

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

APPLICANT: EAHG Alexandria LP

LOCATION: Old and Historic Alexandria District
625 First Street and 510 Second Street

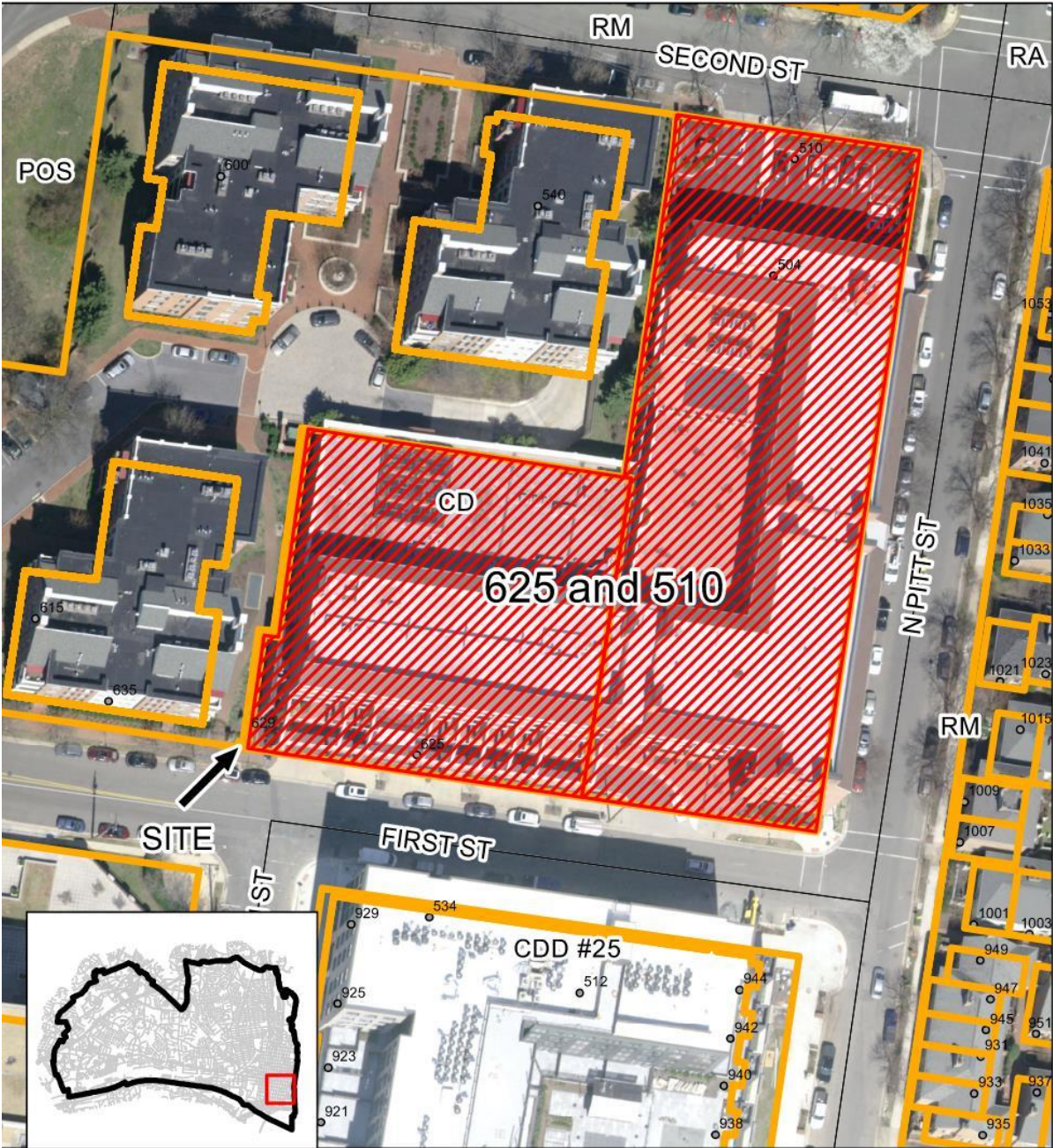
ZONE: CD/ Commercial downtown zone.

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations, 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#2023-00181 & BAR#2023-00183
625 First and 510 Second Street



0 30 60 120 Feet

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish and a Certificate of Appropriateness to install new storefront windows on the east façade (N Pitt St.). The proposed storefront windows will require 350 square feet of wall area to be demolished. The window design will match the design previously approved by the Board on the south elevation on February 16, 2022.

Site context

The property has street frontage on both First and N. Pitt streets and given the size of the building there are views of the property from numerous locations. The Old & Historic Alexandria District boundaries go through the center of the building but by past practice the BAR reviews and approves the building as a whole.

II. HISTORY

The hotel at 625 First Street has frontage on both First and N. Pitt Streets and was constructed in two phases. The first phase of the building was constructed as an addition in the **late 1970s** as part of the Old Colony Inn, which once occupied this site as well as the land to the west and north. The second phase of the hotel was constructed in the **mid-1980s** when the larger portion was constructed fronting on N. Pitt Street. The BAR has reviewed numerous applications since the hotel was constructed, limited to minor alterations such as signage, awnings, fenestration changes at the first floor and construction of a brick screening wall.

Recent BAR Approvals

- BAR2023-00109 – The Board approved a Certificate of Appropriateness for signage. (4/6/2023)
BAR2021-00471 – The Board approved a Permit to Demolish for partial demolition and capsulation (2/16/2022).
BAR2021-00470 – The Board approved a Certificate of Appropriateness for alterations and the painting of unpainted masonry (3/16/2022).



Photo 1: Existing conditions.

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

Staff does not believe that the proposed demolition meets any of the criteria above, as the structure was constructed in the 1970s and 1980s has not achieved historic significance in its own right through time or as the work of a nationally recognized architect. The demolition does not remove any character-defining features of uncommon design or historic merit, does not compromise the integrity of historic areas of the district and will not be a detriment to the public interest. Therefore, staff supports the application for a Permit to Demolish/Capsulate, as submitted.

Certificate of Appropriateness

It is not unusual for the Board to approve fenestration changes and storefront alterations to buildings as tastes change and architectural design and detailing evolves. As such, given the age

of the building and lack of a distinct style, staff has no objection to the proposed alterations. The materials proposed are of high quality and the improvements have considered the building and site within the full context. Additionally, the window design will match the design previously approved by the Board on the south elevation on February 16, 2022.



Photo 2: New storefront windows to match existing design on south elevation.

Staff recommends approval of the application as submitted.

STAFF

Amirah Lane, 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

C-1 Proposed demolition and street front alterations will comply with zoning. .

Code Administration

C-1 A building permit is required for review.

Transportation and Environmental Services

No comments received.

Alexandria Archaeology

No archaeology comments.

V. ATTACHMENTS

1 – *Supplemental Materials*

2 – *Application for BAR2023-00183 & BAR2023-00181: 625 First St. and 510 Second St.*

ADDRESS OF PROJECT: _____

DISTRICT: ☐ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old Building

TAX MAP AND PARCEL: _____ ZONING: _____

APPLICATION 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: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail : _____

Authorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

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).*

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:  _____

Printed Name: _____

Date: _____

**Narrative Description - Certificate of Appropriateness & Permit to Demolish
625 First Street & 510 Second Street (the “Property”)**

April 17, 2023

The Applicant requests approval of a Permit to Demolish and a Certificate of Appropriateness to allow limited demolition of and exterior alterations to a small portion of the eastern façade of the recently-renovated Hotel AKA Alexandria. Specifically, the Applicant proposes to demolish approximately 350 square feet of the existing brick walls and landscape planters located on either side of the existing entrance on N. Pitt Street. The existing walls will be replaced with new storefront windows that are identical to those recently installed in accordance with to BAR #2021-00471 and -00470. The windows will provide visibility into ground floor spaces within the building in which the Applicant intends to establish community-serving retail uses.

The Applicant’s proposal meets the criteria for Permits to Demolish set forth in Section 10-105(B) of the Zoning Ordinance:

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. The recently renovated building was constructed in the mid 1970’s and is not considered a structure of architectural or historical interest.

2. Is the building or structure of such interest that it could be made into an historic shrine?

No. The building was constructed in the mid 1970’s and could not be made into an historic shrine.

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. The design, texture and materials of the building could be reproduced today.

4. Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?

The existing building will remain. The limited portions of the facade to be demolished along N. Pitt Street are not visible from the George Washington Memorial Parkway.

5. Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the City?

The existing building will remain.

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?

N/A. The existing building will remain.

7. In the instance of a building or structure owned by the City or the redevelopment and housing authority, such building or structure having been acquired pursuant to a duly approved urban renewal (redevelopment) plan, would retention of the building or structure promote the general welfare in view of the needs of the City for an urban renewal (redevelopment) project?

N/A. The building is not owned by the City or the redevelopment and housing authority.

The Applicant's proposal addresses the standards for Certificates of Appropriateness set forth in Section 10-105(A)(2) of the Zoning Ordinance:

- a. Overall architectural design, form, style and structure, including but not limited to the height, mass and scale of buildings or structures.

The proposed new windows are identical to those installed in conjunction with the recent renovations, and will have no impact on the height, mass or scale of the existing building.

- b. Architectural details including, but not limited to, original materials and methods of construction, the pattern, design and style of fenestration, ornamentation, lighting, signage and like decorative or functional fixtures of buildings or structures; the degree to which the distinguishing original qualities or character of a building, structure or site (including historic materials) are retained.

As noted previously, the proposed windows are identical to the recently installed windows on other portions of the building.

- c. Design and arrangement of buildings and structures on the site; and the impact upon the historic setting, streetscape or environs;

No changes are proposed to the arrangement of buildings and structures on the Property.

- d. Texture, material and color, and the extent to which any new architectural features are historically appropriate to the existing structure and adjacent existing structures;

As noted previously, the proposed windows are identical to the recently installed windows on other portions of the building.

- e. The relation of the features in sections 10-105(A)(2)(a) through (d) to similar features of the preexisting building or structure, if any, and to buildings and structures in the immediate surroundings;

As noted previously, the proposed windows are identical to the recently installed windows on other portions of the building.

- f. The extent to which the building or structure would be harmonious with or incongruous to the old and historic aspect of the George Washington Memorial Parkway;

The proposed windows are not visible from the George Washington Memorial Parkway.

- g. The extent to which the building or structure will preserve or protect historic places and areas of historic interest in the city;

The Property is not a historic place or an area of particular historic interest.

- h. The extent to which the building or structure will preserve the memorial character of the George Washington Memorial Parkway;

The proposed windows are not visible from the George Washington Memorial Parkway.

- i. The extent to which the building or structure will promote the general welfare of the city and all citizens by the preservation and protection of historic interest in the city and the memorial character of the George Washington Memorial Parkway;

The eastern façade of the existing building is not visible from the George Washington Memorial Parkway, and the proposed windows are identical to those that were recently installed.

- j. The extent to which such preservation and protection will 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.

The Applicant's proposed renovation and enhancement of the existing hotel will increase the value of the Property, create new jobs, and generate additional economic activity in the neighborhood by attracting tourist and hotel patrons to the area. The exterior alterations represent improvements to the existing façade that will result in a more attractive and aesthetically pleasing appearance.

As outlined above, the Applicant's proposal is consistent with the Zoning Ordinance standards and criteria applicable to Permits to Demolish and Certificates of Appropriateness, and is compatible with the recently completed renovations to the hotel.

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.		
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.		
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.

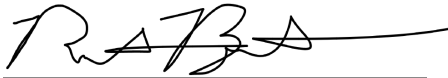
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2. All individuals/entities listed in attached ownership		
3. breakdown		

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.

Date

Printed Name



Signature

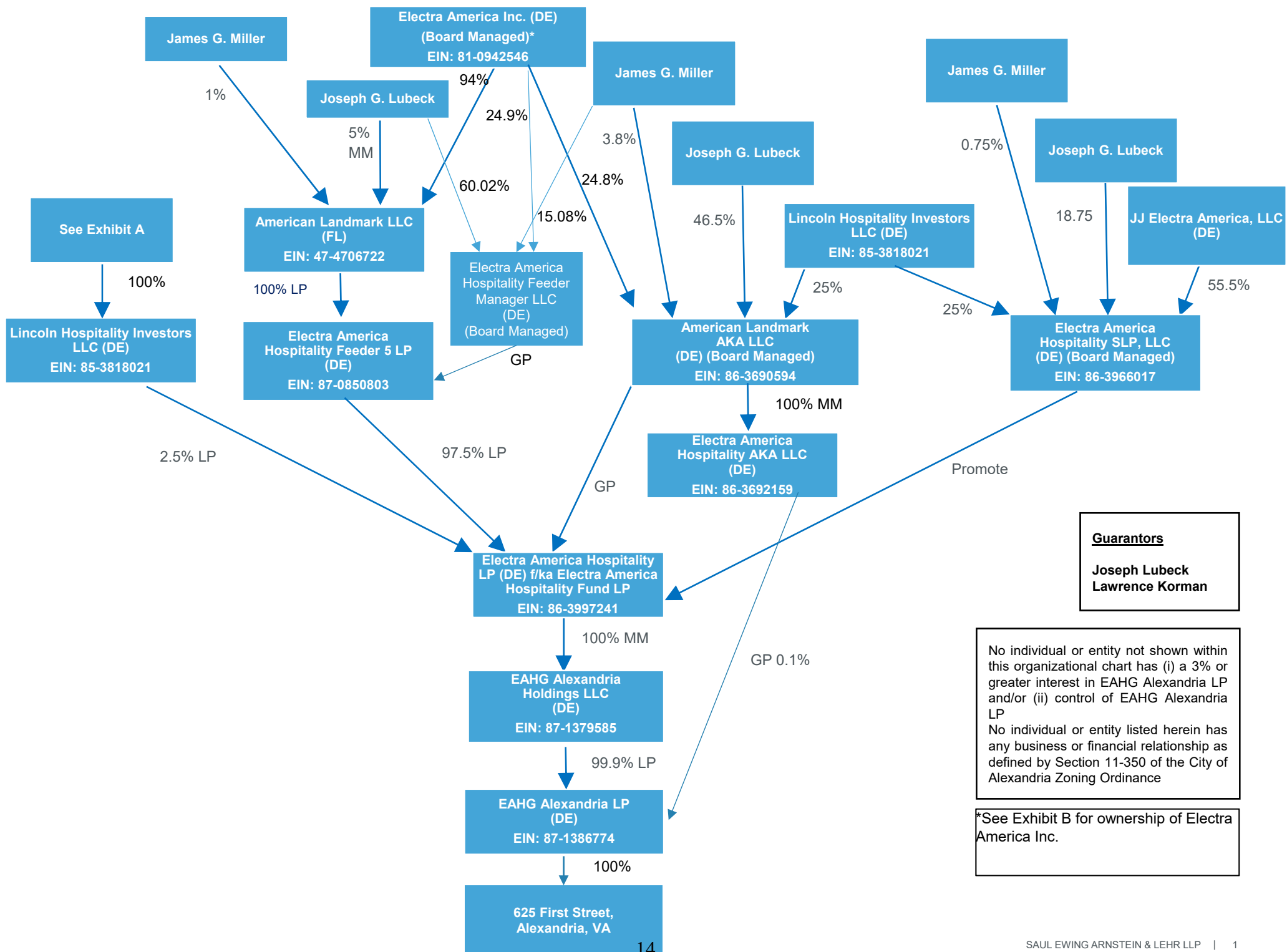


EXHIBIT A

Lincoln Hospitality Investors LLC

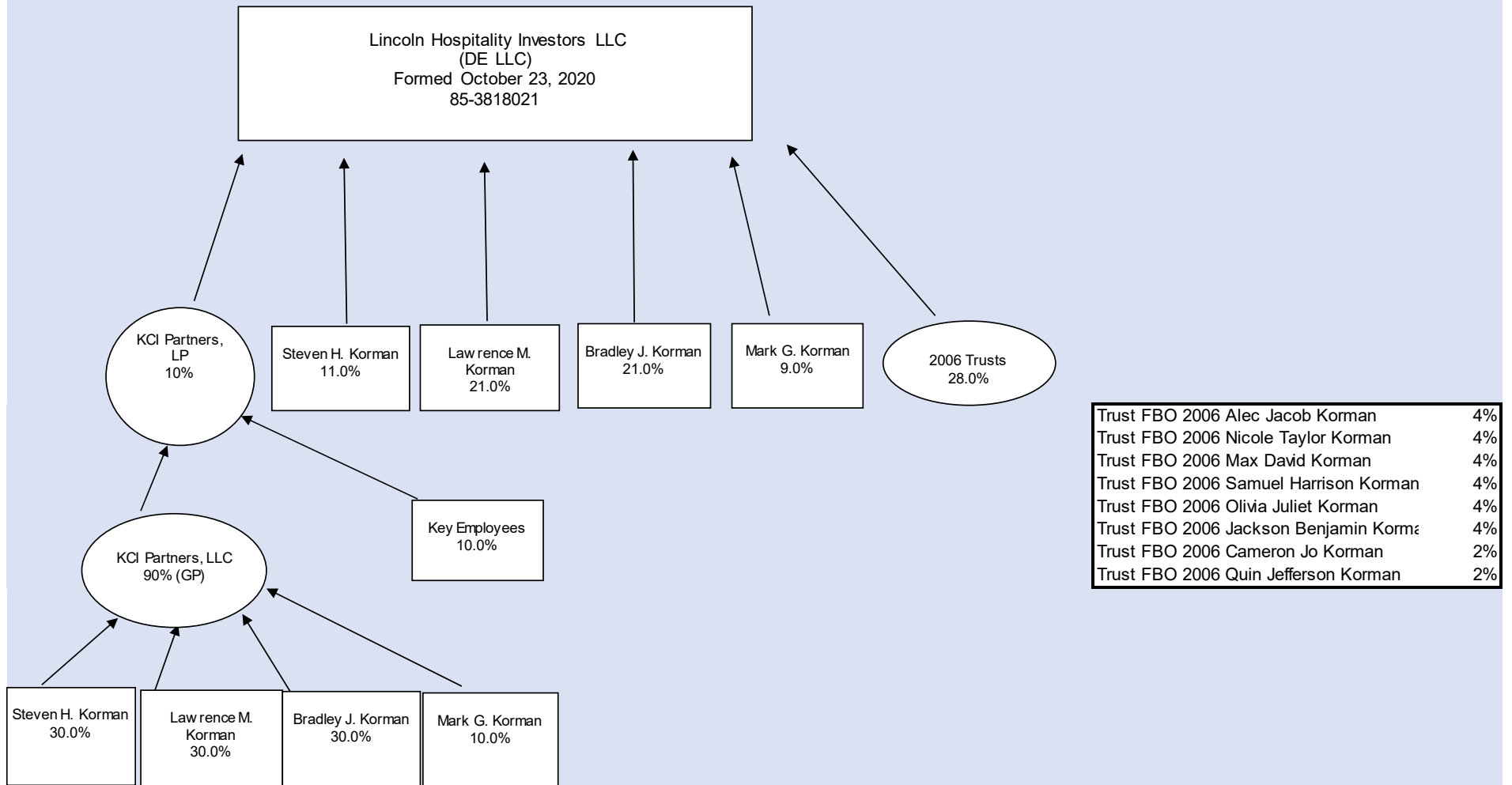


Exhibit B

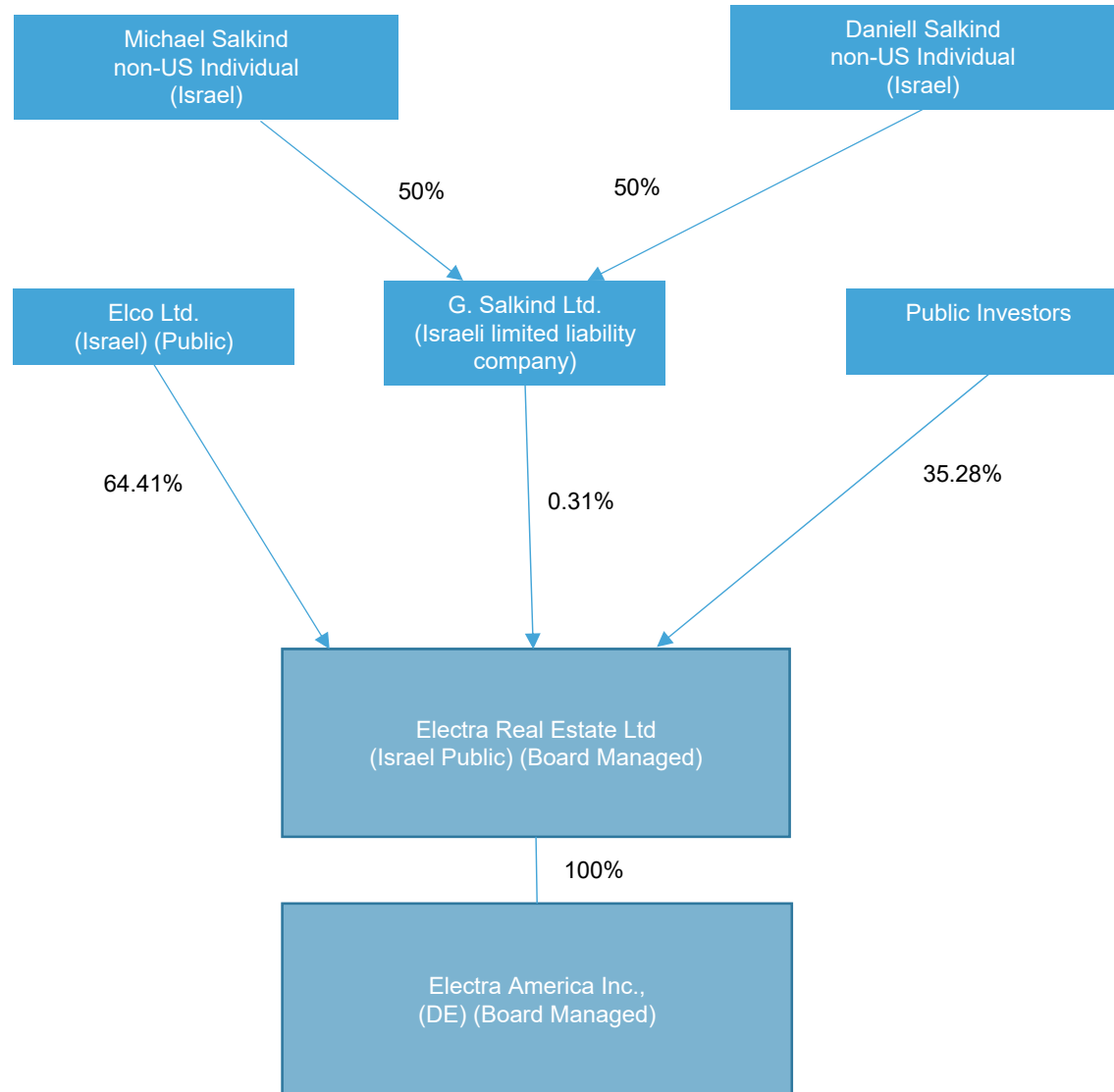


EXHIBIT C

As of the closing date, the following individuals are members of the Board of American Landmark AKA LLC: (i) Joseph Lubeck, (ii) Amir Yaniv, (iii) Gil Rushinek, (iv) Larry Korman and (v) Brad Korman.

As of the closing date, the following individuals are members of the Board of Electra America Inc.: (i) Gil Rushinek, (ii) Nicholas Jeremy Thomas and (iii) Steven Ettinger.

As of the closing date, the following individuals are members of the Board of Electra Real Estate Ltd.: (i) Daniel Haim Salkind, (ii) Michael Joseph Salkind, (iii) Abraham Avishai Israeli, (iv) Iris Shapira Yalon, (v) Isaac Zinger and (vi) Eitan Machover.

As of the closing date, Lincoln Hospitality Investors LLC is managed by its members.

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Hotel AKA - Alexandria

625 First Street Alexandria Va

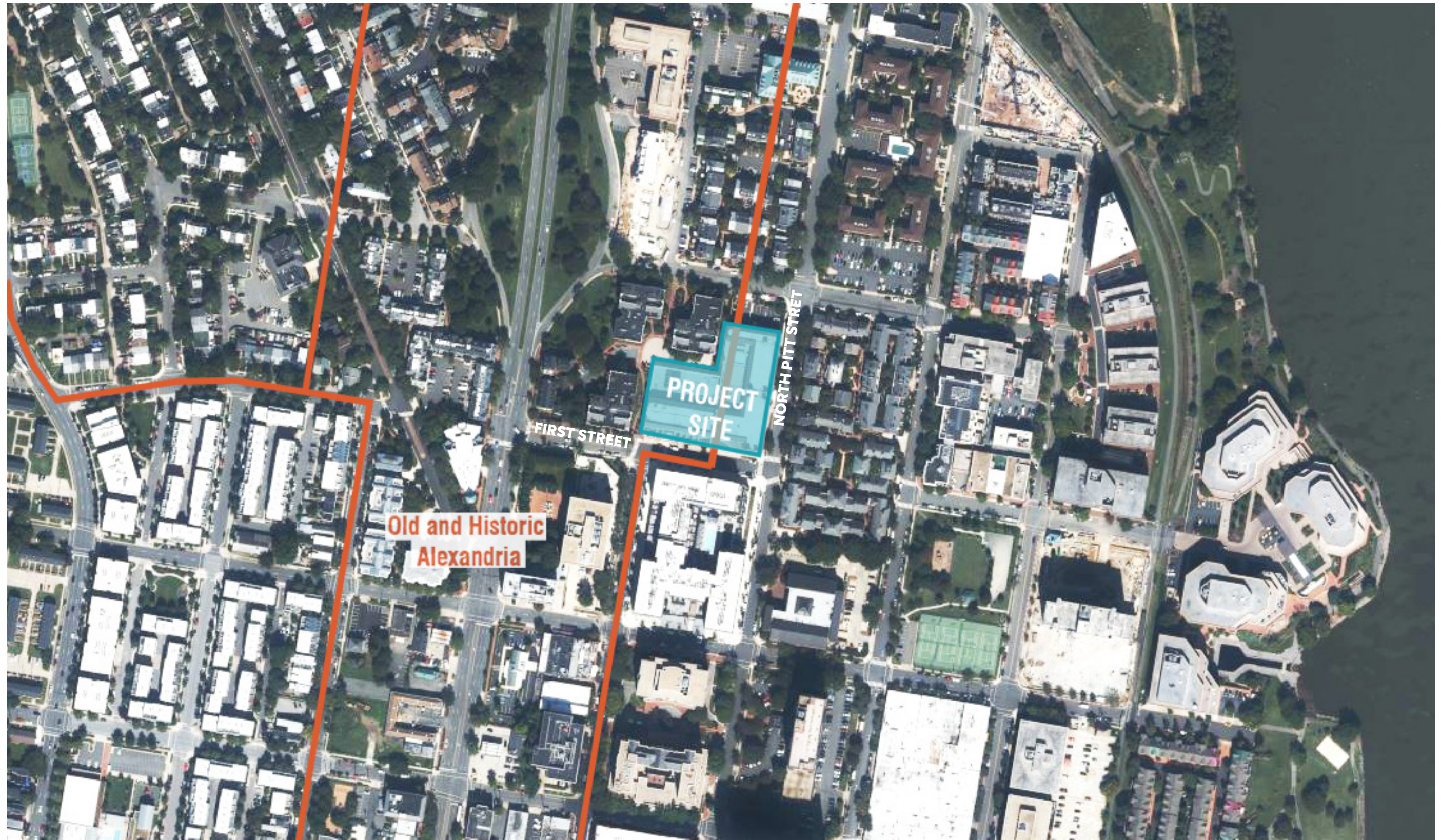
Permit to Demolish and Certificate of Appropriateness

HGA

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Design Presentation

- 01 AERIAL SITE
- 02 EXISTING PHOTOS
- 03 SITE PLAN
- 05 BULDING ELEVATION
- 06 WINDOW DESIGN



AERIAL SITE - CITY OF ALEXANDRIA BAR HISTORIC OVERLAY

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2 Existing Condition Site Photos

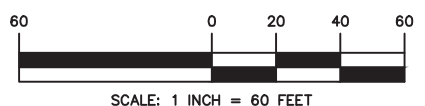
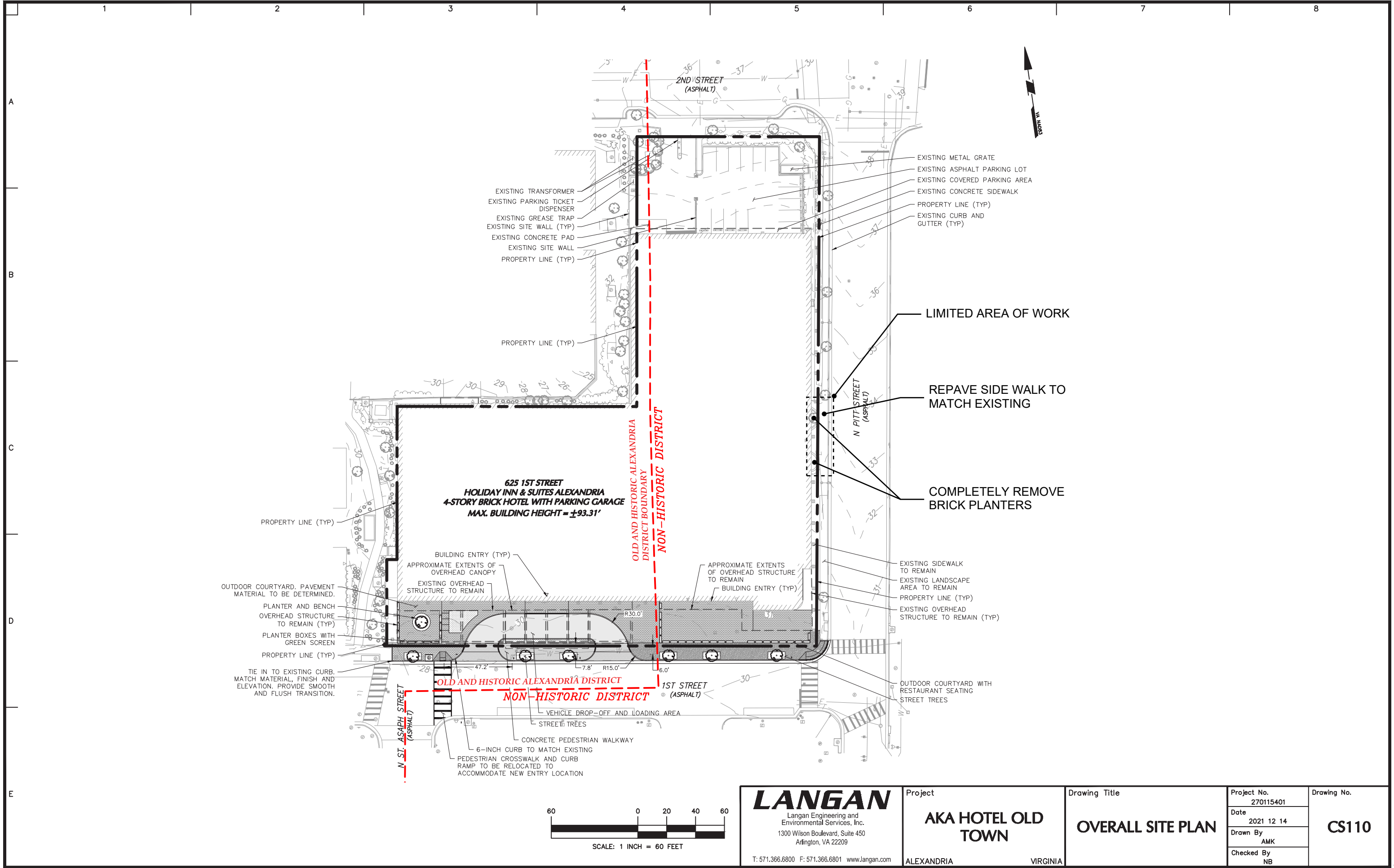


PITT STREET ENTRY LOOKING NORTH



PITT STREET ENTRY LOOKING SOUTH

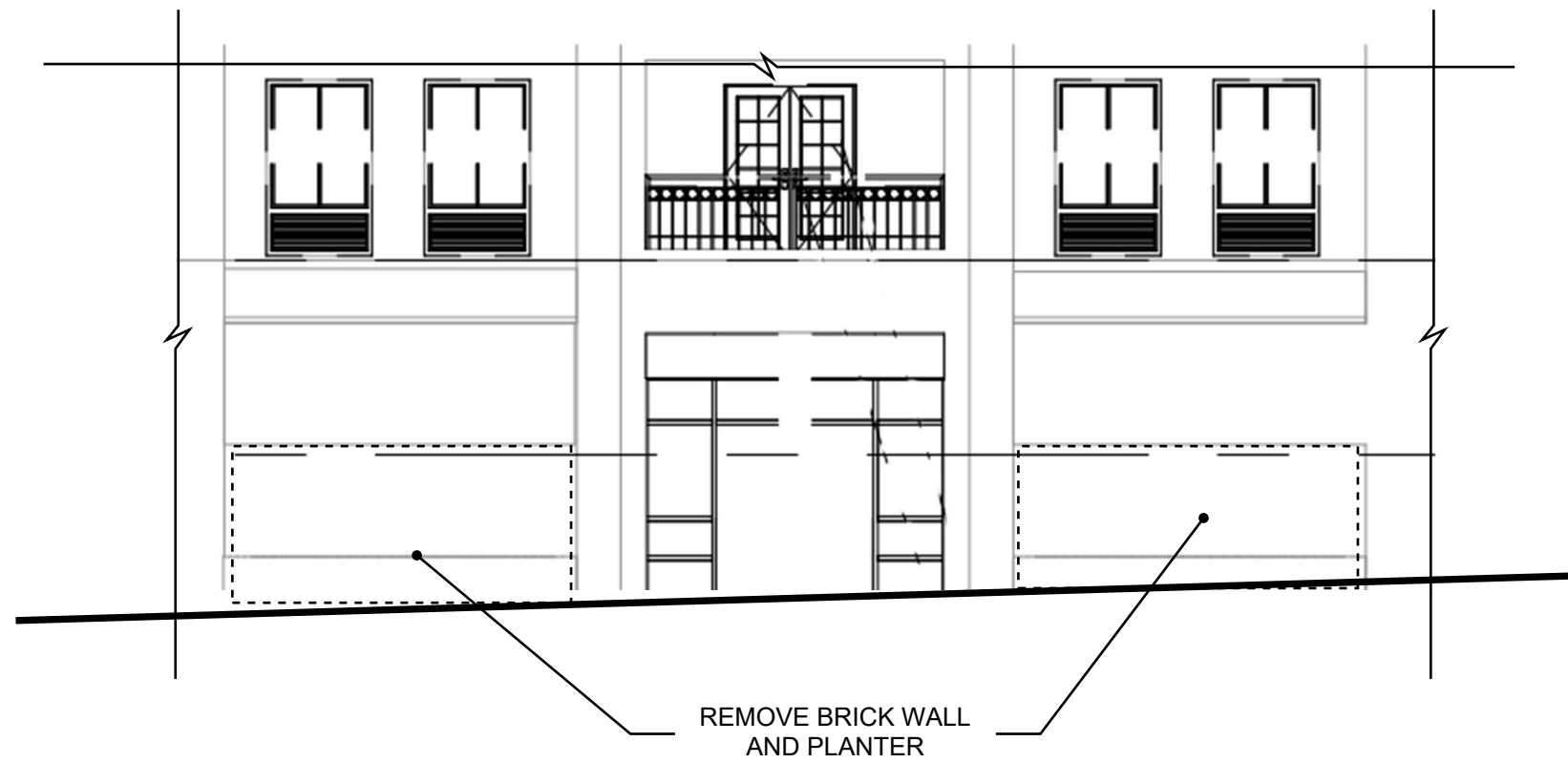
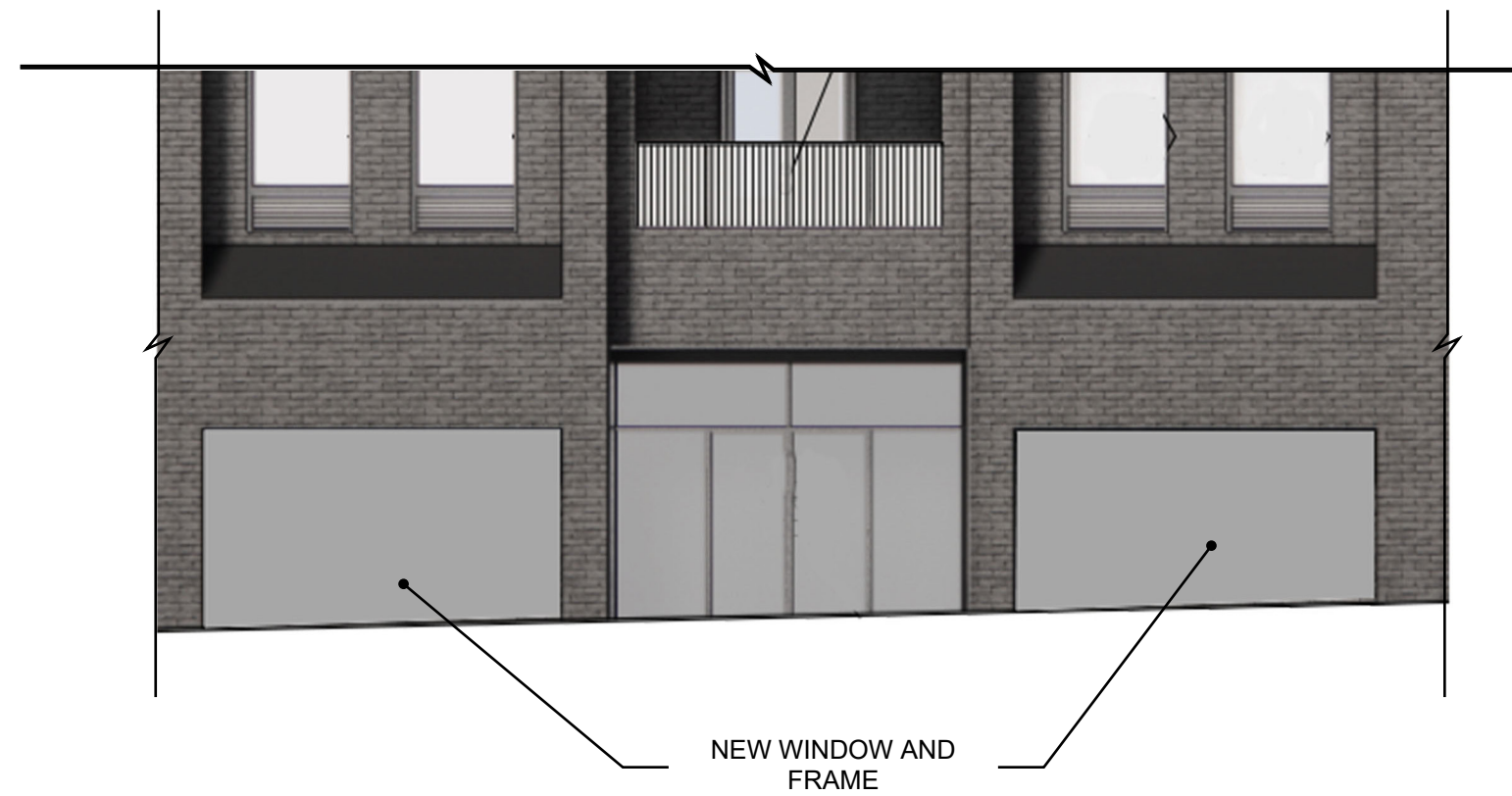
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3 Site Plans



LANGAN Langan Engineering and Environmental Services, Inc. 1300 Wilson Boulevard, Suite 450 Arlington, VA 22209 T: 571.366.6800 F: 571.366.6801 www.langan.com	Project AKA HOTEL OLD TOWN ALEXANDRIA VIRGINIA	Drawing Title OVERALL SITE PLAN	Project No. 270115401	Drawing No. CS110
			Date 2021 12 14	
			Drawn By AMK	
			Checked By NB	

Filename: \\langan.com\data\ARL\data4\270115401\Project Data\CAD\01\SheetFiles\Figures\2021 12 14 - BAR Presentation plans - 11 X 17\270115401-CS110-0101.dwg Date: 12/17/2021 Time: 09:23 User: mlopez Style Table: Langan.stb Layout: CS110 - OVERALL SITE PLAN

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5 Building Elevation



ELEVATION DEMO AREA : **350 SF**

PARTIAL BUILDING ELEVATION EAST

—
6 Window Design



NEW WINDOWS AND FRAME TO MATCH THIS EXISTING DESIGN - LOOKING NORTH



NEW WINDOWS AND FRAME TO MATCH THIS EXISTING DESIGN - LOOKING SOUTH

HGA

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