

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

APPLICANT: Douglas Development

LOCATION: Old and Historic Alexandria District
603, 605, and 607 King Street

ZONE: KR/King Street Urban Retail Zone

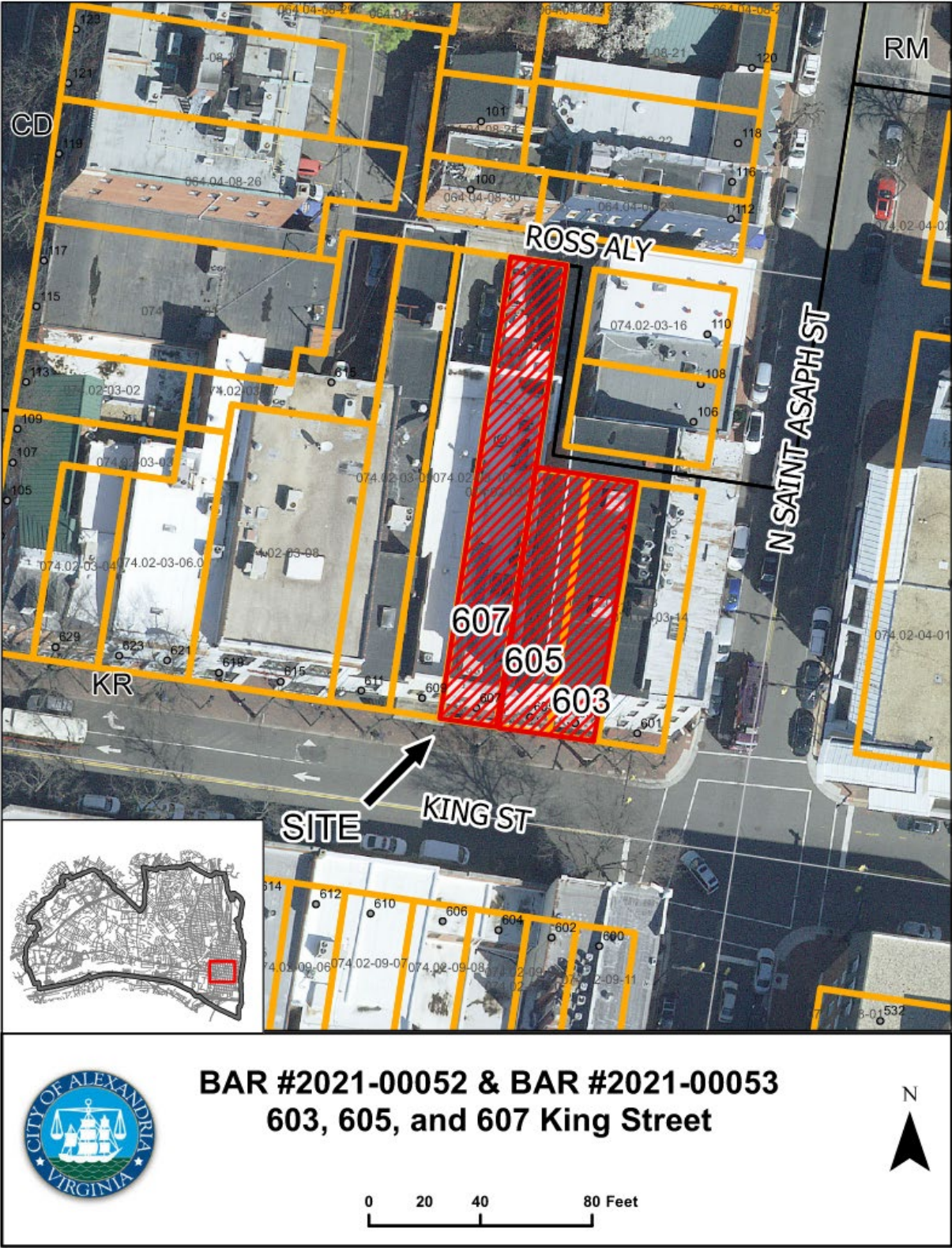
STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate partial and Certificate of Appropriateness for alterations with the conditions as follows:

1. The new front doors and storefront windows be made of wood and comply with *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*
2. The applicant work with staff on signage that complies with the BAR policies
3. The proposed shutters be proportional to the window opening

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 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.



I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations. The proposed work includes the demolition of approximately 44.8 SF of wall area on the south elevation to accommodate new storefront windows, infill two back door openings, replace the front door, replace the entrance ramp material, add shutters to the second story windows as well as signage, at 605 and 607 King Street. There are no changes proposed to 603 King Street.

Permit to Demolish/Capsulate

The project calls for the demolition of approximately 44.8 SF of the south/front elevation to accommodate slightly bigger windows. The proposed windows will be lower than the existing (approximately 2') to provide better exposure to the building's interior, no architectural features will be affected.

Certificate of Appropriateness

Alterations

Proposed alterations to the south/front elevation:

- Install four new aluminum storefront windows, bronze color
- Replace the existing entrance doors with new glass doors and transom
- Replace the existing entrance ramp tiles with brick to match the adjacent sidewalk
- Install wood operable shutters on the existing second story windows of the 607 King Street frame building, the shutters will be open fixed.

Signage:

- Install new 11'-10" x 18" wall non-internally illuminated, aluminum channel letter with acrylic face signage (17.75 SF) with directional lighting on the 607 King Street façade.
- Install a new 2'-9" x 8" non-internally illuminated projecting blade sign to be fixed on the wall between 605 and 607 King Street

Proposed alterations to the north/rear elevation:

- Infill the rear doors at 605 and 607 King Street to match the adjacent walls
- Remove the external cooler at the 607 King Street

Site context

The buildings at 603, 605, and 607 King street are located on the north side of the 600 block of King Street. There is a public alley running behind the buildings.

II. HISTORY

The twin buildings at 603, 605 King Street were built in **ca. 1877** for the William Muir's Furniture Factory. The four-story Italianate buildings feature a dentiled cornice with brackets, arched two-over-two windows, and a bracketed wood cornice over the first-floor storefronts. Today, the entrance to the upper floors is through the 603 address; 605 is internally connected to 607 and part

of the same showroom. The two-story building at 607 King Street first appears in the **1885** Sanborn Fire Insurance Map as a harness shop. Even though there is no pictorial evidence of its original façade, the building was altered at some point to add Italianate features to match the 605 and 603 storefronts. The building's upper story is clad with siding and features a row of three windows.

Previous BAR Approvals

BAR2005-00281, signage and alterations (12/6/2005)

BAR2010-00270, window replacement (9/15/2010)

BAR2017-00225, alterations (6/21/2017)

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 applicant proposes a limited amount of wall area to be demolished. The area that will be demolished is not of unusual or uncommon design and could be reproduced easily.

Certificate of Appropriateness

The buildings at 605 and 607 King Street are typical examples of historic buildings that have been altered over time to accommodate changing commercial needs (Figure 1). Therefore, staff has no objection to the proposed enlargement of the windows to accommodate the new tenant's requirements. However, the buildings were built in the 19th century and the *Design Guidelines* state that, "Houses and other buildings in the historic districts require continual attention and maintenance of the exterior for general aesthetic appearance as well as to ensure such things as the roof remains watertight and stoops are safe. As maintenance is carried out, it may seem easier to use contemporary materials to replace existing historic or traditional materials... Such incremental actions can result in loss of the historic architectural appearance of the surviving fabric of the historic districts taken cumulative individual changes to properties as part of ongoing exterior work have the potential to substantially alter the overall historic and architectural character of the districts." Therefore, staff recommends that the storefront windows and door be made of wood.



Figure 1- 1960s streetscape view

Staff has no objection to the installation of operable wood shutters on the second-story windows of 607 King Street building as well as the proposed work at the buildings' rear since the scope is minimal and can be easily reversed in the future.

Even though the applicant submitted a signage package, it includes general specifications for the tenant's brand that are not tailored to this specific location. For example, the brand requires channel letters signs that are thicker and faced with acrylic as internally illuminated signs require and just removing the illumination portion of the sign will not change its aesthetics. Furthermore, the *Guidelines* states that "Signs should be designed in styles, materials, typefaces, colors and lettering that are appropriated and sympathetic to the historic style of the building. Sign styles or designs should not postdate the era of the building for which they are intended. For example, signs made of plastic are not appropriate on 18th and 19th century commercial structures." The applicant should therefore work with staff to design appropriate signage.

Therefore, with the conditions discussed above, staff recommends approval of the project.

STAFF

Marina Novaes, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

F-1 The proposed wall sign is 17.75 square feet and the proposed projecting sign is 1.84 square feet. The building has 20 feet of street frontage; therefore, the signs are less than the total linear feet of the storefront. The signs will require sign permits and the new windows and doors will require a building permit.

F-2 The proposed new windows, doors, and signs comply with zoning.

Code Administration

No comments received.

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)
- C-7 An encroachment request will be required for projections into the public right of way. (T&ES)
- C-8 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-9 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-10 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 Archaeological oversight will not be necessary for this undertaking

V. ATTACHMENTS

1 – Application Materials

2 – Supplemental Materials

ADDRESS OF PROJECT: 603-607 King Street, Alexandria, VA 22314

DISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☒ 100 Year Old Building

TAX MAP AND PARCEL: 074.02-03-11, 074.02-03-12, 074.02-03-13 **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: Gap, Inc. - atten to Ray Fung

Address: 2 Folsom St.

City: San Francisco State: CA Zip: 94105

Phone: (415)427-2014 E-mail: ray_fung@gap.com

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

Name: BRR Architecture, Inc. - atten to Katie Nightingale Phone: 913-236-3462

E-mail: katie.nightingale@brrarch.com

Legal Property Owner:

Name: Douglas Development

Address: 655 New York Avenue NW, Suite 400

City: Washington DC State: _____ Zip: 20001

Phone: (202)638-6300 E-mail: mjemal@douglasdev.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
☒ doors
☐ lighting
☐ other _____

☐ fence, gate or garden wall
☒ windows
☐ pergola/trellis

☐ HVAC equipment
☐ siding
☐ painting unpainted masonry

☒ shutters
☐ shed

☐ ADDITION
☒ DEMOLITION/ENCAPSULATION
☒ SIGNAGE

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

Existing storefront windows to be replaced with new, slightly larger, aluminum-framed storefront windows. Existing door to be replaced with new glass storefront door.

Existing floor tile on ramp at main entry doors to be removed and replaced with brick to match the adjacent sidewalk. New signage to be mounted above the existing cornice, to be externally lit by existing directional light fixtures. New non-illuminated blade sign to be mounted in same location as existing blade sign. Existing siding, pilasters, and other exterior elements to be painted.

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.

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. 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: ^{38' - 10"} _____ Secondary front (if corner lot): ^{NA} _____.
- ☐ ☒ Square feet of existing signs to remain: ^{NA} _____.
- ☒ ☐ 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.)
Per Lia Niebauer's email on 01/26/2021, the filing fee can be paid online after this application has been received through APEX.
- ☒ 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 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: Katie Nightingale

Date: 02/01/2021

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. Gap, Inc.	2 Folsom St, San Francisco, CA 94105	100%
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 603-607 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 Douglas Development	655 New York Ave NW, Suite 400, Washington DC 20001	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. Gap, Inc.	Applicant	N/A
2 Douglas Development	Property Owner	N/A
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.

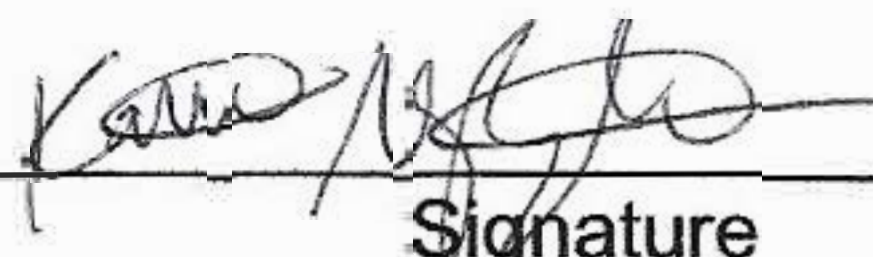
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

02/01/2021

Date

Katie Nightingale

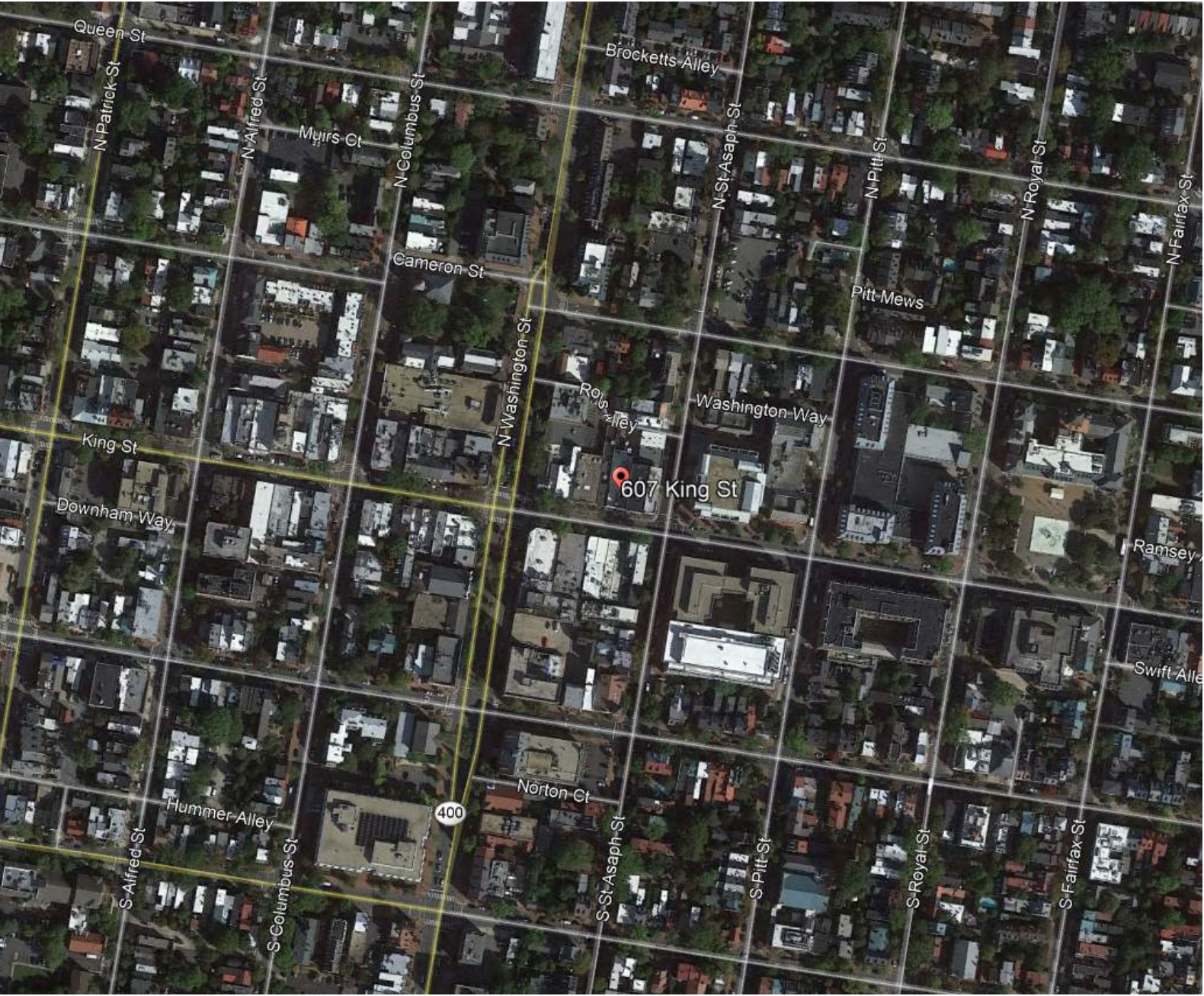
Printed Name


Signature

603-607 KING STREET

PROPOSED STOREFRONT IMPROVEMENTS

NEW ATHLETA STORE



DRAWING INDEX

G0	COVER SHEET
G1	HISTORICAL PHOTOS
G2	HISTORICAL PHOTOS
G3	EXISTING BUILDING PHOTOS
G4	EXISTING BUILDING PHOTOS
D1	DEMOLITION PLAN AND ELEVATION
A1	PROPOSED STOREFRONT PLAN AND ELEVATION
A2	BUILDING REAR ELEVATION

FROM THE LA TASCA IMPROVEMENTS (BAR2017-00225, JULY 19, 2017):

"THE LA TASCA RESTAURANT OCCUPIES TWO RELATED BUT ARCHITECTURALLY DISTINCT KING STREET STOREFRONTS, 605 & 607 KING STREET. 605 KING STREET IS THE WEST HALF OF A LATE 19TH CENTURY, FOUR-STORY BRICK ITALIANATE STYLE BUILDING, WHOSE PRIMARY ENTRANCE IS 603 KING. THIS BUILDING FIRST APPEARS ON THE 1877 HOPKINS MAP. WITH THE EXCEPTION OF THE STOREFRONT WINDOWS, THE UPPER FLOORS RETAIN THEIR ORIGINAL BRICK PILASTERS, CAST IRON WINDOW SILLS AND BOLD WOOD CORNICE. THE EXISTING WOOD STOREFRONT AT 603/605 RECALLS THE BRACKETED CORNICE ABOVE.

THE TWO-STORY WOOD SIDING CLAD BUILDING AT 607 KING STREET, ALONG WITH 609 KING STREET TO THE WEST, WAS APPROVED BY THE BAR IN 1954. THE STOREFRONT AT 607 KING IS SIMILAR TO 603/605 AND IS MUCH MORE ELABORATE THAN THE 6/6 WINDOWS AND SIMPLER CORNICE OF 607 KING. THE FIRST FLOOR LEVEL AT 605 & 607 KING STREET WERE JOINED AT SOME POINT IN THE PAST, LIKELY WHEN THE SPACE WAS CONVERTED TO A RESTAURANT IN THE 1970s."



BUILDING STOREFRONT, 2007 (GOOGLE EARTH)



LOOKING EAST DOWN KING STREET, 1921 (LIBRARY OF CONGRESS)



LOOKING WEST DOWN KING STREET, 1928 (ALEXANDRIA IN THE 20TH CENTURY AND BEYOND)

brr

ARCHITECT OF
RECORD:
JOHN FRANK
8131 METCALF AVE,
SUITE 300
OVERLAND PARK,
KS 66204

www.brrarch.com

TEL: 913-262-9095
FAX: 913-262-9044

603-607 KING STREET STOREFRONT IMPROVEMENTS

607 KING ST
ALEXANDRIA, VA 22314

Date

02/01/2021

Sheet Name

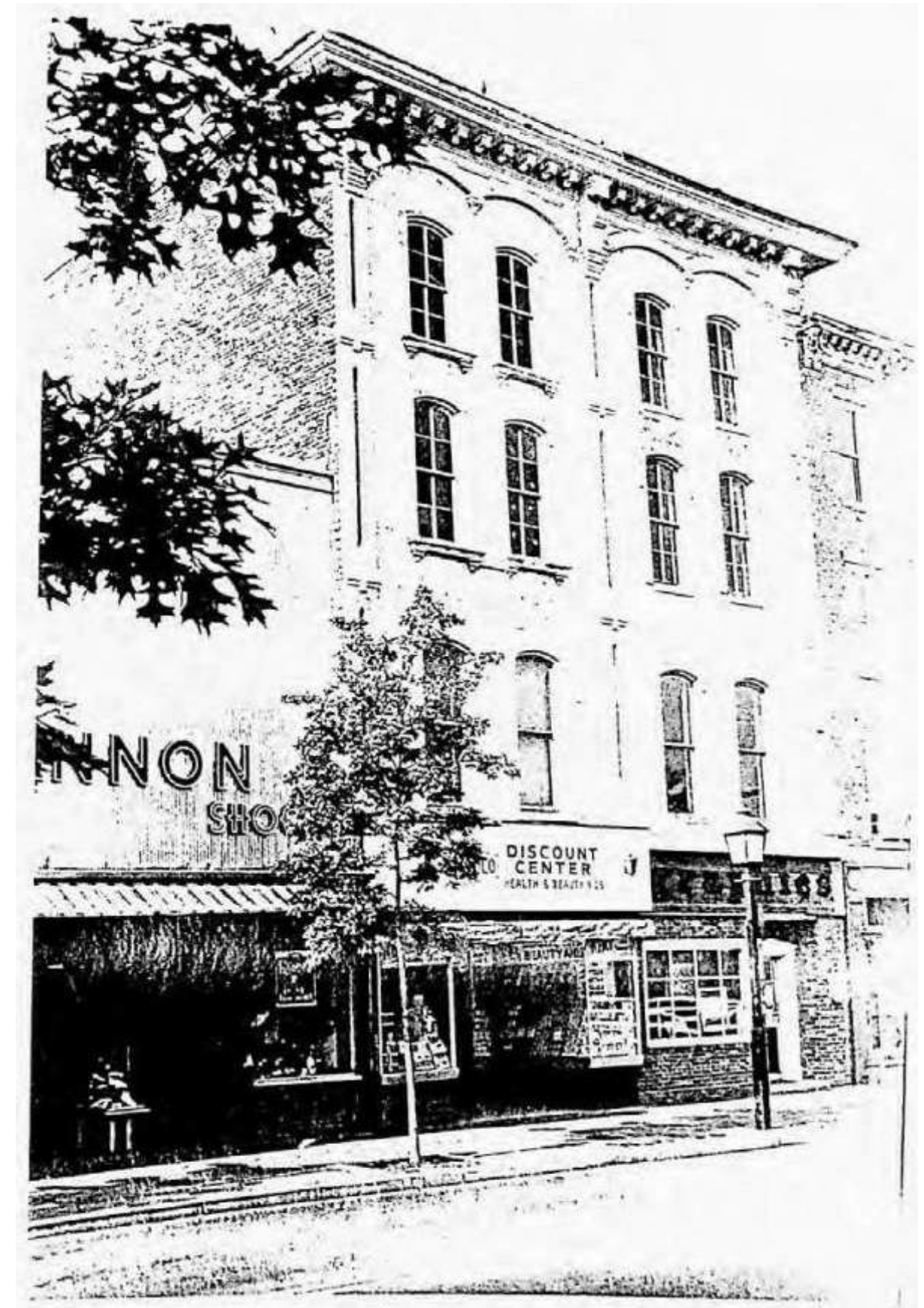
HISTORICAL PHOTOS

Sheet No.

G1



603-607 KING STREET STOREFRONTS, 1960s (ALEXANDRIA LIBRARY)



603-607 KING STREET STOREFRONTS, 1974 (ALEXANDRIA LIBRARY)



OVERALL STOREFRONT



UPPER WINDOWS, FROM WEST



UPPER WINDOWS, FROM EAST



MAIN ENTRANCE



STOREFRONT WINDOWS

brr

ARCHITECT OF RECORD:
 JOHN FRANK
 8131 METCALF AVE,
 SUITE 300
 OVERLAND PARK,
 KS 66204

www.brrarch.com

TEL: 913-262-9095
 FAX: 913-262-9044

603-607 KING STREET STOREFRONT IMPROVEMENTS

607 KING ST
 ALEXANDRIA, VA 22314

Date
 02/01/2021

Sheet Name

**EXISTING BUILDING
 PHOTOS**

Sheet No.
 G3



BACK ALLEY, LOOKING TOWARD EXTERIOR COOLER AND BACK DOOR



BACK ALLEY, LOOKING TOWARD BACK DOOR



BACK ALLEY, LOOKING OUT TOWARD ROSS ALLEY



BACK ALLEY, LOOKING OUT TOWARD ASAPH STREET

REASON FOR DEMOLITION / ENCAPSULATION

THE REASON FOR THE PROPOSED DEMOLITION OF THE EXISTING STOREFRONT WINDOWS AND DOORS IS TO ENHANCE THE AESTHETICS OF THE STOREFRONT AND TO BETTER ALIGN WITH THE ATHLETA BRAND. NEW DOORS AND WINDOWS WILL ALSO IMPROVE THE BUILDING ENVELOPE AND MAKE MAINTENANCE EASIER FOR STORE EMPLOYEES.

ALTERNATIVES TO DEMOLITION / ENCAPSULATION

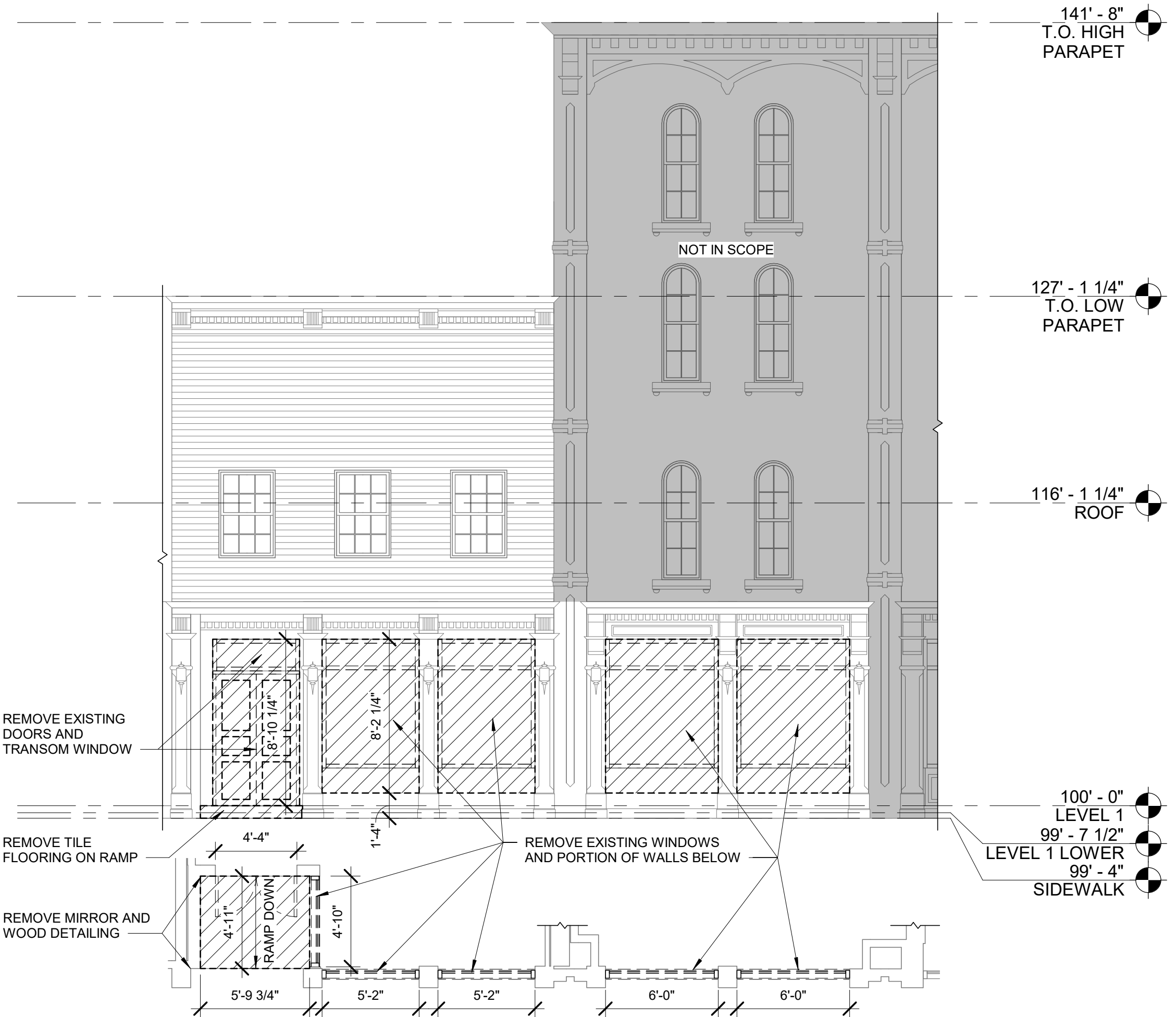
ALTERNATIVES TO NEW STOREFRONT DOORS AND WINDOWS:

1. OPTION 1 WOULD BE TO NOT REMOVE THE EXISTING DOORS AND WINDOWS. THIS IS NOT CONSIDERED A VIABLE OPTION AS THE EXISTING WINDOWS DO NOT ALLOW FOR THE TYPICAL ATHLETA DISPLAYS, AND THE EXISTING DOORS ARE NOT WEATHER-TIGHT. NEITHER THE DOORS OR WINDOWS ALIGN WITH THE ATHLETA BRAND.
2. OPTION 2 WOULD BE TO USE A WOOD-FRAMED SYSTEM TO MORE CLOSELY ALIGN WITH THE EXISTING STOREFRONT ELEMENTS. THIS IS NOT CONSIDERED A VIABLE OPTION AS THIS SYSTEM WOULD NOT HAVE THE LONGEVITY OF A METAL FRAME SYSTEM, AND WOULD INCREASE MAINTENANCE OF THE DOORS AND WINDOWS.

ALTERNATIVES TO NEW FLOORING AT THE ENTRY RAMP:

THE ALTERNATIVE TO PROVIDING A NEW BRICK-PAVED RAMP WOULD BE TO NOT REMOVE THE EXISTING GREEN AND WHITE FLOOR TILE. THERE IS SIMILAR EXISTING TILE BELOW THE WINDOWS WHICH IS ALSO PROPOSED TO BE REMOVED. THIS EXISTING TILE MATCHES THE FORMER RESTAURANT TENANT'S AESTHETICS. THIS IS NOT CONSIDERED FEASIBLE SINCE THE EXISTING TILE DOES NOT ALIGN WITH STANDARD ATHLETA AESTHETICS. THE NEW BRICK PAVING WOULD MATCH THE EXISTING ADJACENT SIDEWALK.

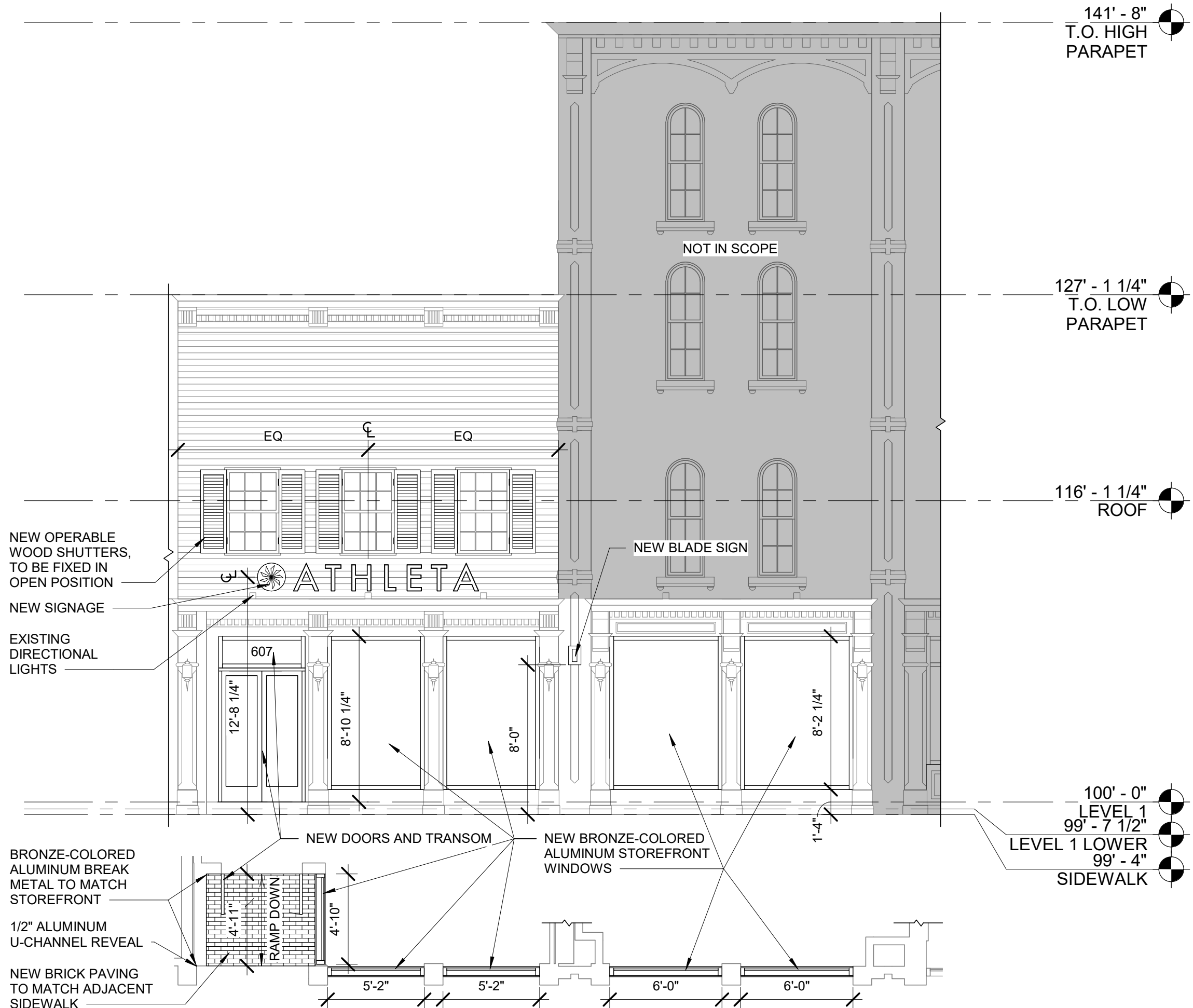
TOTAL DEMO SQUARE FOOTAGE: 344 SF



brr
ARCHITECT OF RECORD:
JOHN FRANK
8131 METCALF AVE,
SUITE 300
OVERLAND PARK, KS 66204
www.brrarch.com
TEL: 913-262-9095
FAX: 913-262-9044

603-607 KING STREET STOREFRONT IMPROVEMENTS
607 KING ST
ALEXANDRIA, VA 22314

Date
02/01/2021
Sheet Name
DEMOLITION PLAN AND ELEVATION
Sheet No.
D1



brr

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8131 METCALF AVE,
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ALEXANDRIA, VA 22314

Date

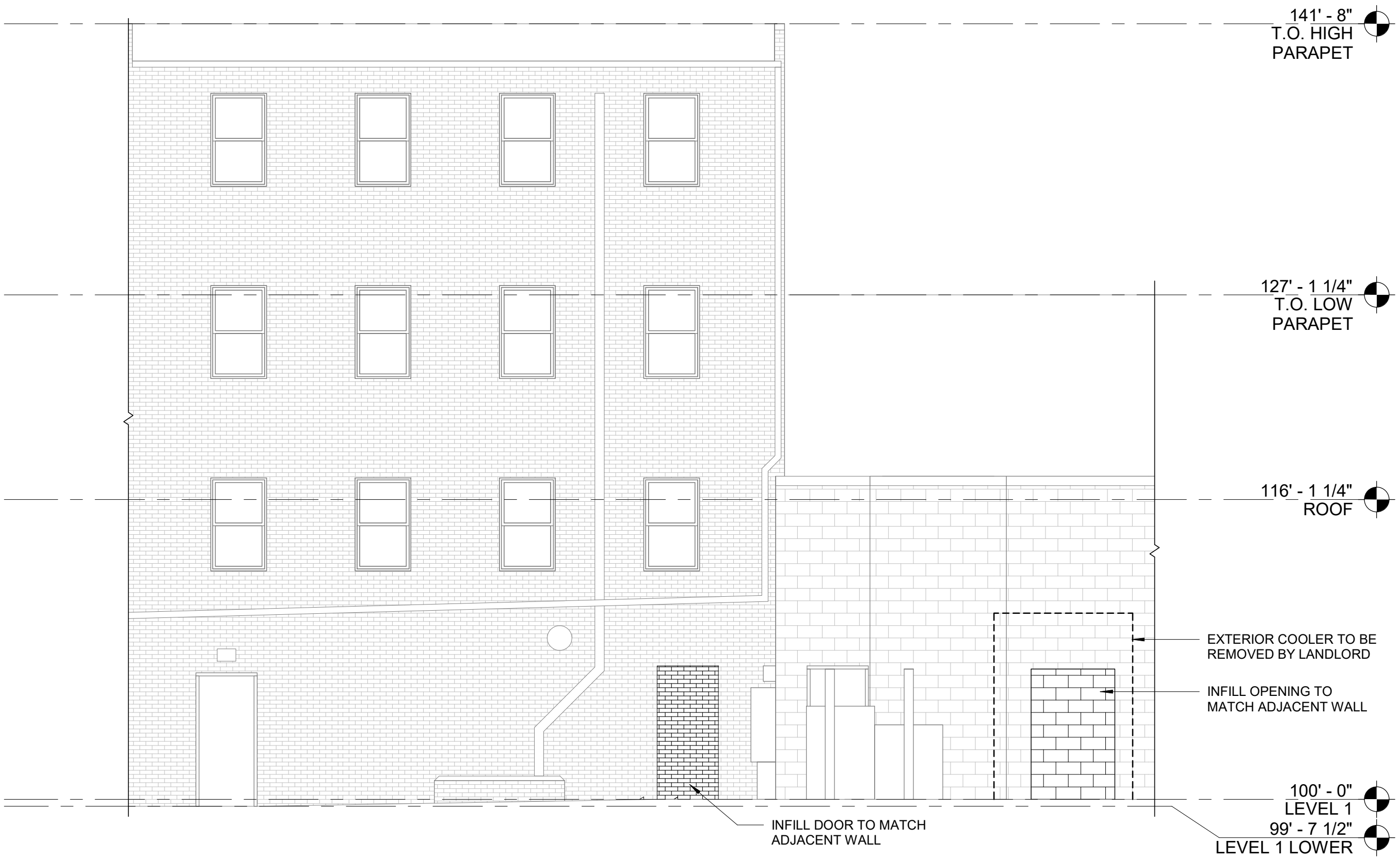
02/01/2021

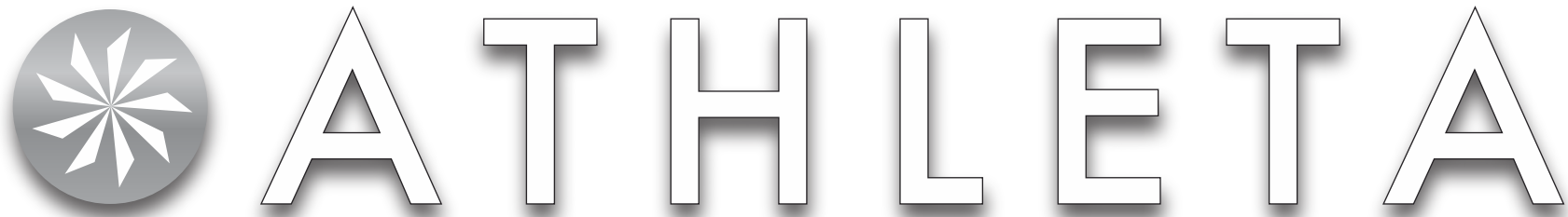
Sheet Name

PROPOSED
STOREFRONT PLAN
AND ELEVATION

Sheet No.

A1





SIGN SPECIFICATIONS

September 18, 2019







INS Library
Clients



CTSS0061 / P1 / Athleta Sign Specifications
9/18/19

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- 4** RULES & REGULATIONS
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- 6** FACE-ILLUMINATED WHITE LETTER SPECIFICATIONS
- 7** HALO-ILLUMINATED WHITE LETTER SPECIFICATIONS
- 8** NON-ILLUMINATED WHITE LETTER SPECIFICATIONS
- 9** FACE-ILLUMINATED INSTALLATION SPECIFICATIONS
- 10** HALO-ILLUMINATED INSTALLATION SPECIFICATIONS
- 11** FACE GUIDELINES
- 12** STANDARD ILLUMINATED FLAG-MOUNTED BLADE SIGN
- 13** STANDARD NON-ILLUMINATED FLAG-MOUNTED BLADE SIGN
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- 15** STOREFRONT COLUMN INSTALLATION SPECIFICATIONS
- 16** STOREFRONT MULLION INSTALLATION SPECIFICATIONS
- 18** TYPICAL AWNING SPECIFICATIONS




Painted Finishes

-  Silver - *Matthews Paint Color Equivalent* = **MP #N951SP** (Satin Finish)
-  PMS Cool Gray 9U - *Matthews Paint Color Equivalent* = **MP 29792** (Flat Finish)
-  Black - *Matthews Paint Color Equivalent* = **MP #923** (Matte Finish)
-  White



Digital Print Colors

-  Pantone® Cool Gray 9U
-  Pantone® Black C

Vinyl Colors

-  3M #180-220 C "Light Silver Metallic"
-  3M #3630-22 "Black"
-  3M #3630-20 "White"

Face Materials

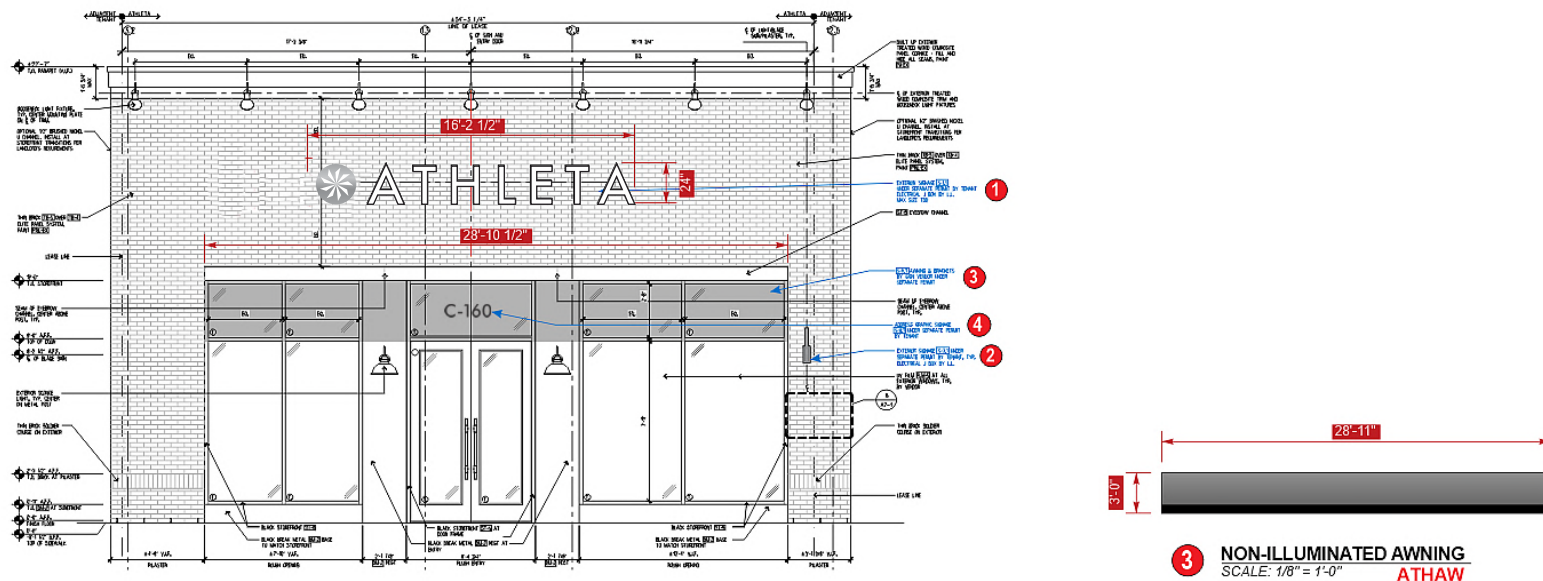
-  3/16" & 1/2" 7328 White Acrylic
-  .177 Clear Polycarbonate

Fonts

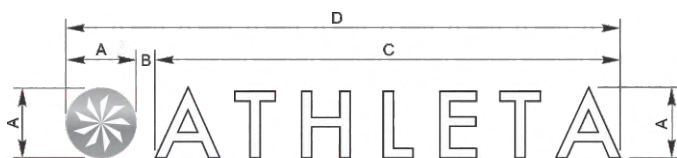
'ATHLETA' - Custom Derivative of the Futura Medium Family (*TO BE VERIFIED*)
 ADDRESS NUMBERS - Futura Medium @ 6" Ht. (Unless otherwise dictated by location)

TYPICAL STOREFRONT SIGN PLACEMENT

• The typical Athleta storefront includes a standard size face-lit **Athleta Channel Letter Set**, a standard size internally-illuminated **Blade Sign**, and window vinyl **Address Numbers**. Often, one or more **Non-illuminated Awnings** are also included in a typical sign package. Common variations in the channel letters include illuminated, halo-illuminated, and non-illuminated. Common variations in the blade sign include illuminated and non-illuminated.



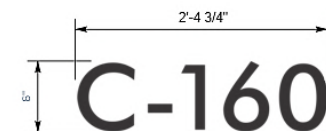
STOREFRONT - SOUTH ELEVATION
scale: 3/16"=1'-0"



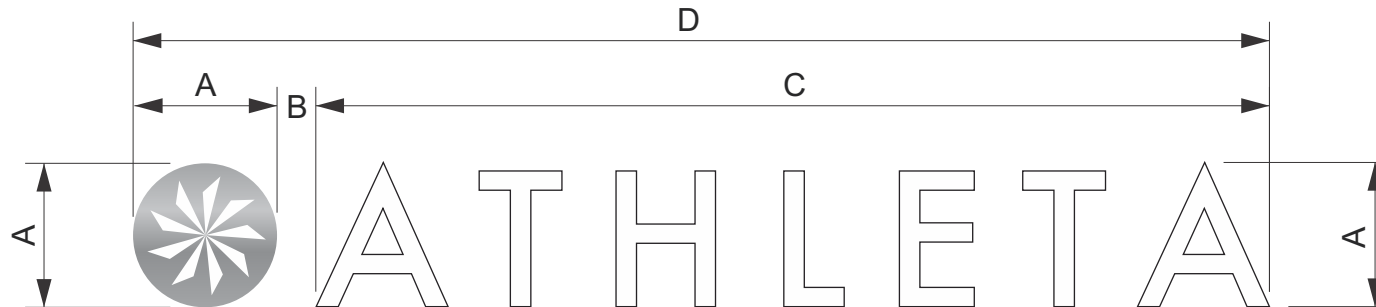
1 INTERNALLY ILLUMINATED LED CHANNEL LETTERS
SCALE: 1" = 1'-0" **ATHBF (1.83 SF)**



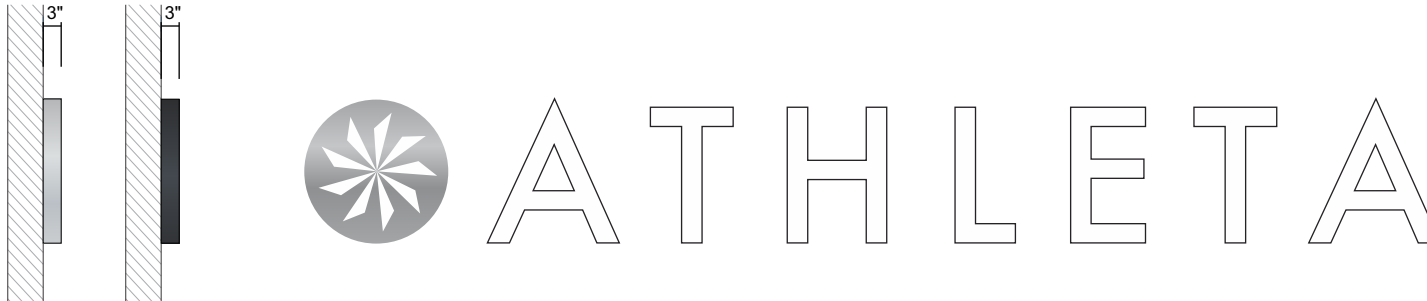
2 D/F BLADE SIGN - INTERNALLY ILLUMINATED
SCALE: 1" = 1'-0" **ATHBF (1.83 SF)**



4 WINDOW VINYL ADDRESS NUMBERS
SCALE: 1" = 1'-0"



STACKED CHANNEL LETTER DIMENSIONS					
Part No.	"A" Height	Spacing	Letters Length	Overall Length	Boxed Area
	A	B	C	D	A x D
ATHLM12-W ATHLH12-W ATHLN12-W	12"	3 1/4"	6'-7 1/2"	7'-10 3/4"	7.89 SF
ATHLM14-W ATHLH14-W ATHLN14-W	14"	3 3/4"	7'-8 3/4"	9'-2 1/2"	10.74 SF
ATHLM16-W ATHLH16-W ATHLN16-W	16"	4 1/4"	8'-10"	10'-6 1/4"	14.02 SF
ATHLM18-W ATHLH18-W ATHLN18-W	18"	4 3/4"	9'-11 1/4"	11'-10"	17.75 SF
ATHLM20-W ATHLH20-W ATHLN20-W	20"	5 1/2"	11'-0 1/2"	13'-1 3/4"	21.90 SF
ATHLM24-W ATHLH24-W ATHLN24-W	24"	6 1/2"	13'-3"	15'-9 1/2"	31.58 SF
ATHLM30-W ATHLH30-W ATHLN30-W	30"	8"	16'-6 3/4"	19'-8 3/4"	49.32 SF
ATHLM36-W ATHLH36-W ATHLN36-W	36"	9 3/4"	19'-10 1/2"	23'-8"	71.00 SF



'CHI' LOGO

FACE:

MATERIAL: 1/2" 7328 WHITE ACRYLIC
PAINT COLOR: MASKED OPAQUE SILVER
 (MP N951SP)

RETURNS:

MATERIAL: .063 ALUM.
SIZE: 3" DEEP SEAMLESS
COLOR: SILVER OUTSIDE (MP N951SP)

ILLUMINATION:

MATERIAL: NONE

TRIM CAP:

MATERIAL: NONE

BACKS:

MATERIAL: .125 ALUMINUM
COLOR: PAINTED SILVER (MP N951SP)
 (WHITE INSIDE)

ELECTRICAL:

POWER SUPPLY: NONE

'ATHLETA' LETTERS

FACE:

MATERIAL: 3/16" ACRYLIC
COLOR: WHITE
VINYL: NONE

RETURNS:

MATERIAL: ALUM. COIL
SIZE: 3"
COLOR: PAINTED CUSTOM BLACK
 (MP 923 - MATTE FINISH)

ILLUMINATION:

MATERIAL: NONE

TRIM CAP:

MATERIAL: NONE (FACES ARE
 INSET INTO RETURNS)

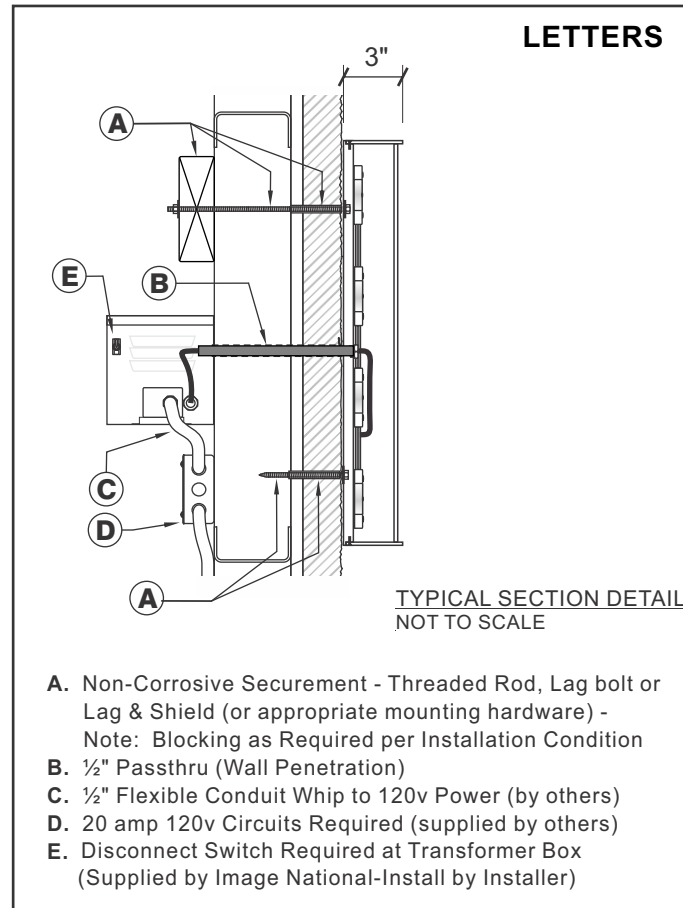
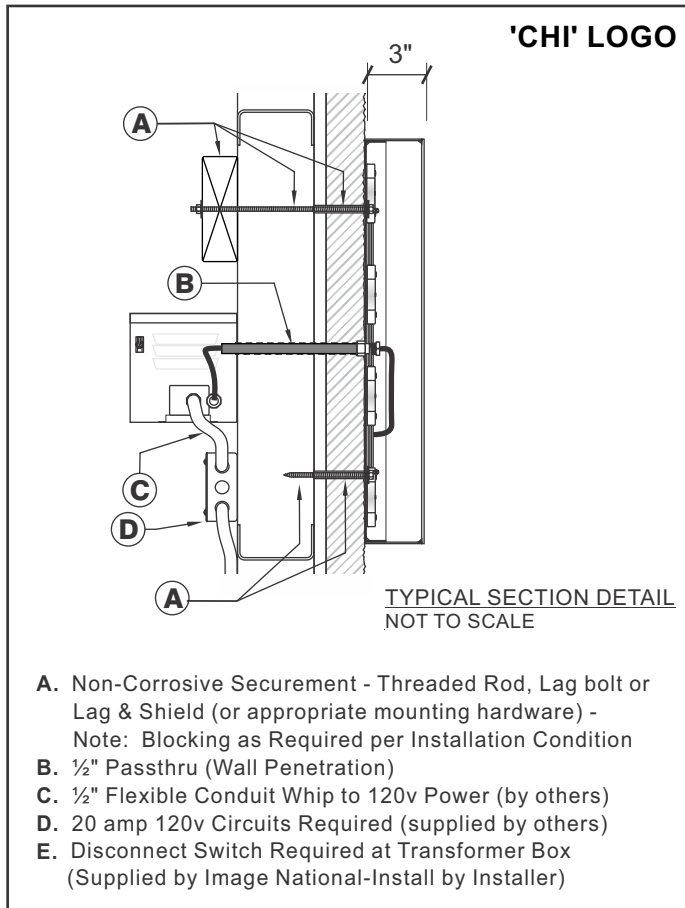
BACKS:

MATERIAL: 3MM ACM (REMOVABLE)
COLOR: PAINTED SILVER (MP N951SP)
 (WHITE INSIDE)

ELECTRICAL:

POWER SUPPLY: NONE

NON-ILLUMINATED SIGN ATTACHMENT SIMILAR



DAYLIGHT VIEW



NIGHT ILLUMINATION

FACE APPLICATION GUIDELINES

- **SIZE OF COPY:** THE WIDTH OF THE LEG ON THE LETTER "A" MEASURED AS SHOWN IN THE SAMPLES BELOW IS DOUBLED IN EACH DIRECTION TO CREATE THE MINIMUM DISTANCE BETWEEN THE CLOSEST EDGE OF THE LOGOTYPE AND THE EDGE OF THE FACE'S VISUAL OPENING. NOTE THAT ONLY THE LEFT EDGE OF THE 'CHI' LOGO SHOULD BE CONSIDERED WHEN MEASURING DISTANCE TO THE V.O. THE DISTANCE FROM THE TOP & BOTTOM OF THE COMBINATION LOGO SHOULD STILL BE MEASURED FROM THE TOP AND BOTTOM OF THE "A" AS SHOWN BELOW.

FACE SCHEME FOR INTERNALLY-ILLUMINATED SIGNS



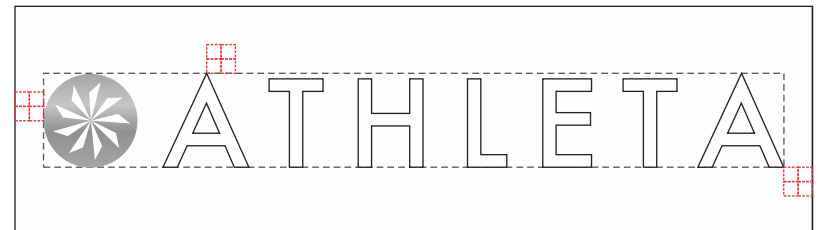
FACE SCHEME FOR EXTERNALLY-ILLUMINATED SIGNS

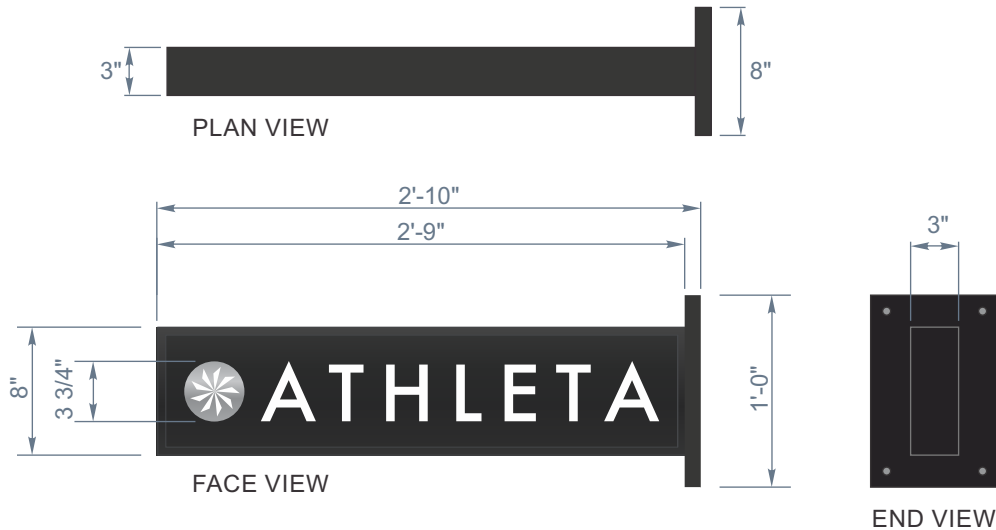


FACE SCHEME FOR INTERNALLY-ILLUMINATED SIGNS



FACE SCHEME FOR EXTERNALLY-ILLUMINATED SIGNS





CABINET:

- FACE: .063 ALUMINUM w/ ROUTED GRAPHICS & WHITE ACRYLIC BACKUP
- 3" DEEP RETURNS & 1/2" RETAINERS PAINTED CUSTOM MATTE BLACK TO MATCH STOREFRONT MULLIONS
- 'CHI' LOGO: 1ST SURFACE OPAQUE VINYL - LT SILVER METALLIC 3M 180C-220 w/ WEEDED WHITE BLADES

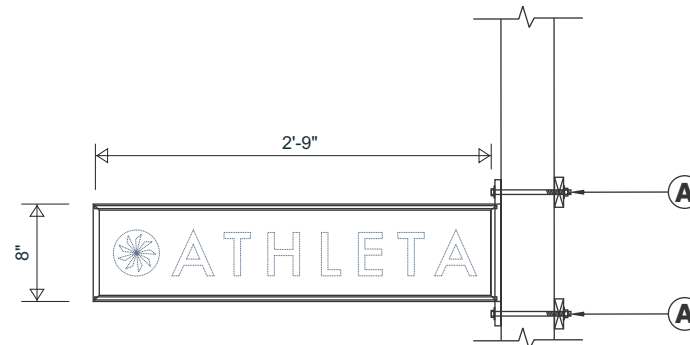
D/F BLADE SIGN - NON-ILLUMINATED

SCALE: 1" = 1'-0"

ATHBF (1.83 SF)

NOTE: ALL U.L. / MFR LABELS MUST BE PLACED OUT OF VIEW

NOTE: ALL SIGNAGE ATTACHMENTS, DISCONNECT SWITCHES, ETC. SHOULD BE LOCATED SO THEY ARE NOT VISIBLE TO THE CUSTOMER.



Blade Sign Attachment Detail

SCALE: 3/4"=1'-0"

- A.** Non-Corrosive Securement - 3/8" Through Bolt & Blocking behind wall - '4' Total Required



SUGGESTED SPECIFICATIONS AND INFORMATION

Athleta – Master Prototype (Exterior & Interior)
Storefront, Entry Doors and Brake Metal
REV05, 01.11.2021

EXTERIOR PROTOTYPE

Storefront System

API F2000 Non-Thermal Storefront System for 1" Glass

2" x 4-1/2" Center-Set Flush Glaze

Dark Bronze Anodized

American Products, Inc. (API), (813) 925 - 0144, specs@americanproducts.com, Attn: Kerri Beals

API F2000T Thermal Storefront System for 1" Glass

2" x 4-1/2" Center-Set Flush Glaze

Dark Bronze Anodized

American Products, Inc. (API), (813) 925 - 0144, specs@americanproducts.com, Attn: Kerri Beals

***Thermal Storefront is only to be used when required.

Framed Entry Doors

API Framed Door Package for 1/4" Glass, as Described Below:

(2) Pair, 6' 0" x 8' 0", Butt Hinge, Wide Stile, 12" Bottom Rail, 2" x 4-1/2" Frame (no transom)

Dark Bronze Anodized Finish (Unless Noted Otherwise)

Qty	Manufacturer Part #	Description
8	API DIBH	Intermediate Butt Hinge ((2) Per Door Leaf for a Total of (4) Hinges per Door Leaf)
4	API DBRU12	12" Bottom Rail – Stacked Construction with Kick Plates
2	API DBS3PL	3-Point Lock (Throw Bolt & Vertical Rod to Bottom on Active, Vertical Rod to Top on Inactive)
2	API BEST	BEST, 7-Pin, Interchangeable Core Cylinder - Brushed Stainless Steel Finish
2	API D7181	ADA Thumbturn, 1-1/8" Length - Brushed Stainless Steel Finish
4	API DBDS36	36" Door Sweep
2	API D14GS	1/4" Glass Stop
4	API DSMC8501	Surface Mount Door Closer (90 Degree Hold Open) – Painted Aluminum Finish
4	API DDPC8545	Drop Plate for Closer – Painted Aluminum Finish
1	API D4TH-72	1/2" x 4" x 72" Full Saddle Threshold – Mill
4	API RW471L	Floor Mount Door Stop – Satin Chrome Finish
4	API DHBTB30LS	30", Back-to-Back, Ladder Style Handle Set – Brushed Stainless Steel Finish

***Threshold for exterior doors only. Half saddle threshold (API Part #D4THHS-72) to be supplied and used when hardwood floors are present (A-Scope).

Storefront Entry Door Hardware Provided by:

American Products, Inc. (API), (813) 925 - 0144, specs@americanproducts.com, Attn: Kerri Beals

Brake Metal

API DARK BRONZE BRAKE METAL – API #0070PCE

.090" Custom Dark Bronze Powder Coat, Formed-to-Shape

Entry Column and Knee Wall Cladding

American Products, Inc. (API), (813) 925 - 0144, specs@americanproducts.com, Attn: Kerri Beals



SUGGESTED SPECIFICATIONS AND INFORMATION

Athleta – Master Prototype (Exterior & Interior)

Storefront, Entry Doors and Brake Metal

REV05, 01.11.2021

INTERIOR PROTOTYPE

Storefront System

API F2000 Storefront System for 1/2" Glass

2" x 4-1/2" Center-Set Flush Glaze

Dark Bronze Anodized

American Products, Inc. (API), (813) 925 - 0144, specs@americanproducts.com, Attn: Kerri Beals

Framed Entry Doors

API Framed Door Package for 1/4" Glass, as Described Below:

(1) Pair, 6' 0" x 9' 0", Butt Hinge, Wide Stile, 12" Bottom Rail, 2" x 4-1/2" Frame (no transom)

Dark Bronze Anodized Finish (*Unless Noted Otherwise*)

Qty	Manufacturer Part #	Description
4	API DIBH	Intermediate Butt Hinge ((2) Per Door Leaf for a Total of (4) Hinges per Door Leaf)
2	API DBRU12	12" Bottom Rail – Stacked Construction with Kick Plates
1	API DBS3PL	3-Point Lock (Throw Bolt & Vertical Rod to Bottom on Active, Vertical Rod to Top on Inactive)
1	API BEST	BEST, 7-Pin, Interchangeable Core Cylinder - Brushed Stainless Steel Finish
1	API D7181	ADA Thumbturn, 1-1/8" Length - Brushed Stainless Steel Finish
1	API DBDS36	36" Door Sweep
1	API D14GS	1/4" Glass Stop
2	API DSMC8501	Surface Mount Door Closer (90 Degree Hold Open) – Painted Aluminum Finish
2	API DDPC8545	Drop Plate for Closer – Painted Aluminum Finish
2	API RW471L	Floor Mount Door Stop – Satin Chrome Finish
2	API DHBTB30LS	30", Back-to-Back, Ladder Style Handle Set – Brushed Stainless Steel Finish

Storefront Entry Door Hardware Provided by:

American Products, Inc. (API), (813) 925 - 0144, specs@americanproducts.com, Attn: Kerri Beals

Brake Metal

API DARK BRONZE BRAKE METAL – API #0070PCE

.090" Custom Dark Bronze Powder Coat, Formed-to-Shape

Entry Column and Knee Wall Cladding

American Products, Inc. (API), (813) 925 - 0144, specs@americanproducts.com, Attn: Kerri Beals

API SUPER WHITE BRAKE METAL – API #0087PCE

.090" Custom Super White Powder Coat, Formed-to-Shape (with Pan Bends)

Sign Band, Entry Soffit, and Neutral pier Cladding

American Products, Inc. (API), (813) 925 - 0144, specs@americanproducts.com, Attn: Kerri Beals