City of Alexandria, Virginia

MEMORANDUM

DATE: JUNE 4, 2014

TO: CHAIRMAN AND MEMBERS OF THE
OLD AND HISTORIC ALEXANDRIA DISTRICT
BOARD OF ARCHITECTURAL REVIEW

FROM: HISTORIC PRESERVATION STAFF

SUBJECT: 2ND CONCEPT REVIEW OF 515 NORTH WASHINGTON STREET
(THE COTTON FACTORY) BAR CASE # 2014-0038

I. BACKGROUND

On March 19, 2014, the BAR held an initial concept review work session with the applicant for this project. The minutes and BAR member comments follow.

> **MARCH 19, 2014: An informal work session with public testimony regarding the proposed development at 513-515 N Washington St.**
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> **SPEAKERS**
> Robin Bettarel, representing the property owner CAS Riegler Companies, introduced the project.
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> David Kitchens of Cooper Carry Architects at 625 N Washington Street, presented the proposed addition and alterations, emphasizing that the building has been altered over time to accommodate changing uses.
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> Robin Bettarel added that the landscaping plan for the property will balance public and private areas.
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> Poul Hertel, 1217 Michigan Court, spoke in opposition, commenting that the proposed addition does not comply with the Washington Street Standards. He preferred a design that was one story shorter, without a rooftop monitor, and redesigned. He provided a printed copy of his comments to the Board.
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> Fred Lowe, 609 Oronoco Street, stated that the applicant has been professional and mostly addressed his concerns, however he expressed concerns over any painted wall signs on the south or east elevations, that the overhanging decks on the addition and top roof deck on the historic structure would impact the privacy of the adjacent properties, and that the proposed public space could be a gathering place for "undesirable" people.

Mark Lucas, 562 N. Saint Asaph Street, said that he was conflicted about the new structure because, while he was excited to see the historic property revitalized and believed that the addition would help shield Shad Row from the traffic of N. Washington Street, at the same time he felt that the protruding balconies and roof decks may negatively impact Shad Row. He also felt that, perhaps, the scale of the building was not suited to this site and that the size of the new structure would loom over the street and adjacent properties. He stated that the development team had been very professional in their dealings with the neighbors.

Yohannes Makonnen, 574 N. Saint Asaph Street, found the annex design too stark and modern, preferring a brick or Colonial feel. He expressed concern over the loss of two parking spaces in the northeast corner, and requested that the existing tree in the northeast corner remain. Appreciated the communication from the CAS Reigler team.

Dan Straub, representing the Old Town North Urban Design Advisory Committee, said that he looks forward to the Board doing a careful review of the project.

BOARD DISCUSSION

Mr. Carlin said that a scaled elevation from Pendleton and N. Washington streets and a proper site plan with spot grades is required for the Board to complete an adequate analysis of the location, scale, and massing. He did not support the design of the annex and recommended a two week deferral for additional information.

Mr. von Senden called to question the period of significance for the restoration. He agreed with the opinion of the National Park Service that the period of significance should be when the building was first converted to apartments in the 1930's. If this is the period of significance, then the shutters should remain. However, if the 19th century factory is the most significant, then the shutters should be removed. He felt that any extant roof beams in the attic should be retained, where feasible, and believed that the east elevation alterations were sympathetic, including the roofline.

For the new addition, he suggested that the applicant may find that the garage door will need to be larger for practical reasons. He did not support whitewashing the masonry or the roof element of the proposed annex, as the architectural character did not comply with the Washington Street Standards. He stated a preference for the larger square windows, but felt that the entire design needed to be refined to reflect the Washington Street Standards. Lastly, Mr. von Senden stated that he liked the park and the fact that it hid the parking lot from Washington Street. He thought that the berm would help keep the public space semi-private.

Mr. Fitzgerald found the effect of the model renderings inappropriate for accurately representing the project but stated that the scale appeared to be appropriate for the block. He appreciated the factory character and liked that the annex related to the specific historic building at 515 N Washington Street and not all of the buildings on Washington Street. He said that the annex needed to look more factory-like and the penthouse should be re-designed. He found the ironwork connecting the two buildings to be too heavy and

overwhelming. Supporting the factory-like design of the buildings, he preferred removal of the shutters but said the front portico should remain. The painted wall signs he found appropriate. However, he felt the additional entrances proposed on N. Washington Street would destroy the façade and the design concept. He suggested a brick wall to replace the open fence proposed for the south and north boundaries. In conclusion, Mr. Fitzgerald said the building should look more like a factory and less like Mount Vernon.

Mr. Smeallie found the massing and location for the annex suitable, but expressed concern over the rooftop element. He stated that the Washington Street Standards are not mandates because they do not have objective measurability. He told the applicant that flexibility is built in to the Standards and one cannot do something from a prescribed palette in this location. He said that this project was a great opportunity to have a complementary addition that contrasts and does not replicate the historic and iconic structure. He would not support a vague imitation. He also felt that this annex was too visible and large to be a background building; therefore its design should not be merely that of a background building. He agreed with the National Park Service that the Colonial Revival alterations have achieved historic importance and that the shutters should stay.

Ms. Roberts reminded the applicant that the east and west rooflines were very visible across town, due to the scale of the building and the topography. Therefore, she preferred a consistent dormer roofline on the two sides. She stated that she was not attached to the shutters and agreed with Mr. Carlin's assessment of the annex, saying that more drawings showing the elevations and slope of Pendleton Street were needed.

Mr. Neale thanked staff for their analysis in the report and told the applicant that the preliminary presentation was good, but that the design did not go far enough. He found the proposed location for the annex to be the most suitable on the site, and appreciated the green space that would be made available on N. Washington Street. He found the material and detail of the hyphen between the historic building and proposed annex to have too much contrast and too heavy in detailing. He found the contrast too sharp between the annex and the historic building -- and the historic district in general. He suggested that instead of a block monolith, the annex should resemble two buildings put together with a random or rambling effect, similar to the historic additions that were once present on the site. He suggested that the applicant look for a geometry or abstract quality to extract from the historic building as the foundation for the design of the annex. He further recommended that the applicant explore a sloped roof with a pedestrian level water table course for the annex, reminding the applicant that just because similar penthouses were recently approved at the former Health Department building, did not necessarily mean they are appropriate here. He felt that the revised design should minimize the garage door opening, rather than glorify it.

II. PROJECT DESCRIPTION

Concept Review
The material now before the Board is part of a second BAR Concept Review Work Session for the residential project proposed at the address listed above on the east side of North Washington Street, the site of the building locally known as the old cotton factory (Mt. Vernon Cotton Manufactory). The BAR's Concept Review Policy was originally adopted by the two Boards of Architectural review in May 2000 to advise the Planning Commission and City Council during the development review process (DSP or DSUP) on the overall appropriateness of the height, scale, mass and general architectural design character of proposed new construction prior to a formal Permit to Demolish or a Certificate of Appropriateness review by the BAR. Recommendations of the Board during the work sessions are not binding on the applicant and are simply advisory to the Planning Commission and City Council in their deliberations for the Development Special Use Permit. However, if the Board believes that a project's height or mass, or the area proposed for demolition is not appropriate and would not be supported in the future, the applicant and staff should be advised as soon as possible. This early step in the development review process is intended to minimize future architectural design conflicts between what is shown to the community and City Council during the DSUP approval and what the Board later finds architecturally appropriate under the criteria in Chapter 10 of the Zoning Ordinance and the BAR's adopted *Design Guidelines*.

History
The four-and-one-half story painted brick building at 515 North Washington Street was constructed in **1847**. This is one of a very few nineteenth-century industrial buildings on North Washington Street (the old Paff Shoe Factory at 520 South Washington would be another) and one of only a few large industrial buildings remaining anywhere in Old Town (the old Portner Brewery bottling building is 1/2 block away). The building has had a range of uses over the years, including its original use as a cotton factory, beer brewing house and spark plug factory, as well as an apartment building and most recently as commercial office space. Historic maps indicate that numerous smaller buildings were constructed and demolished on this property over the years. The building has had some alterations, including the addition of the front portico, shutters, and dormers in 1935, when it was converted to an apartment building. However, the building retains a high level of historic integrity. The applicant hired EHT Traceries to complete a Historical Overview report which is attached.

The applicant purchased the property in 2013, has met with Planning & Zoning staff numerous times to consider various alternatives, and went before the BAR for an initial concept review in March 2014.

Proposal
Existing Historic Structure
The applicant is presently undertaking interior rehabilitation of the historic factory building to convert it from office to multifamily residential use and is proposing some relatively minor exterior alterations as part of the overall project. The changes to the existing building include:

- Removal of the shutters

- Reconfigure and alter existing rear dormers to enlarge window area in a more contemporary design
- Removal of rear portico addition
- Add painted signage that is historically inspired at north and south ends
- Install a gateway structure between existing building and proposed annex
- Alter the front portico to include rooftop terrace
- Add private ground level terraces on east and west elevation
- Install balconies and new windows at intersection of east elevation and existing elevator tower

The applicant had originally considered removal of the 20th century front portico but will now retain the portico and will retain and reuse the existing non-historic windows. The overall building paint color will remain in the same or be a similar color.

The applicant will retain much of the existing parking but will provide a small park between the parking area and Washington Street on the southern portion of the site. The applicant is proposing extensive vegetation along the front of the building.

Although the focus of the concept review is on the proposed annex addition, rather than changes to the historic building, it is important for the BAR to provide guidance on the alterations to the proposed building, specifically the rear dormers and balconies. However, if the Board feels strongly about anything relating to the historic building, please advise the applicant at this time.

Proposed Annex
The applicant continues to propose a four-story plus garage level annex northeast of the historic building. In light of comments made by the BAR at the previous review, the following changes have been made:

- Overall color lightening and move toward a warmer light red brick with a light gray/taupe color metal trim and windows
- Option of a rubble stone foundation in place of dark brick
- Additional signage
- Window configuration of triple windows
- Refinement of roof monitor with brick and traditional glazing on the Washington Street side
- Revision of Pendleton Street elevation to include a sliding wood barn door in place of standard garage door, a pedestrian entrance and windows at basement level
- Removal of black paneling on east and south elevations and use of warm red brick

The annex remains physically connected to the historic building via a two-story metal structure. The annex continues to use an industrial vocabulary yet it has been softened in response to comments that it was too much of a contrast and too severe. The applicant has further looked to historic examples found in Alexandria and in the region. The west and north elevations will feature traditional industrial-scale fenestration of triple ganged windows. The side (east) and interior (south) elevations of the annex will have less traditional glazing surrounded by the same brick. The top story will be a contemporary roof monitor element set back from the masonry

walls. The west elevation of the monitor is a dark brick and has traditional fenestration, as opposed to the north, east and south elevations of the monitor which are white and glassy. The ground level includes a vehicular entrance and a pedestrian entrance.

The applicant proposes to enhance the open space of the site by converting a portion of the surface parking area adjacent to Washington Street to a small park with an opportunity for integrating historical interpretation.

III. WASHINGTON STREET STANDARDS AND STAFF ANALYSIS

Standards to Consider for a Certificate of Appropriateness on Washington Street
In addition to the general BAR standards outlined in the Zoning Ordinance, and the BAR's *Design Guidelines*, the BAR must also find that the Washington Street Standards are met. A project located on Washington Street is subject to a higher level of design scrutiny to ensure that the memorial character of the George Washington Memorial Parkway is protected and maintained based on the City's 1929 agreement with the federal government.

Staff has included below the additional standards for Washington Street described in the Zoning Ordinance. Staff's comments as to how the Standards are satisfied or need further study follow each standard in bold text. The applicant has also included an attachment as part of the submission with a narrative as to how they believe the Washington Street Standards are satisfied.

When contemplating the Washington Street Standards, it is best to remember that although the project is bound in the Zoning Ordinance to these Standards, there is a degree of flexibility and interpretation, as noted by Mr. Smeallie at the first concept review when he stated that some of the Washington Street Standards are not mandates because they do not have objective measurability.

Washington Street Standards

Alexandria Zoning Ordinance Sec. 10-105(A)(3): Additional standards—Washington Street.

(a) In addition to the standards set forth in section 10-105(A)(2), the following standards shall apply to the construction of new buildings and structures and to the construction of additions to buildings or structures on lots fronting on both sides of Washington Street from the southern city limit line north to the northern city limit line:

(1) Construction shall be compatible with and similar to the traditional building character, particularly including mass, scale, design and style, found on Washington Street on commercial or residential buildings of historic architectural merit.

i. Elements of design consistent with historic buildings which are found on the street shall be emphasized.

The design intent for the proposed annex is a modern interpretation of a historic warehouse or simple industrial building. As the annex is adjacent to a large-scale factory building from the mid-19th century, and there were similar structures on this same site at one time, it is an appropriate design approach. The previous additions occurred over a period of years, which provides flexibility to interpret a range of historic industrial styles. Staff

supports a design concept which recalls a historic factory building with a modest later addition. Furthermore, the proposed design uses a flat roof and a triple window configuration that echoes the historic double-hung window size on the existing building and is found on numerous early 20th century Colonial Revival commercial and multifamily buildings on the Parkway.

ii. *New buildings and additions to existing buildings shall not, by their style, size, location or other characteristics, detract from, overwhelm, or otherwise intrude upon historic buildings which are found on the street.*

The proposed annex is smaller, set back farther from Washington Street and is clearly subservient to the historic cotton factory building. If the proposed metal connector beams are eliminated, as recommended by staff, then the historic building will remain entirely freestanding. The lighter overall color scheme allows the proposed annex to better complement the historic building, whereas the previous scheme had been a very stark and jarring contrast.

iii. *The design of new buildings and additions to existing buildings shall be complementary to historic buildings which are found on the street.*

Staff was previously concerned that the previous design competed with, rather than complemented, the historic building. The revisions subsequent revisions are certainly moving in the right design direction and staff believes that, once the roof monitor is appropriately refined, that the annex will complement the historic building. The applicant continues to use precedent examples that indicate a willingness and intention to have a compatible and complementary annex.

iv. *The massing of new buildings or additions to existing buildings adjacent to historic buildings which are found on the street shall closely reflect and be proportional to the massing of the adjacent historic buildings.*

As noted by the BAR members at the first concept review, the massing is generally appropriate. The location of the annex will allow the historic factory building to retain visual prominence from Washington Street as a freestanding 19th century building.

v. *New buildings and additions to existing buildings which are larger than historic buildings which are found on the street shall be designed to look separate and shall not give the impression of collectively being more massive than such historic buildings. This design shall be accomplished through differing historic architectural designs, facades, setbacks, roof lines and styles. Buildings should appear from the public right-of-way to have a footprint no larger than 100 feet by 80 feet. For larger projects, it is desirable that the historic pattern of mid-block alleys be preserved or replicated.*

The proposed annex will have a footprint of approximately 65 feet by 46 feet, in contrast to the historic building with a footprint of 110 feet by 50 feet. The annex is clearly separated from the historic building. The annex will have a flat roof and different fenestration, reflecting a slightly later architectural period, but will retain a historic industrial character.

vi. Applications for projects over 3,000 square feet, or for projects located within 66 feet of land used or zoned for residential uses, shall include a building massing study. Such study shall include all existing and proposed buildings and building additions in the six block area as follows: the block face containing the project, the block face opposite, the two adjacent block faces to the north and the two adjacent block faces to the south.

The applicant has included digital massing models of the surrounding blocks. This particular block features a mix of late 18th century dwellings on Oronoco Street, 2 ½ story 1970s Colonial Revival mews-style townhouses to the east, and the very large contemporary commercial use of the Saul Center to the north. Therefore, there is a wide range of building masses in the area. The annex has been carefully sited to align with and preserve the light and views from the mews in Shad Row. The annex is also located on the northern part of the site to maintain the open and heavily landscaped character of the historic townhouses fronting on Oronoco Street with large rear yards. Because of the setback from Washington Street, staff does not believe the annex will have a significant visual effect on the two and three story buildings on the west side of Washington Street.

vii. The massing and proportions of new buildings or additions to existing buildings designed in an historic style found elsewhere in along Washington Street shall be consistent with the massing and proportions of that style.

The proposed scheme generally maintains appropriate massing and proportions for historic industrial buildings.

viii. New or untried approaches to design which result in new buildings or additions to existing buildings that have no historical basis in Alexandria or that are not consistent with an historic style in scale, massing and detailing, are not appropriate.

The proposed design references the historic architecture found in the Old and Historic Alexandria District and specifically on Washington Street, though many of the historic industrial buildings it references in this area have been demolished. The flat roof and triple ganged windows are found in numerous historic buildings on the Parkway. Staff finds the proposed design to be grounded in the design vocabulary of historic commercial, industrial, and multifamily residential buildings in Alexandria.

(2) Facades of a building generally shall express the 20- to 40-foot bay width typically found on early 19th century commercial buildings characteristic of the Old and Historic Alexandria District, or the 15- to 20-foot bay width typically found on townhouses characteristic of the Old and Historic Alexandria District. Techniques to express such typical bay width shall include changes in material, articulation of the wall surfaces, changes in fenestration patterns, varying roof heights, and physical breaks, vertical as well as horizontal, within the massing.

The annex features historically appropriate bay widths for commercial buildings with respect to the proposed fenestration and implied pilasters.

(3) Building materials characteristic of buildings having historic architectural merit within the district shall be utilized. The texture, tone and color of such materials shall display a level of variety, quality and richness at least equal to that found abundantly in the historic setting.

The applicant's images indicate that the proposed annex will feature high-quality, historically-appropriate materials, including a fieldstone foundation, red brick walls, metal windows and a wood garage door. The dark brick used on the west wall of the roof monitor recalls the dark roofing of the adjacent cotton factory.

(4) Construction shall reflect the traditional fenestration patterns found within the Old and Historic Alexandria District. Traditional solid-void relationships exhibited within the district's streetscapes (i.e., ratio of window and door openings to solid wall) shall be used in building facades, including first floor facades.

The applicant has selected a fenestration which features traditional solid-void relationships within a load-bearing masonry construction form. The first floor Pendleton Street elevation is much improved with the addition of windows and a pedestrian entrance. The top-level roof monitor features traditional single windows within a masonry wall on Washington Street and a more modern expression with substantial glazing on the sides and rear. Staff believes that this element will not be prominent but notes it needs further refinement. Restudying the location of the monitor and considering a lower overall height, will contribute to minimizing this element.

(5) Construction shall display a level of ornamentation, detail and use of quality materials consistent with buildings having historic architectural merit found within the district. In replicative building construction (i.e., masonry bearing wall by a veneer system), the proper thicknesses of materials shall be expressed particularly through the use of sufficient reveals around wall openings.

The Board's final approval of a Certificate of Appropriateness will require that high-quality materials and appropriate detailing be used consistently throughout the project. The concept plans indicate that this will be fully met.

(b) No fewer than 45 days prior to filing an application for a certificate of appropriateness, an applicant who proposes construction which is subject to this section 10-105(A)(3), shall meet with the director to discuss the application of these standards to the proposed development; provided, that this requirement for a preapplication conference shall apply only to the construction of 10,000 or more square feet of gross building area, including but not limited to the area in any above-ground parking structure.

(c) No application for a certificate of appropriateness which is subject to this section 10-105(A)(3) shall be approved by the Old and Historic Alexandria District board of architectural review, unless it makes a written finding that the proposed construction complies with the standards in section 10-105(A)(3)(a).

(d) The director may appeal to city council a decision of the Old and Historic Alexandria District board of architectural review granting or denying an application for a certificate of appropriateness subject to this section 10-105(A)(3), which right of appeal shall be in addition to any other appeal provided by law.

(e) *The standards set out in section 10-105(A)(3)(a) shall also apply in any proceedings before any other governmental or advisory board, commission or agency of the city relating to the use, development or redevelopment of land, buildings or structures within the area subject to this section 10-105(A)(3).*

(f) To the extent that any other provisions of this ordinance are inconsistent with the provisions of this section 10-105(A)(3), the provisions of this section shall be controlling.

(g) The director shall adopt regulations and guidelines pertaining to the submission, review and approval or disapproval of applications subject to this section 10-105(A)(3).

(h) Any building or addition to an existing building which fails to comply with the provisions of this paragraph shall be presumed to be incompatible with the historic district and Washington Street standards, and the applicant shall have the burden of overcoming such presumption by clear and convincing evidence.

(i) The applicant for a special use permit for an increase in density above that permitted by right shall have the burden of proving that the proposed building or addition to an existing building provides clearly demonstrable benefits to the historic character of Washington Street, and, by virtue of the project's uses, architecture and site layout and design, materially advances the pedestrian-friendly environment along Washington Street.

<u>*General Analysis of Plans and Further Study*</u>

The BAR's *Design Guidelines* only require that new buildings be compatible with nearby buildings of historic merit and do not mandate the use of historic styles for new construction. However, they do state that where new buildings recall historic building styles, that the architectural details used throughout the building must be consistent with that same style and that the building should not be a slavish replica of any particular building in the district. The Washington Street Standards further dictate that "…the design of new buildings and additions to existing buildings shall be complementary to historic buildings which are found on the street." In addition, it is noted in both the Standards and Guidelines that "new buildings…shall be designed to look separate and shall not give the impression of collectively being more massive than such historic buildings." Staff notes that the Washington Street Standards were created in response to the perceived mass of the Saul Center across the street and the proposed annex to the Cotton Manufactory has carefully considered these Standards.

A walk down Washington Street reveals a range of uses, architectural styles and building types spanning three centuries. From Georgian and Italianate style buildings to Art Deco to Colonial Revival, the styles found throughout the historic district can all be seen on Washington Street. Aside from the visual interest of this outdoor architectural museum, the building styles clearly show the long history and cultural evolution of the City. Furthermore, Washington Street includes a range of historic building masses, heights and scales, from modest two-story frame townhouses, to Christ Church, to the freestanding 4 ½ story brick, mid-19th century Mount Vernon Cotton Manufactory at 515 North Washington Street, or the 6-story George Mason Hotel.

At the concept review, the BAR generally felt that the proposed height, scale and mass of the annex were appropriate though there were several comments regarding the appropriateness of a roof monitor. The BAR also felt that an industrial character was appropriate for this historically industrial site. They specifically directed the applicant to pull from the industrial heritage of Alexandria. They did not want a replicative or imitative design.

The current submission addresses many of the BAR members comments during the previous concept review. The overall color has been lightened and the applicant has submitted much more refined renderings to more accurately depict both the coloration and the contrast with the historic building. Although the proposed annex remains visually distinct, it no longer appears as a stark contrast or attempts to compete with the historic building. The removal of the dark metal panels on the east and south elevation provide more consistency on this building, as the same warm red brick is now carried all the way around.

Figure 1. Perspective shown at the first BAR concept review, March 19, 2014.

The applicant has presented two options for the ground level foundation— a very dark colored brick and a natural fieldstone, similar to the Potomac River granite. Stone rubble is typical of historic 18th-century and early 19th century building foundations and several surviving historic buildings do retain this historic feature. Staff regularly encourages the use of historically appropriate, high-quality materials in a modern way as a means to ensure that new construction is compatible. In this particular case, staff finds that the use of fieldstone results in a much friendlier streetscape on Pendleton Street as the BAR and staff believes the dark brick to be stark and a bit visually jarring. Additionally, the use of the natural stone at the foundation helps to visually reduce the overall scale of the building, making it read as more of a three-story building from Washington Street. The use of the stone, in conjunction with the sliding wood garage door, multi-pane windows and pedestrian entrance all enhance the Pendleton Street elevation.

The BAR previously found the metal bridge structure connecting the two buildings to be severe and a stark contrast. Staff cannot find evidence of this sort of connection on Washington Street, or in the historic district. Although it has been greatly simplified, staff recommends that the metal beam structure be removed entirely. This will also help to elevate the prominence of the historic building, as it will remain completely freestanding.

The building historically had extensive painted signage and staff supports the return of some appropriate painted signage but cautions that it not be too bold or cutesy, since the City and National Park Service has spent years commenting on appropriate signage on Washington Street.

The area of most concern for the BAR previously was the rooftop monitor. Several BAR members noted that while these have been recently approved in other areas of the district, that there is little precedent on Washington Street. The applicant's response has been to make the existing monitor element read as a more integral part of the building on the Washington Street side by using a traditional load-bearing masonry wall and traditional fenestration patterns and allowing the contemporary glass walls of the monitor only on the rear portion facing the river. While this is certainly an improvement, and staff believes that a modern version of the roof monitor form is appropriate in this context, staff believes it should not be the major design feature recommends further refinement, such as creating a more direct relationship with the fenestration along the Pendleton Street elevation below, so it reads more as an integral part of the building, or possibly recessing it further from the Washington Street elevation. Although the perspective drawings on the applicant's pages 20 and 23 show that the monitor is set well back from the building face, staff encourages further study further of the height of the monitor so that it is only minimally visible above the building from Washington Street.

As noted previously, Staff finds the proposed new construction to be in keeping with the scale and character of this particular section of North Washington Street. The scale and mass are generally appropriate for this area and respectful of the adjacent historic building. Other adjacent properties include the 1970s Shad Row development to the east, the Saul Center development to the north and the Lee Boyhood Home and attached house to the south. Staff finds the revised scheme to be a significant improvement over what the BAR previously reviewed but notes that the rooftop monitor needs further revision. Staff also recommends removal of the metal connector beams.

Regarding the proposed alterations, staff notes that the existing rear dormers are interesting but odd later additions and reflect extensive alterations to this area of the roof already, with the ends of many of the original heavy timber trusses already cut. However, based on a site inspection of the interior there are some heavy-timber trusses that remain intact at the east wall of the building. Staff cannot support further demolition of the remaining trusses and asks that the applicant provide a clear roof framing plan of what remains and shows how they can be incorporated in the new dormer proposal. The existing rear dormers are already connected to provide more expansive interior space. Staff supports alteration to the non-historic rear dormers but finds that what is currently proposed is perhaps more contemporary and extensive than what is appropriate here and therefore recommends further design study.

While the focus of the submission was architecture and the annex, the proposal indicates that extensive landscaping will be done on the front elevation creating private yards. Staff is concerned about the privatization of this very public space facing Washington Street. Recognizing that this is private property and a potential amenity for the residents, staff recommends the applicant consider low fences or walls that would provide more visual openness to the front of the building for the pedestrians and those in automobiles. While the front portico will be adaptively reused as open porches for the units, from afar, the portico should still read as the prominent entrance to the building and site.

Next Steps
At this time, it is anticipated that the proposal may be reviewed by Planning Commission and City Council in mid-2014. Following City Council approval, the applicant would then return to the BAR with a formal application for a Certificate of Appropriateness. The applicant should continue to work with staff as plans are refined to ensure continued conformance with BAR requirements and to work out materials and design details.

IV. STAFF RECOMMENDATION

At this time, staff recommends general support for the height, scale, mass and general architectural character of this proposal but advises further study of the following:

1. Continued refinement of the industrial character;
2. Restudy of and adjustments to the proposed rooftop monitor, including its siting on the building, its height and appropriate materials;
3. Removal of the metal connector structure between the existing building and the annex;
4. Documentation and coordination with the applicant's proposed floor plans and new rear dormers in the existing building, to retain as much as possible of the original heavy timber roof trusses; and
5. The landscape and site plan should limit privatization on North Washington Street and the front portico should maintain visual prominence as an entrance.

Staff recommends that the BAR find the second concept design for the proposed development to be appropriate with respect to the height, scale, mass and general architectural character of the Old and Historic Alexandria District and that it complies with the Washington Street Standards. It is recommended that the applicant continue to work with BAR staff to refine the design of the remaining issues identified in this memo and at the BAR meeting.

V. CITY DEPARTMENT COMMENTS

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

Archaeology

Open Space and Landscaping

1. Hire a professional consultant to work with staff and the landscape designers to incorporate and interpret elements of the historical character and archaeological findings into the design of the open space and to prepare interpretive elements, which shall be erected as part of the development project. The site plan shall indicate themes and locations of interpretive elements. Prior to release of the final site plan, the consultant shall provide text and graphics for the signage subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Directors of P&Z and/or RP&CA.* (Arch)(P&Z)(RP&CA)

A final determination of the scope and scale of historical and archaeological interpretation, if any, will be determined after the Documentary Study and an Archaeological Evaluation are completed.

Archaeology Comments

1. EHT Traceries has produced a historical overview report for the property (dated September 2013). The document is an excellent overview consisting mainly of maps and photographs of the primary building on the property, but it does not adequately address the archaeological integrity or potential contexts of the Cotton Factory. Therefore, we request that the applicant hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. (Archaeology)

Upon request of the applicant or the applicant's archaeological consultant, Alexandria Archaeology will provide a Scope of Work for the Documentary Study and Archaeological Evaluation

2. The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological fieldwork has been completed or that an approved Resource Management Plan is in place to recover significant resources in concert with construction activities. * (Archaeology)

3. Certificates of Occupancy shall not be issued for this property until interpretive elements have been constructed, interpretive markers have been erected, and the final archaeological report has been received and approved by the City Archaeologist.*** (Archaeology)

4. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

5. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

Archaeology Findings

F-1 The Mount Vernon Cotton Factory was built on the property in 1847. Over the next 50 years it passed through the hands of several different owners. During the Civil War the Union Army commandeered the building for use as a military prison. Immediately to the south of the Cotton Factory structure, on the lot at 513 N. Washington (also part of this proposed project) stood an office complex and barracks. In 1903 the Portner Brewing Company acquired the property and converted the main building into a bottling factory which operated for approximately a decade. In 1918 the building was transformed into a spark plug factory. In 1935 the building was renovated into an apartment complex, which was changed yet again into office space in the early 1980s. Given the history of the lots at 513 and 515 N. Washington Street, the properties have the potential to contain significant archaeological resources pertaining to the industrial growth of the City of Alexandria.

F-2 If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.

Zoning Ordinance

C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Code Administration

F-1 The following comments are for concept review only. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon that information and the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Division Chief at ken.granata@alexandriava.gov or 703-746-4193.

C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). This conversion of an office building to residential use with an expansion will require Building, trade permits and inspections.

C-3 A Certificate of Occupancy will be required prior to occupancy due to this being a change of occupancy.

C-4 Accessibility requirements shall be in compliance with the USBC and ANSI117.1

Transportation and Environmental Services (T&ES)

Recommendations

1. Comply with all requirements of DSP2013-00023, which is currently under review. (T&ES)

2. The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

Development Division (P&Z)

1. The subject property, two legal lots, totals 28,879 square feet is currently occupied by a four story office building and surface parking located in the Old Historic Alexandria District. The property is located in two zoning districts. The portion of the lot occupied with an office building is zoned OC, office commercial. The portion of the lot used for surface parking is zoned RM, residential with a proffer governed by Ordinance #2624.

2. Staff is reviewing the DSUP#2013-00023 proposal to convert the existing office building into a 28 unit residential apartment building and to construct a 6 unit annex building to the north of the existing building facing Pendleton Street, for a total of 34 units on the site.

3. In order to approve the project as proposed, some or all of the following may be required:
    a. Master Plan Amendment to change the land use designation as shown on the Small Area Plan maps;
    b. Rezoning;
    c. Development special use permit, with site plan, to construct a multifamily residential building;
    d. Special Use Permit requests:
        i. Increased floor area for residential development;
        ii. Increased floor area and/or a parking reduction for the provision of affordable housing pursuant to Section 7-700 of the Zoning Ordinance;
        iii. To reduce the number of required parking spaces.
    e. Modification requests to:
        i. Front yard setback, pursuant to Section 7-900.

4. The applicant is pursuing a separate application which would convert the existing building into 28 residential units, without the proposed annex. As part of that proposal, selective interior demolition has been approved, and is underway.

Development comments for BAR Concept Review 2

Site Plan Design Comments

- Sheet 7: We should have T&ES confirm that the three parking spaces at the southern end of the parking lot have adequate space for backing out.
- Sheet 7: The curving ADA ramp at southern end of site leading to side entry is akward as it does not relate well to other walkways which are much more angular.
- Sheet 7: The raised sidewalk (patio area) at the rear has a large paved surface area. Additional design needed to provide greater purpose to this area (maybe outside seating) and the addition of landscaping or planters to break up the hard surfaces.
- Sheet 7: Recommend that the private unit patios proposed on either side of the front portico be removed.
- Sheets 11, 18, 21: Planted hedge should not block the central portico on the West façade.
- Overall better coordination is needed between the landscape plan and the existing building and new building.

Building Design

- Sheet 11: Not convinced the steel connector beams are necessary. The addition to remain detached to preserve the original building in its purest form.
- Sheet 11: The existing portico should not be blocked off by the hedge.
- Sheets 12, 25: The retaining wall between the parking lot and the rear walkway/patio area appears tall and blocky. Similarly the two planters in this area bordering either side of the rear entry are also blocky. Consider alternative design solutions.
- Sheets 15, 25: The new deck and metal rail at the top floor of the southeast corner projects slightly beyond the face of the historic building. It is recommended that this deck and rail be pulled back flush or behind the south building face.
- Sheet 19: Ensure that window at the northeast corner of the first floor of the historic building is not obscured by the retaining/planter wall located between the existing building and the new building.

ATTACHMENTS

1 – Supporting Materials
2 – Application for 515 North Washington Street Concept Review
3 – Historical Overview Report on 515 North Washington Street
4 – Submitted Comments

Attachment #1

515 N. Washington Street
Alexandria, VA

Board of Architectural Review
June 04, 2014

PROJECT N° 20130161.00 | REVISION N° 000 | DATE 06/04/2014

Notes

CASRiegler VALUE | URBAN | CHARACTER

SNEAD CONSTRUCTION

MOUNT VERNON COTTON FACTORY RESIDENTIAL RE-USE
515 N WASHINGTON STREET
ALEXANDRIA, VA 22314

COOPER CARRY

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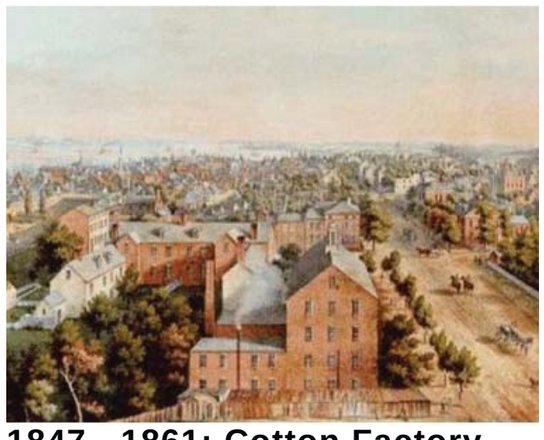
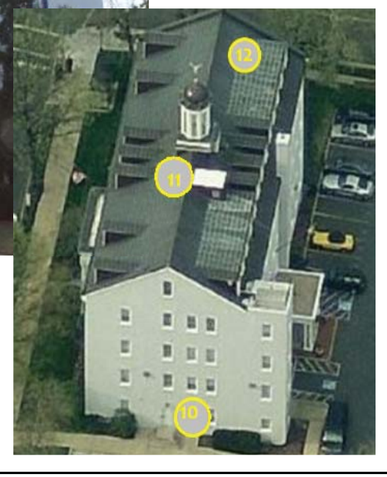
Exterior Facade Changes Through the Years

1918 - 1935: Express Spark Plug Factory

1935 - 1981: Belle Haven Apts.



1847 - 1861: Cotton Factory



1. Portico installed 1935. Distinguishes the West facade as the new main entrance.
2. Shutters installed 1935
3. Dormer windows installed 1935.
4. New cupola installed in 1961; repaired 1968 and 1998.
5. Weathervane installed 1992.
6. Copper standing seam roof replaces slate in 2004.
7. Elevator tower installed 1903
8. Brick flue installed 1935.
9. Portico installed 1996.
10. Location of historic front door reconfigured 1935.
11. Elevator installed 1982.
12. 9 of the 12 rear facing dormers connected pre-1992

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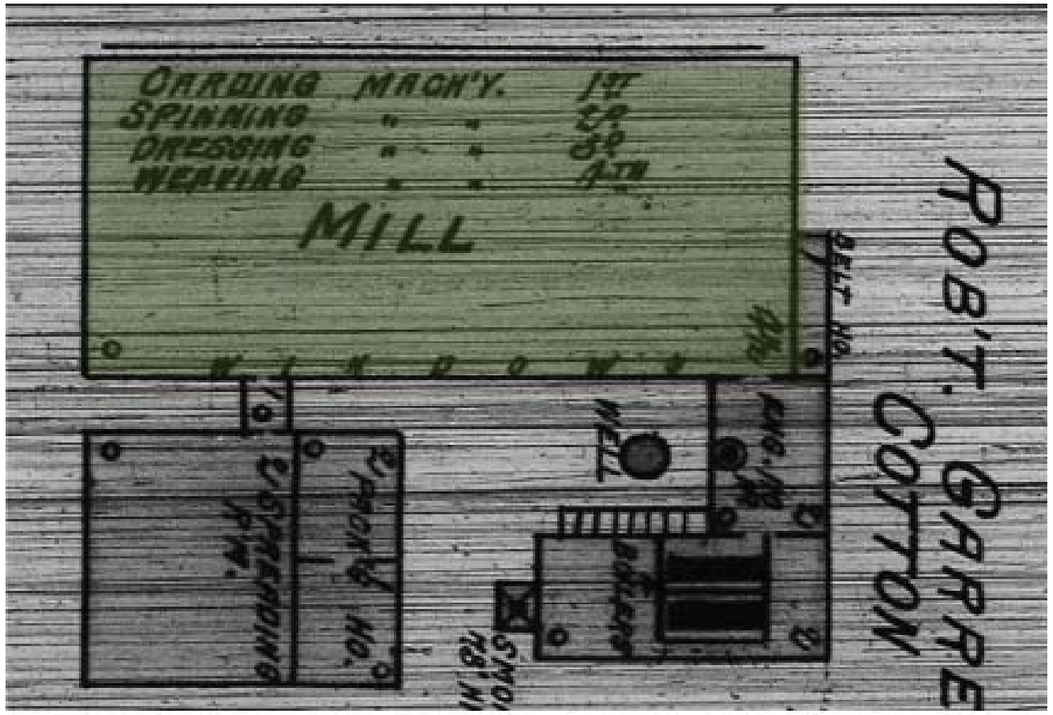
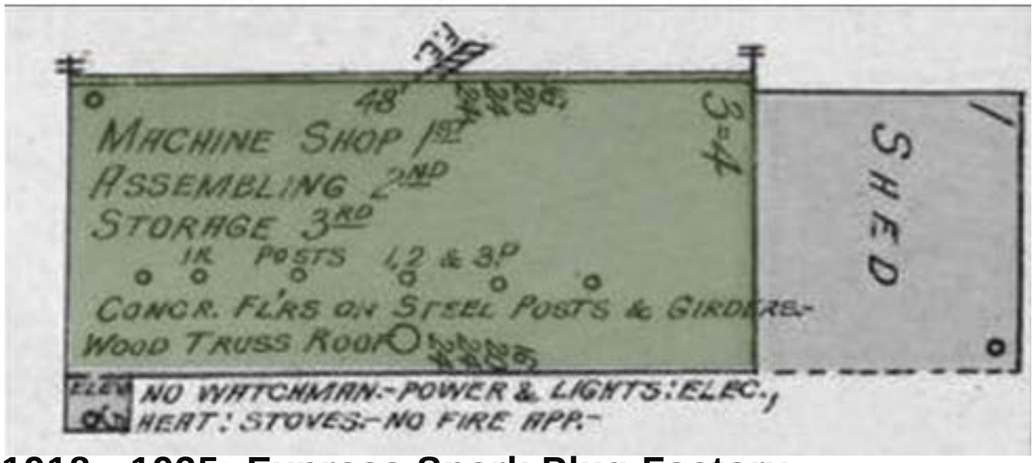
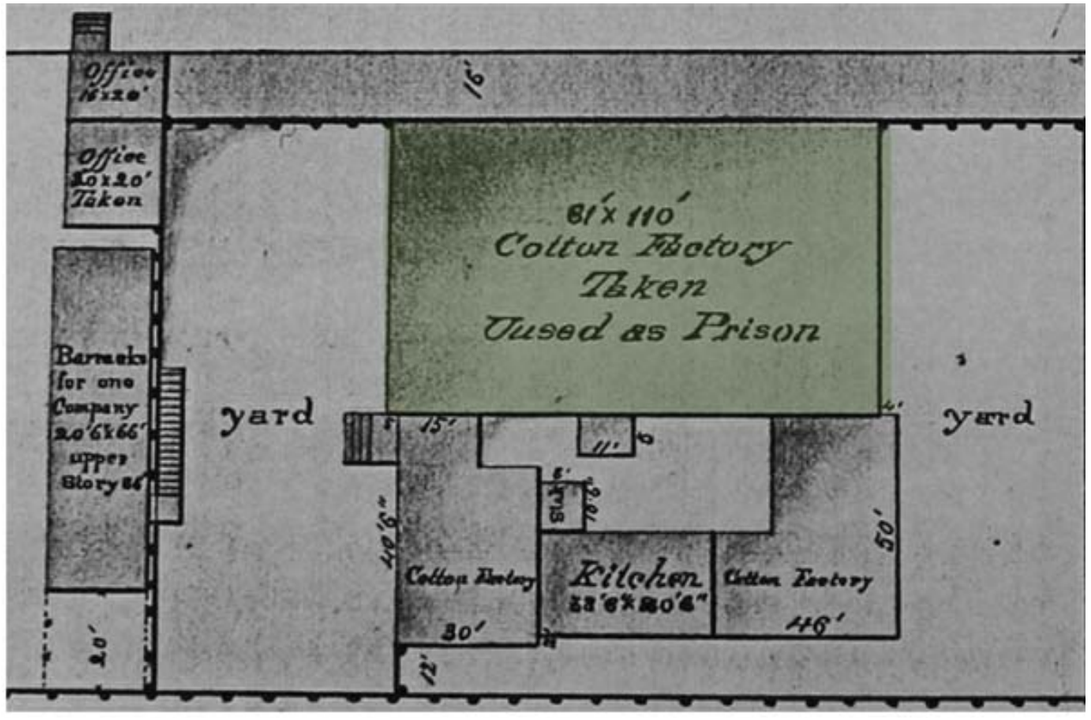
Site Plan Through the Years



1847 - 1861: Cotton Factory



1918 - 1935: Express Spark Plug Factory



1861 - 1865: Civil War

- **Union Army Hospital & Supply Center**
- **Union Army Prison**

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Notes

BUILDING HISTORY - SITE PLAN

CASRiegler VALUE | URBAN | CHARACTER

SNEAD CONSTRUCTION

3

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Notes

EXISTING SITE CONDITIONS

CASRiegler
VALUE | URBAN | CHARACTER

SNEAD CONSTRUCTION

4

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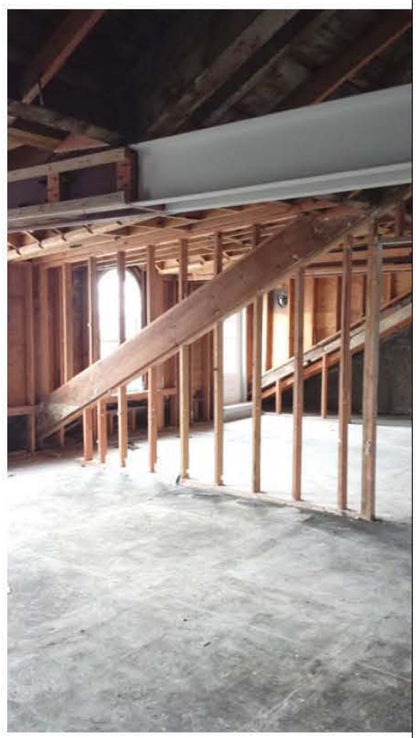

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Notes

EXISTING BUILDING CONDITIONS

CASRiegler VALUE | URBAN | CHARACTER

SNEAD CONSTRUCTION

5

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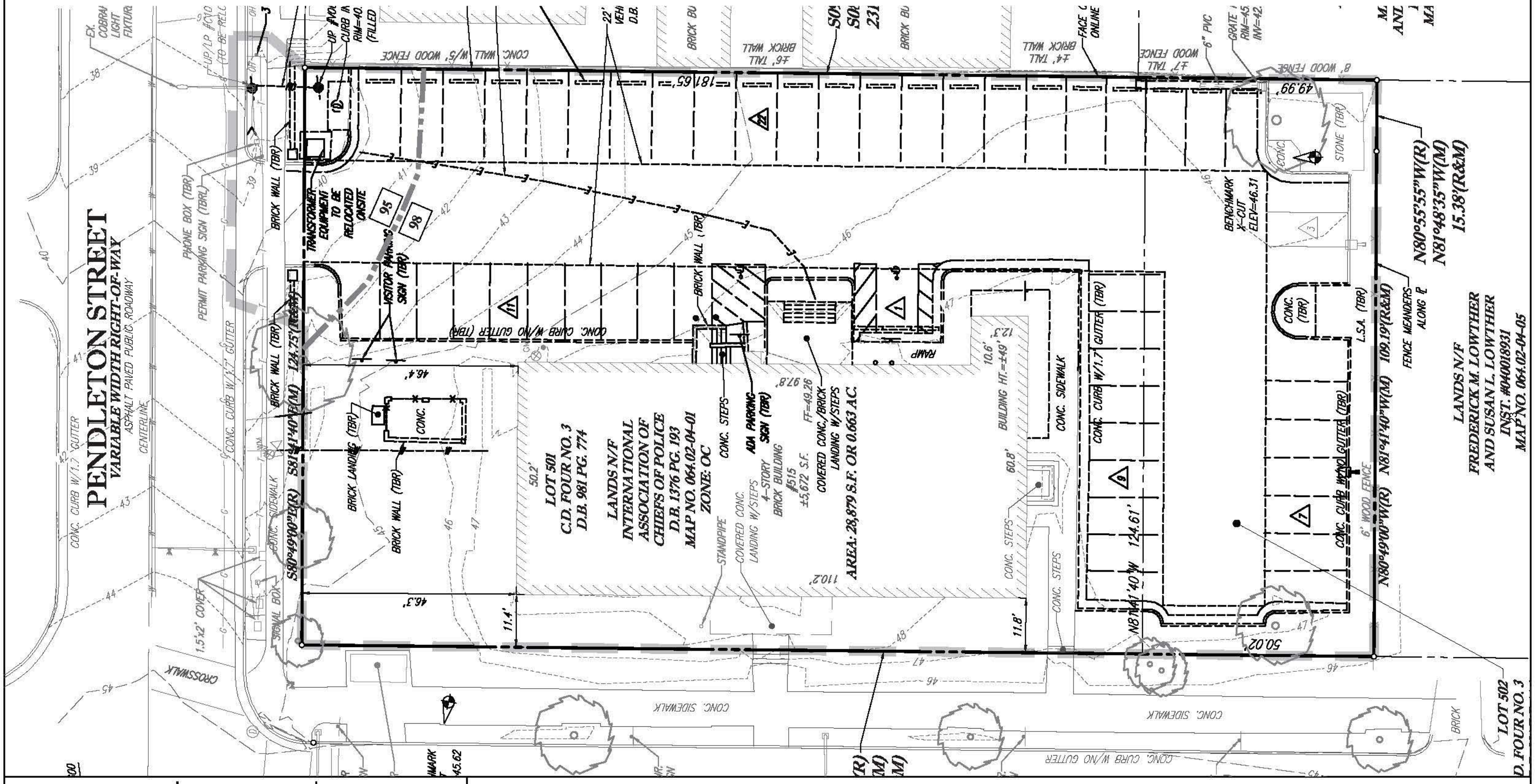
Existing Site Plan



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Notes

EXISTING SITE PLAN

CASRiegler
VALUE | URBAN | CHARACTER

SNEAD CONSTRUCTION

6

N 0 20

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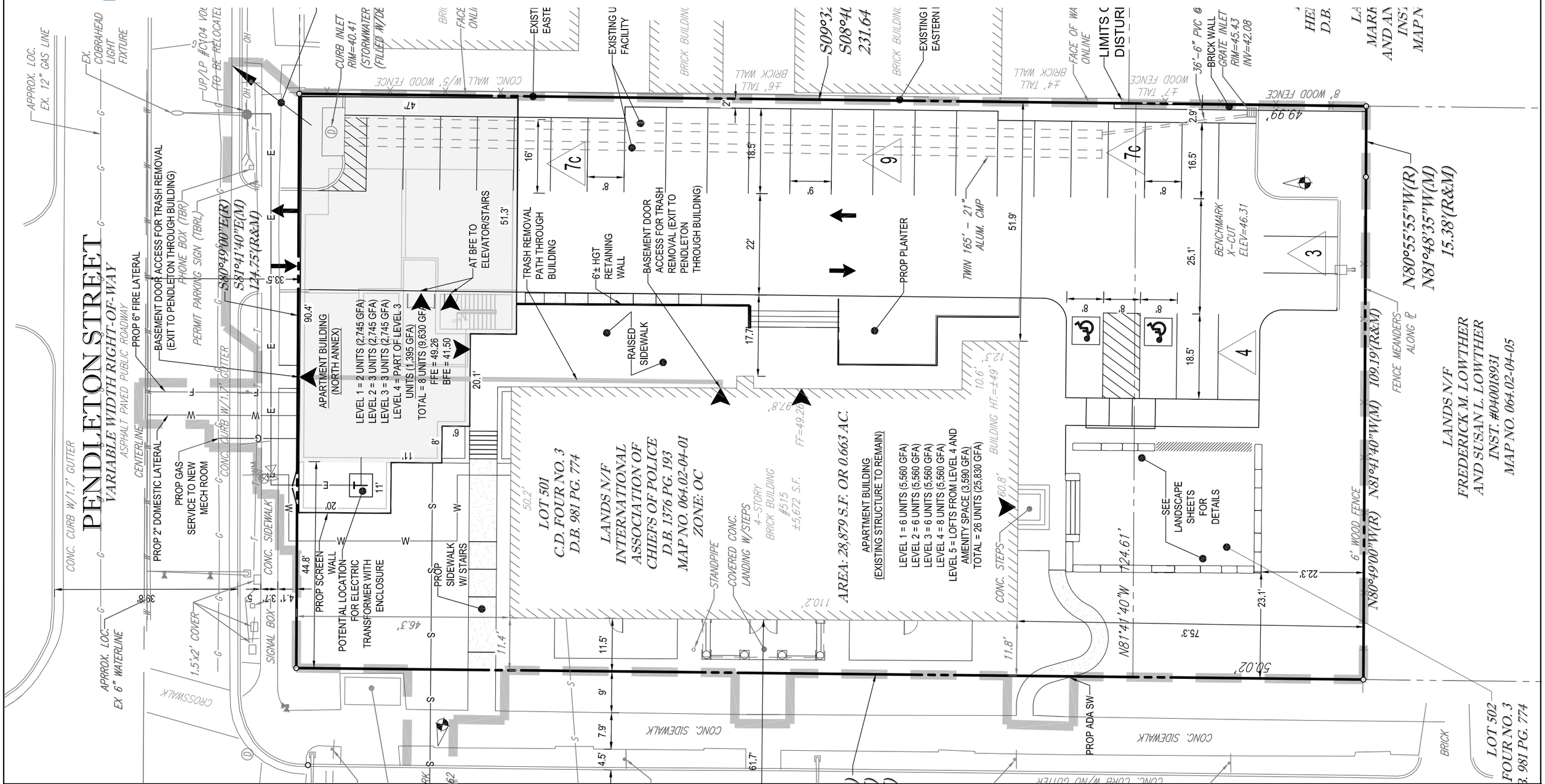
Proposed Site Plan



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Notes

PROPOSED SITE PLAN

CASRiegler VALUE | URBAN | CHARACTER

SNEAD CONSTRUCTION

7

N 0 20

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BRICK BUILDING
BRICK BUILDING
BRICK BUILDING
CONC. WALL W/5' WOOD FENCE FACE OF WALL ON PL
BRICK WALL
11 OF MVMG (MOONGLOW SWEETBAY MAGNOLIA)
BOLLARD, TYP.
BRICK WALL FACE OF WALL ON PL
3 OF TREE FORM IxNS (NELLIE STEVENS HOLLY) (BRANCHING AT 3'-6" GROWN IN GROWBAG)
GRATE INLET; RIM=45.43; INV=42.08 FOR SUBSURFACE DRAINAGE REFER TO PLANS BY BOHLER ENGINEERING
WOOD FENCE TO MATCH NEIGHBOR'S WOOD FENCE OR BRICK VENEER WALL
EX. OSAGE ORANGE
GROUNDCOVER
2 OF IxNS (NELLIE STEVENS HOLLY) OR 2 OF MGA ('ALTA' SOUTHERN MAGNOLIA)
3 OF TOGG (GREEN GIANT ARBORVITAE) OR 3 OF IxMN (MARY NELL HOLLY)
LIGHT TO BE REPLACED; POLE AND FIXTURE TBD
1 OF MGA ('ALTA' SOUTHERN MAGNOLIA)
1 OF QB (SWAMP WHITE OAK) OR 1 OF PAC (COLUMBIA LONDON PLANE TREE)
LANDS N/F FREDERICK M. LOWTHER AND SUSAN L. LOWTHER INST. #04001893 MAP NO. 064.02-04-05
EX. HEMLOCK
3 OF IxMN (MARY NELL HOLLY)
1 OF QA (SAWTOOTH OAK)
LIGHT TO BE REPLACED; POLE AND FIXTURE TBD
6' WOOD FENCE
EX. DEODAR
1 OF IO (AMERICAN HOLLY)
1 OF NSRR ('RED RAGE' BLACKGUM)
EX. HEMLOCK
2 OF IxMN (MARY NELL HOLLY)
EX. HEMLOCK
EX. HEMLOCK
EX. OSAGE ORANGE
EX. OSAGE ORANGE
DIRECTION OF STORMWATER OUTFALL
REPAIR BRICK WALK AS NEEDED
NEW CONCRETE APRON
BRICK WALL
BRICK WALL
ANNEX
8'-0" COMPACT SPOT
9'-0" FULL SPOT
18'-0"
DRIVE AISLE AND PARKING SPOTS TO BE ASPHALT
22'-0"
CURBING, TYP.
9'-0" FULL SPOT
8'-0" COMPACT SPOT
16'-0"
22'-0"
35'-11 1/2"
DRIVE AISLE AND PARKING SPOTS TO BE ASPHALT
PROPOSED WALKWAY
PLANTING BED
ADA RAMP
PAVED WALKWAY
8'-0"
8'-0"
8'-0"
9'-0"
9'-0"
18'-0"
FF=49.26
AREA: 28,879 S.F.
OR 0.663 AC.
LOT 501
C.D. FOUR NO. 3
D.B. 981 PG. 774
LANDS N/F
INTERNATIONAL ASSOCIATION OF CHIEFS OF POLICE
D.B. 1376 PG. 193
MAP NO. 064.02-04-01
ZONE: OC
4-STORY
BRICK BUILDING
#515
±5,672 S.F.
POTENTIAL LOCATION FOR ELECTRIC TRANSFORMER WITH ENCLOSURE
ADA WALKWAY WITH TRUNCATED DOMES
3 OF AB (TRIDENT MAPLE)
SEAT WALLS; +/- 18" H.
STEPS; 6" RISERS
2
2B
FIRE PIT
MOVABLE CHAIRS
PLANTING ALONG BANK TO BE A COMBINATION OF RED SPRITE SPARKLEBERRY, HUMMINGBIRD CLETHRA, AND HENRY'S GARNET SWEETSPIRE
GRAVEL
LAWN
TOP OF BANK
GRASS BANK
TOP OF BANK
ADA RAMP
CONC. CURB W/1.7' GUTTER
CONC. SIDEWALK
SIGNAL BOX
EX. OSAGE ORANGE
EX. MULBERRY
BUS SHELTER
STANDPIPE
PRIVATE PATIO
EXISTING PORTICO WITH PRIVATE PATIO
PRIVATE PATIO
EVERGREEN HEDGING, TYP.
EVERGREEN HEDGING, TYP.
CONC. SIDEWALK
EX. WILLOW OAK
EX. WILLOW OAK
CONC. SIDEWALK
CONC. CURB W/NO GUTTER
EX. WILLOW OAK
1
2B

PROJECT N° 20130161.00 | REVISION N° 000 | DATE 06/04/2014

Notes

PROPOSED LANDSCAPE PLAN

CASRiegler VALUE | URBAN | CHARACTER

SNEAD CONSTRUCTION

N 0 10

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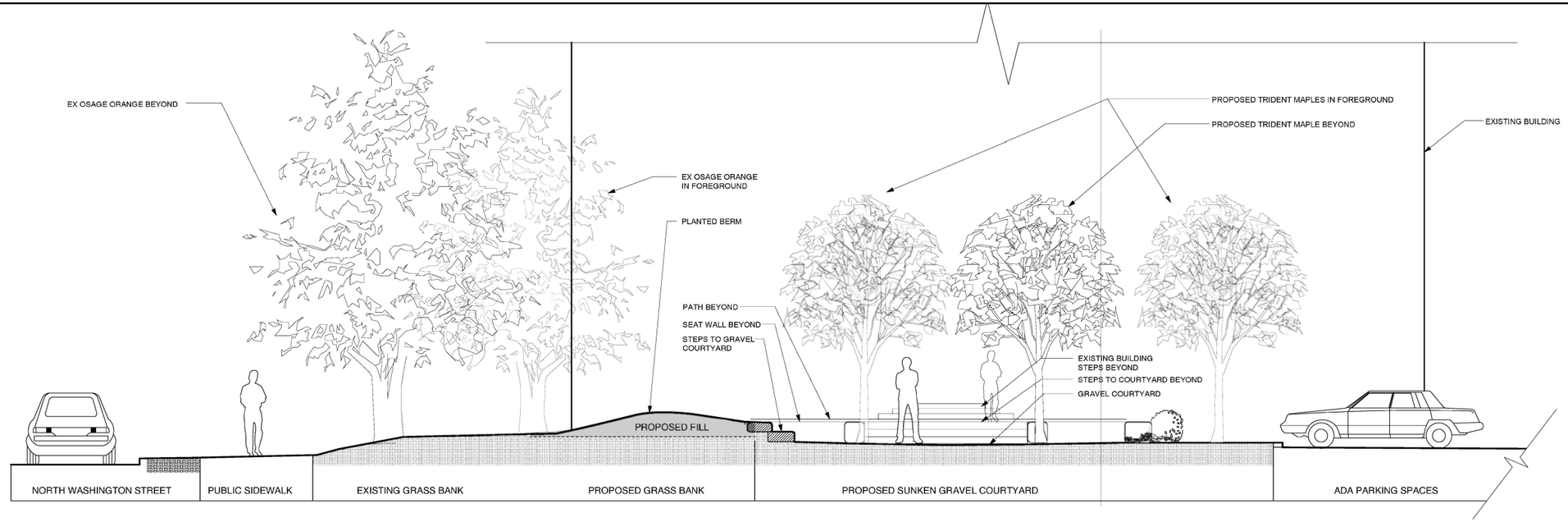
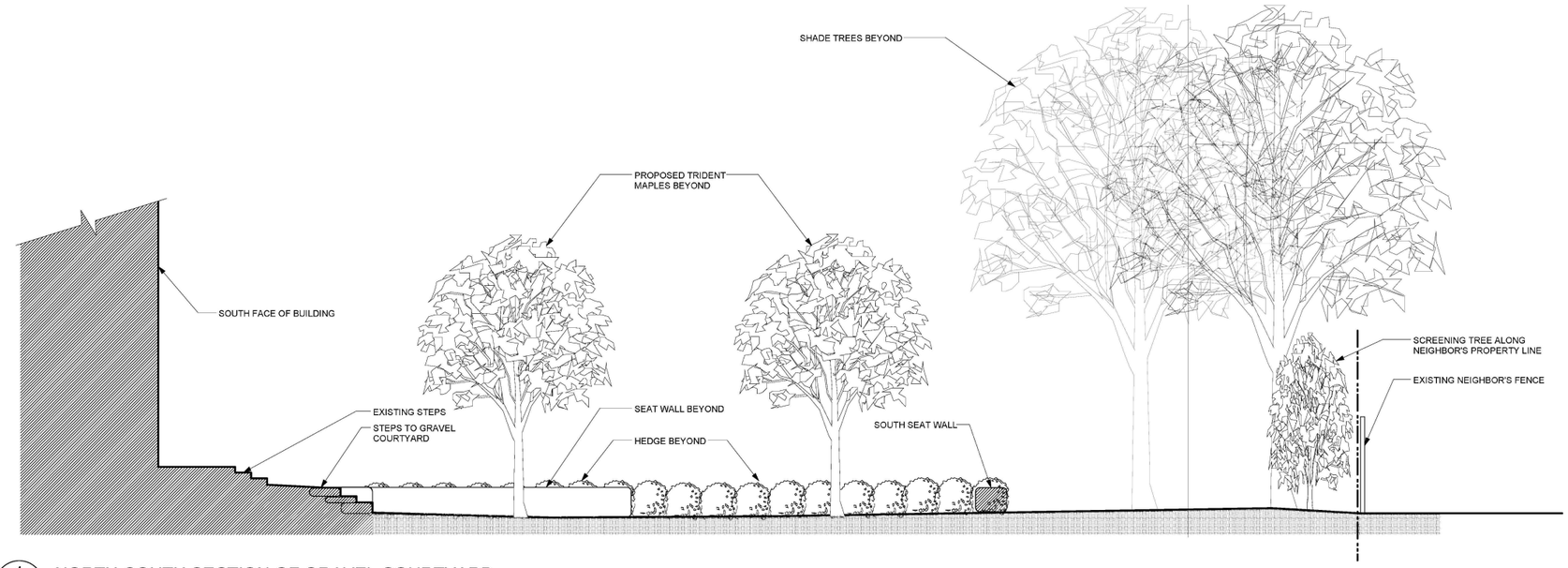


1/2B EAST-WEST SECTION OF GRAVEL COURTYARD
SECTION SCALE: 1/8"=1'-0"



1/2B NORTH-SOUTH SECTION OF GRAVEL COURTYARD
SECTION SCALE: 1/8"=1'-0"

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Notes

PROPOSED LANDSCAPE SECTIONS

CASRiegler VALUE | URBAN | CHARACTER

SNEAD CONSTRUCTION

9

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Future Existing Building Modifications

Planned Facade and Function Updates

- Rear combined dormers replaced and raised.
- Roof-top terraces within current building facade line added at new shed dormers.
- Shutters removed.
- Rear portico addition removed, replaced with new entry elements.
- Painted “Cotton Factory” signage added to North End of existing building at Project Gateway.
- Project Gateway structure spanning new annex construction and existing building added.
- Additional painted signage at South Facade of existing building representative of Spark Plug Factory Era.
- Front portico rooftop converted to private residence terrace.
- Private ground level terraces added at front facade (West) flanking existing portico.
- Private ground level terraces added at rear facade (East).
- Private balconies/new window added at intersection of rear facade and existing southeast elevator tower.

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Notes

WEST ELEVATION - MATERIALS

CASRiegler
VALUE | URBAN | CHARACTER

SNEAD CONSTRUCTION

11

0 16

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Notes

EAST ELEVATION - MATERIALS

CASRiegler
VALUE | URBAN | CHARACTER

SNEAD CONSTRUCTION

12

0 16

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Notes

NORTH ELEVATION - MATERIALS

CASRiegler
VALUE | URBAN | CHARACTER

SNEAD CONSTRUCTION

13

0 16

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Notes

NORTH ELEVATION - MATERIALS

CASRiegler
VALUE | URBAN | CHARACTER

SNEAD CONSTRUCTION

14

0 16

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Notes

SOUTH ELEVATION - MATERIALS

CASRiegler VALUE | URBAN | CHARACTER

SNEAD CONSTRUCTION

15

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Notes

SW AERIAL - SITE CONTEXT

CASRiegler
VALUE | URBAN | CHARACTER

SNEAD CONSTRUCTION

16

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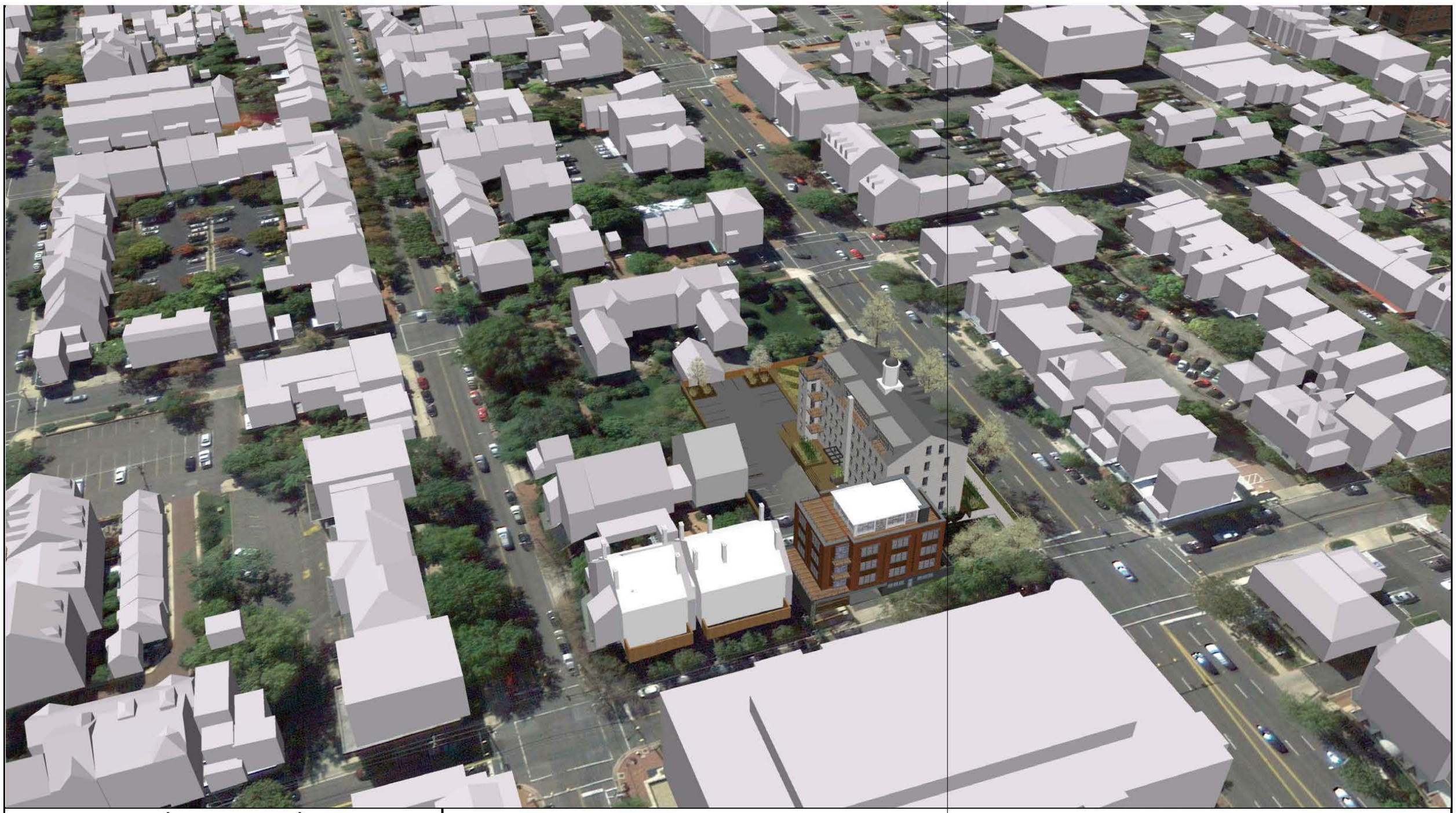

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Notes

NE AERIAL - SITE CONTEXT

CASRiegler
VALUE | URBAN | CHARACTER

SNEAD CONSTRUCTION

17

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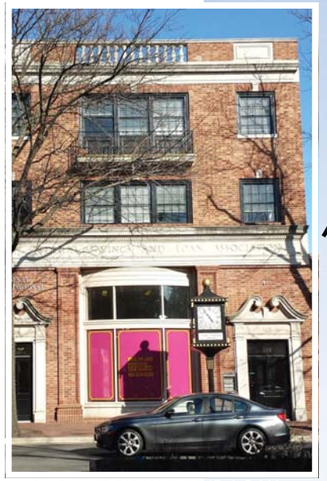
CROMLEY LOFTS
- ALEXANDRIA, VA

OLD TOWN GALLERY
- ALEXANDRIA, VA

VIRTUE FEED & GRAIN
- ALEXANDRIA, VA

EXPRESS SPARK PLUG CO. - 515 NORTH WASHINGTON (1920)
- ALEXANDRIA, VA



FIRST FED SAVINGS AND LOAN
- ALEXANDRIA, VA

BROCKETTS ALLEY
- ALEXANDRIA, VA

PROJECT Nº 20130161.00 | REVISION Nº 000 | DATE 06/04/2014

Notes

515 N WASHINGTON ST - PROJECT GATEWAY/LOCAL PRECEDENTS

CASRiegler
VALUE | URBAN | CHARACTER

SNEAD CONSTRUCTION

18

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Notes BRICK BASE OPTION

NW STREET VIEW - N WASHINGTON ST

CASRiegler
VALUE | URBAN | CHARACTER

SNEAD CONSTRUCTION

19

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Notes STONE BASE OPTION

NW STREET VIEW - N WASHINGTON ST

CASRiegler
VALUE | URBAN | CHARACTER

SNEAD CONSTRUCTION

20

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PROJECT Nº 20130161.00 | REVISION Nº 000 | DATE 06/04/2014

Notes BRICK BASE OPTION

WEST STREET VIEW - N WASHINGTON ST

CASRiegler VALUE | URBAN | CHARACTER

SNEAD CONSTRUCTION

21

MOUNT VERNON COTTON FACTORY RESIDENTIAL RE-USE

515 N WASHINGTON STREET

ALEXANDRIA, VA 22314

COOPER CARRY

© 2013 Cooper Carry, Inc. 625 North Washington Street, Suite 200, Alexandria, Virginia 22314 Tel. 703-519-6152 Fax: 703-519-7127

PROJECT N° 20130161.00 | REVISION N° 000 | DATE 06/04/2014

Notes STONE BASE OPTION

WEST STREET VIEW - N WASHINGTON ST

CASRiegler
VALUE | URBAN | CHARACTER

SNEAD CONSTRUCTION

22

MOUNT VERNON COTTON FACTORY RESIDENTIAL RE-USE
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PROJECT Nº 20130161.00 | REVISION Nº 000 | DATE 06/04/2014

Notes BRICK BASE OPTION

NE STREET VIEW - PENDELTON ST

CASRiegler
VALUE | URBAN | CHARACTER

SNEAD CONSTRUCTION

MOUNT VERNON COTTON FACTORY RESIDENTIAL RE-USE

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PROJECT Nº 20130161.00 | REVISION Nº 000 | DATE 06/04/2014

Notes STONE BASE OPTION

NE STREET VIEW - PENDELTON ST

CASRiegler
VALUE | URBAN | CHARACTER

SNEAD CONSTRUCTION

24

MOUNT VERNON COTTON FACTORY RESIDENTIAL RE-USE
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PROJECT N^{O} 20130161.00 | REVISION N^{O} 000 | DATE 06/04/2014

Notes BRICK BASE OPTION

SE AERIAL - REAR COURT

CASRiegler
VALUE | URBAN | CHARACTER

SNEAD CONSTRUCTION

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Notes STONE BASE OPTION

SE AERIAL - REAR COURT

CASRiegler
VALUE | URBAN | CHARACTER

SNEAD CONSTRUCTION

26

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Notes

SW ELEVATED VIEW OF PARK - N WASHINGTON ST

CASRiegler
VALUE | URBAN | CHARACTER

SNEAD CONSTRUCTION

27

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Notes

SW STREET VIEW - N WASHINGTON ST

CASRiegler
VALUE | URBAN | CHARACTER

SNEAD CONSTRUCTION

28

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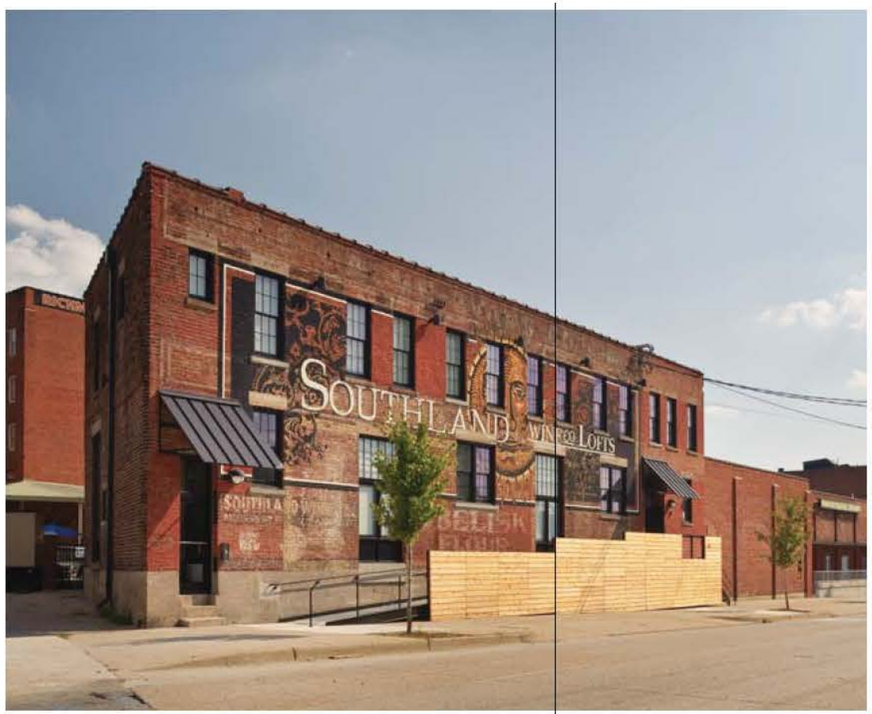

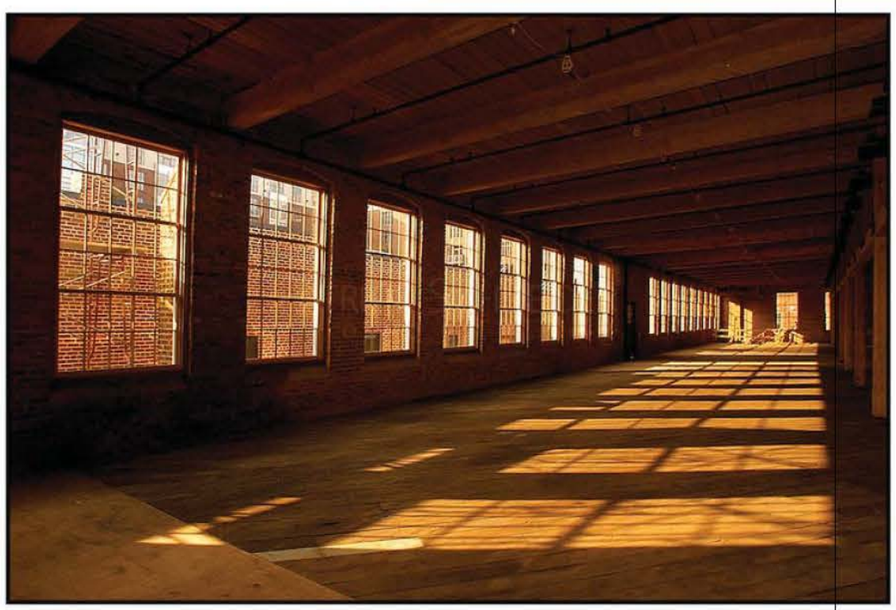

PROJECT Nº 20130161.00 | REVISION Nº 000 | DATE 06/04/2014

Notes

INSPIRATION IMAGES

CASRiegler
VALUE | URBAN | CHARACTER

SNEAD CONSTRUCTION

29

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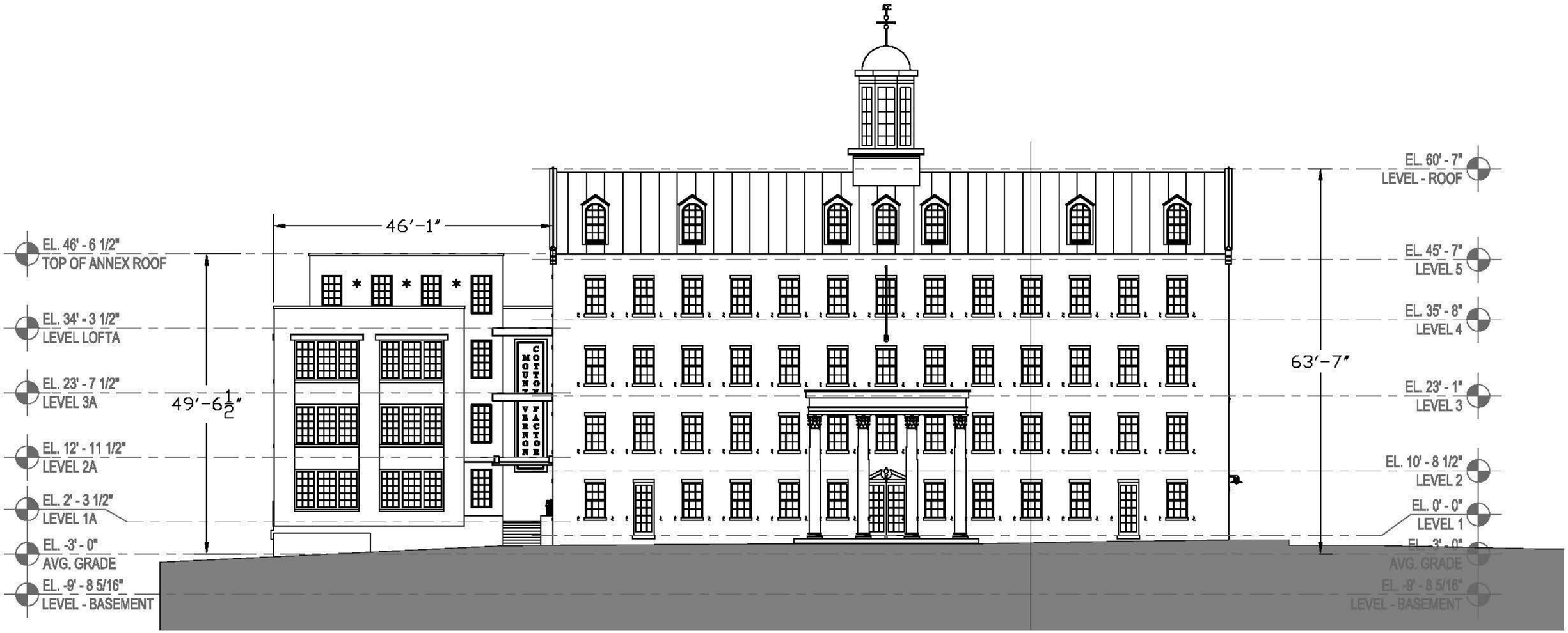

PROJECT N° 20130161.00 | REVISION N° 000 | DATE 06/04/2014

Notes

WEST ELEVATION

CASRiegler
VALUE | URBAN | CHARACTER

SNEAD CONSTRUCTION

30

0 16

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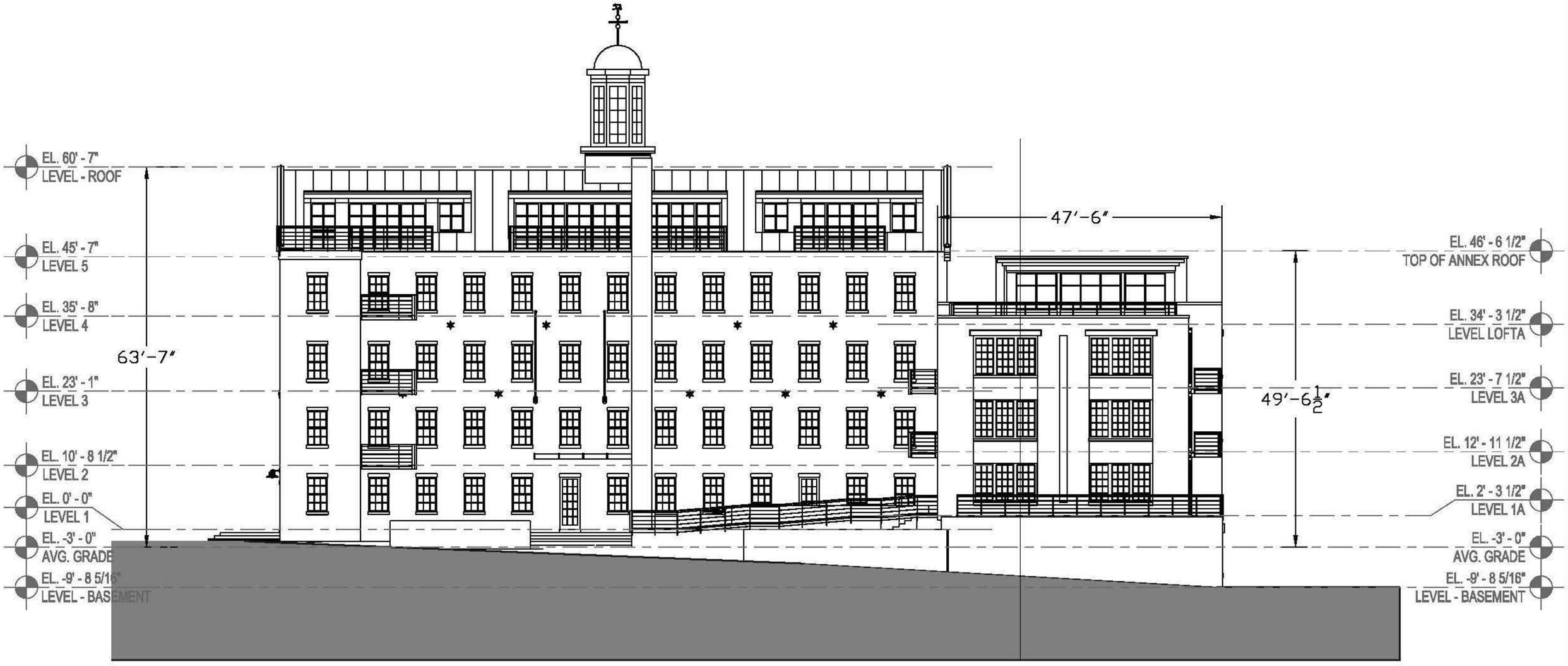

PROJECT N° 20130161.00 | REVISION N° 000 | DATE 06/04/2014

Notes

EAST ELEVATION

CASRiegler
VALUE | URBAN | CHARACTER

SNEAD CONSTRUCTION

31

0 16

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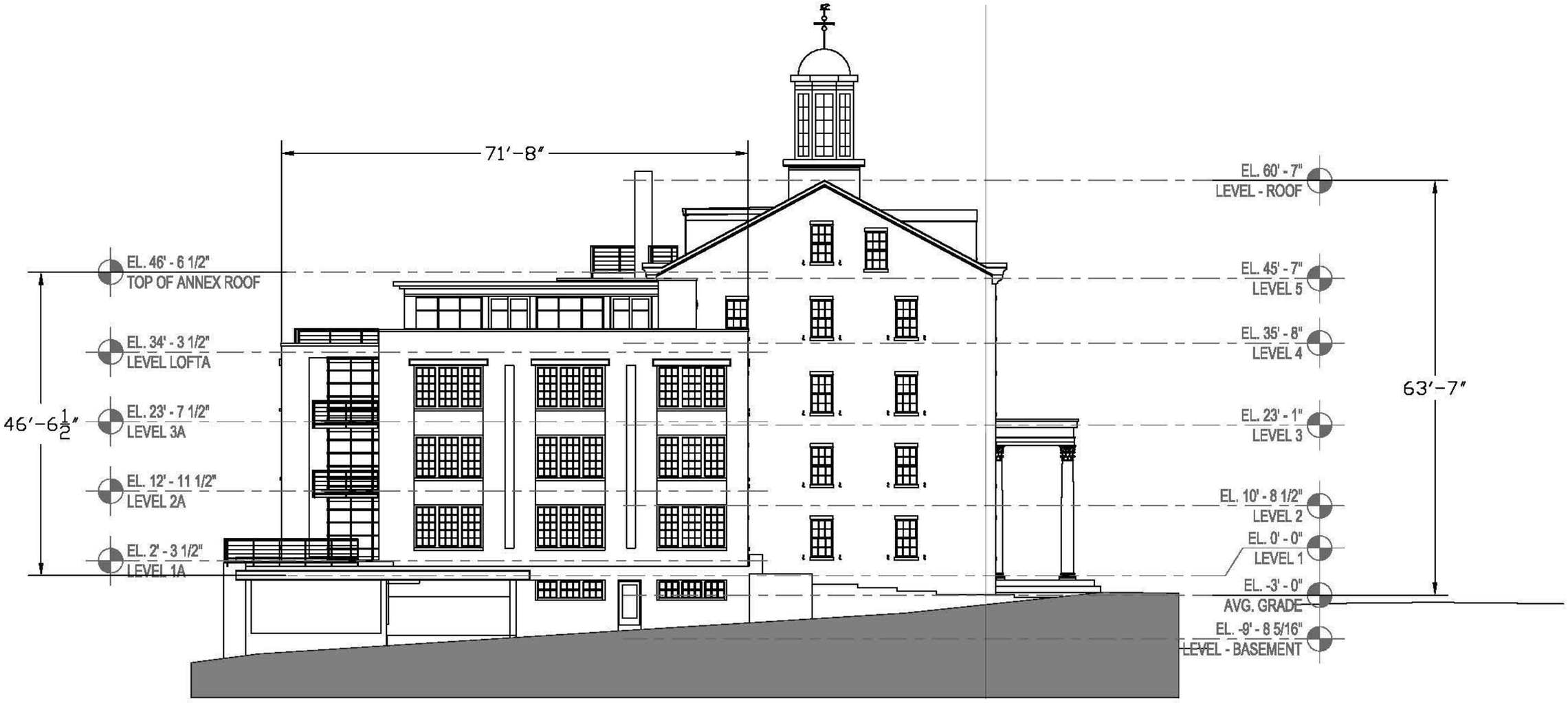

PROJECT Nº 20130161.00 | REVISION Nº 000 | DATE 06/04/2014

Notes

NORTH ELEVATION

CASRiegler

SNEAD CONSTRUCTION

32

0 16

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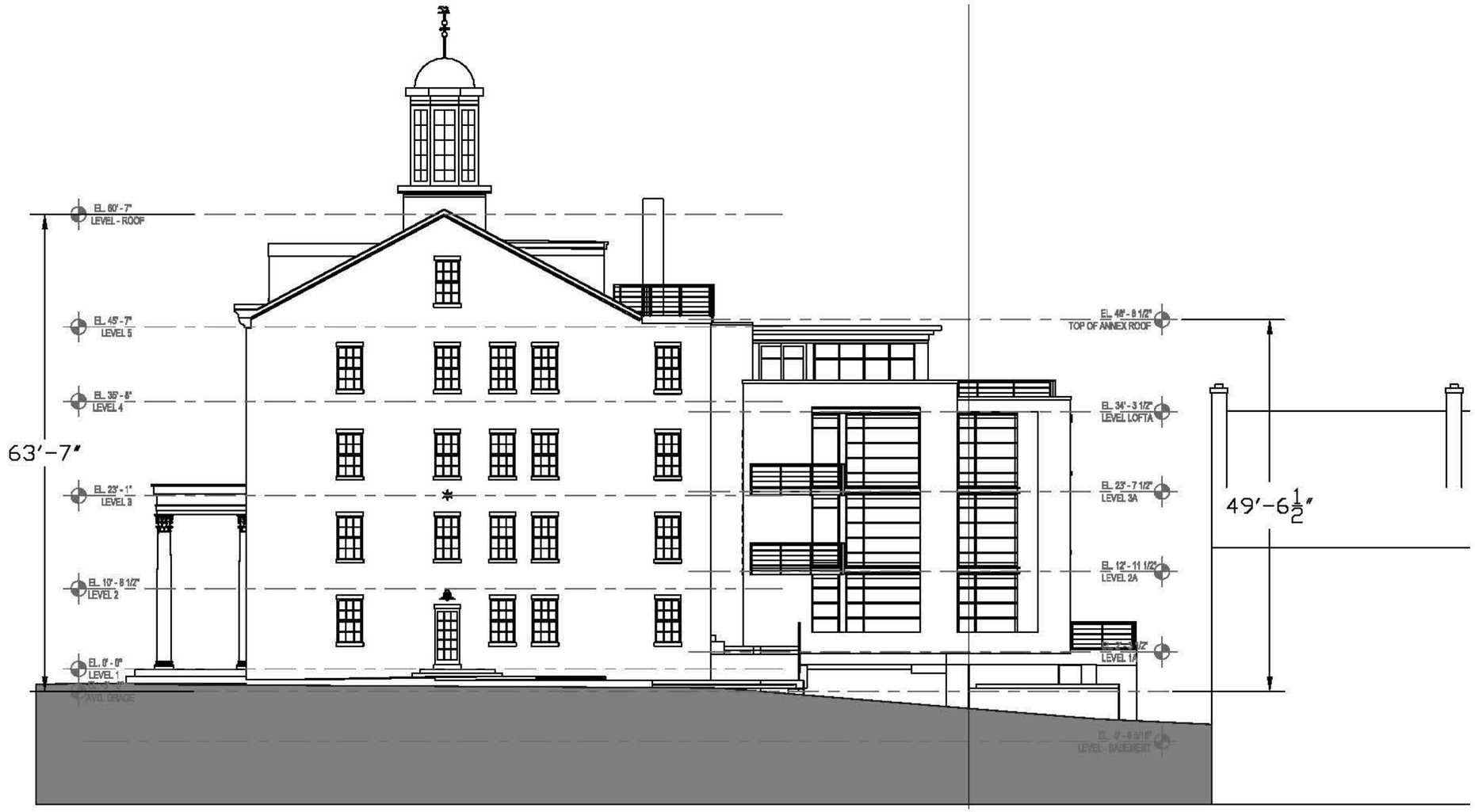

PROJECT N° 20130161.00 | REVISION N° 000 | DATE 06/04/2014

Notes

SOUTH ELEVATION

CASRiegler
VALUE | URBAN | CHARACTER

SNEAD CONSTRUCTION

33

0 16

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515 North Washington Street Historic Character Benefits related to the Washington Street Zoning Ordinance Sec. 10-105 (2) (a-j)

a). The height of the proposed North Annex complies with the maximum height of 50 feet above average grade for the site, and due to its location back from N. Washington Street is shorter than the existing historic building that fronts on N. Washington Street. The location and massing of the proposed new structure is oriented to front on Pendleton Street and is positioned to not overpower the existing historic building on N. Washington Street. The general style of the proposed new structure is that of a contemporary factory styled building with references to the industrial era associated with Alexandria's bygone era. The rectilinear massing, large window openings filled with groups of multi-light metal windows, and red brick are inspired by factory precedents. The roof level is setback and draws from examples of factory roof monitors configured of glass, with slightly sloped roofs and masonry ends.

b). The existing historic building will be preserved in its current appearance as a Colonial Revival apartment building, with the new North Annex designed to appear as a support building, much like many of the former historic building additions recorded on the site. The present painted masonry condition will be retained. Certain specific existing components of the historic building, which are renovation additions will be removed and/or modified to improve on the existing building configuration and to better preserve, exhibit and celebrate its' historical uses, as well as the associated interior and exterior architectural components. The proposed north annex materials will complement and contrast with the materials of the historic building. The three-part masonry expression of the North Annex addition will be composed with a rustic stone watertable, typical for Alexandria with a red masonry body and darker masonry emphasizing the north annex entry and roof monitor. Steel lintels along with metal and glass composed around collected windows of factory proportions will be used in transparent areas of the annex.

c). The historic building is an iconic structure sitting in a lawn on North Washington Street. It has had various additions sited to the east and north over time. The relationship of the additions to the main building forms the primary thesis for the proposed site plan and north annex structure placement. The proposed annex sits back from North Washington Street and addresses Pendleton Street, maintaining a lawn north of the existing building. The proposed park space on the southern side of the historic building structure further emphasizes the concept of a "building in a lawn", whereas the newly created grounds and park also helps to celebrate its' history and prior site configuration.

d). The existing building will be preserved in the Colonial Revival Style, with its historic materials and coloring; along with some contemporary adjustments to the rear façade and pitched roofline. The spirit of the design thesis revolves around creating a seamless blend between old and new architecture, which enhances the building, creating a timeless design. The new north annex will contrast with the current appearance of the historic building with the use of masonry,

metal and glass materials that are commonly found in factory buildings associated with Alexandria's industrial past.

e). As previously mentioned in (a-d) above the historic building has always occupied the historic position as the primary building on this block centered in open space. Supporting additions/buildings were traditionally sited north and east of the historic building and set back from N Washington Street. The proposed north annex will occupy a similar location to the north, setback from N Washington Street and fronting on Pendleton Street, filling the open space along Pendleton Street and serving as both a strong architectural presence, as well as creating a buffer from public view for the parking and service areas of the site.

f). The primary thesis of the site plan supports the dominant desire to maintain the historic parkway character of the George Washington Memorial Parkway. The historic building will be maintainedin the Colonial Revival Style with the proposed north annex and south park space emphasizing and supporting the location of the historic building in a lawn.

g). The historic building was originally established as the Mount Vernon Cotton Mill in the 1850s. During the Civil War, the Union used the building as a prison for Confederate soldiers. Following the War, it stood vacant for many years until it was modified to serve as a bottling plant house for the Robert Portner Brewery. In 1914, when Virginia declared prohibition, the building was converted into a sparkplug factory. The building's present appearance in the Colonial Revival Style, which resulted from the addition of dormer windows, a portico, and shutters, as well as the painting out of signage, reflects its use as an apartment building beginning in the 1930s. This residential phase of the building's history represents its contribution to the characterof George Washington Memorial Parkway, which has a Period of Significance from1929 to 1932. It is this appearance which holds historic interest to the city. Except for the decorative window shutters on the west façade, the east facing diminished roof dormers and east entry porch, the referenced historic significant style is to be preserved.

h). The primary thesis of the site plan supports the dominant desire to maintain the historic parkway character of the George Washington Memorial Parkway. The existing building will be significantly retained in its appearance in the Colonial Revival Style with the proposed north annex set back from Washington Street and park space located to the south to respect the character of George Washington Memorial Parkway.

i). The retention of the Colonial Revival Style features of the historic building honors the character of the George Washington Memorial Parkway. The preservation of the building to this period reinforces the understanding of the widespread interest in the Colonial history of Alexandriathat dominated the 1930s with the bicentennial celebration of George Washington's birth. The renewal of the building's residential use is also consistent with the preservation and protection of historic interest in the city and the memorial character of the George Washington Memorial Parkway. The proposed addition of park space on the south side of the siteand the set back of

the new addition from Washington Street maximizes green space that will promote the general welfare of the city.

j). The historic rehabilitation of the existing building to a residential use maintains the building in the Colonial Revival Style providing a direct connection to the George Washington Memorial Parkway. This project will preserve and protect one of the most iconic buildings sited along the George Washington Parkway in a lawn setting. The north annex and southern park space enhance the present design of the site by further restoring the historic context of supporting buildings and lawn space. These new components support the historic character of the site and provide value to the existing building, as well as other historic buildings to the south of the site on North Washington Street. The annex structure completes Pendleton Street and bridges the gap, presently a parking lot, between the existing historic building and existing residential structures to the east. The project re-activates an historic building as residential use that will attract new residents, enhancing resident life on North Washington Street. The juxtaposition to the new North Annex to the historic building will draw positive attention to the city's history, encouraging study and interest in American history, simulating 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.

Additional Design Standards per Sec 10-105 of the Zoning Ordinance

1). The existing historic building will be preserved in its current appearance as a Colonial Revival apartment building, with the new North Annex designed to appear as a support building, much like many of the former historic building additions recorded on the site. The proposed park space on the southern side of the historic building structure further emphasizes the concept of a "building in a lawn", whereas the newly created grounds and park also helps to celebrate its' history and prior site configuration. The location and massing of the proposed new structure is oriented to front on Pendleton Street and is positioned to not overpower the existing historic building on N. Washington Street.

2). The general style of the proposed new structure is that of a contemporary factory styled building with references to the industrial era. The rectilinear massing, large window openings filled with groups of multi-light metal windows, and red brick are inspired by factory precedents. The roof level is setback and draws from examples of factory roof monitors configured of glass, with slightly sloped roofs and masonry ends. The primary building façade along Pendleton Street is express in a 20 foot module presented in three bays of factory styled collected windows that are compatible with 19th century commercial and townhouse characteristics found in the Old and Historic Alexandria District.

3). The existing building will be preserved in the Colonial Revival Style, with its historic materials and coloring. The proposed annex sits back from North Washington Street and addresses Pendleton Street, maintaining a lawn north of the existing building. The proposed north annex

materials will complement and contrast with the materials of the historic building. The three-part masonry expression of the North Annex addition will be composed with a rustic stone watertable, typical for Alexandria with a red masonry body and darker masonry emphasizing the north annex entry and roof monitor. Steel lintels along with metal and glass composed around collected windows of factory proportions will be used in transparent areas of the annex.

4). The existing building will be preserved in the Colonial Revival Style, along with some contemporary adjustments to the rear façade and pitched roofline. The spirit of the design thesis revolves around creating a seamless blend between old and new architecture, which enhances the building, creating a timeless design. The new north annex will contrast with the current appearance of the historic building with the use of masonry, metal and glass materials that are commonly found in factory buildings associated with Alexandria's industrial past.

5). The three-part masonry and glass expressions of the North Annex addition is not meant to replicate the bearing wall construction techniques of the 19th century, but to display the use of new technology while maintaining the scale and patterning that recalls historic Alexandria factory design and construction.

Attachment#2

BAR Case # 2014-0038

ADDRESS OF PROJECT: 513-515 N. Washington Street

TAX MAP AND PARCEL: 064.02-04.06 & 064.02-04-01 **ZONING:** RM & OC

APPLICATION FOR: *(Please check all that apply)*

☑ CERTIFICATE OF APPROPRIATENESS Concept Review #2

☐ 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: Kevin Riegler (CAS Riegler Companies)

Address: 1501 11th St, NW

City: Washington State: DC Zip: 20001

Phone: (202)506-5595 E-mail : Kevin@casriegler.com

Authorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☑ **CAS Riegler**

Name: Rory Byrnes Phone: (202)506-5595

E-mail: rory@casriegler.com

Legal Property Owner:

Name: J. River 513/515 N. Washington Street, LLC

Address: 1501 11th St NW

City: Washington State: DC Zip: 20001

Phone: (202)506-5595 E-mail: **Kevin@casriegler.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.

BAR Case # 2014-0038

NATURE OF PROPOSED WORK: *Please check all that apply*

- ☐ NEW CONSTRUCTION
- ☑ EXTERIOR ALTERATION: *Please check all that apply.*
  - ☑ awning
  - ☑ doors
  - ☑ lighting
  - ☐ other
  - ☑ fence, gate or garden wall
  - ☑ windows
  - ☑ pergola/trellis
  - ☑ HVAC equipment
  - ☐ siding
  - ☑ painting unpainted masonry
  - ☑ shutters
  - ☐ shed
- ☑ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

The proposed project is the conversion of the existing office building into 26 residential units totaling 26,283 gross square feet. Exterior Alterations of the existing building includes removal of the existing portico on the East facade of the building, removal of the existing window shutters, and the alteration of the rear dormers on the east portion of the buildings roof line. Additionally the project includes annex structure to be built on the north end of the property along Pendelton street with 8 addditional residential units totaling approximately 10,000 gross square foot building.

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.

BAR Case # 2014-0038

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: _____ 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.

BAR Case # 2014-0038

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:

Printed Name: Kevin Riegler

Date: 5/5/2014

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. **CASR 513/515 N. Washington Holdings, LLC**	**1501 11th St, NW Washington, DC 20001**	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 513-515 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. **J. River 513/515 N. Washington Street, LLC**	**1501 11th St, NW Washington, DC 20001**	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 the12-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.

5/5/2014 Kevin Riegler

Date Printed Name Signature

Attachment #3

515 N Washington Street

Alexandria, Virginia 22314

Historical Overview

September 2013

EHT TRACERIES

SUMMARY

Address:	515 N Washington Street, Alexandria VA 22314
Block:	500 block of North Washington Street
Year Built:	1847
Architect:	Unknown
Original Owner:	Alexandria Businessmen: Wm. Fowle; Anthony Cazenove; Hugh Smith; Henry Daingerfield; Wm. Gregory; John Withers; Robert Jamieson; John C. Vowell; Wm. Stabler; Robert Miller
Style:	Industrial
Construction:	Brick
Height:	Four stories plus basement & attic
Original Use:	Cotton Factory
Historic Designation:	Contributing resource to the Old & Historic Alexandria District and to the Mount Vernon Memorial Highways District.
Notable Alterations:	*Exterior:* Elevator tower on the southeast corner was constructed in 1903. Elaborate portico, shutters and dormer windows were added to the simple façade in 1935.Original cupola was replaced in 1961 (then repaired in 1968 and 1998). Slate was removed from roof in 2004 and the existing standing seam metal was installed. *Interior:* Gutted numerous times. First for conversion to a Bottling House in 1903; again in 1935 with reuse as apartments. Attic space turned into a habitable 5th floor in 1935.

Historically known as the Mount Vernon Cotton Factory, the property located at 515 N Washington Street, Alexandria, V.A. is a four-story, plus basement and attic, office building located on the east side of N Washington Street. Bounded by Pendleton Street on the north and Oronoco Street on the south, the brick industrial building was constructed in 1847. The masonry building maintains the original rectangular footprint of approximately 110' x 50'.

HISTORIC DESIGNATION

The building is a contributing resource to the Old and Historic Alexandria District and, therefore, any proposed alterations to the property fall under the purview of the City's Board of Architectural Review. In addition, the building fronts Washington Street and therefore is considered an important resource in the Mount Vernon Memorial Highway Historic District. Any proposals for alterations to the building will need to be "in keeping with the dignity, purpose, and memorial character of the highway" and will require review and comments by the National Park Service. [1]

BUILDING HISTORY

1847: One acre of land purchased from Betsy C. Mason by Wm. Fowle, Anthony Cazenove, Hugh Smith, Henry Daingerfield, Wm. Gregory, John Withers, Robert Jamieson, John C. Vowell, Wm. Stabler and Robert Miller.

Construction completed for Mount Vernon Cotton Factory.

1855: Sale of building for $26,000 to Lewis McKenzie, John Withers, Robert Jamieson, James Green, Henry Dangerfield, and Wm. Gregory. Operates as a cotton factory.

1858: Sale of building for $35,000 to John Rosencrantz of Philadelphia, PA. Operates as a cotton factory.

1863: Commandeered by the U.S. Military. Becomes Cotton Factory Prison/Washington Street Military Prison for Confederate Soldiers.

1866: Sale of building for $34,000 to Abijah Thomas (of Smythe County, Virginia). Operates as a cotton factory (unsuccessful).

1877: Sale of building for $33,000 to Robert H. Garrett of Baltimore, MD. Business closed by Garrett to prevent competition with his business in MD.

1900: Property conveyed to Henry C. Chipman of Baltimore, MD for $12,000. Factory remains closed.

1902: Alexandria Corporation Court ordered property to be sold at public auction. Sale of building to Harry and John Aitcheson for $14,400.

1903: Property transferred to Robert Portner Brewing Company. Building converted into the Bottling House for the large brewing complex. A number of alterations completed by architect and builder Clement A. Didden and L. Morgan Davis.

1913: U.S. Department of Agriculture rents building for storage purposes from Portner.

[1] National Register of Historic Places, "Mount Vernon Memorial Highway," Arlington/Alexandria, Virginia & Washington, District of Columbia, National Register #384939.

1918: Sale of building to Express Spark Plug Company of America, Inc.
Operates as a spark plug factory.

1935: Sale of building to John Loughran. Building re-zoned and converted to Belle Haven Apartments.

Large-scale alterations completed by architect A. B. Lowstuter.

1981: Sale of building to Stevens, Davis, Miller & Mosher Building Group.
Operates as office space.

1992: Sale of building to the International Association of Chiefs of Police.
Building painted the existing exterior colors.

Alterations

When constructed, the Mount Vernon Cotton Factory was on street level and sat approximately 15' from N Washington Street. Rectangular in shape, the original footprint of the building spanned 110' north-south and 50' east-west with a centered cupola. The present size and simple features of the building that exist today are similar to the original 1847 appearance. Throughout the history of the building, outbuildings and additions were incorporated as the use for the building changed. These outbuildings and add-ons were limited to the east and north elevations and were habitually altered and then demolished.

In 1903, the building was converted into a bottling house to be used by the large Robert Portner Brewing Company, a complex that encompassed four City blocks. By 1903, 515 N Washington Street was said to be one of the largest and most substantial buildings in the country. A *Washington Post* article from April 4, 1903, reported on the transition of the old unoccupied factory to a modern bottling establishment with "wooden floors [to be] replaced by concrete, [and] supported by heavy iron girders. The building will be repainted and surmounted by a powerful arc light, which is expected to illuminate the entire section of the city."[2] Reportedly, the company spent $15,000 on alterations that included the construction of the extant elevator tower on the southeast corner of the building. The 1903 work also included demolition of a number of smaller secondary additions that were associated with the cotton factory and utilized while the building operated as a military prison.

Significant alterations to 515 N Washington Street occurred again in 1935, with the transition of the building from commercial to residential use. Owner John Loughran spent approximately $70,000 to

[2] "Alexandria News In Brief: Remodeling the Old Mount Vernon Cotton Factory," *Washington Post*, April 4, 1903. Proquest.

provide the building with much of the detail that exists today.[3] The 1935 exterior alterations encompassed the installation of the extant main entry and portico on the west elevation, construction of the dormer windows on the gable roof, addition of shutters to the west and north elevations, reconfiguration of the extant door on the south elevation, return of two doors to windows on the north elevation, construction of the brick flue on the rear elevation, and the lowering of the 1903 elevator tower to the roof line. At this time, two sheds that had been constructed by Portner Brewing Co. were demolished. The building operated as apartment housing for over forty years, and during that span of time, required a number of repairs and alterations that included the replacement of the cupola in 1961, then an expansive roof repair following a 1968 fire.

Since converting to office space, a handful of notable alterations have changed the exterior appearance of the building. Such alterations include the substitution of the asbestos slate shingles with a standing seam metal roof, rear addition of a portico and handicap ramp, addition of a weathervane and flag poles, as well as the painting of the exterior to the extant color.

More recently, the dormer windows on the rear elevation have been altered. Although research did not uncover a permit for the alteration, the joining of four dormer windows on the south end of the east elevation as well as the joining of five dormer windows on the north end of the east elevation was not part of the 1935 work. The dormer windows were intended to be individually spaced and the alteration work occurred sometime before 1992.[4]

[3] "Loughran Asks Zoning Change At Alexandria: Plans to Spend $50,000 Remodeling Building into Apartment," *Washington Post*, October 25, 1934. Proquest.

[4] Please refer to www.historicaerials.com. The comparison of the 2002 aerial photograph with the 1964 aerial photograph shows the change in shadows that would be the case when individual dormers were connected. A August 17, 1992 drawing presented to the BAR shows the existing condition of the rear dormers to be connected (City Archives).

Photograph taken by EHT Traceries.

Photograph taken by EHT Traceries

Façade (West Elevation)

1. Portico installed in 1935 distinguishing the West elevation as the façade with new main entrance.
2. Shutters installed in 1935.
3. Dormer windows installed in 1935.
4. New cupola installed in 1961; repaired in 1968 and again in 1998.
5. Weathervane installed in 1992.
6. Copper standing metal seam roof replaces slate in 2004.

Rear (East Elevation)

7. Elevator tower installed 1903; height altered in 1935.

8. Brick flue installed in 1935.

9. Portico installed in 1996.

Image courtesy of Bing.com

Aerial

10. Location of door historic, reconfigured in 1935.

11. Elevator installed in 1982.

12. 9 of the 12 rear dormer windows connected sometime before 1992.

Analysis of Historic Character

515 N Washington Street is a highly significant historic building for the City of Alexandria. Fortunately, through its multi-purposed use, much of the original simplicity of the building remains. Although present-day exterior character defining features have been added to the building since its original construction, the location, form, mass, scale and setting retain a high-level of integrity.

515 N Washington Street has out-lived many of the important businesses that operated within the structure, including the Mount Vernon Cotton Factory, Robert Portner Brewing Company, and the Express Spark Plug Company— serving as one of the few existing industrial remnants of a bygone era for Alexandria. Although some alternate materials and new designs have been introduced to the building, the building maintains a strong visual association to its industrial history.

As a result, 515 N Washington Street retains a high level of historic integrity both in its role as a surviving industrial remnant to an important section of the Old and Historic Alexandria District, and in its more recent role as a dominating structure along the historically significant Mount Vernon Memorial Highway.

Historic Images

Figure 1: "View of Alexandria VA." 1853 Lithograph by E. Sachse & Co. Courtesy of Alexandria Library of Local History Special Collections. Image displays rear factory additions that were later demolished for the building's transition to a bottling house.

Figure 2: "The 71th REG. N.Y. At Alexandria, VA." Image dated 1861. Cotton Factory in background. Courtesy of Alexandria Library Local History Special Collections, Vertical File Image #822.

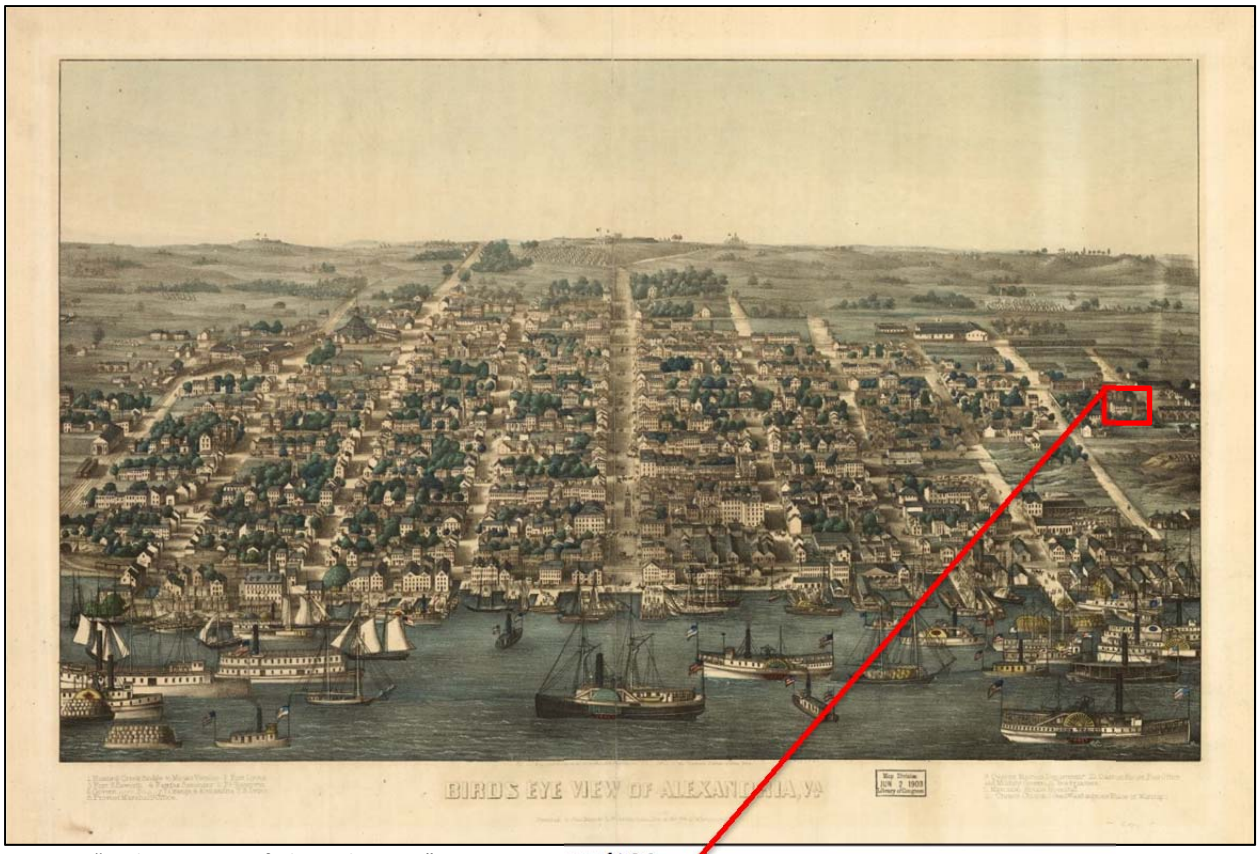


Figure 3: "Birds Eye View of Alexandria, VA." 1863. Courtesy of LOC.

Figure 4: "Birds Eye View of Alexandria, VA." 1863. Courtesy of LOC. Image of east elevation.

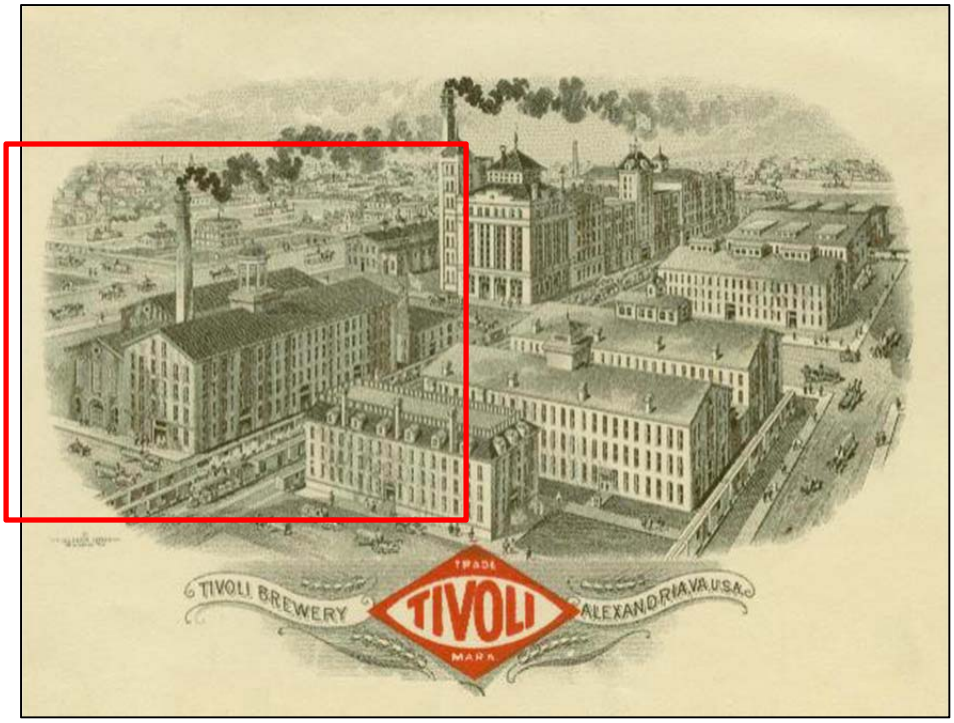
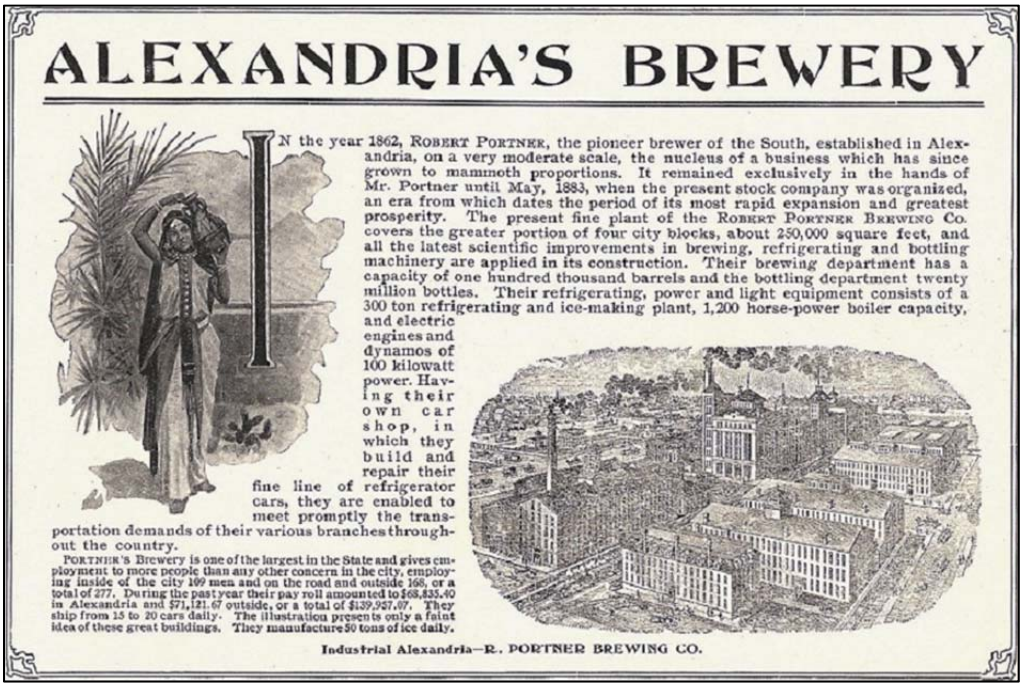


Figure 5: Post-1902 Robert Portner Brewing Company Advertisement. Courtesy of *Historic Alexandria: An Illustrated History*. The artist inaccurately depicts 515 N Washington as a mirror-image of itself and places the building further north than where it was located in proximity to the larger brewing complex.



ALEXANDRIA'S BREWERY

IN the year 1862, ROBERT PORTNER, the pioneer brewer of the South, established in Alexandria, on a very moderate scale, the nucleus of a business which has since grown to mammoth proportions. It remained exclusively in the hands of Mr. Portner until May, 1883, when the present stock company was organized, an era from which dates the period of its most rapid expansion and greatest prosperity. The present fine plant of the ROBERT PORTNER BREWING CO. covers the greater portion of four city blocks, about 250,000 square feet, and all the latest scientific improvements in brewing, refrigerating and bottling machinery are applied in its construction. Their brewing department has a capacity of one hundred thousand barrels and the bottling department twenty million bottles. Their refrigerating, power and light equipment consists of a 300 ton refrigerating and ice-making plant, 1,200 horse-power boiler capacity, and electric engines and dynamos of 100 kilowatt power. Having their own car shop, in which they build and repair their fine line of refrigerator cars, they are enabled to meet promptly the transportation demands of their various branches throughout the country.

PORTNER'S Brewery is one of the largest in the State and gives employment to more people than any other concern in the city, employing inside of the city 199 men and on the road and outside 168, or a total of 277. During the past year their pay roll amounted to $68,835.40 in Alexandria and $71,121.67 outside, or a total of $139,957.07. They ship from 15 to 20 cars daily. The illustration presents only a faint idea of these great buildings. They manufacture 50 tons of ice daily.

Industrial Alexandria—R. PORTNER BREWING CO.

Figure 6: 1907 Advertisement for Robert Portner Brewing Company. Courtesy of Alexandria Local History Special Collections. States brewery as one of the largest in the state and that the business provides employment for more people than any other company in the City of Alexandria.

Figure 7: Spark Plug Factory view looking southeast. Image dated 1920s. Courtesy of Alexandria Library Local History Special Collections, William Smith Photographs. Photograph displays the one-story bottle & case receiving shed on the north elevation constructed by the Portner Brewing Co., nonextant. Note the height of Washington Street in comparison to façade.

Figure 8: Spark Plug Factory view looking northeast. Image dated 1920s. Courtesy of Alexandria Library Local History Special Collections, Vertical File Image #829. Photograph displays cap and height of the elevator tower constructed by the Portner Brewing Co. and later removed by John Loughran. Note the height of Washington Street in comparison to façade.

Figure 9: Spark Plug Factory view looking northeast. Image dated 1920s. Courtesy of Alexandria Local History Special Collections, Vertical File image #827. Note the height of Washington Street in comparison to façade.

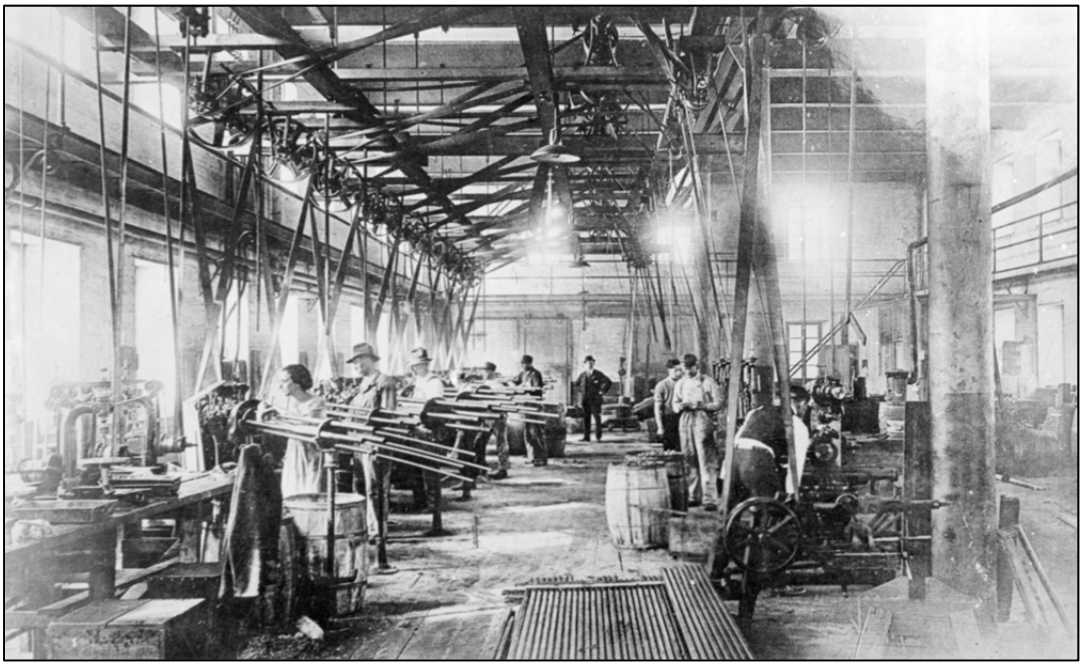


Figure 10: Interior operations of the Spark Plug Factory. Image dated 1920s. Courtesy of Alexandria Local History Special Collections, Vertical File Image #826.

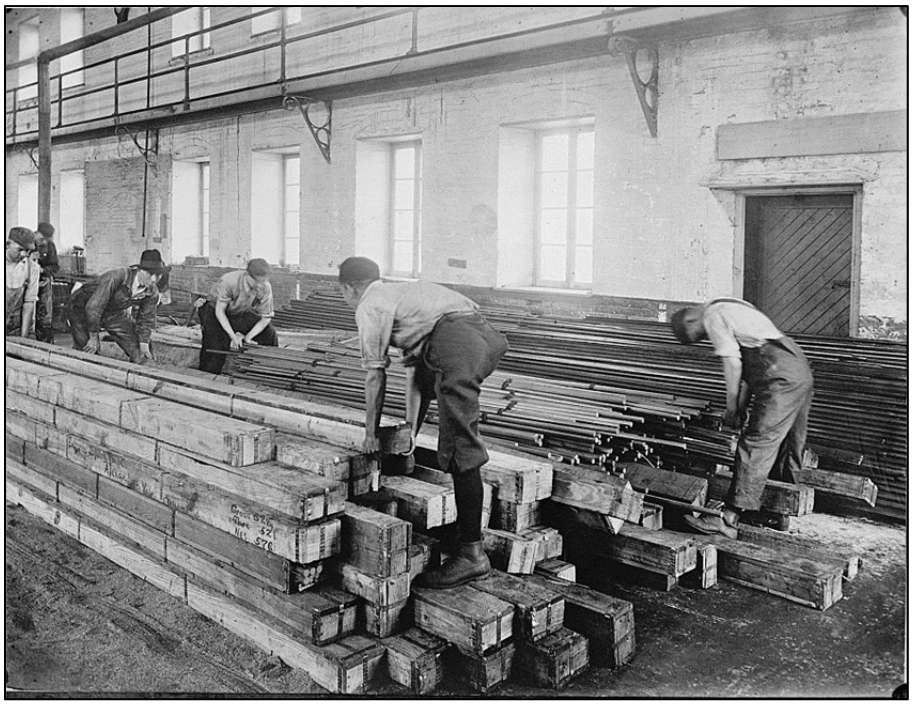


Figure 11: Interior photograph of the Spark Plug Factory. Image dated 1920s. Courtesy of LOC.

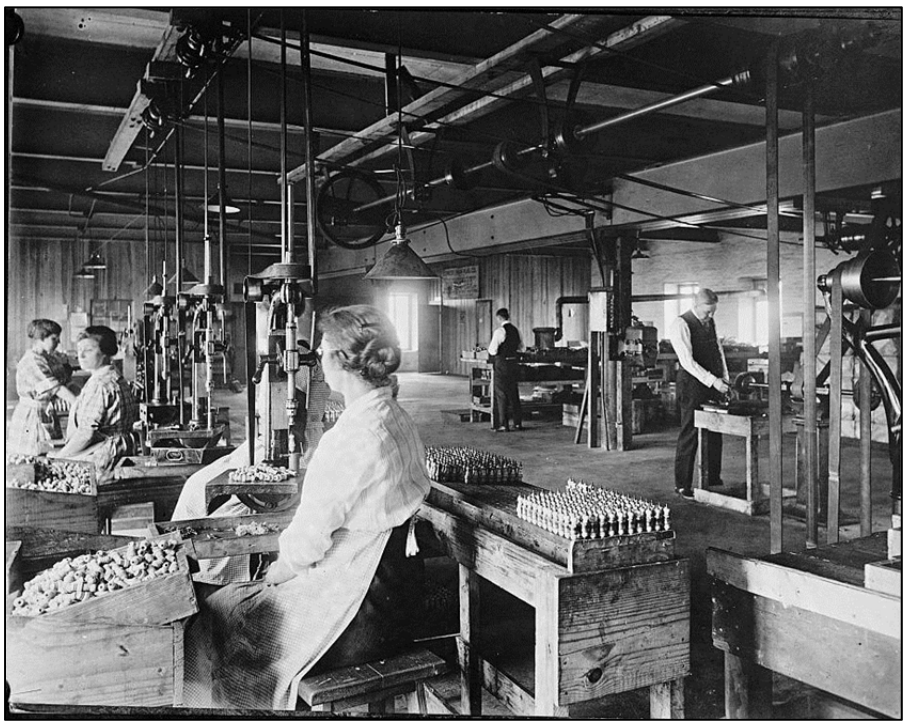


Figure 12: Interior photograph of the Spark Plug Factory. Image dated 1920s. Courtesy of *Images of America: Alexandria*.

Figure 13: Interior photograph of Spark Plug Factory. Image dated 1920s. Courtesy of *Historic Photos of Alexandria*.

Figure 14: Belle Haven Apartments. Image dated 1938. Courtesy of Alexandria Local History Special Collections, Vertical File Image #470. Image shows building in transition as shutters are sporadically installed. Note the height of Washington Street in comparison to façade, this photograph was taken post the construction of the Mount Vernon Memorial Highway.

Figure 15: Belle Haven Apartments view looking northeast. Date unknown. Courtesy of Alexandria Local History Special Collections, William Smith Photographs. Note the height of Washington Street in comparison to façade, this photograph was taken post the construction of the Mount Vernon Memorial Highway.

Maps, Plats & Drawings

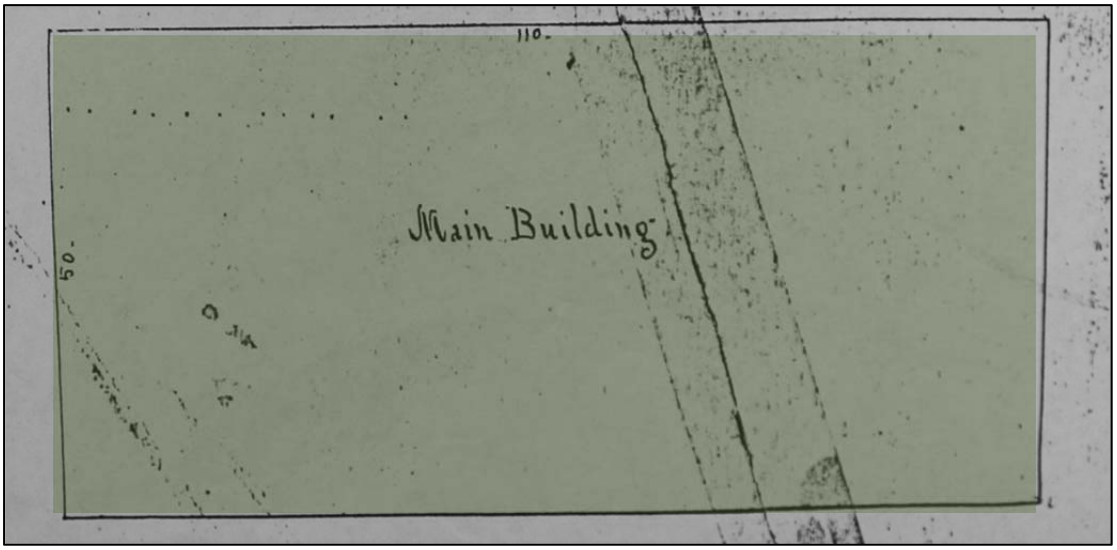


Figure 16: 1847 Mount Vernon Cotton Factory, original footprint of building highlighted in green. C.S. Hallowell Map. Courtesy of Alexandria Local History Special Collections.

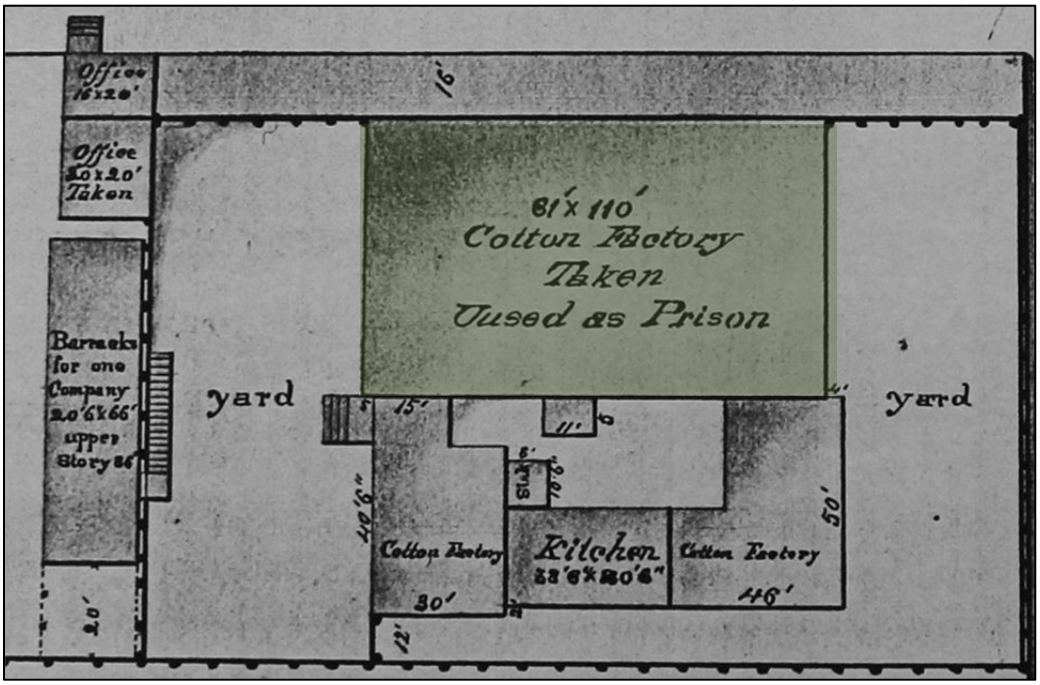


Figure 17: 1865 Washington Street Military Prison, original footprint of building highlighted in green. Courtesy of Alexandria Local History Special Collections.

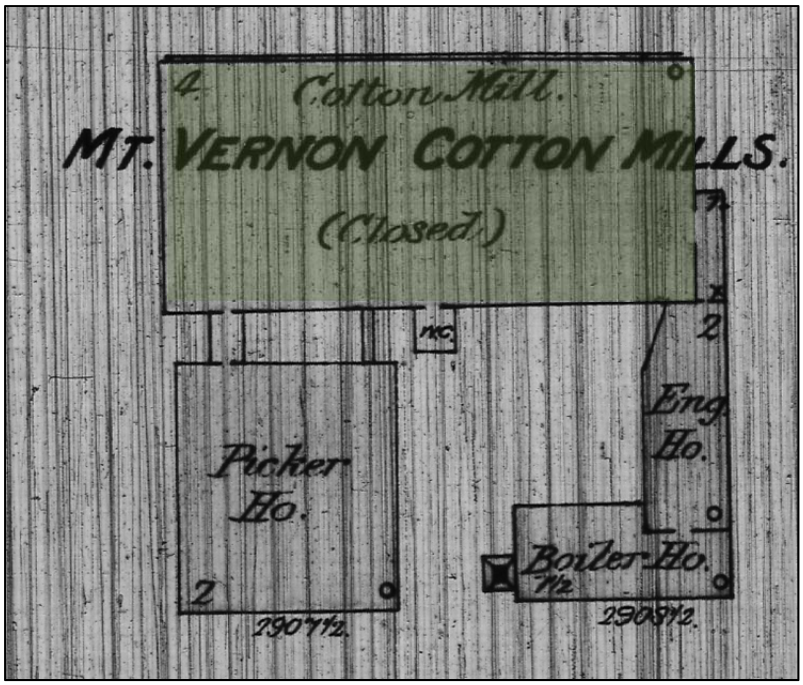


Figure 18: 1885 Mount Vernon Cotton Mill, original footprint of building highlighted in green. 1885 Sanborn Map.

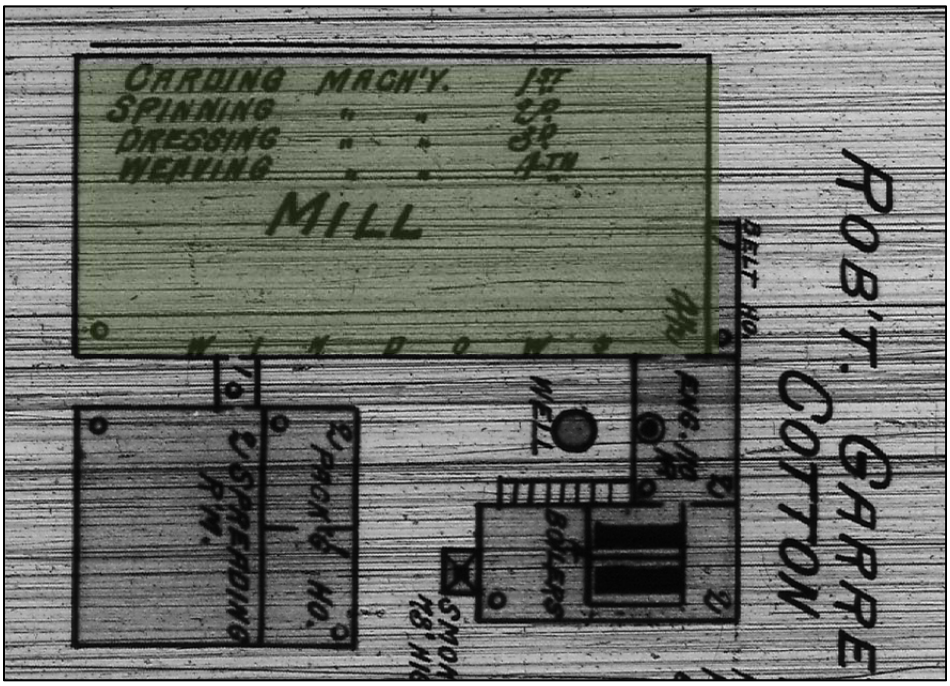


Figure 19: 1891 Robert Garrett Cotton Mill, original footprint of building highlighted in green. 1891 Sanborn Map.

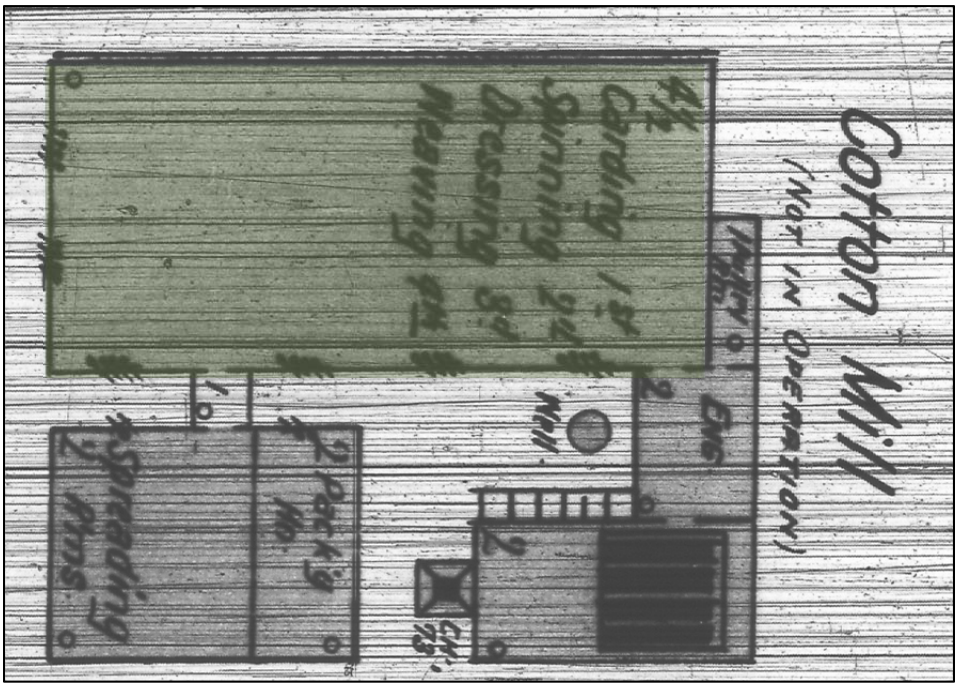


Figure 20: 1896 Robert Garrett Cotton Mill, original footprint of building highlighted in green. 1896 Sanborn Map.

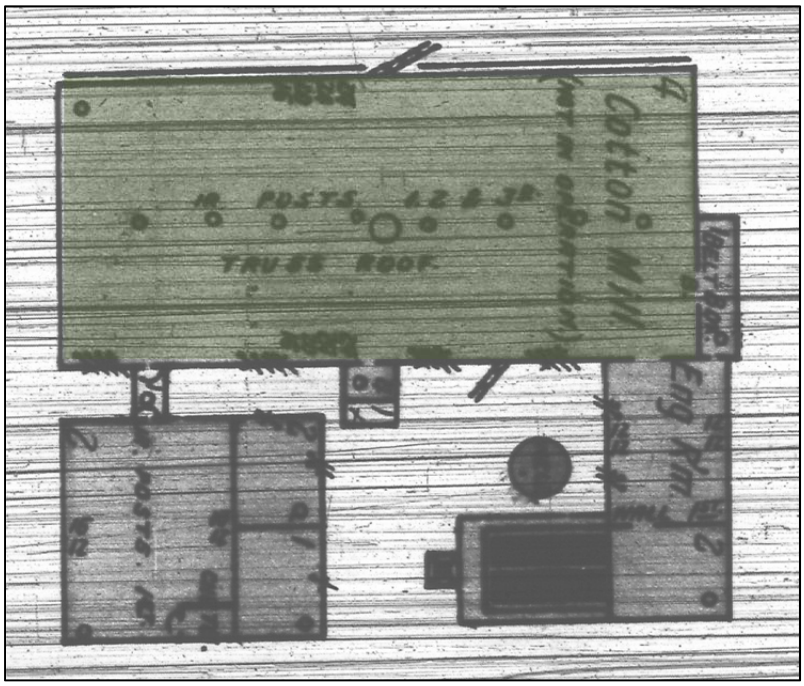


Figure 21: 1902 Cotton Mill, original footprint of building highlighted in green. 1902 Sanborn Map.

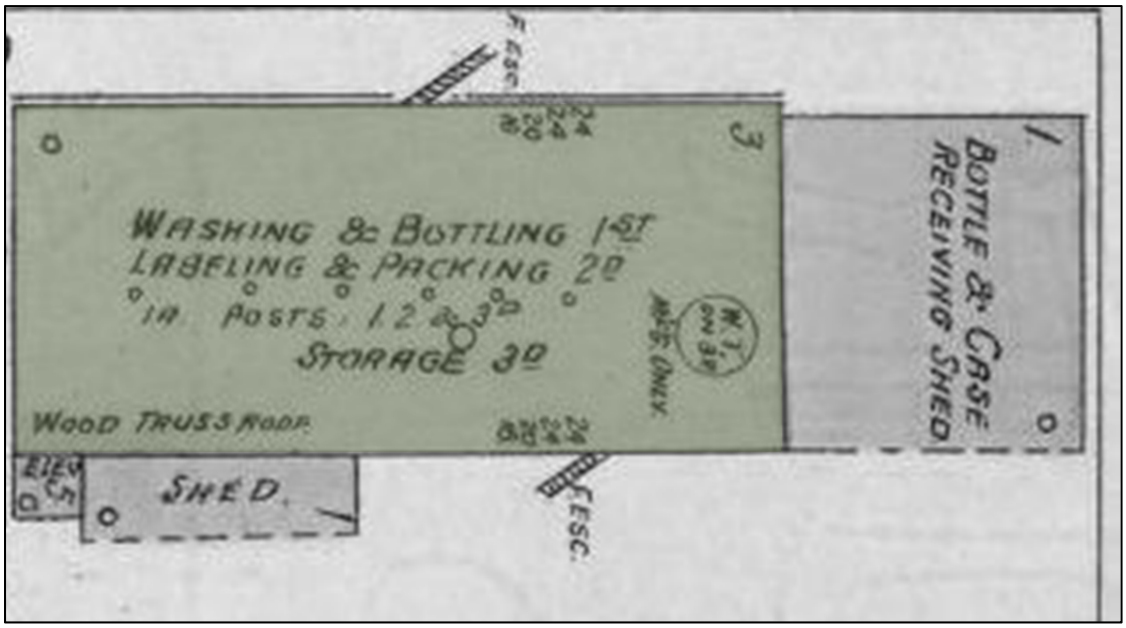


Figure 22: 1907 Portner Brewing Co. Bottling House, original building footprint highlighted in green. 1907 Sanborn Map.

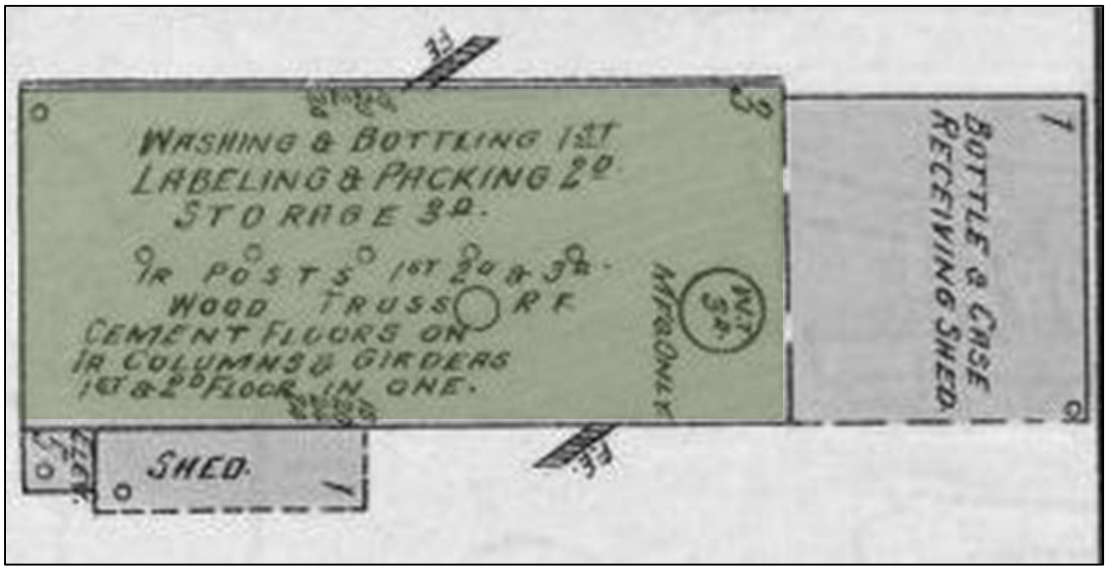


Figure 23: 1912 Portner Brewing Co. Bottling House, original footprint of building highlighted in green. 1912 Sanborn Map.

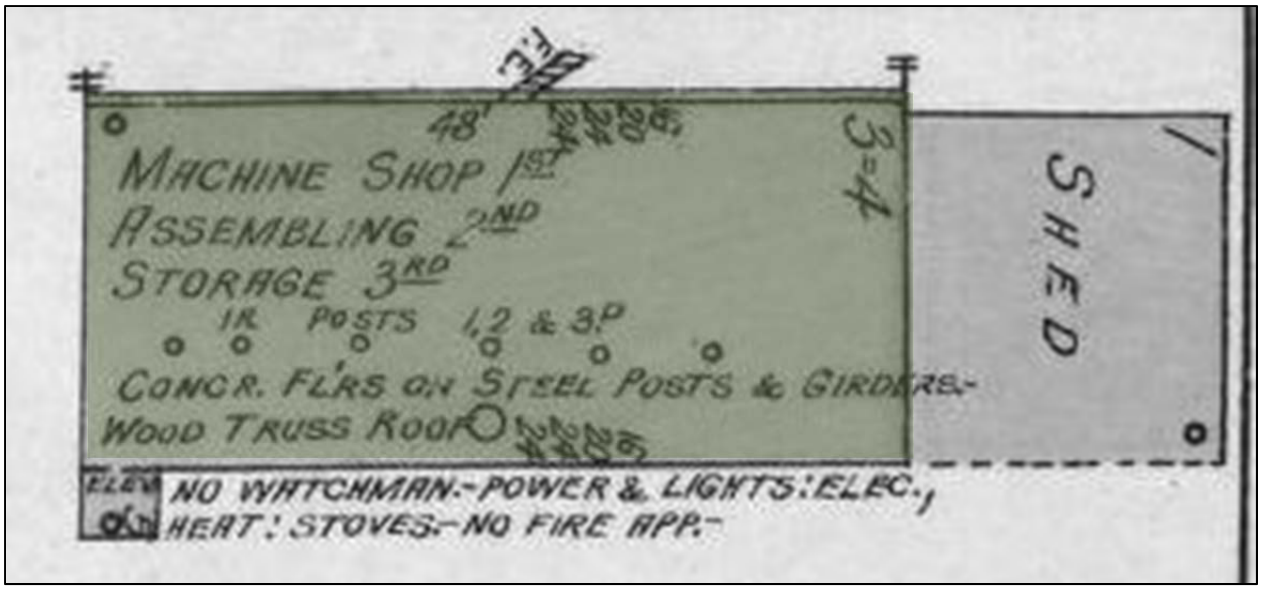


Figure 24: 1921 Express Spark Plug Factory, original footprint of building highlighted in green. 1921 Sanborn Map.

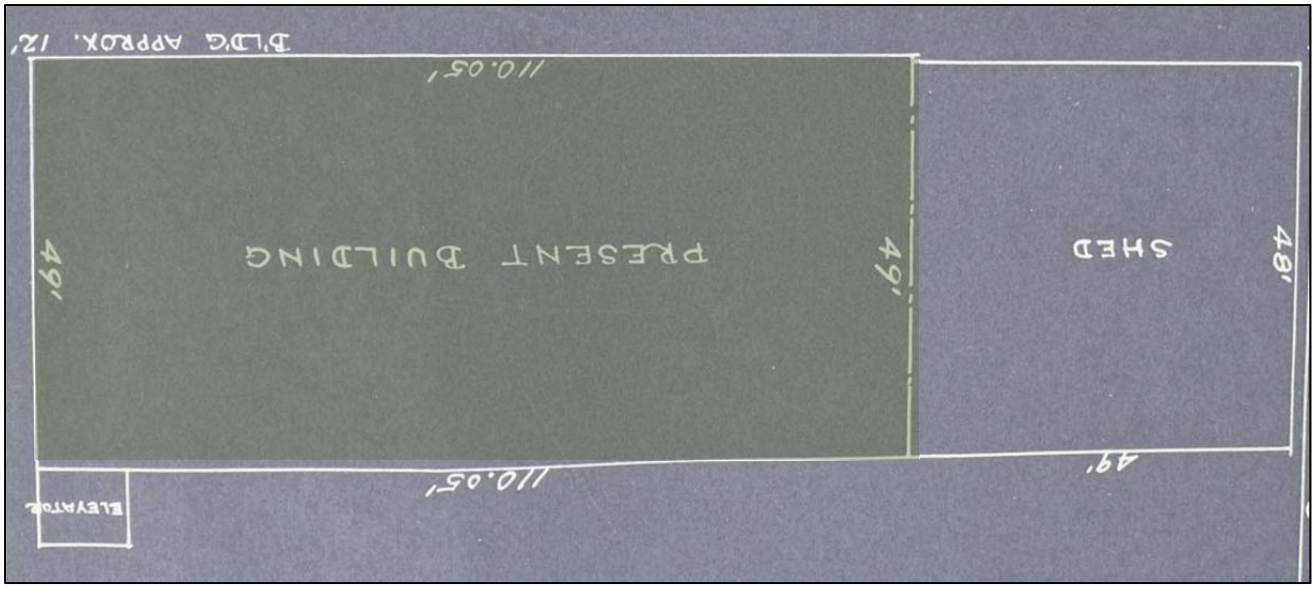


Figure 25: 1935 drawing of existing building by architect A.B. Lowstuter, original building footprint highlighted in green. Courtesy of Alexandria Local History Special Collections.

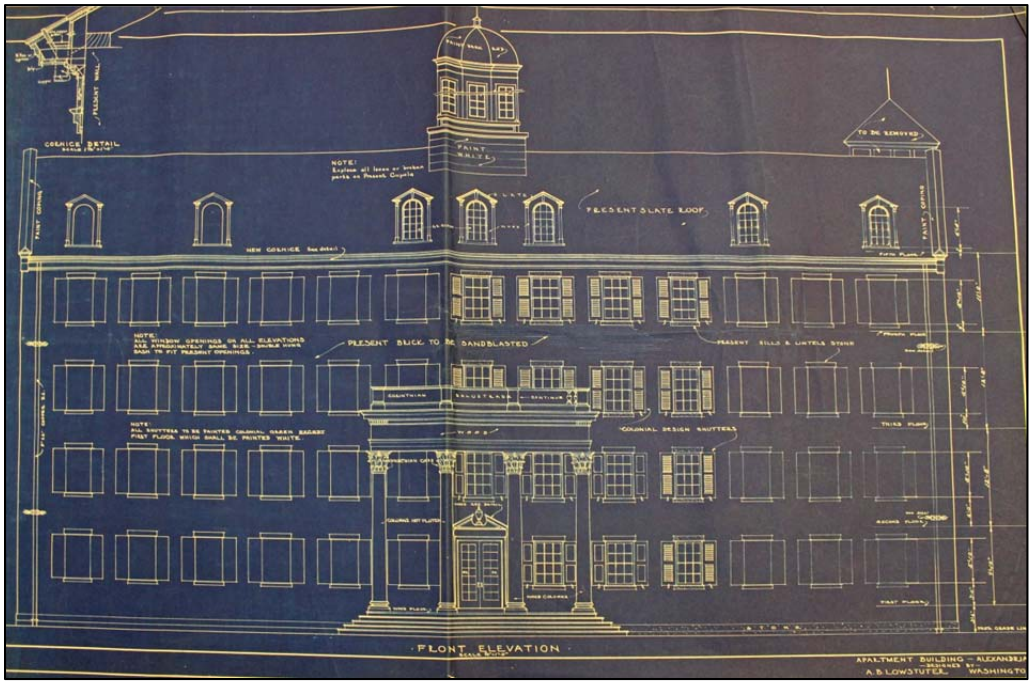


Figure 26: 1935 A.B. Lowstuter's Design for Belle Haven Apartments. West Façade. Courtesy of Alexandria Local History Special Collections. Drawing notes the installation of the portico with Corinthian columns, front door, shutters, dormer windows and the removal of the top of the elevator tower.

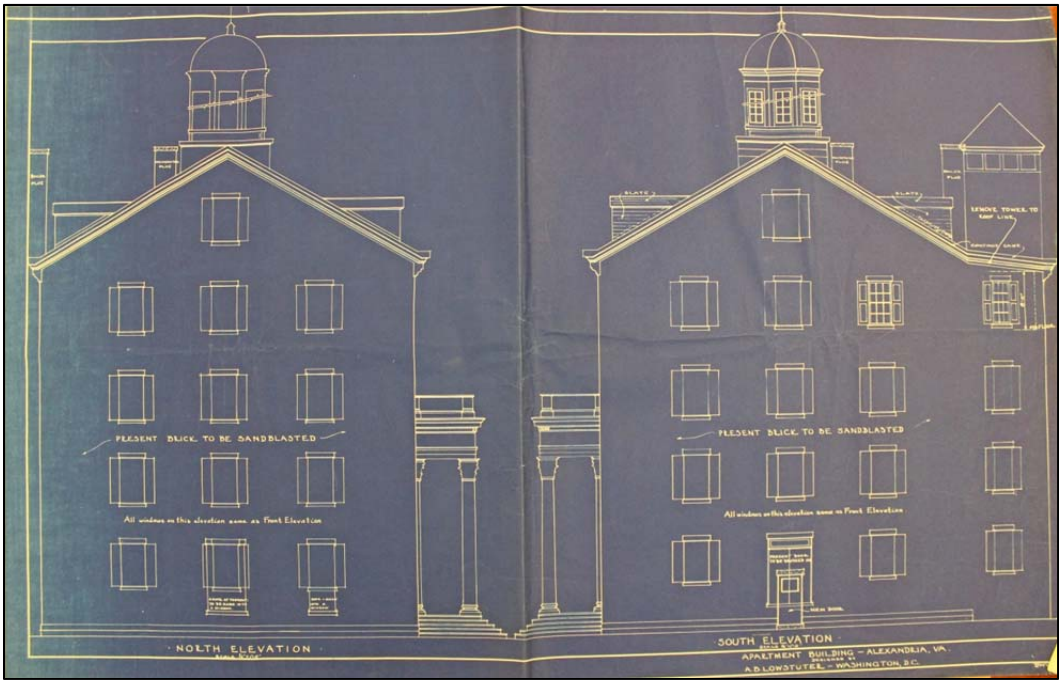


Figure 27: 1935 A.B. Lowstuter's Design for Belle Haven Apartments. North and South elevations. Courtesy of Alexandria Local History Special Collections. Drawings note the installation of a new center door on the first floor of the south elevation and the conversion of two doors to windows on the north elevation, as well as demolition of the elevator tower to the height of the roof line.

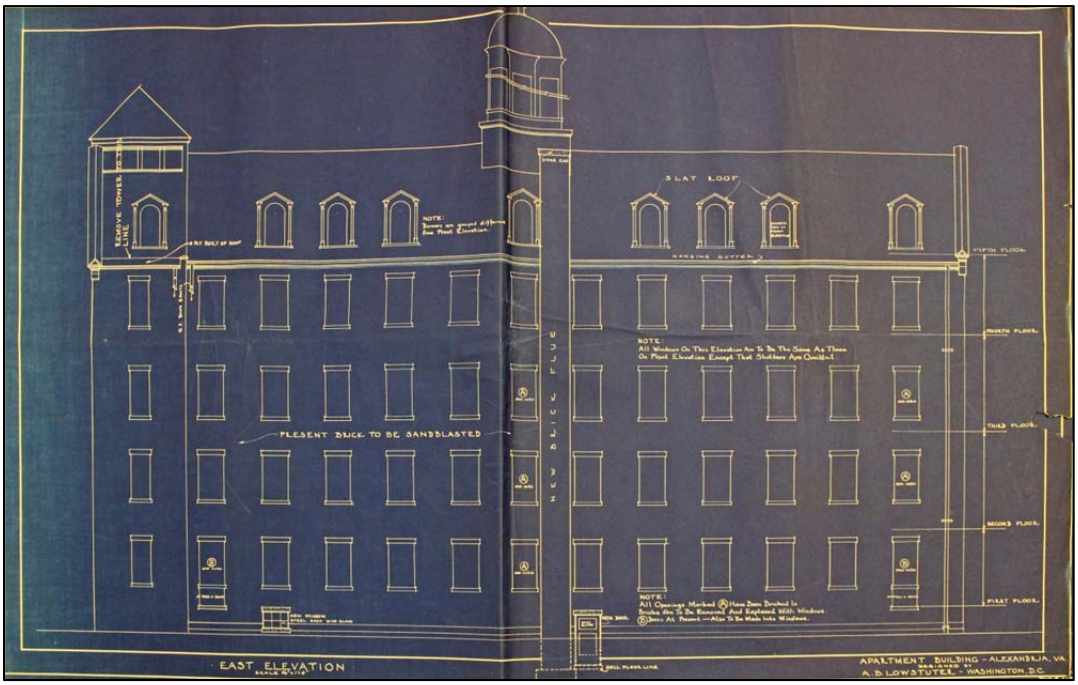


Figure 28: 1935 A.B. Lowstuter's Design for Belle Haven Apartments. East Elevation. Courtesy of Alexandria Local History Special Collections. Drawing notes the installation of a new brick flue in the center of the elevation, a new window and door at basement level, windows to be converted into doors, spatial arrangement of dormer windows, and removal of height from the elevator tower.

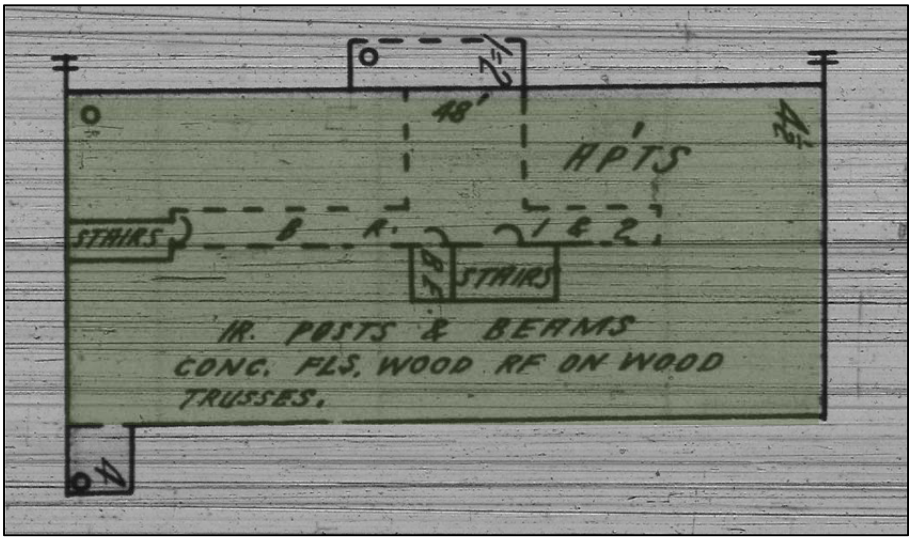


Figure 29: 1941 Belle Haven Apartments, original building footprint highlighted in green. 1941 Sanborn Map.

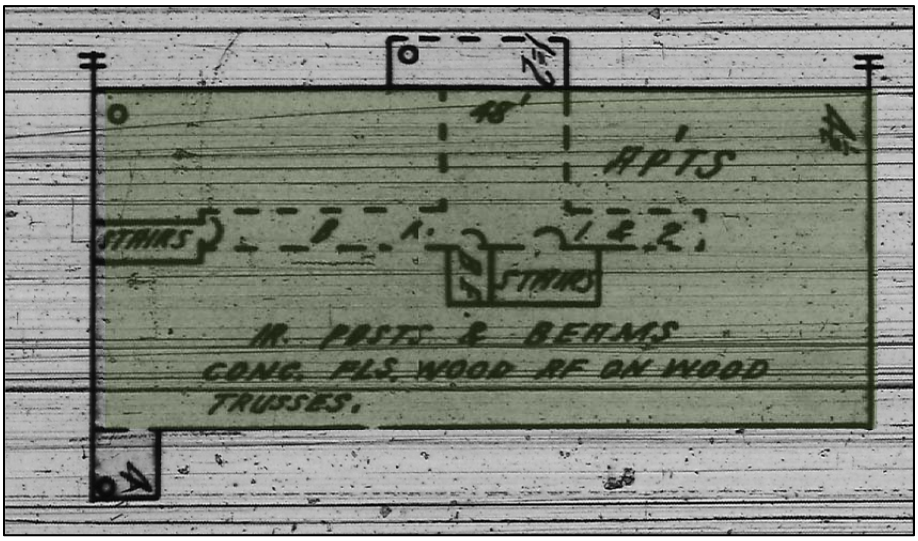


Figure 30: 1958 Belle Haven Apartments, original building footprint highlighted in green. 1958 Sanborn Map.

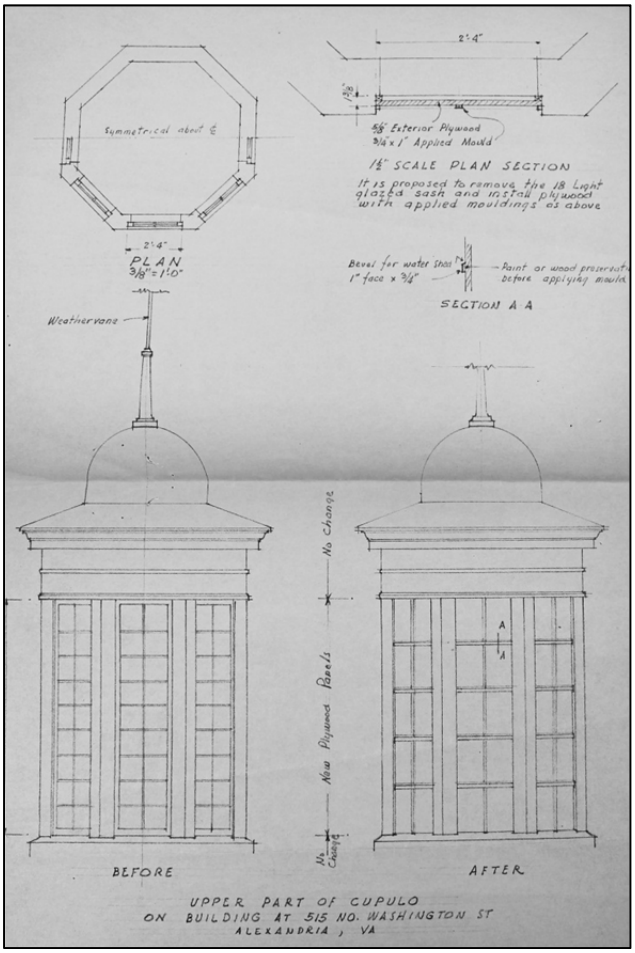


Figure 31: 1961 Drawing associated with the Permit for Repair and Alterations to the cupola. Courtesy of Alexandria City Archives. Cupola was majorly repaired in 1968 and then again in 1996.

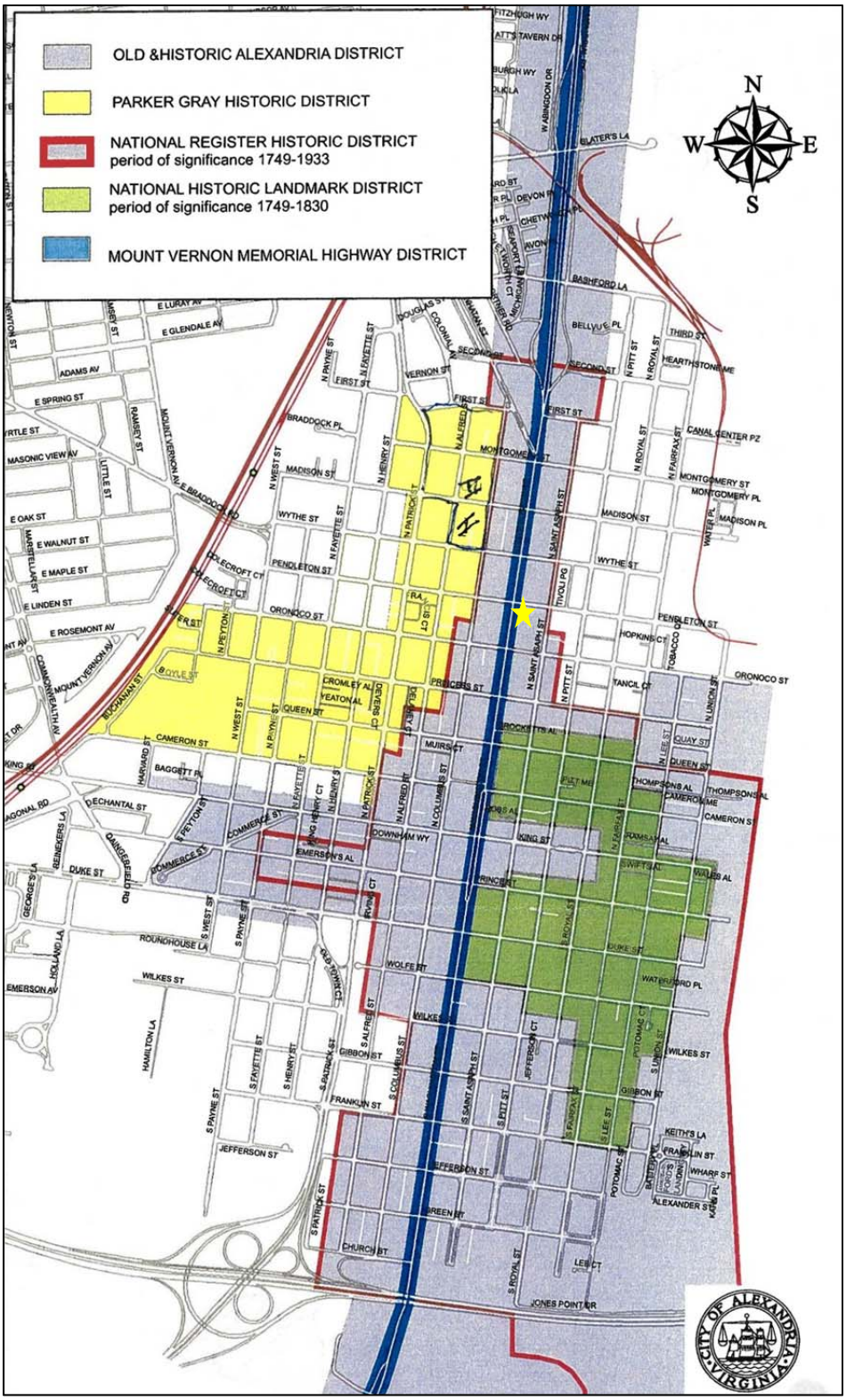


Figure 32: Historic Districts Map for the City of Alexandria. Courtesy of the City of Alexandria Department of Planning & Zoning. Location of 515 N Washington Street is marked by the star.

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Dennee, Timothy J. "Robert Portner and his Brewing Company." Report for Saul Centers, Inc., Parsons Engineering Science, Inc., & Alexandria Archaeology. Revised 2010. Report provided by Timothy Dennee.

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National Register of Historic Places, "Mount Vernon Memorial Highway," Arlington/Alexandria, Virginia & Washington, District of Columbia, National Register # 384939.

National Register of Historic Places, "Old & Historic Alexandria District," Alexandria, Virginia, National Register # 430982.

Office of Historic Alexandria, 201 N. Washington Street.

Pulliam, Ted. *Historic Alexandria: An Illustrated History*. San Antonio, TX: Historical Publishing Network, 2011.

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COMMENTS FOR THE NATIONAL PARK SERVICE

Thu 5/29/2014 1:52 PM

In light of your most recent revision to this project, we offer the following comments:

The latest revision saves the Colonial Revival Portico and Dormers but removes the old Shutters (expensive to restore or replicate), and Broken Pediment over Washington Street front entry. It replaces "Cotton Factory" painted on brick masonry (Spark-plug factory precedent) with a large new sign board perpendicular to the North gable end. The brick addition at the North end meets the Secretary's Standard of being clearly not historic, if design objective is to make the Historic building back into a 19th century Cotton Factory with "loft" units. This is a rather large and imposing historic building at North end of Washington Street, which has seen demolition of historic building in favor of large new modern buildings outside of what Alexandria considers "Old Town". Alexandria has a number of old factory and warehouse structures at North end as well as Waterfront, and seems to favor redevelopment with an industrial flavor in this part of town. We would like to renew the request to save 1930's Colonial Revival shutters and broken pediment entry on Washington Street and object to large signboard as inappropriate.

Additional screen planting at the corner of Pendleton and Washington Street would be helpful in reducing the impact of the new building.

Kate Barrett
Landscape Architect