

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

**APPLICANT:** Elindale, LLC; Scott McElhaney

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

**ZONE:** KR/King Street Retail

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**STAFF RECOMMENDATION**

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness, with the following condition:

1. Install the linear sign lighting only in the bottom moulding of the frieze, shining up, so that it does not glare in the eyes of pedestrians.

**GENERAL NOTES TO THE APPLICANT**

1. **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.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **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.
4. **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.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any 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.



0      20      40      80 Feet

**Note:** Staff coupled the applications for a Permit to Demolish (BAR #2019-00498) and Certificate of Appropriateness (BAR #2019-00497) for clarity and brevity. The Permit to Demolish requires a roll call vote.

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

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to make alterations to the first-floor façade of the building(s) at 722 and 724 King Street. Note: since at least 1981, when Geranio's Restaurant received approval for Special Use Permit #1366 to expand the restaurant at 722 King Street into 724 King Street, these two buildings have operated as the same business, using the 722 King Street address as the primary address, and are connected on the interior.

### Permit to Demolish/Capsulate

The applicant proposes demolition in four areas, equaling approximately sixty-eight square feet. Staff administratively approved removal of the former fabric awning/sign across both 722 and 724 King. (The zoning ordinance requires signs to be removed within 30 days of the closing of a business.)

1. Wood bay window and its metal roof at 722 King: 43 sq. ft.
2. Area above entry door at 722 King: 2 sq. ft.
3. Area above bay window at 724: 16 sq. ft.
4. Area to left and above entry door at 724: 7 sq. ft.

### Certificate of Appropriateness

#### *Alterations*

1. Replace two existing doors with new wood-framed commercial doors and PVC trim.
2. Replace two existing bay windows with wood-framed commercial windows and PVC trim.
3. Add a canopy over each entry door.
4. Replace light fixtures.
5. Replace wood frieze with PVC frieze and integrated strip of lights installed within the overhang of the frieze. Note: This application does not propose actual signage. Applicant will propose signs once a new tenant is confirmed.
6. Repair and alter cement stucco at first floor as needed for enlarged window openings.

## **II. HISTORY**

Based on Sanborn Fire Insurance Maps, 722 King Street was constructed between **1902 and 1907** and 724 King Street was constructed between **1885 and 1891**. 724 served as a cobbler shop in 1885 and became a two-story dwelling by 1902. 722 appears as a two-story dwelling in 1907; it was an office in 1912 and a dentist office in 1921. The 1931 Sanborn map identifies both buildings as shops. The buildings have retained the same basic form they have today since at least 1907.



*Previous BAR Approvals*

BAR1997-00176      9/3/97: approval of entrance canopy

BAR2003-00237      10/15/03: approval of entrance canopy, new exterior lighting, and door glass replacement.

In earlier hearings, the BAR approved signs at 722 and 724 King Street at five separate hearings between 1947 and 1976. Other various exterior alterations were approved five times between 1946 and 1981.

### 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.

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	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 for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The bay windows and doors are not original to the building(s), nor are they of unusual or architecturally appropriate design for this period building. They can be easily reproduced today.

### Certificate of Appropriateness

The *Design Guidelines* note that "...the cumulative effect of inappropriate small changes to building in the historic districts will erode the overall historic and architectural cohesiveness that made the districts significant." As Figure 1 indicates, small changes made to the subject properties over the years have eroded the cohesiveness along this stretch of King Street. The property is currently vacant and in poor condition which contrasts with several of the recently renovated properties on this block. The proposed alterations to the property, as shown in Figure 2, give the buildings an updated look while at the same time celebrating the architectural detail instead of hiding it.



Figure 1: Former elevation showing the full width awning

Staff has no objection to the enlarged glass storefront windows as this change will not adversely affect any historic materials. The glass adheres to Window Performance Specifications in the Historic Districts. 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. A recent example is 128 King Street (BAR2019-00343; approved September 4, 2019).



RENDERING: NO SIGNAGE PROPOSED IN THIS APPLICATION.  
REFER TO DRAWING DOCUMENTATION FOR DETAILS.

**Figure 2: Proposed elevation**

In preliminary discussions with the applicant, staff discouraged the use of another giant awning across the two buildings and strongly encouraged the applicant to maintain the individual identities of these two townhouses at the first floor, while acknowledging that the use would continue to be a single tenant on the interior, and to maintain the load-bearing masonry character of the building in the storefront in order to visually support the upper floors. The proposed storefront windows divided by mullions recall the proportion of the individual windows on the second floor and are surrounded by masonry wall in a traditional manner. The design maintains separate doorways and respects the slight offset in plan between the two facades but paints the two structures the same color. The BAR does not review paint color and the two structures could easily be converted back to separate tenants in the future.

Staff also supports replacing the current doors and windows with new wood-framed doors and windows with PVC trim. In the past, the BAR has typically approved solid cellular, paintable, millable PVC with traditional detailing on storefront framing due to the ease of maintenance and because it did not replace any historic materials on the first floor of retail buildings along King Street. The existing modern wood frieze will be replaced with PVC framed by moulding and an integral, linear LED light will extend across the moulding at the top to wash the future signs below. Staff recommends that the linear sign lighting be installed only in the bottom moulding of the frieze, shining up, so that it does not glare in the eyes of pedestrians below.

The *Design Guidelines*, recommend that “...awnings should play a secondary role and augment, not compete with the architecture of a historic building.” In lieu of fabric awnings, simple metal-channel canopies project above the two entrances. Staff believes that the flat, projecting canopies are appropriate for the rectangular character of these facades and is a much better solution than a

typical fabric awning, particularly since an awing is not needed to block the sun on the south side of King Street. The Guidelines also notes that “Lighting fixtures should be sympathetic to the style of the building and not detract from the architectural character of the building.” The proposed wall sconces are very elegant, minimal fixtures that recall proportions of other elements on the building.

Staff recommends approval of the application as submitted and appreciates that the applicant incorporated and improved upon staff’s suggestions in the final design.

**STAFF**

Susan Hellman, 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 Changes are structural in nature and comply with zoning requirements.

**Code Administration**

C-1 A building permit and Plan review 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 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)
- C-7 A sign may be erected or displayed flat against a building wall or at an angle thereto, so long as the sign does not project more than four feet from the building wall or within one foot of an established curb line and the bottom of the sign is at least eight feet above a sidewalk or parking area and at least 14.5 feet above any alley. (Sec. 5-2-29(c)) (T&ES)
- C-8 If any portion of the signage encroaches in the right of way, the owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the city as an additional named insured. (Sec. 5-29 (h)(1)) (T&ES)
- C-9 The owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the City as an Additional Insured, against claims, demands, suits and related costs, including attorneys' fees, arising from any bodily injury or property damage which may occur as a result of the encroachment. (Sec. 5-29 (h)(1)) (T&ES)

**Please submit Insurance Certificate:**

**City of Alexandria**

**T&ES**

**Attn: Development Services**

**301 King Street, Room 4130**

**Alexandria, VA 22314**

**Alexandria Archaeology**

F-1      There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

**V.      ATTACHMENTS**

1 – Supplemental Materials

2 – Application for BAR 2019-00497 & 2019-00498: 722 King Street

ADDRESS OF PROJECT: 722 King Street, Alexandria, VADISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 074.02-10-03 ZONING: KR King Street Retail**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: Elindale, LLC; Scott McElhaneyAddress: PO Box 2526City: Mount Pleasant State: SC Zip: 29465Phone: 703-862-3365 E-mail: scott@arlingtonproperty.net**Authorized Agent** *(if applicable)*: ☐ Attorney ☒ Architect ☐ \_\_\_\_\_Name: DIAG Studios, PLLC; Marcy Giannunzio Phone: 571-308-9242E-mail: marcy@diagstudios.com**Legal Property Owner:**Name: Elindale, LLCAddress: PO Box 2526City: Mount Pleasant State: SC Zip: 29465Phone: 703-862-3365 E-mail: scott@arlingtonproperty.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.*  
     ☒ awning (canopy)    ☐ 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).*

Alteration to existing retail facade at 722/724 King Street. No changes to existing second floor.  
 Alteration to existing first floor/ground level includes:

- 1) Replace two existing doors with new wood framed commercial doors and pvc exterior trim.
- 2) Replace two existing bay windows with wood framed commercial windows and pvc exterior trim.
- 3) Addition of two canopies, one above each door.
- 4) Replace existing wall mounted light fixtures.
- 5) Replace existing wood frieze with new pvc frieze and integrated linear signage lighting. No signage is proposed in this application. Signage to be proposed once a tenant is confirmed.
- 6) Repair and alter existing cement stucco at first floor for enlarged window openings.

**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: Marcy Giannunzio

Printed Name: Marcy Giannunzio

Date: 11-15-19

# 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. <i>Eleventh Hour, LLC- as sole member of Elindale LLC</i>	<i>PO Box 2525 Mount Pleasant, SC 29465</i>	<i>100%</i>
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 722 King Street, Alexandria VA 22314 (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. <i>Elindale LLC</i>	<i>PO Box 2526 Mount Pleasant, SC 29465</i>	<i>100%</i>
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. <i>N/A</i>		
2.		
3.		

**NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.**

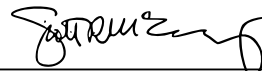
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

11/12/2019

Date

Scott R. McElhanev

Printed Name



Signature



# Department of Planning and Zoning

## Floor Area Ratio and Open Space Calculations

as of 12/20/18

B

### A. Property Information

KR

A1.

Street Address

KR

Zone

A2.

Total Lot Area

x

Floor Area Ratio Allowed by Zone

=

Maximum Allowable Floor Area

### B. Existing Gross Floor Area

#### Existing Gross Area

Basement

First Floor

Second Floor

Third Floor

Attic

Porches

Balcony/Deck

Lavatory\*\*\*

Other\*\*

#### Allowable Exclusions\*\*

Basement\*\*

Stairways\*\*

Mechanical\*\*

Attic less than 7'\*\*\*

Porches\*\*

Balcony/Deck\*\*

Lavatory\*\*\*

Other\*\*

Other\*\*

B1.

Sq. Ft.

Existing Gross Floor Area\*

B2.

Sq. Ft.

Allowable Floor Exclusions\*\*

B3.

Sq. Ft.

Existing Floor Area Minus Exclusions  
(subtract B2 from B1)

#### Comments for Existing Gross Floor Area

B1. **Total Gross**

B2. **Total Exclusions**

### C. Proposed Gross Floor Area

#### Proposed Gross Area

Basement

First Floor

Second Floor

Third Floor

Attic

Porches

Balcony/Deck

Lavatory\*\*\*

Other

#### Allowable Exclusions\*\*

Basement\*\*

Stairways\*\*

Mechanical\*\*

Attic less than 7'\*\*\*

Porches\*\*

Balcony/Deck\*\*

Lavatory\*\*\*

Other\*\*

Other\*\*

C1.

Sq. Ft.

Proposed Gross Floor Area\*

C2.

Sq. Ft.

Allowable Floor Exclusions\*\*

C3.

Sq. Ft.

Proposed Floor Area Minus Exclusions  
(subtract C2 from C1)

C1. **Total Gross**

C2. **Total Exclusions**

### D. Total Floor Area

D1.

Total Floor Area (add B3 and C3)

D2.

Total Floor Area Allowed  
by Zone (A2)

### E. Open Space

E1.

Existing Open Space

E2.

Required Open Space

E3.

Proposed Open Space

### Notes

\*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

\*\* Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

\*\*\*Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature:

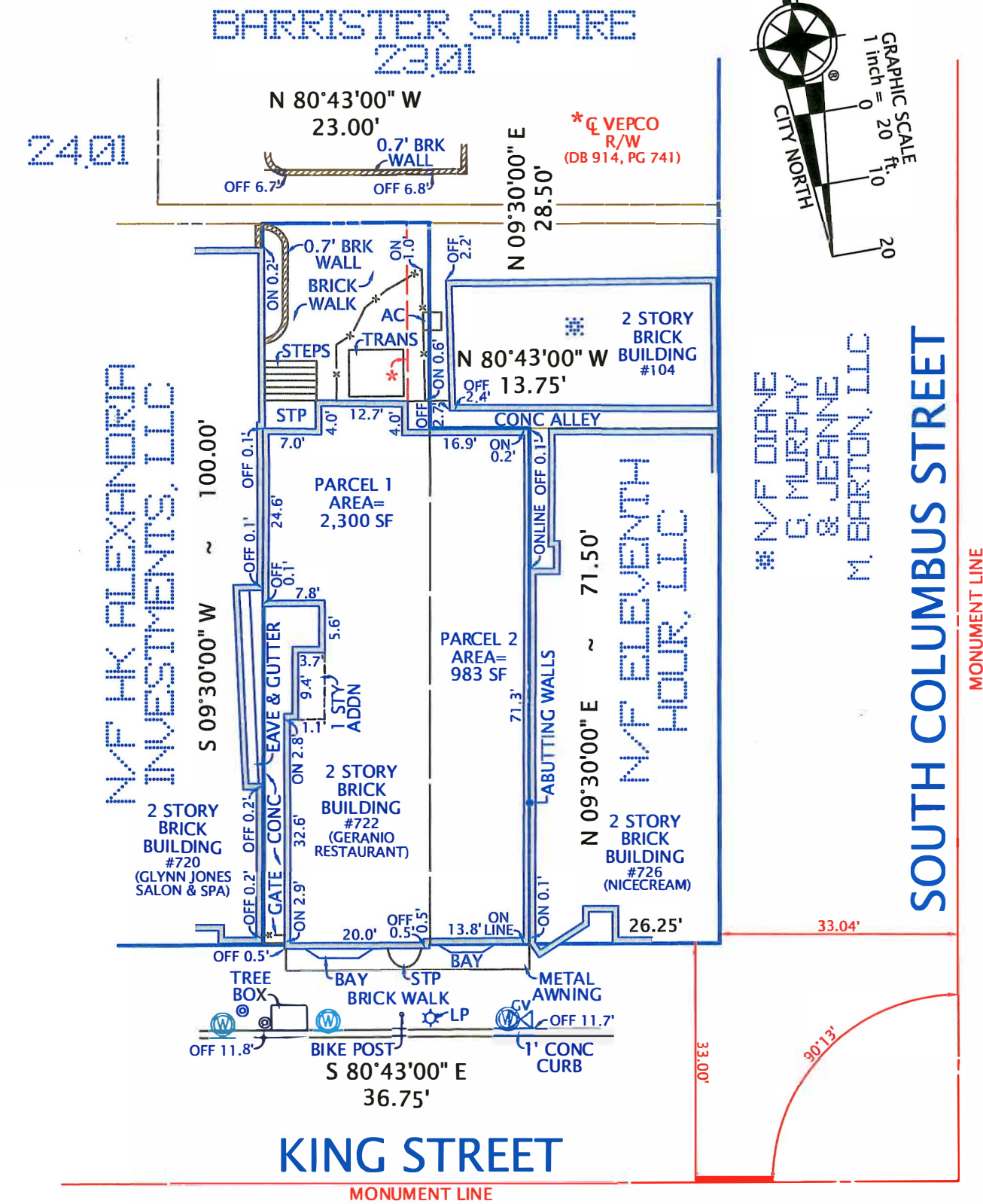
Mary Giannuzzi

16

Date:



NOTES: 1. FENCES ARE FRAME.  
2. UTILITIES ARE UNDERGROUND.



PLAT  
SHOWING BUILDING LOCATION ON  
THE PROPERTY LOCATED AT  
**#722 KING STREET**  
(INST. #080007912)  
**CITY OF ALEXANDRIA, VIRGINIA**  
SCALE: 1" = 20'      DECEMBER 18, 2017

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.  
NO CORNER MARKERS SET.



CASE NAME:  
LUCIO BERGAMIN, LLC30  
ARLINGTON PROPERTY VENTURES, LLC

**DOMINION** Surveyors Inc.  
8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
703-619-6555  
FAX: 703-799-6412



# 722/724 KING STREET - BAR APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR ALTERATION TO EXISTING FACADE

LOCATION: 722/724 KING STREET, ALEXANDRIA, VA 22314  
HISTORIC DISTRICT: OLD & HISTORIC ALEXANDRIA  
TAX MAP & PARCEL: 074.02-10-03  
ZONING: KR, KING STREET RETAIL



RENDERING: NO SIGNAGE PROPOSED IN THIS APPLICATION.  
REFER TO DRAWING DOCUMENTATION FOR DETAILS.

## SHEET INDEX:

- A-001 COVERSHEET
- A-002 EXISTING PHOTOGRAPHS
- A-003 FIRST FLOOR DEMOLITION PLAN
- A-004 PROPOSED FIRST FLOOR PLAN
- A-005 PROPOSED SECOND FLOOR
- A-006 EXISTING/DEMO EXTERIOR ELEVATION
- A-007 PROPOSED EXTERIOR ELEVATION
- A-008 PROPOSED BUILDING SECTIONS
- A-009 PROPOSED LIGHTING PRODUCTS
- A-010 PROPOSED DOOR PRODUCTS
- A-011 PROPOSED WINDOW PRODUCTS



2210 MOUNT VERNON AVE  
SUITE 303  
ALEXANDRIA, VA 22301  
PHONE: 571.308.9242

DATE 2019-11-18  
rev2019-11-26  
SCALE N/A  
JOB 19025

722/724 KING STREET - BAR APPLICATION  
FOR CERTIFICATE OF APPROPRIATENESS  
FOR ALTERATION TO EXISTING FACADE

OWNER: ELINDALE, LLC  
PO BOX 2526,  
MOUNT PLEASANT, SC 29465

COVERSHEET

A-001





2210 MOUNT VERNON AVE  
SUITE 303  
ALEXANDRIA, VA 22301  
PHONE: 571.308.9242

DATE 2019-11-18  
rev2019-11-26  
SCALE N/A  
JOB 19025

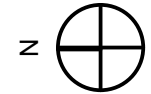
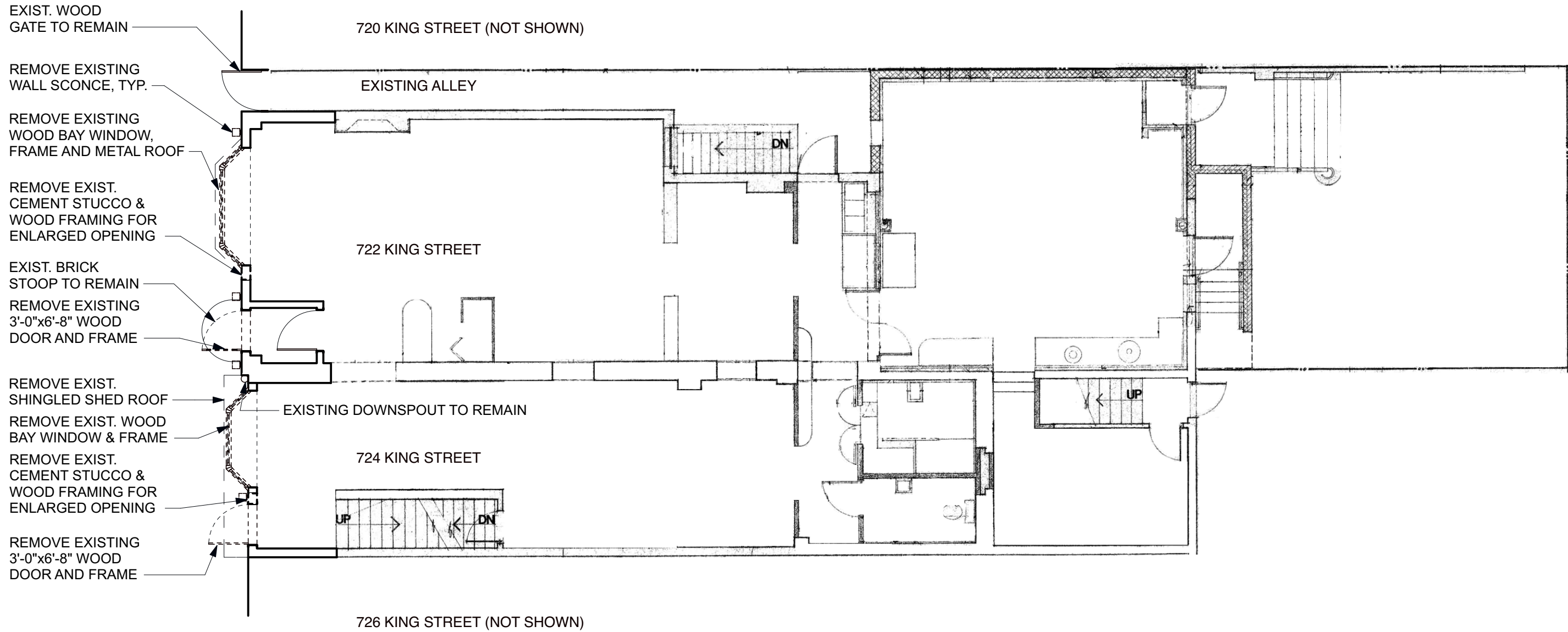
722/724 KING STREET - BAR APPLICATION  
FOR CERTIFICATE OF APPROPRIATENESS  
FOR ALTERATION TO EXISTING FACADE

OWNER: ELINDALE, LLC  
PO BOX 2526,  
MOUNT PLEASANT, SC 29465

EXISTING  
PHOTOGRAPHS

A-002





2210 MOUNT VERNON AVE  
SUITE 303  
ALEXANDRIA, VA 22301  
PHONE: 571.308.9242

DATE 2019-11-18  
rev 2019-11-26  
SCALE 1/8" = 1'-0"  
JOB 19025

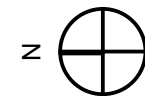
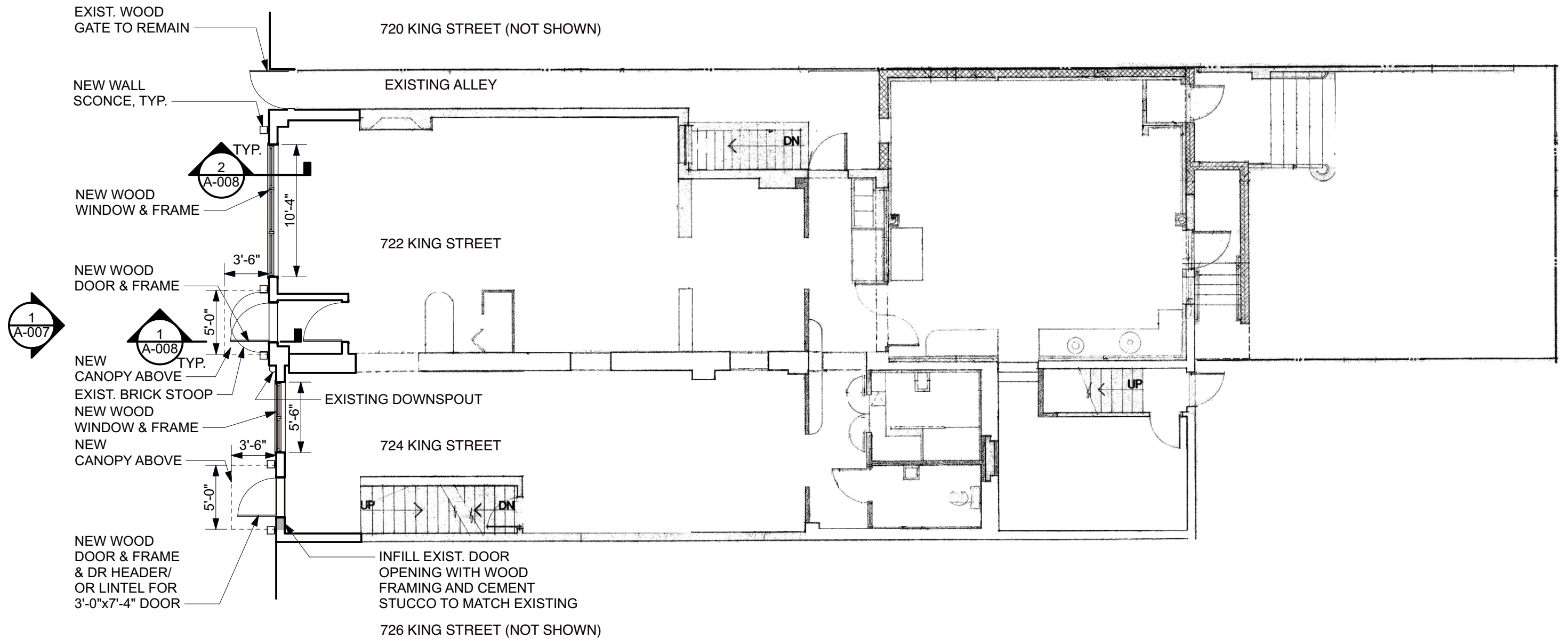
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FOR CERTIFICATE OF APPROPRIATENESS  
FOR ALTERATION TO EXISTING FACADE

OWNER: ELINDALE, LLC  
PO BOX 2526,  
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FIRST FLOOR  
DEMOLITION PLAN

A-003





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SUITE 303  
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PHONE: 571.308.9242

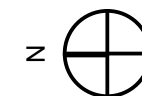
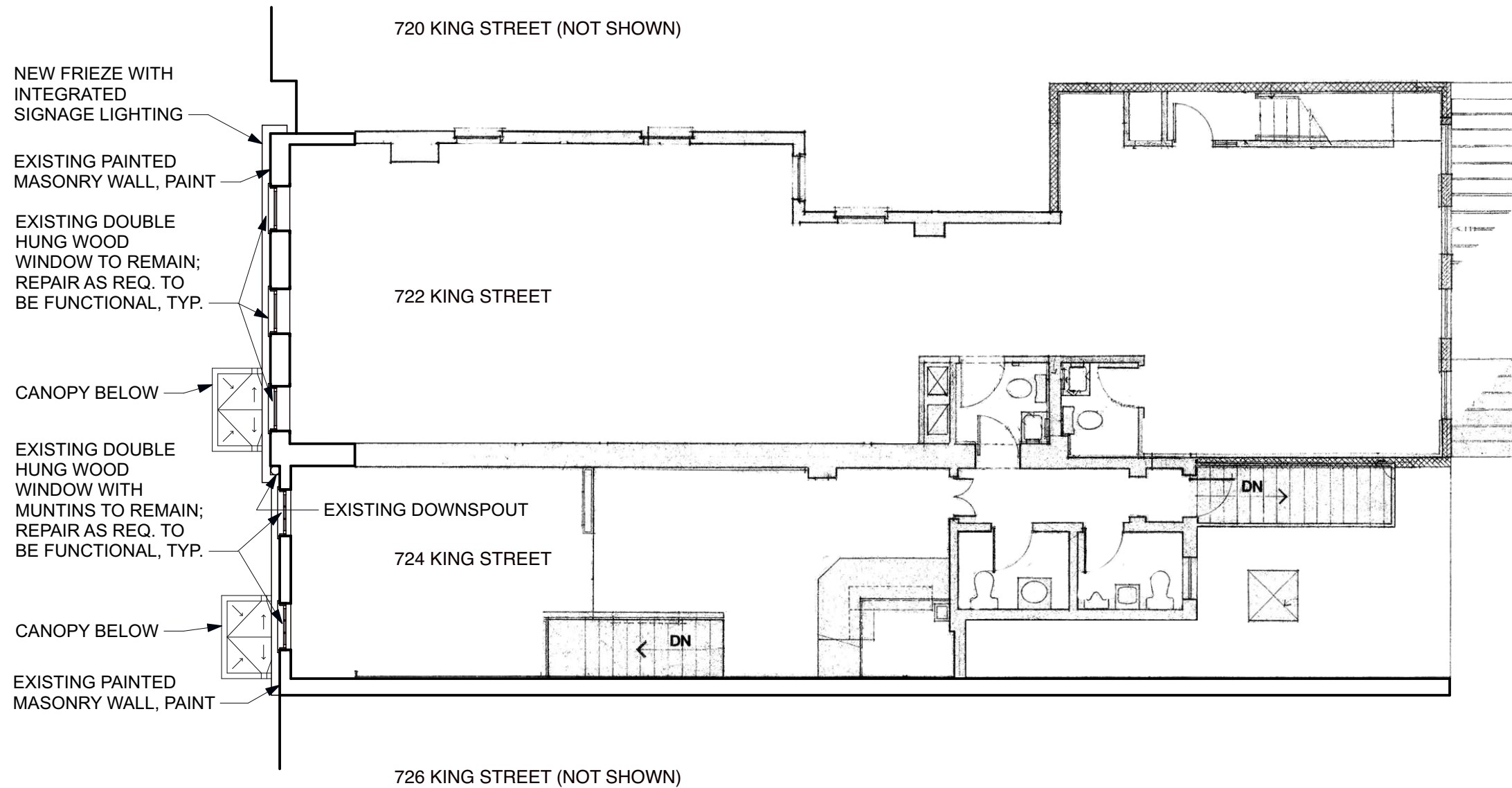
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rev 2019-11-26  
SCALE 1/8" = 1'-0"  
JOB 19025

722/724 KING STREET - BAR APPLICATION  
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OWNER: ELINDALE, LLC  
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FIRST FLOOR  
PROPOSED PLAN

A-004



2210 MOUNT VERNON AVE  
SUITE 303  
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PHONE: 571.308.9242

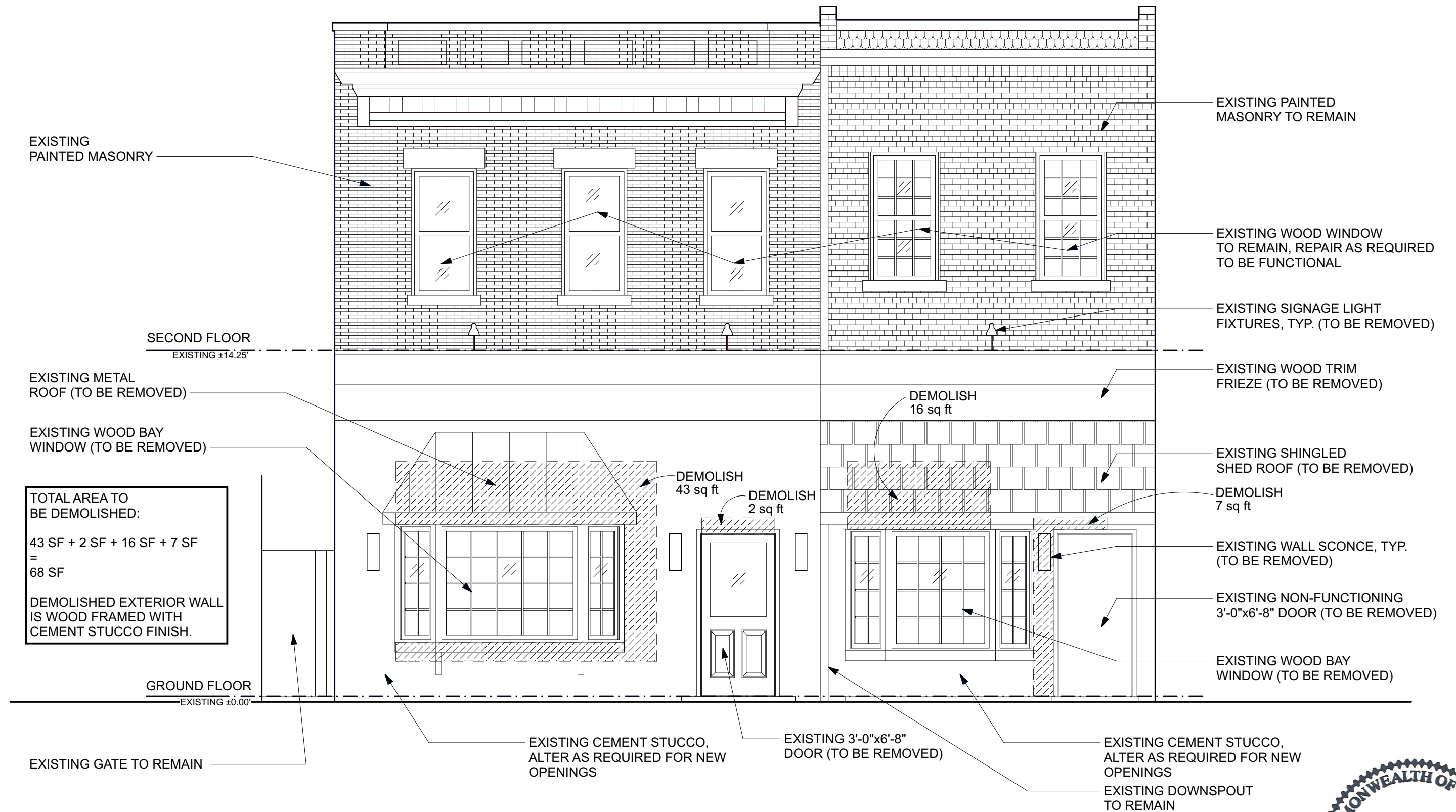
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rev 2019-11-26  
SCALE 1/8" = 1'-0"  
JOB 19025

722/724 KING STREET - BAR APPLICATION  
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OWNER: ELINDALE, LLC  
PO BOX 2526,  
MOUNT PLEASANT, SC 29465

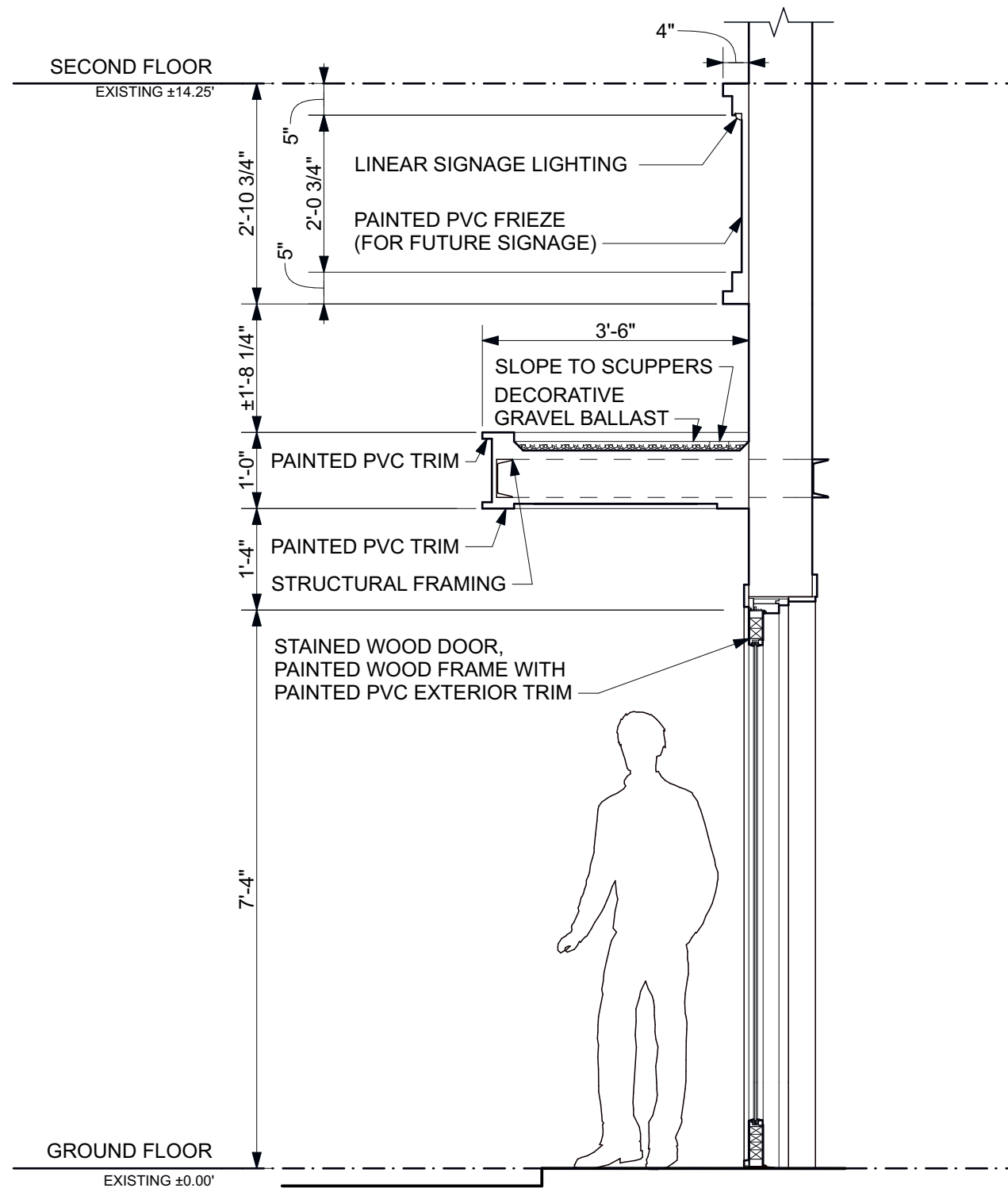
PROPOSED SECOND  
FLOOR

A-005



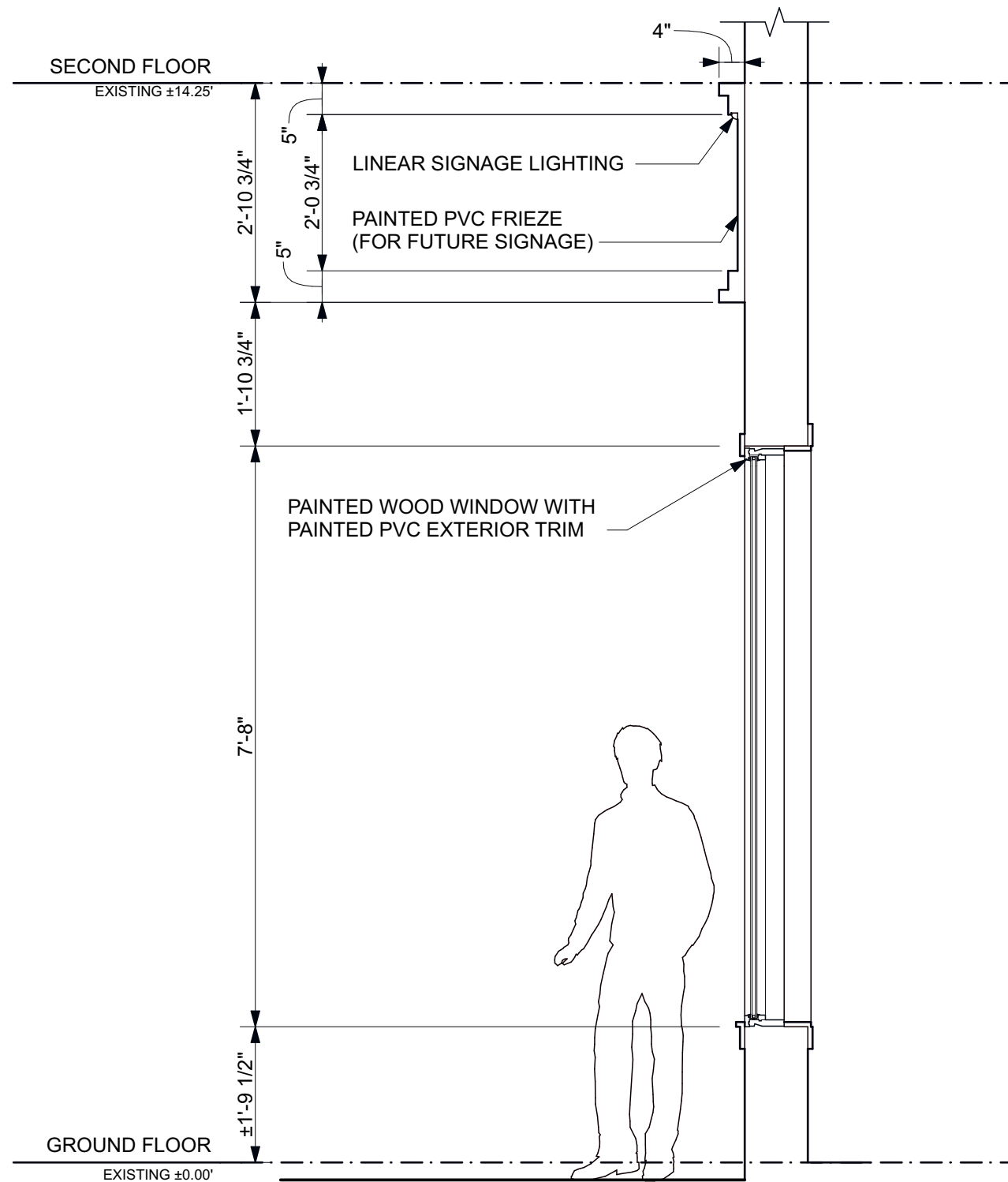
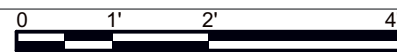






1  
A-008

## SECTION AT DOOR & CANOPY



2  
A-008

## SECTION AT WINDOW



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DATE 2019-11-18  
rev 2019-11-26  
SCALE 1/2" = 1'-0"  
JOB 19025

722/724 KING STREET - BAR APPLICATION  
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OWNER: ELINDALE, LLC  
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MOUNT PLEASANT, SC 29465

PROPOSED BUILDING  
SECTIONS

A-008



COASTAL  
ELEMENTS™  
collection



## REPUBLIC

### 1004OZ

#### MEDIUM WALL MOUNT LANTERN

Republic's striking double frame design, constructed from a composite material and treated with an anti-fading agent for maximum durability, is at home on the coast or a country lodge. The Oil Rubbed Bronze and Satin Nickel resilience finishes feature a 5-year warranty and are resistant to rust and corrosion. Vintage filament bulbs are recommended to complete a stylish look.

DETAILS	
FINISH:	Oil Rubbed Bronze
MATERIAL:	Composite
GLASS:	Clear Seedy

DIMENSIONS	
WIDTH:	7"
HEIGHT:	16"
WEIGHT:	5 lbs.

LIGHT SOURCE	
LIGHT SOURCE:	Socket
WATTAGE:	1-100w Med.
VOLTAGE:	120v

SHIPPING	
CARTON LENGTH:	19"
CARTON WIDTH:	10"
CARTON HEIGHT:	12"
CARTON WEIGHT:	6.5 lbs.

#### PRODUCT DETAILS:

- Mounting hardware is hidden on the backplate to ensure a clean silhouette.
- Suitable for use in wet (interior direct splash and outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- Ideal for vintage filament bulbs (not included)
- 5 year finish warranty
- Classic, modern style with a nautical flair adds elegance to a variety of exteriors
- Bold and robust dark bronze finish

**HINKLEY**  
LIGHTING

HINKLEY LIGHTING, INC.  
33000 Pin Oak Parkway  
Avon Lake, OH 44012

PHONE: (440) 653-5500  
Toll Free: 1 (800) 446-5539

hinkleylighting.com

## PROPOSED EXTERIOR WALL SCONCES

**DURA**  
LAMP  
a brand of TARGETTI

## DURATAPE™ 120V IP65 ALL ENVIRONMENT

#### Key Features

- Connects directly into line voltage by means of 120V AC two prong plug.
- Energy efficient LED flexible linear light strip for continuous consistent color in linear applications.
- Ideal for long length interior/exterior coves.
- Pre-assembled to specific lengths with various connector options for project requirements and efficient power configuration. Product order lengths must be in 7½" increments.
- Shipped with choice of 2 prong 120V AC plug lead or single gang J-Box and free wire connection lead to accommodate application installation requirements.
- Clean dimming down to 5% with ELV 120V dimming.
- Max continuous length: up to 164' per run



**QUICK SHIP**  
1-2 weeks

**T24** **A** **IP65** **RoHS** **UL**

#### Details

Spacing	0.50" OC LED Spacing
LEDs	24 LEDs per foot
Wattage	3.9W/ft
Color Temp	2700°K / 3000°K / 3500°K
Color Consistency	Advanced LED binning with +/- 2-step MacAdam Ellipses
CRI	>Ra84
Wiring Options	Factory prepared wiring options (See Page 2)
Mounting	Includes installation-ready 3M tape adhesive for simplified installation directly to application surface.
Installation	Factory manufactured lengths with directional power connector and 60in lead wire assemblies into different Clip or Channel styles for creating different configurations. Mounting clips and power by connection to with factory attached two prong 120V AC wall socket. <b>NOT FIELD CUTTABLE.</b>
Power Supply	120V AC Power. Each run length includes secondary fuse protection module at start of run.
Listing	UL Listed
Compliance	ROHS compliant
Certification	*Title 24 commercial installation compliant.
Warranty	3 year warranty

#### Fixture Data

Model	Efficacy* lm/W	Lm/Ft	W/Ft
DuraTape 120V	9730*	360	370

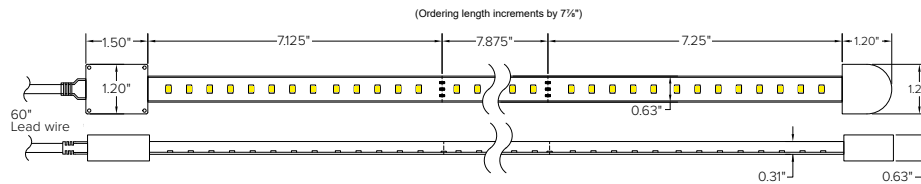
\* Meets Title 24 High efficacy rating.

#### LED Data

Model	W/LED	Viewing Angle	Lifespan at 90% drive
DuraTape 120	015W	120°	50,000hrs

\* LEDs operating at 90% of LED manufacturers maximum current rating.

#### Dimensional Drawings



PRODUCT CODE	VOLTAGE	IP RATING	COLOR TEMP	CRI
DL — Duratape™	120 — 120V AC	A — IP65 All Environment	27 — 2700K	SC — +84 CRI

**QUICK SHIP** DL120A305C-GS • DL120-PLUG-GS

1-2 weeks

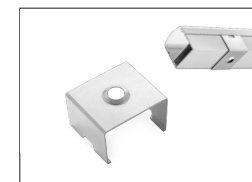
\* Lead time for quick ship fixtures is 1-2 weeks from processed PO date. Consult factory for quantities of over 500ft to confirm lead time.

Targetti USA - A Targetti Group Company - 750-A W. 17th St. Costa Mesa, CA 92627 - Phone (714) 513-1991 - Email: targettiusa@targetti.com - www.Targetti.us - 10.28.19 - Page 1 of 3



#### PRAN-U

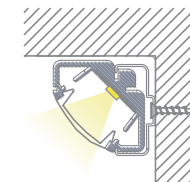
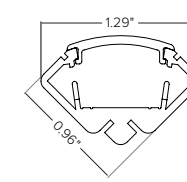
45° aluminum profile. Anodized aluminum rigid profile complete with opal translucent diffuser cover. Available in 6ft lengths.



#### KTPRU-CL

5 sets of clips

PAINT PROFILE BLACK



## PROPOSED LINEAR SIGNAGE LIGHTING



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722/724 KING STREET - BAR APPLICATION  
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FOR ALTERATION TO EXISTING FACADE

OWNER: ELINDALE, LLC  
PO BOX 2526,  
MOUNT PLEASANT, SC 29465

PROPOSED LIGHTING  
PRODUCTS

A-009





DATA AND DETAILS – STANDARD

A-47

Approved for hurricane impact applications. See Test Results section for additional information.

OUT-SWING DOOR

Standard Hardware (residential applications only)

**Lockset**  
Heavy duty mortise construction. Half-turn lever controls hook bolts, dead bolt, and latch. Hook bolt assembly fully mortised into rail to provide 3- or 4-point latching at frame and adjacent door/frame. Locking mechanism incorporates a standard US cylinder. Based on G-U Cremona or Tripart door bolt system.  
Finishes: Yellow Dichromate or black powder coated steel. Cremona locksets are available in stainless steel.

**Escutcheons / Lever Handles**  
Escutcheons, roses, and lever handles are available in a variety of styles and configurations from various manufacturers.  
Finishes: A variety of finishes are available from various manufacturers.

**Hinges**  
Solid brass 4 1/2" x 4 1/2" five-knuckle ball-bearing butt hinges, minimum 1 1/2" pair per leaf, in manufacturer's standard finishes.  
Finishes: A variety of finishes are available from various manufacturers.

Commercial Hardware

Most commercial hardware can be incorporated into our door panels, including flush bolts, exit devices (rim, mortise, surface vertical rod and concealed vertical rod), door closers, electric strikes, and others.  
NOTE: Some hardware installations may require modifications to door leaf or frame detailing, such as concealed closers and meeting rail weather-strip at concealed vertical rod assemblies. Contact factory for assistance. Hardware must be suitable for our standard 2 1/4" leaf thickness.

Optional Hardware

Screen doors, astragals, ADA-compliant metal thresholds.

Glazing

All glazing is per project specifications. Duratherm can accommodate most configurations and make-ups from 1/8" single glazed to a maximum of 1" security glass. Refer to the Glass and Glazing Guide in the Introduction section of this binder. Clear glass opening: Unit height minus 15%, unit width minus 14 1/2".

Weather-Stripping

Continuous extruded silicone flap gasket set in rebate in door frame around perimeter of door panel. Engaging the multi-latchpoint espagnolettes (standard hardware) compresses the weather-strip to ensure a tight seal.

Sizing

The minimums and maximums shown are intended as guidelines. For applications that exceed these ranges, please contact the factory for assistance.

General		ADA Compliance	Frame Depths Leaf Thickness
WIDTH:	Minimum: 24" Maximum: 48"	Clear-opening sizing based on 32" clear width requirement.	Standard primary door leaf thickness: 2 1/4"
HEIGHT:	Minimum: 74" Maximum: 120"	Minimum unit width: 36 1/2" (assuming 180° door swing)  NOTE: Standard wood threshold may not meet ADA maximum height requirements. Doors that are not able to open a full 180° may need to increase in width.  Consult factory with specific clearance questions	Standard screen door leaf thickness: 1 3/8" Standard frame depth *: 6 1/4" Minimum frame depth *: 4 3/4" Maximum frame depth: 10"  * Contact factory for frame depths less than 6 1/4".  NOTE: When screen doors are specified, handle clearances must be considered when determining appropriate frame depths.



800.996.5558

[durathermwindow.com](http://durathermwindow.com)

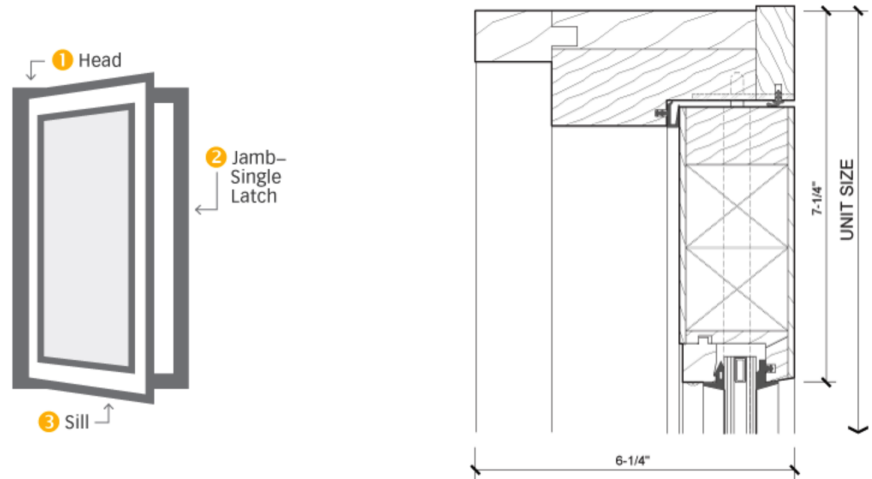
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PROPOSED DOOR PRODUCT

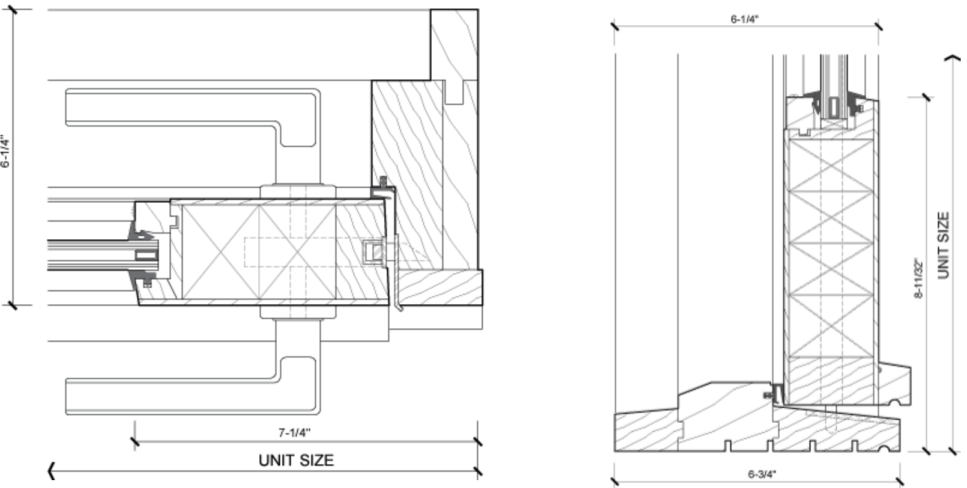
EXTERIOR FINISH:  
FRAME: PAINT GRADE WOOD, BLACK  
DOOR: STAINED MAHOGANY

DOOR TEST DATA

Mechanical	Results
Static Air Infiltration: ASTM E283 cfm/ft2 @ 1.57 psf	Allowed 0.30 Test Result 0.004
Water Infiltration: ASTM E547-cyclic ASTM E331-static at 8 psf	Allowed 0.0 Test Result 0.0
Load Deflection: ASTM E330 10 sec at +60 and -60 psf	Passed
Sash Torsion: AAMA/WDMA/CSA 101 / I.S.2 / A440	N/A
Vertical Deflection: AAMA/WDMA/CSA 101 / I.S.2 / A440	N/A
Forced Entry: ASTM F588	Passed



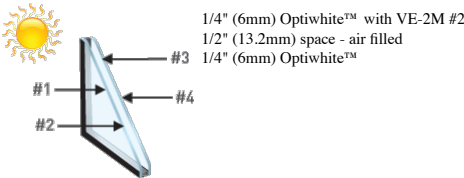
TYP. HEAD DETAIL



TYP. JAMB DETAIL

TYP. SILL DETAIL

PROPOSED GLASS PRODUCT



1" (25mm) Insulating VE24-2M (low-iron glass)

PERFORMANCE DATA

Transmittance	
Visible Light	74%
Solar Energy	39%
UV	17%
Reflectance	
Visible Light-Exterior	11%
Visible Light-Interior	12%
Solar Energy	41%
NFRC U-Value	
Winter	0.30 Btu/(hr x sqft x °F)
Summer	0.26 Btu/(hr x sqft x °F)
Shading Coefficient (SC)	0.47
Relative Heat Gain	98 Btu/(hr x sqft)
Solar Heat Gain Coefficient (SHGC)	0.41
LSG	1.8

Hurricane Impact	Results
Large Missile Impact and Cyclical Air Pressure: - ASTM E1996-05, ASTM E1886-05 - Tested at 42 psf - Wind Zone 3, not including Dade County, FL - Missile Level D	Passed
Note: Contact factory for size limitations and detail modification required for hurricane certified units.	



GLASS TEST DATA



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SUITE 303  
ALEXANDRIA, VA 22301  
PHONE: 571.308.9242

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JOB 19025

722/724 KING STREET - BAR APPLICATION  
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OWNER: ELINDALE, LLC  
PO BOX 2526,  
MOUNT PLEASANT, SC 29465

PROPOSED DOOR &  
GLASS PRODUCTS

A-010





DATA AND DETAILS – STANDARD

A-5

Approved for hurricane impact applications. See Test Results section for additional information.

STOREFRONT

Glazing

All glazing is per project specifications. Duratherm can accommodate most configurations and make-ups from 1/8" single glazed to a maximum of 1 3/4" security glass. Refer to the Glass and Glazing Guide in the Introduction section of this binder.  
Clear glass opening: Unit height minus 3 1/2", unit width minus 3 1/2".

Sizing

The minimums and maximums shown are intended as guidelines. For applications that exceed these ranges, please contact the factory for assistance.

General

WIDTH: Minimum: 8" or per glazing restrictions.  
Maximum per glazing restrictions.  
HEIGHT: Minimum: 8" or per glazing restrictions.  
Maximum per glazing restrictions.

Frame Depths

Standard frame depth: 6 1/4"  
Minimum frame depth\*: 4"  
Maximum frame depth: 10"  
\* Contact factory for frame depths less than 6 1/4".

Glazing

We offer dry or wet weeped glazing compounds.

WET GLAZED WINDOW



Wet Glazing

Our special silicon wet glazing compound bond to the glass for long-lived sealing. Plus our continuous extruded silicon weatherstrip runs around the frame perimeter, and the seal is not compromised by seasonal expansion and contractions of the sash and frame.



800.996.5558

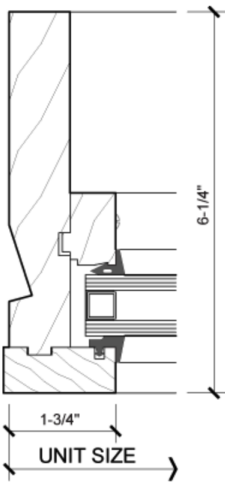
[durathermwindow.com](http://durathermwindow.com)

PROPOSED WINDOW PRODUCT

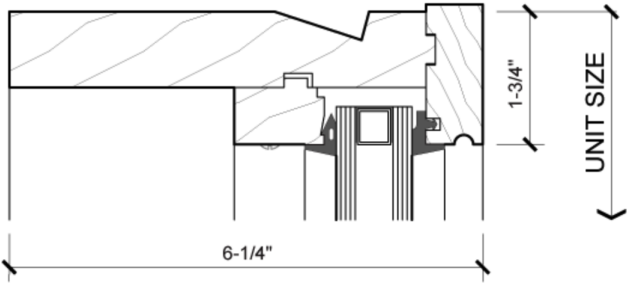
EXTERIOR FINISH:  
FRAME: PAINT GRADE WOOD, BLACK

WINDOW TEST DATA

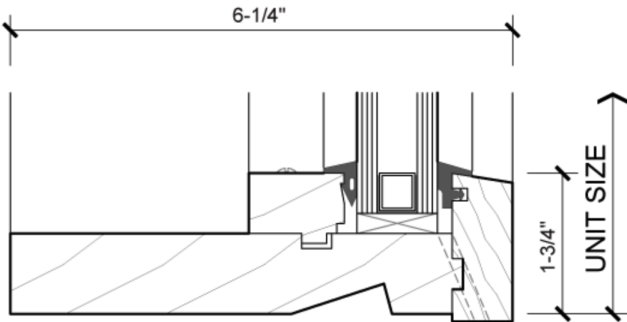
Mechanical	Results
Static Air Infiltration: ASTM E283 cfm/ft2 @ 1.57 psf	Allowed 0.30 Test Result 0.007
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Vertical Deflection: AAMA/WDMA/CSA 101 / I.S.2 / A440	N/A
Forced Entry: ASTM F588	N/A



TYP. JAMB DETAIL

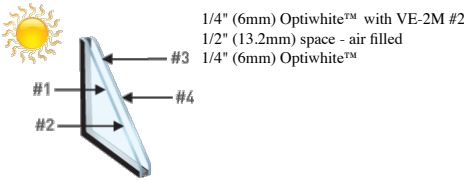


TYP. HEAD DETAIL



TYP. SILL DETAIL

PROPOSED GLASS PRODUCT



1" (25mm) Insulating VE24-2M (low-iron glass)

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Transmittance	
Visible Light	74%
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Visible Light-Exterior	11%
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Winter	0.30 Btu/(hr x sqft x °F)
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Shading Coefficient (SC)	0.47
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LSG	1.8

Hurricane Impact	Results
Large Missile Impact and Cyclical Air Pressure: - ASTM E1998-05, ASTM E1886-05 - Tested at 42 psf - Wind Zone 3, not including Dade County, FL - Missile Level D	Passed
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GLASS TEST DATA



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PROPOSED WINDOW &  
GLASS PRODUCTS

A-011