

Docket Item #19  
BAR CASE # 2017-00230

BAR Meeting  
July 19, 2017

**ISSUE:** Alterations (Power Pedestals)

**APPLICANT:** City of Alexandria (Department of Project Implementation)

**LOCATION:** 107 North Union Street, 2 Queen Street (Piers A/B, E/F, and G/H)

**ZONE:** WPR / Waterfront Park and Recreation

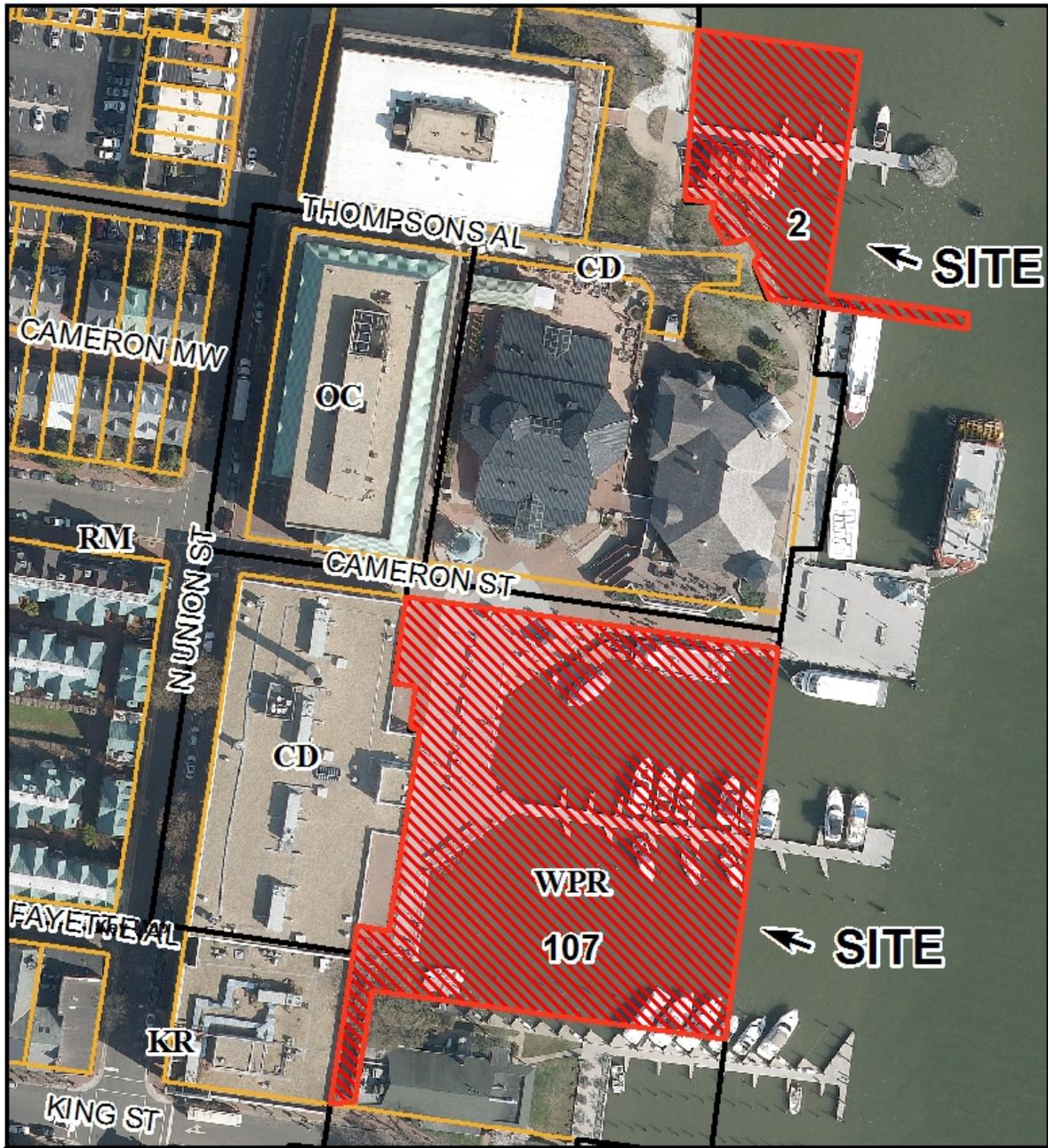
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### **STAFF RECOMMENDATION**

Staff recommends approval of the application for marine power pedestals, as submitted, and also recommends that the BAR advise that this element be included the next time the Waterfront Common Elements are amended, finding them appropriate for use on piers throughout the Waterfront Plan area.

### **GENERAL NOTES TO THE APPLICANT**

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped 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](mailto:preservation@alexandriava.gov) for further information.
2. **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.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire 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.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official 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 #2017-00230**  
**107 North Union Street**  
**& 2 Queen Street**



## **I. ISSUE**

The City of Alexandria is requesting approval of marine power pedestals to provide upgraded utility service at three piers in the city marina in accordance with the Waterfront Dock and Marina Maintenance and Repair Assessment. The power pedestals will replace existing substandard utility services on the piers. As part of the replacement some existing piles and faux piles will be removed. The new power pedestal will measure 43” in height by 9” in width and 12” in depth. The material will be a polycarbonate suitable for marine use and will include a 360 degree downward light.

Pier A/B:

- 24 faux piles to be removed
- 16 power pedestals with lights to be installed

Pier E/F

- 8 piles to be cut flush to install 9 power pedestals
- 17 piles to remain *in situ* with utility service removed

Pier G/H

- 14 piles to be cut flush to install 17 power pedestals
- 19 piles to remain *in situ* with utility service removed

## **II. HISTORY**

In 2013, the City prepared a Waterfront Dock & Marina Maintenance & Repair Assessment to provide a comprehensive analysis of the conditions at the Marina and also identify improvements for health, safety and enhanced operations. The replacement of substandard electrical utilities with modern marina utility pedestals.

In 2016, the City adopted Waterfront Common Elements for a palette of materials and elements to be used on both redevelopment sites and public parks and spaces. The BAR approved the Waterfront Common Elements palette on September 7, 2016.

## **III. ANALYSIS**

The BAR reviews all permanent elements installed in the public right-of-way including street furnishings, street lights, bus shelters and the like. The power pedestal is a similar request and will be used in multiple locations in the City Marina, specifically at Piers A/B, E/F, and G/H. When reviewing a request such as this, the BAR must consider both the appropriateness and compatibility of the proposed modern functional items in a 20<sup>th</sup> century marina with the overall historic setting of the district and the backdrop of the iconic Torpedo Factory building. The existing utility service at the piers represents a hodgepodge approach. On some piers, there are faux piles with a cut-out to allow for a small light and outlets while other piers have actual piles but poor lighting and utility access. The proposed design is simple with clean lines while also providing the necessary utility and lighting upgrades and will be consistent over the three piers, unlike the current configuration. The proposed material is a high-quality and durable composite material appropriate for the marine environment.

Staff was concerned with the initial proposal which called for the removal of all the wood pile extensions above the piers, finding that such a change was unnecessary and removed some of the marine character. Recognizing that all of the piles cannot be kept because of functional conflicts the addition of the power pedestals, the applicant has proposed retaining the majority of the piles on Piers E/F (17 to remain) and G/H (19 to remain) where they are actual piles to the river bottom. One Pier A/B, staff does not object to the removal of all of the faux piles which are merely decorative and bolted to the pier.

While researching this application, staff discovered that the same or very similar power pedestals had been installed on the piers at both the Old Dominion Boat Club and the townhouses at Harborside at some time in the past. No BAR approvals could be located for the installation of these features. Inclusion of the proposed pedestals in the Waterfront Common Elements the next time they are amended would cure these violations.

In summary, staff recommends approval of the request for marine power pedestals and also recommends that the BAR advise that this element be included in the Waterfront Common Elements, finding them appropriate for use throughout the Waterfront Plan area.

**STAFF**

Catherine K. Miliaras, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

**IV. CITY DEPARTMENT COMMENTS**

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

**Zoning**

No comments received

**Code Administration**

F-1 An electrical permit, plan review and inspections are required for alterations listed in BAR application.

**Transportation and Environmental Services**

No comments received

**V. ATTACHMENTS**

*1 – Supplemental Materials*

*2 – Application for BAR 2017-00230: 107 North Union and 2 Queen streets*



# Marina Utility Project - Utility Furnishings

## Certificate of Appropriateness

July 19, 2017 – Old and Historic Alexandria District Board of Architectural Review

# Certificate of Appropriateness Requests

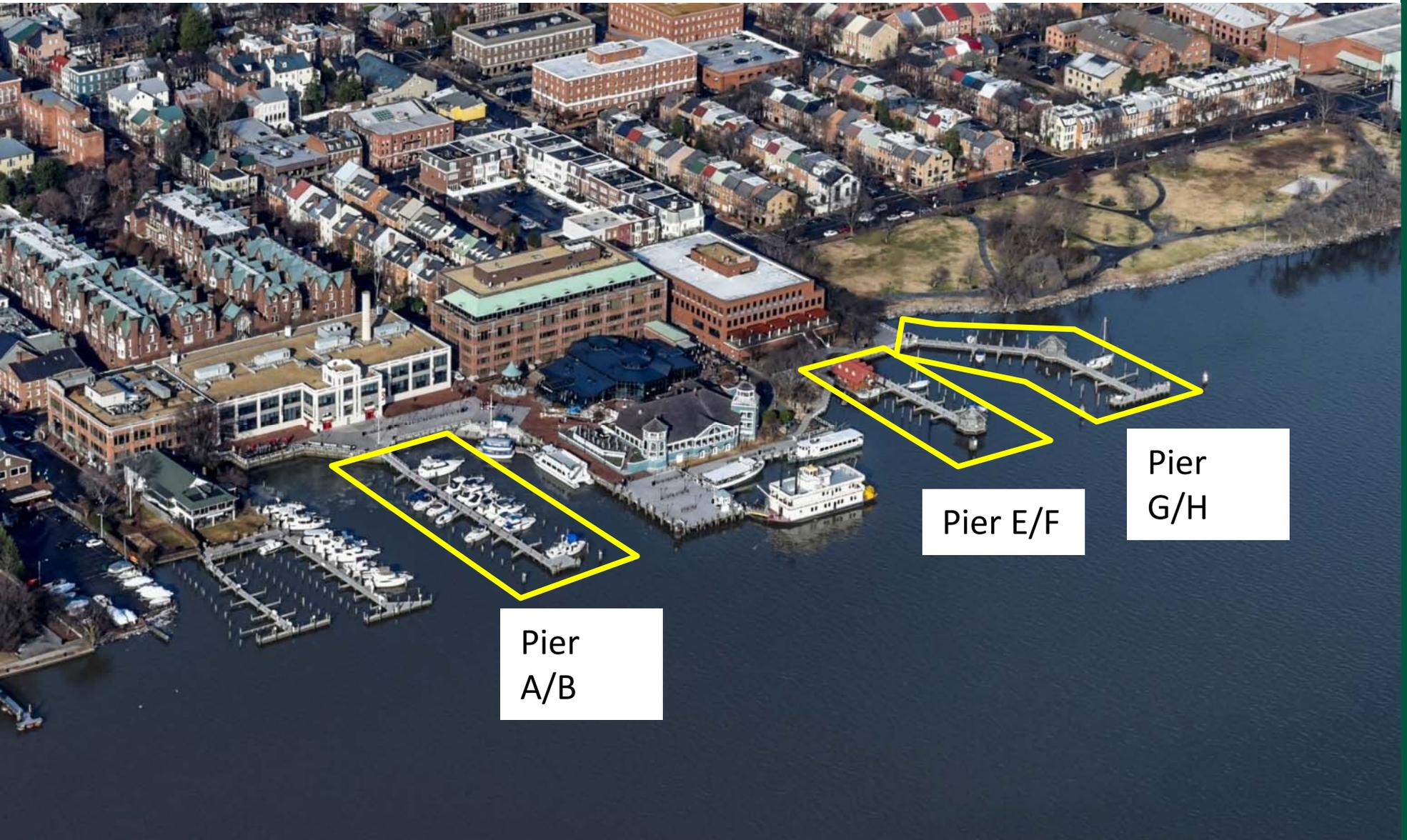
1. Approval of marine power pedestal, as submitted.

## Project Basis

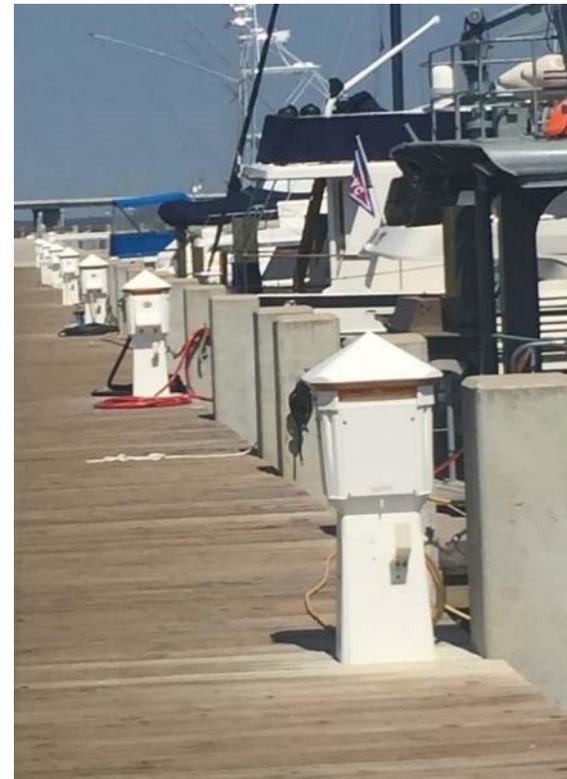
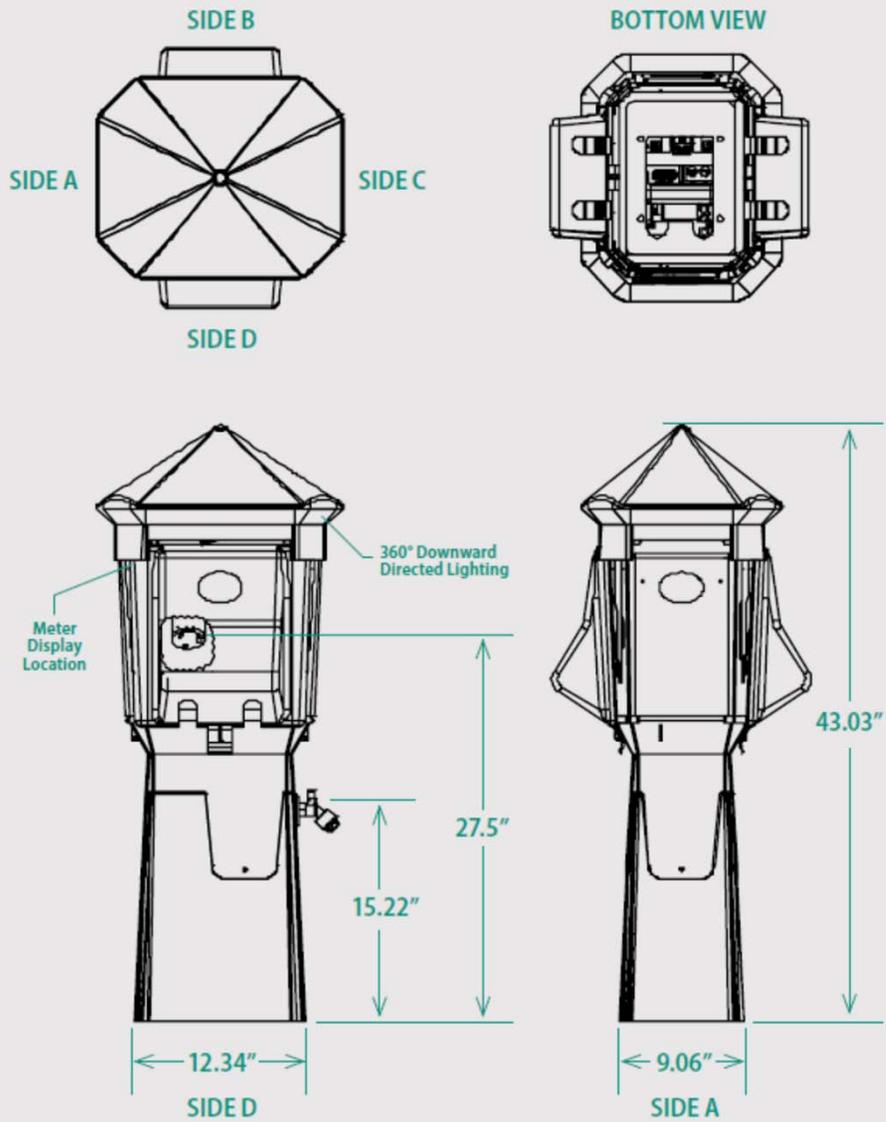
1. City of Alexandria - Waterfront Dock & Marina Maintenance & Repair Assessment:

### Recommendations

- High Priority: Execute plans to upgrade the entire electrical system to include transformers, centrally located panel board and marina-style utility pedestals at each slip.



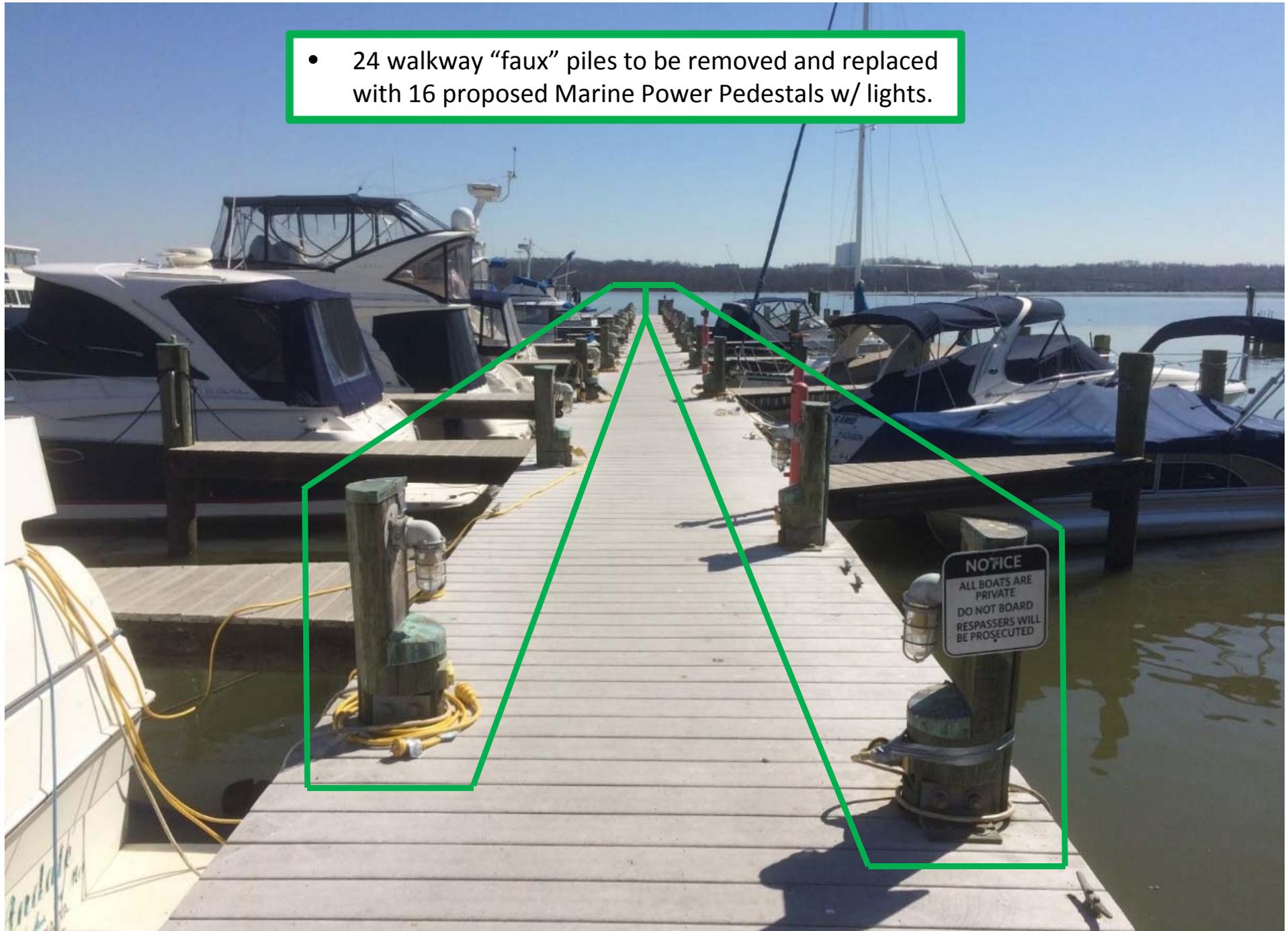
## Marina Utilities - Project Limit of Work



Manufacturer: Hypower PowerPort  
 Type: Specifications, as submitted  
 Material: Polycarbonate injection molded body  
 Color: White body with white cap

**MARINE POWER PEDESTAL**

- 24 walkway “faux” piles to be removed and replaced with 16 proposed Marine Power Pedestals w/ lights.



Pier A/B

- 8 walkway piles to be cut flush & replaced with 9 proposed Marine Power Pedestals w/ lights.

- 17 walkway piles to remain; 10 of which will have the removal of substandard light and electric service.

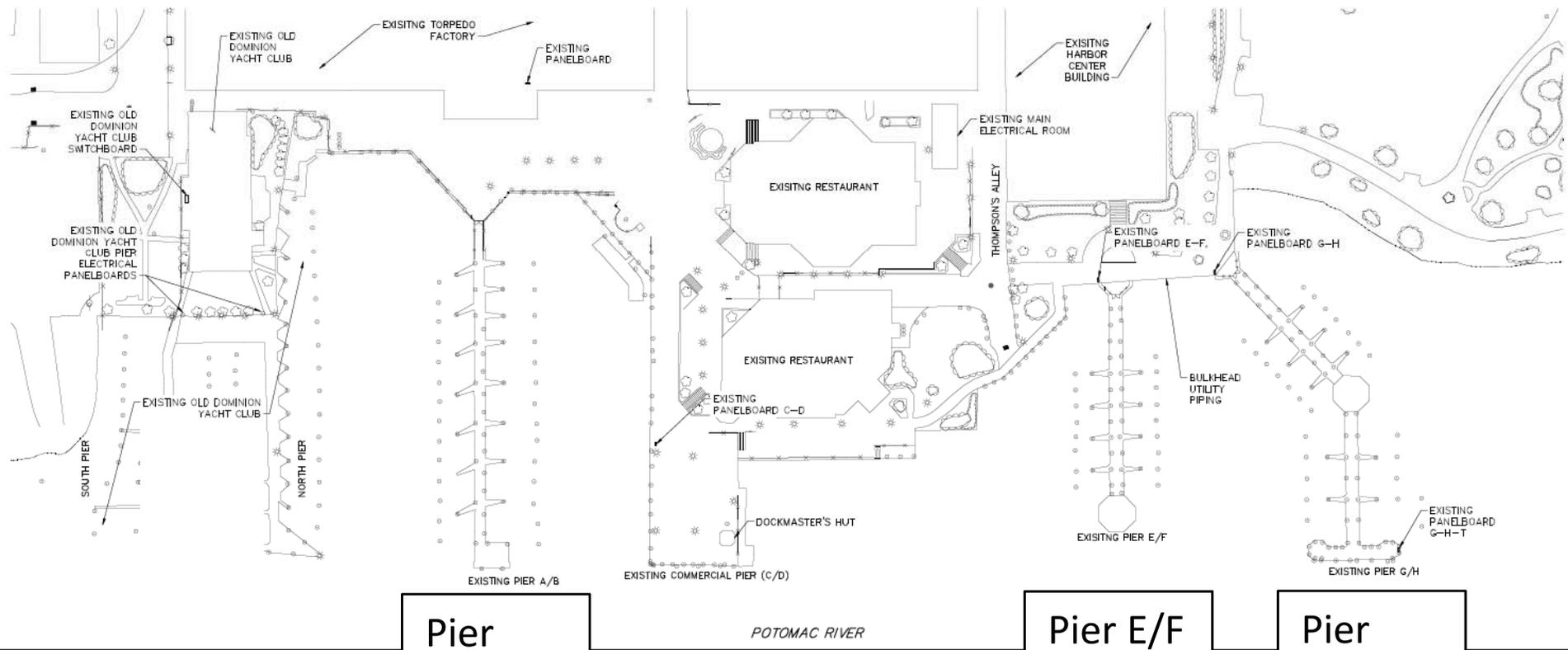
Pier E/F<sub>10</sub>

- 14 walkway piles to be cut flush & replaced with 17 proposed Marine Power Pedestals w/ lights.

- 19 walkway piles to remain; 11 of which will have the removal of substandard light and electric service.

Pier G/H

# Existing Condition



Pier  
A/B

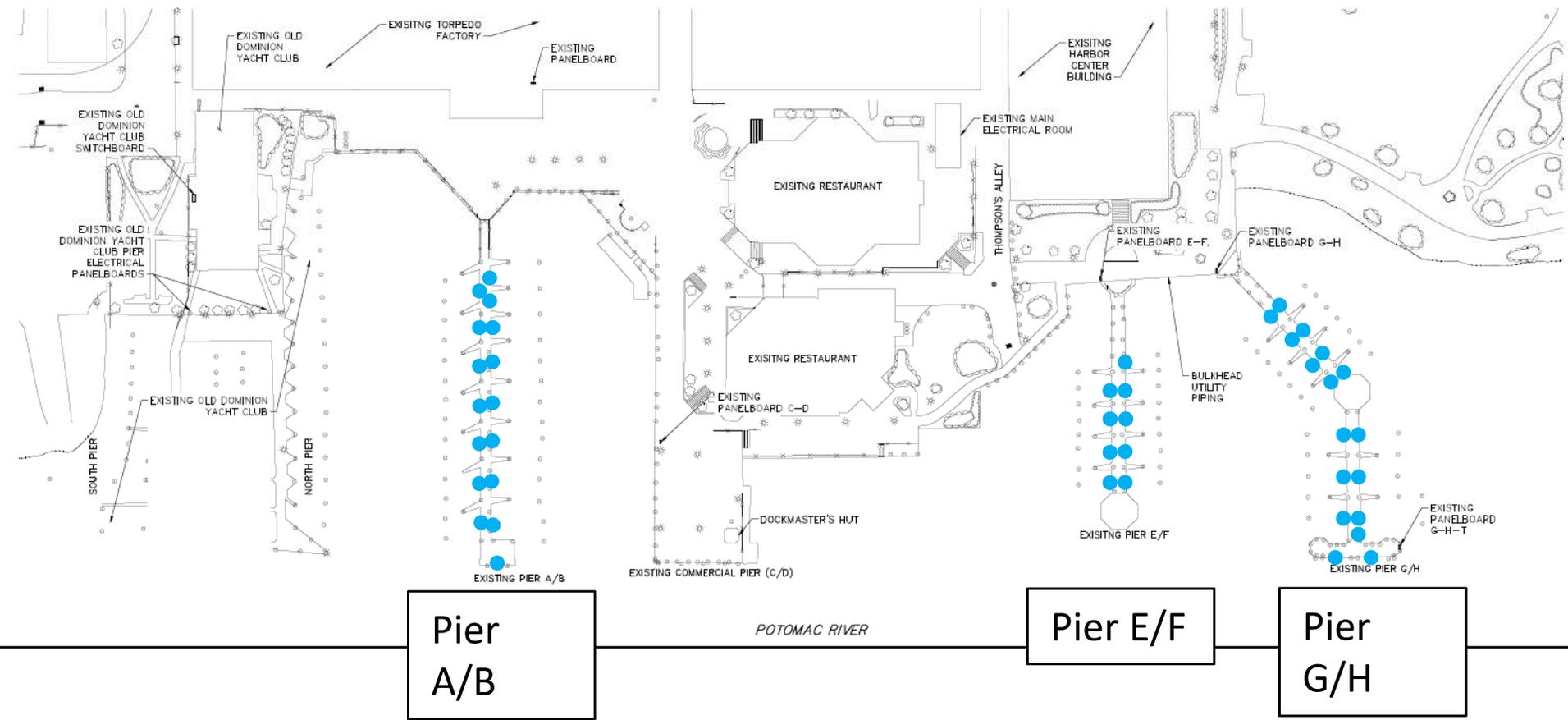
Pier  
E/F

Pier  
G/H

# Proposed Condition - Overall



KEY: ● 42 Proposed Marine Power Pedestals w/ lights





# Certificate of Appropriateness Requests

1. Approval of marine power pedestal, as submitted.



THE POWER PEDESTAL COMPANY

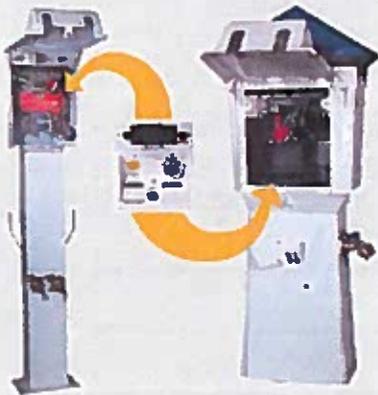
Unrivaled versatility in a power pedestal.

# PowerPort®

MARINA  
RV PARK  
BUSINESS  
HOME

HyPower's design and engineering have always been about ease of use for our customers. **PowerPort** is the culmination of that philosophy.

It stands out over other traditional power pedestals with four functional built-in sides for added flexibility and convenience. PowerPort's wired, modular design features the PowerSnap panel and 400 ampere capacity are certain to keep you ahead of your ever-changing electrical needs.



## PowerSnap Panels

PowerSnap is an industry exclusive that allows you to change out receptacles and breakers just by snapping a panel in and out — saving time while allowing you to keep customers happy with little or no downtime. It's as easy as removing four screws, pulling the panel, setting a new panel in place and reattaching. No more replacing a pedestal, rewiring on property or breaking the pedestal down for annual maintenance inspections like traditional pedestals. Most electrical parts are standard and can be bought locally; no special sized breakers, light bars, etc.



## PowerSnap Hurricane Weather Base

Be prepared for the next severe weather event with your HyPower PowerPort customized with our power snap hurricane weather base. Just like our power snap panels, you remove the screws, lift up and take the entire powerhead to safe storage. After the hurricane, you are the first back in business guaranteeing happier customers and the best reputation in the area.



The head snaps out for safe storage during severe weather.

800.825.3379

powerpedestal.com

## STANDARD FEATURES

- Non-conductive polycarbonate injection molded body with UV protection
- Safer more secure internal fastening system
- Prewired with standard copper wire to 400 ampere with provided non-metallic separation of high-voltage, low-voltage and water
- Field wiring terminals to 350 kcmil for current carrying conductors and 2/0 AWG grounding
- Lockable hinged door with your padlock
- Photo-cell activated 360° lighting with a 9W LED bulb and your choice of a clear or amber lens
- PowerSnap panels
- Receptacles and breakers to include 100A, 50A, 30A and 20A Marine/RV with matching breakers
- Brass connectors/stainless steel screws at all high stress points for stronger assembly; no more leaning on the docks or wallowing out
- UL certified, ADA compliant, and meets or exceeds all NEC and NFPA requirements

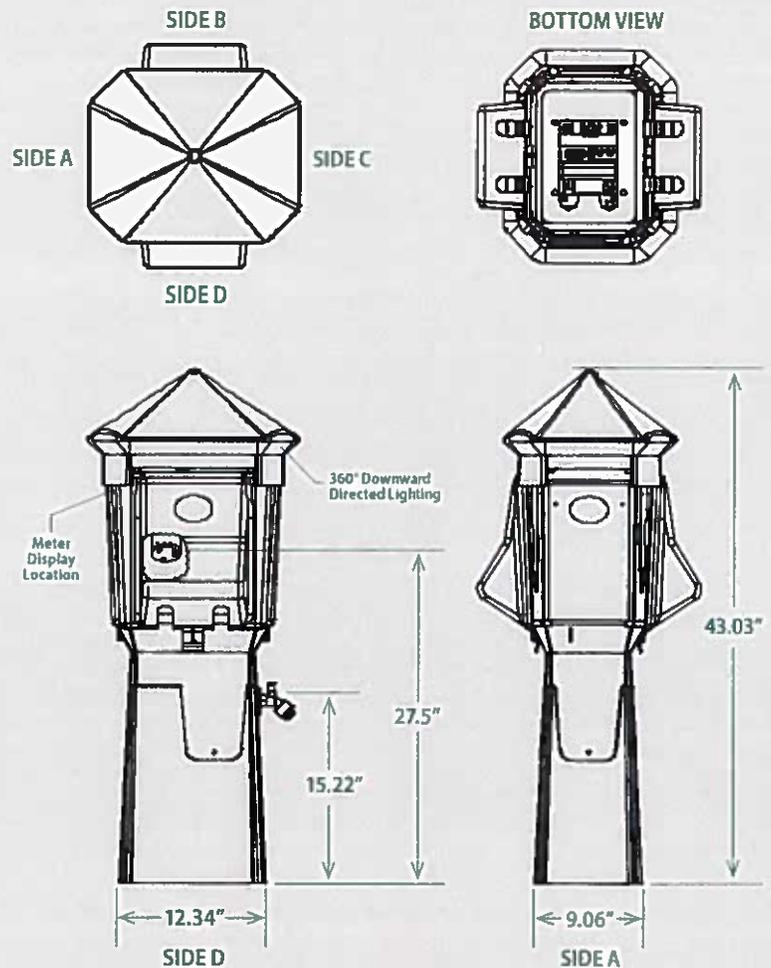
## OPTIONS

- PowerSnap Hurricane Weather Base
- Up to (2) 3/4" hose bibs with ADA compliant turn ball valves and brass backflow preventers
- Lid/top colors: white, blue or green
- CATV and Internet/CAT5 connectors
- Custom logos available for branding
- Utility metering both electric and water with remote read capability

## CUSTOMERS RAVE ABOUT HYPOWER

"Our marina has been through three hurricanes. Thanks to the PowerSnap base, we were able to remove our pedestals from their bases and save them from being damaged. We also like being able to change power from slip to slip by just snapping in a different panel."

— BRIAN W., SPORTSMAN MARINA, ORANGE BEACH, AL



**PowerPedestal.com**

1.800.825.3379 or 918.341.6811 | Fax: 918.341.1178

Email: [sales@powerpedestal.com](mailto:sales@powerpedestal.com)

Technical assistance: [support@powerpedestal.com](mailto:support@powerpedestal.com)

915 West Blue Starr Drive • Claremore, OK 74017 USA

# HYPower

THE POWER PEDESTAL COMPANY



BAR Case # \_\_\_\_\_

ADDRESS OF PROJECT: City Marina - 107 S Union, 2 Queen St - Alexandria, VA 22314

TAX MAP AND PARCEL: 075.01-04-02, 065.03-07-04 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 8-403(B)(3), Alexandria 1992 Zoning Ordinance)*

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

Name: City of Alexandria - c/o Department of Project Implementation

Address: 301 King Street, Suite 3200

City: Alexandria                      State: VA    Zip: 22314

Phone: 703-746-4045                      E-mail : anthony.gammon@alexandriava.gov

Authorized Agent *(if applicable)*:     Attorney     Architect     City representative

Name: Anthony Gammon, Deputy Director - Project Implementation                      Phone: 703-746-4045

E-mail: anthony.gammon@alexandriava.gov

**Legal Property Owner:**

Name: The City of Alexandria - ATTN: Joanna Anderson

Address: 301 King Street Suite 1300

City: Alexandria                      State: VA    Zip: 22314

Phone: 703-746-3750                      E-mail: joanna.anderson@alexandriava.gov

- 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.

BAR Case # \_\_\_\_\_

**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)* Upgrades to Marina Utilities, including new marine grade bollard lights and replacement power pedestals. Refer to plans.

**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.*

- <sup>N/A</sup> 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 3 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.

- <sup>N/A</sup> 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.

- <sup>N/A</sup> 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

- <sup>N/A</sup> 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:

- N/A  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 3 sets of revised materials.

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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: AG on behalf of Anthony Gammon

Printed Name: Anthony Gammon, Deputy Director - Project Implementation

Date: 6/19/17

**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 ten 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. City of Alexandria		100%
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 1 and 2 King Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. City of Alexandria		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.

6/19/17  
Date

Anthony Gammon  
Printed Name

*AG* on behalf of Anthony Gammon  
Signature



## United States Department of the Interior

NATIONAL PARK SERVICE  
700 George Washington Memorial Parkway  
McLean, Virginia 22101

IN REPLY REFER TO:  
L3000B

**JUL 14 2017**

Alexandria Board of Architectural Review  
City of Alexandria, Town Hall  
300 King Street  
Alexandria, VA 22314-3212

Reference:

BAR Case: 2017-00217 (600 N. Washington Street)  
BAR Case: 2017-00229 (Interim Fitzgerald Park, 1 and 2 King Street)  
BAR Case: 2017-00230 (City Marina, 107 S Union, and 2 Queen Street)

Dear Sir/Madam,

The following are George Washington Memorial Parkway's (Parkway) comments on the above referenced proposals:

**BAR #2017-00217 (600 N. Washington Street)**

- Appreciate the consolidation of the ATM with the drive-thru and therefore the removal of the ATM from the Pendleton Street façade. Continuing the brick façade with similar brick style, pattern, and mortar will declutter the façade.
- However, it is unclear from the elevation drawings, whether the partial roof structure over the ATM will be removed as well (the note calls out for the removal of the ATM *and surround*). Consider the removal of the partial roof structure, above the ATM – replace with similar brick style, pattern, and mortar.

**BAR #2017-00229 (Interim Fitzgerald Square Park)**

- NPS' purview includes the street ends of King Street and Wales Alley. The proposed terminations align with the 1981 deed agreement between the City of Alexandria and the US Government – for the street ends to be reserved for pedestrian and non-motorized traffic.
- The proposed development is a welcomed improvement to the waterfront.
- One of the restrictions listed in the agreement was the provision of a pedestrian walkway and bike path running in the north-south direction, set at a minimum width of 25'. Although the Waterfront Plaza\*, adjacent to Interim Fitzgerald Square Park, do not currently have a 25' width walk/bike-way, and it is assumed that the new promenade draws from the width of the existing pathways of Waterfront Plaza at 12' width, consider enlarging the walkways to a 25' width. These two parks will work in concert with each other.

*\*The US Government has a scenic easement at Waterfront Plaza (Parcel B) and a title to the submerged lands of the Potomac River contiguous to the park*

**BAR #2017-00230 (City Marina)**

- The proposed utility improvement will demolish 45 existing light fixtures (substandard light and electric service) and install 40 new Marine Power Pedestals with lights, along the piers (A/B, E/F, G/H) of the marina. We hope that the new light fixture will be consistently utilized throughout the waterfront.
- The selective demolition of the piles (faux or cut flush to the boardwalk) is noted to not trigger a permit process with the National Park Service of the Army Corps of Engineers.

*\*The US Government has a scenic easement at 211 Harbor Center (Parcel C) and a title to the submerged lands of the Potomac River contiguous to the park*

Thank you for the opportunity to comment on the architecture that affects the Parkway. If you have any questions, please contact Jason Newman, Chief of Lands, Planning and Design at 703-289-2515.

Sincerely,



Alexcy Romero  
Superintendent  
George Washington Memorial Parkway