

Docket Item # 8 & 9
BAR CASE # 2012-0154 &
2012-0155

BAR Meeting
June 6, 2012

ISSUE: Request for partial demolition and alterations

APPLICANT: Kathleen McHugh, MPR Associates by Jeremy Fretts, Niles Bolton Associates

LOCATION: 225 North Fairfax Street

ZONE: CD / Commercial

STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official 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.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire 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, 703-838-4360 for further information.



**CASE BAR2012-0154 &
CASE BAR2012-0155**



I. ISSUE:

The applicant is requesting approval of a Permit to Demolish to demolish approximately 48 square feet and a Certificate of Appropriateness to install a 6 foot by 8 foot scissor lift and a pair of doors on the east (rear) elevation at 225 North Fairfax Street. The scissor lift will be delineated by pipe bollards. The pair of doors will be painted flush metal doors.

II. HISTORY:

225 North Fairfax Street is a two and one half story masonry building with a large stepped parapet originally built as a garage in 1919. Subsequently, it served as a warehouse and, beginning in the 1970s, was renovated for a series of retail and office tenants. A review of building permit and BAR records indicates that numerous changes have been made to the door and window openings over the years. In recent years, the Board approved alterations to convert a raised loading dock door on the Queen Street side of the building at 225 North Fairfax Street into an at-grade pedestrian entrance (BAR #2003-0077, 5/7/2003). In 2004, the Board approved a rear porch and trash enclosure and alterations to the front entrance (BAR #2004-0231, 11/3/2004).

III. ANALYSIS:

The proposed alterations comply with Zoning Ordinance requirements.

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):

- (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?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (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?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (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?

In the opinion of Staff, the criteria to demolish and capsulate are not met and the Permit to Demolish should be granted. The area proposed for demolition is minimal in scope; the material to be demolished is not of old and unusual or uncommon design or texture; and the alteration is located on the least visible elevation. The proposed demolition will not have a negative impact on the historic architectural character of the building.

Staff has no objections to the proposed alterations, finding that they are utilitarian requirements for modern building occupation. Further the alterations are located on the least prominent

elevation of the building and will not compromise the building's historic integrity. The *Design Guidelines* state that "exterior flush or paneled metal doors may be appropriate in certain limited instances for 20th century retail, commercial and industrial buildings." The design intent is for a utility door to not attract attention to itself and to visually disappear on the wall. Staff believes that the rear elevation of this former garage and warehouse is an acceptable location for painted, flush metal doors and recommends that the doors be painted to match the wall color.

Catherine Miliaras, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Code Administration

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at ken.granata@alexandriava.gov or 703-746-4193.
- F-2 Provide additional information on how compliance of USBC 2009 Section 1008.1.5 will be met. The current design appears to be out of code compliance.
- S-1 The applicant should contact the City of Alexandria Fire Marshal's Office at 703-746-5227 to review the installation of installation of the vehicle impact protection (bollards). The Virginia State Fire Prevention Code 2009, Section 312 provides guidance on spacing, thickness, height and footing sizes for vehicle impact protection.
- C-1 Building, electrical and elevator permits are required for this project. Five sets of *construction documents* sealed by a *Registered Design Professional* that fully detail the construction as well as layout and schematics of the electrical shall accompany the permit application(s). Additionally, manufacturer specification of the material hoist shall also be included.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Alteration to a building/structure shall comply with the Uniform Statewide Building Code (USBC).
- C-4 Before a building permit can be issued on any proposed future alterations, a certification is required from the owner or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos.
- C-5 The design professional shall provide door manufacturer specification, size of openings for doors as well as lintel size and type being installed.

- C-6 Electrical wiring methods and other electrical requirements must comply with VUSBC 2009 and NFPA 70, 2008.

Transportation & Environmental Services

RECOMMENDATIONS

- R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R2. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)

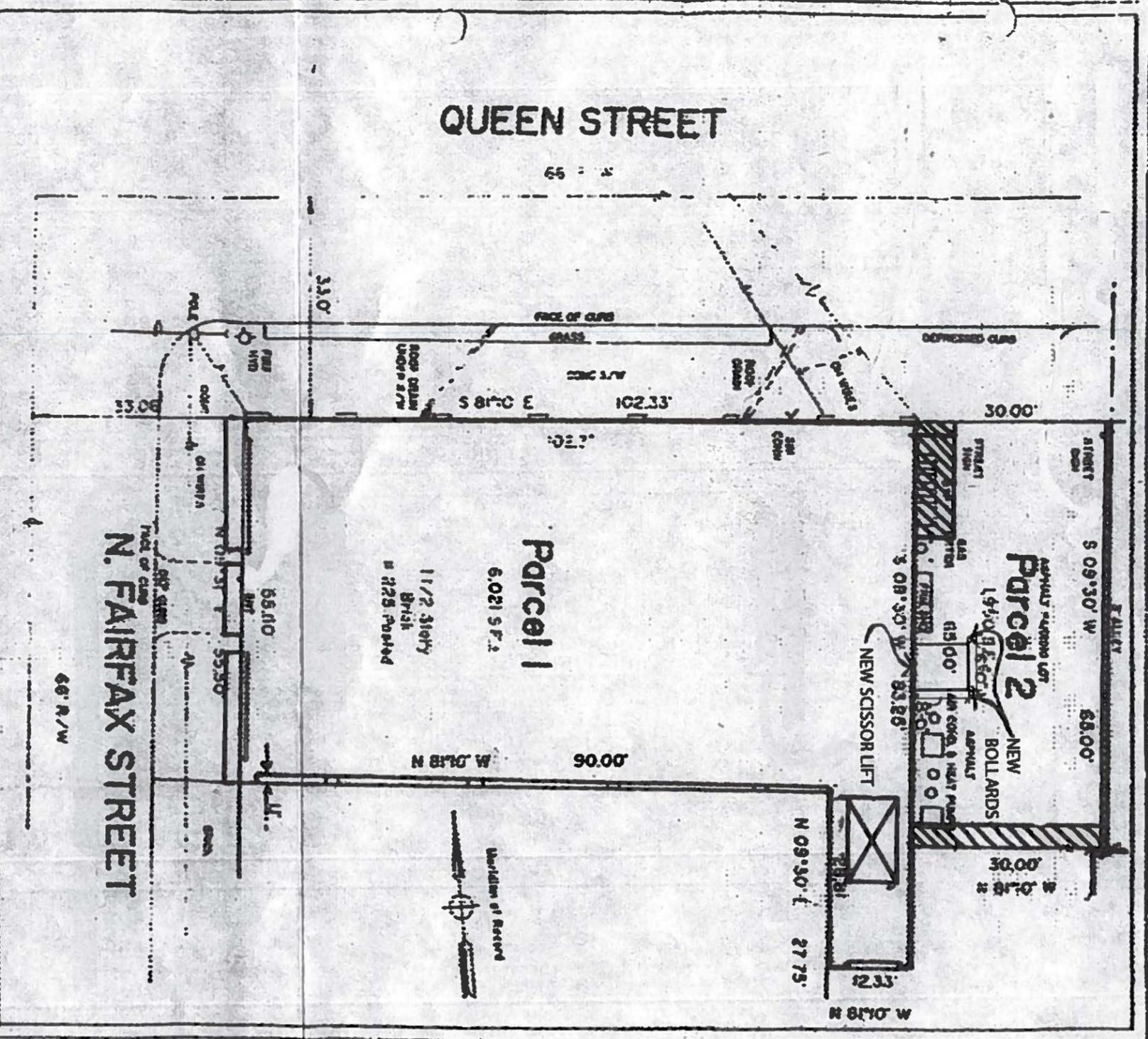
CITY CODE REQUIREMENTS

- C-1 Roof, surface and sub-surface drains shall be connect to the public storm sewer system, if available, by continuous underground pipe. Where a storm sewer is not available, the 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. (5-6-224) (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 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-4 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-5 Any work within or performed from the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

V. ATTACHMENTS

1 – Supporting Materials

2 – Application for BAR2012-00154 & BAR2012-00155 at 225 North Fairfax Street



FLOOD HAZARD NOTE
The improvements shown hereon
are within a FEMA
ZONE

PHYSICAL SURVEY
2,225

N. FAIRFAX STREET

CITY OF ALEXANDRIA, VIRGINIA

HIGHLANDER SURVEYING SERVICES P.C.
CURTIS L. McALLISTER, L.S.

I HEREBY CERTIFY THAT THE POSITIONING OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN ACCURATELY LOCATED AND PLANNED IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT OF 1994 AND THAT THE SURVEYING AND MAPPING WORK WAS CONDUCTED IN ACCORDANCE WITH THE ACT.

SCALE: 1" = 20'

DATE: June 2, 1994

NO TITLE REPORT FURNISHED

PHONE # 873-1619

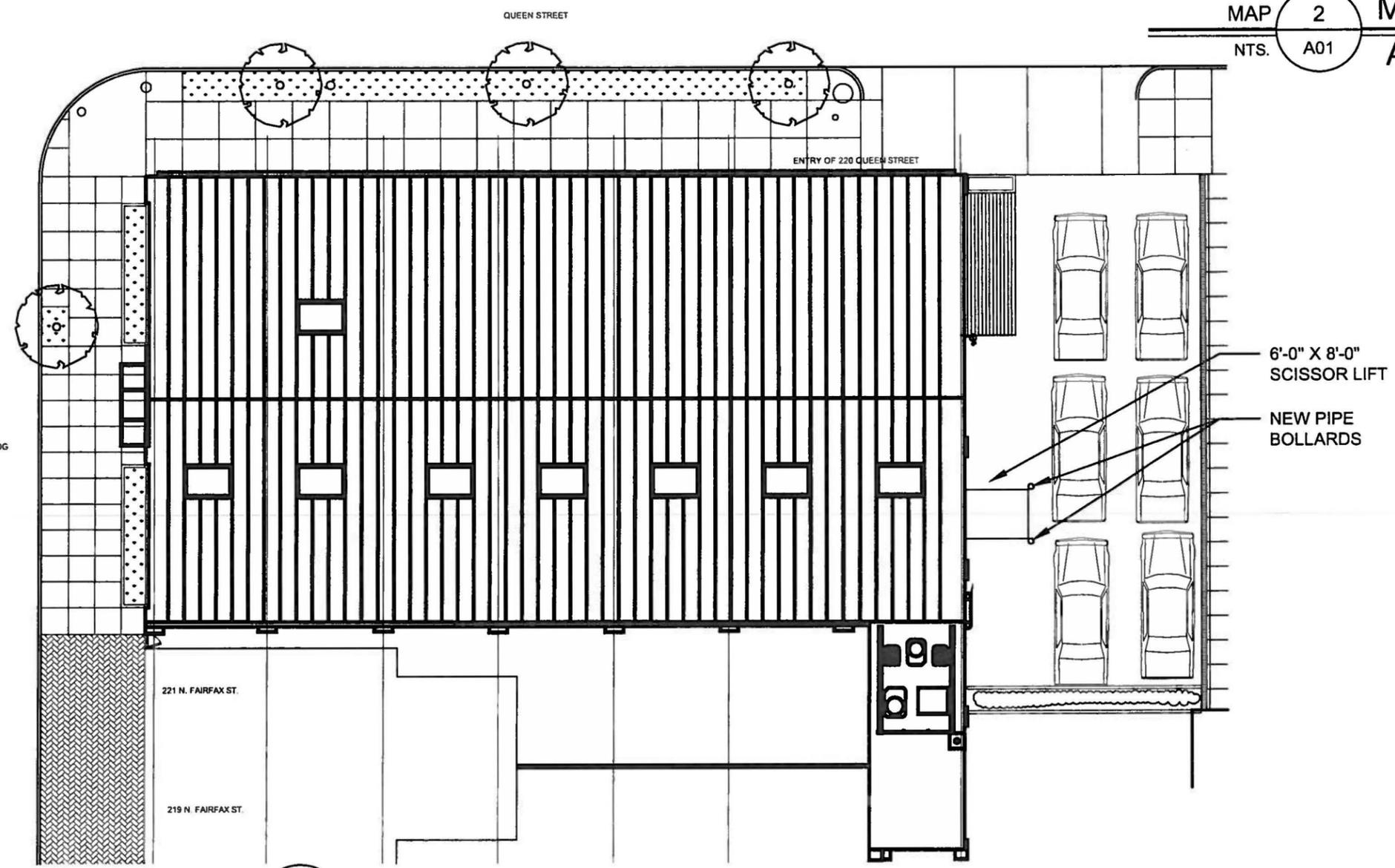


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225 FAIRFAX ST,
ALEXANDRIA, VA

MAP 2 MAP OF THE SITE
NTS. A01 ALEXANDRIA, VA



PLAN 1 SITE PLAN
1/16"=1'-0" A01 @ 225 FAIRFAX ST. ALEXANDRIA, VA

JOB #: 112027.00
DRAWN BY: ML
CHECKED BY: JF

NILES BOLTON ASSOCIATES

300 North Lee Street
Suite 502
Alexandria, VA 22314
703.836.0915
FAX 703.684.3653



This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

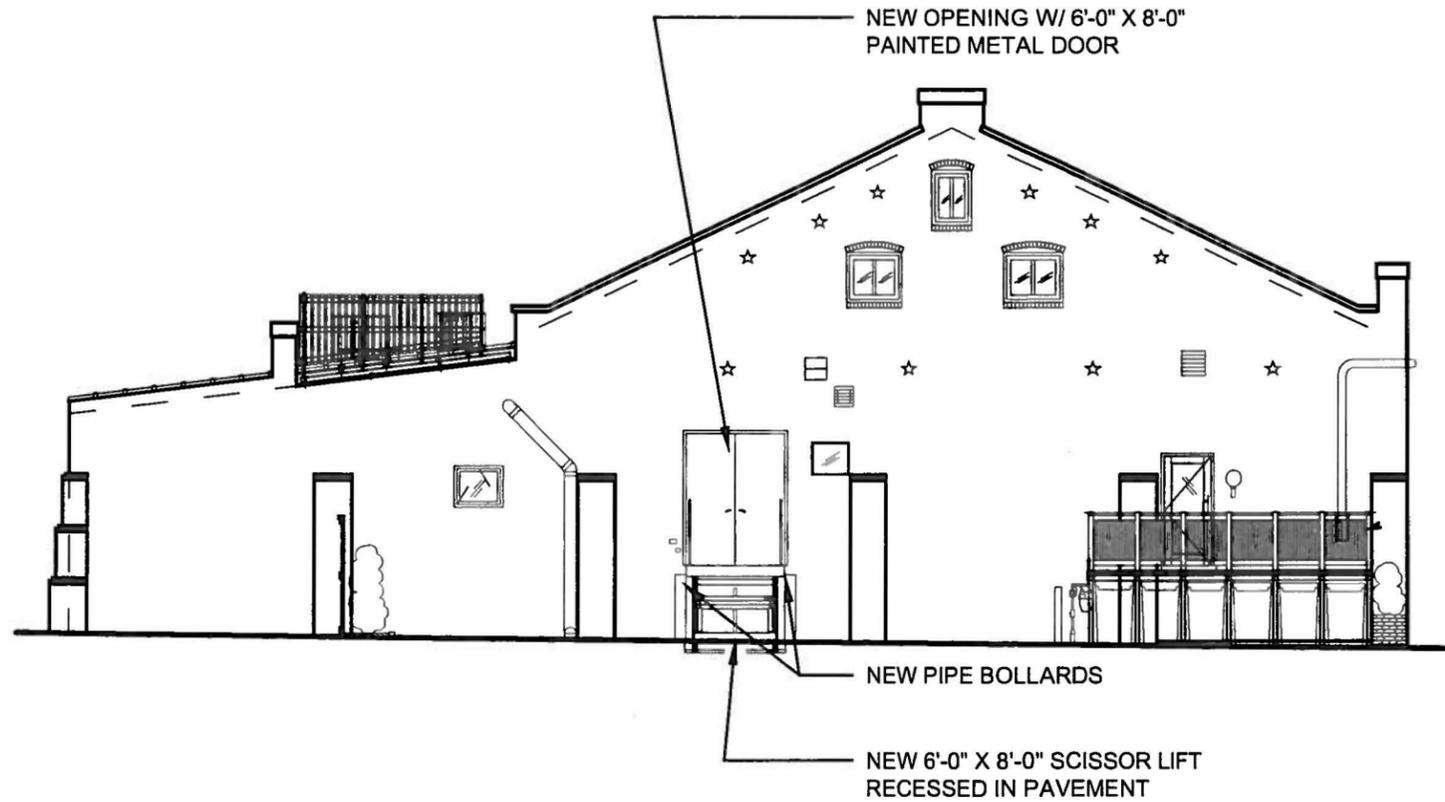
MPR DEVELOPMENT
225 FAIRFAX ST.
ALEXANDRIA, VA

BAR HEARING
MPR ASSOCIATES
320 KING STREET, ALEXANDRIA, VA

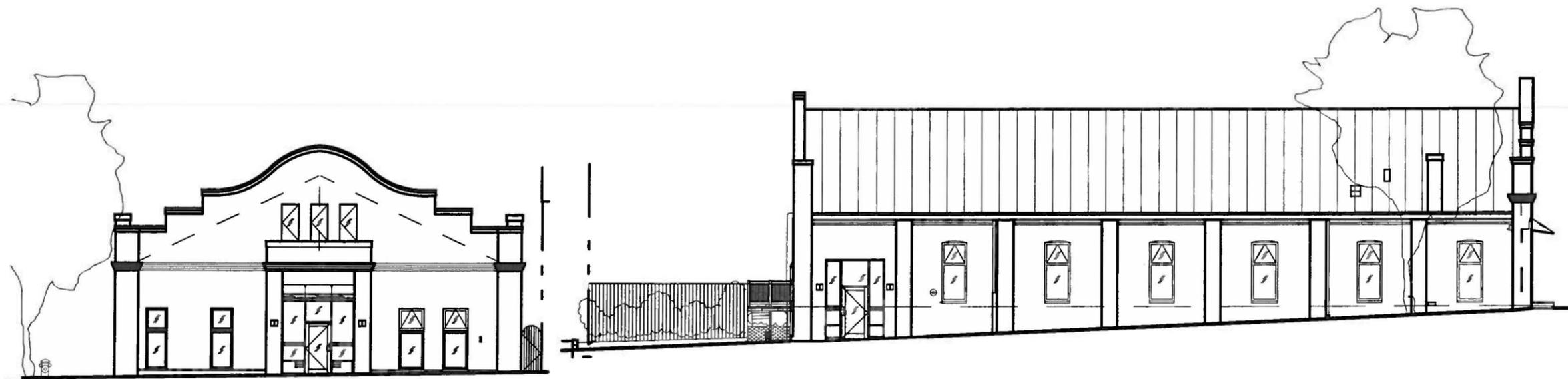
SITE
PLAN

A01
DATE: 05.07.2012

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ELEVATION **3** EAST ELEVATION
3/32"=1'-0" A02 @ 225 FAIRFAX ST. ALEXANDRIA, VA



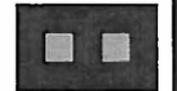
ELEVATION **2** WEST ELEVATION (NO WORK)
1/16"=1'-0" A02 @ 225 FAIRFAX ST. ALEXANDRIA, VA

ELEVATION **1** NORTH ELEVATION (NO WORK)
1/16"=1'-0" A02 @ 225 FAIRFAX ST. ALEXANDRIA, VA

JOB #: 112027.00
DRAWN BY: ML
CHECKED BY: JF

NILES BOLTON ASSOCIATES

300 North Lee Street
Suite 502
Alexandria, VA 22314
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MPR DEVELOPMENT
225 FAIRFAX ST.
ALEXANDRIA, VA
BAR HEARING
MPR ASSOCIATES
320 KING STREET, ALEXANDRIA, VA

ELEVATIONS

A02
DATE: 05.07.2012

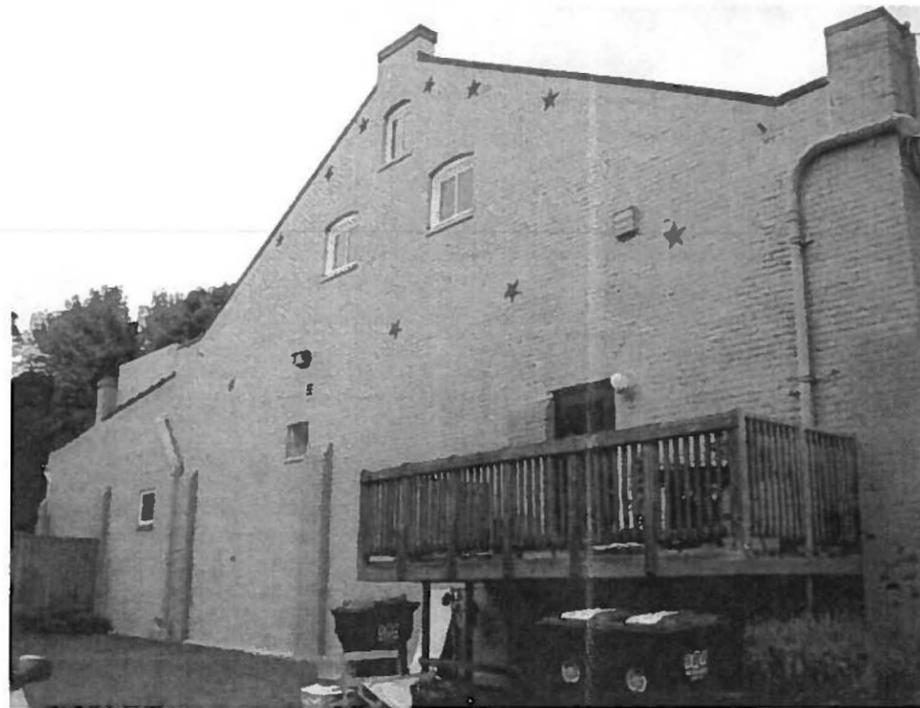
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VIEW
NTS

2
A02

EXISTING NORTH AND EAST FACADE
VIEW FROM THE QUEEN STREET



ELEVATION
NTS

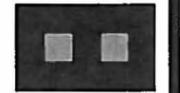
1
A02

EXISTING EAST FACADE
VIEW FROM THE QUEEN STREET

JOB #: 112027.00
DRAWN BY: ML
CHECKED BY: JF

NILES BOLTON ASSOCIATES

300 North Lee Street
Suite 502
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MPR DEVELOPMENT
225 FAIRFAX ST.
ALEXANDRIA, VA
BAR HEARING
MPR ASSOCIATES
320 KING STREET, ALEXANDRIA, VA

EXISTING
ELEVATIONS

A03
DATE: 05.07.2012

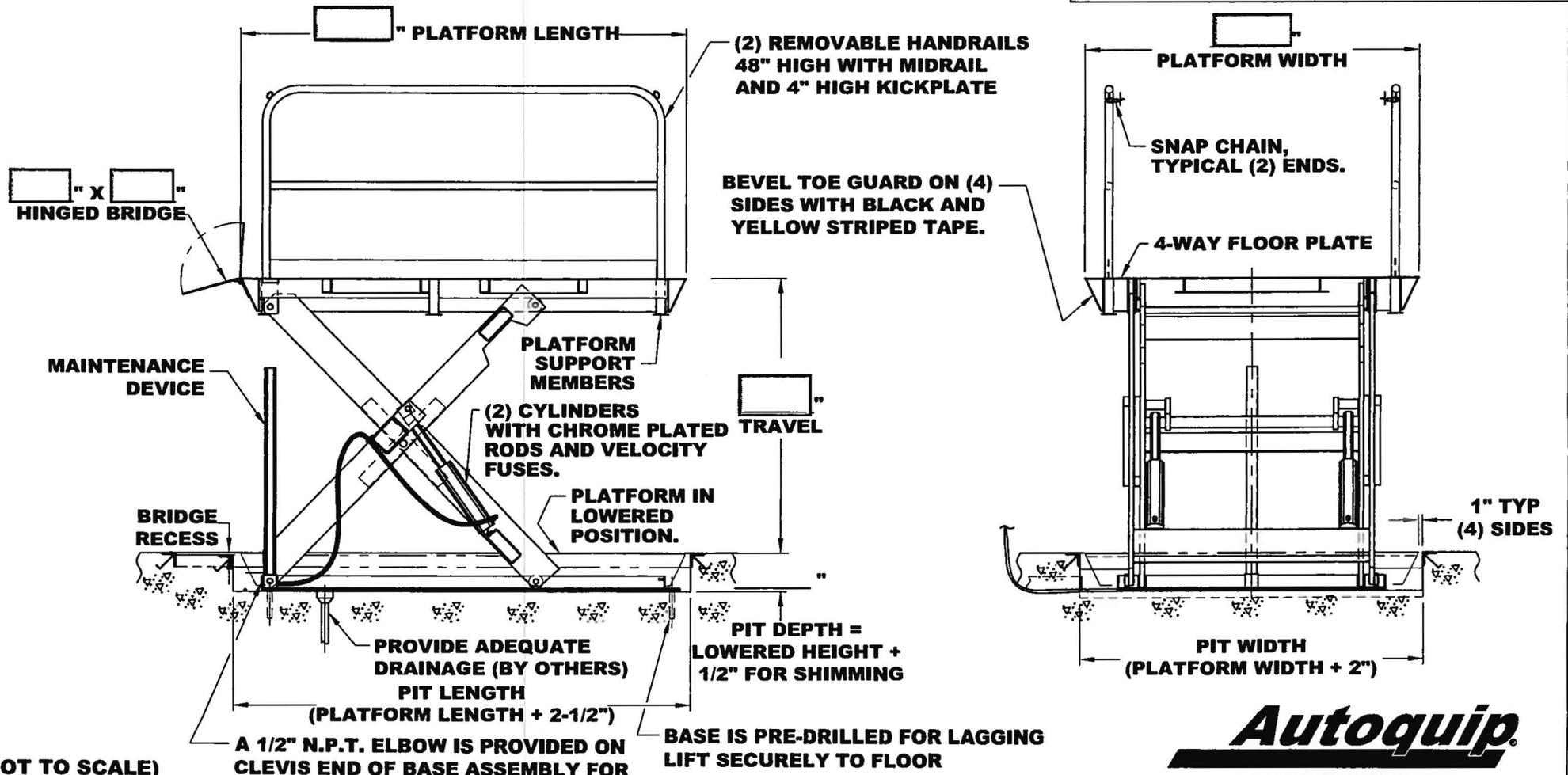
NOTES:

1. ALL AXLES, ROLLERS AND PIVOT POINTS ARE EQUIPPED WITH LIFE-TIME LUBRICATED BEARINGS.
2. LIFT TO BE PAINTED AQ STANDARD ENAMEL.
3. MEETS OR EXCEEDS ANSI MH29.1 STANDARD FOR INDUSTRIAL SCISSORS LIFTS.

THIS PROPOSAL DRAWING IS GENERIC BY DESIGN AND IS FOR REFERENCE ONLY. PLEASE CONTACT AUTOQUIP FOR JOB SPECIFIC APPROVAL DRAWINGS.

MODEL NO:	
MAX CAPACITY:	
LOWERED HEIGHT:	
TRAVEL:	
RAISED HEIGHT:	

POWER UNIT, CONTROLS, AND ACCESSORIES PER QUOTATION.



(NOT TO SCALE)
 PROPOSAL DRAWING
 QUOTE NO. []

826-0024-0 REV. 4, 5-24-02

PLT - PIT MOUNTED
 (NOT TO SCALE)¹⁰

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AUTOQUIP CORP.
 1058 W.INDUSTRIAL AVE.
 GUTHRIE, OK 73044-1058
 888-811-9876 WWW.AUTOQUIP.COM

ADDRESS OF PROJECT: 225 N. FAIRFAX ST., ALEXANDRIA, VA & 220 QUEEN ST., ALEXANDRIA, VA

TAX MAP AND PARCEL: 065-03-09-01 & 065-03-09-02 ZONING: CP

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: MPR ASSOCIATES, KATHLEEN MCHUGH

Address: 320 KING ST.

City: ALEXANDRIA State: VA Zip: 22314

Phone: (703).519-0200 E-mail: KMCHUGH@MPR.COM

Authorized Agent (if applicable): Attorney Architect _____

Name: JEREMY FRETTS, NILES BOLTON ASSOCIATES Phone: (703) 836-0915
300 N LEE STREET, ALEXANDRIA

E-mail: JFRETTS@NILESBLTON.COM

Legal Property Owner:

Name: ROBERT L. STAPLES & BARBARA F. CHARLES

Address: 220 QUEEN ST.

City: ALEXANDRIA State: VA Zip: 22314

Phone: (703) 683-0900 E-mail: BCHARLES@STAPLESANDCHARLES.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 MATERIAL LIFT
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

MATERIAL - SCISSOR LIFT, SIZE 6'-0" x 8'-0", WILL BE ADDED TO THE EAST WALL OF THE BUILDING. ABOVE SAME LIFT, THE EAST WALL WILL RECEIVE 6'-0" x 8'-0" DOORS IN ORDER TO BE ABLE TO GET MATERIALS FROM THE GROUND, DOORS WILL BE METAL & PAINTED.

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.

X 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.

X 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 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, L I F T
- 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.

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: [Handwritten Signature]
Printed Name: Jeremy C. Fretts
Date: 5/7/2012