

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Scott McGhee for Ghazal Amir of Finn and Fire
(Property owner Atlantic Multi Family 6 Colony LLC)

LOCATION: Old and Historic Alexandria District
111 North Pitt Street

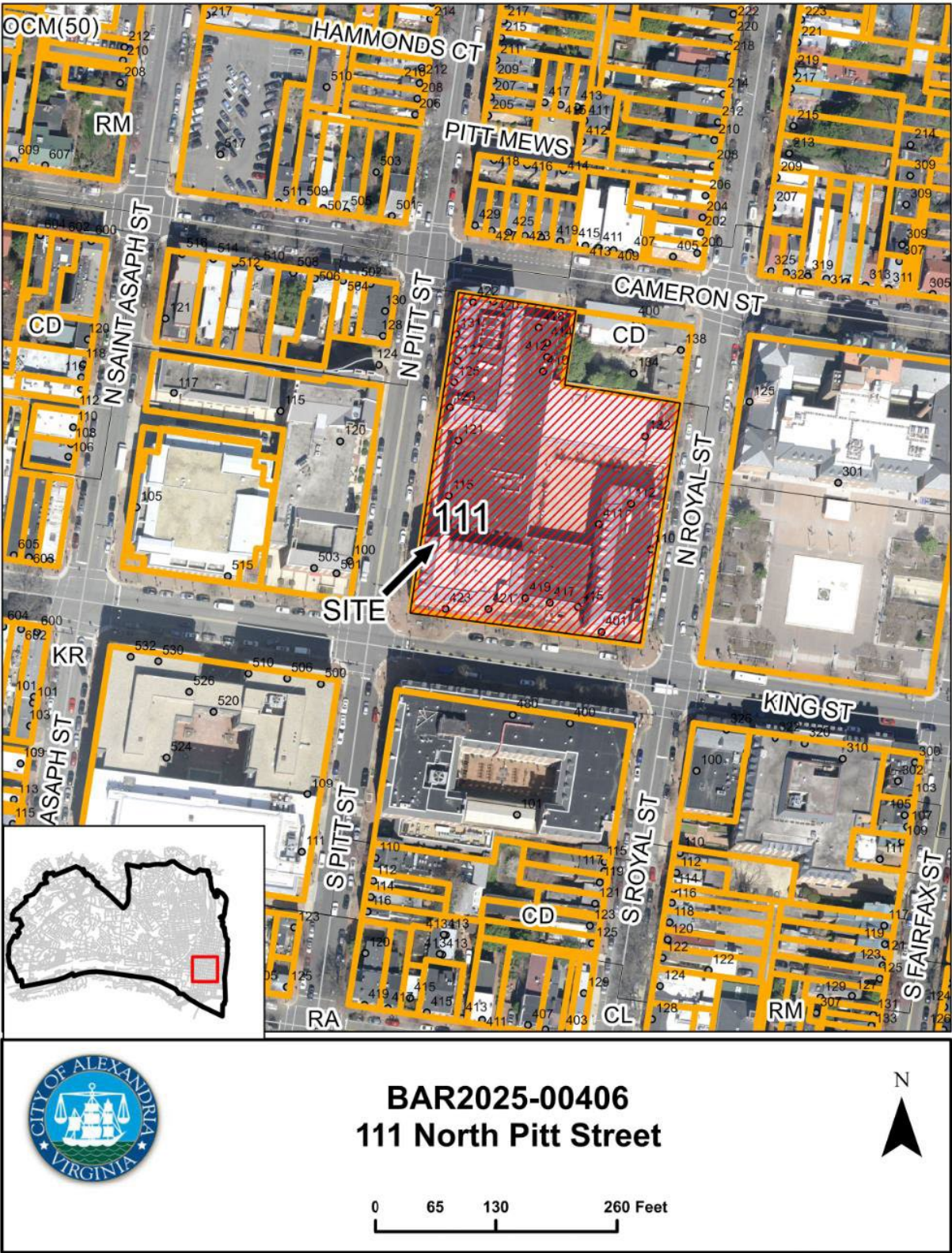
ZONE: KR/King Street Urban Retail Zone

STAFF RECOMMENDATION

Staff recommends approval of the 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, Permit Center, 4850 Mark Center Drive, Suite 2015, 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 of Appropriateness to make alterations to the Tavern Square storefront at 111 North Pitt Street.

Certificate of Appropriateness alterations:

- Replace existing glass/aluminum doors with wood doors
- Replace sconce light fixtures
- Build a decorative wood surround around the existing glazing
- Replace corrugated metal panels with flat metal panels
- Replace existing signage
- Add decorative elements to include stones and small planters

Site context

The proposed alterations face North Pitt Street to the west and are therefore clearly visible from a public right of way.

II. HISTORY

Tavern Square consists of two-to-five story connected brick buildings built around a central open courtyard that is accessible from all four sides of the block bounded by King Street, North Pitt Street, Cameron Street and North Royal Street. It was constructed in **1967** as part of Phase I of the Gadsby Urban Renewal Project and was designed by the local architectural firm of Vosbeck and Vosbeck. While the overall architectural character of Tavern Square is firmly within the pattern of 1960s urban renewal architecture, it does make use of traditional building materials with brick, standing seam metal roofing, punched window openings, and uses contemporary, if over-scaled, interpretations of various historic Alexandria building forms.

Previous BAR Approvals

Over the years, the Board has approved several alterations at the Tavern Square complex. In addition to multiple sign requests, which staff has not included here, the BAR has approved the following:

- 1999-2000 – Redesign of the courtyard and alterations to retail spaces at former Pat Troy's restaurant on North Pitt Street and Weichert Realtors space on North Royal Street (BAR Case #99-0028, 9/20/00 and 11/1/00 BAR Case #2001-0176, 7/18/01)
- 2001 – Storefront alterations at 401 King Street (& BAR Case #2001-0137, 1/16/02)
- 2002 – Storefront alterations at 110 North Royal Street to match adjacent alterations from 2001 (BAR Case #2002-0312, 1/15/02)
- 2005 – Replacement of storefronts/entrances located throughout the building (BAR Case #2005-0261, 12/7/05)
- 2008 - Replacement of the storefronts/lobby entrances located at 421 King Street, 123 North Pitt Street, and 130/132 North Royal Street to match those approved in 2002 (BAR Case # 2008-0233, 12/17/2008)

- 2009 – Replacement garage doors on Cameron Street elevation (BAR Case #2009-00030, April 1, 2009)
- 2010 – New storefront windows for the tenant at 123 North Pitt Street (BAR Case #2010-0150, 7/5/2011)
- 2011 – Storefront replacement on North Pitt Street elevation (BAR Case #2011-00150, 7/6/11)
- 2014 – ADA ramp (BAR Case #2014-00278, 9/14/2014)
- 2015 – Alterations (awnings, storefront, signage for BurgerFi) at 111 North Pitt Street (BAR Case #2015-00299, 10/7/15)
- 2018 – Storefront alterations at 417 King Street for Taco Bell (BAR Case #2017-0435 and #2010-0156 4/18/18)
- 2019 – Alter the three main entrances to Tavern Square (BAR Case #2019-00017 and 00019, 3/6/2019 and 4/3/2019)

III. ANALYSIS

Certificate of Appropriateness

The *Design Guidelines* state that “Exterior doors and storm doors constitute prominent visual details of the main façade of a building. In addition to the door itself, details surrounding the doorway are also important visual elements of a building.” Staff finds that the proposed changes to the entry doors, door surrounds, lighting, and signage at 111 North Pitt Street will improve the appearance of the building and provide a warmer and more welcoming look. See Figures 1 and 2.



Figure 1: 111 N. Pitt existing



Figure 2: 111 N. Pitt proposed

The applicant will retain the existing glazing and replace the existing northernmost glass and aluminum door, shown on the left in Figures 1 and 2, with a higher quality and better-looking wood door. This will make this primary entry more prominent. The replacement of the intrusive-looking corrugated metal panels with flat metal panels will greatly improve the appearance of the entry, and the addition of decorative stones and planters further adds to the welcoming look. The proposed materials all comply with BAR policies and guidelines.

Staff therefore recommends approval of the project as submitted.

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

C-1 Proposed exterior improvements and plague sign will comply with zoning.

Code Administration

C-1 A building permit is required.

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 No Archaeology comments

V. ATTACHMENTS

- Application Materials
- Completed application
- Plans
- Material specifications
- Scaled survey plat if applicable
- Photographs
- Public comment

- Any other supporting documentation

ADDRESS OF PROJECT: 111 N PITT STREET

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

TAX MAP AND PARCEL: 074.02-05-01 ZONING: KR

APPLICATION FOR: *(Please check all that apply)*☒ CERTIFICATE OF APPROPRIATENESS☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)Applicant: ☐ Property Owner ☒ Business *(Please provide business name & contact person)*

Name: Ghazal Amir

Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Phone: [REDACTED] E-mail: [REDACTED]

Authorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ [REDACTED]

Name: Scott McGhee

Phone: [REDACTED]

E-mail: [REDACTED]

Legal Property Owner:

Name: Atlantic Multi Family 6 Colony LLC

Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Phone: [REDACTED] E-mail: [REDACTED]

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 <u>Wood Surround around existing glazing</u> | | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☒ SIGNAGE

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

The proposed work includes: replacement of existing glass/aluminum doors with wood doors, replacement of sconce light fixtures, building a decorative wood surround around the existing glazing, replacing corrugated metal panels with flat metal panels, new signage to replace existing, decorative elements such as stones and small planters. See the attached graphics.

SUBMITTAL REQUIREMENTS:

☐ Check this box if there is a homeowner's association for this property. If so, you must attach a copy of the letter approving the project.

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: 43' 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 understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- ☒ 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: **SCOTT MCGHEE**

Signature: _____

Printed Name: Scott McGhee

Date: 09/24/2025

Digitally signed by SCOTT MCGHEE
Date: 2025.09.26 14:25:52 -04'00'

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. Ghazal Amir		100%
2. Scott McGhee		0%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 111 N Pitt 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. Atlantic Multi Family 6 Col		100%
2. Ghazal Amir		0%
3. Scott McGhee		0%

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.	NONE	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.

09/24/2025

Date

Scott McGhee

Printed Name

Scott McGhee

Signature



PHOTO OF EXISTING CONDITIONS 01

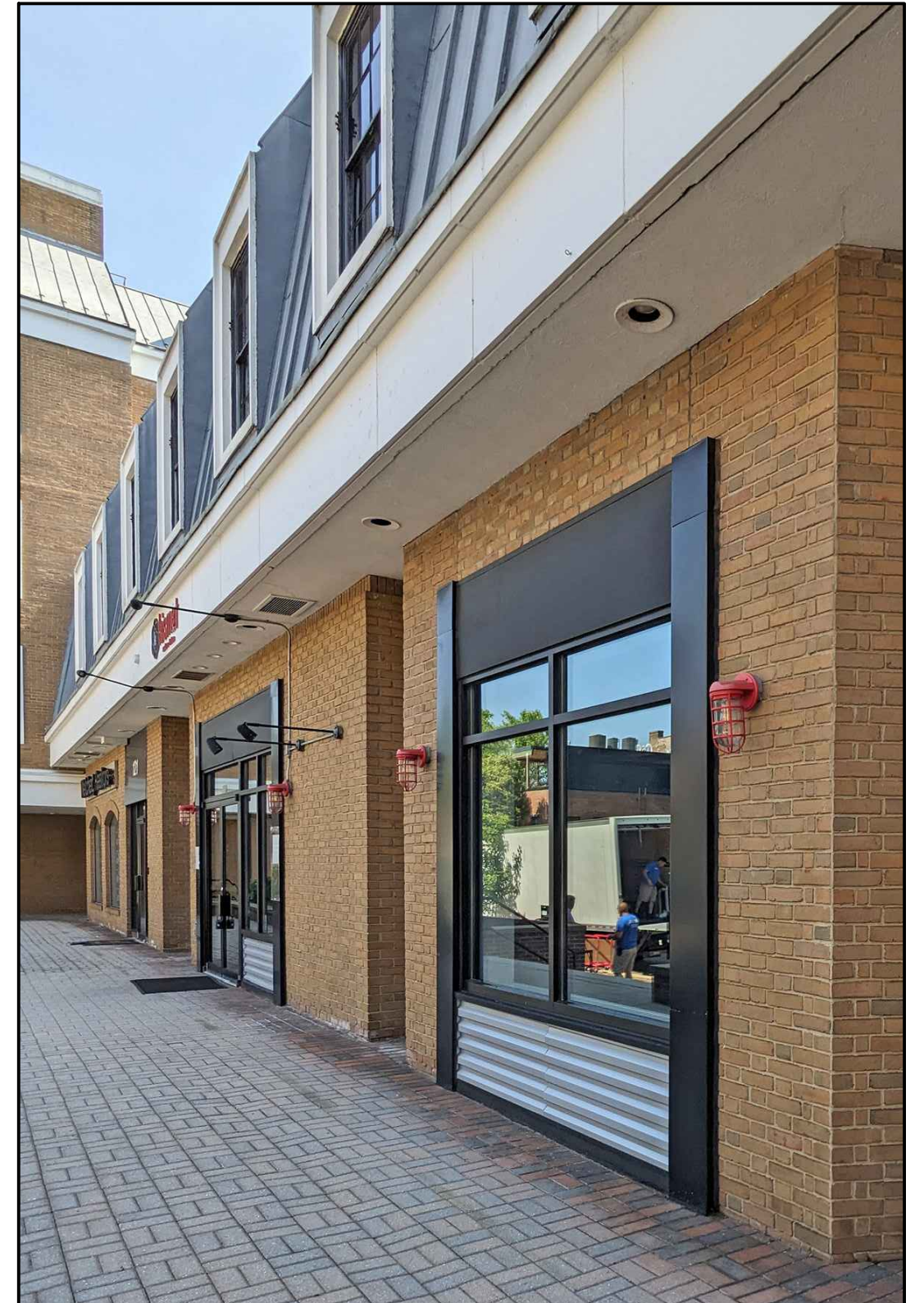


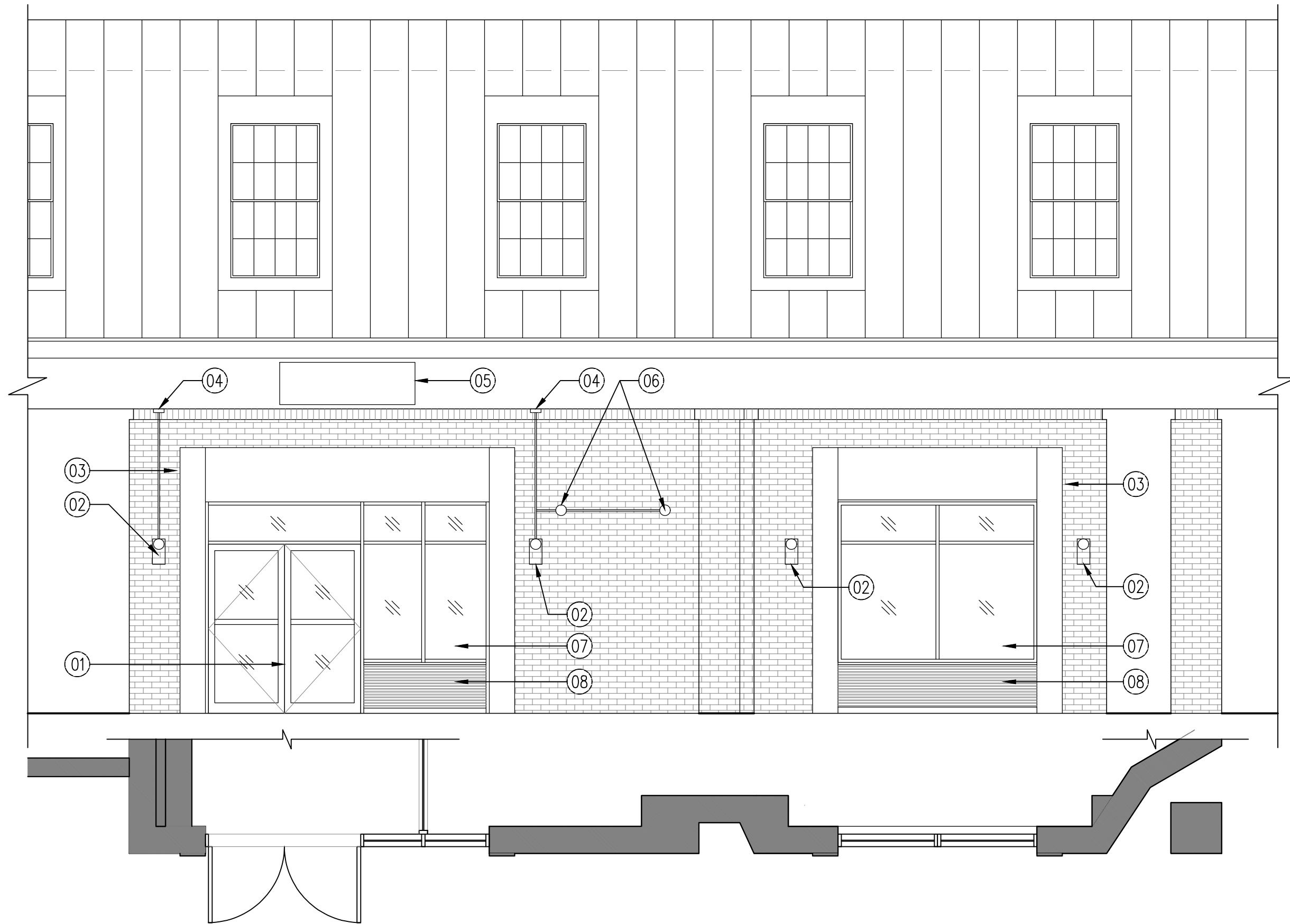
PHOTO OF EXISTING CONDITIONS 02

Finn & Fire

111 N Pitt Street, Alexandria, VA 22314
September 24, 2025

JMc Architects

421 Earl Street
Alexandria, Virginia 22314
703.598.5623



KEYED NOTES:

- ① EXISTING DOORS TO BE REPLACED
- ② EXISTING SCONE LIGHT TO BE REPLACED
- ③ EXISTING METAL SURROUND
- ④ EXISTING SIGN LIGHT TO REMAIN
- ⑤ EXISTING SIGN TO BE REMOVED (8.8 SF)
- ⑥ EXISTING LIGHT TO BE REMOVED
- ⑦ EXISTING GLAZING TO REMAIN
- ⑧ EXISTING MTL PANEL TO BE REPLACED

Finn & Fire

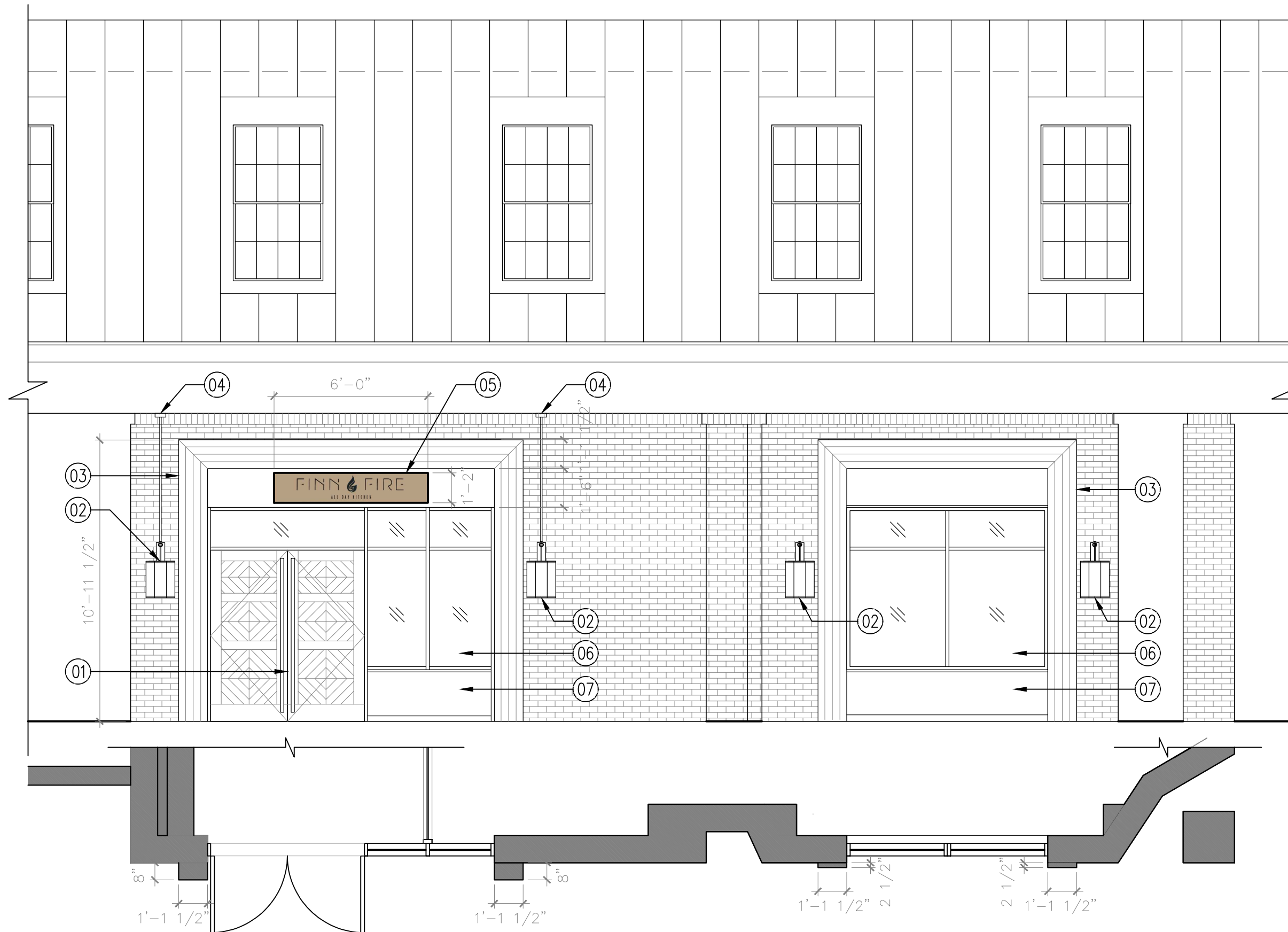
111 N Pitt Street, Alexandria, VA 22314
September 24, 2025

EXISTING EXTERIOR ELEVATION & PARTIAL PLAN @ ENTRY

JMc Architects

421 Earl Street
Alexandria, Virginia 22314
703.598.5623





KEYED NOTES:

- ① NEW WOOD ENTRY DOORS
- ② NEW DECORATIVE SCONCE LIGHT
- ③ NEW WOOD SURROUND BUILT OVER EXISTING METAL SURROUND
- ④ EXISTING SIGN LIGHT TO REMAIN
- ⑤ NEW PLAQUE SIGN (7.0 SF)
- ⑥ EXISTING GLAZING TO REMAIN
- ⑦ NEW FLAT MTL PANEL

Finn & Fire

111 N Pitt Street, Alexandria, VA 22314
September 24, 2025

PROPOSED EXTERIOR ELEVATION & PARTIAL PLAN @ ENTRY

JMc Architects

421 Earl Street
Alexandria, Virginia 22314
703.598.5623



FRONT DOOR



B2374OI

LOS OLIVOS WALL LANTERN
in Old Iron by Troy Lighting from the Los
Olivos collection

ADD TO WISHLIST

Width: 13.5"
Height:25.75"
Extension: 18.5"
Bulb Type: Candelabra
Bulb Base: E12 Candelabra
Bulb Quantity: 4
Wattage: 60

Measurements		Bulbs		Additional Info	
Canopy:	4.75``X16.75``	Bulb Base:	E12 Candelabra	Country Of Origin:	CN
Height:	25.75	Bulb Type:	Candelabra	Extension:	18.5
Weight:	25.52	Maximum Wattage:	60	Intro Date:	12/22/2009
Width Diameter:	13.5	Number Of Bulbs:	4	Manufacturer Finish:	Old Iron
		Voltage:	120	Manufacturer	1 Year Limited
				Warranty:	Manufacturer
				Material:	Hand Forged Iron
				Safety Listing:	UL
				Safety Rating:	Wet
				SKU:	52815
				UPC:	782042748989

TERIOR SCNCE LIGHT

EXTERIOR SCONCE LIGHT