

Docket Item #8
BAR CASE # 2016-0427

BAR Meeting
January 18, 2016

ISSUE: Certificate of Appropriateness for Signage

APPLICANT: National Society of Professional Engineers

LOCATION: 1420 King Street, #510

ZONE: KR/ King Street Urban Retail

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness for signage with the following conditions:

1. The individual letter, pin-mounted wall sign must be installed on a wood frieze board or sign band but not directly to the masonry façade.
2. All holes from existing and previous signage must be filled with a brick-colored masonry restoration material. A mock-up must be approved by staff in the field.

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 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.



BAR2016-00427



I. ISSUE

The applicant is requesting replacement of the existing wall sign with a new satin brass logo sign and an individual letter, pin-mounted sign. The overall size of the proposed signage is 11.5" x 84".

II. HISTORY

The building at 1420 King Street (southeast corner of King and Peyton Streets) was built in **1983-84** and was designed by the architectural firm of VVKR. The boundaries of the historic district were not extended to this area of King Street until 1984. The building is a six-story contemporary brick-clad office building with frontage on King Street and South Peyton Street.

Previous Approvals:

On October 7, 1992, the BAR approved a Certificate of Appropriateness for signage, consisting of individual brass pin letters with a corporate logo mounted to the brick face of the structure near the entrance (BAR Case #92-188).

On July 2, 1994, the BAR approved replacement signage of similar size and design was previously approved (BAR Case #94-100). Additional brass pin-lettered signage for the "National Society of Professional Engineers" is also located on the building facade.

On July 6, 2005, the BAR approved a Certificate of Appropriateness for rooftop communications shelter and antennas with the condition that they be painted to match the brick color of the building (BAR2005-0147).

III. ANALYSIS

The applicant is proposing to replace the existing signage with a wall sign, a portion of which is an individual letter, pin-mounted sign. The signage is made of solid brass and the logo "NSPE" is made of aluminum and painted satin black.

Staff recommends approval of the brass lettering and sign design. However, the BAR's sign guidelines have discouraged individual pin-mounted letters on masonry walls for many years because signs change and the multitude of holes drilled in the brick to mount the individual letters are virtually impossible to patch in the future. An example of these holes is shown in the application materials at the bottom of the photo below the proposed sign.

The BAR's recommendation in the past is to mount the letters on a backing board which can be mounted through the mortar joints of the wall and limits the damage to the brick. Staff, therefore, recommends approval of the application with the condition that the individual letter, pin-mounted wall sign be installed on a wood frieze board or sign band but not directly to the masonry façade. The applicant must also fill all holes from existing and previous signage with a brick-colored masonry restoration material, not the silicone proposed by the applicant, with a mock-up approved by staff in the field.

STAFF

Amirah Lane, Historic Preservation Sr. Planning Technician, 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 Comments

C-1 Proposed wall sign complies with zoning.

Code Administration

No Comments Received.

Transportation and Environmental Services

- C-1 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-2 A sign may be erected or displayed flat against a building wall or at an angle thereto, so long as the sign does not project more than four feet from the building wall or within one foot of an established curb line and the bottom of the sign is at least eight feet above a sidewalk or parking area and at least 14.5 feet above any alley. (Sec. 5-2-29(c)) (T&ES)
- C-3 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-4 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (sec. 5-2-1) (T&ES)
- R-1 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

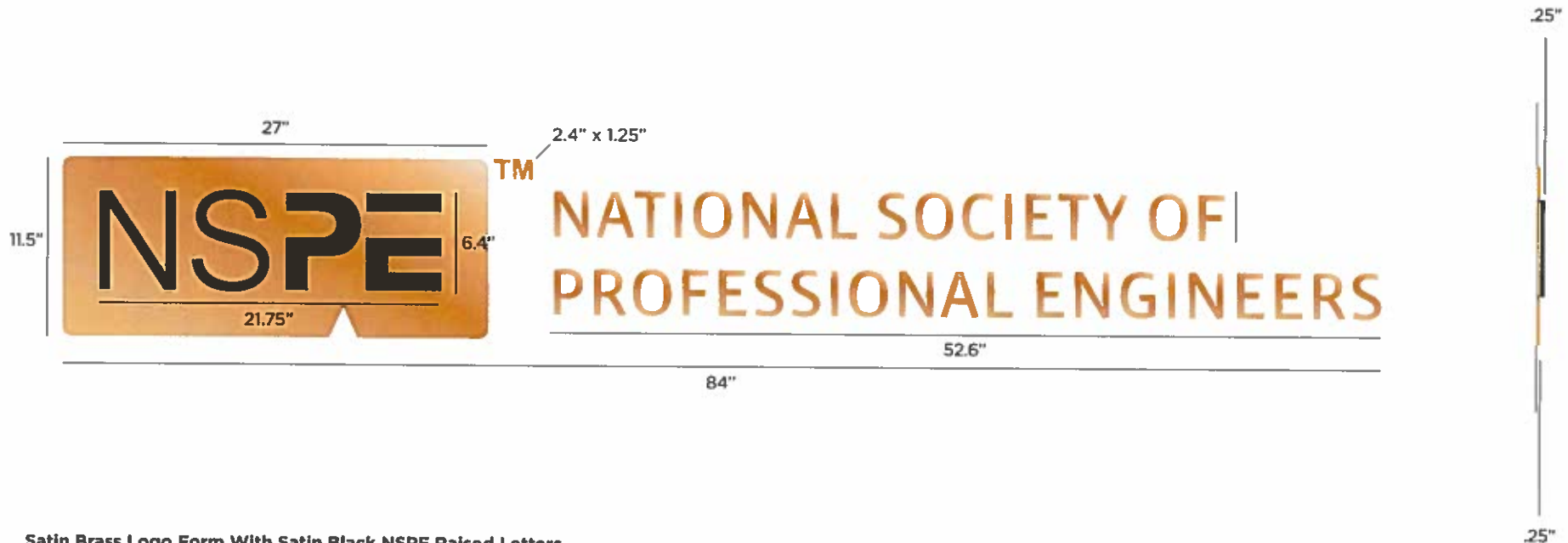
Alexandria Archaeology

No Comments Received.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2016-00427 : 1420 King Street, #510



Satin Brass Logo Form With Satin Black NSPE Raised Letters

Application: Exterior

Remove Existing Logo Signage & Fill Holes With Mortar And Or Brick Color Silicone

Quantity: 1 Set

Overall Width: 7' Logo Form & Copy

Letter Forms - Material: .25 Solid Brass

Finish: Brushed Horizontal / Exterior Clear Coat Protective Finish

Logo Form Field - Material: .25 Solid Brass

NSPE Letter Forms: .25" Aluminum / Painted Satin Black / Flush Mount To Base

Installation: Offset Mount To Brick Facia In Same Location As Existing

Note: "Shadows" on brick facia and or filled holes from existing may be visible when new logo is installed

Application & Materials
BAR2016-00427
1420 King Street #510
12/5/2016



4620 North Park Ave, P2E, Chevy Chase, MD 20815
301.983.5045 • www.copelandesign.com

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ADDRESS OF PROJECT: 1420 King St Alexandria VA 22314 ^{#510}TAX MAP AND PARCEL: _____ ZONING: 10227000

APPLICATION FOR: (Please check all that apply)

☒ CERTIFICATE OF APPROPRIATENESS☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)Applicant: ☐ Property Owner ☒ Business (Please provide business name & contact person)Name: National Society of Professional EngineersAddress: 1420 King St. #510City: Alexandria State: VA Zip: 22314

Phone: _____ E-mail: _____

Authorized Agent (if applicable): ☐ Attorney ☐ ArchitectName: Nima Moazzami☒ other / Econo Signs Inc
Phone: (703) 349-9678E-mail: Hossein@econosigninc.com

Legal Property Owner:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

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

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

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

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

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

Offset Mount to brick Facia in same location as existing
 Remove existing logo signage and fill holes with mortar and or bricks color silicone

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.*

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

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. 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.

- ☐ ☐ 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 3 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: Nima Moazzami

Date: _____

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than 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. <u>NSPE</u> <u>NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS</u>	<u>1420 KING ST.</u> <u>ALEXANDRIA, VA 22314</u>	<u>100%</u>
2. <u>PROFESSIONAL ENGINEERS</u>	<u>/</u>	<u>/</u>
3. <u>/</u>	<u>/</u>	<u>/</u>

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than 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. <u>NSPE</u> <u>NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS</u>	<u>1420 KING STREET</u> <u>ALEXANDRIA VA 22314</u>	<u>100%</u>
2. <u>ENGINEERS</u>	<u>/</u>	<u>/</u>
3. <u>/</u>	<u>/</u>	<u>/</u>

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. <u>NONE</u>	<u>N/A</u>	<u>N/A</u>
2. <u>/</u>	<u>/</u>	<u>/</u>
3. <u>/</u>	<u>/</u>	<u>/</u>

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.

1-11-17
Date

Hossein Hamed
Printed Name

[Signature]
Signature