

Docket Item #5  
BAR CASE # 2017-00283

BAR Meeting  
September 6, 2017

**ISSUE:** Alterations

**APPLICANT:** 277 S. Washington Street, LLC c/o WC and AN Miller Development Co.

**LOCATION:** 277 South Washington Street

**ZONE:** CD / Commercial

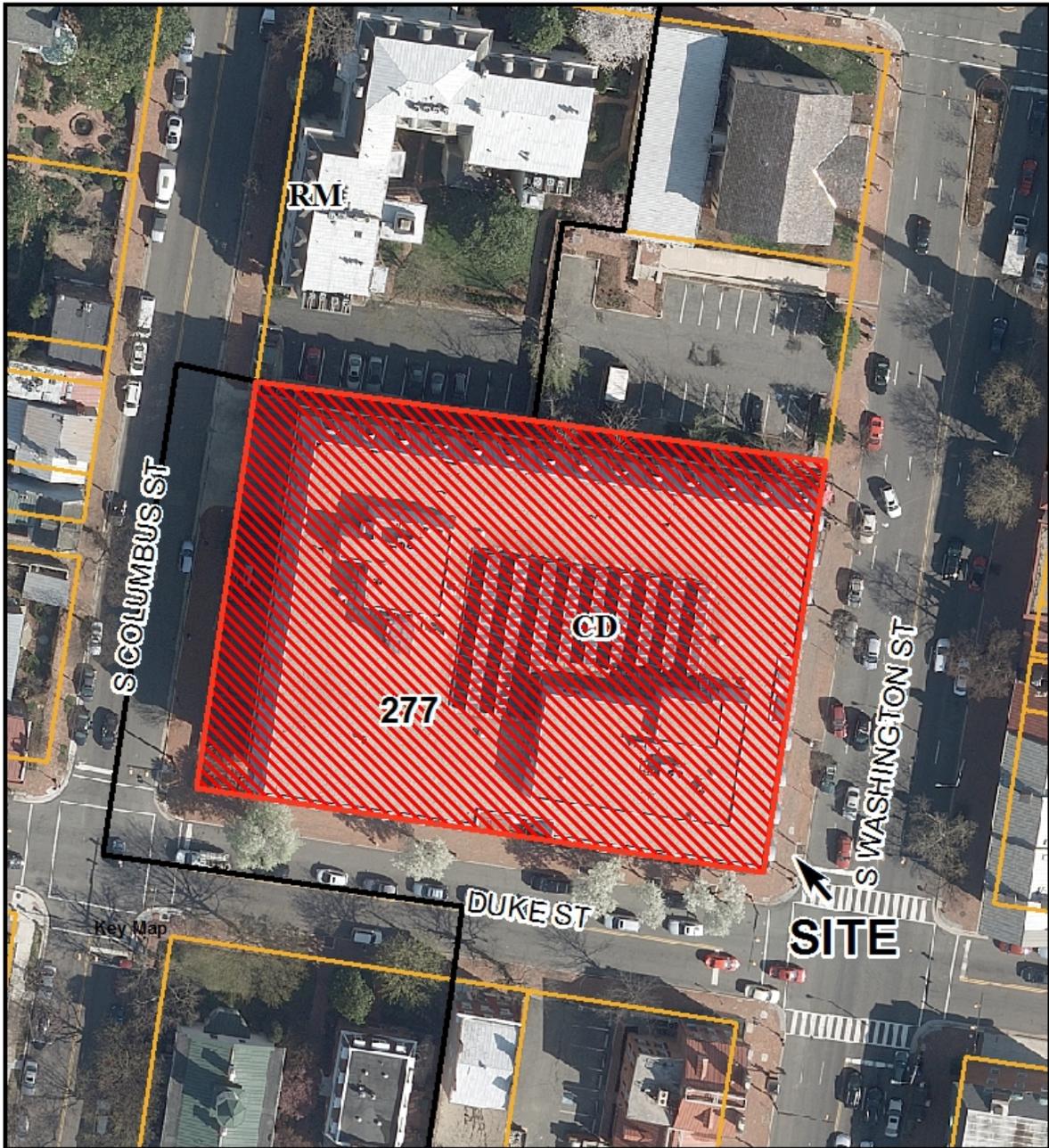
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**STAFF RECOMMENDATION**

Staff recommends approval of the application as submitted.

**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 #2017-00283**  
**277 South Washington Street**



## **I. ISSUE**

The applicant requests the removal of a brick knee wall on the South Columbus Street elevation to install a double door to match other building entrances for this building on Washington Street and Duke Street. The total area of demolition is approximately 18 square feet and is, therefore, less than the 25 square foot threshold requiring a separate permit to demolish. In these cases, the small amount of demolition is considered as part of the Certificate of Appropriateness application. The new double doors will match the existing storefront system on the building.

## **II. HISTORY**

The Atrium Building at 277 South Washington Street was constructed in **1977** and was the former headquarters of Time-Life publishing group. It was a postmodern effort to use historicist references on a large-scale commercial building, designed by the Alexandria architectural firm of Michael and Michael. The original design was not approved by the Board (BAR Minutes 10/1/1974) and the compromise design ultimately built was approved by City Council on appeal.

There have been multiple applications for signs on the Atrium Building since its construction. The Board approved a coordinated sign plan for this building in January 1999 (BAR Case #98-0223, January 20, 1999), which allowed for six bronze plaques to be administratively approved at the Washington Street entrance. The sign plan was never fully executed because most of the ground floor tenant spaces have been reconfigured so that they now open onto the street, rather than the interior of the atrium space. In recent years, the Board has approved signage for the street facing tenants – Society Fair, Ethiopian Airlines, Pompanoosuc Mills and Eagle Bank. As part of the BAR report for Pompanoosuc Mills, staff recommended that the Board approve a building-wide coordinated sign plan but the Board deferred action on this recommendation.

## **III. ANALYSIS**

Staff has no objection to the proposed conversion of a storefront window with brick knee wall to a double-door storefront system, similar to what is shown on the South Washington Street elevation (Figure 1). As the tenant mix has evolved over the years, the BAR has seen more requests for tenants to have direct access to the sidewalk and to create more traditional storefronts. Staff finds such a shift to be an improvement as it creates more street-level activity and pedestrian interest. Using the existing dark bronze aluminum storefront for the double-entry doors will allow this alteration to seamlessly blend with the existing door and window configurations throughout the building.



Figure 1. South Washington Street elevation showing a similar storefront system.

The Board's practice is to allow staff to administratively approve converting existing storefront windows to doors and doors to windows if using the same storefront system as such systems are designed for that flexibility. In this case, the removal of the brick knee wall prompted the need for this change to be reviewed and approved by the BAR at a public hearing. Should the BAR approve the present application, staff encourages the applicant to bring a blanket request to the BAR to allow for the administrative approval of additional window/door conversions at this building in the future without the need to return to the BAR at a public hearing.

#### **STAFF**

Catherine K. Miliaras, Principal 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**

C-1 Proposed scope of work complies with zoning.

#### **Code Administration**

No comments.

#### **Transportation and Environmental Services**

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

- R3. 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)
- F1. Site was originally developed under SIT1975-00018. (T&ES)
- C1. 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)
- C2. 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)
- C3. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C4. 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)

**Alexandria Archaeology**

- F1. The Atrium Building at 277 South Washington St. was built in 1977.
- R1. There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

**V. ATTACHMENTS**

- 1 – Application for BAR 2017-00238: 277 South Washington Street*
- 2 – Supplemental Materials*

ADDRESS OF PROJECT: 277 S. Washington Street

TAX MAP AND PARCEL: 074.02-13-03 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: 277 S. Washington Street, LLC c/o WC and AN Miller Developmrent Co.

Address: 4701 Sangamore Road, Suite S135

City: Bethesda State: MD Zip: 20816

Phone: \_\_\_\_\_ E-mail : \_\_\_\_\_

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

Name: Nicholas Lucarelli Phone: 703-790-9606

E-mail: nlucarelli@nlarchitects.com

Legal Property Owner:

Name: 277 S. Washington Street, LLC c/o WC and AN Miller Developmrent Co.

Address: 4701 Sangamore Road, Suite S135

City: Bethesda State: MD Zip: 20816

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

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

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

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

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

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

Removed portion of existing storefront window assembly and knee wall below to install a double door to match the other building entry/suite doors on the Duke Street and S. Washington Street.

**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.

- 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.

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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: *Nicholas Lucarelli*  
Printed Name: NICHOLAS LUCARELLI  
Date: 8/6/17

**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. Nicholas Lucarelli	6723 Whittier Avenue, Suite 414 McLean VA , 22101	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 277 S. Washington 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. 277 S. Washington Street, LLC	4701 Sangamore Road, Suite S135 Bethesda, MD 20816	100%
2.		
3.		

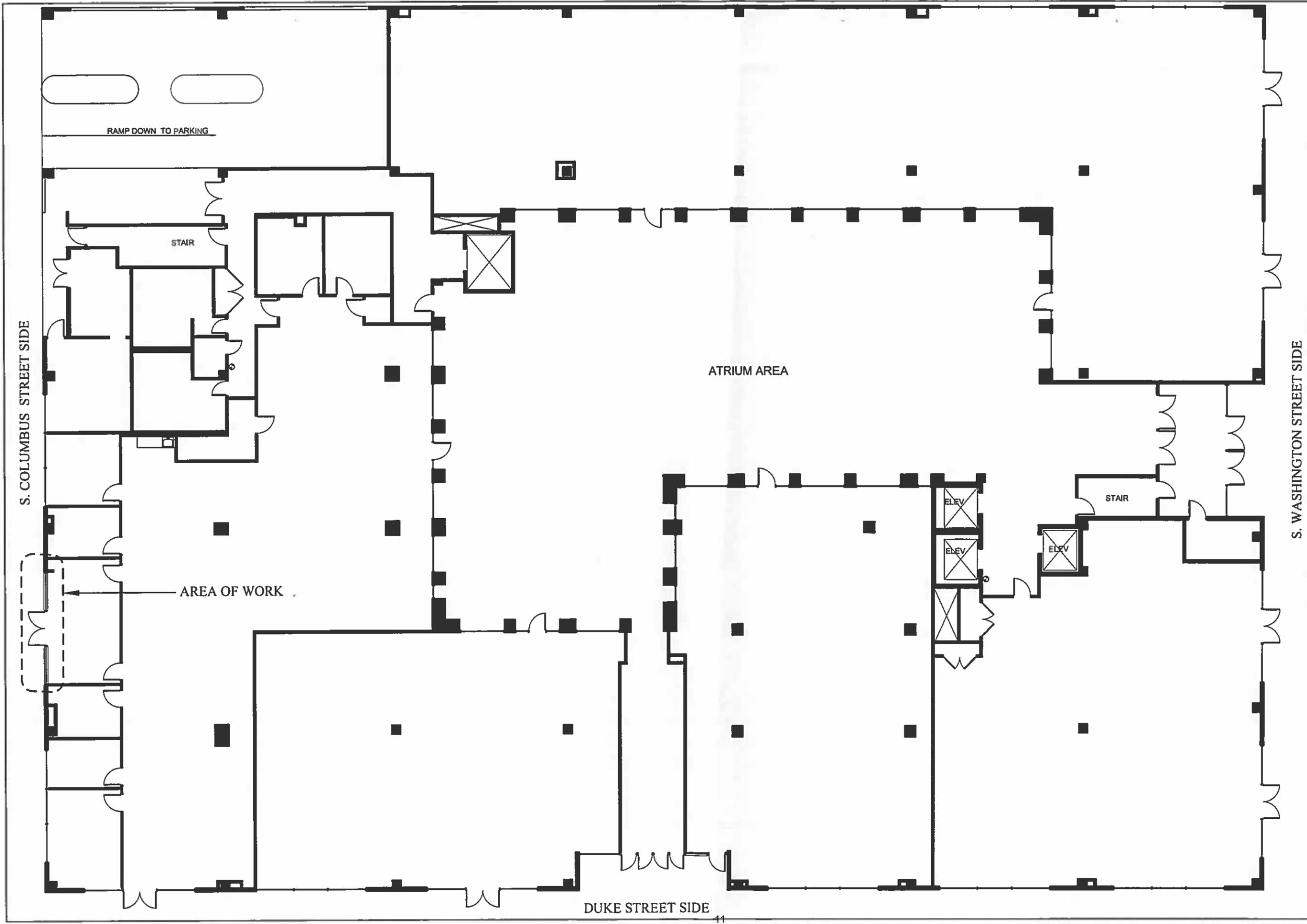
**3. Business or Financial Relationships.** Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of 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. Nicholas Lucarelli	none	N/A
2. 277 S. Washington Street, LLC	none	N/A
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.

8/7/17    
 NICHOLAS LUCARELLI    
 Nicholas Lucarelli  
 Date    Printed Name    Signature



NEW EXTERIOR DOOR ON S. COLUMBUS STREET  
 277 SOUTH WASHINGTON STREET  
 ALEXANDRIA, VIRGINIA

**Nicholas Lucarelli Architects, L.L.C.**  
 6723 WHITTIER AVE, McLEAN, VA 22101 703-790-9606

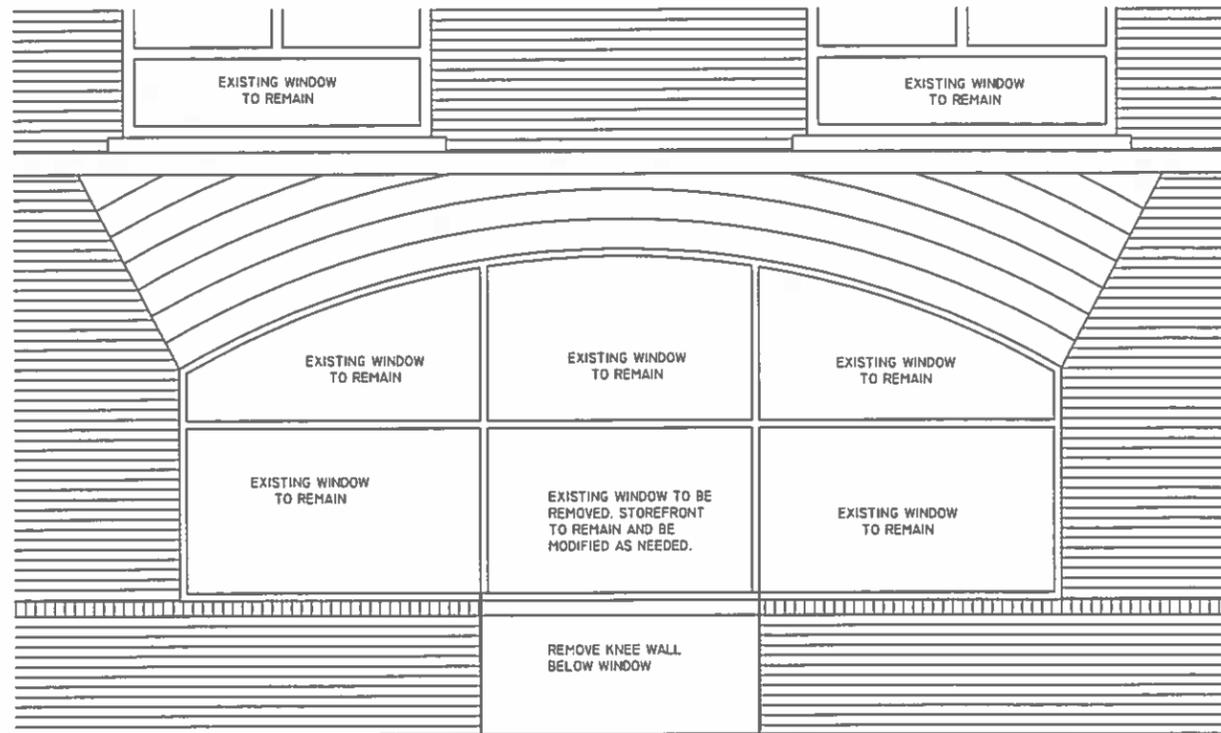


KEYPLAN

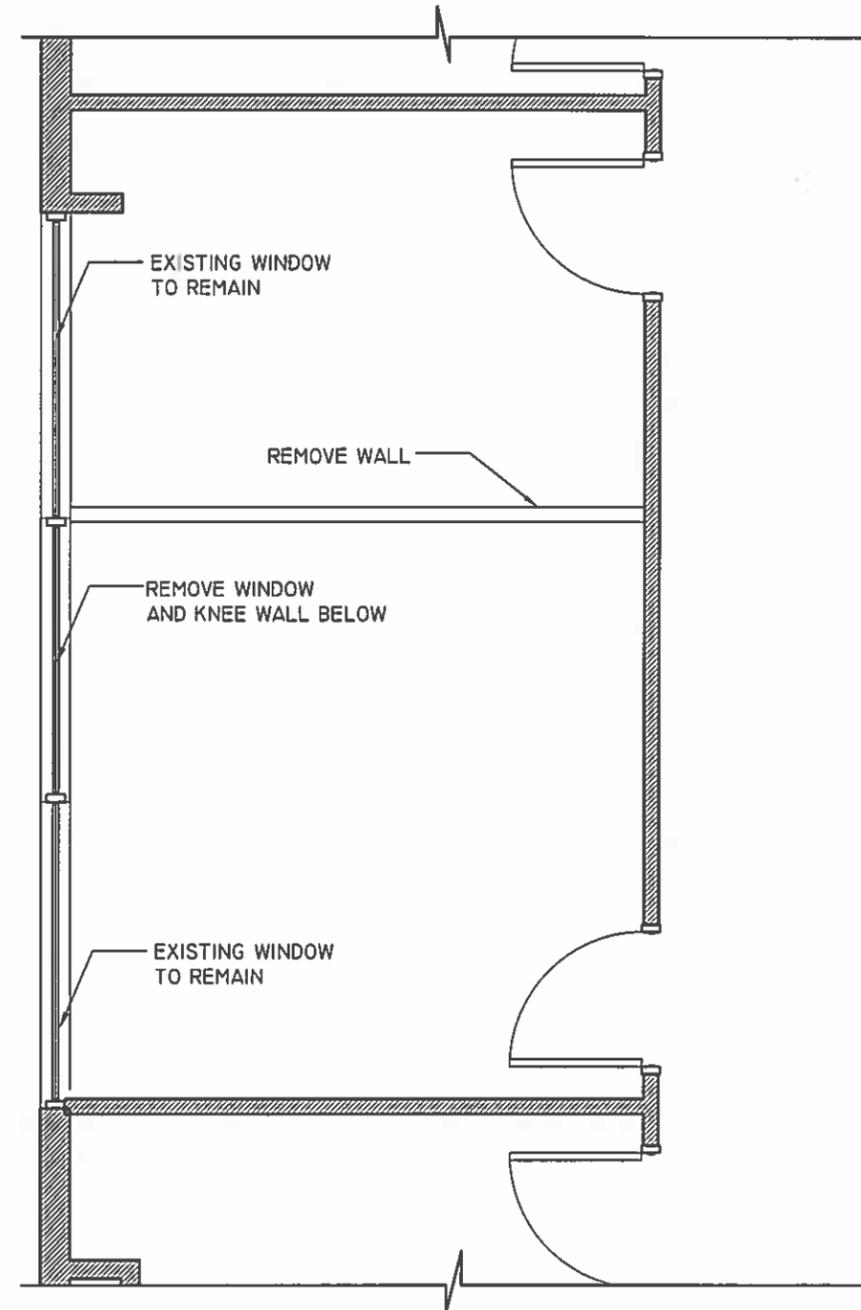
SH-1



3 PHOTO OF WINDOW TO BE MODIFIED  
SH-2



2 ELEVATION W/ DEMOLITION NOTES  
SH-2 SCALE: 1/4" = 1'-0"



1 DEMOLITION PLAN  
SH-2 SCALE: 1/4" = 1'-0"

NEW EXTERIOR DOOR ON S. COLUMBUS STREET  
277 SOUTH WASHINGTON STREET  
ALEXANDRIA, VIRGINIA

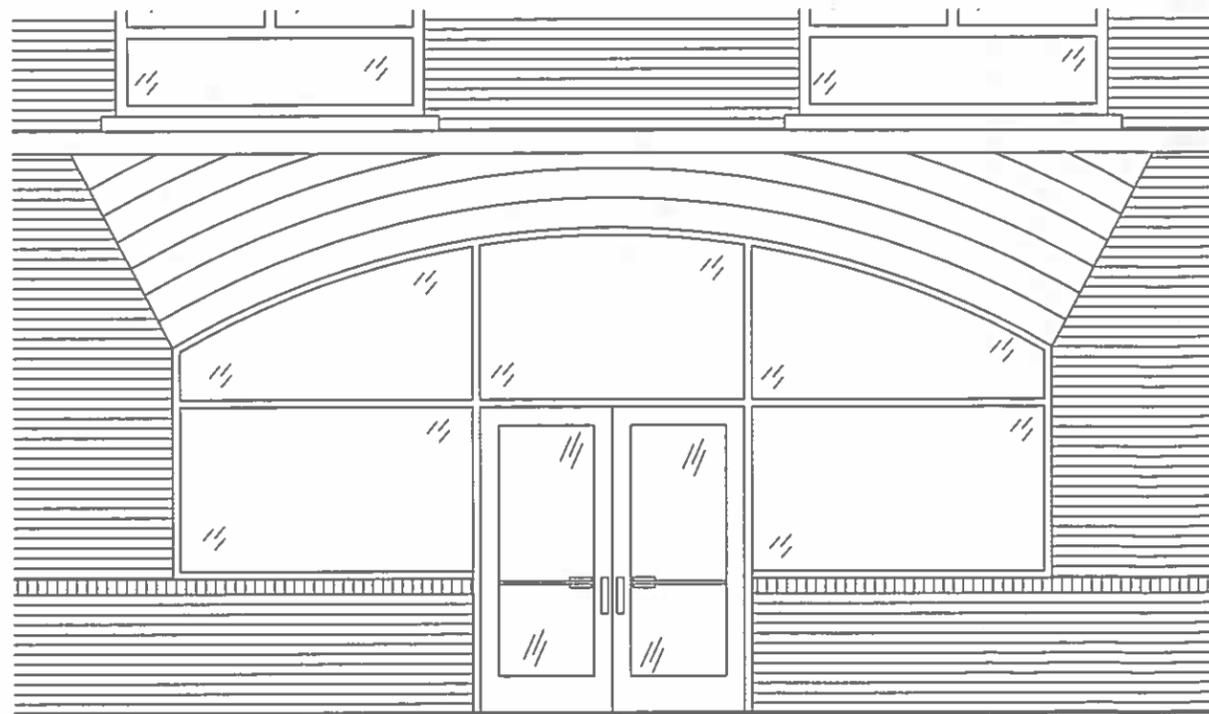
**Nicholas Lucarelli Architects, L.L.C.**  
6723 WHITTIER AVE, McLEAN, VA 22101 703-790-9606

NEW FLOOR  
PLAN @ ENTRY  
AND  
ELEVATIONS

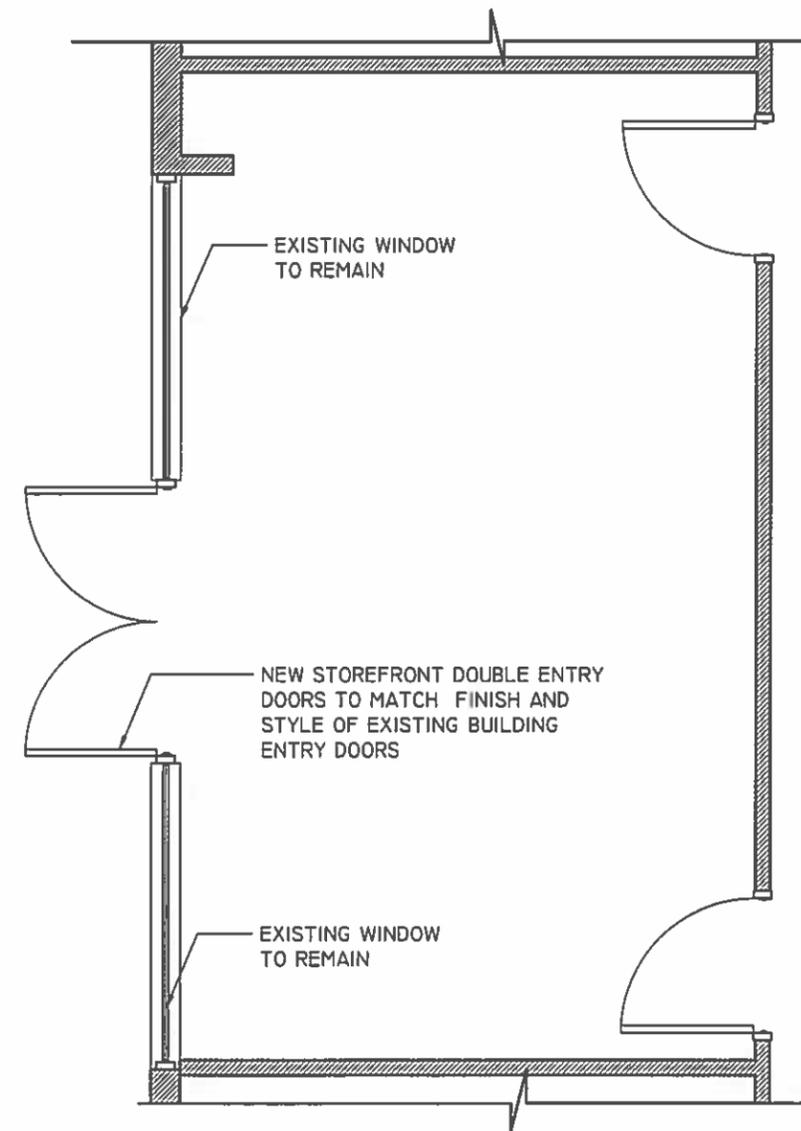
SH-2



3 EXISTING DOOR ON DUKE ST. WHICH S. COLUMBUS DOOR WILL MATCH  
SH-3



2 NEW ELEVATION  
SH-3 SCALE: 1/4" = 1'-0"



3 NEW FLOOR PLAN @ ENTRY  
SH-3 SCALE: 1/4" = 1'-0"

NEW EXTERIOR DOOR ON S. COLUMBUS STREET  
277 SOUTH WASHINGTON STREET  
ALEXANDRIA, VIRGINIA

**Nicholas Lucarelli Architects, L.L.C.**  
6723 WHITTIER AVE, McLEAN, VA 22101 703-790-9606



NEW FLOOR PLAN @ ENTRY AND ELEVATIONS

SH-3