

ISSUE: Certificate of Appropriateness for (alterations)

APPLICANT: MVP Equities Fund II, LLC

LOCATION: Old and Historic Alexandria District
312 South Washington Street

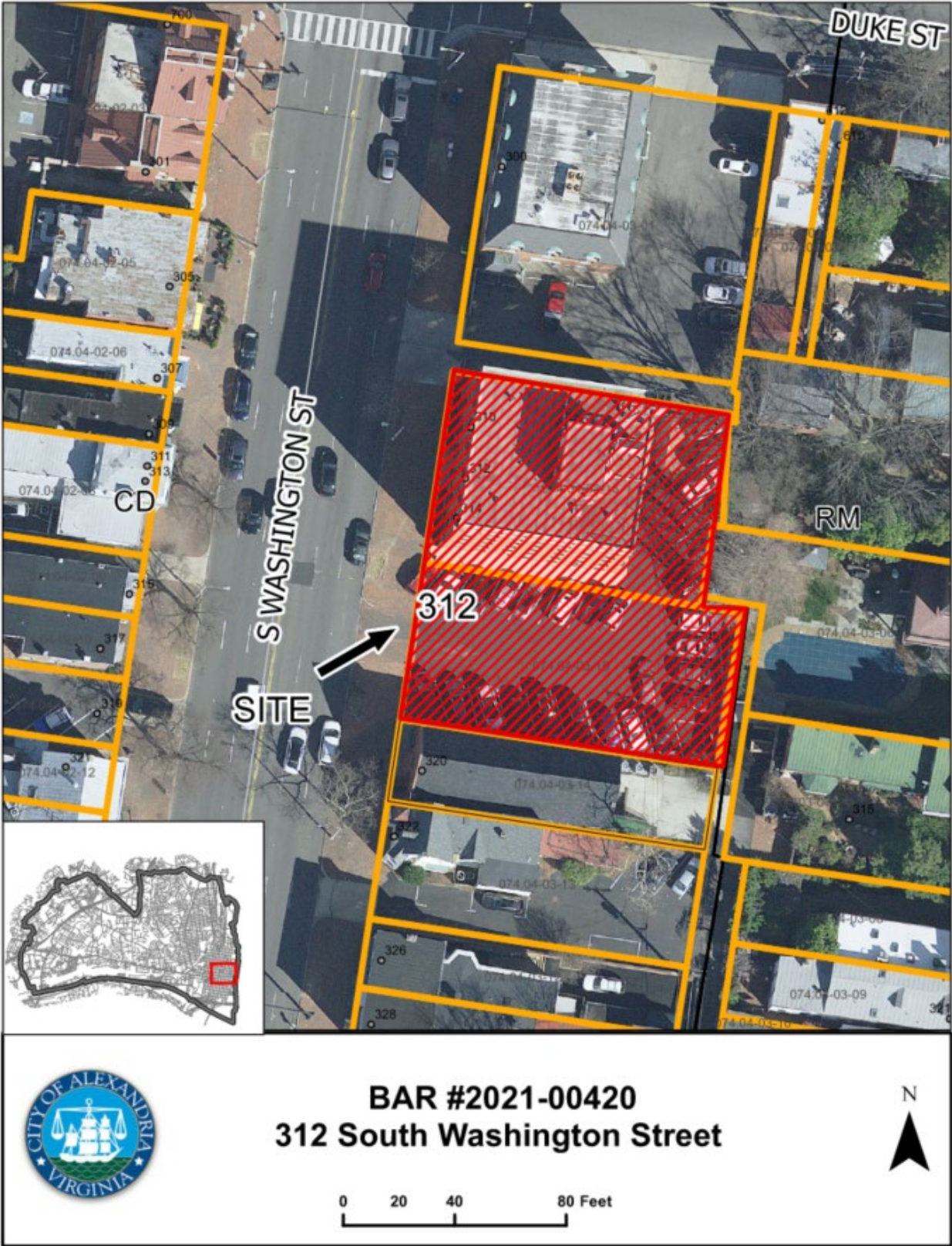
ZONE: CD/Commercial Downtown Zone

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.



UPDATE

On March 21, 2018, the BAR approved BAR 2018-00051 & 00052 for the renovation of the building at 312 South Washington Street. The applicant is requesting a revision to those previously approved plans

I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to make the following revisions to the previously approved plans:

- In lieu of the previously proposed decorative cornice at the top of the building, the existing cast stone coping and brick wall will remain in place.
- The jambs at the groupings of three windows at the top floor will be clad with stucco to match the cast stone in color and texture.

Site context

The building faces South Washington Street with parking lots on the north and south sides of the site. The area of work in question at the top of the west side of the building will be visible from a public right of way.

II. HISTORY

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

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

III. ANALYSIS

The applicant is proposing to modify the previously approved design for the top of the building to include the windows and upper cornice. The previous design for the building included an upper cornice that was described in the previous staff report as “effectively converting the existing cast stone cornice into an architrave and creating a brick frieze band containing the attic story windows” (Figure 1). Per the approved minutes from the previous hearing “There was concern about the second cornice – how would it match the existing precast cornice and how to treat the top floor windows and cornices as more of a classical attic course and to avoid simply duplicating the existing cornice.” Ultimately, the Board approved the design including this cornice and the groupings of three windows centered on the windows below.



Figure 1: Previously approved design for top of building

The submitted proposal eliminates the proposed upper cornice, maintaining the existing cast stone coping and brick parapet. With the elimination of the upper cornice, the applicant is proposing to clad the surrounds of the previously approved upper level windows with synthetic stucco to match the cast stone in color and texture (Figure 2). This gives the windows a more substantial appearance and ties the groupings to the existing cast stone cornice.



Figure 2: Proposed revised design for top of building

Staff finds that the revised design is an improvement to the overall building composition and resolves some of the issues expressed by the Board during the previous hearing. Retaining the existing cornice and coping along with the brick parapet wall maintains the existing building character and proportions rather than transforming the design for the building. The addition of the stucco to the window surrounds is a nice addition to the design and anchors the windows to the existing cornice.

Staff supports the proposed revisions to the previously approved plans and recommends that the Board approve the request for a Certificate of Appropriateness for the project as submitted.

STAFF

William Conkey, AIA, Historic Preservation Architect, 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

No zoning comments received

Code Administration

F-1 Code Enforcement has no comments

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 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 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 Any work within the right-of-way requires a separate permit from T&ES (Sec. 5-2) (T&ES).
- C-4 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

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

V. ATTACHMENTS

- 1 – Application Materials*
2 – Supplemental Materials

ADDRESS OF PROJECT: 312 S. Washington StDISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 074.04-03-20 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: MVP Equities Fund II, LLC; Attn: Kevin PalkaAddress: 312 S. Washington St.City: Alexandria State: VA Zip: 22314Phone: 703-232-1635 E-mail: kevin@mvpequities.comAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____Name: Lisa Lettieri, Rust|Orling Architecture, Inc. Phone: 703-836-3205E-mail: llettieri@rustorling.com**Legal Property Owner:**Name: MVP Equities Fund II, LLCAddress: 312 S. Washington St.City: Alexandria State: VA Zip: 22314Phone: 703-232-1635 E-mail: kevin@mvpequities.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 ☐ fence, gate or garden wall ☐ HVAC equipment ☐ shutters
 ☐ doors ☐ windows ☐ siding ☐ shed
 ☐ lighting ☐ pergola/trellis ☐ painting unpainted masonry
 ☒ other facade detail
☐ ADDITION
☐ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

Owner requests to exclude previously approved 6th floor cornice from the project and retain existing brick parapet wall with cast stone coping above the top floor windows. New window jambs at window infill (previously approved) to be clad with synthetic stucco to match existing cast stone.

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.

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: Lisa Lettieri, AIADate: 08/02/2021

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. Kevin Palka	1775 Tysons Blvd 6th Fl Mc Lean, VA 22102	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 312 S Washington Street (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. MVP Equities Fund II, LLC	1775 Tysons Blvd 6th Floor McLean, VA 22102	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. 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.

08/02/2021

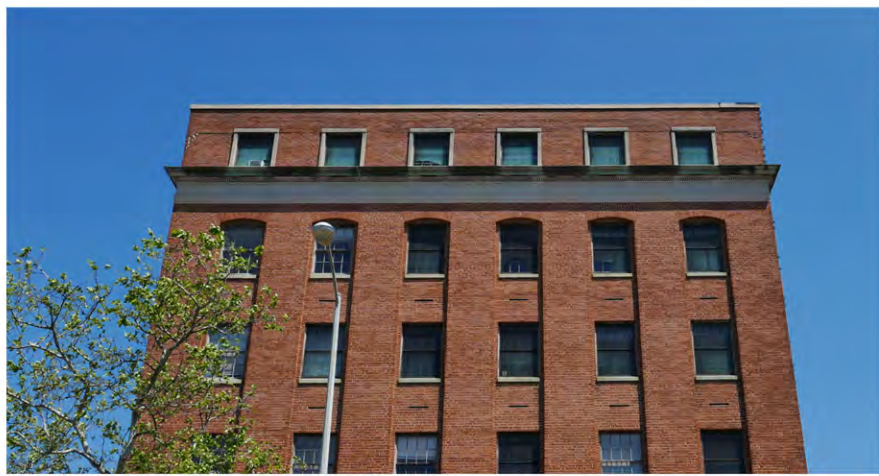
Date

Kevin Palka

Printed Name

Kevin Palka

Signature



Existing top floor - Pre Construction



- NOTES:
- 1. Existing cast stone coping and brick wall to remain.
 - 2. New jambs, clad with synthetic stucco to match cast stone
 - 3. Existing cast stone cornice to remain.

PROPOSED CHANGE TO 6TH FLOOR FACADE

312 S. WASHINGTON STREET CONDOMINIUM - PROPOSED FACADE CHANGES



PREVIOUSLY APPROVED DRAWINGS

Showing proposed new cornice at coping - West and Partial South Elevations