

Docket Item # 6  
BAR CASE #2012-0036

BAR Meeting  
March 7, 2012

**ISSUE:** Certificate of Appropriateness

**APPLICANT:** 601 King Street Investors, LLC c/o JCR Companies by Amy Lancaster

**LOCATION:** 601 King Street

**ZONE:** KR / King Street Retail

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**STAFF RECOMMENDATION:** Staff recommends approval of a Certificate of Appropriateness with the following conditions:

1. That the top of the awning is installed between the door surround and the sill on the second floor window, without removing the existing door trim;
2. That the awning and signage anchors are installed in the mortar joints and not the brick;
3. That a sign be installed adjacent to the KNOX Box identifying the location of the FDC;
4. That the illegal real estate banner on the King Street façade is removed;
5. That the window openings are returned to their original size; and
6. That the window replacement complies with the Alexandria Replacement Window Performance Specifications for aluminum clad wood windows and have a 1 1/8 inch muntin.

**\*\*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.



**CASE BAR2012-00036**



## **I. ISSUE**

The owners of 601 King Street are requesting a certificate of appropriateness for several alterations to the property.

1. Replacement awning over North Saint Asaph Street entrance.
2. Two small brass wall plaques (one of either side of the building) that identify the name of the building as “601 King Street J. MUIR BLDG.”
3. Two small bronze external light fixtures, placed on either side of North Saint Asaph Street entrance.
4. Wholesale window replacement using 2/2 TrimLine sash pack aluminum-clad wood windows.

## **II. HISTORY**

601 King Street is a four story, three bay Italianate commercial building constructed in the late 19<sup>th</sup> century and incorporating portions of an earlier 18<sup>th</sup> century building on the site.

The following history was compiled by the applicant:

The J. Muir Building is located at the corner of King and North Saint Asaph Streets in Alexandria, Virginia. Originally the site of the Indian Queen Tavern, the current structure was not completed until the 1860s (but may include some portions of the Indian Queen foundation or walls) as part of an ambitious expansion by a prosperous local cabinetry and millwork family business, Muir and Brothers. John Muir settled in Alexandria in 1755 as a talented cabinet maker from Scotland. He built a successful cabinetry and furniture making business, spurred on by the demand for goods created by the Revolutionary War. The War created great prosperity for the artisan and merchant class in Alexandria, which thrived on wartime manufacturing and supplies. Muir’s workshop gradually spread from his headquarters on Royal Street to the surrounding blocks. He eventually owned five buildings and leased other properties for various ventures. His sons William and J(ames) Muir completed the current building in the 1860s, after their father’s death, as a new showroom for the fine furniture built out of a large two story shed at the rear. They continued the business for many more years. By the 1920s, the ownership passed on from their family. However, the building remained a furniture showroom/warehouse until the early twentieth century, when it was reborn as a shared office space, hosting a mix of lawyers, accountants and other professionals as it does today.

Various sign and storefront alterations were approved by the BAR between the 1950s and 1980s. Most recently, the BAR approved awnings and signage for Chipotle (BAR Case# 2001-0139, June 20, 200), an exterior duct and a waiver of rooftop screening (BAR Case#2001-0239 and 0240, October 3, 2001) and converting the bottom half of one window facing St. Asaph St. to a louver to pull make-up air (BAR Case #2001-0308, January 2, 2002).

BAR Staff was unable to locate any approval for the current windows or awning over the North Saint Asaph Street entrance.

## **III. ANALYSIS**

The proposed project complies with Zoning Ordinance regulations.

### ***Awning***

The *Design Guidelines* state that “awnings should be appropriate and sympathetic to the historic style of the building to which they are attached” and “should not overwhelm or obscure the architecture.” The previous awning was installed inside the door trim. The new awning will be installed on the outside of the door surround and will extend out further than the previous one. It measures 11.75” long by 45” wide by 45” high. It will be covered in navy Sunbrella brand fabric and will have text on it to identify the building (see signage section). While the awning is much larger than the entrance, it is in scale with the handicap ramp directly below it and the overall scale of the North Saint Asaph Street facade. Staff notes that the installation of the top of the awning should remain between the door surround and the sill on the second floor window. The awning anchors should also be installed in the mortar joints, not the brick.

### ***Signage***

The applicant is proposing two small brass wall plaques that will serve as building identification. One plaque, measuring 11”x11”, will be installed on the southeast corner of the front (King Street) façade. The other plaque measures 20”x13” and will be installed to the left of the North Saint Asaph entrance. Both brass wall plaques will read “601 King Street J. MUIR BLDG.” Both of these signs are small and tactful. Staff supports both of them.

In addition to the 2 small brass wall plaques, the applicant is also requesting signage on their proposed awning on the North Saint Asaph façade. The front 8” tab of the awning is to read “J. MUIR BLDG. AT 601 KING STREET” in white 6” letters. The side tabs will both read “J. MUIR BLDG” in small 6” white letters. The text on the awning is designed to act as identification for those visiting the upper floor commercial spaces. Staff supports the proposed signage and commends the applicant on researching the history of the building and naming the building after its 1860s tenant, Muir and Brothers.

Staff checked with the Fire Marshall to insure that there are no concerns with labeling the North Saint Asaph entrance with a King Street address. In order to avoid confusion for first responders, the Fire Marshall has requested that a sign be installed adjacent to the KNOX (building master key) Box identifying the location of the Fire Department hose connection (FDC).

While performing the review for this application, Staff noticed that the size of the leasing sign on the front of the building does not comply with the Zoning Ordinance. Staff alerts the applicant by this report that this leasing banner must be removed. It may be replaced with one of legal size. The Zoning Ordinance states that real estate signs may not exceed four square feet in area (Sec.9-201(A)5). These temporary signs are exempt from BAR review.

### ***Exterior lighting***

The applicant proposes two bronze wall-mounted sconce fixtures with matte frosted glass to be installed on either side of the North Saint Asaph Street entrance. The fixtures will extend 11.75” from the wall and are 20” tall and 10” wide. Each fixture takes four 15W blubs, for a total of 60W. Staff feels these high quality light fixtures conform to the *Design Guidelines*, and therefore, supports their installation.

### ***Window Replacement***

The applicant proposes to replace the current 1/1 aluminum windows with 2/2, double-glazed, SDL, aluminum clad wood windows with a 7/8" muntin. They intend to use TrimLine sash packs. Historic photographs show that the building historically had 2/2 windows, which are appropriate for the Italianate style building (see fig. 3). Staff supports the use of double glazed windows, as the recently adopted Window Policy states that previously replaced "1/1 or 2/2 sash windows with modern float glass may be replaced with double-glazed painted wood windows on any façade."

As to aluminum-clad wood windows, the Window Policy states that "High quality, appropriately detailed aluminum-clad wood replacement windows may be used on buildings constructed after 1969...[they] may also be used on any 20<sup>th</sup>-century commercial building more than four stories in height and on multifamily projects with greater than four units." This application provides an interesting case study in the application of the Board's new Window Policy. Staff finds that the Window Policy allows for a variety of options in this case and believes that this is the reason the Board reserved the ability to interpret the policy on a case-by-case basis. While Staff finds it challenging to support the use of aluminum-clad windows for a building constructed in the mid-1800s, the proposed replacement windows are a much better alternative to the windows that are currently in the building. These current windows are made solely of aluminum and have a very thin, historically inappropriate profile (see fig.17). The original window jamb openings have also been reduced to accommodate these inappropriate insert windows. The Window Policy allows aluminum-clad windows on any building *over* four stories in height because of the challenges of regular painting and maintenance at this greater height. Staff believes this building is significantly tall and the windows proposed for replacement are almost all above the first floor level, where they are both less visible to the public and more difficult to maintain above the busy public sidewalks. Staff feels that aluminum-clad wood windows would be a good compromise in this instance and would also bring the building into compliance with the intent of the Design Guidelines to maintain the historic appearance of the building. Staff does find that the muntins for the replacement windows should be the larger, thicker muntin (1 1/8 inch) more typical of 2/2 windows.

Staff recommends approval of the 2/2 aluminum clad wood windows with the condition that the window openings be returned to their original size.

### **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](mailto:ken.granata@alexandriava.gov) or 703-746-4193.
- C-1 A building, electrical and sign permit is required for this project. Five sets of architectural quality drawings shall accompany the permit applications that fully detail the construction/alterations shall accompany the permit application(s)
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 The applicant shall provide window manufacturer specification, opening size of each window and lintel size for new or replacement windows when the original opening is smaller than the replacement window.
- C-4 Electrical wiring methods and other electrical requirements must comply with NFPA #70, 2008.
- C-5 All signs shall conform to VCC Appendix "H" as amended
- C-6 All sign applications shall include;
- Size and type of sign
  - Method of attachment including number and type of fasteners
  - Maximum projection, minimum height above grade, and whether the sign is illuminated or non-illuminated
- C-7 Awnings must comply with all applicable requirements of USBC. Retractable and fixed awnings must have a minimum 7 foot clearance from a sidewalk to the lowest part of the framework or any fixed portion of any retractable awning is required. Retractable awnings must be securely fastened to the building and cannot extend closer than 24 inches in from the curb line.
- C-8 Fixed awnings must be designed and constructed to withstand wind or other lateral loads and live loads required by the USBC. Structural members must be protected to prevent deterioration.

Transportation and Environmental Services (T&ES)

**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)

**CITY CODE REQUIREMENTS**

- C-1 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-2 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-3 Canopies, awnings and marquees suspended from a building or structure with no ground supports, having a clearance of at least eight feet above a sidewalk, extending no more than four feet beyond the front property line and extending to no more than one foot from the established curb line, may be erected. (Sec. 5-2-29(d)) (T&ES)
- C-4 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-5 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-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 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, 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 / Site Plans**

**Attn: Kimberly Merritt**

**301 King Street, Room 4130**

Alexandria, VA 22314

V. IMAGES



Figure 1: 601 King Street.



Figure 2: Front façade of 601 King Street.



Figure 3: 1924 Image of M. Ruben & Sons Furniture Store at 601 King Street.  
Photo courtesy of Alexandria Library Special Collections.

Note the 2/2 windows and fabric awnings.



Figure 4: 1941 Photograph of the corner of 601 King Street as seen from South Saint Asaph Street.  
Photo courtesy of Jimmy Webster.



Figure 5: 1965 Image of 601 King Street.  
Photo courtesy of Alexandria Library Special Collections.

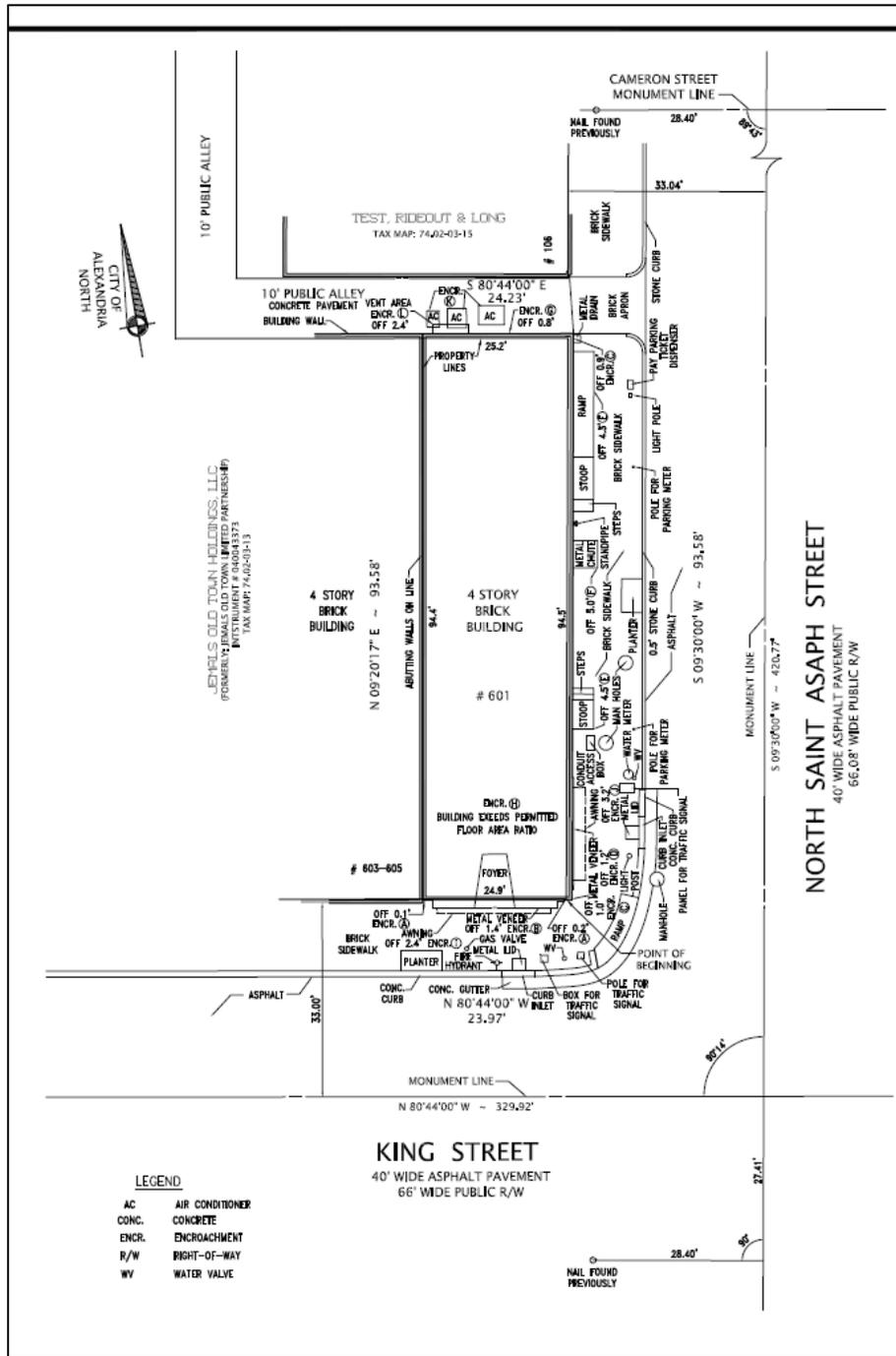


Figure 6: Plat.

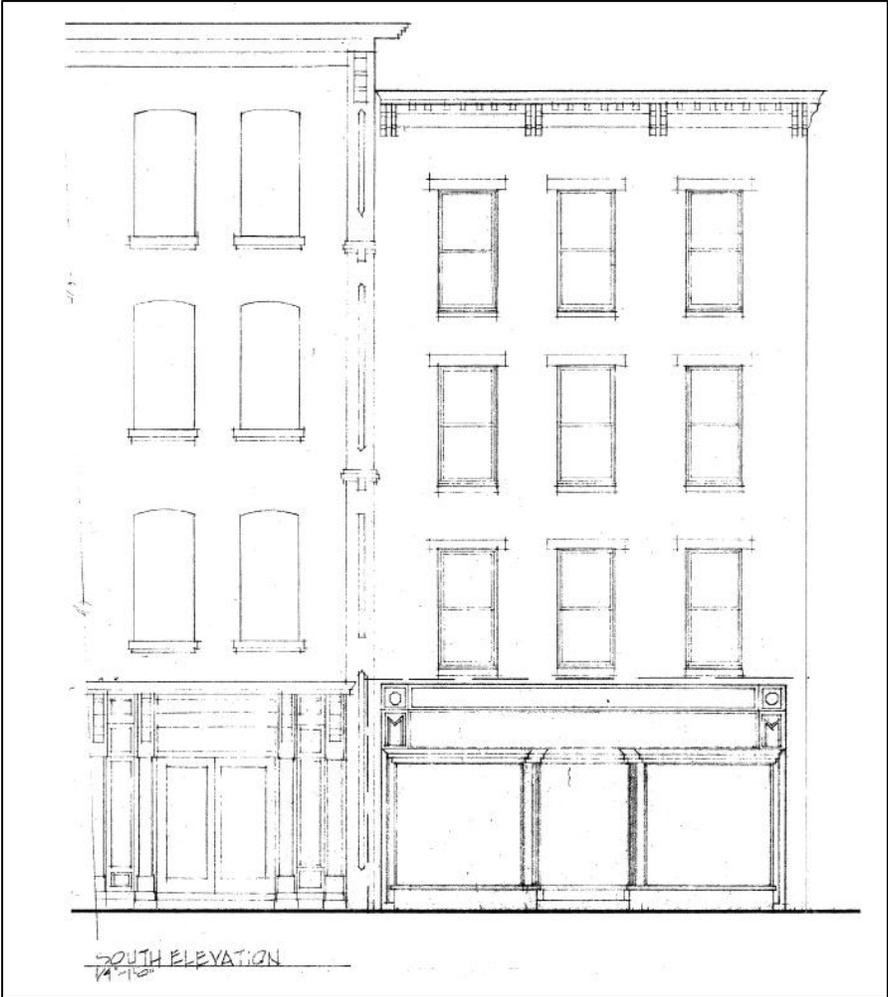


Figure 7: Elevation drawing of King Street façade.

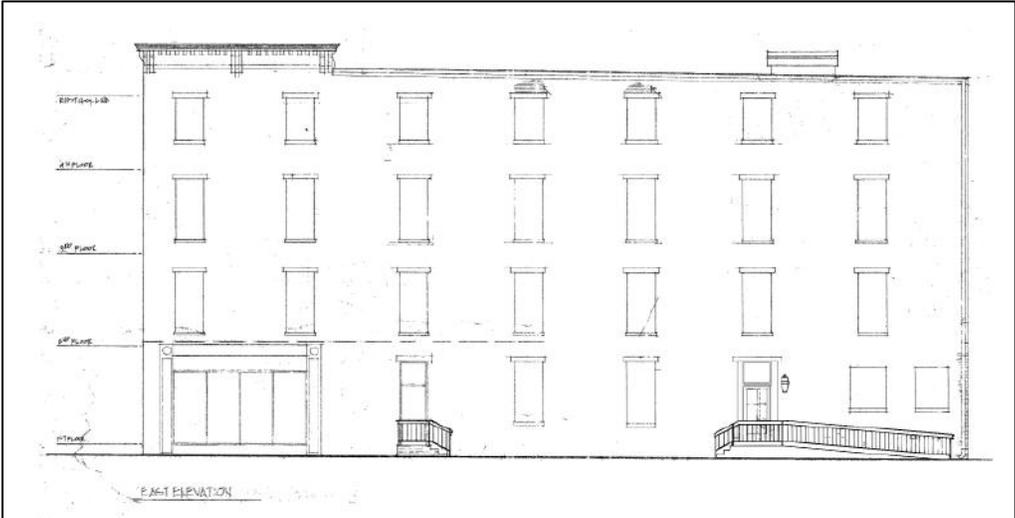


Figure 8: Elevation drawing of North Saint Asaph Street façade.

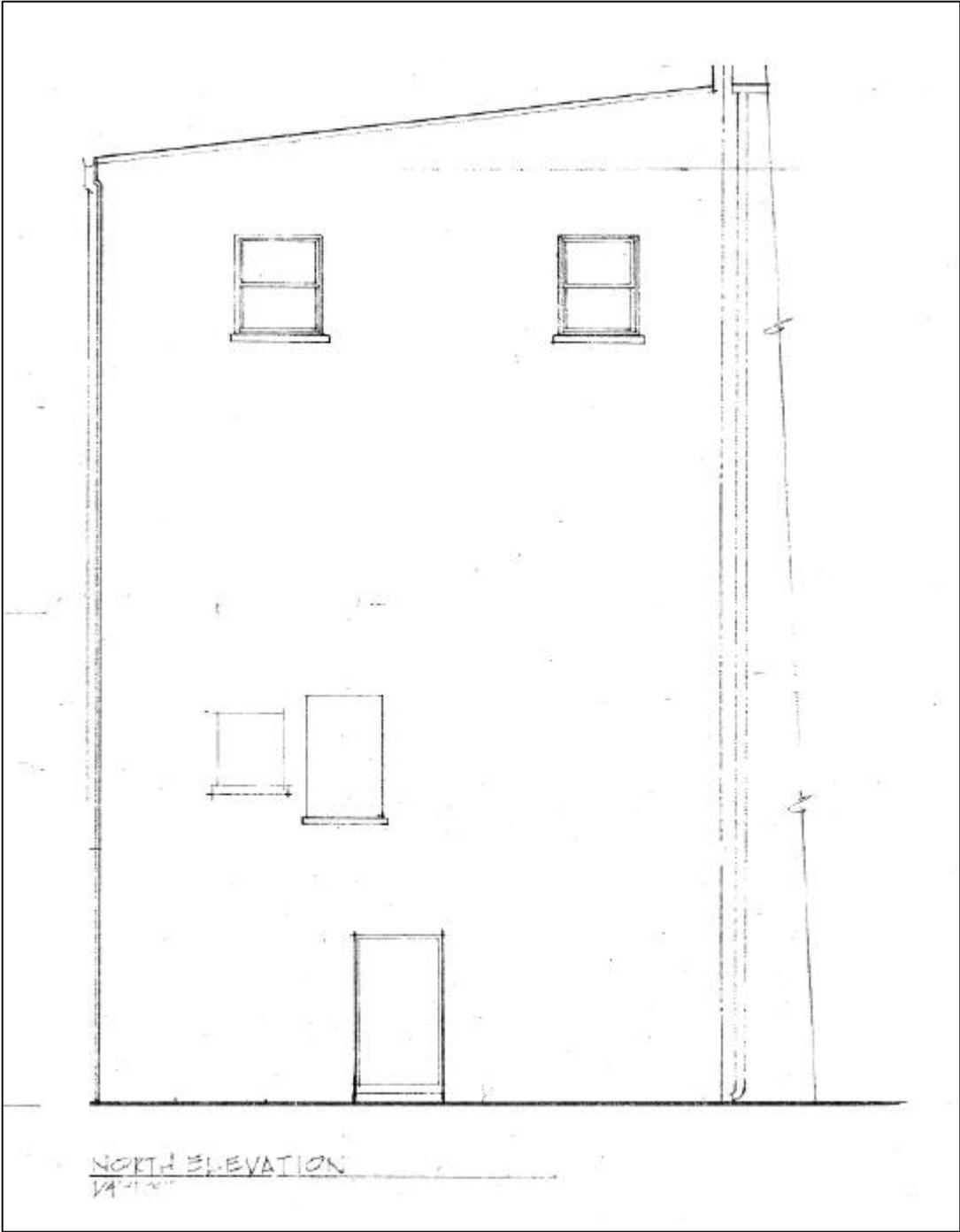
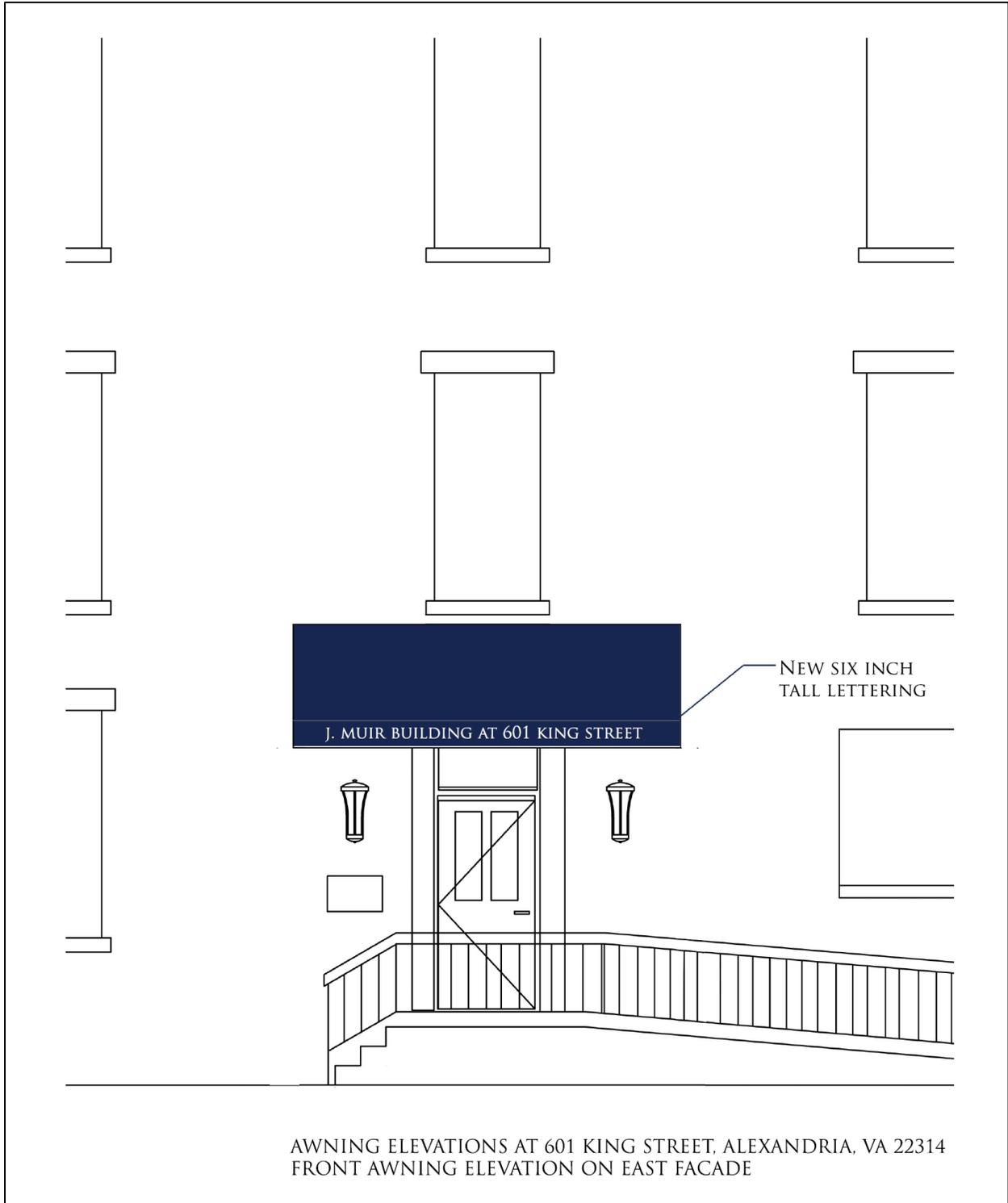


Figure 9: Elevation drawing of rear façade.



Figure 10: Existing entrance on North Saint Asaph façade.



**Figure 11: Proposal for North Saint Asaph façade includes an awning, 2 exterior light fixtures, and a small brass plaque that identifies the building.**

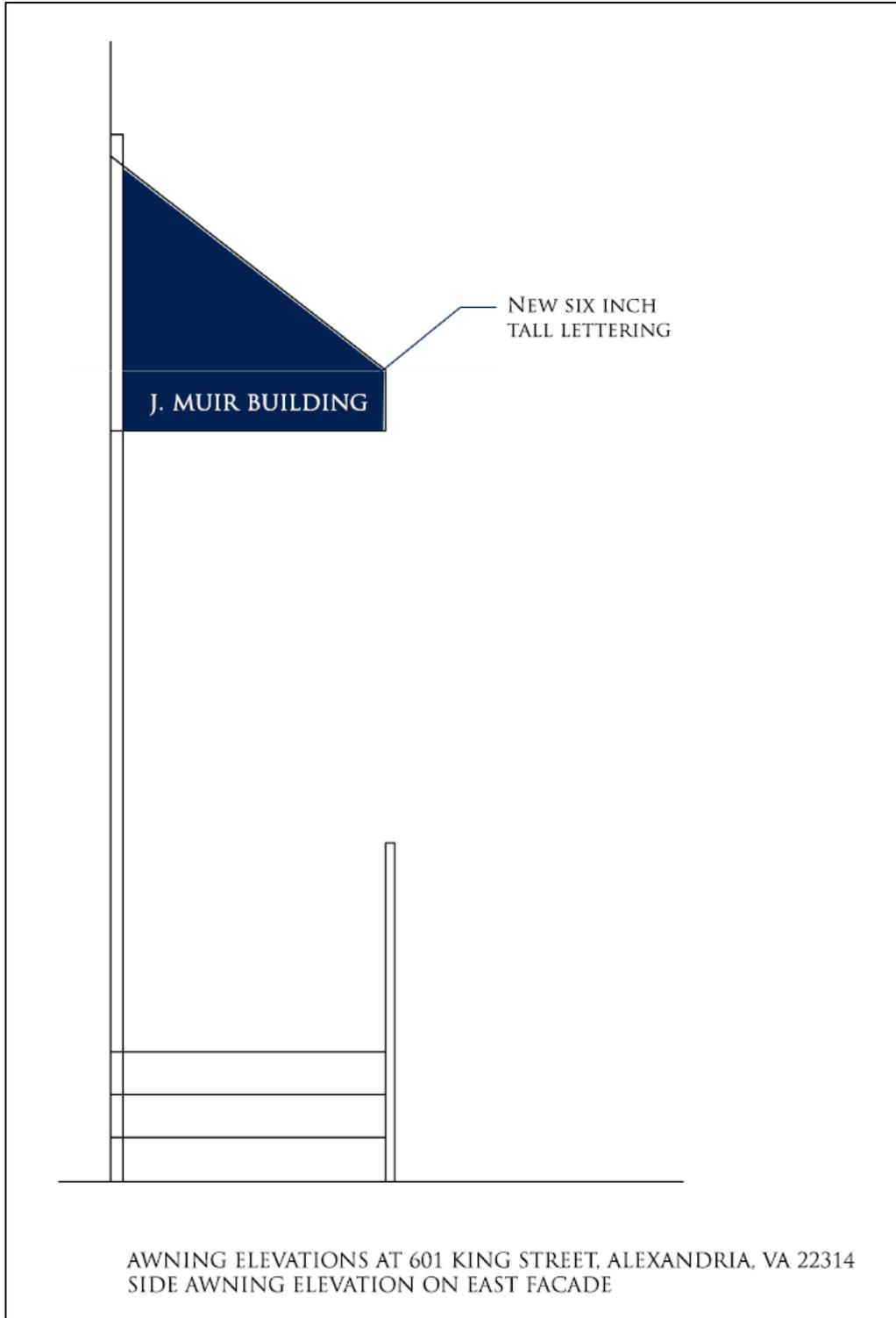


Figure 12: Side view of proposed awning on North Saint Asaph façade.



Figure 13: Proposed 11"x11" sign for King Street façade.



Figure 14: Proposed 20"x13" sign for North Saint Asaph Street façade.

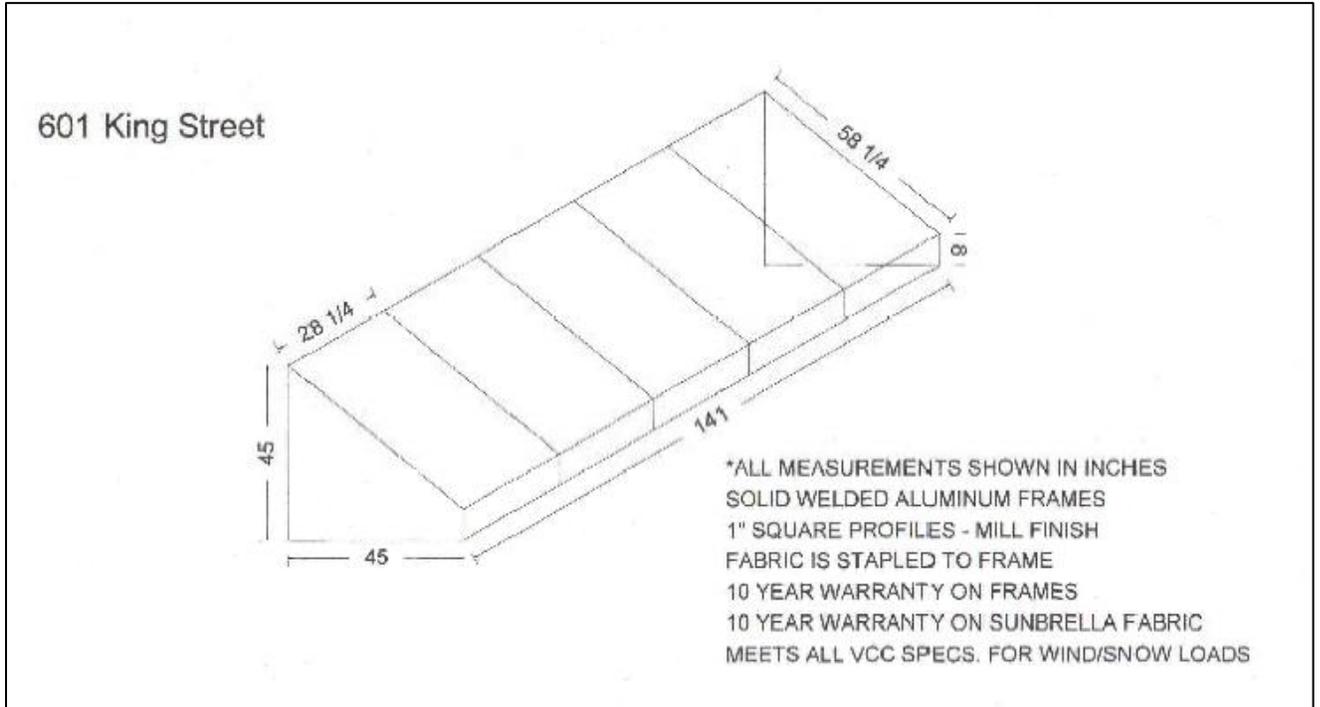


Figure 15: Drawing of proposed awning.



Figure 16: Proposed exterior light fixtures.



Figure 17: Example of current aluminum insert window.

ADDRESS OF PROJECT: 601 King Street

TAX MAP AND PARCEL: 74-02-03-15 ZONING: \_\_\_\_\_

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: AMY LANCASTER · ATLAS DISTRICT DESIGN

Address: 700 12<sup>th</sup> ST NE

City: WASHINGTON State: DC Zip: 20002

Phone: 202-494-6157 E-mail: amy@atlasdistrictdesign.com

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

Name: SEE ABOVE Phone: \_\_\_\_\_

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

Legal Property Owner:

Name: 601 King Street Investors, LLC c/o JCR Companies

Address: 601 King St,

City: Alexandria State: VA Zip: 22314

Phone: 202-270-2493 E-mail: joe.reger@jcrcompanies.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).*

- NEW ENLARGED SHED-STYLE AWNING @ N. ST ASAPH ENTRANCE (QTY: 1)
  - NEW EXTERIOR LIGHT FIXTURES @ N. ST ASAPH ENTRANCE (QTY: 2)
  - NEW 13'x20' BRASS PLAQUE @ N. ST ASAPH ENTRANCE (QTY: 1)
  - NEW 11" x 11" BRASS PLAQUE @ KING STREET FACADE (QTY: 1)  
\*NOTE: UNDER ONE SQUARE FOOT
  - COMPLETE WINDOW REPLACEMENT USING ALUMINUM CLAD WOOD  
TWO OVER TWO WINDOWS w/ 7/8" mullion and LOW E glass.  
NOTE: Final manufacturer selection pending feedback from ALEXANDRIA BAR.
- 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 12 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: n/a
- 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). *Height above sidewalk shall remain the same as existing.*
- 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 12 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: A Lancaster  
 Printed Name: Amy Lancaster  
 Date: 2/6/2012

**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 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.

Name	Address	Percent of Ownership
1. JOSEPH REGER 601 KING ST MANAGER LLC	601 KING ST Alexandria VA 22314	65%
2. JAMES WATERS FIRST FINANCIAL HOLDING	2725 Washington Blvd ARLINGTON VA 22201	23.21%
3. JOHN ARMSTRONG	P.O. BOX 505 MERRIFIELD VA 22110	14.29%

**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.

Name	Address	Percent of Ownership
1. JOSEPH REGER 601 KING STREET MANAGER LLC	601 KING ST Alexandria VA 22314	65%
2. JAMES WATERS FIRST FINANCIAL HOLDING	2725 Washington Blvd ARLINGTON VA 22201	23.21%
3. JOHN ARMSTRONG	P.O. BOX 505 MERRIFIELD VA 22110	14.29%

**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. none		
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.

2/6/2012      AMY LANCASTER      A Lancaster  
Date                      Printed Name                      Signature