

Docket Item # 1  
BAR CASE #2016-0029

BAR Meeting  
March 2, 2016

**ISSUE:** Certificate of Appropriateness - Alterations

**APPLICANT:** Little Theater of Alexandria

**LOCATION:** 600 Wolfe Street

**ZONE:** CD/ Commercial Zone

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**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](mailto: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.



BAR2016-00029



## **I. ISSUE**

The applicant is requesting approval of a Certificate of Appropriateness for the installation of a handicap accessibility ramp located to the east of the primary entrance to the Little Theater of Alexandria at 600 Wolfe Street. The brick-faced ramp will gradually slope to the easternmost door on the building's façade, which will be replaced with an ADA compliant, paneled wood door similar to the existing door. One leaf of the pair of doors will be larger than the other to accommodate a wheelchair. The new ramp will have a simple metal handrail with spaced support posts to match the existing railings at the entrance steps. The existing railings will also be replaced with identical railings but lighting will be integrated into the underside of the railing to enhance pedestrian safety at the steps. The existing light fixtures flanking the main entrance will be relocated higher on the façade.

## **I. HISTORY**

The one-story Federal revival style theater at 600 Wolfe Street was constructed in **1960-1961** by W. R. Manchester (Building Permit #7170, March 1, 1960). Staff could locate no prior BAR approvals for the subject property.

The applicant obtained approval for the ramp to encroach into the public sidewalk from City Council on January 23, 2016 (ENC 2015-0006).

## **III. ANALYSIS**

In the opinion of Staff, the proposed accessibility ramp is consistent with the Board's *Design Guidelines*. The *Guidelines* recommend that "accessibility ramps and structure should not hide, obscure or cause the removal of historic architectural details" and "accessibility ramps and structure should be made of materials which are sympathetic to the building materials generally found in the historic districts." Further, the *Guidelines* recommend that "handrails should be designed to be minimum visual elements".

The proposed location of the ramp was determined by state building code requirements, the existing interior floor plan and exterior grades. The simple design and high quality materials will compliment this 1960s-era theater and the brick ramp surface will visually blend into the adjacent sidewalk paving, steps and building wall. The proposed handrails are simple and visually transparent and the lighting integrated into the handrail is both subtle and functional.

Staff recommends approval of the application as submitted.

## **STAFF**

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

## **I. CITY DEPARTMENT COMMENTS**

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

### **Zoning Comments**

Ramp is consistent with the City Council approved encroachment ordinance, ENC2015-0006.

### **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 (if required). (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 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-2 Comply with all conditions of ENC2015-00006. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-4 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)

### **Alexandria Archaeology**

There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

**V. ATTACHMENTS**

*1 – Supplemental Materials*

*2 – Application for BAR2016-0029; 600 Wolfe Street*



MEMORANDUM

**TO:** Ann Horowitz, City of Alexandria, Department of Planning and Zoning

**FROM:** Lloyd Bittinger, President

**SUBJ:** Encroachment Application

**DATE:** 16 October 2015

This memo is in response to your request for additional information associated with the encroachment application filed with your office on Thursday, 8 October 2015. Specifically, you have requested a list of all elected members of the Board of Governors at the theatre, along with a statement as to any business and/or financial relationship each may have with members of the City of Alexandria Council or the Department of Planning and Zoning.

Attached is our Board of Governors roster. Each of our governors has responded to me via email regarding the question at hand and the responses are below:

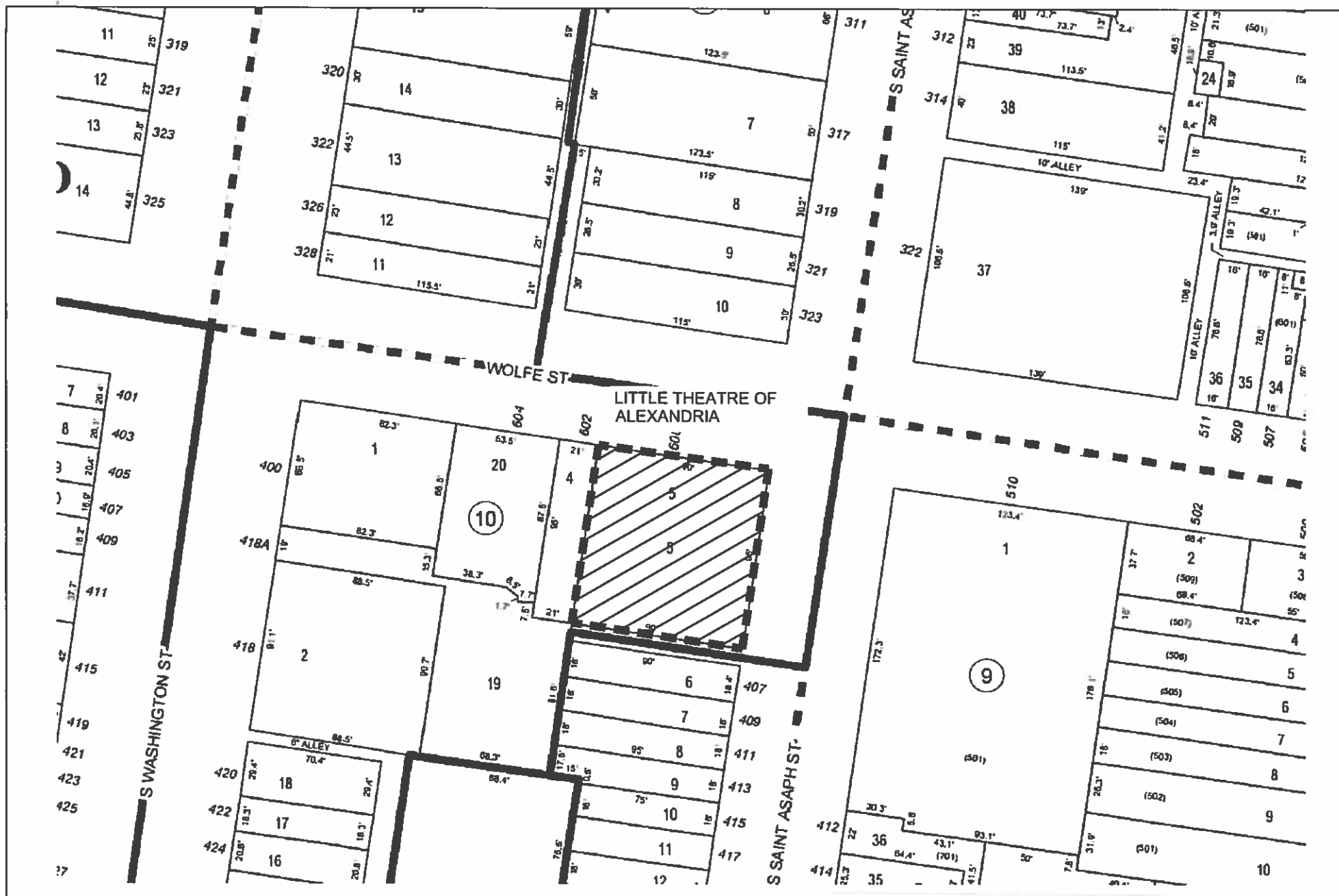
- 1) Beverly Benda, Governor for Artistic Support: No relationship
- 2) Rae Edmonson, Governor for Box Office: No relationship
- 3) David Hale, Governor for Building: No relationship
- 4) Jim Howard, Governor for Development: No relationship
- 5) Roland Branford Gomez, Governor for Education: No relationship
- 6) Eddie Page, Governor for Front-of-House: No relationship
- 7) Maria Ciarrocchi, Governor for Membership: Business relationship\*
- 8) Russ Wyland, Governor for Production: No relationship
- 9) Rachel Alberts, Governor for Public Relations: No relationship
- 10) Frank Shutts II, Governor for Seasonal Planning: No relationship
- 11) Robert Kraus, Governor for Technical Support: No relationship

\*Vice President of Public Policy and Programing for the Alexandria Chamber of Commerce; works at City Hall

Via this memo I hereby attest that I have no business and/or financial relationship with any member of the city council or any member of the Department of Planning and Zoning. Email responses as specified above are attached.







QUINN EVANS ARCHITECTS  
2121 WARD PLACE NW  
FOURTH FLOOR  
WASHINGTON DC 20037  
(202) 298-6700

Scale: NO SCALE REF:

Project Name : LITTLE THEATRE OF ALEXANDRIA

Project Address: 600 Wolfe Street, Alexandria, VA

LOCATION MAP

Application Materials  
BAR2016-00029  
600 Wolfe St  
2/1/2016

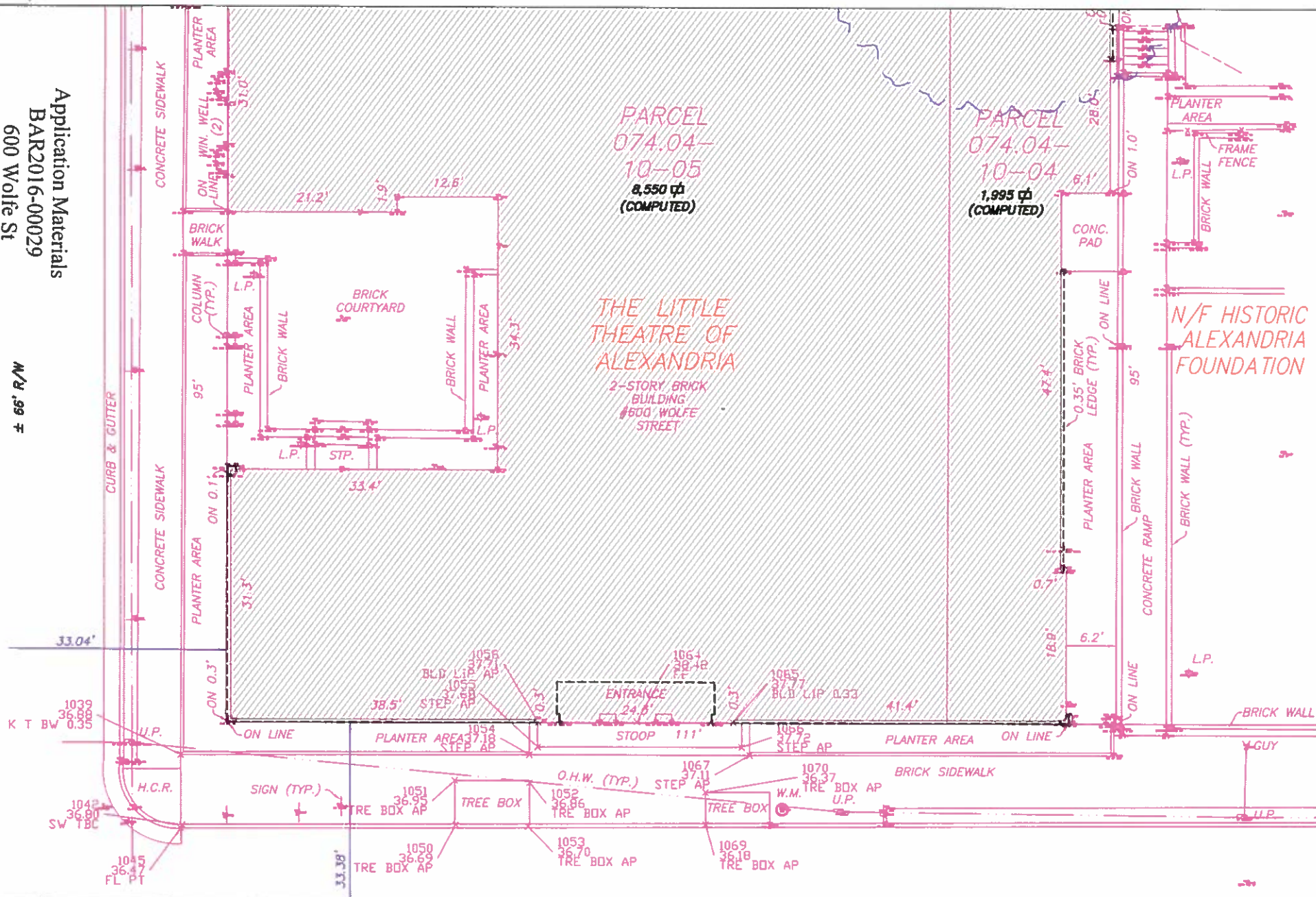
Project Number 31402301

Date: 9/28/2015

Sketch Number:

G101



$\pm 66' R/W$ 

2121 WARD PLACE NW  
FOURTH FLOOR  
WASHINGTON DC 20037  
(202) 298-6700

Scale: 1/16" = 1'-0" REF:

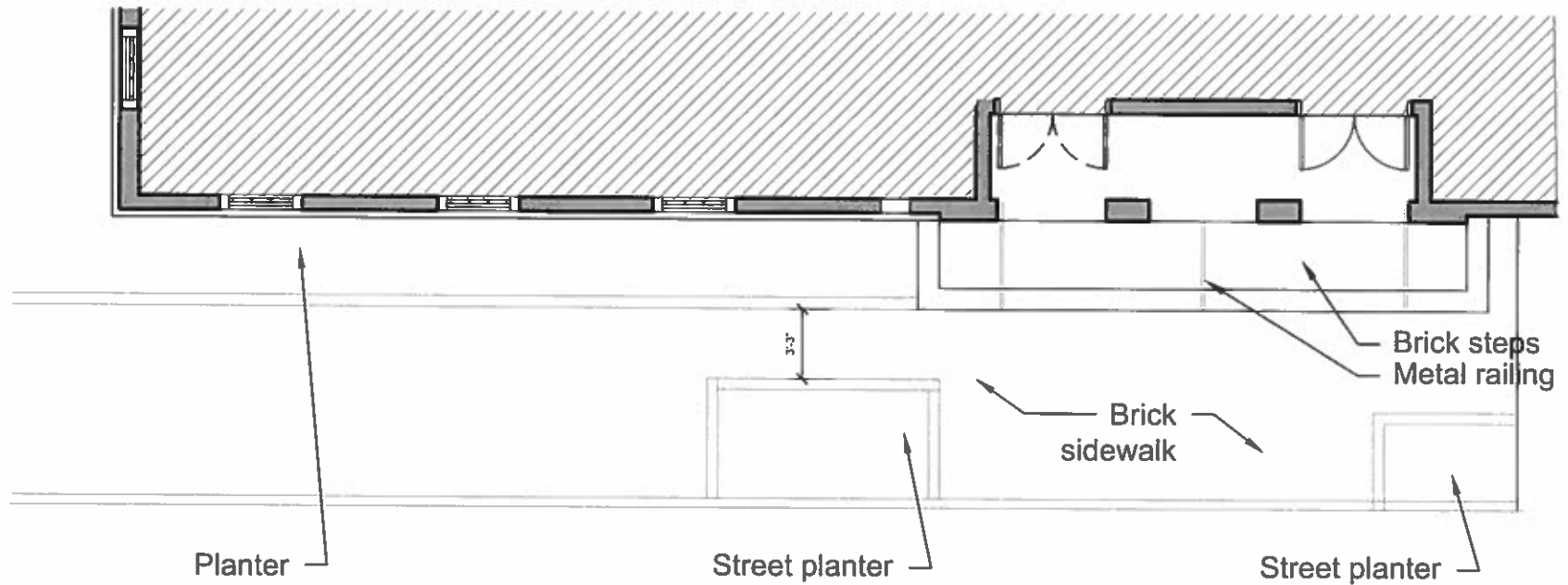
**Project Address: 600 Wolfe Street, Alexandria, VA**

# SITE SURVEY

Sketch Number:

C101





Application Materials  
 BAR2016-00029  
 600 Wolfe St  
 2/1/2016

QUINN EVANS ARCHITECTS

2121 WARD PLACE NW  
 FOURTH FLOOR  
 WASHINGTON DC 20037  
 (202) 298-6700

Scale: 1/8" = 1'-0" REF:

Project Name : LITTLE THEATRE OF ALEXANDRIA

Project Address: 600 Wolfe Street, Alexandria, VA

**FLOOR PLAN - EXISTING**

Project Number 31402301

Date: 9/28/2015

Sketch Number:

**AE101**

8 4 0 8  
 1/8"=1'-0" SCALE OF FEET



Application Materials  
 BAR2016-00029  
 600 Wolfe St  
 2/1/2016

**QUINN EVANS ARCHITECTS**

2121 WARD PLACE NW  
 FOURTH FLOOR  
 WASHINGTON DC 20037  
 (202) 298-6700

Scale: 1/8" = 1'-0" REF:

Project Name : LITTLE THEATRE OF ALEXANDRIA

Project Address: 600 Wolfe Street, Alexandria, VA

**FRONT ELEVATION - EXISTING**

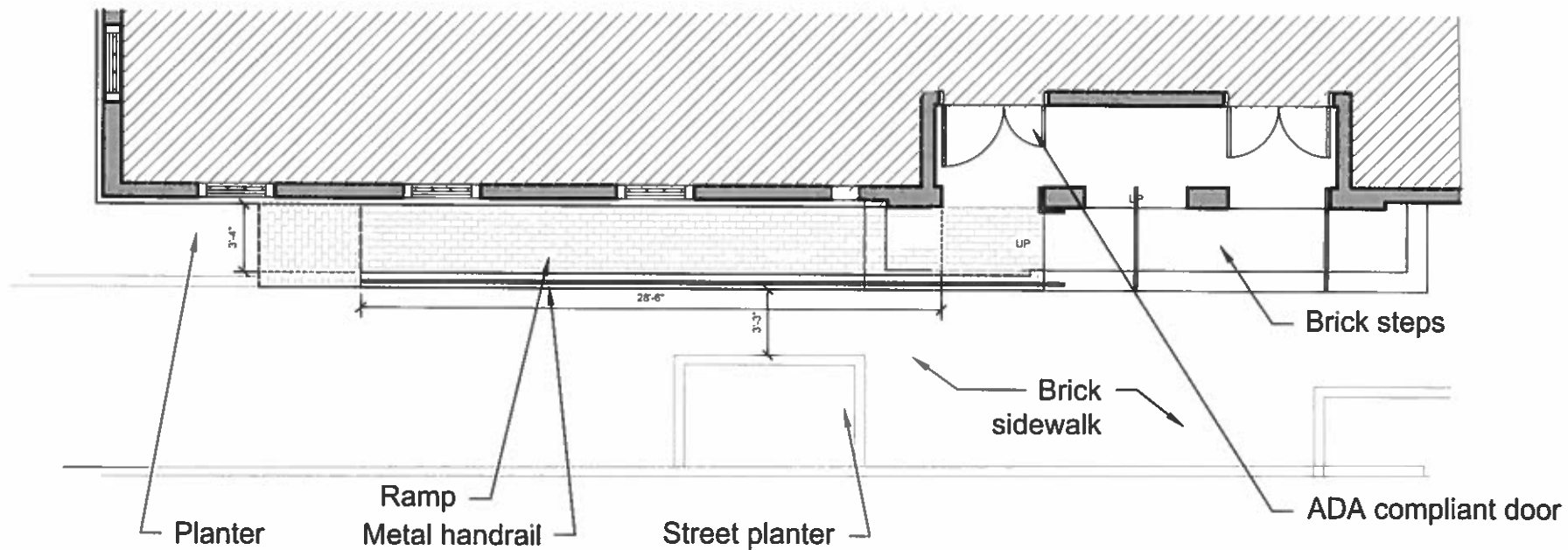
8 4 0 8  
 1/8"=1'-0" SCALE OF FEET

Project Number 31402301

Date: 8/24/2015

Sketch Number:

**AE102**



Application Materials  
 BAR2016-00029  
 600 Wolfe St  
 2/1/2016

QUINN EVANS ARCHITECTS

2121 WARD PLACE NW  
 FOURTH FLOOR  
 WASHINGTON DC 20037  
 (202) 298-6700

Scale: 1/8" = 1'-0" REF:

Project Name : LITTLE THEATRE OF ALEXANDRIA

Project Address: 600 Wolfe Street, Alexandria, VA

FLOOR PLAN - NEW WORK

Project Number 31402301

Date: 9/28/2015

Sketch Number:

A101





Application Materials  
BAR2016-00029  
600 Wolfe St  
2/1/2016

**QUINN EVANS ARCHITECTS**

2121 WARD PLACE NW  
FOURTH FLOOR  
WASHINGTON DC 20037  
(202) 298-6700

Scale: 1/8" = 1'-0" REF:

Project Name : LITTLE THEATRE OF ALEXANDRIA

Project Address: 600 Wolfe Street, Alexandria, VA

**FRONT ELEVATION - NEW WORK**



Project Number 31402301

Date: 2/1/2016

Sketch Number:

**A102**





FRONT ENTRANCE SIDEWALK ON WOLFE STREET,  
ST ASAPHE STREET INTERSECTION AT THE STOP SIGN



FRONT ENTRANCE PLANTER



FRONT ENTRANCE ON WOLFE STREET

Application Materials  
BAR2016-00029  
600 Wolfe St  
2/1/2016

QUINN EVANS ARCHITECTS

2121 WARD PLACE NW  
FOURTH FLOOR  
WASHINGTON DC 20037  
(202) 298-6700

Scale:

REF:

Project Name : LITTLE THEATRE OF ALEXANDRIA

Project Address: 600 Wolfe Street, Alexandria, VA

PHOTOS OF FRONT ENTRANCE-EXISTING

Project Number 31402301

Date: 2/1/2016

Sketch Number:

A201



## BRICKS



EXISTING  
BRICK  
AT STEPS,  
8"x3 1/2" x 2 1/8"



BRICK ON THE RAMP TO MATCH EXISTING AT THE  
TOP STEP IN COLOR AND SIZE AND PATTERN AS  
SHOWN ON PLAN.

## RAILING



NEW RAILING TO HAVE LIGHT  
FIXTURES INTEGRATED ON THE  
UNDERSIDE OF THE RAILING.  
PROFILE TO MATCH EXISTING AND  
TO BE PAINTED IN GLOSSY BLACK  
TO MATCH EXISTING.

## DOOR



NEW DOORS TO HAVE SAME  
PANELING PATTERN AS THE  
EXISTING. ONE DOOR LEAF WILL  
BE WIDER THAN THE OTHER TO  
MEET ADA. DOORS WILL BE  
PAINTED TO MATCH EXISTING.  
HARDWARE TO MATCH EXISTING  
IN FINISHES AS WELL.

Application Materials  
BAR2016-00029  
600 Wolfe St  
2/1/2016

### QUINN EVANS ARCHITECTS

2121 WARD PLACE NW  
FOURTH FLOOR  
WASHINGTON DC 20037  
(202) 298-6700

Scale:

REF:

Project Name : LITTLE THEATRE OF ALEXANDRIA

Project Address: 600 Wolfe Street, Alexandria, VA

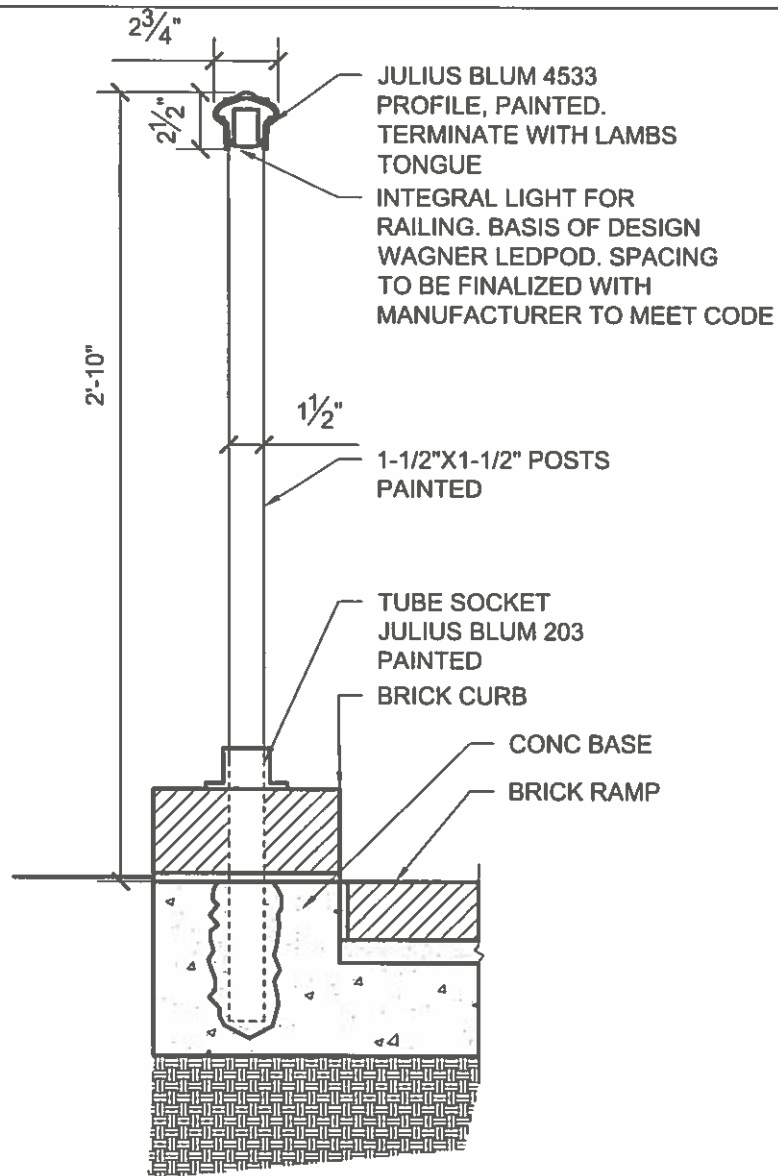
PROPOSED FINISHES 15

Project Number 31402301

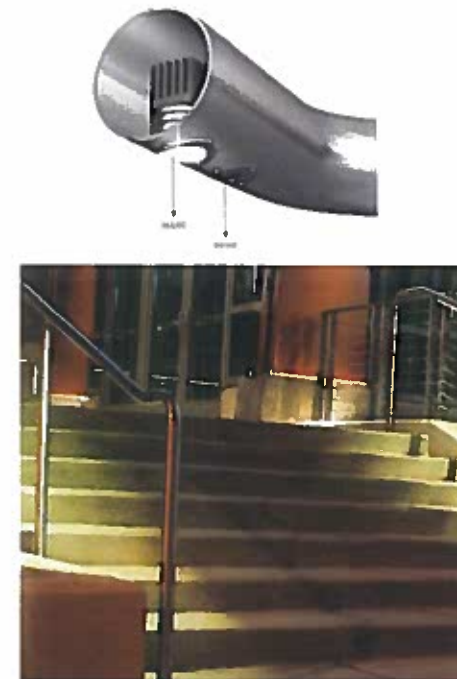
Date: 2/1/2016

Sketch Number:

A202



**TYPICAL SECTION CUT THROUGH RAILING AT RAMP**



**BASIS OF DESIGN: WAGNER LEDPOD**

Application Materials  
BAR2016-00029  
600 Wolfe St  
2/1/2016

QUINN EVANS ARCHITECTS  
2121 WARD PLACE NW  
FOURTH FLOOR  
WASHINGTON DC 20037  
(202) 298-6700  
Scale: 1 1/2" = 1'-0" REF:

Project Name : LITTLE THEATRE OF ALEXANDRIA  
Project Address: 600 Wolfe Street, Alexandria, VA

**DETAIL AT RAILING**

Project Number 31402301

Date: 2/1/2016

Sketch Number:

**A203**



## **The Little Theatre of Alexandria**

### **Special Access Ramp: Materials and colors:**

Materials and colors used for the construction of the special access ramp will be consistent with existing materials of brick and mortar with black iron railing where necessary.

Left entry door will be modified to be ADA compliant and will be of the same material and color as is the existing entry door.

BAR Case # 2016-00089ADDRESS OF PROJECT: 600 WOLFE ST., ALEXANDRIA, VA 22314-3732TAX MAP AND PARCEL: 074.04 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: LLOYD BITTINGER, PRESIDENTAddress: 6530 BRICK HEARTH CT.City: ALEXANDRIA State: VA Zip: 22306-3313Phone: (202) 253-7747 E-mail: LTALLOYD@AOL.COMAuthorized Agent (if applicable): ☐ Attorney ☐ Architect ☐ \_\_\_\_\_

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

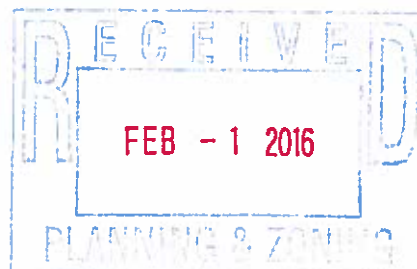
E-mail: \_\_\_\_\_

Legal Property Owner:

Name: THE LITTLE THEATRE OF ALEXANDRIAAddress: 600 WOLFE ST.City: ALEXANDRIA State: VA Zip: 22314-3732Phone: (703) 683-5778 E-mail: WWW.THELITTLETHEATRE.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.*  

☐ awning  
☒ doors  
☐ lighting  
☒ other SPECIAL ACCESS RAMP

☐ fence, gate or garden wall  
☐ windows  
☐ pergola/trellis

☐ HVAC equipment  
☐ siding  
☐ painting unpainted masonry

☐ shutters  
☐ shed
- ☐ ADDITION  
☐ DEMOLITION/ENCAPSULATION  
☐ SIGNAGE

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

LTA to add an accessible ramp on the east side of the main entrance on Wolfe Street. Currently, there is a flower bed in this location. The ramp will not extend beyond the footprint of this flowerbed in width and will terminate in a landing between eastern most windows.

**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.

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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: Lloyd BittingerPrinted Name: LLOYD BITTINGERDate: 02/01/16

# 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. THE LITTLE THEATRE OF ALEXANDRIA	600 WOLFE ST. ALEXANDRIA, VA 22314-3732	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 \_\_\_\_\_ (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. THE LITTLE THEATRE OF ALEXANDRIA	600 WOLFE ST. ALEXANDRIA, VA 22314-3732	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.		
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.

02/01/16      LLOYD BITTINGER      *Lloyd Bittinger*  
Date      Printed Name      Signature