

ISSUE: Certificate of Appropriateness for reapproval of a previously approved application.

APPLICANT: CH Sullyfield Associates, LLC; Randon Sullyfield, LLC; CH South Washington Associates, LLC; and McCaffrey South Washington, LLC

LOCATION: Old and Historic Alexandria District
700 South Washington Street / 610 Franklin Street

ZONE: CD/ Commercial Downtown zone

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness for reapproval of a previously approved application with the following conditions.

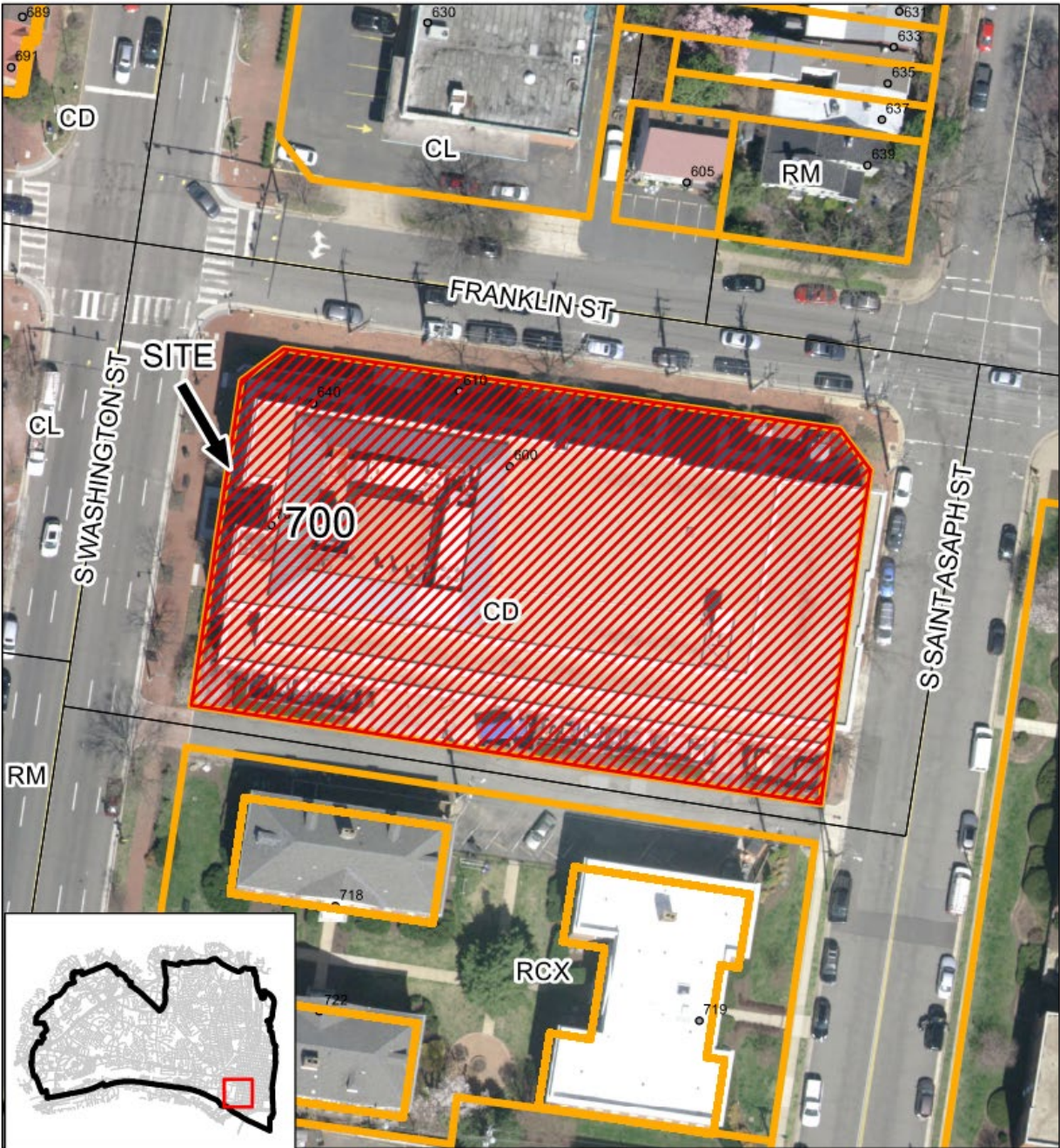
1. The existing two sign plaques for the same tenant at the building's entrance on South Washington Street be removed.
2. The sign must be mounted through the mortar joints.
3. That condition number 5. of the sign master plan, be amended to "That a single blade signs for this building is be permitted only on Franklin Street and is only appropriate for a large primary retail tenants such as Balducci's. The sign must be located adjacent to their main entrance."

On September 27, 2022, the Board approved BAR2022-00359 on the consent calendar:

BOARD ACTION: On a motion by Ms. Sennott, and seconded by Ms. Miller, the Board of Architectural Review voted to **approve** BAR #2022-00359 as submitted. The motion carried on a vote of 6-0.

GENERAL NOTES TO THE APPLICANT

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



BAR#2024-00090
700 S Washington Street
(Parcel ID Address: 610 Franklin Street)



0 25 50 100 Feet

UPDATE

A coordinated master sign plan for the property was approved by the BAR on October 2, 2013 (BAR Case # 2013-00210) with the following conditions:

1. That each tenant with frontage on Washington Street be allowed one halo-lit wall sign (with a company's logo and name) on that elevation, provided that it be centered over the window opening and not extend beyond the vertical dimension of the 24" tall cast-stone frieze.
2. That all signs be installed through mortar joints and not directly into the cast-stone frieze.
3. That each tenant be allowed one window/door decal up to four square feet in area on Washington Street and a maximum of two decals not to exceed four square feet each on the Franklin Street elevation.
4. That each tenant may select the awning color adjacent to their retail space so long as a standard size and form is used for all tenants.
5. That a single blade sign for this building is permitted only on Franklin Street and is only appropriate for a large, primary retail tenant, such as Balducci's. The sign must be located adjacent to their main entrance.

The 2013 coordinated master sign plan was amended on July 20, 2016 (BAR Case # 2016-00220) to include 1) Approval of an amendment to the existing comprehensive sign plan to add two wall plaques near the building's office entrance with the requirements that the sign material be durable and high-quality and that the signs be installed through the mortar joints, and 2) The proposed building numbers should be an ivory color rather than white.

In 2022, the applicant requested an amendment to condition number five of the coordinated master sign plan to allow the installation of an additional blade sign and the approval of a large 7'-0" high by 1'-6" wide internally illuminated blade sign on the building's northwest corner at the intersection of South Washington and Franklin streets (BAR2022-00359). The Board approved the application with the following conditions:

1. The sign must be external targeted illuminated or have halo-lit letters, rather than internally illuminated.
2. The sign must be placed on a less prominent area, such as the building's entrance on South Washington Street.
3. The existing two sign plaques for the same tenant at the building's entrance on South Washington Street be removed.
4. The sign must be mounted through the mortar joints.
5. That condition number 5. of the sign master plan, be amended to "That a single blade signs for this building is be permitted only on Franklin Street and is only appropriate for a large primary retail tenants such as Balducci's. The sign must be located adjacent to their main entrance."

The application (BAR2022-00359) expired on September 27, 2023; therefore, the applicant is requesting reapproval of this previously approved application today.

I. APPLICANT'S PROPOSAL

The applicant requests reapproval of a Certificate of Appropriateness that was previously approved by the Board in September of 2022 to allow an amendment to the property's coordinated master sign plan which was originally approved on 10/02/2013 (BAR2013-00210). The original coordinated master sign plan was amended on 7/20/2016 and again on 9/27/2022 (BAR2022-00359). The 2022 approval has expired and is back for reapproval today. Along with the coordinated master sign plan amendment, the applicant is requesting approval of a new blade sign by the building's entrance on South Washington Street.

Site context

The subject building occupies the north portion of the 700 Block of South Washington Street on the east side. The building is bounded by South Washington Street to the west, Franklin Street to the north, South Saint Asaph Street to the east, and a public alley to the south. In addition, 700 South Washington Street is located on the George Washington Memorial Parkway; therefore, alterations to the building must not adversely affect the memorial character of the Parkway or the historic setting, streetscape and environs of the district as a whole.

II. HISTORY

The three-story brick building located at 700 South Washington Street and 600 Franklin Street was constructed in **1987** (BAR Case #87-127, 11/4/87 and SIT 1987-00031). It is a mixed use commercial and office building with a postmodern architectural vocabulary.

Previous BAR Approvals

The Board has approved a number of applications for this building, most recently:

BAR2013-00209, Permit to Demolish (partial), 7/24/2013,

BAR2013-00210, coordinated sign master plan, 10/2/2013,

BAR2016 -00040, reapproval for alterations, 03/16/2016, and

BAR2016-00220, amendment to the coordinated sign master plan, 7/20/2016

BAR2020-00345 & BAR2020-00361, addition, 9/2/2020 (never built)

BAR2022-00359, amendment to the coordinated master sign plan and new blade sign, 9/27/2022

III. ANALYSIS

The *Design Guidelines* state that "Signs should blend with and not detract from the historic architecture of the districts. When signs distract, shout out to the pedestrian, are not sensitively placed on the architecture or obscure it, a negative image of the historic commercial streetscape is created." The Guidelines also "strongly discourage internally illuminated signs."

Furthermore, "The Boards are particularly concerned with the maintenance of the memorial character of the George Washington Memorial Parkway which passes through Alexandria as Washington Street. Therefore, requests for certificates of appropriateness for signs on Washington Street must be compatible with the memorial nature of the Parkway."

The BAR sign policy allows up to four signs for a corner building, two wall signs (one on each façade), one projecting, and one changeable. The BAR sign policy also requires signs to have externally targeted illumination (i.e., mini spotlights) which is small in size, illuminates only the proposed sign, and does not damage the building. The sign policy also requires that multiple tenant buildings, such as 700 South Washington, apply for a coordinated master sign plan.

As allowed by the approved coordinated master sign plan, the subject building currently has nine signs (not including window signs): Balducci's has five signs in total, two on South Washington Street and three on Franklin Street; John Marshall Bank has two signs, one on each elevation, South Washington, and Franklin streets; and the other two signs belong to the Virginia Hospital Center Physician Group by the building's recessed entrance walls on South Washington Street as shown on the pictures below (Figure 1 and 2).



Figure 1 - Plaque sign # 1 (north wall).



Figure 2 - Plaque sign # 2 (south wall)

At the July 20, 2016, BAR hearing, the coordinated master sign plan for the subject property was amended to allow the two plaques on the building's entrance on South Washington Street for the "Virginia Hospital Center Physician Group" (Figures 1 and 2) which is the same tenant requesting the new blade sign. The existing signs on the oversized, multi-tenant building neither overwhelm the building's architectural character nor detract from its settings.

In the previous application approved on 9/27/2022 (BAR2022-00359), the applicant requested an internally illuminated blade sign to be installed on the building's northwest corner, Franklin and South Washington streets intersection. However, the Board conditioned the new *blade sign to be*

external targeted illuminated or have halo-lit letters, rather than internally illuminated; and that the sign must be placed on a less prominent area, such as the building's entrance on South Washington Street.

Staff notes that the current application complies with the previously approved BAR 2022-00359 conditions number 1 and 2 which requires the blade sign to be external targeted illuminated or have halo-lit letters and be placed on a less prominent area, such as the building's entrance on South Washington Street.

Therefore, staff supports the installation of a projecting (blade), backlit sign on the north corner of the south bay on South Washington Street (Figure 3), with the condition that the existing two plaque signs by the entry be removed, since three signs on the small, recessed entrance area would be excessive and visually crowded. Furthermore, staff recommends that the new sign be installed through the mortar joints to avoid damaging the brick face.

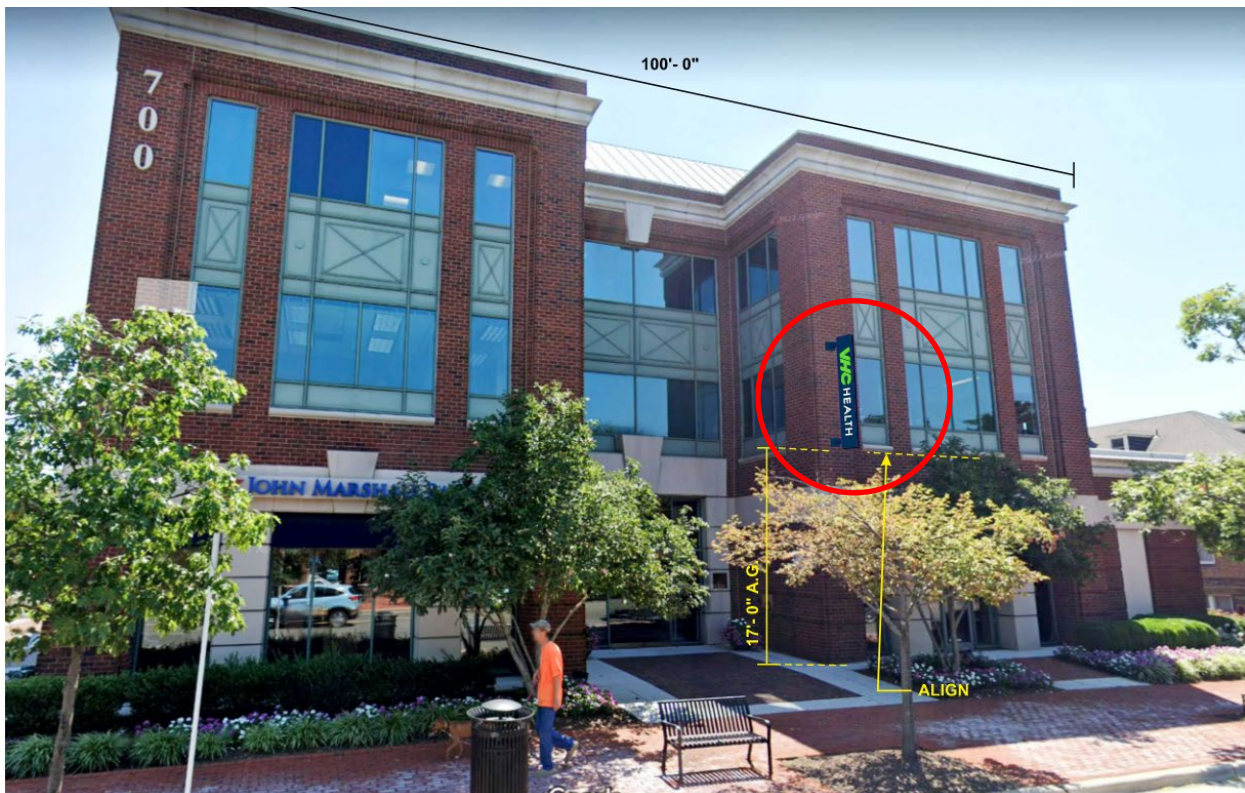


Figure 3 - Proposed blade sign location

The new proposed vertical blade sign is similar in size to the Balducci's blade sign by the retail's entrance on Franklin Street (Figure 4) which is proportional to the size of the building. However, condition number five of the existing coordinate master sign plan (which the applicant is requesting to be amended) states *that a single blade sign for this building is permitted only on Franklin Street and is only appropriate for a large, primary retail tenant, such as Balducci's. The sign must be located adjacent to their main entrance.*

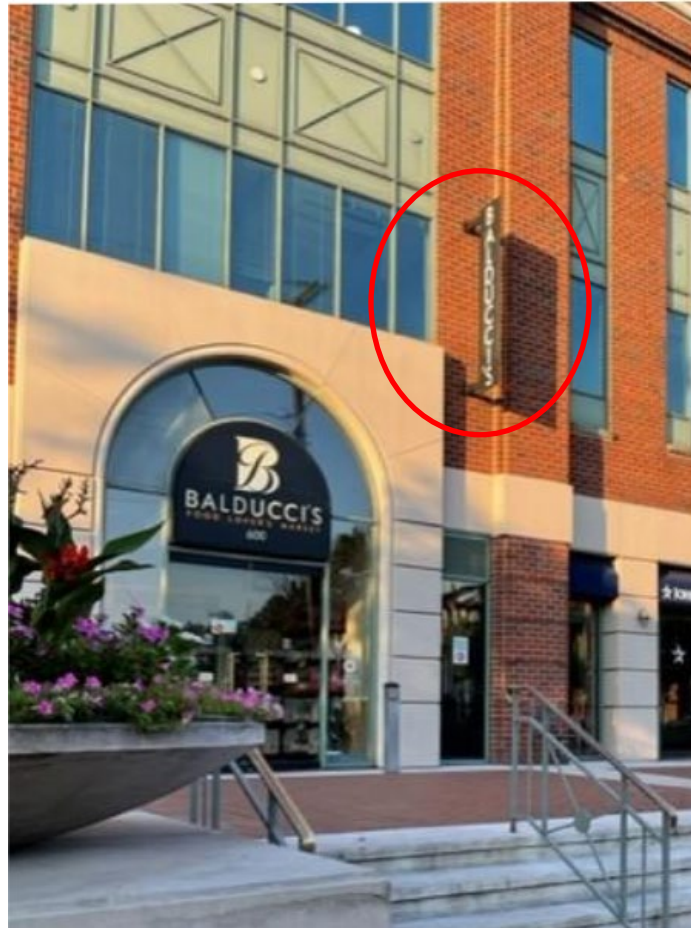


Figure 4 - Balducci's blade sign

Staff has no objections to amending condition number five of the property's coordinated master sign plan to allow the installation of a new blade sign on South Washington Street, as discussed above.

Therefore, with the conditions discussed above, staff recommends approval of the project.

IV. STAFF

Marina Novaes, Historic Preservation Planner, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

V. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed reapproval of previously approved blade sign will comply with zoning.

C-2 Plans and design to follow what was approved under BAR2022-00359.

Code Administration

C-1 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 Archaeology has no comments.

National Park Service

VI. ATTACHMENTS

1 – Application Materials

- Completed application.
- Sign proposal package.

2 – Supplemental Materials

- Public comment
- Any other supporting documentation

ADDRESS OF PROJECT: 700 South Washington Street (Parcel Address: 610 Franklin Street)

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

TAX MAP AND PARCEL: 080.02-08-05 ZONING: CD

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: CH Sullyfield Associates, LLC, Randon Sullyfield, LLC, CH South Washington Associates, LLC, and McCaffrey South Washington LLC

Address: 23 Vitti Street, Suite 100

City: New Canaan State: CT Zip: 06840

Phone: (203) 966-1858 E-mail: tgilsenan@cambridgehanover.com

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

Name: Robert D. Brant Phone: 703-528-4700

E-mail: rbrant@thelandlawyers.com

Legal Property Owner:

Name: Same as Applicant.

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).*

See attached.

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.

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: ¹⁰⁰_____ Secondary front (if corner lot): ²⁴³_____.
- Square feet of existing signs to remain: ^{132.5}_____.
- 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 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: Robert D. Brant

Date: 3/6/2024

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. CH Sullyfield Assoc, LLC	23 Vittti Street, Suite 201, New Canaan, CT 06840	40.52%
2. Randon Sullyfield, LLC	23 Vittti Street, Suite 201, New Canaan, CT 06840	37.67%
3. CH South Washington Associates, LLC	23 Vittti Street, Suite 201, New Canaan, CT 06840	14.37%

4. McCaffrey South Washington LLC 23 Vittti Street, Suite 201, New Canaan, CT 06840 7.44%

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 700 South Washington Street (Parcel Address: 610 Franklin Street) (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. CH Sullyfield Assoc, LLC	23 Vittti Street, Suite 201, New Canaan, CT 06840	40.52%
2. Randon Sullyfield, LLC	23 Vittti Street, Suite 201, New Canaan, CT 06840	37.67%
3. CH South Washington Associates, LLC	23 Vittti Street, Suite 201, New Canaan, CT 0684023	14.37%

4. McCaffrey South Washington LLC 23 Vittti Street, Suite 201, New Canaan, CT 0684023 7.44%

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. CH Sullyfield Assoc, LLC	None	None
2. Randon Sullyfield, LLC	None	None
3. CH South Washington Associates, LLC	None	None

4. McCaffrey South Washington LLC None None

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.

3/6/2024

Robert D. Brant, Attorney/Agent

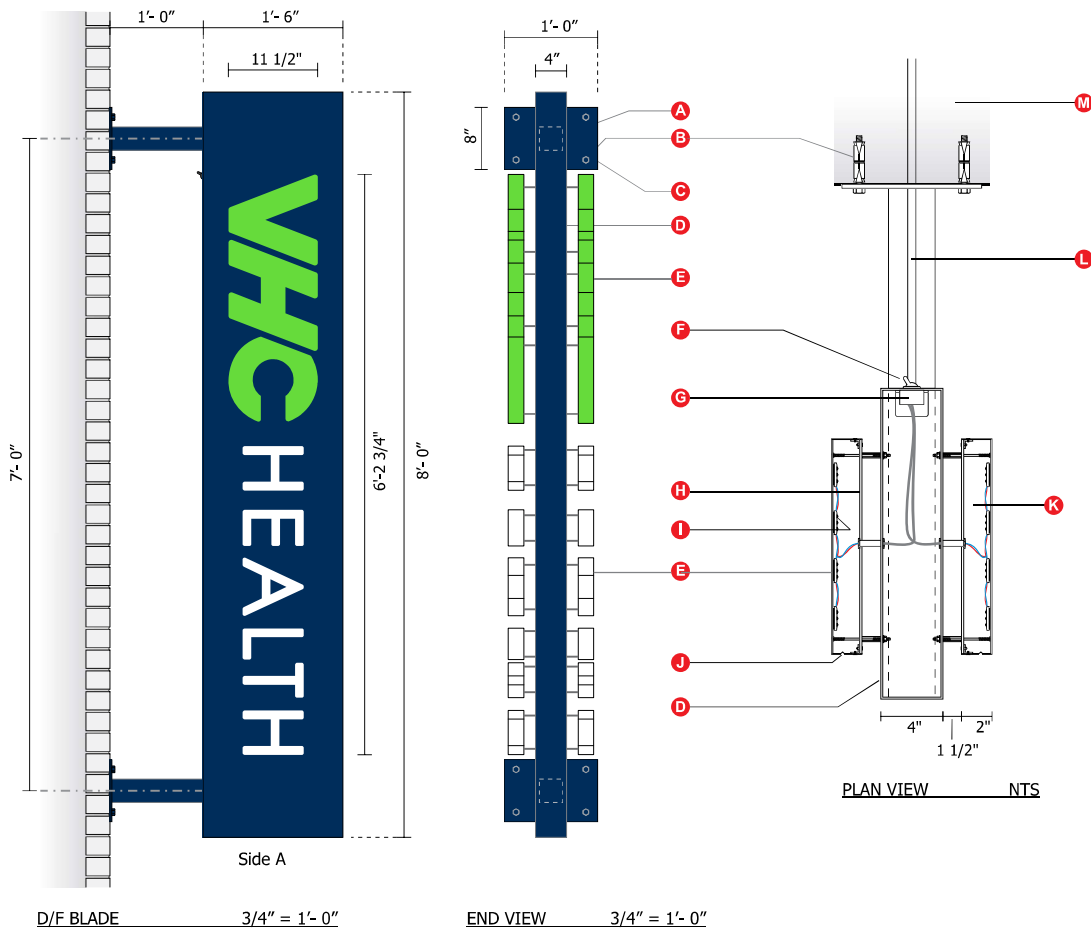
Date

Printed Name

Signature

D/F BLADE w/ HALO-LIT CHANNEL LETTERS

Alexandria, VA



- A** 3" x 3" STEEL TUBE PTD. DARK BLUE
- B** 3/8" LAG BOLTS IN DOUBLE-EXPANSION ANCHORS
- C** 1/4" THK. STEEL MOUNTING PLATE PTD. DARK BLUE
- D** .080 FABRICATED ALUM. CABINET PTD. DARK BLUE
- E** FABRICATED ALUM. REVERSE CNL. LTRS. PTD. WHITE OR GREEN, MTD. 1 1/2" OFF CABINET
- F** U.L. LISTED DISCONNECT SWITCH
- G** POWER SOURCE INSIDE CABINET
- H** 1/8" THK. CLEAR, SANDED, ACRYLIC LTR. BACKS W/ TRANS. GREEN VINYL APPLIED TO "VHC" LETTERS
- I** HALO ILLUMINATION BY 6500K WHITE LED's
- J** WEEP HOLES W/ LIGHT BAFFLES (as req'd)
- K** LTR. INTERIORS PTD. W/ WHITE LIGHT ENHANCING PAINT
- L** WIRING IN LIQUATITE THRU SUPPORT ARM TO ELECTRIC CIRCUIT
- M** BRICK BUILDING FACADE

* ALL EXPOSED HARDWARE PTD. DARK BLUE



Side B 3/8" = 1'-0"

Jack Stone Signs UL #E15353

POWER SUPPLY SPECIFICATIONS

Mean Well LPV-60-12
 1.2A 50/60Hz Class 2 Power Supply
 INPUT: 100-240V
 OUTPUT: +12V 5.0A
 SIZE: 9.5" x 1.7" x 1.2"h
 WEIGHT: 1.5 lbs

L.E.D. SPECIFICATIONS

Brand: NC
 Model #: LX-EC03S-W65 White LED Modules
 Type: SMD5050
 Module: 3LED
 Power Dissipation: 0.72W/module
 Luminous Density: 58lm
 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

VHC LOGO COLORS

- White
- PANTONE 802 C
Arlon 106 Translucent Brilliant Green
- PANTONE 648 C
Arlon 3238 Translucent European Blue

JackStoneSigns JACKSTONESIGNS.COM
 3131 Pennsy Drive, Landover, MD 20785 / phone (301) 322-3323 / fax (301) 322-8407

CUSTOMER ADDRESS Virginia Hospital Center
 700 S Washington Street
 CITY/STATE Alexandria, VA 22314
 FILE NAME Virginia Hospital Center_Alexandria
 (blade_logo.update)

DWG. NO. 0882
 SCALE Noted
 DATE 6/6/22
 DESIGNER SH/JAM/LL
 CONTACT Justin Wyman

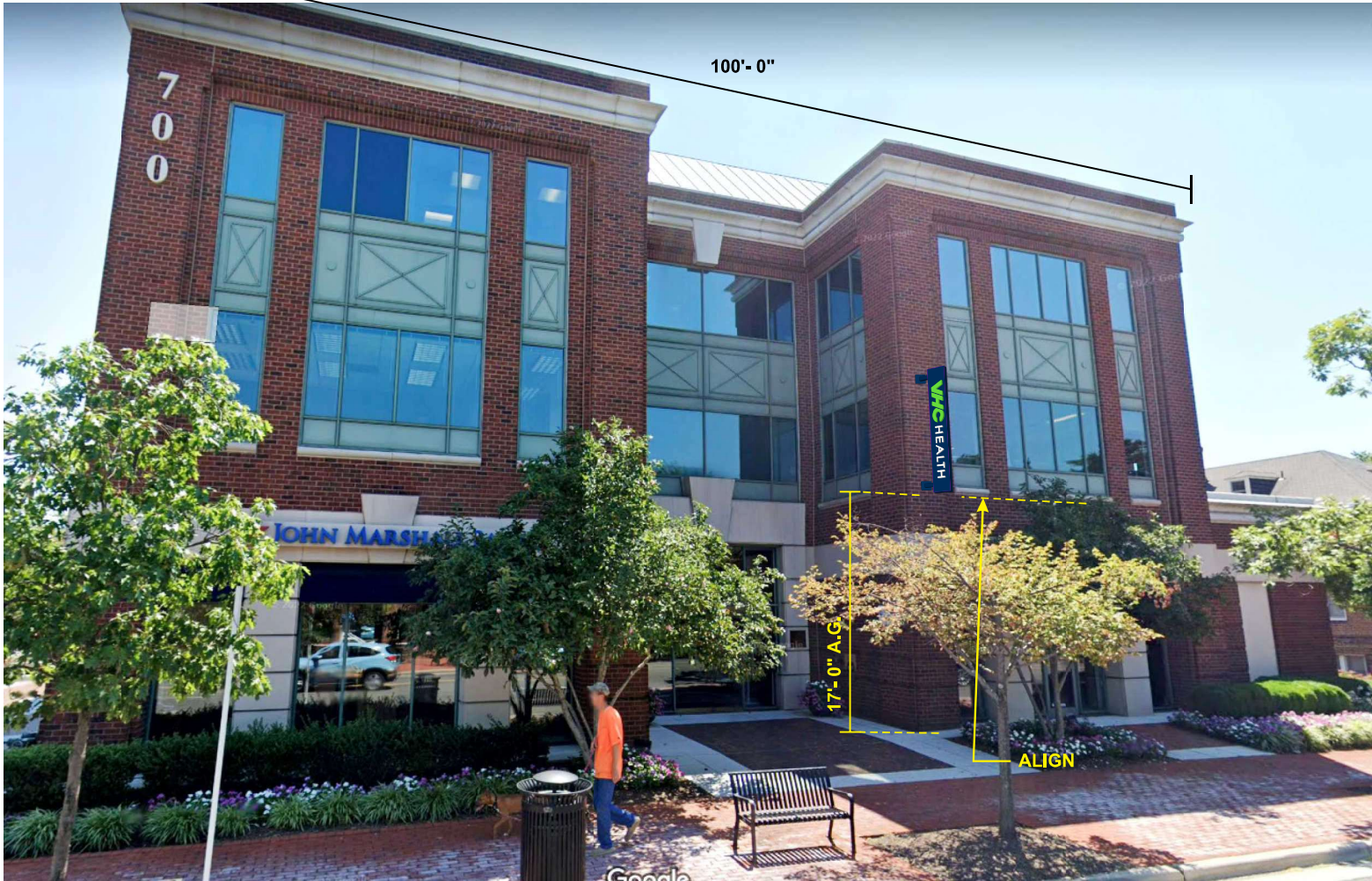
REVISIONS
 12/19/23 LL flip logo
 9/2/22 LL rev. to help-lit ltrs.;
 mount flat to building
 7/19/22 LL rev. dims. to match
 6/8/22; add power spec

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

RENDERED ELEVATION
Alexandria, VA



PROPOSED

PROPORTIONAL SCALE

JackStoneSigns JACKSTONESIGNS.COM
3131 Pennsy Drive, Landover, MD 20785 / phone (301) 322-3323 / fax (301) 322-8407

CUSTOMER Virginia Hospital Center
ADDRESS 700 S Washington Street
CITY/STATE Alexandria, VA 22314
FILE NAME Virginia Hospital Center_Alexandria
(blade_logo.update)

DWG. NO. 0882
SCALE Noted
DATE 6/6/22
DESIGNER SH/JAM/LL
CONTACT Justin Wyman

REVISIONS	
12/19/23 LL flip logo	
9/2/22 LL move to right	
7/19/22 LL show AG to btm. of sign	
6/13/22 LL update photo	

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

Board of Architectural Review - Description of Proposed Work
Applicant: CH Sullyfield Associates, LLC, Randon Sullyfield, LLC, CH South Washington
Associates, LLC, and McCaffrey South Washington LLC

700 South Washington Street (Parcel Address: 610 Franklin Street)
Tax Map No. 080.02-08-05

The Applicant requests re-approval of a Certificate of Appropriateness that was previously approved by the Board of Architectural Review in September 2022 to allow amendment to the Comprehensive Site Plan (“CSP”) for the existing building at 700 South Washington Street (the “Property”). The Property contains a three-story office building with ground floor retail and is located in the Old and Historic Alexandria District (“OHAD”).

In the way of background, The existing building was constructed in 1987 in accordance with BAR Case #87-127 and SIT 1987-00031. The Board of Architectural Review (“BAR”) has approved numerous applications for this building over the years, including a CSP which was approved on July 24, 2013. The CSP was later amended by the BAR on July 20, 2016 to add two small wall plaques near the office entrance on South Washington Street. Most recently, on September 7, 2022, the BAR approved, subject to conditions, a Certificate of Appropriateness application (BAR #2022-00359) to allow the addition of a second blade sign on the building for an existing office tenant – Virginia Hospital Center (“VHC”). In accordance with this approval, the VHC blade sign is be mounted on the South Washington Street façade adjacent to the main entrance to the building.

Given that more than 12 months has passed since September 7, 2022, the previously approved Certificate of Appropriateness has expired. The Applicant is requesting re-approval to allow the installation of the sign at this time. No changes are proposed to the size or location of the previously approved sign.



CH Sullyfield Associates, LLC
Randon Sullyfield, LLC
CH South Washington Associates, LLC
McCaffrey South Washington LLC
23 Vitti Street, Suite 100
New Canaan, CT 06840

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Consent and Authorization to File Application for Certificate of Appropriateness
700 South Washington Street (Parcel Address: 610 Franklin Street)
Tax Map ID #080.02-08-05 (the "Property")

Dear Mr. Moritz:

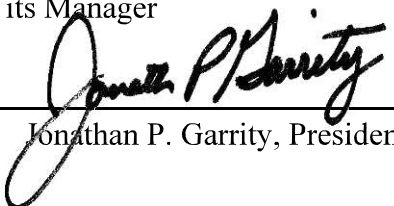
As owner of the above-referenced Property, CH Sullyfield Associates, LLC, Randon Sullyfield, LLC, CH South Washington Associates, LLC, and McCaffrey South Washington LLC hereby consent to the filing of an application for a Certificate of Appropriateness and any related requests for the Property.

CH Sullyfield Associates, LLC, Randon Sullyfield, LLC, CH South Washington Associates, LLC, and McCaffrey South Washington LLC hereby authorize Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on their behalf for the filing and representation of a Certificate of Appropriateness and any related requests for the Property.

Very Truly Yours,

CH SULLYFIELD ASSOCIATES, LLC, RANDON
SULLYFIELD, LLC, CH SOUTH WASHINGTON
ASSOCIATES, LLC, AND MCCAFFREY SOUTH
WASHINGTON LLC

By: CH SOUTH WASHINGTON MANAGEMENT,
LLC, its Manager

By: 
Jonathan P. Garrity, President