

ISSUE: Certificate of Appropriateness for alterations (equipment)

APPLICANT: City of Alexandria

LOCATION: Old and Historic Alexandria District
600 South Union Street

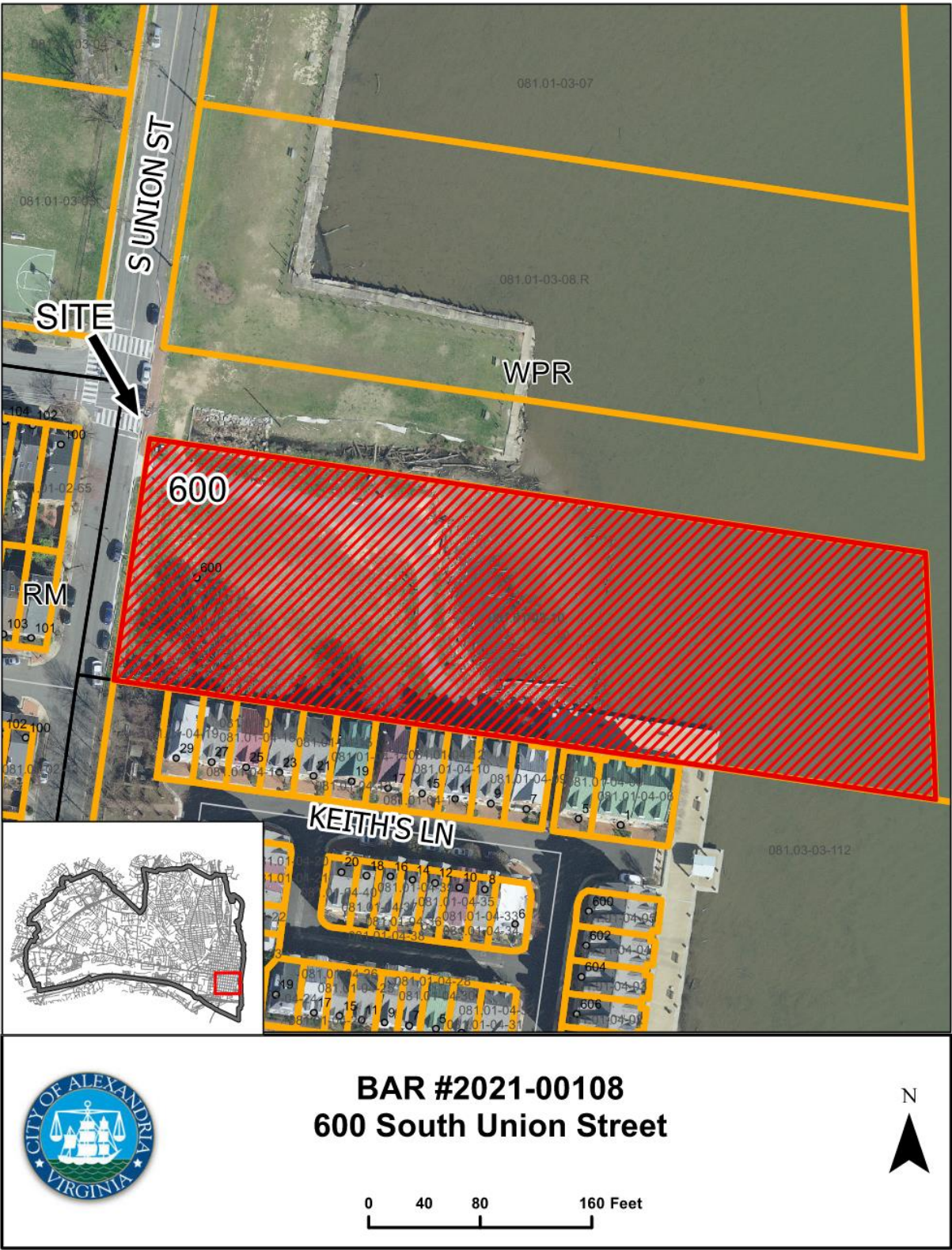
ZONE: WPR/Waterfront Park and Recreation Zone

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness, as submitted.

GENERAL NOTES TO THE APPLICANT

1. **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.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **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.
4. **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.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any 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.



I. APPLICANT'S PROPOSAL

The applicant requests a Certificate to Appropriateness to construct a rain gauge at this location. The cabinet, power, and telemetry infrastructure will be installed on an 8' high pole at the entrance to the dog park, at 600 South Union Street.

Site context

The pole location is on the east side of South Union Street, within the Windmill Hill/Potomac View Park, along the walkway at the northwest edge of the dog park. The townhouse at 100 Gibbon Street is across South Union Street from the pole location.

II. HISTORY

During the late nineteenth and most of the twentieth century, this area industrial purposes, with train tracks running along South Union Street for much of the period. 1885 - 1912 Sanborn Fire Insurance maps show various industrial sites here, including coal yards, a fertilizer warehouse, a sawmill, offices, sheds, and storage facilities. The 1891 and 1896 Sanborn map include "negro shanties" and "negro tenements" on the west side of South Union and Franklin streets, most likely workers for the surrounding industries. An image of the 1921 Sanborn map illustrates some of the buildings at the proposed pole location at the intersection of Gibbon and South Union streets. Notice how close the river is to the street. (Figure 1)

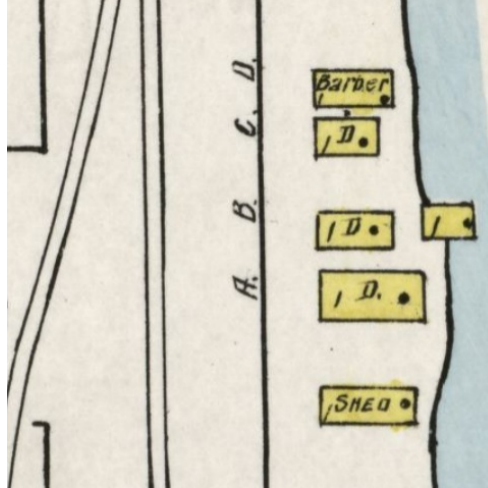


Figure 1: 1921 Sanborn map showing buildings at current intersection of South Union and Gibbon streets

By 1927 aerial photographs indicate the presence of large oil tanks on both sides of South Union Street at its intersection with Gibbon Street. These disappear at some point between 1959 and 1983, when several long docks/piers appear in the bay.

By the late 1990s, two residential townhouse complexes were completed in the area. The Alexandria Department of Recreation, Parks, and Cultural Activities, along with the Department of Project Implementation, developed revitalization plans in 2002. Several issues delayed the project, but it picked up in 2012/2013 when the shoreline bulkhead was failing. City Council approved the Windmill Hill Park Project in 2015, construction began in 2017, and the mayor led

a ribbon-cutting ceremony in November of 2018. The former industrial area now has a living shoreline, pollinator friendly habitats, a dog park, and waterfront trail.¹

Previous BAR Approvals

Staff located no previous BAR approvals for this property.

III. ANALYSIS

A Certificate of Appropriateness is required in the Old and Historic Alexandria District (OHAD) from the Board under Section 10-103(A) of the zoning ordinance, which states that “No building or structure shall be erected, reconstructed, altered or restored within the Old and Historic Alexandria District unless and until an application for a certificate of appropriateness shall have been approved...” This rain gauge will be no more obtrusive than the utility poles located throughout the City and will not negatively affect anyone’s viewshed or property (Figure 2).



Figure 2: Pole image and proposed location

Alexandria has a long history of flooding, but recent years have seen an increase in flooding and stormwater management related issues. The increasing frequency of more intense storm events has created repeated flooding and drainage issues which the City is committed to mitigate. The installation of this rain gauge will help the City make better water management decisions, provide information on the potential for flooded roads, and help determine possible sewer overflows. The Alexandria Waterfront Commission fully endorses the project, noting that it “...continues the City’s expansion of the rain and water level monitoring network.”

Staff recommends approval of the project, as submitted.

¹ Mello-Klein, Cody, “The Evolution of Windmill Hill Park,” *Alexandria Times*, January 3, 2019.

STAFF

Susan Hellman, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

F-1 The proposed rain gauge complies with zoning.

Code Administration

F-1 No Code comment.

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (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 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:

For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.

For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if

available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)

- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- F-1 No archaeological oversight will be necessary for this undertaking.

V. ATTACHMENTS

- 1 – Application Materials*
- 2 – Supplemental Materials*
- 3 – Alexandria Waterfront Commission letter of support.*

ADDRESS OF PROJECT: 600 South Union StreetDISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 081.01 & 7 ZONING: WPRAPPLICATION 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: Altan ErginkocAddress: PO BOX 178City: Alexandria State: VA Zip: 22313Phone: 703-746-4174 E-mail: altan.erginkoc@alexandriava.govAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: City of AlexandriaAddress: 2900 Business Center Drive.City: Alexandria State: VA Zip: 22314

Phone: _____ E-mail: _____

- ☐ Yes ☒ No Is there an historic preservation easement on this property?
- ☐ Yes ☐ No If yes, has the easement holder agreed to the proposed alterations?
- ☐ Yes ☐ No Is there a homeowner's association for this property?
- ☐ Yes ☐ No If yes, has the homeowner's association approved the proposed alterations?

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

NATURE OF PROPOSED WORK: *Please check all that apply*

- ☐ NEW CONSTRUCTION
☒ EXTERIOR ALTERATION: *Please check all that apply.*

☐ awning
☐ doors
☐ lighting
☒ other Rain Gauge Installation

☐ 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).*

Rain Gauge Installation Services on 600 S Union ST Alexandria, including:

The digging of foundation hole and setting 4in spun

aluminum posts 4ft in ground in a concrete (non-breakaway) foundation.

Once poles have set in the concrete the cabinet, power and telemetry infrastructure will be installed on the pole

traditionally about 8 ft high on pole for security purposes

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.

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. 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 or 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 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: Altan ErginkocPrinted Name: Altan ErginkocDate: 3-4-21

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. City of Alexandria	PO BOX 178 ALEXANDRIA VA 22313-1500	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 _____ (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. City of Alexandria	PO BOX 178 ALEXANDRIA VA 22313-1500	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. Altan Erginkoc	N/A	N/A
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.

3-4-2021

Date

Altan Erginkoc

Printed Name

Altan Erginkoc

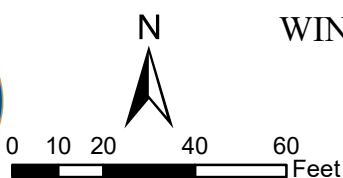
Signature



The cabinet, power and telemetry infrastructure will be installed on 8 feet high pole on entrance of the dog park ground surface.

PROPOSED RAIN GAUGE LOCATION
WINDMILL HILL DOG PARK ENTRANCE
CITY OF ALEXANDRIA

March 2, 2021



2400 Series 12 inch Tipping Bucket Rain Gauge

- Set- And-Forget Operation
- One-Piece Machined Aluminum Bucket
- Measures in 1 mm or 0.01 in. increments
- Accuracy of $\pm 1.5\%$ for 0 to 3.6 inches per Hour



PHONE: (800) 275-2080

HIGH SIERRA ELECTRONICS, INC.

FAX: (530) 273-2089



BENEFITS:

- Enables your system to meet the National Weather Service Standards.
- Record rainfall fluctuations from year to year to make better water management decisions.
- Use as an effective tool for Storm water Management to determine possible sewer overflows.
- Provide more specific and timely information on the potential for flooded roads.
- Combine with a Soil Moisture Probe for Irrigation Management.



DESCRIPTION:

The 2400 Series Tipping Bucket Rain Gauge provides state of the art technology for flood warning and rain monitoring applications. It consists of an aluminum 12 inch diameter powder coated housing, and a tipping bucket mechanism. The tipping bucket mechanism is available in 1mm or 0.01 inch tip increments (*Specify at time of order*). Also included is the base section with 1-3/8 inch access tube, leveling base plate and 25 ft. (7.6 m) signal cable with a MS Connector.

Water is directed into the tipping bucket mechanism which is adjusted to tip when 1 mm or 0.01 inch of rain is collected. As the bucket tips, it causes a magnet to pass over the sealed reed switch, closing the switch momentarily. The contact closure is then counted by the circuitry in your data collection equipment.

Water is discharged through drain holes at the base of the rain gauge housing. These holes are protected by screens to prevent insect entry.

An optional Tip Rate Compensator can be added to provide a typical accuracy specification of 0.5% over any range of rain rates. The compensator mounts directly on the rain gauge's input connector when using in conjunction with High Sierra Electronics's transmitter.

02-2400-00(F)

Environmental Monitoring Solutions

WEB SITE: www.highsierraelectronics.com E-MAIL: sales@highsierraelectronics.com

2400 Series 12 inch Tipping Bucket Rain Gauge

SPECIFICATIONS:

Event Resolution	1 mm or optional 0.01 inch
Accuracy (1 mm only)	± 1.5% for 0 to 3.6 inches per hour, ± 3% for 3.6 to 6 inches per hour
Sensor Type.	Form A 2 wire switch
Sensor Element.	Magnetically operated reed switch
Output	Pulse count
Signal Output	Normally open - momentary contact closure
Output Connector	5 Pin MS connector
Operating Temperature	32° to 140° F (0° to 60° C)
Storage Temperature	-58° to 158° F (-50° to 70° C)
Mounting.	Standpipe, pole, telemetry cabinet, and roof mounting plate optional
Materials	
Funnel	Spun aluminum
Sensor Housing	Aluminum cylinder
Catch Bucket	Machined aluminum
Base	Spun aluminum
Cable	Shielded 3-conductor 24 AWG
Cable Length.	25 ft (7.6 m)
Orifice Diameter	12 in (30.5 cm), 2.5 in (6.4 cm) Lip above screen
Dimensions	12 x 22.5 in (30.5 x 57.2 cm) (Dia x H)
Weight	11 lbs (5 kg)
Shipping Weight	13 lbs (5.9 kg)

ORDERING GUIDE:

Model 2400-15.	Rain Gauge, 12 inch (Cal: 1 mm/Tip): Includes: Tip Bucket Mechanism, Slotted Standpipe Mount Top Section with 25 ft (7.6 m) Cable.
Model 2400-28.	Rain Gauge, 12 inch (Cal: 1 mm/Tip): Includes: Tip Bucket Mechanism, Slotted Roof Mount Top Section with 25 ft (7.6 m) Cable.
Model 2400-30.	Rain Gauge, 12 inch (Cal: 1 mm/Tip): Includes: Tip Bucket Mechanism, Slotted Pole (2 in) Mount Top Section with 25 ft (7.6 m) Cable.
Model 2400-45.	Rain Gauge, 12 inch (Cal: 0.01 inch/Tip): Includes: Tip Bucket Mechanism, Slotted Standpipe Mount Top Section with 25 ft Cable.

OPTIONS/SPARE PARTS:

Model 2400-03.	Tipping Bucket Mechanism; (1 mm/Tip) Includes: 25 ft (7.6 m) Signal Cable.
Model 2400-10.	Tipping Bucket Mechanism; (0.01 inch/Tip) Includes: 25 ft (7.6 m) Signal Cable.
Model 2400-50.	Tip Rate Compensator: 1 mm/Tip.
Model 10-0012363-01	Precipitation Cable; Includes: 25 ft (7.62 m) Signal Cable with MS and Molex Connectors.
Model 5101-00.	*Extra Signal Cable, 3-Conductor, 24 AWG

* NOTE: If cable runs are longer than 250 ft (76.2 m), an in-line lightning protection device is recommended.

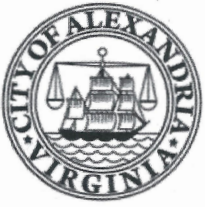
See www.highsierraelectronics.com for more specification and ordering details.

02-2400-00(F)

PHONE: (800) 275-2080

HIGH SIERRA ELECTRONICS, INC.

FAX: (530) 273-2089



Alexandria Waterfront Commission

Department of Recreation, Parks and Cultural Activities

1108 Jefferson Street

Alexandria, Virginia 22314

February 16, 2021

Honorable Members of the Board of Architectural Review

Re: Windmill Hill Park Rain Gauge Installation

The Waterfront Commission endorsed the staff recommendation to install a rain gauge in Windmill Hill Park near the intersection of South Union and Gibbon Streets at its meeting on Tuesday, February 16. This project continues the City's expansion of the rain and water level monitoring network. The placement of the gauge as proposed consolidates the park utilities and minimizes potential impacts on views from the land to the Potomac River. City staff are committed to exploring options to reduce the visual impact to the community.

The Waterfront Commission appreciates the opportunity to provide recommendations to the Board of Architectural Review and our continued coordination with the implementation of the Waterfront Small Area Plan.

Sincerely,

Stephen Thayer, Chair

Alexandria Waterfront Commission

cc: Board of Architectural Review Members
Karl Moritz, Director, Planning & Zoning
Bill Conkey, Historic Preservation Architect
Jack Browand, Staff Liaison, Alexandria Waterfront Commission