

ISSUE: Certificate of Appropriateness

APPLICANT: City of Alexandria

LOCATION: Old and Historic Alexandria District
100 block of King Street, between 100 (Parcel ID: 075.01-06-10) and 101
King Street, and 121 and 134 King Street (Parcel ID: 075.01-06-01)

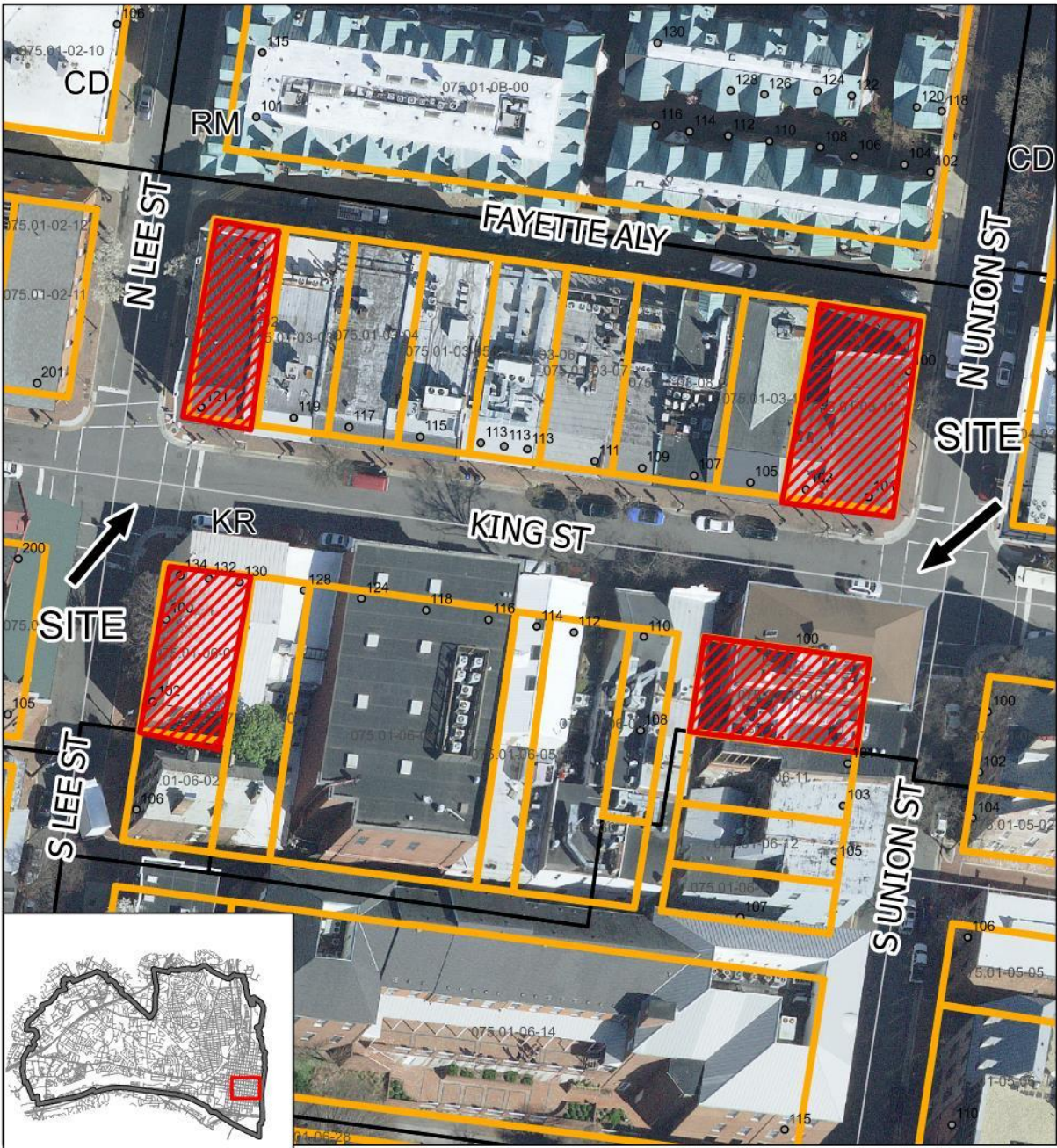
ZONE: KR/King Street Urban Retail Zone

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness as submitted.

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 #2022-00197
Request for alterations between 100 (Parcel ID: 075.01-06-10) N
and 101 King Street, and 121 and 134 King Street
(Parcel ID: 075.01-06-01)

0 25 50 100 Feet



UPDATE

At the January 5, 2022 hearing, the BAR approved the extension of the approved Waterfront Common Elements Plan standard furnishings, which include road-closure bollards, one block to the west to incorporate the 100 block of King Street. The road-closure bollards would be used to close both ends of the 100 block of King Street. The applicant has requested that the BAR consider a different style of bollard, which has a better crash rating than those included in the Common Elements Plan.

I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to install Traffic Guard S-20 removable bollards that are rated for vehicle crashes. These will be black, with a rounded top and similar appearance to the previously approved bollards, while providing a higher level of safety. These bollards will be placed in areas with higher incidence of vehicle traffic, such as where South Lee Street meets King Street.

Site context

This is a public street in one of the most heavily visited areas in Alexandria.

II. HISTORY

When Alexandria was initially mapped in 1749, Cameron Street served as the main east/west street. The 100 block of King Street did not exist at that time, as a bay in the Potomac River from Oronoco to Duke streets extended as far west as Water, now Lee, Street. The 100 block of King Street was therefore under water at that time. Research by Dr. Pamela Cressey, former City Archaeologist, indicates that this bay was filled in and streets extended eastward by **1798**. King ultimately supplanted Cameron as the primary east/west street.

Previous BAR Approvals

- January 18, 2006: No case number. Approval of King Street Outdoor Dining Design Guidelines.
- September 7, 2016, BAR2016-00178: Approval of Waterfront Common Elements Design Guidelines.
- January 5, 2022: BAR2021-00656: Approval to extend Waterfront Common Elements Plan standard furnishings to the 100 block of King Street.

III. ANALYSIS

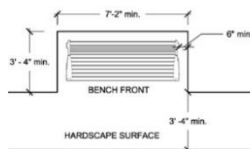
The *Design Guidelines* caution that “Street furniture is one of the principal elements that creates the overall visual impression of a streetscape. It should not detract from or visually interfere with the architectural character of the street.” The Waterfront Common Elements standard furnishings (Figure 1), previously approved by the BAR to extend to this block of King Street, do not visually detract from, or interfere with, the architectural character of the street. Likewise, the proposed bollards for high-vehicle areas (Figure 2) also fit unobtrusively into the streetscape. They are

similar in appearance, although not an exact match, to the previously approved bollards in the Waterfront Common Elements. Manufacturer testing has determined that these proposed bollards provide the ability to arrest a 5,000 lb. vehicle traveling up to 20 miles per hour. In addition, they are removable, which offers the ability to maintain the bollard over time and increase its use-able life span. They can be easily replaced without having to go through the costly re-installation of the entire bollard unit.

CITY OF ALEXANDRIA STANDARD FURNISHINGS

BENCH

Victor Stanley Classic Series Model CR-96, 6 ft. standard, free standing bench with back and edge arms. Black, powder coat finish.



BICYCLE RACK

Victor Stanley Model BRWS-101 (inverted U-shape rack). Black, powder coat finish.



RECYCLING RECEPTACLE

Victor Stanley Ironsites Model SD-42 (36 gallon), with side access hinged door; blue, powder coat finish (Color: RAL5010). Optional recycling lid shall be included. Top band shall be marked with "Recycling" in white lettering, as shown (right).

TRASH RECEPTACLE

Victor Stanley Ironsites Model SD-42 (36 gallon), with side access hinged door; black, powder coat finish. Optional lid shall be included.



DRINKING FOUNTAIN

Most Dependable Drinking Fountains - 400 Series, ADA Model. 410SM or SMSS with optional pet fountain (ADA accessible height), preferred. Model 440SM may also be used. Pet drinking fountain/lower bowl options, where appropriate. Jug filler and hose bib attachment options shall be included. Bubbler, bowls, and buttons shall be satin finish stainless steel. Fountain shall be dark green, stainless steel, or black powder coat finish.



BOLLARD

Spring City Princeton Bollard Model BDPRC-12-3 58. Height: 43" / Bolt Diam.: 14" / Dimension: 13"sq. Classic black. To be used throughout City of Alexandria.

Alternate: Fairweather Model B-1 Steel bollard. Black, powder coat finish. 6" diameter most prevalent in city (three sizes available). Use only where RPCA selects for parks/trails/rec facilities. Permanent, embedded sleeve/casing with lockable bolt to allow removal/replacement.



Figure 1: Waterfront Common Elements standard furnishings

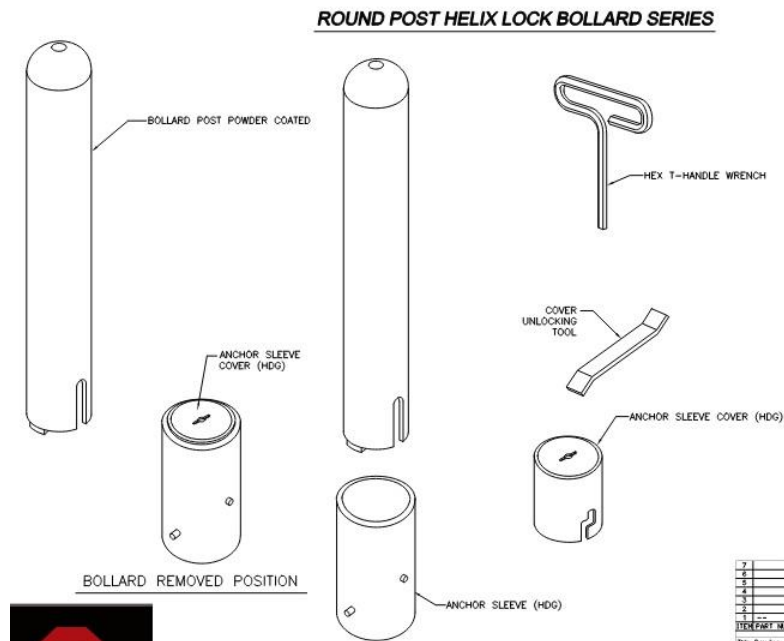


Figure 2: Proposed Traffic Guard bollards

Staff finds the proposed bollards to be a suitable and safer replacement and therefore recommends approval of the project as submitted.

STAFF

Susan Hellman, Historic Preservation Planner, Planning & Zoning

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

III. CITY DEPARTMENT COMMENTS

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

Zoning

F-1 The proposed bollards are consistent with the City Council approval of Section 9.06 to close King Street to vehicular traffic.

Code Administration

No comments received from Code.

Transportation and Environmental Services

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 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2)
(T&ES)

Alexandria Archaeology

F-1 No archaeological oversight necessary for this undertaking.

V. ATTACHMENTS

1 – Application Materials

2 – Supplemental Materials

ADDRESS OF PROJECT: 100 Block of King StreetDISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: n/a (public right of way) ZONING: KRAPPLICATION 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: City of AlexandriaAddress: PO Box 178City: Alexandria State: VA Zip: 22313Phone: 703.746.4139 E-mail: katye.north@alexandriava.govAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: City of AlexandriaAddress: PO Box 178City: Alexandria State: VA Zip: 22313Phone: 703.746.4139 E-mail: katye.north@alexandriava.gov

- ☐ 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 _____
Bollards☐ ADDITION☐ DEMOLITION/ENCAPSULATION☐ SIGNAGE**DESCRIPTION OF PROPOSED WORK:** *Please describe the proposed work in detail (Additional pages may be attached).*

Approval of bollards to close both ends of 100 block of King Street to vehicular traffic. In January, the BAR approved using the bollards already approved in the Waterfront Common Elements Plan and in the Waterfront Area. Unfortunately, this bollard is not rated for vehicle crashes and is not recommended for locations where there could be vehicle conflicts.

~~This request is for a second bollard type that is rated for vehicle crashes and could be used on the block where needed, such as at the Lee Street end. The bollard will be black to be as similar in style as possible with the previously approved bollard. The previously approved bollard will remain an option for other areas, potentially the Union Street end. Final selection of the two bollards, quantity, and location will be determined after coordination with an engineer and the utility companies.~~

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 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: Katy North

Printed Name: Katy North

Date: April 13, 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	PO BOX 178 Alexandria VA 22313	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 100 block of King 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 City of Alexandria	PO Box 178 Alexandria VA 22313	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.		
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.

12/6/21

Date

Katye North

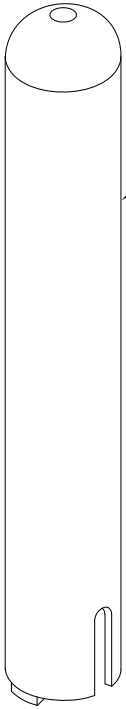
Printed Name

Katye North

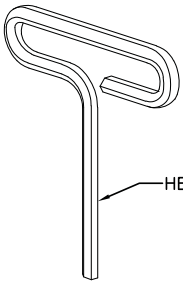
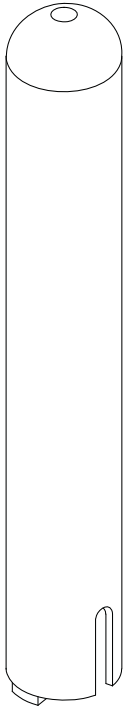
Signature

ROUND POST HELIX LOCK BOLLARD SERIES

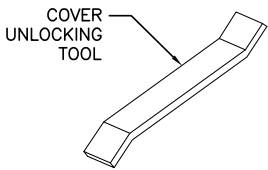
REV	BY	DATE	DESCRIPTION
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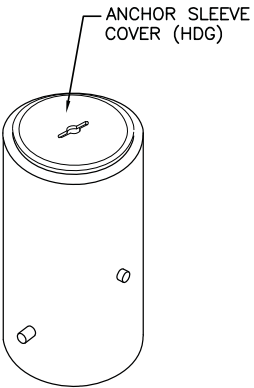
BOLLARD POST POWDER COATED



HEX T-HANDLE WRENCH

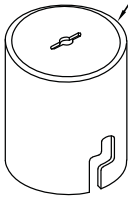


COVER
UNLOCKING
TOOL

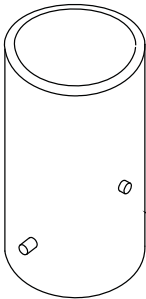


ANCHOR SLEEVE
COVER (HDG)

ANCHOR SLEEVE COVER (HDG)



BOLLARD REMOVED POSITION



ANCHOR SLEEVE (HDG)



7			
6			
5			
4			
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1			
ITEM	PART NUMBER	QTY.	DESCRIPTION

BILL OF MATERIAL

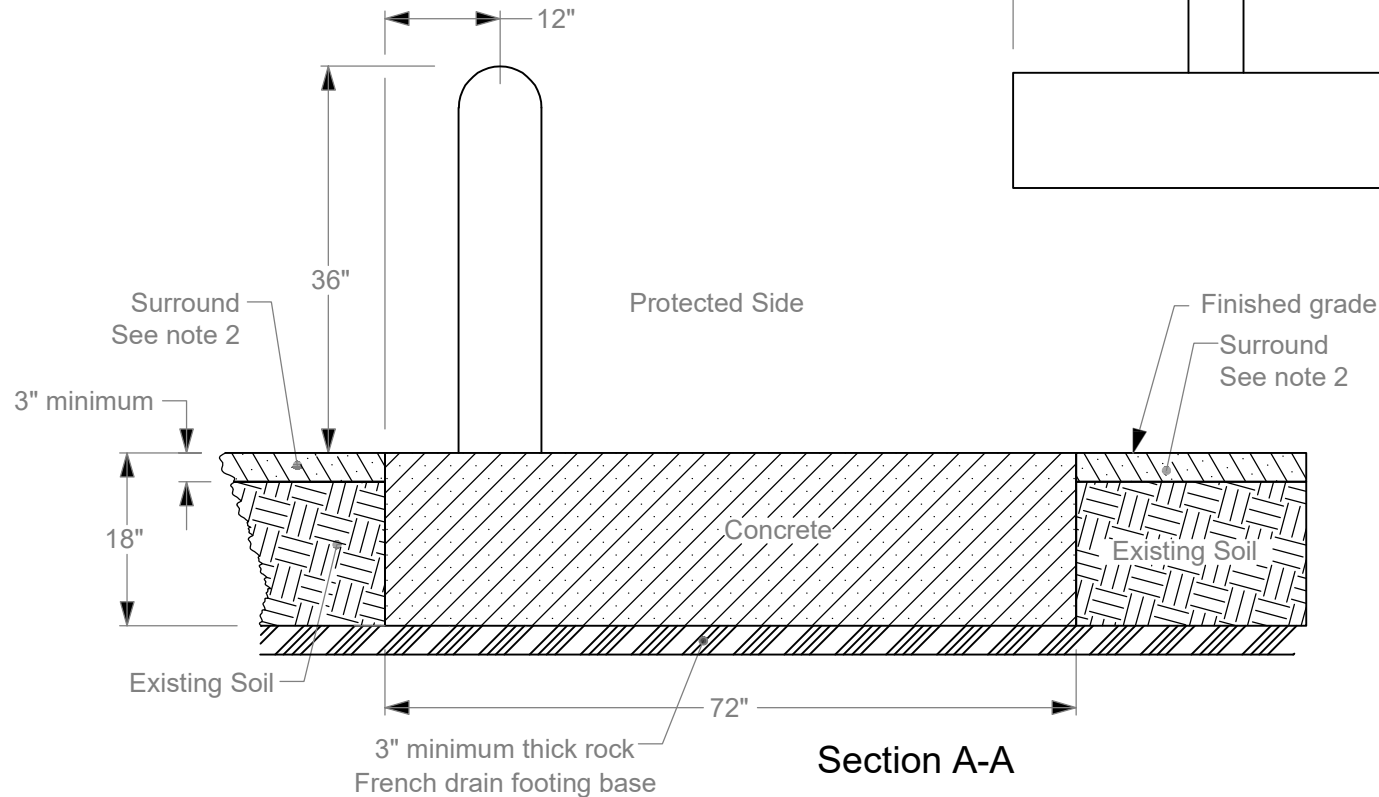
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TrafficGuard®, Inc.
www.trafficguard.net
sales@trafficguard.net
877-727-7347 FAX: 800-814-7194

NAME: HELILOCK BOLLARD INSTALL	USED ON	0.X = ± 0.1 0.XX = ± 0.06 ANGULAR ± 1° FRACTION ± 1/16	ACTION DESIGN BY DRAWING CHECKED	DATE: 2018.4.16	SIZE: --
1. DO NOT SCALE FROM DRAWING 2. UNITS ARE IN INCHES U.N. 3. DIMENSIONING BASED ON ASME Y14.5M-1994				SCALE: --	WT: --
				COPYRIGHT: --	SHT: 1 of 1

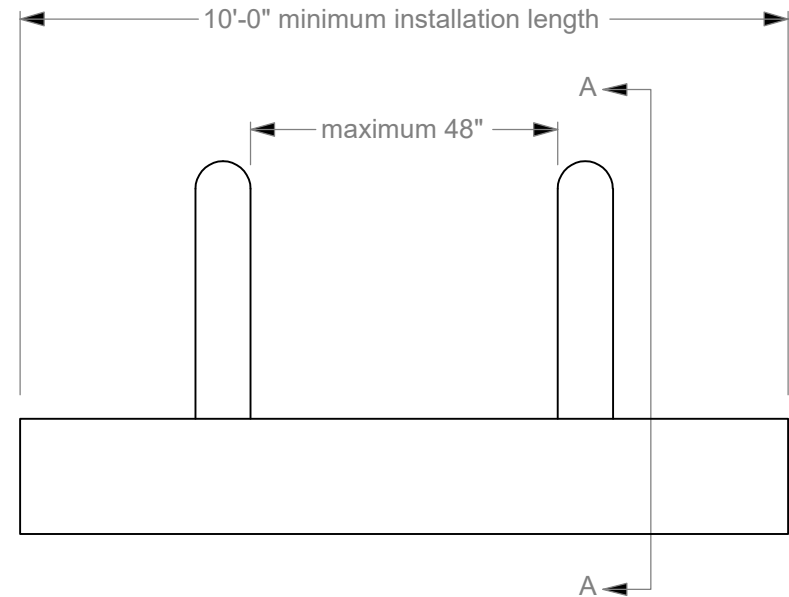
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S-20 Bollards in Shallow Foundation



Section A-A

Scale 1 : 20



1. The concrete must be minimum 3000 psi compressive strength, with layers of #5 (Ø5/8") grade 60 rebar combined with strategically located V-bars and U-bars per construction foundation details provided once materials have been ordered. Total weight of rebar is approximately 90 lbs. per Bollard. (This is assuming the Bollards are at maximum allowable spacing. Adjust as needed for closer Bollard spacing.)
2. The foundation details provided have been full-scale crash tested and qualified as a rigid foundation as defined by ASTM F3016-14 when installed in continuous paving with a minimum thickness of 3 inches. When installed in any other configuration, it is the responsibility of the purchaser to verify that the supporting pavement or adjoining structure is capable of providing adequate strength to limit the horizontal deformation of the foundation at grade to one inch or less for the performance Condition Designation specified

2018.4.16

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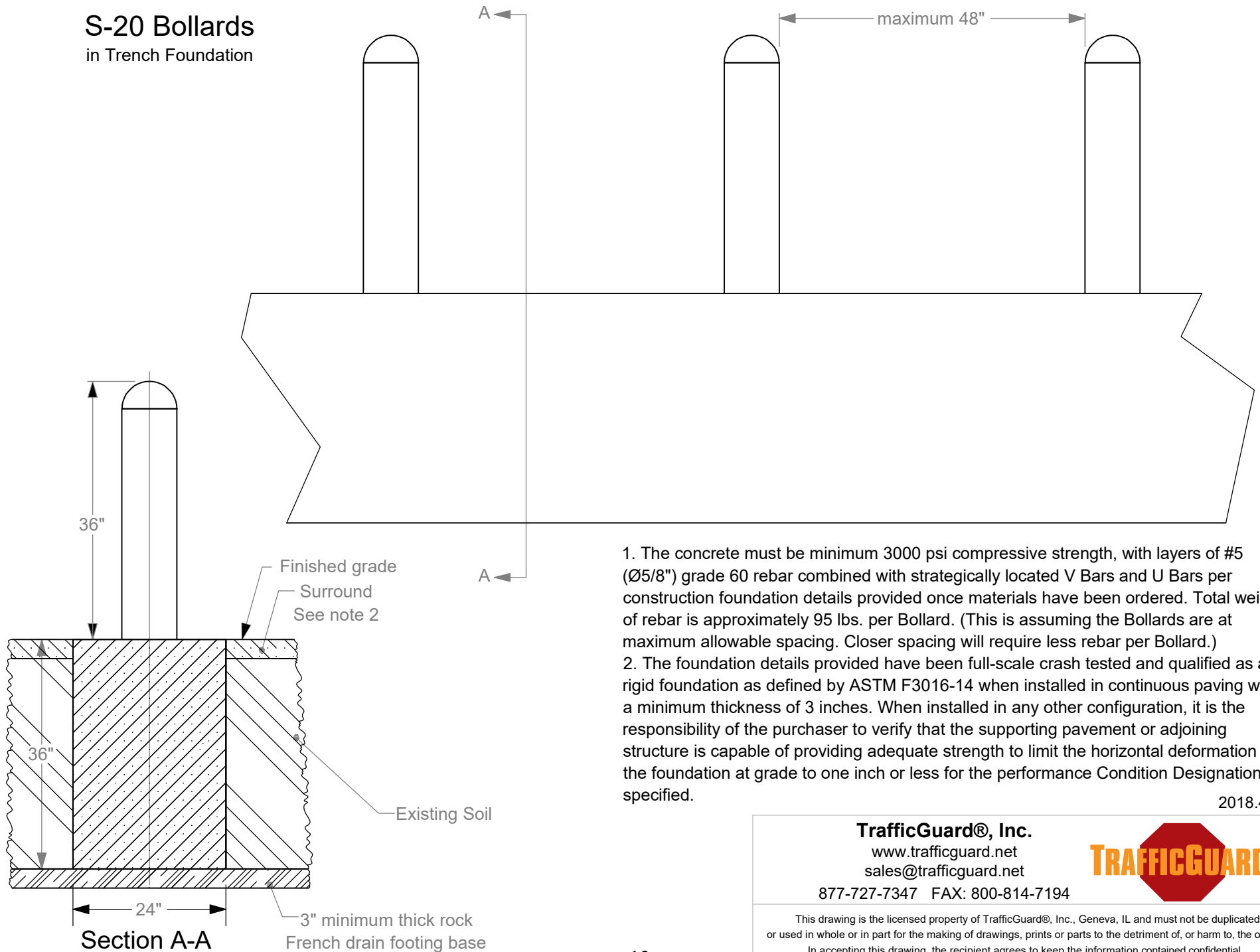
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S-20 Bollards in Trench Foundation



1. The concrete must be minimum 3000 psi compressive strength, with layers of #5 (Ø5/8") grade 60 rebar combined with strategically located V Bars and U Bars per construction foundation details provided once materials have been ordered. Total weight of rebar is approximately 95 lbs. per Bollard. (This is assuming the Bollards are at maximum allowable spacing. Closer spacing will require less rebar per Bollard.)
2. The foundation details provided have been full-scale crash tested and qualified as a rigid foundation as defined by ASTM F3016-14 when installed in continuous paving with a minimum thickness of 3 inches. When installed in any other configuration, it is the responsibility of the purchaser to verify that the supporting pavement or adjoining structure is capable of providing adequate strength to limit the horizontal deformation of the foundation at grade to one inch or less for the performance Condition Designation specified.

2018.4.16

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