

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Melwood, Inc.

LOCATION: Old and Historic Alexandria District
214 & 216 South Peyton Street

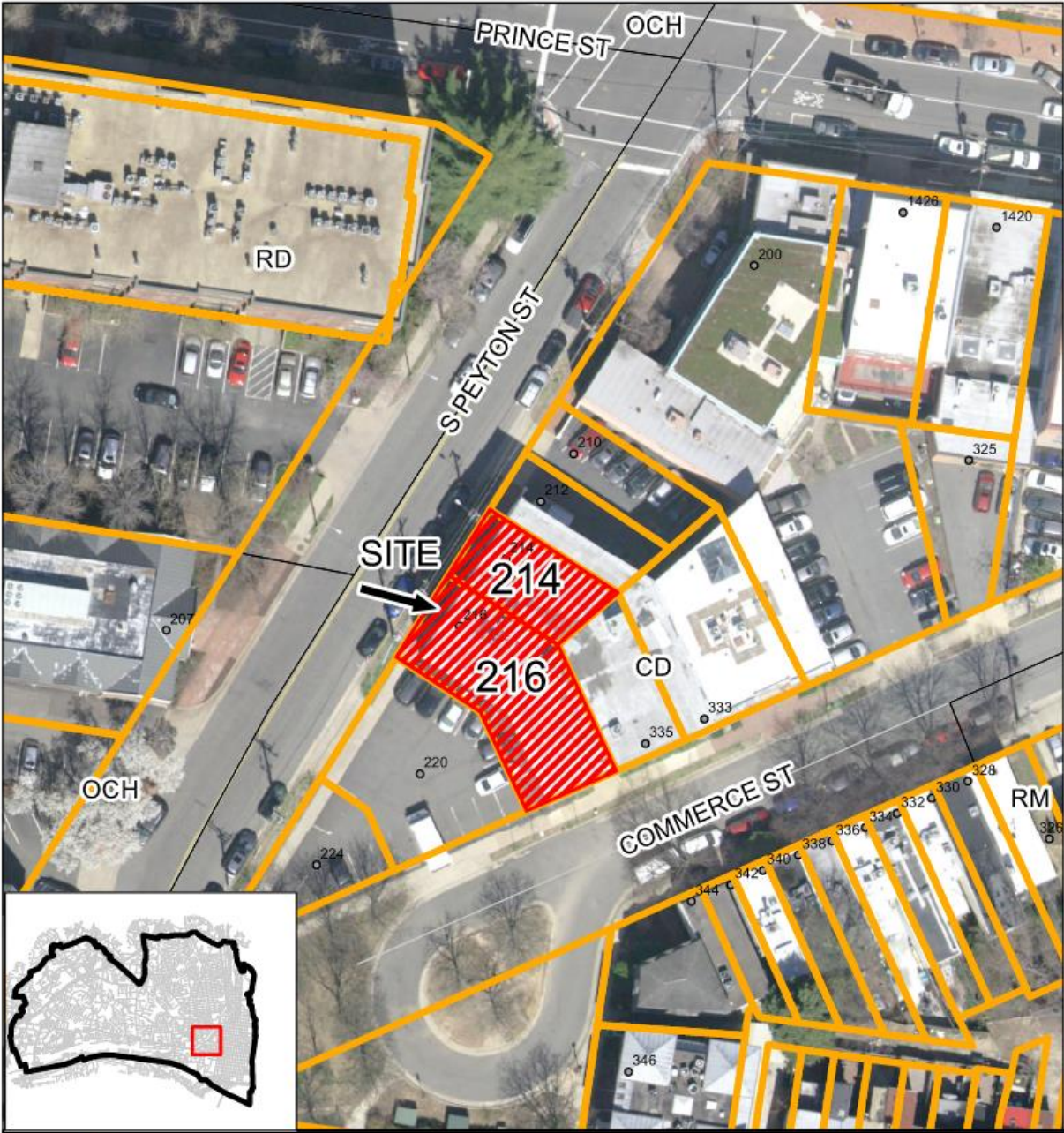
ZONE: CD/Commercial Downtown Zone

STAFF RECOMMENDATION

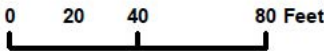
Staff recommends approval of the Certificate of Appropriateness for alterations with the condition that the applicant work with staff on the final configuration of the revised storefront.

GENERAL NOTES TO THE APPLICANT

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Permit Center, 4850 Mark Center Drive, Suite 2015, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR#2026-00030 - OHAD
214 & 216 South Peyton Street



I. APPLICANT'S PROPOSAL

The applicant is proposing to demolish approximately 7 sf of the middle storefront knee wall to install an ADA door (Figure 1).



STOREFRONT TO BE MODIFIED PER DRAWINGS AND NOTES BELOW

Figure 1 - Area of work

Site context

The properties at 214 & 216 S Peyton Street sit at the west edge of the Old and Historic Alexandria District, on a triangular shape block between South Peyton and Commerce streets. The building faces both streets and are highly visible from both public ways.

II. HISTORY

The two-story brick building was built in 1979, permit # 10548 was approved for the construction of a two-story medical hazard storage (Figure 2). The existing Mission style façade with storefronts and upper story windows was approved by the BAR in 1986 (BAR86-109). The painted brick building features stepped parapet with coping.



Figure 2- front elevation before 1986

Previous BAR Approvals

Staff did not find any recent BAR approvals for the property.

III. ANALYSIS

Certificate of Appropriateness

The *Design Guidelines* state that: “There are a number of means of making buildings in the historic districts accessible without unduly compromising the historic integrity of the structure.” Furthermore, “While it is expected under the ADA and the USBC that access will be located at the most widely used entrance to a building and not located at a secondary entrance, the Board may require an applicant to seek appropriate modifications where providing access at such primary locations would result in the loss or concealment of exterior historic architectural fabric or character.”

Display windows and bulkheads are essential elements of traditional storefronts which provide a sense of scale and aesthetic quality to the facade of a commercial building. The arrangement, proportions and design of openings are important design elements of the architectural composition.

Even though the building at 214 & 216 South Peyton Street was built in 1979 and modified in 1986, therefore considered a **Late** building within the Old and Historic Alexandria District, the Mission style architecture is uncommon in the historic districts, thus, it should be considered an exception to the rule in regards to approve modifications that would impact its integrity.

The applicant’s proposal to alter the middle storefront to install an ADA door (Figure 3 and 4) will break the rhythm of the building’s store fronts. In addition, the proposed 3’-0” wide aluminum Trifab Versa Glaze door with transom will modify the existing storefront opening, framing, and

glazing. Moreover, the project requires the removal of the existing knee wall (1'-6" x 4'-8") on the north side of the middle storefront, lowering the glazing to the street level and adding a transom at the top. In staff's opinion, the proposed alteration will have an impact on the aesthetic of the building.



Figure 3 - Existing storefront composition

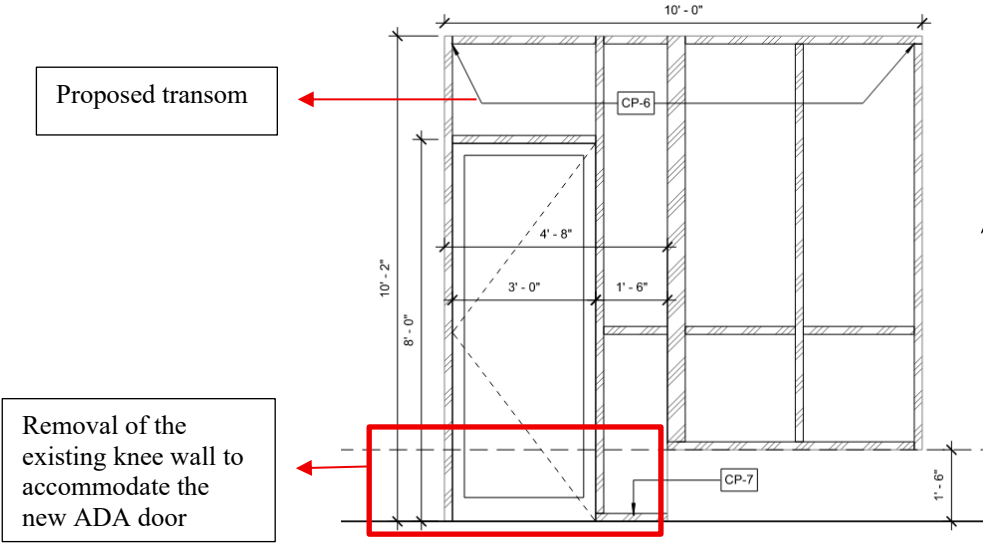


Figure 4 - proposed storefront modification

With the discussion above, staff recommends approval of the project with the condition that the applicant work with staff on the final configuration of the revised storefront.

STAFF

Marina Novaes, Historic Preservation Planner, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed modification of the existing storefront to convert a window to a door will comply with Zoning.

Code Administration

C-1 A building permit is required.

Transportation and Environmental Services

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

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

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

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

C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)

- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- F-1 Archaeology has no comments.

V. ATTACHMENTS

1 – Application Materials

- Completed application
- Plans
- Material specifications
- Scaled survey plat if applicable
- Photographs

2 – Supplemental Materials

- Public comment, if applicable
- Any other supporting documentation

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: 214 - 216 S. Peyton Street

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

TAX MAP AND PARCEL: 073.02-05-10, -11, and -14 **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: Melwood, Inc.

Address: _____

City: _____

Phone: _____

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

Name: M. Catharine Puskar

Phone: _____

E-mail: _____

Legal Property Owner:

Name: Melwood, Inc.

Address: _____

City: _____

Phone: _____

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).*

The Applicant proposes minor revisions to the existing storefront glass along S. Peyton Street to provide an accessible entry from the sidewalk into the building. The existing main entrance contains steps and does not provide adequate accessible entry for Melwood's patrons, some of whom have disabilities. The middle bay of windows will be revised to two window panels and a door by demolishing 7 SF of kneewall below the panels, adding a door, and reconfiguring the remaining window panels.

SUBMITTAL REQUIREMENTS:

Check this box if there is a homeowner's association for this property. If so, you must attach a copy of the letter approving the project.

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- Survey plat showing the extent of the proposed demolition/encapsulation.
 - Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
 - Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
 - Description of the reason for demolition/encapsulation.
 - Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.

- ^{N/A} Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- FAR & Open Space calculation form.
- Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- Existing elevations must be scaled and include dimensions.
- Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- ^{N/A} Linear feet of building: Front: _____ 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 understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: 

Printed Name: M. Catharine Puskar

Date: 02/03/2026

Melwood, Inc.

[REDACTED]

Paul Stoddard
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Authorization to File Application for a Certificate of Appropriateness
214 -216 S. Peyton Street, Tax Map ID 073.02-05-10, -11, and -14 (the
“Property”)

Dear Mr. Stoddard:

Melwood, Inc., as the owner of the above-referenced Property, hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of a Certificate of Appropriateness and any related applications or requests for the Property.

Very truly yours,

Melwood, Inc.

By: Scott Gibson

Its: COO

Date: Feb 3, 2026

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1.		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 214-216 S. Peyton Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Melwood, Inc.	[REDACTED]	See attached
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Melwood, Inc.	See attached	See attached
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.

02/03/2026
Date

Scott Gibson
Printed Name

Scott Gibson
Signature

DISCLOSURE ATTACHMENT

Melwood, Inc.

Melwood, Inc. is incorporated as a Virginia nonstock corporation. A Board of Directors governs the affairs of the corporation. A list of directors is below. The Registered agent of the corporation is Corporation Service Company. This corporation is not a membership corporation.

Board of Directors

Name

Address

Glenn S. Miller

Laura Thrall

Steve Weiss

Dave Covington

Dr. Tracy Freeman

Suzanna Kang

Brad Spencer

Raquel Tamez

Steve Martin

Don Hathway

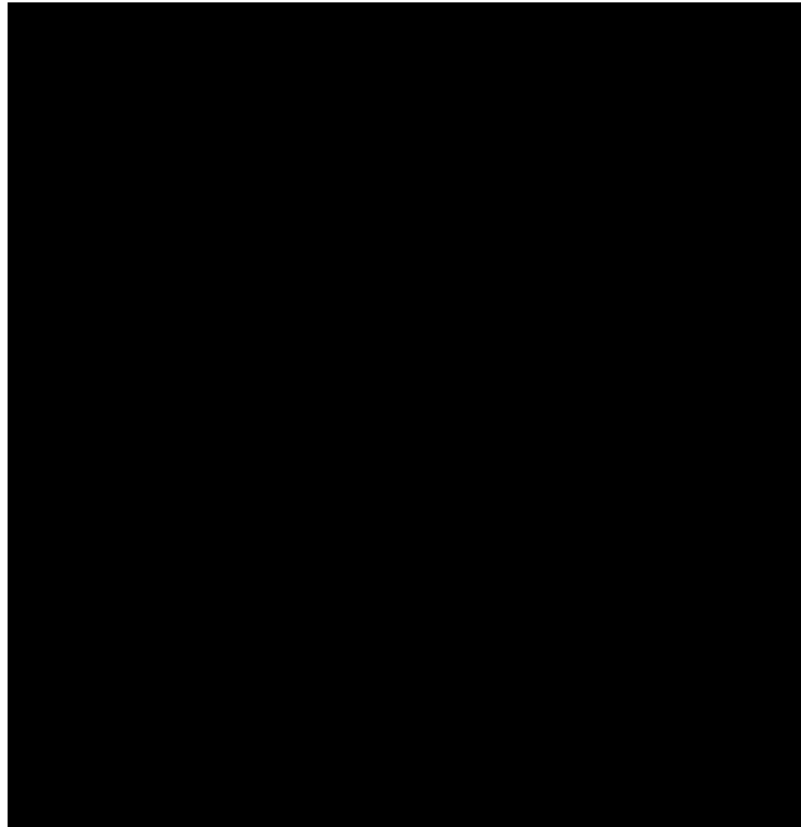
Sean Hoffman

Brian Callahan

Selonia Miles

Jim Cook

Tasha Austin



***None of the entities or individuals listed above have any business or financial relationship as defined by Section 11-350 of the Zoning Ordinance**

DESIGN AND PERFORMANCE VERSATILITY WITH UNMATCHED FABRICATION FLEXIBILITY

Photography: © Bob Perzel



TRIFAB® VERSAGLAZE® 450, 451 & 451T (THERMAL) FRAMING SYSTEMS & TRIFAB® 451UT (ULTRA THERMAL) FRAMING SYSTEM

Trifab® VersaGlaze® is built on the proven and successful Trifab® platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The 4.5" depth Trifab® VersaGlaze® Framing System family is available with non-thermal, thermal and ultra-thermal performance levels. The ultra-thermal Trifab® 451UT Framing System, is designed for the most demanding thermal performance and employs actual Isolock® thermal break.

AESTHETICS

Trifab® VersaGlaze® Framing Systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural silicone glazing (SSG) and weatherseal glazing options further expand designers' choice, allowing for a greater range of possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth; Trifab® VersaGlaze® 450 has 1-3/4" sightlines, while Trifab® VersaGlaze® 451/451T and Trifab® 451UT have 2" sightlines.

With seamless incorporation of Kawneer entrances or windows, including GLASSvent® visually frameless ventilators, Trifab® framing can be used on almost any project. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing a full range of proven, and tested, quality products for the owner, architect and installer from a single-source supplier.

ECONOMY

Trifab® VersaGlaze® 450/451/451T/451UT Framing Systems offer a variety of fabrication choices to suit your project:

- **Screw Spline** – for economical continuous runs utilizing two-piece vertical members that provide the option to pre-assemble units for efficient handling and installation. (available for all Trifab systems)
- **Shear Block** – for punched openings or continuous runs using tubular verticals with shear blocks to connect horizontal members. (available for 450/451/451T systems)
- **Stick** – for fast, easy field fabrication. Continuous sill and head receptors are installed with horizontals connected to tubular verticals with shear blocks. (available for 450/451/451T systems)
- **Pre-glazed** – The combination of screw spline construction with pre-glazing in the shop accelerates installation and reduces field labor time while minimizing disruption to the surrounding area or existing tenants. Making it an exceptional choice for new or retrofit applications, particularly in urban areas or where space is limited. (available for 451/451T/451UT framing)

Photography: © Ben Gancsos



All systems can be flush glazed from either the inside or outside. The weatherseal option provides an alternative to SSG vertical mullions for Trifab® VersaGlaze® 450/451/451T. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior without the added labor of scaffolding or swing stages. Additionally, high-performance flashing options are engineered to eliminate perimeter sill fasteners and associated blind seals.

FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum and painted finishes in fluoropolymer (AAMA 2605) and solvent-free powder coatings (AAMA 2604) offer a variety of color choices.

