

Docket Item # 12 & # 13
BAR CASE # 2018-00051 &
2018-00052

BAR Meeting
April 4, 2018

ISSUE: Partial Demolition/Capsulation and Addition/Alterations

APPLICANT: UrbanRock Old Town, LLC

LOCATION: 312 South Washington Street

ZONE: CD / Commercial downtown zone

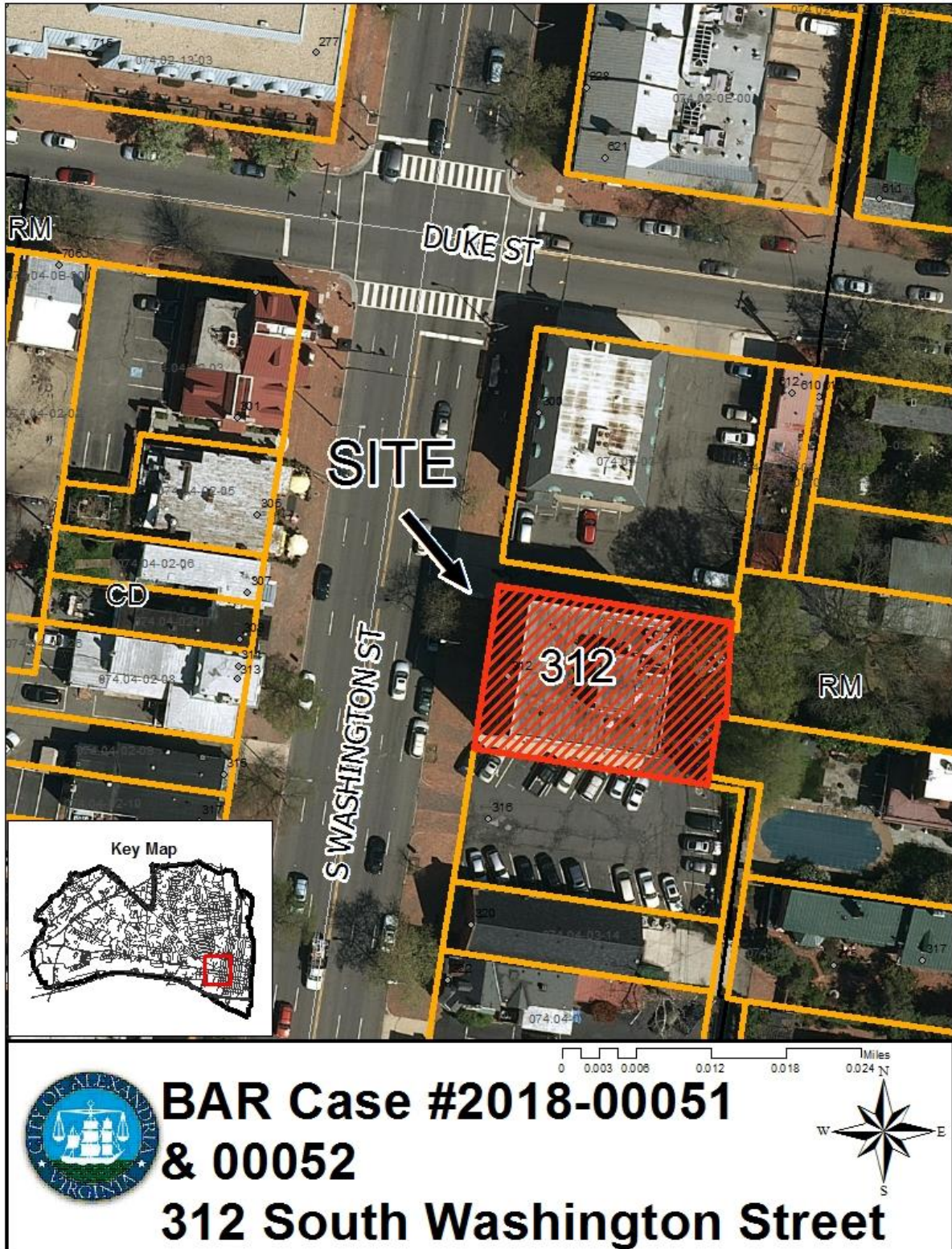
STAFF RECOMMENDATION

Staff recommends approval of a Permit to Demolish/Capsulate and a Certificate of Appropriateness for an addition and alterations with the following conditions:

1. Utilize the Alternate Storefront Option, dated 03-20-18 and included with this report as Attachment 3, that retains more brick around the entrance at the ground floor; includes three sets of triple attic windows; incorporates a simple glass canopy extending from beneath the brick lintel over the front entrance; and lowers the storefront cornice to terminate just below the belt course.
2. The brick wall and wood fence may be no taller than six feet in height.
3. Work with staff to determine the minimum height necessary to effectively screen the rooftop mechanical equipment from public way; including the elimination of the mechanical screening on the terrace portion where there is no functional need for screening.
4. The relocated antenna must be located to be as minimally visible as possible while meeting its technical requirements, may only be installed on the penthouse, may not project above the penthouse roof and must be painted to match the adjacent wall surface.

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, 703-746-4200 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.



Note: Staff coupled the applications for a Permit to Demolish (BAR #2018-0051) and Certificate of Appropriateness (BAR #2018-0052) for clarity and brevity. The Permit to Demolish requires a roll call vote.

UPDATE

In response to the staff report issued for the March 21, 2018 BAR hearing that was canceled, the applicant provided a west elevation that addresses the items staff raised in the unchanged report below. Staff supports these changes and believes they reduce the scale of several new features while retaining and enhancing the character defining features of the original structure. The revised elevation, dated 03-20-18 is included as Attachment 3 of this report.

I. ISSUE

The applicant requests a Permit to Demolish for demolition/capsulation of the following:

- First floor storefront windows and adjacent brick with an optional request to demolish/capsulate the entire first floor
- Removal of the top 5 feet of the existing mechanical penthouse
- Demolition of the brick area below all existing openings on front elevation (either 2'x4' or 3'x4') and demolition of brick areas between windows at top story for a total demolition of 975 square feet of brick and a total infill of 202 square feet in existing openings

	West (front)	North (side)	South (side)	East (rear)
Brick to be removed (SF)	312	232	247	184
Opening to be infilled (SF)	8	97	97	0

The applicant requests a Certificate of Appropriateness for the following alterations:

- Enlargement and replacement of all windows with a combination of windows and doors on the front elevation; replacement of all windows on side elevations with most being enlarged and some becoming casement windows; replacement of all windows on rear elevation with most being enlarged and some converted to doors; installation of new cast-stone sills on all elevations
- Addition of a new FRC frieze and cornice
- Installation of new storefront and entrance with metal-clad canopy at the first floor (two options provided)
- Construction of a brick wall with synthetic sliding wood vehicular gate to screen the existing parking lot and new wood fences at the rear and side property lines to enclose open space
- Addition of Juliet balconies on the front elevation
- Installation of wall vents on side and rear elevations
- Bricking in some windows on side elevations
- Relocation of existing telecommunications equipment at rooftop penthouse
- Installation of glass guardrail at roof terrace and expansion of mechanical equipment screening at roof

The applicant also requests approval of a small rooftop addition to expand the existing penthouse.

The applicant has included placeholder suggestions for signage. However, as the area calculations are incorrect and additional information would be needed to determine appropriateness, staff recommends deferral of a sign master plan until tenants are selected.

II. HISTORY

The six-story brick Alexandria Medical Building at 312 South Washington Street was constructed by **1956** according to the 1958 Sanborn Fire Insurance Map. The map describes the building as being concrete block with brick face and having a steel frame with concrete floors. The style is an early modernist vernacular interpretation of the Colonial Revival.

The BAR approved a Permit to Demolish for the buildings previously occupying the site (3/20/52) with plans for a new office building submitted and approved later the same year (6/19/52). In 1968, the BAR approved a pass-through window and signage for the Medical Arts Pharmacy (2/14/1968). In 2000, the Board approved the installation of 12 satellite antennas on the penthouse of this building as well as air conditioning equipment on the rear roof and a coaxial cable on the rear of the building (BAR Case #2000-0052, 4/19/00 and BAR Case #2000-0198, 11/15/00). In 2001, the BAR approved a waiver of the rooftop screening requirement for new rooftop HVAC units (BAR Case #2001-0029, 3/7/2001). In 2003, the BAR approved signage (BAR Case #2003-0003, 2/5/2003). In 2010, staff administratively approved two additional telecommunications antennae on the penthouse (BAR Case #2010-00010, 1/20/2010). In 2012, staff administratively approved three additional telecommunications antennae on the penthouse (BAR Case #2012-00164, 5/6/2012). In 2017, Special Use Permit (SUP2017-00030) for a parking reduction and modifications to open space and minimum yard requirements was approved by Planning Commission (6/6/2017) and City Council (6/24/2017).

III. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	Yes and No

(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

The BAR regularly approves partial demolition and capsulation on both historic and non-historic buildings to accommodate the ongoing adaptive reuse of buildings throughout the historic district. The BAR must use the criteria above to consider the degree of demolition and capsulation that is appropriate. Constructed as a 1956 office building of steel, concrete block and brick facing, this building does not have the hand craftsmanship or unusual materials typically associated with older buildings. However, the building's materials contribute to its overall design as a modernist interpretation of the Colonial Revival style in the first few years after the Old and Historic Alexandria District Board of Architectural Review was established. The building speaks to its role as a commercial building on the George Washington Memorial Parkway.

Staff finds that a certain amount of demolition and capsulation on this building is certainly acceptable, but notes that there is a balance between historic preservation and reinvention. Filling in windows that no longer have a function and adjusting the size of openings are changes that generally allow a building to retain its overall architectural character. However, at a certain point, the cumulative effect of the amount of demolition can change one's understanding of the building and its original design intent, particularly on the first floor where the building relates to both the automobile and the pedestrian.

In this case, staff supports the removal of brick below all the window sills to either enlarge the windows or to convert the openings to doors, which will help to adaptively reuse the building. However, staff does not support the applicant's preferred first floor demolition option because it effectively removes the entire first floor façade through a combination of demolition and capsulation, as shown in the Proposed South Washington Street (West) Elevation. In the opinion of staff, that amount of demolition would effectively leave no historic fabric in the location that the public most closely interacts with the details of the building. Staff can support a lesser amount of demolition on this level, similar to what is shown in the Alternate scheme, which would allow for the retention of the simple minimalist entrance framed by brick soldier coursing. This more limited demolition allows for original brick to remain visible at the main public entrance and on either side of the storefronts. Staff finds that the proposed amount of demolition and capsulation shown in the Alternate scheme is limited to what is necessary and appropriate; therefore, none of the criteria are met.

Certificate of Appropriateness

Regarding changes to commercial buildings, the *Design Guidelines* note that “it is not the intention of the Boards to dilute design creativity...Rather, the Boards seek to promote compatible development that is, at once, both responsive to the needs and tastes of the (21st)-century while being compatible with the historic character of the districts. This balancing act will clearly be different in different sections of the historic districts.” Additionally, as this property is located on Washington Street, the memorial character of Washington Street as part of the Parkway must be taken into consideration, per the 1929 agreement with the U.S. government. The *Design Guidelines* further note that “Today, Washington Street is one of the principal defining elements of the Old and Historic Alexandria District as well as a central commercial and retail artery for the City.”

For many years, the BAR has discussed how to maintain the memorial character of Washington Street, how to ensure compatible and appropriate development on Washington Street and how to identify which buildings, or portions of buildings, contribute to the memorial character. While there is unanimous agreement that the 18th- and 19th-century buildings on Washington Street should all be retained, restored and preserved, there remain questions regarding the 20th-century buildings which comprise approximately 88% of the buildings on Washington Street. While the BAR has found that some buildings from the middle of the 20th-century, such as the vernacular roadside motels, have not contributed to the memorial character and have little architectural or cultural significance, it has become clear that several buildings from this same period do contribute a great deal to the memorial character and possess both architectural and cultural significance. In staff's opinion, 312 South Washington Street is an example of a building, that while to some extent is a background building, also possesses a high degree of architectural and possibly cultural significance. For these buildings, staff recommends that they be retained and their key character-defining elements be maintained with an understanding that appropriate alterations and additions that maintain that overall character would be acceptable.

312 South Washington Street is a well-designed and well-proportioned commercial building that utilizes the Colonial Revival vocabulary in a modernist interpretation. It has punched openings within a grounded masonry façade and follows the Classical building composition with full height brick pilasters and a clearly defined base-middle-top. The cast-stone cornice is a minimalist yet visually strong element. The flat roof and building entrance are clearly modern elements but the mullioned storefront windows and Juliet balconies recall historical precedents.

Storefront

Staff appreciates the applicant's response to staff's request to study two storefront options. As discussed above in the Permit to Demolish/Capsulate section, with respect to demolition and capsulation staff strongly prefers the Alternate scheme that allows more of the ground-floor façade to remain intact. This approach also better differentiates the residential entrance from the two adjacent retail spaces. While storefronts generally have stylistic differences from the rest of the building to which they are attached, staff finds that the proposed storefronts are a higher style than much of the building. Staff generally supports the two separate storefronts but recommends that the storefront cornice be lowered to just below the belt course to allow that original brick feature to remain visually prominent. The soldier course design around the entrance employs a slightly darker brick that is also matched at the soldier belt course above. As the Alternate option retains the brick opening, staff recommends that a simple and minimalist glass and steel canopy, similar

to what the applicant as proposed at the rear elevation, be designed to extend from within the opening directly under the lintel soldier course. Staff supports a new glazing system at this entrance, noting that the existing aluminum window and door system is not of particular note or unusual design and does not appear to be original.



Figure 1. Alternate storefront option (staff recommendation).



Figure 2. Existing entrance and storefront.

The applicant has included signage for illustrative purposes and staff supports the design direction of a combination of wall signs and hanging signs at the storefronts but notes that a comprehensive sign plan will be required to obtain approval for signage. Staff can administratively approve up to two signs for this building but any additional signage would require approval by the BAR at a hearing.

Cornice

The applicant proposes to add a second cornice at the top of the building wall, effectively converting the existing cast stone cornice into an architrave and creating a brick frieze band containing attic story windows. While this provides a clear and classical termination to the building wall, the new Fiberglass Reinforced Concrete (FRC) cornice also competes for attention with the original cornice below and the overall entablature and molding profiles are not academically correct.

However, on balance, staff finds the overall composition to be an improvement over the existing condition and the new cornice mitigates the blank, uninteresting parapet wall on the existing building. The new cornice profile recalls elements from the original cornice, does not visually overwhelm the existing cornice and effectively frames the proposed attic story windows. Staff wonders how the materials of the two cornices will weather over time and whether there will be any visual impact as the FRC may age differently from the cast-stone.

Window Enlargement

The proposed window enlargement will change the proportions of the windows but staff finds the change to be relatively subtle, as the enlargement is limited to increasing the overall height of each opening and the clearly punched openings and brick pilasters will remain evident. The vertical emphasis of the pilasters is considered a character-defining feature and this will be maintained. The incorporation of the Juliet balconies also allows the conversion of some windows to doors to be more discreet and recalls the original faux balcony iron railing detail of the original building design but makes them functional. The cast-stone sills, some salvaged and reused, are appropriate details that make this alteration compatible.

However, staff finds the alterations to the attic story windows in the frieze band to create a continuous ribbon window effect to be stylistically odd in a load bearing masonry style building and in conflict with the visual weight and span of the new cornice above. The existing attic story windows relate directly to the windows below and maintain the rhythm of the punched openings. While some additional windows at this level are appropriate, altering this to read as one continuous ribbon window is too far from the original design and has a negative impact on the elevation. Noting that two of these ribbon windows are false opening with structural columns behind, staff strongly recommends that these two proposed windows be eliminated and instead remain as brick so that the attic story will read as three window groupings of three (Figure 3).



Figure 3. Proposed attic story with continuous ribbon window. The red boxes suggest where the false windows could be eliminated and the brick retained.

Rooftop Addition

Staff commends the applicant for reducing the overall height of the existing penthouse by five feet. The existing penthouse is barely visible at this time from the immediate block, though visibility increases from farther away. Staff supports the expanded penthouse and notes that the reduced height will lessen the impact. The proposed glass railing is set back and even if visible it will recede. While the telecommunications equipment was previously approved and is owned and operated by a telecommunications provider, staff notes that as part of the relocation the equipment

should be located to be as visually inconspicuous as possible and must be painted to match the adjacent wall surface, per the original conditions of approval.



Figure 4. Existing building looking northeast with the existing penthouse minimally visible.

Rooftop HVAC Screening

The zoning ordinance requires the concealment of all rooftop mechanical equipment, though the BAR has the authority to waive the screening requirement and did so here in 2001. In this case, the applicant proposes metal screening at six feet in height around a significant portion of the roof. Staff believes that the proposed screening is well over what is required and may have a greater visual impact than necessary. Therefore, staff recommends that the height and location of the screening be reduced to what is absolutely necessary and notes that this can be resolved during the building permit phase of the project.

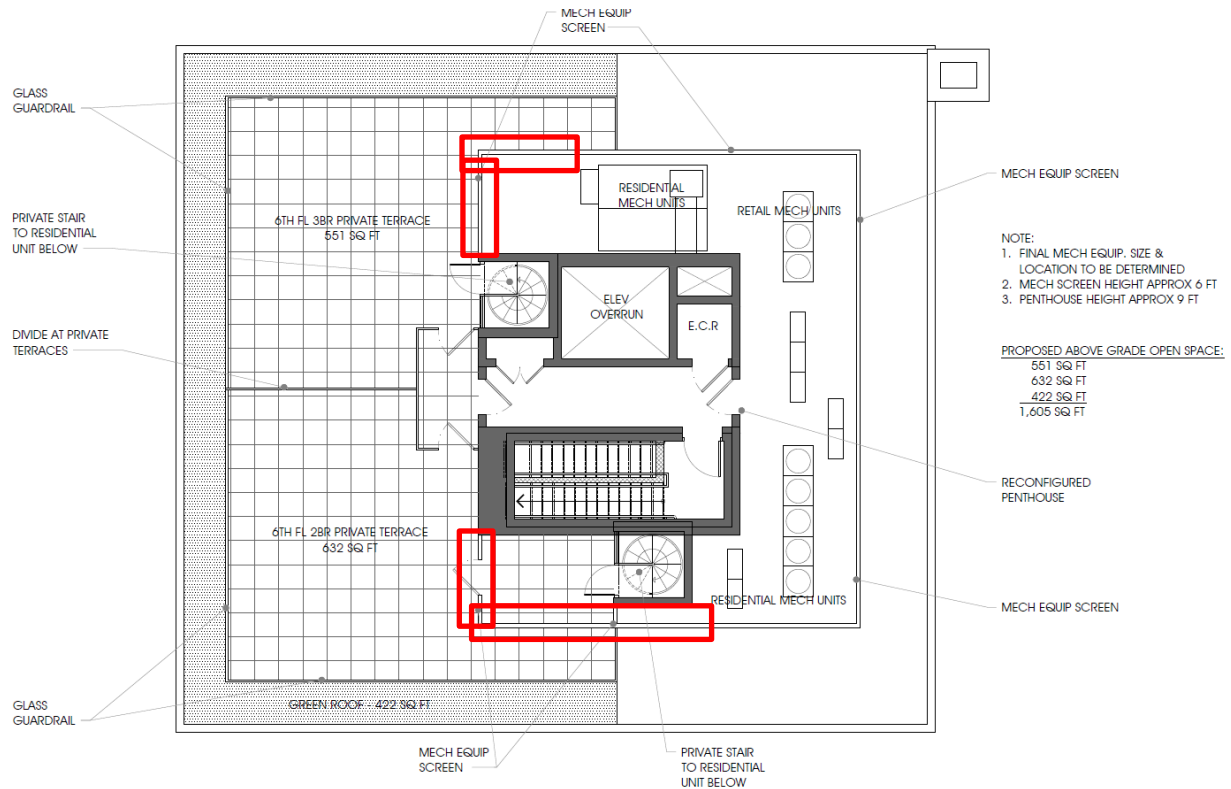


Figure 5. Proposed roof plan with staff highlights where six feet of mechanical screening may be unnecessary.

Parking Screening

The BAR's Design Guidelines requires that parking be screened from the street. The applicant has proposed a simple masonry wall with cast stone pier caps that visually ties the brick buildings of 312 South Washington and the historic Beulah Baptist church at 320 South Washington together and eliminates the eyesore of the current exposed surface parking lot. Traditionally detailed pedestrian and automobile entrances to the lot will be created with synthetic wood.

In summary, with the conditions noted above, staff supports the proposal and finds that it is a very good example of an appropriate and thoughtful adaptive reuse.

STAFF

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

CITY DEPARTMENT COMMENTS

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

Zoning

- F-1 On June 24, 2017, City Council approved Special Use Permit #2017-00030 for parking reduction and for open space and setback modifications for the conversion of an office building into a mixed-use building with commercial use on the first floor and residential units on the upper floors.
- F-2 The signage calculations are incorrect. Additional information is needed before signage can be approved.
- F-3 Per Special Use Permit #2017-00030, 1,800 square feet of open space must be provided in the rear of the property.
- C-1 Proposed improvements at the subject property must comply with all terms and conditions of Special Use Permit #2017-00030.
- C-2 Proposed canopy and projecting signs shall comply with section 5-2-29 for street encroachments of the Code of Ordinances.
- C-3 The proposed new fence must be located completely on the subject property.

Code Administration

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

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)
- 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 Previously reviewed under SUP2017-00030. (T&ES)
- F-2 The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (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 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)

- 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)

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2018-00051 & 2018-00053: 312 South Washington Street

3 – Alternative west elevation dated 03-20-18

4 – Comment letter from the National Park Service

ADDRESS OF PROJECT: 312 & 316 S. Washington StreetTAX MAP AND PARCEL: 074.04-03-16 & -15ZONING: CDAPPLICATION 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: UrbanRock Old Town, LLCAddress: 1155 Connecticut Ave, N.W. #700City: Washington State: DC Zip: 20036Phone: 301-200-1510 E-mail: steve@urbanalfandre.comAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____Name: John Rust, Rust Orling ArchitecturePhone: 703-836-3205E-mail: jrust@rustorling.com**Legal Property Owner:**Name: same as applicant

Address: _____

City: _____ State: _____ Zip: _____

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.*
 ☐ awning ☒ fence, gate or garden wall ☒ HVAC equipment ☐ shutters
 ☒ doors ☒ windows ☐ siding ☐ shed
 ☐ lighting ☒ pergola/trellis ☐ painting unpainted masonry
 ☐ other _____
☐ ADDITION
☒ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

The scope of work consists of removal of existing windows; storefronts; light fixtures; railings; signage; and selective demolition of brickwork.

The new work consists of installation of new multi-tenant storefront and residential entrance with new doors and glazing; new windows complying with City of Alexandria Window Policy; new cornice added to match existing and modification to existing penthouse for elevator, mechanical, and stair access.

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: JOHN RUSTDate: January 22, 2018

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 three 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. See attached		
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 312 & 316 S. Washington St. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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. See attached		
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

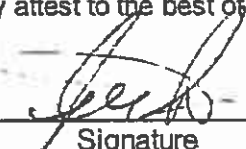
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. None	None	Not applicable
2.		
3.		

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.

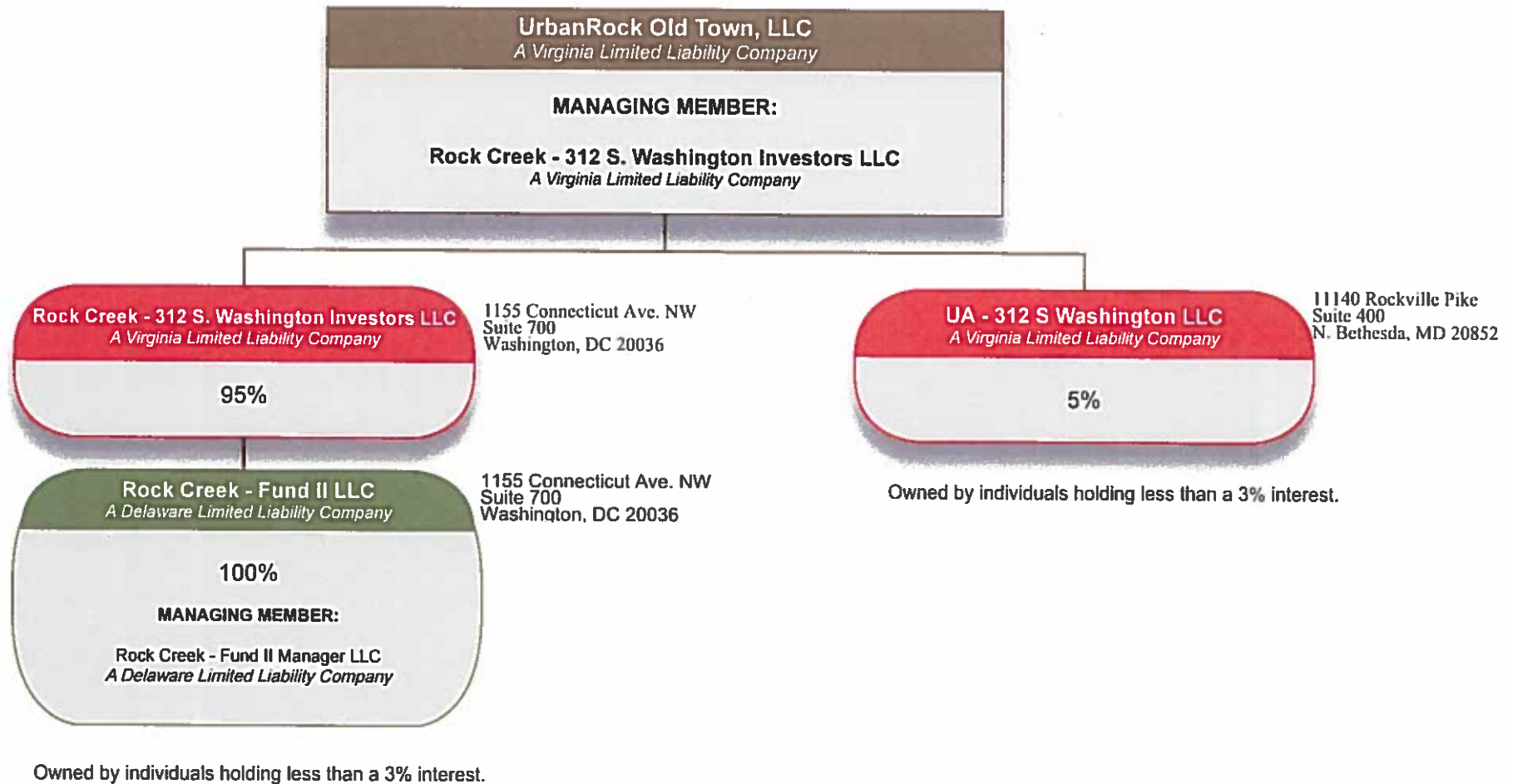
3/13/17
Date

Stephen Alfandree
Printed Name


Signature

Ownership Structure

312 + 316 S. Washington Street
Alexandria, VA 22314
March 10, 2017



RETAIL

PRELIMINARY FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address	312 S Washington St. (Retail)			Zone	CD
A2.	13,576	x	0.145	=	1,975
	Total Lot Area		Floor Area Ratio Allowed by Zone		Maximum Allowable Floor Area (NOTE 1)

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions (Estimated)	
Basement	0	Basement**	0
First Floor	2,001	Stairways**	60
Second Floor	0	Mechanical**	18
Third Floor	0	Other**	0
Fourth Floor	0	Penthouse**	0
Fifth Floor	0	Total Exclusions	78
Sixth Floor	0	Note: Existing Deductions Estimated	
Penthouse	0		
Porches/Other	0		
Total Gross*	2,001		

B1. Existing Gross Floor Area *

2,001 Sq. Ft.

B2. Allowable Floor Exclusions**

78 Sq. Ft.

B3. Existing Floor Area minus Exclusions

1,923 Sq. Ft.

(subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	0	Basement**	0
First Floor	52	Stairways**	0
Second Floor	0	Mechanical**	0
Third Floor	0	Other**	0
Fourth Floor	0	Penthouse**	0
Fifth Floor	0	Total Exclusions	0
Sixth Floor	0	Note: Additional Exclusions Available, See Sheet 12	
Penthouse	0		
Porches/Other	0		
Total Gross*	52		

C1. Proposed Gross Floor Area *

52 Sq. Ft.

C2. Proposed Floor Exclusions**

0 Sq. Ft.

C3. Proposed Floor Area minus Exclusions

52 Sq. Ft.

(subtract C2 from C1)

*Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the zoning ordinance (Section 2-145(B)) and consult with zoning staff for information regarding allowable exclusions.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3)	1,975	Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) (NOTE 1)	1,975	Sq. Ft.

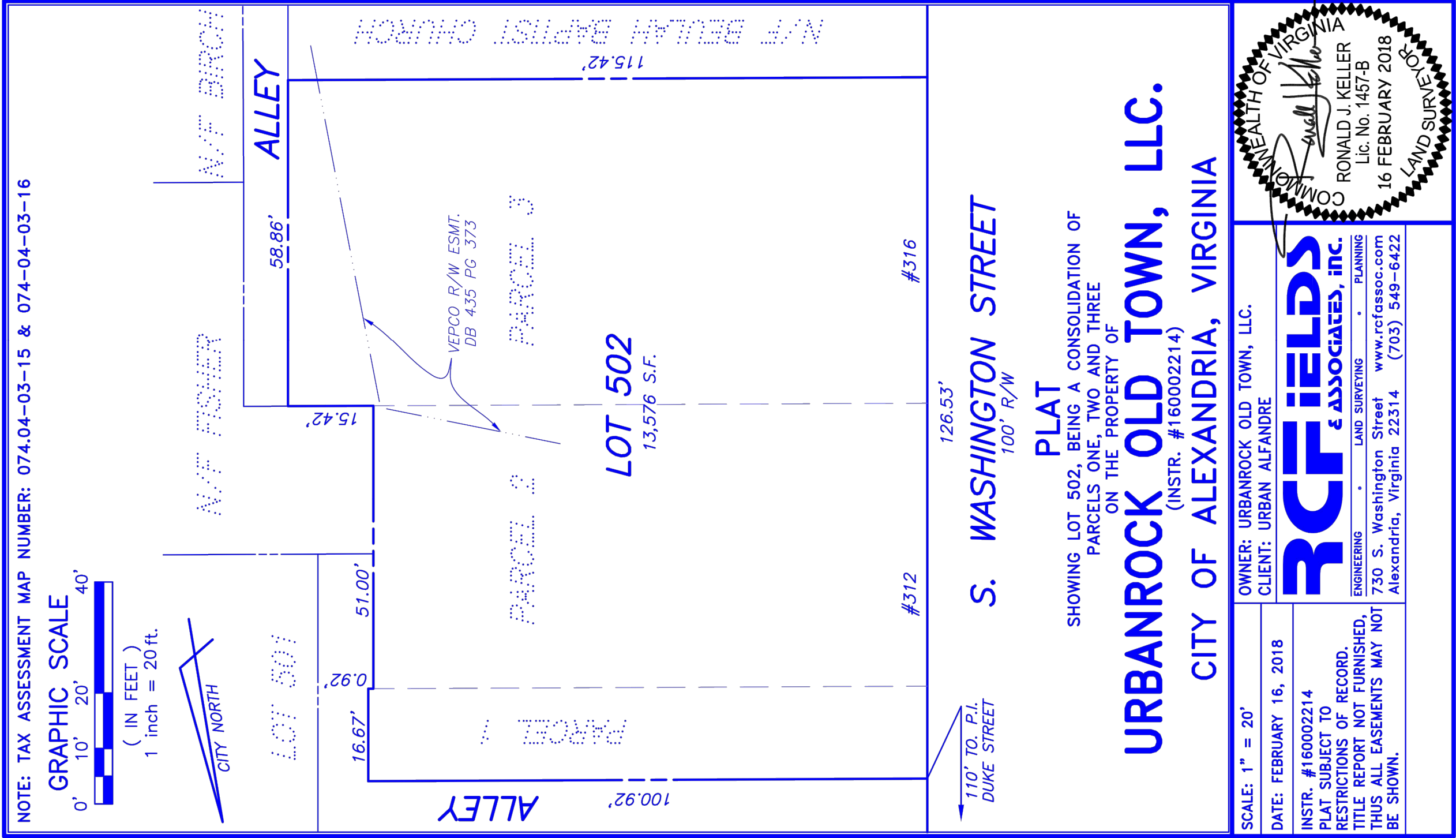
E. Open Space Calculations

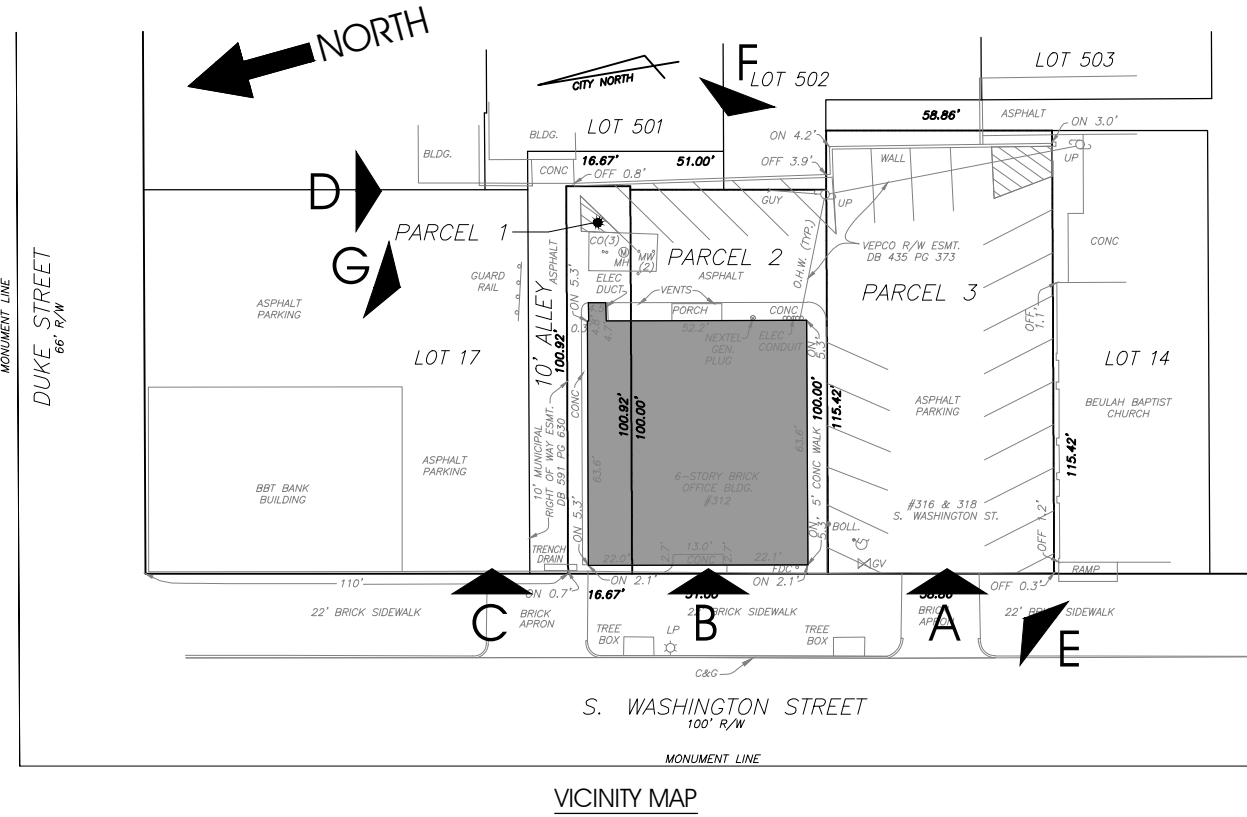
Existing Open Space	0
Required Open Space (NOTE 1)	0
Proposed Open Space	0

NOTE 1: Per approved SUP #2017-0030

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature:  Date: 01/30/18





NORTH ELEVATION G



EAST ELEVATION F



SOUTH AND WEST ELEVATIONS E



EAST SIDE OF SITE D



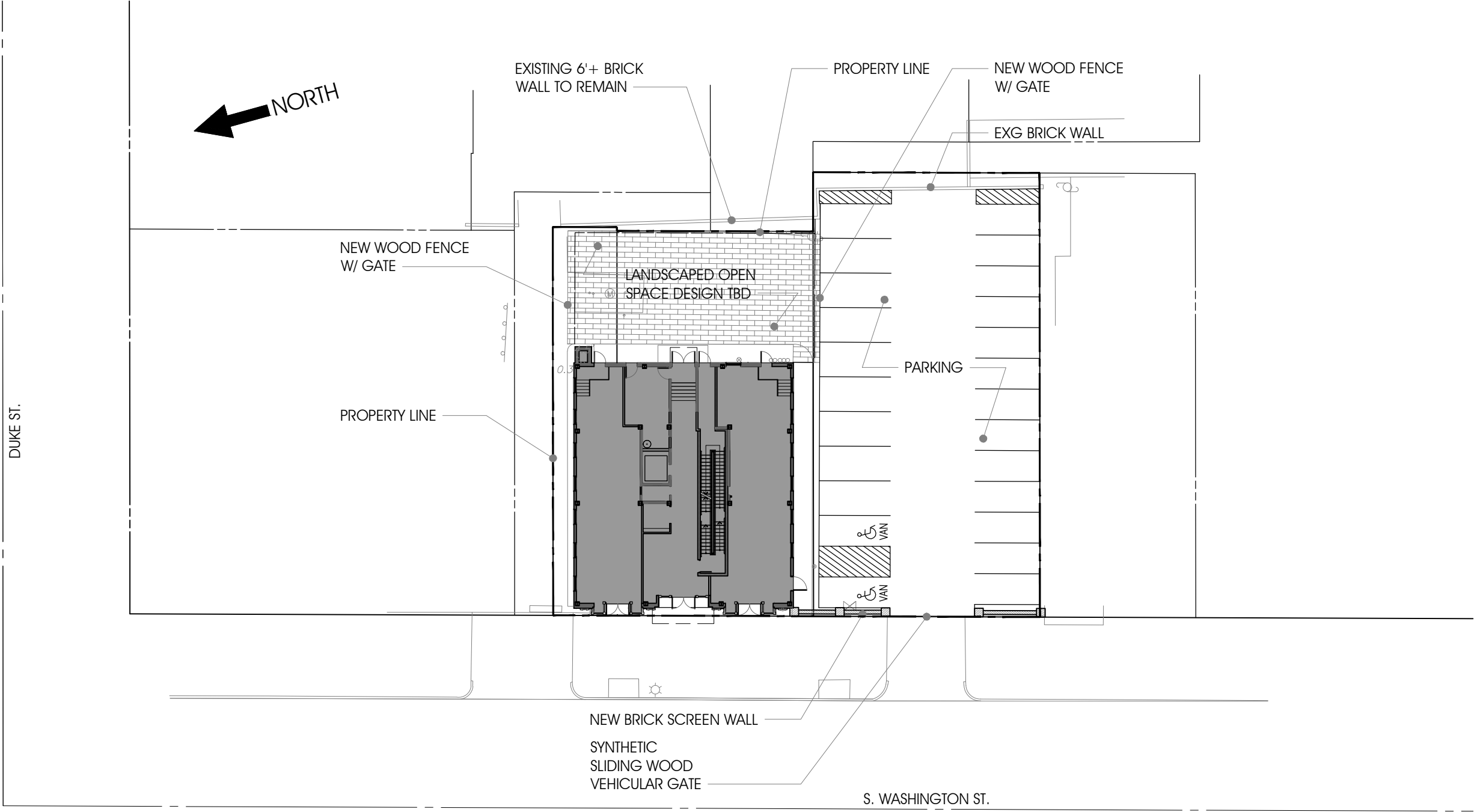
NORTH SIDE OF SITE C



WEST ELEVATION B

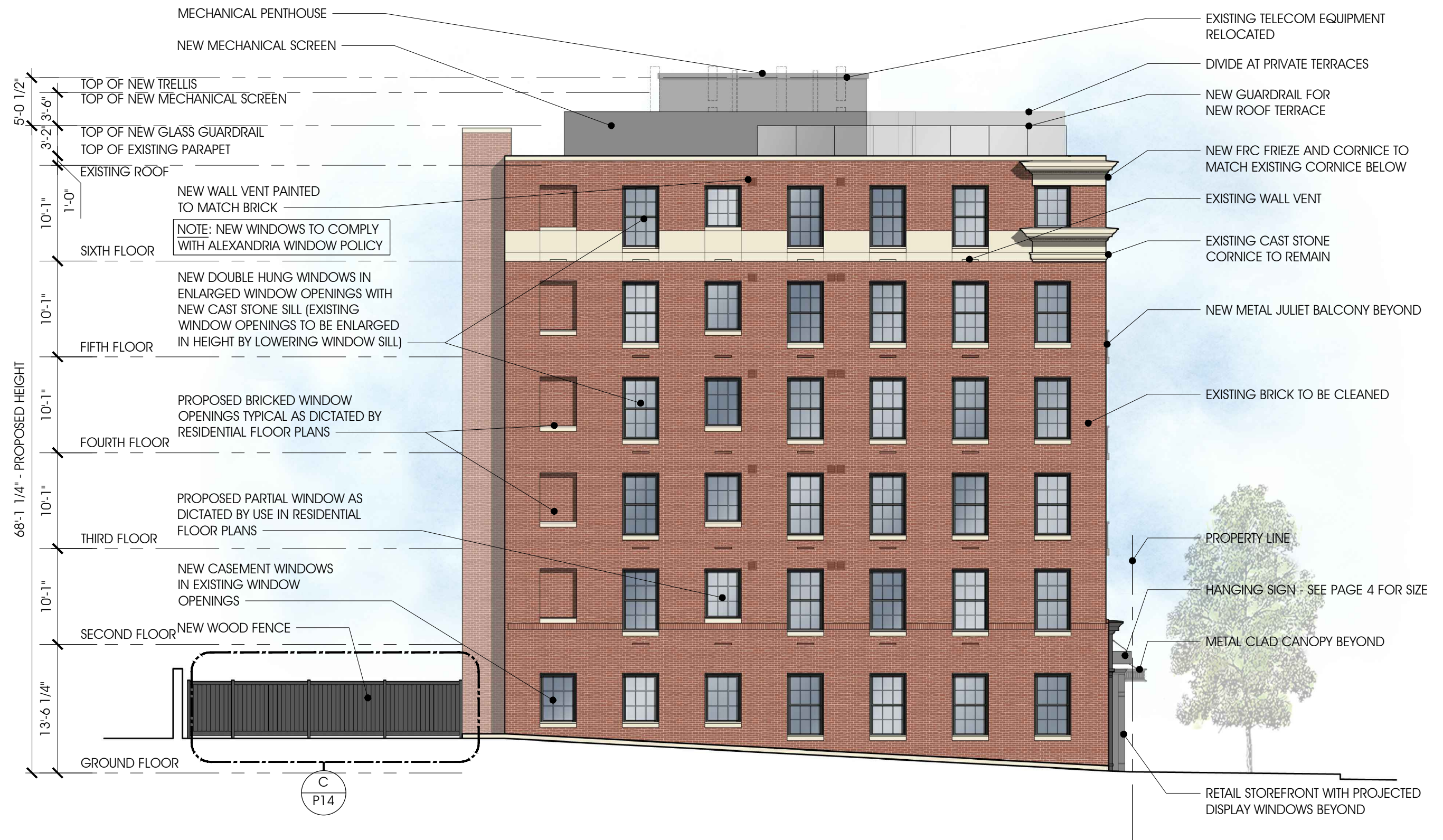


SOUTH SIDE OF SITE A



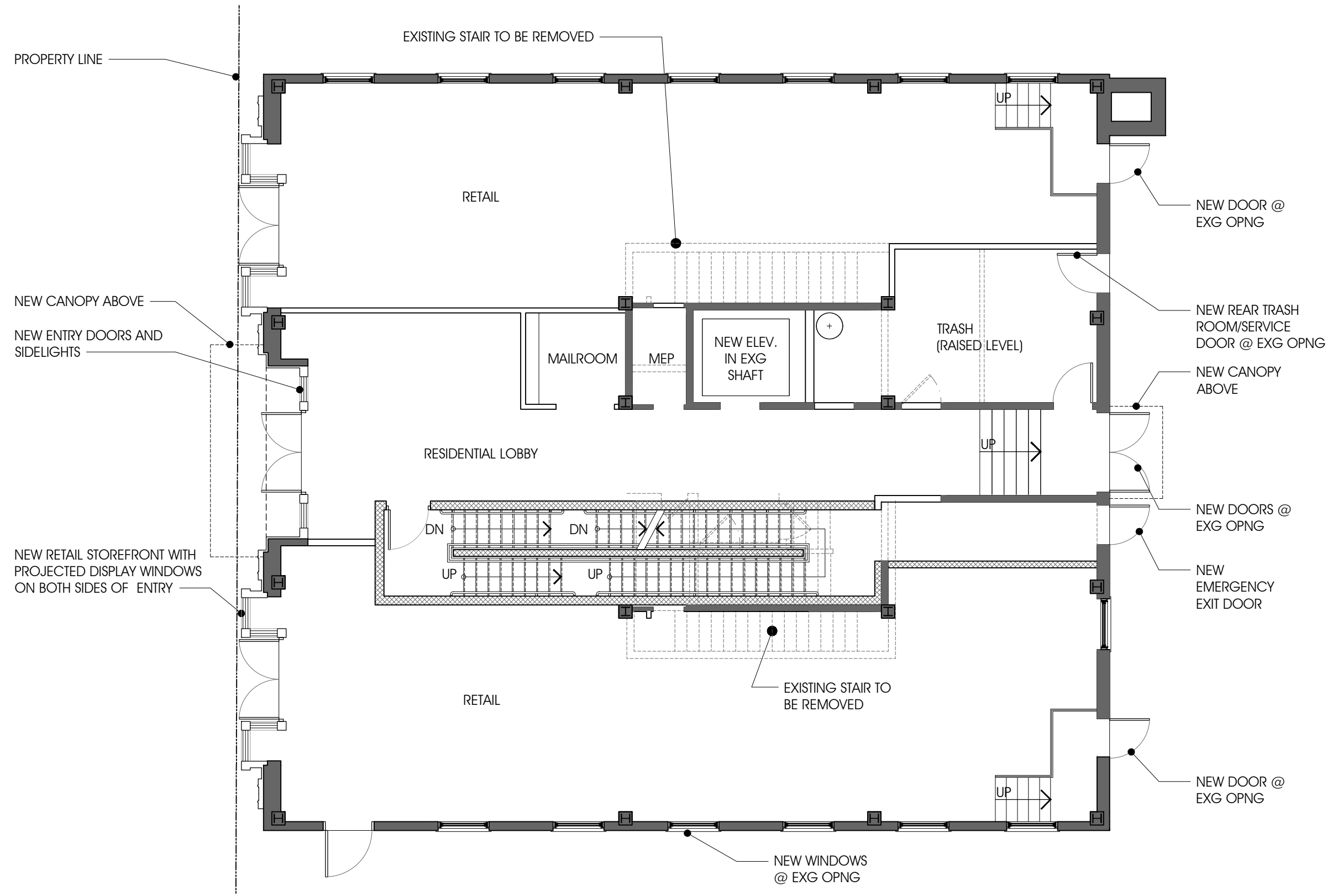


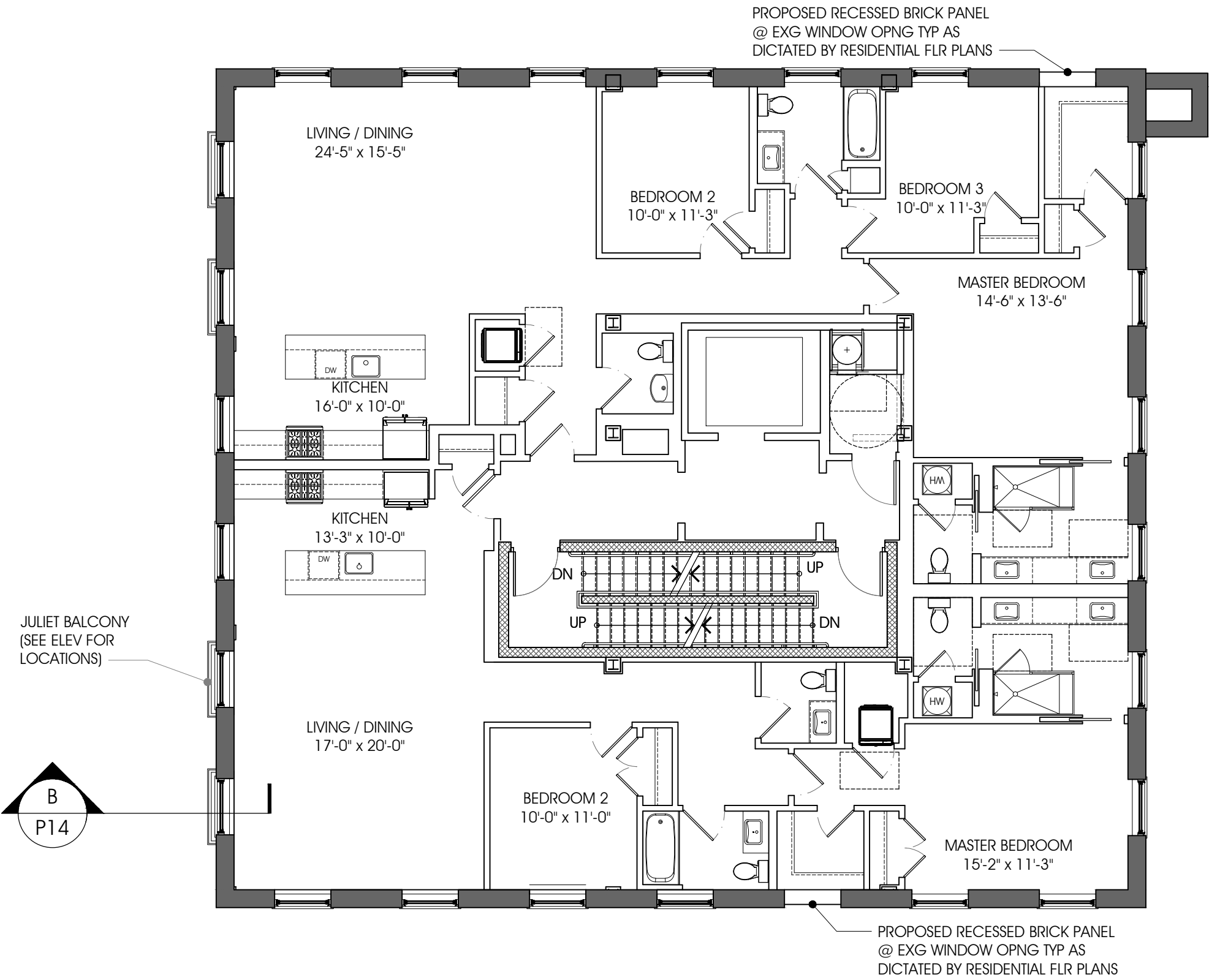


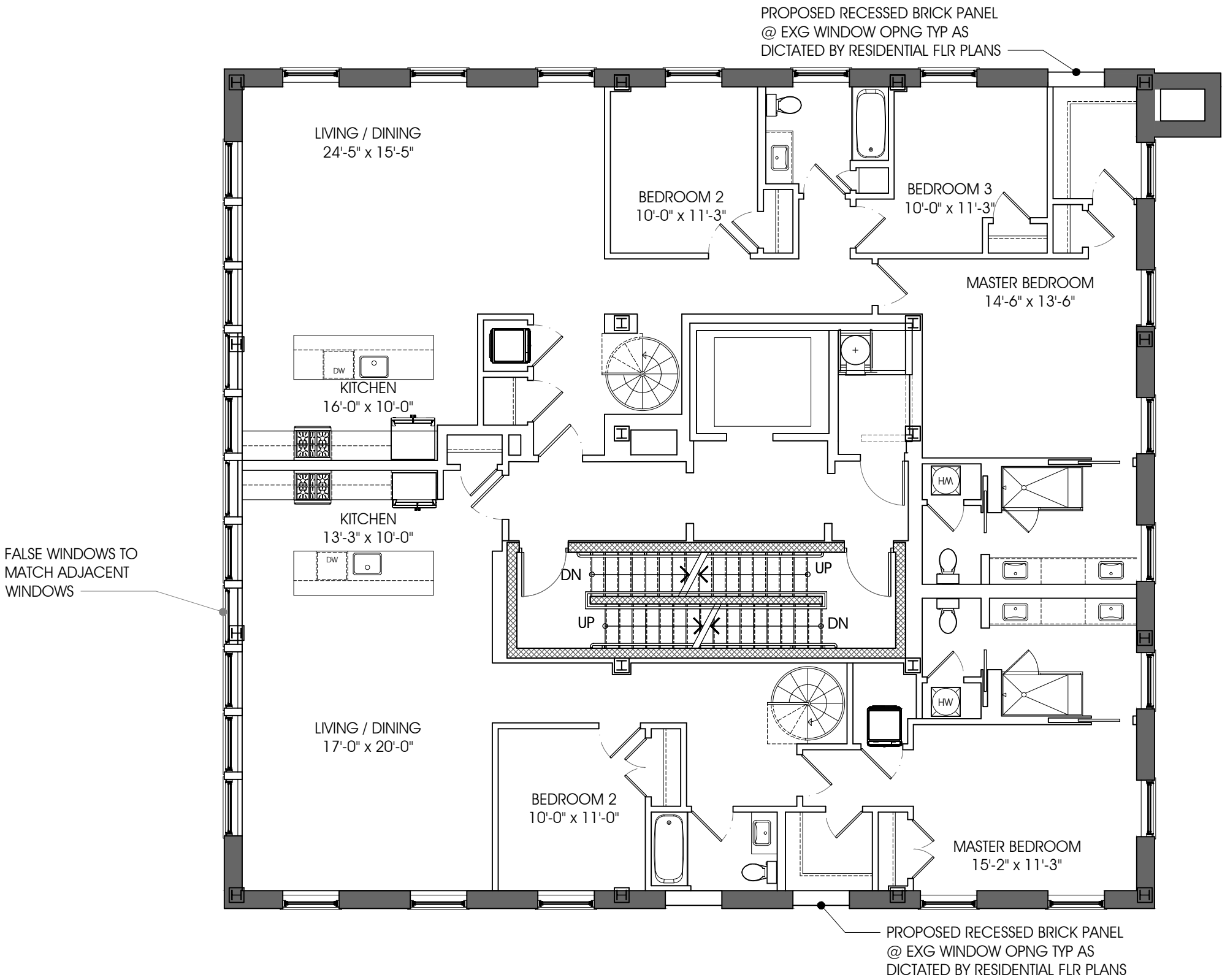


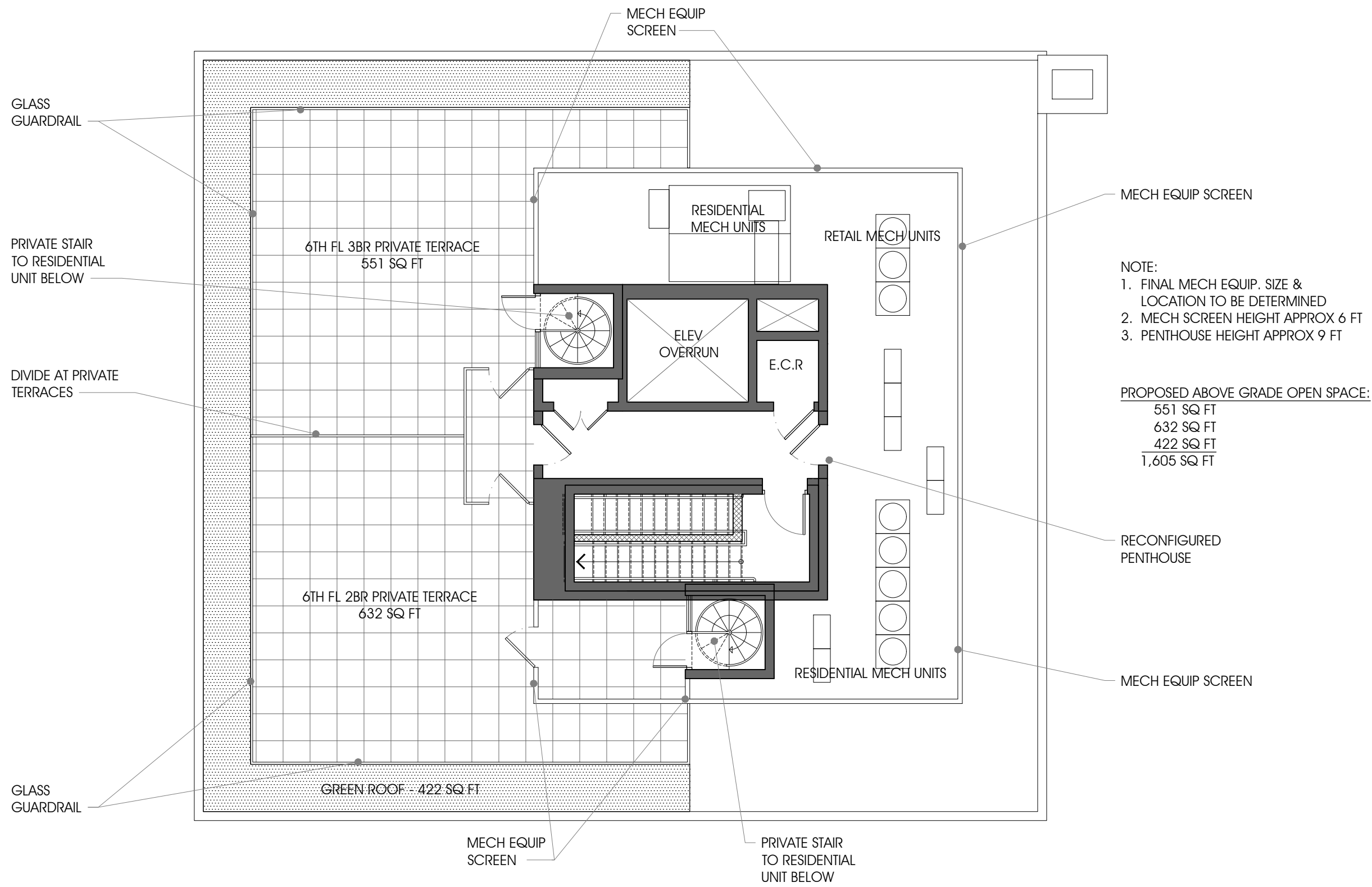












RESIDENTIAL

PRELIMINARY FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address	312 S Washington St. (Residential Conversion)		Zone	CD
A2.	13,576	x	1.25	= 16,970
	Total Lot Area		Floor Area Ratio Allowed by Zone	Maximum Allowable Floor Area (NOTE 1)

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions (Estimated)	
Basement	3,663	Basement**	3,663
First Floor	1,662	Stairways**	1,818
Second Floor	3,624	Mechanical**	0
Third Floor	3,624	Other**	0
Fourth Floor	3,624	Penthouse**	406
Fifth Floor	3,624	Total Exclusions	5,887
Sixth Floor	3,624	Note: Existing Deductions Estimated	
Penthouse	406		
Porches/Other	0		
Total Gross*	23,851		

B1. Existing Gross Floor Area *
23,851 Sq. Ft.
B2. Allowable Floor Exclusions**
5,887 Sq. Ft.
B3. Existing Floor Area minus Exclusions
17,964 Sq. Ft.
(subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	0	Basement**	0
First Floor	70	Stairways**	235
Second Floor	0	Mechanical**	195
Third Floor	0	Other**	634
Fourth Floor	0	Penthouse**	41
Fifth Floor	0	Total Exclusions	1,105
Sixth Floor	0	Note: Additional Exclusions Available, See Sheet 12	
Penthouse	41		
Porches/Other	0		
Total Gross*	111		

C1. Proposed Gross Floor Area *
111 Sq. Ft.
C2. Proposed Floor Exclusions**
1,105 Sq. Ft.
C3. Proposed Floor Area minus Exclusions
-994 Sq. Ft.
(subtract C2 from C1)

*Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.
** Refer to the zoning ordinance (Section2-145(B)) and consult with zoning staff for information regarding allowable exclusions.
If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3)	16,970 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) (NOTE 1)	16,970 Sq. Ft.

E. Open Space Calculations

Existing Open Space	0
Required Open Space (NOTE 1)	3,394
Proposed Open Space	3,394

NOTE 1: Per approved SUP #2017-0030

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: _____ Date: 01/24/18

RETAIL

PRELIMINARY FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address	312 S Washington St. (Retail)		Zone	CD
A2.	13,576	x	0.145	= 1,975
	Total Lot Area		Floor Area Ratio Allowed by Zone	Maximum Allowable Floor Area (NOTE 1)

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions (Estimated)	
Basement	0	Basement**	0
First Floor	2,001	Stairways**	60
Second Floor	0	Mechanical**	18
Third Floor	0	Other**	0
Fourth Floor	0	Penthouse**	0
Fifth Floor	0	Total Exclusions	78
Sixth Floor	0	Note: Existing Deductions Estimated	
Penthouse	0		
Porches/Other	0		
Total Gross*	2,001		

B1. Existing Gross Floor Area *
2,001 Sq. Ft.
B2. Allowable Floor Exclusions**
78 Sq. Ft.
B3. Existing Floor Area minus Exclusions
1,923 Sq. Ft.
(subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	0	Basement**	0
First Floor	52	Stairways**	0
Second Floor	0	Mechanical**	0
Third Floor	0	Other**	0
Fourth Floor	0	Penthouse**	0
Fifth Floor	0	Total Exclusions	0
Sixth Floor	0	Note: Additional Exclusions Available, See Sheet 12	
Penthouse	0		
Porches/Other	0		
Total Gross*	52		

C1. Proposed Gross Floor Area *
52 Sq. Ft.
C2. Proposed Floor Exclusions**
0 Sq. Ft.
C3. Proposed Floor Area minus Exclusions
52 Sq. Ft.
(subtract C2 from C1)

*Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.
** Refer to the zoning ordinance (Section2-145(B)) and consult with zoning staff for information regarding allowable exclusions.
If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3)	1,975 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) (NOTE 1)	1,975 Sq. Ft.

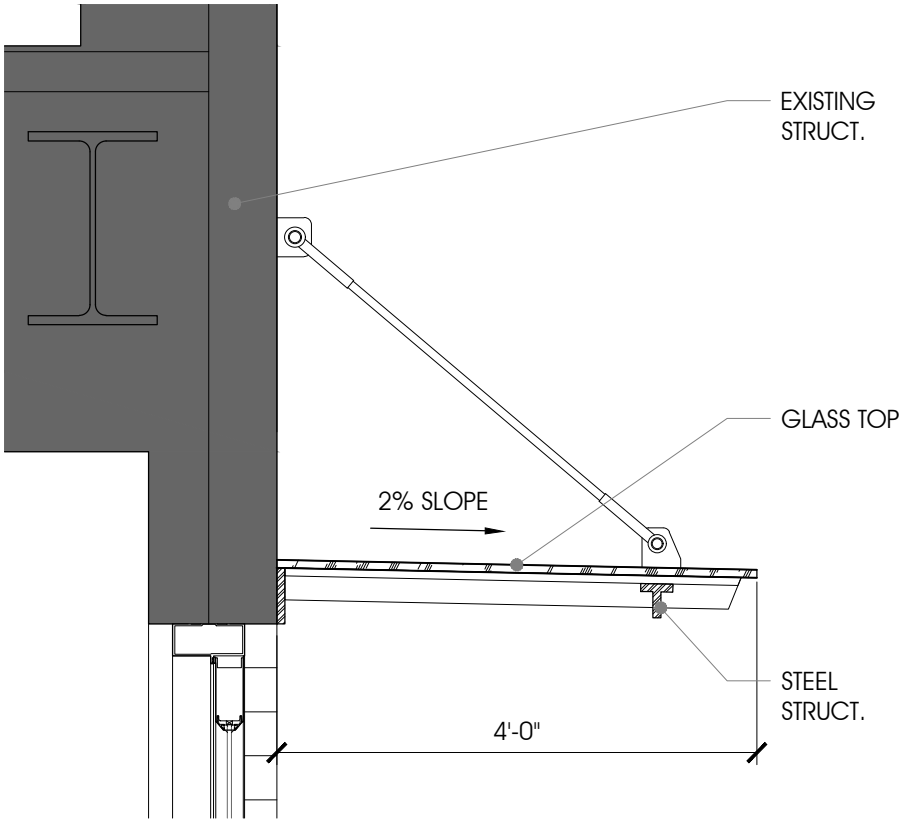
E. Open Space Calculations

Existing Open Space	0
Required Open Space (NOTE 1)	0
Proposed Open Space	0

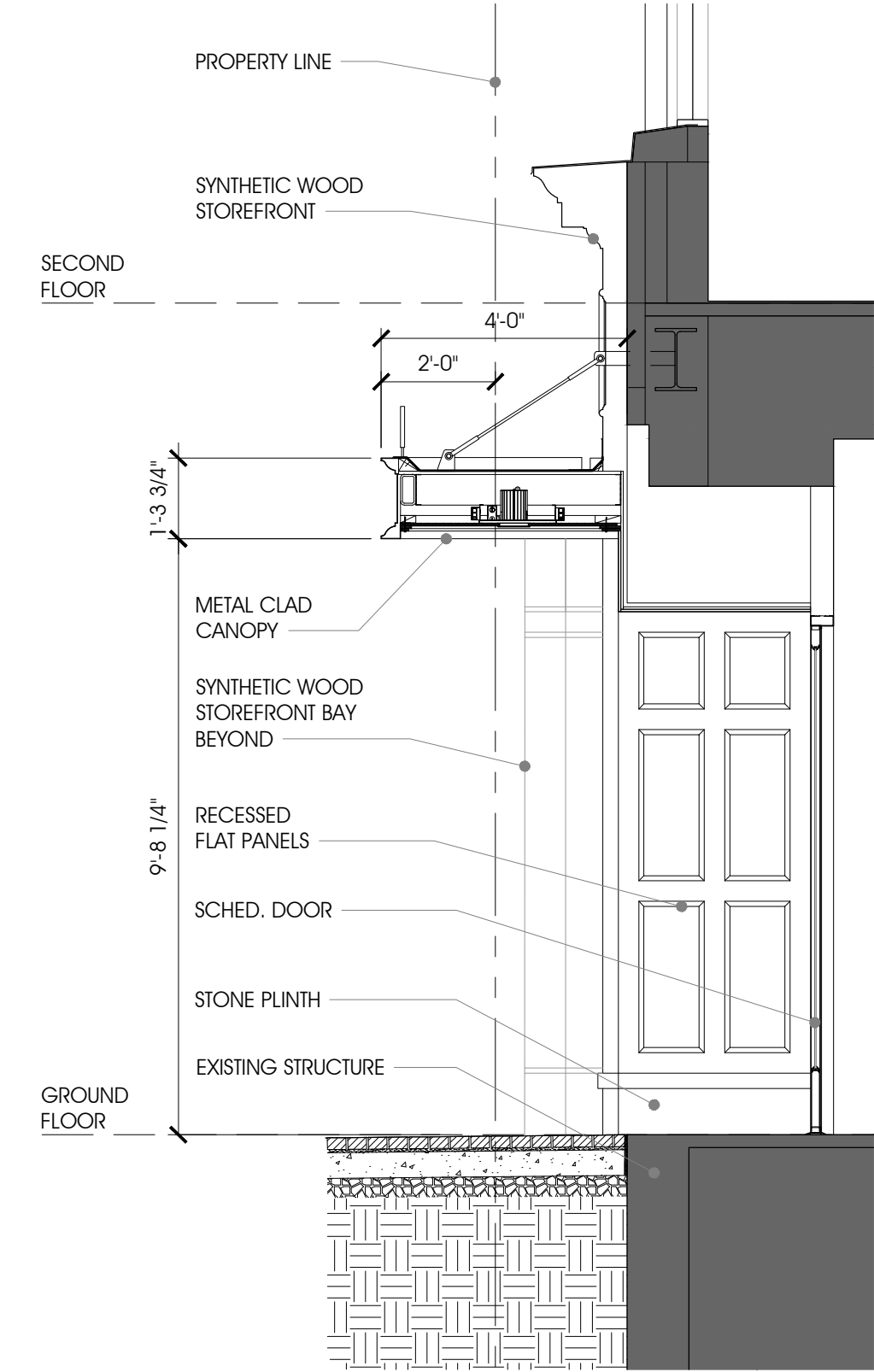
NOTE 1: Per approved SUP #2017-0030

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

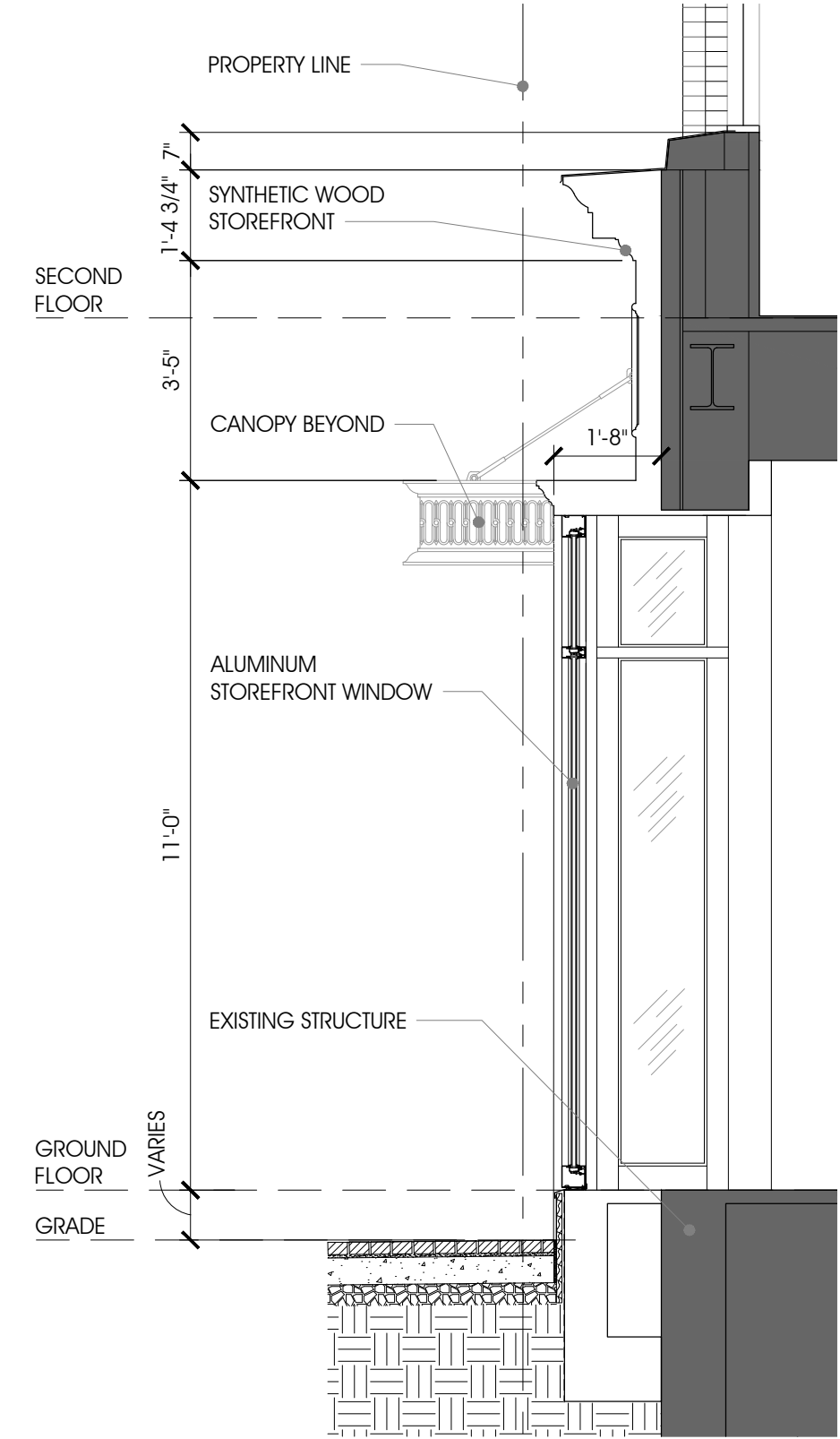
Signature: _____ Date: 01/24/18



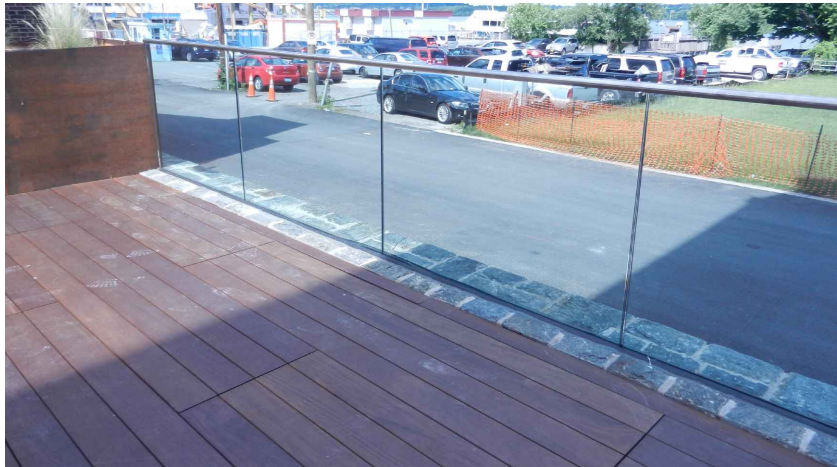
REAR ENTRY CANOPY DETAIL
1"=1'-0"



SECTION THROUGH FRONT ENTRY
3/8"=1'-0"

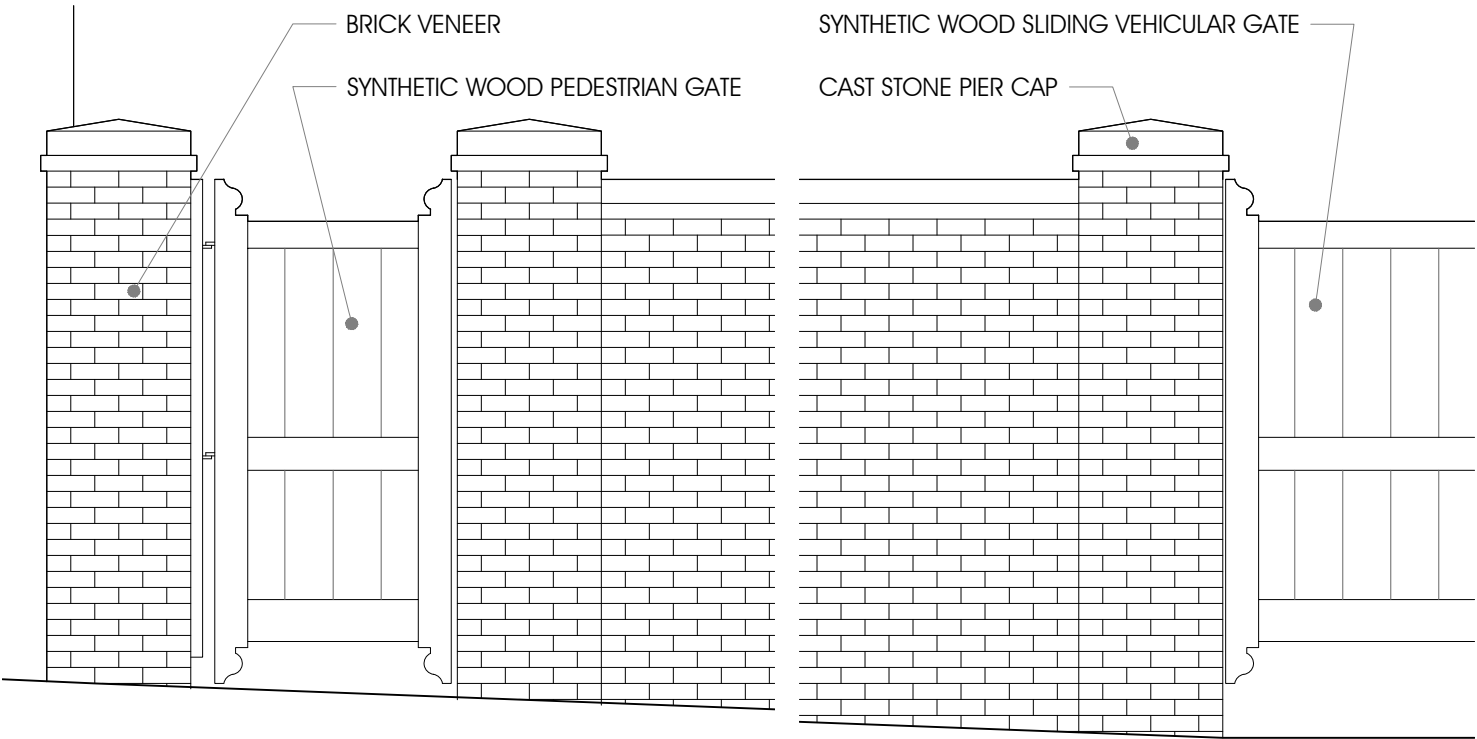
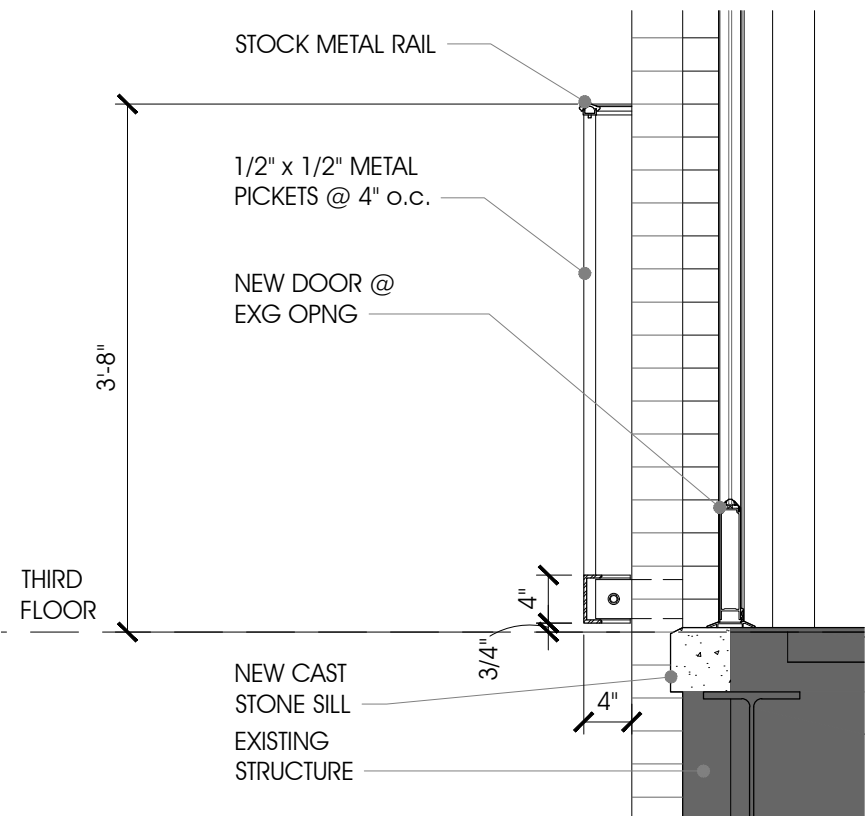


SECTION THROUGH STOREFRONT
3/8"=1'-0"



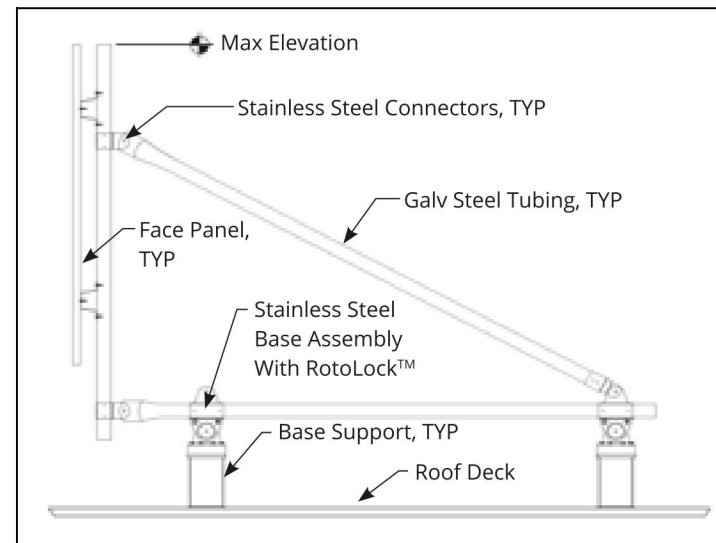
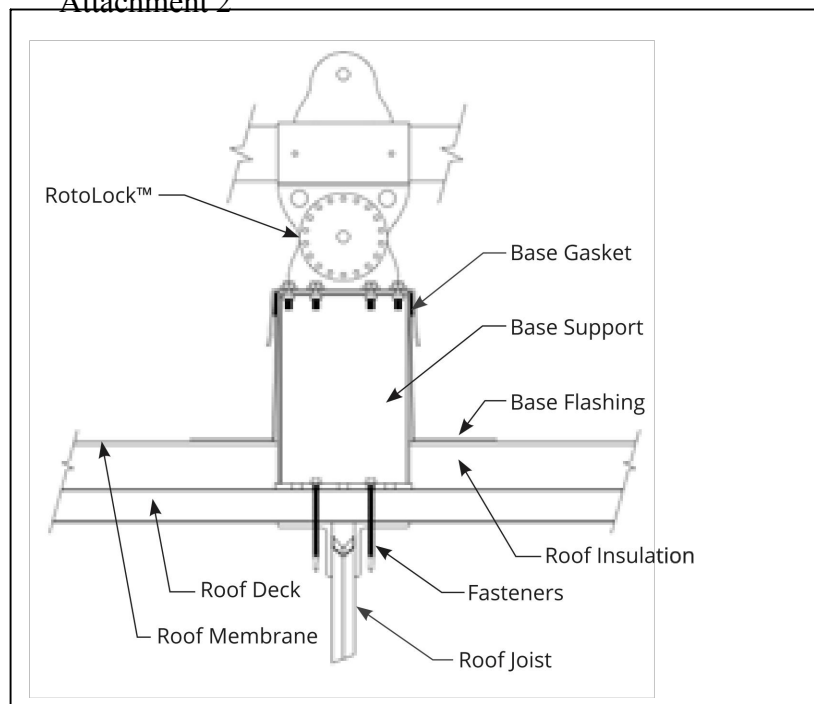
D GLASS RAILING PRODUCT BY WAGNER ARCHITECTURAL GLASS SYSTEMS AT INDIGO HOTEL IN ALEXANDRIA
N.T.S.

C UNIVERSAL FENCE PRODUCT BY WALPOLE OUTDOORS
N.T.S.

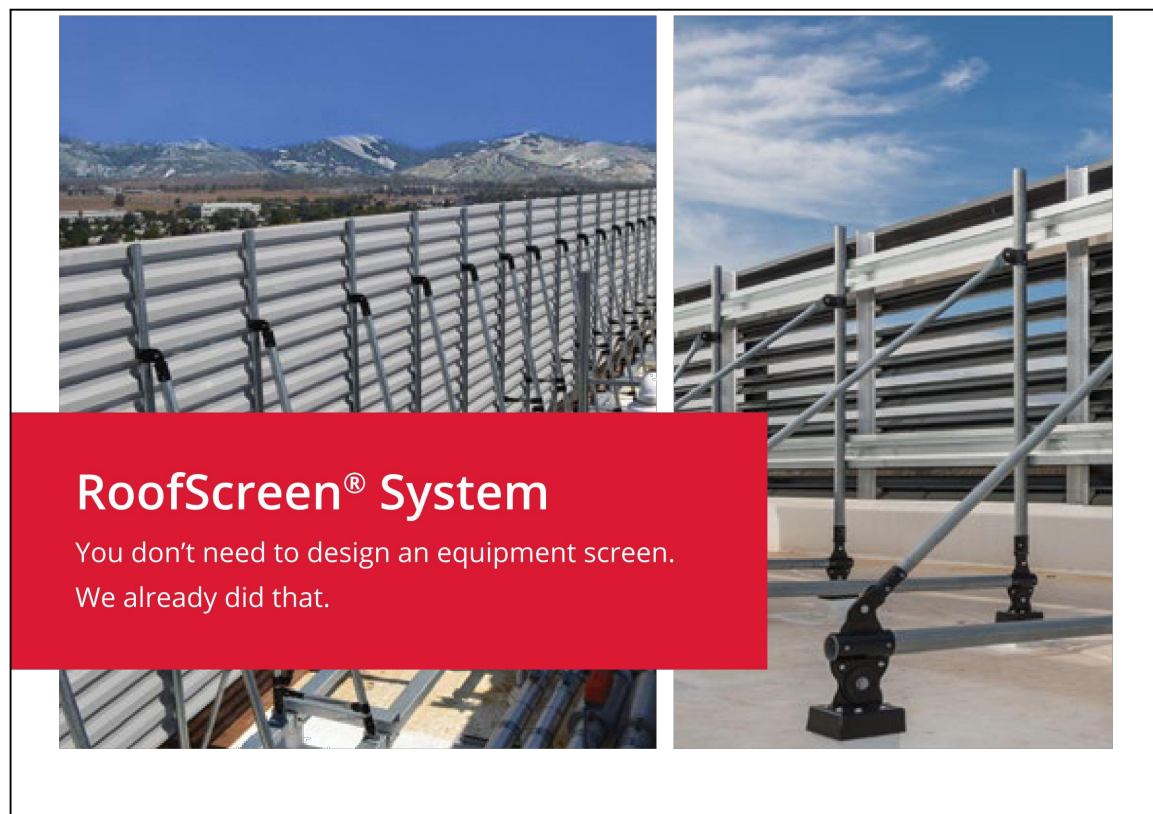


B DETAIL AT JULIET BALCONY
3/4"=1'-0"

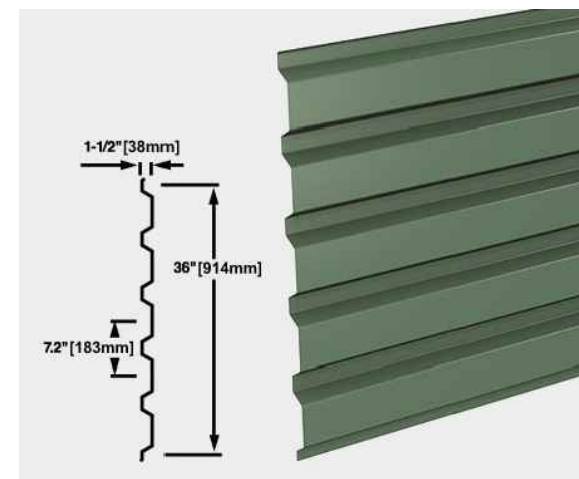
A PARTIAL ENLARGED WEST ELEVATION AT BRICK SCREEN WALL
3/8"=1'-0"



SIMILAR PRODUCT AT THE ORONOCO IN ALEXANDRIA



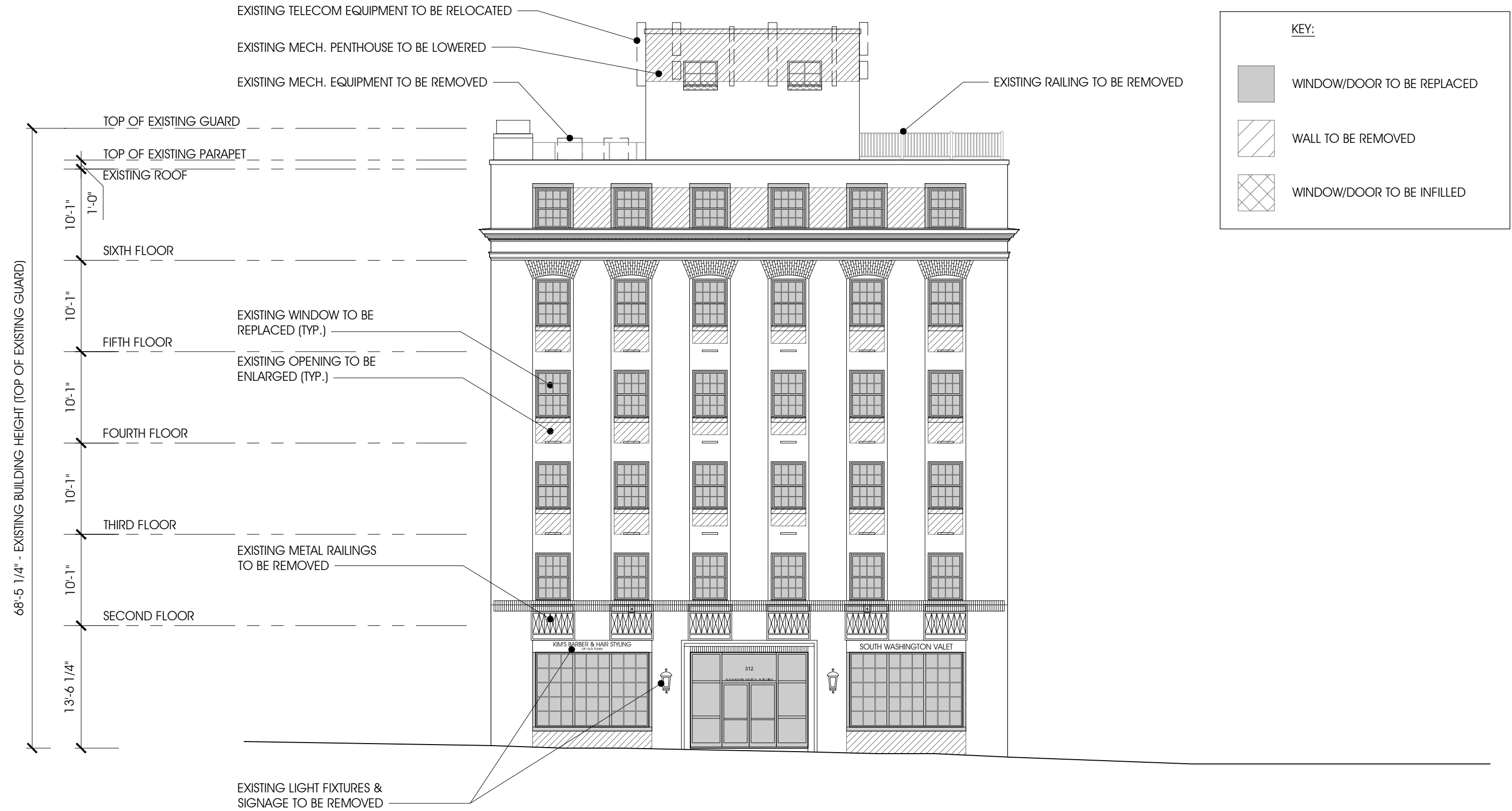
PRODUCT BY ROOFSCREEN MANUFACTURING

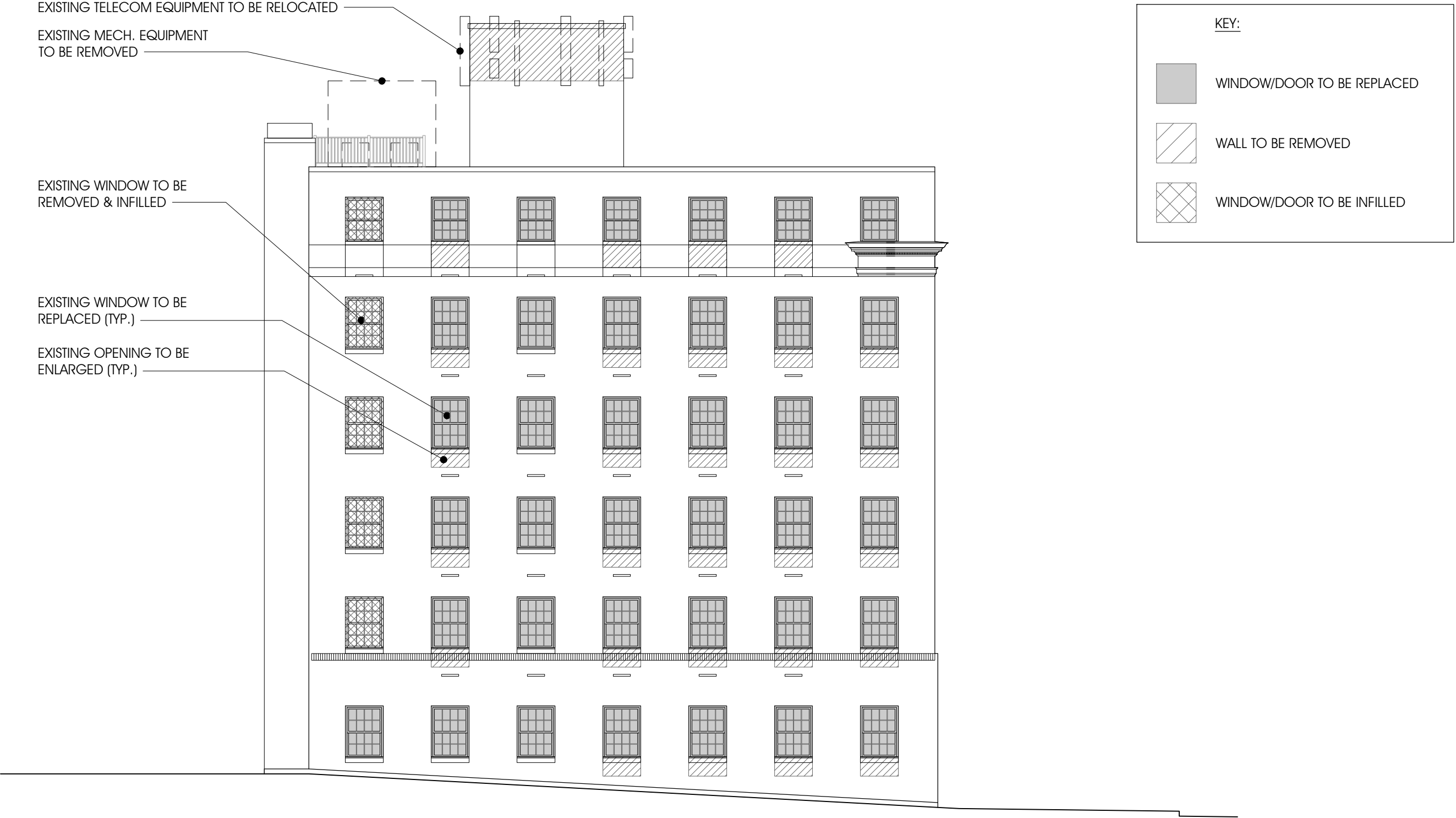


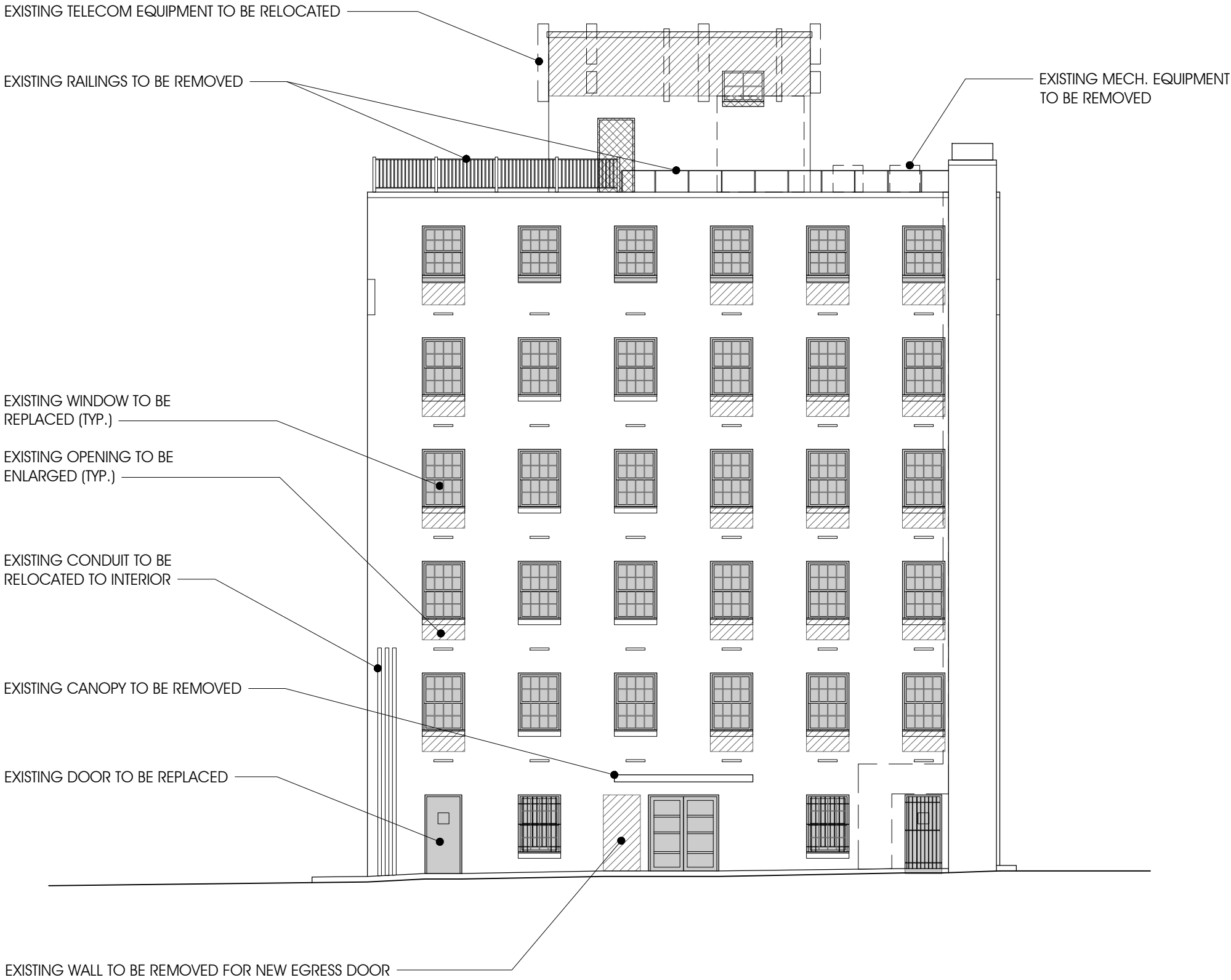
PANEL PROFILE

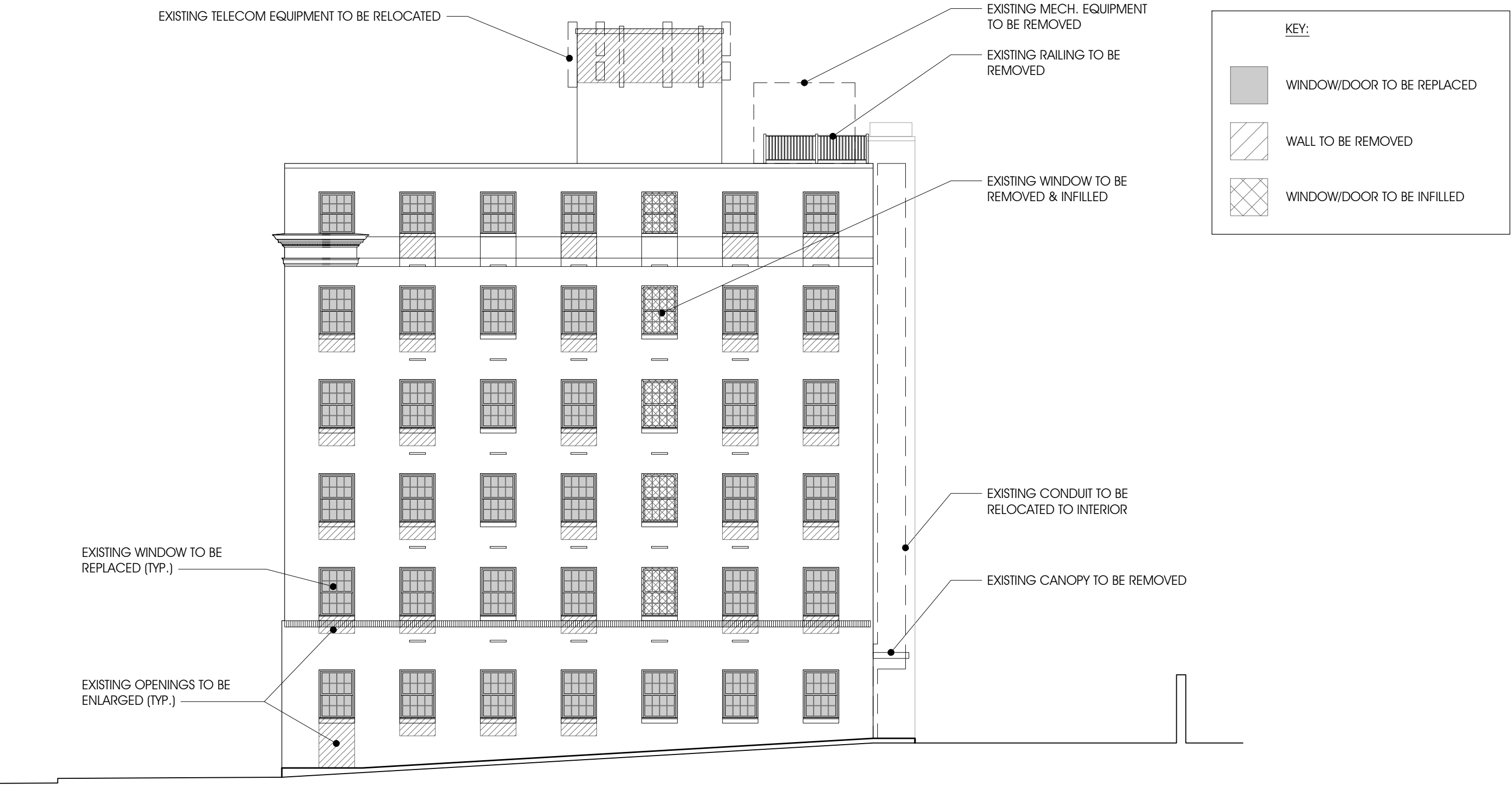


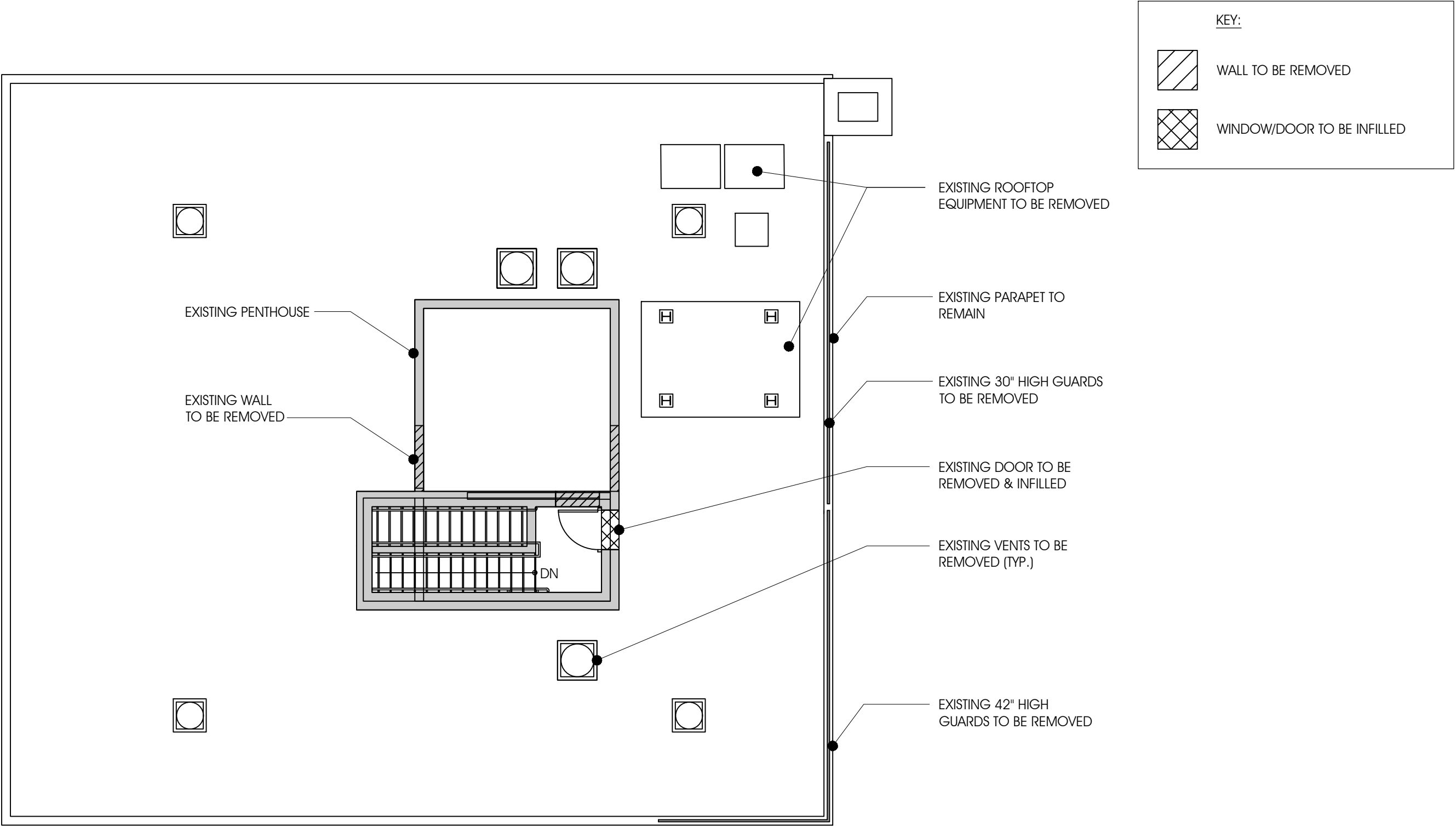
PRODUCT BY ROOFSCREEN MANUFACTURING















United States Department of the Interior

NATIONAL PARK SERVICE
George Washington Memorial Parkway
c/o Turkey Run Park
McLean, VA 22101

Alexandria Board of Architectural Review
City of Alexandria, Town Hall
300 King Street
Alexandria, VA 22314-3212

Reference:

BAR Case: 2018-00051.00052 (312 S. Washington Street)

March 6, 2018

Dear Sir/Madam:

The following are George Washington Memorial Parkway's (Parkway) comments on the above referenced proposal:

BAR2018- 00051.00052 (312 S. Washington Street)

- The site is located within the historic core of Washington Street from Pendleton Street to Wilkes Street. This red brick building with double hung windows was constructed in 1956. The park is cognizant of the desire to improve the street level retail for this building as well as the facade, however given the adjacent neighbor of the Beulah Baptist Church, and the overall context of Washington Street, there are visual concerns to the proposed work.
- The proposed projected first level storefront on page four is more successful than the elevation on page four-a. Reconsider the glazing and overall proportions to the character of the neighborhood. Consider matching the muntin articulation in the storefront glazing and proportions with the existing muntin pattern.
- Reconsider retaining the existing storefront and articulate the main entrance to the building.
- Reconsider having the entire first level extended to the edge of the property line.
- Reconsider the proposed brick screen wall with cast stone pier caps and synthetic wood sliding gate. Consider the impact this proposed brick screen wall will have on the adjacent historical church.
- Reconsider the increased size of all the windows which would require the removal of red brick. Consider restoring or replacing the existing windows with the same muntin, size and material.

- Reconsider the addition of the Juliet balconies on the façade of the building.
- Reconsider adding additional windows on the sixth floor. It appears from the floor plans that the additional windows will be false as there are structural constraints that will not allow for operable windows.
- Reconsider the break in the existing cast stone cornice on the sides of the building to allow for enlarged windows. Consider the cast stone cornice as one of the defining characteristics of this particular building to be retained.
- Reconsider duplicating the cast stone cornice on the sixth floor. Consider retaining the existing stone cap.
- Reconsider the addition of a seventh floor outdoor terrace. Consider adding the roof terrace to the rear of the building to preserve sight lines along Washington Street and to minimize the addition of another level to a building that is already out of scale to the existing neighborhood.

Thank you for the opportunity to comment on the architecture that affects the Parkway. If you have any questions, please contact Jason Newman, Chief of Lands, Planning and Design at 703-289-2515.

Sincerely,


Alexcy Romero
Superintendent