

Docket Item # 6  
BAR CASE # 2008-0013

BAR Meeting  
April 2, 2008

**ISSUE:** Alterations and Signage  
**APPLICANT:** M. Catharine Puskar  
**LOCATION:** 825 N. Washington Street  
**ZONE:** CDX/Commercial

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**STAFF RECOMMENDATION:** Staff recommends approval of the application with the exception of the freestanding pole and bollard lighting which are recommended for deferral for further information.

(Insert sketch here)

Note: Docket item #5 must be approved before this item can be considered.

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for alterations and new signage to 825 North Washington Street. The building is being converted in use from its existing restaurant use as a Wendy's to a PNC Bank. Character-defining design elements such as the cupola, the brick exterior and wood trim, slate roof, and planters will be retained and repaired in-kind if needed. The proposed alterations are as follows:

1. Remove the existing entrance storefront and replace with a new storefront on the front/west elevation, manufactured by Kawner;
2. Remove all existing windows and replace with new aluminum single lite windows, similar to existing design, manufactured by Pella;
3. Install a new metal architectural screen on the rear/east roof slope to shield HVAC units from view;
4. Install a new metal drive-through canopy on the rear/east elevation, in area where additions are to be demolished, including new architectural bollards, with lighting;
5. Construct new exterior brick wall on east elevation where additions are proposed to be demolished, to match the existing brick, and will include a night drop box, and package receiver under the proposed canopy;
6. Remove an existing door on the north elevation and replace with a new window to match the replacement windows;
7. Install new metal gutters, conductor heads, and rain leader, painted to match color of brick;
8. Install new exterior elevation wall mounted lighting fixtures, in black, manufactured by Guth, in the Sundowner model;
9. Construct a new rear dormer, closely in style and size of the existing dormer, with stucco sides, painted to match brick, and slate roofing;
10. Paint the exterior brick and new stucco dormer, Sherwin Williams "Fired Brick", and all trim and new architectural screen to be painted Sherwin Williams, "Perfect Beige." The applicant provided samples of the proposed color scheme.

**Signage:**

1. Reface the existing freestanding sign with PNC branding and colors;
2. Install wall signs in the gable ends on the north and south elevations, with illuminated channel lettering spanning 13'1 and 1'6" tall, with text reading "PNC BANK" with logo;
3. Install wall sign on the front elevation to the right of the main entrance, with illuminated channel lettering spanning 8'8 1/4" and 1' tall, with text reading "PNC BANK with logo;
4. Install directional signs within the parking lot area.

**Freestanding Lighting:**

1. Four bollard lights are proposed along the sidewalk in front of the front/west façade of the building and one proposed on the east side of the building adjacent to the drive-through lane.

2. Twelve freestanding pole lights are proposed in the parking lot and around the perimeter of the property aiming inward to the site to illuminate the drive aisles that surround the building.

## **II. HISTORY:**

Originally constructed in 1940 as a Howard Johnson's restaurant, 825 North Washington Street has remained remarkably intact since its construction along Washington Street. The building is a good example of roadside architecture of this period and reflects the Colonial heritage and intended character of the George Washington Memorial Highway through its modest scale and Colonial Revival details and design elements.

According to records, in 1951, the Board approved an addition to the building while it was operating still as Howard Johnson's. In 1960, the Board approved exterior alterations as the building was "remodeled"—the extent of these alterations is not known. In 1964, the Board approved a change in signage for the building and, in 1976, the Board approved the construction of another addition. In 1978, the Board denied a request to replace the existing cupola and recommended it to be repaired in kind with the design to be maintained. In 1978, the Board approved alterations to the signage for Howard Johnson's.

The uses of the building changed in 1985 when the restaurant Wendy's began occupying the location. In 1985, the Board approved some minor alterations to the building and new signage for Wendy's.

The 1958 Sanborn map shows the building footprint to be very similar to the current footprint is today. It appears that the addition approved in 1951 was to the rear of the building and was the bigger of the two additions approved by the Board since the building was constructed in 1940.

## **III. ANALYSIS:**

The proposed alterations and new signage meet the Zoning Ordinance requirements. The existing freestanding sign is a grandfathered sign and meets the Zoning Ordinance requirements.

Staff is supportive of the proposed alterations to the buildings and feels they are minimal in order to convert the building to a banking use. The proposed alterations do not detract from the character-defining features of this prime example of mid-century "Roadside Architecture", conceived in a commercial Colonial-Revival design vocabulary. As discussed in the Permit to Demolish, the demolition of the later rear additions returns the building to what Staff believes is close to its original footprint when constructed in 1941.

The area of the building most impacted by the proposed alterations, including the demolition of later additions and the new drive-through canopy, is located on the rear/east elevation, with very minimal views from the George Washington Memorial Highway.

The applicant has provided manufacturer information on the proposed alterations, as well as the new color palette.

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The one area of concern that needs to be further evaluated is the exterior lighting plan. From existing conditions plans, it appears that there are currently three freestanding light poles on the property. The applicant proposes to install twelve freestanding pole lights around the perimeter of the site to light the drive aisles and small parking lot on site, and proposes five bollard lights adjacent to sidewalks surrounding the building. Staff is concerned that the number of lights and lighting level proposed may be excessive and that a photometric plan showing lighting levels and additional details regarding the pole lights are necessary to evaluate the lighting plan.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval of the application with the exception of the freestanding pole and bollard lighting which are recommended for deferral for further information.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- F-1 The applicant shall obtain a sign permit for the proposed sign and/ or wall lettering.
- C-1 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-2 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Additions and alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit (USBC 108.1). Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application (USBC 109.1).
- C-5 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-6 Wall letters / signs must comply with USBC [H103-H111] Please indicate the method to be used for anchoring the letters to the wall.
- C-7 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-8 Roof drainage must not run toward adjacent property. If the footprint area of the addition: (1) exceeds the footprint area of the existing structure, or (2) the roof drainage of the existing structure is hard piped, or (3) the roof drainage from the addition will cause erosion or damage to an adjacent property, then run-off water must be hard piped (schedule 40 PVC pipe;  $\geq$  3" in diameter) to the storm, sewer, inlet box, building sub drain, street flume or curb.
- C-9 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.

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- C-10 Certification is required from the owners or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos (USBC 110.3).
- C-11 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 116.1.
- C-12 Building Code Analysis: The following minimum building code data is required on the drawings: a) use group, b) number of stories, c) construction type, d) tenant area
- C-13 Canopies must comply with USBC 3202.3.1 for support and clearance from the sidewalk, and the applicable sections of USBC's Chapter 11. Structural designs of fabric covered canopies must comply with USBC 3105.3. The horizontal portions of the framework must not be less than 8 feet nor more than 12 feet above the sidewalk and the clearance between the covering or valance and the sidewalk must not be less than 7 feet.
- C-14 Canopies must comply with USBC 3105.1 and the applicable sections of USBC: Chapter 16. Structural designs of fabric covered canapés must comply with USBC 3105.3.
- C-15 The handicapped ramp must comply with the requirements of USBC 1010.1. The front approach to the exterior door (which is on the pull side) must comply with the landing requirements of USBC 1010.6. Handrails must comply with USBC 1010.8
- C-16 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11. Handicapped accessible bathrooms shall also be provided.
- C-17 Toilet Rooms for Persons with Disabilities:
  - (a) Water closet heights must comply with USBC 1109.2.2
  - (b) Door hardware must comply with USBC 1109.13
- C-18 Toilet Facilities for Persons with Disabilities: Larger, detailed, dimensioned drawings are required to clarify space layout and mounting heights of affected accessories. Information on door hardware for the toilet stall is required (USBC 1109.2.2).
- C-19 Required accessibility to Automatic Teller Machines for persons with disabilities must comply with USBC.
- C-20 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Historic Alexandria:

No comments received.