

ISSUE: Certificate of Appropriateness for (alterations, addition)

APPLICANT: IDI Strand, L.C. and Trae Lamond

LOCATION: Old and Historic Alexandria District
203 Strand Street (Parcel Map ID: 075.03-0B-00)

ZONE: W-1/Waterfront Mixed Use Zone

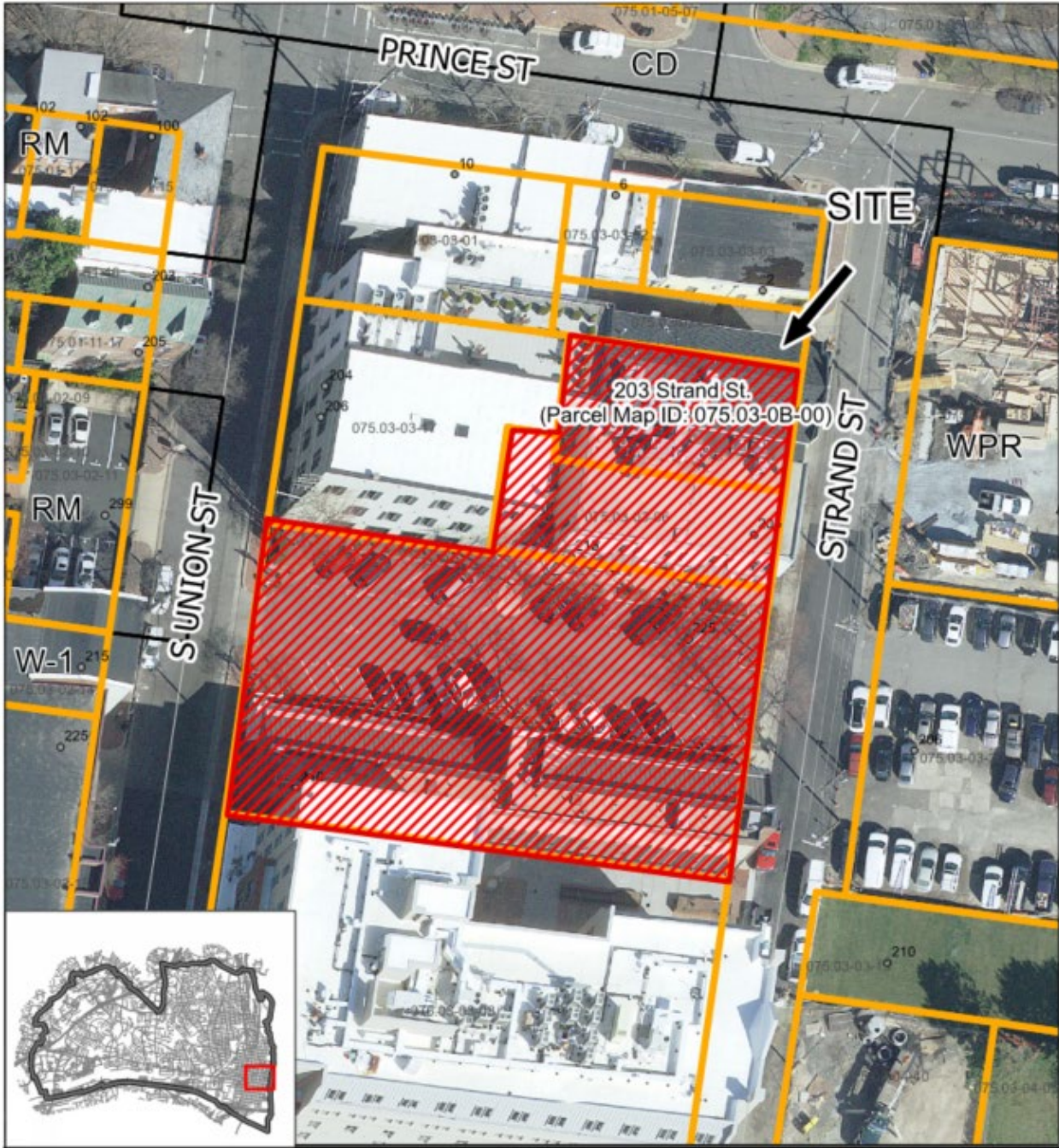
STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness for alterations with the following conditions:

1. The applicant should work with staff to determine the appropriate structural support for the balcony and on the final detailing of any connection between the balcony and the existing building.
2. The windows comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*.

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.



BAR #2021-00085
203 Strand Street (Parcel Map ID: 075.03-0B-00)

0 20 40 80 Feet



I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to construct a 47'-4" long by 5'-6" deep, second floor balcony on the north side of the existing building and a 7'-0" tall wood slat screen mounted to the ground at the west end of the private alley north of the building. The existing metal railing in front of the second floor double door on the north side of the building will be removed and a triple hung window to match the existing windows will be installed in an existing infilled window opening on the ground floor of the north wall.

Site context

Immediately to the east of the property is the Strand Street, a public street providing a view of the north side of the building. All of the proposed work will be visible from this public right of way (Figure 1).



Figure 1: View of north side of building showing area of proposed work

II. HISTORY

According to the 1863 *Birds Eye View of Alexandria*, and the 1877 *City Atlas of Alexandria*, two rectangular footprint warehouses were present on the project site as early as 1863. The properties at 203 and 205 Strand Street were shown connected by a three story flat roof passage in these early depictions. The 1885 Sanborn Insurance Map shows these buildings as the “Philip B. Hooe Grain W. Ho.”. The 1896 Sanborn Insurance Map shows that the buildings were owned by the Godfrey Laundry Company. With the exception of portions of the stone walls, these buildings were destroyed in the 1897 Pioneer Mill Fire that damaged large areas of the Alexandria waterfront. The 1902 Sanborn Insurance Map shows portions of the property as “Ruins” (Figure 2).

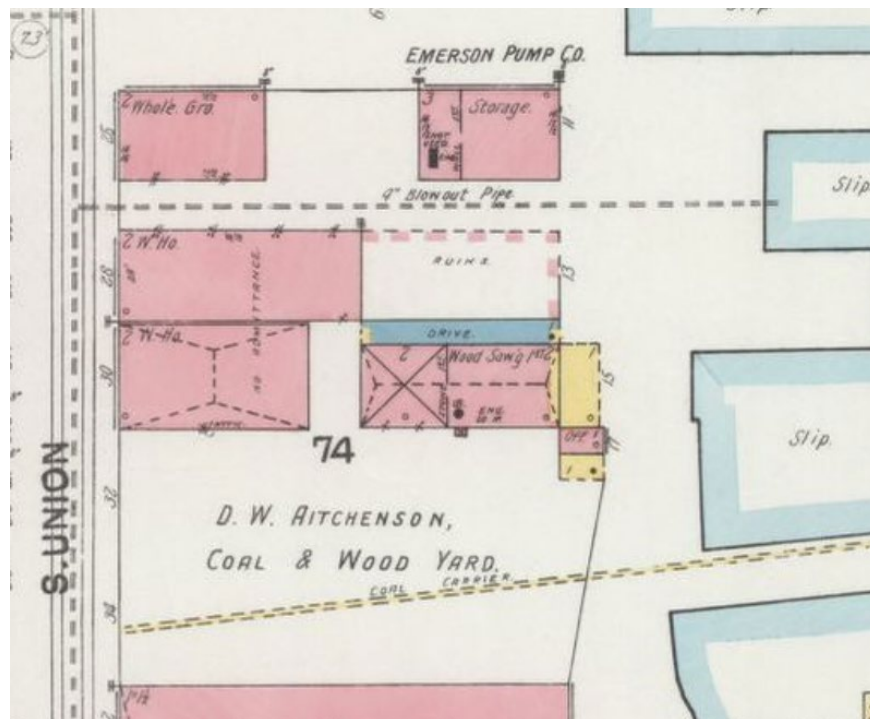


Figure 2: 1902 Sanborn Insurance Map showing portions of the property as “Ruins”

By 1907 the existing structure appears on the Sanborn Insurance Map. Between 1907 and 1965 the use of the building changed periodically to include industrial uses such as a tanning facility in 1912 and an automobile repair facility, and a variety of warehouse uses. In 1965 the building was converted to office space along with the neighboring building at 205 Strand Street. In 1979 the BAR approved plans for the renovation of the building into Chadwicks on Strand and in 1981 approved the addition of the glass atrium on the south side of the building, enclosing the former passage between 203 and 205 Strand Street.

III. ANALYSIS

Certificate of Appropriateness

The applicant proposes to modify the existing building at 203 Strand Street to allow for outdoor dining in the current alley and on a new second floor balcony above the alley on the north side of

the building. In order to accomplish this, a new metal balcony will be built with access provided from the second floor through a pair of existing double doors. In addition to the new balcony, the applicant is proposing to replace an infilled ground floor window with a triple hung window to match the existing windows. The area at the west end of the alley is to be used as common storage for other properties adjacent to the alley. To screen this storage from view of the dining area, the applicant is proposing a simple horizontal wood slat screen on a metal frame.

The submission includes two alternatives for the design of the second floor balcony. Both alternatives include a painted metal channel at the perimeter of the balcony with an open metal grating making up the floor. The floor of the balcony will align with the finish floor level of the existing second floor and be approximately 10'-8" above the alley. The railing at the edge of the balcony will have slender horizontal metal members and a metal top rail at a height of 3'-6" above the floor of the balcony. The metal portions will be painted to match the existing storefront at the main building entrance. The chief difference between the two alternates is in the structural support for the balcony

Alternative 1 uses a structural system with metal "I" beams attached to the interior structure of the existing building. These beams use the existing structure to cantilever off of the face of the building without additional structural elements to support the balcony. While this approach does place additional loads on the existing building, it is the less visually intrusive of the two options. This allows the ground floor elevation of the building to be fully visible including the newly opened window.



Figure 3: View of Alternative 1 for the design of the second floor balcony

Alternative 2 does not rely on the structure of the existing building for support. Instead, it locates a series of four columns along the outside of the exterior wall of the building with footers that are independent of the existing building. These columns would be connected to metal “I” beams similar to Alternative 1 but also requires the use of diagonal members between the columns and the cantilevering beams (Figure 4). From the top of the cantilevering beams up, the two designs are identical. Including the proposed downspouts, the introduction of the columns in this scheme introduces a number of new elements to the ground floor elevation of the building. It does, however, provide the lightest physical touch to the existing structure. In both alternates the opening of the ground floor window is a welcome addition to help restore the original building fenestration pattern.



Figure 4: View of Alternative 2 for the design of the second floor balcony

The applicant is proposing to install a new 7'-0" tall, painted horizontal wood screen mounted to a metal screen at the west end of the alley. As this is a shared alley, this area will be used as a common storage area for properties adjacent to the alley. The proposed structure will serve to screen the view of this storage area from both diners at the restaurant and from the public right of way.

The use of painted metal balconies on historic buildings is an element commonly found not only in Alexandria but in other historic districts as well. As shown in the applicant's submission, a similar balcony has been included in the proposed design for the renovation of the historic warehouse at 10 Duke Street and metal balconies are in place at the Fish Market building at 105 King Street. In this case the balcony and ground floor seating area will provide valuable outdoor space to the applicant without detracting from the appearance of the historic building. As this is not a through alley, there is not the concern regarding maintaining a viewshed to the waterfront as is often found elsewhere.

The applicant is presenting two alternatives for the design of the alley to address unknown existing structural conditions at the existing building. Exploration of the structure of the existing building will need to be completed to determine whether it is feasible to tie into the existing second floor structural members or if it is possible to install new column foundations directly adjacent to the existing exterior wall. This exploration will require limited areas of demolition and will occur once the project has begun.

Staff supports the proposed Certificate of Appropriateness for the proposed work at 203 Strand Street with the following conditions:

1. The applicant should work with staff to determine the appropriate structural support for the balcony and on the final detailing of any connection between the balcony and the existing building.
2. The windows comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*.

STAFF

Bill Conkey, AIA, 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

C-1 This property has applied for a Special Use Permit (SUP 2021-00016) for outdoor seating that exceeds 40 seats and to expand hours of outdoor dining. The SUP is scheduled to go to Planning Commission in June 2021

F-1 The proposed second-story balcony and screening comply with zoning.

Code Administration

C-1 A building permit and plan review 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, 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)
- 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 Archaeological oversight will not be necessary for this undertaking.

V. ATTACHMENTS

- 1 – Application Materials*
- 2 – Supplemental Materials*

ADDRESS OF PROJECT: 203 Strand StDISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 075.03-03-05 ZONING: W-1APPLICATION 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: Trae LamondAddress: 203 Strand StreetCity: Alexandria State: VA Zip: 22314Phone: 703.836.4442 E-mail: trae@chadwicksoldown.comAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____Name: Mike Ernst Phone: 703.836.3205E-mail: mernst.rustorling.com

Legal Property Owner:

Name: IDI Strand, L.C.Address: 1700 North Moore Street, Suite 2020City: Arlington State: VA Zip: 22209Phone: 703.558.7300 E-mail: ccecchi@idigroup.com

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

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

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).*

The addition of a second floor balcony & various grade improvements to facility outdoor seated & standing dining.

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 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 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: Mike Ernst

Date: Feb 22, 2021

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. IDI Virginia Holdings, L.C.	1700 North Moore Street, Suite 2020 Arlington, VA 22209	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. IDI Strand, L.C.	1700 North Moore Street, Suite 2020 Arlington, VA 22209	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. IDI Virginia Holdings, L.C.	None	BAR
2. IDI Strand, L.C.	None	BAR
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.

Feb 22, 2021

Trae Lamond

Date

Printed Name

Signature

FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 203/205/211 Strand Street Zone W-1

A2. 26,944 x 3.0 = 80,832

Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions (Note 1)	
Total Gross*	76,522	Total Exclusions	4,792

Note 1: Existing exclusions were not surveyed and have been omitted.

B1. Existing Gross Floor Area *
76,522 Sq. Ft.
B2. Allowable Floor Exclusions**
4,792 Sq. Ft.
B3. Existing Floor Area minus Exclusions
71,730 Sq. Ft.
(subtract B2 from B1)

C. Proposed Gross Floor Area

Proposed Gross Area*		Allowable Exclusions	
Uncovered Balcony	260	Total Exclusions	260
Total Gross*	260		

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

D. Existing + Proposed Area

D1. Total Floor Area (add B3 and C3) 71,730 Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 80,832 Sq. Ft.

*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.

E. Open Space Calculations

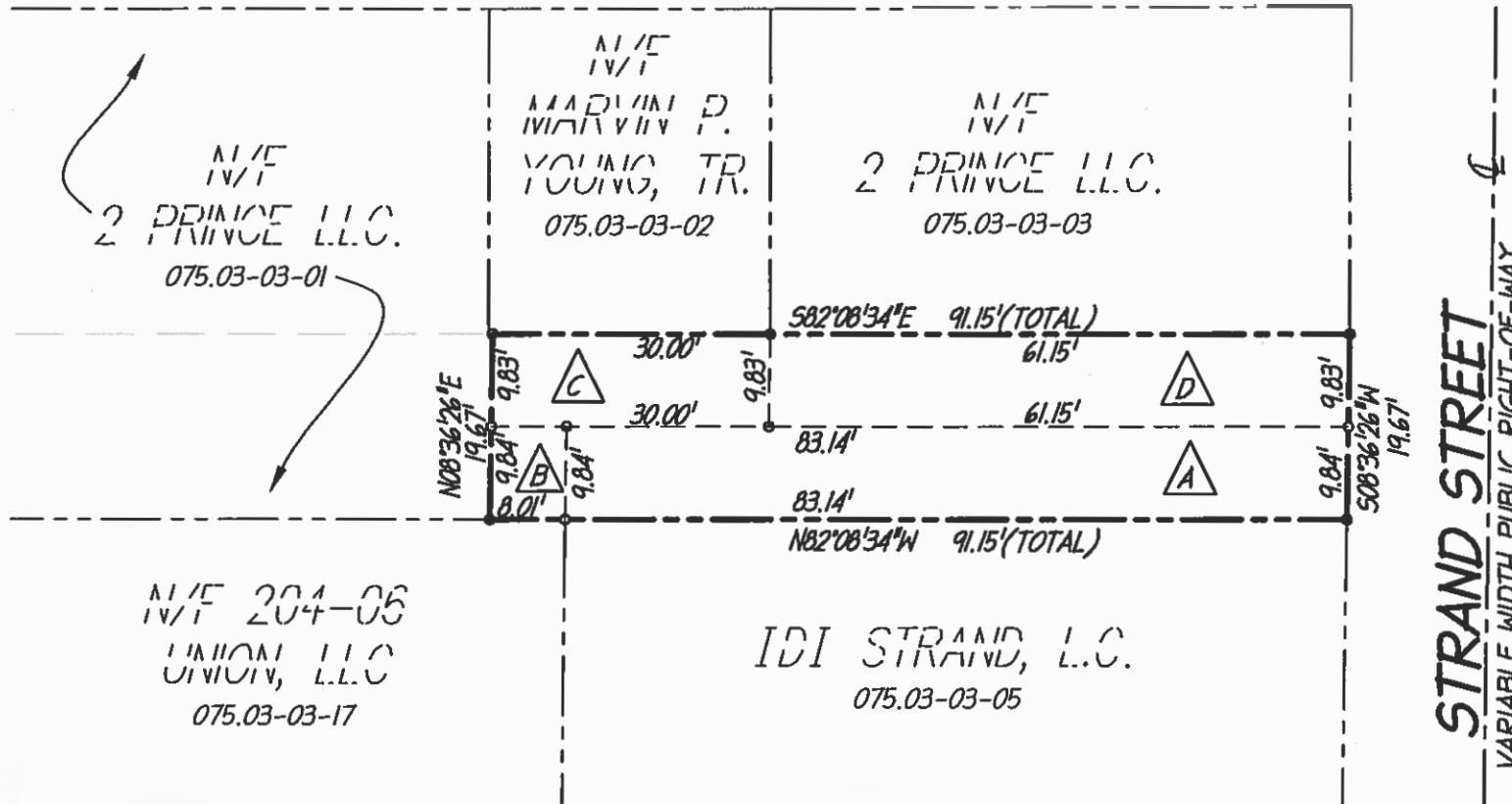
Existing Open Space	0	
Required Open Space	Note 2	
Proposed Open Space	Note 2	

Note 2: See Final Site Plan



PRINCE STREET 66' PUBLIC RIGHT-OF-WAY

- IDI STRAND, L.C. = ± 818 SF.
- 204-06 UNION LLC = ± 79 SF
- MARVIN P. YOUNG = ± 290 SF.
- 2 PRINCE LLC, = ± 606 SF.



christopher
consultants
0417 Inverness Blvd. #20110
phone 703.393.0887 fax 703.393.9076

EXHIBIT SHOWING
THE RESIDUE OF
GILPIN ALLEY
(DEED BOOK M PAGE 465)
CITY OF ALEXANDRIA, VIRGINIA

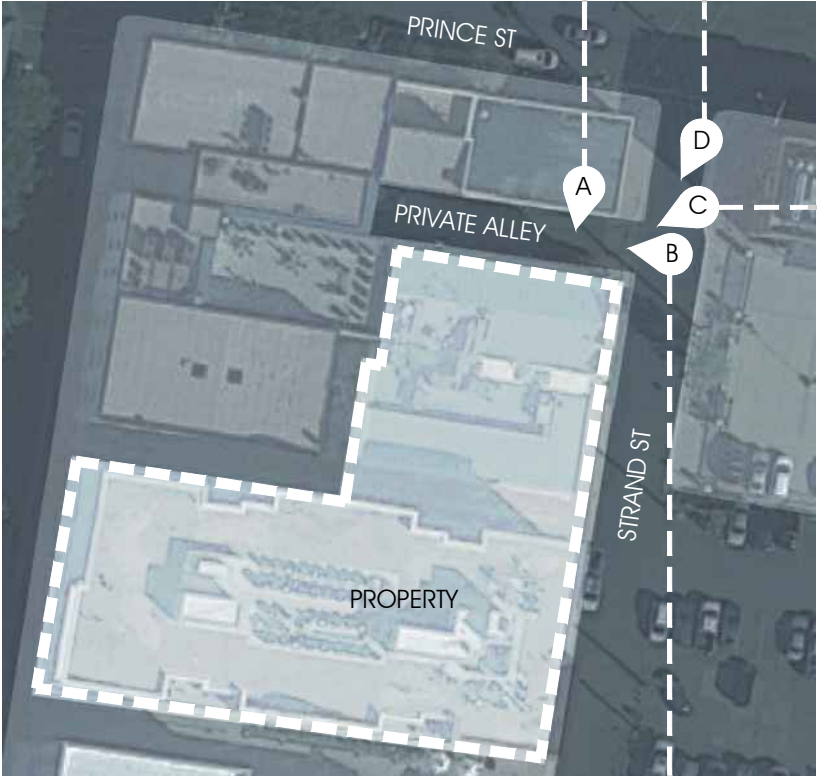
PROJ. #15048.002
DESIGN: WEB
DRAWN: RLH
CHECKED: KLS
DATE: 3/21/16
REV: 7/5/2018
SCALE:
1" = 20'
SHEET:
1 OF 1

Ownership and use of Gilpin Alley is subject to the Deed of Vacation, Release and Quitclaim dated July 11, 2018 and recorded among the City of Alexandria land records as Instrument Number 180009555



EXISTING EXTERIOR DETAILS

EXISTING PANEL TO BE REPLACED W/ NEW WINDOW



STRAND STREET



STRAND STREET - CHADWICKS ALLEY



PRIVATE ALLEY



February 22, 2021
BAR SUBMISSION

EXISTING CONDITION
CHADWICKS ALLEY
20.021

N.T.S.



OLD DOMINION BOAT CLUB, ALEXANDRIA



WATERMARK CONDOMINIUM, ALEXANDRIA



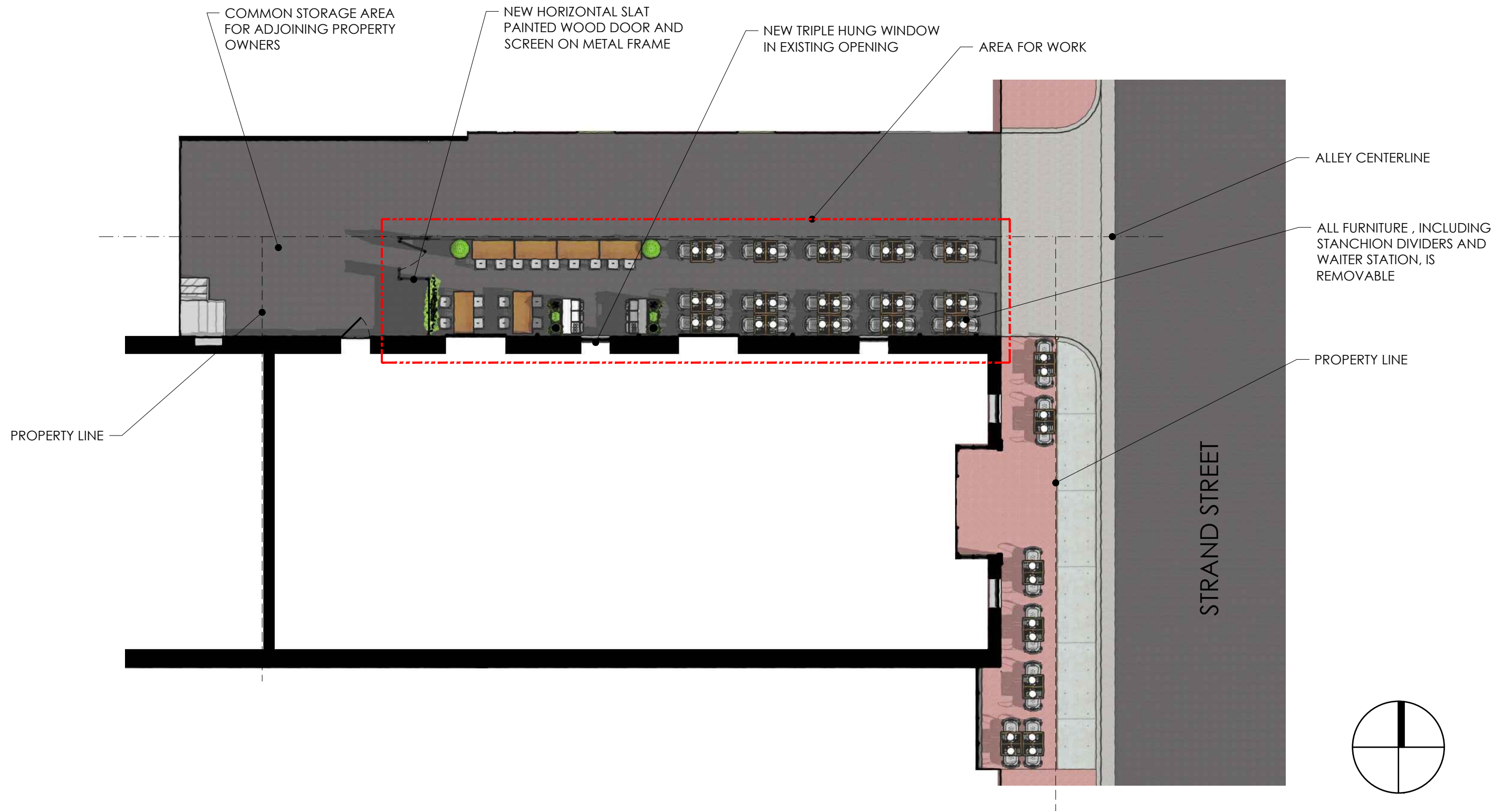
FISH MARKET, ALEXANDRIA

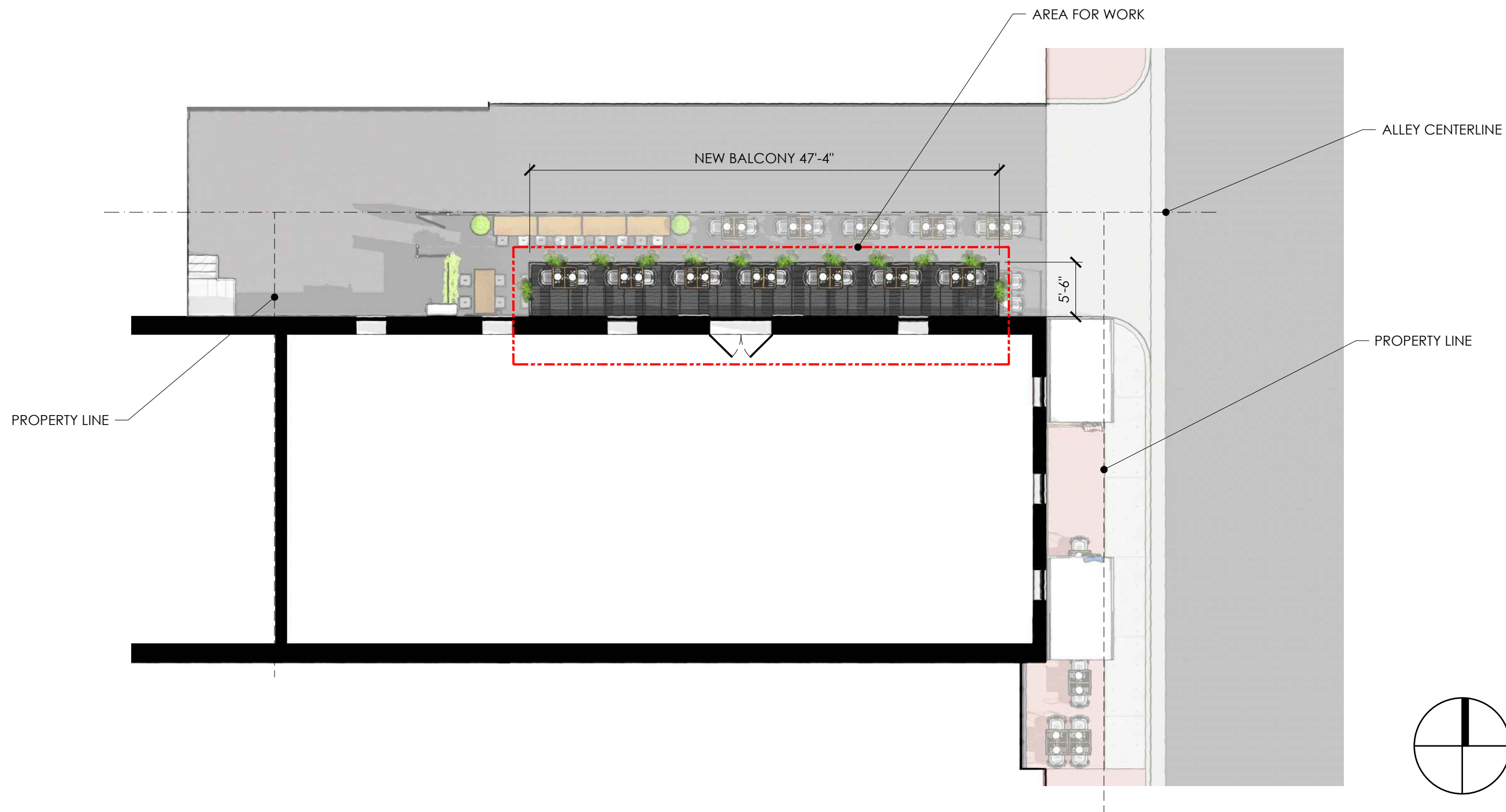


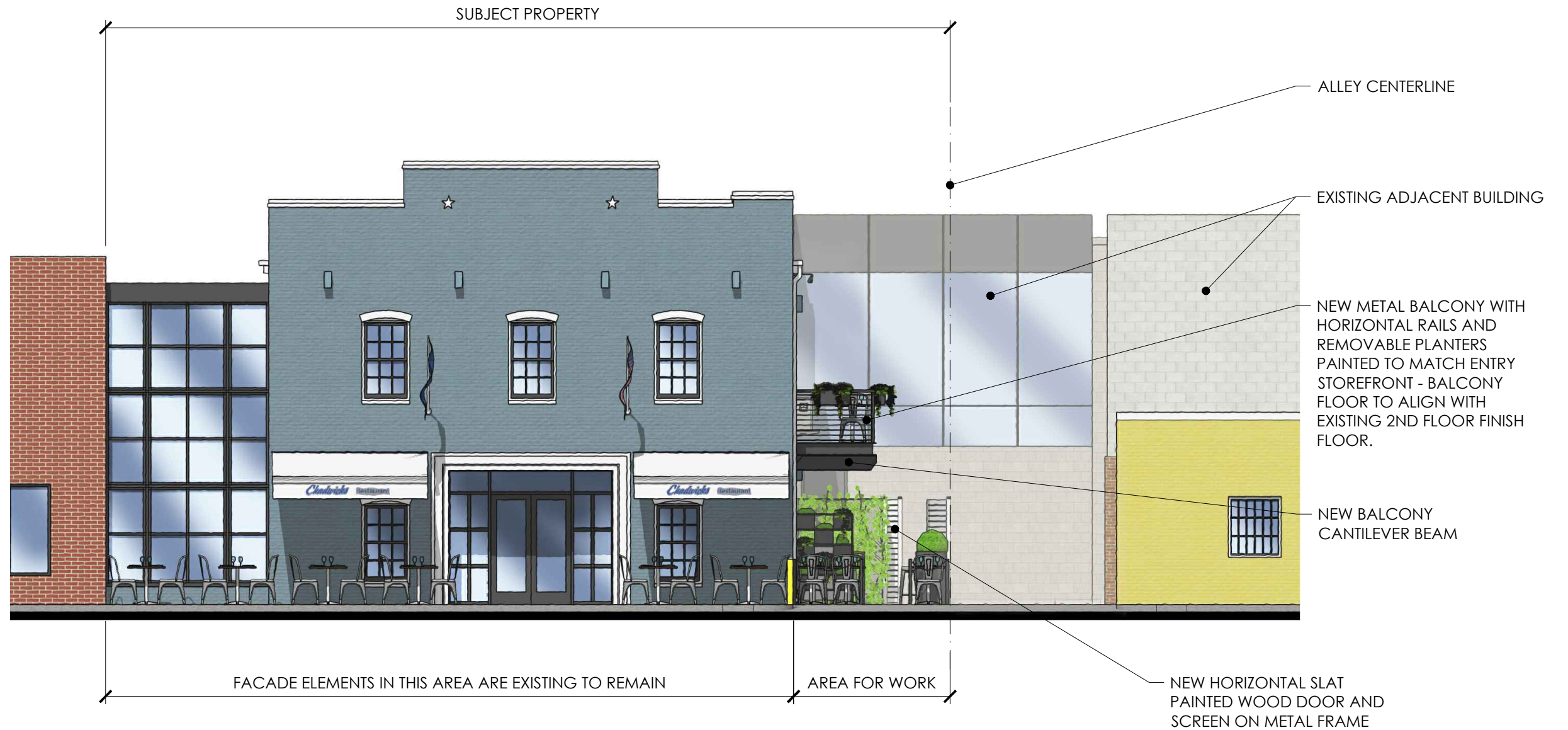
VIRTUE FEED & GRAIN, ALEXANDRIA

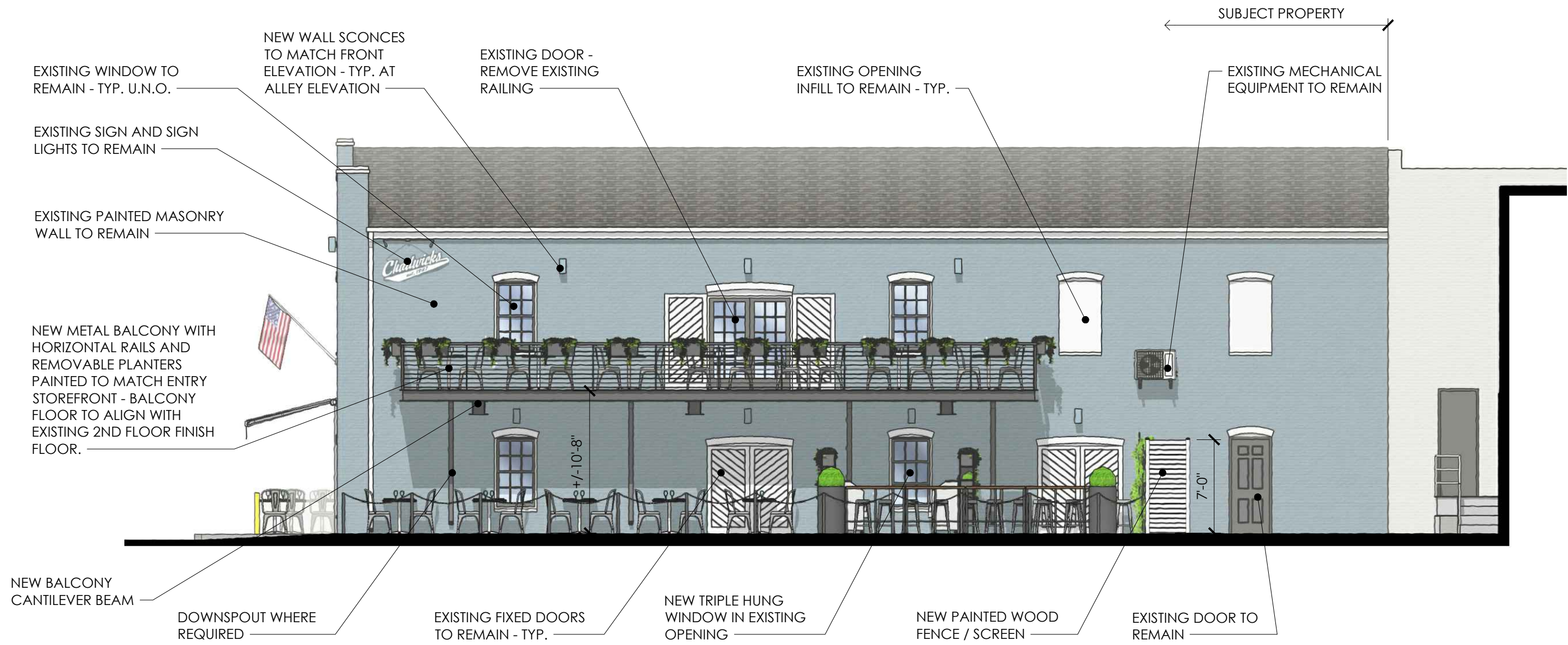


10 DUKE STREET, APPROVED CONCEPT DRAWING











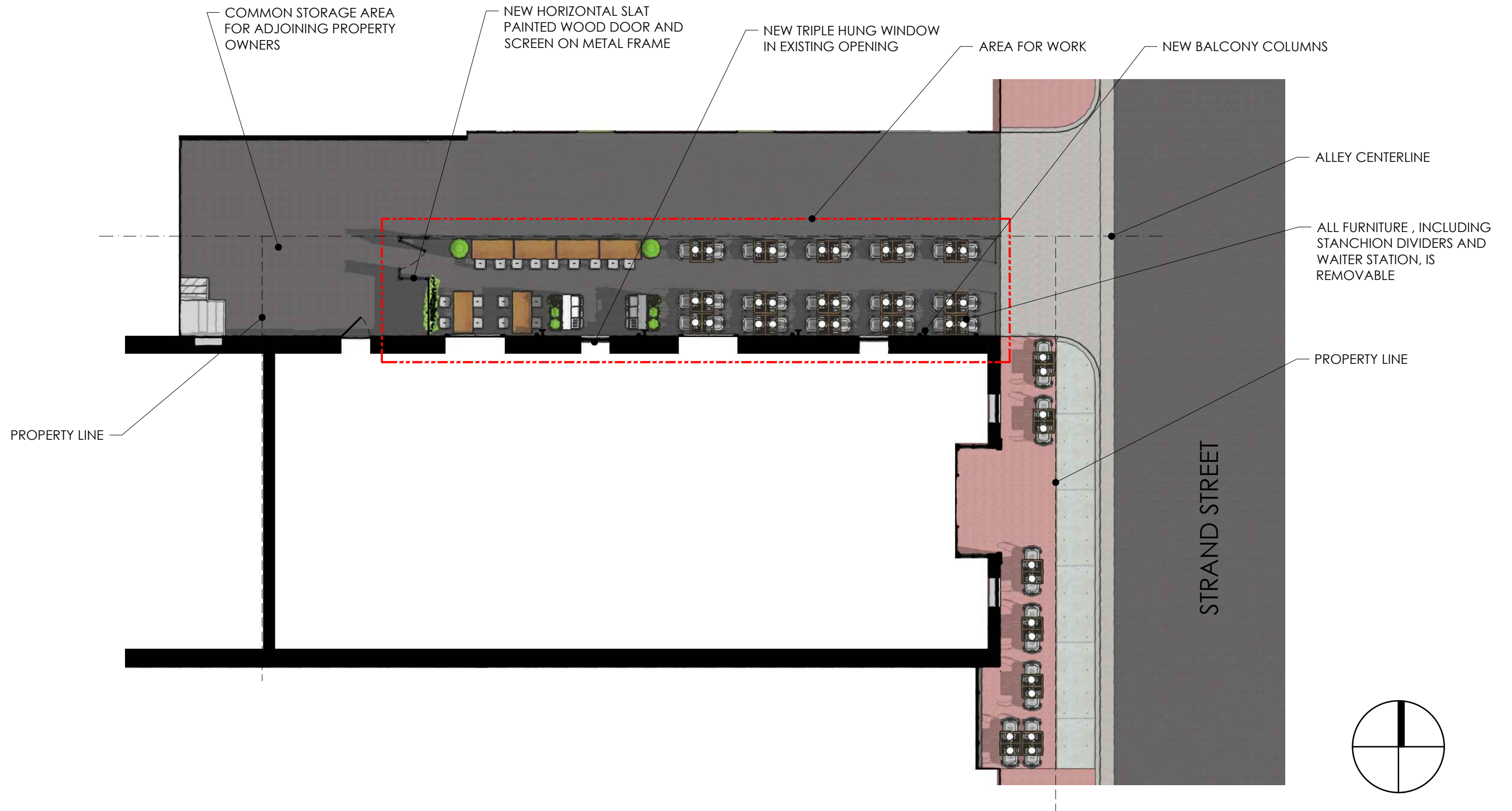


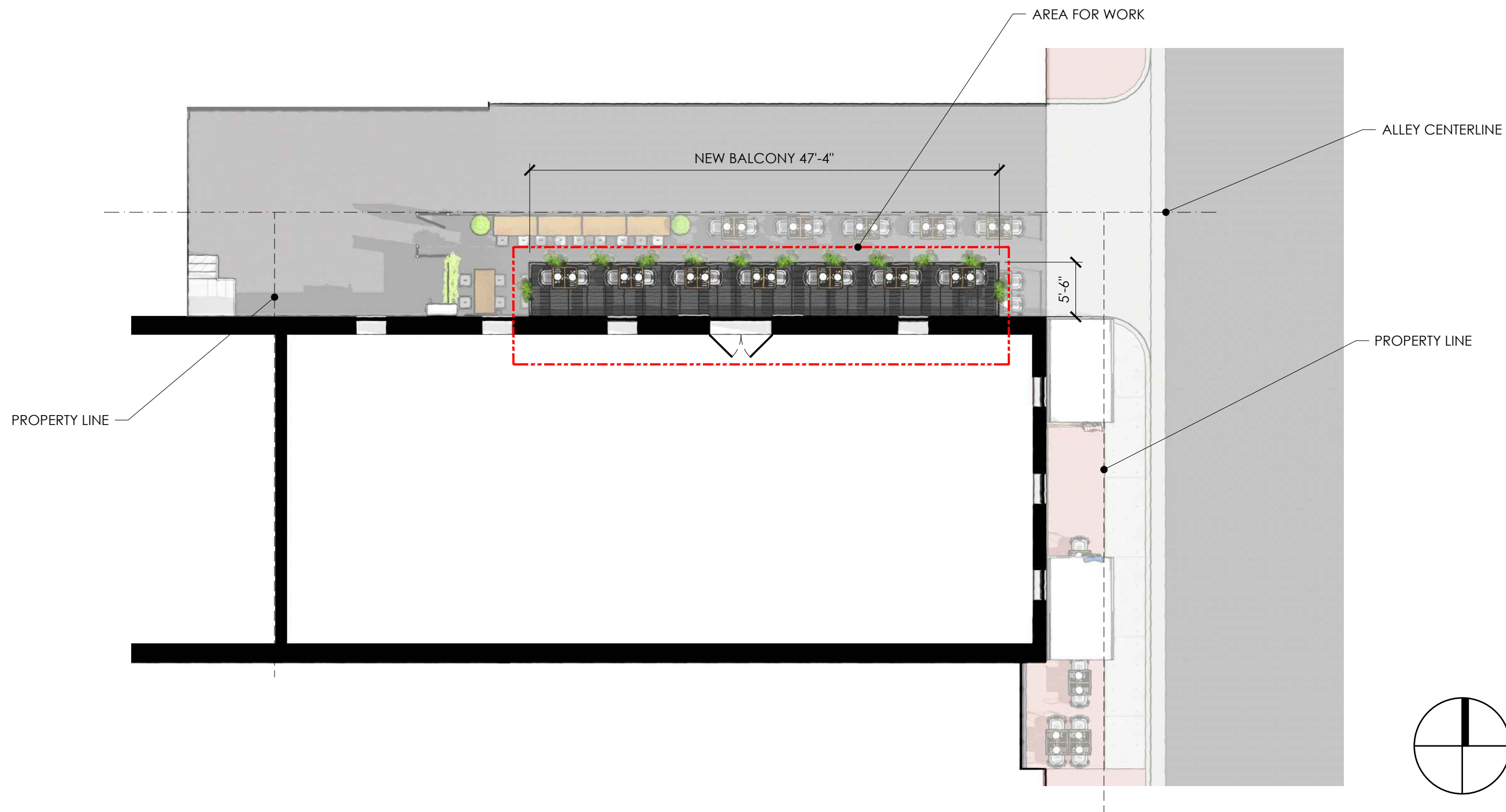
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BAR Application

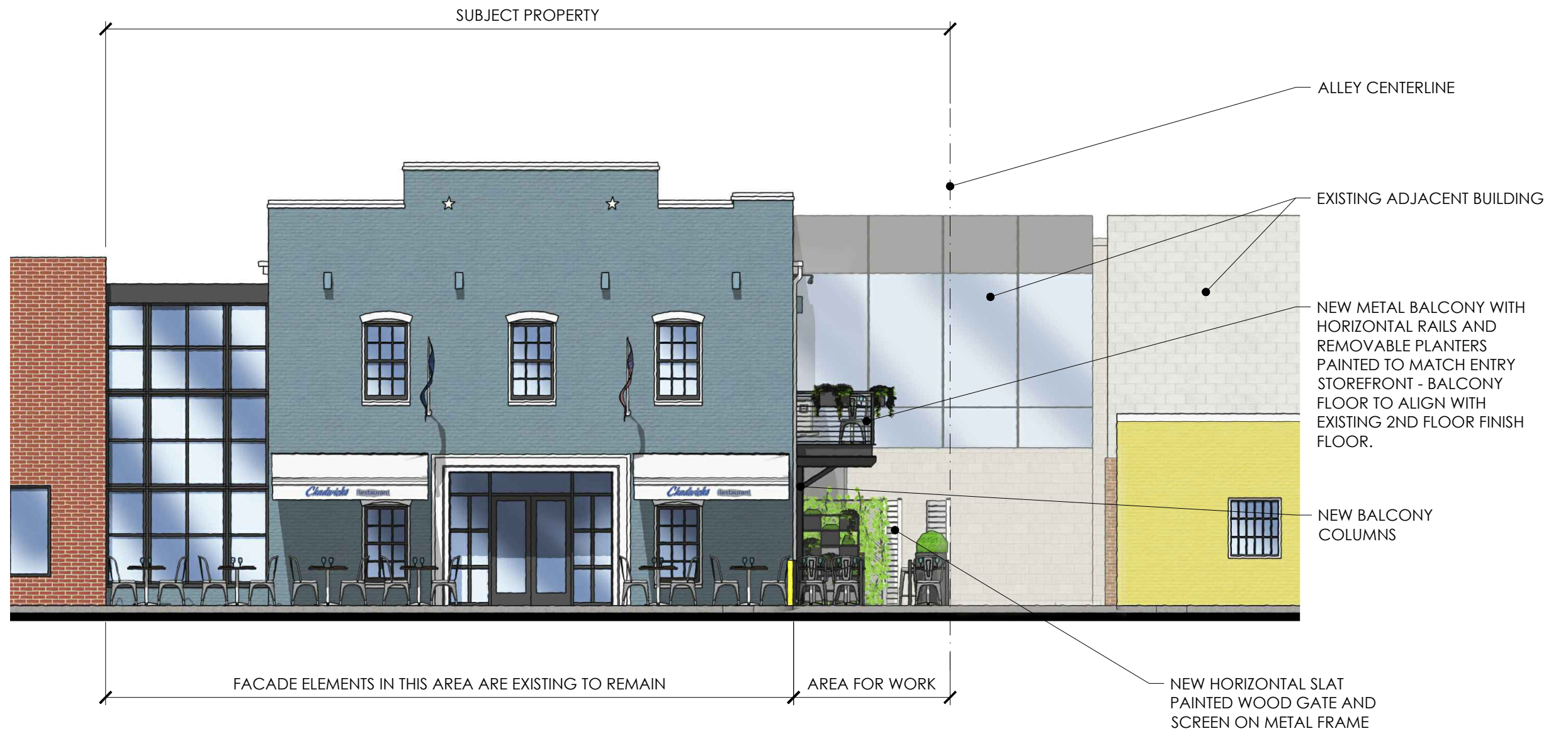
ALTERNATIVE 1 - PERSPECTIVE

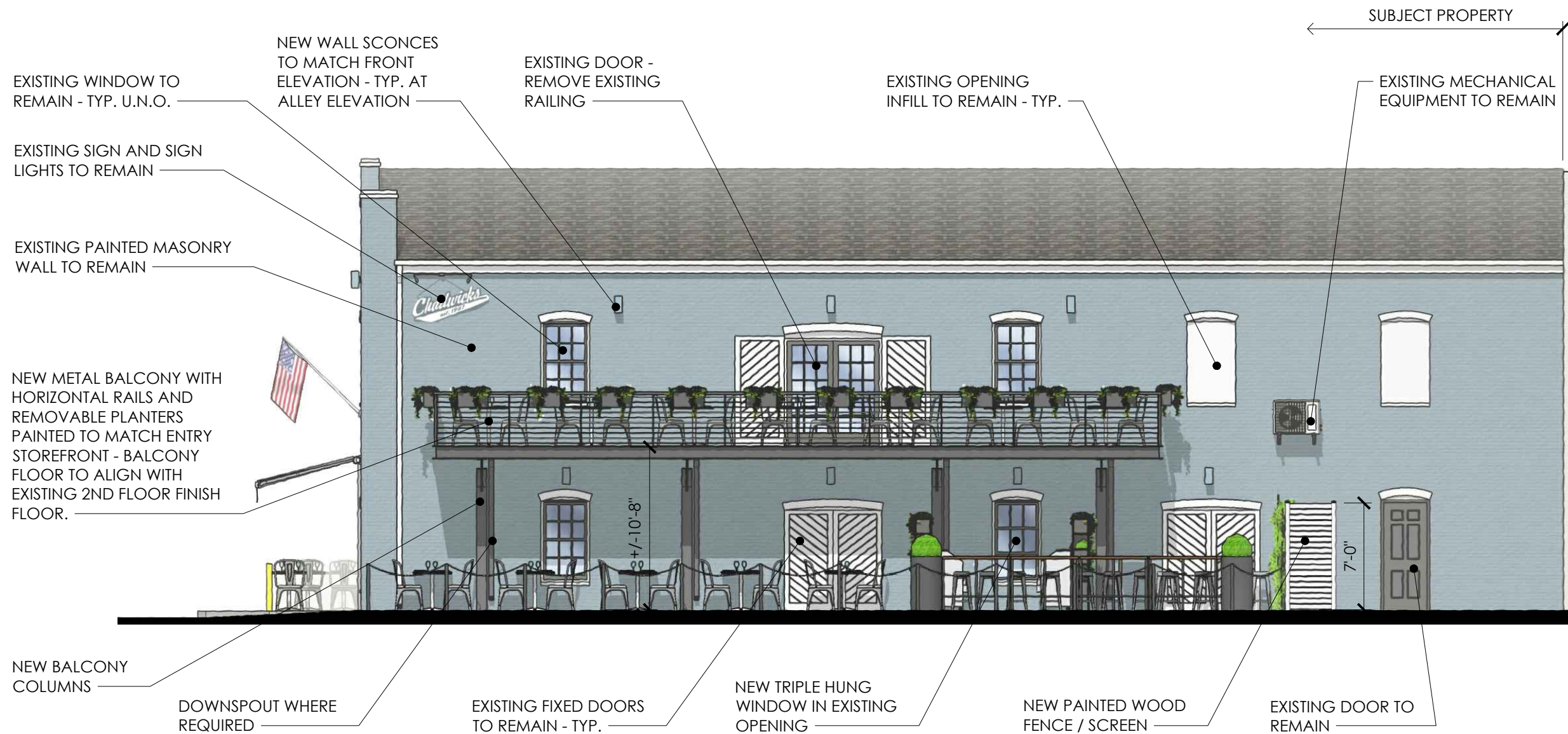
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20021













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BAR Application

ALTERNATIVE 2 - PERSPECTIVE

CHADWICKS

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02.22.21
BAR Application

ALTERNATIVE 2 - PERSPECTIVE

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