

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: VVH Lee LLC

LOCATION: Old and Historic Alexandria District
115 North Lee Street and 102 North Union Street

ZONE: RM/Residential Townhouse Zone


STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness for alterations as submitted, with the condition that the signage be installed in mortar joints.

GENERAL NOTES TO THE APPLICANT

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Permit Center, 4850 Mark Center Drive, Suite 2015, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



 **BAR#2024-00406**
115 N Lee St Unit 205

0 30 60 120 Feet

N

I. APPLICANT’S PROPOSAL

The applicant requests a Certificate of Appropriateness to install two internally illuminated blade signs at the entrances to the parking garage serving The Residences at the Torpedo Factory. One sign will be installed at the 115 North Lee Street entrance; the other sign will be installed at the 102 North Union Street entrance.

II. HISTORY

Permit numbers 1548 – 1562 for the construction of “open parking structure and multi-family housing” was issued to property owner AWRG and contractor Gilbane Building Co. on April 22, 1985. Metcalf & Associates served as architect/engineer.

Previous BAR Approvals

Jun 1, 1983	No case number	approval of a new residential building
May 26, 2021	BAR2021-00275	administrative approval for repointing
Aug 9, 2021	BAR2021-00410	administrative approval for repointing

III. ANALYSIS

The *Design Guidelines* state that “Signs should be as simple as possible and avoid repetitious and undue verbiage.” The proposed blade signs will have a large “P” and the words “Public Parking” and will measure 6’ tall and 2’8” wide. They will extend 3’6” from the garage wall and be mounted 8’ above the sidewalk. See Figures 1 & 2.



Figure 1: North Union Street entrance



Figure 2: North Lee Street entrance

Although the new signage has a simple design without repetition and undue verbiage, it will have LED digital illumination, which is why staff cannot administratively approve the sign. The illumination will be internal to the sign, illuminating the push-through letters from within. Staff notes that the Board approved signage at the parking garages at 108 North Fairfax, 111 South Pitt, and 220 North Union on July 19, 2023 (BAR2023-00163 and BAR2023-00185 and BAR2023-00186, respectively). In contrast, those signs have wide-angle exterior lighting, not interior like

the ones proposed here. The addition of these blade signs to the garage entrances will help meet the Alexandria Mobility Plan (AMP) Curb Space and Parking strategy by guiding drivers to off-street parking.

Staff finds the design and the lighting appropriate for this property and recommends approval of the project as submitted, with the requirement that the signage be installed in mortar joints where possible.

STAFF

Susan Hellman, Historic Preservation Planner, Planning & Zoning

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

IV. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed Signage for existing parking garage will comply with zoning.

Code Administration

C-1 A sign permit is required.

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)
- C-7 An encroachment request will be required for projections into the public right of way unless allowable under City Code section 5-2-29. (T&ES)
- C-8 The owner shall obtain and maintain an encroachment permit and policy of general liability insurance in compliance with the permit requirements in Sec. 5-2-29(a)(3). See <https://www.alexandriava.gov/permits/right-of-way-administrative-encroachment-permit> for details. (T&ES)

Alexandria Archaeology

- F-1 No Archaeology comments.

V. ATTACHMENTS

Application Materials

- Completed application
- Plans
- Material specifications
- Scaled survey plat if applicable
- Photographs

Supplemental Materials

- Public comment
- Any other supporting documentation

ADDRESS OF PROJECT: 115 N. Lee Street

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

TAX MAP AND PARCEL: 075.01-0B-BH.205 ZONING: _____

APPLICATION FOR: *(Please check all that apply)*

- CERTIFICATE OF APPROPRIATENESS
- PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)
- WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)
- WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

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

Name: Parking Garage

Address: 115 N Lee Street

City: Alexandria State: VA Zip: 22314

Phone: _____ E-mail: _____

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

Name: Gary Brent

Phone: 

E-mail: 

Legal Property Owner:

Name: VVH Lee LLC

Address: 14225 

City: Germantown State: MD Zip: 20874

Phone: _____ E-mail: _____

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

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

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

Install 2 illuminated parking garage entrance blade signs

SUBMITTAL REQUIREMENTS:

Check this box if there is a homeowner’s association for this property. If so, you must attach a copy of the letter approving the project.

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

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

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

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

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.

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

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

- ^{N/A} Linear feet of building: Front: 250 Secondary front (if corner lot): 85
- Square feet of existing signs to remain: 0
- Photograph of building showing existing conditions.
- Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- Location of sign (show exact location on building including the height above sidewalk).
- Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

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

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

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

- I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

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

APPLICANT OR AUTHORIZED AGENT:

Signature:  _____

Printed Name: Gary Brent

Date: 11-15-24

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. LAWRENCE L. PEACE ESTATE TRUST Dated 7/25/2007	7225 Pelican Bay Blvd Unit 1102 Naples, Florida 34108	15.18%
2. JOAN PEACE TRUSTEE		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at ^{162 West 14th Street} ~~162 West 14th Street~~ Alexandria VA 22314 (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. LAWRENCE L. PEACE ESTATE TRUST Dated 7/25/2007	7225 Pelican Bay Blvd Unit 1102 Naples, Florida 34108	15.18%
2. JOAN PEACE TRUSTEE		
3.		

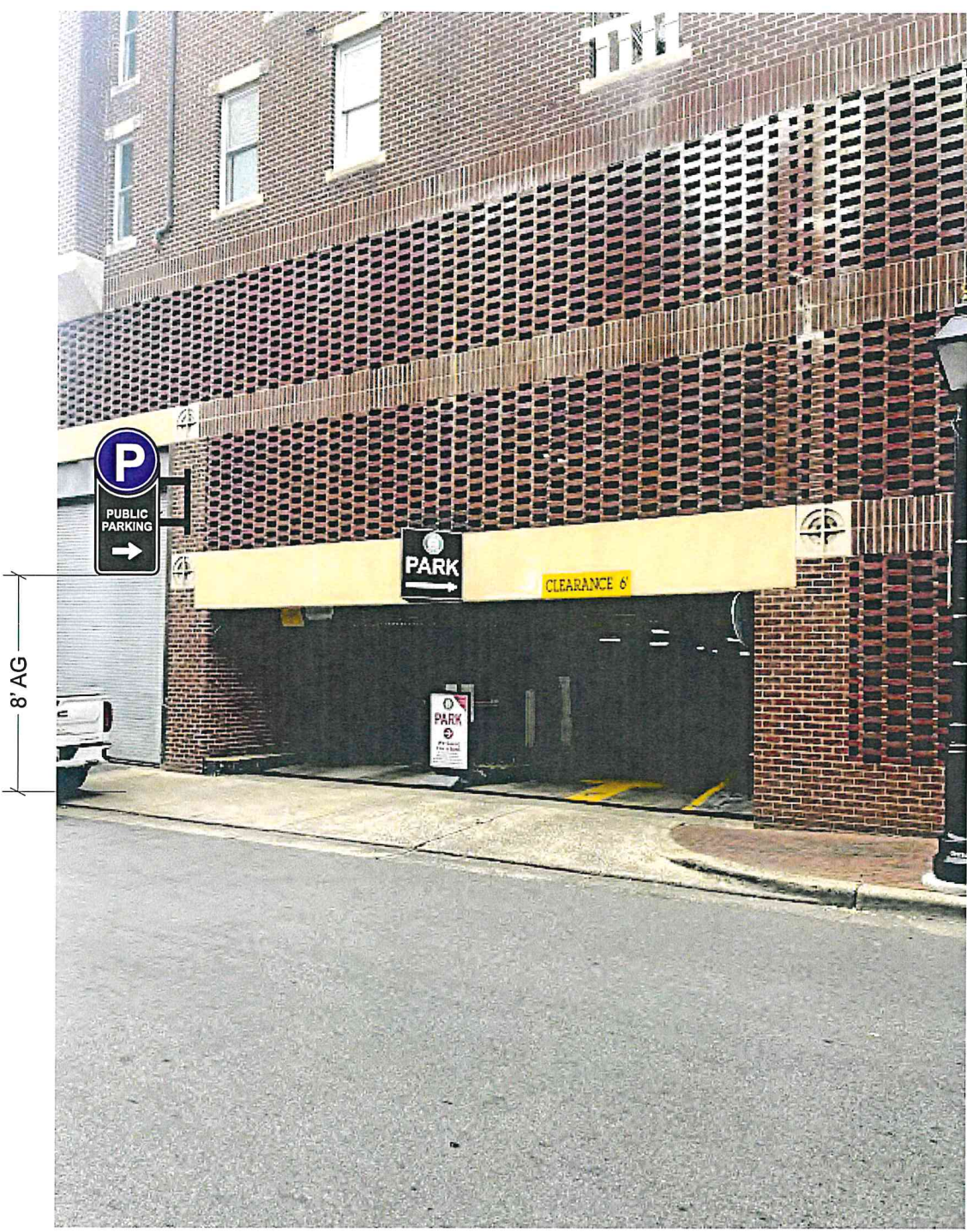
3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this 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.)
LAWRENCE L. PEACE ESTATE TRUST Dated 7/25/2007	None	
2. JOAN PEACE TRUSTEE		
3.		

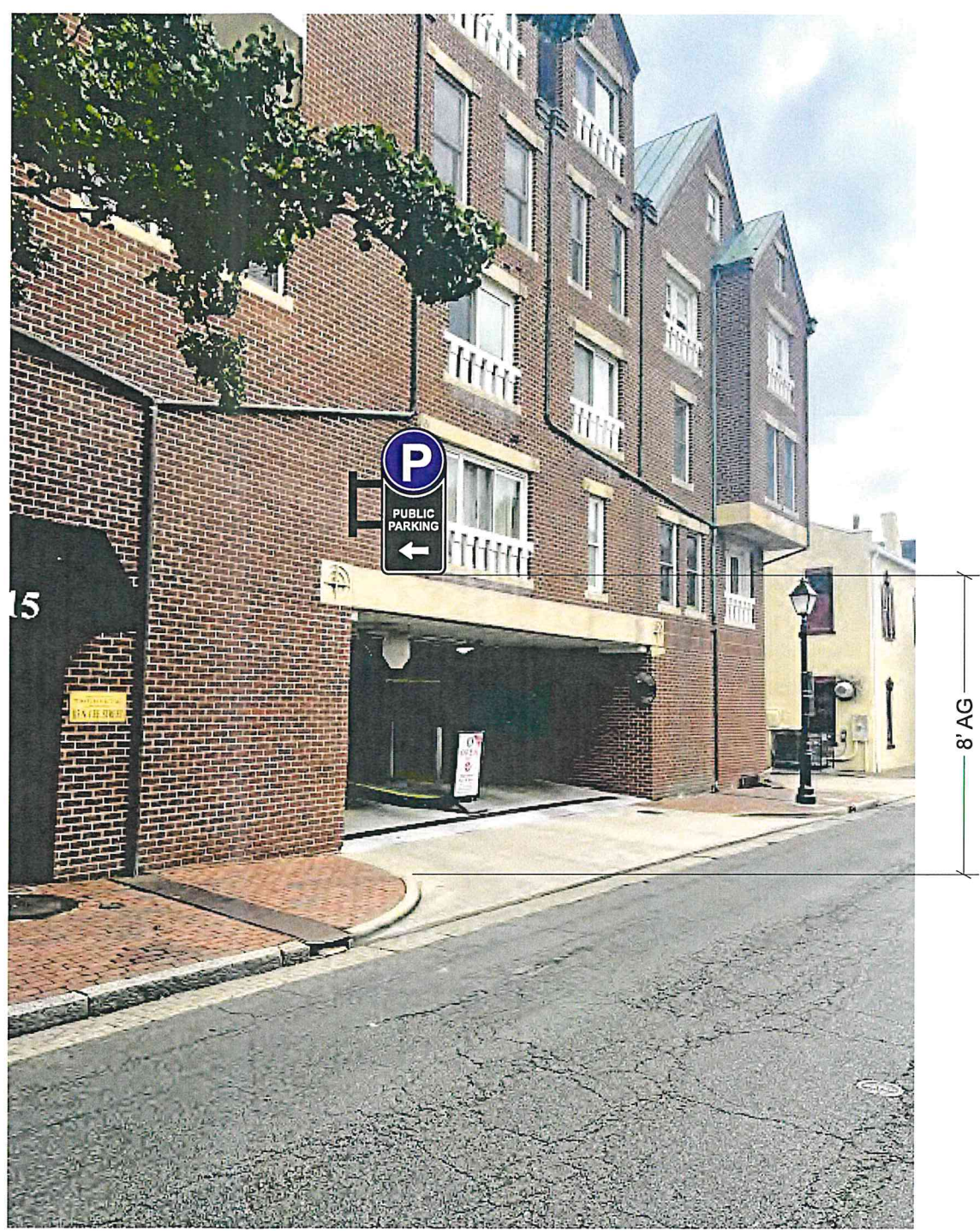
NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

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.

10/31/2024 Gray S Baker Gray S Baker
Date Printed Name Signature



LOCATION A



LOCATION B

PROPOSED INSTALLATION

NTS

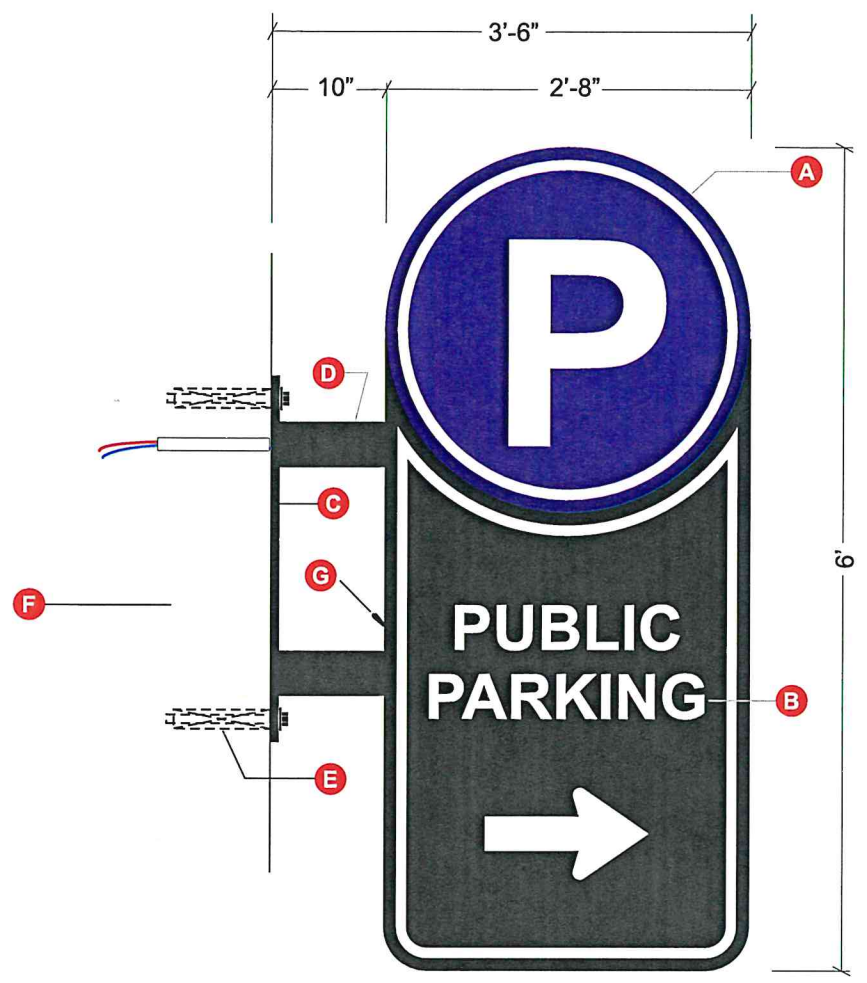
FONT: ARIAL

REVISIONS	DATE	DESCRIPTION

Notice: This drawing is an original design created by Jack Stone Sign Company, and is submitted for use in conjunction with this project only. This drawing cannot be duplicated, altered, or exhibited in any fashion without authorization from Jack Stone Sign Company. This drawing remains the property of Jack Stone Sign Company and any unauthorized use or exhibition will result in a design fee.
REQUIRED ELECTRICAL SERVICE TO SIGN LOCATION IS TO BE PROVIDED BY OTHERS

CUSTOMER APPROVAL (PLEASE PRINT FULL NAME)

 SIGNATURE AND DATE



3/4" = 1'- 0"

QTY: (2)

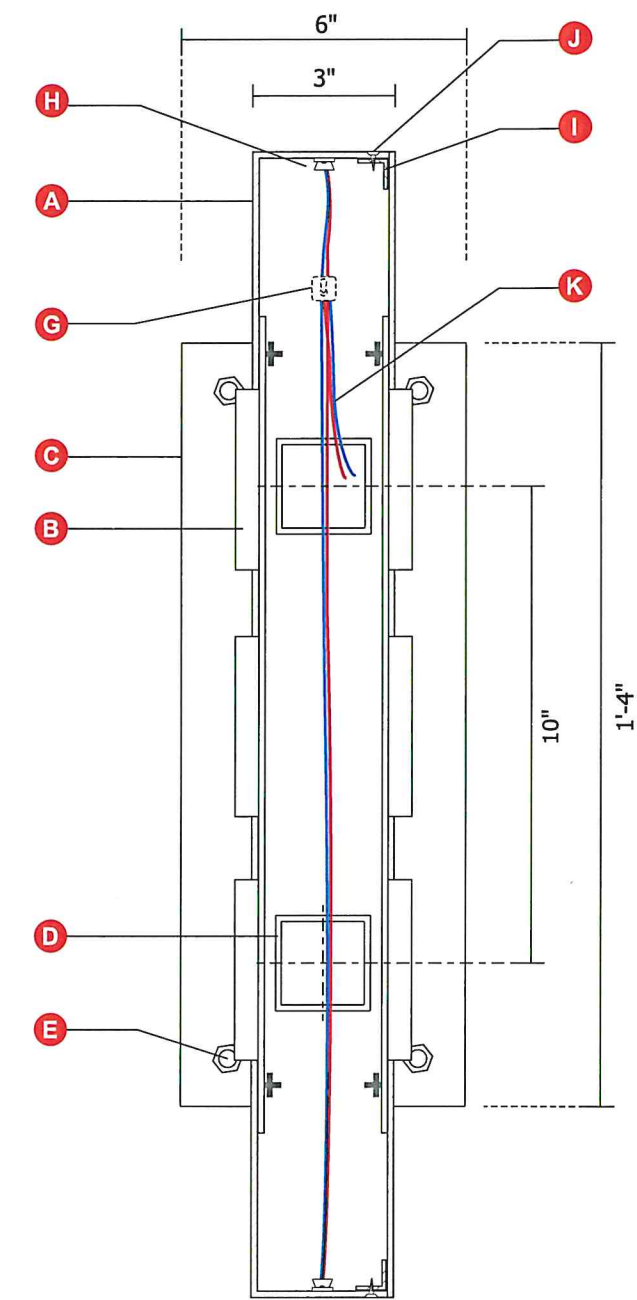
- A** 3" DEEP, .080 ROUNDED ALUM. CABINET PTD. BLACK AND BLUE W/ WHITE LINE
- B** 1/4" THK. TRANSLUCENT WHITE ACRYLIC PUSH-THRU LETTERS AND LOGO W/ ACRYLIC BACKER STUD-MTD. TO CABINET INTERIOR
- C** 16" x 6" x 3/8" ALUM. MTG. BRACKET WELDED TO TUBE SUPPORTS
- D** (2) 4" x 4" ALUM. TUBE SUPPORT ARMS
- E** 3/8" DBL. EXP. BOLTS; EMBED 5" MIN; (4) REQ'D
- F** PRECAST CONC. COLUMN
- G** U.L. LISTED DISCONNECT SWITCH
- H** STARUX PRO3 6500k WHITE L.E.D.'s
- I** ALUM. ANGLE BONDED TO INTERIOR OF REMOVABLE FACE
- J** PERIMETER C/S CLOSURE SCREWS PTD. BLACK
- K** WIRING THRU SUPPORT ARM TO REMOTE 12V 1.5A POWER SOURCE, CONCEALED & ACCESSIBLE INSIDE STORE

*** 8' ABOVE GRADE**

L.E.D. SPECIFICATIONS
 Brand: STARUX PRO3
 Model #: PRO3-65HL72
 Type: 6500K
 Module: 2 PCS/ft
 Power Dissipation: 0.72W/module
 Luminous Density: 100lm/W
 Waterproof: IP68

This sign is intended to be installed in accordance with the requirements of Article 600 of the current National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

SIGN IS WIRED FOR 120 VOLTS UNLESS OTHERWISE SPECIFIED



END SECTION NTS

FONT: ARIAL



PROPOSED INSTALLATION

NTS

FONT: ARIAL

REVISIONS	DATE	DESCRIPTION

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CUSTOMER APPROVAL (PLEASE PRINT FULL NAME)

 SIGNATURE AND DATE