposing to demolish 580 square feet of the west (front) elevation of 115 South Washington Street, to convert the first-story of the former institutional building into a street level retail storefront. The proposed demolition will include removal of six existing windows, Juliette balconies and portions of the existing water table. The existing multi-light paired entry doors, transom, and cross finial will also be removed.

As the current elevated first floor slab is being removed and reconstructed at sidewalk grade and the step at the entrance will be removed. This partial demolition will have minimal impact on the 1950s structure and will enable the building to provide direct handicap access from the sidewalk. The exterior demolition is limited to the first-story of the west elevation.



Figure 2 - Existing conditions at 115 S. Washington St.

There are few institutional buildings located in the Old and Historic Alexandria District, making this a relatively unique building type. However, throughout the historic district the first story of a wide variety of buildings on and near King or Washington streets have historically been converted to retail spaces, though some maintained the overall building's historic character-defining elements better than others at the storefront level.

In the time since this building was sold by the adjacent church, staff received numerous inquiries about conversion of the existing building to alternative uses or received proposals for complete demolition. However, staff maintains that the original design of this structure is significant and was a direct response to a nascent national historic preservation movement and the creation of the Old and Historic Alexandria District BAR only six years earlier, established in large part to protect the memorial character of the George Washington Memorial Parkway. There are perhaps 10 buildings on the Parkway from the early period where mid-20th century designers not trained in classical architecture were struggling to adapt Colonial elements to automobile oriented modern buildings. Particularly unusual are the gasoline service stations, department stores, a Howard Johnson's Hot Shoppe and a drive-thru dry cleaner that received cupolas, dormers and elaborate Georgian door surrounds that recall George Washington's home at Mt. Vernon in order to obtain approval from the newly established BAR.



Figure 3: 725 N Washington, Service Station



Figure 4: 630 S Washington, Dry Cleaners

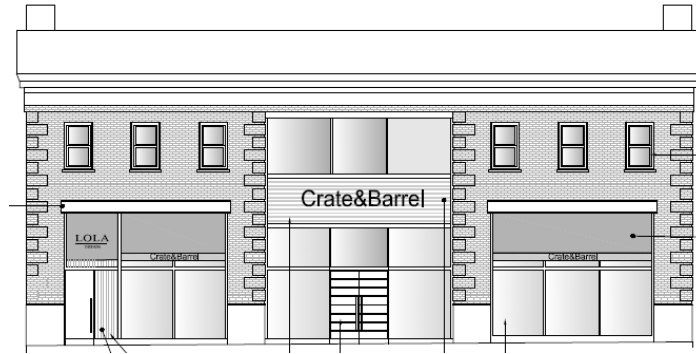


Figure 5: 115 S Washington, second submission

The applicant initially submitted a design that stripped away virtually all of the Colonial Revival design features and substituted modern suburban retail elements (Figure 5) and was quite surprised that staff considered the building at 115 South Washington to have any historic merit. However, once the preservation concerns were explained, they readily embraced a design parti that preserved the columns and Georgian doorway and reduced the signage to a scale that is more in keeping with the GW Parkway. Therefore, the amount of demolition now proposed is limited to the area within and below the three first floor windows on the masonry walls that flank the entrance.

Staff supports the limited amount of demolition presently proposed on the west elevation of 115 South Washington Street, finding that the character-defining elements of this early Parkway building will be retained and the overall proportions of the façade will actually be improved. The existing first floor window sills are quite high above the sidewalk today and the Juliet balconies serve no functional purpose other than to attempt to improve the awkward original proportions of the lower level of this building. (Figure 2) The windows, iron balcony rails and brick wall material being demolished are not of old and unusual or uncommon design, texture and material and could be reproduced easily. Staff, therefore, recommends approval of the Permit to Demolish.

Certificate of Appropriateness

Storefront

The *Design Guidelines* state that “new and replacement windows should be appropriate to the historic period of the architectural style of the building.” However, storefronts on King Street and Washington Street often have “modern” or “contemporary” (1930 and later) storefront windows or projecting bay windows, regardless of the building’s original date of construction. These storefronts are a reflection of the evolution of the typical buildings’ use over the past two centuries, as they were converted for modern retail and office uses. If appropriately and sensitively designed and architecturally compatible, these new storefronts allow the overall historic character and elements of a building to remain apparent while also allowing the continued use and adaptation of the building for modern needs. Many storefronts change with almost every tenant and reflect the popular designs and materials of the period in which they were constructed and can be easily altered without damage to the majority of the historic building wall above.

The proposal for 115 South Washington is a well-designed aluminum storefront window scheme that preserves existing prominent architectural features. The proposed storefront is well proportioned and maintains the symmetry of the building. These windows recall the proportions

sign master plan for this building which the Design Guidelines encourage for multitenant buildings.

Staff supports the design and location of the three wall signs and, while the number of signs exceeds what can be approved administratively, it is tastefully designed and does not overwhelm the building. However, staff notes that the majority of businesses in the district use hanging signs to attract pedestrian traffic walking below a wall sign, particularly if there is an exterior door for a separate second floor tenant. Staff suggests that the BAR proactively approve a future projecting sign as part of a coordinated sign plan for this building. Staff recommends that a hanging sign not exceed 7 square feet, in keeping with the typical size of hanging signs in the district. Staff reminds the applicant that while window and door decal signs are no longer subject to BAR review and approval, the area devoted to these graphics does count toward the maximum allowable sign area permitted by zoning. Staff notes that the applicant initially considered awnings over the two storefront windows but later withdrew that proposal, believing that the larger windows would better present the interior retail space from the street.

Lighting

When the Board first adopted the sign policy they specifically noted that modern LED lighting fixtures could be more visually subtle than external lighting fixtures previously available and that these new small fixtures did not compete for attention with the historic building features. For that reason, the Board allowed for administrative approval of small, targeted light fixtures, often referred to as “lipstick” LED lights. While staff does not typically support the installation of small gooseneck lights, they are a minor feature on this Colonial Revival building on South Washington Street and staff has no objections to their installation in this location.

Staff commends the multiple studies performed by the applicant to find the sometimes difficult balance between preservation of the early Colonial Revival features and the needs of a modern retail storefront and for the clear presentation materials in the application package. With the conditions discussed above, Staff recommends approval of the application.

STAFF

Amirah Lane, 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

- C-1 Proposed exterior alterations comply with zoning.
- C-2 All future sign applications shall be reviewed for compliance under provisions of Zoning Ordinance § 9-100.

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 [BAR2008-00082, BAR2009-00179] (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)
- F-4 Permitted encroachment per 5-2-29 of City Code. (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)
- C-7 The owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the City as an Additional Insured, against claims, demands, suits and related costs, including attorneys' fees, arising from any bodily injury or property damage which may occur as a result of the encroachment. (Sec. 5-29 (h)(1)) (T&ES)
- Please submit Insurance Certificate:
City of Alexandria
T&ES
Attn: Shanna Austin
301 King Street, Room 4130
Alexandria, VA 22314

Alexandria Archaeology

- F-1 The proposed project will have a limited impact on any potential buried resources. However, out of an abundance of caution we ask the applicant to adhere to two conditions.
- R-*1 The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- R-*2 The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

V. ATTACHMENTS

- 1 – Application for BAR 2018-0016 & 2018-0017: 115 South Washington Street*
2 – Supplemental Materials
3 – National Park Services Comments


ADDRESS OF PROJECT: 115 SOUTH WASHINGTON STREETTAX MAP AND PARCEL: 074.02-10-13 ZONING: COMMERCIAL DOWNTOWNAPPLICATION 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: GTM ARCHITECTSAddress: 7735 OLD GEORGETOWN RD, SUITE 700City: BETHESDA State: MD Zip: 20814Phone: 240-333-2000 E-mail: rconrath@gtmarchitects.comAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____Name: Richard J. Conrath Phone: 240-333-2007E-mail: rconrath@gtmarchitects.com**Legal Property Owner:**Name: Jemal's 115 S. Washington Street LLCAddress: 702 H Street NW Suite 400City: Washington State: DC Zip: 20001Phone: 202-638-6300 E-mail: acasertano@douglasdev.com (Annie Casertano)

- ☐ 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  TBD ☐ 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).*

The attached document submitted for review includes selective demolition of facade brick, front facing windows, and juliette balconies to allow for retail storefront. Proposed work includes new wall, new aluminum storefront, window repair and replacement and a center entrance signage band. New Azek storefront surrounds will be added to frame the storefront. The existing window wall, entrance and pediment are existing to remain. The existing doors and transom are to be removed and replaced with aluminum entrance doors. The current slab will be lowered to grade and the porch step cut back for ADA access. Patch and repair damage to door surround due to demolition. New signage and signage lighting is planned but is TBD for future tenant.

Reason for demolition: Currently the existing front facade doesn't support street level retail with poor visibility and little opportunity for street level glazing. Alternatives to demolition would not allow retail to be supported at this property.

**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: +/-70'-10" 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: Richard J. ConrathDate: 1/8/18

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 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. None		
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 115 South Washington 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. Norman Jemal	702 H Street, NW Suite 400, Washington DC 20001	47.5%
2. Matthew Jemal	702 H Street, NW Suite 400, Washington DC 20001	47.5%
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. 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.

1/8/18

Date

Richard J. Conrath

Printed Name



Signature

115 SOUTH WASHINGTON STREET
ALEXANDRIA VIRGINIA

BOARD OF ARCHITECTURAL REVIEW SUBMITTAL
JANUARY 8TH 2018

BAR HEARING DATE
FEBRUARY 21, 2018

NOTES

1. THE PROPERTY DELINEATED HEREON IS SHOWN ON THE CITY OF ALEXANDRIA TAX ASSESSMENT MAP AS PARCEL 074.02-10-13 AND THE PROPERTY IS ZONED CD / COMMERCIAL DOWNTOWN AND IS WITHIN THE CENTRAL BUSINESS DISTRICT
2. OWNER : JEMAL'S 115 S. WASHINGTON L.L.C.
702 H STREET, N.W., SUITE 400
WASHINGTON, D.C. 20001
INSTR. 130015565
3. LAND AREA : 7,324 SQUARE FEET OR 0.1681 ACRE
4. ZONING BULK REGULATIONS FOR CD ZONE (FROM THE CITY OF ALEXANDRIA ZONING ORDINANCE) :
A. BUILDING HEIGHT :
THE MAXIMUM PERMITTED HEIGHT OF A BUILDING IS 35 FEET EXCEPT THAT THE HEIGHT MAY BE INCREASED WITH A SPECIAL USE PERMIT, PROVIDED:
(1)THE GROSS HEIGHT MAY NOT EXCEED 45 FEET; AND
(2)THE ROOF SHALL BE SLOPED WITH THE RIDGE LINE OF THE ROOF RUNNING PARALLEL TO THE STREET.
B. MINIMUM YARD REQUIREMENTS :
FOR NON-RESIDENTIAL USES THERE ARE NO YARD OR OPEN SPACE REQUIREMENTS EXCEPT AS MAY BE APPLICABLE PURSUANT TO THE SUPPLEMENTAL YARD AND SETBACK REGULATIONS OF SECTION 7-1000 AND THE ZONE TRANSITION REQUIREMENTS OF SECTION 7-900 OF THE CITY ZONING ORDINANCE.
C. FLOOR AREA RATIO :
NONRESIDENTIAL FOR LOTS LARGER THAN 5,500 SQUARE FEET, THE MAXIMUM PERMITTED FLOOR AREA RATIO IS 0.5 EXCEPT THAT THE FLOOR AREA RATIO MAY BE INCREASED TO AN AMOUNT NOT TO EXCEED 0.75 WITH A SPECIAL USE PERMIT.
D. PARKING REQUIREMENTS: NONE REQUIRED PER SECTION 8-300 OF THE CITY OF ALEXANDRIA ZONING ORDINANCE.
5. BUILDING HEIGHT AT HIGHEST POINT : 31.5 FEET
6. GROSS FLOOR AREA OF EXISTING BUILDING FOOTPRINT :
7,240 SQUARE FEET
7. THERE ARE NO DELINEATED PARKING SPACES ON THE PROPERTY.
8. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER. ELECTRIC AND TELEPHONE SERVICES ENTER THE PROPERTY BY OVERHEAD WIRES.
9. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THE SUBJECT PROPERTY.
10. SURVEYOR UNABLE TO SET PERMANENT MARKERS AT THE PROPERTY CORNERS DUE TO THE LOCATION OF THE PHYSICAL IMPROVEMENTS.
11. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NO. RE1029B WITH AN EFFECTIVE DATE OF JUNE 19, 2015 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
12. EXCEPTION FROM SCHEDULE 'B' OF THE TITLE COMMITMENT ARE LISTED ON THIS SHEET AND SHOWN ON THE PLAT.
13. MEASUREMENTS WERE MADE FROM THE RIGHT OF WAY LINE AT THE INTERSECTIONS OF PRINCE STREET AND SOUTH WASHINGTON STREET.
14. DEED BOOK AND PAGE AND INSTRUMENT NUMBERS SHOWN HEREON REFER TO THE LAND RECORDS OF ALEXANDRIA VIRGINIA.
15. THE BASIS FOR THE BEARINGS OF THIS SURVEY IS NORTH AS SHOWN IN DEED BOOK 16 AT PAGE 481.
16. THERE IS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
17. THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
18. THE PROPERTY HAS DIRECT ACCESS TO SOUTH WASHINGTON STREET AND A 10 FOOT PRIVATE ALLEY.
19. THERE ARE NO PROPOSED CHANGES IN THE STREET RIGHT-OF-WAY LINES AFFECTING THE PROPERTY, ACCORDING TO THE CITY OF ALEXANDRIA.

LEGAL DESCRIPTION

BEGINNING ON THE WEST SIDE OF WASHINGTON STREET ONE HUNDRED AND TEN (110) FEET NORTH OF PRINCE STREET, AND AT THE NORTH LINE OF A TEN (10) FOOT ALLEY; THENCE NORTH ON WASHINGTON STREET SIXTY-SIX (66) FEET SEVEN (7) INCHES; THENCE WEST PARALLEL TO PRINCE STREET ONE HUNDRED AND TEN (110) FEET; THENCE SOUTH PARALLEL TO WASHINGTON STREET SIXTY-SIX (66) FEET SEVEN INCHES TO THE NORTH LINE OF THE AFORESAID ALLEY; THENCE EAST WITH THE NORTH LINE OF SAID ALLEY AND PARALLEL TO PRINCE STREET ONE HUNDRED AND TEN (110) FEET TO THE POINT OF BEGINNING WITH THE USE OF THE SAID ALLEY TO THE SOUTHERN HALF OF THE LAND HEREINAFTER DESIGNATED AS LOT 'E' IN COMMON WITH OTHERS ENTITLED THERETO. CONTAINING 7,324 SQUARE FEET MORE OR LESS

TITLE EXCEPTIONS

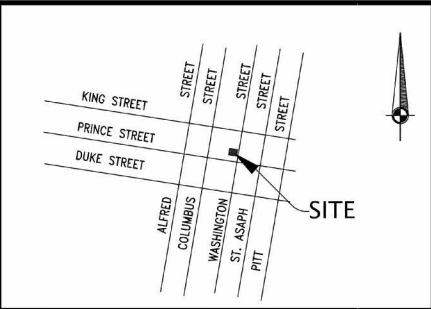
1. PROPERTY IS SUBJECT TO A RIGHT OF WAY USE TO THE EXISTING ALLEY AND TERMS AND CONDITIONS ON USAGE AND MAINTENANCE RESTRICTIONS RECORDED AT DEED BOOK 55 PAGE 129.
2. VEPKO EASEMENT RECORDED AT DEED BOOK 306 PAGE 455 (AND CORRECTED AT DEED BOOK 306 PAGE 461) RELATING SOLELY TO POSSIBLE ENCROACHMENTS TO THE ALLEY ADJOINING THE SUBJECT PROPERTY. THE EASEMENT IS NOT LOCATED ON THE SUBJECT PROPERTY.
3. ADJACENT ALLEY IS SUBJECT TO A VEPKO RIGHT-OF-WAY EASEMENT RECORDED AT DEED BOOK 799 PAGE 668. THE EASEMENT IS NOT LOCATED ON THE SUBJECT PROPERTY.
4. PROPERTY IS SUBJECT TO A RESTRICTIVE COVENANT AGREEMENT AND ENCROACHMENT EASEMENT RECORDED AS INSTRUMENT #130015565.

FLOOD CERTIFICATION:

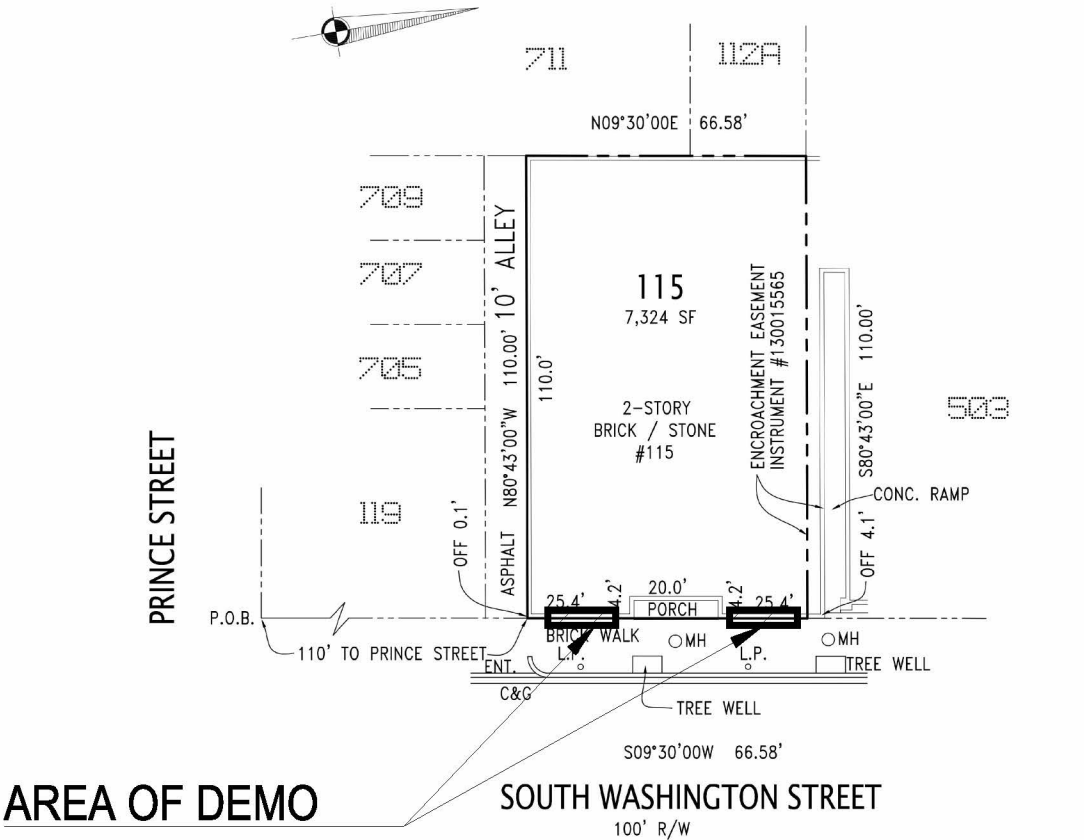
SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION 'X' BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 5155190041E WITH A DATE OF IDENTIFICATION OF JUNE 16, 2011, IN THE CITY OF ALEXANDRIA, STATE OF VIRGINIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED

UTILITY NOTE:

THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES



VICINITY MAP
SCALE: 1" = 1000'



- LEGEND
- LP - LIGHT POLE
 - MH - MANHOLE
 - CONC. - CONCRETE
 - DB - DEED BOOK
 - PG - PAGE
 - ENT. - ENTRANCE
 - SF - SQUARE FEET
 - P.O.B. - POINT OF BEGINNING
 - PROPERTY LINE (SUBJECT PROPERTY)
 - PROPERTY LINE (OTHER PROPERTIES)
 - RIGHT-OF-WAY LINE
 - ===== BUILDING WALL



SURVEYOR'S CERTIFICATE:

TO CARDINAL BANK, COMMONWEALTH LAND TITLE INSURANCE COMPANY, JEMAL'S 115 S. WASHINGTON LLC AND THEIR RESPECTIVE SUCCESSORS AND / OR ASSIGNS:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11(A), 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 20, 2015

DATE OF PLAT OR MAP: JULY 20, 2015

MFL
MICHAEL L. FLYNN LICENSED LAND SURVEYOR



ALTA/ACSM LAND TITLE SURVEY
ON
#115 SOUTH WASHINGTON STREET
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' DATE: JULY 20, 2015

ALEXANDRIA SURVEYS, LLC
1229 GARRISONVILLE ROAD #104 STAFFORD VA. 22556
TEL. NO. 703-660-6615 FAX NO. 703-768-7764

SHEET 1 OF 1
JOB #S15-1389

EXHIBIT
A-PL

GTM

GTM ARCHITECTS



VIEW FROM WASHINGTON STREET - FACING WEST



VIEW FACING EAST FROM REAR OF BUILDING -
ENCLOSED PLAYGROUND/RESIDENTIAL YARD OF WASHINGTON STREET UMC AND
FENCED PRIVATE RESIDENTIAL YARD



VIEW FACING NORTH FROM
PUBLIC ALLEY TO ADJOINING REAR
RESIDENTIAL PROPERTY



VIEW FACING NORTH-OPPOSITE SIDE OF
ALLEY-FACING TOWARD S. WASHINGTON
STREET



VIEW FACING SOUTH FROM ADJOINING WALKWAY/ BETWEEN PROPERTY AND WASHINGTON STREET UMC.
ACCESS FROM SOUTH WASHINGTON STREET





EXISTING TYP. WINDOW & JULIETTE BALCONY
FACING S. WASHINGTON ST.



WATER TABLE & CORNER MARKER



DETAIL-COLUMN BASE AT FRONT PORCH



DETAIL-QUOINING AND UPPER TRIM



DETAIL-FACE BRICK



DETAIL-PAVER BRICK



FRONT WINDOW WALL, ENTRY, SURROUND AND COLUMNS
FACING WEST AND SOUTH WASHINGTON STREET



DETAIL-ARCHITRAVE /PEDIMENT



DETAIL UPPER TRIM AND
COLUMN



COLUMN, STEP & BRICK
SIDEWALK



TYPICAL REAR WINDOW



TYPICAL SIDE WINDOW



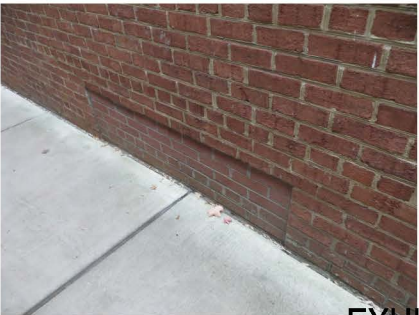
DETAIL-RAMSHEAD PEDIMENT AND
CROSS FINIAL



DETAIL-WINDOW WALL AND PORCH
CEILING



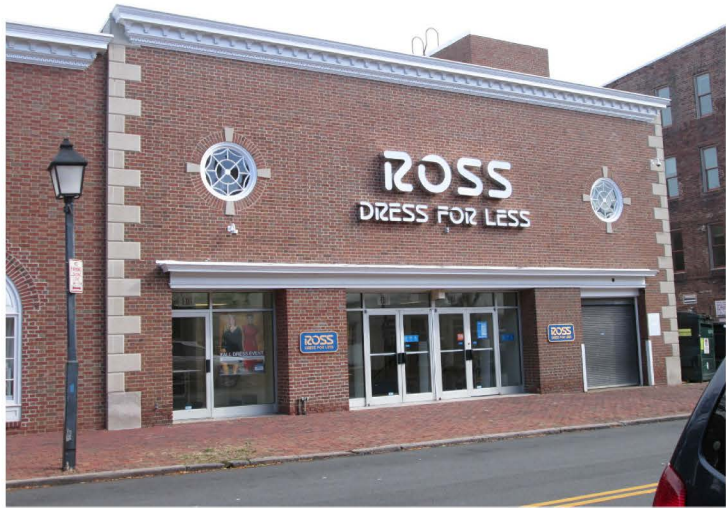
DETAIL-TYPICAL LOWER SIDE WINDOW
OPEN



DETAIL-TYPICAL LOWER SIDE
WINDOW -BRICKED

EXHIBIT A-2





ROSS DRESS FOR LESS
112 NORTH WASHINGTON STREET
RETAIL PRECEDENT



H & M
614 KING STREET
RETAIL PRECEDENT



ANTHROPOLOGIE
610 KING STREET
RETAIL PRECEDENT



VIEWS FACING SOUTH ADJACENT BUILDINGS



VIEWS FACING NORTH ON SOUTH WASHINGTON STREET-
WASHINGTON STREET UMC AND BEYOND



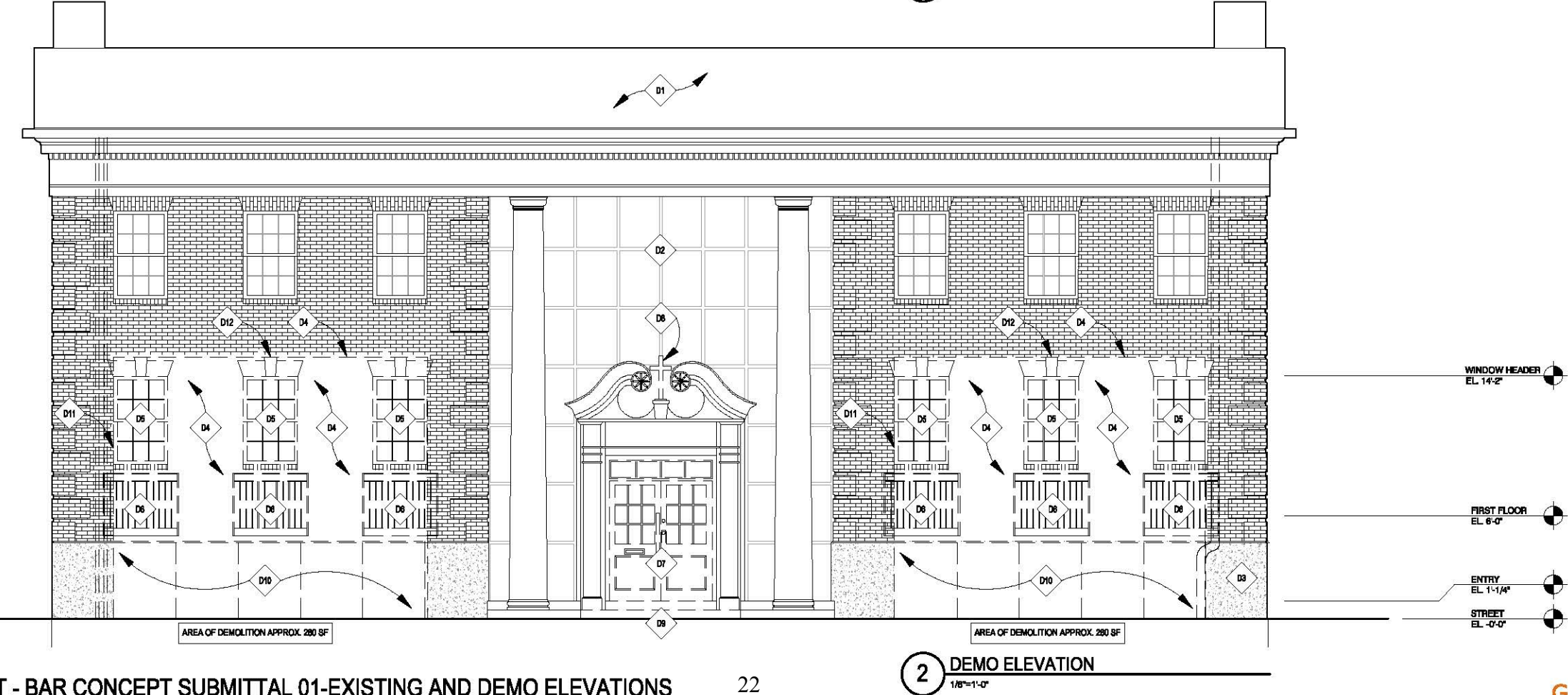
OPPOSITE SOUTH WASHINGTON STREET

DEMO ELEVATION NOTES

- D1 EXISTING ROOF AND TRIM ETR
- D2 EXISTING GLASS WALL, ENTRANCE, COLUMNS A AND TRIM ETR
- D3 CORNER STONE ETR
- D4 DEMO EXISTING BRICK AT INDICATED AREA
- D5 DEMO AND RESERVE EXISTING WINDOW
- D6 DEMO JULIETTE BALCONY
- D7 DEMO EXISTING DOORS AND TRANSOM
- D8 DEMO EXISTING CROSS FINIAL
- D9 DEMO EXISTING STEP AT AREA INDICATED
- D10 DEMO WATER TABLE PANELS
- D11 ALIGN DEMO WITH ROUGH WINDOW OPENING, TYP.
- D12 ALIGN BRICK DEMO WITH TOP OF KEYSTONE, TYP.

LEGEND

- EXISTING BRICK
- EXISTING WATER TABLE
- AREA OF DEMOLITION



ELEVATION CODED NOTES

- E1 FUTURE TENANT SIGN TBD
- E2 AZEK BOARD SURROUND AND TRIM
- E3 ALUMINUM STOREFRONT WINDOW IN NEW OPENING - YKK YES 45TU. SEE IMAGE 5/A-8. ANODIZED WHITE.
- E4 PROVIDE JUNCTION BOXES FOR FUTURE TENANT LIGHTING
- E5 NEW (2) 3' X 8' ALUMINUM FRAMED DOORS YKK 50D WIDE STILE (ANODIZED WHITE) SEE IMAGE 7/A-8
- E6 REUSE EXISTING WOOD WINDOWS; REPAIR AS REQD.
- E7 NEW SIGNAGE BAND, ATTACHED TO EITHER SIDE OF MASONRY PORCH. ATTACH TO WINDOW WALL FOR STABILITY.
- E8 USE METAL COVER ON CORNER STONE IF REQD
- E9 ADJUST GUTTER LOCATIONS AS NEEDED

PLAN CODED NOTES

- 10 INFILL AREA OF DEMO W/ BRICK PAVERS. MATCH EXST. BRICK PAVES.
- 11 REPAIR AND FINISH EDGES OF CUT CONCRETE STEP.

LEGEND

- BRICK ETR
- WATER TABLE ETR
- NEW WALL

NOTE: REPLACE ALL BROKEN STEEL/WD WINDOWS ON SIDES AND REAR WITH YKK YES 45TU WITH APPLIED MUNTINS.

COORDINATE FINAL TENANT SIGNAGE WITH MASTER PLAN ADMINISTRATION. SIGNAGE SHOWN FOR PLANNING PURPOSES (SIGNS SHOWN (1) 13.5 SF AND (2) 8 SF. MAX. SIGNAGE 70.83 SF.

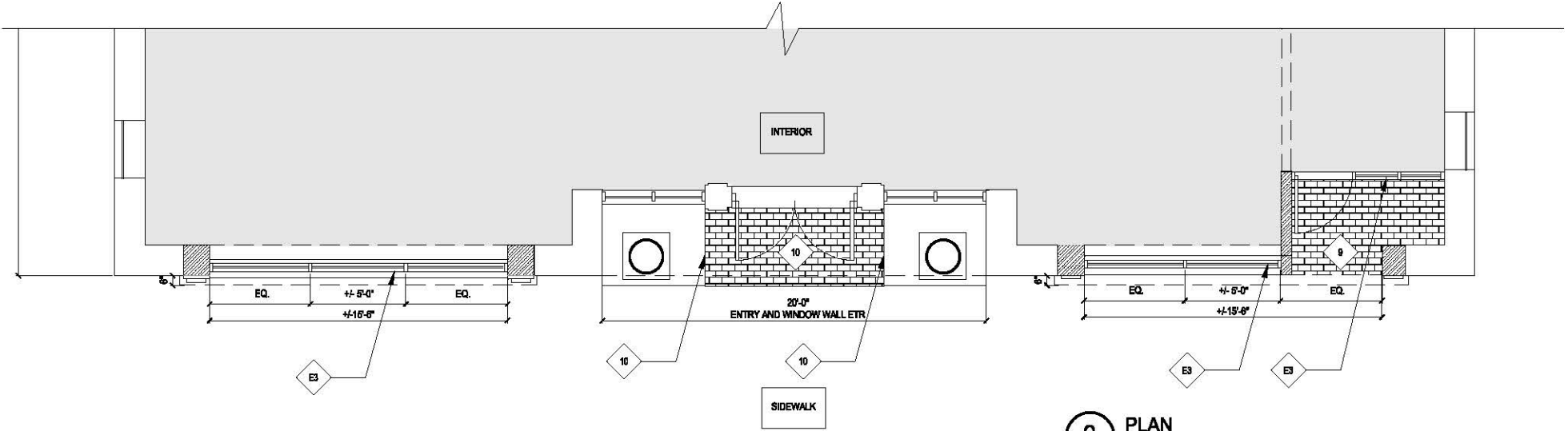
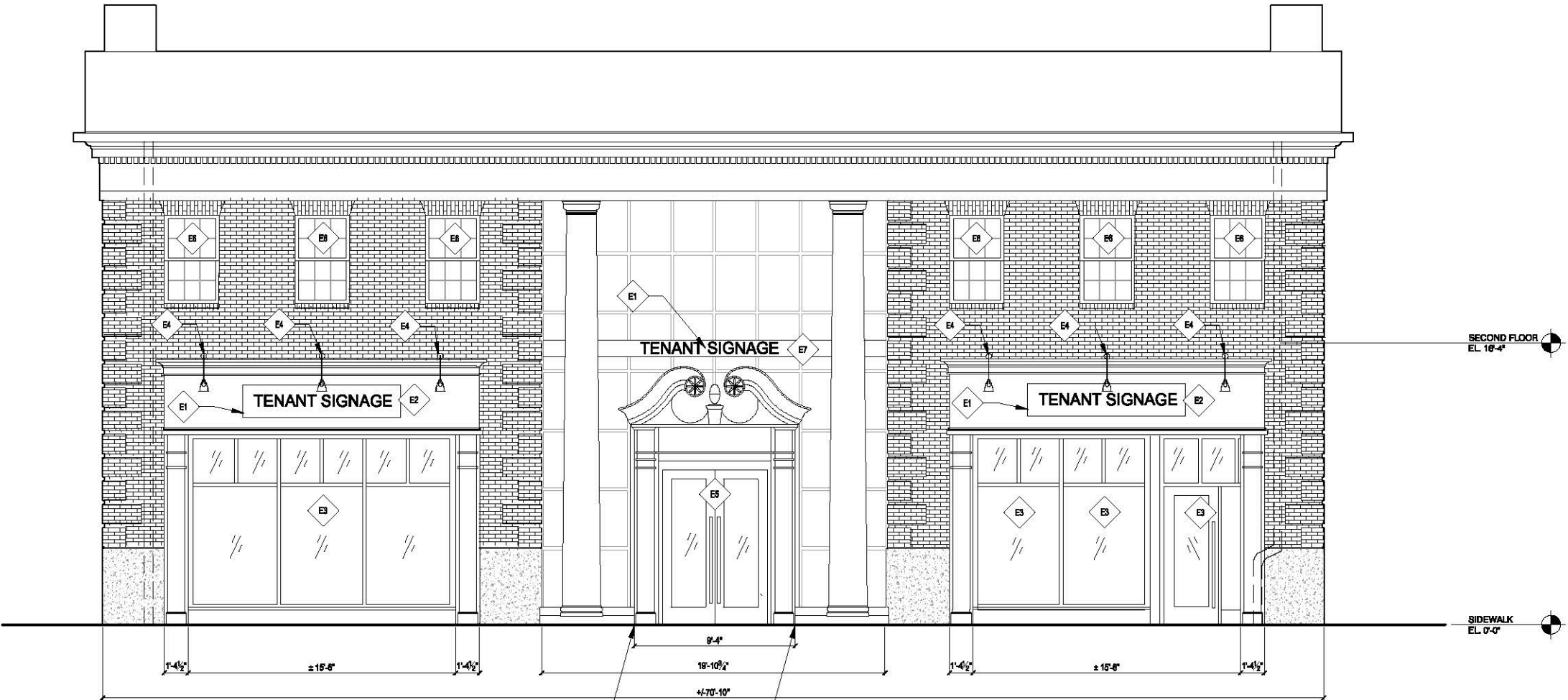
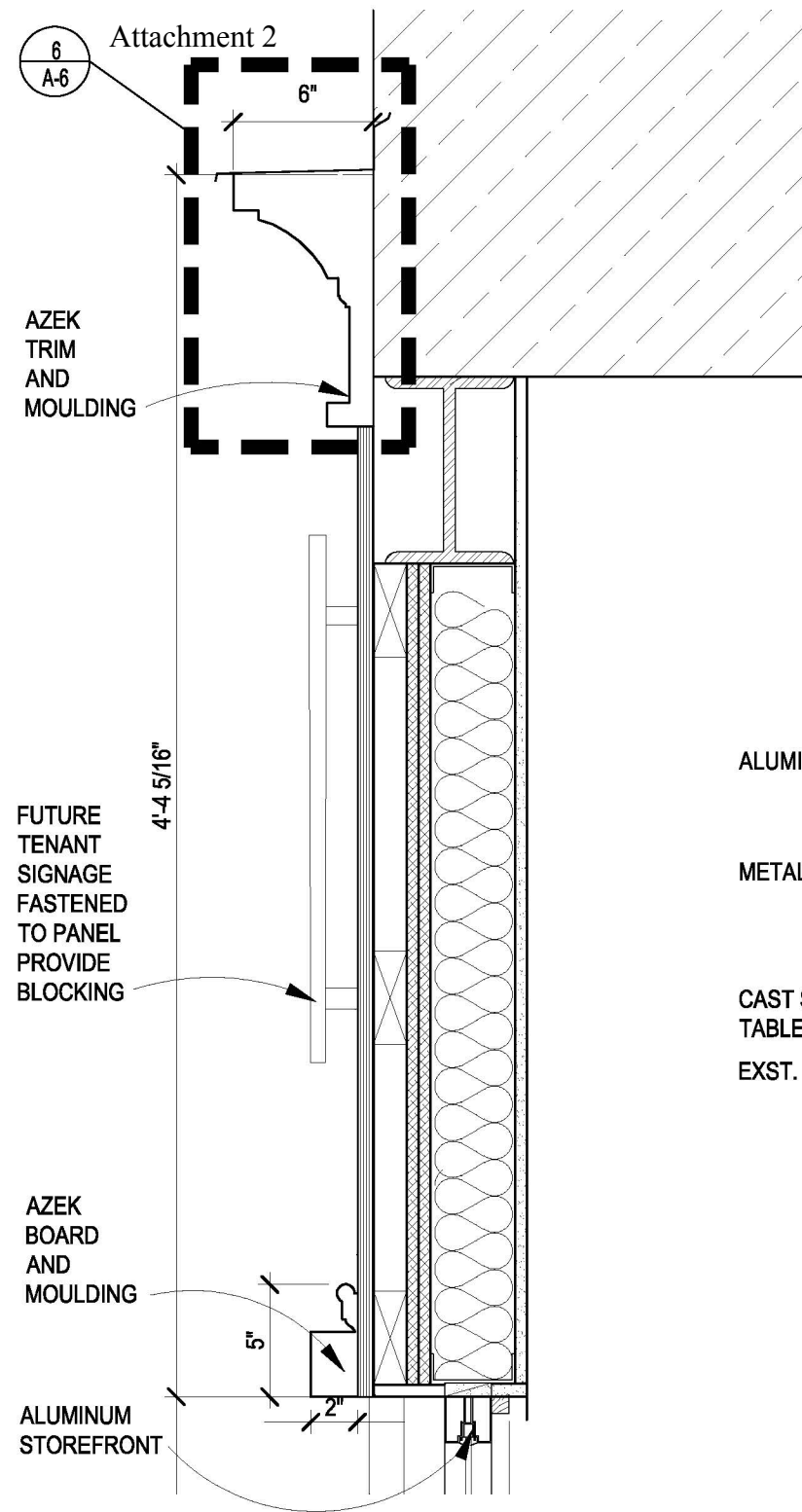


EXHIBIT A-5



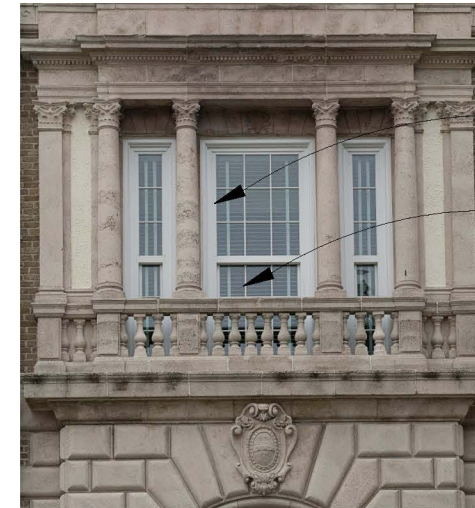
GTM ARCHITECTS



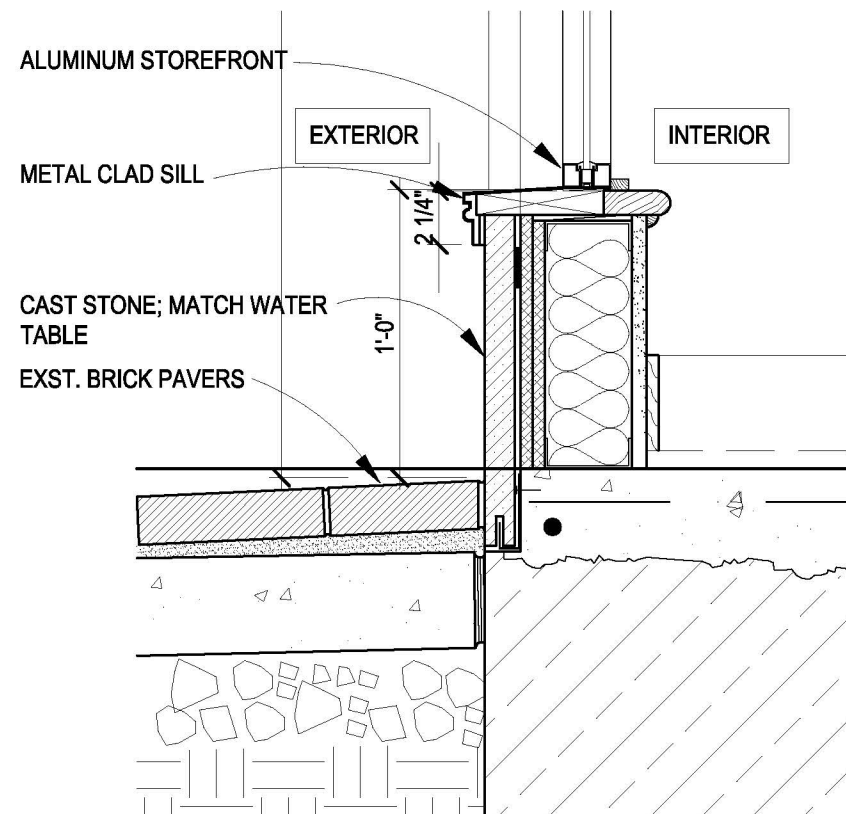
4 DETAIL AT STOREFRONT SURROUND
1-1/2"=1'-0"



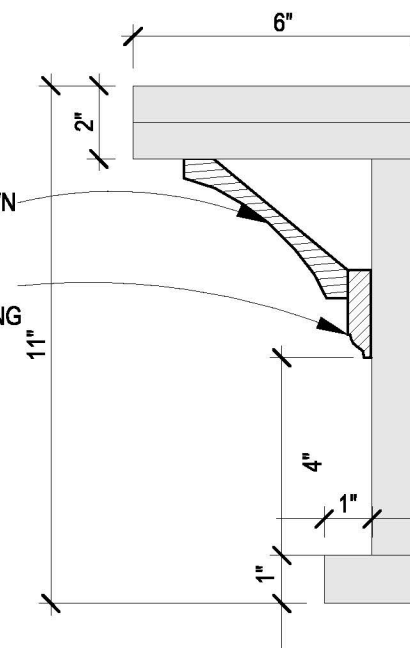
1 EXTERIOR LIGHTING
NTS



2 ALUMINUM WINDOW SIM.
NTS



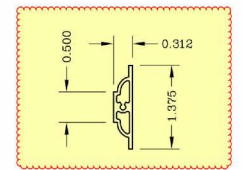
5 DETAIL AT STOREFRONT SILL
1-1/2"=1'-0"



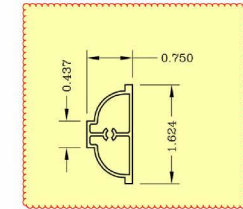
6 ENLARGED CAP TRIM
3"=1'-0"



3 YKK-AP YES45TU-ANODIZED WHITE ALUMINUM STOREFRONT
NTS



Profile
990393/990391
[Use 990391 With
990899 Or 990388
Grid Frame]



Profile
990301
[Use Only With
990343, 999412 Or
999402
Grid Frame]

GRAHAM MULLION GRIDS



7 ALUMINUM STOREFRONT ENTRANCE DOOR
NTS
YKK-AP 50 D-ANODIZED WHITE

GLASS-6MM SOLARBAN 60

EXHIBIT A-6

GTM



United States Department of the Interior

NATIONAL PARK SERVICE
George Washington Memorial Parkway
c/o Turkey Run Park
McLean, VA 22101

Alexandria Board of Architectural Review
City of Alexandria, Town Hall
300 King Street
Alexandria, VA 22314-3212

Reference:

BAR Case: 2017-00016.00017 (115 S. Washington Street)

February 13, 2018

Dear Sir/Madam:

The following are George Washington Memorial Parkway's (Parkway) comments on the above referenced proposal:

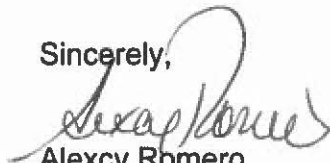
BAR2017 - 00016.00017 (115 S. Washington Street)

- The park is cognizant of the desire to improve the street level retail for this building, however given the adjacent neighbor of the Washington Street United Methodist Church, and the overall context of Washington Street, there are visual concerns to the proposed work.
- Without a floor plan (existing and proposed), it is difficult understand how the proposed demolition will affect this structure – is the first floor to be split into two retail spaces as there will be two street level entries? Or is the plan to provide for one tenant, if that is the case, reconsider demolishing the front façade and restrict the work to the interior. Reconsider the proposal for three signage if only one tenant is intended. Also, it is unclear what will happen to the basement level when the first floor level is dropped 6'-0" down to street level.
- The proposed storefront windows introduces yet another fenestration design to this façade - consider matching the window proportions of the central entry way. Consider matching the proposed entablature of the storefront windows, with the proportion of the existing building's entablature.
- Reconsider the proposed material: aluminum, as this is a new material being introduced to a building primarily constructed from red bricks, wood windows and concrete.

- Reconsider the removal of the cross finial at the front entry, as this references the former use of this former religious educational facility (Educational Building Washington Street Methodist Church 1953 = corner marker).

Thank you for the opportunity to comment on the architecture that affects the Parkway. If you have any questions, please contact Jason Newman, Chief of Lands, Planning and Design at 703-289-2515.

Sincerely,



Alexcy Romero
Superintendent