

Docket Item # 1
BAR CASE # 2016-0150

BAR Meeting
June 1, 2016

ISSUE: Alterations and signs

APPLICANT: ARP Waterfront, LLC

LOCATION: 101 North Union Street

ZONE: KR / King Street Retail

STAFF RECOMMENDATION

Staff recommends approval with the condition that the five window decal signs be omitted.

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.



BAR2016-00150



I. ISSUE

The applicant is requesting alterations to the existing storefront system to add operable awning windows at the top of the storefront system on the south and east elevations. The applicant also proposes to remove the existing fabric awnings and frames. The applicant requests to install the following new signs:

- Two wall signs, one on south elevation and one on the west elevation adjacent to walkway, each measuring 19 square feet and saying “HI-TIDE Lounge” with spotlight illumination
- Two projecting signs, one at southeast corner and one at northeast corner, each measuring 11 square feet and saying “Vola’s” with a directional “this way” with spotlight illumination
- Three door decal signs (3 square feet each)
- Five window decal signs (3.7 square feet each)

II. HISTORY

The subject building known as the Torpedo Factory is one of the most recognizable buildings along the waterfront and was constructed in 1919. The building was renovated in 1983 as the Torpedo Factory Art Center and has become a symbol of historic preservation and adaptive reuse in the City. The red brick section of the building where the restaurant is located was constructed south of the historic Torpedo Factory building in **1986**, according to the Alexandria Real Estate Department’s records.

The subject building, 101 North Union Street, is located on the northeast corner of the intersection of North Union and King streets and serves as a visual landmark along the waterfront. Its east façade borders 107 North Union Street, also known as the City Marina and City Marina Plaza, which is owned and operated by the City and serves as a public open/recreational space. The north side of the building connects to the City-owned Torpedo Factory Arts Center building, while the south and west façades face King and North Union streets, respectively. A pedestrian walkway on the east side connects King Street to the City Marina and a pedestrian arcade on the ground floor connects Union Street to the City Marina.

Throughout the decades the Board has reviewed and approved alterations to the Torpedo Factory itself as well as the City Marina, including signage and lighting, as well as other changes to the waterfront—ticket booths, decking changes, and new construction. This application continues the Board’s involvement for approvals through a Permit to Demolish and Certificate of Appropriateness for alterations in the Waterfront/Marina area. In 2013, the BAR approved a number of alterations including signage, a stoop, lighting, awnings and outdoor dining (BAR 2013-0125/126, May 15, 2013). On January 20, 2016, the BAR approved the replacement of a spandrel glass transom with an air intake louver for new mechanical equipment (BAR Case # 2015-0394).

III. ANALYSIS



Figure 1. Existing south elevation.

The *Design Guidelines* note that “windows are a principal character defining feature of a building and serve both functional and aesthetic purposes” and that “changes to windows can have a dramatic impact on the [historic] appearance of a structure.” In this case, the existing windows and doors are part of a modern aluminum storefront system. While the new operable awning windows will change the proportions of some of the storefront on the first floor, staff does not find the change to be incompatible with the factory character of the overall building. Staff has no objection to a new light configuration and the use of operable windows, noting that each floor of the building has a somewhat different light configuration, as shown in Figure 1. Further, the use of operable windows is often encouraged by the BAR to soften the streetscape and be more welcoming to pedestrians.

Regarding signs, the *Design Guidelines* noted that “signs and awnings are prominent visual elements of the streetscape in commercial areas” and “signs should blend with and not detract from the historic architecture of the districts.” Staff notes that the restaurant space is quite substantial with frontage to the east onto the Marina, to the south on King Street and a covered diagonal walkway to the north. Staff appreciates that there are multiple types of signs being considered to denote the difference between the lounge and the restaurant. Staff supports the two wall signs and two projecting signs, all externally illuminated, on this late 20th-century building. Although each of the projecting signs will be 11 square feet in area, staff finds them to be an appropriate size and scale in proportion to the building. Due to the proximity to the future Fitzgerald Square and the City Marina, the targeted lighting is appropriate adjacent to these prominent public spaces. However, staff does have concerns regarding the number of window decals being proposed, a total of 8, and finds that they function more as visual clutter rather than identification for the restaurant. Noting that it is useful for signs at entrances, staff can support the three decals on the doors but cannot support the other five decals on the windows. The open windows and activity in the restaurant will serve as much better advertisement than the window decals, particularly adjacent to the City Marina which already has an abundance of signs.

Staff supports the application with the condition that the five window decals be omitted.

STAFF

Catherine K. Miliaras, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning Comments

- C-1 Floor plans appear to show an expansion of the restaurant. Route to SUP planners for review.
- C-2 A2.01 shows foot print of what appears to be outdoor dining on King Street. Not outdoor dining area is approved with this plan. Applicant must apply through the King Street Outdoor Dining Program.
- C-3 Proposed replacement windows comply with zoning.

Code Administration

No comments received.

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- 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 located at the rear of the parcel is to be used at any point of the construction process the following will be required:
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.
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)
- F3. The requested window modifications are not categorized as significant improvements and, as a result, do not fall under the minimum National Flood Insurance Program Requirements. The window modifications should not include any projecting components. (Floodplain)
- F4. Removal of awnings will not impact the floodplain. (Floodplain)
- C-1 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)

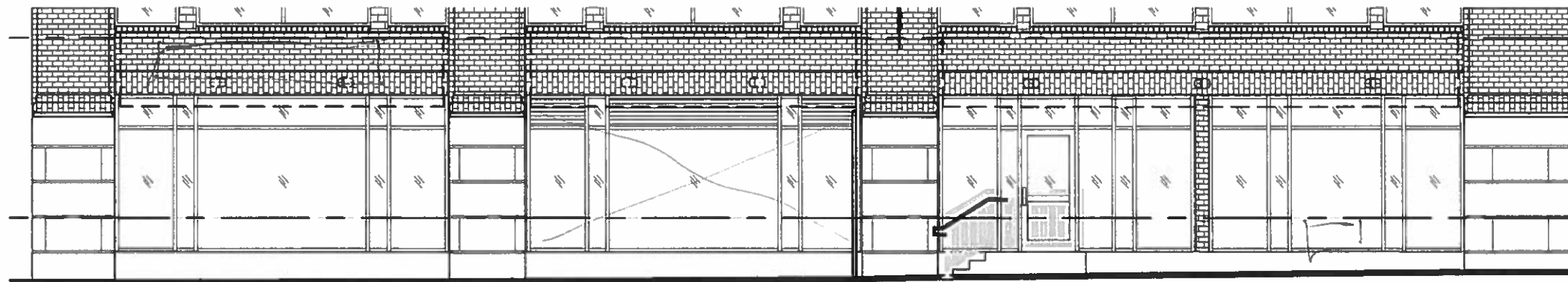
C-2 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

C-3 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)

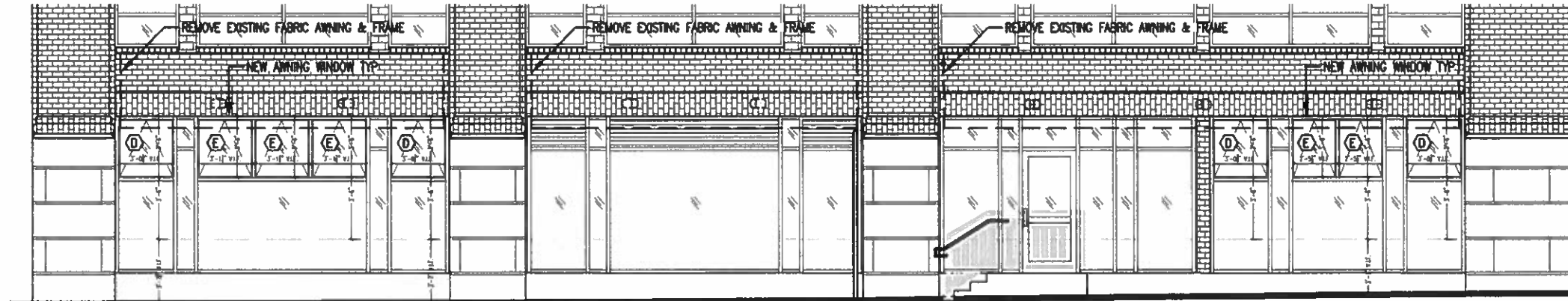
V. ATTACHMENTS

1 – Supplemental Materials

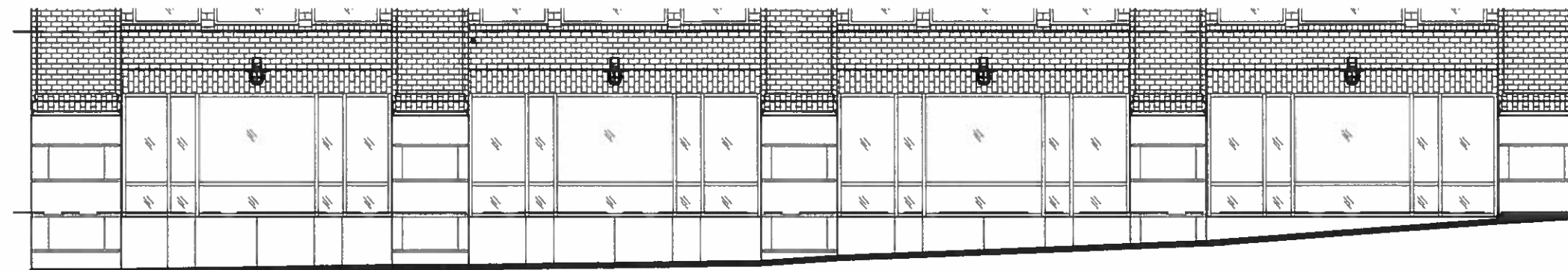
2 – Application for BAR 2016-0150: 101 North Union Street



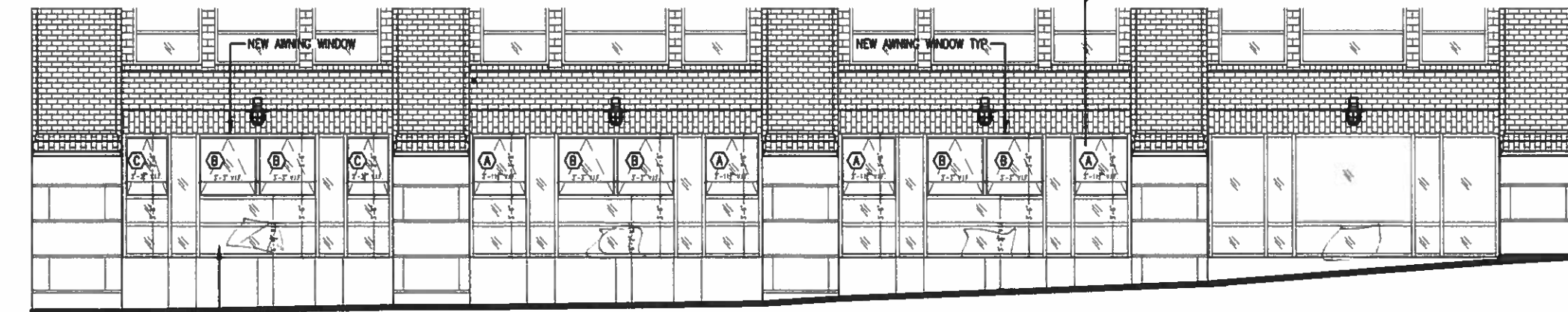
1 EXISTING - SOUTH STOREFRONT ELEVATION
1/8"=1'-0"



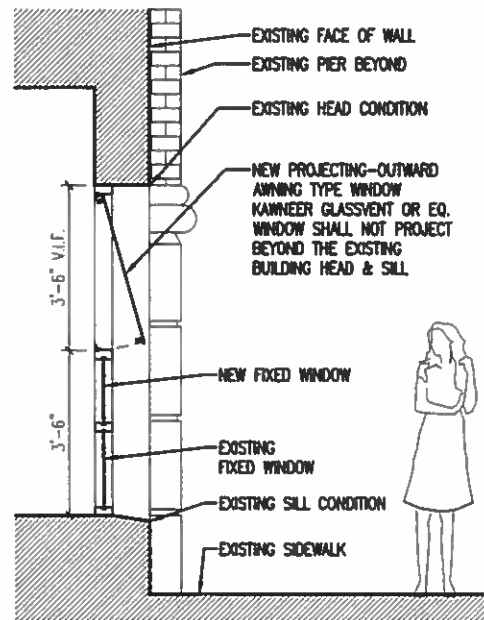
2 PROPOSED - SOUTH STOREFRONT ELEVATION
1/8"=1'-0"



3 PROPOSED - EAST STOREFRONT ELEVATION
1/8"=1'-0"



4 PROPOSED - EAST STOREFRONT ELEVATION
1/8"=1'-0"



5 PROPOSED - TYP SECTION DETAIL
1/4"=1'-0"

PROJECT TITLE
WATERFRONT MARKET

PROJECT NUMBER
14_012

SHEET NUMBER
A2.02

SHEET TITLE
EXTERIOR ELEVATIONS FOR B.A.R. REVIEW

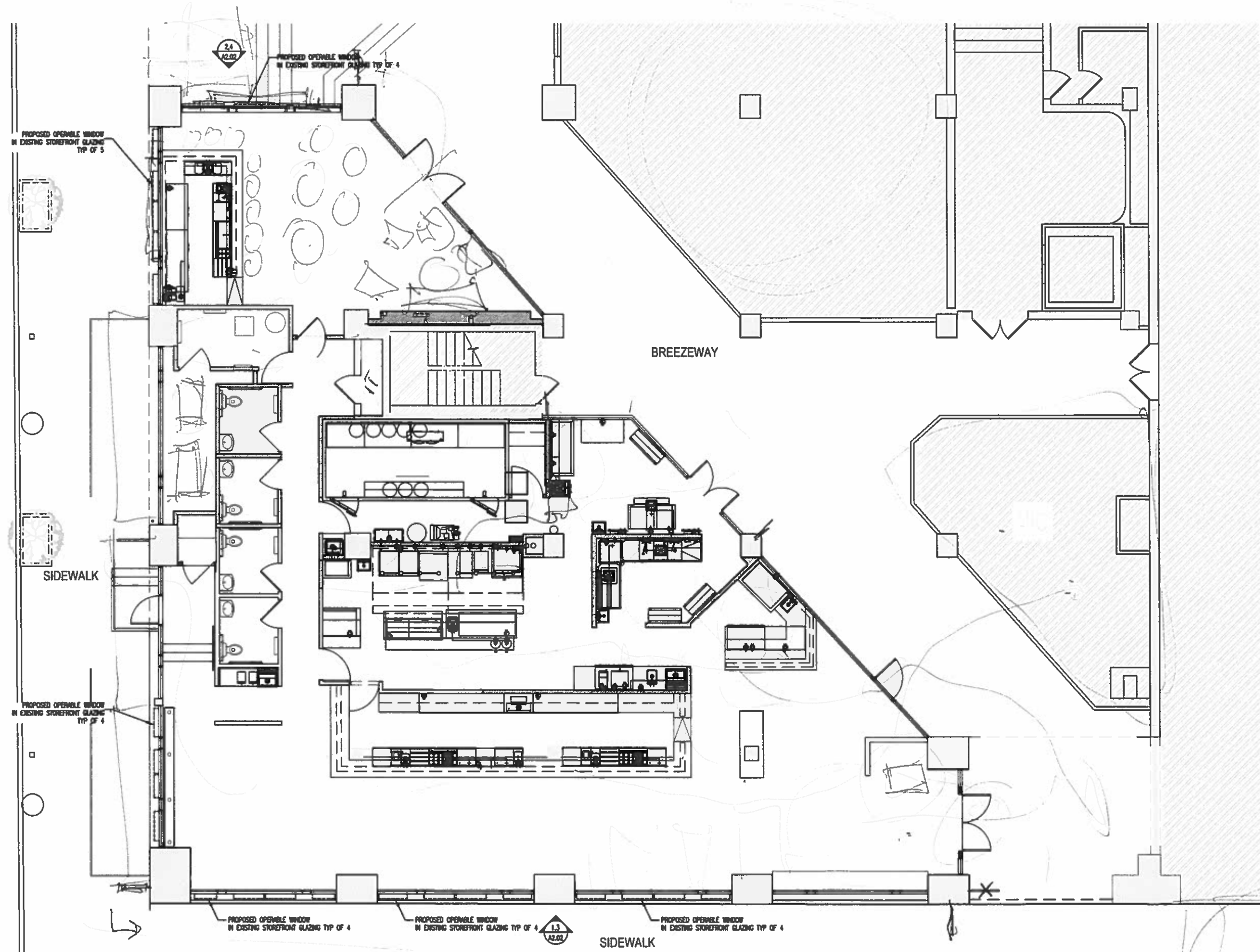
DATE
05-02-16

A2.02

BA
BECKHAM ARCHITECTS

ALEXANDRIA OFFICE

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



1 PROPOSED - FLOOR PLAN
3/32"-1'-0"

SHEET NUMBER

A2.01

PROJECT NUMBER

14_012

PROJECT TITLE

WATERFRONT MARKET

DATE

05-02-16

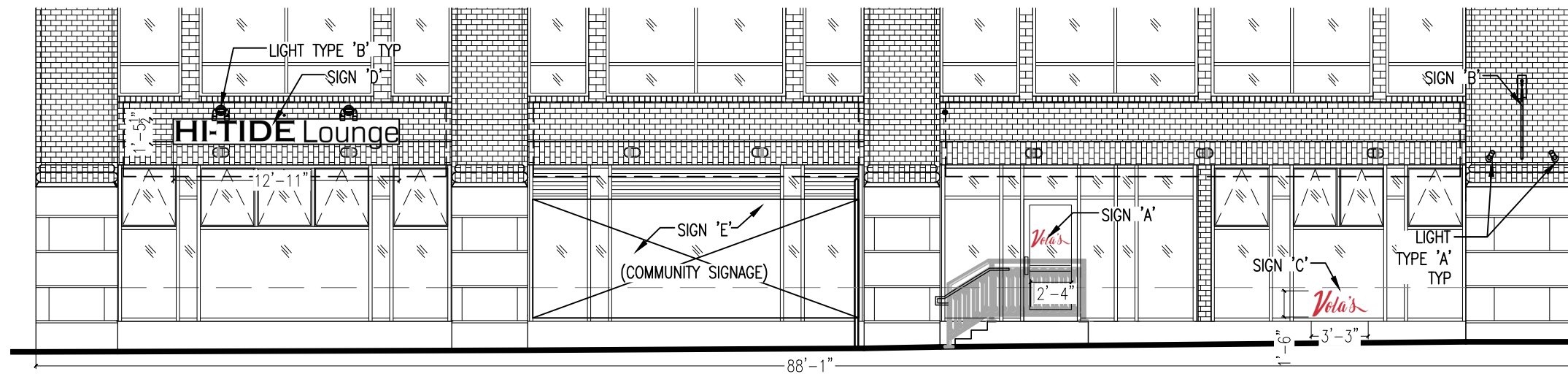
SHEET TITLE

FLOOR PLAN

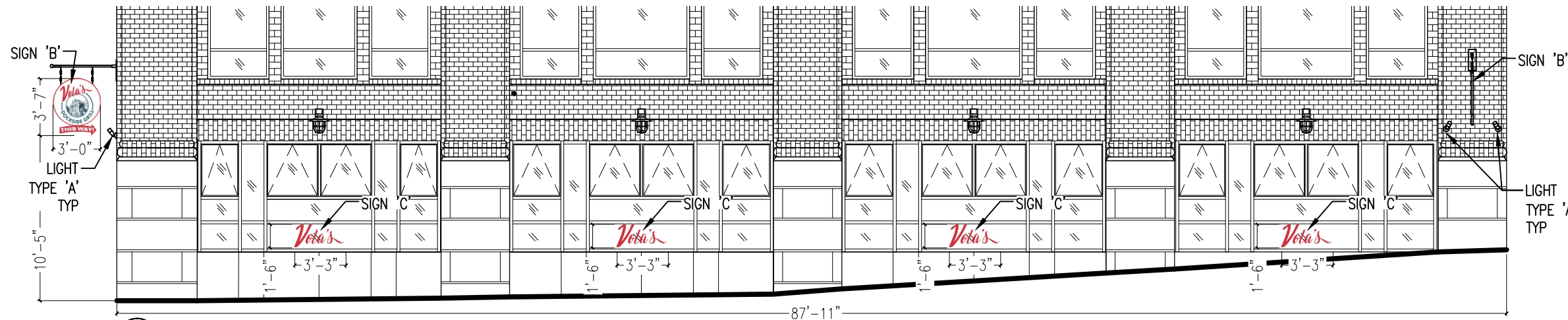
BA
BECKMAN ARCHITECTS

ALEXANDRIA OFFICE

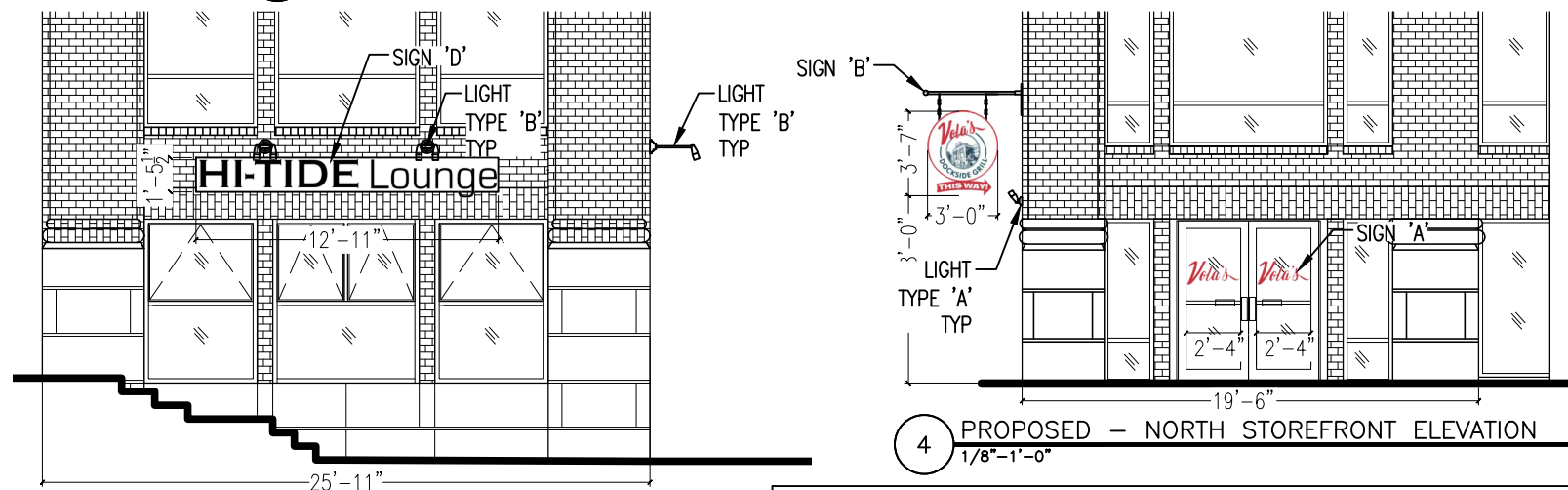
911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305



1 PROPOSED — SOUTH STOREFRONT ELEVATION
1/8"=1'-0"



2 PROPOSED — EAST STOREFRONT ELEVATION
1/8"=1'-0"



4 PROPOSED — NORTH STOREFRONT ELEVATION
1/8"=1'-0"

3 PROPOSED — WEST STOREFRONT ELEVATION
1/8"=1'-0"

SIGN LIGHT SCHEDULE:

TYPE 'A' LIGHT FIXTURE SHALL BE:
WAC LIGHTING: WP-LED415-30-aBZ
PROVIDE 2 SUCH PER EACH SIGN

TYPE 'B' LIGHT FIXTURE SHALL BE:
HI-LIGHT MFG. CO. H-PAR20-91/18-3-91/PAR20-91/2-75W/INC/1
PROVIDE 2 SUCH PER EACH SIGN

WAC LIGHTING

Endurance
Wallpack



SIGNAGE AREA CHART (BY ELEVATION):

TAG	TYPE	SIZE	AREA/SIGN	SOUTH ELEV.	EAST ELEV,	WEST ELEV.	NORTH ELEV.
SIGN 'A'	WINDOW GRAPHIC	(3'-3"W x 1'-6"H)	3 sqft	X1	X0	X0	X2
SIGN 'B'	BLADE SIGN	(3'-0"W x 3'-7"H)	11 sqft	X1	X1	X0	X0
SIGN 'C'	WINDOW GRAPHIC	(3'-3"W x 1'-6"H)	3.7 sqft	X1	X4	X0	X0
SIGN 'D'	LETTER SIGN W/BACK	(12'-11"W x 1'-5 1/2"H)	19.0 sqft	X1	X0	X1	X0
SIGN 'E'	COMMUNITY SIGNAGE	(AREA EXEMPT)	(BY OTHERS)	X1	X0	X0	X0

PROPOSED SIGN AREA PER ELEVATION
EXISTING FRONTAGE PER ELEVATION

36.7 sqft
88'-1"

25.8 sqft
87'-11"

19.0 sqft
25'-11"

6.0 sqft
19'-6"



1 RENDERING – PROPOSED SIGNAGE – KING ST & S UNION ST
NTS



2 RENDERING – PROPOSED SIGNAGE – KING ST & STRAND ST
NTS



3 RENDERING – PROPOSED SIGNAGE – EAST SIDE @ BREEZEWAY
NTS

<div>BA</div> <div>BECKMANN ARCHITECTS</div>			
SHEET NUMBER	PROJECT NUMBER	PROJECT TITLE	
		WATERFRONT MARKET	
A3.01	14_012	SHEET TITLE	
	DATE	EXTERIOR SIGNAGE FOR B.A.R. REVIEW	
ALEXANDRIA OFFICE			
911 King Street, Alexandria, Virginia 22314			
ph: 571-327-1723			
fx: 703-548-4305			

ADDRESS OF PROJECT: 101 N UNION STREET

TAX MAP AND PARCEL: 075.01-04-03

ZONING: KR

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: ARP Waterfront, LLC.

Address: PO Box 2937

City: Duluth State: GA Zip: 30096

Phone: 703-837-9117 E-mail: dave@chaorestaurants.com

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

Name: PAUL BECKMANN

Phone: 571-327-1723

E-mail: PBECKMANN@BECK-ARCH.COM

Legal Property Owner:

Name: ALEXANDRIA WATERFRONT ASSOCIATES, LP

Address: 501 CARLISLE DR

City: ALEXANDRIA State: VA Zip: 22301

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 checked="" 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 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).*

MODIFICATION OF EXISTING STOREFRONT WINDOWS ON EAST, SOUTH AND WEST ELEVATIONS. INSERTION OF OPERABLE WINDOW PANELS AT TOP OF EXISTING WINDOW FRAMES. EXISTING STOREFRONT SYSTEM TO REMAIN. NEW WINDOW FINISHES TO MATCH EXISTING STOREFRONT FRAME. NEW GLASS TO MATCH VISUAL TRANSPARENCY OF EXISTING GLASS.

REMOVAL OF EXISTING PROJECTING CANVAS AWNINGS ON SOUTH ELEVATION.

NEW TENANT SIGNAGE ON BUILDING - MULTIPLE LOCATIONS

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.

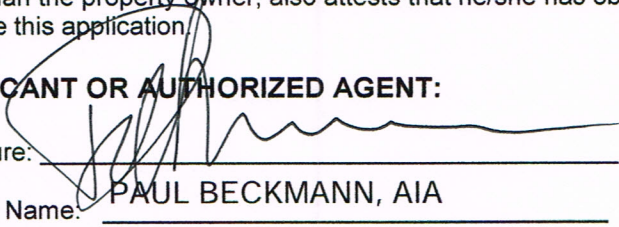
- ☒ ☐ N/A
- ☒ ☐ Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, 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: PAUL BECKMANN, AIA

Date: 5-02-2015

Application & Materials
BAR2016-00150
101 N Union St