

ISSUE: Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations

APPLICANT: Robert T. Pizzano General Contractors, Inc.

LOCATION: Parker-Gray District
403 North Henry Street

ZONE: CL/Commercial Low Zone

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations as submitted, with the following conditions:

- All window and door glazing comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*.
- *The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- *The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- The statements in archaeology conditions above marked with an asterisk “*” shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

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.



Note: Staff coupled the applications for a Permit to Demolish (BAR #2022-00452) and Certificate of Appropriateness (BAR #2022-00453) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to repair and refinish the upper metal panels under the third floor mezzanine windows on the south elevation, replace the window wall entrance on Princess Street with a new four-panel folding wall and transom; add a new storefront area on the east/alley elevation with a single door and a pair of windows; and replace the existing concrete sidewalk at the Princess Street entrance to brick pavers, at 403 North Henry Street.

Permit to Demolish/Capsulate

Demolition includes the removal of the 222 square foot window wall on the south elevation facing Princess Street and 68 square feet of doors and filler panel on the east elevation facing the alley.

Certificate of Appropriateness

The applicant proposes to add a new curtain wall and glass doors to the south elevation facing Princess Street and a new storefront with new doors and masonry infill siding to the east elevation facing the alley. The existing concrete sidewalk at the Princess Street entrance will be replaced with brick pavers.

Site context

The property sits at the northeast corner of North Henry and Princess streets. The alley to the east, behind the subject property, is public. The building is therefore in a highly visible location.

II. HISTORY

Tax records indicate that 403 North Henry Street was constructed in **1987**. On April 8, 1987, the Board of Architectural Review approved BAR87-14 for an addition to the property. The Board of Zoning Appeals approved BZA5473 for variances for a 2 ½ story addition on June 11, 1987. Plans submitted with the BZA case indicate that the existing building was completely enveloped by the addition. See Figure 1. That prior building did not appear on the 1959 Sanborn Fire Insurance Map so was therefore not considered historic in 1987. The BAR minutes do not include any conversation at all regarding that original part of the building. The final inspection, Permit E03764 dated December 17, 1987, approves the construction and recommends the approval of a Certificate of Occupancy.

This 2 ½ story Post Modern style office building is concrete block faced with brick walls laid in a stretcher bond pattern. Although the address is North Henry Street, there is no entrance on this elevation. The primary entrance is on Princess Street behind an associated parking lot.

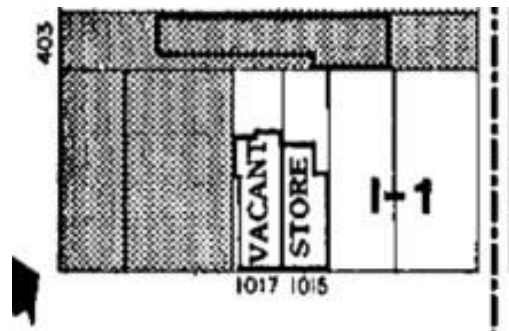


Figure 1: 1987 BZA site plan of property. Note the existing building outline completely enveloped by the addition.

Previous BAR Approvals

As noted above, on 4/8/87 the BAR approved BAR87-14 for an addition and alterations. The addition had elevations on Henry and Princess streets, as well as the alley to the east. The minutes do not include any discussion of the extant building on the site.

On 10/24/2022, staff administratively approved BAR2022-00454 to add a new wood fence, new wall sconces/light pole, relocate existing fences, and refinish the metal roof.

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, §10-205(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 historic interest that its removal 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 an 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 and protect an historic place or area of historic interest in the city?	No
(5)	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,	No

	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 to live?	
(6)	Would retention of the building or structure help maintain the scale and character of the neighborhood?	No

The analysis of the standards indicated above relate only to the specific portions of the building proposed for demolition/capsulation, not the overall building. The portions proposed for demolition/encapsulation are without individual historical interest or uncommon architectural merit and none of the criteria for demolition and encapsulation are met. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted.

Certificate of Appropriateness

The *Design Guidelines* state that “Windows are a principal character defining feature of a building and serve both functional and aesthetic purposes.” The *Guidelines* also state that “Doors and their surrounds are as much a character defining feature of architectural styles as are windows.” This project will enhance the appearance of both entrances to the building. In both cases, the updated entries are in keeping with the architectural character and age of the building. The proposed changes on Princess Street, Figures 2 and 3, give the building a cleaner and less chaotic look and upgrade the elevation significantly. The canopy over the doorway will be refurbished, not replaced, which Figure 3 appears to imply. This will greatly enhance the elevation. Likewise, replacing the existing concrete sidewalk entrance with brick pavers at this entry will provide a more welcoming and orderly look.



Figure 2: Existing entrance on Princess Street



Figure 3: Proposed entrance on Princess Street.

On the alley elevation, Figures 4 and 5, the proposed changes do the same. The entry becomes far more welcoming, streamlined, and symmetrical. Both new entries fit into the surrounding streetscape and are historically appropriate.



Figure 4: Existing alley entrance



Figure 5: Proposed alley entrance

Staff recommends approval of the project, as submitted, supporting the recommendations of Alexandria Archaeology, and with the condition that all window and door glazing comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*.

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 alterations and renovation will comply with zoning. Building will continue to be used as offices.

Code Administration

C-1 Building permit is required to review.

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 The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (T&ES)
- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (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 Historic maps and aerial photographs indicate that two townhouses were standing on this property by 1890, holding street addresses of 1021 and 1023 Princess St. According to city directories, the Lynch and Edelin families occupied the buildings and rented them out to a host of tenants. Significant archaeological remains could be present on the

property that could inform us about late nineteenth and early twentieth-century Alexandria.

- *R-1 The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- *R-2 The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The statements in archaeology conditions above marked with an asterisk “*” shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

V. ATTACHMENTS

- 1 – Application Materials*
- 2 – Supplemental Materials*

ADDRESS OF PROJECT: 403 Henry Street Alexandria, VA 22DISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 064.01-05-27 ZONING: CLAPPLICATION 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: Robert T. Pizzano General Contractors, IncAddress: 1019 Cameron StreetCity: Alexandria State: VA Zip: 22314Phone: 703-549-4444 E-mail: kgutierrez@pizzanocontractors.comAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☒ AgentName: Kelsey Gutierrez Phone: 703-298-7348E-mail: kgutierrez@pizzanocontractors.com

Legal Property Owner:

Name: LOUANNE LLCAddress: 1101 King Street Suite 160City: Alexandria State: VA Zip: 22314

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.*

☐ 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).*

Demo 222 sq ft on Princess and 68 sq ft on the alley side.

• Alterations in the entrance/alley that involve demolition

New curtain wall and glass doors at entrance on Princess.

New storefront in alley with new door/windows and siding

Demo of existing sidewalk + new patio- Cut sheet provided, shown in plan and on rendering.

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:*

- ☒ 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.

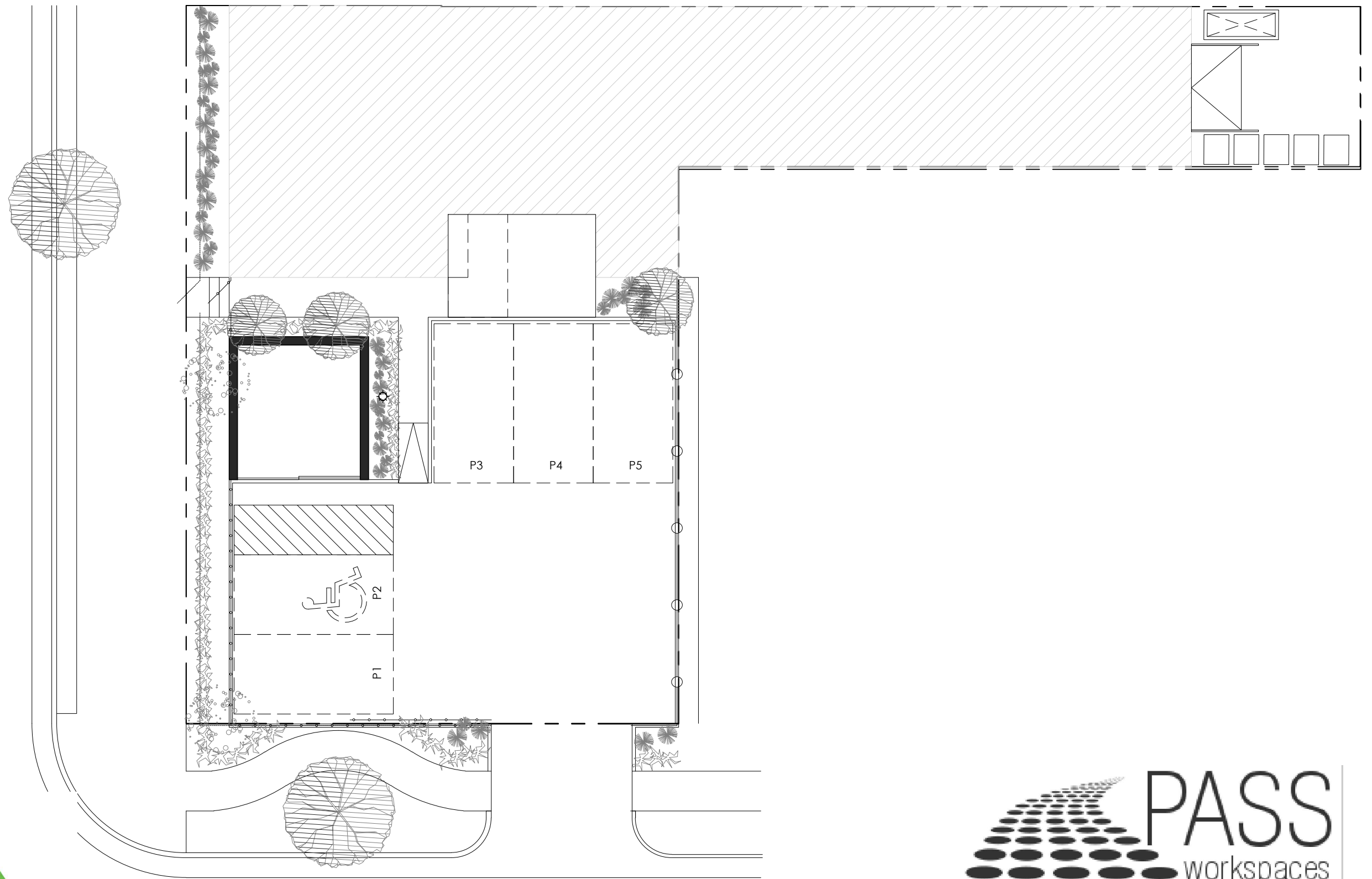
The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found 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: Kelsey Gutierrez

Printed Name: Kelsey Gutierrez

Date: 10.31.22



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11.16.2022



403 N Henry St. * Alexandria, VA, 22314

PROPOSED SITE PLAN

3/32" = 1'-0"



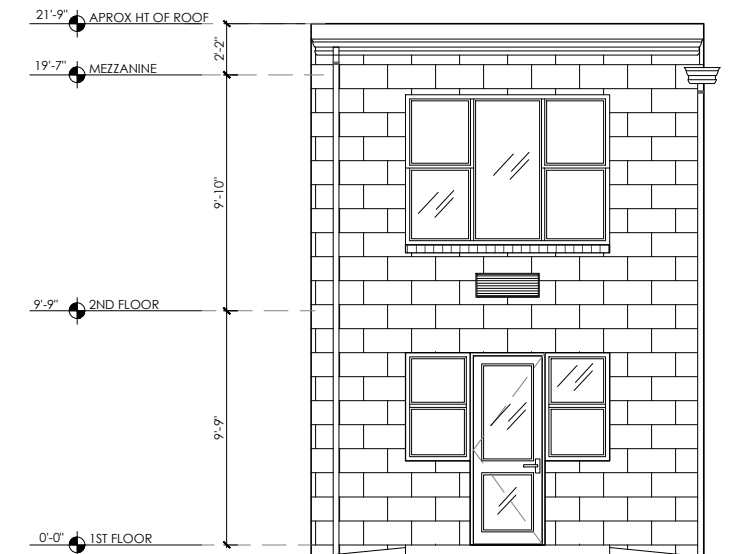
1 | 403 N. HENRY ST.
PRINCESS ST. ELEVATION

- REF. -

SCALE: 1/8" = 1'-0"



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2 | 403 N. HENRY ST.
DEVERS CT. ELEVATION

- REF. -

SCALE: 1/8" = 1'-0"



403 N Henry St. * Alexandria, VA, 22314

11.16.2022

PROPOSED ELEVATIONS

1/8" = 1'-0"



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QUEEN ST. EXISTING

1/8" = 1'-0"



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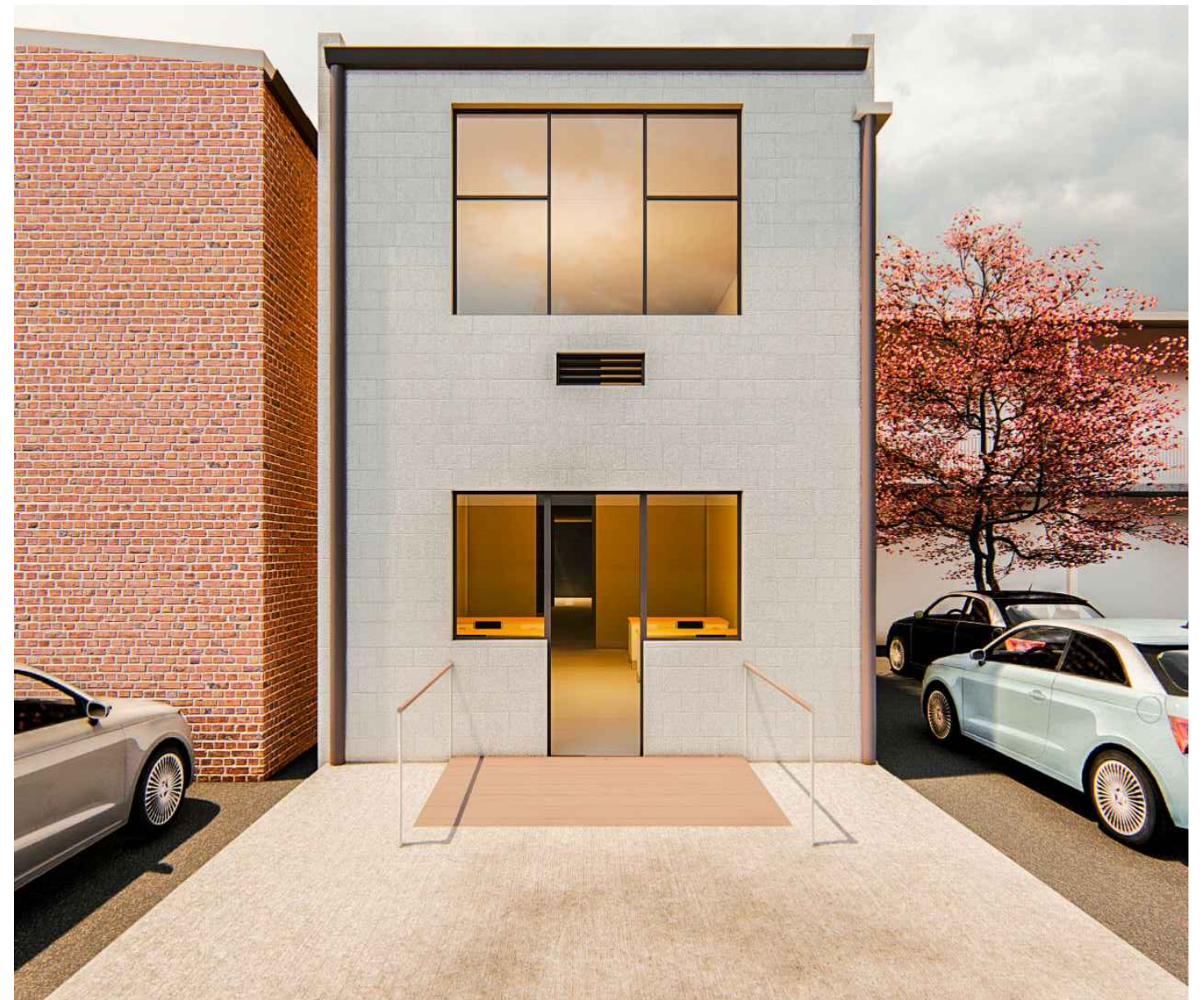


403 N Henry St. * Alexandria, VA, 22314

QUEEN ST. PROPOSED

1/8" = 1'-0"

11.16.2022



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11.16.2022

DEVERS ST. EXISTING & PROPOSED

1/8" = 1'-0"