

Docket Item # 1
BAR CASE # 2015-0349

BAR Meeting
November 18, 2015

ISSUE: Alterations

APPLICANT: Thomas Schantz

LOCATION: 321 South Washington Street

ZONE: CD/Commercial

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness, as submitted.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
2. **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.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** 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.
5. **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.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR2015-00349



UPDATE: After the application was submitted it was determined that the proposed mural did not comply with the zoning ordinance and it has been removed from consideration. The remaining two proposed signs – a window sign and a hanging sign – were approved administratively by BAR Staff (BAR Case #2015-0362).

I. ISSUE

The applicant requests approval of a Certificate of Appropriateness for alterations at 321 South Washington Street. The alterations consist of the installation of a lattice wall and trellis approximately 25 feet in length along the north elevation of the building. This is adjacent to the building's side door which functions as the entrance to the applicant's business. The trellis portion will project approximately 3 feet over the walkway and will have mini spot down-lights integrated into the design. Both the lattice and trellis will be painted, as will the existing 6 foot rear fence and wood planter box.

II. HISTORY

The three-story brick townhouse at 321 South Washington Street, along with 319 South Washington Street, dates from c. **1857-1858**, according to Ethelyn Cox in her book Historic Alexandria Virginia Street by Street. The twin townhouses were built by Robert H. Miller as "brick tenements." Shortly after their construction, the townhouses were converted into a hospital for contrabands during the Civil War.



Figure 1: Contraband Hospital, National Archives

Following the war, the buildings returned to residential use until sometime after 1960, when they were converted to commercial and office uses. In 1968, the BAR approved the addition of the unfortunate Colonial Revival(ish) bay windows at 319 and 321 South Washington Street. The Board, and BAR staff, have approved numerous requests for signage at the subject property over the past several decades.

III. ANALYSIS

The proposed alterations comply with the zoning ordinance.

The primary purpose of the trellis is to identify and direct customers to the business' entrance along the north side of the building, as the front entrance on Washington Street functions as the front door for the upper level tenant.

The BAR's *Design Guidelines* chapter on accessory structures and outbuildings recommends that free-standing accessory structures, including their materials and exterior finishes, "...should complement, not compete with, the architecture of the main building." Furthermore, the *Guidelines*, in the chapter addressing fences, garden walls and gates, recommends that all wood material be either painted or stained. While the proposed trellis is not freestanding and is attached to the brick north wall, the principal that it should not compete with the architecture of the main building still holds. A larger, more traditional garden trellis with a double row of columns would draw far more attention and would be subject to damage from adjacent automobile parking. The cantilevered trellis also allows preservation of the wicket and spear fence along the north property line.

Staff finds the proposed arbor and trellis to be very simple in design and complementary to the Italianate style building. The trellis and arbor feature will be attached to the brick wall in limited locations and it can be easily removed without significant damage to the historic brick.

Staff finds the proposed lattice to be modest in size, partially hidden behind automobile parking on a secondary elevation, easily removable in the future, and significantly more attractive than the existing fabric awning. Staff, therefore, recommends approval of the application, as submitted.

STAFF

Stephanie Sample, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Code Administration

No code comment for new pergola, decorative exterior lighting or signage.

Transportation and Environmental Services

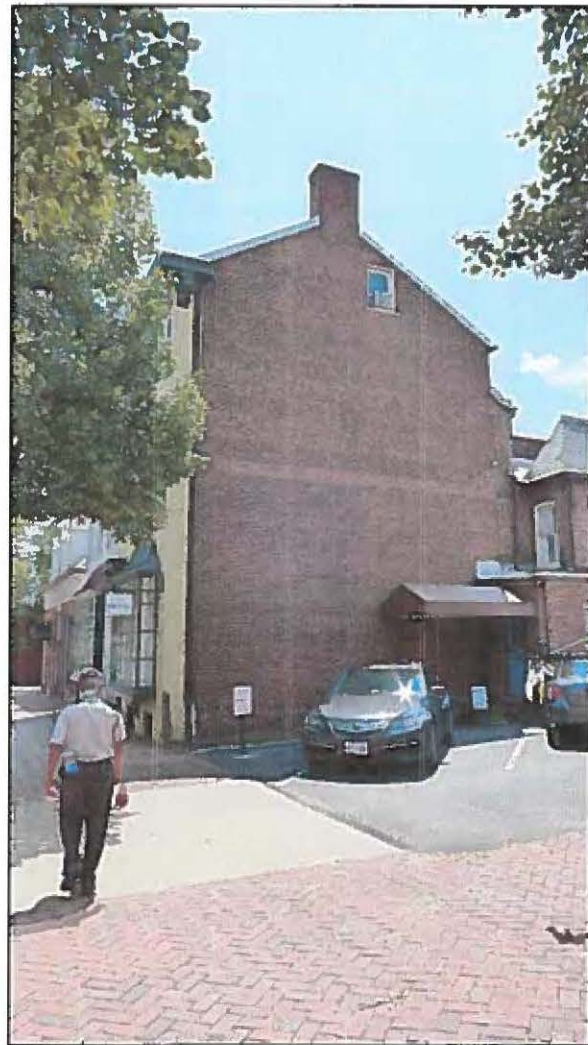
- R-1 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- C-1 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-2 A sign may be erected or displayed flat against a building wall or at an angle thereto, so long as the sign does not project more than four feet from the building wall or within one foot of an established curb line and the bottom of the sign is at least eight feet above a sidewalk or parking area and at least 14.5 feet above any alley. (Sec. 5-2-29(c)) (T&ES)
- C-3 If any portion of the signage encroaches in the right of way, the owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the city as an additional named insured. (Sec. 5-29 (h)(1)) (T&ES)
- C-4 The owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the City as an Additional Insured, against claims, demands, suits and related costs, including attorneys' fees, arising from any bodily injury or property damage which may occur as a result of the encroachment. (Sec. 5-29 (h)(1)) (T&ES)
- Please submit Insurance Certificate:**
City of Alexandria
T&ES / Permit Section
Attn: Kimberly Merritt
301 King Street, Room 4130
Alexandria, VA 22314
- C-5 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-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (sec. 5-2-1) (T&ES)

V. ATTACHMENTS

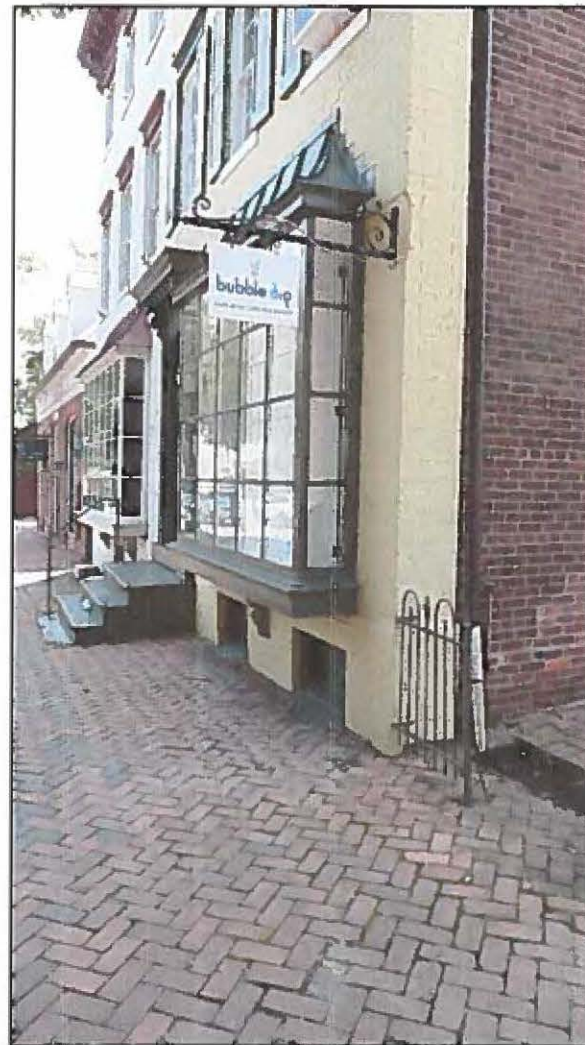
1 – Supplemental Materials

2 – Application for BAR2015-00349: 321 South Washington Street

f



2 VIEW FROM SIDEWALK
A1.00 SCALE: NONE



3 VIEW OF STOREFRONT
A1.00 SCALE: NONE



4 VIEW OF EAST SIDE STOREFRONT
A1.00 SCALE: NONE



5 VIEW OF NORTH SIDE / ENTRY DOOR
A1.00 SCALE: NONE



1 VIEW FROM WASHINGTON STREET
A1.00 SCALE: NONE

BA
BECKMANN ARCHITECTS

ALEXANDRIA OFFICE

911 King Street
Alexandria, Virginia 22314
ph: 571-327-1723
fx: 703-548-4305

PROJECT TITLE

**321 S Washington
Renovation**

APPLICATION MATERIALS

BAR2015-00349

321 S Washington St

10/19/2015

321 S. Washington St.
Alexandria, VA 22314

SEAL

**FOR B.A.R
REVIEW**

REVISIONS

NUMBER	DATE	DESCRIPTION
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DATE

10-16-2015

SHEET TITLE

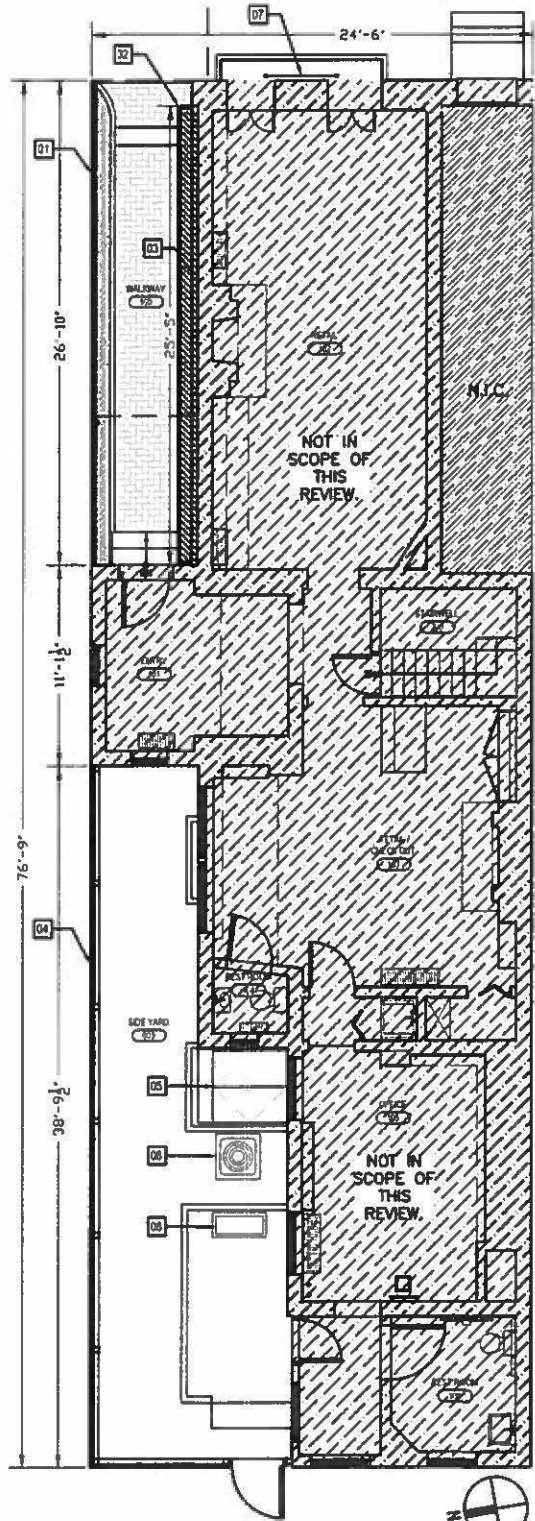
**PHOTOS
OF EXISTING**

SHEET NUMBER

A1.00

FLOOR PLAN KEYED NOTES:

- 01 ADJUST EXISTING IRON FENCE TO BE PLUMB & SECURELY INSTALLED
- 02 NEW PAINTED WOOD PLANTER BOX 12" TALL
- 03 NEW WOOD PERGOLA & TRELLIS. SEE ELEVATION & DETAILS
- 04 EXISTING WOOD FENCE
- 05 EXISTING CELLAR DOOR
- 06 EXISTING A/C CONDENSER UNIT
- 07 SIGN #2: NEW LOGO SIGN



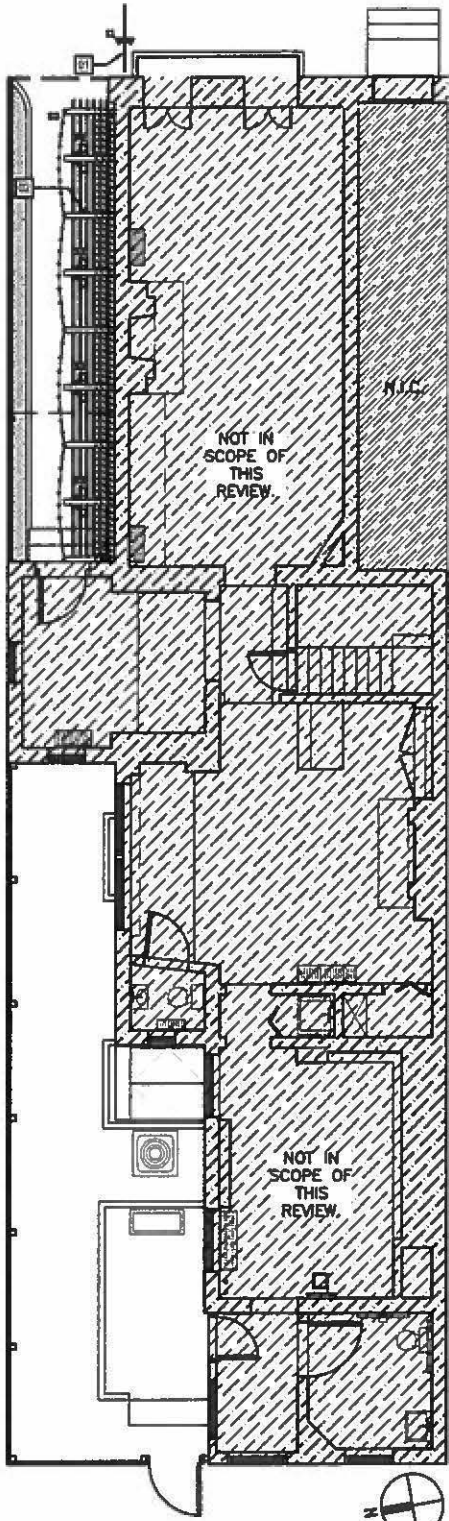
1 FLOOR PLAN / POWER PLAN
A2.00 SCALE: 3/32" = 1'-0"

RCP KEYED NOTES:

- 01 SIGN #1: NEW BLADE SIGN BY OTHERS
- 02 NEW PERGOLA & TRELLIS W/ DE-MOUNTABLE MURAL (SIGN #3). SEE ALSO 2/A3.0

RCP LIGHT FIXTURE LEGEND:

- S1 STREAMLINE WALL MOUNT DOUBLE PAR20 SPOTLIGHT FIXTURE
- S2 YOSEMITE HOME DECOR - EXTERIOR LIGHTING SERIES 2-LIGHT BRONZE OUTDOOR FLOOD LIGHT (OR EQUAL)
- S3 SIGNAL COMMERCIAL GRADE PATIO LIGHT STRING W/ INTERMEDIATE BASE SOCKETS G40 BULBS



2 REFLECTED CEILING / EXTERIOR LIGHTING PLAN
A2.00 SCALE: 3/32" = 1'-0"



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321 S Washington St
10/19/2015

321 S. Washington St.
Alexandria, VA 22314

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FLOOR PLAN
RCP/LIGHTING

SHEET NUMBER

A2.00

SIGNAGE CHART					
TAG	DESCRIPTION	LOCATION	BUILDING FRONTAGE	SIGN AREA	SIGN DIMENSIONS
SIGN #1	BLADE SIGN	EAST ELEVATION	24'-6"	5.0 SQFT	30"W X 24"H
SIGN #2	LOGO SIGN IN WINDOW	EAST ELEVATION	24'-6"	7.0 SQFT	48"W X 21"H
SIGN #3	MURAL SIGN	NORTH ELEVATION	76'-9"	76.5 SQFT	25'-6"W X 36' H

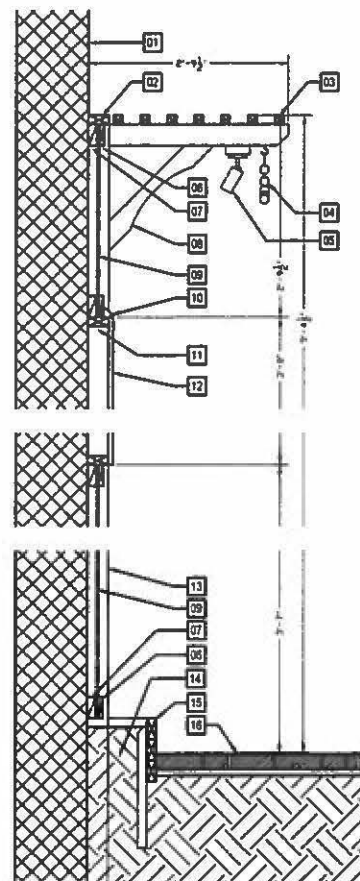
- EXTERIOR ELEVATION KEYED NOTES:
- 01 EXISTING BUILDING
 - 02 NEW WOOD PERGOLA & TRELIS. PAINTED SEE DETAIL 3/A3.00
 - 03 SCHED' MINI SPOT LIGHT. TYP OF 4
 - 04 SCHED' DECORATIVE STRING LIGHT
 - 05 SIGN #3: DE-MOUNTABLE MURAL. SEE 3/A3.00
 - 06 WOOD PLANTER BOX PAINTED
 - 07 EXISTING WOOD FENCE
 - 08 SIGN #1: NEW BLADE SIGN BOARD ON EXISTING SIGN BRACKET
 - 09 SIGN #2: NEW LOGO SIGN



1 EAST ELEVATION
SCALE 3/32" = 1'-0"



2 NORTH ELEVATION
SCALE 3/32" = 1'-0"



3 PERGOLA - SECTION DETAIL
SCALE 3/8" = 1'-0"

- GENERAL NOTES:
- 1) ALL EXPOSED TREATED WOOD TO BE PAINTED
- DETAIL KEYED NOTES:
- 01 EXISTING BRICK WALL
 - 02 TREATED 2X4 PAINTED
 - 03 TREATED 2X2 @ 4.5" O.C. PAINTED TYP
 - 04 STRING LIGHT. PROVIDE HOOK AT EVERY OUTRIGGER
 - 05 SCHEDULED MINI-SPOT LIGHT. SEE RCP
 - 06 TREATED 1X6 PAINTED
 - 07 TREATED 2X6 PAINTED
 - 08 TREATED 4X4 W/ DECORATIVE SCALLOP. PAINTED
 - 09 PRESSURE TREATED WOOD LATTICE. PAINTED.
 - 10 TREATED WD 2X2 TAPERED BLOCK. CAULK @ TOP JOINT. PAINTED
 - 11 TREATED 2X8 PAINTED
 - 12 ALUMINUM SHEET PRIMED (FOR MURAL SIGN)
 - 13 TREATED 4X4 POST. ANCHOR TO BRICK WALL PAINTED
 - 14 PLANTING BED
 - 15 TREATED 2X4 PLANTER BOX. ALIGN TOP WITH STAIR TREAD @ ENTRY
 - 16 EXISTING BRICK PAVING



ALEXANDRIA OFFICE

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APPLICATION MATERIALS

BAR2015-00349

321 S Washington St
10/19/2015

321 S. Washington St.
Alexandria, VA 22314

SEAL

FOR B.A.R
REVIEW

REVISIONS

NUMBER DATE DESCRIPTION

DATE

10-16-2015

SHEET TITLE
EXTERIOR ELEVS
& DETAILS

SHEET NUMBER

A3.00

ADDRESS OF PROJECT: 321 S. WASHINGTON ST.

TAX MAP AND PARCEL: #074.04-02-12

ZONING: CD

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: THOMAS SCHANTZ

Address: 609 EAST MONROE AVE

City: ALEXANDRIA State: VA Zip: 22301

Phone: (703) 200-5960 E-mail: tombschantz@gmail.com

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

Name: SCOTT MCGHEE

Phone: (703) 200-5960

E-mail: smcghee@beck-arch.com

Legal Property Owner:

Name: ELKINS 321 SOUTH WASHINGTON LLC

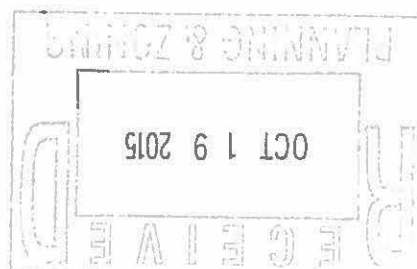
Address: C/O WILLIAM J REAP CO P.O. BOX 2503

City: SPRINGFIELD State: VA Zip: 22152

Phone: E-mail:

- | | | |
|------------------------------|--|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there an historic preservation easement on this property? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | If yes, has the easement holder agreed to the proposed alterations? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there a homeowner's association for this property? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> 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 checked="" type="checkbox"/> lighting | <input checked="" 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).*

NEW PERGOLA & TRELLIS

NEW DECORATIVE EXTERIOR LIGHTING

NEW SIGNAGE: SIGN #1 BLADE SIGN

SIGN #2 WINDOW SIGN

SIGN #3 MURAL SIGN

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- ☐ ☐ Survey plat showing the extent of the proposed demolition/encapsulation.
- ☐ ☐ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- ☐ ☐ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- ☐ ☐ Description of the reason for demolition/encapsulation.
- ☐ ☐ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

- N/A
- ☐ ☐ Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
 - ☐ ☐ FAR & Open Space calculation form.
 - ☐ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
 - ☐ ☐ Existing elevations must be scaled and include dimensions.
 - ☐ ☐ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
 - ☐ ☐ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
 - ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
 - ☐ ☐ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- N/A
- ☒ ☐ Linear feet of building: Front: _____ Secondary front (if corner lot): _____.
 - ☒ ☐ Square feet of existing signs to remain: _____.
 - ☒ ☐ Photograph of building showing existing conditions.
 - ☒ ☐ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
 - ☒ ☐ Location of sign (show exact location on building including the height above sidewalk).
 - ☐ ☐ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
 - ☐ ☐ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: Check N/A if an item in this section does not apply to your project.

- N/A
- ☒ ☐ Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
 - ☐ ☒ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
 - ☒ ☐ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
 - ☐ ☒ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
 - ☐ ☒ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 12 sets of revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: 

Printed Name: SCOTT M'GHEE

Date: 10/19/15

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. Thomas Schantz	321 S. Washington St.	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 321 S. Washington St. (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. 321 S. Washington St, LLC	321 S. Washington St	100%
2.		
3.		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Thomas Schantz	NONE	N/A
2. 321 S. Washington St	NONE	N/A
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.

11/13/15
Date

Thomas Schantz
Printed Name

T. S. L.
Signature