

Docket Item # 22
BAR CASE # 2007-0234

BAR Meeting
November 14, 2007

ISSUE: Alterations to Previously Approved Plans

APPLICANT: DSF Long King St. I, LLC

LOCATION: 1600 King Street

ZONE: KR/Retail

STAFF RECOMMENDATION: Staff recommends approval of the application with the following conditions:

1. That Staff review and approve the on-site materials mock up;
2. That the windows be the previously specified Pella Architects Series windows; and,
3. That the applicant comply with the archeological conditions listed the archeological comments below and in DSUP #2006-0036, 4/14/2007.

(Insert sketch here)

UPDATE: On January 18, 2006, the Board approved the façade materials and details of design for the new building to be constructed at 1600 King Street (BAR Case #2005-0165). Although the project was then just outside the boundaries of the Old and Historic Alexandria District, the Board reviewed the project for two reasons: BAR review of the new building was a condition of the original Development Special Use Permit (DSP#2002-0041, 4/16/2005) and a row of designated 100-Year Old Buildings at 1520, 1522 & 1524 King Street was included in the project. The demolition of the rear sheds of these buildings and alterations to the rear facades were approved by the Board in 2005 and 2006 (BAR Case #2005-0164, 9/20/2005 and BAR Case #2005-0165, 9/20/2006). Subsequently, the historic district was extended along King Street to include the block on which the project is located and the applicant decided to convert the project from condominium to hotel use. The change in use to hotel with restaurant and day spa was approved by an amendment to the prior Development Special Use Permit (DSP#2006-0036, 4/14/2007).

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations to previously approved plans. There has been no alteration to the plans for the historic buildings at 1520, 1522 & 1524 King Street. The new U-shaped building consists of a main block set back from King Street and fronting on an interior courtyard and arms to the east and west that extend to King Street on either side of the historic row. The plans for the new building remain substantially the same as previously approved, but differ in a number of details and in addition of a rooftop penthouse. These alterations are described in detail below.

Penthouse

In the previously approved plans, there were two small penthouses, one for the stairs and one for the elevator, on the roof at the top of the sixth floor. They were clad in stucco to match the cast stone cladding on the sixth floor, but were not expected to be visible from the public right-of-way. Also on the rooftop, clustered toward the center, were individual HVAC units. Other individual HVAC units were located in small groups on the third, fourth and six floor levels. These were located so as not to be visible from the public right-of-way. As a result of the change from condominium to hotel, the individual units were eliminated in favor of a unified mechanical system for the whole building, with all rooftop HVAC equipment to be located on the roof at the top of the sixth floor. Several other new rooftop mechanicals, including fans and a generator, are now required to support the hotel and restaurant use. According to the applicant, the tallest piece of equipment will be 9' high and the equipment is clustered as closely as permitted by function and code requirements.

The rooftop structure will consist of an 8' high penthouse with low hip roof and matching screen wall which is open at the top. The penthouse and screen will be clad in stucco to match the cast stone of the sixth floor and will appear as one structure. There will be a simple cornice (Cornice D) at the top of the penthouse and screen wall uniting the two elements visually. The penthouse and screen wall structure will be held back from the edge of the 6th story by 8' on the front (north) and rear (south) sides and by 4' on the east and west sides. The applicant has provided sightline drawings and a computer sketch-up model to assist Staff and the Board in evaluating the impact of the rooftop structure. According to the architect's calculations, only 2-3' of the

upper penthouse wall will be visible from any vantage point in the public right-of-way along King Street.

Windows

The previous approval had specified that the windows would be Pella Architect Series double hung wood windows with aluminum cladding in a white finish. These windows had simulated divided lights with fixed aluminum exterior muntins. The applicant is requesting approval to change the windows from the previously specified Pella Architect Series to Pella ProLine Series windows with the same white finish. The proposed ProLine windows are aluminum clad wood windows with simulated divided lights with fixed aluminum exterior muntins. According to the applicant, the Pella ProLine windows will appear similar to the Pella Architect Series but are more appropriate for hotel use and are more durable. The applicant has confirmed that the glazed doors will remain Pella Architect Series as previously specified.

Niche

Subsequent to the previous approval, the applicant learned that a storm water management vault would be required within the proposed footprint of the western arm of the building. The underground vault requires exterior ground level access through a manhole. The location of the manhole was just inside of east wall of the western arm, approximately 7' southward from the front of the building. As a result, a niche to accommodate the manhole has been inserted in the east wall of this section on the first story. The niche will be lined in the same brick as the building wall and painted the same color as the rest of this section. The niche will have a brick jack arch, similar to those elsewhere on the building and will have an approximately 6' tall ornamental steel gate at the front of the niche. This gate is similar in design to the gates at the east and west passageways into the courtyard. The niche is located on the western passageway. The gate at the front of this 4' wide passageway will remain locked while the eastern gate will be open.

1600-1602 King Street facade

As previously approved, the western arm of the building was to incorporate the brick façade of the circa 1900 retail building at 1600-1602 King Street. The drawings noted, "existing façade to remain," and showed fenestration that matched the pre-demolition appearance of the building. Although the one-over-one second story windows might have been original, the street level openings had probably been subject to multiple alterations over the years. The entryway and storefront windows were metal and glass, probably dating to the mid- to late-20th century. The arched wood panels over the storefront windows were plywood affixed to the brick wall. As the applicant maintained that there would be no alterations, the treatment of this façade was not considered in the prior BAR review. However, the demolition left only the brick wall and openings devoid of window sash or doors. Given the opportunity to consider the façade, it is clear that the pre-demolition appearance of the building was not original and was inappropriate for the period of the building. The applicant is now proposing to install wood doors and windows in this façade. The second story windows will be one-over-one wood windows. The shop windows will have a central large pane flanked on either side by a narrower vertical pane and a five-light transom above. The entryway will have a half-glazed wood paneled door set within a paneled and glazed surround with a five light transom above. The same exterior light fixtures that were approved for the eastern retail arm will be on either side of the entryway.

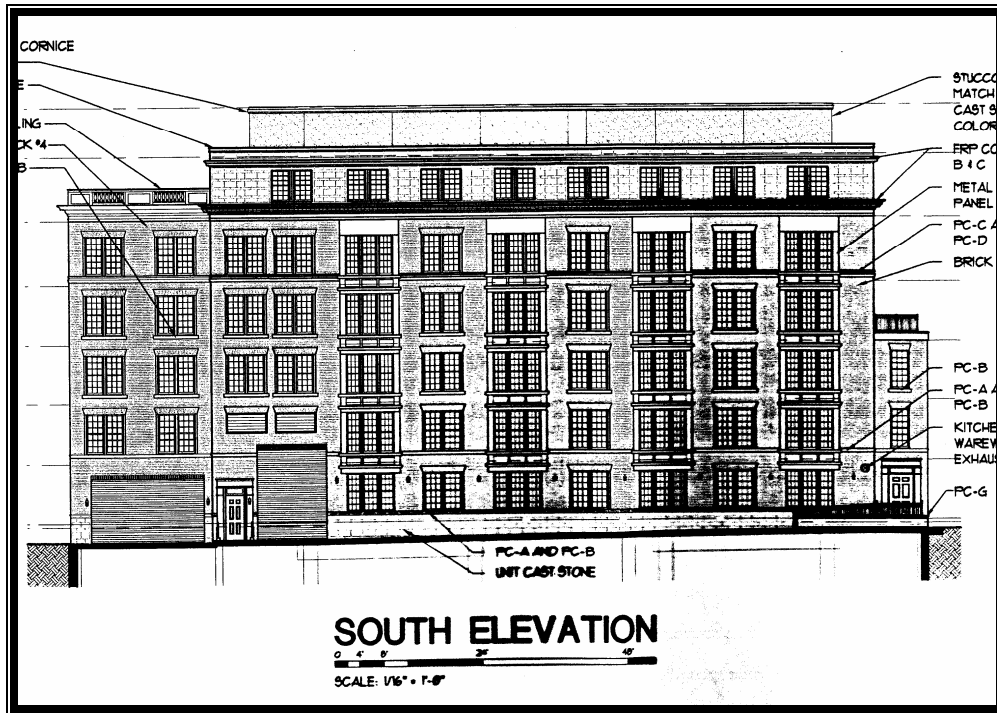


Figure 1: South Elevation of 1600 King St



Figure 1: King St (North) Elevation of 1600 King St

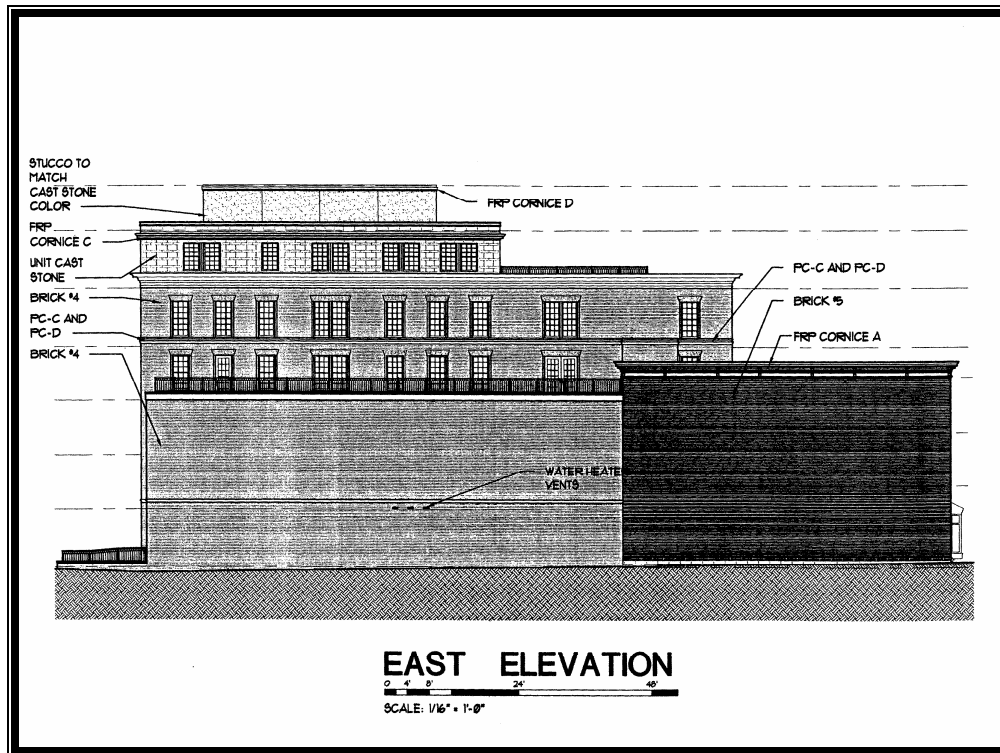


Figure 1: East Elevation of 1600 King St

II. HISTORY:

Prior to the commencement of the project, the property included a circa 1900 building at 1518 King Street, the row of three 100 Year Old Buildings at 1520, 1522 & 1524 King Street, and a circa 1900 building at 1600-1602 King Street. The rest of the property, on the interior of the block, was used as a parking lot. As explained above, the project was then outside the bounds of the Old and Historic District. The building at 1518 King Street was demolished, the rear sheds of the 100 Year Old Buildings were removed and all but the front wall of the building at 1600 King Street was removed for the condominium/retail project. The archeological investigation required by the DSUP and BAR approvals was undertaken, the sheeting and shoring installed and the excavation begun. The expansion of the district along King Street to include this block was approved in April 2006. On deciding to change the use of the project, the applicant began working with BAR staff to ensure that the change in use resulted in as little change to the exterior of the new building as possible and to work out a number of the conditions of the prior approval (BAR Case #2005-00165, 1/18/2006). The Board approved the materials and design details with the following conditions:

1. That the light fixtures on the front facade of the retail arm at 1514-1518 King Street be larger in scale and be limited to either side of the entrance;
2. That the light fixtures at the main entrance of the condominium building on the north elevation be larger in scale;
3. That Staff review and approve the detailing of the cast stone;
4. That Staff review and approve the on-site materials mock up;

5. That the following archeological requirements be fulfilled by the applicant as outlined below;
- A. To insure that significant information is not lost as a result of the current development project, the applicant must hire an archaeological consultant to complete a Documentary Study on this property. Contact Alexandria Archaeology to obtain a scope of work for this investigation. After completion of the Documentary Study, consultant will meet with Alexandria Archaeology staff to present the results. If the Documentary Study indicates that significant resources may be present, the consultant must complete an Archaeological Evaluation and Resource Management Plan, as outlined in the *City of Alexandria Archaeological Standards*. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented.
 - B. All archaeological preservation measures must be completed prior to ground-disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance). To confirm, call Alexandria Archaeology at (703) 838-4399.
 - C. Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - D. The statements in C-2 and C-3 above must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirements. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.
 - E. Certificates of Occupancy will not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist.
 - F. If warranted by the City Archaeologist, the developer will erect a historic marker on the property according to specifications provided by Alexandria Archaeology. The marker will highlight the historical and archaeological significance of the property.
 - G. If warranted by the City Archaeologist, the developer will produce a booklet for the public on the history and archaeology of the property, according to specifications provided by Alexandria Archaeology. If requested, the consultant will make a presentation on the results of the project to the Board of Architectural Review.
 - H. All archaeological work will be carried out in accordance with the *City of Alexandria Archaeological Standards and is subject to the approval of the City Archaeologist*.
 - I. The applicant should not allow any other metal detection or artifact removal to be conducted on the property, unless authorized by Alexandria Archaeology.

Condition #s 1, 2 and 3 have been resolved to Staff's satisfaction and are reflected in the current drawings. Condition #4 will be reiterated as a condition of the approval for the alterations and should be satisfied in the coming months. Condition #s 5A and 5B for archeological

investigations have been completed. The comments of Alexandria Archaeology found at the end of this report summarize the findings and current status of the project.

III. ANALYSIS:

The proposed alterations and penthouse comply with the zoning ordinance requirements.

In any large project, it is not unusual for changes to arise as the plans progress toward the final building permit set. In this case, the change in use could potentially have resulted in a significantly greater number of changes to the previously approved plans. However, the applicant and the architectural team, a different firm from the previous time, worked hard to minimize the changes and consulted with Staff along the way. In general, Staff is pleased with the proposed alterations and with the applicant's willingness to work with Staff to find acceptable solutions.

Penthouse

Staff initially had substantial concerns about the addition of a substantial rooftop element where there had previously been only two small structures. The currently proposed penthouse with screenwall is nearly as large as the sixth floor it rests on. However, Staff is convinced that the architects and mechanical engineers have worked to ensure that only the necessary mechanical equipment is located on the rooftop and that it is as well located and as low as possible to minimize visibility and footprint. In addition, the penthouse is designed to be both compatible with the building and to be a background element, with its rectangular footprint echoing that of the main block of the building and its true stucco (not EFIS) cladding and cornice a quieter version of the classical architectural treatment of the sixth floor. Lastly and most importantly, based on sightline drawings and computer sketch up models provided by the applicant, Staff believes the penthouse will only be minimally visible from some viewpoints and will not be a significant visual element of the building.

Windows

While Staff admits that the differences between the Architect Series and ProLine windows are relatively minor, Staff continues to believe that the Architect Series is preferable. It has more substantial and authentic profiles. These are best seen at the muntin, jamb and sill.

Niche

Staff has no objection to the proposed niche in the east wall of the western arm. Initially the niche caused some concern as it appeared as a strange aberration in the otherwise flush wall. However, at the request of Staff, the applicant changed the material lining the niche from EIFIS to brick and finished the opening with the brick jack arch and steel gate, giving it some architectural presence and integrating it into the vocabulary of the project. Staff notes that this area will not be highly visible as it is removed from the street face by approximately 7' and is on a passageway that is not anticipated to be highly trafficked.

1600-1602 King Street facade

Staff believes the proposed treatment of this historic façade is appropriate, given a lack of information about the original appearance, and a significant improvement over the mid- to late-20th century treatment that existed prior to the demolition. Originally, the applicant had

proposed aluminum storefront windows and entryway. As now proposed, the windows and doors will be wood. The storefront windows will fit the existing, likely non-historic, openings while restoring a more historic feeling through the use of a transom and vertical divisions within the main window. Similarly, the entryway restores a historic feeling to what is likely a non-original opening.

As with the previous approval, Staff recommends that it be provided the opportunity to review and approve the on-site materials mock up. In addition, Staff notes that while the archeological investigation has been completed, a number of archeological conditions remain. These conditions are the same conditions that were included in the recent amendment to the DSUP.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. That Staff review and approve the on-site materials mock up;
2. That the windows be the previously specified Pella Architects Series windows; and,
3. That the applicant comply with the archeological conditions listed the archeological comments below and in DSUP #2006-0036, 4/14/2007.

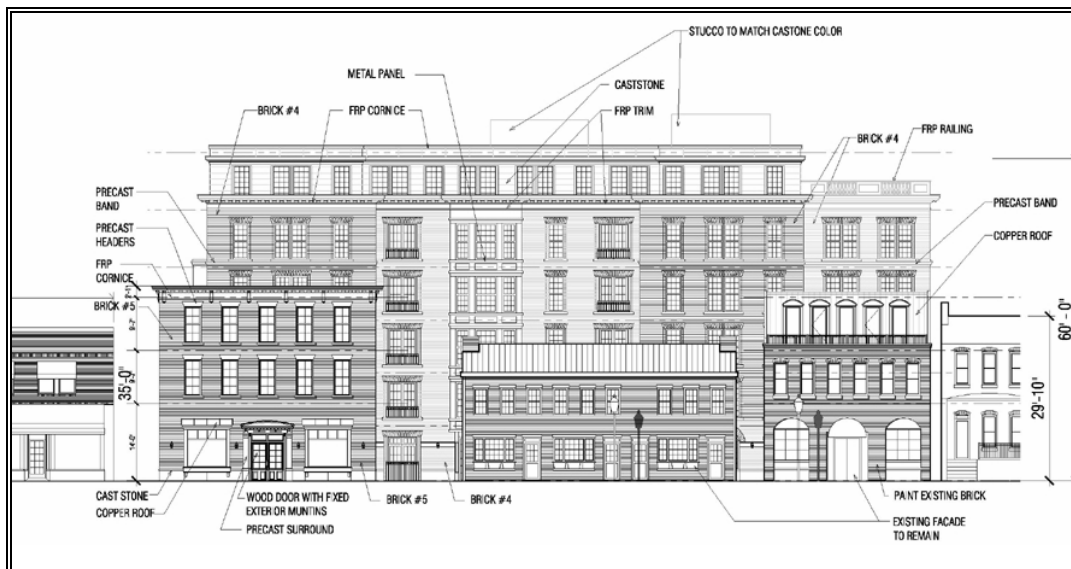


Figure 1 - Previously approved King Street elevation, 01/18/2006



Figure 2 - Previously approved South elevation, 01/18/2006



Figure 3 - Previously approved King Street elevation, 01/18/2006

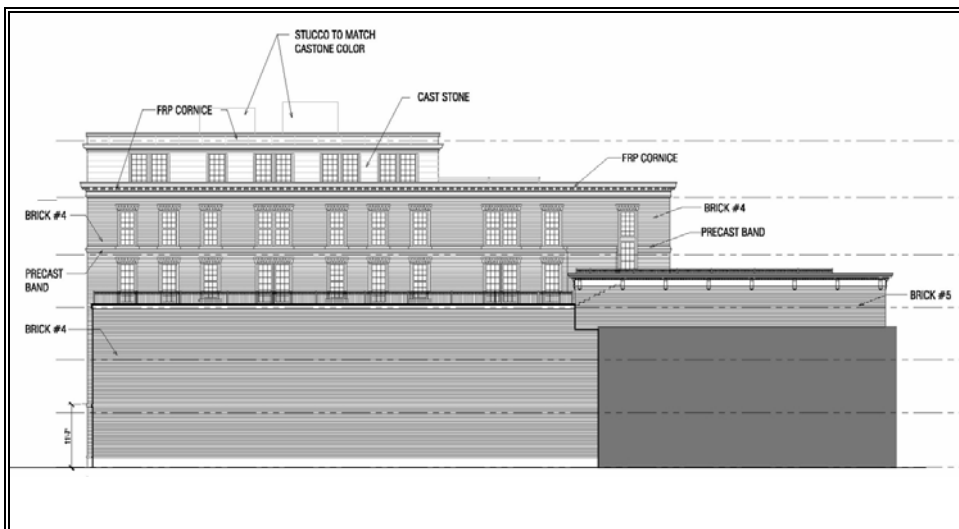


Figure 4 - Previously approved East elevation, 01/18/2006

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Additions and alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit (USBC 108.1). Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application (USBC 109.1).
- C-3 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

Historic Alexandria:

Recommend approval.

Alexandria Archaeology:

- F-1 Documentary research on this property has been completed by Thunderbird Archaeology. The work confirmed that the lots served as the site of a slave-trading establishment in the early 19th century. In 1851, Edward Home advertised the establishment of his slave-trading business on upper King Street, adjoining the Virginia House. A later 1851 article states that the property included a frame dwelling and outbuildings with a brick Negro jail immediately behind it. In addition, the Army Quartermaster's maps from the Civil War period depict a fenced stables complex south and east of these lots.
- F-2 Thunderbird Archaeology completed the fieldwork on this project. Although no definite evidence of the slave-trading business was discovered, the consultant did discover a significant water recovery and delivery system on the property. These features may relate to the Civil War use of the site. There is potential that archaeological resources relating to the water system or to the slave jail still remain buried on the property.
- C-1 The developer shall consider the historic character of the property in the design of open space for this project and shall provide interpretive signage (see Condition 6 below).
- C-2 The applicant will provide funding for the conservation treatment of the wooden artifacts recovered from the archaeological excavation, including the barrel, pump, and a section of the conduit.
- C-3 The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

- C-4 To fulfill the remaining requirements of the Archaeological Protection Code, the applicant shall complete documentary research to interpret the wooden water delivery features, turn in the full site report, and complete the outstanding requirements of the Archaeological Scope of Work.
- C-5 Certificates of Occupancy will not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist.
- C-6 The developer will design, write and erect historic markers on the property according to specifications provided by Alexandria Archaeology. The markers will be subject to approval by Alexandria Archaeology, will highlight the historical and archaeological significance of the property, and will be integral to the open-space landscaping condition 1e.
- C-7 The developer will produce a booklet for the public on the history and archaeology of the property, according to specifications provided by Alexandria Archaeology. If requested, the consultant will make a presentation on the results of the project to the Board of Architectural Review.
- C-8 The applicant should not allow any metal detection or artifact removal to be conducted on the property, unless authorized by Alexandria Archaeology.