

ISSUE: Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations and signage

APPLICANT: AXL Community, c/o Scott Shaw

LOCATION: Old and Historic Alexandria District
201 North Union Street

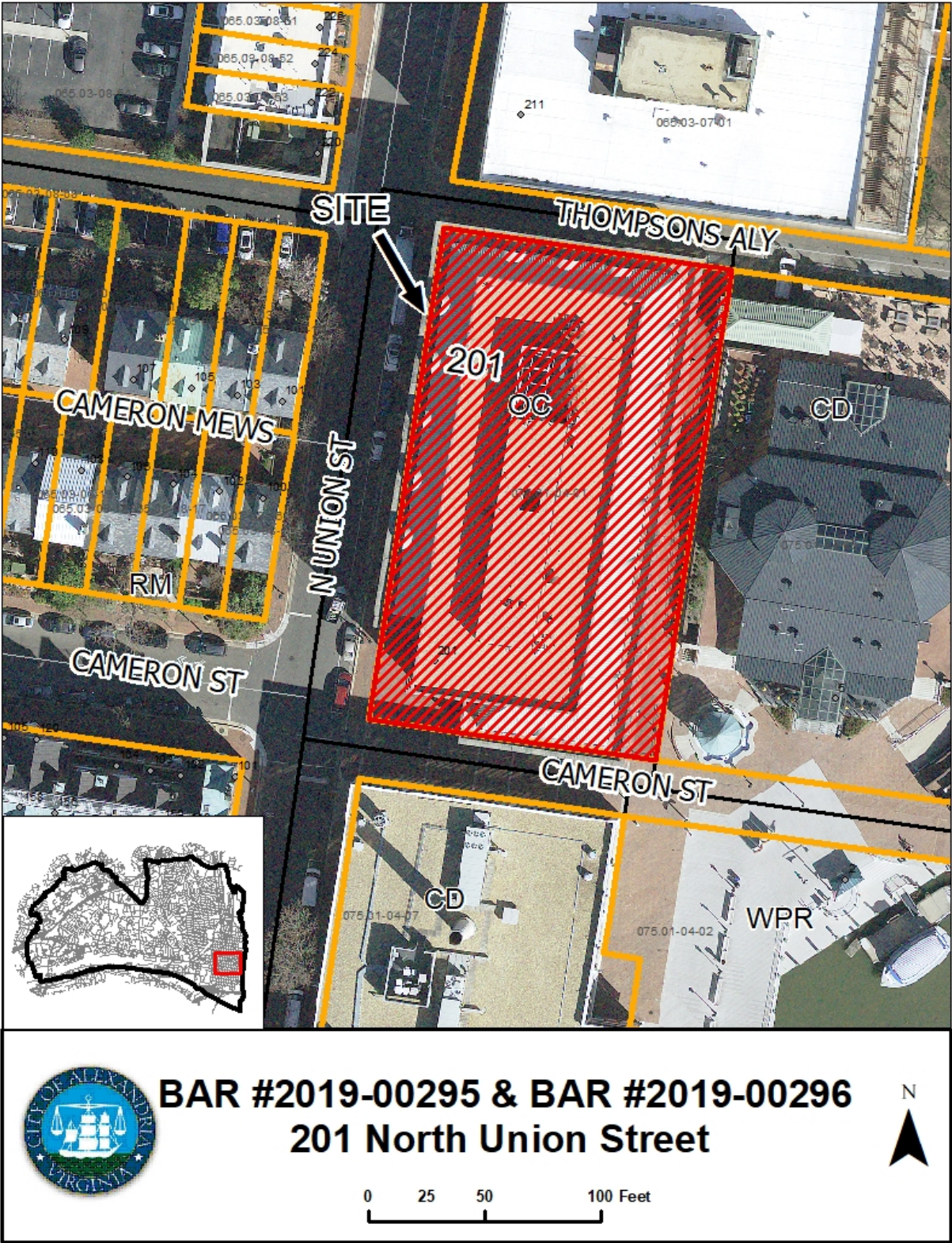
ZONE: OC/Office commercial zone

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness, as submitted.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a 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 Department of 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 (BAR2019-00295) and Certificate of Appropriateness (BAR2019-00296) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate to partially demolish sections of the existing fixed windows and masonry wall, and a Certificate of Appropriateness for alterations to install two new storefront systems and signage, at 201 North Union Street.

Permit to Demolish/Capsulate

- Demolish 81.5 square feet of the existing building wall on the west elevation.
- Demolish 150 square feet of the existing building wall on the east elevation.

Certificate of Appropriateness

- Replace existing wood frame doors with frameless tempered glass doors, in the existing opening on the west elevation (door A).
- Replace existing window configuration with frameless tempered glass doors and sidelight on the west elevation (door B).
- Extend existing brick pier on the west elevation (door B).
- Replace existing window configuration with aluminum painted framed doors on the east elevation (door C).
- Replace existing window configuration with aluminum painted framed doors and sidelights on the east elevation (door D).
- Install three new signs – a wall sign, a projecting sign and vinyl decals – totaling 24.6 square feet.

II. HISTORY

201 North Union Street, Torpedo Plant – Building #3, was approved by the Board on July 21, **1982**. The late 20th century commercial building with art deco inspired detailing first appears on the 1989 Sanborn Fire Insurance Map.

Previous BAR Approvals

3/9/2017 – Administrative approval for in-kind replacement of flat roof.

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? | N/A |
| (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 |

Staff finds that none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The material that will be demolished on this 1980s commercial building is not of unusual or uncommon design and it could be reproduced easily today.

Certificate of Appropriateness

Alterations

Staff supports the design of the new aluminum and glass storefront systems, which are stylistically appropriate and compatible with the late 20th century building. The new storefront systems will help identify the tenant space, while still being compatible with the proportions of the overall building.

Staff has no objection to the replacement of the existing wood storefront (door A) with frameless tempered glass doors. The existing, stained wood doors are somewhat out of character for this late 20th century office building. The proposed doors are recessed 44 feet from the building wall and will create a more inviting public entrance from the sidewalk and additional natural light into the tenant space.

Signage

The applicant proposes to install new three signs, totaling 24.6 square feet of signage. Staff supports the proposed sign designs which comply with the *Criteria & Standards for Administrative Approval of Signs within the Historic Districts* and could have been approved administratively.

Staff recommends approved of the application, as submitted.

STAFF

Amirah Lane, 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

F-1 Proposed signage meets zoning ordinance requirements for maximum sign area.

R-1 BAR staff should review to ensure it meets BAR sign policy regulations.

Code Administration

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

Transportation and Environmental Services

No comments received.

Alexandria Archaeology

No comments received.

V. ATTACHMENTS

1 – *Supplemental Materials*

2 – *Application for BAR2019-00295& BAR2019-00296: 201 N. Union Street*

BAR Case # _____

ADDRESS OF PROJECT: 201 N Union Street

DISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old Building

TAX MAP AND PARCEL: 075.01-04-01

ZONING: OC

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: ALX Community, c/o Scott Shaw

Address: 106 N Lee Street

City: Alexandria State: VA Zip: 22314

Phone: 703-362-2901 E-mail: sshaw@alexrestpart.com

Authorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ _____

Name: _____

Phone: _____

E-mail: _____

Legal Property Owner:

Name: Boundary Companies

ATTN: Ryan Fowler

Address: 4800 Hampden Lane, Suite 800

City: Bethesda State: MD Zip: 20814

Phone: _____ E-mail: _____

- | | | |
|------------------------------|--|--|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | Is there an historic preservation easement on this property? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | If yes, has the easement holder agreed to the proposed alterations? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there a homeowner's association for this property? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | If yes, has the homeowner's association approved the proposed alterations? |

If you answered yes to any of the above, please attach a copy of the letter approving the project.

NATURE OF PROPOSED WORK: *Please check all that apply*☐ NEW CONSTRUCTION☒ EXTERIOR ALTERATION: *Please check all that apply.*☐ awning☒ doors☐ lighting☐ other _____☐ fence, gate or garden wall☐ windows☐ pergola/trellis☐ HVAC equipment☐ siding☐ painting unpainted masonry☐ shutters☐ shed☐ ADDITION☒ DEMOLITION/ENCAPSULATION☒ SIGNAGE**DESCRIPTION OF PROPOSED WORK:** *Please describe the proposed work in detail (Additional pages may be attached).*

Project proposes to create new direct exterior access doors for tenant use within existing window areas. Doors are proposed at the west facade, south end, adjacent to the main building entrance. Additional doors for outdoor access are also proposed on the east facade, south end.

Project proposes new exterior signage for tenant identification. Signage will include surface mount wall signage, banner signage, and building identification.

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: _____

Date: _____

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. ALX Communities | ATTN: Scott Shaw, Kelly Grant, Andrew Galbraith 106 N Lee Street Alexandria, VA 22314 | 100% |
| 2. | | |
| 3. | | |

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 201 N Union, Alexandria, VA 22314 (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. Boundary Companies | ATTN: Ryan Fowler 4800 Hampden Lane, Suite 800 Bethesda, MD 20814 | 100% |
| 2. | | |
| 3. | | |

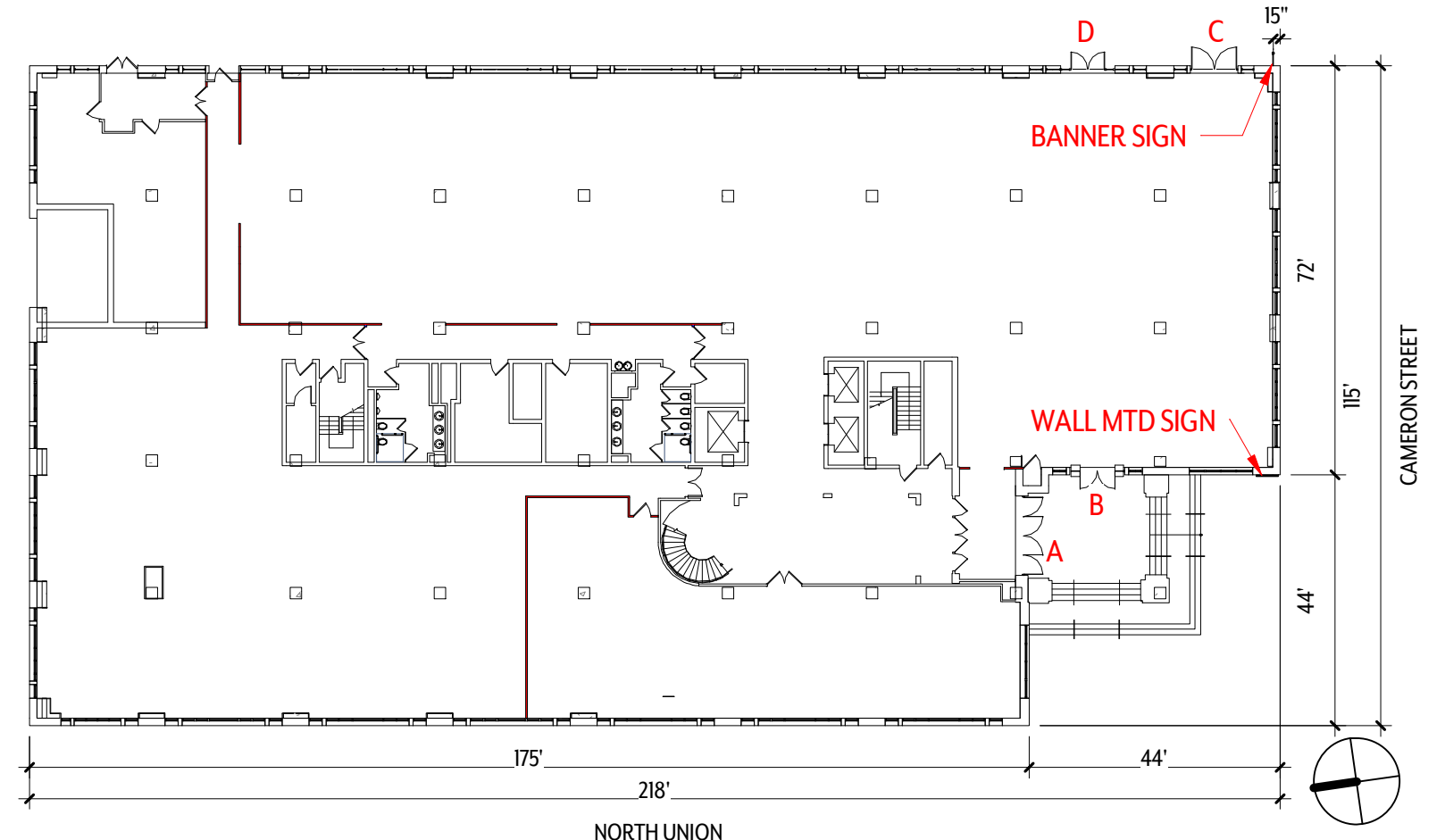
3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

| Name of person or entity | Relationship as defined by Section 11-350 of the Zoning Ordinance | Member of the Approving Body (i.e. City Council, Planning Commission, etc.) |
|--------------------------|---|---|
| 1. Boundary Companies | N/A | |
| 2. ALX Communities | N/A | |
| 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.

7/28 Scott Shaw [Signature]
 Date Printed Name Signature



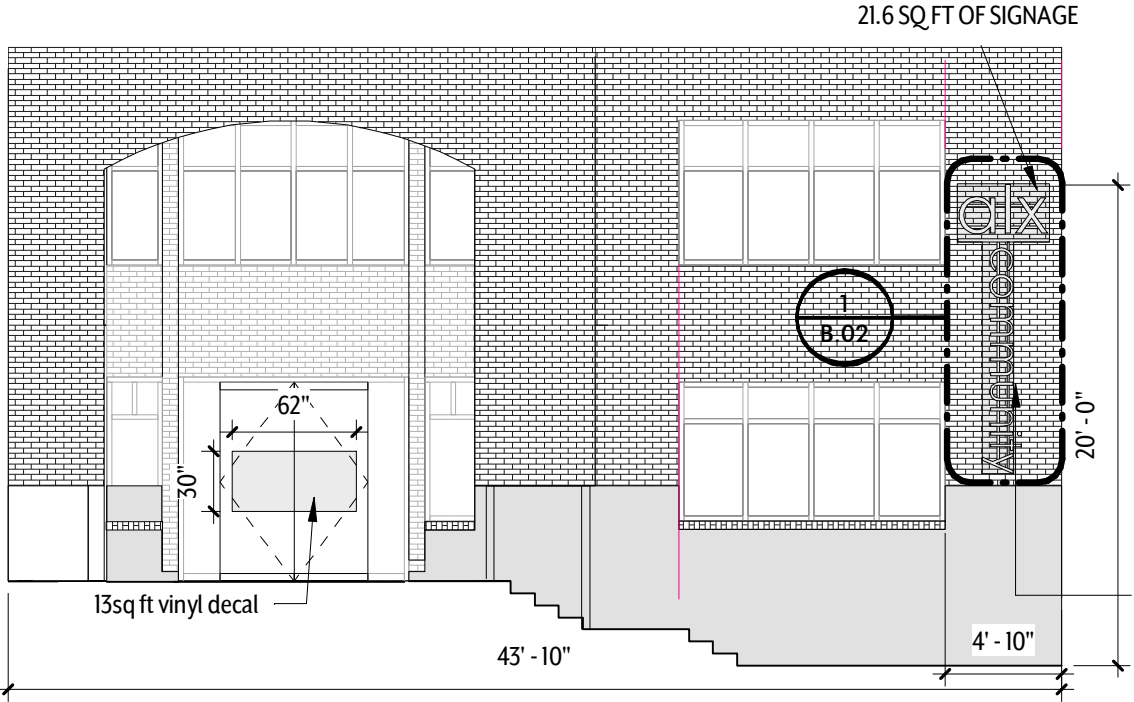
BUILDING PLAN
1" = 30'-0"

SCOPE OF WORK

- REPLACE EXISTING WOOD BUILDING ENTRY DOORS WITH FRAMELESS TEMPERED GLASS ENTRY DOORS
- INSTALL NEW FRAMELESS TEMPERED GLASS EXTERIOR TENANT ENTRY IN EXISTING EXTERIOR WINDOW OPENING
- INSTALL TWO NEW STOREFRONT TENANT ENTRIES IN EXISTING WINDOW OPENINGS ON THE WATERFRONT SIDE
- INSTALL NEW WALL MOUNTED METAL TENANT SIGNAGE ON THE CORNER OF NORTH UNION AND CAMERON STREET
- INSTALL NEW POLE MOUNTED BANNER SIGNAGE ON THE SOUTHWEST CORNER, WATERFRONT SIDE

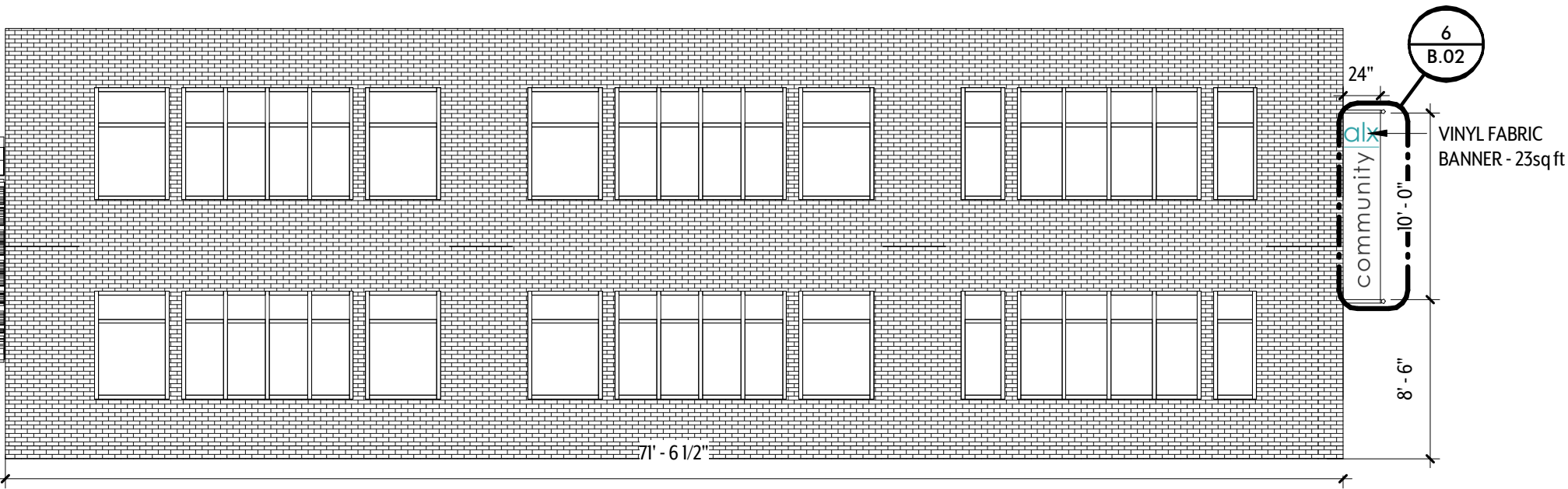
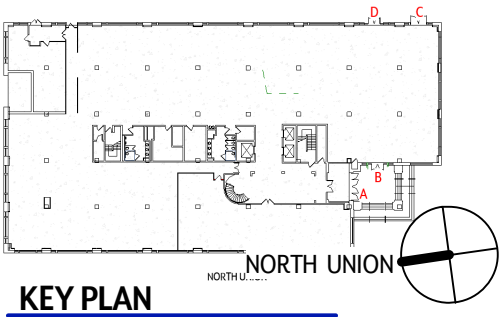


SITE LOCATION PLAN



UNION STREET ELEVATION
1/8" = 1'-0"

SIGNAGE CALCS:
43.8 SQ FT OF SIGNAGE ALLOWED
24.6 SQ FT USED



CAMERON STREET ELEVATION
1/8" = 1'-0"

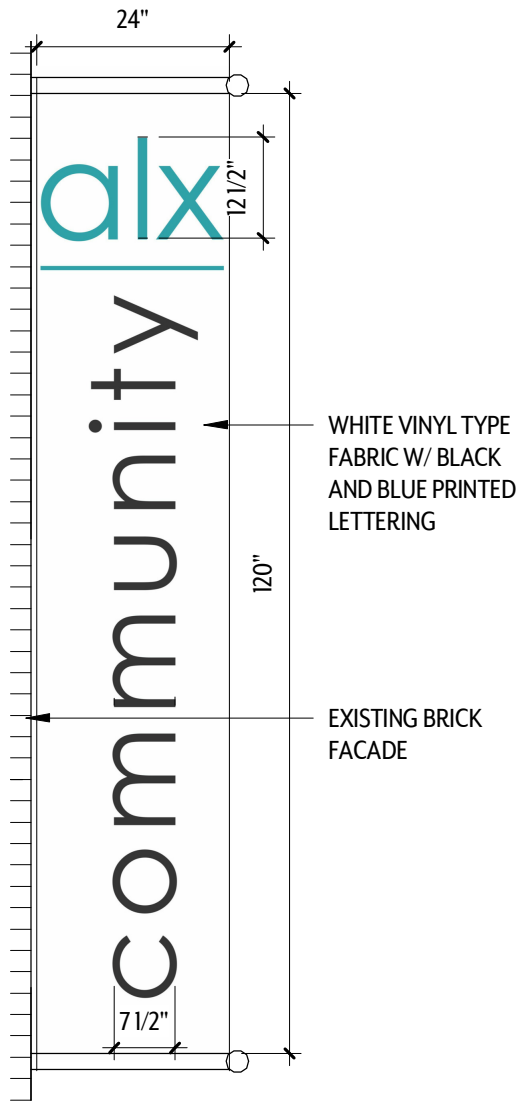




MOUNTING BRACKET

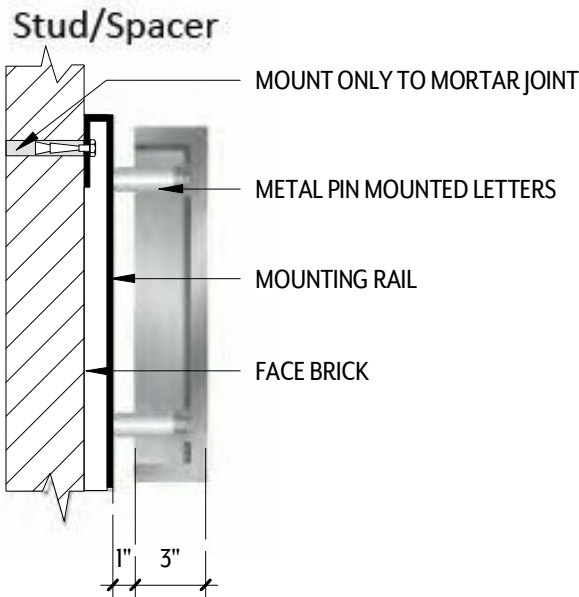


SAMPLE IMAGE

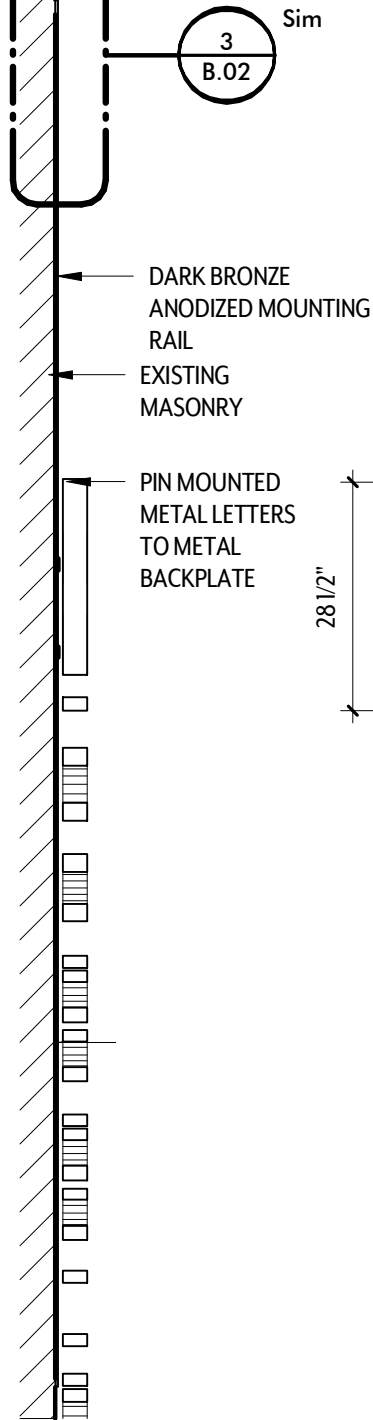


6 BANNER DETAIL
1/2" = 1'-0" REF:2/ B.01

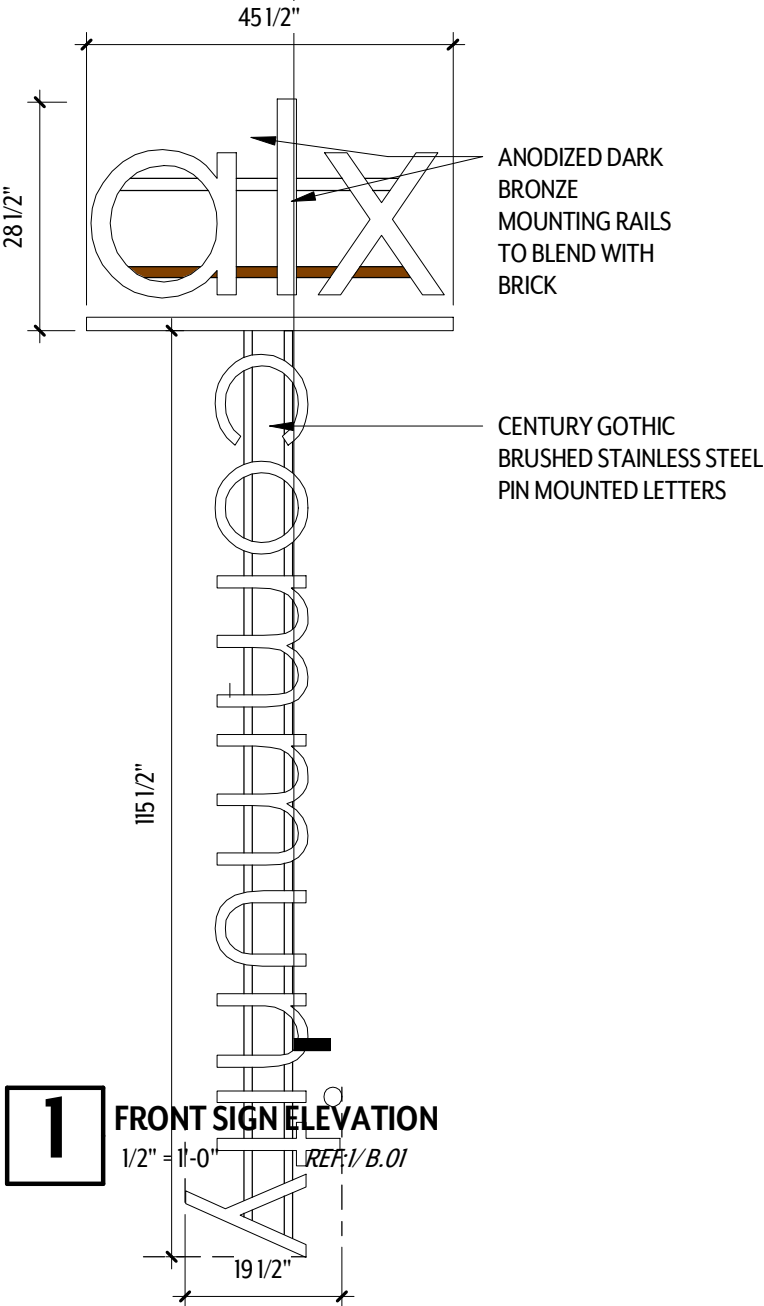
3 PIN MOUNT
1 1/2" = 1'-0" REF:2/ B.02



2 SIGN SECTION
1/2" = 1'-0" REF:1/ B.02



1 FRONT SIGN ELEVATION
1/2" = 1'-0" REF:1/ B.01

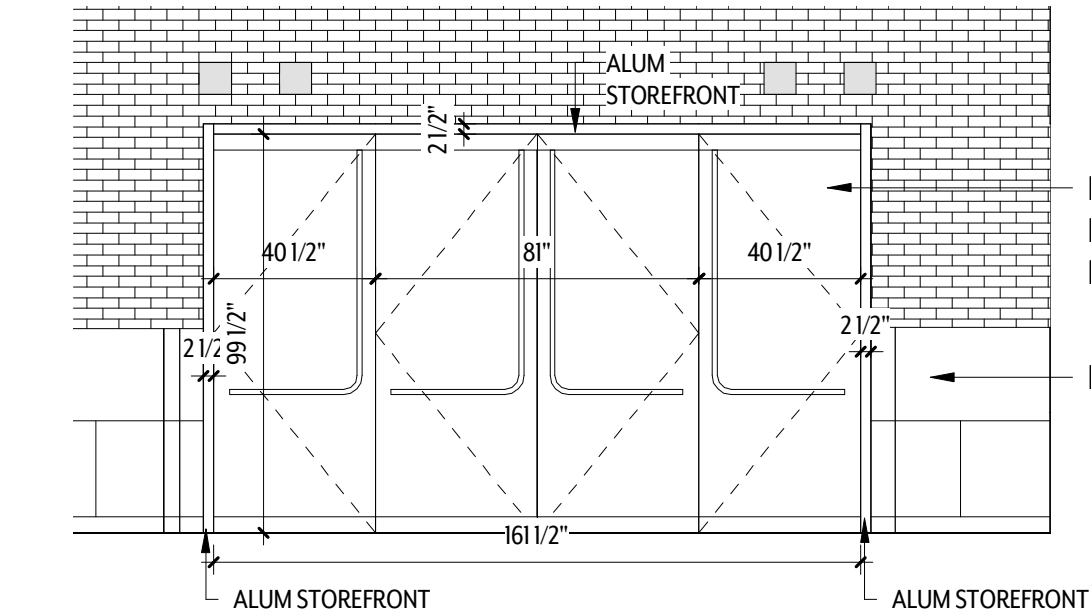




DOOR A PROPOSED
1/8" = 1'-0"



EXISTING CONDITION A
1/8" = 1'-0"

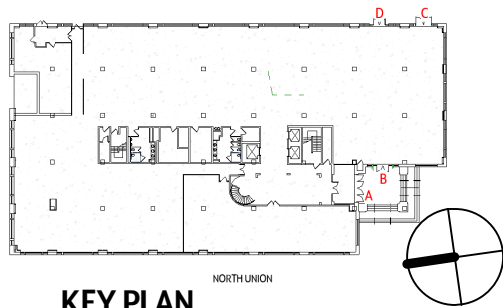


NEW TEMPERED GLASS
BUILDING ENTRY DOORS IN
EXISTING MASONRY OPENING

EXISTING STONE TO REMAIN

- 5/8" TEMPERED GLASS DOORS
- CR LAURENCE 4" STANDARD WEDGE LOCK DOOR RAILS, TOP AND BOTTOM - US32D SATIN STAINLESS
- BLUMCRAFT SATIN STAINLESS PULLS
- DORMA BTS80 FLOOR CLOSER AND COORDINATING OVERHEAD CENTER PIVOT
- OVERHEAD ELECTRIC STRIKE SECURITY LOCKS
- PANIC BAR RELEASES TOP LATCH TO ALLOW FREE EXIT
- *ALL SPECIFICATIONS MAY BE SUBSTITUTED FOR APPROVED EQUAL

NEW BUILDING ENTRANCE A
1/4" = 1'-0"



KEY PLAN



ALX NORTH UNION

Date: 07/18/19

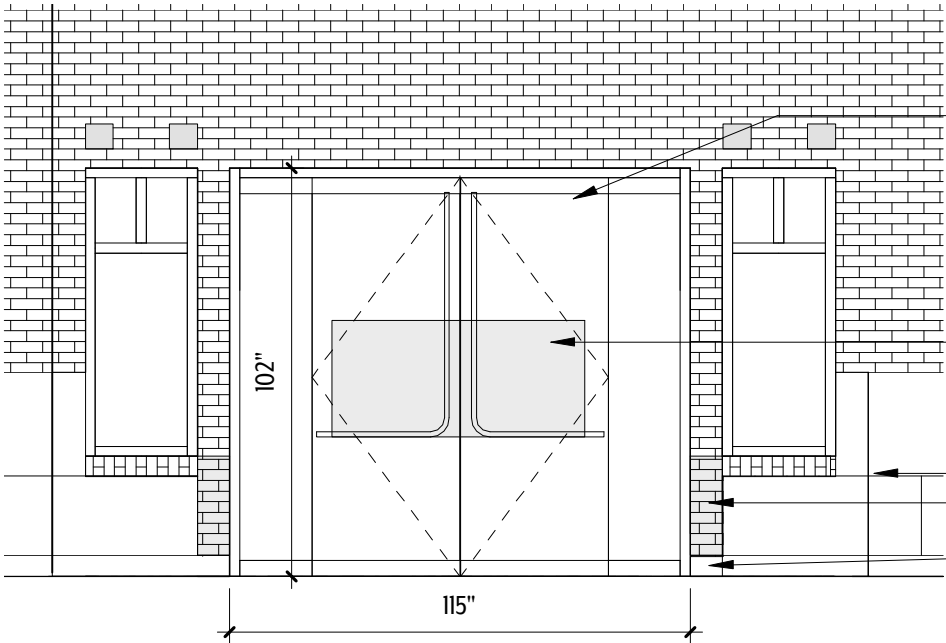
BUILDING ENTRY UPGRADE



DOOR B

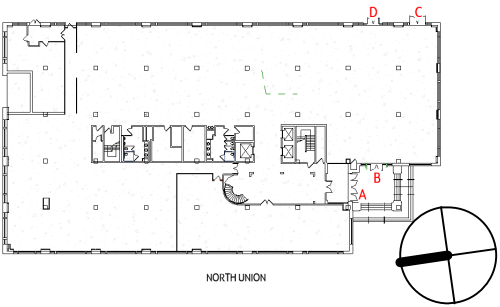


EXISTING CONDITION B

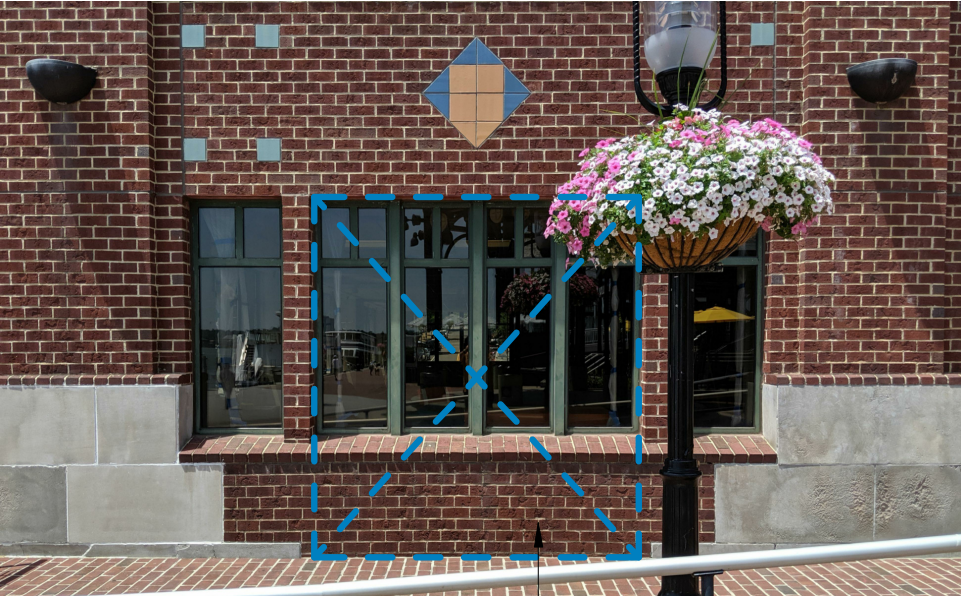


- NEW TEMPERED GLASS ENTRY DOORS AND SIDELIGHTS IN EXISTING MASONRY OPENING
- 13 sq ft VINYL DECAL SIGN ON TEMPERED GLASS DOORS
- EXISTING STONE TO REMAIN EXTEND EXIST BRICK PIER
- STONE BASE TO ALIGN W/ EXIST

NEW TENANT ENTRANCE B
1/4" = 1'-0"



KEY PLAN



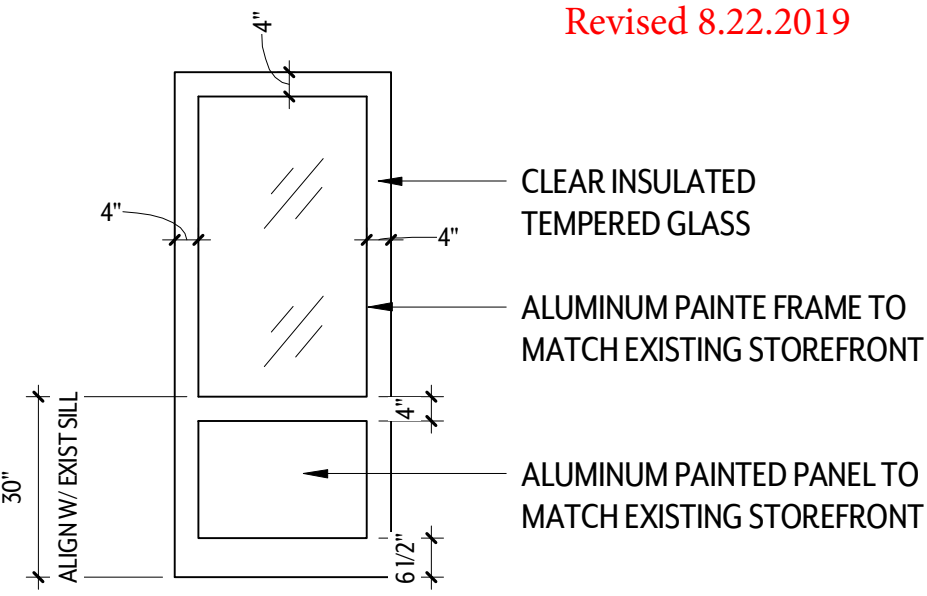
EAST EXISTING CONDITIONS

70 sq ft of demolition



EAST EXISTING CONDITIONS

80 sq ft of demolition



DOOR LEAF ELEVATION



DOOR C PROPOSED



DOOR D PROPOSED

Kawneer's Insulclad™ Entrances provide thermal efficiency for the entire building façade and are available in 260 Narrow Stile for moderate traffic applications, and 360 Medium Stile and 560 Wide Stile for heavy traffic applications.

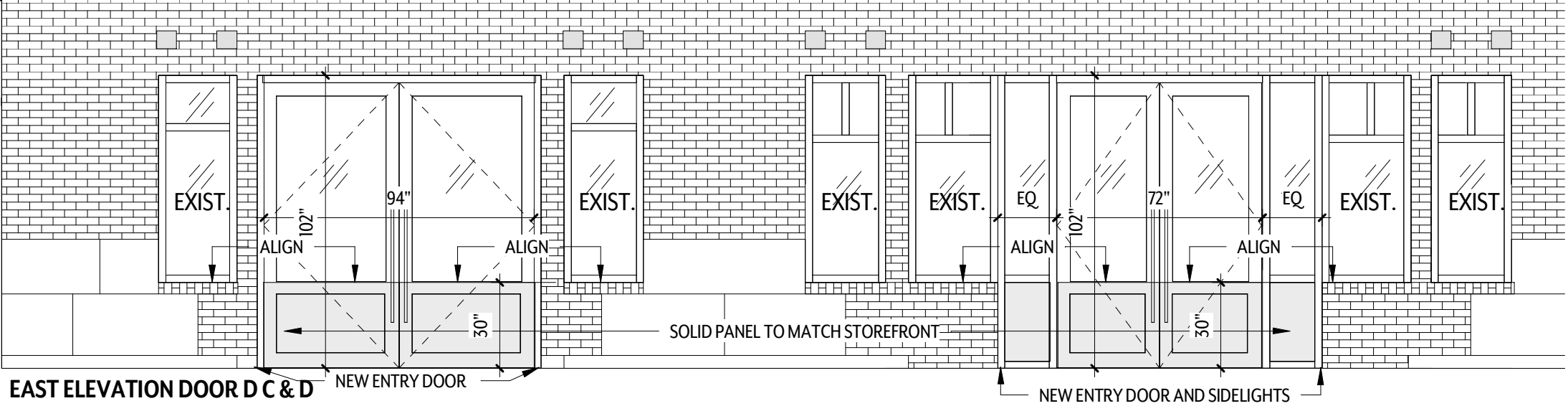
All doors are thermally enhanced with interior cladding, which has the added advantage of enabling dual-color design.

Insulclad™ Entrances are available as a single-source package of door, fully integrated door frame, (with or without transoms) and integrated hardware. Center plane Trifab™ VersaGlaze™ 451T (Thermal) frames are standard and Insulclad™ Entrances are also compatible with 1600 Wall System™1, as well as other Kawneer framing systems. The total package and options allow easy adaptation to custom entrance requirements.

Key Features Include:

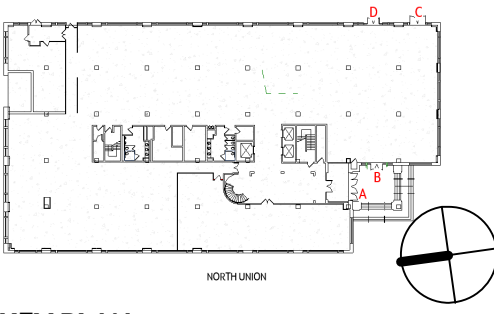
- Both the door and frame are thermally broken
- Complete package of door, fully integrated door frame (with or without transoms) and integrated hardware; stile face widths of 2-1/8" (54), 3-1/2" (88.9) and 5" (127)
- Dual Moment corner construction, hinges and hardware choices
- Engineered for use with Kawneer's 451T Framing System and 1600 Wall System™ Curtain Wall products
- Fully glazed entrance is single-acting and mounted on offset pivots or butt hinges
- Accepts glazing infill of 1" (25.4)
- Door heights range from approximately 7 to 8 feet, with widths from 3 to 3-1/2 feet
- Insulclad™ 260 Thermal entrance tested to, U-factor: 0.67, CRF: 52

DOOR SPECIFICATION



EAST ELEVATION DOOR D C & D

1/4" = 1'-0"



KEY PLAN



ALX NORTH UNION

Date: 07/18/19

NEW WATER SIDE ENTRIES - EAST FACE