

City of Alexandria, Virginia

MEMORANDUM

DATE: APRIL 15, 2015

TO: CHAIRMAN AND MEMBERS OF THE
OLD AND HISTORIC ALEXANDRIA DISTRICT
BOARD OF ARCHITECTURAL REVIEW

FROM: HISTORIC PRESERVATION STAFF

SUBJECT: CONCEPT REVIEW OF 3640 WHEELER AVENUE
(THE MILL BUILDING)
BAR CASE # 2015-0049

I. SUMMARY

Concept Review

The material before the Board is part of a BAR Concept Review for the redevelopment of the property at 3640-3642 Wheeler Avenue, and includes the rehabilitation of the historic mill building and the construction of a four-story self-storage facility. The historic mill is listed on the City's 100 Year Old Building List and is therefore subject to review by the Old & Historic Alexandria District BAR, pursuant to zoning ordinance Section 10-300.

The subject property is a two acre, industrially zoned site which generally slopes down from Wheeler Avenue toward the CXS right-of-way to the south. The majority of the property is paved due to its recent use as infrastructure contractor storage. It is located to the west of the City's new Police Department building and south of a residential townhouse development across Wheeler Avenue. The majority of the other uses along farther west along Wheeler Ave are low density commercial and industrial uses, including the property immediately to the west which is currently used for a new car storage parking lot. Until 1952, the property was located within the jurisdiction of Fairfax County.

The Concept Review Policy was adopted by the two Boards of Architectural review in May 2000 (attached). Concept Review is an optional, informal process at the beginning of a Development Special Use Permit (DSUP) application whereby the BAR provides the applicant, staff, the Planning Commission and the City Council with comments relating to the overall appropriateness of a project's height, scale, mass and general architectural character. The Board takes no formal action at the Concept Review stage. However, if, for instance, the Board believes that a building height or mass, or area proposed for demolition, is not appropriate and would not be supported in the future, the applicant and staff should be advised as soon as possible. This early step in the development review process is intended to minimize future architectural design conflicts between what is shown to the community and City Council during

the DSUP approval and what the Board later finds architecturally appropriate under the criteria in Chapter 10 of the Zoning Ordinance and the BAR's adopted *Design Guidelines*

The proposed DSUP project is tentatively scheduled for Planning Commission and City Council review in the fall. The DSUP for the proposed project includes a request for increased FAR and setback modifications.

History

The historic Brown's Mill, located on the western edge of the subject property, is one of only two mills still standing in the City of Alexandria. Built by either William Hartshorne or George Gilpin between **1776 and 1812**, it was known simply as a "water grist mill." The mill operated into at least the late 19th century and was known at various times as "Phoenix Mill," "Old Dominion Mill" and "Brown's Mill." The site is located just north of Cameron Run and near the location of a tributary stream. The two-story, three-bay brick mill has had a number of alterations over the past 200-plus years, including the addition of aluminum siding on the gambrel ends, steel sash hopper windows, a semi-circular front stoop and standing seam metal overhang. The building was added to the 100 Year Old Building List in 1982. The majority of the original timber frame floor and roof framing remains, though the interior of the building has been subdivided into modern offices.



Figure 1: 1927 aerial of the mill property (the mill race is visible to the left of the mill building)

Applicant's Proposal

Mill Building

The applicant proposes to remove the inappropriate, mid-20th century, one-story shop addition on the east and south elevation of the mill, returning the building to its original footprint. A free-standing one-story brick and concrete block structure behind the mill will also be demolished. A portion of the interior of the building will be renovated to convert the space into the office for the adjacent self-storage facility.

The following alterations are proposed to the mill building:

- Cleaning and repointing the brick.
- Cleaning and painting the existing wood trim.
- Removal of the asphalt paving around the majority of the building and installation of landscaping.
- Construction of a switch-back handicap ramp with a black metal railing along the east elevation of the building.
- Installation of a new door on the east elevation at the top of the ramp.
- Installation of a back lit “ezStorage” sign on the gambrel end facing Wheeler Avenue.
- Installation of “office” signs at both entrances to the building.

Proposed New Construction

The purpose section 10-301 of the One Hundred Year Old Building portion of the zoning ordinance speaks of “...preservation, protection and enhancement of buildings, structures, places, or features, *together with their landscapes and settings...*” Item (G) of that section further requires “... that additions, landscaping, and related elements be in harmony with the 100 year old building and its setting.” Therefore, the BAR’s purview extends beyond the historic structure itself to include the landscape forms and any new buildings on the parcel. As with the design review of new structures within the historic district, the primary criteria for consideration of the appropriateness of the architectural character of any new construction on the parcel is its compatibility with the historic building.

The proposed four-story self-storage facility will measure roughly 230’ by 120’ and will be set back approximately 25’ from the front property line along Wheeler Avenue. The building will be constructed of split-face concrete masonry units (CMU) and EIFS (Exterior Insulation and Finish System, or synthetic stucco) and have a flat roof. The northernmost façade, facing the street, will contain the building’s signage and be clad almost entirely of split-face CMU, with decorative tiles and sconce lighting. The clear anodized aluminum storefront windows will have cast stone headers and either clear or spandrel (opaque) glass. The main entrance to the facility will be off of the gated parking lot on the west elevation of the building, under a 5’ aluminum canopy. The top floor will be devoid of windows but will have a beige EIFS band meant to look like a cast stone frieze, and a beige EFIS parapet wall. The storefront system used for the windows will be grey in color, rather than the traditional red storefront system seen many other ezStorage buildings, such as the one shown below in Chantilly (Figure 2).



Figure 2: ezStorage building, Chantilly, VA

The applicant proposes to install back-lit individual can letter signs: “ezStorage,” “Climate Controlled” and “Self Storage” on the building’s most prominent corner, facing both east and north. The site will be enclosed by a 6’ black metal fence and brick piers. The portion of the site not required for parking will be landscaped.

II. STAFF ANALYSIS

As a reminder, many aspects of this development are not within the BAR’s regulatory purview, such as use and parking, and should not be considered by the Board. The Planning Commission and City Council will consider these aspects of the project. The BAR’s purview in this concept review work session is limited to providing guidance on height, scale, mass and general architectural character, and providing feedback on the proposed changes to the historic mill building.

The applicant will ultimately return to the Board for approval of a Permit to Demolish to remove the one-story addition and the freestanding structure, as well as a Certificate of Appropriateness for alterations to the historic mill building and the new freestanding, self-storage facility.

Permit to Demolish

When the applicant returns to seek approval of a Permit to Demolish, the Board will be asked to consider the following criteria set forth in the Zoning Ordinance, §10-305 and 10-105 (B):

- (A) No building or structure subject to the provisions of this [section 10-300](#) shall be moved, removed, capsulated or demolished in whole or in part without first obtaining a permit approved by the Old and Historic Alexandria District board of

architectural review or the city council on appeal, and the board or the city council may refuse such permit for any building or structure of such architectural or historic interest, the removal of which, in the opinion of the board or the city council on appeal, would be detrimental to the public interest of the city.

(B) Applications for permits to move, remove, capsule or demolish in whole or in part shall be made to the director.

(C) The matters that the Old and Historic Alexandria District board of architectural review or the city council on appeal shall consider in determining whether a permit to move, remove, capsule or demolish in whole or in part should be issued shall be those guidelines established in the ordinance listing the building or structure for preservation and the criteria set forth in [section 10-105](#)(B).

Permit to move, remove, capsule or demolish in whole or in part buildings or structures. The Old and Historic Alexandria District board of architectural review or the city council on appeal shall consider any or all of the following criteria in determining whether or not to grant a permit to move, remove, capsule or demolish in whole or in part a building or structure within the Old and Historic Alexandria District.

(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) 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?

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

The applicant proposes to demolish the existing one-story addition to the east and south elevation of the mill, as well as the freestanding building behind the mill. Although the exact date of these features is unknown, they were constructed after 1927 because they do not appear on the aerial map from that date (Figure 1). They are utilitarian in design and constructed of modern materials. At this time, based on limited historic document research and a brief tour of the building interior, staff supports the demolition of the 20th century features, which were unrelated to the original mill process, as this will expose formerly obscured elevations of the historic mill. However, as always, if the Board has any hesitation or objection regarding demolition of the addition or the freestanding building, members should let the applicant and staff know at this time.

Alterations to the Existing Mill Building

Staff strongly supports the proposed rehabilitation of the historic building and the removal of the inappropriate 20th century additions. Although there have been many changes to the building since its construction – new portico, stairs and windows in particular – the mill retains its brick construction and character defining gambrel roof. Staff also commends the applicant for returning much of the site to landscaped green space and believes that the future historic interpretation of the site, a DSUP condition recommended by Alexandria Archaeology, will further highlight the history of the mill. Staff encourages the applicant to use the archaeological findings in the landscaping and topography of the site, in particular the western edge where the mill race once was, to help depict the history of the building as a water-powered grist mill.

Staff has two minor concerns with the applicant's proposal that can be addressed during the Certificate of Appropriateness process. First, the proposed back lit, or internally illuminated, individual can letter signs are inappropriate on a building of this age and significance and are not consistent with the BAR's sign policy of allowing only externally illuminated signs on early buildings. Staff recommends that the applicant explore alternative ways to identify the office space within the mill which are more sympathetic to this late 18th/early 19th century mill building.

Second, staff finds the handicap ramp to be far too prominent on the historic east elevation and instead recommends a less intrusive solution, such as a mechanical lift, adjacent to the proposed new door. Staff also recommends shifting the surface parking to the south slightly, behind the façade of the new storage building, to increase the landscape area around the historic building and remove cars from the view of the mill building when traveling west on Wheeler Avenue.

The BAR's longstanding practice is to not require applicants to make alterations or to restore portions of the building not otherwise proposed for alteration by the applicant. In this case, the existing steel sash windows are, clearly, not original; the gable ends are clad in aluminum siding; and the existing copper roofed canopy and brick stoop conflict with the historic character of the

mill. While the applicant has no present plans for use the majority of the mill building, staff hopes that these elements will be restored as part of a separate application in the future, as this is potentially valuable commercial space in a part of the city which has seen substantial improvement.

New Self-Storage Building

The BAR's *Design Guidelines* only require that new buildings be compatible with nearby buildings of historic merit and do not mandate the use of historic styles for new construction. As the Board is aware, the context for this 100 Year Old Building site is very unlike the context within the Old & Historic Alexandria District. While Wheeler Avenue was once primarily an industrial area, it has recently become home to more varied and upscale uses, such as residential townhouses across Wheeler Avenue, the Camerone Parke townhouses south of the CSX railroad tracks, and the City's new police headquarters facility. It is within this context that the proposed new self-storage building is being considered.

While the proposed building is clearly based directly on ezStorage's prototype building, staff generally finds the design of the proposed new building to be in keeping with the scale and character of Wheeler Avenue, respectful of the adjacent historic building, and a reasonable transition between the large, very contemporary Police headquarters and the mill. The neoclassical style of the building recalls historic Alexandria commercial buildings, such as the Crilley Warehouse at 216 North Lee Street.



The new building is set back from Wheeler Avenue, preserving the view of the mill when arriving from the east. The front of the building is a narrower than the body of the building and is broken into smaller bays with pilasters and fenestration, which helps relate to the smaller scale of the mill. The higher quality materials: Cast stone, split face CMU, and glazed tile accents have been used on the portion of the building closest to the street and the historic mill. A stucco finish is used on the large expanses of wall in the rear half of the building, which staff supports in this location, but the proportion of the CMU base on this section of the wall is oddly high and should be lowered, with the savings in masonry perhaps being used to further enhance the street facade. Unfortunately, the applicant will likely be required by the Alexandria Police Department to use opaque spandrel glass for all windows facing the Police headquarters building for security reasons. While opaque glass is discouraged by the Design Guidelines, staff feels this is a more attractive option than no windows on this highly visible east side.

While this is only concept review, staff recommends restudy of some relatively minor features before proceeding with the DSUP process, primarily to the proposed fourth floor of the building and the proposed signage. Although the building will provide four levels of storage, only the first three stories will have any fenestration, creating a disproportionately large frieze band and a parapet that primarily serves as a backdrop for the proposed signage. Staff recommends a more classical facade proportion and the addition of fourth floor windows.

Staff also cannot support the proposed large back-lit box signs. As noted in the zoning comments below, some of the signs are located above the roofline or not facing a public street and are not permitted by the zoning ordinance. Not only are they visually too large but they are back-lit (internally illuminated plastic face letters), which the Board very rarely supports. Staff supports smaller and more subtle signs, with halo or external illumination which can be explored with the applicant as part of the fourth floor restudy, prior to their return to the BAR.

At this time, staff recommends support for the height, scale, mass and general architectural character, and continued restudy of the areas discussed above.

Next Steps

At this time, it is anticipated that the DSUP will be reviewed by Planning Commission and City Council in the fall of 2015. Following City Council approval, the applicant would then return to the BAR with a formal application for a Permit to Demolish and a Certificate of Appropriateness. The applicant should continue to work with staff as plans are refined to ensure continued conformance with BAR requirements and to make revisions based on the Board's comments.

IV. STAFF RECOMMENDATION

Staff recommends that the Board endorse the demolition of the 20th century portions of the historic mill and endorse the concept design for the proposed ezStorage building with respect to the height, scale, mass and general architectural character, with a restudy of the items noted in the staff report.

V. CITY DEPARTMENT COMMENTS

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

Zoning

- C-1 Applicant must submit FAR calculation form and provide floor plans with all deductions shows per floor for the main and accessory building.
- C-2 Maximum building height in the Industrial zone is 50'.
- 1) Building height must be taken from the average finished grade per section 2-154 of the zoning ordinance. Indicate average finished grade on the elevations sheets.
 - 2) Section 2-154(D) states that in the case of a flat roof with a parapet wall which is three feet in height or less, the highest point shall be the roof line. Therefore, in instances where the parapet is taller than 3', the building height shall be the top of the parapet wall. All proposed parapet walls exceed 3', resulting in areas of the building where the height measured to the top of the parapet wall exceeds 50' and does not comply with zoning.
- C-3 Staff cannot determine zoning compliance for proposed signs. Applicant must address the following issues related to signs:
- 1) Proposed sign is located above the roofline. Rooftop signs are not permitted.
 - 2) Applicant must submit dimensions of all proposed signs and building widths for all elevations where signs are proposed.
 - 3) Identification signs are only permitted to state the name and use of the building/structure. Remove "Climate Controlled" from the proposed signage.
 - 4) Lighted signs facing and in close proximity to land zoned for residential use shall not be illuminated between 10:30 p.m. and 6:30 a.m. Such signs shall be constructed so that the lighting elements are shielded from view of the residential zone by nontransparent or translucent material or other means designed to eliminate glare.
- C-4 Construction of the new building will result existing structure becoming accessory. The Accessory building cannot be located forward of the front building wall of the main building.
- C-5 Please identify the location of the AC units and the screening method(s).

- F-1 The zone transition setback will apply to the RA zoned property across the street. The applicant is currently proposing 54' to the zone line change, which based on the maximum allowable building height of 50' will comply.

Alexandria Archaeology

- F-1 Historic Brown's Mill is located on the property, only one of two mills standing in Alexandria. It was built by either William Hartshorne or George Gilpin between 1776 and 1812 and was known simply as a "water grist mill." The mill operated into at least the late 19th century and was known at various times as "Phoenix Mill," "Old Dominion Mill" and "Brown's Mill." In addition, this land is just north of Cameron Run and near the location of a tributary stream. Prehistoric sites have been found in Alexandria in similar environments. The property therefore has potential to contain archaeological resources that could provide insight into Native American life prior to European contact and into nineteenth and twentieth-century mill activities.
- F-2 If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.
- C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Archaeology Comments

Hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. (Archaeology)

The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Resource Management Plan is in place to recover significant resources in concert with construction activities. * (Archaeology)

Call Alexandria Archaeology (703/746-4399) two weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for city archaeologists can be arranged. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

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. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

Certificates of Occupancy shall not be issued for this property until interpretive elements have been constructed, interpretive markers have been erected, and the final archaeological report has been received and approved by the City Archaeologist.*** (Archaeology)

Open Space and Landscaping

Hire a professional consultant to work with staff and the landscape designers to incorporate and interpret elements of the historical character and archaeological findings into the design of the open space and to prepare interpretive elements, which shall be erected as part of the development project. The site plan shall indicate themes and locations of interpretive elements. Prior to release of the final site plan, the consultant shall provide text and graphics for the signage subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Directors of P&Z and/or RP&CA.* (Arch)(P&Z)(RP&CA)

Signage

Design and develop a coordinated sign plan, which includes a color palette, for all proposed signage, including, but not limited to site-related signs, way-finding graphics, business signs, and interpretive signage that highlights the history and archaeology of the site. The plan shall be included as part of the Final Site Plan and shall coordinate the location, scale, massing and character of all proposed signage to the satisfaction of the Directors of Archaeology, P&Z, and/or RP&CA, and T&ES.*

Transportation and Environmental Services (T&ES)

R-1 Comply with all requirements of DSP2015-00002 (TES)

R-2 The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

ATTACHMENTS

1 – Supporting Materials

2 – Application for 3640 Wheeler Avenue Concept Review Work Session

JBJ LLC

Ownership and Disclosure

March 2, 2015

The Ownership of JBJ, LLC (all above 10%) is listed below:

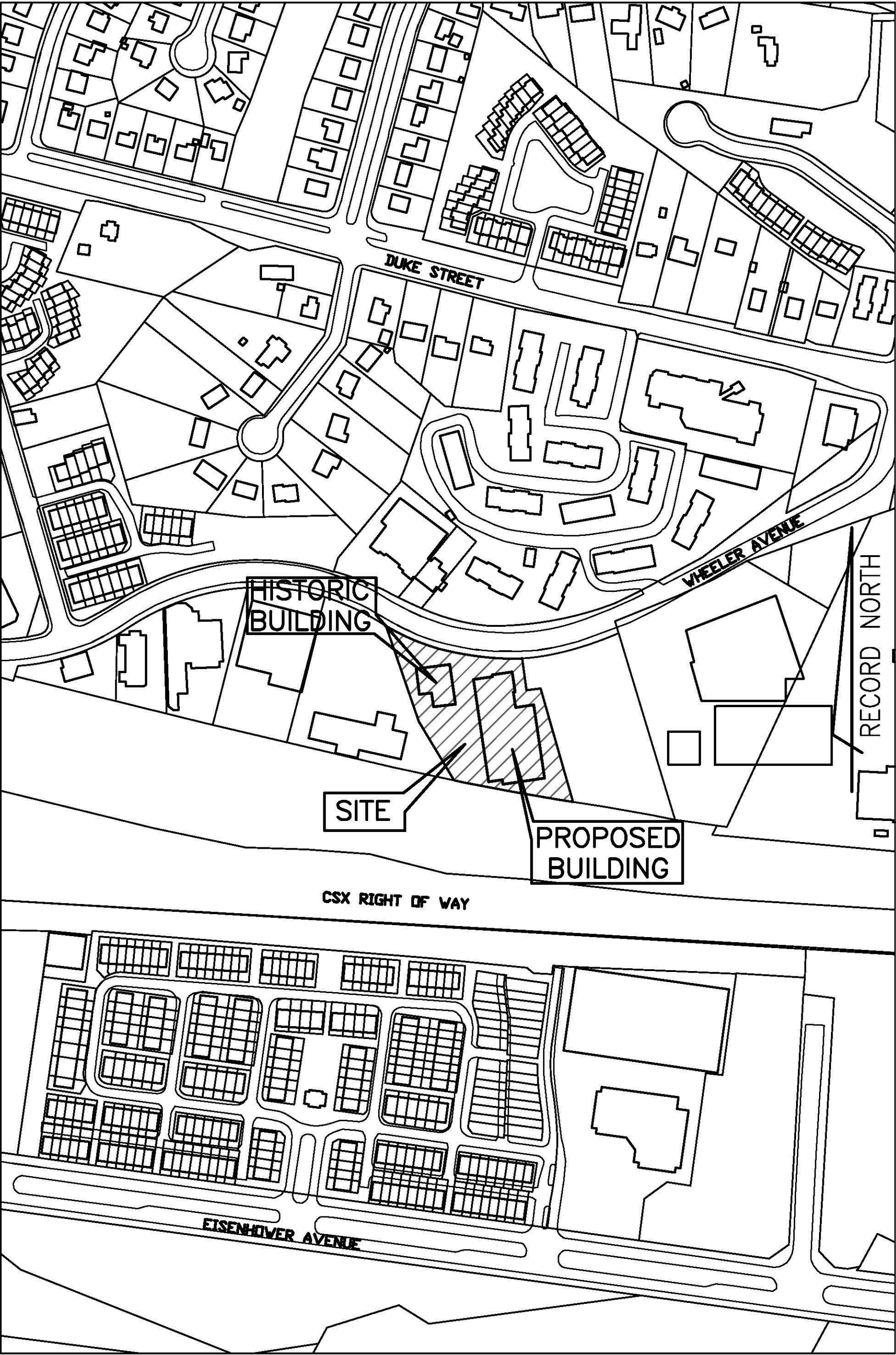
Brian E Flippo

The Brian E Flippo Family Trust

Jeffrey S. Flippo

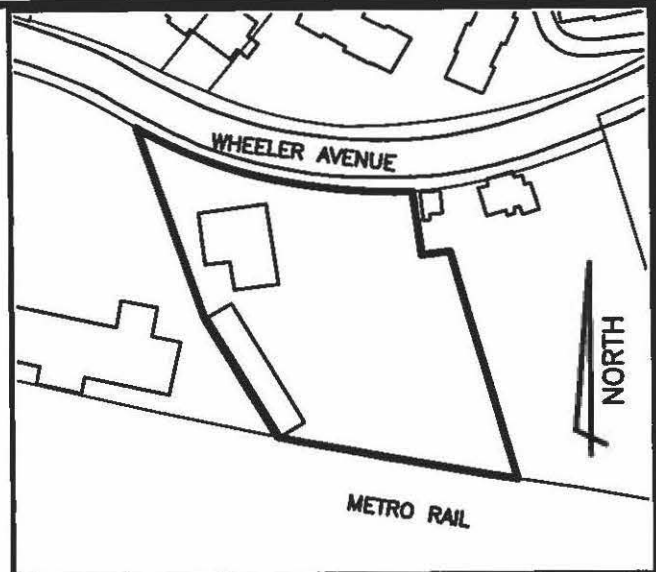
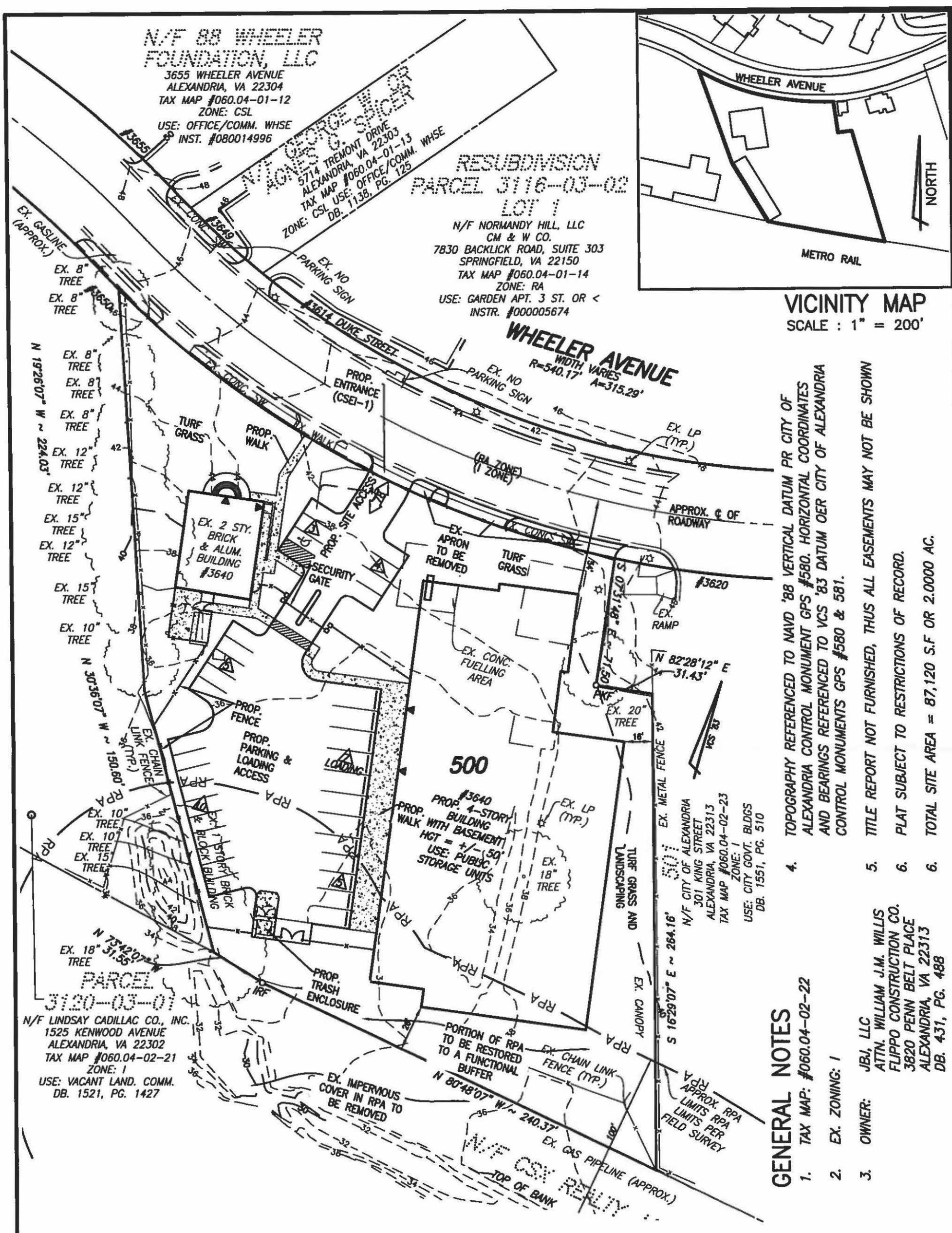
The Jeffrey S. Flippo Family Trust

None of the above have any business or financial relationships with any City Council member, Planning Commissioner, BAR member, or BZA member.



CONTEXTUAL MAP
SCALE 1"=200'

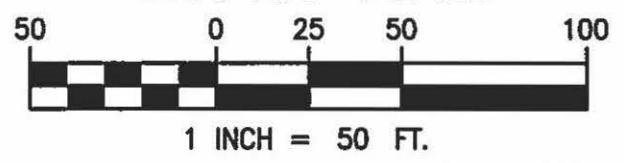
14



VICINITY MAP
SCALE : 1" = 200'

- GENERAL NOTES**
1. TAX MAP: #060.04-02-22
 2. EX. ZONING: 1
 3. OWNER: JBU, LLC
ATTN: WILLIAM J.M. WILLIS
FLIPPO CONSTRUCTION CO.
3820 PENN BELT PLACE
ALEXANDRIA, VA 22313
DB. 431, PG. 488
 4. TOPOGRAPHY REFERENCED TO NAVD '88 VERTICAL DATUM PR CITY OF ALEXANDRIA CONTROL MONUMENT GPS #580. HORIZONTAL COORDINATES AND BEARINGS REFERENCED TO VCS '83 DATUM OER CITY OF ALEXANDRIA CONTROL MONUMENTS GPS #580 & 581.
 5. TITLE REPORT NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN
 6. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
 6. TOTAL SITE AREA = 87,120 S.F OR 2.0000 AC.

GRAPHIC SCALE

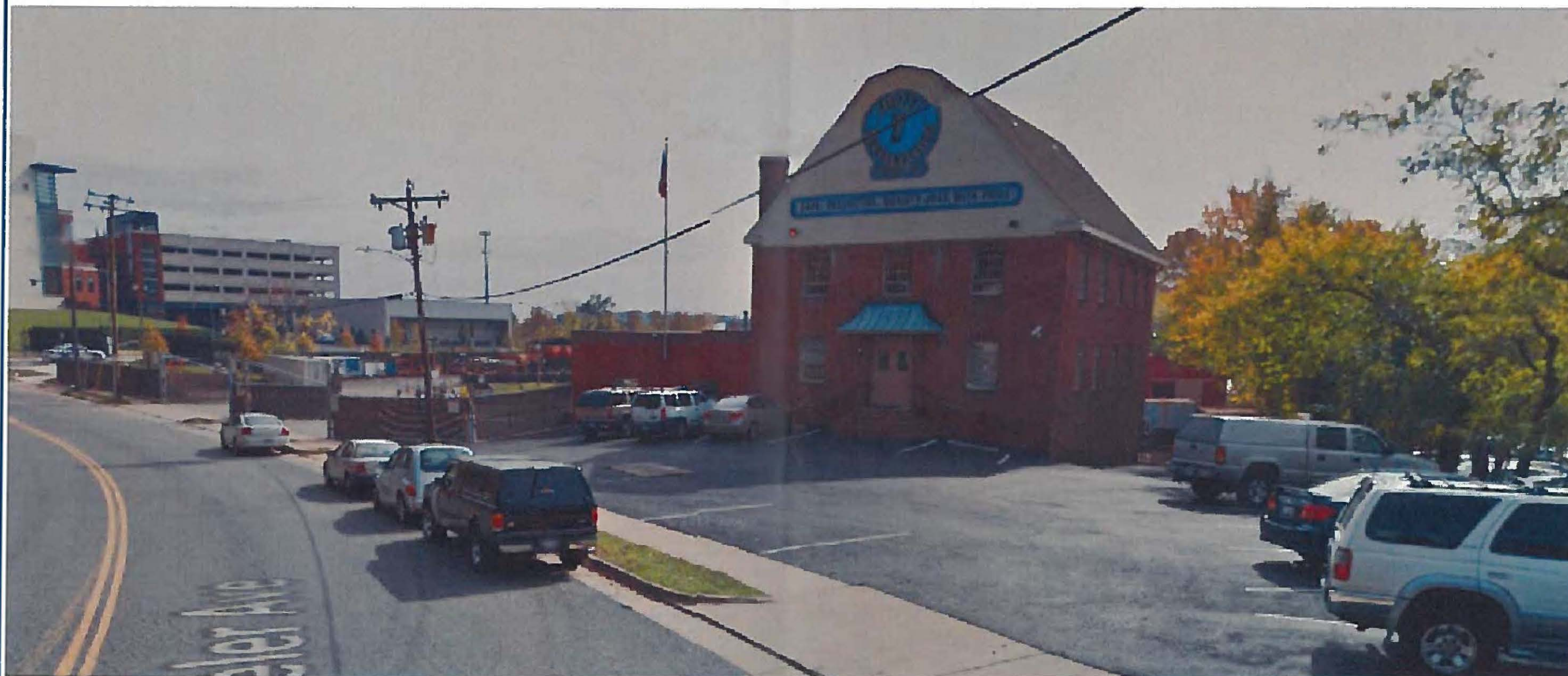


PROPOSED CONDITIONS
EZ STORAGE FACILITY
#3640 WHEELER AVENUE
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' DATE: 10 FEBRUARY, 2015

FILE NO. 14-185	COMP.	WDS
SHEET 1 OF 1	DRAWN	TG
	CHECKED	RJK



● ENGINEERING ● LAND SURVEYING ● PLANNING
730 S. Washington St. Alexandria, Virginia 22314 (703) 549-6422



VIEW FROM WHEELER FACING EAST

ALEXANDRIA

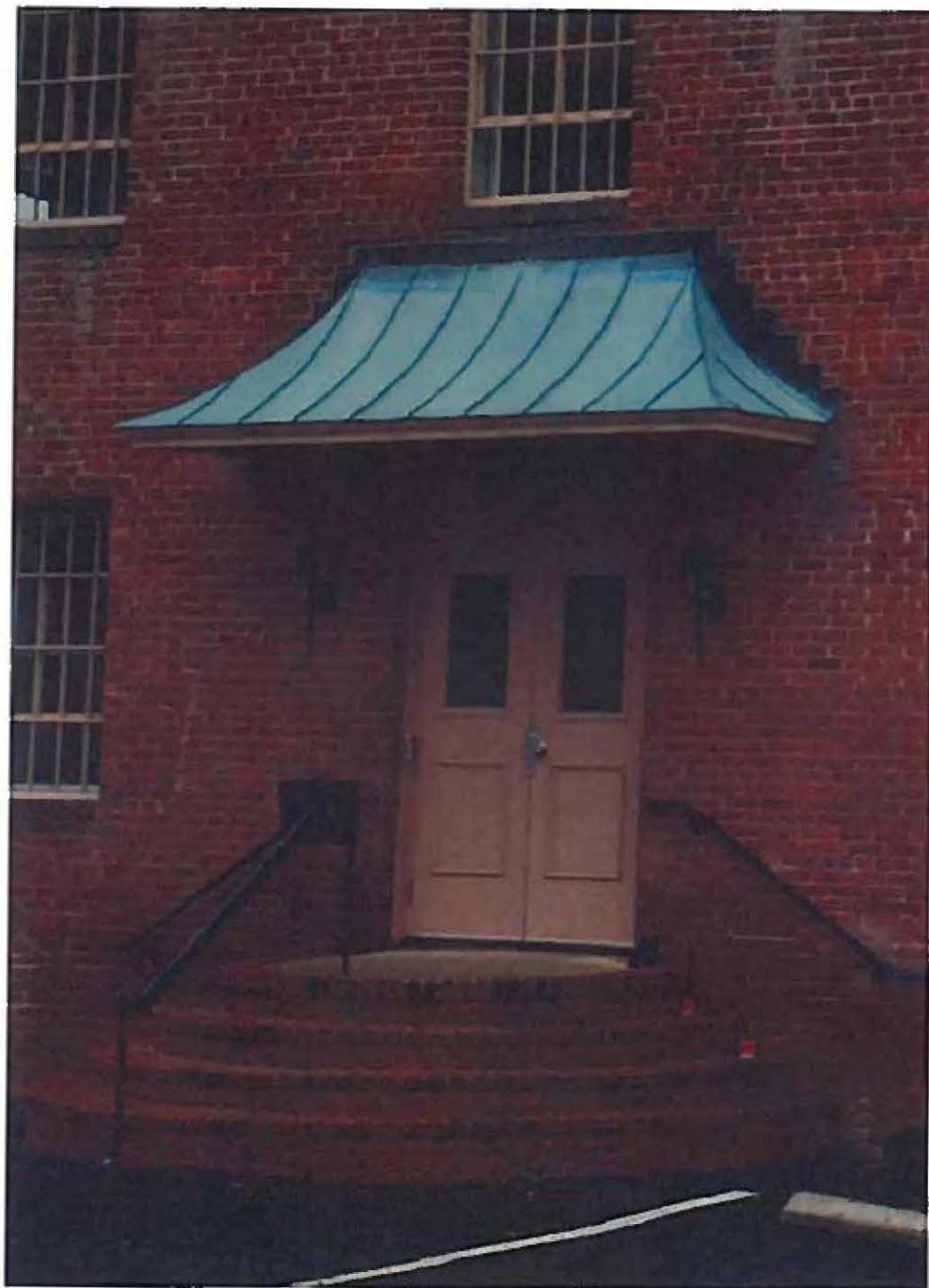
ezStorage



VIEW FROM WHEELER FACING WEST

ALEXANDRIA

ezStorage



GRIST MILL - TO BE PRESERVED

ALEXANDRIA

ezStorage



GARAGE - TO BE DEMOLISHED

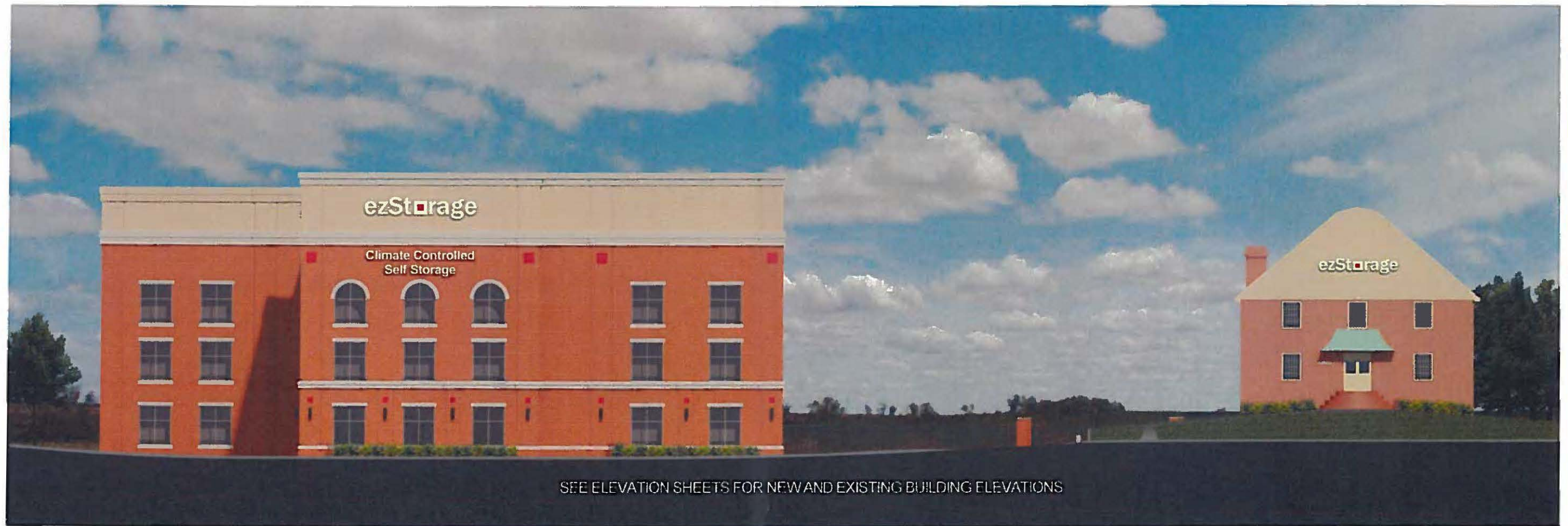
ALEXANDRIA
ezStorage



ACCESSORY BUILDING - TO BE DEMOLISHED

ALEXANDRIA

ezStorage



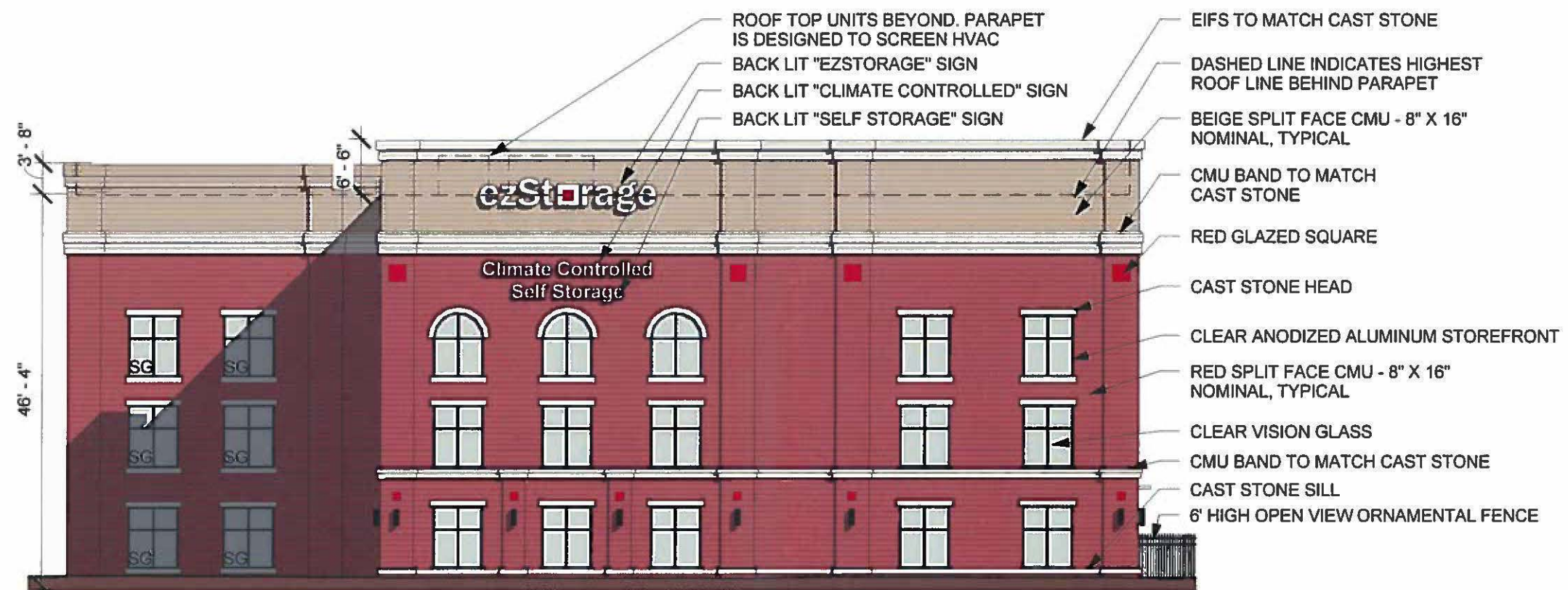
WHEELER AVENUE STREET VIEW

ALEXANDRIA

NO SCALE

ezStorage

March 2, 2018



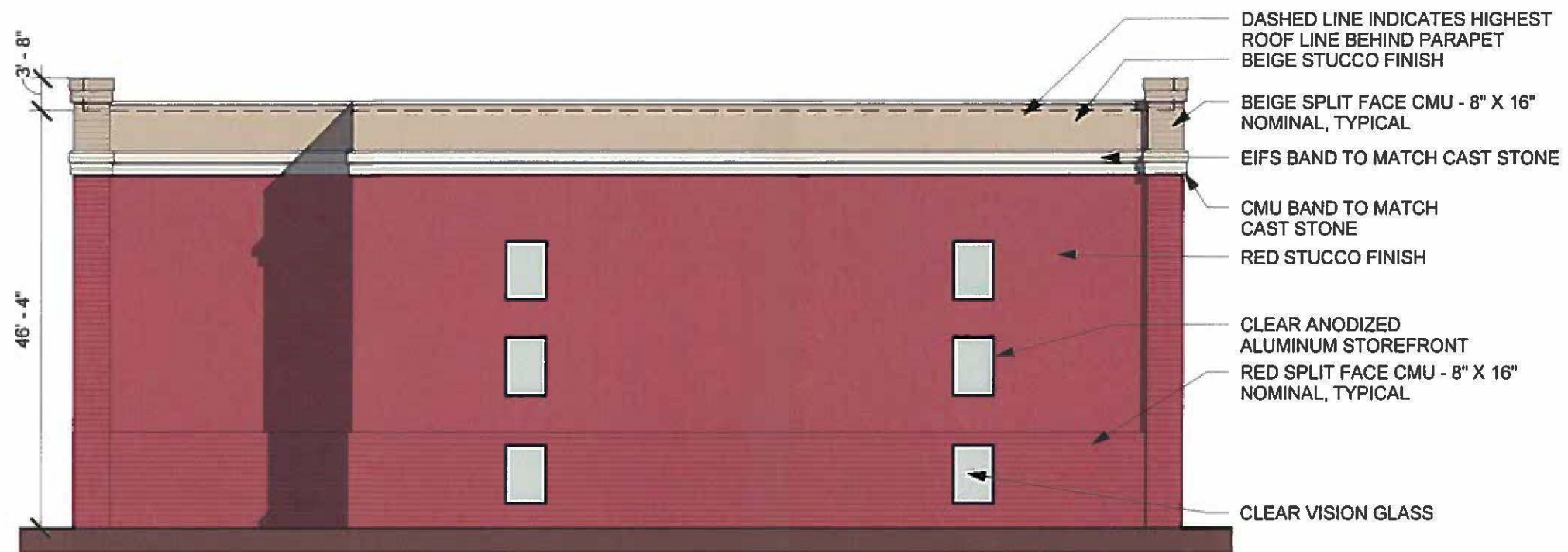
PROPOSED STRUCTURE FRONT ELEVATION

ALEXANDRIA

ezStorage

1/16" = 1'-0"

March 2, 2015

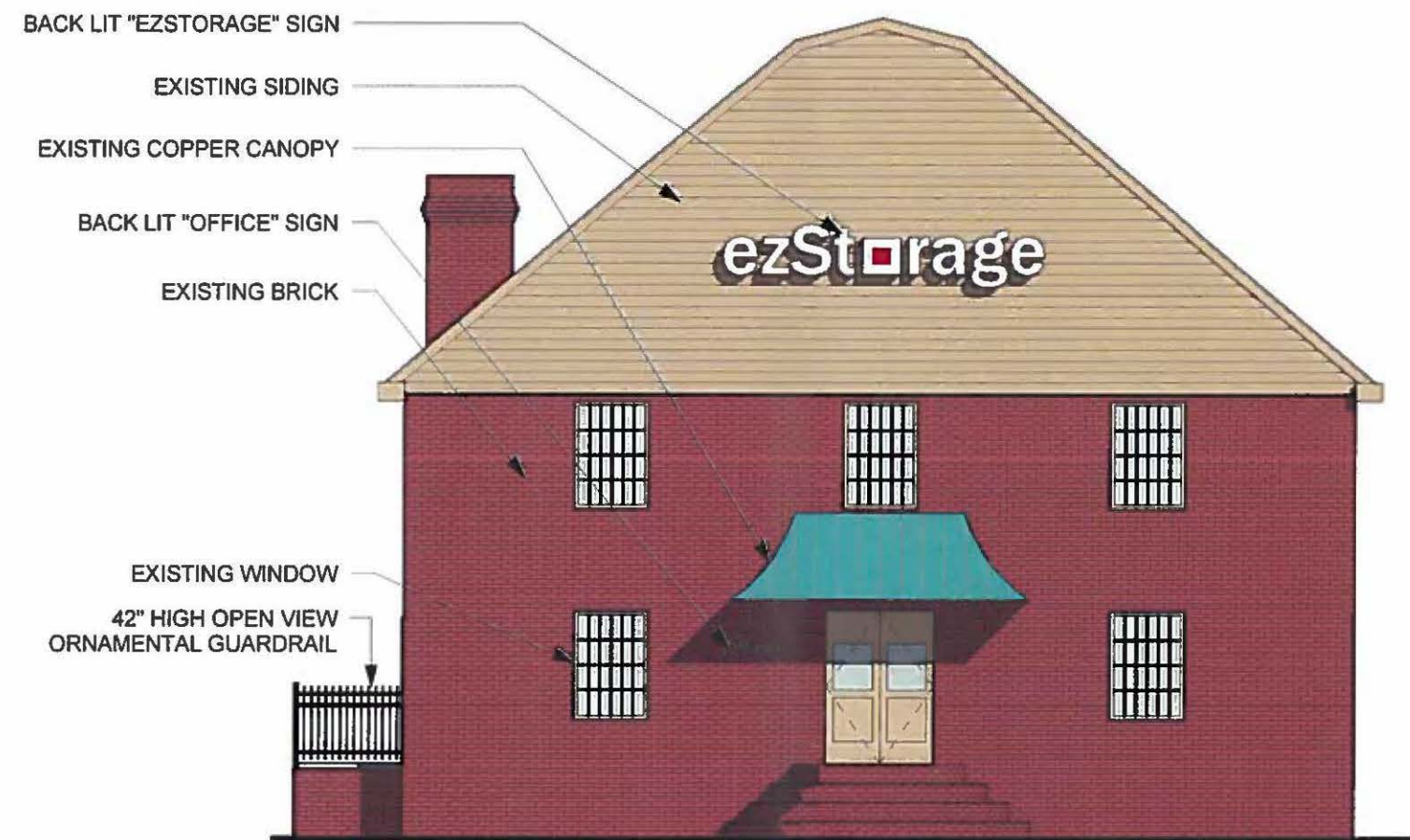


PROPOSED STRUCTURE REAR (SOUTH) ELEVATION

ALEXANDRIA

1/16" = 1'-0"

ezStorage



EXISTING STRUCTURE FRONT ELEVATION

ALEXANDRIA

ezStorage

1/8" = 1'-0"

March 3, 2016



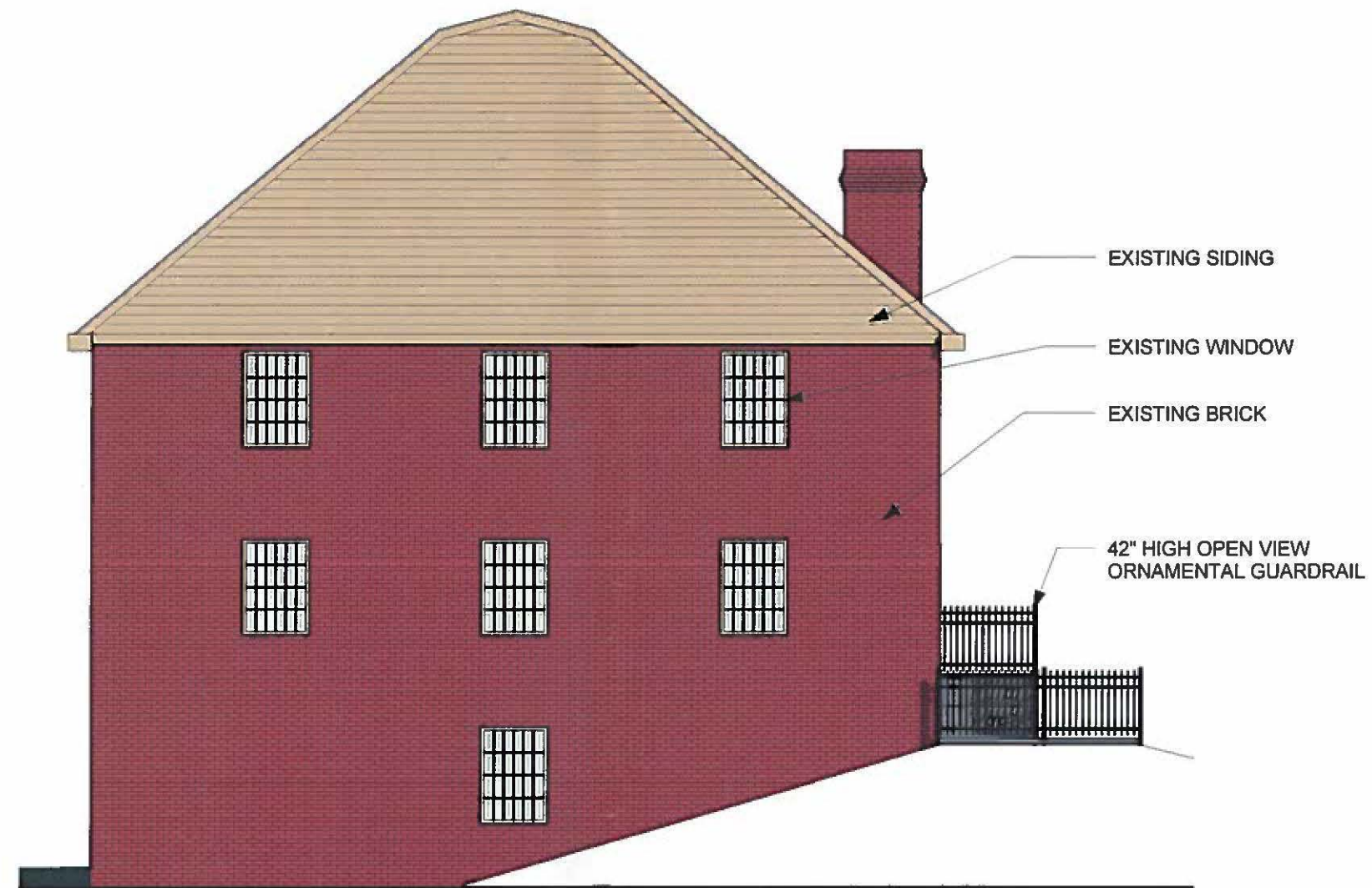
EXISTING STRUCTURE EAST ELEVATION

ALEXANDRIA

1/8" = 1'-0"

ezStorage

March 2, 2016



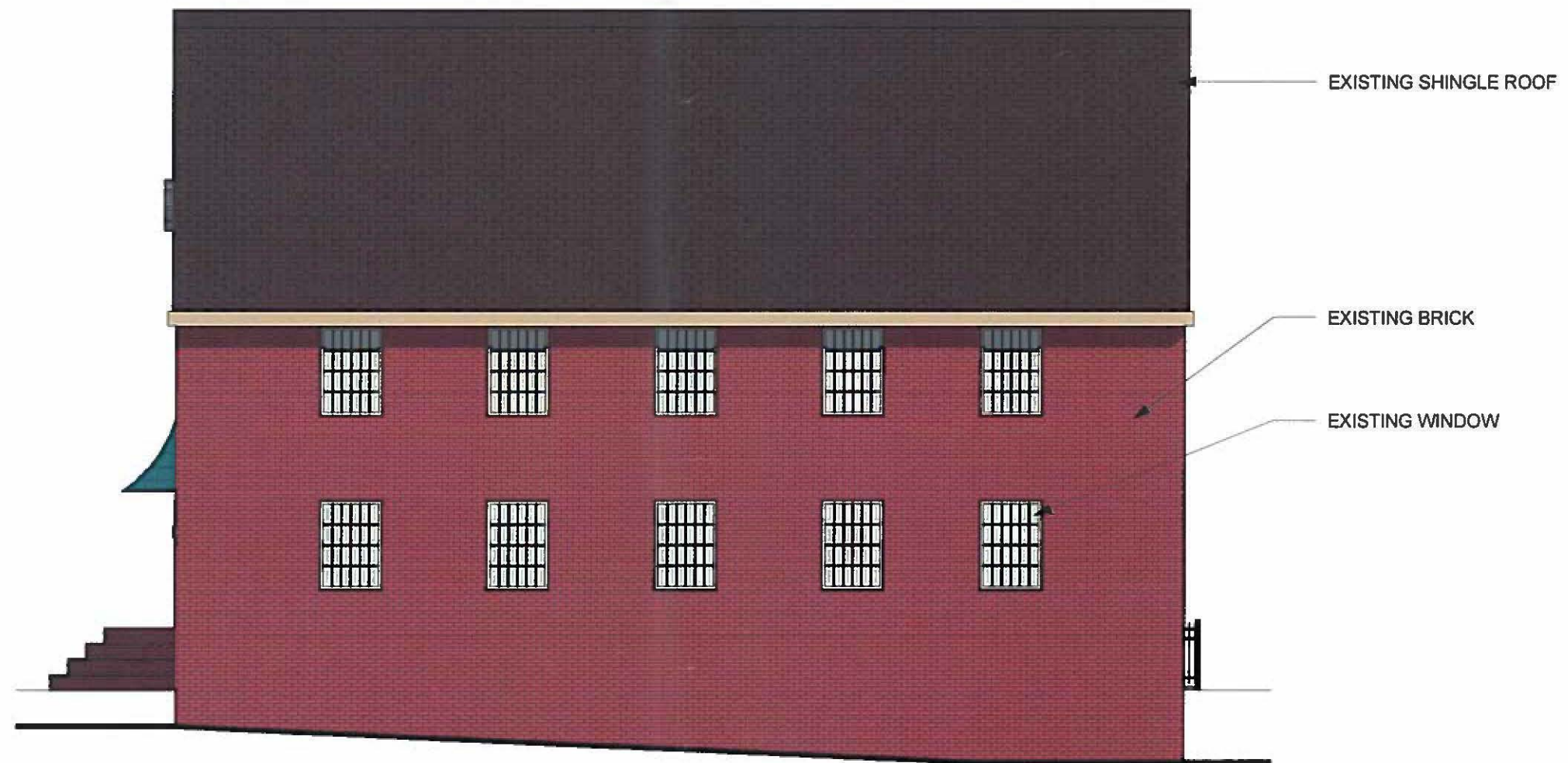
EXISTING STRUCTURE REAR (SOUTH) ELEVATION

ALEXANDRIA

ezStorage

1/8" = 1'-0"

March 2, 2015



EXISTING STRUCTURE WEST ELEVATION

ALEXANDRIA

1/8" = 1'-0"

ezStorage

March 2, 2015

ADDRESS OF PROJECT: 3640 Wheeler Ave.

TAX MAP AND PARCEL: 060.04-02-22

ZONING: I/Industrial

APPLICATION FOR: *(Please check all that apply)*

BAR CONCEPT REVIEW SUBMISSION

☐ 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: Siena Corporation / Craig Pittinger

Address: 8221 Snowden River Parkway

City: Columbia

State: MD

Zip: 21045

Phone: (443) 539-3070

E-mail: Pitt@sienacorp.com

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

Name: Walsh, Colucci, Lubeley & Walsh, P.C./By: M. Catharine Puskar

Phone: 703-528-4700

E-mail: cpuskar@thelandlawyers.com

Legal Property Owner:

Name: JBJ LLC

Address: Attn: Jim Willis Flippo Construction Co. 3820 Belt Pl.

City: Forrestville

State: MD

Zip: 20747

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 See attached description

☐ **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:
BAR CONCEPT REVIEW SUBMISSION

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.

**Board of Architectural Review
Description of Proposed Work
3640 Wheeler Avenue
Tax Map ID: 090.04-02-22**

Siena Corporation ("The Applicant") is submitting materials to the Board of Architectural Review for a concept review of its request for a Development Special Use Permit to build a self-storage facility ("ezStorage") at 3640 Wheeler Avenue ("The Property"), and to convert the 100-year old building on the Property for use as a leasing office. While the Property is not located in the Old & Historic District, the 100 year old building is under the purview of the BAR, and, given that the new building will be located on the same parcel, pursuant to the Zoning Ordinance, it requires review by the BAR as well.

The Property contains approximately 2.0 acres, is zoned I/Industrial, and is currently occupied by Flippo Construction. The Applicant requests approval of a development special use permit for a 4-story, 50 foot tall ezStorage self-storage facility containing approximately 108,900 sq. ft. of floor area. The new building will be constructed with masonry, steel, and concrete and has been sited to minimize the impact on the existing RPA on the southern portion of the site and to align its frontage with the frontage of the existing 100-year old building. The design incorporates a combination of true light and spandrel glass windows and will provide a transition from the 100-year old building to the more modern design of the Public Safety Center to the east.

The work proposed for the 100-year old building is as follows:

- Removal of the non-historic garage addition on the eastern portion of the building;
- Cleaning and re-pointing of the existing masonry;
- Cleaning and painting of the existing wood trim and siding;
- Renovation of the interior for use as the self-storage facility office;
- Addition of an ADA-accessible ramp and entrance at the east side for accessibility to the office;
- Addition of a backlit "ezStorage" sign to the front façade and small "Office" signs at each of the two entries;
- Removal of the asphalt at the front and west side of the building and adding landscaping; and
- Minor repairs as necessary.

The removal of the more recent additions to the 100 year old building and the additional renovation work will be more consistent with the original building. The new building will improve the Property and be an appropriate use for the industrially-zoned parcel without negative impacts on the 100 year old building and surrounding neighborhood.

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:*

- N/A ☐ 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.

*Not required, but will be provided

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: M. Catharine Puskar

Printed Name: M. Catharine Puskar

Date: 3/2/2015

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. Siena Corporation	8221 Snowden River Parkway Columbia, Maryland 21045	100% owned by Todd Manganaro
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 3640 Wheeler Avenue (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. JBJ LLC	Attn: Jim Willis Flippo Construction Co. 3820 Belt Pl.	See Attached
2.	Forrestville, MD 20747	
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. Todd Manganaro	None	None
2. Brian E. Flippo/ The Brian E. Flippo Family Trust	None	None
3. Jeffrey S. Flippo/ The Jeffrey S. Flippo Family Trust	None	None

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.

3/2/2015
Date

M. Catharine Puskar, Agent/Attorney
Printed Name


Signature