

Docket Item # 4  
BAR CASE #2013-00173

BAR Meeting  
November 13, 2013

**ISSUE:** Certificate of Appropriateness - Signs  
**APPLICANT:** Clayborne Apartments by Gary Brent  
**LOCATION:** 820 South Columbus Street  
**ZONE:** CRMU-L/Commercial Retail Mixed Use - Low

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**STAFF RECOMMENDATION**

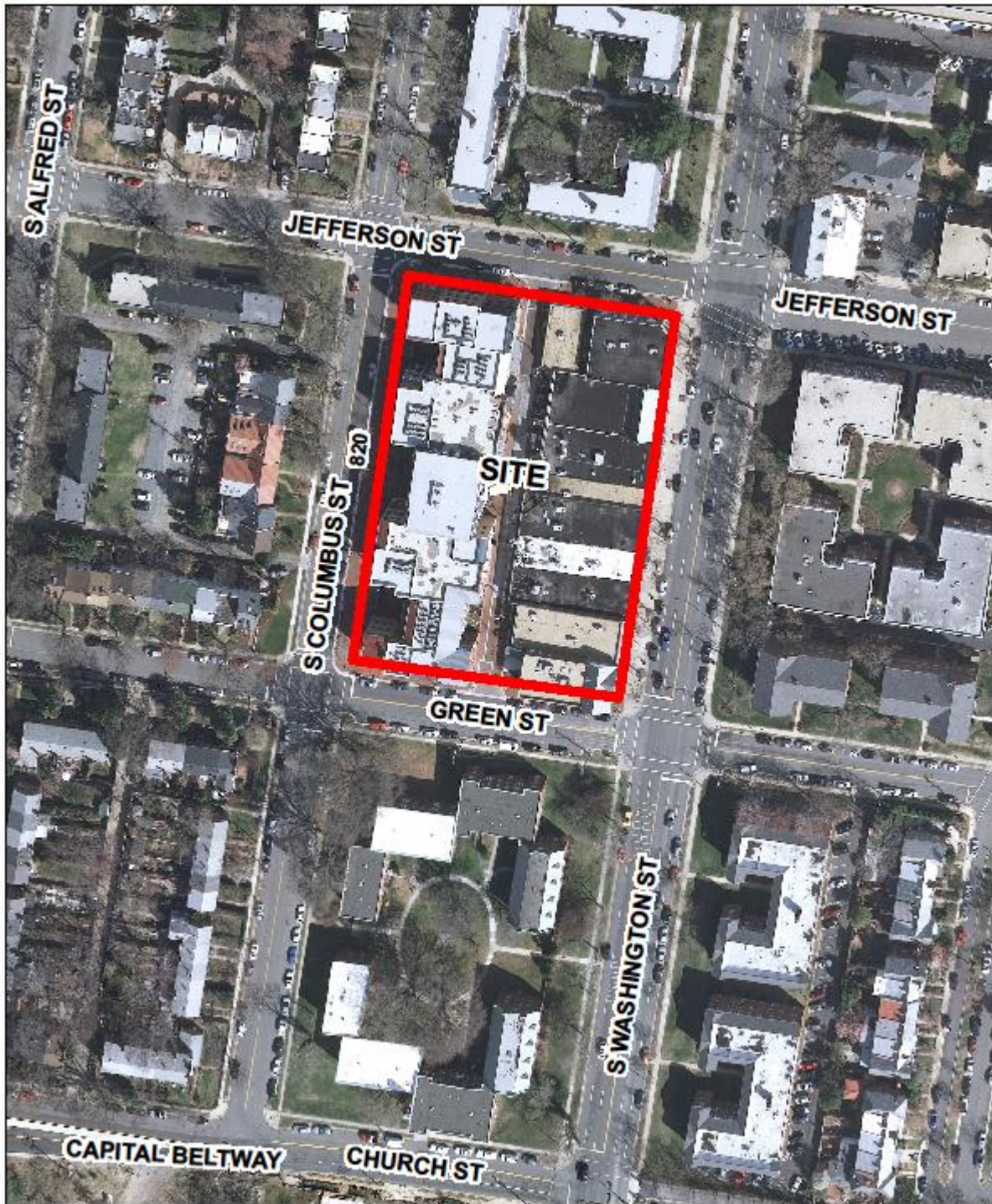
Staff recommends approval of a Certificate of Appropriateness for the Clayborne Apartments with the following conditions:

1. That the wall signs be manufactured of metal, wood, MDO, or HDU as opposed to acrylic or vinyl;
2. That the wall signs be mounted through the mortar and not the brick.

**\*\*EXPIRATION OF APPROVALS:** 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.

**\*\*BUILDING PERMIT:** 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, 703-838-4360 for further information.

**\*\*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.



BAR2013-00173



## **I. ISSUE**

The applicant is requesting approval of a Certificate of Appropriateness for five signs to identify the Clayborne Apartments, a multi-family residential building with ground floor retail located between Jefferson and Green Streets at 820 South Columbus Street. The applicant requests approval to install:

### *West elevation:*

- **Sign A:** One 9'-5 3/4" wide x 6" tall sign of 1/2" thick cut-out acrylic letters in satin black that reads "Clayborne Apartments", centered between two columns of the entry portico, and;
- **Signs B:** Two 13 1/2" x 7 1/2" acrylic wall plaques with vinyl lettering adjacent to the door in the same color scheme as the above sign.

### *North elevation:*

- **Signs C:**
  - One vinyl window decal on the transom above the door that displays the Clayborne Apartments logo and contact information, with an silver back that fills the entire transom, and;
  - One rectangular vinyl window decal on the glass door with 2 1/4" tall letters that reads, "Elevator to Retail Parking"

The applicant does not propose to illuminate any of the signs.

## **II. HISTORY**

The Board approved the conceptual design of the buildings at 806-828 South Columbus and a waiver of the vision clearance on 6/18/03 (BAR case #2003-0052 & 2003-0054). DSUP #2003-00020 was approved by City Council on 12/16/2003. The Board reapproved the expired permit to demolish on 3/3/04 (BAR2004-0016) and approved the Certificate of Appropriateness on August 18, 2004 (BAR2004-0140). Since its completion in **2008**, there have not been any additional BAR applications.

## **III. ANALYSIS**

The proposed sign complies with DSUP20003-0020 and zoning.

### *West elevation:*

Staff supports a sign plan that identifies the apartment building and provides necessary information to visitors, such as business hours. Staff also supports the applicant's request to install signage on the west elevation which identifies the primary entrance for both visitors and emergency personnel.





**Figure 1:** Proposed signs at the existing entrance at the West elevation

*North elevation:*

Staff recommends approval of the window decals on the glass door and transom, as submitted.

**SUMMARY**

Staff recommends approval of the request for signage with the condition that wall signs are mounted through the mortar joints and not the brick and that the wall signs are constructed of a material that complies with the *Criteria & Standards for Administrative Approval Signs Within the Historic District*.

**STAFF**

Mary Catherine Collins, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

#### **IV. CITY DEPARTMENT COMMENTS**

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

##### **Transportation & Environmental Services (T&ES)**

- R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R2. 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 all plans submitted for approvals. (T&ES)

##### **CITY CODE REQUIREMENTS**

- C-1 Any work from or 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 Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-4 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-5 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-6 At timing of permit review T&ES will require proof the owner has obtained and will maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the City named as an Additional Insured, against claims, demands, suits and related costs, including attorneys' fees, arising from any bodily injury or property damage which may occur as a result of the signs placed within the right of way. (Sec. 5-29 (h)(1)) (T&ES)

##### **Code Administration**

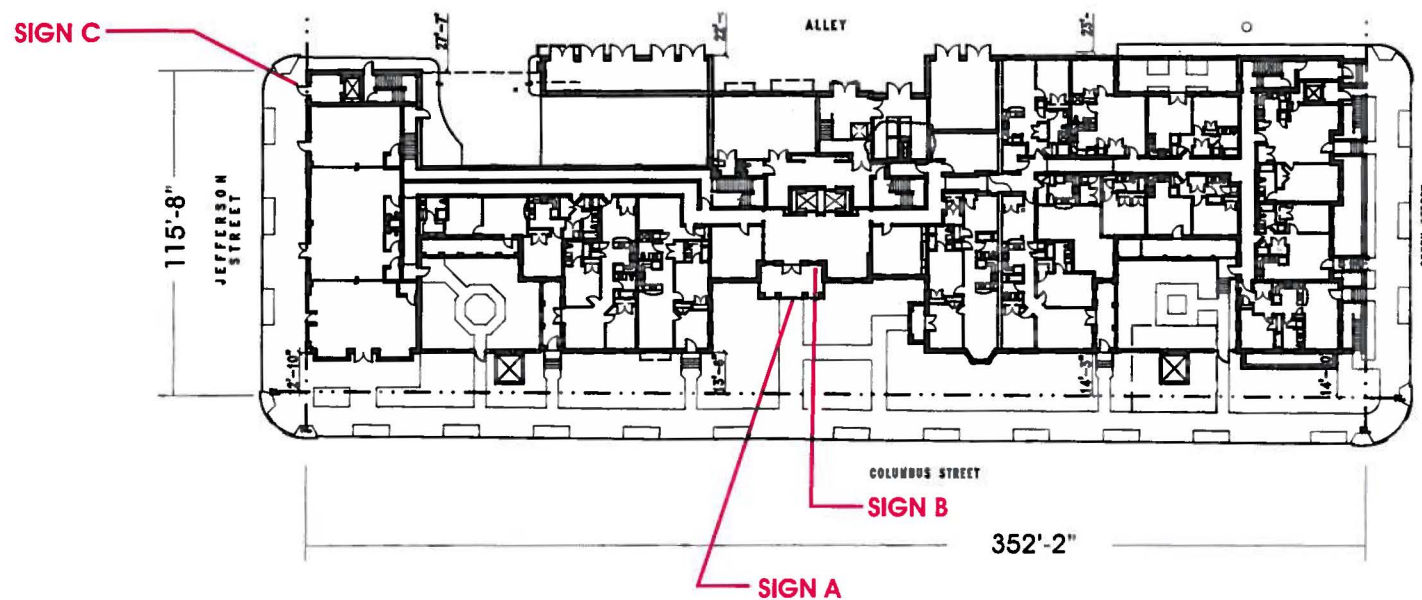
- F-1 The following comments are for BAR review only. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon that information and the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Division Chief at [ken.granata@alexandriava.gov](mailto:ken.granata@alexandriava.gov) or 703-746-4193.
- C-1 The install of signs require a building permit and inspection per application submitted according to the building code (Appendix H.)

C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

**V. ATTACHMENTS**

*1 – Supporting Materials*

*2 – Application for BAR2013-00173 at 820 S Columbus Street*



SITE PLAN VIEW

1/64" = 1'-0"





PHOTO RENDERING

NTS



9'-5 3/4"

10" +/-  
6"**CLAYBORNE APARTMENTS**SCALE 3/4" = 1'-0"  
QTY. (1) SET1/2" THK. CUT-OUT ACRYLIC  
PTD. SATIN BLACK

EXST. BEAM FACADE

- REMOVE & JUNK EXISTING ADDRESS COPY READING:  
"820 SOUTH COLUMBUS STREET"
- INSTALL NEW "CLAYBORNE APARTMENTS" LETTERS AT SAME LOCATION
- STUD-MOUNT FLUSH TO BEAM FACADE AS SHOWN IN PHOTO RENDERING

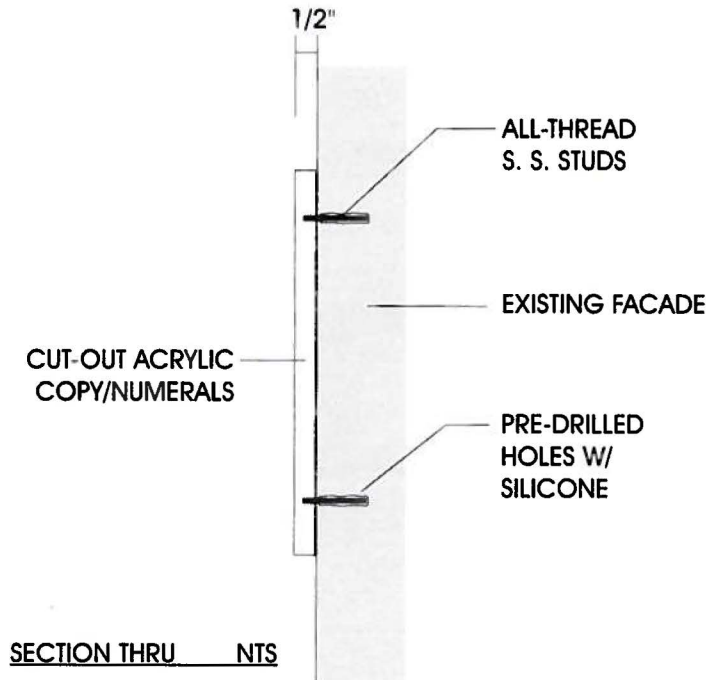
5"  
1'-5 1/2"

**8  
2  
0**

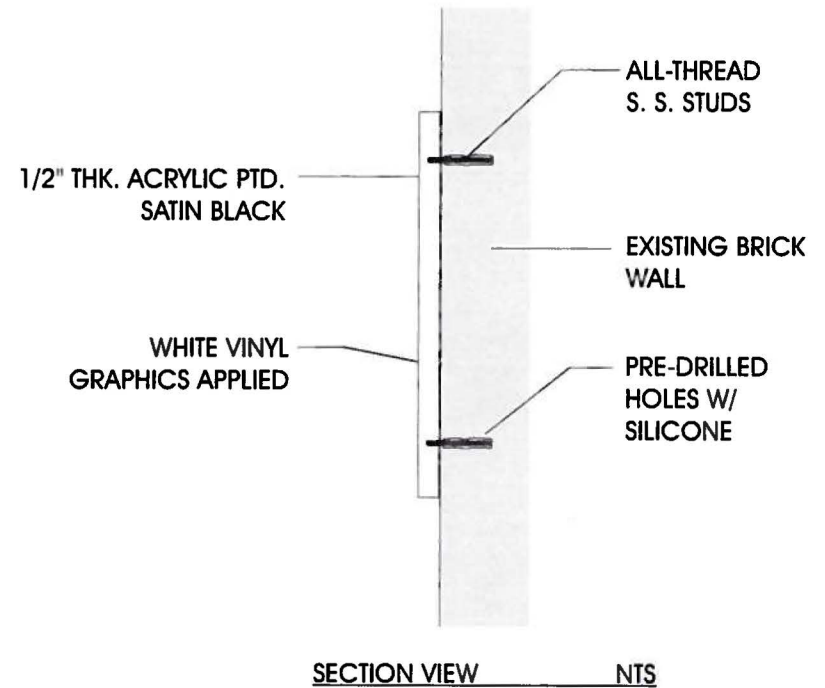
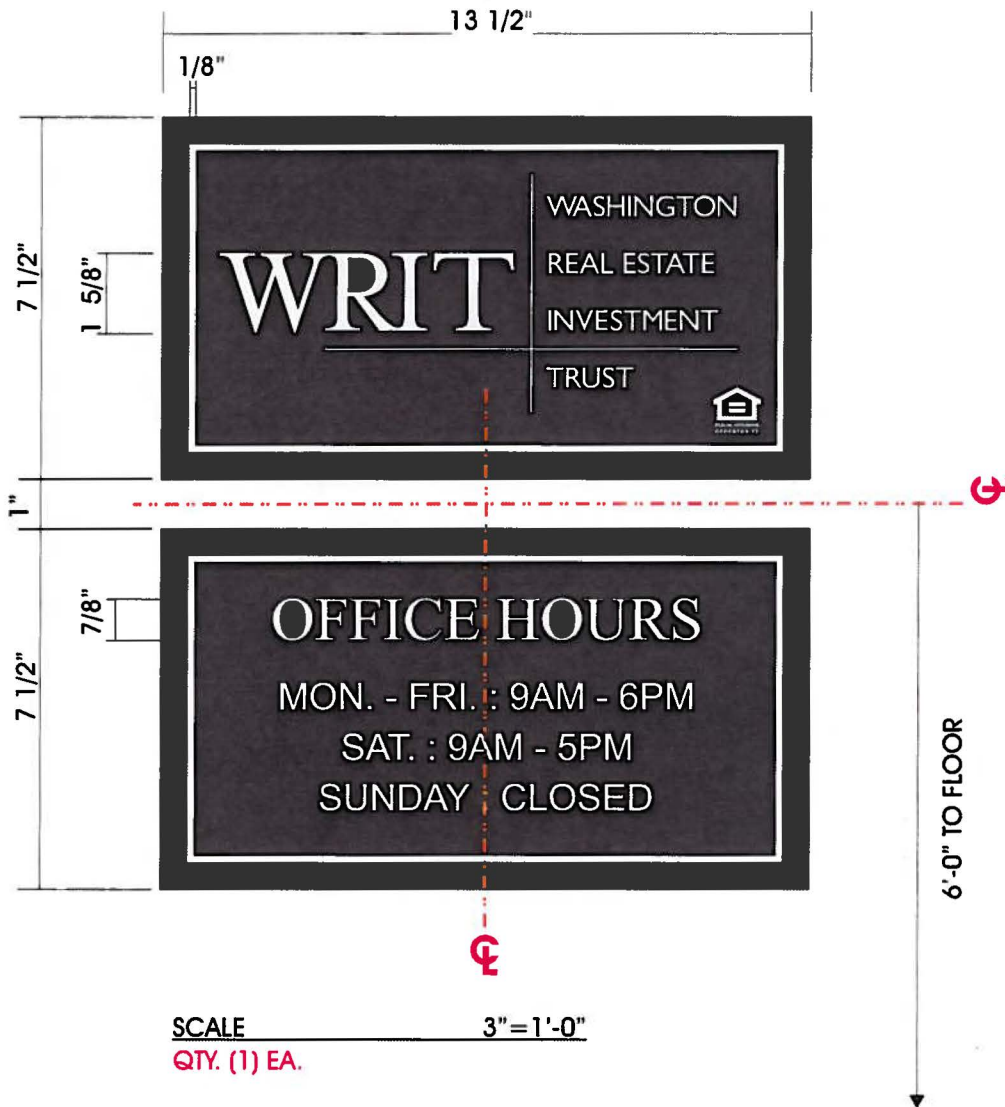
1/2" THK. CUT-OUT ACRYLIC  
PTD. BLACK, SATIN FINISH

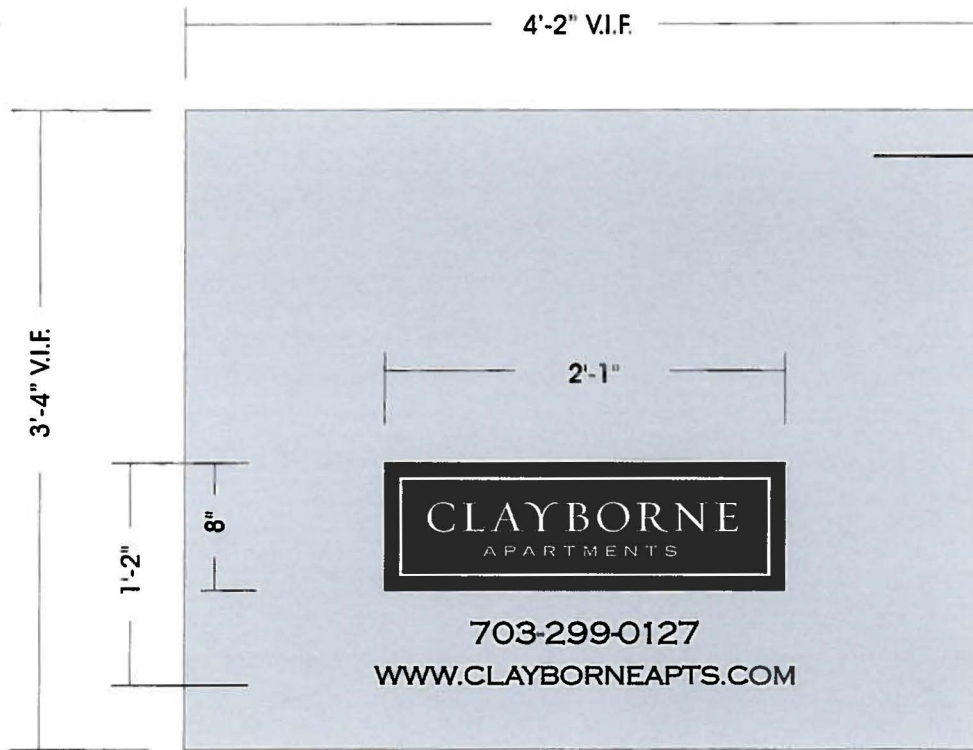
SCALE 3/4" = 1'-0"  
QTY. (1) SET

- STUD-MOUNT FLUSH TO RIGHT COLUMN  
AS SHOWN IN PHOTO RENDERING



FONT: SWISS 721 BT BOLD





- BACKWARDS PRINTED BLACK GRAPHICS ON CLEAR VINYL
- APPLY 2ND SURFACE TO TRANSOM GLASS
- BACK W/ ARLON #07 SILVER ETCHED GLASS VINYL

TRANSOM VINYL 1" = 1'-0"

QTY: (1)

SIGN C



WHITE 1st SURFACE VINYL 3/4" = 1'-0"

QTY: (1) SET



BAR Case # **2013-00173**ADDRESS OF PROJECT: 820 South Columbus StreetTAX MAP AND PARCEL: 080.04-03-25 ZONING: CRMU/L

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: Clayborne ApartmentsAddress: 820 South Columbus StreetCity: Alexandria State: VA Zip: 22314

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

Authorized Agent (if applicable): ☐ Attorney ☐ Architect☒ AgentName: Gary BrentPhone: 4105070053E-mail: gary\_brent@myapartments.com

Legal Property Owner:

Name: WRIT Limited PartnershipAddress: 6110 Executive Blvd., Ste. 800City: Rockville State: MD Zip: 20852

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.
- |                                      |   |   |                                   |
|--------------------------------------|---|---|-----------------------------------|
| <input type="checkbox"/> awning      | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment             | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors       | <input type="checkbox"/> windows                    | <input type="checkbox"/> siding                     | <input type="checkbox"/> shed     |
| <input type="checkbox"/> lighting    | <input type="checkbox"/> pergola/trellis            | <input type="checkbox"/> painting unpainted masonry |                                   |
| <input type="checkbox"/> other _____ |   |   |                                   |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☒ SIGNAGE

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

- Installation of exterior Signage:
- Sign A 1. NON-illuminated wall sign - "Claybome Apartments" above Columbus Street building entrance. 6" x 9" - 5 3/4" = 4.73 Sq ft.
2. Non-illuminated building Number/Address wall sign - "820" 5" numeral height
- Sign B 3. (2) non-illuminated, Acrylic wall plaques - "WRIT..." + "Office Hours" - 7 1/2" x 13 1/2". Installed to right of Columbus Street building entrance
- Sign C 4. window decal - "Claybome Apartments" - 8" x 2'-1" + "Elevator to retail parking" - 2 1/4" letter height

**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 12 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: 352'-2" Secondary front (if corner lot): 115'-8"
  - ☒ ☐ 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.

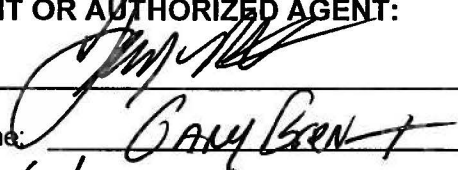
**Alterations:** Check N/A if an item in this section does not apply to your project.

- 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 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 12 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: GARY BENDate: 5/21/13

# 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>WRIT</u>	<u>6110 Executive Blvd. Ste 800</u> <u>Rockville MD 20852</u>	<u>100%</u>
2. <u>(Washington Real Estate Investment Trust)</u>		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 820 South Columbus St (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>Washington Real Estate Investment Trust</u>	<u>6110 Executive Blvd Ste 800</u> <u>Rockville MD 20852</u>	<u>100%</u>
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. <u>None</u>		
2.		
3.		

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

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

5/21/13  
Date

Gary Grant  
Printed Name

[Signature]  
Signature