

Docket Item # 1
BAR CASE # 2016-0100

BAR Meeting
May 4, 2016

ISSUE: Certificate of Appropriateness

APPLICANT: Union Street Public House, LLC

LOCATION: 121 South Union Street

ZONE: CD / Commercial Zone

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness application with the condition that the pipe railing be painted a red brick color.

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.



BAR2016-0100



I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness for the installation of a new steel pipe guardrail on the existing second floor terrace and the conversion of the existing terrace window to a door. The rendering shows a door with glazing in the upper portion, although the material has not been specified. The pipe railing will be simple in design. The applicant has not indicated what color the railing will be painted.

II. HISTORY

This site was originally the home of W.S. Moore's Machine Shop in the mid-19th century. Until World War II, when all the buildings on the site were demolished, the site housed a box manufacturing plant, a hardware store, an oyster house, and a junk and scrap yard.¹

During the early **1970s**, a two-story infill building was constructed, which integrated the first floor of the brick wall which surrounded the historic scrap yard. This infill building, was significantly renovated in the late 1980s into the current building.



Site Photo 1971, prior to 1986 Renovations



Site Photo 1986, prior to Current Renovation

III. ANALYSIS

The Board's *Design Guidelines* state that "railings should be appropriate to the historic style of the structure" and "should be made of materials which are sympathetic to the building materials." In this case, the 10' x 13' roof terrace for outdoor dining will be minimally visible from the street and does not alter the architectural character of the existing building. Staff has no objection to the proposed pipe guardrail, as it is a simple design that is as visually transparent as possible. Likewise, the conversion of the window opening to a door will be almost indistinguishable to pedestrians on the ground and will not impact any historic fabric. Given the late 20th century age of the portion of the building where the new door will be located, a fiberglass or aluminum clad door would be appropriate, per the Board's policy. Staff recommends that the railing be painted a red brick color to blend in with the surrounding wall material.

¹ Sanborn Fire Insurance Maps, 1885-1958.

STAFF

Amirah Lane, Historic Preservation Sr. Planning Technician, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning Comments

- C-1 Proposed roof top outdoor dining does not fall under the King Street Outdoor Dining Program. The applicant must apply to amend the SUP to allow for the roof top dining area.
- C-2 Enlarging the window opening and replacing with a door will comply with zoning.
- R-1 Staff recommends the elements of the dining area comply with the King Street Outdoor Dining Design Guidelines, otherwise the outdoor dining setup will require separate review by the BAR.

Code Administration

No Comments Received.

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- 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 If the alley adjacent to the parcel is to be used at any point of the construction process the following will be required:
 - a. For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
 - b. For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (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 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (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)

Alexandria Archaeology

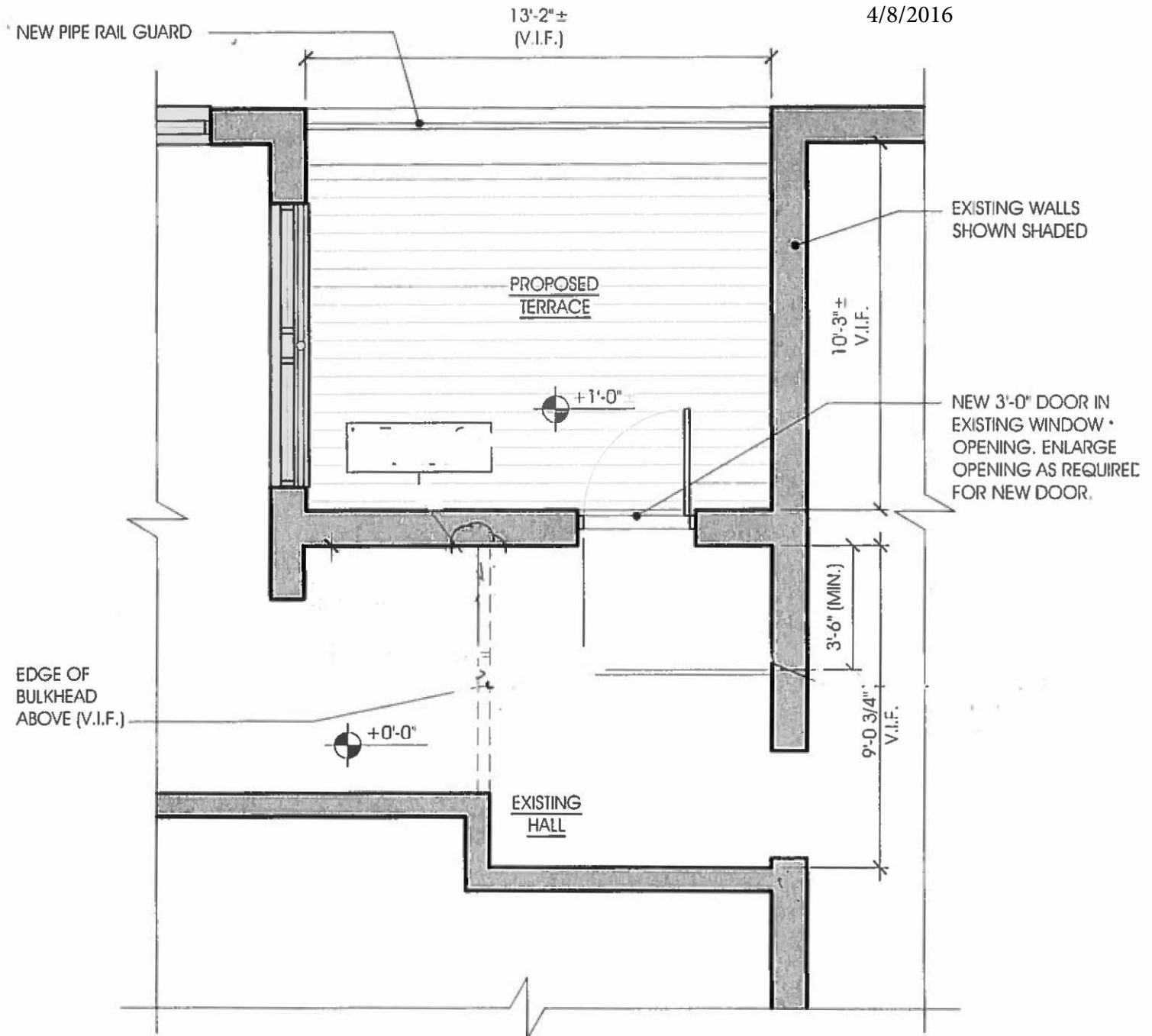
No Comments Received.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2016-00100: 121 S Union Street

Application Materials
 BAR2016-00100
 121 S Union St
 4/8/2016



04.04.16

PROPOSED TERRACE PLAN

1/4"=1'-0"

UNION STREET PUBLIC HOUSE

11.031

RUST | ORLING
 ARCHITECTURE



04.04.16

PHOTOGRAPH OF EXISTING CONDITIONS

NOT TO SCALE

UNION STREET PUBLIC HOUSE

16.015

RUST | ORLING
ARCHITECTURE

W:_2016\16015 Union Street Pub\Drawings\16015_Union Street Pub.dwg 4/1/2016 5:31:20 PM alexa kurusko, Copyright RUST | ORLING Architecture.

NEW 3'-0" DOOR IN EXISTING WINDOW
OPENING. ENLARGE OPENING AS
REQUIRED FOR NEW DOOR

NEW PIPE RAIL GUARD



04.04.16

PROPOSED ROOF TERRACE

NOT TO SCALE

UNION STREET PUBLIC HOUSE

16.015

RUST | ORLING
ARCHITECTURE

W:\2016\16015 Union Street Pub\Drawings\16015_Union Street Pub.dwg 4/1/2016 5:31:46 PM alana kurusheva, Copyright RUST | ORLING Architecture.

ADDRESS OF PROJECT: 121 S. Union StTAX MAP AND PARCEL: 075.01-06-15 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: QW MacBean Inc., T/A Union Street Public HouseAddress: 121 S. Union StCity: Alexandria State: VA Zip: 22314Phone: (703) 548-1785 E-mail: info@unionstreetpublichouse.comAuthorized Agent (if applicable): ☐ Attorney ☐ Architect ☒ MANAGING PARTNERName: ROBERT TESTPhone: (703) 548-1785E-mail: RTESTLAW@GMAIL.COM

Legal Property Owner:

Name: 121 S. Union St. LLCAddress: 811 MARSHALL LNCity: ALEXANDRIA State: VA Zip: 22314

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.*
- | | | | |
|---|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input checked="" type="checkbox"/> doors | <input checked="" type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☐ ADDITION
☐ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

SEE ATTACHED

SUBMITTAL REQUIREMENTS:

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

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

Electronic copies of submission materials should be submitted whenever possible.

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

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

Additions & New Construction: *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.*

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

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

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

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

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

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

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.

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

APPLICANT OR AUTHORIZED AGENT:Signature: Printed Name: ROBERT TESTDate: Apr 4, 2016

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. <i>See ATTACHED</i>		
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 121 S. Union 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. <i>121 S. Union ST LLC</i>	<i>Bill Marshall</i>	<i>100%</i>
2.	<i>Alex. Va. 2314</i>	
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.

April 2016
Date

Robert Test
Printed Name


Signature

Union Street Public House
121 S Union Street
Alexandria, VA 22314

BAR Case No _____

Description of Proposed Work

The applicant proposes to enlarge an existing window into a full sized door for access to a deck above the existing entrance. The deck is currently not in use. The applicant will add approximately 14 seats to the existing restaurant as outdoor dining in a manner consistent with the City's outdoor dining policies.

Ownership and Disclosure Statement

The applicant, Union Street Public House, is owned by John MacBrian, Inc. a Virginia corporation. Those individuals with more than 10% ownership are:

James J Matthews	121 S Union Street, Alexandria, VA 22314
Jane M Test	1403 Coventry Ln, Alexandria, VA 22304
Julie E Howard	2107 Wakefield Tr, Alexandria, VA 22307
Joan M Matthews	121 S Union Street, Alexandria, VA 22314