

# City of Alexandria, Virginia

## MEMORANDUM

**DATE:** OCTOBER 1, 2014

**TO:** CHAIRMAN AND MEMBERS OF THE  
OLD AND HISTORIC ALEXANDRIA DISTRICT (OHAD)  
BOARD OF ARCHITECTURAL REVIEW (BAR)

**FROM:** HISTORIC PRESERVATION STAFF

**SUBJECT:** CONCEPT REVIEW WORK SESSION ON THE PROPOSED  
RECONSTRUCTION AND ADDITION TO 0 PRINCE STREET, THE  
FORMER BEACHCOMBERS, BAR CASE #2014-00296

---

### **I. BACKGROUND**

#### *Update*

At their April 4, 2012 meeting, the OHAD BAR found the existing Beachcombers building to be historic but emphasized that it was the general architectural character of the building that conveyed its cultural significance as an early public recreational use on the Alexandria waterfront and not the specific materials or design of the structure (see attached.)

#### *Concept Review*

The proposal now before the BAR is a Concept Review for the substantial reconstruction of The Beachcombers Restaurant with a modern addition at the southeast corner of Prince Street and The Strand along Alexandria's waterfront, as the future location of the Old Dominion Boat Club (ODBC).

The BAR Concept Review Policy was adopted by the two Boards of Architectural review in May 2000 (attached). Concept Review is an informal process at the beginning of a Development Special Use Permit (DSUP) application whereby the BAR provides the applicant, staff, the Planning Commission and City Council with comments relating to the overall appropriateness of a project's scale, mass and general architectural character. The Board takes no formal action at the Concept Review stage and the comments are not binding upon the BAR or the applicant. However, if the Board believes that the building's design direction is not consistent with the character of the historic district or the proposed demolition and reconstruction would not be supported in the future, the applicant and staff should be advised as soon as possible. This early step in the development review process is intended to minimize future architectural design conflicts between what is shown to the community and City Council during the DSUP approval and what the Board later finds architecturally appropriate under the criteria in Chapter 10 of the Zoning Ordinance and the BAR's adopted *Design Guidelines*.

At this phase in the development process it is important for the Board to express any major concerns and to provide **general** design comments and direction on the submitted schemes while recognizing that the design details, fenestration, materials, textures, colors, and the like are subject to further architectural refinements when the Board formally reviews the Certificate of Appropriateness following City Council approval of the DSUP. As with all general design comments, the Board's comments during this Concept Review are for advice only and are not intended to restrict their review during the Permit to Demolish and Certificate of Appropriateness approval phase, should additional information be presented in the future.

## **II. PROJECT DESCRIPTION**

The purpose of this work session is to introduce the history and context of this site and the Boat Club, to introduce the BAR to the City Council approved massing and scale diagrams for the proposed building and to submit schematic designs for the Board's feedback on the appropriateness of the general architectural character. The transformation proposed for the site and its adjacent but associated spaces are substantial and include grading changes, parking lot renovations, landscape enhancements, bulkhead and waterfront promenade improvements, future construction of a dock and boat slips, a new boat house and boat ramp. Information regarding the remaining projects for the site, including grading, parking lot renovations, landscape enhancements and dock/boat house construction for the site are provided only for context and will be addressed in more detail with the Board in the upcoming concept review submissions.

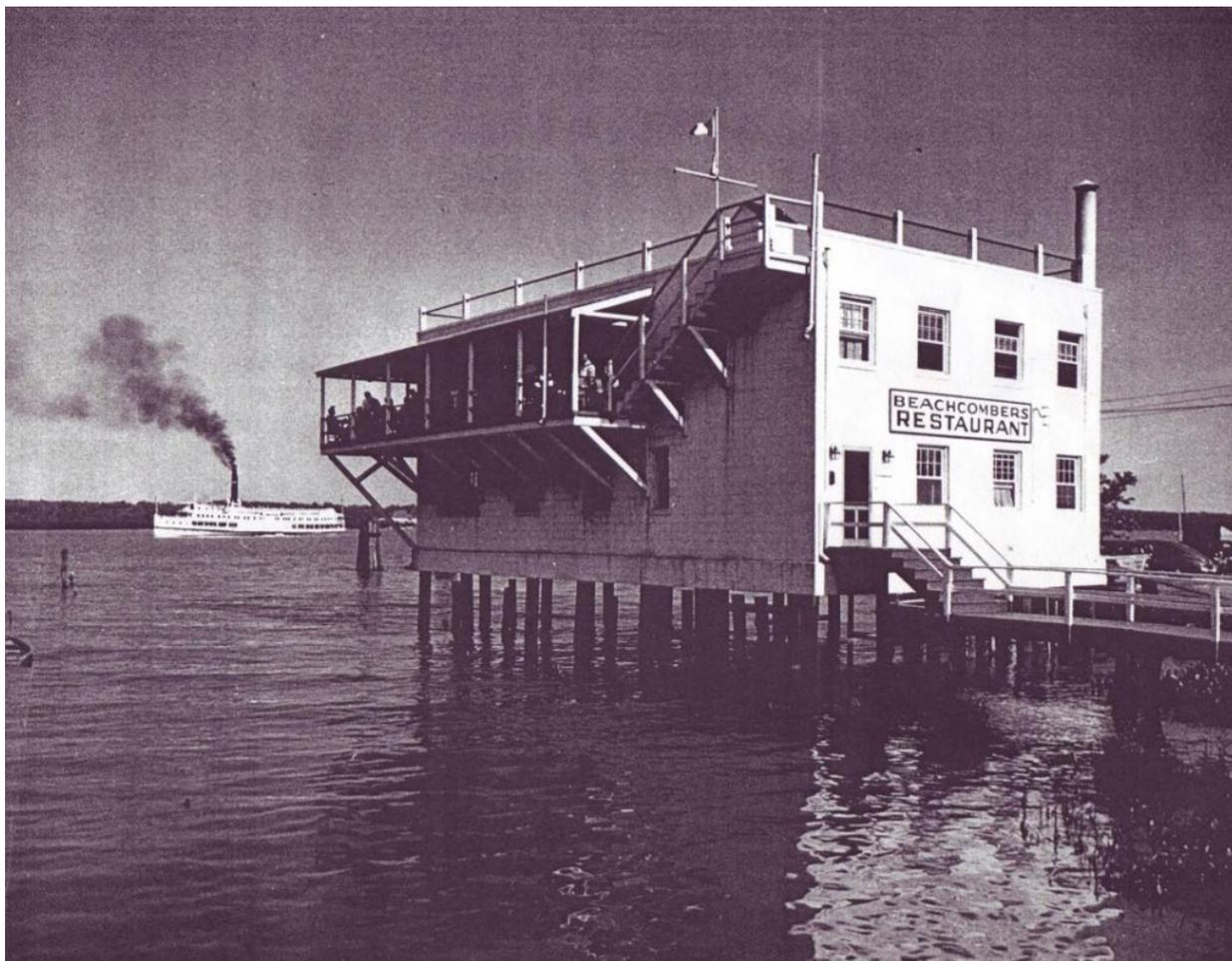
Please note that any future alterations to the existing, Old Dominion Boat Club building located at the foot of King Street will be reviewed by the Board under separate Certificate of Appropriateness and Permit to Demolish/Capsulate applications once ownership of these parcels is transferred to the City.

### ***History and Context***

#### ***History of the Subject Site***

The site includes a mid-20<sup>th</sup> century, two-story cinder-block building, referred to in this report as the Beachcombers; a one-story frame modular building which houses The Dandy's tour boat offices, fences and a wood pier; and an approximately 16,000 sq. ft. asphalt parking lot.

The Beachcombers Restaurant building was originally constructed in **1946** on concrete piers in the water with a three-sided open balcony at the second story and an outdoor dining terrace on the flat roof. By 1954, the restaurant closed, due to a large fire which damaged the first and part of the second floor of the building. After the fire, a new occupant, the International Armaments Corp. (Interarms), began to use the building for storage. By 1963, the property became home to various sporting-goods stores and Potomac Arms, the retail outlet of Interarmco. In 1972, "The Dandy" dinner cruise ship began using the wood pier parking lot and the adjacent one-story, frame building as its launch site, parking lot and offices. In 2006, the City acquired the property in order to expand public access to the waterfront.



**The Beachcombers c1950**

**Note the open balcony and stairs leading to the rooftop dining terrace.**

**John C. Richards Collection, Alexandria Library – Local History Special Collections**

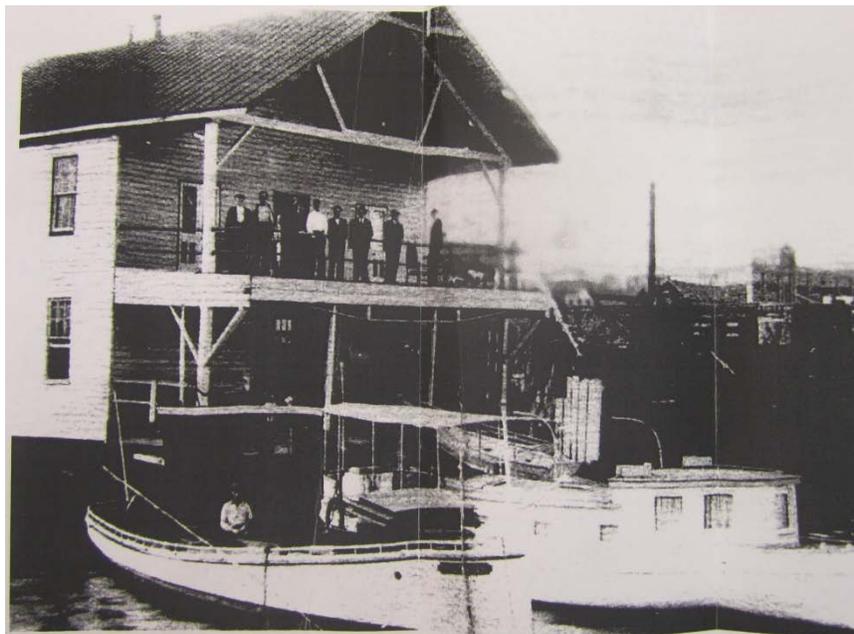
### *History of the Old Dominion Boat Club*

The Old Dominion Boat Club was organized in July **1880** to combine physical fitness and sport with a social atmosphere. The very first members were “Alexandrians of the highest order”, leaders of the business, civic and social corridors. The early members were canoeists, swimmers, sailing and rowing enthusiasts and eventually power-boating was added to the water sport activities.<sup>1</sup> The Old Dominion Boat Club is the oldest boating club in Virginia; is an integral part of Alexandria’s waterfront history and was a leader in establishing recreational activity on the Potomac River.

The existing boat club building has been at its current location at 1 King Street since construction in **1923**, following a fire which destroyed the Club’s original home constructed in **1881** at the foot of Duke Street. The present building replaced a ferry terminal in this location and has been

<sup>1</sup>Excerpt from Old Dominion Boat Club Website

extensively altered throughout its 91 year history, including a two-story rear addition in 1933, alteration of the roof from a hip to a gable form, a renovation in 1967 and a remodeling of the dining/bar area in the 1990s. The most distinctive features of the current building are the wood scissor trusses in the ballroom and a vestige of the original open balcony and exterior stair.



**Old Dominion Boat Club c1911 Near the Foot of Duke Street  
Alexandria Library – Local History Special Collections**



**Old Dominion Boat Club c1930, at the Foot of King Street  
Note the punched windows and original exterior staircase leading to the open balcony, very similar to the forms at the original Beachcombers Restaurant building.  
Alexandria Library – Local History Special Collections**

## ***Existing Structures/Context***

### ***The Beachcombers Restaurant***

The focus of the first concept work session is the existing building and its new addition, rather than demolition. However, it is obvious that almost no new construction will occur on this site without a substantial reconstruction of the existing Beachcombers building which will require a Permit to Demolish from the BAR.

Based on the preliminary structural report prepared by Alpha Corporation for the City, the existing Beachcomber's building contains cracks in the masonry walls and concrete beams indicating that the building is currently undergoing differential settlement. The floor and roof structural systems are noted to be in good condition, yet its sheathing was buckled and warped in several places and are in need of replacement. The loading dock and covered balconies were also identified as severely deteriorated, unable to safely support required loads, and the recommendation was that they should be replaced. Subsequent analysis has indicated that several of the foundation piers are also broken. Finally, significant alterations will be required to address elevated floor heights required due to its location within the 100 year flood plain.

The staff memo for the BAR's April 2012 work session stated that although "the building materials and design, a cinder-block building with extensive porches, are not architecturally significant and may be easily reproduced, the building's cultural and historic significance is unique to Alexandria and specifically suited to its waterfront location." The BAR concurred with that assessment and said that it was the utilitarian character of the simple building with punched windows, projecting balconies and a rooftop dining that was important and found that the materials were common and did not display a high degree of craftsmanship that made them worthy of preservation or slavish reproduction. Staff, therefore, supports the substantial reconstruction of the existing structure but strongly recommends that building's overall form be recalled and integrated into the new building to the maximum extent reasonably possible.



**North Elevation on Prince Street**



**West Elevation Facing The Strand**

**The Beachcombers – Existing Conditions**



**Looking Northeast  
The Beachcombers – Existing Conditions**



**Parking Lot - Existing Conditions**

*The Dandy Office*

The frame, one-story building on the site is a late 20<sup>th</sup> century structure with no particular architectural or cultural distinction that would not meet any of the criteria in the zoning ordinance for preservation. Although no prior BAR approval has been located, this vinyl-clad building was installed on the site after 1972 as a utilitarian building to house offices for “The Dandy” dinner cruise operations and it does not contribute to the site’s identified cultural significance.

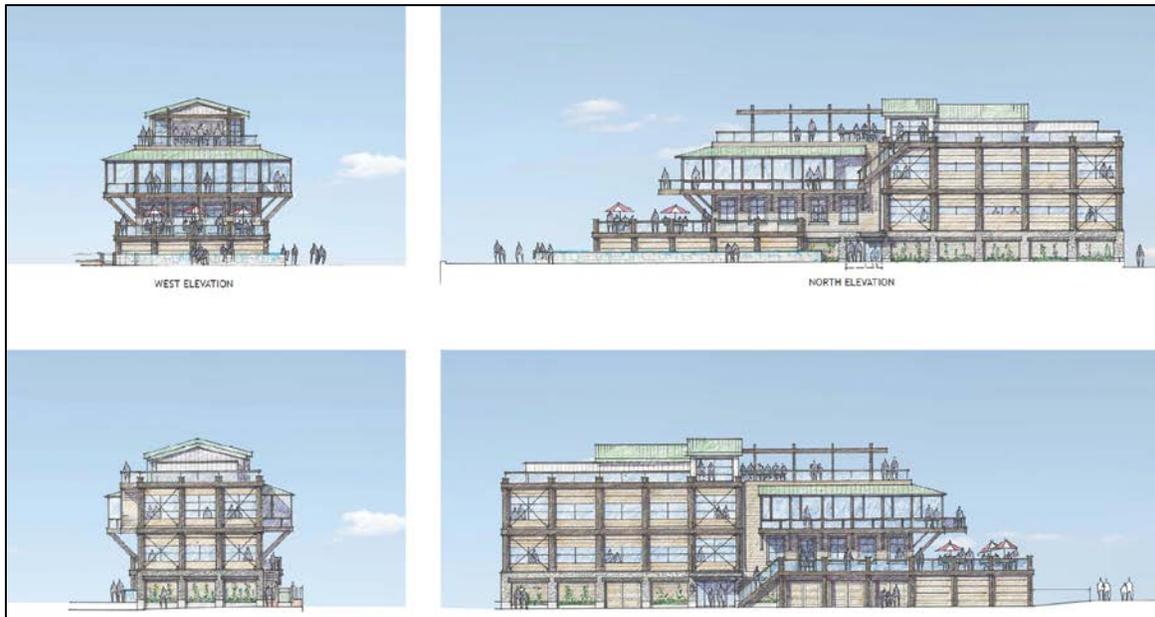


**The Dandy Pier - Existing Conditions**



**The Dandy Office - Existing Conditions**

## *Concept Design Study*



**Applicant's Proposed Concept Design Study**

The applicant's initial study shows the existing Beachcombers building form with what is intended to look like an addition on the west side. The first floor of the new building is elevated approximately four feet above the existing first floor. The building sits on what appears to be a pile foundation to recall the Beachcombers original location on a pier in the river and the lowest level will be used for storage accessed from the south, parking lot, side. A raised terrace overlooking the public promenade will be constructed at the east end of the site. The original, three-sided balcony form will be recreated but enclosed with glass and will have a small open balcony projection on the east elevation. The rooftop will be used as an open terrace for dining, recalling its original function at The Beachcombers Restaurant. The fenestration on the building has been substantially increased on the main level but still recalls the punched windows used in the existing building. The proposed "addition" at the west end of the building continues the pier motif on the upper levels as its prominent design element.

Staff and the applicant seek feedback from the Board regarding the scale and architectural character that may be appropriate for the site based on the schematic elevations submitted.

### **III. STAFF ANALYSIS**

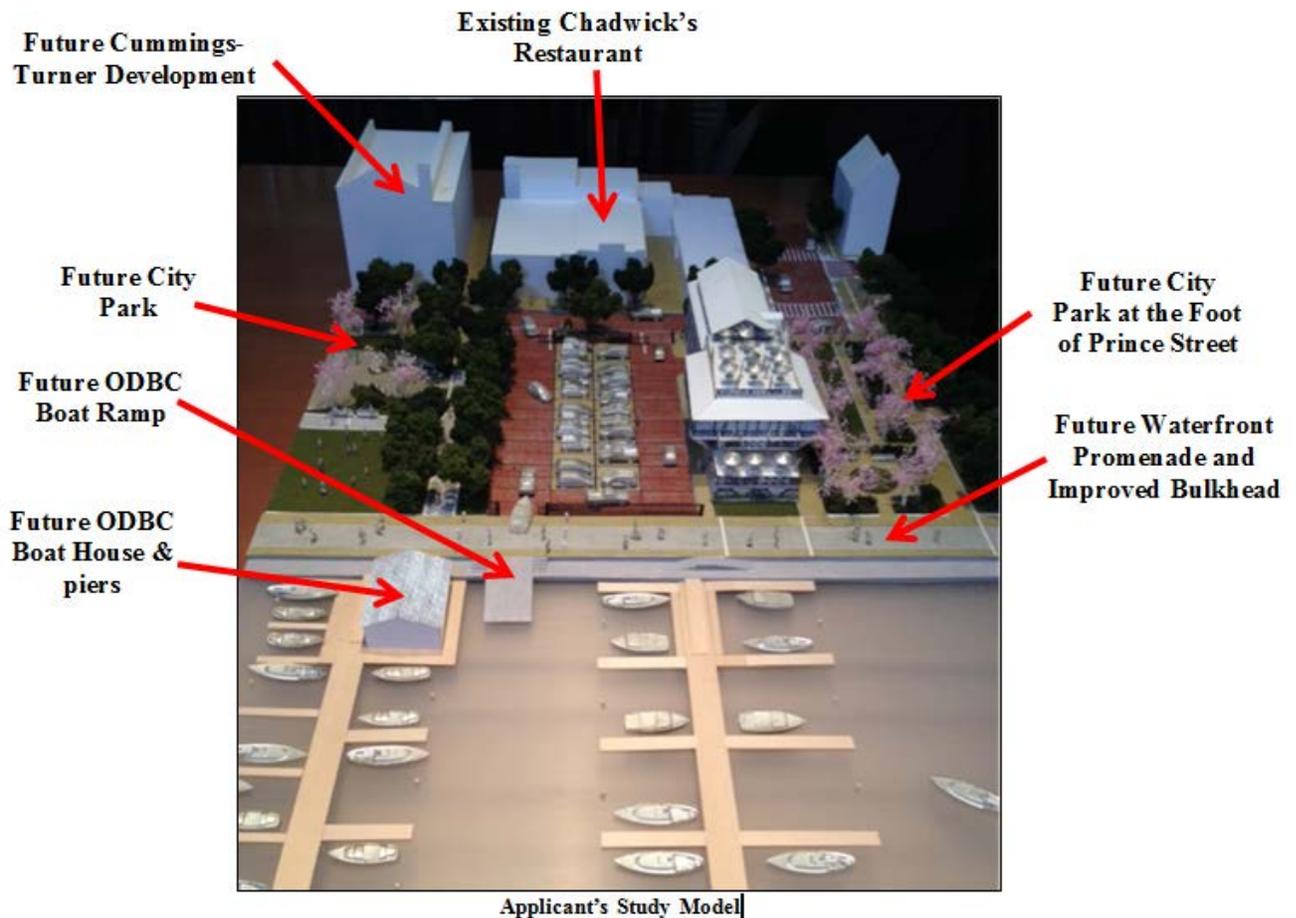
#### *General Analysis of Plans and Further Study*

The BAR's *Design Guidelines* only require that new buildings be compatible with nearby buildings of historic merit and do not mandate the use of historic styles for new construction. However, they do state that where new buildings recall historic building styles, that the

architectural details used throughout the building be consistent with that same style and that the building should not be a slavish replica of any particular building in the district. Additionally, the *Guidelines* note that “new and untried approaches to common design problems are encouraged and should not be rejected out of hand simply because they appear to be outside the common practices outlined in the guidelines.”

This particular site is important due to its prominent location on the Alexandria waterfront and at the terminus of Prince Street along The Strand. Except for the building at 203 Strand Street (Chadwicks), which is located on other side of The Strand, there are no historic buildings adjacent to this site. As the original Beachcombers photo illustrates, it was surrounded by water until the mid-20<sup>th</sup> century. The site abuts Waterfront Park and a parking lot today, though it will be surrounded by public parks, a waterfront promenade, and a more pedestrian friendly Strand in the future.

The site’s location, therefore, presents an excellent opportunity for a sympathetic yet modern building which recalls the history of late 19<sup>th</sup>/early 20<sup>th</sup> century marine uses along the Alexandria waterfront.



*(This graphic is for illustrative purposes to show the context of the project only, not for consideration of architecture.)*

Staff supports the overall design direction for this building and recommends that the design team continue to seek inspiration from historic boat club buildings, specifically the past and present Old Dominion Boat Club buildings and the former Beachcomber Restaurant. Staff feels that this will retain the cultural significance of the site and the history of the Boat Club while bringing the building into the 21<sup>st</sup> century. This is not a historically appropriate location for a townhouse building type. Neither is a waterfront warehouse an appropriate design reference.

#### *Additional Considerations*

In addition to the general BAR standards outlined in the Zoning Ordinance, the project must also comply with the *Potomac River Vicinity Standards*, *Waterfront Small Area Plan* and the *City Council/ODBC Property Acquisition and Exchange and Settlement Agreements*. This project, which is located along the waterfront, is subject to a higher level of scrutiny and design due to its prominent location.

#### ***Potomac River Vicinity Standards***

This project is located in the Potomac River Vicinity height district, which requires a Special Use Permit (SUP) and compliance with additional standards for a building to exceed 30' in height under zoning ordinance section 6-404. Additionally, the property is currently zoned W-1 (Waterfront Mixed Use), and the applicant will be requesting a re-zoning of the property to the WPR (Waterfront park and recreation zone) in order to allow the use as a boat club and to be consistent with the Waterfront Plan. The building height is limited to 30' in the WPR zone and the ODBC is only requesting a 30' tall building. Therefore, no SUP for additional height is required and the additional standards of the height district will not apply, nor will the additional standards of section 10-105(A)(4) for granting a Certificate of Appropriateness in this height district be applicable.

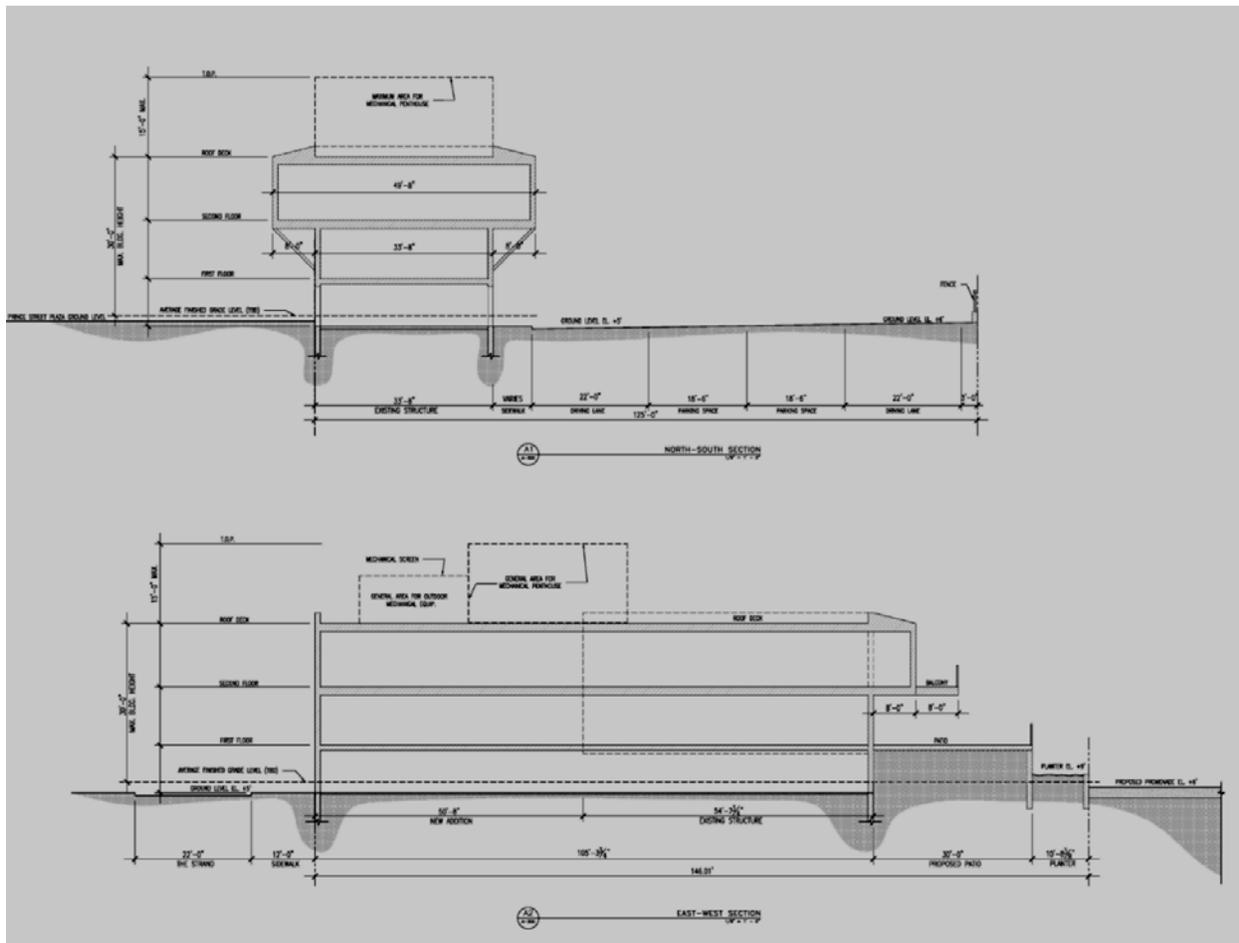
It is important to note that the maximum building height is measured from average finished grade (AFG) measured at 20' intervals around the base of the building. This project will establish new finished grades for the site and these grades will be coordinated with the surrounding parks and promenade of the Waterfront Plan during Final Site Plan review. Rooftop architectural appurtenances may extend above the maximum building height, pursuant to zoning ordinance 6-403 (B) (2) C), but must be limited in size to the minimum space required to house necessary mechanical equipment. Furnishings and features associated with rooftop dining must be temporary and seasonal.

#### ***Waterfront Small Area Plan***

The project is located in the *Working Seaport* Character and Theme Area along The Strand. The ODBC has been located in similar facilities within two blocks of this site since 1880. A boat club with active piers and a launch ramp effectively conveys this character and activates the adjacent parks and waterfront promenade.

**City Council / ODBC Property Acquisition and Exchange and Settlement Agreements**

The Property Acquisition and Exchange and Settlement Agreements were approved by Alexandria City Council on June 24, 2014 and executed by ODBC and City officials on June 25, 2014 and ratified by the ODBC membership on July 19-22, 2014. The future building must be in conformance with these agreements and the applicant is relying on this established building envelope. Exhibit E of the agreement, defining the mass and scale for the proposed building, is shown below and the applicant's concept review sketch is within this design envelope.



**Exhibit E of Settlement Agreement: General Massing and Scale Conformance Diagram**

***Next Steps***

At this time, it is anticipated that the DSUP proposal may be reviewed by Planning Commission and City Council in March 2015. Due to the scope and scale of this project, it is expected that the applicant will work with the BAR at several work sessions prior to the formal DSUP application. Following City Council approval, the applicant would then return to the BAR with a formal application for Permits to Demolish/Capsulate and Certificate of Appropriateness for the parking lot design, etc.

#### **IV. STAFF RECOMMENDATION**

The applicant's initial concept design study is provided to the Board to initiate discussion about a general architectural character for this location. While staff believes that the east half of the building effectively recalls the original Beachcombers and existing ODBC buildings, and the ground level piles convey the character of the original Beachcombers location on a pier over water, the west half of the building is not yet integrated into the overall building design and the rooftop penthouse and mechanical screening is visually out of scale with the relatively small building below.

Staff recommends:

- That the Board support the concept of a modern building which draws inspiration from The Beachcombers Restaurant as well as historic and current Alexandria marine building forms from the late 19<sup>th</sup>/early 20<sup>th</sup> century, particularly the previous Old Dominion Boat Club buildings;
- That the west half of the building be more integrated in the overall building design; and
- Per zoning ordinance section 6-403, screening of *necessary* rooftop mechanical equipment shall be provided, using architectural materials of the same type of quality used on the exterior walls of the main building. Future submissions shall indicate the extent of the proposed rooftop appurtenances and must demonstrate that proposed penthouses, equipment and screening are the minimum amount practicable. Screening may be waived by the OHAD BAR if the Board finds such requirement to be architecturally inappropriate. Any other rooftop structures shall be temporary in use and appearance and easily dismantlable without the use of tools.

#### **STAFF**

Michele Oaks, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

#### **ATTACHMENTS**

- 1 – Applicant's Supporting Materials*
- 2 – BAR Conceptual Review Policy, 5/3/00*
- 3 – Beachcombers Memo and Minutes, 4/4/12*

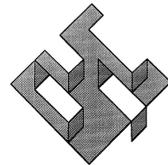
**ZONING TABULATIONS**

SITE ADDRESS: #10 PRINCE STREET  
 TAX MAP NUMBERS: 075.03-03-11 (#10 PRINCE STREET), 075.03-03-12 (#200 STRAND STREET), AND 075.03-03-15 (#204 STRAND STREET)  
 EXISTING ZONE: W-1  
 PROPOSED ZONE: WPR  
 SMALL AREA PLAN DISTRICT: WATERFRONT  
 EXISTING SITE AREA: 075.03-03-11 - LOT 5B - 9,171 S.F. OR 0.21 AC.  
 075.03-03-12 - LOT 503 - 11,562 S.F. OR 0.265 AC.  
 075.03-03-12 - LOT 502 - 11,562 S.F. OR 0.265 AC.  
 EXISTING USE: 075.03-03-11 - LOT 5B - EXISTING BEACHCOMBER RESTAURANT (VACANT)  
 075.03-03-12 - LOT 503 - EXISTING PARKING LOT  
 075.03-03-12 - LOT 502 - EXISTING PARKING LOT  
 PROPOSED USE: ASSEMBLY (A) - BOAT CLUB  
 PROPOSED SITE AREA: LOT 600 - 18,251 S.F. OR 0.419 AC.  
 ALLOWABLE F.A.R.: NO REQUIREMENT  
 ALLOWABLE LOT COVERAGE: 30%  
 PROPOSED LOT COVERAGE: 26%  
 GROSS FLOOR AREA PROPOSED: 10,500 SF  
 MAXIMUM BUILDING HEIGHT: 30'  
 BUILDING HEIGHT PROPOSED: 30'  
 REQUIRED OPEN SPACE: 25% - 4,563 S.F. OR 0.105 AC.  
 PROVIDED OPEN SPACE: 2,145 S.F. OR 0.049 AC. - WILL APPLY FOR MODIFICATION  
 PARKING REQUIRED: 1 SPACE PER 200 S.F. = 10,500 / 200 = 53 SPACES  
 PARKING PROVIDED: 27 SPACES (2 HANDICAP) - WILL APPLY FOR MODIFICATION  
 PROPOSED STREET PARKING: 0 SPACES  
 APPROXIMATE TOTAL AREA DISTURBED: 0.55 AC OR 24,130 SF  
 EXISTING VPD: 0 VEHICLES  
 PROPOSED VPD: 90 VEHICLES (ASSUMING 30 BERTHS)  
 FRONT YARD REQUIRED: 20'  
 SIDE YARD REQUIRED: 12'  
 REAR YARD REQUIRED: 12'  
 BASE FLOOD ELEVATION: BASE FLOOD ELEVATION = 6'

# CONCEPT PLAN I

# OLD DOMINION BOAT CLUB

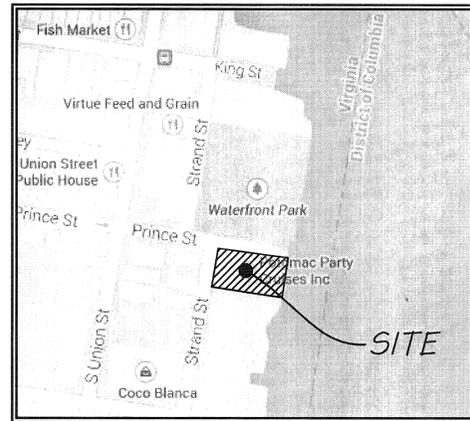
## ALEXANDRIA, VIRGINIA



PREPARED BY:  
**christopher consultants**  
 engineering · surveying · land planning  
 christopher consultants, ltd.  
 9900 main street (fourth floor) · fairfax, va 22031-3907  
 703 273 6820 · fax 703.273.7636

SHEET INDEX

- CIVIL PLAN SHEETS
1. COVER SHEET
  2. EXISTING CONDITIONS PLAN
  3. CONCEPTUAL SITE PLAN



LOCATION MAP

SCALE 1" = 200'

NARRATIVE DESCRIPTION OF DEVELOPMENT

THE SITE IS BORDERED TO THE NORTH BY PRINCE STREET, TO THE EAST BY THE POTOMAC RIVER, TO THE WEST BY STRAND STREET AND TO THE SOUTH BY AN EXISTING ASPHALT PARKING LOT. THE CURRENT USES ON THE SITE IS THE ABANDONED BEACHCOMBER RESTAURANT, THE OFFICES FOR THE POTOMAC PARTY CRUISES, AND ASSOCIATED PARKING, AND IS CURRENTLY ZONED AS WATERFRONT (W-1). THE ENTIRE SITE FALLS WITHIN THE 100-YEAR FLOODPLAIN. THERE ARE NO STEEP SLOPES ON THE PROPERTY. THE PROPERTY WILL BE REZONED FROM W-1 TO WPR. THIS WILL ALLOW FOR A BOAT CLUB WITH THE DSUP.

SITE ACCESS: THE PRIMARY ACCESS TO THIS SITE WILL BE FROM STRAND STREET.

THIS PROJECT CONSISTS OF THE DEVELOPMENT OF A NEW BUILDING FOR THE OLD DOMINION BOAT CLUB. PARKING WILL BE PROVIDED BY A PRIVATE PARKING LOT. THE PROJECT PROPOSES A 3 STORY BUILDING. ON THE GROUND LEVEL WILL BE AN ENTRY LOBBY, STORAGE, LOCKERS AND SHOWERS. THE FIRST FLOOR WILL CONSIST OF A TAP ROOM AND KITCHEN FOR PRIVATE USE, MEMBERS BOARD ROOM, RESTROOMS, ELEVATOR LOBBY AND OUTDOOR PATIO. THE SECOND FLOOR WILL CONSIST OF A MULTI-PURPOSE BALLROOM, BOAT CLUB OFFICES, PREP KITCHEN, RESTROOMS, ELEVATOR LOBBY AND BALCONY. THE ROOF WILL CONSIST OF AN ELEVATOR LOBBY AND ROOF DECK. IT WILL ALSO HOUSE THE MECHANICAL EQUIPMENT.

STORM WATER MANAGEMENT NARRATIVE

TO COMPLY WITH THE STORM WATER REQUIREMENTS IN ACCORDANCE WITH ARTICLE XIII OF THE ZONING ORDINANCE, THIS PROJECT WILL PROVIDE ON-SITE TREATMENT OF SITE RUNOFF THROUGH THE USE OF MULTIPLE CITY-APPROVED BMP FACILITIES OR STRUCTURES TO MEET BOTH POLLUTANT LOAD REDUCTION AND THE WATER QUALITY VOLUME DEFAULT. IF WE CANNOT EFFECTIVELY TREAT A SMALL PORTION OF THE ON-SITE PROPOSED IMPERVIOUS COVER, WE WILL SUBMIT A REQUEST IN WRITING TO PROVIDE AN IN-LIEU PAYMENT FOR THAT PORTION OF IMPERVIOUS AREA.

SWM QUANTITY CONTROL WILL BE PROVIDED IN ACCORDANCE WITH THE WATERFRONT SMALL AREA PLAN AND THE CITY OF ALEXANDRIA CODE.

NOTES:

1. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO AREAS ON-SITE CONTAINING CONTAMINATED SOILS OR CONTAMINATED GROUNDWATER.
2. TO THE BEST OF OUR KNOWLEDGE THE SITE IS NOT LOCATED WITHIN 1,000 FEET OF A SANITARY LANDFILL.
3. IN ACCORDANCE WITH THE CITY OF ALEXANDRIA'S MARINE CLAY AREAS MAP DATED NOVEMBER 1976, THERE ARE NO AREAS OF MARINE CLAY LOCATED IN THE VICINITY OF THIS SITE.
4. THIS PROJECT IS LOCATED WITHIN A COMBINED SEWER AREA.

OWNER/APPLICANT  
**OLD DOMINION BOAT CLUB**  
 1 KING STREET  
 ALEXANDRIA, VIRGINIA 22314  
 (703) 836-1900

CIVIL ENGINEER  
**christopher consultants, ltd.**  
 9900 MAIN STREET  
 FOURTH FLOOR  
 FAIRFAX, VIRGINIA 22031  
 (703) 273-6820

ARCHITECT  
  
 107 N. WEST STREET  
 ALEXANDRIA, VIRGINIA 22314  
 (703) 519-8080

ATTORNEY  
**HART, CALLEY, GIBBS & KARP, P.C.**  
 307 N. WASHINGTON STREET  
 ALEXANDRIA, VA 22314  
 (703) 836-5757

PROFESSIONAL SEAL AND SIGNATURE	DATE	REVISION
		











- 1 ROBINSON TERMINAL REDEVELOPMENT
- 2 WATERFRONT PROMENADE AND IMPROVED BULKHEAD
- 3 DUKE STREET GARDENS
- 4 POINT LUMLEY PIER WITH MOVEABLE SEATING
- 5 SEAPORT FOUNDATION FLOATING MUSEUM
- 6 CIVIC BUILDING
- 7 EXHIBITION AREA & FLEXIBLE EVENT SPACE
- 8 CARR HOTEL REDEVELOPMENT
- 9 REALIGNED STRAND WITH IMPROVED PEDESTRIAN EXPERIENCE
- 10 CUMMINGS TURNER REDEVELOPMENT
- 11 CHILDREN'S PLAY GARDEN
- 12 LAWN
- 13 LOWER PROMENADE
- 14 ALLEY WALK
- 15 PROPOSED ODBC PARKING LOT
- 16 PROPOSED ODBC BUILDING
- 17 PROPOSED ODBC DOCKS
- 18 CHADWICKS RESTAURANT
- 19 PRINCE STREET GARDENS
- 20 CAPITOL BIKE SHARE
- 21 PRESERVATION OF EXISTING TREES WITH UNDERSTORY
- 22 FACILITY FOR PUMPHOUSE, RESTROOMS & STORAGE
- 23 SHADE STRUCTURE
- 24 WATERFRONT PARK LAWN
- 25 STEPS TO THE WATER
- 26 WALES ALLEY
- 27 KING STREET PIER WITH SEATING AND SHADE STRUCTURE
- 28 WATER TAXI DOCK
- 29 HISTORIC SHIP
- 30 PEDESTRIANIZED STRAND WITH LIMITED VEHICLE ACCESS
- 31 BIKE PARKING HUB
- 32 MAI THAI RESTAURANT
- 33 WATERFRONT MARKET
- 34 FITZGERALD SQUARE WITH WATER FEATURE AND ICE SKATING
- 35 SEASONAL SHADE STRUCTURE
- 36 CONCESSIONS WITH OVERLOOK
- 37 STEPS TO THE WATER
- 38 PIERS
- 39 PATH REALIGNMENT
- 40 TORPEDO FACTORY

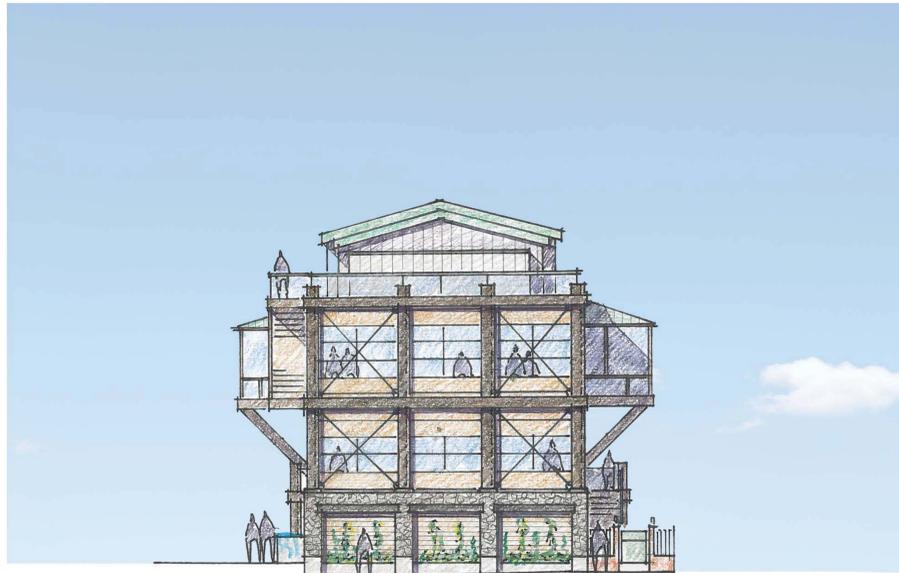
# DUKE TO KING



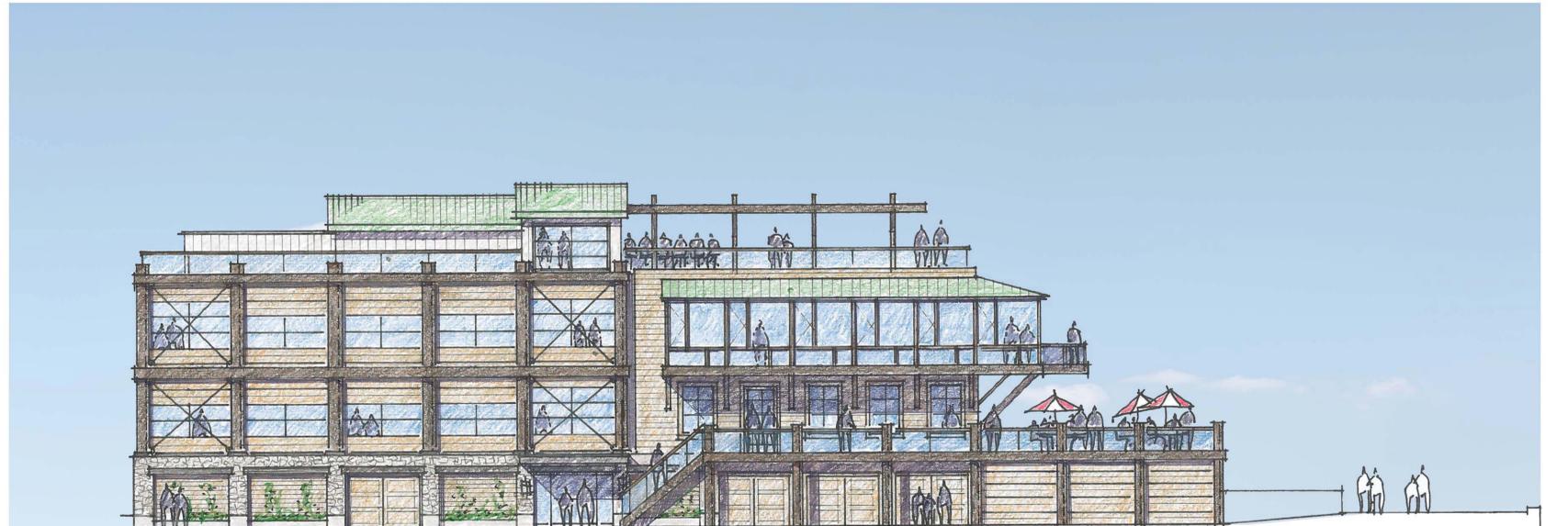
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

0 4' 8' 16'  
1/8" = 1'-0"



Concept Review #1

BAR Case # 2014-00296

ADDRESS OF PROJECT: 0 PRINCE STREET

TAX MAP AND PARCEL: LOT 600 (CONSOLIDATING TAX PARCELS 07503-03-11 075.03-03-12 075.03-03-15 (PARTIAL)) ZONING: WPR

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:  **CONTRACT** Property Owner  Business (Please provide business name & contact person)

Name: OLD DOMINION BOAT CLUB

Address: 1 KING STREET

City: ALEXANDRIA State: VA Zip: 22314

Phone: 703-836-5764 E-mail: \_\_\_\_\_

Authorized Agent (if applicable):  Attorney  Architect  \_\_\_\_\_

Name: GEORGE EISENBERGER

Phone: 703-519-6081

E-mail: gre@michaelwinstanley.com

Legal Property Owner:

Name: CITY OF ALEXANDRIA

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
  - doors
  - lighting
  - other \_\_\_\_\_
  - fence, gate or garden wall
  - windows
  - pergola/trellis
  - HVAC equipment
  - siding
  - painting unpainted masonry
  - shutters
  - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

NEW BOAT CLUB AT EXISTING "BEACHCOMBER" SITE, INCORPORATING KEY MASSING AND ARCHITECTURAL FEATURES OF EXISTING BEACHCOMBER STRUCTURE. DESIGN IS CONSISTENT WITH PRELIMINARY CONCEPTS PRESENTED TO OFFICE OF PLANNING DURING DUE DILIGENCE PHASE OF PROJECT.

**SUBMITTAL REQUIREMENTS:**

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

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

Electronic copies of submission materials should be submitted whenever possible.

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

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

**Additions & New Construction:** Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

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

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

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

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

- N/A Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

**ALL APPLICATIONS:** Please read and check that you have read and understand the following items:

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 12 sets of revised materials.

---

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

**APPLICANT OR AUTHORIZED AGENT:**

Signature: \_\_\_\_\_

Printed Name: GEORGE EKENBERGER

Date: 9/0/14

## BAR Concept Review

5/3/00

Since 1988, the Alexandria Zoning Ordinance has expressly required the "height, mass and scale of buildings or structures" to be a factor used by the Board of Architectural Review in passing on the appropriateness of proposed construction. The Board has since that time -- by unwritten policy -- reviewed projects requiring Planning Commission review of a new building or significant additions under what has been called "Conceptual Review". Applicants requesting conceptual review are docketed for public hearing at a regular session of the Board. In this review, the Board determines whether the "scale, mass and architectural character" of a proposal is appropriate within the historic district. The Board determines in this preliminary review whether the size and architectural style of the building is generally appropriate in relation to its surroundings. For projects on Washington Street or within the Potomac River Vicinity the Board also makes a formal finding of compliance with the additional standards listed in the Zoning Ordinance, to the extent that this is possible without final architectural details.

Detailed design elements: colors, signs, window details, etc. are deferred for restudy and final approval of a Certificate of Appropriateness if, and when, the project is approved by Planning Commission or City Council. The applicant thus avoids spending substantial additional money for design fees to develop architectural details and the Board does not spend time reviewing the details of a project which may not receive approval of, or which may be modified by, Planning Commission or City Council. The applicant is also able to determine early in the review process whether the BAR feels the building envelope is appropriate and can verify the project proforma prior to a large expenditure of professional fees.

Staff then forwards the Board's findings regarding the appropriateness of a proposed project's scale and mass in the staff report to Planning Commission and, in the case of a Development Special Use Permit, to City Council. However, no Certificate of Appropriateness is granted until after the project receives zoning approval by Planning Commission or Council, responds to any revisions required by these other bodies and the applicant returns to the Board for approval of the final design details. However, if a project requires major zoning modifications, staff routes projects to the Planning Commission first based on the presumption that if a project is not legally buildable, then the BAR should not be spending time on design review.

It has been recommended by the Washington Street Task Force that the Board cease the practice of Conceptual Review. While some Board members have been uncomfortable with appearing to approve a project without full knowledge of the architectural detailing, staff believes that there are some significant advantages to the community, the applicant and the Board in continuing Conceptual Review.

If a project is taken to Planning Commission and City Council for approval first, then detailed illustrative drawings of the building will have been presented to citizen associations, City staff, Planning Commission and City Council who will rely on these representations in their approval. For projects in the Potomac River Vicinity or on Washington Street, the Planning Commission

and City Council will necessarily become the bodies required to make a finding of compliance with the additional standards before the project may proceed. In addition, a project of any size requires approval of a Preliminary Site Plan, which involves numerous detailed engineering drawings of the building site. In effect, the entire building will have been designed in some detail and these drawings will form the basis for neighborhood and Council approvals. Design revision by the BAR may require re-approval by all of these groups. Further, the applicant will have invested tens of thousands of dollars in attorney, engineer and architects fees and will be very reluctant to make meaningful changes to the building design. Finally, there would be no benefit for the BAR to deny final approval of a project when the applicant can appeal to City Council -- who would already have approved the project.

Unfortunately, attorneys frequently represent before the Planning Commission and Council that projects which have received only concept review have been "approved" by the BAR. In addition, citizens may not be aware of the BAR public hearing or assume the BAR will deny a request and are then upset that the building envelope has been approved before they have had an opportunity to comment on the size of the project.

Therefore, the Washington Street Task Force has recommended abolishing conceptual review by the BAR and substituting a joint, informational work session of the Planning Commission and BAR for all new buildings within a block of Washington Street. While this proposal has some merit and would allow FAR and traffic impacts to be discussed at the same time that the interrelated subject of building mass and scale is being reviewed, it also has the potential to dilute any real discussions on design because of the practical amount of time this will consume and the difficulty of gathering two boards together for a presentation with public comment. Concept review for major projects today frequently extends over two or three BAR meetings. BAR members often request that certain elements be restudied or simply want to revisit the site and reflect on the applicant's presentation or public comments received. On the other hand, the number of potential development projects requiring this joint review is relatively small, perhaps twice per year.

Staff recommends that the Board continue the practice of conceptual review but incorporate it *as a* formal step in the BAR's Certificate of Appropriateness process for relevant projects throughout the historic districts. The Board would be required to make a formal finding of appropriateness of the scale, mass and architectural character of any new building prior to its review by Planning Commission and Council. The expanded Washington Street standards recommended by the Task Force will provide additional guidance from City Council regarding community expectations for this street. A written policy should also be established so that the BAR, applicants, Council and the public understand exactly what is (and is not) being approved in conceptual review and why. Staff believes that the BAR is the most qualified body to review and comment on design issues and should avoid being drawn into work sessions where traffic, density and use are the primary concerns.

## **CONCEPTUAL BAR APPROVAL POLICY**

1. **BAR concept approval is required in the following cases:**
  - a. The proposal requires an SUP for additional density or height;
  - b. The proposal requires Planning Commission review for a new building;
  - c. Staff determines that the proposal requires preliminary review because the design would be a principal determining factor in the ultimate approval by other bodies.
  - d. The only exception to the above will be when the zoning approval needed by the Planning Commission or Council is so uncertain and so critical to the basic format of the proposal, that, in staff's opinion, changes to the application are likely and review by the BAR would have to be repeated.
  
2. In a case before it for conceptual approval, the BAR shall make findings on the following issues:
  - a. Appropriateness of scale, mass and general architectural character;
  - b. Additional standards where applicable (such as Washington Street or the Potomac River Vicinity) have been met.

## City of Alexandria, Virginia

---

MEMORANDUM

**DATE:** APRIL 4, 2012

**TO:** CHAIRMAN AND MEMBERS OF OLD AND HISTORIC ALEXANDRIA DISTRICT BOARD OF ARCHITECTURAL REVIEW

**FROM:** AL COX, FAIA, HISTORIC PRESERVATION MANAGER

**SUBJECT:** 0 PRINCE STREET (FORMER BEACHCOMBERS BUILDING)

---

**BOARD ACTION:** April 4, 2012**The Board found this building to be historically significant, 6-0.**

On a motion by Mr. Carlin, seconded by Mr. von Senden, the Board found the building to be culturally significant by a vote of 6-0.

**BOARD DISCUSSION**

Staff made a brief presentation to explain the purpose of the request for a finding of significance for the former Beachcombers Restaurant building, now owned by the City, in preparation for a Request for Proposal for lease and renovation, as recommended in the Waterfront Master Plan.

Chairman Hulfish stated that this was the only building left from this period, except for the Old Dominion Boat Club, and that it should be saved.

Mr. Neale agreed, noting that it should be preserved for its cultural, rather than architectural significance.

Mr. Carlin echoed Chairman Hulfish, stating that the building should be retained and integrated into the surround parks.

Jeremy McPike, Director of General Services explained that an RFP would be developed this summer for a tenant for this City building but that this work would have to be coordinated with surrounding infrastructure engineering, flood mitigation and park designs. He also cautioned that, although preliminary studies indicated the building was generally sound, additional structural analysis would be needed to evaluate the condition of the foundation piles and obvious cracks in the concrete block walls, as well as the deteriorated balconies and roof. Staff emphasized that alterations would be required for the building to comply with current building code and the future tenants program but that every effort would be made to preserve the overall character of the original waterfront restaurant.

On a motion by Mr. Carlin, seconded by Mr. von Senden, the Board found the building to

be culturally significant by a vote of 6-0.

### **FINDING**

The Board found the building to be historically significant under criteria #1, #5 and #6 of zoning ordinance section 10-105(B). The Board emphasized that it was the general architectural character of the building that conveyed its cultural significance as an early public recreational use on the Alexandria waterfront and not the specific materials or design of the structure.

---

## **BAR STAFF MEMO of APRIL 4, 2012**

### **Subject**

By this memo, City Staff is requesting a determination from the OHAD BAR of local historic significance for the building formerly known as the Beachcombers Restaurant, now located at 0 Prince Street. Due to the subject property's location in the established flood plain, any "substantial improvements" to the property must meet the requirements of the City's flood plain ordinance. The character of a historic building can be seriously compromised if all of the flood plain requirements must be met. For instance, the existing building would have to be elevated approximately 2.6' to raise the first floor above the 100 year flood elevation. Therefore, buildings can be exempted from this requirement if they are determined to have historic significance, such as being listed:

- (1) individually on the National Register of Historic Places;
- (2) as a contributing resource to a National Register Historic District;
- (3) individually listed on a state inventory of historic places; or
- (4) individually listed on a local inventory of historic places in certified communities.

The City of Alexandria is a Certified Local Government (CLG) which means its local preservation program meets the state and federal preservation standards and requirements set forth in the National Historic Preservation Act of 1966.

### **Application of the Demolition Criteria**

While the Beachcombers building is located within the Alexandria National Register historic district, it falls outside the presently defined 1749 to 1934 period of significance, which was last updated in 1984. Alexandria does not have a locally defined period of significance or published list of historic buildings. By longstanding practice, all buildings within the Old and Historic Alexandria District are considered significant if they meet any of the following criteria listed in zoning ordinance section 10-105(B) when considering a permit to capsule or demolish:

- (1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into an historic shrine?
- (3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?
- (4) Would retention of the building or structure help preserve the memorial character of the

George Washington Memorial Parkway?

- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (6) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?

While the Beachcombers building is not of old and unusual or uncommon design and the concrete block exterior could be reproduced with relative ease, Staff believes that the structure at 0 Prince Street has cultural and historic significance to the City of Alexandria. Construction of the Beachcombers Restaurant in this location represented a distinct shift in the public use and perception of the Potomac River, when the Alexandria waterfront transitioned from an industrial area, operating at peak capacity during both World Wars, to a place for leisure and recreation. Although the Old Dominion Boat Club has been located along the waterfront since 1881, the Beachcombers Restaurant was an early, if not the first, example of a recreational place open to the general public when it first opened in 1946. The cinder-block building was constructed on concrete piles in the water with a three-sided porch at the second story and an outdoor dining terrace on the flat roof, creating a unique setting on the waterfront for the nautical-themed venue.

However, by 1954, the restaurant had closed and the building was damaged by fire. After the fire, the International Armaments Corp, also known as Interarmco or Interarms, began to use the building for storage. By 1963, the property became home to various sporting-goods stores and Potomac Arms, the retail outlet of Interarmco. Since 1972, a restaurant ship has been based out of the wood pier at the building and successive dinner boat cruises use the property as a launch site. In 2006, the City acquired the property in order to expand public access to the waterfront.

The Waterfront Master Plan identified the cultural importance of the site and recommended that the City “Continue to pursue reuse or reconstruction of the Beachcombers Restaurant Building as a working restaurant, provided it is financially feasible without public subsidy.” It was also suggested that “a unique water feature could also be incorporated as part of the building’s redevelopment” and the “roof of the building could potentially be used for outdoor dining along with the porches on the second floor.”

The building remains remarkably intact, with a majority of its original features and materials. The building’s most character-defining feature is the second floor wood porch wrapping around three sides and rooftop deck designed to maximize views of the waterfront. These features were distinctly different from the more utilitarian nature of earlier industrial buildings along the waterfront and signaled the building as a place for leisure pursuits. Another important feature is its setting and location—while originally located over the water, it still clearly reads as a raised waterfront structure due to its proximity to the river today and open piers below. However, the building’s craftsmanship and utilitarian materials are not unique or character-defining features and may potentially be changed without compromising the building’s historic integrity or significance. A recent structural assessment commissioned by the City indicated some structural

concerns to be addressed with any renovation or restoration, including rebuilding a portion of the first floor, repairing cracks in the masonry walls, and reinforcement of the concrete piers.

### **Summary**

Retention of the building, and its primary character-defining features, provides physical evidence of the evolution of the City's historic commercial waterfront and opens the chapter on the area's history as a place for leisure and recreation. Although the building materials and design, a cinder-block building with extensive porches, are not architecturally significant and may be easily reproduced, the building's cultural and historic significance is unique to Alexandria and specifically suited to its waterfront location. Retention and preservation of this building promotes the general welfare by attracting tourists, generating business and conveying the City's history. Furthermore, the retention of this building is consistent with the Waterfront Master Plan.

It should be noted that the reuse of the building as a restaurant, or other public building, will require significant structural and accessibility improvements, including reconstruction of the porches and the addition of rooftop elements to make rooftop occupation feasible. The design of these alterations must, of course, be compatible with the overall character of the building and will be brought to the OHAD BAR for a Certificate of Appropriateness at that time.

### **Staff Recommendation**

Staff recommends that the Board find the old Beachcombers Restaurant building to be historically significant under criteria #1, #5 and #6 and recommends that it be retained and adaptively reused, with any necessary alterations and modifications to be approved by the BAR in the future.

~~Attachment:~~ *0 Prince Street: A Timeline*. Diane Riker, 2008. Alexandria Archaeology Studies of the Old Waterfront.

[LINK TO DOCUMENT](https://www.alexandriava.gov/uploadedFiles/generalservices/info/Exhibit%203%20-%200%20Prince%20St%20Timeline.pdf)

<https://www.alexandriava.gov/uploadedFiles/generalservices/info/Exhibit%203%20-%200%20Prince%20St%20Timeline.pdf>

\*\*\*\*\***APPROVED MINUTES**\*\*\*\*\*

Alexandria Board of Architectural Review  
Old & Historic Alexandria District

**Wednesday, April 4, 2012**

7:30pm, City Council Chambers, City Hall  
301 King Street, Alexandria, Virginia 22314

Members Present: Tom Hulfish, Chairman  
Chip Carlin  
Oscar Fitzgerald  
Wayne Neale  
John von Senden  
Peter Smeallie

Members Absent: Art Keleher

Staff Present: Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager  
Michele Oaks, Historic Preservation Planner

The meeting was called to order at 7:32 p.m. by Chairman Hulfish.

---

**I. MINUTES**

1. Consideration of the minutes of the public hearing of March 21, 2012.  
**BOARD ACTION: Approved, as submitted, 6-0.**

On a motion by Dr. Fitzgerald, seconded by Mr. von Senden, the minutes were approved, as submitted, 6-0.

---

**II. DISCUSSION ITEMS**

1. **CASE BAR2011-0365**  
Request for alterations at **815 ½ King St**, zoned KR King Street Retail  
**APPLICANT:** 815 ½ King Street, LLC  
**BOARD ACTION: The Board approved the application, as amended, 5-0-1.**  
(Chairman Hulfish recused himself from the case)  
**CONDITIONS:**
  1. That this application serves as a sign master plan but that the future tenant submit an application before the BAR for final sign details;
  2. That Staff approve the mortar and brick color and texture for any area requiring infill;
  3. That if replacement windows are necessary on the front or rear elevation, that they

- be in conformance with the Board's adopted Window Policy; and
4. That the applicant recreates the three finials and bracket molding at the roof parapet, shown in the original photographs, as part of the façade restoration.

### **SPEAKERS**

Rob Kaufman, owner of 815 ½ King St, spoke on behalf of the application. Mr. Kaufman summarized the changes to the project scope and noted that he is trying to find a theatre use for the building.

John Hynan, representing the Historic Alexandria Foundation (HAF), explained that HAF advocates for the preservation of buildings as they were originally constructed, but secondarily supports the preservation of buildings which contain features and materials which have themselves attained historic significance over time. He explained that the Foundation favored the current application which preserves the 1914 building with the marquee alterations, without reference to its future use.

Boyd Walker, owner of 818 King Street, noted his support for the project.

### **BOARD DISCUSSION**

Mr. Neale commenced the Board's discussion by expressing that he was extremely happy that the owner is searching for a theatre tenant for the building. He noted that the design was simple and allows for the building's original form to come through.

Mr. Smeallie questioned the retention of the marquee if the building is not utilized as a theatre. Staff explained that the marquee would remain on the building even if the building did not contain a theatre use, similar to the former J.C. Penny's, now Ross Dress for Less. Staff stated that the proposed backlit plastic box signs, historically used for movie announcements, would not be supported by the Design Guidelines if the ultimate use is retail. In any event, the final sign package would need to be reviewed and approved by the BAR prior to installation.

Mr. von Senden noted his strong support of the project but expressed his preference that the box office to be centered on the façade, if possible.

Mr. Carlin commended that applicant for listening to the community's concerns regarding the building use and preservation of the Old Town sign and marquee and conveyed his support for the design.

Dr. Fitzgerald noted that he favored the original proposal but expressed his support for the current proposal, as well.

On a motion by Mr. von Senden, seconded by Mr. Smeallie, the Board approved the application, as amended, 5-0-1 (Chairman Hulfish recused himself from the case.)

### **REASON**

The Board found the proposed alterations to be consistent with the BAR's *Design Guidelines* as well as the King Street Retail Strategy *Storefront Design Guidelines*.

2. [CASE BAR2012-0014](#)

Request for demolition/encapsulation at **212 S Alfred St**, zoned RM Residential

APPLICANT: Rahmi Hakan Ozsancak by Stephanie Dimond

BOARD ACTION: **Approved as amended, by a roll call vote, 6-0.**

CONDITION: The applicant will submit materials showing how the required parking space will be delineated from the open space prior to issuance of demolition or building permits.

**SPEAKERS**

Stephanie Dimond, architect, spoke on behalf of the application.

**BOARD DISCUSSION**

After determining the Board did not need to discuss the subject case, Mr. von Senden made a motion to approve the case, as amended, seconded by Mr. Neale. The Board approved the application, by roll call vote, 6-0.

**REASON**

The Board found that the existing 20<sup>th</sup> century garage had been substantially altered over time and was not of old and unusual or uncommon design, texture or material that it could not be reproduced or be reproduced only with great difficulty and granted the Permit to Demolish.

3. [CASE BAR2012-0053](#)

Request for demolition/encapsulation at **103 Franklin St**, zoned RM Residential

APPLICANT: Caroline & Timothy Hanson by Stephen Kulinski, A.I.A.

BOARD ACTION: **Approved as amended, by a roll call vote, 6-0.**

See Item #4 for discussion of this case.

4. [CASE BAR2012-0056](#)

Request for alterations at **103 Franklin St**, zoned RM Residential

APPLICANT: Caroline & Timothy Hanson by Stephen Kulinski, A.I.A.

BOARD ACTION: **Approved as amended, by a roll call vote, 6-0.**

CONDITION: That the new windows will be in conformance with the Window Policy.

**SPEAKERS**

Stephen Kulinski, architect, spoke on behalf of the application.

**BOARD DISCUSSION**

Mr. von Senden, Dr. Fitzgerald supported the application.

Mr. Neale questioned the dormer window trim detail, which was clarified by Mr. Kulinski.

On a motion by Mr. von Senden and a second by Mr. Neale, the Board approved the application, as amended, by roll call vote, 6-0.

**REASON**

The Board found the proposed dormer additions compatible with the existing, 1970s townhouse and its immediate context.

---

**III. OTHER BUSINESS**

1. [Beachcomber](#) – 0 Prince Street

**BOARD ACTION: The Board found this building to be historically significant, 6-0.**

On a motion by Mr. Carlin, seconded by Mr. von Senden, the Board found the building to be culturally significant by a vote of 6-0.

**BOARD DISCUSSION**

Staff made a brief presentation to explain the purpose of the request for a finding of significance for the former Beachcombers Restaurant building, now owned by the City, in preparation for a Request for Proposal for lease and renovation, as recommended in the Waterfront Master Plan.

Chairman Hulfish stated that this was the only building left from this period, except for the Old Dominion Boat Club, and that it should be saved.

Mr. Neale agreed, noting that it should be preserved for its cultural, rather than architectural significance.

Mr. Carlin echoed Chairman Hulfish, stating that the building should be retained and integrated into the surround parks.

Jeremy McPike, Director of General Services explained that an RFP would be developed this summer for a tenant for this City building but that this work would have to be coordinated with surrounding infrastructure engineering, flood mitigation and park designs. He also cautioned that, although preliminary studies indicated the building was generally sound, additional structural analysis would be needed to evaluate the condition of the foundation piles and obvious cracks in the concrete block walls, as well as the deteriorated balconies and roof. Staff emphasized that alterations would be required for the building to comply with current building code and the future tenants program but that every effort would be made to preserve the overall character of the original waterfront restaurant.

On a motion by Mr. Carlin, seconded by Mr. von Senden, the Board found the building to be culturally significant by a vote of 6-0.

**FINDING**

The Board found the building to be historically significant under criteria #1, #5 and #6 of zoning ordinance section 10-105(B). The Board emphasized that it was the general architectural character of the building that conveyed its cultural significance as an early public recreational use on the Alexandria waterfront and not the specific materials or design of the structure.

- 2. [Old Alexandria Health Department building](#) – 509-517 N Saint Asaph St  
**BOARD ACTION: The Board deferred this item for further study, 6-0.**

Staff made a brief presentation to explain the purpose of the request for a finding of significance for the former City Health Department building, in preparation for a Request for Proposal for disposal of the site as surplus property.

The Board expressed strong interest in the building but, due to the late delivery of the Staff memo and the importance of the request, asked Staff to schedule a brief work session on site immediately prior to the next regularly scheduled Board meeting on April 18, 2012 to inspect the architectural features and neighborhood context in more detail.

The Board deferred this item for further study, 6-0.

---

**IV. ADMINISTRATIVE APPROVALS**

The following items are shown for information only. Based on the Board's adopted policies, these cases have been approved by Staff since the previous Board meeting.

**CASE BAR2012-0067**

Request for signage and door replacement at **111 S Alfred St**, zoned CD Commercial

**APPLICANT:** Iris Armaou

**CASE BAR2012-0069**

Request for roof replacement at **105 Prince St**, zoned RM Residential

**APPLICANT:** Delaney Realty

**CASE BAR2012-0074**

Request for window repair/replacement at **333 Green St**, zoned RM Residential

**APPLICANT:** Amy and Paul O’Sullivan

**CASE BAR2012-0075**

Request for siding replacement at **604 S Fairfax St**, zoned RM Residential

**APPLICANT:** Michael Dyke

**CASE BAR2012-0076**

Request for signage at **1426 Prince St**, zoned CD Commercial

APPLICANT: Sharla Abel

**CASE BAR2012-0078**

Request for tuck pointing (repair) at **1223 Prince St**, zoned CL Commercial

APPLICANT: Joseph Collum

**CASE BAR2012-0079**

Request for window replacement at **1250 S Washington St #602**, zoned RC Residential

APPLICANT: Frank Coletti and Carman Harbison by Reamco, Inc.

**CASE BAR2012-0080**

Request for rear fence at **510 S Fairfax St**, zoned RM Residential

APPLICANT: Robert Bentley Adams

---

**VII. ADJOURNMENT**

Chairman Hulfish adjourned the meeting at approximately 8:35pm.

Minutes submitted by,

Michele Oaks, Historic Preservation Planner  
Boards of Architectural Review