

Docket Items #13 & 14  
BAR #2018-00577 & 2018-00578

BAR Meeting  
January 16, 2019

**ISSUE:** Permit to Demolish/Capsulate (partial), Certificate of Appropriateness for alterations

**APPLICANT:** Eat Augies, LLC

**LOCATION:** 1106 and 1108 King Street

**ZONE:** KR/ King Street Retail

---

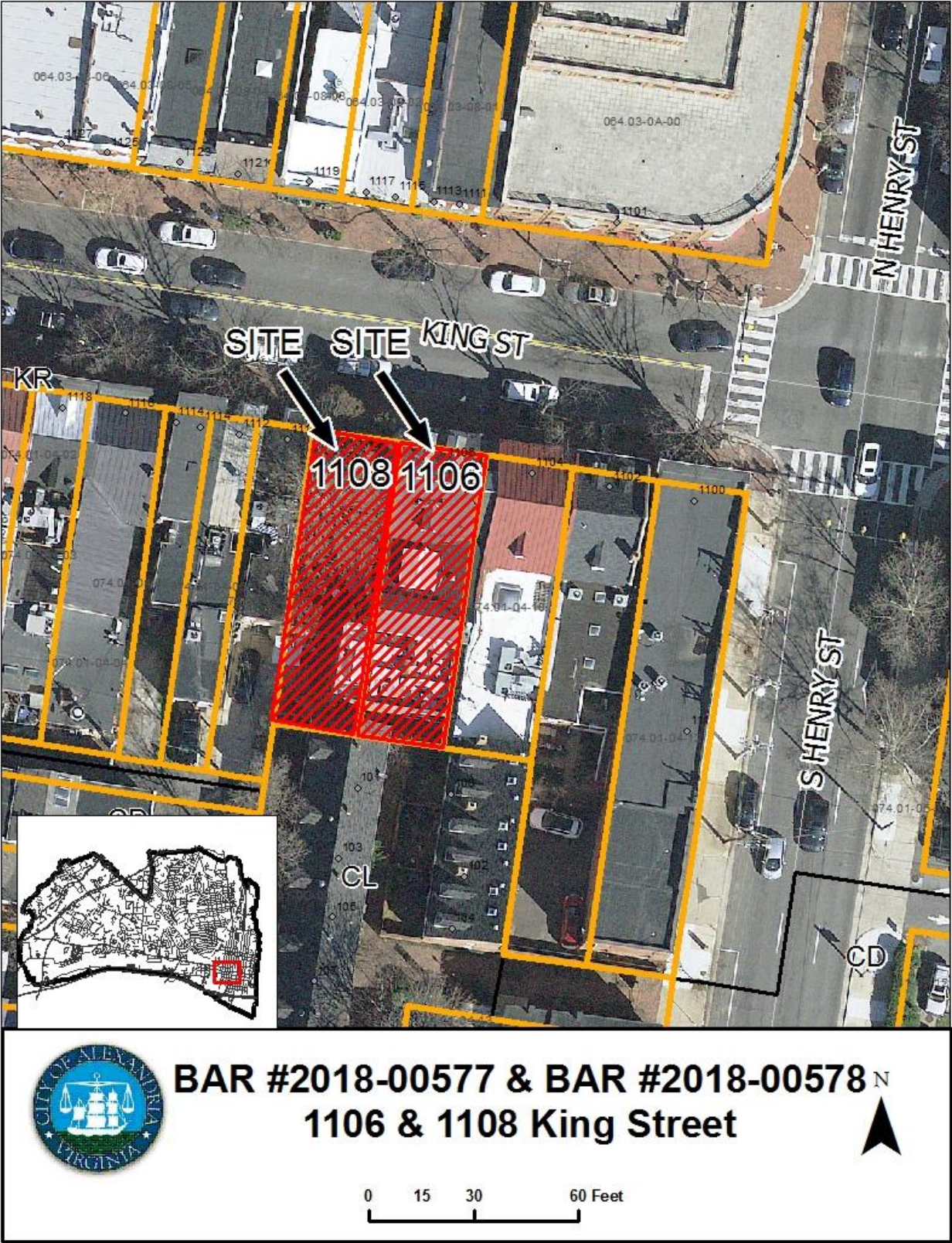
**STAFF RECOMMENDATION**

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

1. The brightness of the lighting in the courtyard is subject to field inspection by staff to ensure that it does not overwhelm the historic building or its neighbors on the block-face;
2. The final color/temperature of courtyard and sign lighting must be warm (not cool/blue) and no greater than 3000 Kelvin;
3. Neither the accordion nor main entry doors on the front façade may not encroach into the King Street right-of-way; and,
4. Submit final signage drawings for staff approval if compliant with the BAR's Administrative Approval of Signs policy.

**GENERAL NOTES TO THE APPLICANT**

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a 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 Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



**Note:** *Staff coupled the applications for a Permit to Demolish (BAR #2018-0577) and Certificate of Appropriateness (BAR #2018-00578) for clarity and brevity. The Permit to Demolish requires a roll call vote.*

## **I. ISSUE**

The applicant is requesting approval of a Permit to Demolish/Capsulate and a Certificate of Appropriateness for alterations at 1106 & 1108 King Street for a new restaurant. The restaurant, Augies, temporarily occupied the courtyard during the summer and fall of 2018 and is now bringing forward permanent alterations to operate year round.

### Permit to Demolish/Capsulate

- The first floor storefront window and flanking doors measuring roughly 11' tall by 17'- 4" wide will be demolished to accommodate a new storefront system.
- On the side gable end of the main block, facing the open courtyard, a two-story portion of the wall measuring 13'- 5" wide by 19'- 10" tall will be demolished to accommodate new fenestration.
- The first floor masonry behind the main block will be demolished to accommodate two larger windows.

### Building Alterations

#### *Front facade*

A new aluminum and glass storefront system will be installed with a central, vertically operated bi-fold window and fixed glazing around a full-light entry door on the first floor. A steel I-beam behind the existing cornice will be retained, as well as the other windows on the facade.

#### *Side elevation*

Two horizontally operated bi-fold windows will be installed on the first floor and two sets of ganged double-hung windows in the same storefront system will be installed on the second floor. The two remaining double-hung windows will be retained. On the first floor of the rear ell, facing the courtyard, two more bi-fold windows will be added, separated by a masonry pier.

### Signage

The plans show a flat sign above the new storefront window (1'- 2" by 11'- 4") and a projecting sign measuring 1' by 6'- 11", although it is unclear if the sign will be installed on the front façade or on the side, facing the courtyard.

### Lighting

Except for a single downlight on the front façade, the LED fixtures will be installed in the courtyard. All lights can be adjusted and are dimmable. The following down-light fixtures are proposed (Figure 1-3):





Figure 1: Courtyard lighting (50 lights)



Figure 2: Courtyard projector lighting (8 lights)

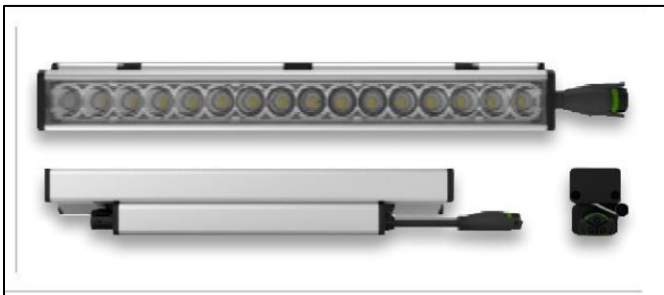


Figure 3: Courtyard lights (53 lights)

The fixtures shown in Figure 1 & 2 will be strung on catenary wiring suspended above the courtyard and the horizontal wall-wash light fixtures (Figure 3) will be installed on the adjacent brick wall on the west side of the courtyard.

## II. HISTORY

The building located at 1106 King Street was constructed around **1811**, possibly as one of two houses built by Joseph Smith (Ethelyn Cox, *Historic Alexandria Street by Street*, p.73). The vacant lot at 1108 King Street was once occupied by a building which shared an abutting wall with 1106 King Street, but it was demolished sometime between 1941 and 1956, according to Sanborn Fire Insurance maps.

In the mid-1980s the Board approved substantial alterations to the subject property for the Le Gaulois restaurant (BAR Case #1985-0233, December 18, 1985). Following the renovation of the property in 1986, the Board subsequently approved a retaining wall, lighting and a trash storage.

In the past few years, staff has administratively approved three signs for different restaurants that have occupied the property. Most recently, BAR staff administratively approved a hanging sign above the entrance for Augies (BAR Case #2018-00322).

Staff received a complaint (ZEN 2018-00445) regarding the existing catenary light fixtures, or Tivoli lights, in the courtyard when the applicant was using the space for outdoor dining last year. Staff sent a notice of violation letter to the applicant noting that this architectural lighting required approval of a Certificate of Appropriateness. The previous outdoor dining was closed, and the present BAR application cures the previous violation.

### **III. ANALYSIS**

#### **Permit to Demolish**

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

<b>Standard</b>	<b>Description of Standard</b>	<b>Standard Met?</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?	No
(2)	Is the building or structure of such interest that it could be made into a historic house?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

In the opinion of staff, none of the criteria are met and the Permit to Demolish/Capsulate should be granted. The proposed demolition on the front and side does not impact any historic fabric but rather materials dating to the mid-1980s restaurant renovation approved by the BAR. The applicant has also provided photographs of the interior of the gable end which show modern

framing, nails and utilities within the wall. It is very likely that the west elevation was always blank because it once abutted another building. Because these areas do not contain any character-defining features of uncommon design or historic merit, and their removal would not compromise the integrity of the building, staff recommends approval of the Permit to Demolish/Capsulate, as submitted.



Figure 1: ca. 1985 photo of subject property

### Certificate of Appropriateness for Alterations

#### *Storefront*

After the building was renovated, the same restaurant occupied the building for many years until it closed in the early 2000's. After a long period of vacancy, two different restaurants occupied the building, each for a very short time. Staff is pleased to see Augies update this restaurant space and has no objection to the addition of bi-fold metal and glass storefront windows for the same reasons that demolition is supported – there is no adverse effect on historic materials. There are very few, if any, original storefronts on King Street and the Board routinely approves new

storefronts as tenants change and new building technologies and materials become available, and 1106 King Street is no exception. The storefront accordion doors on King Street occupy the same storefront area as before and the doors are divided into small glass panels that recall the proportions of the 6/6 windows above. The bi-fold windows on the west side carry the same small glass pane proportions used on the front to the west elevation and, while there are a wide variety of window sizes and types operation, they relate to one another through a traditional multi-pane style and proportion.

While staff supports the architectural character of the new storefront, it appears on the plans and renderings that both the primary and bi-fold doors on King Street project into the King Street right-of-way. This requires an encroachment ordinance from City Council and the Department of Transportation and Environmental Services generally does not support such encroachments on narrow, busy sidewalks such as King Street. Staff, therefore, recommends that the proposed storefront be recessed so that none of the doors on the facade project beyond the property line.

### *Signs*

The applicant has not provided full details for BAR approval of the proposed signs and has not requested any lighting for those signs; however, the installation of a wall and projecting hanging sign is a typical request and can usually be accommodated administratively. If not, the application will be brought separately to the BAR at a later date.

### *Lighting*

The BAR's general direction to staff in recent years regarding architectural, or building, lighting is that the quantity of fixtures, the color of the light, the cumulative number of fixtures and overall brightness should not overwhelm the historic building or its neighbors on the block-face and that the brightness of the lighting should not be used as a *sign* for the business.

Staff has no objection to the installation of catenary, or Tivoli, style light fixtures to illuminate the courtyard. This style lighting, with multiple, small overhead light bulbs suspended on a horizontal grid of cables, is typical of historic beer gardens and is appropriate for the proposed restaurant. In this case, unlike the existing exposed incandescent A-bulbs that were the subject of a complaint, the modern LED bulbs are contained within individual fixtures which direct the light down into the courtyard rather than to the sides or up to the sky. A total of 50 of these projector downlights are proposed for the courtyard with a continuous Linear Grazer, or wall wash, fixture on the brick wall on the west side of the courtyard and eight, image-projecting downlights suspended above the courtyard. While this is a much greater quantity of fixtures than is typically reviewed by the BAR, the fixtures themselves are small and shine down within the courtyard.

The issue of the color, or temperature, of LED lights has also been discussed by the BAR in the past few years as these energy efficient bulbs have become more popular and the consensus has been that the color of the LED lighting should be warmer (yellow) rather than cooler (blue) and have a temperature measuring no greater than 4000 Kelvin, with 3000 Kelvin preferred. Based on staff's recent experience with the replacement Gadsby street lights, the warmer light colors are now more widely available than they were several years ago and all of the new City street lights are expected to be 3000K, as requested by the BAR. The applicant's Luminaire Schedule indicates



that the projector image spots will be 3000K but information on the other LED bulbs was not provided.

The greatest concern in this case is the potential brightness of the lights relative to their context. The brightness of the bulb is measured in foot-candles or lumens. Staff requested, and the applicant has provided, a photometric lighting diagram and the average lighting level in the courtyard will be **8.15** foot-candles at grade, with a minimum of around one foot-candle at the rear of the courtyard and a maximum of 22 foot-candles in the middle of the courtyard under the projector downlights. These numbers seem excessively bright. The Alexandria Police Department typically requires a minimum of 5 foot-candles in a parking garage where the walls are painted white for public safety and an average of 2 foot-candles on a public sidewalk. However, because it is very difficult to fairly evaluate the light levels without also seeing the ambient light and, knowing that the plants, red brick walls and pavement will absorb a great deal of the brightness, the BAR has generally directed staff to make a final determination of appropriateness at night in the field once the lights have been installed to ensure that the lights do not overwhelm the historic building, cause the business to become the brightest building on the block or glare in the eyes of pedestrians and motorists. Fortunately, LED lights are dimmable, and the fixtures can be aimed so that the light projects downward and not beyond the property line on to residential property, per City Code.

Finally, while the horizontal lights on the west side of the courtyard will provide a warm, attractive wash of light on the historic brick wall, similar to the effect of the wall-wash lighting on the Fish Market Restaurant at 112 King Street, they appear from the applicant's survey plat to be installed on the wall of the neighboring property. This is a civil issue that will need to be verified and resolved by the applicant.

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

**STAFF**

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

#### **IV. CITY DEPARTMENT COMMENTS**

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

##### **Zoning**

- C-1 Lighting and facade improvements comply with SUP2018-0060 and zoning ordinance section 6-805.
- F-1 Signage and outdoor furniture/fixtures require separate review and approval per SUP2018-0060.

##### **Code Administration**

- C-1 A building permit, plan review and inspections are required prior to the start of construction.

##### **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 The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (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)

**Alexandria Archaeology**

- F-1 No archaeological oversight is necessary for this project.

**V. ATTACHMENTS**

- 1 – Application for BAR 2018-0577 and BAR 2018-00578, 1106 & 1108 King Street*
- 2 – Supplemental Materials*

BAR Case # \_\_\_\_\_

ADDRESS OF PROJECT: 1106 and 1108 King Street

TAX MAP AND PARCEL: 74.01-04-09 and -08 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: Eat Augies, LLC

Address: 1199 N Fairfax Street, Suite 210

City: Alexandria State: VA Zip: 22314

Phone: \_\_\_\_\_ E-mail: jsparrow@advancedconstructgroup.com

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

Name: M. Catharine Puskar

Phone: 703-528-4700

E-mail: cpuskar@thelandlawyers.com

Legal Property Owner:

Name: AP Old Town #2

Address: 802 Gervais Street, Suite 200

City: Columbia State: SC Zip: 29201

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

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

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



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

- ☐ NEW CONSTRUCTION  
☒ EXTERIOR ALTERATION: *Please check all that apply.*
- |                                      |   |   |                                   |
|--------------------------------------|---|---|-----------------------------------|
| <input type="checkbox"/> awning      | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment             | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors       | <input 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).*

Please see attached.

**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.

Permit to Demolish and Certificate of Appropriateness  
1106 King Street (the "Property")

December 17, 2018

The Applicant, Eat Augies, LLC, is requesting a Permit to Demolish and a Certificate of Appropriateness for proposed renovations to Augie's Mussel House and Patio ("Augie's"), the existing restaurant on the Property. Augie's opened its doors in the summer of 2018 through an administrative change of ownership Special Use Permit approval from Hunting Creek Steak, which previously operated on the Property. City Council approved amendments to the existing Special Use Permit at its September 15, 2018 public hearing to permit, among other items, additional indoor/outdoor seats, outdoor speakers and expanded hours of operation for Augie's. Augie's recently closed temporarily for renovations consistent with the Council approval and plans to reopen in the spring of 2019.

According to the City's real estate assessment records, the building at 1106 King Street was constructed in 1900. Since that time, there have been a number of renovations to the building, including a significant renovation in 1985 to accommodate Le Gaulois Restaurant, which operated on the Property from 1985 until 2009. The adjacent parcel, 1108 King Street, which is owned by the same entity that owns the Property, has been used as an outdoor dining patio since 1985 in conjunction with Le Gaulois and two other restaurants that have operated on the Property.

Over the years, historic photographs and City records indicate that there have been a number of changes to the west wall of the building, including the addition/alteration of openings and the addition of stucco to that facade. Currently, the west wall is composed of metal stud back-up, a single wythe of non-loadbearing brick, and a layer of stucco. Given the many alterations that have occurred to the west facade, it has lost its historic integrity and is not considered historically significant or unique. As reflected on the exhibits, the Applicant proposes to demolish portions of the west facade to accommodate ganged double hung windows and aluminum-clad window systems.

The King Street façade retains some historically significant elements, but has also seen significant alterations to the ground floor storefront since its original construction. The Applicant is proposing to demolish the existing storefront and construct a new entry and aluminum accordion window system that will open onto King Street. There will be no changes to the upper level windows on the King Street façade.

The proposed demolition and alterations represent an improvement to the aesthetics of the existing north and west facades while allowing for better use of the indoor and outdoor restaurant spaces, as recently approved by City Council. In addition, the Applicant proposes new signage, which will be processed separately, and lighting, including building lighting and the incorporation of lighting elements above the patio to add to the ambience of the new and improved patio area.

Augie's looks forward to reopening in the spring and providing a new, engaging concept to enhance the upper end of King Street and attract additional patrons to the area.

**Additions & New Construction:** *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.*

- ☐ ☐ N/A
- ☐ ☐ Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
  - ☐ ☐ FAR & Open Space calculation form.
  - ☐ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
  - ☐ ☐ Existing elevations must be scaled and include dimensions.
  - ☐ ☐ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
  - ☐ ☐ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
  - ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
  - ☐ ☐ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

**Signs & Awnings:** *One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.*

- ☐ ☐ N/A
- ☐ ☐ Linear feet of building: Front: \_\_\_\_\_ Secondary front (if corner lot): \_\_\_\_\_
  - ☐ ☐ Square feet of existing signs to remain: \_\_\_\_\_
  - ☐ ☐ Photograph of building showing existing conditions.
  - ☐ ☐ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
  - ☐ ☐ Location of sign (show exact location on building including the height above sidewalk).
  - ☐ ☐ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
  - ☐ ☐ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

**Alterations:** *Check N/A if an item in this section does not apply to your project.*

- ☒ ☐ N/A
- ☒ ☐ Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
  - ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
  - ☒ ☐ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
  - ☒ ☐ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
  - ☐ ☒ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

**ALL APPLICATIONS:** *Please read and check that you have read and understand the following items:*

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.

---

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

**APPLICANT OR AUTHORIZED AGENT:**Signature: M. Catherine PuskarPrinted Name: M. Catherine PuskarDate: 12/17/18





December 12, 2018

AP Old Town #2  
802 Gervais Street, Suite 200  
Columbia, SC 29201

Karl Moritz  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

Re: Consent to File Applications for a Certificate of Appropriateness and a Permit to Demolish  
1106 and 1108 King Street, Tax Map ID 074.01-04-09 and -08 (the "Property")

Dear Mr. Moritz:

As owner of the above-referenced Property, AP Old Town #2 hereby consents to the filing of Special Use Permit applications for a Certificate of Appropriateness and a Permit to Demolish on the Property and any related requests.

Very Truly Yours,

AP Old Town #2

By: 

Its: RBGO KRACKS - MANAGING DIRECTOR

Date: 12/12/18

December 12, 2018

Eat Augies, LLC  
1199 N Fairfax Street, Suite 210  
Alexandria, VA 22314

Karl Moritz  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

Re: Authorization to File Applications for a Certificate of Appropriateness and a  
Permit to Demolish  
1106 and 1108 King Street, Tax Map ID 074.01-04-09 and -08 (the "Property")

Dear Mr. Moritz:

Eat Augies, LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of applications for a Certificate of Appropriateness and a Permit to Demolish on the Property and any related requests.

Very truly yours,

Eat Augies, LLC

By: \_\_\_\_\_

 JUSTIN SPARROW

Its: \_\_\_\_\_

PARTNER / MEMBER

Date: \_\_\_\_\_

12/17/18

## 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. Eat Augies, LLC	See attached	
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at \_\_\_\_\_ (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. AP Old Town #2 LLC	See attached	
2.		
3.		

**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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. Justin Sparrow Chad Sparrow	None None	None None
2. Larry Waltson, Jr Eric Reid	None None	None None
3. Jason Tompkins Terry Brown Sam Judd	None None None	None None None

**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.

12/17/18

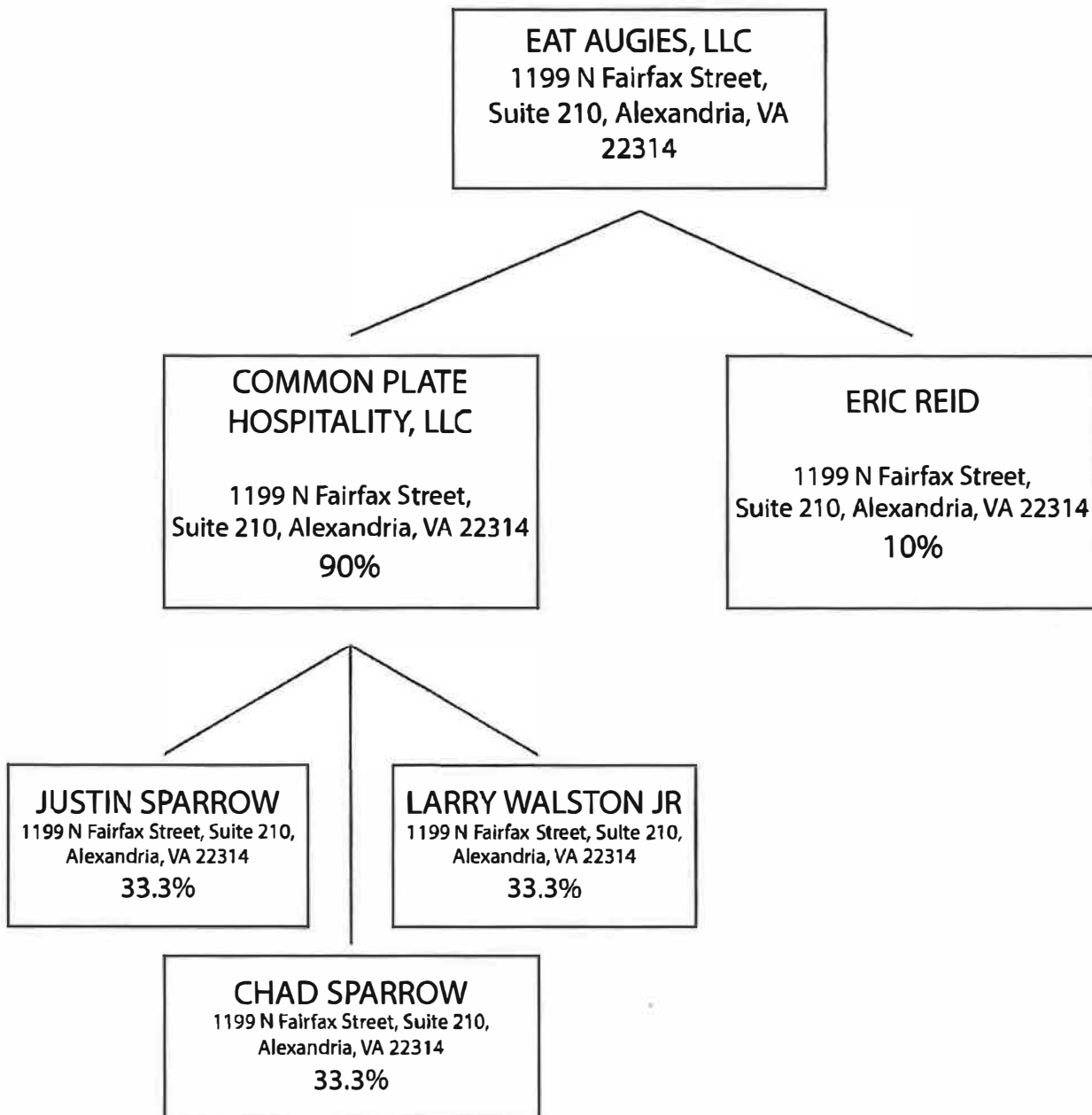
M. Catharine Puskar



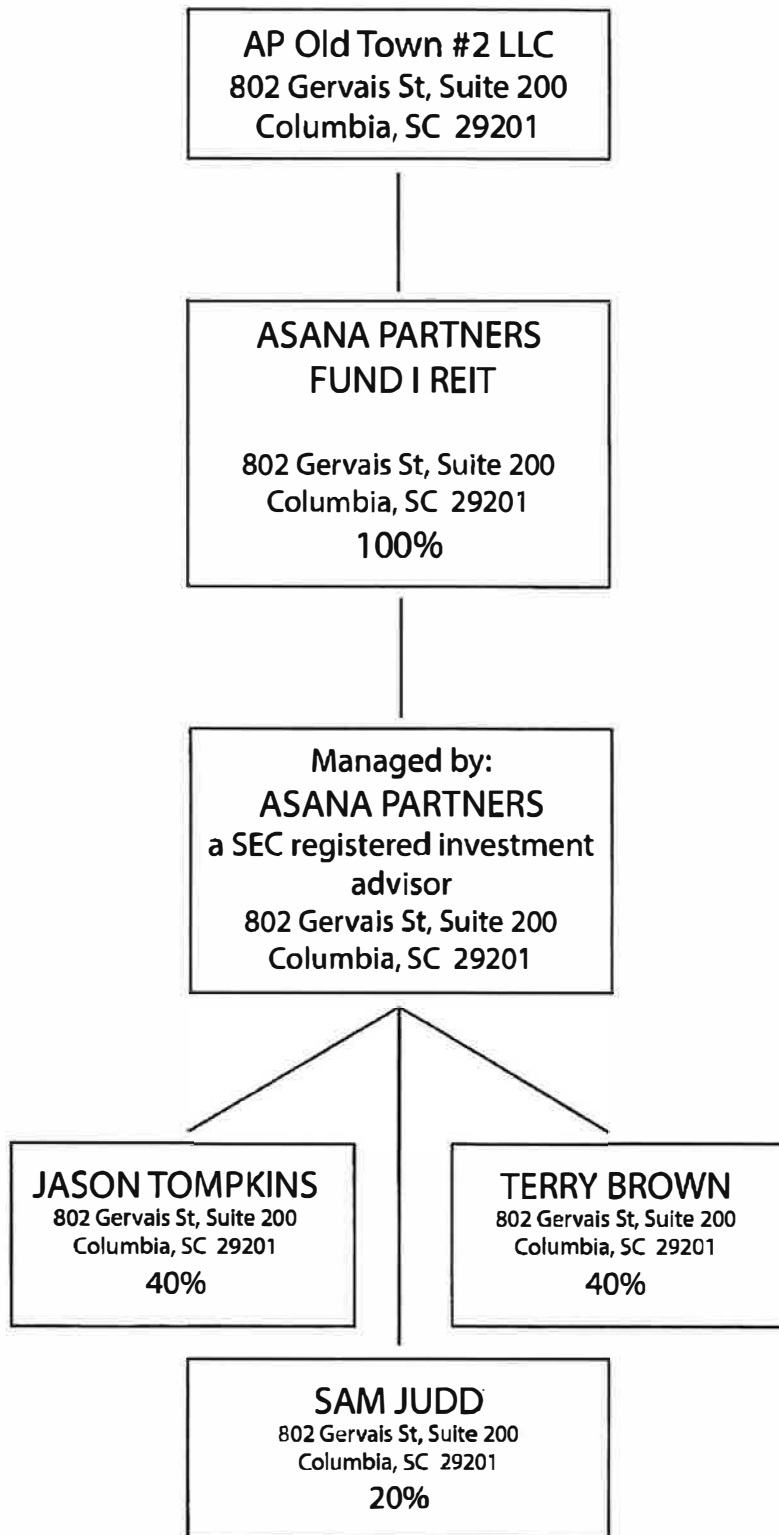
Date

Printed Name

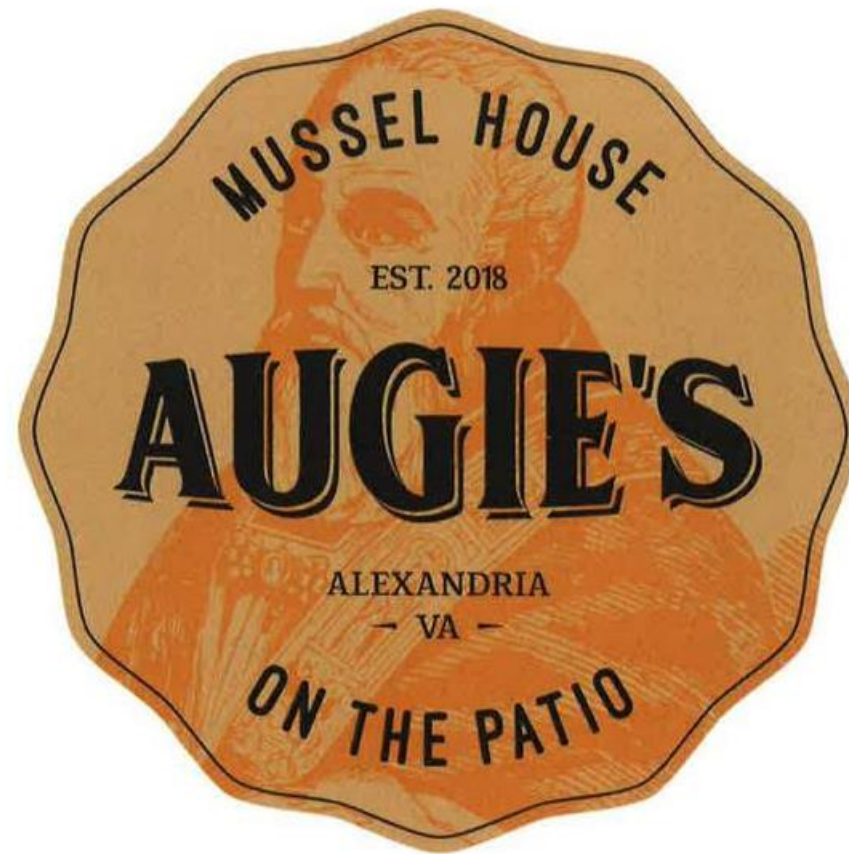
Signature







# HGA



1106 King Street  
BAR Presentation  
January 16<sup>th</sup>, 2019















Existing Building

AUGIE'S

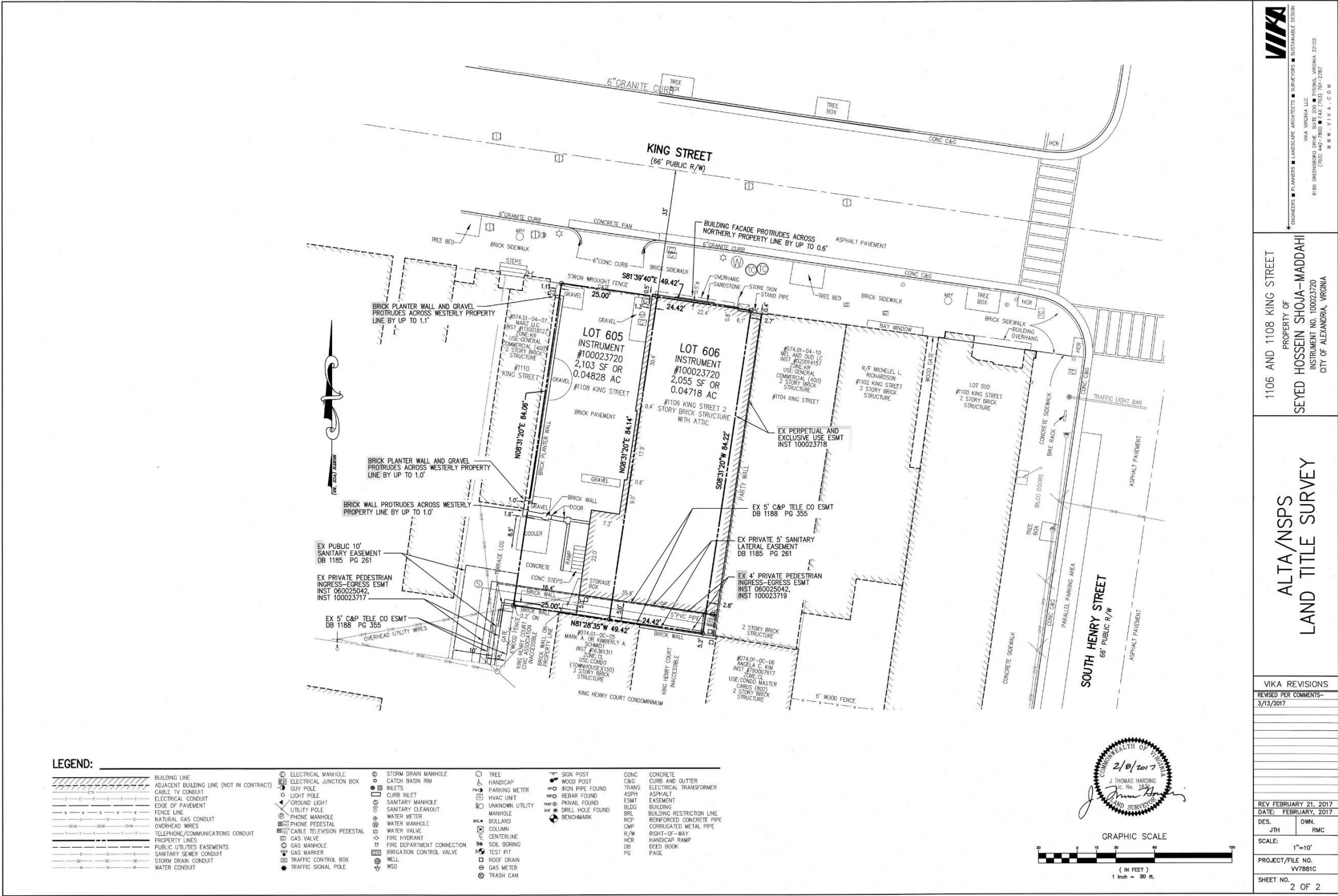


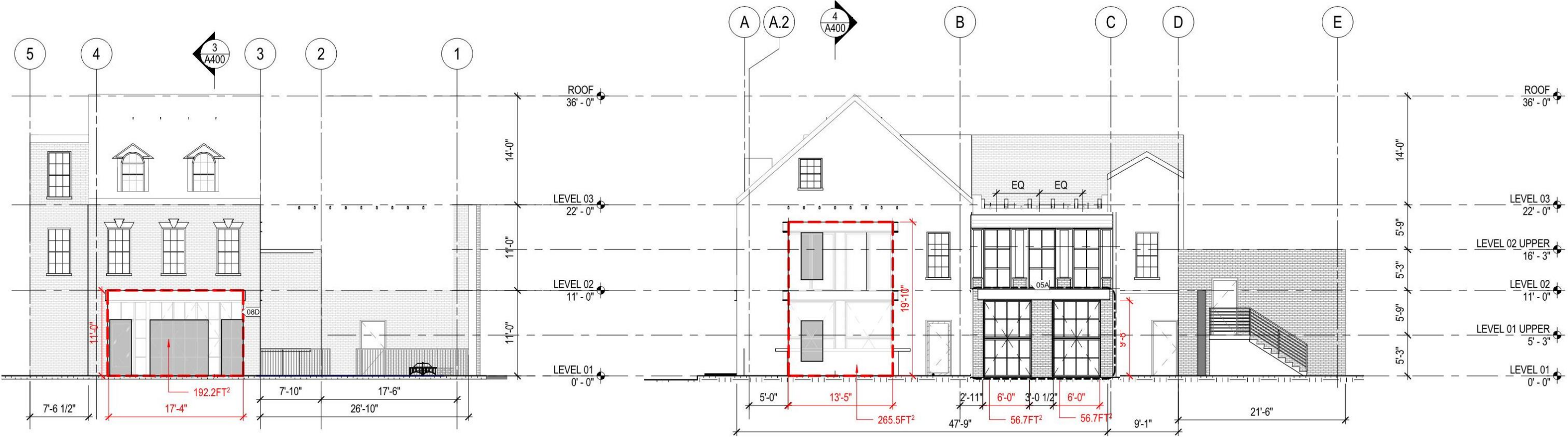
HGA





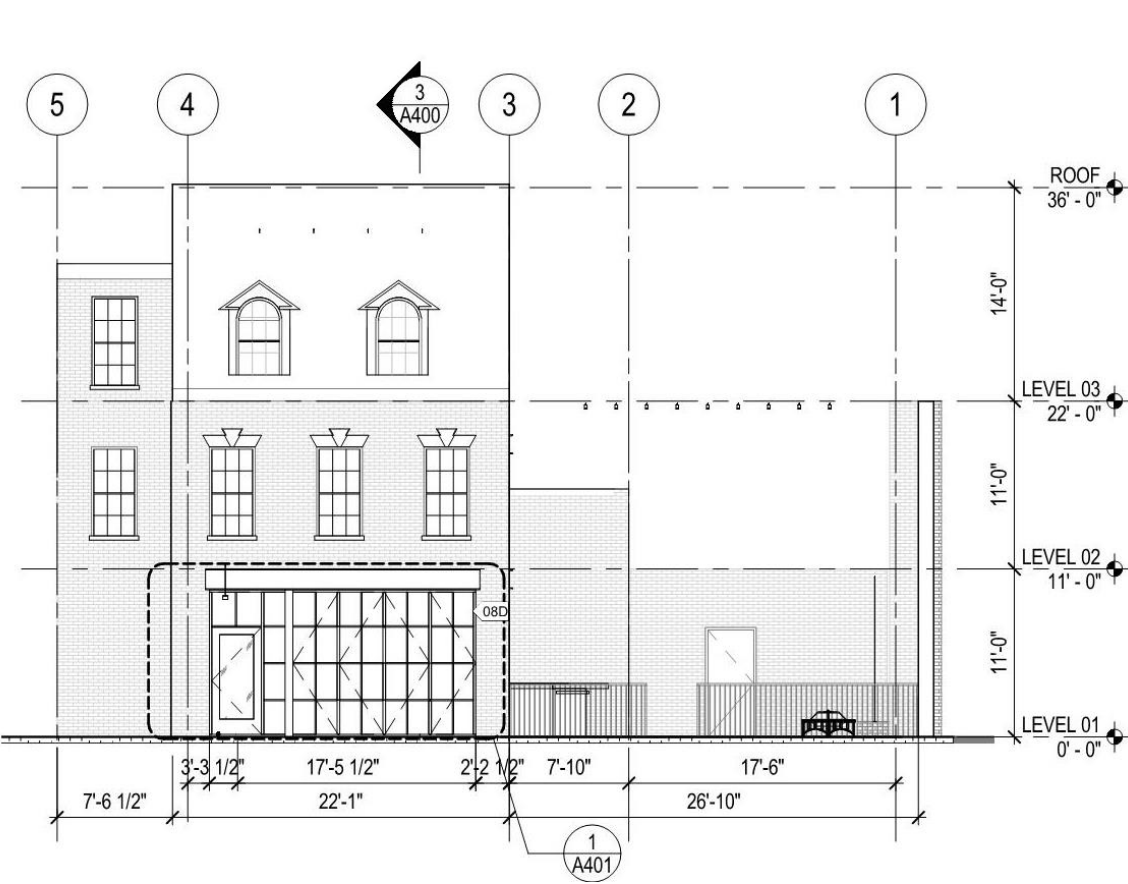




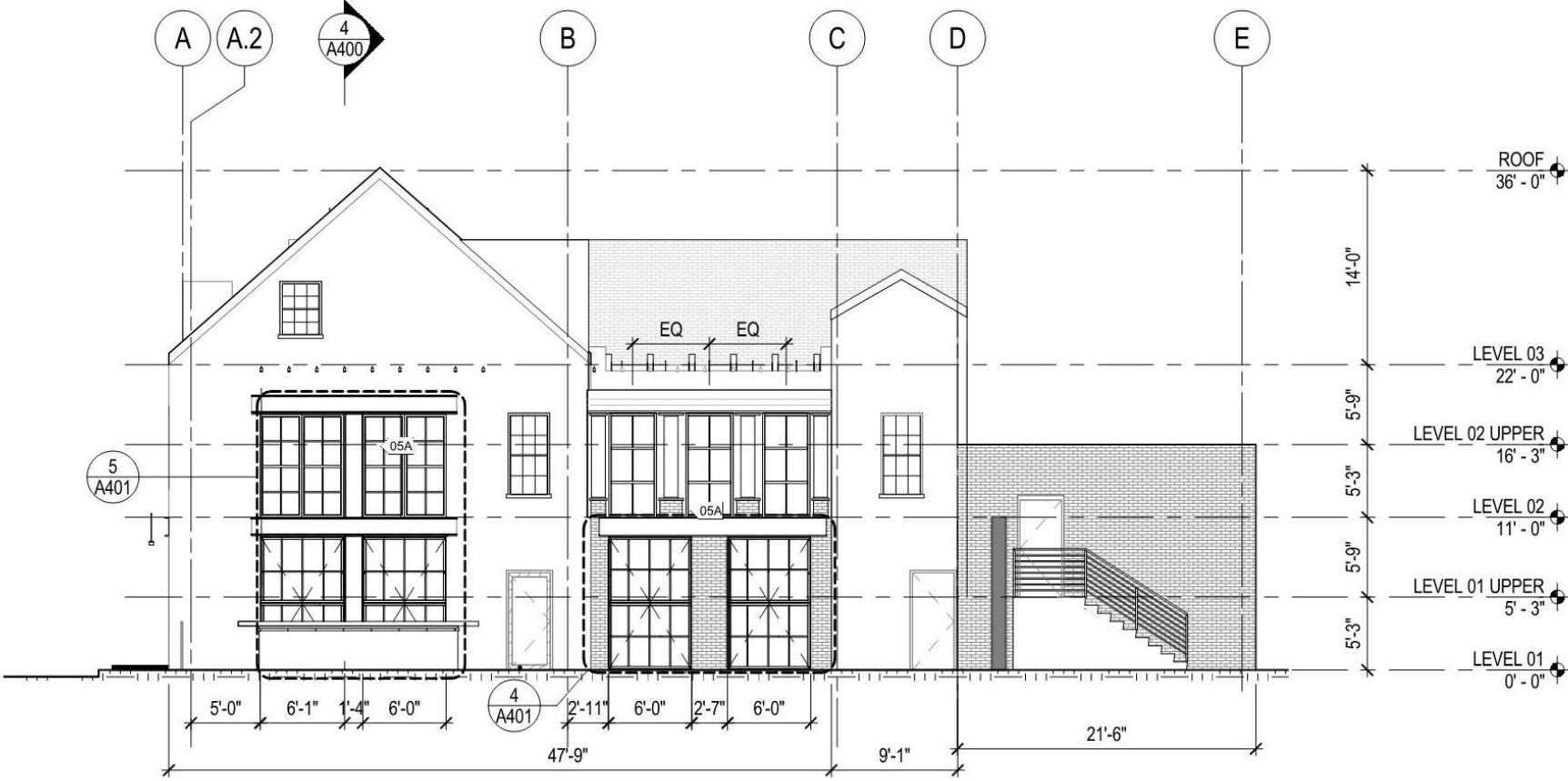


North Elevation

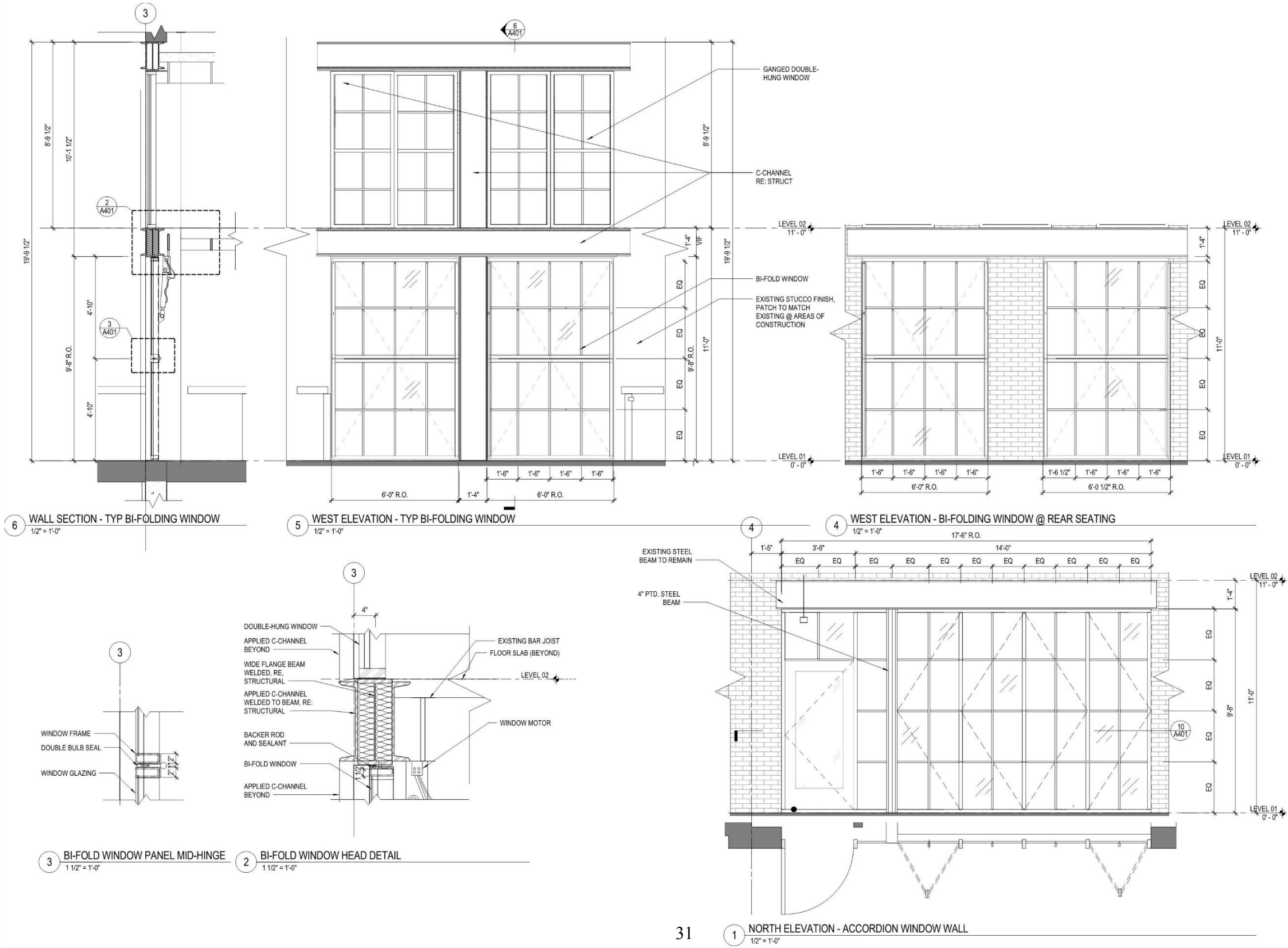
West Elevation

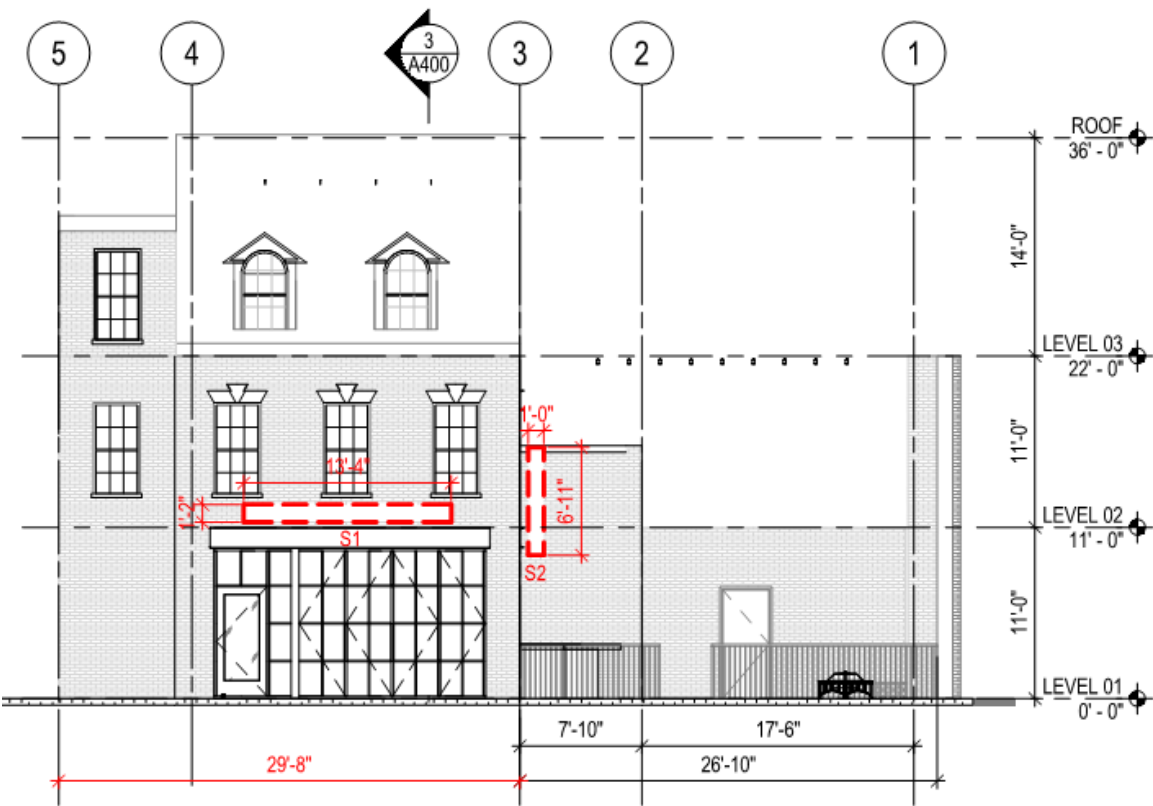


North Elevation

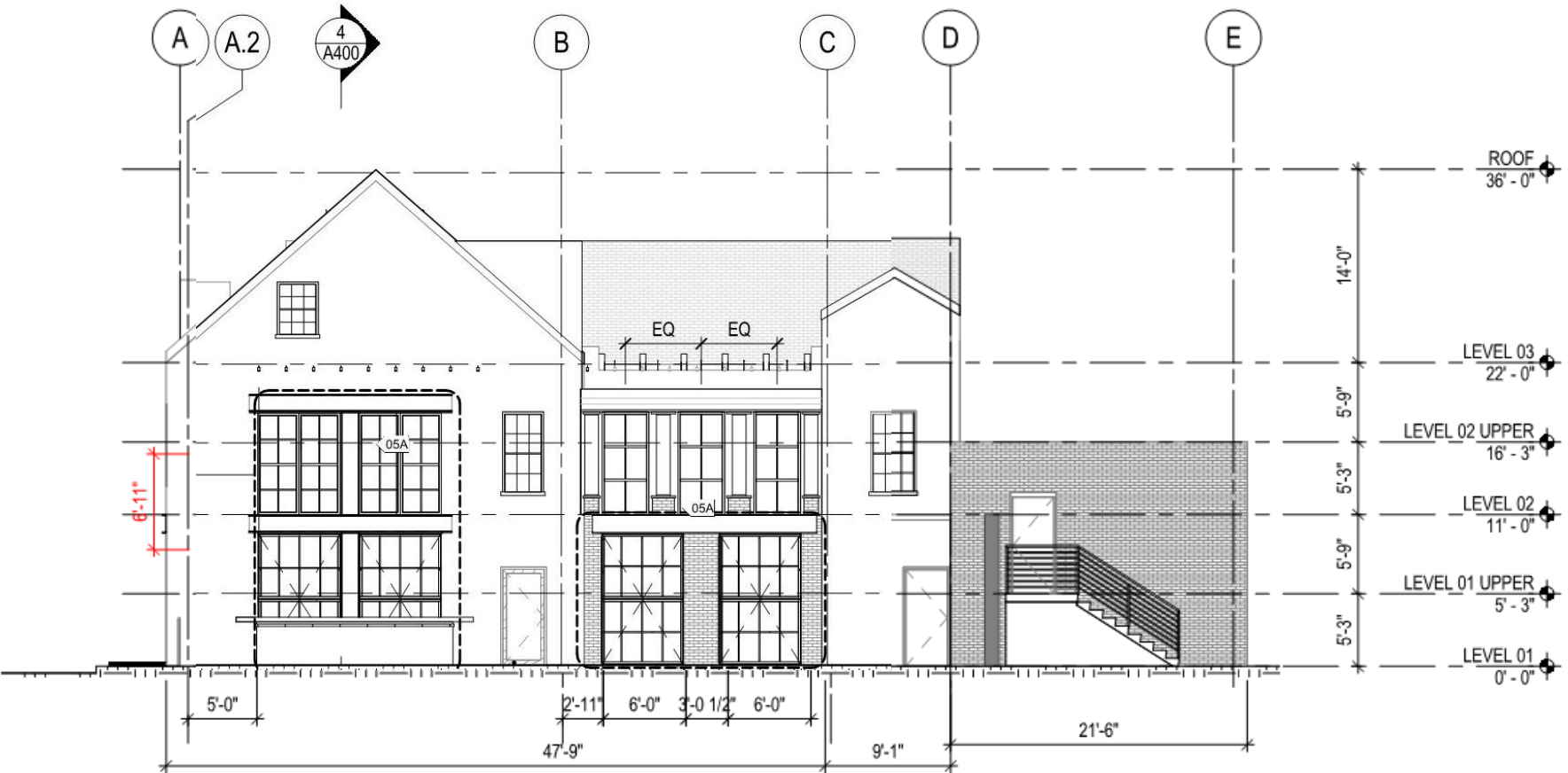


West Elevation





North Elevation



West Elevation

BUILDING FACADE LENGTH: 29'-8"

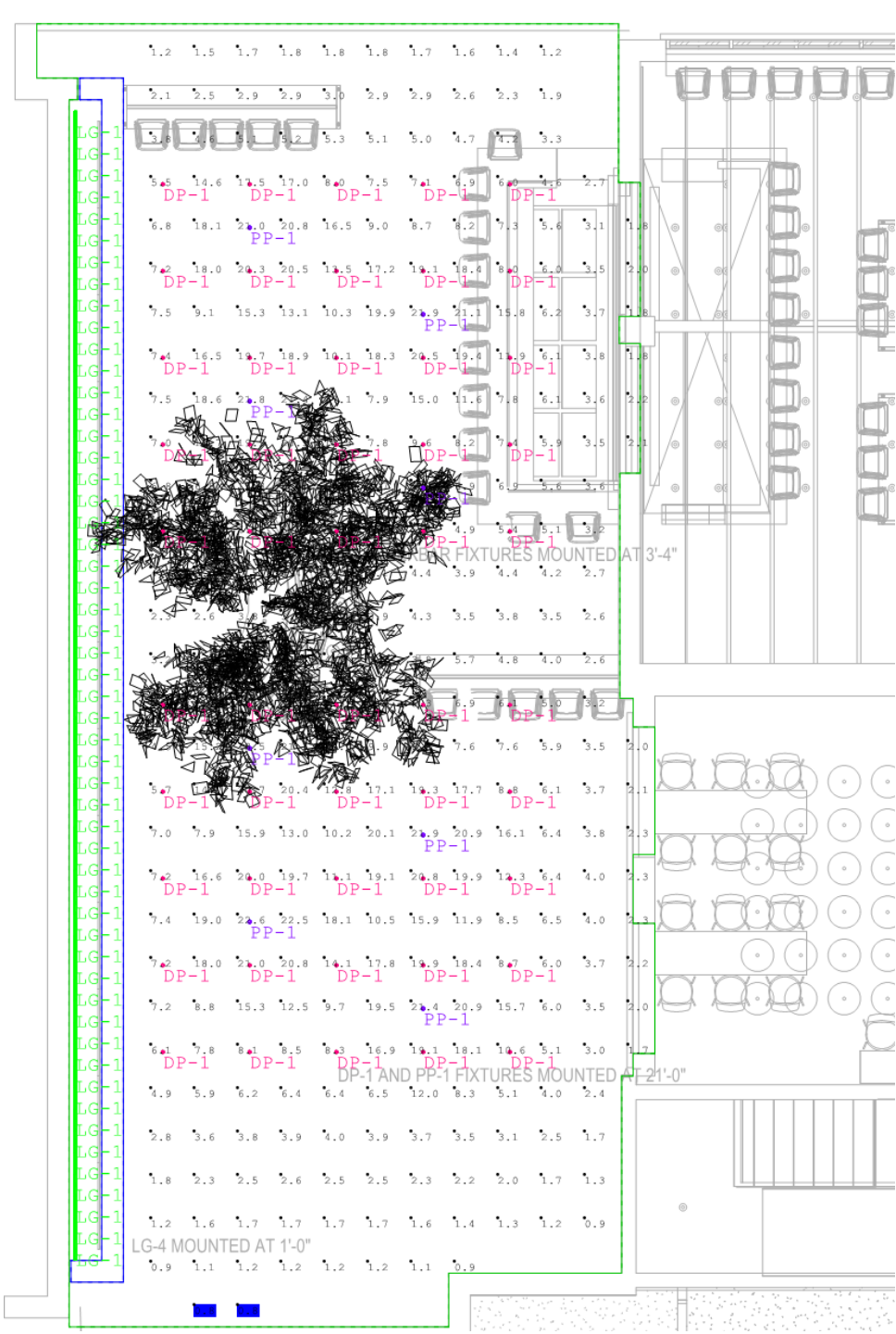
SIGNAGE FACTOR  
TWO SIGNS:  $>.75\text{FT}^2$  BUILDING LENGTH  
HANGING SIGN:  $> 7\text{FT}^2$

ALLOWED SIGN WIDTH:  
22'-3"  $\text{FT}^2$  -TWO SIGNS  
OPTION B =  $S1+S2 = 15'-3" + 7'-0" = 21.92\text{FT}^2$

\*\*A HANGING SIGN MAY BE USED AS A SECOND SIGN, AS LONG AS IT DOES NOT EXCEED  $7\text{FT}^2$



# Exterior Lighting – Reflected Ceiling Plan and Calculations



- Linear Grazer
- LED Downlight
- Projector Downlight
- CMYK Downlight

Luminaire Schedule				
Symbol	Qty	Label	LLF	Description
	50	DP-1	0.360	EX5-MODULE-15 MOD 3.0W
	8	PP-1	0.720	Image Spot 3K LED Projector Image Spot 3000K Narro
	53	LG-1	0.720	L50-I-12-12-27-80-MULT-9x29

Calculation Summary				
Label	Avg	Max	Min	Max/Min
PATIO_Floor	8.15	22.6	0.8	28.25

SCALE 1:6  
11x17 V











ECOSENSE<sup>®</sup>

TRÖV<sup>®</sup>

OVERVIEW • SPECIFICATIONS • ORDERING

INTERIOR + EXTERIOR | L50 GRAZE

DATE

PROJECT

FIRM

TYPE

THE L50 INCLUDES PATENTED OPTICAL DESIGN THAT DELIVERS THE WIDEST RANGE OF BEAM ANGLE OPTIONS FOR PRECISE COVE, WALL GRAZING, WALL WASHING OR LINE OF LIGHT APPLICATIONS. EXCLUSIVE FLIP TO FLAT™ HINGE DESIGN PROVIDES FLEXIBILITY WHEN MANAGING SMALL COVE DETAILS. TROV OFFERS SMOOTH, FLICKER FREE DIMMING DOWN TO 0%.

**FEATURES :**

- DIM TO 0%, ELV REVERSE PHASE
- 24 BEAM ANGLES
- MULTI-VOLT
- FLIP TO FLAT™
- 6 CCT OPTIONS
- 80+ AND 90+ CRI OPTIONS
- IP54 INTERIOR AND IP66 EXTERIOR OPTIONS

