

Docket Item # 5 & 6
BAR CASE # 2014-00028
2014-00029

BAR Meeting March 5, 2014

ISSUE: Partial Demolition and Alterations

APPLICANT: 1201 Parkway Center LLC by Louis Gauci of OTJ Architects

LOCATION: 1201 E Abingdon Drive

ZONE: OCM (50)

STAFF RECOMMENDATION

Approval of the application with the following conditions:

1. The elevator penthouse remain unpainted red brick that matches the building;
- 1.) The new EIFS may not exceed 15 feet in height from the top of the roof; and
- 2.) The new screening must be painted a light grey color with final approval of the color by staff.

* EXPIRATION OF APPROVALS: In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official 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.

**BUILDING PERMIT: Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire 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, 703-838-4360 for further information.

***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.



BAR2014-00028 & BAR2014-00029



I. ISSUE

The applicant is requesting a Permit to Demolish an existing metal roof screen at 1201 East Abingdon Drive. The removal of the metal screening will leave exposed one brick clad elevator penthouse, two mechanical rooms clad with painted CMU (Concrete Masonry Units), and an exposed cooling tower. The applicant requests a Certificate of Appropriateness to install new EIFS (Exterior Insulation and Finish System is a synthetic stucco) around each of these items and place twelve new scuppers at locations indicated on the attached plans. The proposed changes will be visible from the George Washington Memorial Parkway.



Figure 1: View looking south of existing penthouses and cooling tower.

II. HISTORY

The five-story, brick veneer office building at 1201 East Abingdon Drive was constructed in **1983-1984**. The Board approved signage for an office tenant of this building in 1998 (BAR Case #98-0171, 10/7/98). In 2007, an application for a waiver of rooftop screening was deferred four consecutive times by the applicant due to lack of proper public notice (BAR#2007-00266). The application was ultimately administratively approved for mechanical equipment to rise four inches above the existing screening.

III. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Demolish or Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, Sec 10-105(B):

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?

2. Is the building or structure of such interest that it could 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?
4. Would retention of the building or structure help preserve the memorial character of 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?
6. American culture and heritage and making the city a more attractive and desirable place in which to live?

In addition, the City's zoning ordinance section 6-403 requires rooftop mechanical equipment and penthouses to be "concealed by or constructed of exterior architectural materials or features of the same type of quality used on the exterior walls of the main building in question." However, the BAR has the ability to waive the rooftop screening requirement. In this case, the applicant requests approval of new EIFS to serve as screening for the units, which will comply with zoning requirements.

This building was originally approved with a false mansard of brown, standing seam metal panels around the perimeter of the building. The existing metal panel screening has suffered from deferred maintenance over the years, though this is not a defense for demolition. These freestanding metal panels were a common response to roof screening in the 1980s that would likely not be approved by the BAR today. In particular, the existing metal panels have the unfortunate effect of making this large brick building look a story taller than it actually is. Although the National Park Service argues in their comments that removal of the "roof screen" will make this building visually stand out as a modern intrusion on the Parkway, there are many things about this building that would not comply with either the Washington Street Standards today or the 1993 *Design Guidelines* adopted by the BARs.

Staff supports removal of the existing mansard screen because it will simplify the building and reduce its visible mass. While the existing mechanical penthouses are themselves undeniably large, the existing condition photographs seem to indicate that the building mass will still be substantially less if the screen is removed. Staff finds that none of the criteria from section 10-105(B) of the zoning ordinance are met and that a Permit to Demolish should be granted.

Certificate of Appropriateness

As to the new EIFS finish material proposed for the existing CMU penthouses, brick veneer matching the brick wall below would likely draw attention to the irregularly placed penthouses. EIFS has been used on many of the penthouses in the Carlyle development, as long as the finish reflected the architectural detailing of the walls below. In this case, there is no detail on the brick walls below. Therefore, consistent with the *Design Guidelines*, staff supports the applicant's request to finish the EIFS surrounding the mechanical rooms in a light grey color to blend into the sky, rather than become an architectural feature. That said, the existing elevator penthouse is currently clad in unpainted, red brick and staff finds no reason to cover its walls with EIFS. The elevator penthouse is the smallest of the three, and the least visible from the Parkway.

Summary

Given that the current structure does not meet many of the Washington Street Standards or Design Guidelines and the proposal will significantly reduce the overall volume of the structure while effectively integrating the penthouses and screening existing rooftop mechanical equipment, Staff recommends approval of the Permit to Demolish the existing metal roof screens and superstructure. In addition, Staff recommends approval of a Certificate of Appropriateness to install twelve new scuppers and to screen only the two mechanical room currently clad with CMU and to screen the cooling tower with EIFS, leaving the brick clad elevator penthouse as-is. Consistent with the *Design Guidelines*, all new EIFS walls must be painted grey to match the sky, with final approval of color in the field by Staff.

STAFF

Mary Catherine Collins, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Code Administration

No comments provided

Transportation & Environmental Services (T&ES)

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R4. 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)
- F1. 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 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

V. ATTACHMENTS

1 – Supporting Materials

2 – Application BAR2014-00028 & 2014-00029 at 1201 E Abingdon Drive

3 – NPS Written Comments

Description of Proposed Work:

Over the last few years two storms have come through causing damage to the aluminum panel roof screen currently installed at the property. On the first occurrence the roof screening damage was repaired/replaced. However, after the second storm the following year, ownership and management made the decision to determine an alternative resolution to just replacing the screen. Currently, roughly 30% of the screen is missing.

We would like to demolish the remaining roof screen currently existing on the building. Once the existing roof screen is removed the cooling tower will be visible from the GW Parkway. Per City requirements, this equipment will need to be screened. Per the drawings submitted along with this application by OTJ, a new EFIS (Exterior Finish Insulation System) wall will be installed over all sides of existing brick wall of North and South Penthouse, Elevator penthouse and will extend beyond the North penthouse to include the cooling tower. This will satisfy the requirement to screen the equipment on the roof.

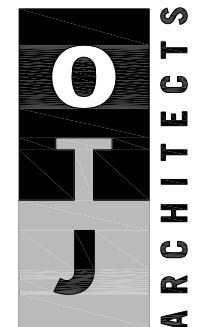
1201 Parkway Building

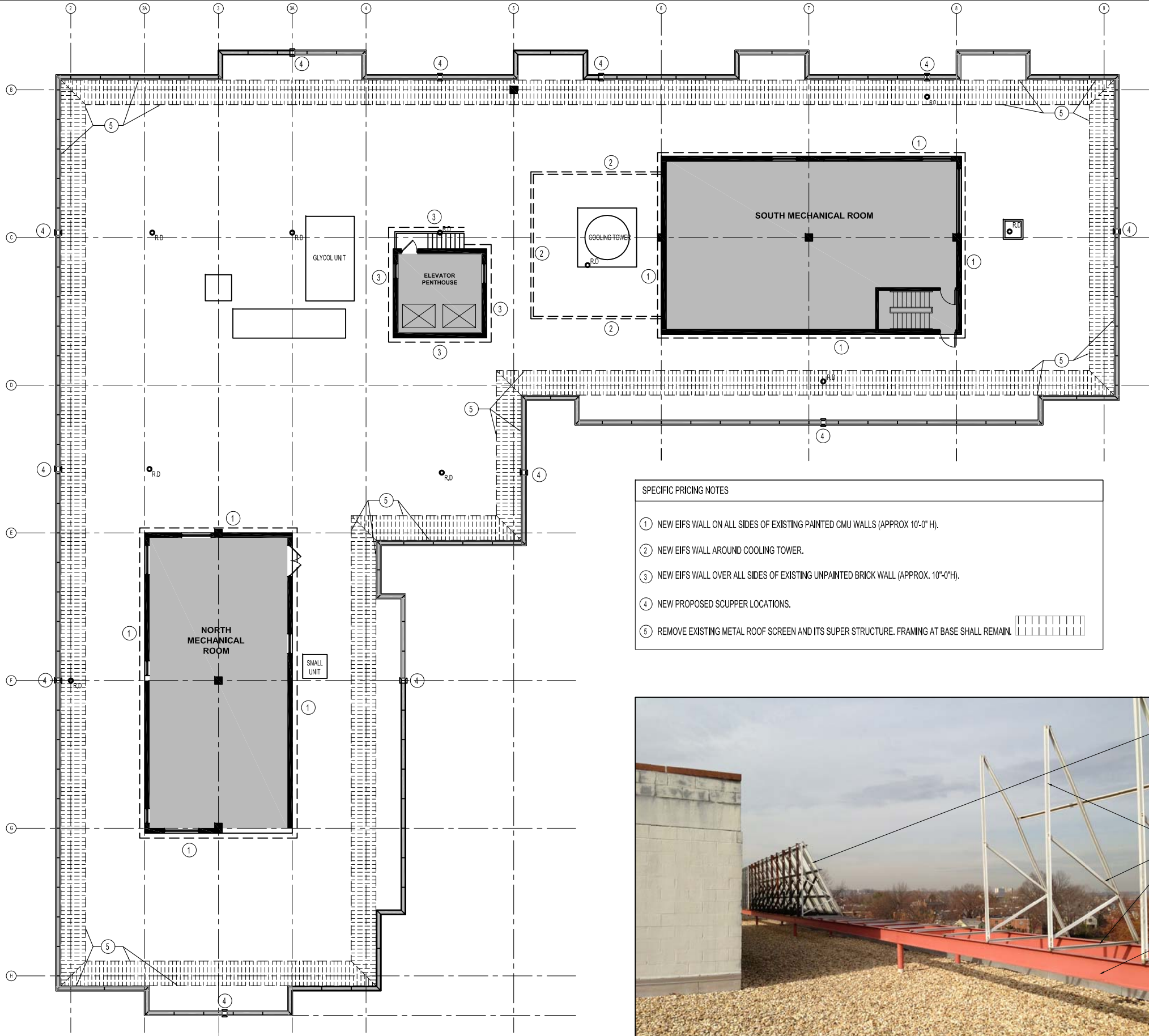
1201 E. Abingdon Drive
Alexandria, VA

PROPOSED REMOVAL OF ROOFTOP PANELS 1/31/2014

OTJ ARCHITECTS PROJECT NUMBER : 6468.00

Architect:
OTJ Architects, Inc.
1412 Eye Street, NW
Washington, DC 20005
P: 202.621.1000
F: 202.621.1001





- SPECIFIC PRICING NOTES
- ① NEW EIFS WALL ON ALL SIDES OF EXISTING PAINTED CMU WALLS (APPROX 10'-0" H).
 - ② NEW EIFS WALL AROUND COOLING TOWER.
 - ③ NEW EIFS WALL OVER ALL SIDES OF EXISTING UNPAINTED BRICK WALL (APPROX. 10'-0"H).
 - ④ NEW PROPOSED SCUPPER LOCATIONS.
 - ⑤ REMOVE EXISTING METAL ROOF SCREEN AND ITS SUPER STRUCTURE. FRAMING AT BASE SHALL REMAIN.



DEMOLISH EXISTING METAL ROOF SCREENS

DEMOLISH EXISTING "SUPER STRUCTURE"

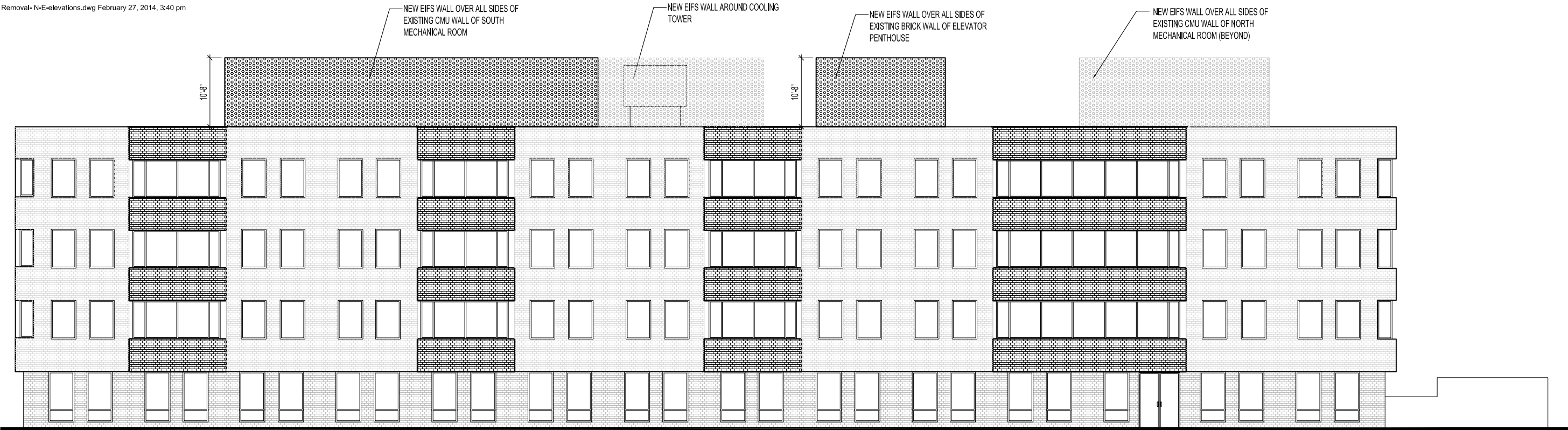
EXISTING SUPPORT STRUCTURE FOR METAL ROOF SCREEN TO REMAIN AS IS.

1201 Parkway Building- Rooftop Panel Removal

1201 E. Abingdon Drive
Alexandria, VA

Roof Top Level
Sheet 1
12/9/13
Not to Scale





1 EAST ELEVATION
1/16" = 1'-0"



2 NORTH ELEVATION
1/16" = 1'-0"

1201 Parkway Building - Rooftop Panel Removal

1201 E. Abingdon Drive
Alexandria, VA

East and North Building Elevations
Sheet 2
2/12/14
1/16" = 1'-0"





1 SOUTH ELEVATION

1/16" = 1'-0"



2 WEST ELEVATION

1/16" = 1'-0"

1201 Parkway Building - Rooftop Panel Removal

1201 E. Abingdon Drive
Alexandria, VA

South and West Building Elevations

Sheet 3

2/12/14

1/16" = 1'-0"































BAR Case #2014-0028 / -0029

ADDRESS OF PROJECT: 1201 E Abingdon Drive, Alexandria, VA 22314

TAX MAP AND PARCEL: 044.04-05-01 ZONING: OCM (50)

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: 1201 Parkway Center, LLC c/o Principal Real Estate Investors, LLC (CBRE, Inc. as agent for Owner)

Address: 801 Grand Avenue

City: Des Moines State: IA Zip: 50392

Phone: 515.235.1919 E-mail: Tinker.Dennis@principal.com / Kelly.Young@cbre.com
703.343.5919Authorized Agent (if applicable): ☐ Attorney ☒ Architect ☐

Name: Louis Gauci, OTJ Architects

Phone: 202.621.1393

E-mail: gauci@otj.com

Legal Property Owner:

Name: 1201 Parkway Center, LLC c/o Principal Real Estate Investors, LLC (CBRE, Inc. as agent for Owner)

Address: 801 Grand Avenue

City: Des Moines State: IA Zip: 50392

Phone: (515) 235-1919 E-mail: Tinker.Dennis@principal.com / Kelly.Young@cbre.com
(703) 343.5919

- ☐ 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.*
- | | | | |
|--|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input checked="" type="checkbox"/> other <u>roof screen</u> | | | |
- ☐ ADDITION
- ☒ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

See attached description

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 12 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 12 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: Kelley J. Young as agent for 1201 Parkway Center, LLC
 Printed Name: Kelley J. Young, CBRE
 Date: 1/24/14

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 ten 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. 1201 Parkway Center, LLC	c/o Principal Real Estate Investors 801 Grand Avenue, Des Moines, IA 50392	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1201 E. Arlington Drive, Alex 22204 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. 1201 Parkway Center, LLC	c/o Principal Real Estate Investors 801 Grand Ave., Des Moines, IA 50392	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. N/A		
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.

1/27/14
Date

Kelly J Young
Printed Name

Kelly Young, as agent for
Signature 1201 Parkway Center, LLC

Comments on: BAR Case #2014-0028/-0029 1201 E Abingdon Drive, Alexandria, VA 22314

The large 5 story building at 1201 E Abingdon Drive, Alexandria, Virginia 22314 is situated close to, and is highly visible from the George Washington Memorial Parkway in Northbound direction. The existing "Roof Screen" not only serves as a "screen" masking the view of penthouses and mechanical equipment on the flat roof, but also serves visually as "roof" on an otherwise plain modern 5 story brick building that visually lacks any architectural decoration or articulation of either a parapet wall top or visible roof. Removal of the "roof screen" and proposed gray colored "Exterior Finish Insulation System" around brick penthouse and cooling tower will visually only call attention to the penthouses and make obvious the rather stark obviously modern architectural appearance of building.

Other buildings adjoining 1201 E Abingdon have visible roofs and decorative architectural Colonial Revival elements, and removal of the "Roof Screen" from this building will make it visually stand out as a modern intrusion. We believe the "Roof Screen" was a visual mitigation measure for the George Washington Parkway; and the wind resistance of panels of the "Roof Screen" can be improved by design engineering.

Recommendation: Request the Board of Architectural Review deny the request for removal of existing "Roof screen", and instead require repair and maintenance of the existing "roof screen", with replacement of missing "roof" panels, and revised design modifications for improved wind resistance.

If the BAR instead approves request to remove the existing "Roof Screen", request an off-white colored capstone (either cast stone or painted sheet metal) on the entire parapet wall around the flat roof and a brick facing for penthouse and cooling tower walls.