

BAR Meeting
May 21, 2014

ISSUE: Demolition
APPLICANT: City of Alexandria
LOCATION: 210 The Strand
ZONE: W-1 / Waterfront

STAFF RECOMMENDATION

Staff recommends **approval** of the application with the following conditions:

Archaeology Conditions for Demolition of Building

1. There is low potential for significant archaeological resources to be disturbed by the demolition of the standing structure at 210 The Strand. No archaeological action is required for the demolition.

Archaeology Conditions for Slab Removal

1. The applicant shall ensure that a professional archaeologist monitors the removal of the slab at 210 The Strand in order to identify and record any significant archaeological remains that may be present.
2. The statements below shall appear on final site plan sheets involving any ground disturbing activities so that on-site contractors are aware of the requirements:
 - a. The applicant/contractor 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.
 - b. The applicant/contractor shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
 - c. All required preservation measures shall be completed in compliance with Section 11-411 of the Alexandria Zoning Ordinance.

****EXPIRATION OF APPROVALS NOTE:** 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 NOTE:** 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.



BAR2014-00123



I. ISSUE

The applicant, the City of Alexandria, requests approval of a Permit to Demolish to demolish the existing metal warehouse building located at 210 The Strand, known locally as the Alexandria Yacht building. The building measures approximately 104 feet by 40 feet and on the east side has a concrete boat ramp into the Potomac River. Removal of the building is necessary as part of the waterfront park implementation and improvements identified in the approved 2011 Waterfront Small Area Plan. The applicant does not believe the building can be adaptively reused.

II. HISTORY

A Phase I Environmental Assessment of the site from 2007 dates the building to **1959-1960**. This building replaced a smaller boat repair building on the site dating from circa 1950.

An application to demolish this building was submitted in 2007 but it was withdrawn before the hearing (BAR Case # 2007-00057).

III. ANALYSIS

The project is in conformance with zoning ordinance requirements.

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):

- (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 a historic house?
- (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) 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?

Staff does not believe that any of the criteria listed above are met. The building is a utilitarian metal clad, steel frame warehouse with no distinguishing characteristics or features. While many twentieth-century warehouses do have architectural and historic merit, staff does not believe this to be one of them. Retention of this building will not aid in preserving the waterfront or promoting the general welfare. Demolition of this building will aid the implementation of the Waterfront Small Area Plan which showed this area as open and part of a continuous waterfront park.

STAFF

Catherine Miliaras, 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

Archaeology

Archaeology Findings

- F-1 Wharves and other structures may have been present on this property during the eighteenth and nineteenth centuries. The lot therefore has the potential to yield significant archaeological resources that could provide insight into early waterfront activities.
- F-2 The demolition of the structure will have no adverse archaeological impact. However, if and when the slab is to be removed, several archaeological conditions will need to be met

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 - c. All required preservation measures shall be completed in compliance with Section 11-411 of the Alexandria Zoning Ordinance.

Code Administration

- F-1 The following comments are for BAR review. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon that information and the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Division Chief at ken.granata@alexandriava.gov or 703-746-4193.

- C-1 Demolition Permit and inspections are required for this project

Transportation and Environmental Services (T&ES)

This property and building are located within the 100-yr floodplain. Due to the fact that this development activity does not amount to a "Substantial Improvement" as defined by City ordinance, this project is not subject to the Floodplain District regulations provided in Section 6-300 (FLOODPLAIN DISTRICT) of Article VI (SPECIAL AND OVERLAY ZONES) of the City of Alexandria Zoning Ordinance. However, the owner(s) of this property should be advised that flooding can and does occur at this location up to elevation 10' (City Datum).

All other conditions apply. Section 6-307 Other Conditions, (B):

"All uses, activities and development occurring within any floodplain district shall only be undertaken in strict compliance with the Virginia Uniform Statewide Building Code (VA USBC)."

V. ATTACHMENTS

1 – Supporting Materials

2 – Application for BAR2014-0123 at 210 The Strand

**210 The Strand
Alexandria Yacht Building
BAR Application
Filed April 21, 2014**

Submitted by City of Alexandria –
Dept. of Planning & Zoning



210 The Strand: Existing West Elevation



210 The Strand: Existing North Elevation



210 The Strand: Existing East Elevation

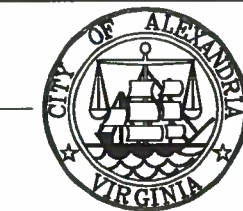
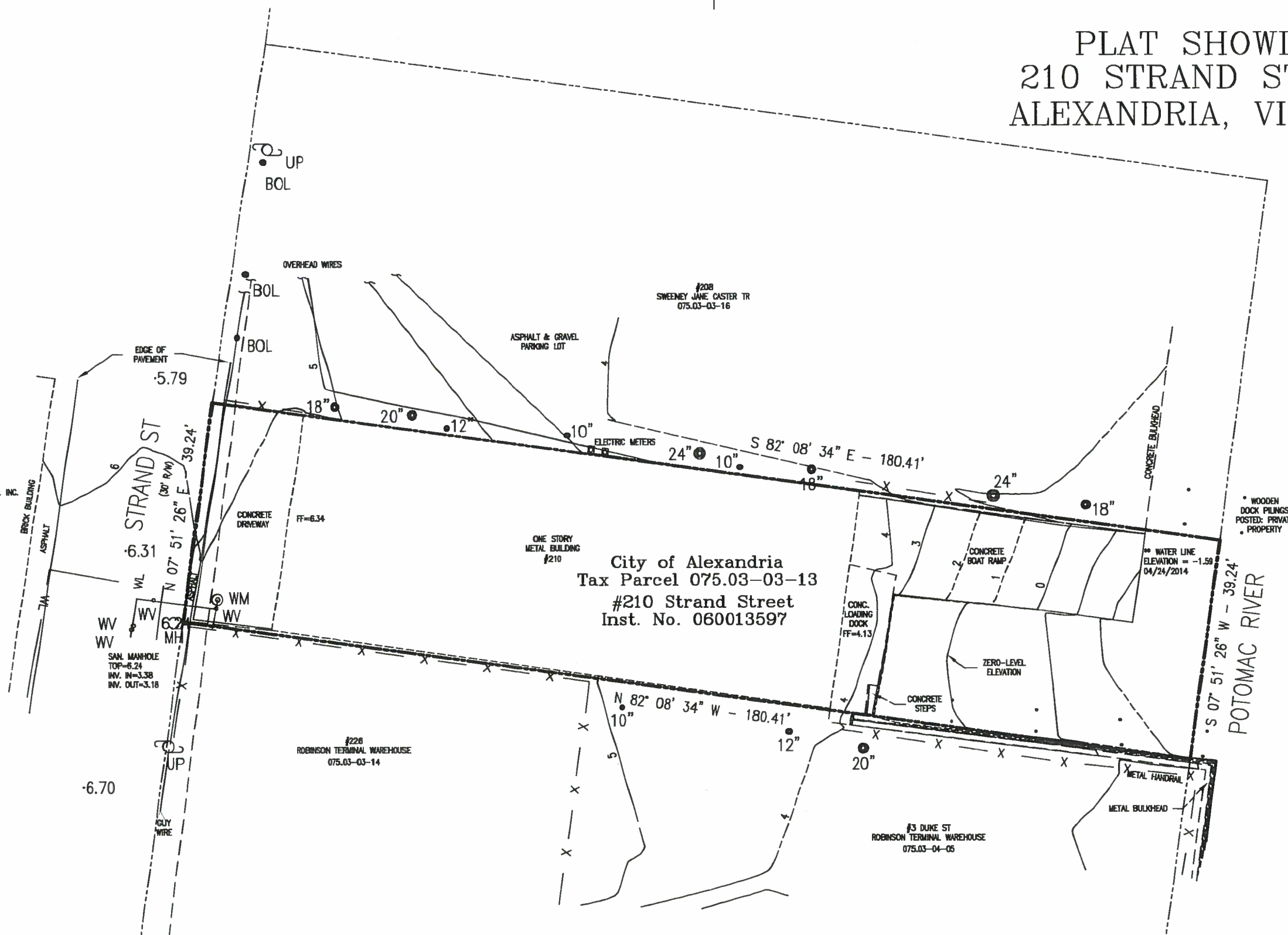


210 The Strand: Existing South Elevation

PLAT SHOWING 210 STRAND STREET ALEXANDRIA, VIRGINIA.

VCS 1983

#220 S UNION ST
CUMMINGS INVESTMENT ASSOC. INC.
075.03-03-08



PREPARED BY SURVEY SECTION
DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES
CITY OF ALEXANDRIA, VIRGINIA.

SCALE: 1" = 20'

COMPS: GA

DRAWN: GA

DATE: 4/30/2014

JOB NO. 14-04-03

SP 14-003

APPROVED * DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES DATE

APPROVED * DIRECTOR OF PLANNING AND ZONING DATE

BAR Case # 2014-00123

ADDRESS OF PROJECT: 210 The Strand

TAX MAP AND PARCEL: 075.03-03-13

ZONING: W-1

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: City of Alexandria

Address: PO Box 178

City: Alexandria State: VA Zip: 22313

Phone: (703) 746-3834 E-mail: _____

Authorized Agent (if applicable): ☐ Attorney ☐ Architect ☒ City Staff - P&Z

Name: Catherine Miliaras

Phone: (703) 746-3834

E-mail: catherine.miliaras@alexandriava.gov

Legal Property Owner:

Name: City of Alexandria

Address: PO Box 178

City: Alexandria State: VA Zip: 22313

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 ☐ fence, gate or garden wall ☐ HVAC equipment ☐ shutters
 ☐ doors ☐ windows ☐ siding ☐ shed
 ☐ lighting ☐ pergola/trellis ☐ painting unpainted masonry
 ☐ other _____
☐ ADDITION
☒ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

The City requests to demolish the existing metal warehouse building located at 210 The Strand and known locally as the Alexandria Yacht building.
A Phase I Environmental Assessment of the site from 2007 dates the existing building to 1959-1960. This building replaced a smaller boat repair building on the site dating from circa 1950.
The existing building is not historic and does not contribute to the significance of the historic district. Removal of the structure is necessary as part of the waterfront park implementation and improvements. The nature of this utilitarian metal warehouse precludes it from adaptive reuse.

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 5 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 5 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: Catherine Miliaras / P+Z, BAR staff

Printed Name: Catherine Miliaras

Date: 4/21/14