

Docket Item # 3
BAR CASE #2012-0205

BAR Meeting
July 25, 2012

ISSUE: Re-approval of previously approved plans for Alterations (storefront window)

APPLICANT: Jemal's First Federal LLC by Kathleen O'Hearn

LOCATION: 119 North Washington Street

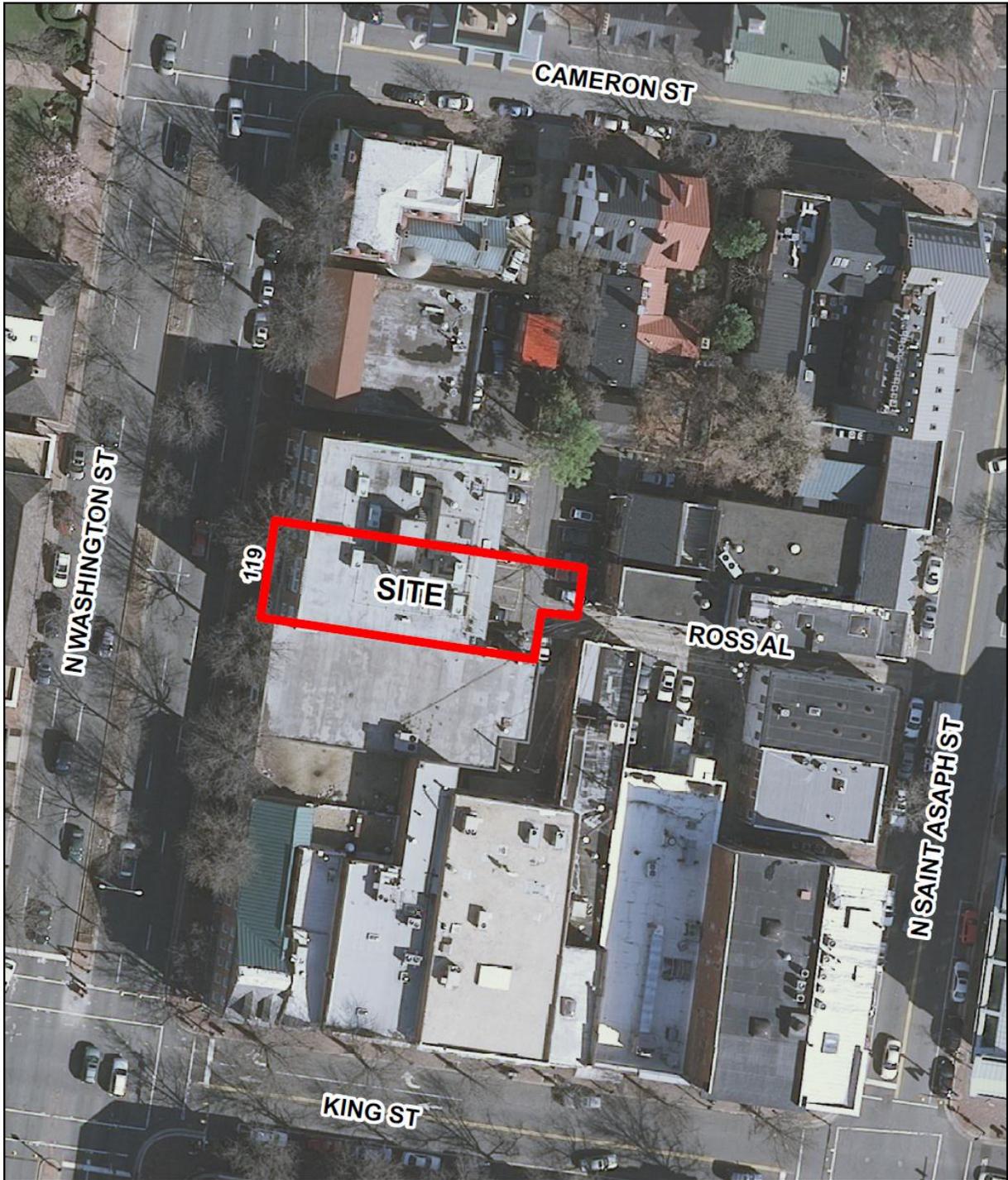
ZONE: CD / Commercial

STAFF RECOMMENDATION

Staff recommends approval of the application as submitted.

****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 BAR2012-0205



I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness at 119 South Washington Street to reconfigure the existing curved, multi-light, two-story window. The existing 56-light storefront window features true divided light glass panes with rectangular aluminum muntins. The proposed storefront window will continue to have curved glass but the light pattern will be reconfigured into a tripartite window configuration with a pronounced transom band and cornice above. The proposal is the same design that the Board approved in 2008 but which expired when it was not installed within one year of BAR approval.

II. HISTORY

The three-story First Federal Savings and Loan Association of Alexandria Building at 119-121 North Washington Street was constructed of brick-faced concrete block in 1949-1950 with a bow front window with flanking brick pilasters and flanking entry doors with broken scroll pediments surmounted by a granite frieze used as an incised sign band. It was designed by local architect Robert Willgoos, a practitioner of Colonial Revival architecture and a former member of the Board of Architectural Review.

In the last few years, the building has had a variety of tenants and the Board has approved a number of sign schemes (BAR Case #2001-0134, 6/20/2001 and BAR Case #1998-106, 8/19/1998, 1998). On July 18, 2007 (BAR Case #2007-0125), the Board approved alterations to the subject bow window, allowing the applicant to modify the existing grid system by reducing the number of individual window panes. The applicant subsequently determined that it was not feasible to modify the existing window so the applicant returned to the Board to request further modifications. In 2008, the Board approved a replacement storefront window with an aluminum frame and a sign band integrated into the bow window (BAR Case #2008-0006, 2/6/08). This approved design was not installed and the approval expired in 2009.

III. ANALYSIS

The proposed project complies with Zoning Ordinance regulations.

While Staff's preference would be to retain the existing curved, multi-light window, Staff fully understands the marketing difficulty of using this multi-pane window from a former bank for retail storefront display, even for pedestrians.

As with the previous, identical proposal of 2008, Staff finds the current proposal to be appropriate and compatible with the Colonial Revival style of the building and a significant improvement over a scheme that the Board also approved in 2007.



Figure 1. 2007 design approved by BAR (BAR Case #2007-0125, 7/18/2007).

In 2008, after the applicant determined that the previously approved design (above) was not feasible, the applicant returned to the Board with a revised scheme. The Board approved the revised scheme (below), which also included a sign band and pronounced cornice.

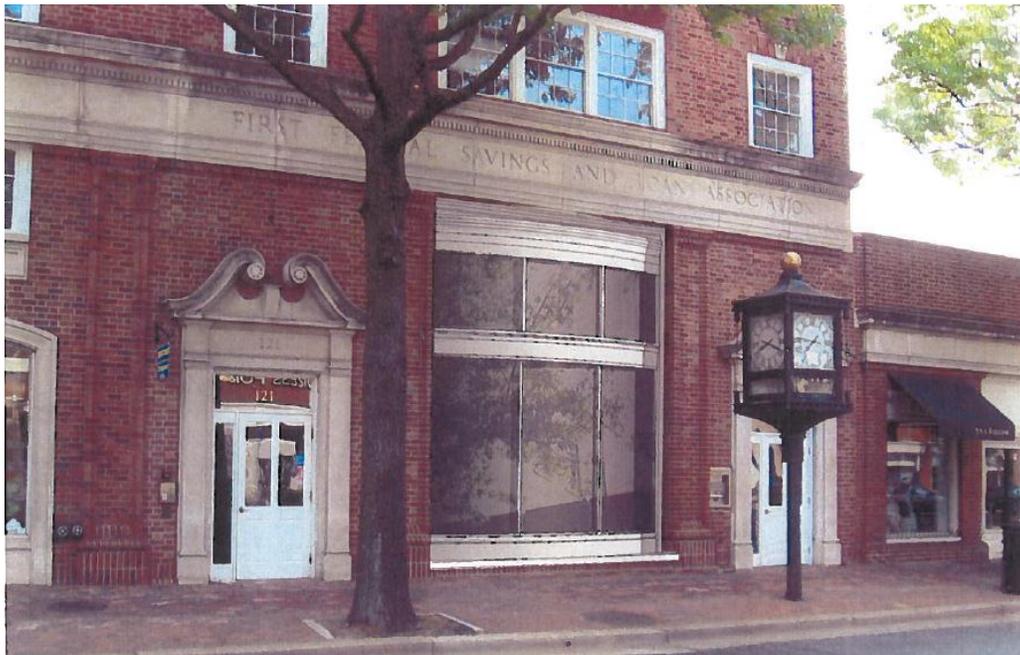


Figure 2. Current proposal and 2008 design approved by BAR (BAR Case #2008-0006, 2/6/2008).

In this particular case, Staff finds the building itself, originally constructed as a financial institution, to be a strong example of the Colonial Revival style that prevailed in Alexandria in the mid-twentieth century around the time of the establishment of the Old and Historic Alexandria District in 1946. During this period, many Colonial Revival buildings were constructed that represented a modern interpretation of a style appropriate for the George Washington Memorial Parkway. The former Alexandria Health Department building, the bank located at 330 North Washington Street, the Memorial Parish Hall at Christ Church at 118 North Washington Street, and the former J.C. Penney department store at 112 North Washington Street, all serve as excellent examples of the Colonial Revival style in Alexandria. In this case, the carved stone door surrounds, the brick pilasters, the pronounced engraved storefront cornice, the use of brick in a Flemish bond pattern, all indicate a high attention to detail and level of refinement and durable, high quality materials. Therefore, the building serves not only as an appropriate contextual building for the Parkway but also as a building with architectural merit of its own.



Figure 3. 119-121 North Washington Street, existing conditions.

However, Staff does not believe that this building is so unique or distinguished that it must be preserved as-is and believes that alterations to accommodate modern uses can be appropriate, so long as they are compatible. Staff finds the current proposal to be appropriate and compatible, as

it utilizes a Colonial Revival vocabulary and does not detract from the overall integrity of the building. The proportions of the storefront window glass recall the proportions of the adjacent entrance doors and their transoms. In particular, the storefront window now directly reflects the mullions of the tripartite windows on the second and third floors above which the present multi-pane window does not.

The National Park Service remains concerned that any alteration should maintain the memorial character of the George Washington Memorial Parkway.

STAFF

Catherine Miliaras, 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.
- C-1 A building permit is required for this project. Five sets of *construction documents* that fully detail the construction. If a design professional prepares drawings for the project the plans must bear the seal of the design professional in accordance with the Code of Virginia Section 54.1-410B.
- C-2 Alteration to a building/structure shall comply with the Uniform Statewide Building Code (USBC).
- C-3 The applicant shall provide window manufacturer specification, size of openings for each window as well as lintel size if the openings in the existing structure need to be enlarged.

Transportation and Environmental Services (T&ES)

RECOMMENDATIONS

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

CITY CODE REQUIREMENTS

- C-1. Any work within or performed from the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-2 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-3 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)

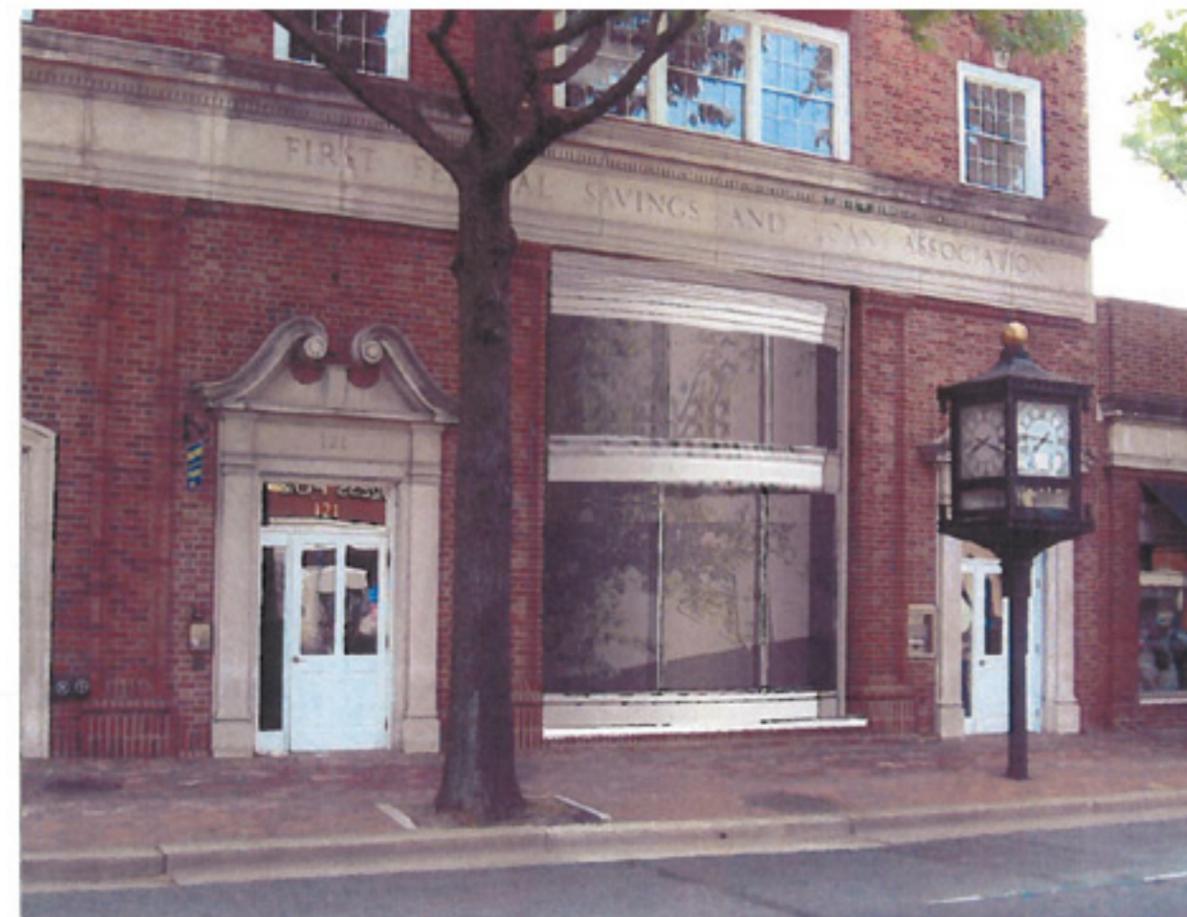
V. ATTACHMENTS

1 – Supporting Materials

2 – Application for BAR2012-00205 at 119 North Washington Street



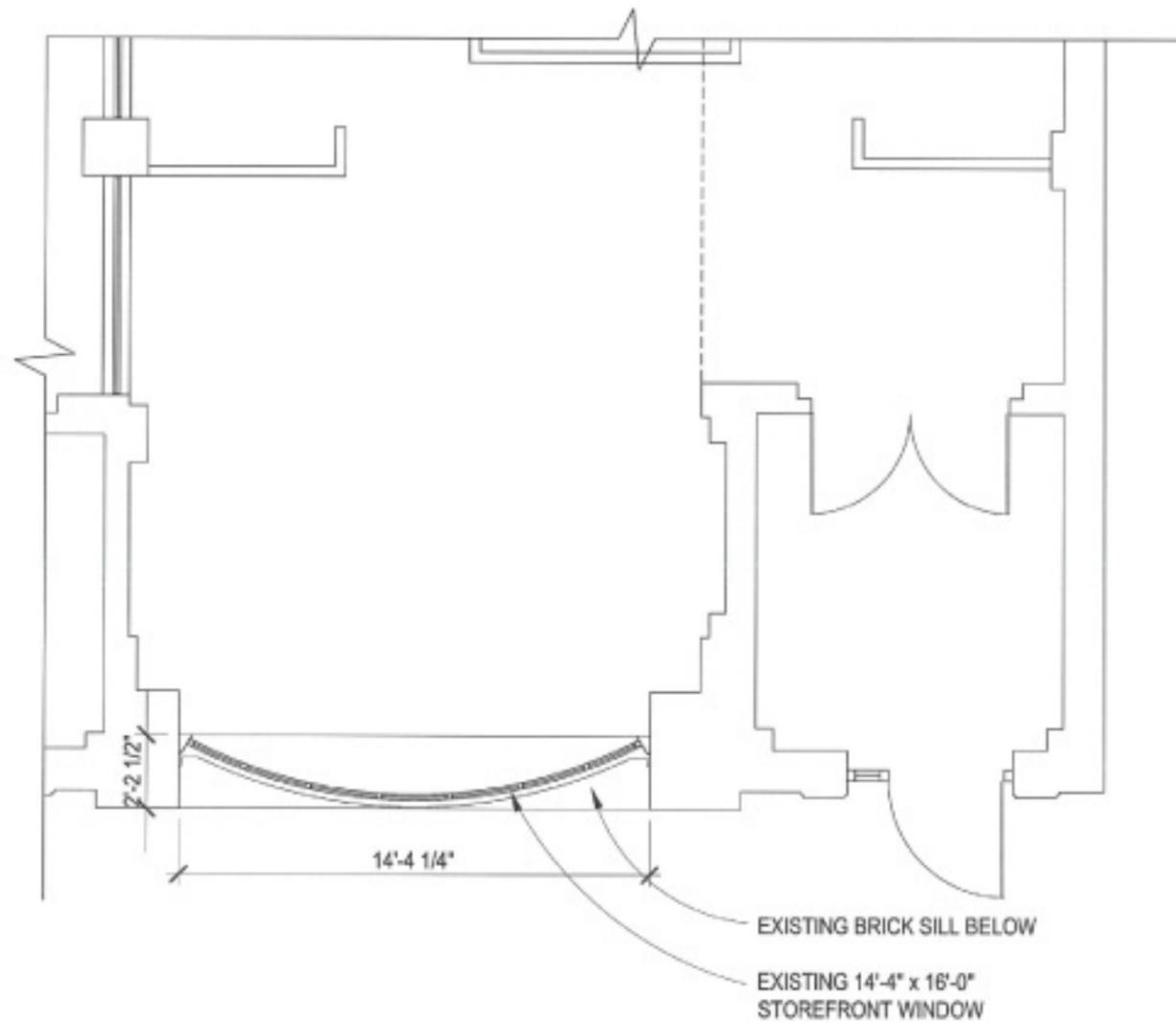
1 EXISTING STOREFRONT WINDOW
SCALE: NKS



2 PROPOSED STOREFRONT WINDOW
SCALE: NTS

STOREFRONT WINDOW MODIFICATION

119 WASHINGTON STREET, ALEXANDRIA, VA HPRB SUBMISSION 07-16-12



1 PLAN DETAIL OF EXISTING WINDOW
SCALE: 3/16" = 1'-0"



2 PHOTO DETAIL OF EXISTING WINDOW
SCALE: NTS

STOREFRONT WINDOW MODIFICATION

119 WASHINGTON STREET, ALEXANDRIA, VA HPRB SUBMISSION 07-16-12



1 115-121 N. WASHINGTON STREET
SCALE: NTS

2 108 S. WASHINGTON STREET
SCALE: NTS

3 600-700 BLOCKS OF KING STREET
SCALE: NTS

STOREFRONT WINDOW MODIFICATION

119 WASHINGTON STREET, ALEXANDRIA, VA HPRB SUBMISSION 07-16-12



1 123 NORTH WASHINGTON STREET
SCALE: NTS



2 DETAIL OF 123 N. WASHINGTON STREET
SCALE: NTS



3 700 KING STREET
SCALE: NTS



4 112 NORTH WASHINGTON STREET
SCALE: NTS



5 112 NORTH WASHINGTON STREET
SCALE: NTS



6 115 NORTH WASHINGTON STREET
SCALE: NTS

PRECEDENT WINDOWS

STOREFRONT WINDOW MODIFICATION

119 WASHINGTON STREET, ALEXANDRIA, VA HPRB SUBMISSION 07-16-12



MRC ARCHITECTS
mrcarchitects@gmail.com



1 PARTIAL PROPOSED ELEVATION
SCALE: 1/4" = 1'-0"

STOREFRONT WINDOW MODIFICATION

119 WASHINGTON STREET, ALEXANDRIA, VA BAR SUBMISSION 07-16-12

BAR Case # **2012-00205**

ADDRESS OF PROJECT: 119-121 N. Washington Street
 TAX MAP AND PARCEL: 064.04-08-26 ZONING: CD

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: Douglas Development / Paul Millstein / Norman Jemal

Address: 702 H. Street, NW

City: Washington State: DC Zip: 20001

Phone: 202-638-6300 E-mail: njemal@douglasdev.com

Authorized Agent (if applicable): Attorney Architect _____

Name: Paul Millstein

Phone: 202-638-6300

E-mail: pmillstein@douglasdev.com

Legal Property Owner:

Name: Jemals First Federal Holdings, LLC

Address: 702 H. Street, NW

City: Washington State: DC Zip: 20001

Phone: 202-638-6300 E-mail: njemal@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).*

Replace curved, multi-pane glazing with fewer curved glazing panes at the storefront.

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.

- 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: _____ Secondary front (if corner lot): _____.
- Square feet of existing signs to remain: _____.
- Photograph of building showing existing conditions.
- Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- Location of sign (show exact location on building including the height above sidewalk).
- Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: Check N/A if an item in this section does not apply to your project.

- 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.)
- 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: _____

Printed Name: _____

Date: _____

Signed by Paul Millstein