

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: City of Alexandria

LOCATION: Old and Historic Alexandria District
108 North Fairfax Street

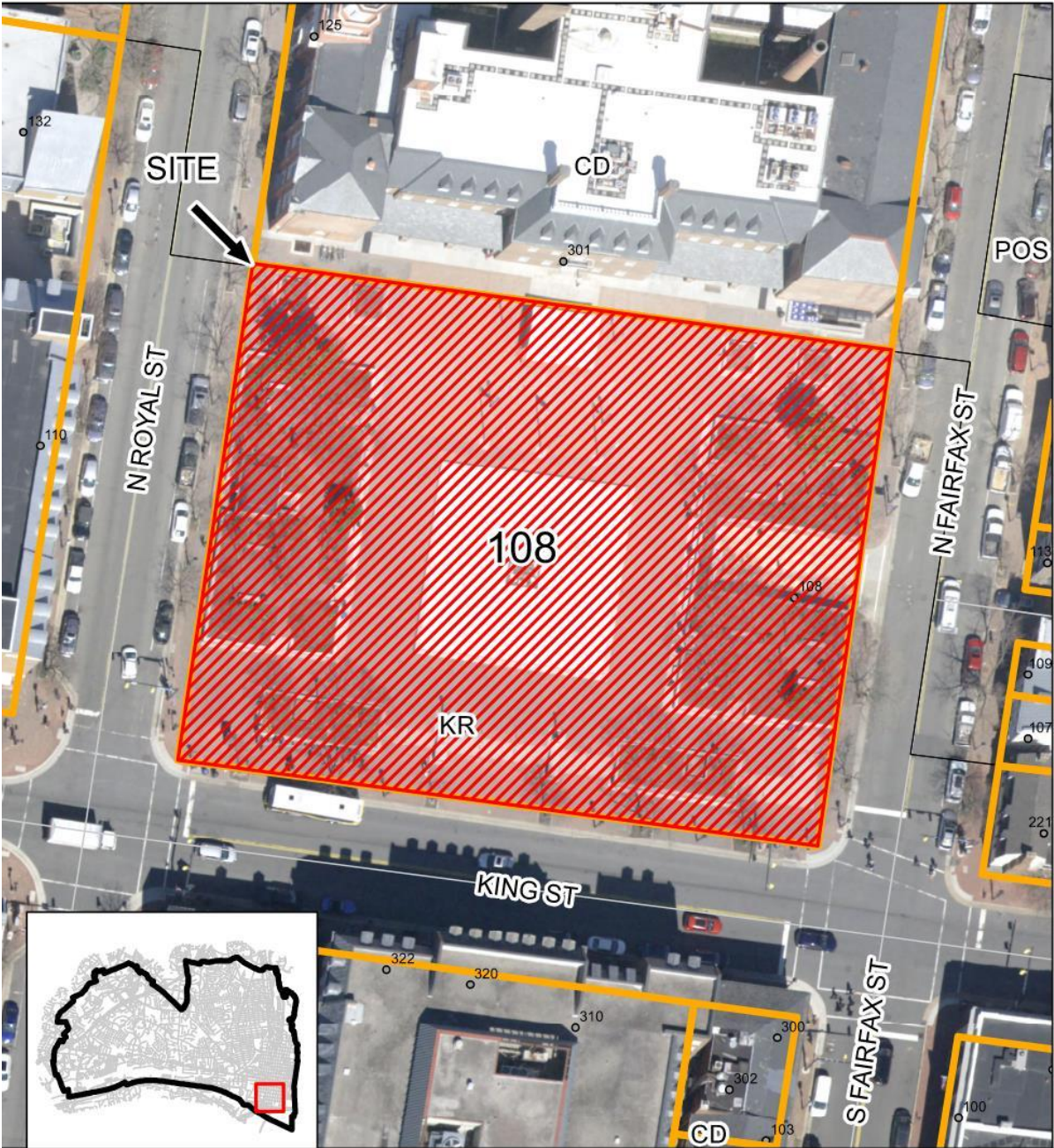
ZONE: KR/King Retail Zone

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 #2023-00163
108 N Fairfax Street



0 25 50 100 Feet

I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to add digital LED signage for the parking garage at 108 North Fairfax Street.

Site context

The garage is under Market Square with an entrance on North Fairfax Street just north of its intersection with King Street. It is therefore in a highly visible location.

II. HISTORY

A fire that began on May 19, 1871 destroyed the earlier town hall on this site that had been constructed in 1817. The current building was designed by Adolf Cluss the same year as the fire. Market Square, established shortly after the 1749 founding of Alexandria, was initially a field where citizens could sell their wares. By the late 18th century, permanent structures filled the area, with an interior courtyard accessed by Sharpskin Alley and Market Alley. The 1960s witnessed the demolition of dozens of buildings to create the Market Square we know today, which was completed in 1967.¹ The parking garage itself was most likely constructed in 1967 as well.

Previous BAR Approvals

- BAR2019-00247, 6/17/2019, administrative approval to repoint the Market Square elevator pavilion.
- BAR86-131, 9/3/1986, approval for signs at 108 N. Fairfax and 111 S. Pitt.

III. ANALYSIS

The *Design Guidelines* state that “Signs should be as simple as possible and avoid repetitious and undue verbiage.” The proposed sign, Figure 1, has a very simple design that mimics the design of the existing sign it will replace (Figure 2). The new sign will measure 45” wide by 42” tall.

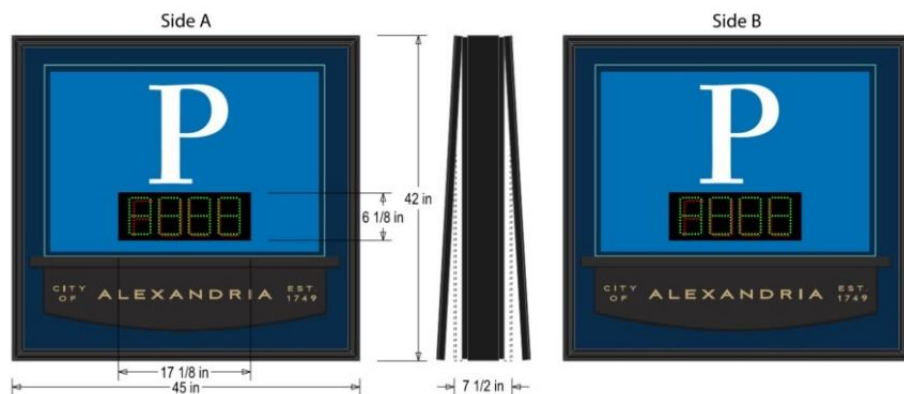


Figure 1: Proposed signage

¹ Office of Historic Alexandria, “Out of the Attic,” 8/14/2014, 5/21/2015, and 6/30/2016.

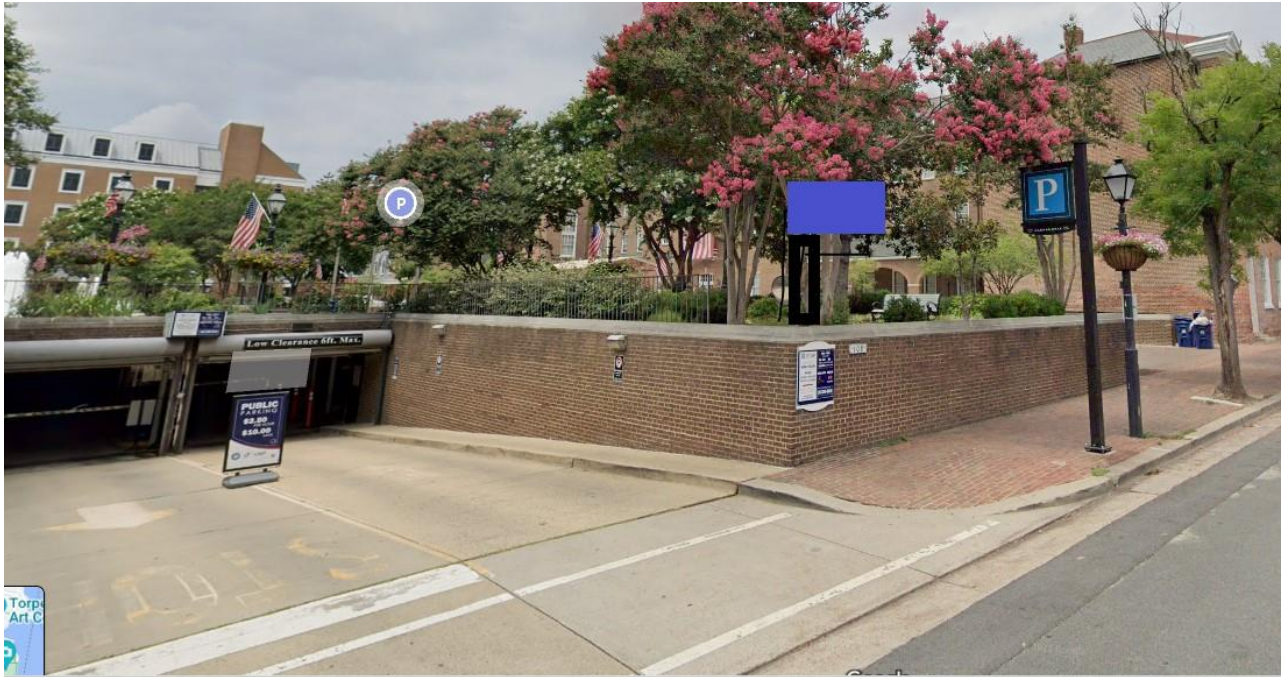


Figure 2: Blue square and black base depicting proposed location of new sign, replacing sign on pole to right

Although the new signage has a simple design resembling the existing, it will have LED digital illumination using wide angle lens, which is why staff cannot administratively approve the sign. The LEDs will illuminate when activated and go blank when deactivated and can be dimmed as needed. The digital display will indicate real-time space availability in the parking lot. By doing so, these signs will help meet the Alexandria Mobility Plan (AMP) Curb Space and Parking strategy by guiding users to off-street parking. This improved information will decrease driving around hunting for parking and therefore decrease traffic and pollution. Due to electrical wiring issues, instead of installing the sign in the same location as the present sign, the new sign will be installed at the southeast corner of the planting bed adjacent to the north side of the garage entrance. Staff finds the design and the lighting appropriate for this property and 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

C-1 The proposed digital signs will comply with zoning.

Code Administration

F-1 No comment.

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)

- 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 No archaeology comments.

V. ATTACHMENTS

1 – Application Materials

2 – Supplemental Materials

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: _____



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

B

A. Property Information

A1. Street Address Zone

A2. x =
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	B1. <input type="text"/> Sq. Ft. Existing Gross Floor Area*
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	B2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	B3. <input type="text"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	Comments for Existing Gross Floor Area <input type="text"/>
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other**	<input type="text"/>	Other**	<input type="text"/>	
B1. <u>Total Gross</u>	<input type="text"/>	B2. <u>Total Exclusions</u>	<input type="text"/>	

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	C1. <input type="text"/> Sq. Ft. Proposed Gross Floor Area*
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	C2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	C3. <input type="text"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other	<input type="text"/>	Other**	<input type="text"/>	
C1. <u>Total Gross</u>	<input type="text"/>	C2. <u>Total Exclusions</u>	<input type="text"/>	

D. Total Floor Area

D1. Sq. Ft.
Total Floor Area (add B3 and C3)

D2. Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space

E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

Notes

*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: _____ 11 Date: _____

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.		
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.

Date Printed Name Signature

PRODUCT ID: 65283

Space Available Sign

MODEL
SA4245DGRGR-Q644/120-277VAC



DIMENSIONS
42" H x 45" W x 7.5" D (est. 96.54 lbs)

CLASS
Class: SA Series
Control Method: Communication interface with a parking system, compatible with most major equipment providers.

CONSTRUCTION
Back Construction:
Cabinet: Mitered extruded aluminum frame with 2 hinged faces. LED displays installed with sign-in-sign construction. Moisture absorbent interior coating
Face Material: 1/8" thick routed aluminum panel.
Faces: Double faced sign
Finish: Duranodic Bronze
Graphic: Vinyl applied graphic
Number of Displays: (2)

ELECTRICAL
Input Voltage: 120-277 VAC
UL/cUL Listed: Listed for wet locations

MESSAGE
Color: Refer to message table (Printed: R11 G45 B76, R0 G113 B181, R116 G199 B184, R48 G46 B47, R30 G28 B28, and R201 G172 B121 Translucent; R25 G25 B25 Opaque.)
Display Type: 718 Green 7-Seg | Red FULL Display
Font: Swiss 721 Bold BT
Sign Messages: See message table below

MESSAGE	COLOR	HEIGHT	AMPS
Parking P CITY OF ALEXANDRIA EST. 1749 (2)	Custom Translucent Print	12.75", 1.25"	0.000-0.000
4-digit Seven Segment w/ FULL (2)	Green, Red	4.5"	0.177-0.077

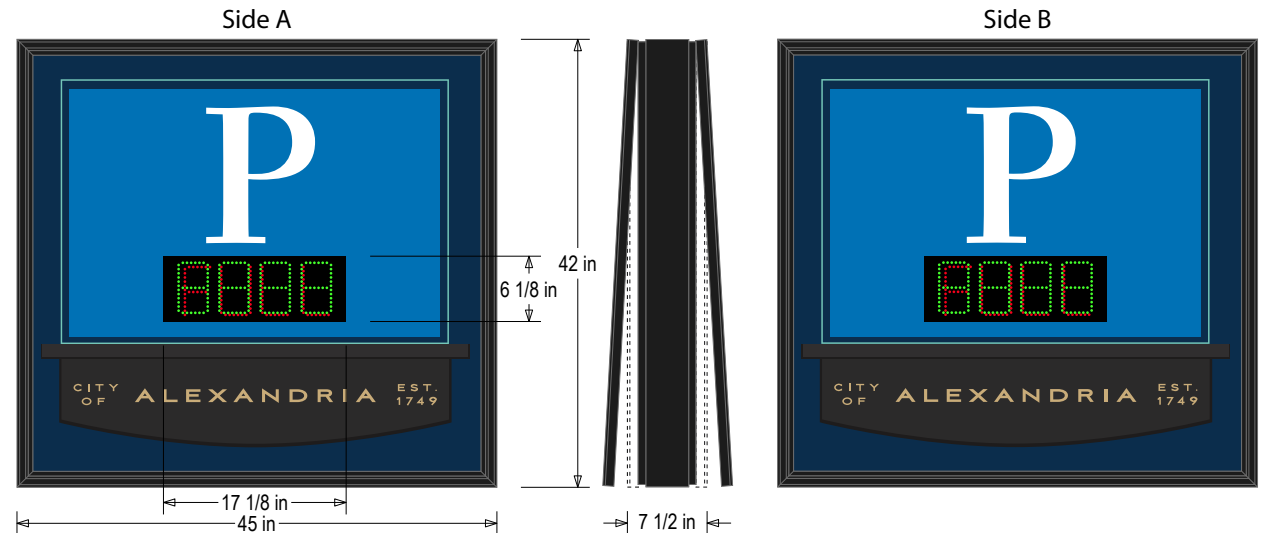
NOTE: Above messages are independently controlled.

Signal-Tech
4985 Pittsburgh Ave.
Erie, PA 16509
Phone: (877) 547-9900
Fax: (814) 835-2300
Email: sales@signal-tech.com
Website: www.signal-tech.com



Product View

NOTE: Sign image may not exactly represent the finished product. For illustration purposes only.



Color Key:

Printed R11 G45 B76	Printed R30 G28 B28
Printed R0 G113 B181	Printed R201 G172 B121
Printed R116 G199 B184	Printed R25 G25 B25 (Opaque)
Printed R48 G46 B47	Painted Black

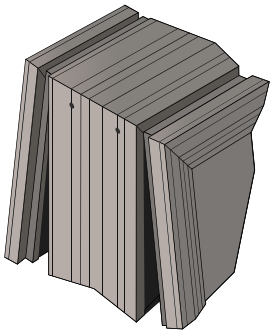
Seven Segment Display Functions



FULL



Frame Detail





Technical Specifications

DOT Series LED Blank-out Sign in IP66/NEMA 4X Cabinet

Description	Outdoor/indoor blank-out signs with an IP66/NEMA 4X cabinet, narrow angle LEDs and contrasting black face. The sign message is formed by visible LEDs that illuminate when activated and blank-out when deactivated.		
Illumination	Narrow viewing angle LEDs (30° cone, 15° from axis) Optional: Wide viewing angle LEDs (120° cone, 60° from axis)		
LED Message Colors	Red, Amber, Green, Blue and White		
LED Color/Brightness	LED Color (Typ. λ/Temp)	Viewing Angle: Narrow (mcd, typ.)	Viewing Angle: Wide (mcd, typ.)
	Red (625nm)	3750	660
	Amber (589nm)	3900	780
	Green (525nm)	7500	1200
	Blue (470nm)	1500	210
	White (5500K-6500K)	3750	1375
Automatic Photo-Dimming	Integrated, ambient IR sensors on the sign board allows for automatic, gradual adjustment of LED output levels.		
Message Face	Black message face and protective 0.250" tinted polycarbonate. Message illuminates when on and blanks-out (disappears) when off.		
Control	Switch or external relay		
Electrical	Input voltage: 120-240VAC or optional 12-24VDC UL/cUL Listed for wet locations		
Power Supply	Redundant power supplies (multiples of two per message)		
	Typical power supply efficiency @115VAC (50% rated load): 80%		
	The power supply shall not be loaded beyond its rated safe operating area.		
Internal Wiring	Internal wiring shall use drip loops. All connections made to sign during installation shall conform to the National Electrical Code and local code		
Cabinet Construction	0.125" thick 6063-T6 aluminum alloy extruded cabinet with welded seams, stainless steel hardware and hinged face(s).		
	All exterior seams shall be continuous MIG welded to form a single structure.		
	The hinged face(s) shall be attached to cabinet using a full-length extruded hinge.		
	The cabinet face is flanged on all sides to shed water.		
	The door closes around its flanged frame and is compressed against a closed-cell silicone gasket, which is adhered to the door.		
Lifting Hardware	Rigging tabs (welded to top/bottom of frame) available upon request		
Cabinet Depth	Single Face: 5.0"		

	Double Face: 12.0"
Cabinet Finish	Standard: Powder coated Black Options: Custom paint colors or custom color match paint
Cabinet Interior (physical)	Conformal coated circuit board, NEMA 4X breather drain (for atmospheric pressure equalization), sealed/closed-end fasteners used for optional, installed mounting interface
Mounting	Mast Arm Bracket Assembly (purchased separately)
Temperature and Humidity Ratings	The Cabinet and sign components shall operate in the following temperature and humidity conditions: <ul style="list-style-type: none"> • Operational & storage temperature range: -40°F to +165°F • Humidity range: 0% to 99% (non-condensing)
IP/NEMA Rating	IP66/NEMA 4X
Accessories/Options	Hood/Visor, Message Flashing
Warranty	5 Years
Engineered and Assembled	USA