

**ISSUE:** Certificate of Appropriateness for alterations

**APPLICANT:** City of Alexandria

**LOCATION:** Old and Historic Alexandria District  
1 Pioneer Mill Way

**ZONE:** W-1/Waterfront mixed use zone

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**STAFF RECOMMENDATION**

Staff recommends approval of the Certificate of Appropriateness for alterations with the following conditions:

1. Approve both options proposed, A and B, as submitted.
2. The railing design be administratively approved along the waterfront as part of the common elements guidelines approved in 2015.

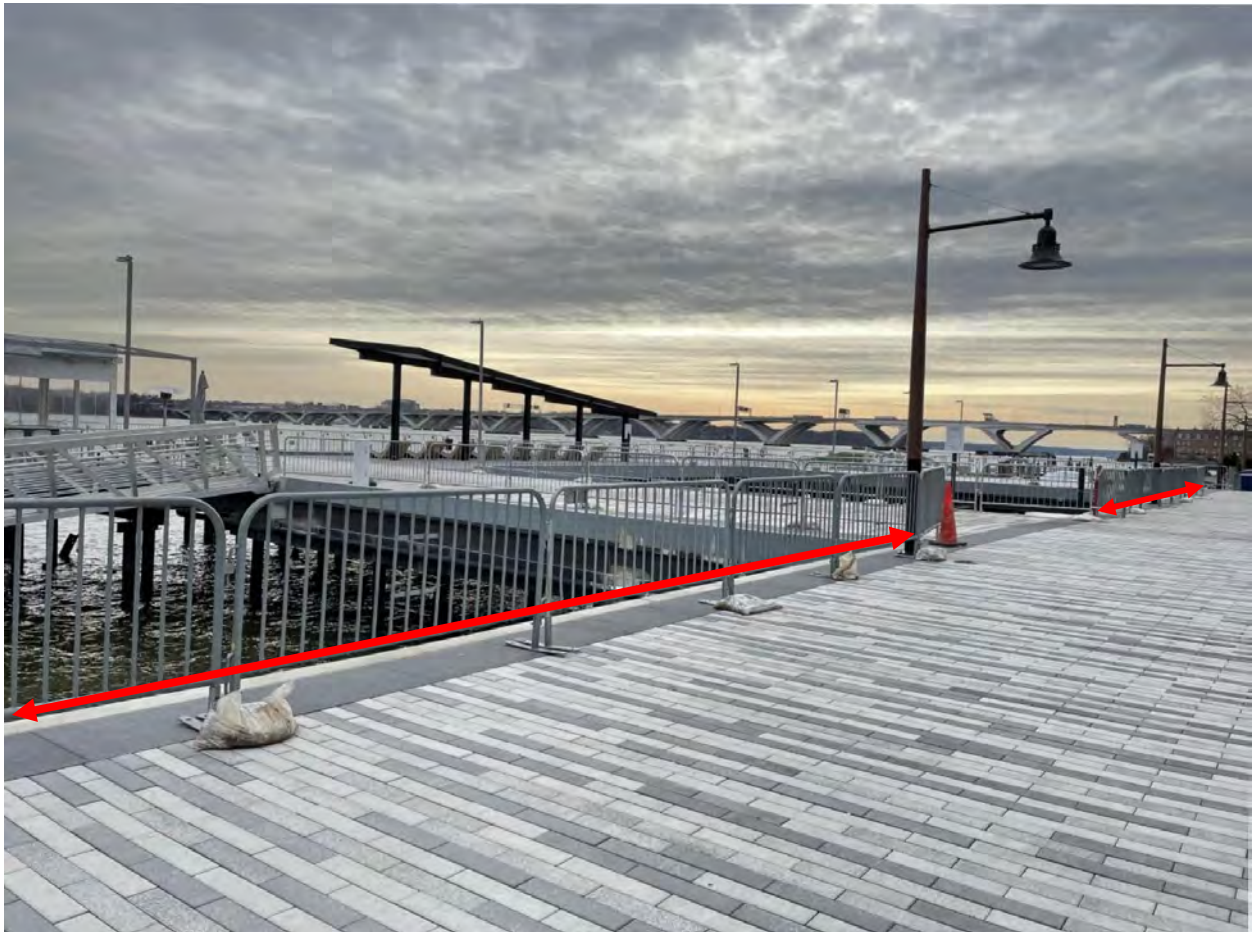
**GENERAL NOTES TO THE APPLICANT**

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](mailto: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.



**I. APPLICANT'S PROPOSAL**

The applicant requests a Certificate of Appropriateness for alterations to install a metal cable safety railing along the promenade, at 1 Pioneer Mill Way (Figure 1). The proposed railings will complement the recently approved pier railings (BAR2022-00012). The railings will be 42" in height with a wood top rail and arching vertical posts. Horizontal wire cables will stretch between the posts. All the metal parts will be painted black (Figure 2).



**Figure 1 - 1 Pioneer Mill Way Promenade**





Figure 2 - Railing design

#### Site context

The subject promenade sits across from the Robinson Landing development.

## **II. HISTORY**

1 Pioneer Mill Way is located at Alexandria Waterfront promenade across from the Robinson Landing complex. The waterfront landscape was approved by the BAR on October 7, 2015 (BAR2015-00189/00190) as part of the Robinson Landing development.

#### *Previous BAR Approvals*

The pier's railings were approved on February 2, 2022 (BAR2022-00012) and the same design railings, on the northern side of the pier were approved by the BAR on July 7, 2021 (BAR2021-00310) under the address 314 Strand Street.

## **III. ANALYSIS**

Staff has no objection to both proposed options, A and B. Both options have the same design, the difference is the way they will be anchored. Option A (Figure 3) shows the railing being installed through the top surface of the concrete bulkhead, core-drill.

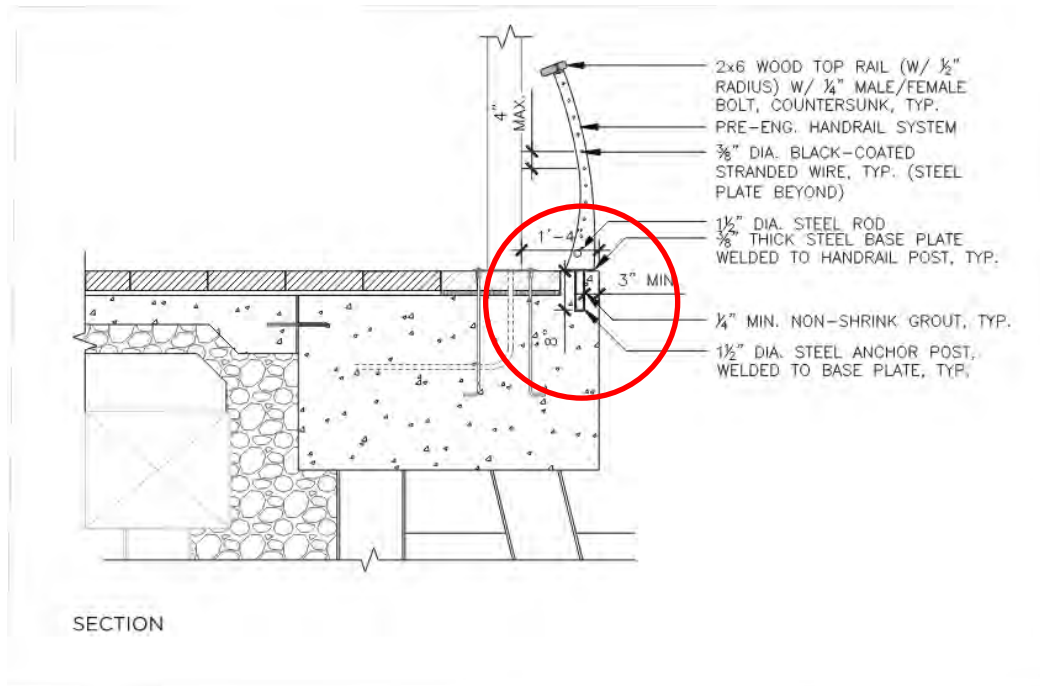


Figure 3 - Option A – Core-drill

Option B (Figure 4) shows the railing being installed through the side face of the concrete bulkhead, front-mount.

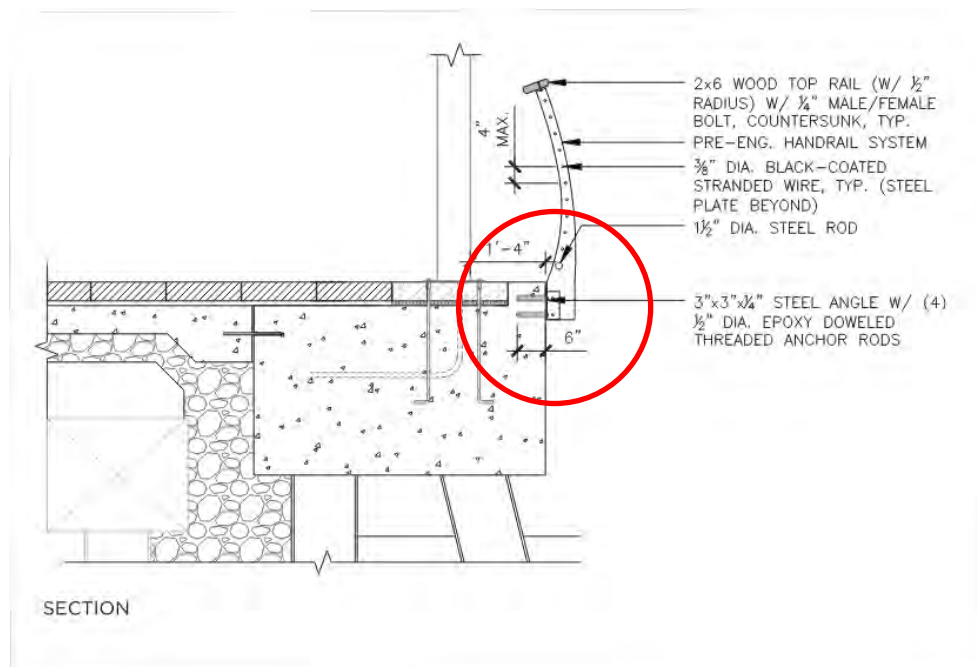


Figure 4- Option B – Front-mount

The City plans to pursue the Option A of the rail installation but would like to receive approval for Option B as well in case the installation method needs to be adjusted based on the conditions of the promenade edge.

Therefore, staff recommends approval of both options, A and B, as submitted. In addition, the railing design be administratively approved along the waterfront as part of the common elements guidelines approved in 2015 to facilitate future approval process.

**STAFF**

Marina Novaes, Historic Preservation Planner, Planning & Zoning

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

**IV. CITY DEPARTMENT COMMENTS**

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

**Zoning**

F-1 No zoning comments

**Code Administration**

C-1 A building permit and plan review are required prior to the start of construction.

**Transportation and Environmental Services**

F-1 Comply with all requirements of DSP2014-00006. (T&ES)

F-2 The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

**Alexandria Archaeology**

F-1 No archaeology comments

**V. ATTACHMENTS**

*1 – Application Materials*

*2 – Supplemental Materials*

ADDRESS OF PROJECT: 1 Pioneer Way - Robinson Landing PromenadeDISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: Map #75.03 ZONING: W-1APPLICATION 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: Department of Planning & ZoningAddress: 301 King Street, Room 2100City: Alexandria State: VA Zip: 22314Phone: 703.746.3815 E-mail: dirk.geratz@ alexnadriava.govAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ \_\_\_\_\_

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

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

Legal Property Owner:

Name: City of AlexandriaAddress: 301 King StreetCity: Alexandria State: VA Zip: 22314Phone: 703.746.3815 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 checked="" type="checkbox"/> other <u>Safety railing</u> |   |   |                                   |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

~~This proposal is seeking to install wire cable railing along the public promenade adjacent to Robinson Landing. This railing is being installed for safety purposes and will use a design by the landscape architecture firm OLIN. This railing is designed to complement the other waterfront elements that OLIN has designed. In particular the railing is designed to match and complement the light pole and fixture used on the promenade as well as at the end of King Street in Waterfront Park. The railing will be installed on the newly completed promenade and adjacent to the Robinson Landing Pier. The rail will complement the wire rail approved and installed on the pier and will extend from Port Lumley Park to Roberdeau Park. The railing will be 42 inches (3.5 feet) in height with a wood top rail and arching vertical posts. Approximately 8 horizontal, 3/8" thick wire cables will be stretched between the posts. A 1 1/2" diameter rod will anchor the bottom of the rail. All metal parts will be black coated to match the light posts. The City plans to pursue the Option A version of the rail installation but would like to receive approval for Option B as well in case an the installation method needs to be adjusted based on conditions of the promenade edge.~~

**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: \_\_\_\_\_ 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 or 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:*

- ☐ N/A 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: D. H. GeratzPrinted Name: Dirk H. GeratzDate: Jan. 28, 2022

## 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. City of Alexandria	1 Pioneer Mill Way	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 \_\_\_\_\_ (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. City of Alexandria	1 Pioneer Mill Way	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. n/a		
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.

Jan. 28.2022

Dirk H. Geratz

*D. H. Geratz*

Date

Printed Name

Signature



# **ALEXANDRIA WATERFRONT RTS RAILING STUDY**

**NOVEMBER 10, 2021**



**ROBINSON TERMINAL SOUTH (CURRENT)**



Temporary guardrail



Standpipe/support pipe and Life Safety Station (beyond)

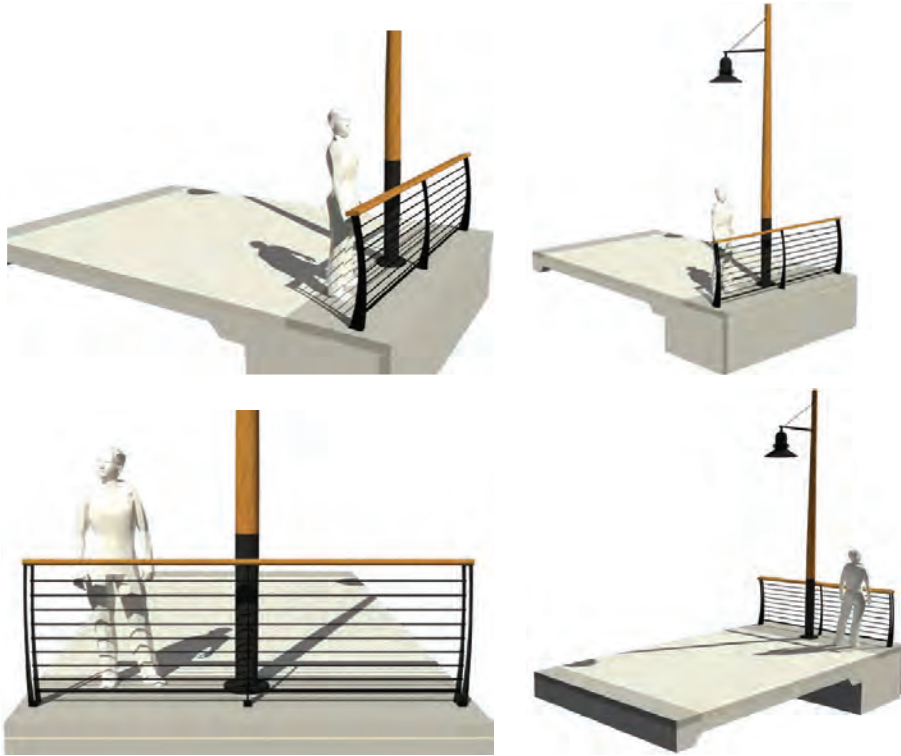


Light post installed in granite band with ~8" concrete reveal

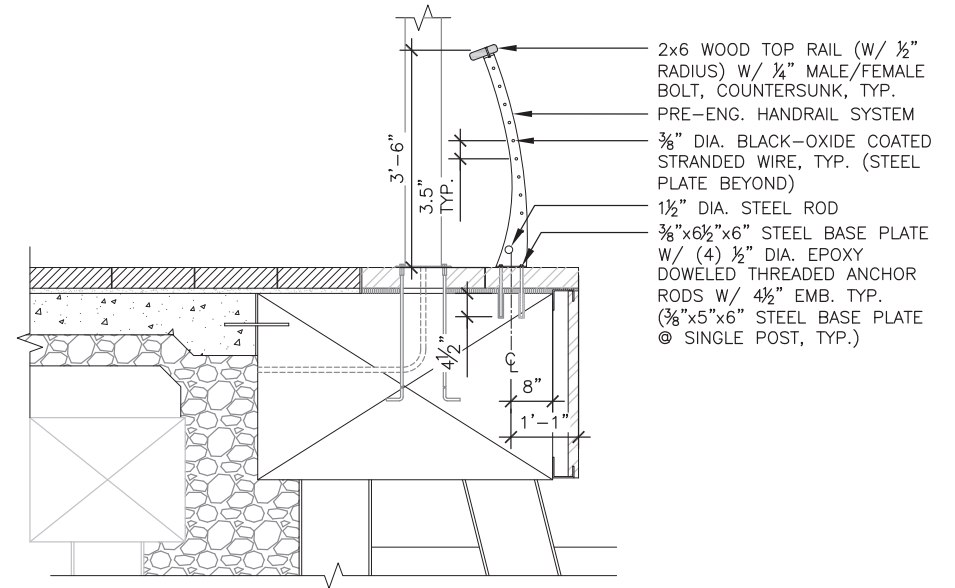


Guardrail installed at northern end of RTS pier

## BULKHEAD DESIGN MANUAL (SEPTEMBER 2019)

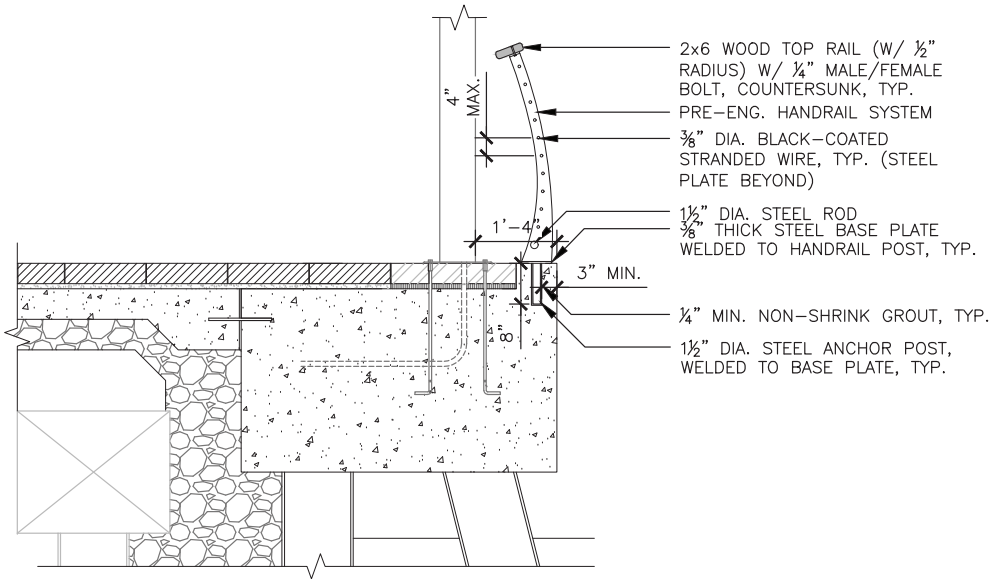
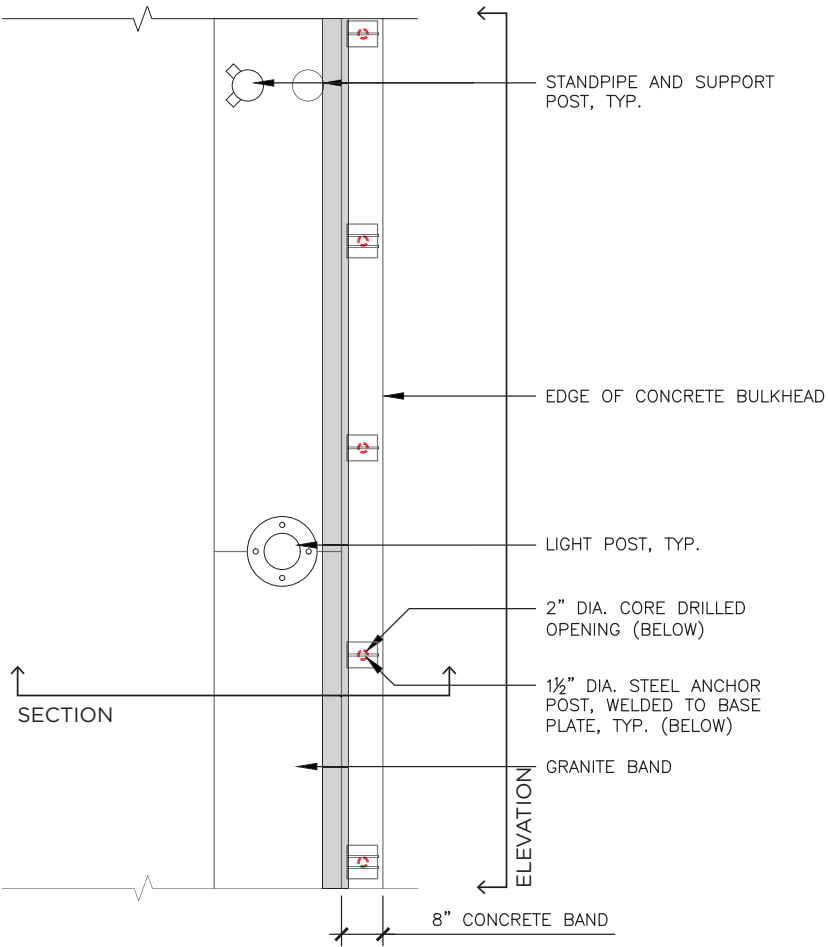


Promenade railing



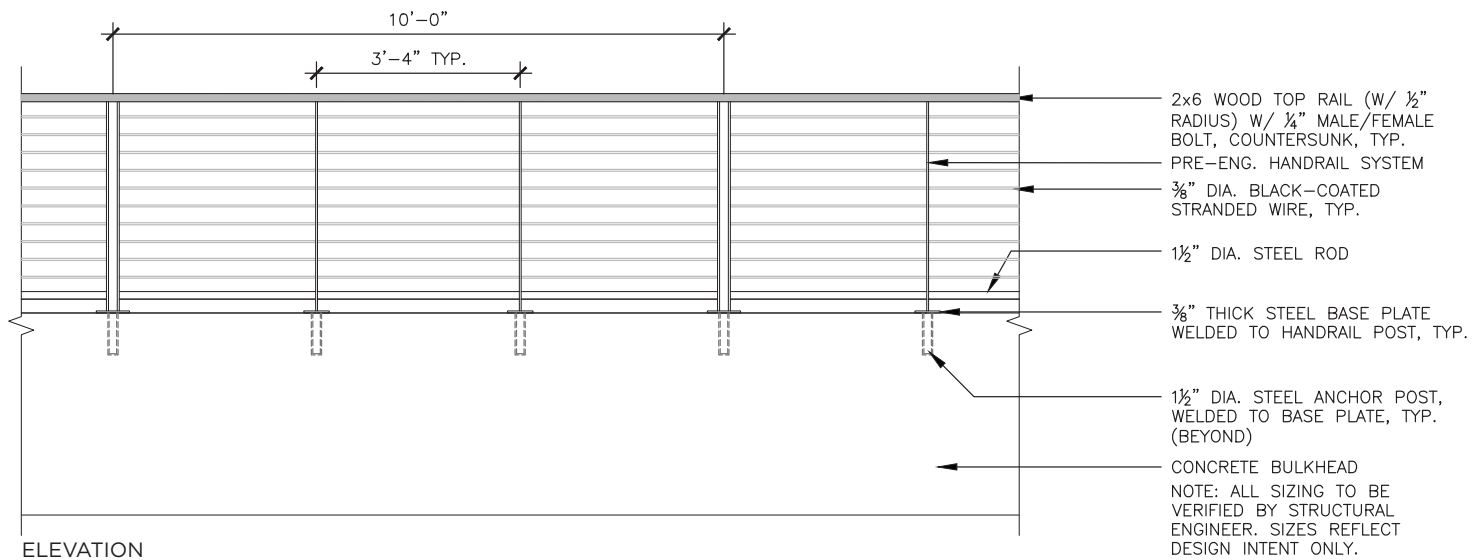
OPTION A - REVISED BULKHEAD DESIGN MANUAL (CORE-DRILL)

\*WOULD REQUIRE WELDING A 1.5" DIA. STEEL POST TO THE BOTTOM OF THE BASE PLATE FOR EMBEDMENT IN CONCRETE

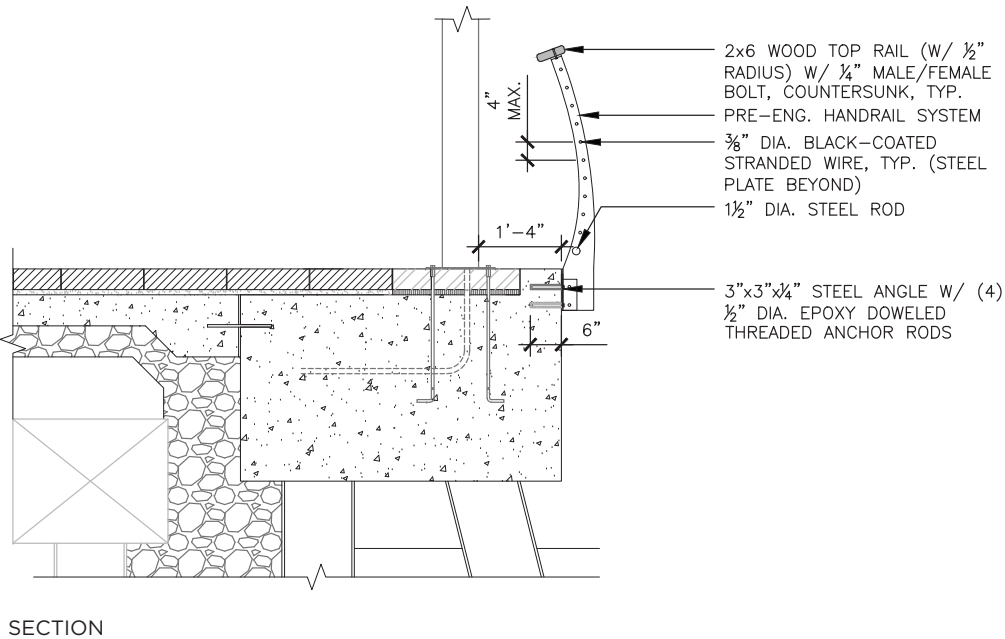
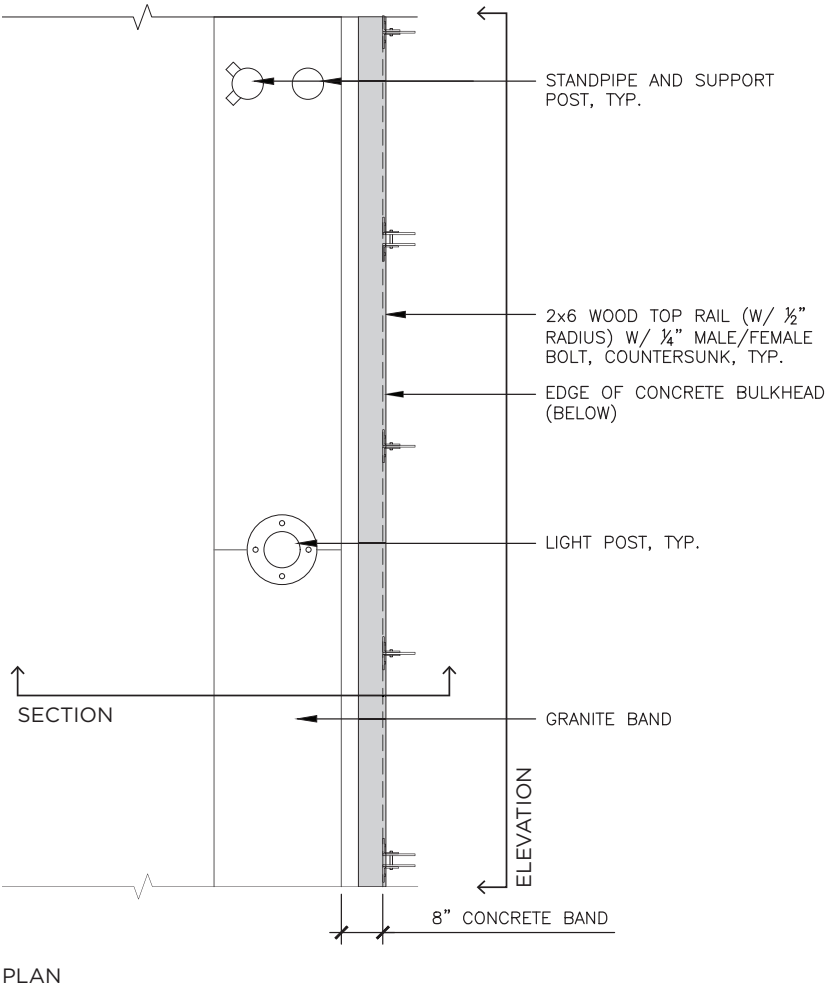


OPTION A - REVISED BULKHEAD DESIGN MANUAL (CORE-DRILL)

\*WOULD REQUIRE WELDING A 1.5" DIA. STEEL POST TO THE BOTTOM OF THE BASE PLATE FOR EMBEDMENT IN CONCRETE



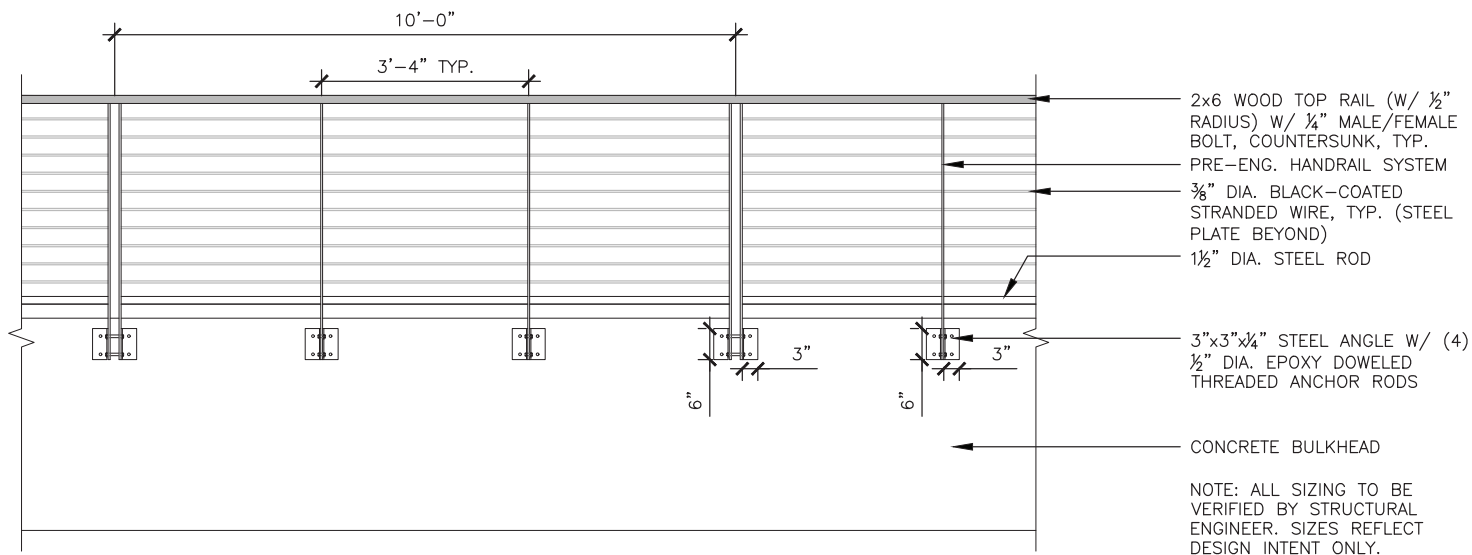
# OPTION B - REVISED BULKHEAD DESIGN MANUAL (FRONT-MOUNT)



PLAN



# OPTION B - REVISED BULKHEAD DESIGN MANUAL (FRONT-MOUNT)



ELEVATION