

ADDRESS OF PROJECT: 625 N. WASHINGTON ST.

TAX MAP AND PARCEL: 054.04-15-01 ZONING: CRMU/X

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: SAUL HOLDINGS LIMITED PARTNERSHIP

Address: 7501 WISCONSIN AVENUE - SUITE 1500

City: BETHESDA State: MD Zip: 20814

Phone: 301-986-6093 E-mail: STEPHANIE.TYSON@bfsaul.com

Authorized Agent (if applicable):  Attorney  Architect  \_\_\_\_\_

Name: GEORGE MARINO

Phone: 703-408-2021

E-mail: gmarino3@snsigns.org

Legal Property Owner:

Name: -SAME AS APPLICANT-

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ 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.



**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 \_\_\_\_\_
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

*\* See attached detail sheet*

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**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.

Description of Proposed Work: (insert for page 7)

Applicant requests the addition of (1) non-electric exterior sign to be placed over The 2<sup>nd</sup> floor windows facing N. Washington St at the south end of 625 N. Washinton St as per submitted drawing #11-11-342 by Service Neon Signs, Revised 12-22-11.

Sign would be fabricated from 3/4" thick white PVC with painted black edges and Attached to brick fascia with non-corrosive stainless steel threaded pins through 1" spacers into holes drilled into mortar joints and filled with silicone adhesive.  
*(This sign is similar but much smaller than Marketing General's sign that was installed at 209 Madison St in 1995 and recently removed due to their relocation)*

Marketing General, Inc. is occupying 17,503sf of office space on 4<sup>th</sup> floor of this building. Requested sign would be the only sign for a "non-retail" tenant authorized by Applicant for 625 & 675 N. Washington Street.

Existing Sign Plan for Retail Tenants will not be changed, only amended to include this Additional sign.

### **Current Retail Signage on 625 N. Washington Street:**

#### **North Elevation – Facing Courtyard (240 linear feet)**

- TALBOTS – 8"x36" = 2 square feet
- TRADER JOES – 7 1/2"x72" = 3.75 square feet

#### **West Elevation – Facing N. Washington St (135 linear feet)**

- TRADER JOES – 11"x108" = 8.25 square feet
- TALBOTS – 8"x36" = 2 square feet
- TALBOTS – 8"x36" = 2 square feet

#### **South Elevation – Facing Pendleton St (240 linear feet)**

- TRADER JOES – 12"x116" = 9.66 square feet

#### **East Elevation – Facing N. Saint Asaph St (135 linear feet)**

- TRADER JOES – 7 1/2" x72" = 3.75 square feet
- TRADER JOES – 12"x116" = 9.66 square feet
- TRADER JOES – 11"x108" = 8.25 square feet

\*Total Retail Signage on 625 N. Washington Street = 49.32 square feet

\*\*Proposed New Signage = 27.27 square feet

(Building Total if approved would be 76.59sf)

**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 12 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: 135' Secondary front (if corner lot): 240'
  - Square feet of existing signs to remain: 49.32
  - 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 12 sets of revised materials.

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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: George Marino

Printed Name: GEORGE MARINO

Date: 2-6-12

**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 ten 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. Saul Holdings Limited Partnership	7501 Wisconsin Avenue Bethesda MD 20814	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 625 N. Washington St (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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.		
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.		
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.

1/25/12 Stephanie Tyson Stephanie Tyson - Saul Centers Inc.  
 Date Printed Name Signature  
 AS Agent for STHP

**Alexandria City Council**

William Euille  
Kerry Donley  
Frank Fannon IV  
Alicia Hughes  
Redella "Del" Pepper  
Paul Smedberg  
Rob Krupicka

**Planning Commission**

John Komoroske  
H. Stewart Dunn, Jr.  
Jesse Jennings  
Mary Lyman  
J. Lawrence Robinson  
Eric Wagner  
Donna Fossum

**Board of Zoning Appeals**

Mark Allen  
Geoffrey Goodale  
John Keegan  
Stephen Koenig  
David Lantzy  
Jennifer Lewis  
Eric Zander

**Board of Architectural Review  
Old and Historic District**

Chip Carlin  
Oscar Fitzgerald  
Thomas Hulfish  
Arthur Keleher  
Wayne Neale  
Peter Smeallie  
John Von Senden

**Board of Architectural Review  
Parker-Gray District**

William Conkey  
Theresa del Ninno  
Robert Duffy  
Christina Kelley  
Douglas Meick  
Philip Moffat  
Matthew Slowik

**Updated 11/4/2011**

**Definition of business and financial relationship.**

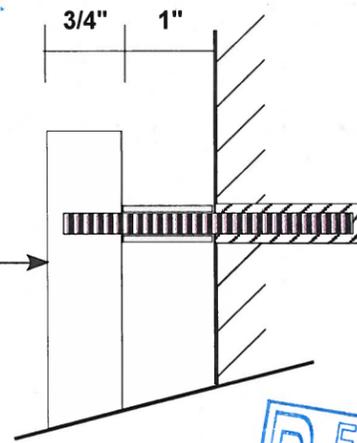
Section 11-351(A) of the Zoning Ordinance defines a business or financial relationship as any of the following:

- (1) a direct one;
- (2) by way of an ownership entity in which the member or a member of his immediate household is a partner, employee, agent or attorney;
- (3) through a partner of the member or a member of his immediate household;
- (4) through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 10 percent or more of the outstanding bonds or shares of stock of a particular class. In the case of a condominium, this threshold shall apply only if the applicant is the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium;
- (5) not as an ordinary customer or depositor relationship with a professional or other service provider, retail establishment, public utility or bank, which relationship shall not be considered a business or financial relationship;
- (6) created by the receipt by the member, or by a person, firm, corporation or committee on behalf of the member, of any gift or donation having a value of more than \$100, singularly or in the aggregate, during the 12-month period prior to the hearing on the application from the applicant.

17" 14" 19'-3"

# Marketing General Inc.

**SIGN LAYOUT**  
SCALE 3/8" = 1'-0"



3/4" white pvc w/  
edges painted black



**photo view**  
SCALE 3/32" = 1'-0"

**Description of Work: New Sign Installation at New Location**

Fabricate, permit and install (1) one new non-illuminated sign as per sellers dwg #11-11-342, Revised 12-22-11.

Message: Logo – 17" tall  
Marketing General Inc. – 14" tall caps

Sign fabricated with 3/4" white PVC routed with edges painted black.

Install logo and letters at new location between 2<sup>nd</sup> and 3<sup>rd</sup> floor windows facing N. Washinton Street on brick fascia. Logo and letters will be mounted 1" from brick Using spacers and pins drilled into brick and secured with silicone.

\*\*Installation will be done using lift from sidewalk area with cones and tape providing a walking lane for pedestrians. \*\*

Seller will coordinate work with building engineer and management company. Seller will obtain any required permits from City of Alexandria. BAR review will be required. \*\*\*Landlord will handle preliminary submittals to City and approvals of master sign plan.

REVISED 12-22-11: change sign location

**SERVICE  
NEON  
SIGNS  
INC**

6611 Iron Place  
Springfield, VA 22151

(703) 354-3000 Telephone  
(703) 354-5810 Fax

Customer Name

**Marketing General Inc.**

Location

625 N. WASHINGTON ST.  
OLD TOWN ALEX. VA.

Drawing #

11-11-342

Date

11-22-11

Sales Person

**George Marino, III**

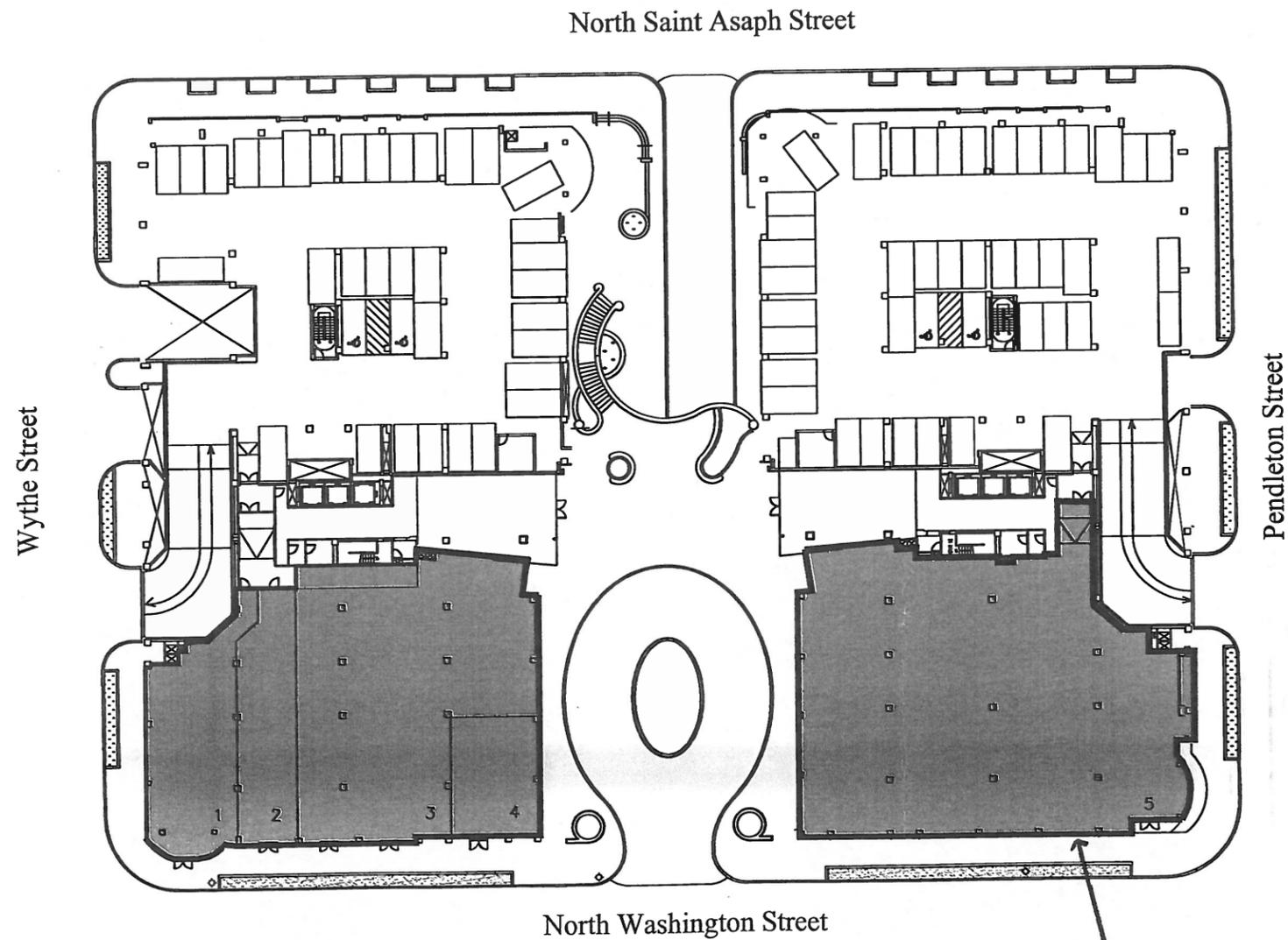
This design is the property of Service Neon Signs, Inc.. unauthorized use in whole or part is prohibited, violators will be prosecuted to the fullest extent of the law.

Customer Approval

# Washington Square at Old Town (N. Washington St. Reta)

22,708 SF

Alexandria, VA 22314



07.12.11



THE SHOWN CENTER LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO MODIFICATION AND CHANGE. NO REPRESENTATION IS MADE AS TO OCCUPANCY, TYPE OF BUSINESS OR TENANT GROUP OR KIND. THE SHOWN IS ALSO SUBJECT TO CHANGE, REVIEW AND APPROVAL OF ALL GOVERNMENTAL AGENCIES. ADDITIONAL BUILDINGS OR STRUCTURES MAY BE BUILT OR ADDED AND EXISTING BUILDINGS OR STRUCTURES MAY BE REMOVED, RELETED OR OTHERWISE MODIFIED AND THE LANDSCAPE AND PARKING LAYOUT IS SUBJECT TO CHANGE.

PROPOSED NEW SIGN LOCATION

CONTRACTORS  
STRUCTURAL ENGINEERS  
SK & A  
1800 N. 12th ST  
WASHINGTON, DC 20005  
MEP ENGINEERS  
R.L.C. VANDERWIL ENGINEERS-INC., INC.  
105 SOUTH MANN STREET, SUITE 300  
ALEXANDRIA, VA 22304-5001  
CIVIL ENGINEERS  
WILES MENSCH CORPORATION  
1885 JAMES VANCE DRIVE, SUITE 300  
RESTON, VA 22091  
LANDSCAPE ARCHITECT  
SEAWAY INC.  
601 PRINCE OF  
ALEXANDRIA, VA 22304

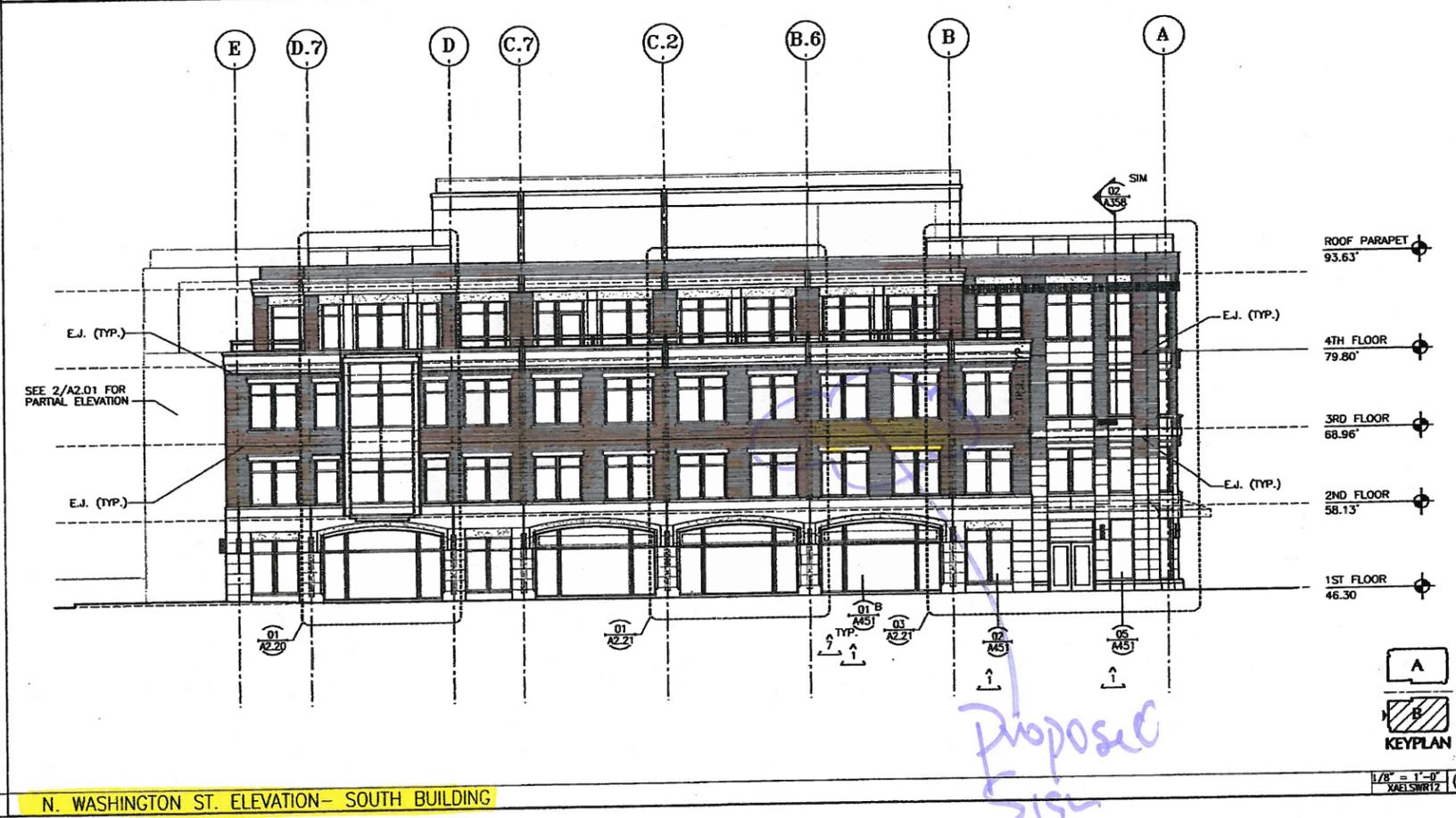
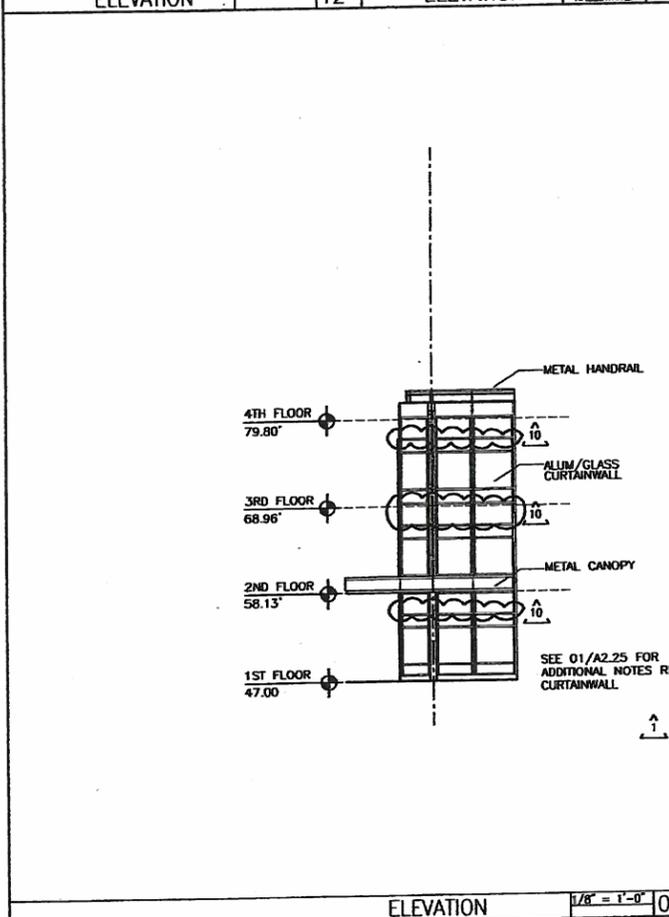
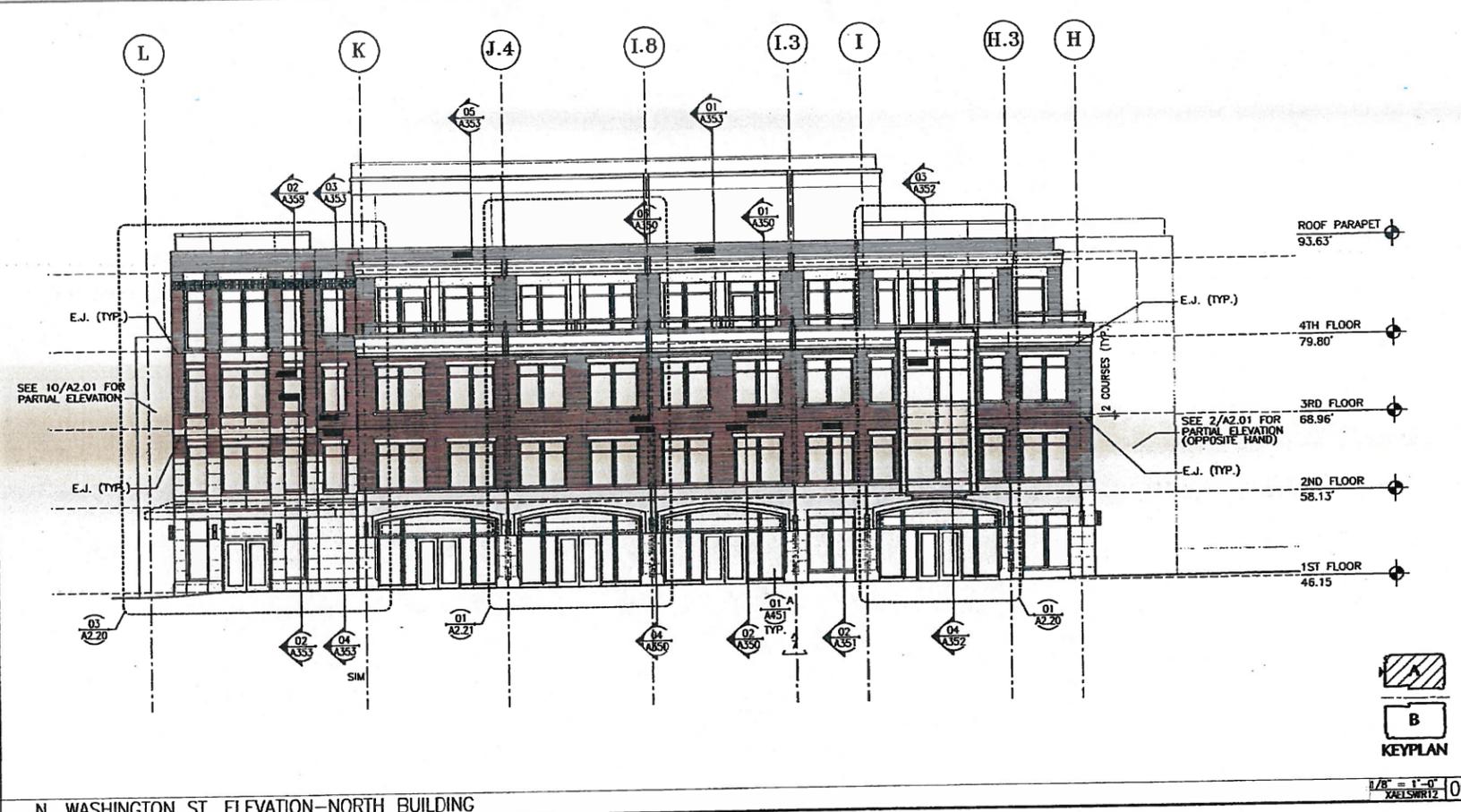
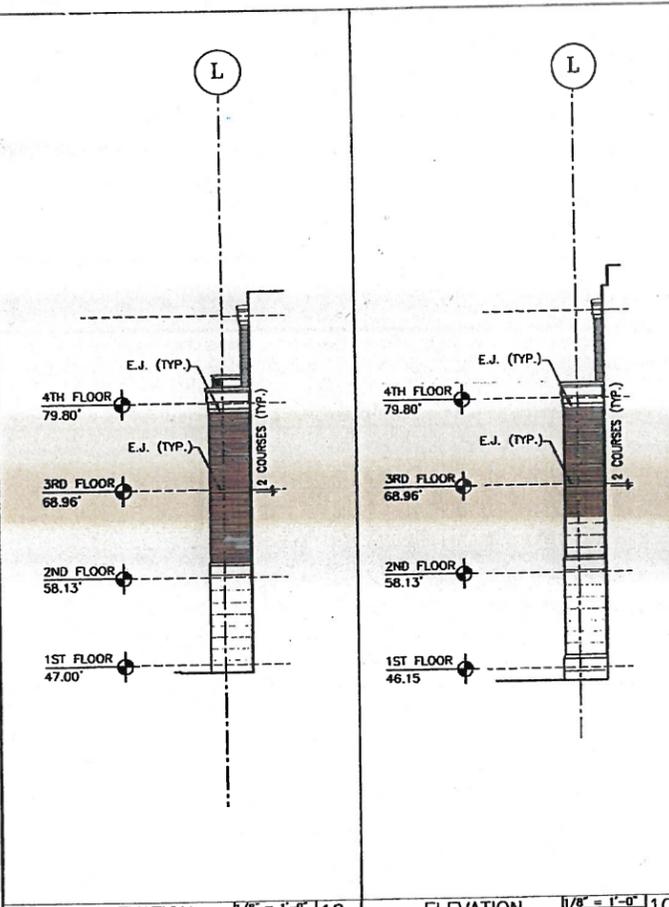
625/675  
NORTH  
WASHINGTON  
STREET  
ALEXANDRIA,  
VIRGINIA

SAUL CENTERS, INC  
8401 CONNECTICUT AVENUE  
CHEVY CHASE, MD

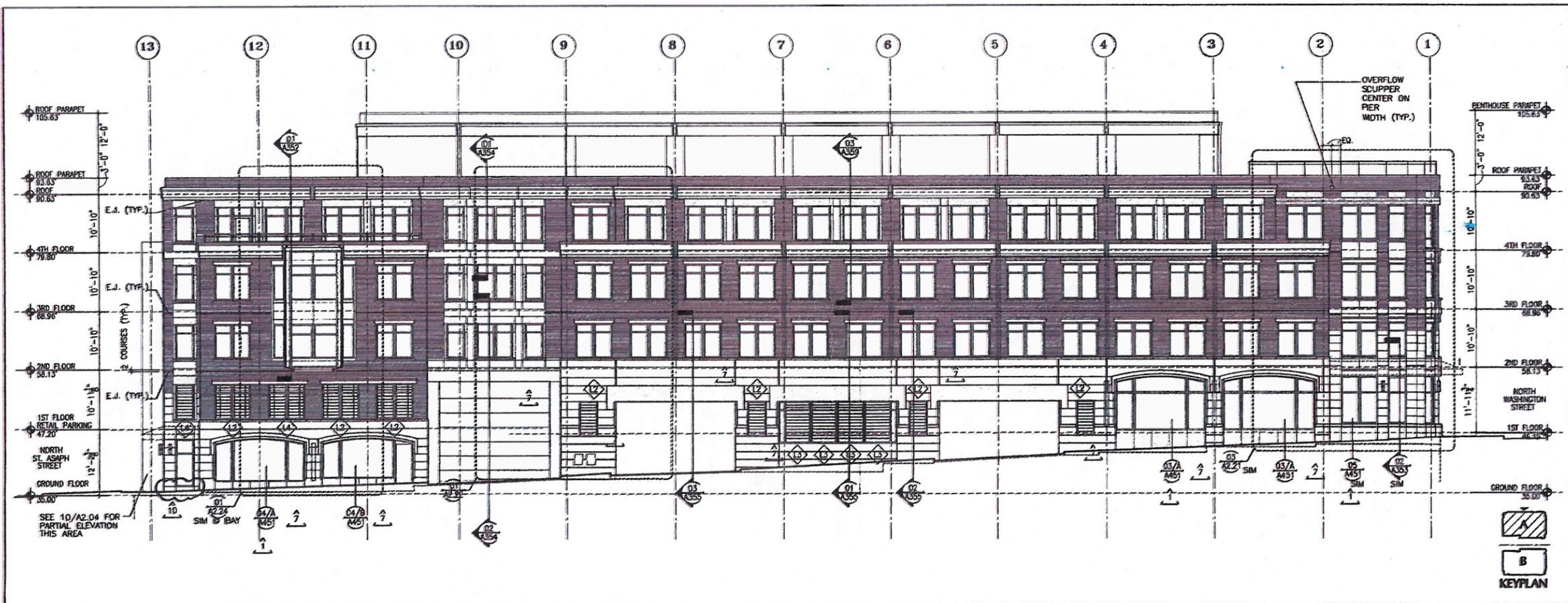
BUILDING  
ELEVATIONS

SCALE	1/8" = 1'-0"	
DESIGN BY	SHALOM BARANIS ASSOCIATES, P.C.	
CHECKED BY		
DATE	5/6/99	
PROJECT	625/675	
REVISIONS		
NO.	DATE	DESCRIPTION
1	25 MAY 99	ADDITIONAL #1
2	18 JULY 99	ADDITIONAL #2
3	20 AUGUST 99	ADDITIONAL #3

A2 - 01  
PREPARED DATE: 15 APRIL 99

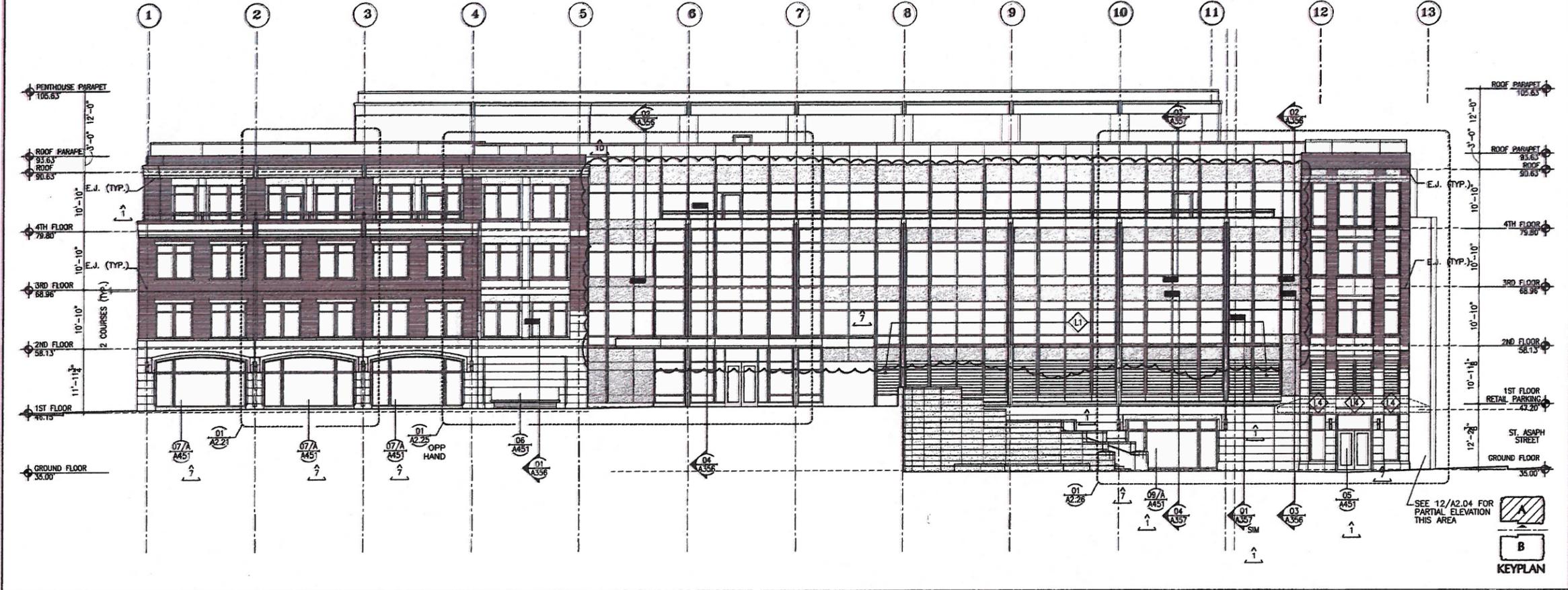


*Proposed  
Sign  
Location*



WYTHE ST. ELEVATION-NORTH BUILDING

1/8" = 1'-0" 09



COURTYARD ELEVATION-NORTH BUILDING

1/8" = 1'-0" 01

SHALOM BARANAS ASSOCIATES, P.C.  
ARCHITECTS

CONSULTANTS  
 STRUCTURAL ENGINEER  
 S.E. & A.  
 270 H ST. NW  
 WASHINGTON, DC 20004  
 MEP ENGINEER  
 E.G. VANDERWEL DECKERS-NEEL, INC.  
 45 SOUTH WASH STREET, SUITE 200  
 ALEXANDRIA, VA 22304  
 CIVIL ENGINEER  
 WILES MERRISON CORPORATION  
 3800 PARKWAY DRIVE, SUITE 200  
 ROCKVILLE, VA 22086  
 LANDSCAPE ARCHITECT  
 EDRAW INC.  
 400 FRENCH ST.  
 ALEXANDRIA, VA 22304

625/675  
 NORTH  
 WASHINGTON  
 STREET  
 ALEXANDRIA,  
 VIRGINIA

SALL CENTERS, INC  
 3401 CONNECTICUT AVENUE  
 CHEVY CHASE, MD  
 SA 02 02 01

BUILDING  
 ELEVATIONS

SCALE: 1/8"=1'-0"	CHECKED BY: _____
DESIGNED BY: _____	DATE: _____
PERMIT: _____	REVISION: _____
REVISED PERMIT: _____	DATE: _____
REVISIONS:	
A. 28 MAY 99	ISSUE/NO. #1
B. 18 JULY 99	ISSUE/NO. #2
C. 28 AUGUST 99	ISSUE/NO. #3
COPYRIGHT © 1999	

A2 - 02  
 PROGRESS DATE: 08/22/99

SHALOM BARAN ASSOCIATES, P.C.  
ARCHITECTS

CONSULTANTS  
 STRUCTURAL ENGINEER  
 S.E. & A.  
 2000 CLAYTON ROAD  
 WASHINGTON, DC 20005  
 MEP ENGINEER  
 R.C. VANERKER ENGINEERING-INC.  
 45 SOUTH LAMON STREET, SUITE 200  
 ALEXANDRIA, VA 22304-1801  
 CIVIL ENGINEER  
 MILES AMESON CORPORATION  
 2800 SULLY ROAD, SUITE 200  
 FALLS CHURCH, VA 22041  
 LANDSCAPE ARCHITECT  
 EDRAW INC.  
 401 PRINCE ST.  
 ALEXANDRIA, VA 22304

625/675  
NORTH  
WASHINGTON  
STREET  
 ALEXANDRIA,  
VIRGINIA

SAMU CENTERS, INC.  
8401 CONNECTICUT AVENUE  
CHEVY CHASE, MD  
 SA 89 00 010

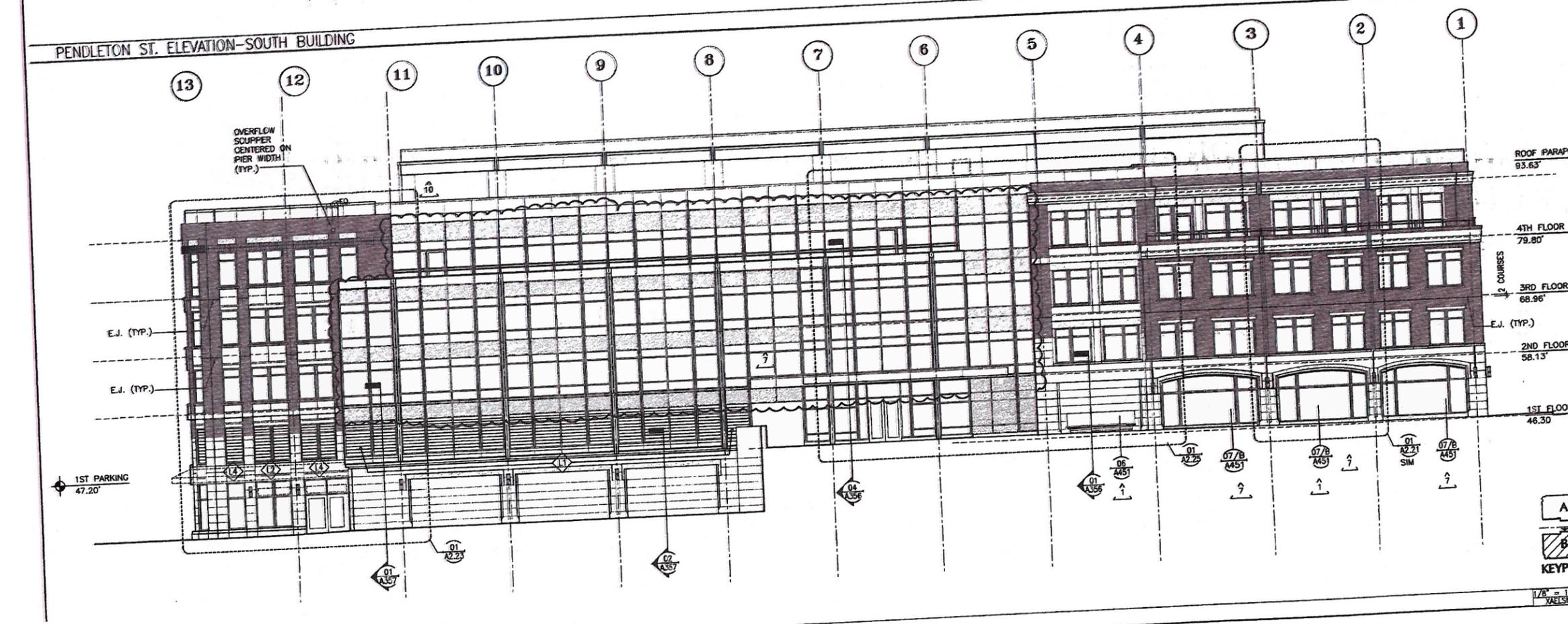
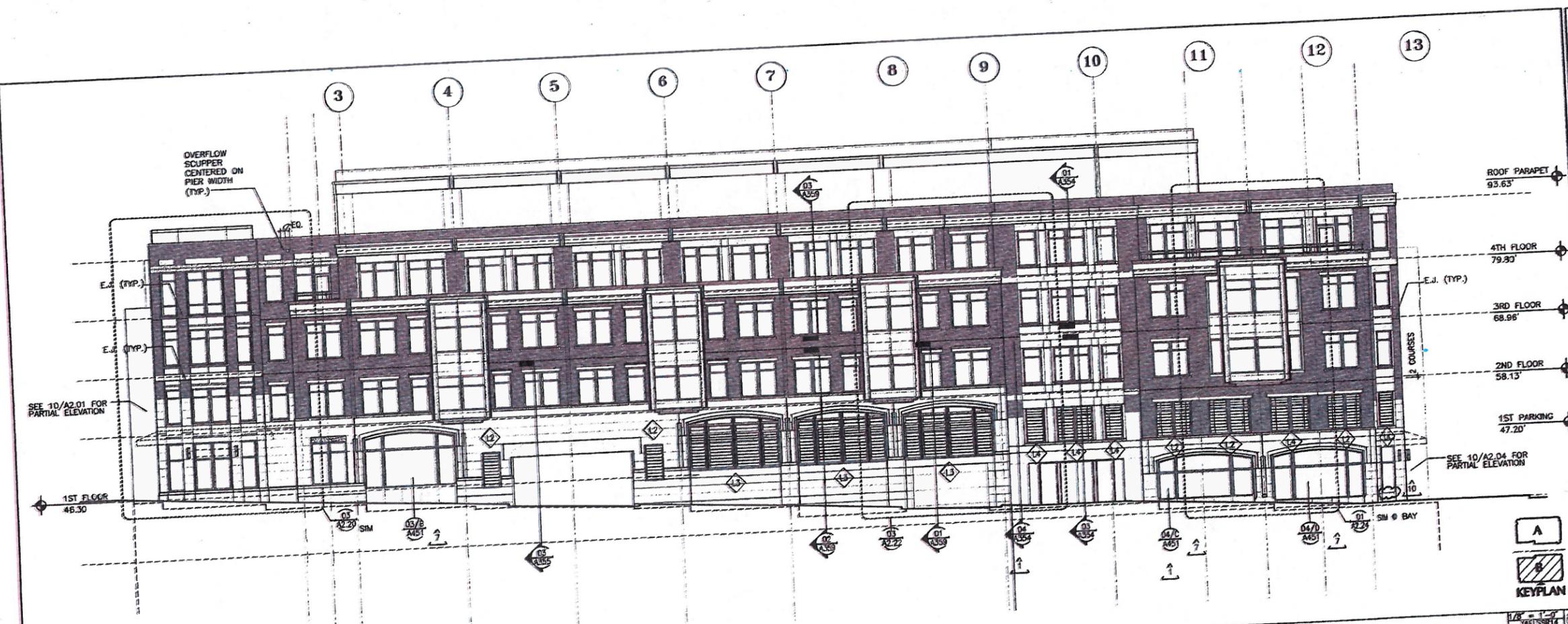
BUILDING  
ELEVATIONS

SCALE: 1/8" = 1'-0"	CHECKED BY: -
DESIGNED BY: S/A/AD	DATE: 5/4/99
DRAWN BY: PER/ST	DATE: 6/24/99
REVISIONS:	MODIFIED BY:
1. 28 MAY 99	TRAILL/ST
2. 18 JULY 99	TRAILL/ST
3. 20 AUGUST 99	TRAILL/ST

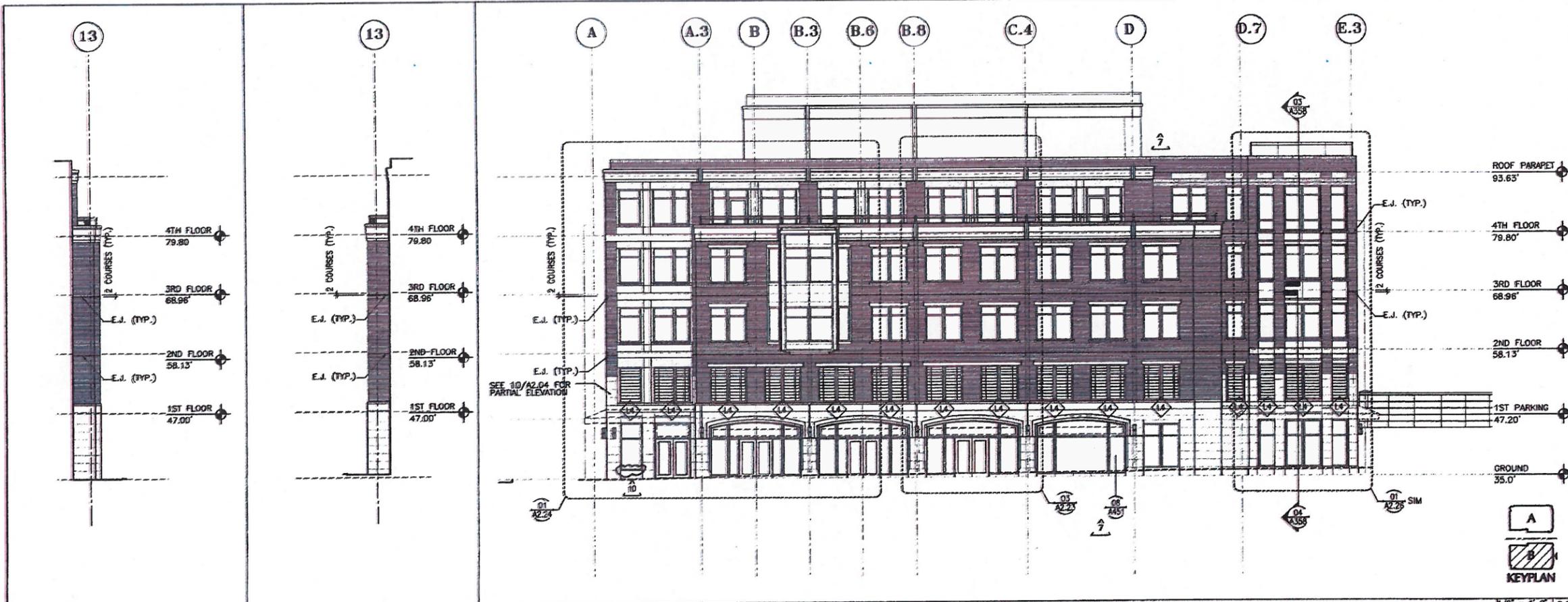
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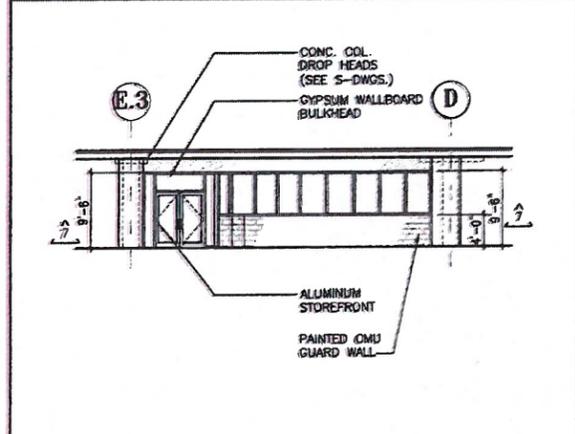
PROGRESS DATE: 15 APRIL 99



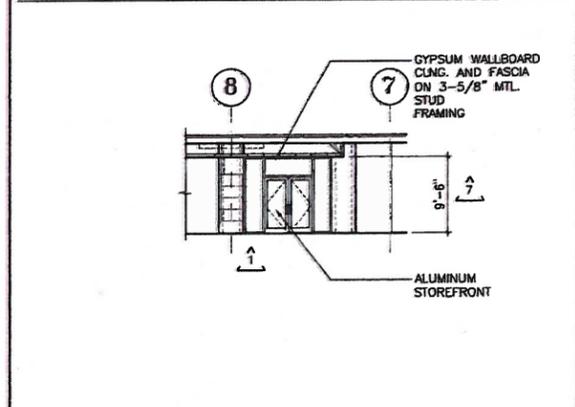
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XALSHR15 01



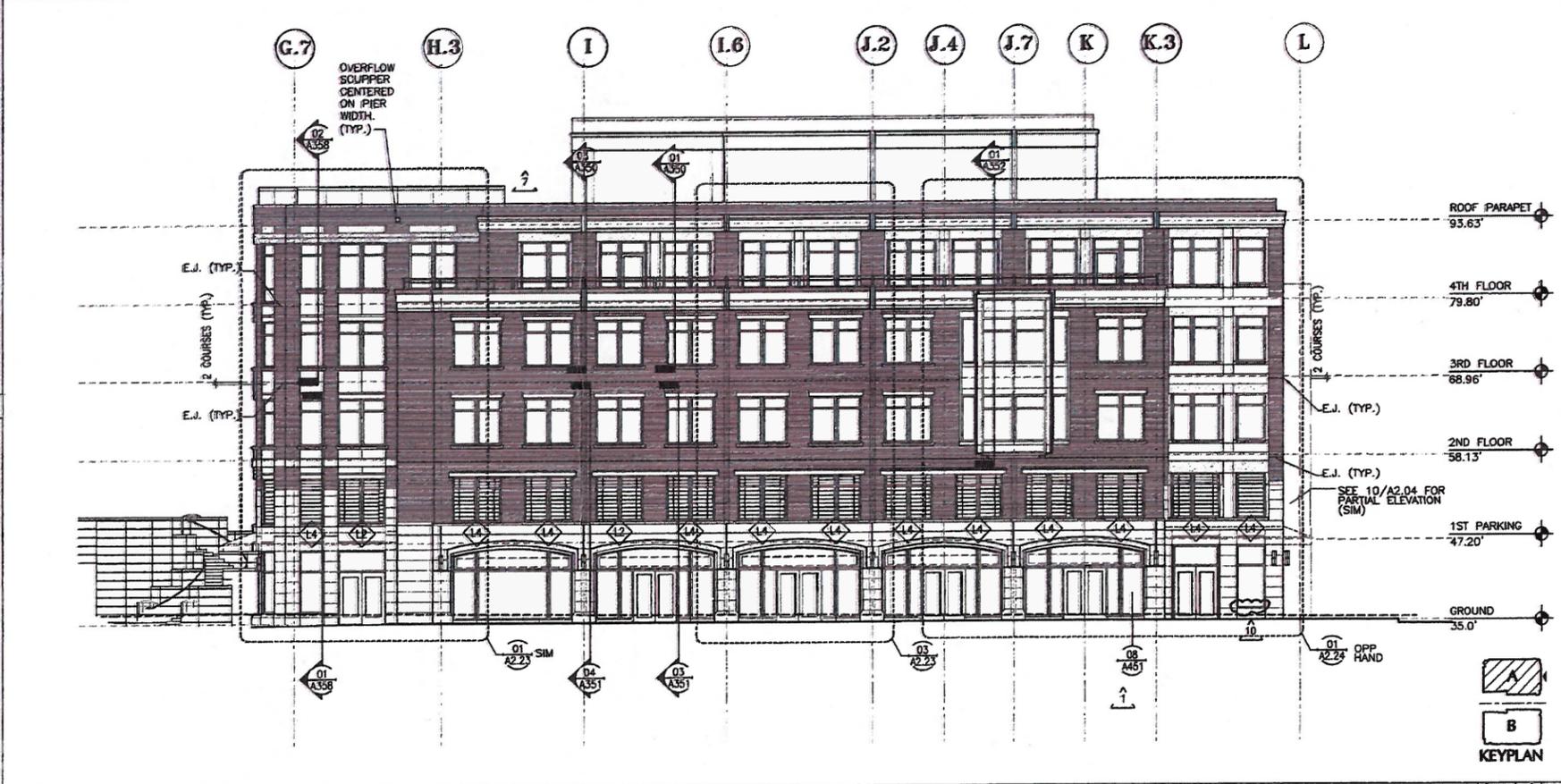
ELEVATION 12 ELEVATION 10 N. ST. ASAPH ST. ELEVATION—SOUTH BUILDING 09



GARAGE/RETAIL PARTIAL ELEV. 08



GARAGE/RETAIL PARTIAL ELEV. 04



N. ST. ASAPH ST. ELEVATION—NORTH BUILDING 01

**SHALOM BARANES ASSOCIATES, P.C.**  
ARCHITECTS

**CONSULTING ENGINEERS**  
STRUCTURAL ENGINEERS  
22 & A  
2000 ST. NW  
WASHINGTON, DC 20004

**MECHANICAL ENGINEERS**  
E.C. VANDERBILT ENGINEERS-NCLE, INC.  
25 SOUTH MOUNTAIN STREET, SUITE 200  
ALEXANDRIA, VA 22304-3311

**CIVIL ENGINEERS**  
WISS JANSEN CORPORATION  
2000 SOUTH VALLEY DRIVE, SUITE 200  
EDYVA, VA 22025

**AMERICAN ARCHITECT**  
EDAW INC.  
400 RENO ST.  
ALEXANDRIA, VA 22304

**625/675  
NORTH  
WASHINGTON  
STREET**

ALEXANDRIA,  
VIRGINIA

**SALL CENTERS, INC.**  
8401 CONNECTICUT AVENUE  
CHEVY CHASE, MD

24 APR 2009

**BUILDING  
ELEVATIONS**

SCALE: 1/8" = 1'-0"  
DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_

ISSUED: 1/4/09  
REVISED: 1/21/09

REVISIONS:

1	25 MAY 09	ADDITUM #1
2	16 JULY 09	BULLETIN #3
3	20 AUGUST 09	BULLETIN #5

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**A2 - 04**

PROGRESS DATE: 15 APRIL 09

## Existing Conditions of 625 N. Washington Street

West Elevation – Facing N. Washington St (135 linear feet)



## Corner of N. Washington Street & Pendleton Street



## Current Retail Signage on 625 N. Washington Street

### North Elevation – Facing Courtyard (240 linear feet)

-TALBOTS – 8"x36" = 2 square feet

-TRADER JOES – 7 ½"x72" = 3.75 square feet



N1



N2

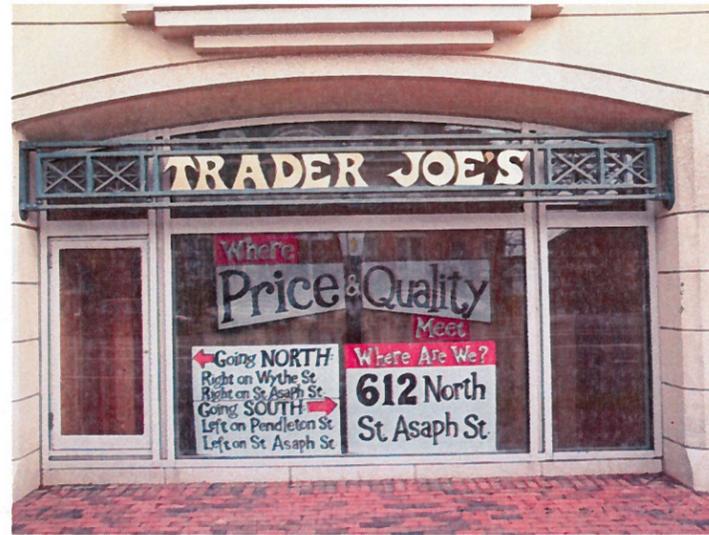
# Current Retail Signage on 625 N. Washington Street

## West Elevation – Facing N. Washington St (135 linear feet)

-TRADER JOES – 11”x108” = 8.25 square feet

-TALBOTS – 8”x36” = 2 square feet

-TALBOTS – 8”x36” = 2 square feet



W3



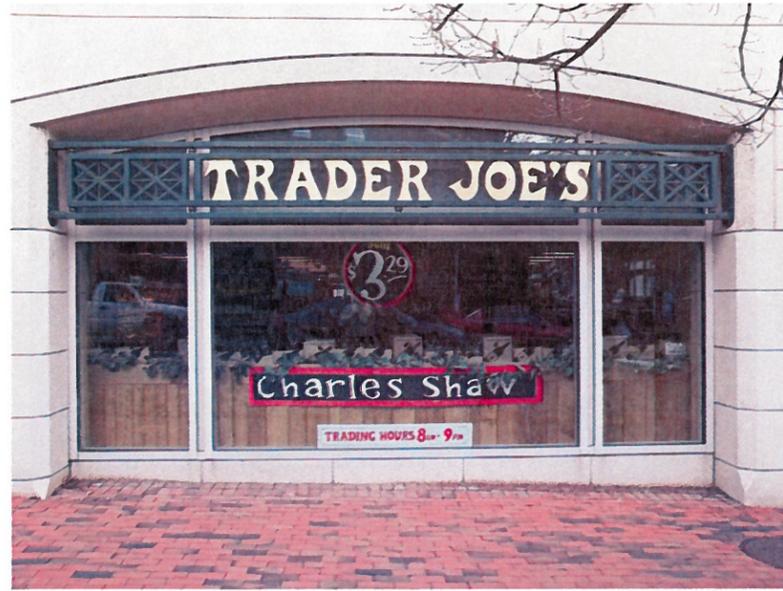
W4



W5

## Current Retail Signage on 625 N. Washington Street

South Elevation – Facing Pendleton St (240 linear feet)  
-TRADER JOES – 12"x116" = 9.66 square feet



S1

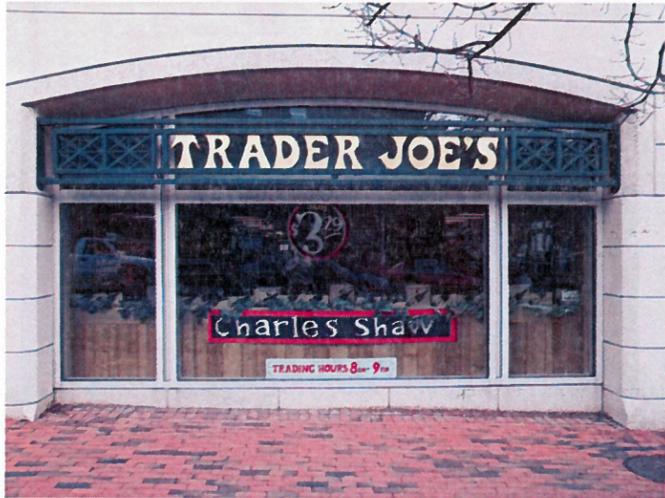
# Current Retail Signage on 625 N. Washington Street

## East Elevation – Facing N. Saint Asaph St (135 linear feet)

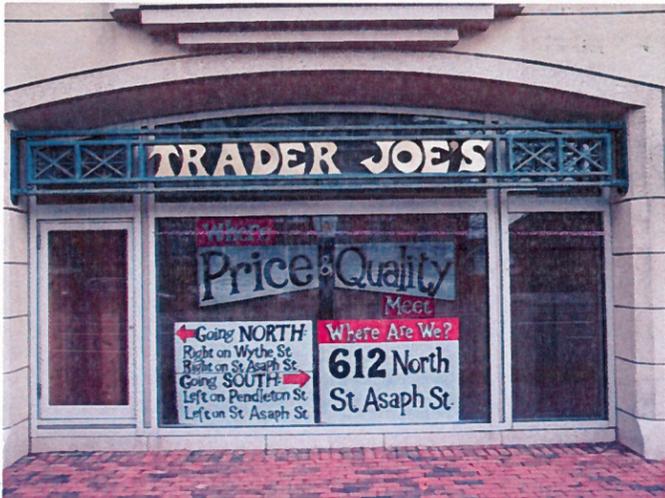
- TRADER JOES – 7 1/2" x72" = 3.75 square feet
- TRADER JOES – 12"x116" = 9.66 square feet
- TRADER JOES – 11"x108" = 8.25 square feet



E1

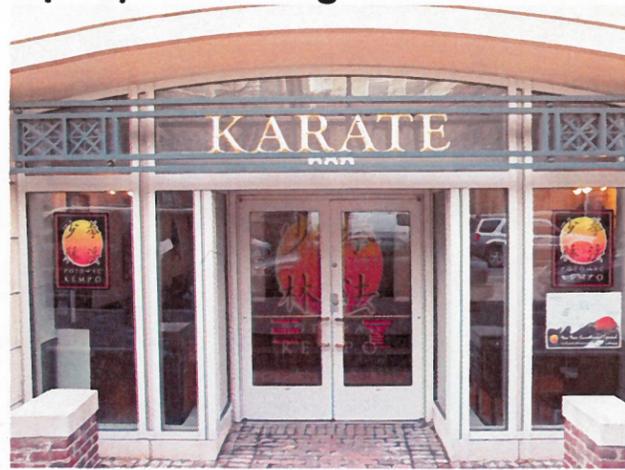


E2



E3

Retail Tenant Signs on 675 N. Washington Street



Similar Signs along N. Washington Street



Other Signs in close proximity to 625 N. Washington Street



# Marketing General, Inc. previous signage

209 Madison Street – Installed 1995 (removed 1-30-12)

