

**ISSUE:** Certificate of Appropriateness for alterations

**APPLICANT:** Old Town 2 LLC

**LOCATION:** Old and Historic Alexandria District  
128 King Street

**ZONE:** KR/King Street urban retail zone

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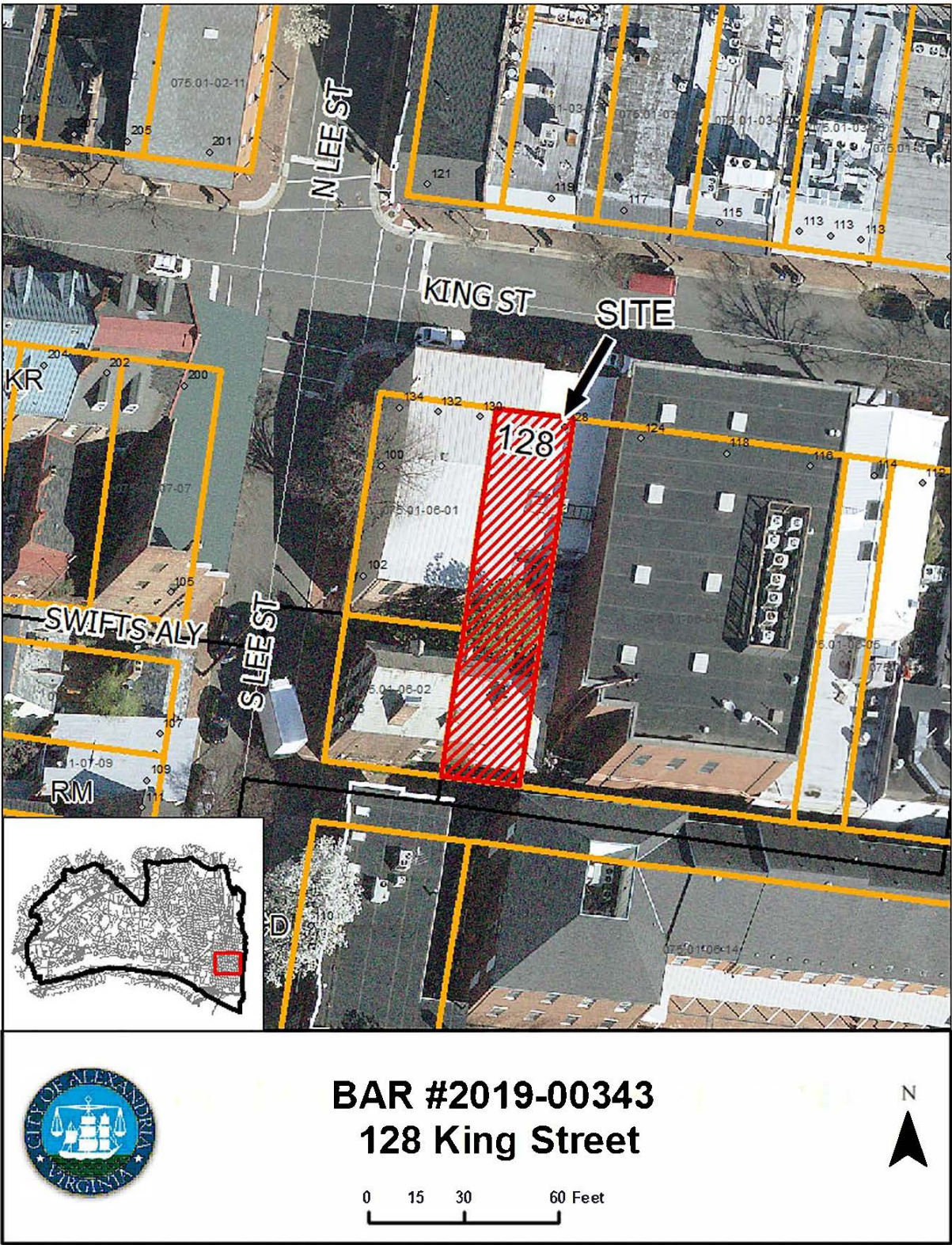
**STAFF RECOMMENDATION**

Staff recommends approval of the Certificate of Appropriateness with the following conditions:

1. That the storefront window be constructed of wood; and,
2. That the storefront window consist of three, single-light vertical glazing panels with no transom lights.

**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, 703-746-4200 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.



## **I. APPLICANT'S PROPOSAL**

The applicant is requesting approval of a Certificate of Appropriateness for alterations to replace the first-floor storefront window and door at 128 King Street. The new aluminum and glass storefront window will have three vertical glazing panels with a two-light transom atop each panel. The existing wood trim around the window and door will remain, but a single wood panel will replace the five existing trim panels below the window. A new full-light mahogany door will replace the existing door and transom. The applicant proposes to remove the existing gooseneck lights and replace them with three smaller, more targeted light fixtures. No signage is proposed at this time. Staff notes that everything described in this application could have been approved by staff according to the BAR's adopted administrative approval policy, except for the revised design and material of the storefront window. However, all proposed alterations have been included in this application to reduce fees and provide the BAR additional design context.

## **II. HISTORY**

According to Ethelyn Cox in her book *Historic Alexandria Virginia Street by Street*, the two-story masonry building at 128 King Street was constructed in the **early 19<sup>th</sup> century**. A photo from the 1970s (Figure 1) shows the building undergoing renovation and site investigation reveals that a signification portion of the masonry on the front façade does not date to the first period of construction.

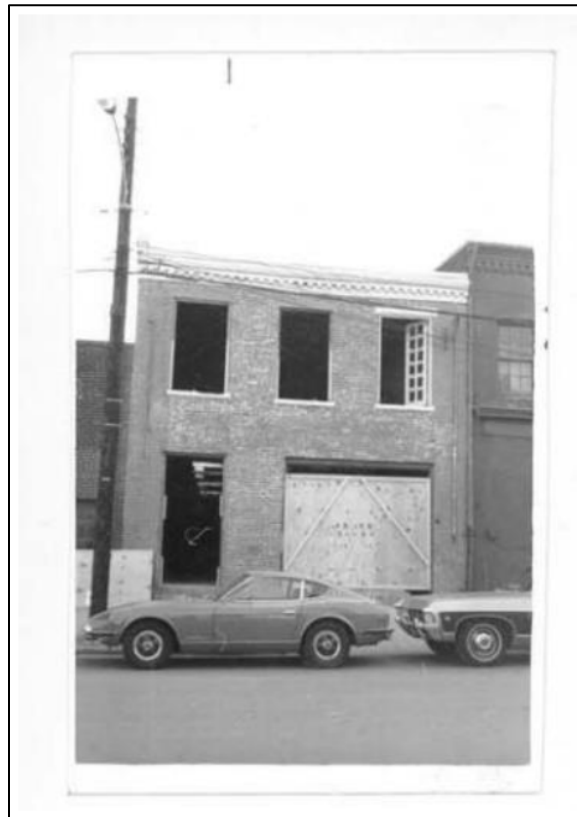


Figure 1: Tax Assessors Handiwork ca. 1970s photo (Alexandria Special Collections)

The BAR approved the replacement of a bay window on the first floor on March 21, 1990 (BAR Case #1990-00030).

### **III. ANALYSIS**

The building at 128 King Street is a typical example of a historic building that has been altered over time to accommodate changing commercial needs. Only the masonry on the outer edges of the front façade and above the second floor windows retain the original Flemish bond brick and mortar with a molded brick Greek Revival style cornice from the early-19<sup>th</sup> century. However, the central portion of the façade was significantly altered and is now a 7-course common bond from the 20<sup>th</sup> century. The faux-Colonial style fluted pilasters and frieze board above the first entry floor door with a multilight transom and storefront window are late 20<sup>th</sup> century additions and seem visually fussy for this Greek Revival period warehouse building.

Staff supports the applicant's proposal to rehabilitate this recently vacant and neglected building with two minor concerns. First, although in recent years the BAR has approved both aluminum and wood storefronts, particularly on upper King Street, wood is the most common storefront material in the 100 and 200 blocks of King Street. The BAR recently approved a metal storefront system at 116 King Street, but it replaced a late 20<sup>th</sup> century metal storefront. In this particular case, given that the applicant proposes to retain the existing wood trim around the window and door, and that the new door will be wood, staff believes that introducing a new, more modern material at the pedestrian level would be inappropriate, especially in what is considered the City's historic commercial core. The BAR agreed at the recently approved Comfort One Shoes store at 200 King. Even though the new storefront windows there were intended to recall the design of the metal storefront windows in the historic warehouse building at 201 King across the street, the windows at 200 King are painted wood.

Staff also recommends that the proposed two-light transom windows at the top of each window panel be removed and that the storefront be composed of three full-light glass panels to compliment the adjacent full-light door. While transom lights are a common means of adding traditional architectural detail to the storefront level and were recently approved by the BAR for Comfort One Shoes at 200 King nearby, as referenced above, the proportions of the historic building at 128 King are much shorter. The transom over the front door is being removed and the proposed transom lights in the storefront do not match the proportions of the panes on the windows above and seem out of place here. Staff suggests that three, single-light storefront window panels would simplify the storefront, relate more to the vertical proportions of the new door opening and not compete with the historic window openings above.

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**

F-1 Complies with zoning. Signage shall be evaluated at the time of its submission for a sign permit for zoning and BAR compliance.

**Code Administration**

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

**Transportation and Environmental Services**

No comments received.

**V. ATTACHMENTS**

*1 – Supplemental Materials*

*2 – Application for BAR 2019-00343: 128 King Street*

ADDRESS OF PROJECT: 128 King St.DISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☒ 100 Year Old BuildingTAX MAP AND PARCEL: 075.01-06-03 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: Maginniss + del Ninno Architects, Theresa del Ninno AIAAddress: 500 Montgomery St., Suite 550City: Alexandria State: VA Zip: 22314Phone: 703-548-0460 E-mail: tdelninno@mdnarch.com**Authorized Agent** *(if applicable):* ☐ Attorney ☒ Architect ☐ \_\_\_\_\_Name: Theresa del Ninno, AIA Phone: 703-548-0460E-mail: tdelninno@mdnarch.com**Legal Property Owner:**Name: Old Town #2, LLCAddress: 802 GERVAIS ST., # 200City: Charlotte State: NC Zip: 29201Phone: 704-423-1722 E-mail: wbritton@asanapartners.com

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

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

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

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

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

The project includes exterior alterations to replace the existing 1982 entry doorway and the storefront, on the first floor, to an historic masonry building.

**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.

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: Theresa del Ninno

Date: 08/01/2019

## 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. Theresa del Ninno (Agent)	Maginniss+ del Ninno Architects 500 Montgomery St., Ste. 550	0%
2. Old Town #2, LLC	802 GERVAIS ST., # 200 Columbia, SC 29201	100%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 128 King St. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Old Town #2, LLC	802 GERVAIS ST., # 200 Columbia, SC 29201	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Theresa del Ninno (Agent)	previous board member	Board of Architectural Review - Parker Gray
2. Old Town #2, LLC	None	None
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.

08/01/19      Theresa del Ninno, AIA      \_\_\_\_\_  
Date                      Printed Name                      Signature

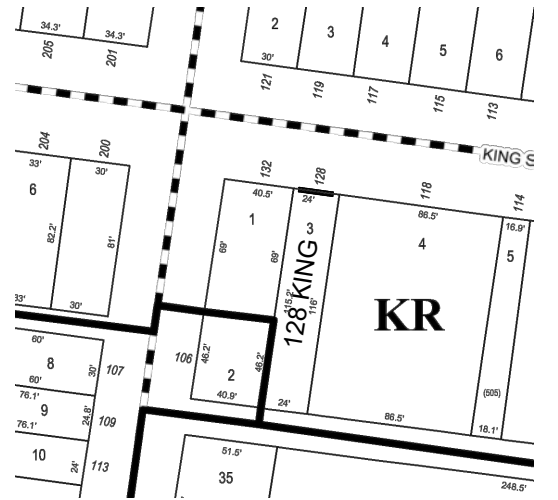


128 KING ST

1  
A001

EXISTING ELEVATION

SCALE: 3/32" = 1' - 0"



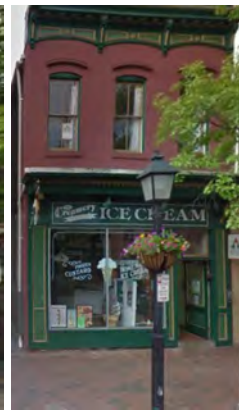
2  
A001

CONTEXT MAP

SCALE: 1" = 100' - 0"



101 S. UNION ST



110  
KING ST



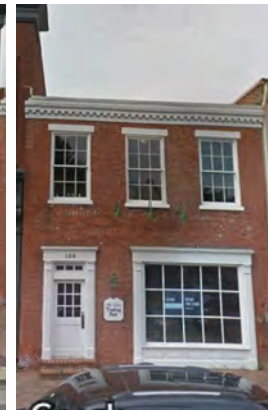
112  
KING ST



114  
KING ST



118 KING ST



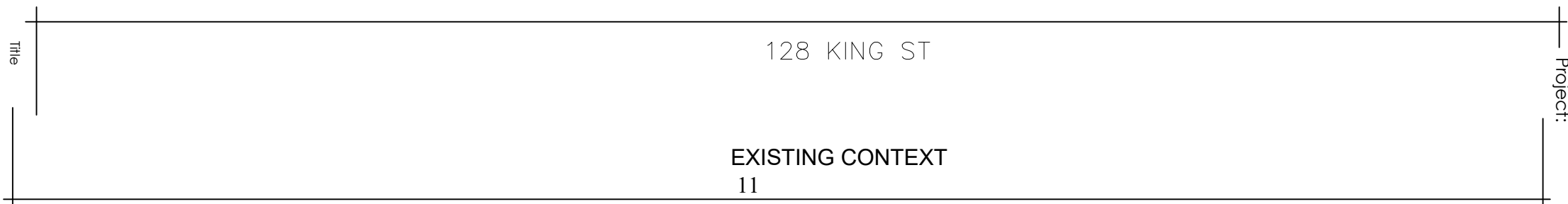
128 KING ST



132 KING ST

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DEL NINNO  
ARCHITECTS  
pc

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Date 08/05/19  
Project No. 190140  
Drawing No.

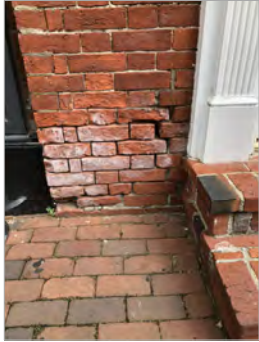
A001



EXISTING ELEVATION



WATER DAMAGE  
- REPLACE OR PATCH DAMAGED WOOD TRIM



BOWED STOREFRONT

EXISTING CONDITIONS



1  
D100

**ELEVATION**  
SCALE: 3/16" = 1' - 0"

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Title

128 KING ST

DEMO ELEVATION & EXISTING CONDITIONS

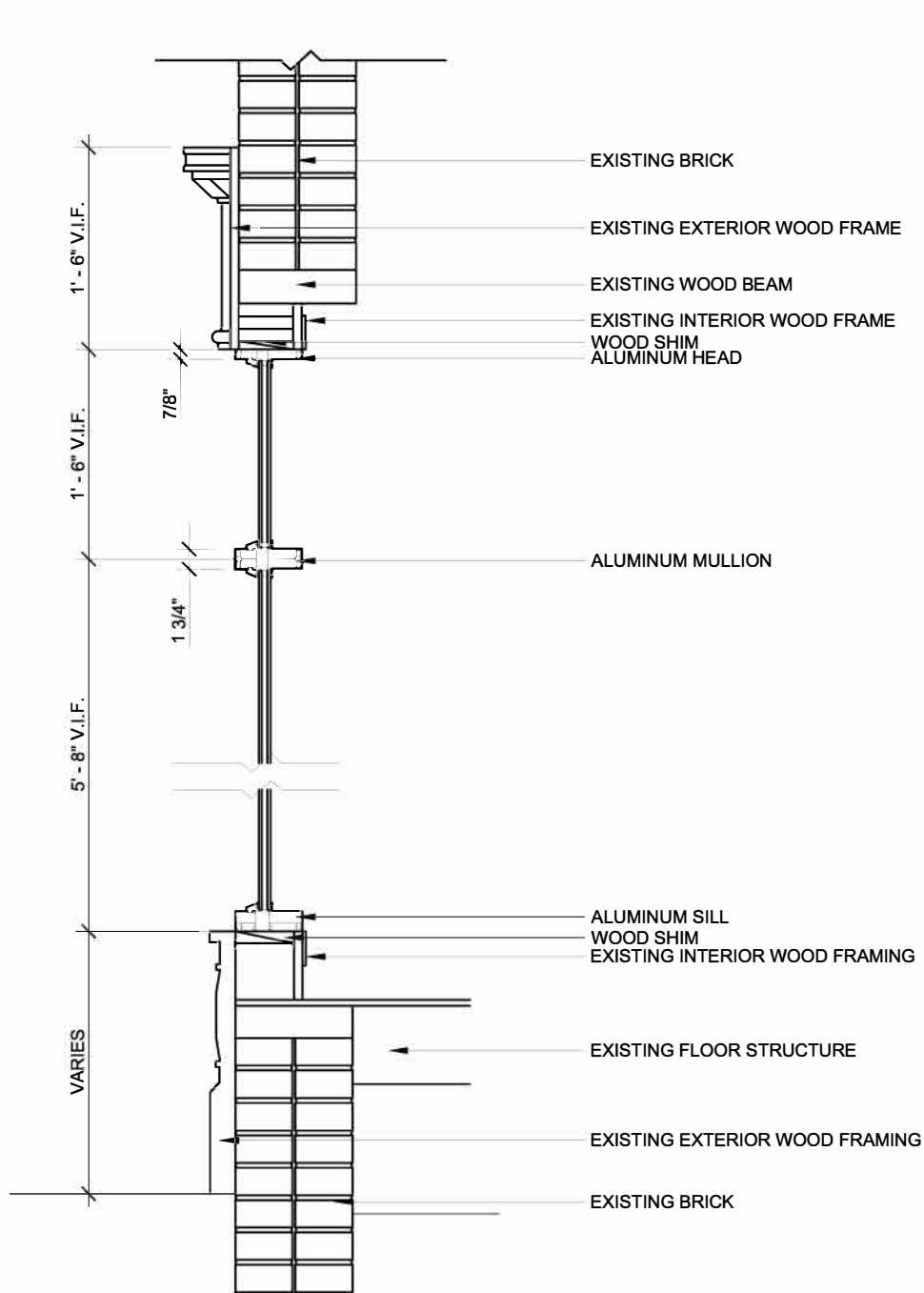
12

Project:

Date 08/05/19  
Project No. 190140  
Drawing No.

**D100**





2  
A100

**WALL SECTION**  
SCALE: 3/4" = 1'-0"



1  
A100

**ELEVATION**  
SCALE: 3/16" = 1'-0"

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Title

128 KING ST

ELEVATION & WALL SECTION

13

Project:

Date 08/05/19  
Project No. 190140  
Drawing No.

**A100**

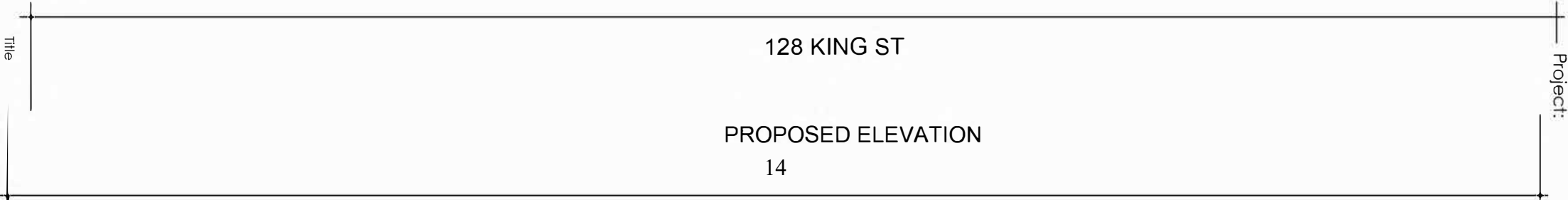


128 KING ST

1  
A200  
PROPOSED ELEVATION  
SCALE: 1/8" = 1'-0"

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Date 08/05/19  
Project No. 190140  
Drawing No.

A200

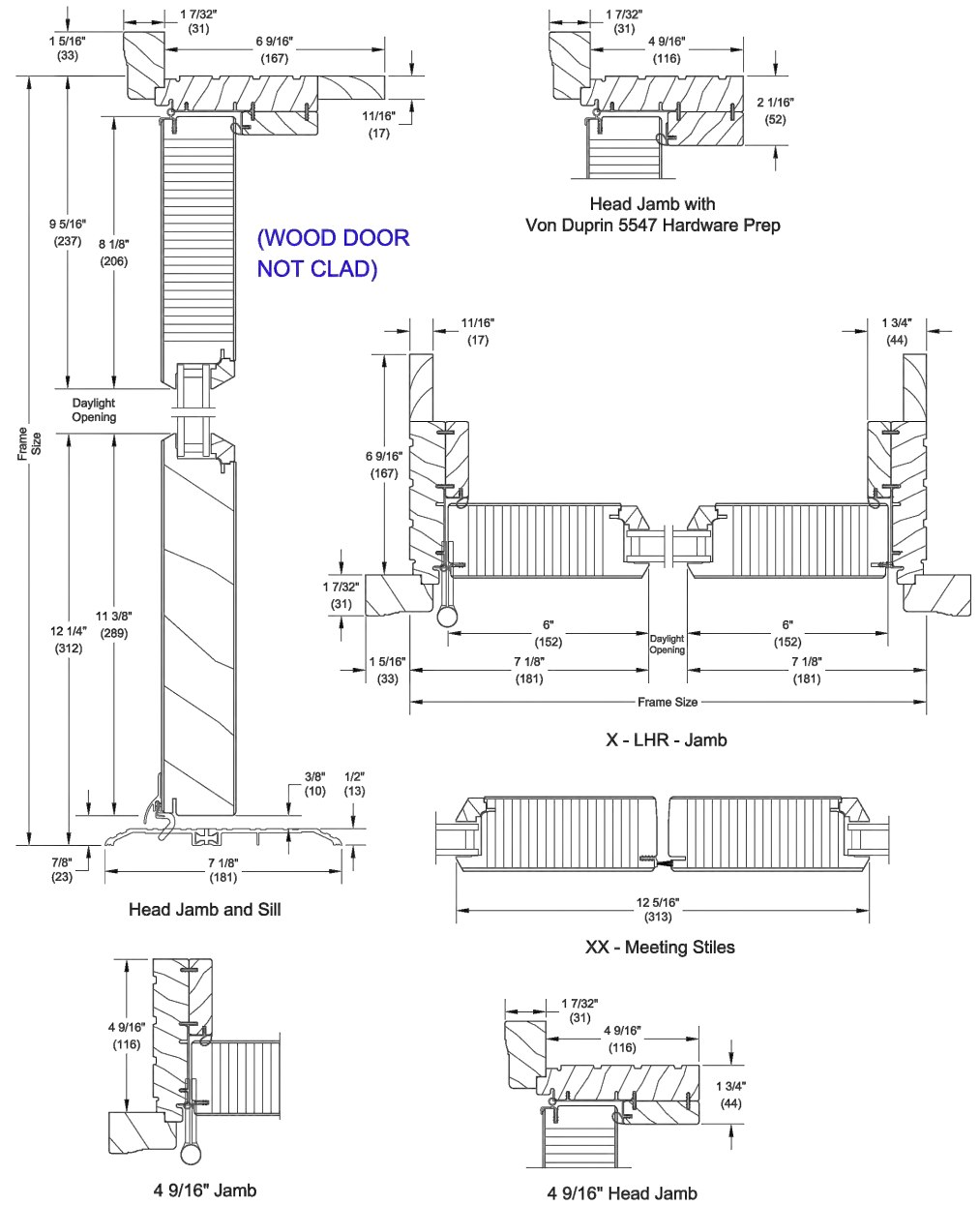




Ultimate Wood Commercial Door

2 1/4" Commercial Section Details: Operating

Scale: 3" = 1' 0"



Ver 2019.3 2019-07-29

UWCD-17

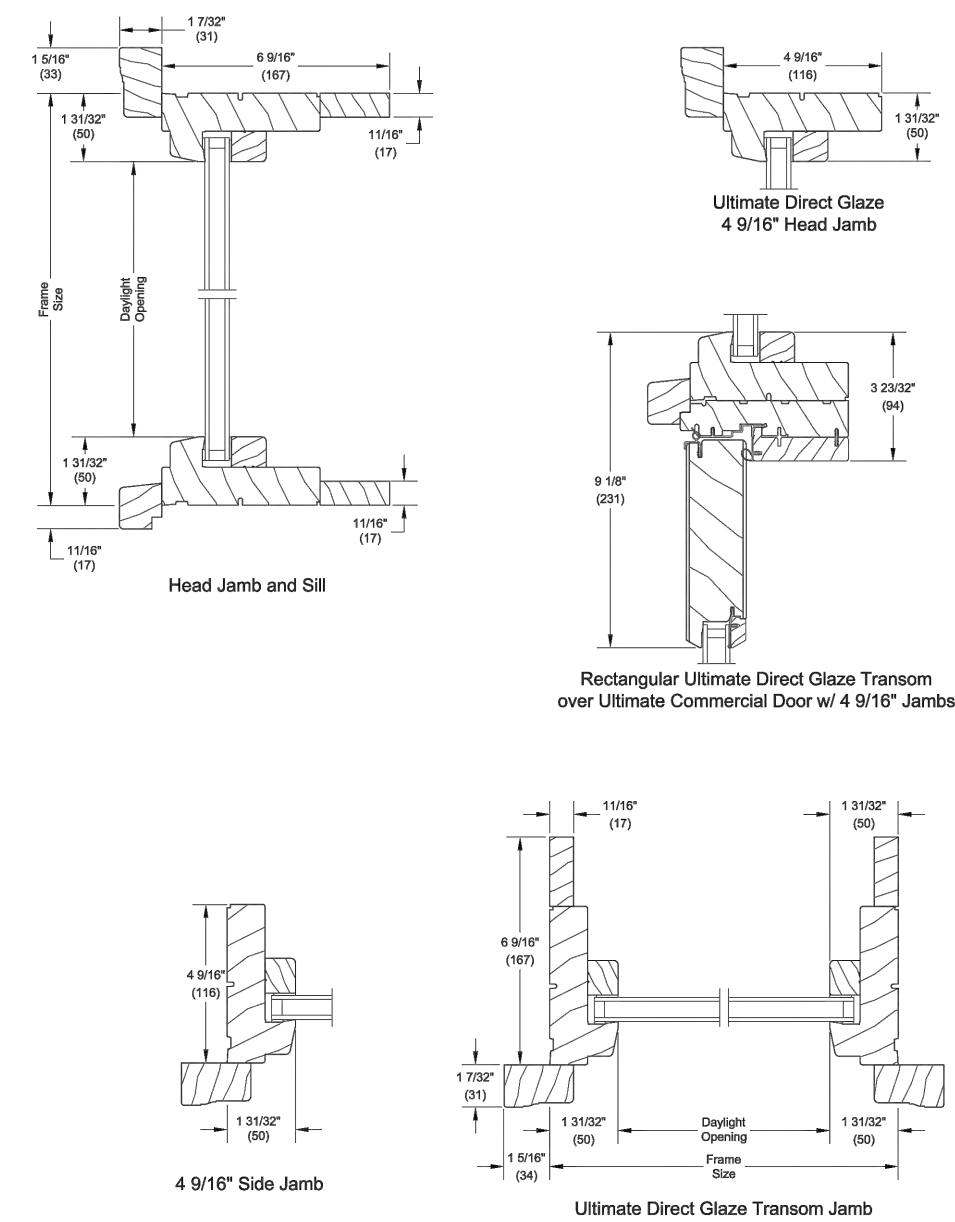
19972255  
Marvin Signature Collection  
Architectural Detail Manual



Ultimate Wood Commercial Door

1 3/4" and 2 1/4" Commercial Section Details: Direct Glaze Transom

Scale: 3" = 1' 0"



Ver 2019.3 2019-07-29

UWCD-23

19972255  
Marvin Signature Collection  
Architectural Detail Manual

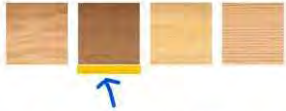
Exterior Wood Options



Mahogany

For projects that call for the natural or historic beauty of wood exteriors, we offer a selection of high-quality exterior wood options, including Pine, Vertical Grain Douglas Fir, Mahogany and Primed Pine that have been factory-treated with a carefully tested wood preservative to help protect against moisture and the elements.

Selected: Mahogany



\*Finish samples are approximate and colors on screen can vary. Visit your local dealer to see actual color samples.

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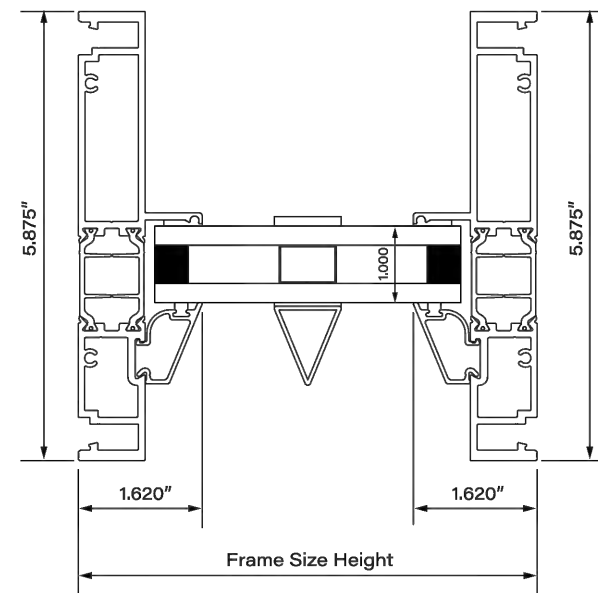
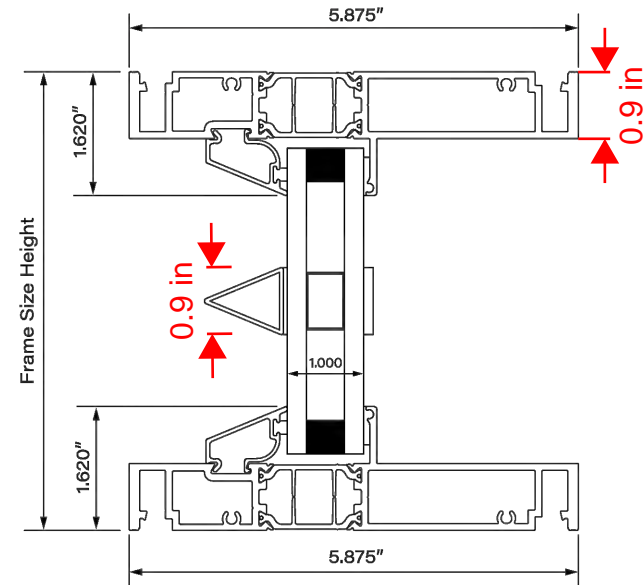
Title

128 KING ST  
MARVIN DOOR SELECTION

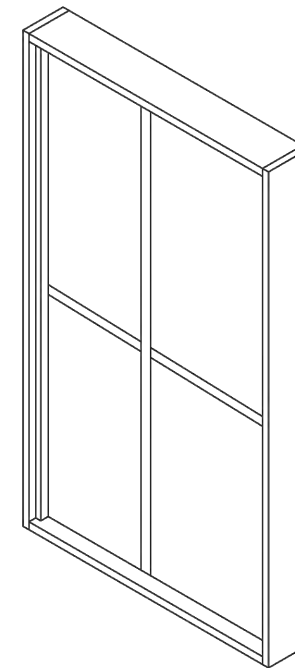
Project:

Date 08/05/19  
Project No. 190140  
Drawing No.

# Simulated Steel Series 7630s Window Wall



# Simulated Steel Series 7630s Window Wall



## FEATURES:

- .29 U-value for standard low-E, argon-filled dual-pane glass
- All-climate coated or high-performance glass from Cardinal IG
- Glass can be customized and includes options such as laminated glass, solar- and glare-control glass, enhanced winter performance glass, and lowmaintenance glass
- Pre-applied Cardinal Preserve film protects glass during installation
- Performance grade of CW-PG100 at sizes up to 60" x 120"
- Available in sizes up to 16 feet in most markets
- 5.875" frame depth
- Standard and high-base sill options
- In-stock, designer, split, and custom finishes
- Title 24 compliant (California)

SINGLE ADJUSTABLE FLOOD LIGHT

Endurance™ - WP-LED514



WAC LIGHTING

Responsible Lighting®

Fixture Type:

Catalog Number:

Project:

128 King St. Facade

Location:

128 King St.

PRODUCT DESCRIPTION

Die cast aluminum factory sealed luminaire with patent pending design for a water and dust proof IP66 rated outdoor.

FEATURES

- Rotate to continuously adjust beam angles indexed at 15°, 25°, 40°, 60°
- IP66 and ETL & cETL Wet Location Listed
- Factory-Sealed LED Light Engine
- Die-Cast Aluminum Construction
- 120V Direct Wire - No Driver Needed
- Safety cable and canopy included
- Comes with extension rod kit to extend up to 44" total
- Detachable Shroud
- Safety cable recommended for extensions over 36"
- One 6", one 12", one 24" field interchangeable rods included

SPECIFICATIONS

**Construction:** Die-cast aluminum

**Power:** Line Voltage input (120V)

**CRI:** 85

**Dimming:** 100% - 10% with Electronic Low Voltage (ELV) dimmer

**Finish:** Architectural Bronze, Black, Graphite and White

**Operating Temp:** -40°F to 122°F (-40°C to 50°C)

**Standards:** IP66, Wet Location, ETL & cETL Listed

**Rated Life:** 50,000 hours

ORDER NUMBER

	Power	Comparable	Beam	Delivered Lumens	CBCP	Color Temp	Finish
WP-LED514 Single	15W	150W PAR38	15°	600	4145	30 3000K	ABZ Architectural Bronze
			60°	985	875		ABK Architectural Black
			15°	695	4800	40 4000K	AGH Architectural Graphite
			60°	1140	1015		AWT Architectural White

Example: WP-LED514-40-AGH

WAC Lighting  
www.waclighting.com  
Phone (800) 526.2588 • Fax (800) 526.2585

Headquarters/Eastern Distribution Center  
44 Harbor Park Drive • Port Washington, NY 11050  
Phone (516) 515.5000 • Fax (516) 515.5050

Western Distribution Center  
1750 Archibald Avenue • Ontario, CA 91760  
Phone (800) 526.2588 • Fax (800) 526.2585

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. FEB 2017

128 KING ST

EXTERIOR LIGHTING FIXTURE CHOICE

Project:

Date 08/05/19  
Project No. 190140  
Drawing No.