

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: The Groomery

LOCATION: Old and Historic Alexandria District
605 Franklin Street

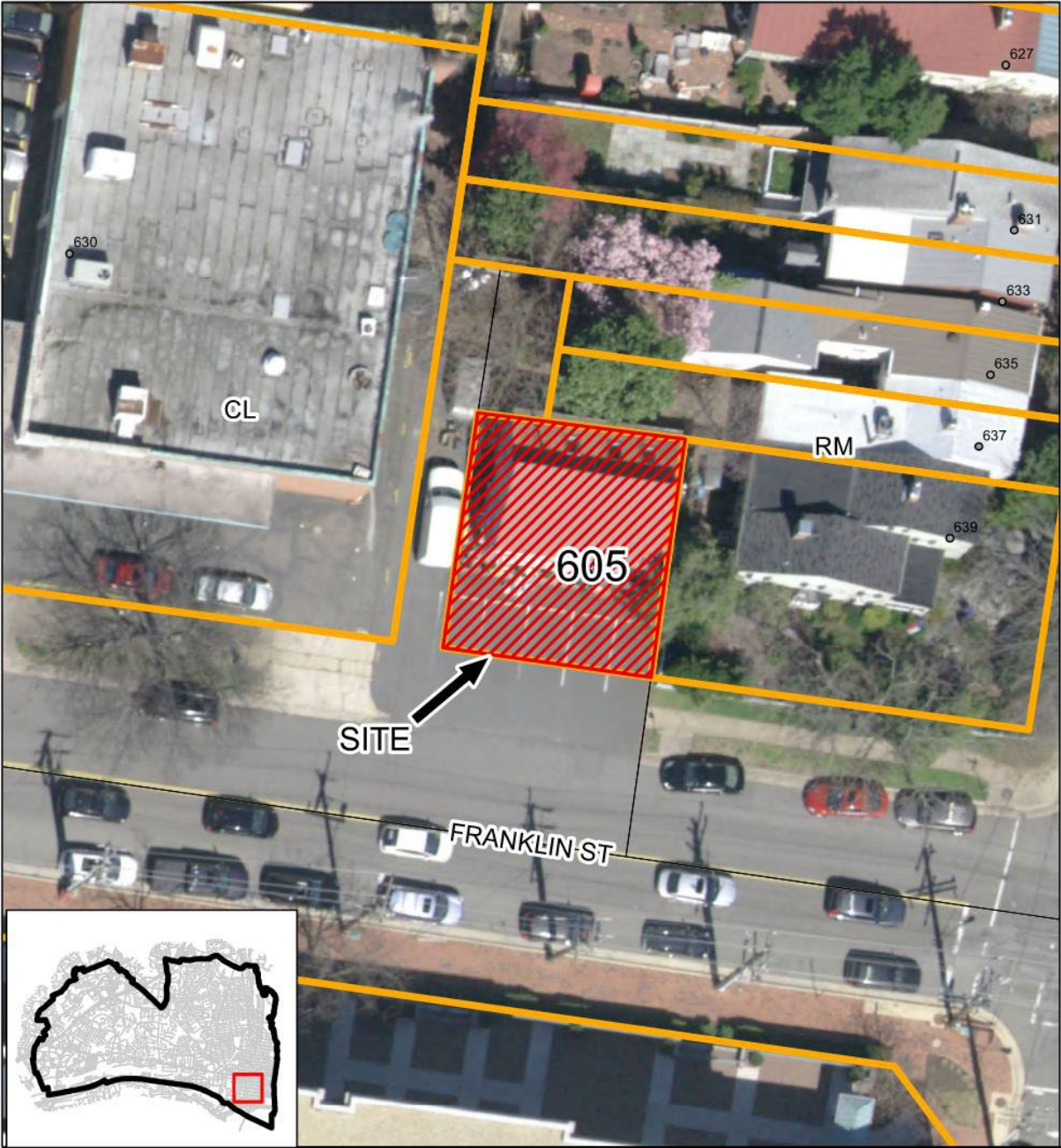
ZONE: CL/Commercial low zone


STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness for alterations with the condition that the lighting on the building be installed in mortar joints.

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#2024-00128**
605 Franklin Street

0 12.5 25 50 Feet

N

I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to add two gooseneck light fixtures and a small signage light to the primary/south elevation, as well as two landscape up-lights at the southeast and southwest corners of the building, at 605 Franklin Street.

Site context

The building is on the north side of Franklin Street, next to Suburban Dry Cleaners and within full view of the George Washington Memorial Parkway.

II. HISTORY

Permit #6111 for new construction was issued to builder/owner Gordon F. Singhas on June 15, **1954**. Figure 1 depicts the original 1954 building with a 1969 addition on the east/right elevation. The BAR approved the 1969 addition on May 14, 1969. Building permit #26370 for that addition was issued on June 11, 1969.



Figure 1: 605 Franklin as depicted in 1970s City tax records

The building was greatly altered to its current appearance, as shown in Figure 2, in **1980**. The Board approved the construction of an addition at the July 5, 1979 hearing. Permit #10658, issued on June 2, 1980 indicates that the second story was added at this time and other alterations were undertaken which gave the building its current appearance.



Figure 2: 605 Franklin today

Previous BAR Approvals

BAR2013-00124&141	5/13/2013	Board approval for new doors, light fixtures, entry portico columns, trellis over windows, wood gate, signage, limewashing.
BAR98-00161	10/7/1998	after-the-fact administrative approval for signage
No case number	10/1/1980	approval of alterations with the decision that the brick does not have to be painted and may be cleaned.
No case number	7/5/1979	approval of an addition provided the dormers be deleted from the roof, windows have real wooden exposed muntins, and colors be submitted for approval when they are determined.
No case number	5/14/1969	approval to erect an addition and make alterations.
No case number	6/10/1954	approval of drawings of Mr. Singhas' food handling establishment provided that the exterior walls are constructed of brick.
Numerous signage approvals.		

III. ANALYSIS

According to the *Design Guidelines*, “Exterior lighting and associated fixtures should not hide, obscure or cause the removal of historic architectural details.” Additionally, they state that “Exterior lighting of a building façade should not wash out architectural features.” The proposed light fixtures will not in any way diminish the architectural features of this building. Their simple classic style will not be obtrusive. They are high quality and will disturb very little, if any, of the

historic fabric of the building. The smaller light to go above the blade sign will be barely noticeable. See Figure 3 for the proposed locations. At the December 4, 2013 hearing, the Board unanimously approved three identical gooseneck light fixtures, the same brand and color, at 106 South Union Street, Virtue Feed & Grain (BAR2013-00388). See Figure 4 for these same lights at Virtue Feed & Grain.



Figure 3: Proposed locations for building lighting



Figure 4: Identical lights at 106 S. Union, approved via BAR2013-00388

The landscape lights will be placed at the southeast and southwest corners of the building. These will be minimally visible, will not be a trip hazard, and will brighten the parking lot, providing safer access for pedestrians and vehicles alike.

Staff therefore recommends approval of the project as submitted.

STAFF

Susan Hellman, Historic Preservation Planner, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed addition of lights surrounding the existing signs will comply with zoning.

C-2 Proposed lights cannot encroach further into the public right of way without approval from Traffic and Environmental Services.

C-3 Not approved for the internal illumination of the existing signage.

Code Administration

C-1 No comment. Elec 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)

F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:

For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.

For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (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 No Archaeology comments.

V. ATTACHMENTS

1 – Application Materials

- Completed application
- Material specifications
- Photographs

2 – Supplemental Materials

- Public comment if applicable
- Any other supporting documentation

BAR CASE# _____

(OFFICE USE ONLY)

ADDRESS OF PROJECT: 605 Franklin St Alexandria VA 22314

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

TAX MAP AND PARCEL: 080.02-02-40 ZONING: CL

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: Higher Power Electrical Services

Address: 2300 Wilson Blvd Suite 700

City: Arlington State: VA Zip: 22201

Phone: 703 560 7110 E-mail: info@gethigherpower

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

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: The Groomery

Address: 605 Franklin St

City: Alexandria State: VA Zip: 22314

Phone: 703 299 0299 E-mail: _____

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).*

Owner is interested in installing 3 sign lights to illuminate the
signage in front of her store. In addition,
owner also wants to install 2 landscape up-light lights to point at her building
to brighten up the front as the parking lott and building are very dark in the evening and
its hard to see and pull out of the driveway.

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: Matthew Bateman

Date: 04/01/2024

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. Matthew Bateman	2300 Wilson Blvd Arlington, VA 22201	0%
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 605 Franklin St (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. Wanida Neal	100 1/2 Duke St Alexandria, VA	100%
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.		
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.

4/25/24
/Date

Wanida Neal
Printed Name


Signature

...K St. NW, #300 | Washington
703-915-8421
dneal@smithbucklin...

Exterior Storefront Lighting Project

The Groomery

605 Franklin St Alexandria, VA 22314

<https://www.thegroomeryltd.com/>

My name is Matthew Bateman. I'm a licensed electrician. My commercial client owns a dog grooming business at 605 Franklin St Alexandria, VA called "The Groomery". She is interested in installing 3 sign lights to illuminate the signage in front of her store. In addition, she also wants to install 2 landscape up-light lights to point at her building to brighten up the front as the parking lott and building are very dark in the evening and its hard to see and pull out of the driveway.

I attached PDF's. One is showing the Groomery storefront with blue arrows where we hope to install the 3 new sign lights. The second PDF is an example of a similar sign lights of an Old Town business that we would like to imitate. All wiring will be done inside the building for the signage, we do not plan to run exterior conduit on the outside walls. There will be one off/on switch for new exterior lights located inside the building. There will be a small (3 inch) Photocell installed at the base of one of the exterior lights to automatically turn lights on off at night/day.

Below is the links to the products we hope to use:

- Two of these lights for the big sign attached to building:

https://www.build.com/product/summary/1842734?uid=4368389&&source=gg_!c291419566!a1275433842718062!k!me!p!dm!ns!f&msclkid=a87975bb43411a3100a4104450f04d15&gclsrc=3p.ds

Step 1: Product Overview

Step 2: Product Details

Step 3: Product Specifications

Step 4: Product Reviews

Step 5: Product Shipping and Returns

Millennium LIGHTING

Millennium Lighting LED RLM Outdoor Wall Sconce with 10" Compliant Angle Shade with 15" Gooseneck Stem
Model: LEDRAS10-SB-RGN15-SB

\$221.80

Finish: Satin Black - 54 In Stock

Free Shipping!
Leaves the Warehouse in 1 to 3 business days - [Shipping to 22204](#)

- 1 +

Add to Cart

Key Specifications

- Height: 11 in.
- Location Rating: Wet Location
- Width: 10 in.

See More Details

um/c-108412

One of these lights will be installed for the small hanging sign:

<https://www.homedepot.com/p/WAC-Lighting-Endurance-30-Watt-2-Light-6-in-to-48-in-Integrated-LED-Double-Signage-Light-3000K-in-Black-WP-LED529-30-aBK/313501816>

WAC Lighting (Brand Rating: 4.3/5) ⓘ

Endurance 30-Watt 2-Light 6 in. to 48 in. Integrated LED Double Signage Light, 3000K in Black

★★★★★ ∨ Questions & Answers



One small photocell will be attached to one of the junction boxes of the lights:

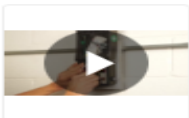
<https://www.homedepot.com/p/Intermatic-NIGHTFOX-1-000-Watt-LED-Incandescent-Stem-and-Swivel-Electronic-Photocontrol-Gray-EK4236SD89/308308374>



Intermatic

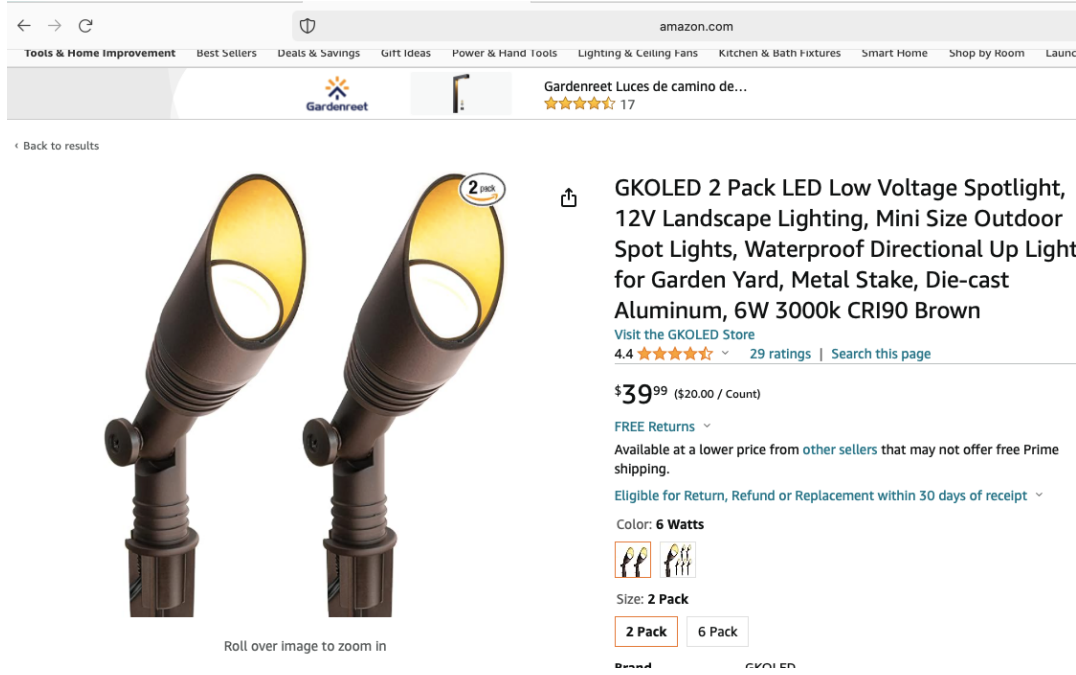
NIGHTFOX 1,000-Watt LED/Incandescent Stem and Swivel Electronic Photocontrol, Gray

★★★★★ (212) ∨ Questions & Answers (24)



Two of these - GKOLED 2 Pack LED Low Voltage Spotlight, 12V Landscape Lighting, Mini Size Outdoor Spot Lights, Waterproof Directional Up Lights for Garden Yard, Metal Stake, Die-cast Aluminum, 6W 3000k CRI90

<https://a.co/d/3qYJFRa>




The screenshot shows an Amazon product page for Gardenreet outdoor spotlights. The browser address bar shows 'amazon.com'. The navigation bar includes categories like 'Tools & Home Improvement', 'Best Sellers', 'Deals & Savings', 'Gift Ideas', 'Power & Hand Tools', 'Lighting & Ceiling Fans', 'Kitchen & Bath Fixtures', 'Smart Home', 'Shop by Room', and 'Launch'. The product title is 'Gardenreet Luces de camino de...' with a 4.4-star rating and 17 reviews. The product image shows two brown, directional spotlights. The price is \$39.99 (\$20.00 / Count). The product is described as 'GKOLED 2 Pack LED Low Voltage Spotlight, 12V Landscape Lighting, Mini Size Outdoor Spot Lights, Waterproof Directional Up Light for Garden Yard, Metal Stake, Die-cast Aluminum, 6W 3000k CRI90 Brown'. It is available in '2 Pack' and '6 Pack' sizes. The page also includes a 'FREE Returns' section and a note about eligibility for return, refund, or replacement within 30 days of receipt.

Tools & Home Improvement Best Sellers Deals & Savings Gift Ideas Power & Hand Tools Lighting & Ceiling Fans Kitchen & Bath Fixtures Smart Home Shop by Room Launch

Gardenreet Gardenreet Luces de camino de... 4.4 ★★★★★ 17

Back to results



Roll over image to zoom in

2 pack

Share

GKOLED 2 Pack LED Low Voltage Spotlight, 12V Landscape Lighting, Mini Size Outdoor Spot Lights, Waterproof Directional Up Light for Garden Yard, Metal Stake, Die-cast Aluminum, 6W 3000k CRI90 Brown

Visit the GKOLED Store

4.4 ★★★★★ 29 ratings | Search this page


\$39.99 (\$20.00 / Count)

FREE Returns

Available at a lower price from other sellers that may not offer free Prime shipping.

Eligible for Return, Refund or Replacement within 30 days of receipt

Color: **6 Watts**



Size: **2 Pack**

2 Pack 6 Pack

Brand: GKOLED

Our lights are the same exact color and brand of lights as Virture Feed and Grain business on 106 S Union St. The position of our lightst will also be very similar, 4-6 inches above the sign pointing inwards to light the sign.



