

Docket Item # 4 & 5
BAR CASE # 2014-0414 & 0415

BAR Meeting
January 7, 2015

ISSUE: Permit to Demolish/Capsulate and Certificate of
Appropriateness for Alterations

APPLICANT: 204 - 206 Union, LLC

LOCATION: 204 - 206 South Union Street

ZONE: W-1 Waterfront Mixed-Use Zone

STAFF RECOMMENDATION

Staff recommends that the Board approve the Certificate of Appropriateness and Permit to Demolish/Capsulate applications, as submitted.

****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.



BAR2014-00414 & BAR2014-00415



Note: Staff coupled the reports for BAR #2014-0414 (Permit to Demolish/Capsulate) and BAR #2014-0415 (Certificate of Appropriateness) for clarity and brevity. This item requires a roll call vote.

BACKGROUND

In order to meet the State Historic Preservation Office's (SHPO) project requirements to receive after-the-fact tax credits for a certified rehabilitation, the applicant is returning to the BAR for a revision to their previously approved, and constructed, plans. During the SHPO's final review of this rehabilitation project, a few non-historic building features were identified that had been changed based on the age and style of the building but without historical or physical documentation. The SHPO has determined that, although the changes were architecturally appropriate and typical for the building's type and age, since there is a lack of physical documentation, the features must be returned back to their pre-restoration appearance for compliance with the Secretary of the Interior's *Standards for Rehabilitation*.

I. ISSUE

Permit to Demolish/Capsulate

206 South Union Street/West (Front) Elevation

- Remove the three-part, storefront window in the center bay and enclose the rough opening with brick.
- Remove the three-part, storefront window in the south bay and replace with a single, fixed sash, painted, wood window.

206 South Union Street/South (Side) Elevation

- Remove two, three-part storefront windows located on western side and enclose the rough openings with brick.

Alterations

204 South Union Street/West (Front) Elevation

- Replace the 6/6 and 6/9 double-hung window sashes on the front elevation with new, wood, 1/1 window sashes in the existing frames.

II. HISTORY

204 South Union Street, also known as the Fowle Warehouse, is a three-story painted brick warehouse. The first story of 204 South Union Street dates to **1852**. In the 19th century the warehouse was used to store agricultural products and also as a grain mill. Upper stories were altered by Richard Henry Wattles who bought the building in the 1890s. The 1885 Sanborn Fire Insurance Map shows the building as four stories. However, the building was likely damaged by the 1897 fire, as the 1902 Sanborn Fire Insurance Map only depicts two stories. A third story was rebuilt by 1941 according to the 1941 Sanborn Fire Insurance Map. Some of the early historic features of this building include cast-iron corner guards at the bay doors with the initials of W.F. for the original owner, William Fowle. (Fowle also owned the iconic house at 711 Prince Street where the BAR recently approved a rear addition.)

206 South Union Street is a three-story painted brick warehouse building whose first story was constructed in the **early to mid-19th century** and whose upper floors were also altered by

Wattles when he bought the building in the 1890s. This building survived the 1897 fire, though it is possible that a portion of the uppermost story was damaged, as the 1885 Sanborn Fire Insurance Map showed a two and one-half story building and the 1902 Sanborn Fire Insurance Map showed a two story building. By 1912 it had been altered and the 1912 Sanborn Fire Insurance Map depicted a three-story building. Similar to the adjacent building at 204, this building was also used to store agricultural products and as a grain mill. Iron door fenders remain at the first story.

III. ANALYSIS

Permit to Demolish

In considering a Permit to Demolish, 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?

In the opinion of Staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish should be granted. The scope of the proposed demolition/capsulation is to return parts of the building back to its pre-restoration appearance. The areas impacted are new materials and no historic fabric impacted as a result of the proposed work. Staff recommends approval, as submitted.

Alterations

Staff supports the proposed alterations to remove the installed storefronts and infill with brick however, where new, infill brick is to be used; matching brick and mortar is required.

For the windows sash replacement at 204 South Union Street, the applicant proposes painted, wood, double-glazed sash packs to return the windows back to their pre-restoration, 20th century configuration. Although, the BAR found the current, single-glazed multi-light sashes, historically and architecturally appropriate for a 19th century building, there is no physical documentation of this specific window light configuration and, as such, the SHPO is requiring their removal.

Staff supports the application, as submitted, yet continues to encourage research of the building in the hope that physical or historical documentation will be found to enable historically-appropriate multi-light sash to be reinstalled in this building and fully restore the exterior of this building to its 19th century appearance. All existing windows and storefront assemblies will be stored on site, pending this potential occurrence in the future.

STAFF

Michele Oaks, 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

Zoning Comments

C-1 Proposed window and door reconfigurations comply with zoning.

Code Administration

No comments received.

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (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 Previously reviewed under BAR2011-00367 and BAR2011-00368 (TES)

F-2 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-3 Although these parcels are tagged as being within a Resource Protection Area, it has been found to be outside any RPA's. (T&ES)

F-4 The above referenced project is located within the 100-yr floodplain as shown on FEMA FIRM 5155190041E dated June 16, 2011. The ground elevation (S. Union St) at the property location is approximately an elevation of 6-ft. The base flood elevation (BFE) is 10.2-ft.

The buildings hold Historic status, the project is exempt from the requirements. Current (01/01/2011) assessed building values: \$388,400 (204 S. Union St), \$506,847 (206 S Union St). (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 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-4 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR# 2014-0414 & 0415; 204-206 South Union Street



COMMONWEALTH of VIRGINIA

Department of Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Molly Joseph Ward
Secretary of Natural Resources

October 17, 2014

Julie V. Langan
Director
Tel: (804) 367-2323
Fax: (804) 367-2391
www.dhr.virginia.gov

Robert Brandt
204-206 Union, LLC
1054 31st Street, NW
Suite 110
Washington, D.C. 20007

RE: 204-206 South Union Street, Alexandria
DHR # 2013-065

Dear Mr. Brandt:

Thank you for your letter proposing remediation of the work conducted at 204-206 South Union Street in Alexandria in order to meet the Secretary of the Interior's *Standards for Rehabilitation (Standards)*. Specifically, you propose to 1) remove the new central window opening on the front elevation of 206 South Union Street and return the configuration of openings to the condition that existed prior to rehabilitation; 2) infill the new front and rear openings on the side elevation of 206 South Union Street; and 3) install windows with a 1/1 sash configuration on the front elevation of 204 South Union Street.

We believe that the remediation described in your letter would be consistent with the *Standards*, provided that the two new openings created at the front of the side elevation of 206 South Union Street are infilled with masonry; the new rear opening may be retained. We understand that the 1921 Sanborn map indicates the presence of three openings on that elevation, however it is not clear where those openings existed and the physical evidence at the property does not provide more definitive information. Generally, DHR advises applicants that new openings, particularly in such highly visible locations, should be held away from the front elevation and corner, so that the historic appearance and fenestration pattern of the building can be understood. Although there are plans for construction of a large building on the adjacent open parcel that may limit the visibility of the side elevation in the future, DHR must evaluate the property individually and as it currently exists.

Please submit an Amendment to the Part 3 application to detail the windows to be installed and the method for infilling the openings. Should you have any questions about this

Administrative Services
10 Courthouse Ave.
Petersburg, VA 23803
Tel: (804) 862-6408
Fax: (804) 862-6196

Capital Region Office
2801 Kensington Avenue
Richmond, VA 23221
Tel: (804) 482-6446
Fax: (804) 367-2391

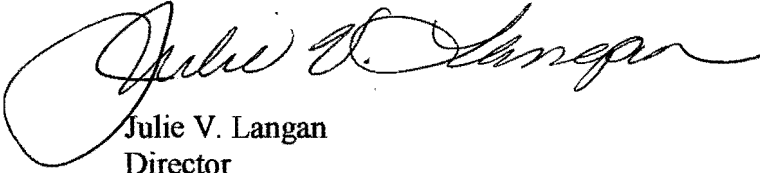
Tidewater Region Office
14415 Old Courthouse Way
2nd Floor
Newport News, VA 23608
Tel: (757) 886-2818
Fax: (757) 886-2808

Western Region Office
962 Kime Lane
Salem, VA 24153
Tel: (540) 387-5443
Fax: (540) 387-5446

Northern Region Office
5357 Main Street
PO Box 519
Stephens City, VA 22655
Tel: (540) 868-7029
Fax: (540) 868-7033

determination, please contact Elizabeth Tune at (804) 367-2323, extension 110, or by email at Elizabeth.Tune@dhr.virginia.gov.

Sincerely,

A handwritten signature in cursive script, reading "Julie V. Langan". The signature is written in black ink and is positioned above the printed name and title.

Julie V. Langan
Director

C: Paige Pollard, Commonwealth Preservation Group











Rough Opening Allowance = 1/2 Inch

SHOWN AT LIST PRICE

Line # 1



- DBLH-TOP-SASH; 36-3/8x37-1/16; Primed Wood Exterior; LoE-272
Custom Width
Custom Height
Preserve Glass
Primed Interior
Sash OSM 38-1/8x40-5/8
Actual Glass Size: 35-5/8"x37-1/16"

Quantity: 4

***** PLEASE NOTE *****

Unit Has Incomplete Price
Contact Lincoln For Pricing
ORIGINAL ORDER #220128
LINE 1

Line # 2



- DBLH-BOT-SASH; 36-3/8x37-1/16; Primed Wood Exterior; LoE-272
Custom Width
Custom Height
Preserve Glass
Primed Interior
Sash OSM 38-7/8x40-3/4

Quantity: 4

***** PLEASE NOTE *****

Unit Has Incomplete Price
Contact Lincoln For Pricing
ORIGINAL ORDER #220128
LINE 1

Line # 3



- DBLH-TOP-SASH; 36-3/4x37-1/4; Primed Wood Exterior; LoE-272
Custom Width
Custom Height
Preserve Glass
Primed Interior
Sash OSM 38-1/2x40-13/16
Actual Glass Size: 36"x37-1/4"

Quantity: 1

***** PLEASE NOTE *****

Unit Has Incomplete Price
Contact Lincoln For Pricing
ORIGINAL ORDER #220128
LINE 2



Line # 4



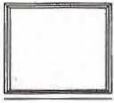
- DBLH-BOT-SASH; 36-3/4x37-1/4;
Primed Wood Exterior; LoE-272
Custom Width
Custom Height
Preserve Glass
Primed Interior
Sash OSM 39-1/4x40-15/16

Quantity: 1

***** PLEASE NOTE *****

Unit Has Incomplete Price
Contact Lincoln For Pricing
ORIGINAL ORDER #220128
LINE 2

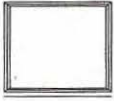
Line # 5



- DBLH-TOP-SASH; 37x28-3/4;
Primed Wood Exterior; LoE-272
Custom Width
Custom Height
Preserve Glass
Primed Interior
Sash OSM 38-3/4x32-5/16
Actual Glass Size: 36-1/4"x28-3/4"
ORIGINAL ORDER #220128
LINE 3

Quantity: 3

Line # 6



- DBLH-BOT-SASH; 37x28-3/4;
Primed Wood Exterior; LoE-272
Custom Width
Custom Height
Preserve Glass
Primed Interior
Sash OSM 39-1/2x32-7/16
ORIGINAL ORDER #220128
LINE 3

Quantity: 3

QUOTATION-GOOD 30 DAYS

11/24/14

Q994213

Sold to:
PBS, Inc. The Window Man
3853-A Pickett Road
Fairfax, VA 22031

Ship to:

Ship Date :
Phone / Fax : 703-978-9888 / FAX: 703-978-1012
Contact : Ham

Sales Rep. : Jon Piff - ext 106
Project/Cust.P.O.: Brandt Offices
Ship via : Best Way-Prepaid

2Pn Cardinal LE270 #2, argon, 1" oa

The following specifications apply to all products unless otherwise noted

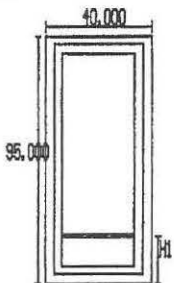
Glass : 2Pn LE-G/ARG: 1"	Wood : Int - Pine	Groove/Fin : No Jamb Grooves / No Fins
Color : Ext - Powder Coat Custom	Prefinish .. : Int - Prime White	Trim :
Hardware ... : No Hardware	Jambs : NO Jambs / NO Fins	Screen : No Screen
Hinge : No Hinge	WallThick .. :	

Ref.	Drawing	Description	Price Each	Ext Price
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EXT FINISH		EXTERIOR BLACK POWDERCOAT		
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INT FINISH		INTERIOR PRIMED WHITE ON PINE		
		qty 1		

C5		F-I-1A (40.000x95.000)		
		204 FIXED SASH - Single sash		
		Muntin Bar 204		
		FLAT KICKPANEL		
		qty 1		



H1:H-bar 1 18.000

FREIGHT		FREIGHT TO PBS INC, 22153		
		NO LIFTGATE		
		qty 1		

The H-Window Company

ADDRESS OF PROJECT: 206 South Union Street, Alexandria, VA 22314TAX MAP AND PARCEL: 075.03-03 ZONING: W-1APPLICATION 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: 204-06 Union, LLCAddress: 1054 31st Street NW Suite 110City: Washington State: DC Zip: 20007Phone: 202-965-1221 E-mail: rbrandt@brandtinc.comAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☒ Manager 204-06 Union, LLCName: Robert S. Brandt Phone: 202-965-1221E-mail: rbrandt@brandtinc.com

Legal Property Owner:

Name: 204-06 Union, LLCAddress: 1054 31st Street NW Suite 110City: Washington State: DC Zip: 20007Phone: 202-965-1221 E-mail: rbrandt@brandtinc.com

- ☐ 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 type="checkbox"/> other _____ | | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).* We propose to do the following remediation work at 204-206 South Union Street in Alexandria in order to meet the Secretary of the Interior's Standards for Rehabilitation (Standards).

Specifically, we propose to:

- 1) Remove the new central window opening on the front elevation of 206 South Union Street and return the configuration of openings to the condition that existed prior to rehabilitation.
- 2) Infill the new front and rear openings on the side elevation of 206 South Union Street; and 3) install windows with a 1/1 sash configuration on the front elevation of 204 South Union Street

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 3 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 3 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: 

Printed Name: Robert Brandt

Date: 12-05-14

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. Prince Street Investors, LLC	1054 31st St. NW #110 Washington, DC 20007	50%
2. Union Street Investors, LLC	206 South Union St. Alexandria, VA 22314	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 206 S. Union St. Alex, VA (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. same as #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.

12-5-14 Robert Brandt [Signature]
 Date Printed Name Signature

PRINCE STREET INVESTORS, LLC
OPERATING AGREEMENT

<u>Members</u>	<u>Membership Interest</u>
Robert S. Brandt Irrevocable Trust 1054 - 31 st Street, N.W. Suite 110 Washington, D.C. 20007	50%
Lisa Brandt Beek Irrevocable Trust 1054 - 31 st Street, N.W. Suite 110 Washington, D.C. 20007	25%
Andrew D. Brandt Irrevocable Trust 1054 - 31 st Street, N.W. Suite 110 Washington, D.C. 20007	25%
TOTAL	<u>100.00%</u>

Union Street Investors
206 South Union Street
Alexandria, VA 22314

John Siegel	12.05%
Jim Fleming	22.86%
Sheila Onsrud	22.86%
Fleming Family Generation Skipping Trust	4.29%
Harry Hopper	12.05%
Arun Gupta	7.23%
Patrick Hendy	4.82%
Jason Booma	1.20%
Monish Kundra	3.61%
Don Doering	8.43%
Ben Lewis	0.60%
Totals	100.00%