

ISSUE: Certificate of Appropriateness for alterations (signage)

APPLICANT: EAHG Alexandria LP

LOCATION: Old and Historic Alexandria District
625 First Street and 510 Second Street

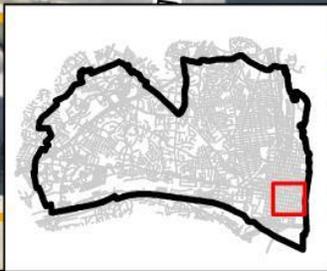
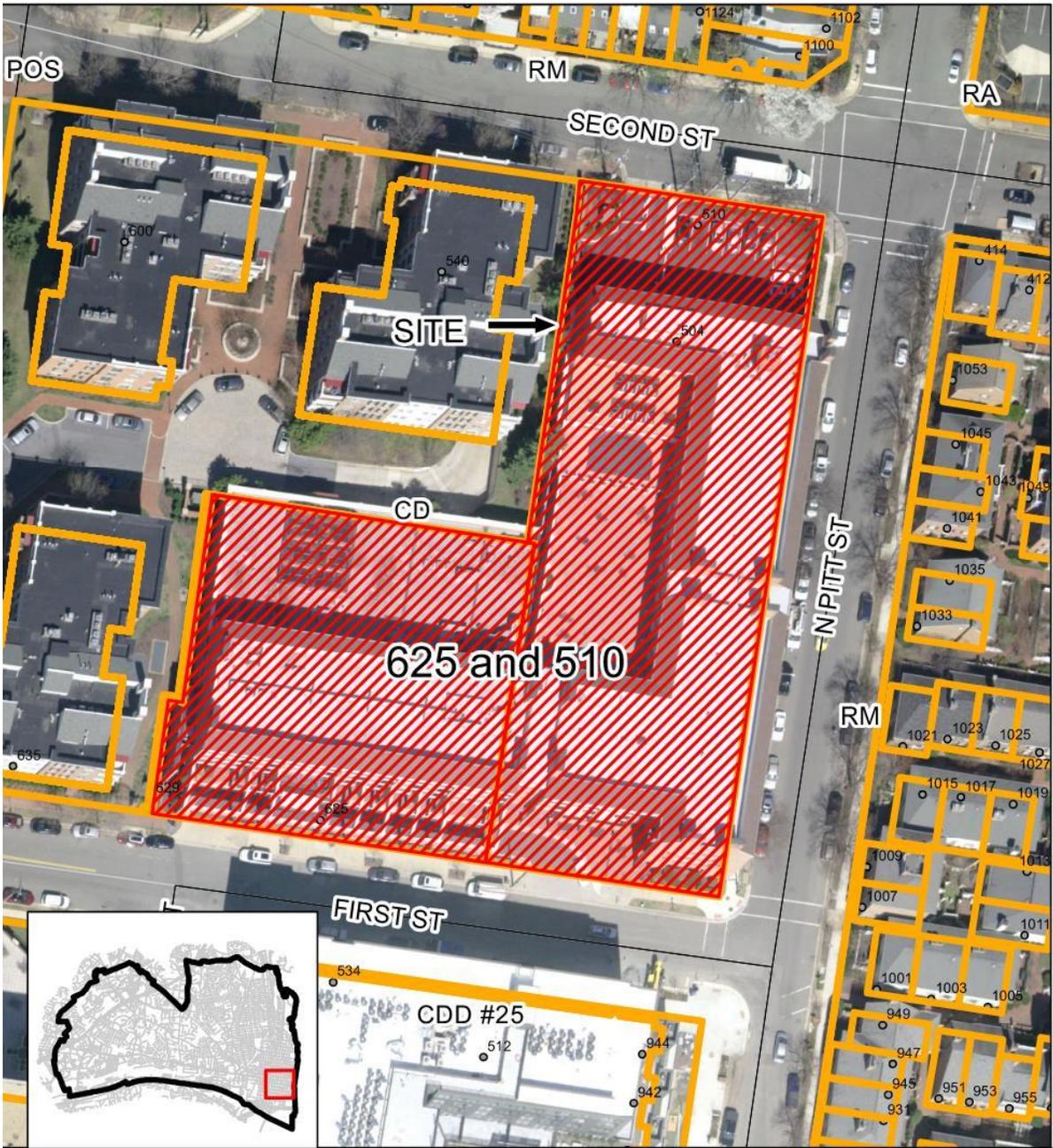
ZONE: CD/ Commercial downtown zone.

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness for signage with the condition that the anchors for the sign should be installed into the mortar joints of the masonry wall to avoid damage to the brick.

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, Room 4200, City Hall, 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#2023-00417
625 First and 510 Second Street



0 30 60 120 Feet

I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to install a non-illuminated, pin-mounted wall sign, at 625 First Street. The proposed 7.14 square foot sign will be located adjacent to the café on the ground floor of the Hotel AKA and affixed to a brick wall.

Site context

The property has street frontage on both First and N. Pitt streets and given the size of the building there are views of the property from numerous locations. The Old & Historic Alexandria District boundaries go through the center of the building but by past practice the BAR reviews and approves the building as a whole.

II. HISTORY

The hotel at 625 First Street has frontage on both First and N. Pitt Streets and was constructed in two phases. The first phase of the building was constructed as an addition in the late 1970s as part of the Old Colony Inn, which once occupied this site as well as the land to the west and north. The second phase of the hotel was constructed in the mid-1980s when the larger portion was constructed fronting on N. Pitt Street. The BAR has reviewed numerous applications since the hotel was constructed, limited to minor alterations such as signage, awnings, fenestration changes at the first floor and construction of a brick screening wall.

Previous BAR Approvals

BAR2023-00339 – The Board approved a Permit to Demolish for partial demolition and capsulation (9/6/2023).

BAR2023-00338 – The Board approved a Certificate of Appropriateness for alterations (9/6/2023).

BAR2023-00109 – The Board approved a Certificate of Appropriateness for signage. (4/6/2023)

BAR2021-00471 – The Board approved a Permit to Demolish for partial demolition and capsulation (2/16/2022)

BAR2021-00470 – The Board approved a Certificate of Appropriateness for alterations and the painting of unpainted masonry (3/16/2022).

BAR2023-00183 – The Board approved a Permit to Demolish for partial demolition and capsulation (5/17/2023).

BAR2023-00181 – The Board approved a Certificate of Appropriateness for alterations and the painting of unpainted masonry (5/17/2023).

III. ANALYSIS

Staff has no objection to the proposed non-illuminated, pin-mounted wall sign. The *Design Guidelines* encourage signage to be compatible and blend in with the architecture of the building. The sign is appropriately located on the building and appropriate in scale and design. This sign is located at the main entrance of the building and will orient visitors to the café on the ground floor. While the *Administrative Sign Policy* states that individual letter, pin-mounted signs must be installed on a wood frieze board or sign band and not directly to a masonry wall, however, the sign is small in size and will be located on a late-20th century building.

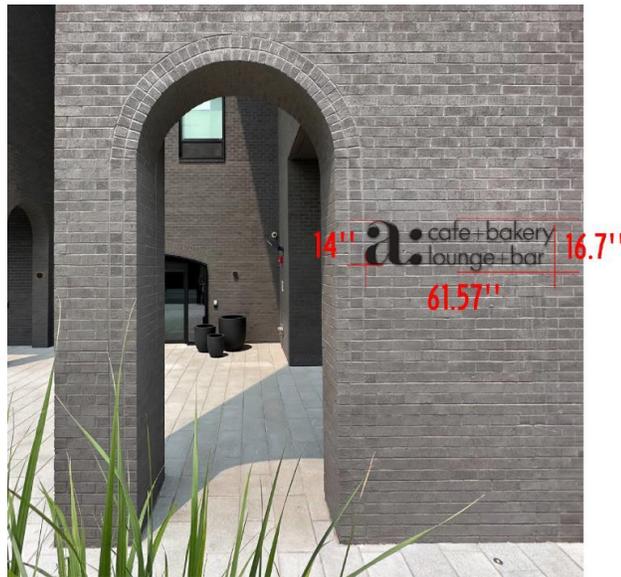


Photo 1: Proposed sign on ground floor of Hotel AKA.

Staff recommend approval of the sign with the condition that the anchors for the sign should be installed into the mortar joints of the masonry wall to avoid damage to the brick.

STAFF

Amirah Lane, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

III. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed wall sign will comply with zoning.

Code Administration

C-1 Sign 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 Comply with all requirements of SIT85-0021. (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

No comments received.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2023-00417: 625 First Street and 510 Second Street

ADDRESS OF PROJECT: _____

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

TAX MAP AND PARCEL: _____ 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: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

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

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

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

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

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

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

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

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.

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 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 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: _____

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 _____ (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.		
2.		
3.		

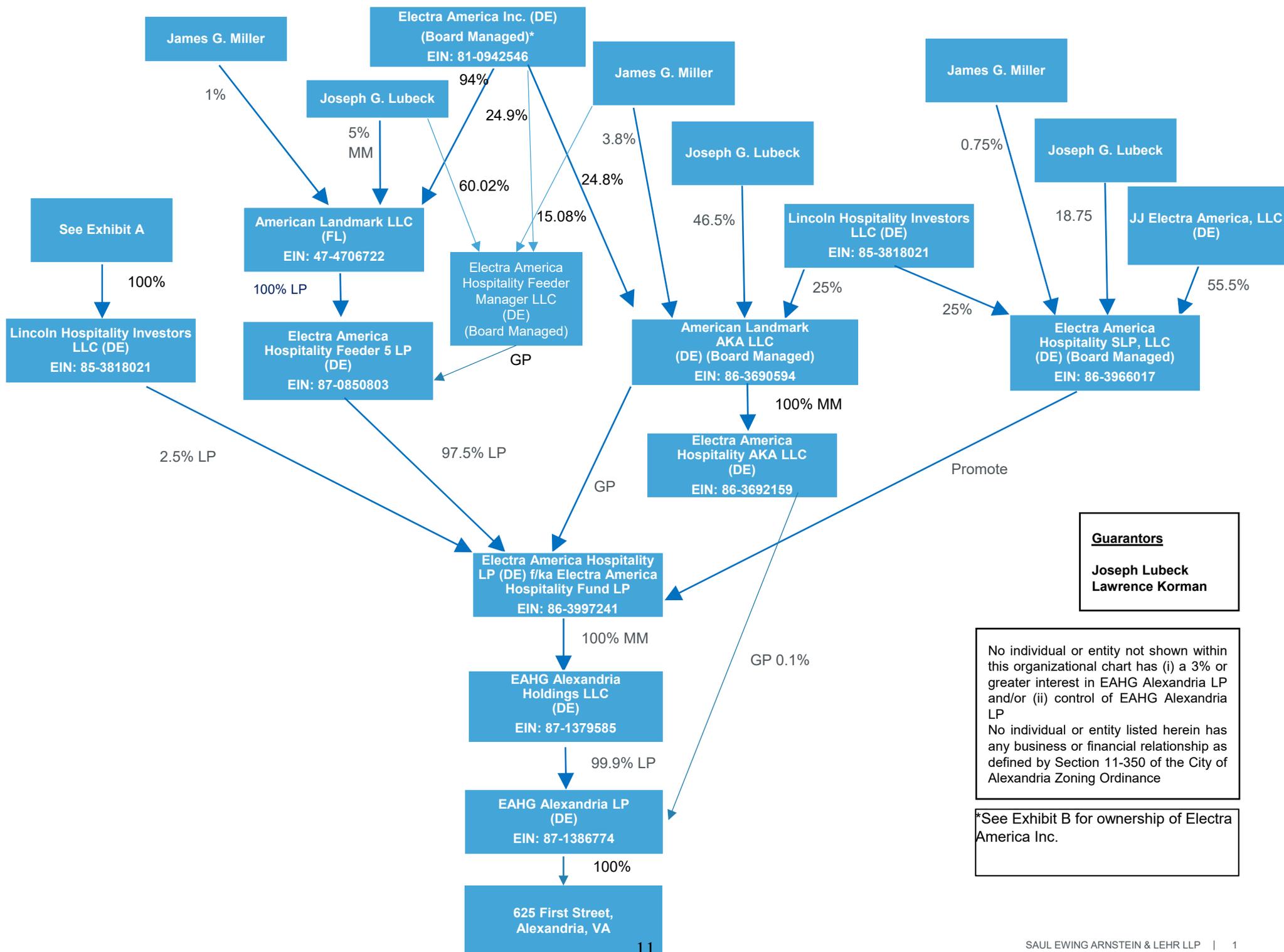
3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of 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.		
2. All individuals/entities listed in attached ownership		
3. breakdown		

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.

_____ _____ 
 Date Printed Name Signature



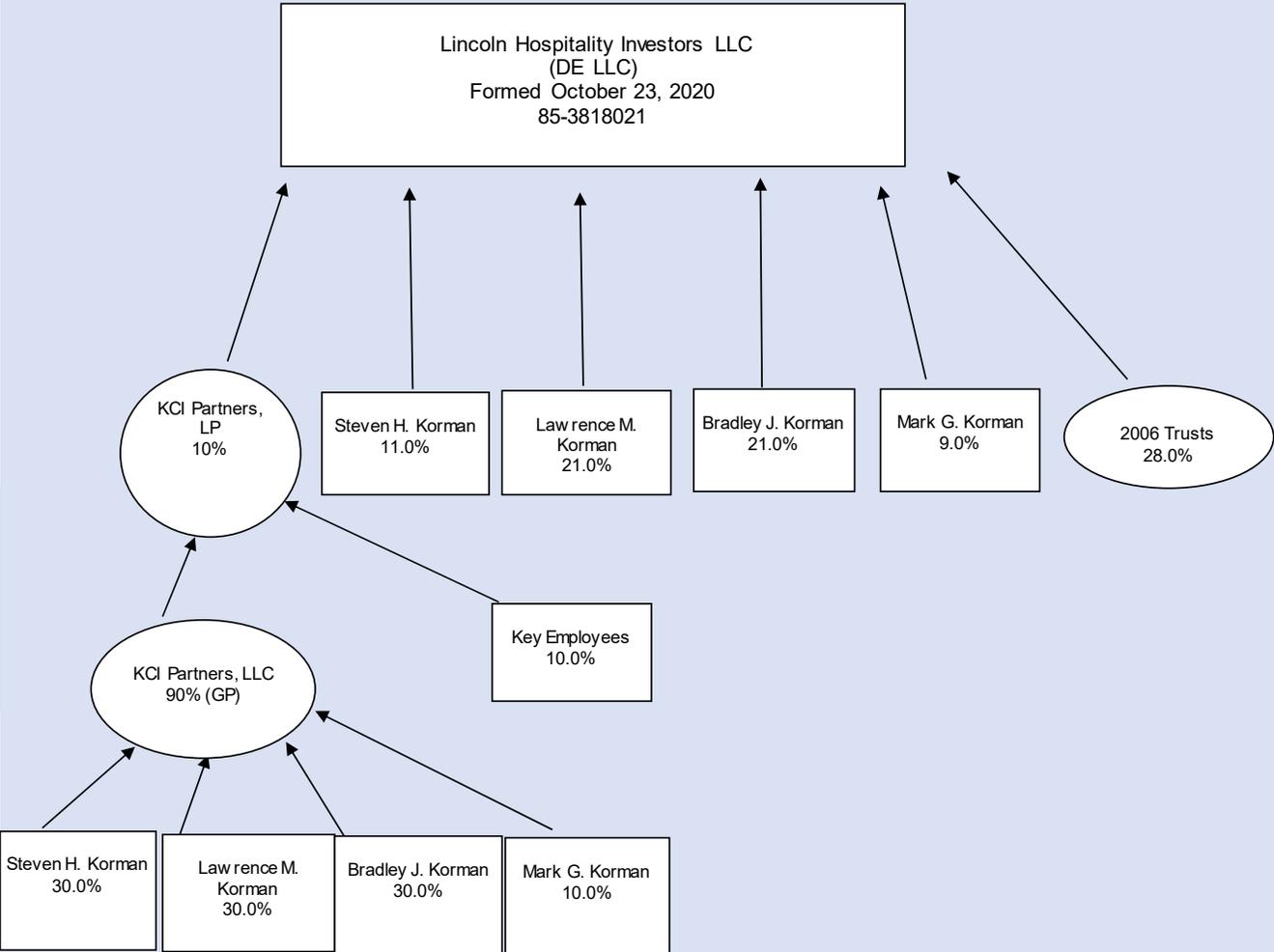
Guarantors
Joseph Lubeck
Lawrence Korman

No individual or entity not shown within this organizational chart has (i) a 3% or greater interest in EAHG Alexandria LP and/or (ii) control of EAHG Alexandria LP
No individual or entity listed herein has any business or financial relationship as defined by Section 11-350 of the City of Alexandria Zoning Ordinance

*See Exhibit B for ownership of Electra America Inc.

EXHIBIT A

Lincoln Hospitality Investors LLC



Trust FBO 2006 Alec Jacob Korman	4%
Trust FBO 2006 Nicole Taylor Korman	4%
Trust FBO 2006 Max David Korman	4%
Trust FBO 2006 Samuel Harrison Korman	4%
Trust FBO 2006 Olivia Juliet Korman	4%
Trust FBO 2006 Jackson Benjamin Korman	4%
Trust FBO 2006 Cameron Jo Korman	2%
Trust FBO 2006 Quin Jefferson Korman	2%

Exhibit B

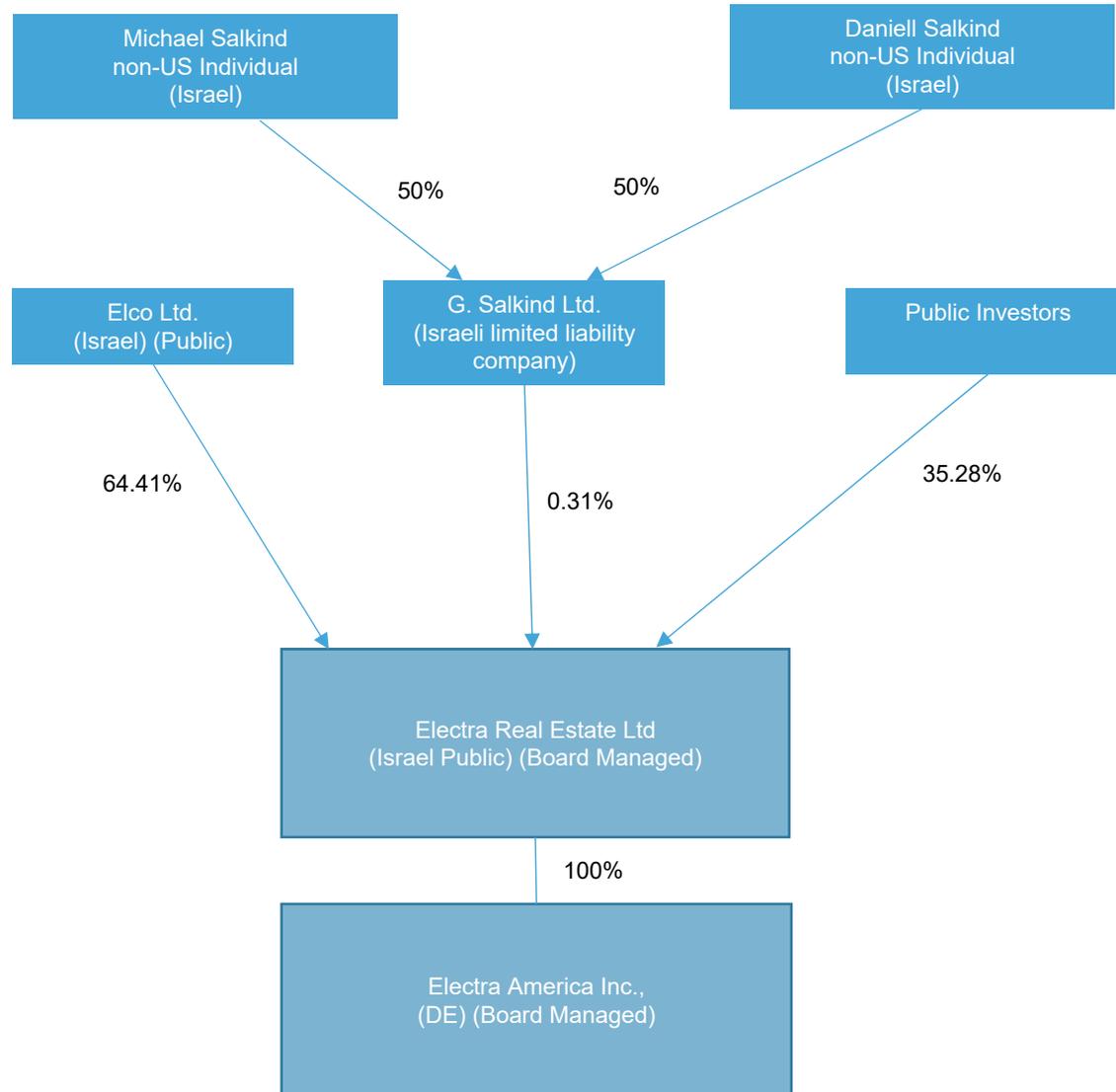


EXHIBIT C

As of the closing date, the following individuals are members of the Board of American Landmark AKA LLC: (i) Joseph Lubeck, (ii) Amir Yaniv, (iii) Gil Rushinek, (iv) Larry Korman and (v) Brad Korman.

As of the closing date, the following individuals are members of the Board of Electra America Inc.: (i) Gil Rushinek, (ii) Nicholas Jeremy Thomas and (iii) Steven Ettinger.

As of the closing date, the following individuals are members of the Board of Electra Real Estate Ltd.: (i) Daniel Haim Salkind, (ii) Michael Joseph Salkind, (iii) Abraham Avishai Israeli, (iv) Iris Shapira Yalon, (v) Isaac Zinger and (vi) Eitan Machover.

As of the closing date, Lincoln Hospitality Investors LLC is managed by its members.

14" a • cafe + bakery
 16.7" • lounge + bar
 61.57"

S
I
G
N
T
Y
P
E
A
X

DIMENSIONS:

16.7" X 61.57" x .5" thick

MATERIAL & COLOR

Horizontal brush black anodized

TEXT:

a cafe & bakery lounge & bar

MOUNTING METHOD

flush mount with pins and adhesives

QUANTITY:

1



BLK ANO



14" a: cafe + bakery
lounge + bar 16.7"
61.57"