

ISSUE: Permit to Demolish/Capsulate (partial)

APPLICANT: Founders Hall LLC

LOCATION: Old and Historic Alexandria District
106 North Lee Street

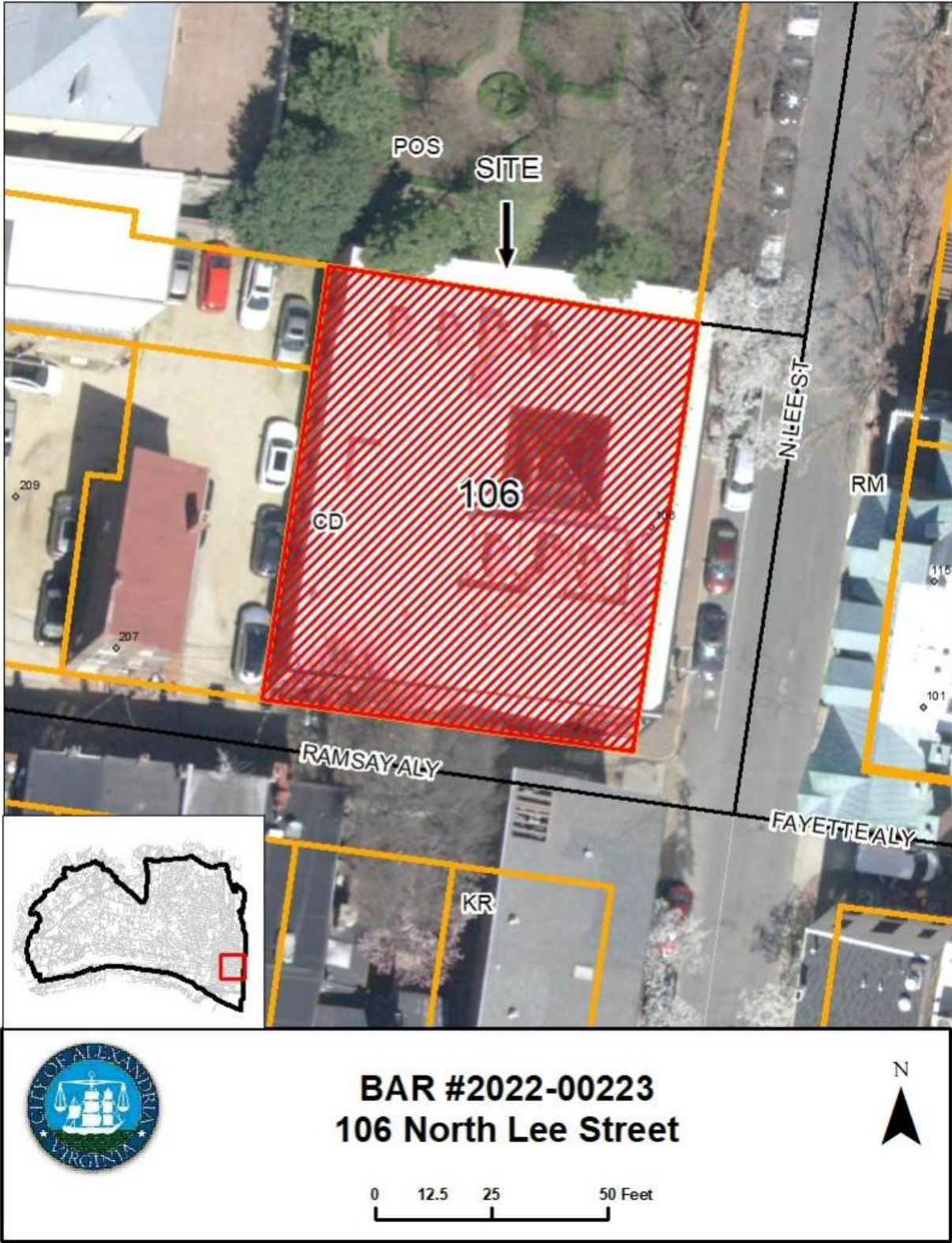
ZONE: CD/Commercial Downtown Zone

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial) 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.



I. APPLICANT'S PROPOSAL

The applicant is requesting a Permit to Demolish/Capsulate (partial) to demolish approximately 85.75 SF of the flat roof to install seven 42"x 42" skylights, at 106 North Lee Street.

Site context

The subject property sits in the middle of North Lee Street, 100 Block, on the west side. The Ramsey Alley, which is public, runs adjacent to the property on the south side, and the Carlyle House Historic Park abuts the property on the north. The roof top of the property is not visible from any public way (Figures 1 & 2).



Figure 1 & 2 - Roof visibility

II. HISTORY

The one-story brick-faced, concrete block commercial structure at 106 North Lee Street was constructed as a furniture warehouse in **1945**, right before the creation of the Old and Historic Alexandria District in 1946.

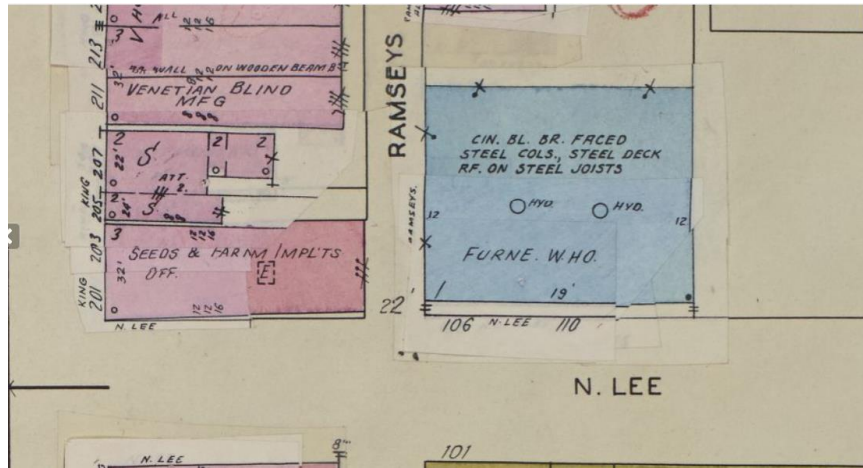


Figure 3 - Sanborn Insurance Map of 1959

Previous BAR Approvals

BAR96-00266 – Sign (11/4/1996)
 BAR98-00225 – Lighting and alterations (12/21/1998)
 BAR2005-00005 – Alterations and signage (2/16/2005)
 BAR2005-00083 – Roof equipment screening (5/4/2005)
 BAR2017-00020 & BAR2017-00021 – Demolition/Capsulation and signage (4/19/2017)
 BAR2017-00401 – Signage (10/19/2017)

III. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(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?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(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?	No

(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(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?	No

In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The roof area which will be demolished is not historic and the materials to be demolished are not of unusual or uncommon design and could be reproduced easily. Therefore, staff recommends approval of the Permit to Demolish/Capsulate (partial) as submitted.

STAFF

Marina Novaes, 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

No comments required.

Code Administration

C-1 A permit is required.

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-3 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)

- 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 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-2 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-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 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

- F-1 Archaeological oversight will not be necessary for this undertaking.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2022-00223: 106 North Lee Street

ADDRESS OF PROJECT: 106 N Lee St Alexandria, VA 22314DISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 075.01-02-10 ZONING: CDAPPLICATION 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: Scott ShawAddress: 211 S Pitt St.City: Alexandria State: VA Zip: 22314Phone: 703-362-2901 E-mail: sshaw@alexrestpart.comAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____Name: Scott McGhee Phone: 703-549-4033E-mail: smcgree@sanchezpalmerarchitects.com**Legal Property Owner:**Name: Founders Hall LLCAddress: 221 S Pitt St.City: Alexandria State: VA Zip: 22314Phone: 703-362-2901 E-mail: sshaw@alexrestpart.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 ☐ fence, gate or garden wall ☐ HVAC equipment ☐ shutters
 ☐ doors ☐ windows ☐ siding ☐ shed
 ☐ lighting ☐ pergola/trellis ☐ painting unpainted masonry
 ☒ other _____skylights _____
☐ ADDITION
☒ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

7 square skylight units 42"x42" will be added to provide natural light to the offices on the north side which do not have windows.

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 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.

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: Scott McGheeDate: 04/18/2022

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.

1. Scott Shaw	211 South Pitt St Alexandria, VA 22314	52% Ownership
2. Scott McGhee (agent)	215 N Payne St Alexandria, VA 22314	0% Ownership

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 106 N Lee St (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. Scott Shaw	211 South Pitt St Alexandria, VA 22314	52% Ownership
2. Lisa Shaw	100 Edgewater Dr. Ste 205 Miami, FL 33133	18% Ownership
3. Pelham Ventures	1001 Janneys Lane Alexandria, VA 22314	4.6% Ownership
4. Trip Howell	410 N Lee St. Alexandria, VA 22314	7.7% Ownership
5. BDW Investments, LLC	211 N Union St, Ste 220 Alexandria, VA 22314	9.2% Ownership
6. MGE, LLC	201 N Union St, Ste 300 Alexandria, VA 22314	4.6% Ownership
7. Rob Hisel	3040 Williams Dr. Fairfax, VA 22031	1.9% Ownership
8. CSRC Residential, LLC	8301 Richmond Highway Fairfax, VA 22309	1.9% Ownership

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. Scott Shaw	none	
2. Lisa Shaw	none	
3. Pelham Ventures	none	
4. Trip Howell	none	
5. BDW Investments, LLC	none	
6. MGE, LLC	none	
7. Rob Hisel	none	
8. CSRC Residential, LLC	none	

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.

04/18/2022

Date

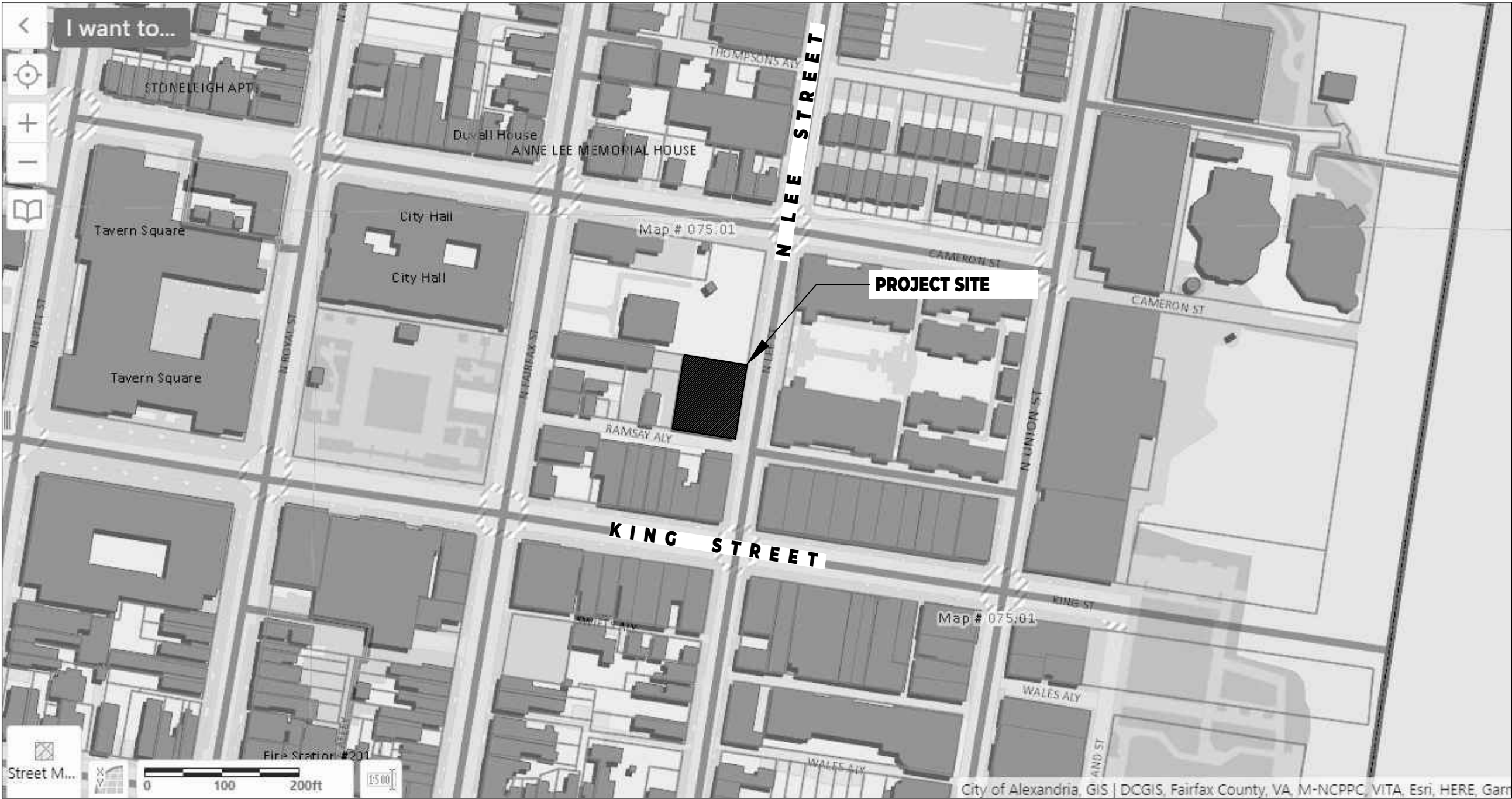
Scott McGhee

Printed Name

Signature

106 N Lee Street
Skylights
106 N Lee Street
Alexandria, VA 22314

SANCHEZ PALMER
ARCHITECTS
215 N Payne St., Ste 301
Alexandria, Virginia 22314
703 549 4033



1 CONTEXTUAL PLAN
NOT TO SCALE



No.: Revision: Date:

Sheet Title:
B.A.R.
CONTEXTUAL
PLAN

Graphic Scale:

Drawn By: Checked by:

Project No.: Date:
22-115 April 18, 2022
SHEET NO.

A001

ROOF PLAN KEYED NOTES:

- ① EXISTING PARAPET
- ② EXISTING 'FLAT' ROOF
- ③ EXISTING ELEVATOR OVERRUN CABIN
- ④ EXISTING MECHANICAL EQUIPMENT
- ⑤ EXISTING EXPOSED DUCTS
- ⑥ EXISTING EQUIPMENT SCREENING
- ⑦ EXISTING PYRAMID SKYLIGHT
- ⑧ DEMO ROOF FOR NEW SKYLIGHT
9.5 SQFT PER OPENING

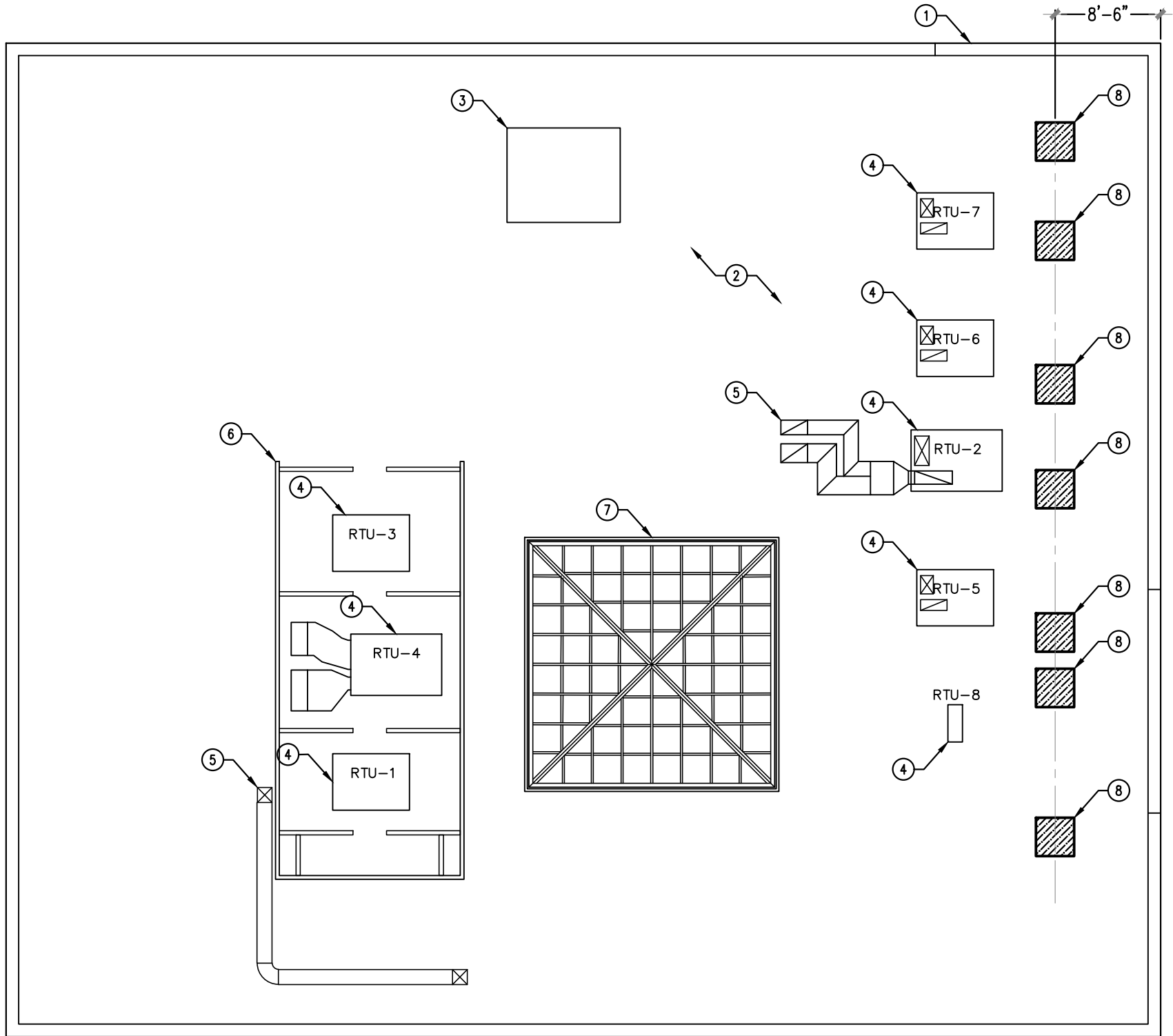
DEMOLITION SUMMARY:

9.5 SQFT PER OPENING X 7 =
66.5 SQFT



2

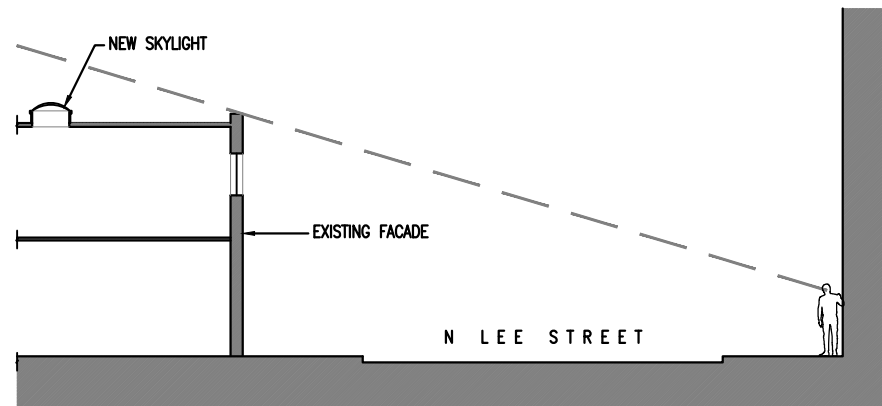
PHOTO OF EXISTING ROOF AREA
NOT TO SCALE



1

ROOF DEMO PLAN
3/32"=1'-0"





3 SECTION – VISIBILITY DIAGRAM
1/16"=1'-0"

ROOF PLAN GENERAL NOTES:

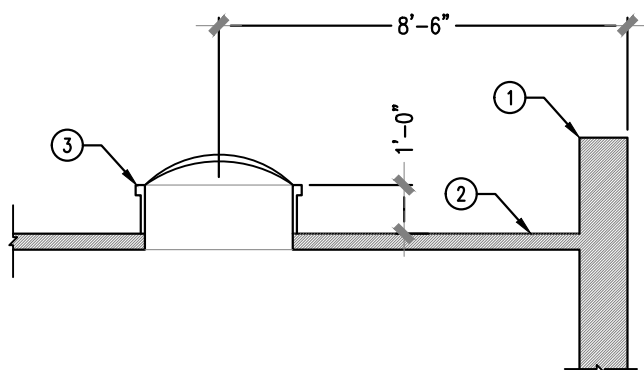
- Ⓐ VERIFY ALL DIMENSIONS IN THE FIELD FOR ALIGNMENT W/ EXISTING JOISTS

ROOF PLAN KEYED NOTES:

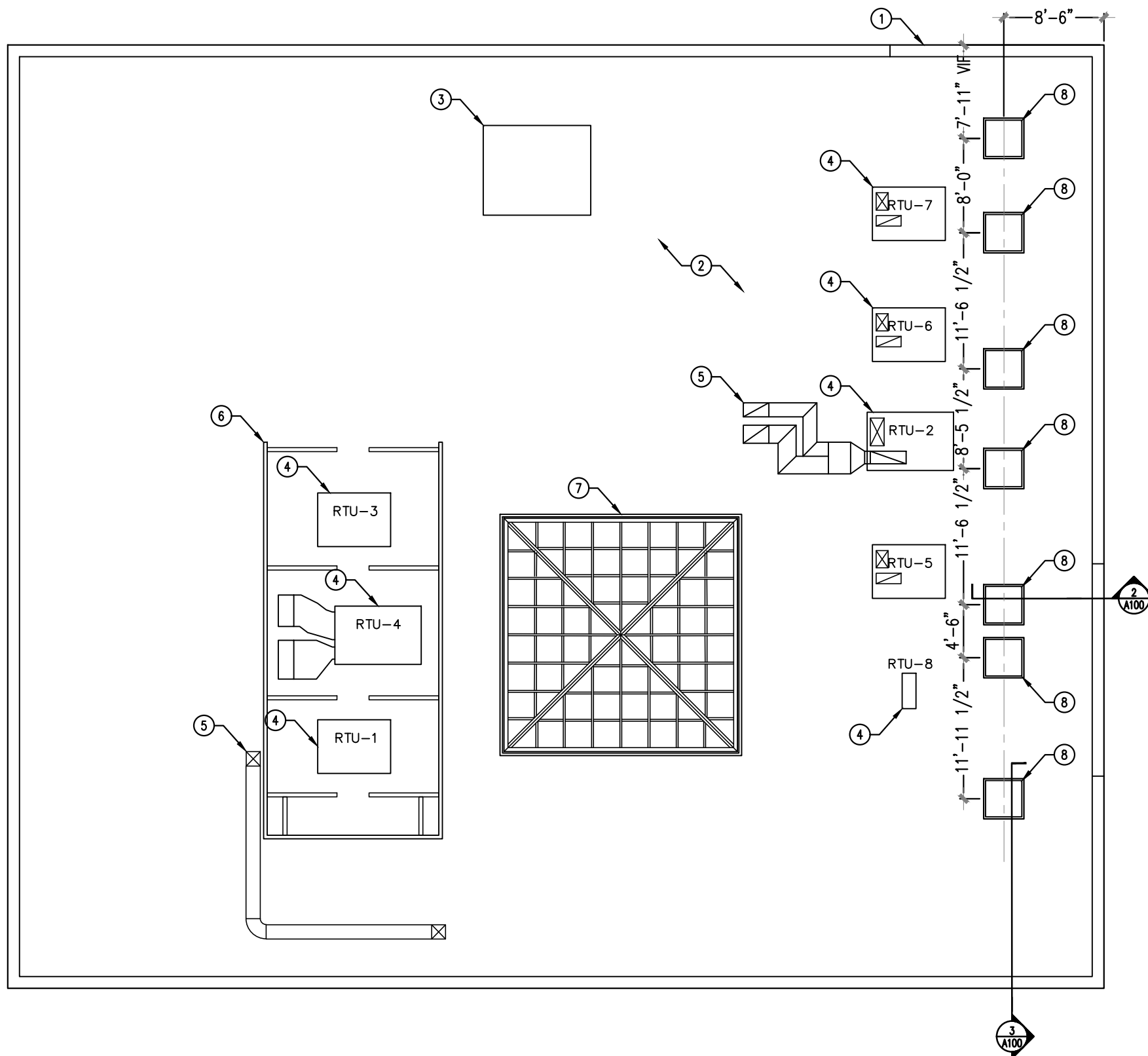
- ① EXISTING PARAPET
- ② EXISTING 'FLAT' ROOF
- ③ EXISTING ELEVATOR OVERRUN CABIN
- ④ EXISTING MECHANICAL EQUIPMENT
- ⑤ EXISTING EXPOSED DUCTS
- ⑥ EXISTING EQUIPMENT SCREENING
- ⑦ EXISTING PYRAMID SKYLIGHT
- ⑧ NEW SKYLIGHT UNIT W/ INTEGRAL CURB

SECTION DETAIL KEYED NOTES:

- ① EXISTING PARAPET
- ② EXISTING 'FLAT' ROOF. ROOF JOISTS NOT SHOWN
- ③ NEW SKYLIGHT UNIT W/ INTEGRAL CURB. INSTALL PER MANUFACTURER'S RECOMMENDATIONS



2 SECTION DETAIL @ SKYLIGHT
1/4"=1'-0"



1 ROOF PLAN – NEW WORK
3/32"=1'-0"

106 N Lee Street
Skylights
106 N Lee Street
Alexandria, VA 22314

SANCHEZ PALMER
ARCHITECTS
215 N Payne St., Ste 301
Alexandria, Virginia 22314
703 549 4033

No.: Revision: Date:

Sheet Title:

B.A.R.
ROOF PLAN

Graphic Scale:

Drawn By: Checked by:

Project No.: Date:
22-115 April 18, 2022
SHEET NO.

A100

Energy Efficient Unit Skylights

EcoSky™ Thermally Efficient Units

Our Acrylite® Satin Sky® 2 glazing is an innovative acrylic sheet that is a powerful sun reflector which greatly reduces solar heat gain, making it ideal for both hot and cold climates. Satin Sky 2 is infrared blocking, light diffusing, and 100% haze white.



Provided with thermoformed high performance acrylic, double or triple domed.



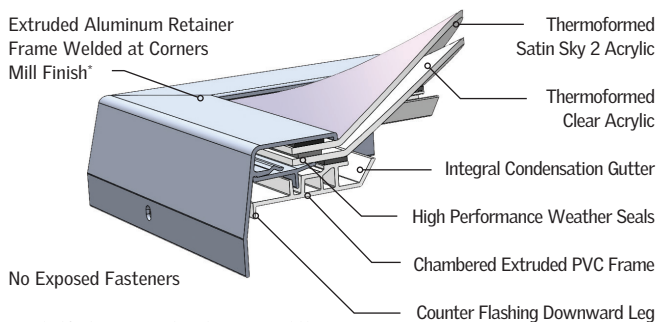
SAFETY CONSIDERATIONS



Skylights pose an inherent risk of injury or death from fall throughs, and the safety of others is of the utmost importance to VELUX. VELUX recommends that the customer, building owner or manager use additional protection with the skylight such as an exterior or interior safety cage, to enhance long-term safety. The building owner or manager is responsible for providing fall protection around the skylight in accordance with OSHA regulations. VELUX also recommends that the building owner or manager restrict roof access only to personnel who have been cautioned as to the location of the skylights, and warned not to sit, step or walk on the skylights.

Curb Mount (CEC2)

For Use on 1½" Site-Built or Prefab Curbs



*Standard finish. Paint or anodize color options available.

Glazing Options



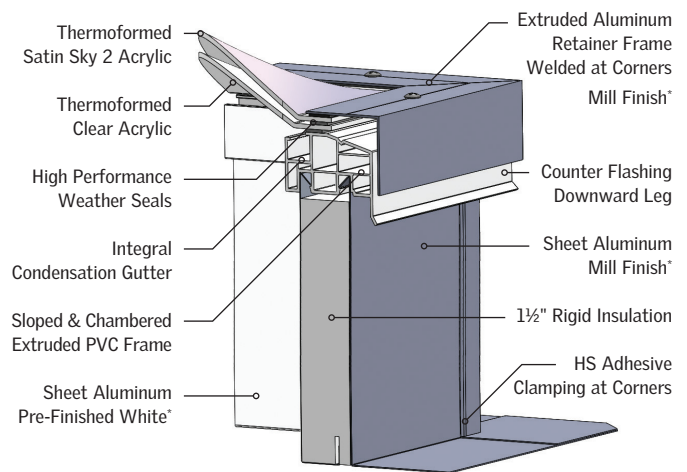
Outer: Satin Sky 2 – Optional Middle: Clear – Inner: Clear

Standard Sizes (Custom Sizes Available)

Size	O.D. of Curb	Size	O.D. of Curb
2828	25 ¼" x 25 ¼"	5276	49 ¼" x 72 ½"
2852	25 ¼" x 49 ¼"	5296	49 ¼" x 92 ½"
3636	33 ¼" x 33 ¼"	5555	51" x 51"
3652	33 ¼" x 49 ¼"	55102	51" x 99"
4242	40" x 40"	6060	58" x 58"
4280	40" x 78"	6476	60 ½" x 72 ½"
5252	49 ¼" x 49 ¼"	6496	60 ½" x 92 ½"

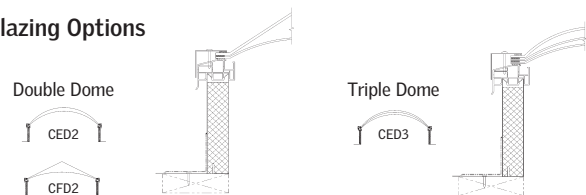
Deck Mount (CED2)

Integral Curb Heights of 12" or 16"



*Standard finish. Paint or anodize color options available.

Glazing Options



Outer: Satin Sky 2 – Optional Middle: Clear – Inner: Clear

Standard Sizes (Custom Sizes Available)

Size	Rough Opening	Size	Rough Opening
2828	22 ¼" x 22 ¼"	5276	46 ¼" x 69 ½"
2852	22 ¼" x 46 ¼"	5296	46 ¼" x 89 ½"
3636	30 ¼" x 30 ¼"	5555	48" x 48"
3652	30 ¼" x 46 ¼"	55102	48" x 96"
4242	37" x 37"	6060	55" x 55"
4280	37" x 75"	6476	57 ½" x 69 ½"
5252	46 ¼" x 46 ¼"	6496	57 ½" x 89 ½"