

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

APPLICANT: Capital One N A

LOCATION: Old and Historic Alexandria District
500 South Washington Street

ZONE: CD/Commercial Downtown Zone

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations 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.



0 20 40 80 Feet

Note: Staff coupled the applications for a Permit to Demolish BAR #2021-00199 and Certificate of Appropriateness BAR #2021-00198 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 (partial) and Certificate of Appropriateness for alterations, at 500 South Washington Street.

Permit to Demolish/Capsulate

ATM building in drive up lane 2, furthest from Washington Street: The project calls to remove approximately 44.8 square feet of masonry wall to accommodate a 6'-4" x 7'-0" double door on the east/rear elevation and remove and replace the existing 7'-0" x 5'-7 1/2" existing ATM machine and surround on the west elevation.

Certificate of Appropriateness

The applicant requests a Certificate of Appropriateness to modify the ATM drive up buildings in lanes 1 and 2 (Figure 1). No signage has been proposed with this application.



Figure 1 - ATM buildings view from Washington Street

The ATM building on the west, drive up lane 1, will have the existing vacuum air tube surround replaced, in-kind (visible from Washington Street).

The ATM building on the east, drive up lane 2, will have the existing 7'-0" x 5'-7 1/2" ATM machine replaced with a new ATM machine with no surround, approximately 7.5 square feet. The

wall will be patched with new brick veneer to match existing. The west elevation is visible from Washington Street. A double door will be installed on the rear/east elevation, not visible from Washington Street (Figure 2), and the existing 24"x16" louver for mechanical unit will be relocated from the east/rear elevation to the south elevation wall, also not visible from Washington Street.

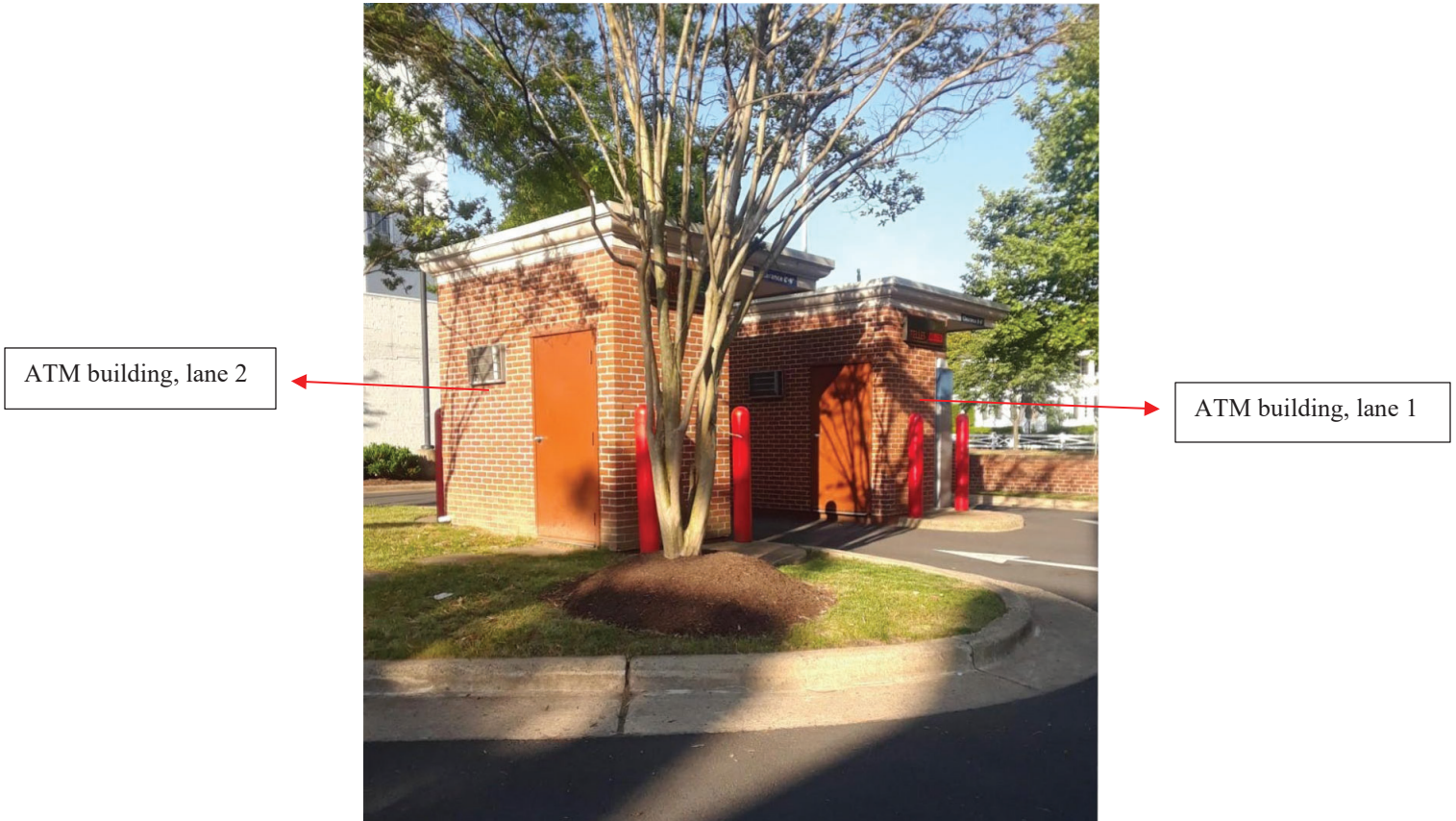


Figure 2 - west elevations view, not visible from Washington Street

Site context

The subject property sits on the southeast corner of the intersection of South Washington and Wilkes streets.

II. HISTORY

The two-story, nine-bay Classical Revival commercial building was built in **1996**. The brick building is symmetrical and features a central pedimented portico with Doric Greek columns.

Previous BAR Approvals

BAR96-00015 – Preliminary design review for new construction (12/18/1995)

BAR2010-00293 – Signage (10/05/2010)

BAR2012-00388 – Signage (11/26/2012)

BAR2017-00236 – Roof repair (6/29/2017)

BAR2020-00410 – ATM replacement (8/18/2020)

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?	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

In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The commercial building was built in 1996 and therefore no historic fabric will be affected. The applicant proposes a limited amount of demolition and the small area that will be demolished is not of unusual or uncommon design and could be reproduced easily.

Certificate of Appropriateness

The *Design Guidelines* state that “ATM machines should not be located on the most visually prominent or architecturally important façade of a structure,” and “ATM machines should be as small as possible while meeting necessary banking requirements.” Staff has no objection to the proposed alterations since the applicant is eliminating the existing ATM machine surround which will reduce the equipment’s negative visual impact on Washington Street. Therefore, staff recommends approval of the project as submitted.

STAFF

Marina Novaes, 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 The existing two drive-up ATMs were originally approved under SUP95-00054 and a change of ownership Special Use Permit was approved under SUP2011-00035.

F-1 The proposed alterations and renovations to the two drive-up ATMs 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

F-1 Comply with all requirements of SIT95-00008. (T&ES)

R-1 The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

Alexandria Archaeology

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

V. ATTACHMENTS

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

BAR Case # _____

ADDRESS OF PROJECT: 500 S. WASHINGTON STREETDISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 080.02-02-01 ZONING: 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: Alan BottAddress: 10700 Capital One WayCity: Glen Allen State: VA Zip: 23059Phone: 804-839-1261 E-mail: alan.bott@capitalone.comAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____Name: Alan Su Phone: 202.955.9120E-mail: asu@leoadaly.com

Legal Property Owner:

Name: Capital One N AAddress: 1600 Capital One DriveCity: McLean State: VA Zip: 22102Phone: 804-839-1261 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.

BAR Case # _____

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
 ☒ other Wall surrounding existing ATM
☐ ADDITION
☒ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

Demolish portion of existing wall, remove existing ATM, replace ATM with new ATM, patch existing brick wall.

Front of the ATM structure: ~2 square feet of wall surface.

- widening existing ATM opening to accommodate new ATM installation
- Patch and repair wall to match existing

Rear of the ATM structure: ~72 square feet of wall surface.

- Remove existing single door to add new double doors to service ATM.
- Patch and repair wall to match existing

Total: approximately 75" square feet of wall surface that will be disturbed.

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 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.

BAR Case # _____

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:

DocuSigned by:
Alan Bott
Signature: _____
DE74A251D0E3453...
Printed Name: Alan Bott
Date: 4/19/2021

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. CHEVY CHASE BANK FSB	C/O RYAN PROPERTY TAX	100
2.	SERVICE P O BOX 460189 HOUSTON TX 77056	
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. CHEVY CHASE BANK FSB	C/O RYAN PROPERTY TAX	100
2.	SERVICE P O BOX 460189 HOUSTON TX 77056	
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. N/A - Steve D'Angona	none	n/a
2. (Capital One)		
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.

4/19/2021

Alan Bott

Date

Printed Name

DocuSigned by:

Alan Bott

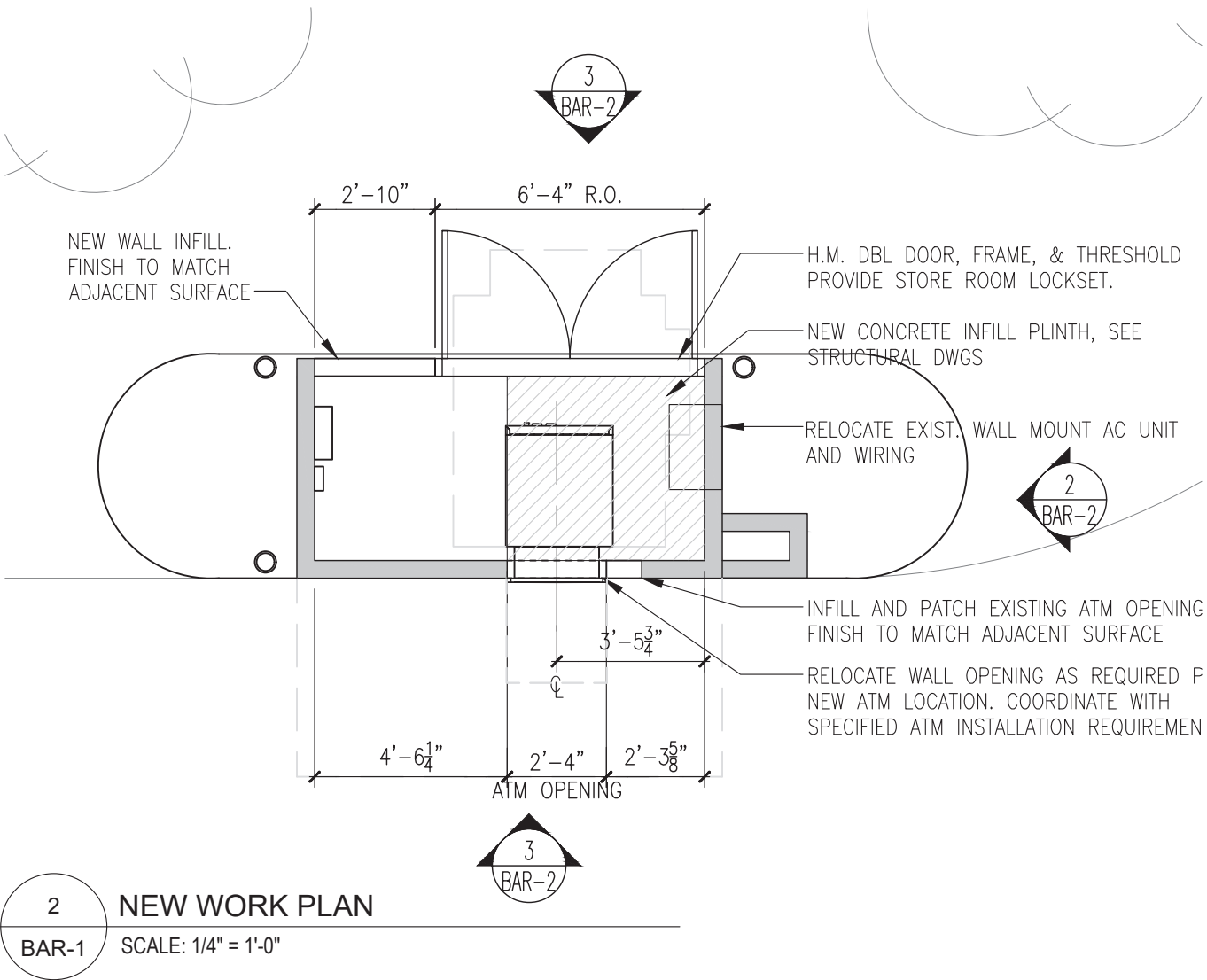
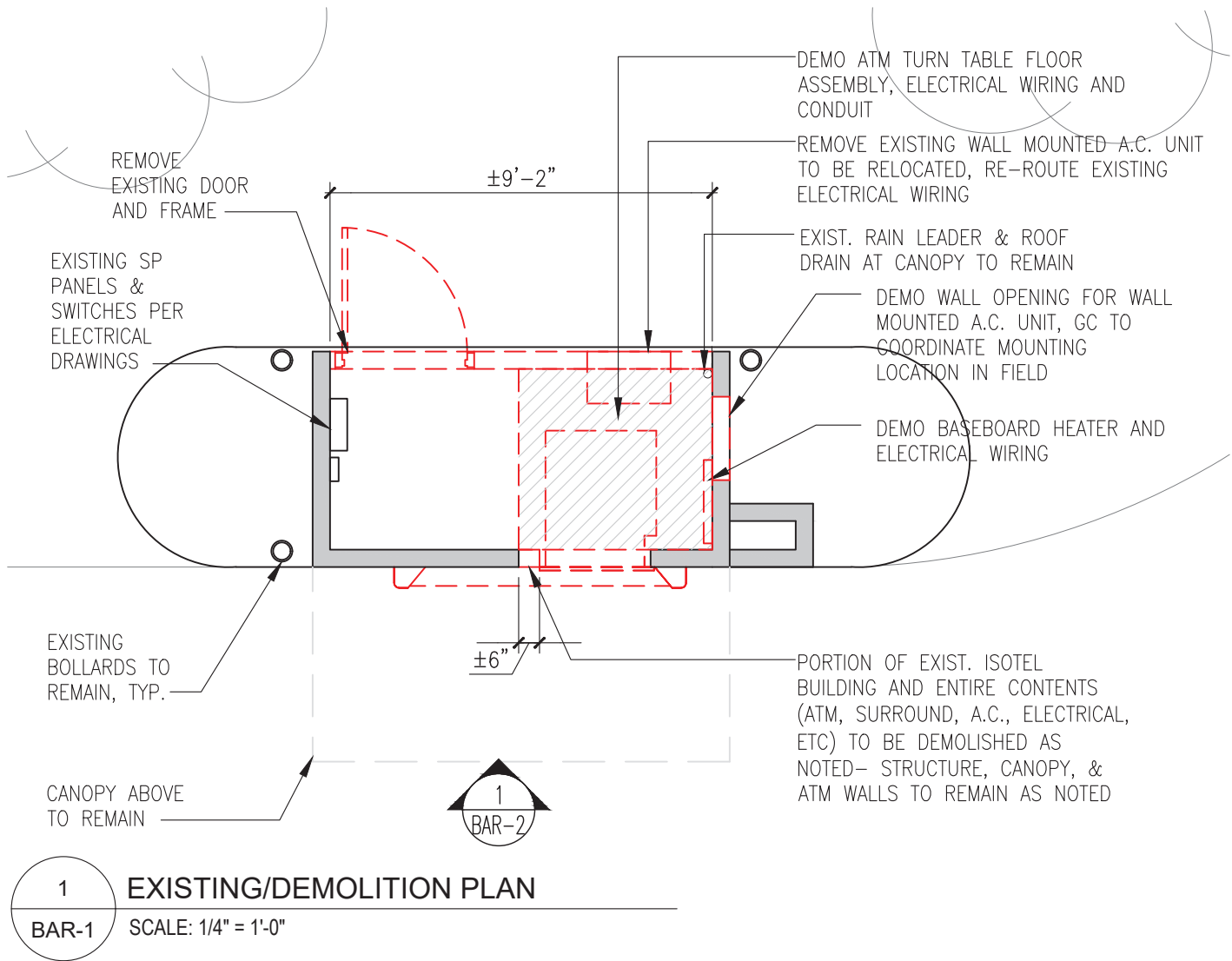
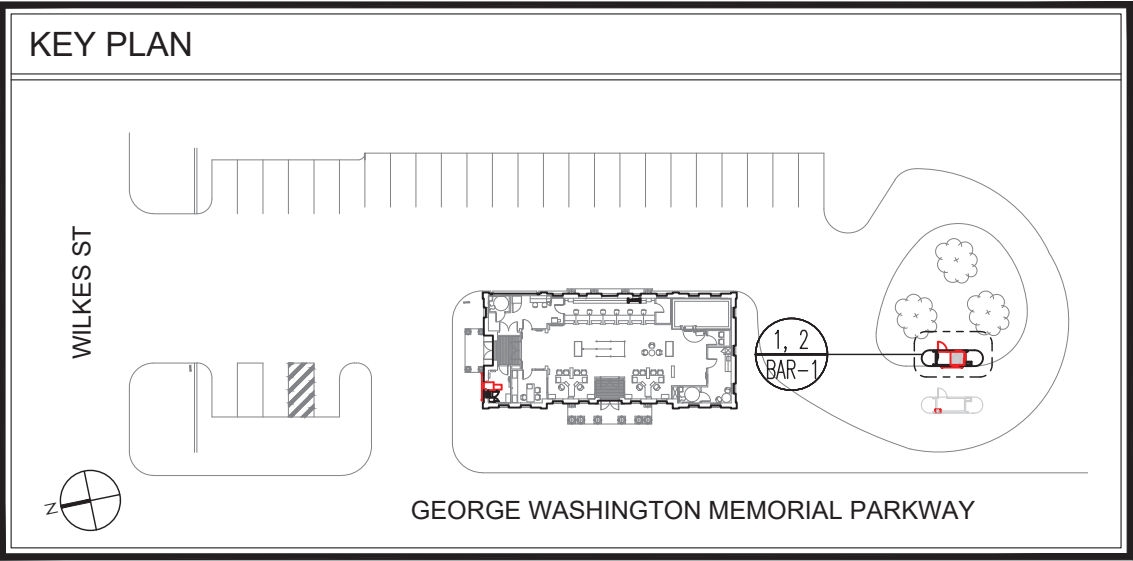
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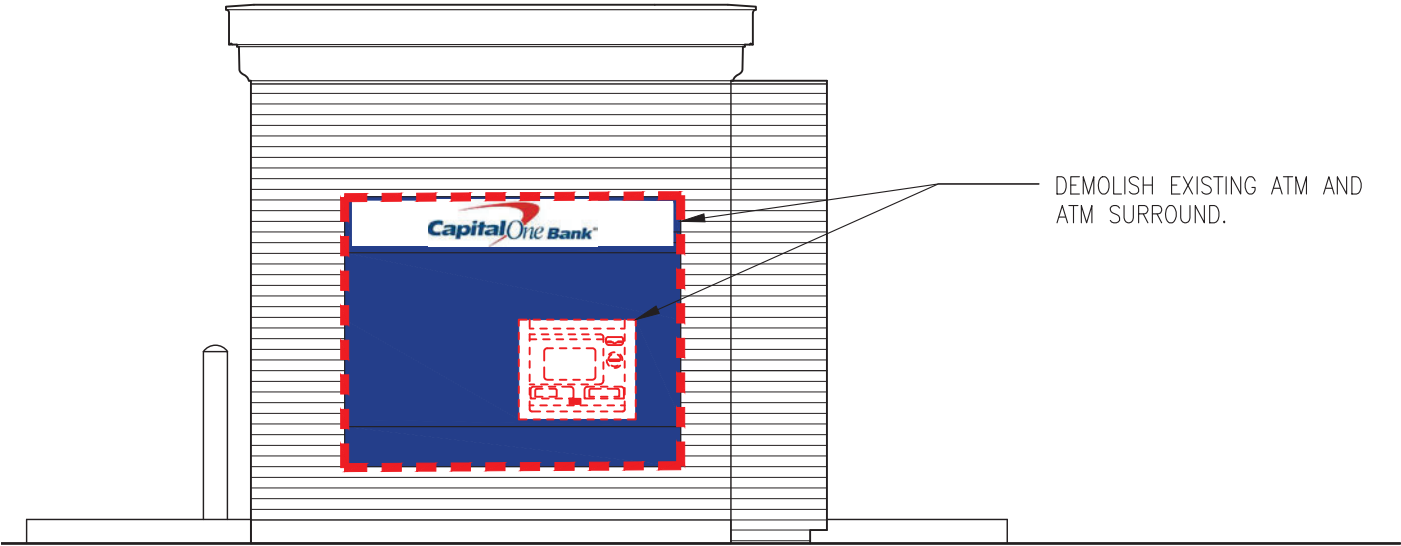
Signature



SCOPE OF WORK

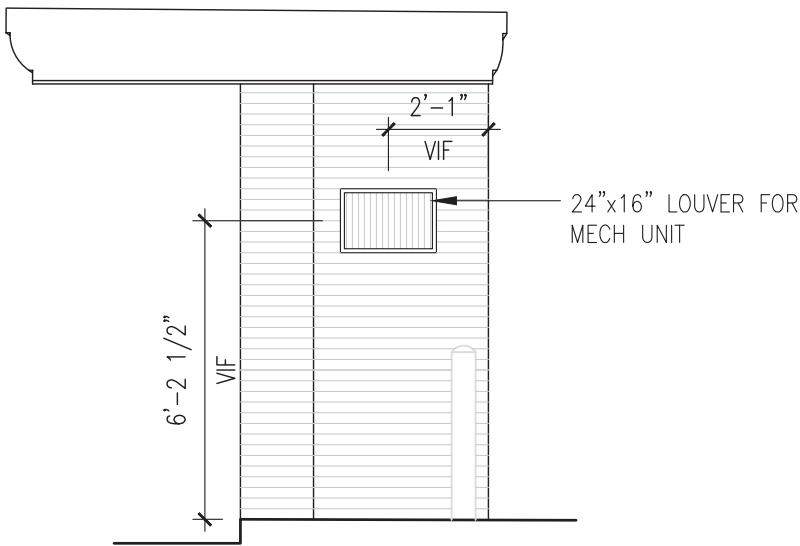
- 1. PARTIAL DEMOLITION OF FRONT ATM WALL AT ATM BUILDING IN DRIVE UP LANE 2 FOR NEW ATM. REMOVE EXISTING ATM SURROUND. PATCH AND REPAIR THIN BRICK VENEER TO MATCH EXISTING
- 2. PARTIAL DEMOLITION OF BACK WALL AT ATM BUILDING IN DRIVE UP LANE 2 FOR NEW DOUBLE DOOR. PATCH AND REPAIR THIN BRICK VENEER TO MATCH EXISTING.
- 3. RELOCATE MECHANICAL UNIT AND LOUVER TO ADJACENT WALL
- 4. POUR NEW CONCRETE PAD FOR NCR 6684 (ATM) INSTALLATION WITHIN ATM BUILDING AT DRIVE UP LANE 2.
- 5. INSTALL CONDUITS AND PULL STRINGS FOR DATA & SECURITY IF EXISTING CONDUITS NOT USABLE. EXTEND NEW CONDUIT TO TIE TO EXISTING
- 6. REPLACE VACUUM AIR TUBE SURROUND AT LANE 1.





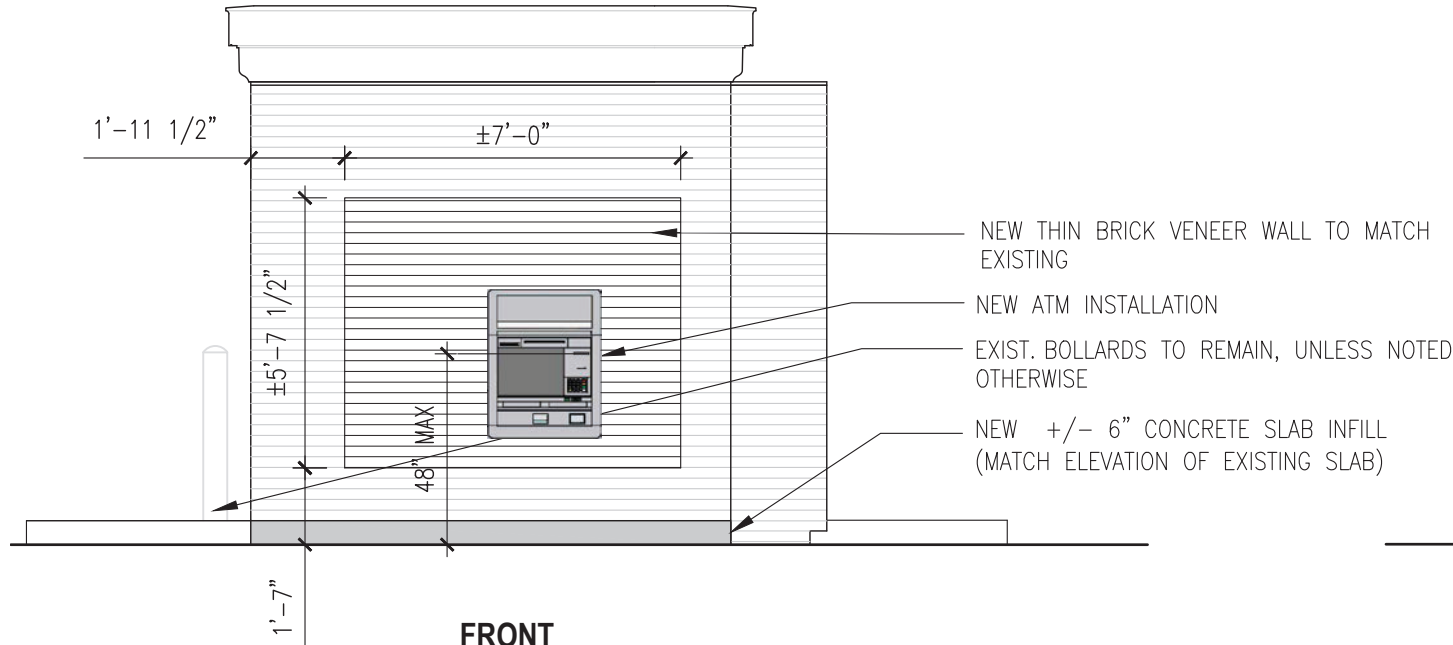
FRONT

1
BAR-2
EXISTING ELEVATION
SCALE: 1/4" = 1'-0"



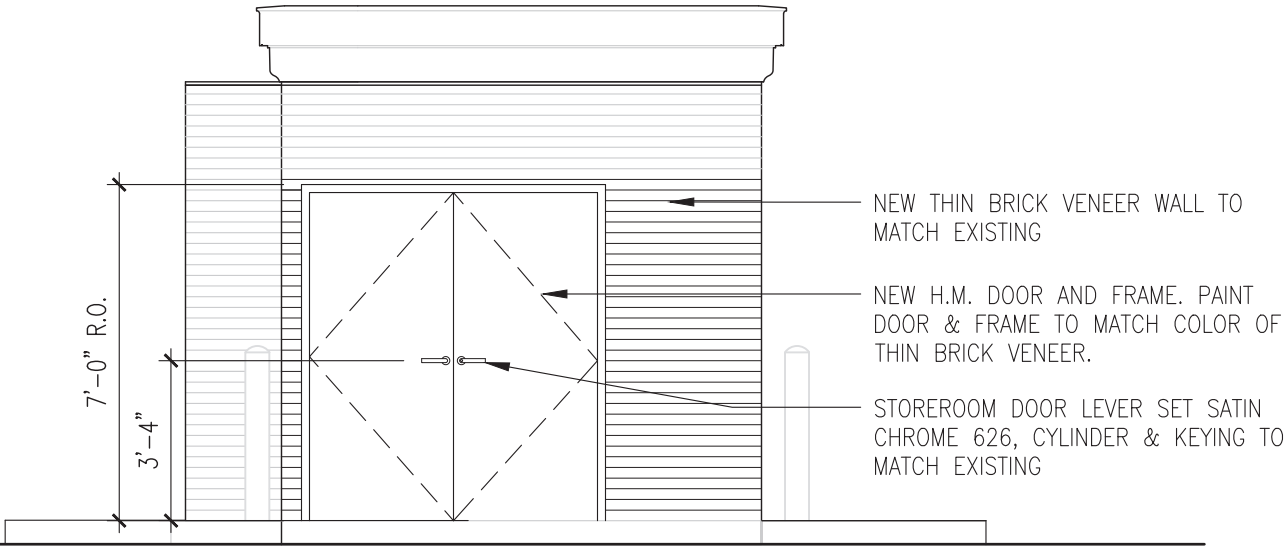
SIDE (SOUTH)

2
BAR-1
NEW WORK ELEVATION
SCALE: 1/4" = 1'-0"



FRONT

3
BAR-2
NEW WORK ELEVATIONS
SCALE: 1/4" = 1'-0"



BACK



1 EXISTING
BAR-3 SCALE: NTS



2 PROPOSED
BAR-3 SCALE: NTS