

Docket Item # 1  
BAR CASE # 2016-0231

BAR Meeting  
July 27, 2016

**ISSUE:** Certificate of Appropriateness for Alterations to Previously Approved Plans

**APPLICANT:** 211 West Street, LLLP by Gaver Nichols, Architect

**LOCATION:** 211 North West Street

**ZONE:** RB/Residential

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**STAFF RECOMMENDATION:**

Staff recommends approval of the application with the following conditions:

1. The applicant must work closely with BAR staff on the final design of the proposed exterior wall cladding, especially in regard to eliminating the spandrels between the heads and sills of the windows on the east and west elevations of the existing structure and reconsidering the configuration of the spandrels on the north elevation.
2. The applicant must work closely with BAR staff on the choice of cladding material, especially in regard to choosing a color and finish which does not replicate wood grain.
3. All conditions established in prior BAR approvals and BAR policies must be met.
4. Include the following statements on all construction documents involving any ground disturbing activities, so that on-site contractors are aware of the requirements:
  - a. The applicant/contractor shall call Alexandria Archaeology immediately (703.746.4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
  - b. The applicant/contractor shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

## **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.



BAR2016-00231



**\*Note:** *This is the third review of the project and includes a revised design based on comments made by the BAR at the January 27, 2016 hearing. While the project remains mostly as approved, the applicant is requesting specific revisions to certain elements of previously approved plans.*

## **I. BACKGROUND**

On July 22, 2015 BAR evaluated a Concept Review submission for a rooftop addition and alterations to the subject apartment building. At this hearing, the majority of the Board members expressed support for the project, in concept, but objected to the scale and mass of the addition relative to other structures on the block. The Board directed the applicant to study the following prior to a Certificate of Appropriateness submission:

- Work to reduce the building's visual mass. The Board suggestions included lowering the addition's roof height or relocation of the addition's front setback to reduce its visual bulk;
- Provide a modern design vocabulary for the building and include material specifications and details for the Board's consideration.

On January 27, 2016, the Board approved BAR Case #2015-0164 and 2015-00165 as amended. Conditions of the final approval included:

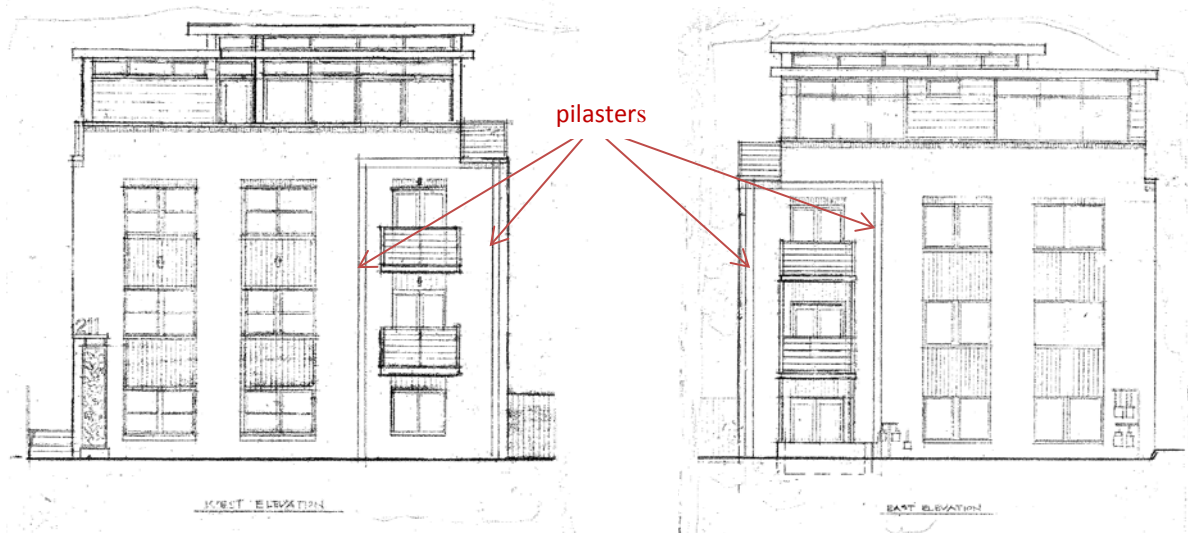
1. Work with Staff to determine whether the fourth floor can be reduced an additional 1' in height
2. Study ways to address the neighbors' privacy concerns, such as adding a translucent film or finish to the windows or installing transparent clerestory windows or skylights for additional light without using windows on the side.
3. Work with staff on the details of the front façade: including removal of the pilasters, carefully matching the brick, and installation of the fiber cement spandrels on the brick.
4. Reduce the number of lights on the façade and just install a light over the green screen.
5. Align the first floor north elevation windows in the condominium office with the windows above.
6. Include the archaeology conditions below in the General Notes of all construction documents that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.
  - The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records finds.
  - The applicant/developer shall not allow any metal detection or artefact collection conducted on the property unless authorized by Alexandria Archaeology

## II. ISSUE

The applicant is currently implementing the conditions set by the previous BAR review to the project design. In addition, the applicant is seeking a Certificate of Appropriateness for alterations to elements of the previously approved plans as well as approval for the final details of the proposed renovation of the building at 211 N. West Street.

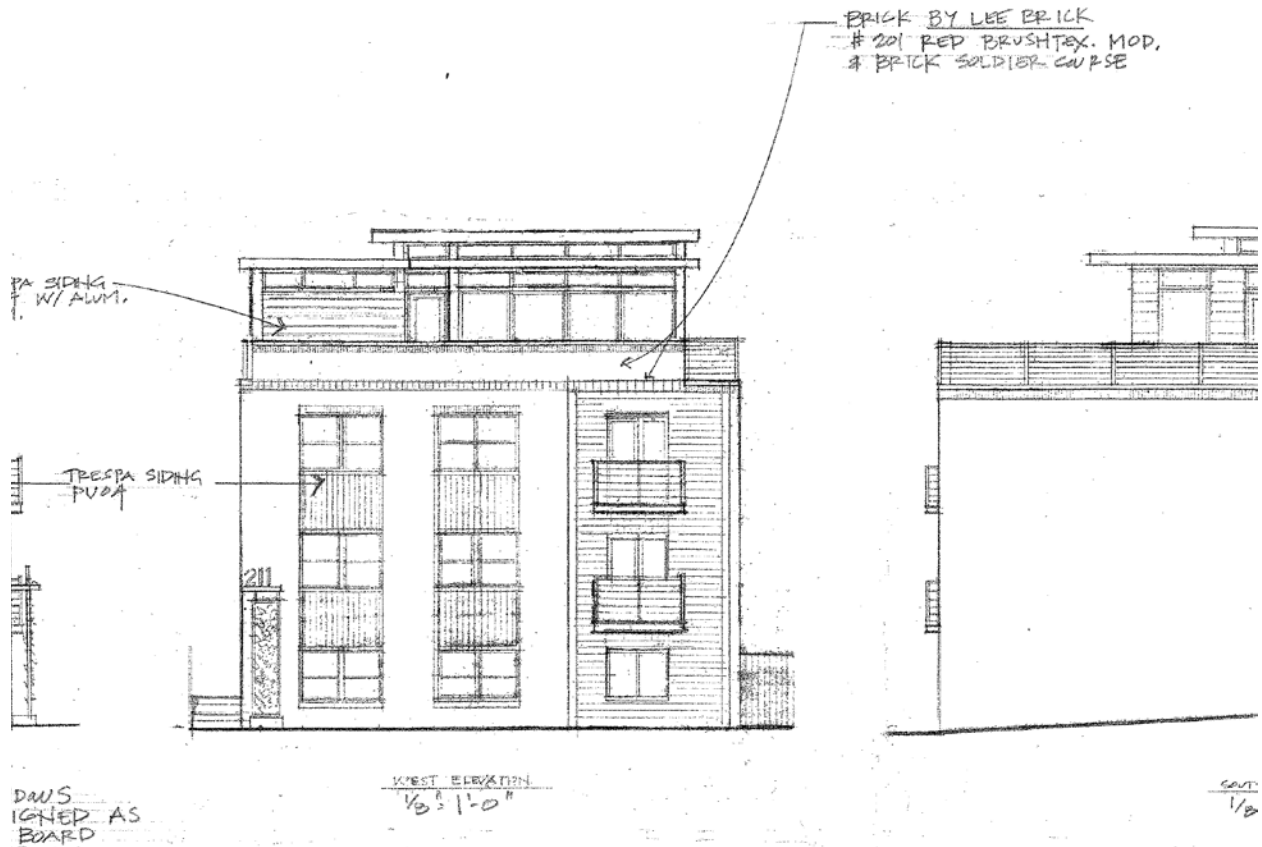
During the review process, the brick pilasters on the eastern and western elevations of the building were brought to the architect's attention. BAR recommended that the architect work closely with BAR staff to remove the pilasters and carefully match the brick infill that would be needed after narrowing the double-door apertures between the pilasters. Rather than removing the pilasters and patching the narrowed apertures, the applicant proposes cladding the area between the brick pilasters on the eastern and western elevations with synthetic siding adhered by aluminum channel. The rationale is that the new cladding will conceal reworked brickwork required by aperture modifications undertaken as required by relevant building codes. The siding is the same color and material of that which will be installed on the rooftop (fourth floor) addition approved by BAR (Case #2015-0164 & 0165). The applicant also proposes to add a brick soldier course above the vertical panels on the eastern and western elevations with contemporary bricks that closely match the historic material in color and texture.

The materials for the project include Lee Brick (#201 Red Brushtex, modular brick) for the soldier course and addition above the third story as well Trespa Pura siding (PU04, flush) with an aluminum channel for the infill between the pilasters as well as the fourth-story addition.<sup>1</sup> The Trespa Pura is a Natural Fiber Core in a *Royal Mahogany* color. At the previous hearing, the BAR had approved the applicant's siding material, "Nichiha" brand fiber cement panels in a *vintage cedar* color with mounting hardware in a clear anodized finish. The applicant wishes to substitute the Trespa Pura siding for the previously approved Nichiha cement panels.



**Figures 1 and 2: Previously approved west and east elevations showing existing pilasters on the southernmost bays**

<sup>1</sup> Material samples will be provided for the Board's evaluation at the public hearing.



**Figure 3:** West elevation showing existing pilasters on the southernmost bay and the infill with Trespa Pura siding panels that will also be used on the fourth-floor addition and vertically beneath the third- and second-story windows. Image also shows proposed brick belt course capping the area encompassed by the pilasters.



**Figure 4:** Example of Nichiha Vintage Cedar Siding, Previously approved by BAR



**Figure 5:** Example of Trespa Pura PU04 Royal Mahogany Siding, For consideration in the present application

### III. HISTORY

The project site is surrounded by a variety of residential and institutional edifices, including two- and three-bay, two-story historic townhouses and a circa 1960s garden apartment building located to the south. The City's new Jefferson Houston Elementary school faces the project site across N. West Street. The site includes a **circa 1964**, three-story, seven-course common bond brick apartment building and an approximately 2,500 sq. ft. asphalt parking lot in the rear, facing Hollis Alley.

For almost a century, the combined lots of 211-213 N. West Street were occupied by a two-story, frame, detached dwelling with between four and seven ancillary (frame) buildings to the rear, depending on the decade of mapping. Although this addressed property first appears in the 1891 Sanborn Fire Insurance Company map, Griffith M. Hopkins' 1877 *City Atlas of Alexandria, Va.* shows that stretch of N. West Street between Cameron and Queen streets fully developed with dwellings, suggesting the original house at 211 dates to the third quarter of the 19<sup>th</sup> century. In the early 20<sup>th</sup> century, the 19<sup>th</sup>-century house was owned by Lewis Smith (1870-1955),<sup>2</sup> who owned a hauling business since 1900 and was considered, upon his death, one of the wealthiest men in Alexandria's African-American community. Smith owned numerous properties along N. West Street (211-217 and 223-225) as well as two properties on N. Payne Street and one property on Cameron Street. Although he had purchased the majority of these properties, he had inherited 211-215 N. West Street from his family, suggesting the Smiths were long-time residents of this block. Lewis' father, Henry Smith, had migrated from Caroline County to Alexandria in 1863.<sup>3</sup>

Lewis' relation, John Smith, applied for a permit to demolish the antiquated structure at 211 N. West Street in May 1961.<sup>4</sup> A permit for a new building was issued to Julie Shiver for 211-213 N. West Street on November 10, 1964,<sup>5</sup> and the building first appears on the Sanborn Fire Insurance Company map in 1965. Other than a permit to reroof in 1977, the apartment building has remained unaltered on the exterior; it was renovated following a fire in 1989, but most of the alterations were internal (according to building permit records).

The building is a non-contributing resource within the Uptown/Parker-Gray National Register Historic District.

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<sup>2</sup> As suggested by a series of Alteration/Repair permits issued for 211 N. West St. between 1930 and 1944, which name Lewis Smith as both the owner and proposed contractor. City of Alexandria Alteration/Repair permits #808 from 22 April 1930; #429 from 26 October 1932; #5620 from 28 March 1944.

<sup>3</sup> "Lewis Smith, an Unlikely Wealthy Man," *The Other Alexandria* [website], posted May 20, 2012. Accessed July 13, 2016: <https://theotheralexandria.com/2012/05/20/lewis-smith-an-unlikely-wealthy-man/>

<sup>4</sup> City of Alexandria, Demolition Permit #494 for 211 N. West St., issued to John Smith on 8 May 1961; contractor, No. Va. Demolition Corp.

<sup>5</sup> City of Alexandria, New Building Permit #8064 for 211-213 N. West St., issued to Julie Shiver on 10 November 1964.

#### IV. ANALYSIS

The applicant proposes to update a vernacular interpretation of Mid-Century Modernist design with a sensitive addition and alterations to the exterior. The BAR's *Design Guidelines* state, "As a general rule, the Boards favor contextual background buildings which allow historic structures to maintain the primary visual importance..." and "designs that are respectful of the existing structure and...which echo the design elements of the existing structure." Staff believes that the proposed design does not overpower the original built material because it uses a complementary but contemporary design vocabulary and materiality. Staff reminds the Board that this is a 'Later' (post-1932) building in the Parker-Gray District and that the Board's adopted *Residential Reference Guide* supports the utilization of modern materials such as fiber cement siding and PVC trim for individual residential buildings.

As this request is not a complete review of the entire project that was previously approved, the staff analysis will focus on the key elements of the design in the current application and how the applicant addressed the BAR's concerns with the current proposal.

##### 1. Fourth-floor addition: reduction in height

The applicant was advised by BAR to work with BAR Staff to determine whether the fourth floor can be reduced an additional one foot in height. The applicant states that he is unable to reduce the height due to extreme structural conditions, namely that the present dimensions of the steel superstructure is requisite for transferring the addition's loads to the exterior bearing walls. However, the present design reduces the overall massing of the addition, as the north, south, and west elevations have been inset as per the Board's earlier request. The current configuration is dependent on the need to offset the north and south walls to meet zoning setback regulations.

##### 2. Privacy Concerns

Neighbors expressed a concern about privacy given the amount of fenestration on the north elevation. The BAR advised the applicant to study ways to address the neighbors' privacy concerns, such as adding a translucent film or finish to the windows or installing transparent clerestory windows or skylights for additional light without using windows on the [north] side. While translucent films are discouraged by the Design Guidelines and the Alexandria Boards of Architectural Review Window Policy (adopted by PG BAR 10/27/2010 and amended 11/20/2013), "All glazing must be clear, non-reflective and without tint," this was a recommendation specifically made by the BAR as a compromise with the neighbors. Interior blinds or screens will not provide the privacy requested by the neighbor and staff will work with the applicant to comply with the Board's previous direction.

##### 3. Façade

The applicant was asked to work with staff on the unresolved details of the front façade, including removing the pilasters, carefully matching any new brick with the existing brick, and installing the fiber cement spandrels on the brick. Rather than removing the engaged brick pilasters altogether, the applicant now proposes to infill the masonry wall area between by them with the same siding material that will be used as spandrels between the windows and to clad the fourth-floor addition. This decision was made, in part, because finding an exact match to the original brick was impossible and the applicant believes that, after the existing balcony door apertures are reduced in size, even the closest matching brick will contrast with the original material and illustrate where the brickwork was reworked. Applying siding to this area between

the pilasters will hide the new brickwork as well as visually tie this bay to the other siding-clad elements, namely on the top floor addition. The applicant suggests further tying the old material with the new by creating a brick soldier course at the fourth floor level with modern bricks that are similar in color to the existing masonry, but with a slightly rougher texture. The applicant has attained mortar which matches the existing mortar. BAR staff believes the horizontality of the proposed synthetic wall cladding material between the pilasters will visually correspond to and reinforce the horizontal boards covering the fourth-floor addition and that these will make a positive visual contrast with the original brick mass.

However, staff is concerned that if the fourth-floor addition, the area between the existing windows, plus the area between the pilasters are all clad in the new synthetic siding material that the original brick exterior will be overwhelmed and obscured by the new synthetic cladding. In addition, unlike the new construction or the infilled area framed by the projecting pilasters, the applicant proposes to apply the siding to the spandrels between the window frames directly to the surface of the brick wall like wallpaper. This will not appear to be an integral or original design feature and will potentially lead to delamination and future maintenance issues on the highly visible front facade. Therefore, staff suggests that the architect eliminate the vertical siding in the spandrel area between the heads and sills of the existing windows on the eastern and western elevations and discuss with BAR staff other options for the vertical siding between the existing windows on the north elevation.

#### *Cladding Material*

In 2010, both BARs and members of the community formed a Modern and Sustainable Materials Work Group to study the appropriateness and quality of a range of new sustainable building materials, some made from recycled content. The findings of the group, and the subsequent adopted policies, confirmed that where historic materials exist they should be repaired and retained and that historic buildings must use historically appropriate materials. However, the recommendations allowed for a wide range of new and modern but compatible materials to be used on any portion of a building constructed after that material became commercially available locally. The new policies noted that where modern and sustainable materials are used, they should be durable, high-quality and should not compromise the overall integrity of the historic districts. While staff supports appropriate modern materials, in this case, the applicant is proposing a material that was not commercially available in Alexandria in 1964 when this building was built and has not yet been utilized anywhere in the historic districts, so it is difficult to evaluate.

BAR Staff recognizes that Trespa is a synthetic cladding material currently being used on contemporary architectural designs, primarily throughout Europe. Founded in 1960, the Netherlands company's products are infrequently seen in America, however. American projects which have incorporated Trespa exterior siding include architect Gensler's Shore Hotel (2011) in Santa Monica, California; Perkins + Will's Forest Park medical Center (2013) in Dallas, Texas; and Cho Ben Holback & Associates' Pratt Library (2007) in Baltimore. Closer to home, Geier Brown Renfrow Architects used slate, gray, and white Trespa panels to clad the German School (2013) in Potomac, Maryland, while Suzane Reatig used Trespa at the 7<sup>th</sup> Street Assisted Living Project (2007) and at an apartment building at 625 Rhode Island Avenue (2012), both in Washington, D.C.



*Figure 6: Example of Trespa siding: German School (2013) in Potomac, MD by Geier Brown Renfrow Architects*

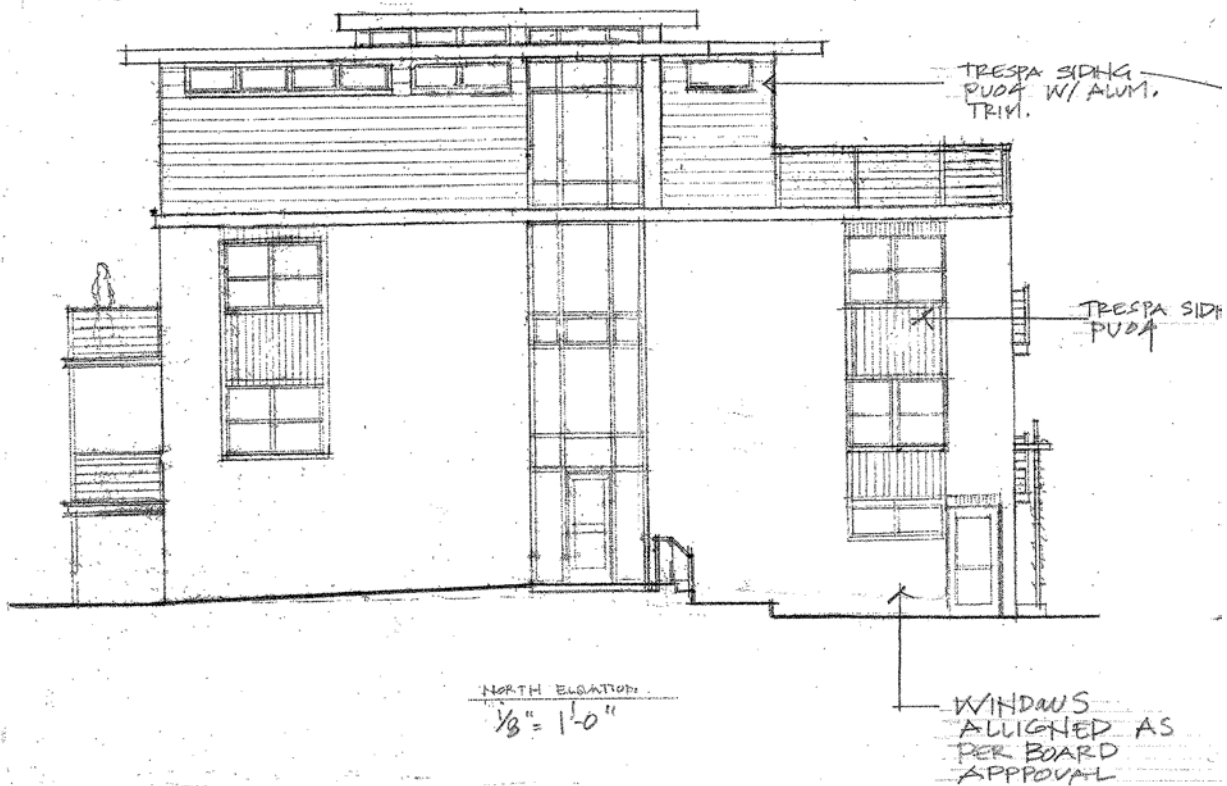
BAR staff is concerned that Trespa's durability has yet to be tested, as the oldest known project in the region is less than a decade old. While the applicability of Trespa to contemporary designs is suitable, its use on an older building within the historic district has no precedent. BAR staff is also strongly concerned that the proposed mahogany color choice seeks to intimate wood. The BAR does not support synthetic siding with an imitation wood grain surface texture, and although this Trespa sample has a smooth texture, it replicates a wood grain pattern and the intent of its hue is to closely replicate natural wood products. BAR staff strongly suggests that the architect consider authentic durable hardwood panels, such as Ipe, or alternate colors of synthetic siding that better reflect the modern materiality while still complimenting the red brick and without overwhelming its historic neighbors. This is also an opportunity to highlight the original building's Mid-Century design: using Carrera glass or porcelain tile could allude not only to a Mid-Century aesthetic but tie this new construction in with bolder contemporary designs seen in urban settings today.

#### 4. Lighting

The applicant was asked to reduce the number of lights on the façade and just install a light over the green screen; in response, the applicant has removed the down lights from the panels on the west elevation. The applicant wishes to further confer with BAR Staff on the final exterior lights for the west-facing green screen as the drawings are refined.

#### 5. Condominium Office Window Alignment

BAR requested that the applicant align the first-floor north elevation windows in the condominium office with the windows above, which the applicant has done, as shown in the illustration below:



Staff still supports this well-proportioned Modern addition and finds that the applicant has generally addressed the Board's previous comments, but Staff cautions that Modernist designs depend almost entirely on using quality materials in an honest manner and that the details can make or break this style project. Staff recommends approval with the conditions noted above.

**STAFF**

Heather McMahon, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

## **V. CITY DEPARTMENT COMMENTS**

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

### **Zoning**

C-1 Changes to proposed siding comply with zoning.

### **Code Enforcement**

C-1 A building permit, plan review and inspections are required for this BAR application prior to the start of construction.

### **Archaeology**

F-1 According to tax records, this block was part of an African American neighborhood beginning in the late 19<sup>th</sup> century with a free African American household on the corner with Queen Street in 1850. The 1877 G.M. Hopkins Insurance Atlas shows structures on the street face. The property therefore has the potential to yield archaeological resources which could provide insight into domestic activities in 19<sup>th</sup>-century Alexandria, perhaps relating to free African Americans.

R-1 Because there is no ground disturbance associated with this project, no archaeological action is required.

### **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 Previously reviewed under BAR2015-00164; 00165. (T&ES)

F-2 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-3 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 & Inspection 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)

- 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)

## **V. ATTACHMENTS**

*1 – Supplemental Materials*

*2 – Application for BAR2016-0231 at 211 N. West Street*

*3 – [Staff Report](#) and [Minutes](#) from January 27, 2016 for BAR 2015-0164 & 2015-0165*

old case # 2015-01604  
# 2015-01605

BAR Case # 2016-00231

ADDRESS OF PROJECT: 211 NORTH WEST STREET  
TAX MAP AND PARCEL: 064.03-02-28 ZONING: RB

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: 211 WEST STREET LLP BY GAVER NICHOLS ARCHITECT.  
Address: P.O. BOX 2921 ALEX, VA. 22301  
City: ALEXANDRIA State: VA Zip: 22301  
Phone: 703-836-5209 E-mail: GNARCHITECT@AOL.COM

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

Name: GAVER NICHOLS AIA Phone: 703-836-5209  
E-mail: GNARCHITECT@AOL.COM

Legal Property Owner:

Name: 211 WEST STREET LLP.  
Address: 7959 RICHMOND HIGHWAY UNIT. 11  
City: ALEX. State: VA. Zip: \_\_\_\_\_  
Phone: 703-780-6700 E-mail: VLSHILVER@SM-GRAP.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.

Application Materials  
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**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 checked="" type="checkbox"/> siding                     | <input type="checkbox"/> shed     |
| <input type="checkbox"/> lighting    | <input type="checkbox"/> pergola/trellis            | <input checked="" 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).

SEEK APPROVAL FOR SIDING DETAILS IN THE AREA BETWEEN BRICK PLASTERS ON THE EAST & WEST FACADE. RATIONALE IS TO CONCEAL REWORKED BRICK TO ALLOW DOOR MODIFICATIONS REQUIRED BY THE ZONING & BUILDING CODES. OTHER MODIFICATIONS AS NOTED IN A NARRATIVE ARE IN RESPONSE TO BOARD COMMENTS,

**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.

Application Materials  
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**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.

Application Materials  
BAR2016-00231  
211 N West St  
6/30/16

**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: CAVER NICHOLS ARCHITECT

Printed Name: CAVER NICHOLS, AA.

Date: 6/30/16

Application Materials  
BAR2016-00231  
211 N West St  
6/30/16



211 North West Street

Application Materials  
BAR2016-00231  
211 N West St  
6/30/16

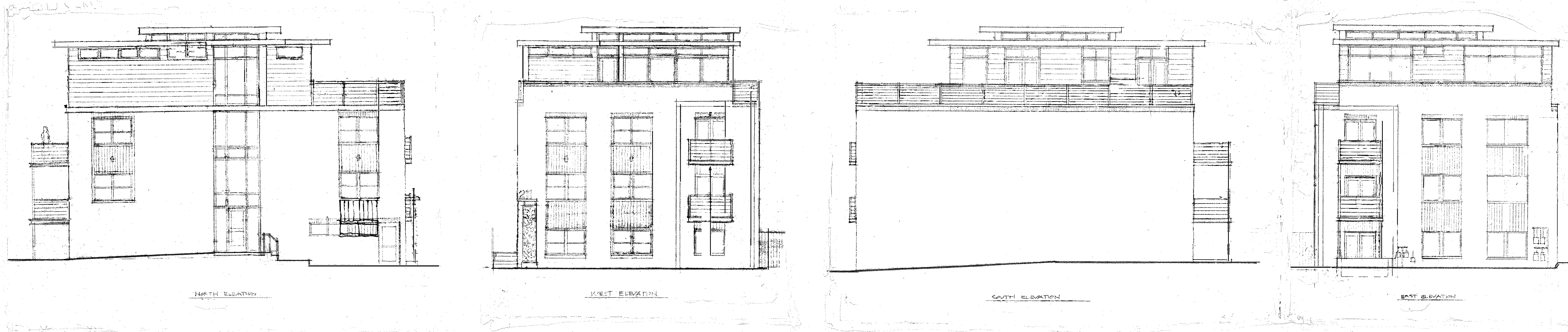
211 North West Street  
Alexandria, Virginia

GAVER  
NICHOLS  
ARCHITECT  
A PROFESSIONAL CORPORATION  
1000 COMMONWEALTH AVENUE, SUITE 200  
ALEXANDRIA, VIRGINIA 22304  
TEL: 703.836.1234  
WWW.GAVERNICHOLSARCHITECT.COM

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1000 COMMONWEALTH AVENUE, SUITE 200  
ALEXANDRIA, VIRGINIA 22304  
TEL: 703.836.1234  
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COVER SHEET

A1



211 North West Street

APPROVED DESIGN 1/27/16

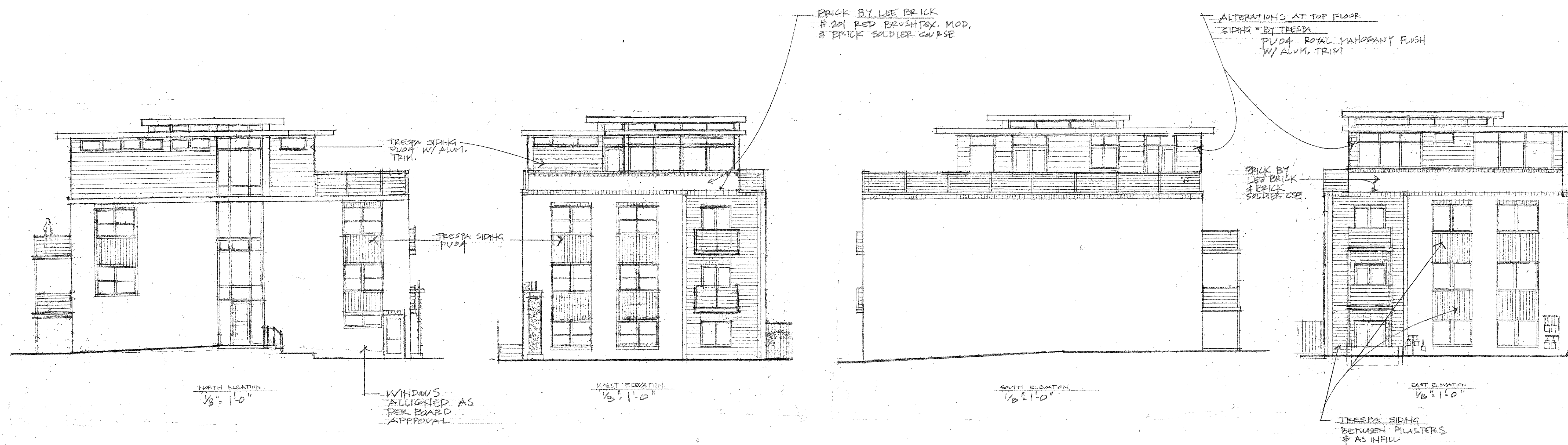
211 North West Street  
Alexandria, Virginia

COVER SHEET

GAVER  
NICHOLS  
ARCHITECT

A1

211 North West Street  
Alexandria, Virginia



211 North West Street

ALTERATIONS FOR BAR -  
7/27/10



← MAHOGANY  
SIDING  
COLOR w/  
ALUM.  
TRIM.

BAR CASE

211 NORTH WEST STREET.  
ALEXANDRIA, VA.

SIDING MOCK-UP -

TRESPA - PU04 ROYAL MAHOGANY FLUSH  
w/ ALUM. TRIM.

GAVER NICHOLS, ARCHITECT



BAR. CASE. # 211 NORTH WEST STREET  
AUX. VA

BRICK Sample : Lee BRICK  
# 201 Red BRUSHTEX. Mod.

GARY NICHOLS ARCHITECT.

BAR case for. 211 N. West Street  
Alex. VA.

Brick Sample By LEE BRICK

#201 Red BrushTex Mod.

