

Docket Items #3 & 4  
BAR #2018-00419 & 2018-00372

BAR Meeting  
October 3, 2018

**ISSUE:** Partial Demolition/Capsulation and Alterations

**APPLICANT:** Ted Pronel Georgicsbpines LLC aka J. McLaughlin

**LOCATION:** 1125 King Street (Parcel Address 1127 King Street)

**ZONE:** KR/King Street Urban Retail

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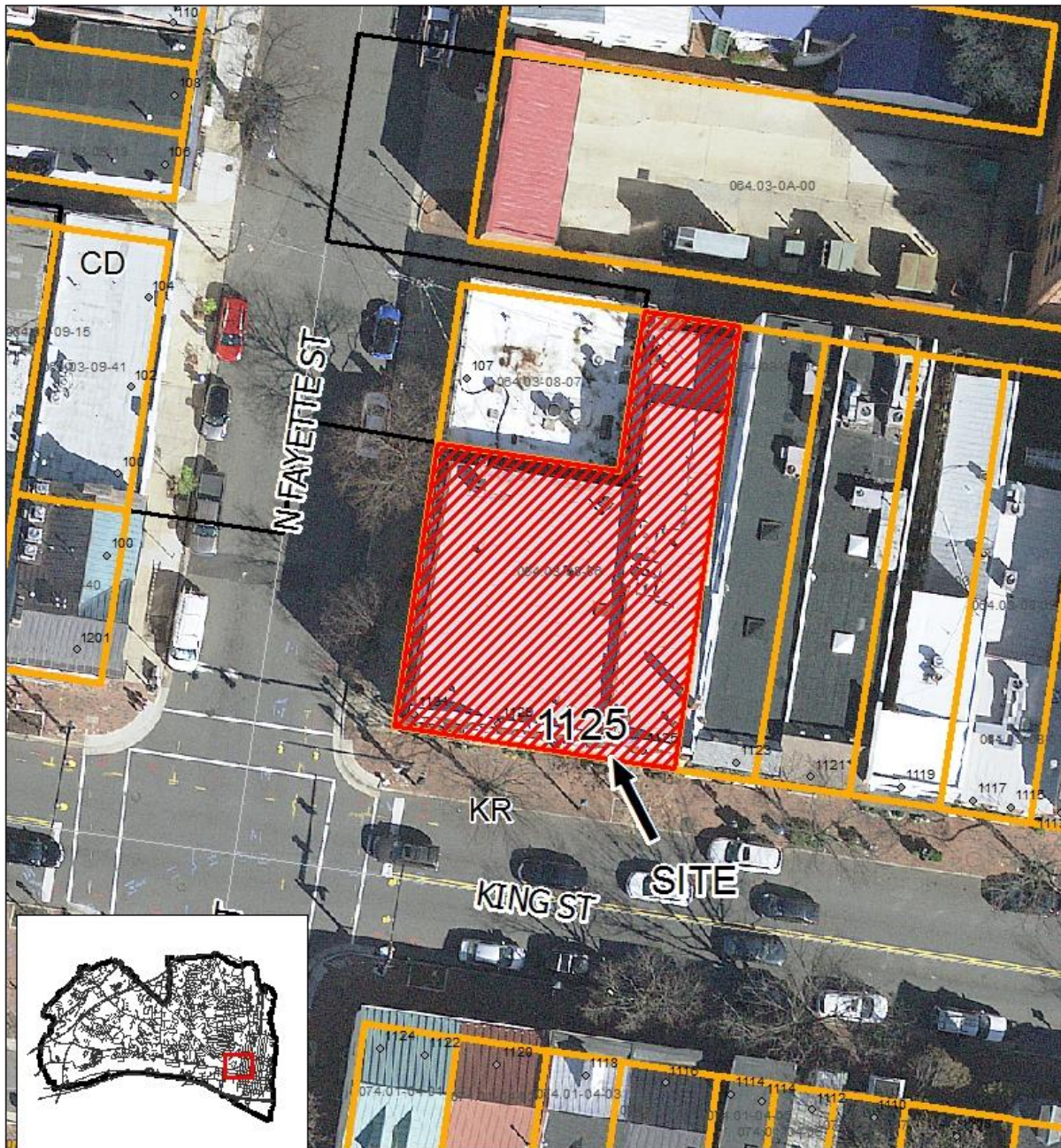
**STAFF RECOMMENDATION**

Staff recommends approval of the applications, 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](mailto:preservation@alexandriava.gov) for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 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 #2018-00372 & BAR #2018-00419**  
**1125 King Street**  
**(Parcel Address 1127 King Street)**



**I. ISSUE**

The applicant requests a Permit to Demolish to remove the existing entrance door wall and glass windows and a Certificate of Appropriateness to relocate the existing entry door about five feet forward. The new location of the existing door will still be recessed from the property line with show windows flanking either side of the center entrance. The applicant proposes to salvage the existing black marble of the demolished portion of the storefront and reuse it on the new wall to keep it compatible with the remaining storefront walls; the floor tiles in the interior portion of the proposed storefront also will be salvaged to repair and replace the damaged tiles on the outside entrance. The applicant proposes to paint the storefront and entrance door blue, although staff notes that the BAR does not review paint color.

**II. HISTORY**

The two-story Mission Revival style commercial building was built in **1920** and includes four separate storefronts, with the subject property occupying the easternmost space.

In September 2018, BAR staff administratively approved a wall sign and a hanging sign for this tenant (BAR2018-00372). Previous BAR approvals for signage include BAR2010-00207 on 07/22/2010 and BAR2007-00149 on 07/03/2007.

**III. ANALYSIS**

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility

<b><u>Standard</u></b>	<b><u>Description of Standard</u></b>	<b><u>Standard Met?</u></b>
(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?	<u>No</u>
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	<u>No</u>
(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?	<u>No</u>

(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	<u>No</u>
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	<u>No</u>
(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?	<u>No</u>
(7)	In the instance of a building or structure owned by the city or the redevelopment and housing authority, such building or structure having been acquired pursuant to a duly approved urban renewal (redevelopment) plan, would retention of the building or structure promote the general welfare in view of needs of the city for an urban renewal (redevelopment) project?	<u>N/A</u>

The existing plate glass bay windows with thin bronze framing is historic and likely original to this 1920 building. However, the door to the second floor may have been a later alteration and the partial demolition of the storefront entrance door and glass show windows is deeply recessed within the entry and will not significantly alter the design of the building or result in a significant loss of historic fabric. In addition, the applicant is salvaging the black marble and floor tiles of the portion to be demolished and these will be reused in the reconfigured storefront. The partial demolition is limited in scope and this portion could be easily reproduced in the future.

#### Certificate of Appropriateness

The applicant is proposing to relocate the entry door about five feet forward to move the upstairs entrance door to the building interior, which is currently, and rather awkwardly, located in the storefront area outside the first-floor entrance. The relocation of the retail store entrance door will create a more symmetrical display window area and will be more functional to the business while still maintaining the recessed entrance flanked by two original angled show windows. No other alterations to the display window bays will occur. Additionally, the relocation of the existing entry door could be easily reversed in the future.

The BAR does not yet have design guidelines specifically for storefronts, but staff is planning to draft a design guideline on storefront in the near future. The current *Design Guidelines* for windows state that:

- “New and replacement windows should be appropriate to the historic period of the architectural style of the building.”

- “A central tenet of the philosophy of historic preservation is that original materials should be retained and repaired rather than replaced.” (Windows – Page 2)

The proposed alterations are consistent with the Design Guidelines and the relocation of the front door will not significantly alter the historic building’s design and its character-defining elements.

**STAFF**

Marina Novaes, 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 alterations comply with zoning.

**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, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:  
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.  
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)



- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

**V. ATTACHMENTS**

*1 – Application for BAR 2018-00419 & 2018-00373: 1125 King Street*

*2 – Supplemental Materials*

ADDRESS OF PROJECT: 1125 King Street Alexandria Va 22314

TAX MAP AND PARCEL: 64.03-08-06 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: Ted Pronel Georgicsbpines LLC aka J McLaughlin

Address: 236-250 Greenpoint Avenue, Bldg 6

City: Brooklyn State: NY Zip: 11222

Phone: 646-522-0827 E-mail: tpronel@jmclaughlin.com

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

Name: Linda Serabian SOMA Architects Phone: 703-683-5226

E-mail: serabian@somaarchitects.com

**Legal Property Owner:**

Name: Wellington & Janet Goddin

Address: 1109 Grinnell St

City: Key West State: FL Zip: 33040

Phone: 305-563-1145 E-mail: wellyg1@bellsouth.net

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

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



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

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

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

**The glazing will be changed to allow the front door to be relocated closer to the street**

**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.

- ☒ ☐ <sup>N/A</sup> 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.

- ☐ ☐ <sup>N/A</sup> 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.

- ☒ ☐ <sup>N/A</sup> 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.

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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: **Linda Serabian SOMA Architects**

Date: **9-14-18**

# 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. <b>Georicsbpines LLC aka J McLaughlin</b>	<b>236-250 Greenpoint Avenue, Bldge 6 Brooklyn NY 11222</b>	<b>100%</b>
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 \_\_\_\_\_ (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. <b>Wellington and Jane Goddin</b>	<b>1109 Grinnell St King West, FL 33040</b>	<b>100%</b>
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. <b>Georicsbpines LLC aka J McLaughlin</b>	<b>NONE</b>	<b>NONE</b>
2. <b>Wellington and Jane Goddin</b>	<b>NONE</b>	<b>NONE</b>
3. <b>SOMA Architects</b>	<b>NONE</b>	<b>NONE</b>

**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.

**9-14-18**

Date

**Linda Serabian**

Printed Name

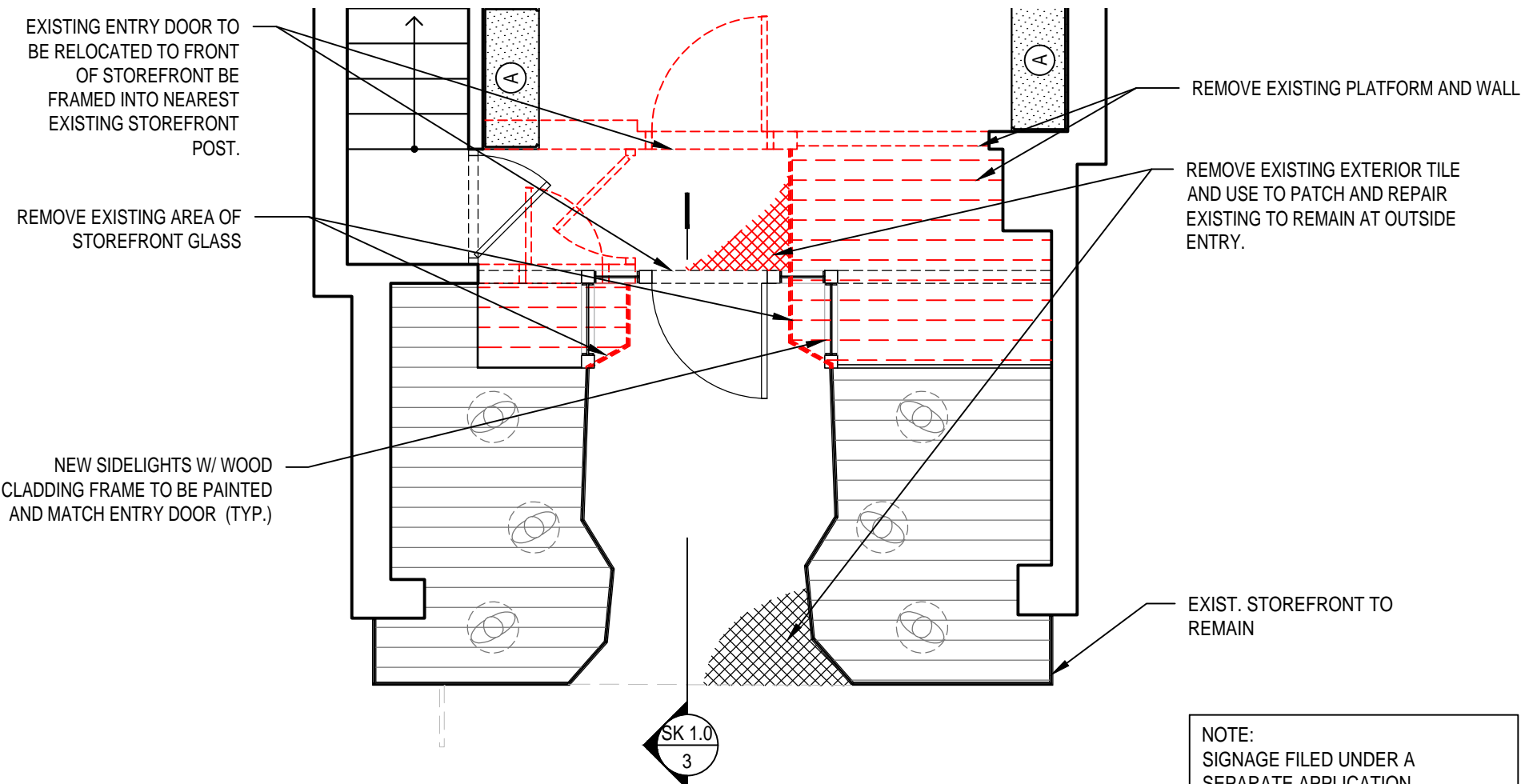


Signature



2 PROPOSED EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"

3 PROPOSED EXTERIOR SECTION  
SCALE: 1/4" = 1'-0"



1 PROPOSED EXTERIOR PLAN  
SCALE: 1/4" = 1'-0"



1

EXISTING STOREFRONT PHOTOS  
SCALE: N.T.S.



EXISTING PHOTOS

J. McLAUGHLIN - ALEXANDRIA, VA

1125 KING STREET  
ALEXANDRIA, VA 22314

REVISIONS:

arson Retail Studio llc  
1 FIFTH AVENUE SUITE 2108  
NEW YORK, NEW YORK 10017  
346-809-5009

JOB #:

LRS-18

SCALE:

1/4" = 1'-0"

ISSUED:

08.13.2018

DRWN BY:

AT

SK:3.0



NORTH FAYETTE STREET

1101 King Street Joint Venture  
Deed Book 1292, Page 1171  
Tax Map 64.03-0A

PUBLIC ALLEY

S. 80° 41' 00" E. 63.42'

LOT  
500  
1,577±

N. 80° 41' 00" W. 41.56'

LOT  
501  
4,765±

#1131-#1127

N. 80° 41' 00" W. 63.42'

KING STREET

Bldg. cor. 0.10' north  
of property line

Fire Escape  
Chimney

Bldg. face on line  
0.90' west of  
property line

Tax Map 64.03-08-05  
N/F Benjamin or Linda M. Molayem  
Deed Book 1440, Page 1157

S. 09° 30' 00" W. 100.00'

#1123

Bldg. face 0.10' north  
of property line

MATCH  
LINE

North per City Datum

# SURVEYOR'S CERTIFICATE

I hereby certify that I have carefully surveyed the property delineated by this plat, and that it is correct to the best of my knowledge and belief, that this is a subdivision of all of the land conveyed by Isaac F. Unciano and Felipa L. Unciano, his wife, to Wellington Goddin, Trustee, by deed dated March 24, 1978, and recorded among the Land Records of the City of Alexandria, Virginia in Deed Book 888 at Page 553, et seq. and is within those boundaries; and that all required monuments have been placed where indicated.

SCALE: 1" = 15'

DATE: MARCH 17, 1996

KEPHART and COMPANY  
CIVIL ENGINEERING - LAND SURVEYING AND PLANNING  
CITY PLANNING 9112 SPRING ACRES ROAD  
ALEXANDRIA, VIRGINIA 22314  
(703) 548-5252 (301) 868-9688

K & C File No. 96-015

JOHN A. KEPHART

date of approval...  
This plat shall be null and void if not recorded  
prior to DEC. 4 1997

WELGOD No. 4

A RESUBDIVISION OF LOTS 6 AND 7, BLOCK 8  
ASSESSMENT MAP No. 64.03

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 15'

DATE: MARCH 17, 1996

Owner / Applicant:  
Mr. Wellington Goddin  
Owner, 112 South Patrick Street  
Mr. W. Alexandria, VA 22314  
112 So. Alexandr

Total area of property =  
6,342 sq. ft. or 0.14558 ac.  
Total 6,342 sq. ft. or 0.14558 ac.  
ZONE: C-D  
ZONE: C-D

KEPHART and COMPANY  
ENGINEERING - LAND SURVEYING AND PLANNING  
9112 SPRING ACRES ROAD  
CLINTON, MARYLAND 20735  
(703) 548-5252 (301) 868-9688

K & C File No. 96-015

THE PRINTED IMAGE OF THIS PLAT MAY NOT BE TO SCALE.