

Docket Item # 7
BAR CASE # 2014-00264

BAR Meeting
September 3, 2014

ISSUE: Permit to Demolish
APPLICANT: 417 N LLC by Ray Lewis
LOCATION: 417 North Lee Street
ZONE: CD/Commercial

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish, as submitted.

****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.



BAR2014-00264



I. ISSUE

The applicant is requesting approval of a Permit to Demolish for the installation of a rooftop skylight that is 8 x 8 feet. The total area of demolition is approximately 64 square feet of flat roof area. The future skylight will not be visible from a public way.

II. HISTORY

According to the City's real estate records, the brick building at 417 North Lee Street is part of a larger condominium office complex, Lee Street Square, constructed in **1980**. Buildings in this complex date from an earlier period, most likely from the site's association with the City's gas works. Alexandria Gas Company was located on this site beginning in 1851, and historic map research shows a warehouse in this location. The area proposed for demolition is not part of an historic structure.

III. ANALYSIS

Permit to Demolish

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

- (1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (6) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?

In the opinion of Staff, none of the criteria for demolition are met and the Permit to Demolish should be granted. The area proposed for demolition is minimal and located on the flat roof slope which is surrounded by the building's false mansard roof, thus will not be visible from the public right-of way. Furthermore, although a portion of the buildings in the complex may date from the 19th century, the subject building was constructed as part of the late 20th century re-development. No character defining features of uncommon design or historic merit will be impacted, nor do the small areas of demolition compromise the integrity of this building as a whole. The Board recently approved a similar case at the adjacent building, 419 N Lee Street, for partial demolition of the roof to accommodate an elevator (BAR Case #2014-00069, 04/02/14) Staff supports the elevator shaft installation, as submitted.

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

Zoning Comments:

No comments received

Code Administration

No comments received

Transportation and Environmental Services

RECOMMENDATION

R-1 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-2 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)

FINDING

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)

F-2 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)

F-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)

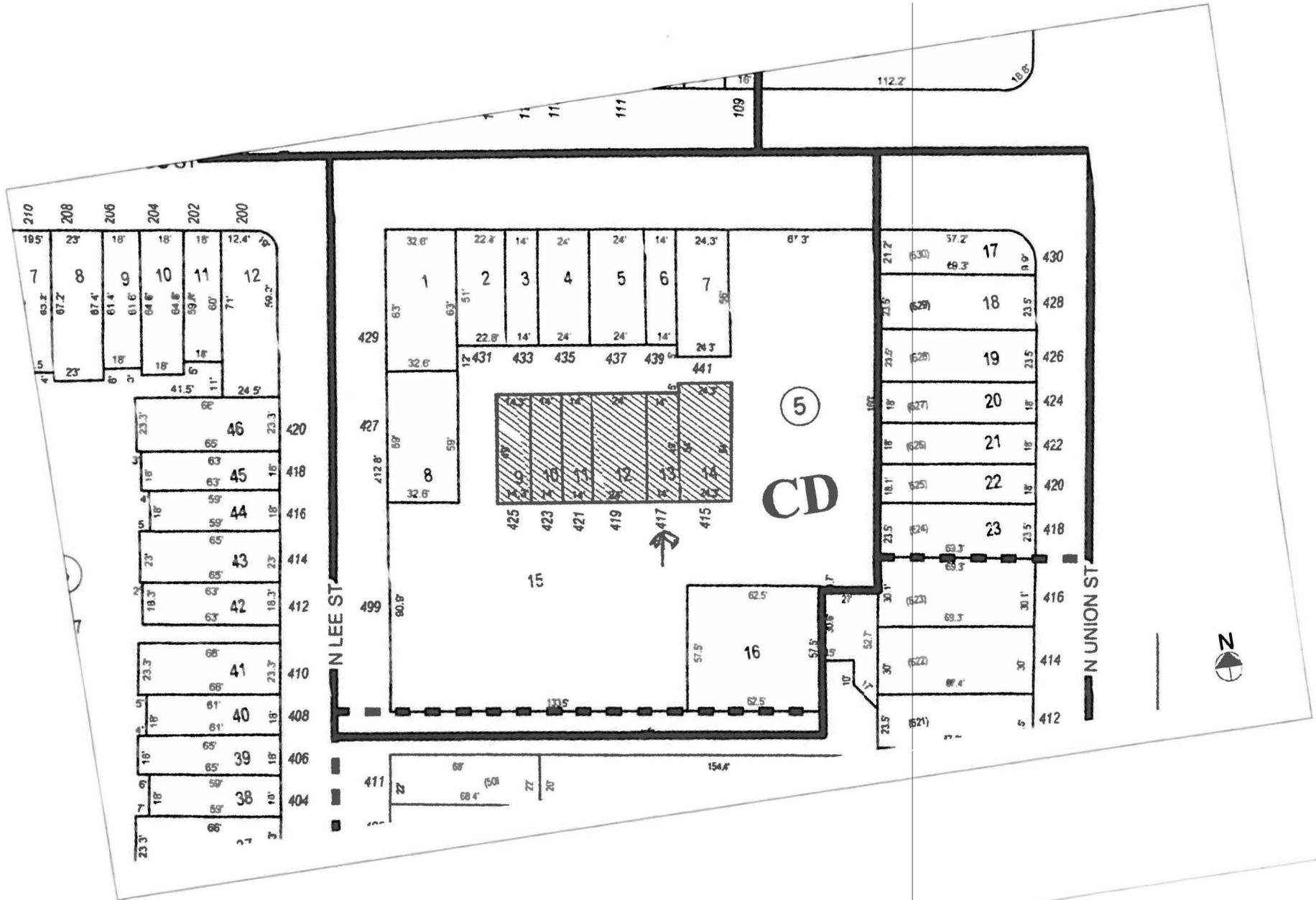
F-4 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

F-5 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

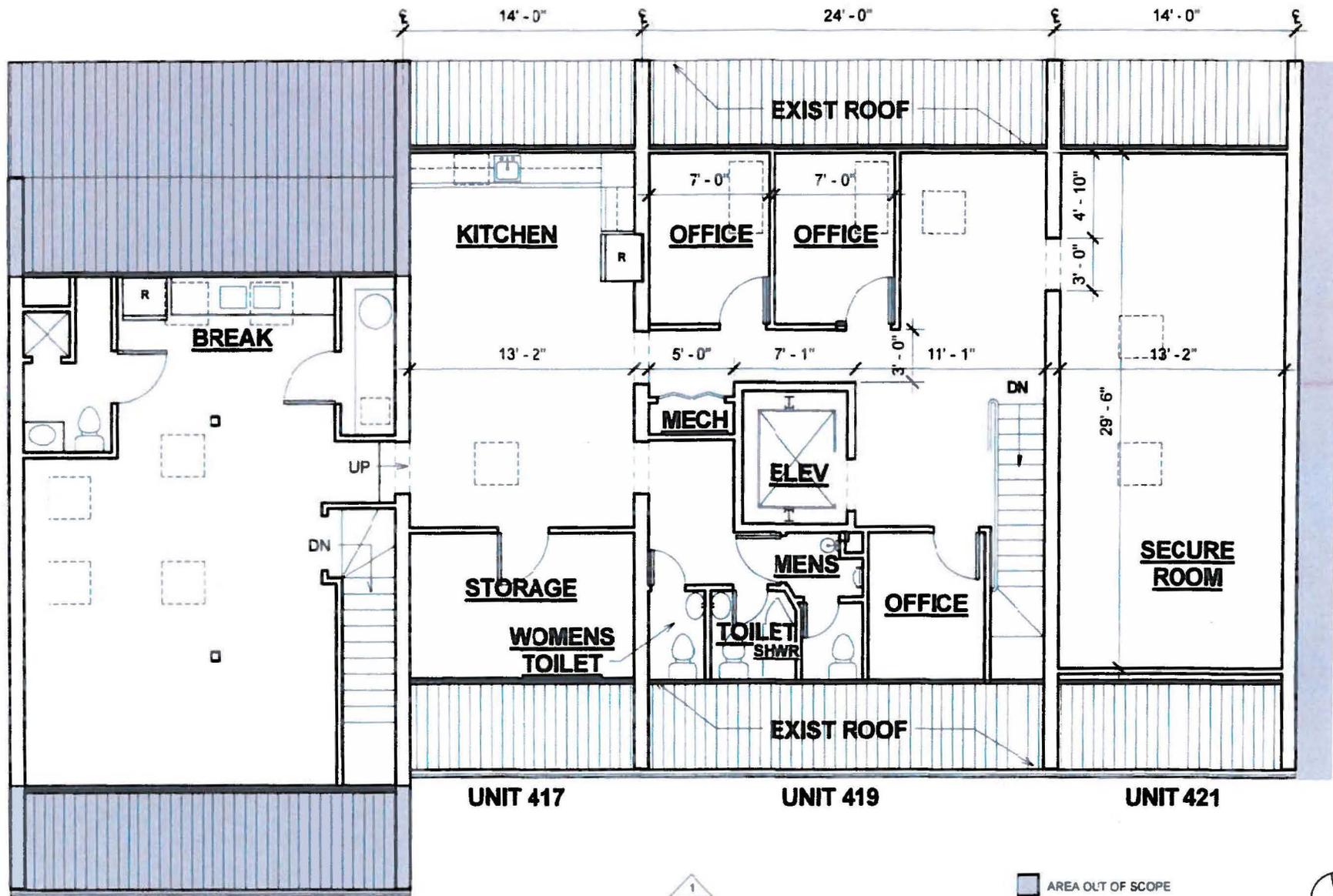
V. ATTACHMENTS

1 – Supporting Materials

2 – Application for BAR2014-00264 at 417 N Lee Street



SITE PLAN
SCALE: 1" = 40'-0"
DATE: JANUARY 31, 2014
8-5



THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0"

DATE: JANUARY 31, 2014

GRG 8.5.2012

UNIT 415

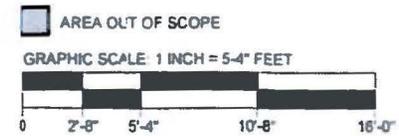
UNIT 417

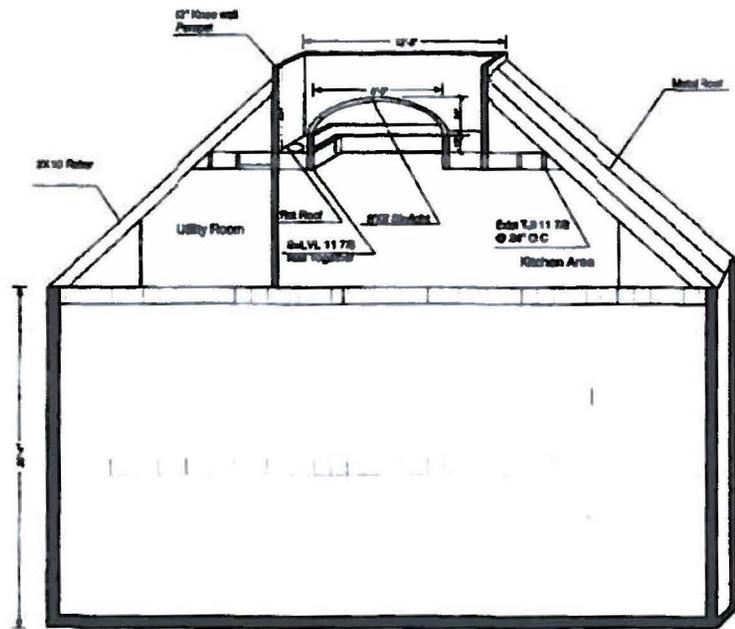
UNIT 419

UNIT 421



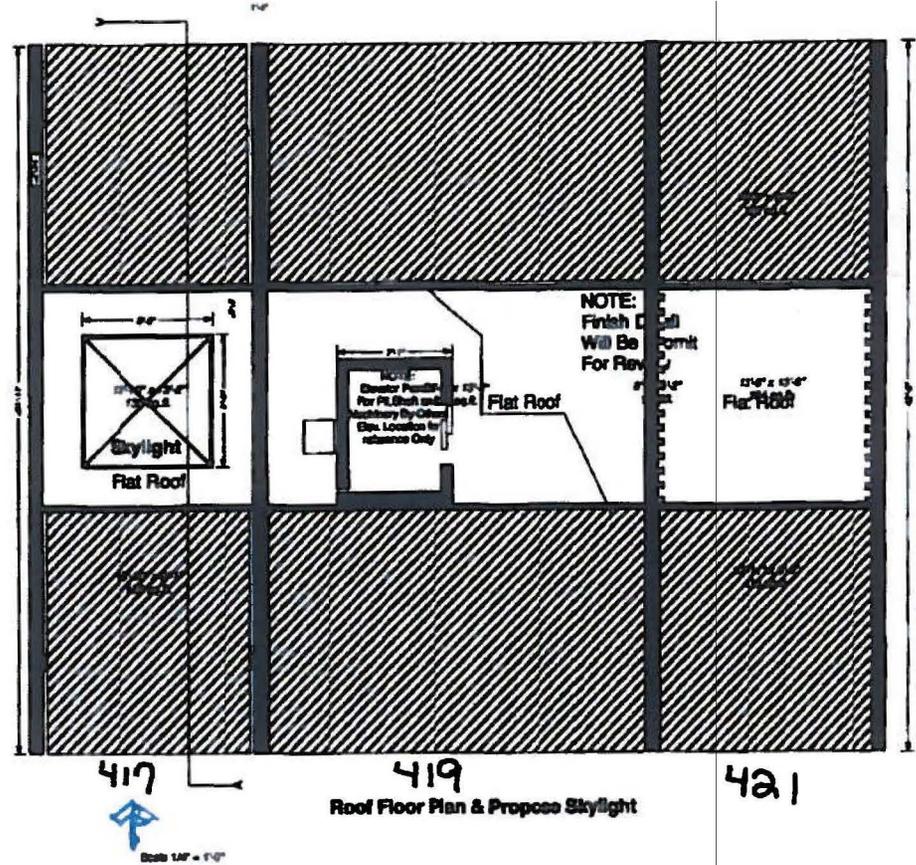
Note: Layout taken from plans furnished by NACDS & Skyline





SECTION A-A

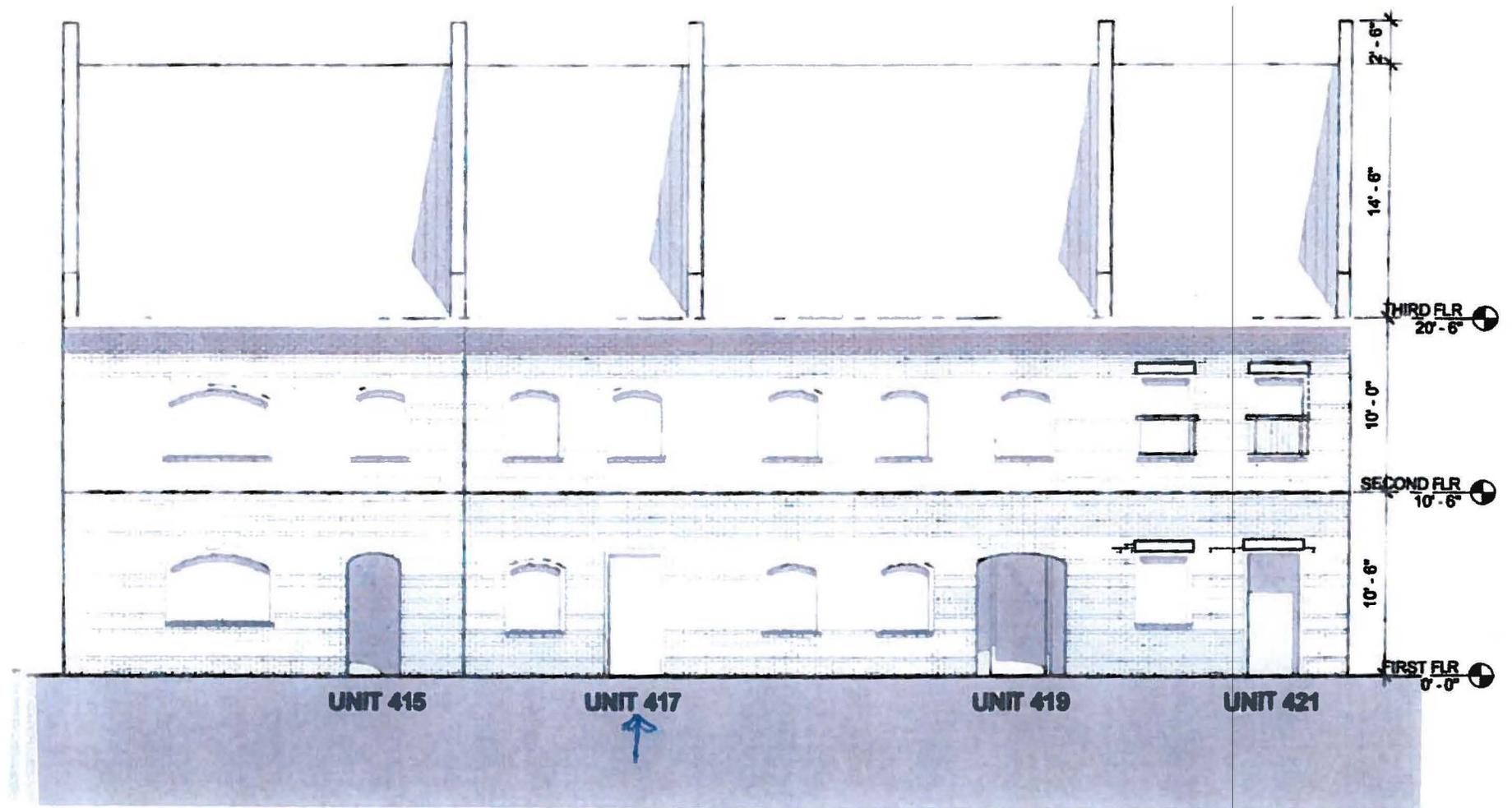
417 N. Lee Street



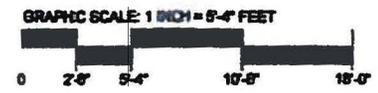
Roof Floor Plan & Proposed Skylight

AYS
PROJECT
REV
DATE
ISSUED FOR
Roof Plan
A-4
Sheet Number

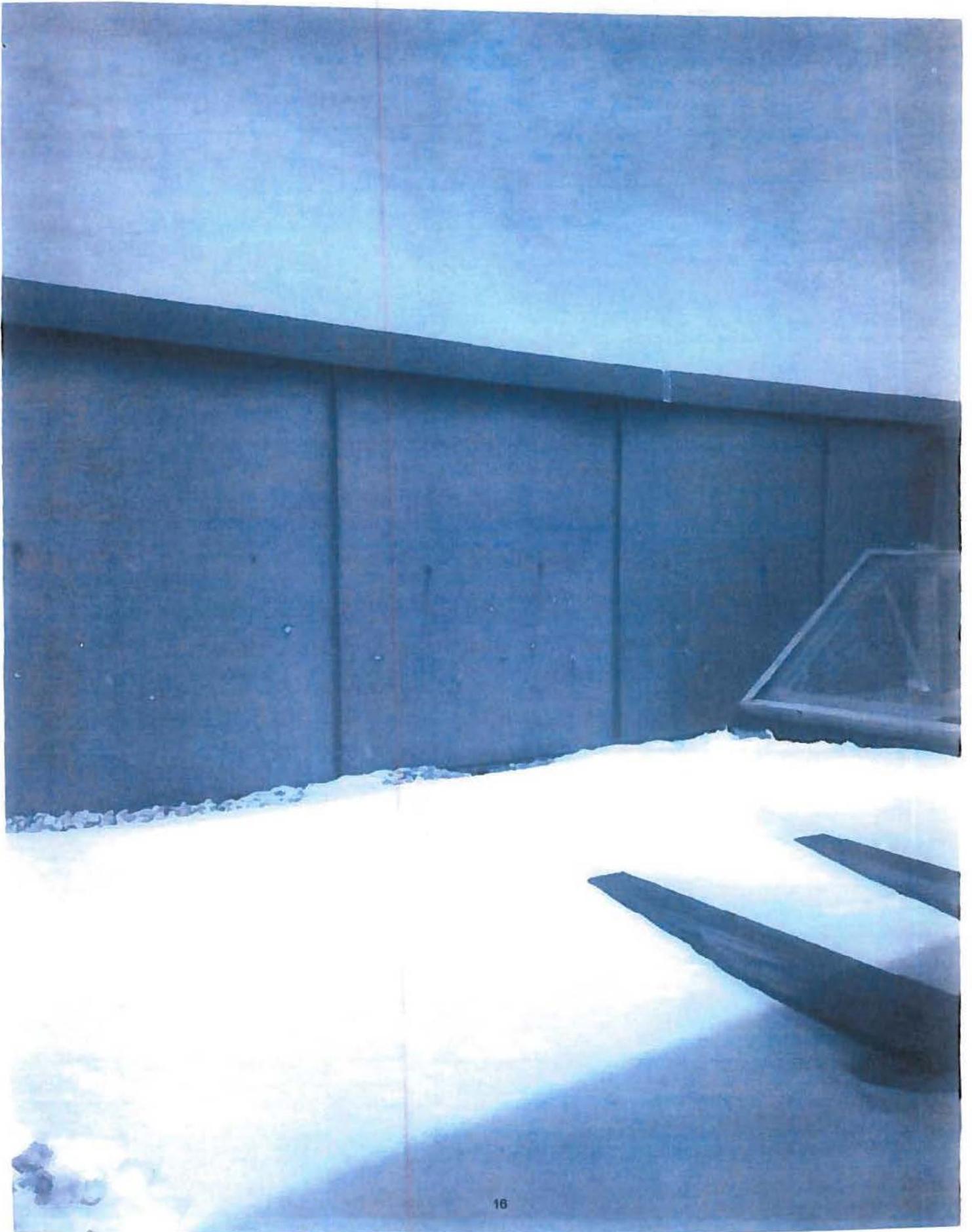
8/5/14



INTERIOR ELEVATIONS
 DATE: 3/16 - 1-0"
 DATE: NOVEMBER 12, 2013



6/5/14



B/3/14

AM N₁₁ LEE



15

8/5/14

412 N. 1st St

12

BAR Case # 2014-00264

ADDRESS OF PROJECT: 417 NORTH LEE STREET
TAX MAP AND PARCEL: 065-01-05-12 ZONING: CO

APPLICATION FOR: (Please check all that apply)

- CERTIFICATE OF APPROPRIATENESS
[X] PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Waiver of vision clearance requirement and/or yard requirements in a vision clearance area)
(Waiver of rooftop HVAC screening requirement)

Applicant: [X] Property Owner [] Business (Please provide business name & contact person)

Name: A17N LLC
Address: 417 NORTH LEE STREET
City: ALEXANDRIA State: VA Zip: 22314
Phone: 703-373-4000 E-mail: MANAGER@JSCH-1P.COM

Authorized Agent (if applicable): [] Attorney [X] Architect []

Name: RAYLEIGH LEWIS & ASSOC LTD ALLEN WILLIS
E-mail: ALLEN@SKYLINE TECH.COM Phone: 703-869-6092

Legal Property Owner:

Name: A17N LLC
Address: 417 NORTH LEE STREET
City: ALEXANDRIA State: VA Zip: 22314
Phone: 703-373-4000 E-mail: MANAGER@JSCH-1P.COM

- 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 _____
 - 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)*

INSTALL A SKYLIGHT OVER EXISTING MECHANICAL ROOF PIT

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.*

- 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: _____ 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 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: Ray Lewis

Printed Name: Ray Lewis

Date: 3/5/14

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	417N LLC	417 N. Lee St Alexandria, VA 22314	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 417 N. Lee St, 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	417N LLC	417 N. Lee St. Alexandria, VA 22314	100%
2			
3			

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2 with an ownership interest in the applicant or in the subject property are 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. All fields must be filled out completely. Do not leave blank (if there are no relationships please indicate each person or entity and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

	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	417N LLC	None	None
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.

1026
8/5/14
~~3/4/14~~
Date
Joel R Rhoades
Joel R Rhoades
Printed Name
Signature