

Docket Item # 2
BAR CASE #2011-0363

BAR Meeting
February 1, 2012

ISSUE: Certificate of Appropriateness (storefront reconfiguration)
APPLICANT: East Banc, Inc. by Robert M. Gurney, FAIA
LOCATION: 326 King Street
ZONE: KR/King Street Retail

STAFF RECOMMENDATION: Staff recommends approval of the Certificate of Appropriateness for scheme 1, with the following conditions:

1. That the second floor office signage be removed from the north and west elevations and that a coordinated sign plan for this building be submitted to the Board before any new signs are approved for the ground floor tenant;
2. That the applicant clean and repaint the concrete egress stairs on the east side of the King Street façade.
3. That the final design details of the storefront glazing be approved by Staff, based on the Board's comments at the hearing.

BOARD ACTION, January 18, 2012: October 5, 2011: Deferred for restudy, 6-0.

SPEAKERS

Mr. Robert Gurney, architect for the applicant, spoke in support of the application and responded to questions from the Board.

Mr. John Hynan, representing the Historic Alexandria Foundation, stated that although this building was not historic it was an excellent reproduction and should not be altered, finding the commercial glass windows to be a "mistake".

Ms. Gail Rothrock, representing the Historic Alexandria Foundation, supported the comments made by Mr. Hynan and noted that this Georgian Revival building was intentionally designed to complement City Hall. She noted objections to opening the windows and the proposed dark windows and surrounds and requested further study.

BOARD DISCUSSION

Dr. Fitzgerald noted that the building was not a good reproduction building since it was out of scale. He supported making it a true retail space but concurred that the trim should be a lighter color.

Mr. Smeallie also commented that it was not a great example of a historic reproduction. He initially thought he would not support it but noted that the proposal would allow it to be a true retail space.

Mr. von Senden noted that this is the second case recently where 1960s architecture has been presented as something to save. He agreed that new work should be differentiated from the existing but found that the scheme needed further refinement, particularly the sold to void ratio. He also found the dark color to be distracting, though the Board does not typically review paint color.

Mr. Carlin agreed with Dr. Fitzgerald and Mr. Smeallie in the broader sense. He also found it was not a great reproduction building. He found that the design made the building more engaging and had no objection to the dark trim color. He thought it was an overall good design but wanted to see more symmetry in the window muntins.

Mr. Neale commented that he did not have a good initial reaction, finding it a difficult juxtaposition between contemporary and traditional. He noted that often on King Street a building's first and upper stories are often separated by a strong cornice with signage so that the upper story architecture remains true while the first story is an altered storefront. He suggested changing the window height and restudying the muntin pattern.

Chairman Hulfish commented that he would prefer a more traditional window pattern and recommended deferral.

Mr. Neale made a motion to defer the application for further study. The motion was seconded by Mr. Carlin. The motion passed, 6-0.

REASON

The Board generally found that the building itself was not a particularly good example of Georgian Revival architecture and supported enlarging the windows for retail use but believed that further study was needed for a more refined, modern storefront to better complement the building's style and proportion.

****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of final approval if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including siding or roofing over 100 square feet, windows and 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.

Update: At the January 18, 2012 hearing, the BAR deferred action on the proposed storefront reconfiguration. Since then, the architect submitted four revised schemes to Staff. The two revised schemes that are a part of this application are the results of BAR and Staff comments. *New information and analysis is shown below in italics.*

I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness at 326 King Street in order to reconfigure the existing storefront on the side gabled, main (north) portion of the building. The flat roofed, S. Royal Street portion of the building will not be altered.

In addition, the applicant is requesting approval of new conical shaped exterior light fixtures.

The applicant has begun to explore new signage options for the space, but this application does not include a comprehensive sign program.

II. HISTORY

The two-story, brick-faced, Georgian Revival commercial building at 326 King Street was constructed in **1961** as part of an urban renewal project. The main portion of the building fronts King Street and has a side gabled slate roof with three dormers. It features a denticulated wood cornice at the top and a thin, cast concrete belt-course between the first and second floors. The flat roofed rear portion of the building fronts on S. Royal Street and has minimal detailing with the exception of the pedimented entry door surround and belt-course which matches the north façade. The first floor windows have segmental arches and the second floor windows have a flat brick jack-arch. (Staff notes that the segmental arch lintel over the existing first floor windows is typically used in the second half of the 19th century and not the earlier Georgian period.)

The BAR approved a number of alterations and signs for the building in the 1970s while it was occupied for Alexandria National Bank. In the 1990s, the BAR approved various signs and alterations, including a new door opening on the S. Royal Side BAR Case #90/83, 8/15/90; BAR Case #93-201, 11/3/93; BAR Case #96-179, 8/21/96; BAR Case #98-0217, 1/20/99). The current reverse channel illuminated signs were approved for CVS in 1996 (BAR Case #96-0249, 11/6/96) and for Long and Foster Realtors in 2007 (BAR Case #2007-0257, 12/19/07).

In the fall of 2011, a fire occurred at the electrical transformer in the rear of the building causing severe damage to the south wall of the S. Royal Street portion. BAR Staff administratively approved replacement in-kind of damaged windows, precast window sills, face brick, and a wood gate for the trash/transformer area (BAR Case #2011-00323).

III. ANALYSIS

The proposed project complies with Zoning Ordinance regulations.

Staff would like to commend the applicant for patiently working with Staff through several design concepts and revisions.

Storefront Window Reconfiguration

The *Design Guidelines* state that “windows are a principle character defining feature of a building and serve both functional and aesthetic purposes.” This is especially true for commercial spaces when the windows make up the storefront of a retail space. The building at 326 King Street was built as a commercial structure but it appears residential because of the small scale window openings relative to the masonry wall area. With the vacancy of its most recent tenant, the owner of the building wishes to open up the ground floor retail space so that it will appear more commercial and contribute to the success of any future retail tenant.

Commercial storefronts historically had large open windows that allow individuals to see into the space from the street or sidewalk. These large openings provide light into the store, display products for sale, and contribute to personnel safety. The structure that sat on this site before it was torn down to accommodate an urban renewal project had large open storefront windows with paneling beneath them and a recessed door opening (figure 2). In reflecting this historic feature, the applicant has chosen to open the first floor up through a more modern approach that suits the 1961 date of construction. An earlier design study showed one long continuous glass storefront which created the uncomfortable illusion that the masonry second floor of the building was floating. Staff feels the present proposal is innovative while also sensitive to the remaining portions of the structure. The new window openings are well proportioned and align with the smaller window openings on the second floor. They allow significantly improved visual access to retail displays on the building interior, yet remain in scale with the overall façade and retain the load bearing masonry building character. The custom designed metal sash window and door frames are high quality and contemporary without shouting above the traditional building form and materials. A similar modern interpretation of a Colonial Revival building with modern commercial store windows can be found at 325 S. Washington Street (figure 3). *An example of a historic building with large, individual window and ground floor door openings enclosed with modern steel sash windows can be found at 201 King Street (figure 4 & 5). In addition, the BAR approved Hope’s Jamestown 175 Series windows and doors at 204 and 206 S Union Street at the January 18, 2012 hearing (figure 6).*

The original proposal included seven new custom made, fixed sash that are 6’-0” wide by 10’-0” high Hope’s Jamestown 175 Series window units and two new Hope’s Jamestown 175 Series door units, all of which had a fixed transom above it. The Hope’s brand units were set into black steel jambs and had a flat 1 ¾ muntin profile in a non-traditional configuration.

Staff has included two revised schemes in this report, believing that either are appropriate under the criteria in the Design Guidelines. However, based on Board comments at the last hearing, Staff recommends the more traditional Scheme 1 for approval. Both schemes retain the full height storefront window openings, which Staff believes are important to the commercial success of this small, late-20th century building, and vary only in the pattern of the mullions and muntins of the storefront glazing.

The mullion pattern of Scheme 1 recalls the scale and proportion of the second floor and dormer windows, without copying them. The same Hope’s Jamestown 175 Series door and window units are proposed in both schemes but, in this version, two 2-3/16” wide mullions are used to create four divided lights in each of the windows. Five smaller muntins, measuring 7/8” wide, have

been added to all of the transoms. The design of the double doors has also been altered to a more traditional symmetrical design. As muntins in the transoms could complicate future signage, staff suggests that the transom over the entry doors could be left blank.

Scheme 2 continues with the “Mondrian”¹ feel windows that were presented at the last meeting, but the design has been altered to achieve a more intentional looking asymmetrical appearance. In the redesign, the architect added additional muntins and reduced their size to 1-3/8.” He also reconfigured the muntin layout to give the asymmetrical design more balance. On the King Street façade, the muntin pattern on either side of the main door is reversed to make the façade symmetrical. On the Royal Street façade, the muntin pattern on the windows on the left and right are reversed, while the interpretation of center window adds visual interest to this secondary façade. While asymmetrical within the window opening, the additional vertical and horizontal muntins on the windows recall the scale of a 6/6 window pane, such as those located on the upper floors, without copying them.

Although the Board does not normally review color, based on comments received at the last hearing, the applicant intends to leave the cornice, wood windows, and dormers the existing white at the present time. However, in the future, Staff supports the use of a light or medium color that will lessen the contrast with the body of the building. The steel in the window and doors on the first floor will be a dark charcoal gray or black and will therefore, visually recede.

In both schemes, a solid course lintel has been added above the new window and door openings to recall the jack arches of the second floor windows without copying them. The storefront window lintels match the width of the new openings. While there was some discussion with the Board about alternative materials and design, Staff feels the simple solid course is the most effective design in order to allow the reconfiguration of the first floor to read as a modern intervention. Copying the Georgian Revival flat jack arches on the second floor or the original mid-19th century style segmental arches from the first floor will create a false sense of the buildings evolution. The Secretary of Interior’s Standards for Rehabilitation states that “each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.” Incorporating a stone or wood lintel, which historically were used on 18th and 19th century warehouses, would create a false sense of age and previous building use. Staffs supports the solid course lintels as it provides a modern interpretation of the original lintels and assist in allowing the reconfiguration to read as an alteration to this 1960s Colonial Revival reproduction.

At the January 18, 2012 hearing there was some concern over the size of new openings. After exploring alternative options, Staff consulted the King Street Retail Strategy which requires “newly constructed or renovated storefronts to have a minimum of 75 percent glass, which provides transparency into the store or to show windows that display merchandise carried in the store.” This strategy was designed to incorporate the preservation goals of the Board of Architectural Review while also promoting economic growth along the main commercial corridor. Staff supports the proposed 6’-0” wide by 10’-0” high window and door openings, as

¹ Piet Mondrian, 1872-1944, was a modernist painter who used black lines on white canvas in a balanced but asymmetrical manner.

they create a more appropriate interpretation of a historic market building storefront and comply with the King Street Retail Strategy.

The following design details have remained the same since the first proposal:

The window units are recessed approximately 4 1/2" from the outside brick to center of glass, which will slightly cover the inside edge of the brick. Below each window unit is a rowlock brick sill. The height of the rowlock bricks increase slightly from right (west) to left (east) to accommodate the change in grade at the sidewalk. The double door unit is recessed three feet back, parallel to the street, as it is now.

Lighting

The applicant is proposing that new exterior light fixtures flank each side of the new openings, creating a repetitive rhythm down the front façade (figure 8). These light fixtures are untreated copper and will achieve full patina over time. The fixtures will extend 17.5" from the wall and are 8.5" tall with a 100W incandescent bulb. Staff feels these high quality light fixtures conform to the *Design Guidelines*, and therefore, supports their installation.

Signage

The Design Guidelines state that "buildings with multiple businesses and retail tenants should have a sign plan providing for coordinating graphics and placement." In the mock up, the applicant shows the two CVS and the two Long and Foster signs removed from the façade. However, they do not include a proposed coordinated sign plan for new signage. Staff supports the simple signage shown in the transom above the King Street entrance, as seen in Figure #9, but does not feel that the existing reverse channel individual letter illuminated signs are appropriate for this structure, as they are too numerous and cumulatively out of scale, especially considering the proposed reconfiguration. Staff recommends approval of the reconfigured storefront with the condition that the overall signage for this building be restudied, including a stipulation that the second floor office tenant only have signage at their entrance which is located on the rear portion of the building on S Royal Street.

The CVS signage on 326 King Street has been removed, as CVS has now vacated the property.

STAFF

Courtney Lankford, 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

Code Administration

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at ken.granata@alexandriava.gov or 703-746-4193. (Code)
- C-1 Building and trade permits are required for this project. Five sets of *construction documents* sealed by a *Registered Design Professional* that fully detail the construction as well as layout and schematics of the revised electrical system shall accompany the permit application(s)
- C-2 New construction must comply with the 2009 edition of the Uniform Statewide Building Code (USBC).
- C-3 Alterations to the existing structure must comply with the 2009 edition of the Uniform Statewide Building Code (USBC).
- C-4 The architect shall provide window manufacturer specification, opening of window size, lintel size and type.
- C-5 All electrical wiring and installation shall comply with NFPA 70, 2008.

Transportation & Environmental Services

RECOMMENDATIONS

- R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R2. 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 all plans submitted for approvals. (T&ES)

FINDINGS:

- F1. An approved grading plan will not be required for the proposed improvement based on the information provided. (T&ES)

CITY CODE REQUIREMENTS

- C1. Any work from or within the public right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C2. Roof, surface and sub-surface drains shall be connect to the public storm sewer system, if available, by continuous underground pipe. Where a storm sewer is not available, the 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. (5-6-224) (T&ES)
- C3. 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)
- C4. 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)
- C5. 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)
- C6. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

V. IMAGES



Figure 1: Existing view of the corner of King and S Royal Street.



Figure 2: View of the intersection of King and Royal, taken from the east (looking toward the 400 block). The building on the left, behind the man on the chair, is the former building at 326 King Street. Photo courtesy of Jimmy Webster, 1941



Figure 3: View of a similar retail building at 325 S Washington Street with large steel sash storefront windows.



Figure 4: *View of a similar retail building at 201 King Street showing the steel sash storefront windows on the first floor.*



Figure 5: *Close up of steel sash storefront windows on the first floor of 201 King Street.*



Figure 6: View of storefront reconfiguration at 204 and 206 S Union using Hope's steel sash windows and doors. Approved 1/18/2012.



Figure 7: View of historic building with modern Hope's steel sash windows inserted.



Figure 8: Proposed exterior light fixture.

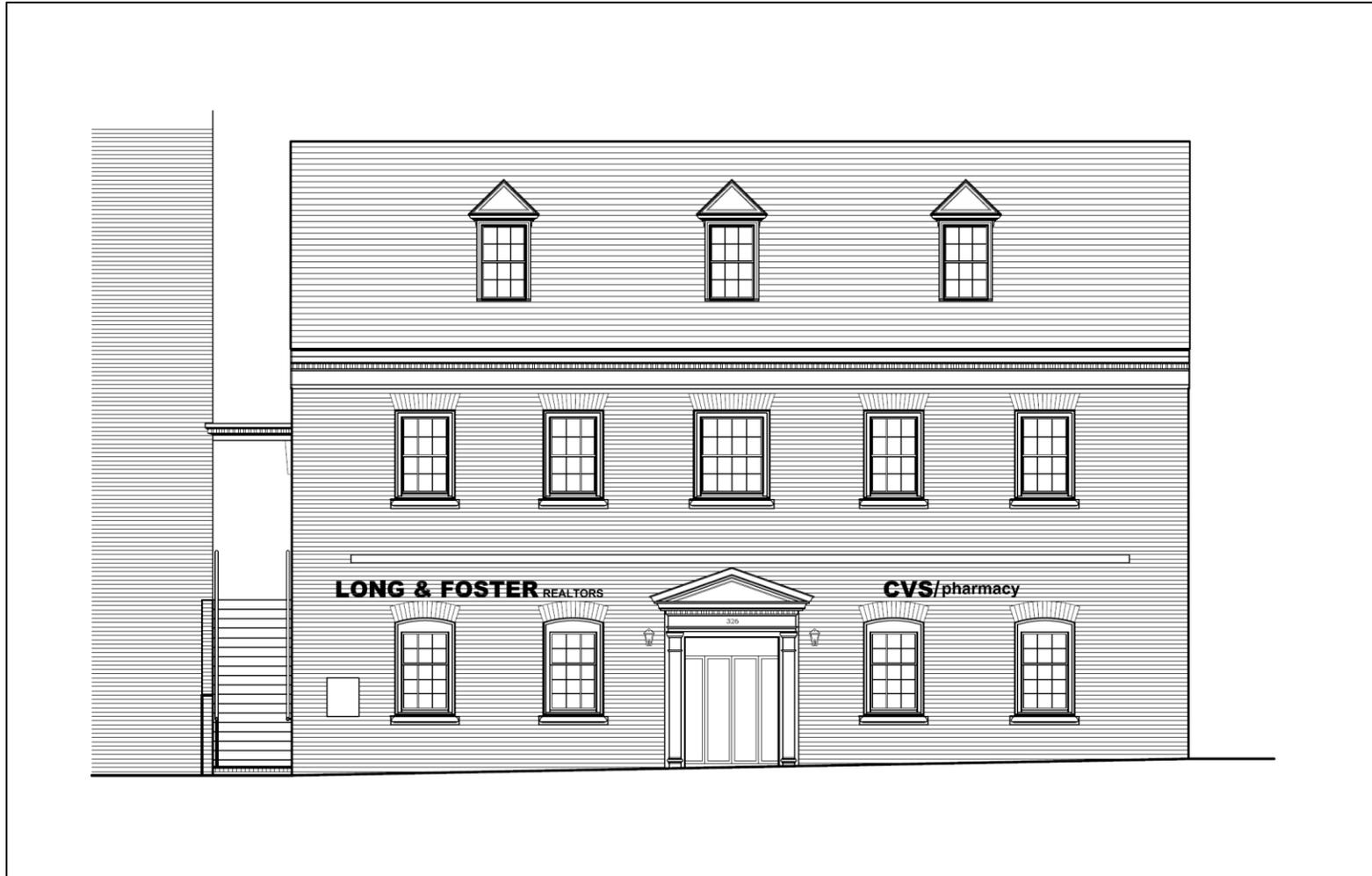


Figure 9: Existing elevation of King Street elevation.



Figure 10: Existing elevation of South Royal Street elevation.



Figure 11: *First submission* - corner of King and South Royal Street.
Note: this submission was deferred for restudy at the 1/18/12 OHAD BAR Hearing.



Figure 12: First submission - King Street elevation.
Note: this submission was deferred for restudy at the 1/18/12 OHAD BAR Hearing.



Figure 13: First submission - South Royal Street elevation.
Note: this submission was deferred for restudy at the 1/18/12 OHAD BAR Hearing.



Figure 14: Scheme 1 proposal



PROPOSED KING STREET ELEVATION - SCHEME I
SCALE: 1/8" = 1'-0"

Figure 15: Scheme 1 proposal - King Street elevation.



Figure 16: Scheme 1 proposal – South Royal Street elevation.



Figure 17: Scheme 2 proposal.



Figure 18: Scheme 2 proposal - King Street elevation.



Figure 19: Scheme 2 proposal – South Royal Street elevation.

ADDRESS OF PROJECT: 326 KING Street Alexandria, VA 22314

TAX MAP AND PARCEL: 075.01.08.01 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: EAST BANC, INC

Address: 3307 M Street, NW #400

City: Washington State: DC Zip: 20007

Phone: _____ E-mail: _____

Authorized Agent (if applicable): Attorney Architect _____

Name: ROBERT M. GURNEY Phone: 202 237 0925

E-mail: RMG@Robertgurneyarchitect.com

Legal Property Owner:

Name: High Street Retail LLC

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

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

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

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

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

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

New 6'-0" WIDE X 10'0"± HIGH HOPES
WINDOW UNITS. (2) New Hopes Door units w/
HOPES FIXED TRANSOM ABOVE. New Light Fixtures
AS PER DRAWINGS and attached Cutsheet.

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.*

- 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.

* High Street Retail is 100% owned By Georgetown Renaissance. Lt
 OWNERSHIP AND DISCLOSURE STATEMENT *and the Breakdown of Georgetown Renaissance is broken down below*
 Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Breakdown of Georgetown Renaissance L.P.

Name	Address	Percent of Ownership
1. Georgetown Ownership Associates LLC	3307 M STREET NW Suite 400 Washington DC 20007	8.6666%
2. Georgetown Partners LLC	3307 M STREET NW Suite 400 Washington DC 20007	43.3334%
3. Jamestown Co-Invest LP	ONE overton park suite 1200 2625 Cumberland Blvd Atlanta, Georgia 30339	48.0000%

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

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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. N/A		
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.

1/4/2012 Date
 Robert M. Gurney Printed Name
 Robert M Gurney Signature