

Docket Item # 1
BAR CASE # 2016-0406

BAR Meeting
December 14, 2016

ISSUE: Certificate of Appropriateness – New Construction
APPLICANT: VHD LLC
LOCATION: 699 North Patrick Street
ZONE: CRMU-M

BOARD ACTION: Approved as amended, 6-0

On a motion by Mr. Conkey, seconded by Mr. Duffy, the Parker-Gray Board of Architectural Review voted to approve BAR Case #2016-00406 with the condition that certain specified elements return to the BAR for final approval. The motion carried on a vote of 6 to 0.

CONDITIONS OF APPROVAL

1. Limit the number of wall mounted exhaust vents on street-facing elevations to those absolutely necessary. On all elevations, vents must be logically located and painted to match the adjacent wall surface *or the applicant may explore a more decorative option integrated with the overall design.*
2. Final approval by staff of the mock-up panel in the field.
3. Select a slightly warmer precast stone and mortar color to better coordinate with the brick.
4. Incorporate patterned brick in selected areas to add visual texture, as directed by the BAR at the hearing, with final approval by staff as part of review of the mock-up panel.
5. Approve a metal picket fence design for the site that is open and no more than four feet in height, with final approval by staff during the building permit process.
6. No interpretive elements, beyond a single plaque, may be attached to the walls of the proposed building.
7. *The applicant shall extend the floating brick piers in the center of the north courtyard on the North Patrick Street elevation to the ground.*
8. *The applicant shall return to the BAR at a later date for final approval of the following items:*
 - a. *Detailing of the horizontal siding, with special attention to the corner treatment where siding is proposed.*
 - b. *Final brick selection (to be extruded, potentially possessing ironspots for color and interest) and appropriate detailing to provide texture, variety and interest.*
 - c. *Final material selection for the pergolas.*

SPEAKERS

Roy Priest, CEO of the Alexandria Housing and Redevelopment Authority, gave an introduction to the project.

Patricia Mao Booker, project architect, presented the design and revisions since the previous BAR review and answered questions from the Board.

BOARD DISCUSSION

In general, the Board found that the current proposal was appropriate and consistent with the Design Guidelines for new construction. However, they found that a few items warranted final approval by the BAR at a future time. They noted that the applicant had generally been responsive to the BAR's comments and incorporated previous concerns into the final design. The areas that the BAR thought needed final approval were the final selection of an extruded brick, the materials for the pergola and detailing related to the siding and how it would look at the corners, in particular. The BAR agreed with the staff recommendation that a wood molded style brick was not appropriate for a 21st-century building and supported an extruded brick with a full range of color. The BAR noted that a brick with iron spots would provide both variety and visual texture. The BAR also requested more information on the proposed brick bonding patterns and detailing, noting that the quality of such detailing would convey the success of this project.

The BAR supported the design evolution of the pergola but expressed concern about the material and color selection and asked the applicant to restudy that element. It was suggested that a high-quality, solid composite material could be used in place of wood and that a more gray color would better relate to the building color scheme. The BAR had considerable discussion regarding the horizontal fiber cement siding, noting that was a very residential material choice. Several members found that the drawings did not adequately convey how the horizontal siding would look at the corners and noted that a traditional vertical 1x4 corner board or similar trim piece would not be stylistically compatible with the overall contemporary aesthetic of a multifamily building. Because of these outstanding items, the BAR conditioned the approval on these few elements returning to the BAR for final approval.

Other discussion by the BAR included the placement of the vents. The BAR cautioned against "pock-marking" the building with vents and noted that in addition to logical placement, vents could have a function as a decorative element. Brick patterning could also help organize the vents. On the northern courtyard elevation it was noted that a brick pier on the upper stories should continue to the ground and the BAR advised the applicant to study that option.

REASONS

The Board appreciated the applicant's efforts to revise the design and produce an appropriate contemporary building for this context. The Board noted that the design was developed enough to warrant approval of a Certificate of Appropriateness with the condition that the three items listed above return for final approval.

STAFF RECOMMENDATION

Staff recommends approval with the following conditions:

9. Limit the number of wall mounted exhaust vents on street-facing elevations to those absolutely necessary. On all elevations, vents must be logically located and painted to match the adjacent wall surface.
10. In lieu of a molded brick, work with staff to select an *extruded* brick of the same red color, with final approval by staff on the mock up panel in the field.
11. Select a slightly warmer precast stone and mortar color to better coordinate with the brick.
12. Incorporate patterned brick in selected areas to add visual texture, as directed by the BAR at the hearing, with final approval by staff as part of review of the mock-up panel.
13. Approve a metal picket fence design for the site that is open and no more than four feet in height, with final approval by staff during the building permit process.
14. No interpretive elements, beyond a single plaque, may be attached to the walls of the proposed building.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR2016-00406



I. ISSUE

The applicant is requesting a Certificate of Appropriateness for approval of a new four-story building on the site of the Ramsey Homes. The building will be located on the northern $\frac{3}{4}$ of the site with open space located in the southern $\frac{1}{4}$ of the block, adjacent to Pendleton Street. The proposed building has an “E” footprint with three projecting pieces on North Patrick Street and two courtyards. The main entrance to the building is located in the southern courtyard. The end elevations on Wythe and Pendleton streets each feature a single door and an open one-story pergola. The alley includes a garage entrance. The architectural vocabulary is that of a contemporary multifamily building with a common material and color scheme and large vertically oriented single and paired windows. The second and third stories also feature small balconies.

The building features both timeless and modern materials including red brick, precast stone, metal panels, aluminum-clad windows and fiber cement siding. The applicant is also requesting a waiver of the City’s rooftop HVAC screening requirement for the proposed mechanical units.

There will also be a large area of open space at the south end of the site. The current plans only show that the area will have a fence but no design work has been done for this element at this time.

The current proposal before the BAR only relates to the appropriateness of the new construction.

II. HISTORY

This project received approval of a Development Special Use Permit in November 2016 (DSUP 2014-0035). The BAR reviewed this version of the project at two separate concept reviews: July 27, 2016 and September 14, 2016 (in 2015 the BAR reviewed a very different two-building scheme at two concept review work sessions).

On September 14, 2016, by a vote of 4-0, the BAR voted to endorse the height, scale, mass and general architectural character. The Board made the following specific comments and recommendations for further refinement prior to returning for a Certificate of Appropriateness:

- The Board generally supported functional pergola/porches in the two proposed locations but felt the proposed typology was wrong for the overall architectural character, as the scale was too small and delicate for a building this size. The proposed pergola looked like a garden feature rather than an extension of the architecture of the building. Painted wood may not be the right material choice for the beams and the brick piers and beams need enlargement/refinement; some members suggested the use of steel instead of wood, as there is no wood on the remainder of the building. The perimeter beam of the pergola should be enlarged to have more visual weight. A large playful and sculptural canopy over the entrance could also be an architectural alternative to the pergola form.
- Add slight variation to the parapets to complement the symmetrical hierarchy and organization of the building bays. Parapets can be raised 8-12” in a few key locations to promote variety and relate to historic buildings in the vicinity.
- The proposed use of split-face block in lieu of cast stone will have too many vertical joints and will not look like real stone. Battered cast stone masonry units are a better

alternative and a better scale for this size building. Study other means of adding wall texture thru brick patterns and coursing.

- The proposed sunshades are poorly proportioned and the sizes and locations do not appear to be functional. Several members questioned why there were no sunshades on the south side of the building. The Board supported the sustainability aspect of functional sunshades and, again, requested a sun study. However, if sunshades are removed, the balconies will need to be made visually bolder to maintain a visual hierarchy and interest on the facades.
- The Board found the alley elevation to be appropriately designed and equal to the material quality and design elements on the other elevations.
- The dark brick and panel colors proposed look visually heavy, though some members found it appropriate.
- The Board supported the use of more expensive spandrel and panel materials closer to the ground and the entrances where they would be more visible to pedestrians. Study the use of glass or panels with a reflective texture at the two-story paired windows in lieu of composite panels to improve the visual richness of the spandrel detail.
- Juliet balconies should relate to the internal organization of the units wherever possible. Railings should be unique and artistic and not generic.
- The Board recommended that the overall height of the building be reduced by reducing floor-to-floor height to respect to the one and two story buildings on this block and that the savings in material costs be used to improve the details on the rest of the building.
- As design is further refined, the details should be deliberate and add visual interest.
- Fencing and other site elements should relate to the style and details of the building.

Since that time, the applicant has refined and addressed the comments made by the BAR. As part of the BAR review process, once a project has been reviewed and endorsed by the BAR in concept and then received approval of a Development Special Use Permit, it is the practice of the BAR to review and approve design details and materials for the final Certificate of Appropriateness.

Site History and Permit to Demolish

The applicant submitted a separate application for a Permit to Demolish (BAR Case #2015-0088) and the BAR denied the request to demolish the existing four buildings on April 22, 2015. The applicant appealed the decision and the denial was overturned by City Council by a vote of 5-2 on September 12, 2015, allowing for the demolition of the four buildings. Since that time, the applicant has prepared a more extensive history report on Ramsey Homes to better situate these buildings within the history of public housing in the United States, within the context of the project architect's, Delos H. Smith, canon of work as one of the earliest residential examples of the Modernist style in Alexandria, and as a noteworthy example of the use of prefabricated concrete panels in modern construction. The applicant also prepared a Historic American Building Survey (HABS) report and photographic documentation, now deposited at the Library of Congress. This additional documentation is also available through the VHD, LLC website and at the Alexandria Special Collections.

Section 106

A separate federal review is required by Section 106 of the National Historic Preservation Act of 1966. This process is triggered by any federal undertaking (such as the use of any federal funds)

and requires the identification of resources that are eligible or potentially eligible for listing on the National Register of Historic Places. Additionally, this process requires the identification and determination of potential adverse effects to historic resources and proposed mitigation to counteract any identified adverse effects. This is a process that involves the applicant, the lead federal agency (HUD), the Virginia Department of Historic Resources and interested consulting parties, such as the BAR, community groups and individuals. The first Section 106 meeting was held on June 6, 2016. The next Section 106 meeting for this project was held from 10am-noon and again at 6:30-8:30pm on Thursday, September 15, 2016 at the Charles Houston Recreation Center. On the evening of Tuesday, November 29, 2016, a Section 106 meeting was held by the project team to discuss potential mitigation strategies for the adverse effects brought about by the proposal. A representative from the Virginia Department of Historic Resources was in attendance at the last two meetings. It is anticipated that there will be another consulting parties meeting in early January 2017 with a draft programmatic agreement to be presented in late winter/early spring 2017.

III. ANALYSIS

During the recent concept review process, the BAR provided clear direction that the new building should not be historicist in its architectural character and that it should respect the lower heights of adjacent buildings. The design is contemporary in its approach and features three- and four-story elements in an attempt to be deferential to its neighbors.

In terms of architectural style, 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. Additionally, the *Guidelines* note that "new and untried approaches to common design problems are encouraged and should not be rejected out of hand simply because they appear to be outside the common practices outlined in the guidelines." Additionally, "there may be better ways to meet some design objectives that have not been reviewed by the Boards in the past." Finally, the *Guidelines* also state a strong preference for "contextual background buildings which allow historic structures to maintain the primary visual preference."

Throughout the review process, several BAR members have recommended pursuing a more contemporary but compatible design to differentiate the new from the old and to avoid replicative architecture. Staff continues to support an architectural design direction for a single building in a contemporary style, finding it preferable to the historicist neo-traditional false-townhouse design first proposed, although the forms and materials must still be compatible with nearby buildings of historic merit. This particular block on North Patrick Street is an architectural transition where historic townhouses meet the more contemporary designs and the scale of the Charles Houston Recreation Center and Old Town Commons to the north, as well as the larger-scale new construction located to the west of the Parker-Gray District's boundaries in the Braddock Metro area. Were this in a different location in the district, a single building approach might not be appropriate.

Contemporary design is a conscious choice to reflect the 21st-century period of construction of the building yet the forms and materials must subtly reference the existing range of architectural styles in the neighborhood by utilizing appropriate proportions, fenestration, solid-to-void ratio and the like so that the structure is not a foreign object in the historic district. As staff presented at the previous work sessions, there is a tradition of red brick, mid-20th-century garden apartment

buildings in styles ranging from Colonial Revival, Art Deco and vernacular Modernist in the area and several very handsome red and/or tan brick Art Deco commercial and institutional buildings nearby. The proposed building generally reflects some of the traditional building forms without literally copying any particular building or style.

As the BAR has reviewed this proposal on multiple occasions and already endorsed the height, scale, mass and general architectural character, the following analysis will focus on design details, materials and similar elements for the final Certificate of Appropriateness, with an emphasis on what the BAR wanted the applicant to continue to refine.

Design Details: Pergolas, Balconies, Vents, and Sunshades

The successful detailing of the defining design elements will distinguish this building as a high-quality project and will contribute to the project's compatibility within the spectrum of architecture in Old Town. Whether a utilitarian element such as a vent or a decorative and defining feature such as the entrance, such details are critical to the success of a project.

Pergolas

The BAR has focused on the pergolas on both the north and south ends as they have evolved into defining elements for these elevations as they will communicate the building's role as a multifamily residential building in the community. While the pergola proposed in the last concept review was conceptually appropriate, the BAR felt strongly that it needed substantial refinement to look integrated with the overall building design. The current proposal features brick piers, steel columns, steel C-channels and wood joists, an improved design approach that looks much less like a single-family dwelling's garden pergola which was a previous concern by the BAR. The applicant has included a glass roof over the area leading to the building's entrance which significantly increases the functionality of this element. There are also substantial planters in front of the buildings under the pergola to better mediate the public realm and the individual units' windows. The present designs are considerably refined from the earlier versions, better reflect the architectural language and scale of the building and are supported by staff.

Balconies

The BAR previously noted that the location of the balconies should logically reflect the interiors of the units to be most appropriate and noted that those balconies were an opportunity to contribute to the character of the building. Staff supports the simple horizontal railings and finds that they work cohesively with the "sunshades," together providing an appropriate balance to the vertical orientation of the windows. A sample of the railing should be constructed as part of the mock-up.

Vents

The BAR's policies prohibit staff from administratively approving bathroom, dryer or kitchen exhaust hood vents on street-facing elevations. Recognizing that vents are necessities for modern living and that it is infeasible for these to be extended through the roof on large multifamily buildings, staff recommends that they be intentionally arranged and integrated into the overall design rather than haphazardly placed as an afterthought. The proposal includes what seems to be a very high number of vents, over 60 on the North Patrick Street elevation alone, but staff notes that they are limited to the recessed portions and are evenly spaced beside window

openings. Staff recommends that they be limited to what is absolutely necessary and be painted to match the adjacent wall surface.

Sunshades (Eyebrows, Awnings or Canopies)

The BAR previously noted that if the applicant wanted to install sunshades, they should be appropriately used so as to actually be functional. The applicant has returned with the sun study requested by the BAR but it is unclear from the sun study how effective the “sunshades” will be due to their projection of less than two feet from the walls and absence from the south elevation. Nevertheless, in staff’s opinion, these eyebrow awnings above the proposed windows are well composed and add depth, shadow and decorative interest to the building that is worthwhile and recommends they be approved. However, because these do not appear to be sunshades in either function or design; rather they are more decorative elements such as an eyebrow, canopy or awning and staff recommends referring to them as such. The applicant has provided details of these elements which will feature fixed louvers. They will project 1’-10” and be located on the east and west elevations. The placement of these elements seems to be logical and well paired with the Juliet balconies.

Materials and Color

The choice of materials and color palette will have a significant impact on the success of this project as compatible contemporary architecture within an established historic neighborhood. While the BAR does not mandate that traditional architectural styles be used, where they are referenced the *Design Guidelines* recommends that all elements of the design be coordinated with that style. While the architectural character of the building recalls an early 20th-century garden apartment building, the materials board shows a wood molded red brick texture with uneven rough edges and a mottled face, similar to 18th and 19th century wood fired brick. Staff recommends that a hard-fired extruded brick be used, such as the type found on garden apartment buildings from the 1930s and 1940s and used regularly through today. Such a brick reflects the mass production of materials that would be associated with a building like this and can be found on Colonial Revival, Art Deco, Streamline Moderne and other 20th-century architectural styles throughout the historic districts.

The BAR previously mentioned that coursing and decorative brickwork would be a way to add visual interest to the wall surfaces. The applicant has not provided any information on how brick pattern variations may be used and staff recommends that the applicant incorporate some variation in brick patterning or belt courses to add visual relief.

Staff supports the proposed color of the brick but continues to find the charcoal and steel grey metal panels, fiber cement siding and trim to be dark and visually heavy. Staff continues to recommend that these colors be lightened by a shade or two to reflect the lighter tones shown in the rendering. Additionally the grey color proposed for the precast concrete and mortar will diminish the quality of the brick to be used. Staff recommends a warmer variation be used. Staff is not suggesting a new color palette but rather subtle refinements to warm the proposed palette. As is common for large-scale development projects like this, staff works with the applicant in the field as part of the mock-up panel to determine the most appropriate mortar and brick choices. Staff recommends that the BAR provide direction regarding the mortar/precast color, with final approval in the field by staff.

Waiver of Rooftop HVAC Screening Requirement

The roof plan indicates that the gangs of residential scale rooftop condenser units will be centered on the roof and, therefore, as minimally visible as possible. In this case, any screening of the equipment would be more visible than the units themselves, so staff supports the requested waiver of the rooftop screening requirement.

Site Design

The proposal does not include a design for the open space at the south end of the site except to note that there will be a perimeter fence. Staff recommends that the BAR approve a simple, open metal fence design no more than four feet in height, similar to what currently exists on the site, with final approval by staff. Other permanent site landscape elements such as seat walls, lighting and the like will require approval of a Certificate of Appropriateness and alternate fence designs can be explored at that time, if appropriate.

Historic Interpretation

As the proposed mitigation for demolition of the existing buildings is still being considered, as part of the ongoing Section 106 process, there are currently no interpretive elements proposed in this package. However, the DSUP requires historic interpretation elements, both on-site and off-site, as a condition of approval. Some elements may require BAR approval and will return for approval as part of the open space design. Staff strongly encourages meaningful and creative interpretation of the architectural and cultural history of this site, noting that this can be achieved in many forms. Staff recommends that any interpretive elements, beyond a plaque, not be attached to the walls of the proposed building, noting that applying elements of the existing buildings to the new construction diminishes both the quality of the new project and the meaning of the historic resources.

SUMMARY

Staff finds that the applicant has worked through multiple iterations to address not only the comments of the BAR, but also those of the City Council and the community. While there are always ways in which to continue to refine and improve upon a design, it should also be recognized that there are many approaches that may be considered appropriate for a given site. At this point, the proposal can be considered a well-designed contemporary and compatible building.

While for smaller projects it may be important for an applicant to return to the BAR with a more precise mortar color or example of brick detailing, staff notes that the DSUP requires approval of a wall panel mock-up in the field by BAR and Development staff before the contractor may order materials. Therefore, it is recommended that the outstanding items recommended as conditions of approval be developed with staff as part of the building permit approval process.

STAFF

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

IV. CITY DEPARTMENT COMMENTS

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

Zoning Comments/Development

The application will be required to comply with all of the conditions of approval as provided in the Staff Report for the DSUP #2014-0035.

At Final Site Plan (or prior to), the Applicant is required to develop a coordinated landscape plan for the southern open space at the corner of Pendleton and N. Patrick. This may include the provision of fencing, play features, benches, tables, interpretive elements and plaques, and other site furnishings that may be required to seek approval from the PG BAR at that time.

Approved DSUP Conditions related to building design

C. BUILDING:

1. The building design, including the quality of materials, final detailing, and massing shall be consistent with the elevations dated September 16, 2016, and as refined during the Board of Architectural Review Certificate of Appropriateness process. (P&Z)
2. Building materials, finishes, architectural details, signage and the like shall be subject to review and approval of a Certificate of Appropriateness by the Parker-Gray District Board of Architectural Review. All materials shall be in conformance with the BAR's adopted policies. (BAR)
3. Provide the following building refinements to the satisfaction of the Director of P&Z:
 - a. All wall mounted vents shall be flush mounted and architecturally integrated with the building design with regard to placement and color. No vents shall be permitted on street-facing elevations, unless approved by the Board of Architectural Review.
 - b. Brick shall be used as the primary exterior building material. * (P&Z)(BAR)
4. Provide detailed drawings (enlarged plan, section and elevation studies) in color to evaluate the building base, projecting bays, entrance canopy, pergolas, stoops, window and material details including the final detailing, finish and color of these elements during the Board of Architectural review process for a Certificate of Appropriateness. (P&Z)
5. A materials board shall be submitted as part of the Certificate of Appropriateness approval Building materials, finishes, and relationships shall be subject to review by the Department of Planning and Zoning for substantial conformance to the preliminary plan and Board of Architectural Review approval of the Certificate of Appropriateness. The following submissions shall be provided to review the materials, finishes and architectural details, prior to selection of final building materials:

- a. Provide a materials board that includes all proposed materials and finishes at first final site plan. *
- b. The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant.***
- c. Provide drawings of a mock-up panel that depict all proposed materials, finishes, and relationships as part of the first final site plan. *
- d. Construct an on-site, mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock-up panel shall be constructed and approved prior to vertical (above-grade) construction and prior to ordering final building materials. **
- e. The mock-up panel shall be located such that it shall remain on-site in the same location through the duration of construction until the first certificate of occupancy. *** (P&Z)

Additional conditions relevant to the PG BAR:

6. Develop a palette of site furnishings in consultation with staff BAR staff will determine which of the following furnishings will require review and approval by the Board of Architectural Review:
 - b. Provide location, and specifications, and details for site furnishings that depict the installation, scale, massing and character of site furnishings to the satisfaction of the Directors of RP&CA, and/or P&Z and T&ES.
 - c. Site furnishings may include benches, bicycle racks, trash and recycling receptacles, and other associated features. (RP&CA)(P&Z)(T&ES)

Code Administration

No comments received.

Transportation and Environmental Services

Comments:

1. Comply with all requirements of [DSP2014-00035] (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)

Alexandria Archaeology

Must comply with all conditions of DSUP #2014-0035

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2016-0406: 699 North Patrick Street



Existing site from Pendleton Street

RAMSEY HOMES

Alexandria, VA

Parker-Gray Historic District BAR CERTIFICATE OF APPROPRIATENESS

November 14, 2016



WALTER L. PHILLIPS
Engineers of record since 1945



Land, Carroll & Blair PC
ATTORNEYS AT LAW, EST. 1978

Architecture+Planning
8605 Westwood Center Dr.
Suite 300
Vienna, VA 22182
703.992.6116
ktgy.com



- **Sponsor:** Alexandria Redevelopment and Housing Authority
- **Developer:** Virginia Housing Development, LLC
- **Construction Management:** Carlson Construction
- **Architect:** KTGy Group, LLC
- **Land Use Counsel:** Land, Carroll & Blair, PC
- **Civil & Landscape:** Walter L. Phillips, Inc.
- **Historic & Archeological:** Thunderbird Archeology
- **Environmental:** Hillman Consulting, LLC

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Ramsey Homes Redevelopment Project Narrative

Project Overview

The redevelopment of the Ramsey Homes site (the "Project") is consistent with the ARHA 2012-2022 Strategic Plan, the City's Housing Master Plan and the Braddock East Master Plan ("BEMP"). The Project involves the redevelopment of an underutilized and obsolete public housing site into a mixed-income, affordable, multi-family rental housing site.

The Project site is .71 acres, occupying one half of a city block, the east side of the 600 block of North Patrick Street between Pendleton and Wythe Street. The site is currently improved with (15) two-bedroom townhomes in four buildings. Three of the buildings are quadruplexes and one is a triplex. The existing structures were built in 1942. The buildings' floors, walls and roof were built of 1-1/2" precast concrete slabs. Numerous modifications have been made to the structures since the initial construction, diluting the architectural historic significance of the Project.

The density of this site is specifically identified in the BEMP at a maximum FAR of 2.0; this represents an increase in the current FAR, necessitated by the goal of integrating the existing 15 households throughout a larger community of families with higher incomes. ARHA was granted a 2.0 FAR by the Alexandria City Council as it approved the DSUP Application for the redevelopment of the Ramsey Homes. A mix of public housing and market-rate housing, and, where possible, an element of affordable and/or workforce housing is recommended in the BEMP. This Project includes an approximate 28%/72% ratio of very low-income (30% AMI) households, to households with incomes up to a workforce housing income. Six (6) units will be subsidized by an Annual Contributions Contract (ACC) with HUD. The unit mix is driven by market factors, land value, public policy and funding availability and terms. The BEMP recognizes that these and other variables will drive the viability of redevelopment projects, and ARHA's ability to meet the BEMP's objectives. Specifically, the BEMP notes:

The precise ratio for this mix should be determined through the development planning process, as it will be influenced by the funding available at that time.

Consistency with Applicable Plans

The focus of the ARHA Strategic Plan is on preserving ARHA's present affordable housing stock until opportunities arise that will enable ARHA to substantially improve conditions while complying with Alexandria's ordinance mandating preservation or replacement of ARHA's affordable housing (Resolution 830). ARHA recognized that it is not enough to provide sustainable affordable housing; we must also ensure that the housing we provide meets qualitative standards that are acceptable to ARHA, our funding providers and to the greater Alexandria community. We are actively pursuing opportunities that improve housing quality and add to the number of affordable units whenever economically and financially appealing prospects occur. The overriding recent and present objective has been to pursue these opportunities with caution in a manner consistent with ARHA's core mission and principles. A further objective has been to improve the quality of our existing affordable housing stock in a manner where it becomes indistinguishable from other housing prevalent in the surrounding neighborhoods.

More than 40% (14,353 households) of the overall rental housing demand in the city consists of households with incomes at or below 60% AMI. For extremely low-income households within this group (those at or below 30% AMI), there are no committed permanent affordable units or market affordable units subsidized to be affordable to this income level outside of a limited number of project-based Section 8 units, ARHA-owned public housing and some units operated by city or nonprofit agencies for the benefit of special needs clients. This mixed-income Project would be available to the extremely low-income families that reside at the Project today, as well as to households at up to 60% of the AMI. The unit mix is driven by market factors, land value, public policy and funding availability.

This Project redevelops the Ramsey Homes public housing site into vibrant and sustainable mixed-income housing which is consistent with the BEMP. The Project provides an appropriate level of residential density given that it is within a ½-mile radius from the Braddock Road Metrorail station, thereby better utilizing transportation infrastructure and potentially decreasing negative impacts of vehicular traffic. The BEMP encourages greater mobility, especially for those with limited access to automobiles.

We believe that the concept for this Project advances the City and ARHA Strategic Plans, the City Housing Master Plan and the BMNP and the BEMP objectives.



Project site

RAMSEY HOMES



WALTER L. PHILLIPS
Engineers of record since 1945



Land, Carroll & Blair PC
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PROJECT DESCRIPTION

ALEXANDRIA, VA
CERTIFICATE OF APPROPRIATENESS
11.14.2016

Architecture+Planning
8605 Westwood Center Dr.
Suite 300
Vienna, VA 22182
703.992.6116
ktgy.com





Existing site from North Patrick Street

History of the Development Review Process, Relative to the BAR

- February 25, 2015 – Concept Work Session #1, the proposed program by this time has been reduced to 52-units in a multi-family design in two buildings, four stories in height (which appeared as three stories along North Patrick Street), with a Mansard roof and unit entry doors at grade level. Twenty-six at grade parking spaces are provided. This design read as two rows of townhomes.
- April 22, 2016 - Based on the guidance received from the BAR in the February Work, ARHA returned to the BAR with a modified plan which achieved 53 units in two buildings, three stories in height, with underground parking, more contemporary in design with a more honest multi-family appearance. The materials included a combination of brick and cementitious panels. Both passive and active open spaces are provided in multiple courtyard areas. At the same meeting, the BAR denied the request for a Permit to Demolish by a vote of 5-0. The BAR denial was based on the finding that “demolition of Ramsey Homes would be detrimental to the public interest because the buildings were representative of African American wartime housing and contributed to our understanding of that history in the middle of the 20th Century”.
- April 29, 2015: ARHA appealed the decision of the Parker-Gray District Board of Architectural Review’s denial of a Permit to Demolish the four (4) Ramsey Homes buildings to the City Council.
- September 12, 2015: City Council votes to overturn the decision of the BAR.
- February 04, 2016: Planning Commission votes to approve Master Plan Amendment #2015-0003 and Rezoning #2015-0003 but denies the Development Special Use Permit (the “DSUP”) #2014-0035 and the Transportation Management Plan SUP #2015-0081.
- March 8, 2016: ARHA approves Resolution 613 whereby agreeing to adopt a Joint City-ARHA Work Plan for Ramsey Homes (the “Work Plan”), that would guide the efforts of the joint staffs in analyzing other concepts and permutations of those concepts for the redevelopment, which would construct some number of new units that would be competitive for tax credits and be sustainable operationally and which considered the preservation of one or more of the existing buildings.
- March 12, 2016: City Council votes to approve Master Plan Amendment #2015-0003 and Rezoning #2015-0003 but deferred the DSUP as requested in a letter dated February 16, 2016 to the Mayor and Members of Council, from counsel for ARHA, asking that Council defer action back to the Planning Commission to allow all stakeholders the time to explore other economically viable redevelopment schemes for the Ramsey Homes site. City Council additionally approved Resolution 2713 adopting the Joint City-ARHA Work Plan adopted by ARHA on March 8, 2016.
- Between March 12 and June 28, 2016 an extensive study of the concepts and permutations thereto was conducted by the joint staffs and reported monthly to the ARHA Redevelopment Work Group, which is comprised of Vice Mayor Wilson, Councilman Chapman, Planning Chairwoman Mary Lyman, the ARHA Chairman and Vice Chairwoman.
- June 28th, City Council recommends the Alternate Concept with permutations that would remove the requirement to preserve a building, so demolish all four of the structures, and shift the new construction building from its current location north to the Wythe Street end of the parcel, uniting the majority of the open space at the Pendleton Street or south end of the parcel. Additionally, the program was scrutinized for efficiencies and unit sizes reduced. With this action, the mass and size of the building are set.
- July 27, 2016, ARHA presents the city endorsed concept with the open space permutation that was approved by the Council on June 28, 2016. This concept consists of a single 52-unit, 3/4-story split, building that represents a true expression of contemporary multi-family architecture.
- September 14, 2016, a Work Session was held to discuss the proposed changes to the architecture. The BAR was in agreement that the majority of the changes were a significant improvement from the previous scheme and included the following:

Relocating the main entrance on Patrick Street provided general symmetry around the central courtyard. Increasing the door size and adding sidelights thereby increasing the amount of glazing, along with balancing the fenestration provide a clearer hierarchy of elements. The architectural treatment of the façade is generally symmetrical around the courtyard with these changes.

A single-story pergola feature was at the side entries were added along Wythe Street and Pendleton Street in order to transition the scale of the building down to the street.

Fenestrations and building materials were also studied and revised to enhance the prominence of all the building entries.

The building has been further shifted to the south to be 34 feet from the face of curb along Wythe Street and 11 feet south of the front face of the Watson Reading Room. This provides for an informal gathering space at Wythe Street and gives deference to the civic use of the Watson Reading Room.

Balconies were enhanced by widening the inset and using the darker siding/panel color to recess the Juliette balconies from the brick plane. Projecting the bottom of the balcony out from the face of the building further enhances the depth.

Current Concept

At its September 14th, 2016 meeting, the BAR endorsed the scale, mass and general architectural character of the project and provided recommendations for further study. Consistent with the BAR's direction, the proposed changes as articulated below are a result of that additional study.

Comment 1: The pergola as proposed was the wrong typology for the overall architecture and the scale was too small and delicate. In addition, the materials, including the brick piers needed refinement and suggested steel in place of the wood as there was no wood in the remainder of the building.

Response 1: The pergola elements have been redesigned to depict a simpler, more durable structure, as a reflection of the transitional architecture of the building. The steel frame will connect directly to the structure of the building. Cross beams which generally bear on top of the pergola frame, are now recessed into the frame, simplifying the profile while still achieving sun coverage, rain coverage at the entry using glass on spider clips and a single story connection to the Watson Reading Room along Wythe Street. The steel columns are wrapped in brick matching the building with a precast cap to further integrate the design of the pergola to the building. The masonry wrapped columns are suited within the context of this site as they reflect the canopy column design of the Charles Houston Recreational Center across Wythe Street.

Comment 2: Add slight variation to the parapets to complement the symmetrical hierarchy and organization of the building bays. Parapets can be raised 8-12" in a few key locations to promote variety and relate to historic buildings in the vicinity.

Response 2: The parapet height has been increased by 8" in key locations where the building jogs to create a natural break for the roof line. The center bump out of the Southern and Northern building legs along North Patrick Street now have an 8" raised parapet. The center leg of North Patrick Street was also raised by 8" to maintain hierarchy along this elevation. The building jogs at the secondary entries along Wythe and Pendleton Street have also been raised 8" which continues onto Private Street to provide variety. The 4th floor parapets could not be raised due to height restrictions.

Comment 3: The proposed use of split-face block in lieu of cast stone will have too many vertical joints and will not look like real stone. Battered cast stone masonry units are a better alternative and a better scale for this size building. Study other means of adding wall texture thru brick patterns and coursing.

Response 3: The split-face block material has been changed to precast as requested. The use of molded brick, additional steel in the pergola/canopy design as well as the use of metal panel in key locations including the building entries along the 1st floor provide added texture to the building façade.

Comment 4: The Board questioned the size and overall functionality of the sunshades and asked that a sun study be performed.

Response 4: A sun study has been completed as requested. These studies modeled for seasonal changes, i.e., Spring/Summer/Winter and each season is modeled at 3 different times of the day. The study clearly shows that although we do not have any sun shades on the south elevation, the sun shades are functional and not just aesthetic on the east and west elevations of our current design.

Comment 5: Fencing and other site elements should relate to the style and details of the building.

Response 5: ARHA will specify fencing and other site elements that relate to the style and detail of the building. The final design and specification of the fencing will be provided as a part of the Final Site Plan approvals.

Comment 6: The Board supported the use of more expensive spandrel and panel materials closer to the ground and the entrances where they would be more visible to pedestrians.

Response 6: Exterior materials have been revised to show metal panel in lieu of cementitious panel at all building entries as well as key locations including areas around Juliette balconies and panels between windows.

Comment 7: Juliet balconies should relate to the internal organization of the units wherever possible. Railings should be unique and artistic and not generic.

Response 7: Upon review of all balcony locations, KTGy has confirmed that all rooms with a Juliette balcony can be furnished such that a tenant can maintain proper clearance to operate the sliding glass doors.

Comment 8: All wall mounted vents shall be flush mounted and architecturally integrated with the building design with regard to placement and color. No vents shall be permitted on street-facing elevations, unless approved by the Board of Architectural review.

Response 8: The design team has studied the location of all wall mounted vents to keep them off of street-facing elevations as much as possible. For units with street facing vents, placement was carefully considered to provide symmetry and alignment both vertically and with adjacent design elements. All vents will be finished to match the adjacent building material.



SIZE/MASS/HEIGHT/ARCHITECTURAL CHARACTER

The modifications made since the last Work Session are summarized in detail in the section titled Current Concept and more fully explained herein for clarity.

The Project includes the removal of all existing improvements and the construction of a total of fifty-two (52) rental units in one, 3-4 story building. The parking will be accommodated below grade in a structured parking facility. The number of parking spaces required under the recently adopted Parking Standards for Multi-family Buildings is 26, this Project exceeds those standards at 31 spaces.

The development team has worked closely with city staff to develop the Project size, massing, height and architectural character so as to achieve compatibility with the historic Parker-Gray District and to have a competitive tax credit application. The multi-family buildings have been skillfully designed in a contemporary vernacular of architecture; 3 to 4 stories in height. The proposed Project additionally complies with the fundamental intent and height envisioned by the Braddock East Master Plan (BEMP) by providing shoulders at the Wythe, Pendleton and Patrick Street façade of the building; effectively dropping the height to 3-stories where the Project addresses the adjacent, smaller scale and townhouse neighbors. The building is treated as a small apartment building typical to the City of Alexandria. The recent inclusion of single story height pergolas at Wythe Street and Pendleton Street further serve to provide a connection to the lower Watson Reading Room structures on Wythe and the residential scale townhomes on Pendleton Streets. After getting additional input from the Parker-Gray BAR, the former pergola elements have been redesigned to provide a design component that is more reflective of the building's scale with materials, glass, and steel that are more durable. The areas also feature benches to encourage informal, short-term gathering.

The 3-4 story configuration and the relationship of height and width being proposed reflects the prevailing pattern along the block-face and allows the new construction to be compatible with, yet differentiated from, the nearby existing buildings which include both historic and contemporary forms. The development proposal is for structures that are not higher than 45 feet per the BEMP. The height is also consistent with the BEMP in that it recognizes the suggestion that new buildings should be generally no more than one-story higher than adjacent buildings by incorporating the suggested shoulders. The team has studied color and materials and will continue to work with staff in order to transition the 4-story height in a manner that is sensitive to the context of the adjacent properties.

The proposed is considerate of a majority of the recommendations and balances the need for open space (increased to 35%), parking (required 26, proposed 31), setbacks and financial viability. A generous green edge has been provided along all street edges and gathering spaces are incorporated at all entrances. The siting of the building provides for this substantial open space. The open space may also include a location for historic interpretation. The entrances are more prominent and the gathering spaces are inviting. The North Patrick Street elevation includes two courtyards and Pendleton Street sets back approximately 90 feet allowing the open space to function as a significant community gathering space.

The building has its main lobby off of the Patrick Street, with extensive landscaping, which will help bring a human and pedestrian scale to the building and engage the street. The expansive lawn at the south end of the parcel will provide a safe area for children and families to gather and play. The vocabulary is urban and contemporary in style, with clean lines and simple geometry. There are indentations that become natural transition points for material breaks. With this submission, some of the cementitious siding is replaced with metal panels and split face block at the window heads, sills, and bands, are replaced with precast.

The interior of the buildings will function as multifamily rental units. Six of the units will be constructed as Accessible (as defined in the code) for individuals with special needs, meaning that all required accessibility features are present at first occupancy. The remaining units on the first floor will be designed to meet Type B units, consistent with the design and construction requirements of the American National Standards Institute (ANSI) and federal Fair Housing Act. A Type B unit is constructed to a convertible level of accessibility than an Accessible unit, geared more toward persons with lesser mobility impairments. In order to accommodate the Accessible units, there are two accessible parking spaces in the parking garage and elevator access on the garage level with stops on each of the four floors so that the amenities for the accessible units are identical to the other units.

Ramsey Homes Timeline

DSUP Schedule Ramsey Homes Redevelopment		
TASK/PHASE	Submission Date	Meeting Date
Planning Commission Hearing		November 1, 2016
City Council Hearing		November 12, 2016
Parker-Gray BAR for COA (Certificate of Appropriateness)		November 30, 2016 - Special Meeting
Tax Credit Application Submission	March 3, 2017	
Announce Final Rankings	May 24, 2017	
Begin Relocation	August/September, 2017	
Reservation Agreement Executed	December 15, 2017	
Financial Closing	December 22, 2017	
Construction Commencement	January 2018	
Placed-in-Service	December 2019	

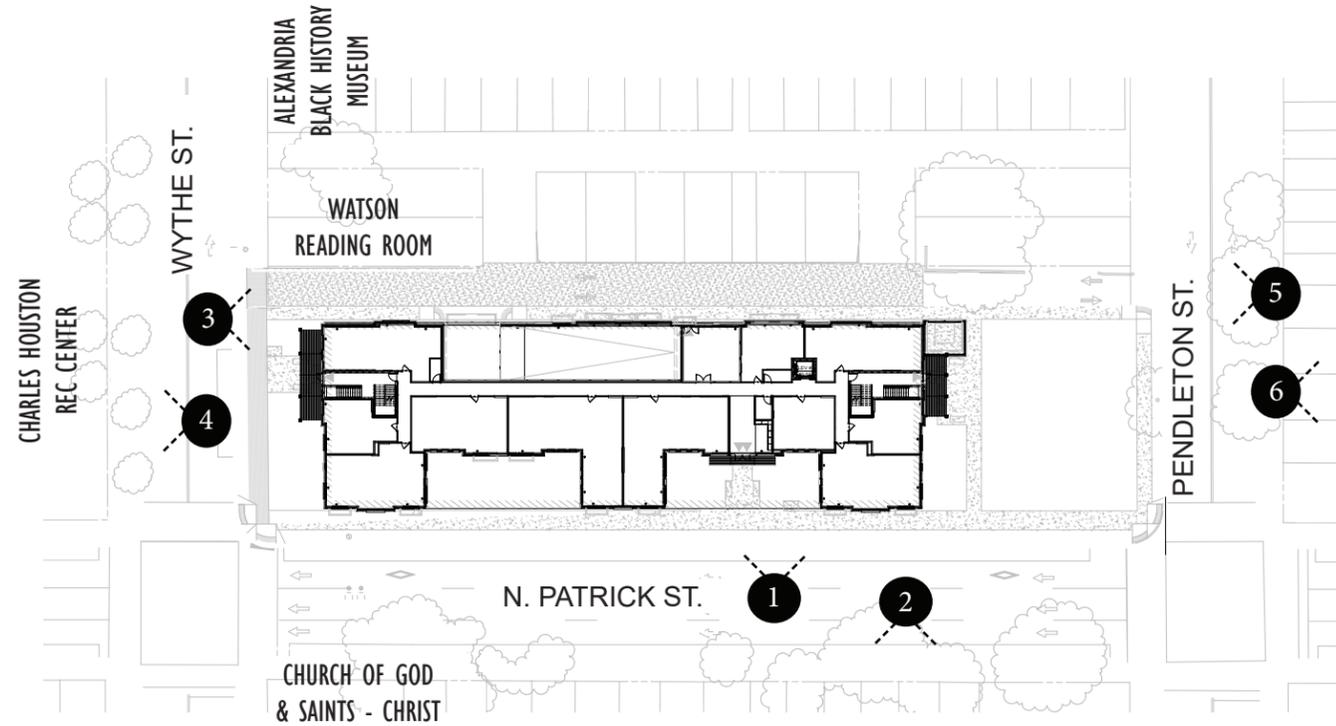


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1 LOOKING EAST ON N. PATRICK ST.



2 LOOKING WEST ON N. PATRICK ST.

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CONTEXT PHOTOS



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3 LOOKING SOUTH ON WYTHE ST.



4 LOOKING NORTH ON WYTHE ST.



5 LOOKING NORTH ON PENDLETON ST.



6 LOOKING SOUTH ON PENDLETON ST.

RAMSEY HOMES

CONTEXT PHOTOS

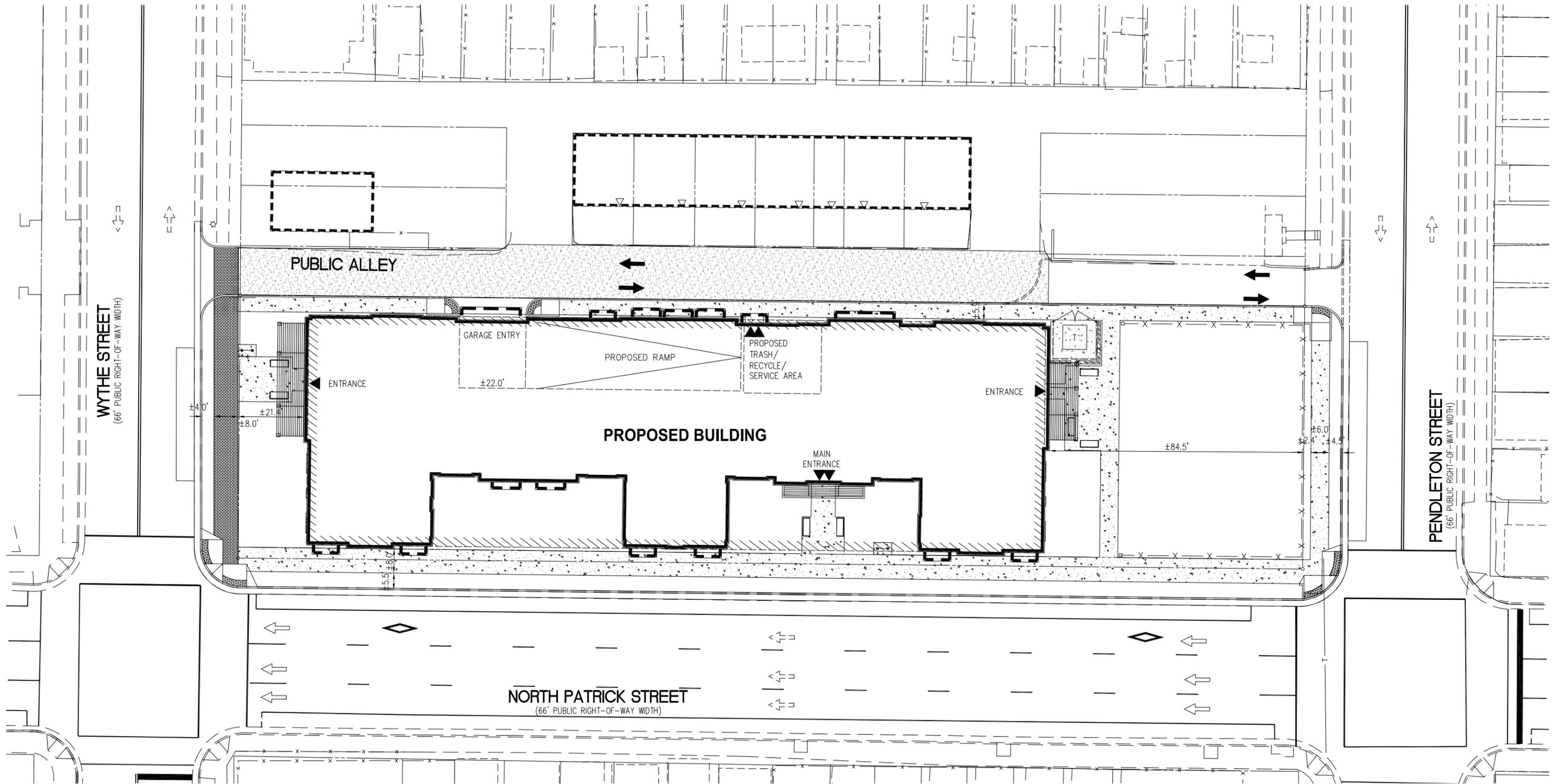


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PROPOSED CONCEPT PLAN

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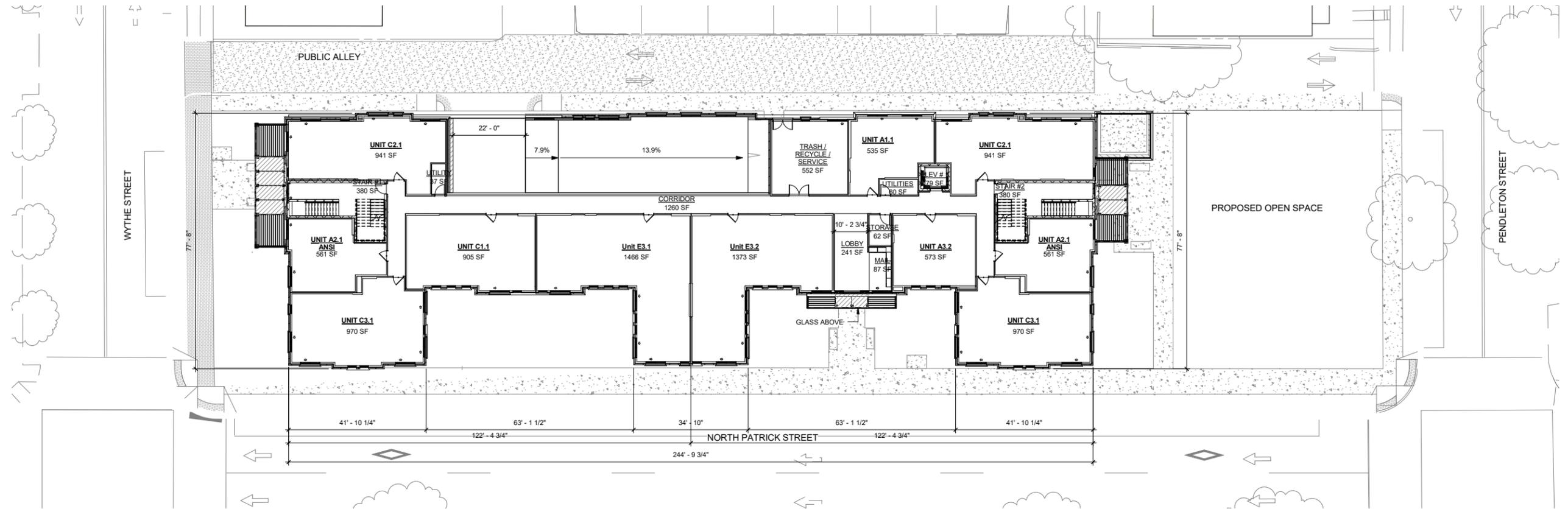
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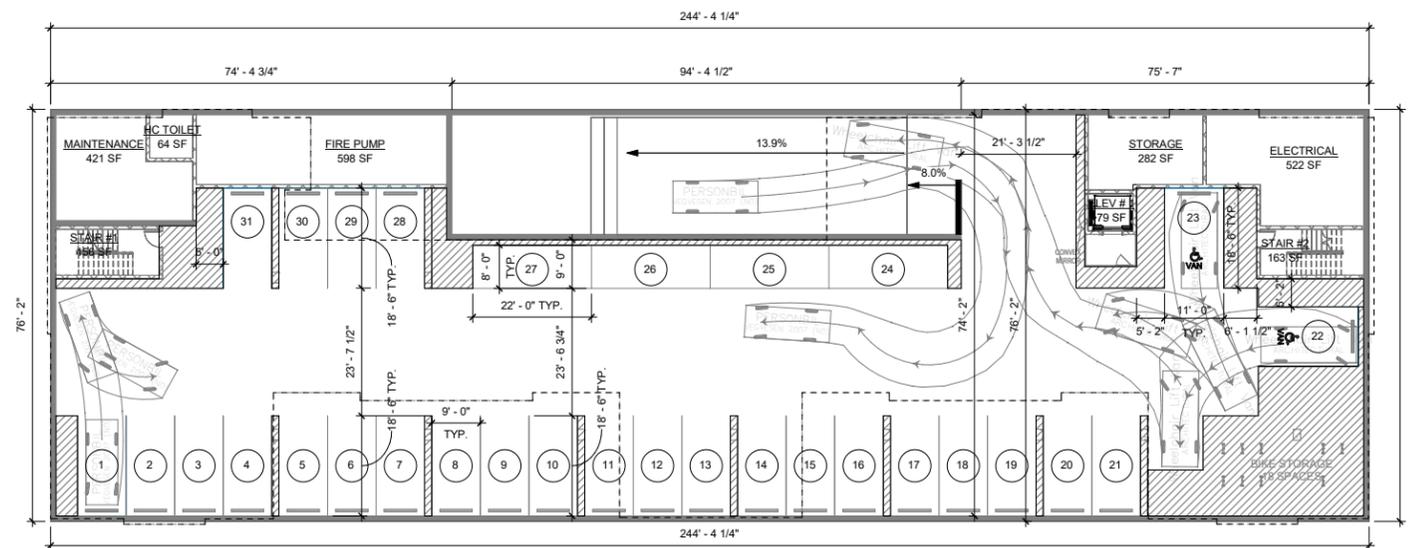
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FIRST FLOOR



GARAGE FLOOR



BUILDING SUMMARY
 (1) 3-4 STORY WOOD FRAME, 5A STRUCTURE
 w/ 1-STORY BELOW GRADE GARAGE, 1A STRUCTURE

BUILDING HEIGHT = 44' - 8 5/8"

GARAGE (18,610 GSF) = NOT INCL.
FIRST FLOOR = 14,133 GSF
SECOND FLOOR = 15,701 GSF
THIRD FLOOR = 15,701 GSF
FOURTH FLOOR = 10,779 GSF
TOTAL = 56,314 GSF

FAR CALCULATION = 1.80

UNIT SUMMARY
 1 BEDROOM = 10 UNITS
 2 BEDROOM = 36 UNITS
 3 BEDROOM = 6 UNITS
TOTAL UNITS = 52 UNITS

PARKING SUMMARY
PARKING REQUIRED (PER Z.O.) = 26 SPACES
 - 60% AMI (26 UNITS x 0.5625 SP/UNIT) = 15 SPACES
 - 50% AMI (11 UNITS x 0.4875 SP/UNIT) = 5 SPACES
 - 30% AMI (15 UNITS x 0.3750 SP/UNIT) = 6 SPACES

PARKING PROVIDED (ON SITE) = 31 SPACES
 - STANDARD SPACES = 29 SPACES
 - ADA SPACES = 2 SPACES

TOTAL PARKING (ON STREET) = 20 SPACES
 (INCLUDES 15 SPACES ON N. PATRICK ST.)

RAMSEY HOMES

PROPOSED FLOOR PLANS

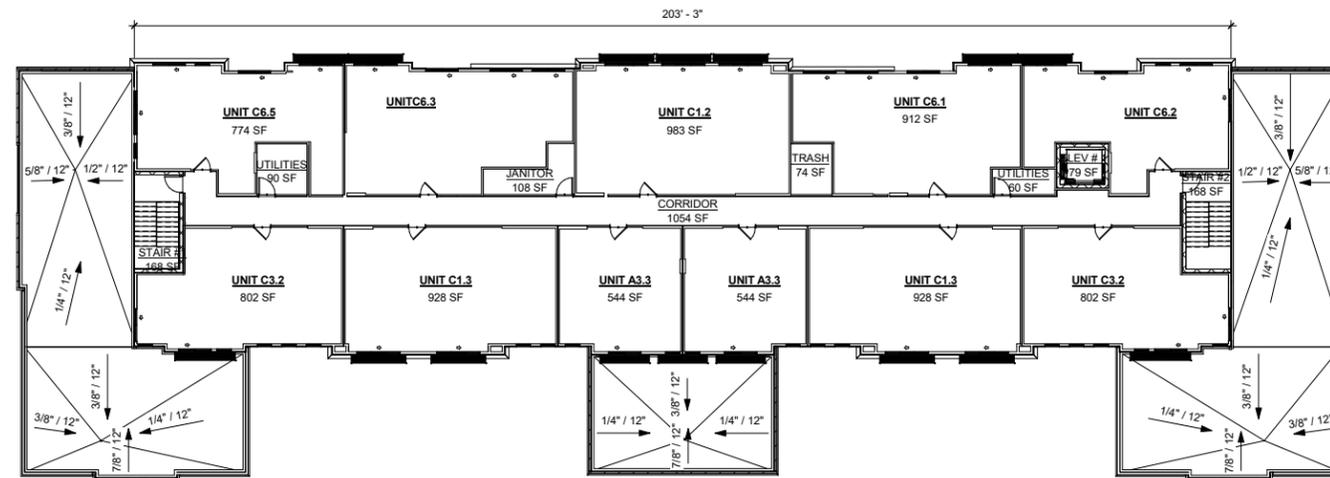
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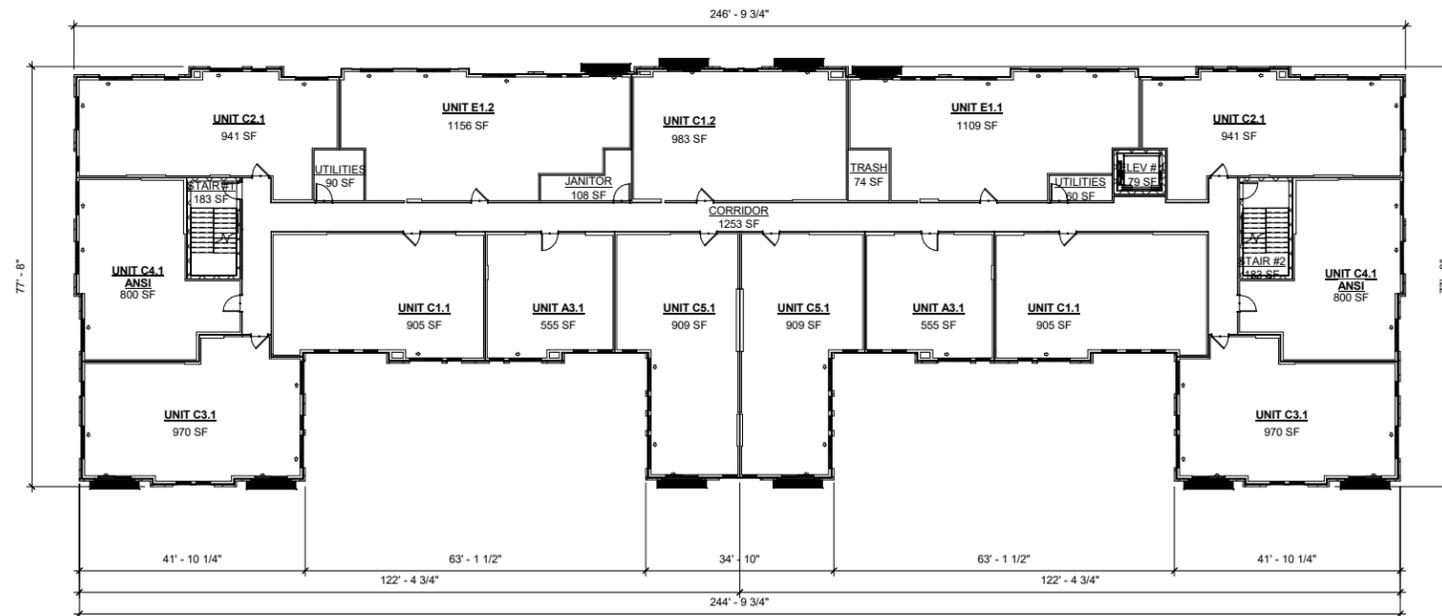
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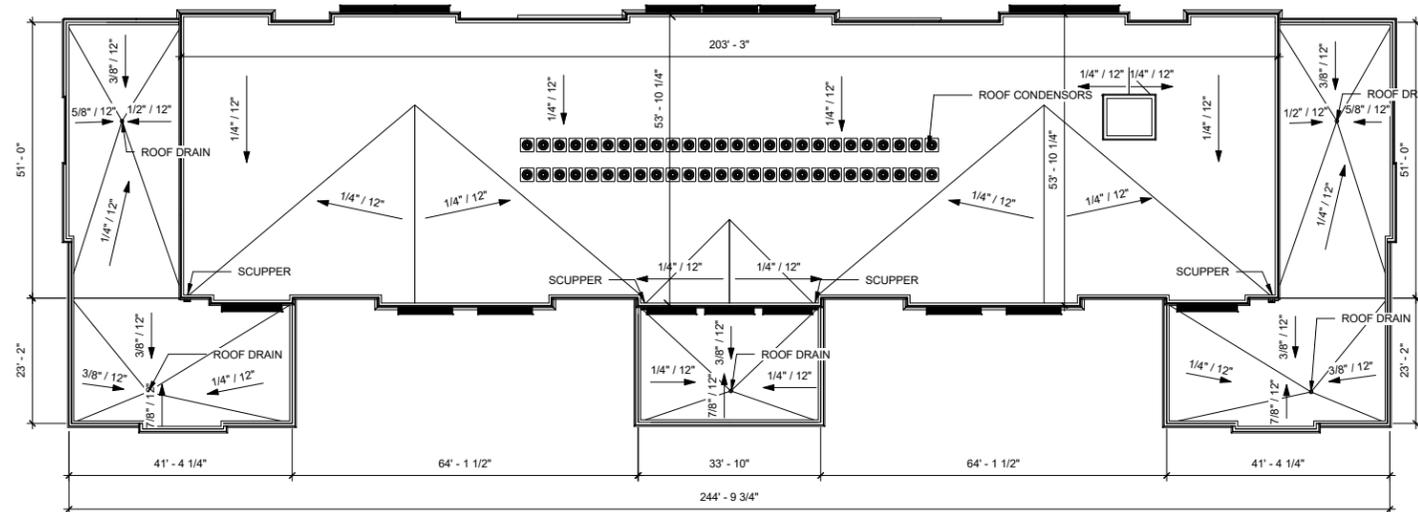
4TH FLOOR



TYPICAL FLOOR (2ND/3RD)



ROOF PLAN



RAMSEY HOMES

PROPOSED ROOF PLAN



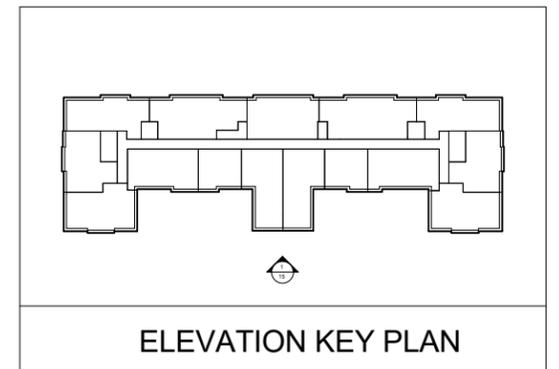
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1 NORTH PATRICK STREET ELEVATION
15 1/8" = 1'-0"



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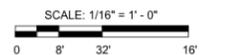
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PROPOSED ELEVATIONS

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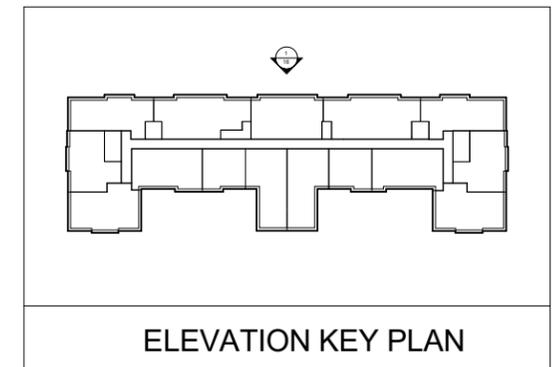


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1 PRIVATE STREET ELEVATION
1/8" = 1'-0"



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PROPOSED ELEVATIONS

SCALE: 1/16" = 1'-0"
0 8' 32' 16'

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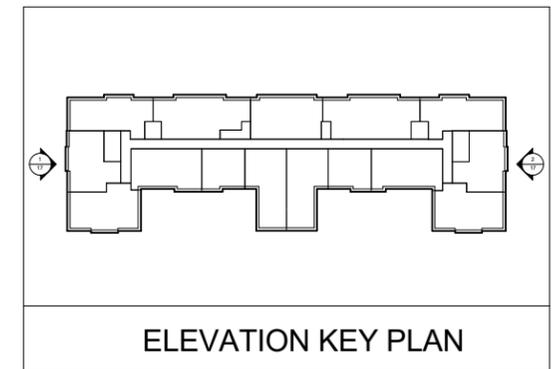




2
17
PENDLETON STREET
1/8" = 1'-0"



1
17
WYTHE STREET
1/8" = 1'-0"



SCALE: 1/16" = 1'-0"
0 8' 32' 16'

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PROPOSED ELEVATIONS

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1 PERSPECTIVE - WYTHE STREET LOOKING WEST



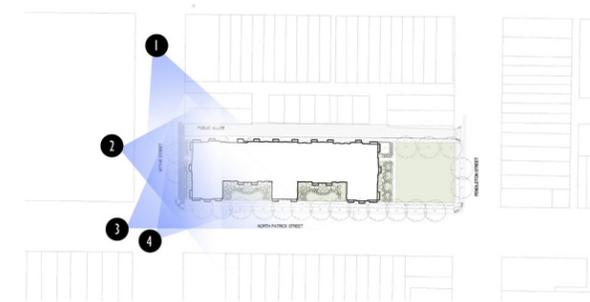
3 PERSPECTIVE - WYTHE STREET LOOKING SOUTH



2 PERSPECTIVE - WYTHE STREET ENTRANCE



4 PERSPECTIVE - WYTHE STREET LOOKING EAST



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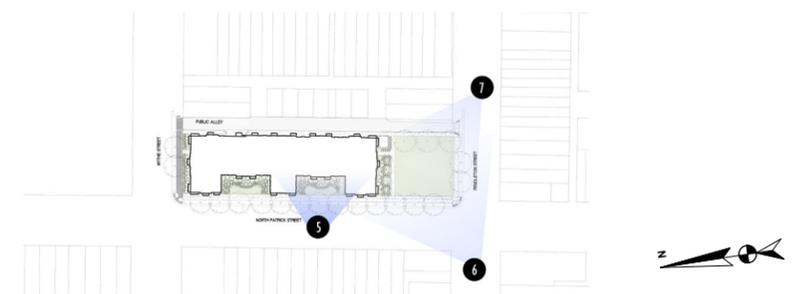
5 PERSPECTIVE - MAIN ENTRY



6 PERSPECTIVE - PENDLETON LOOKING EAST



7 PERSPECTIVE - PENDLETON LOOKING WEST



RAMSEY HOMES



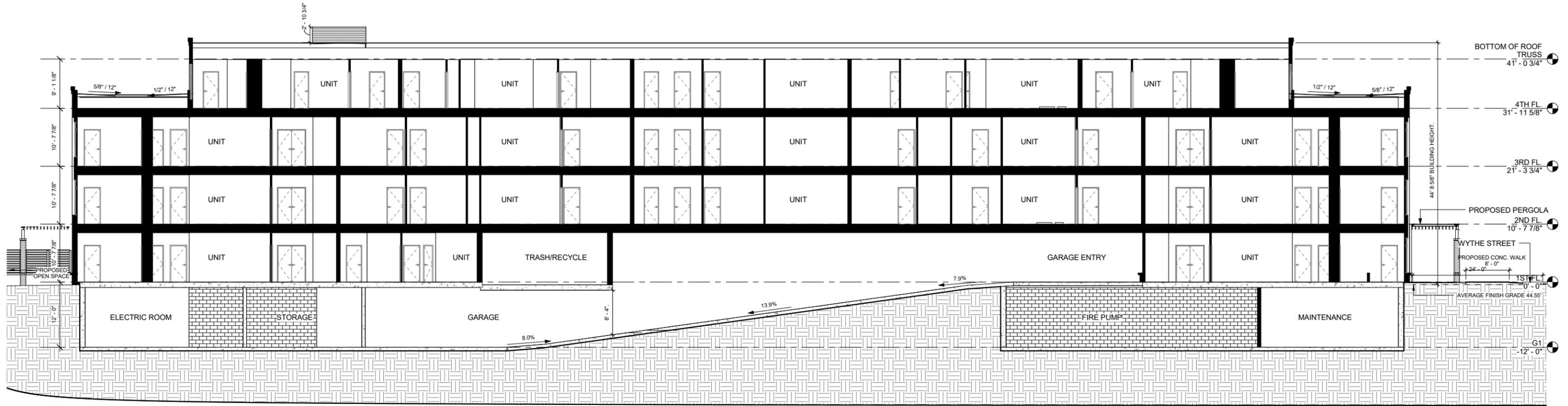
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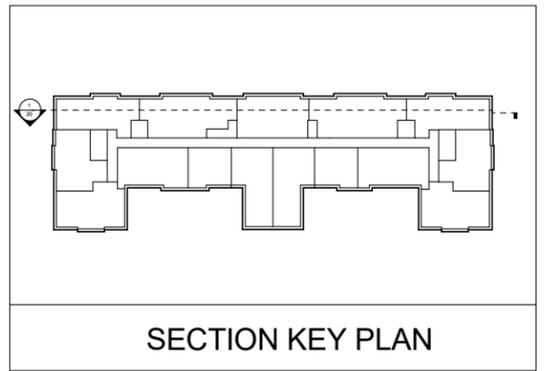
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1 BUILDING SECTION 1
20 1/8" = 1'-0"



SCALE: 1/16" = 1'-0"
0 8' 32' 16'

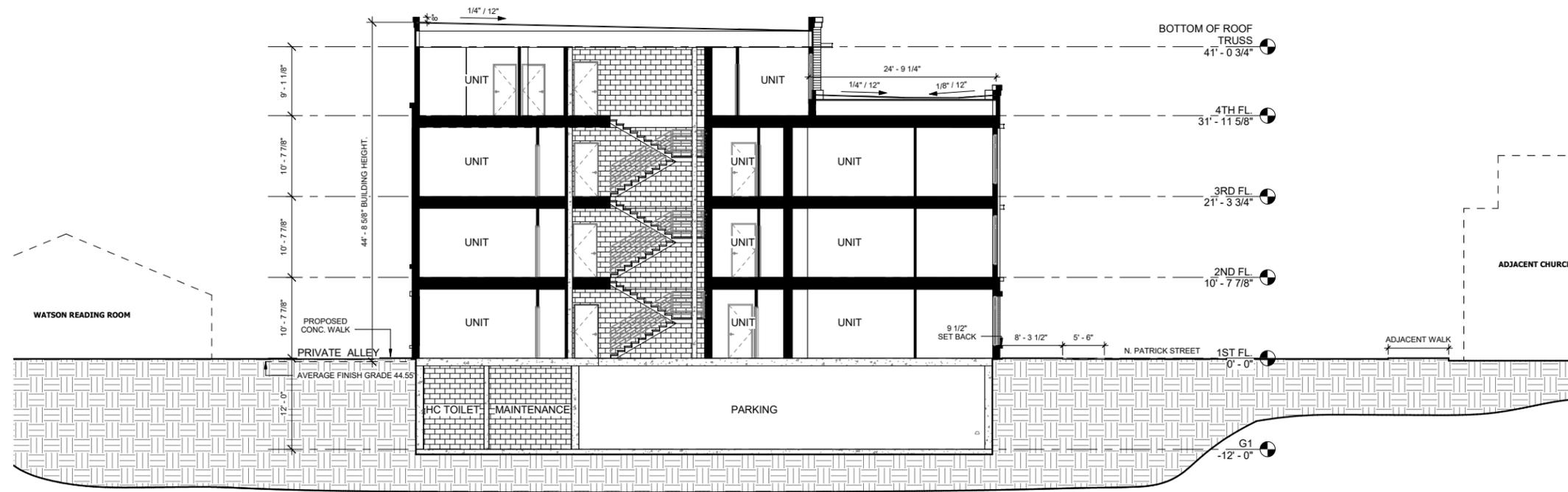


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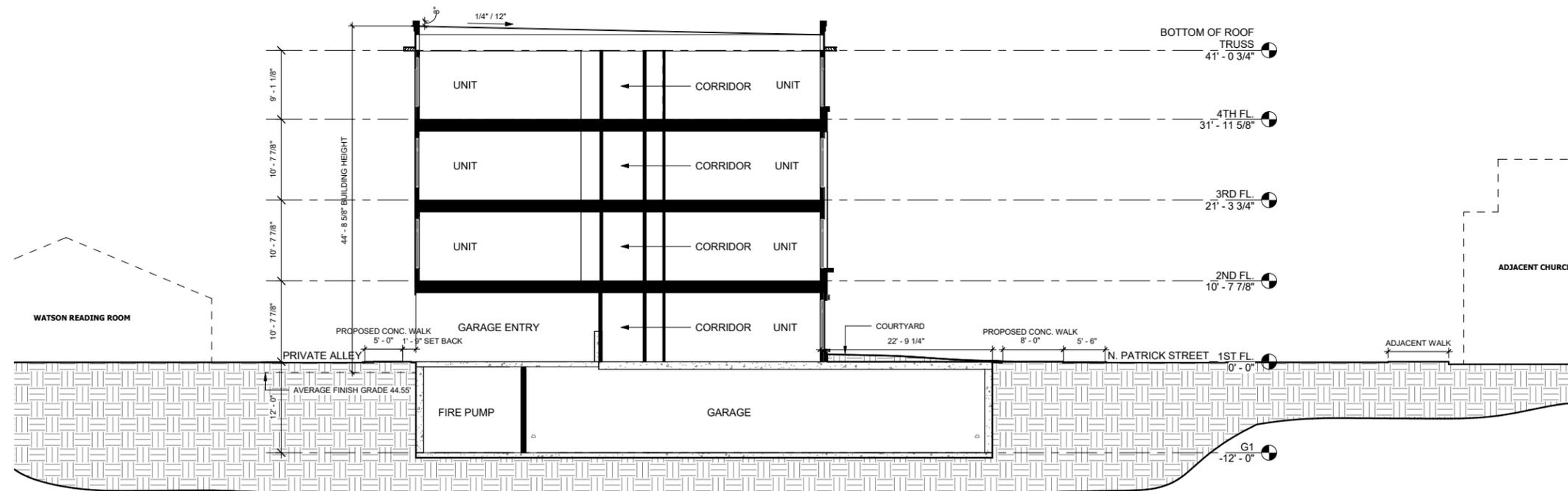
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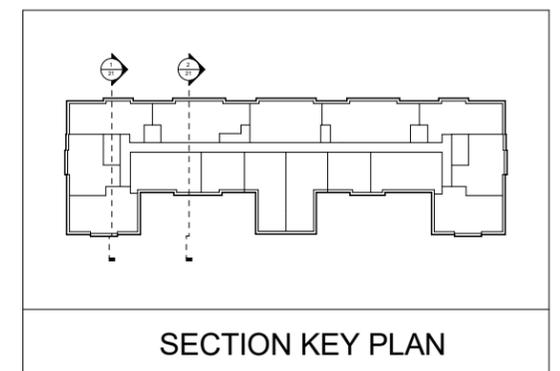




1 BUILDING SECTION 2
1/8" = 1'-0"



2 BUILDING SECTION 3
1/8" = 1'-0"



SCALE: 1/16" = 1'-0"
0 8' 32' 16'

RAMSEY HOMES

PROPOSED BUILDING SECTIONS

21 of 28



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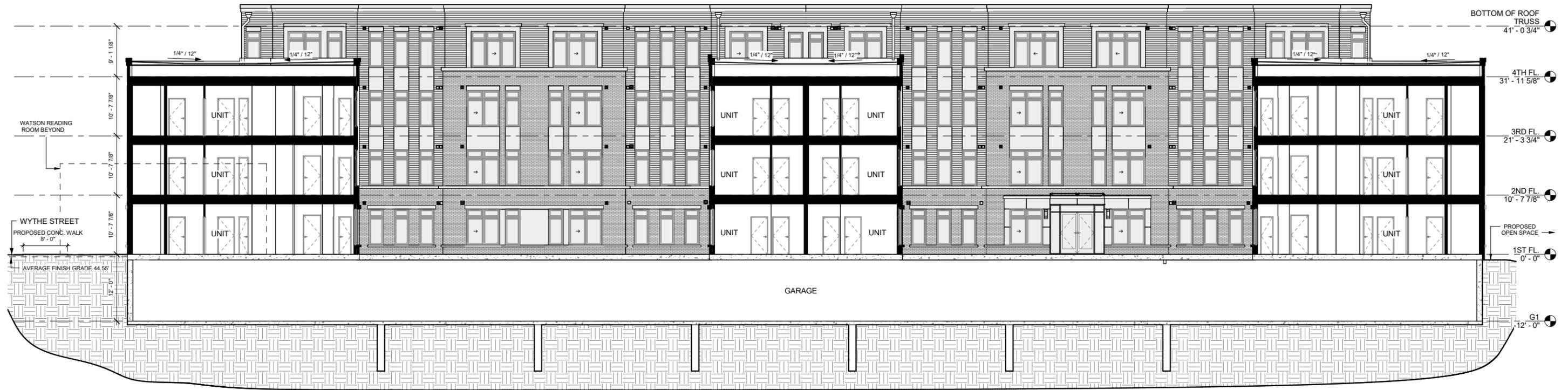


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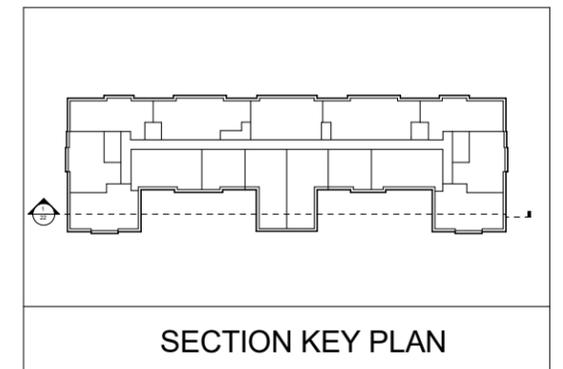
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1 BUILDING SECTION 4
22 1/8" = 1'-0"



SCALE: 1/16" = 1'-0"
0 8' 32' 16'

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PROPOSED BUILDING SECTIONS



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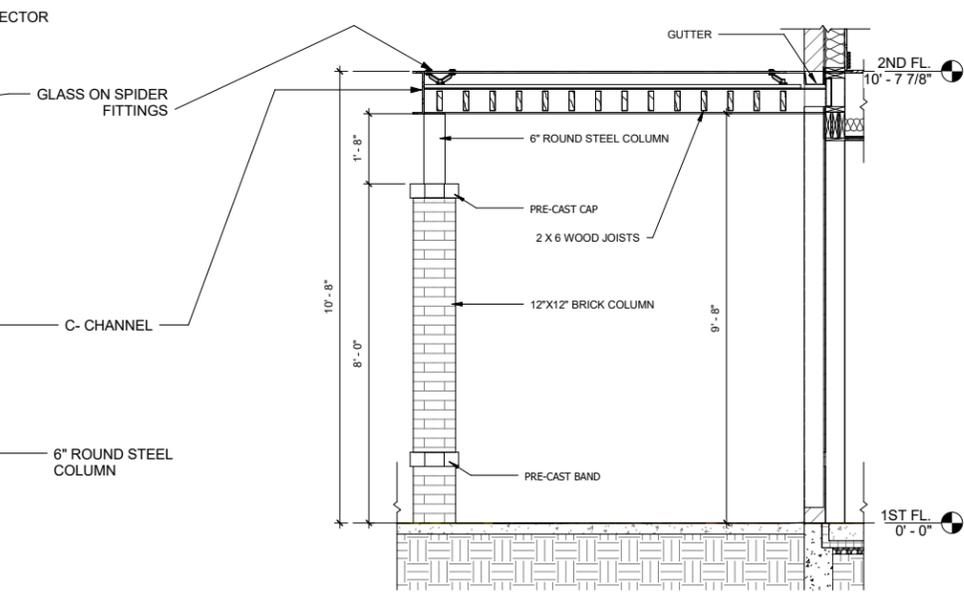




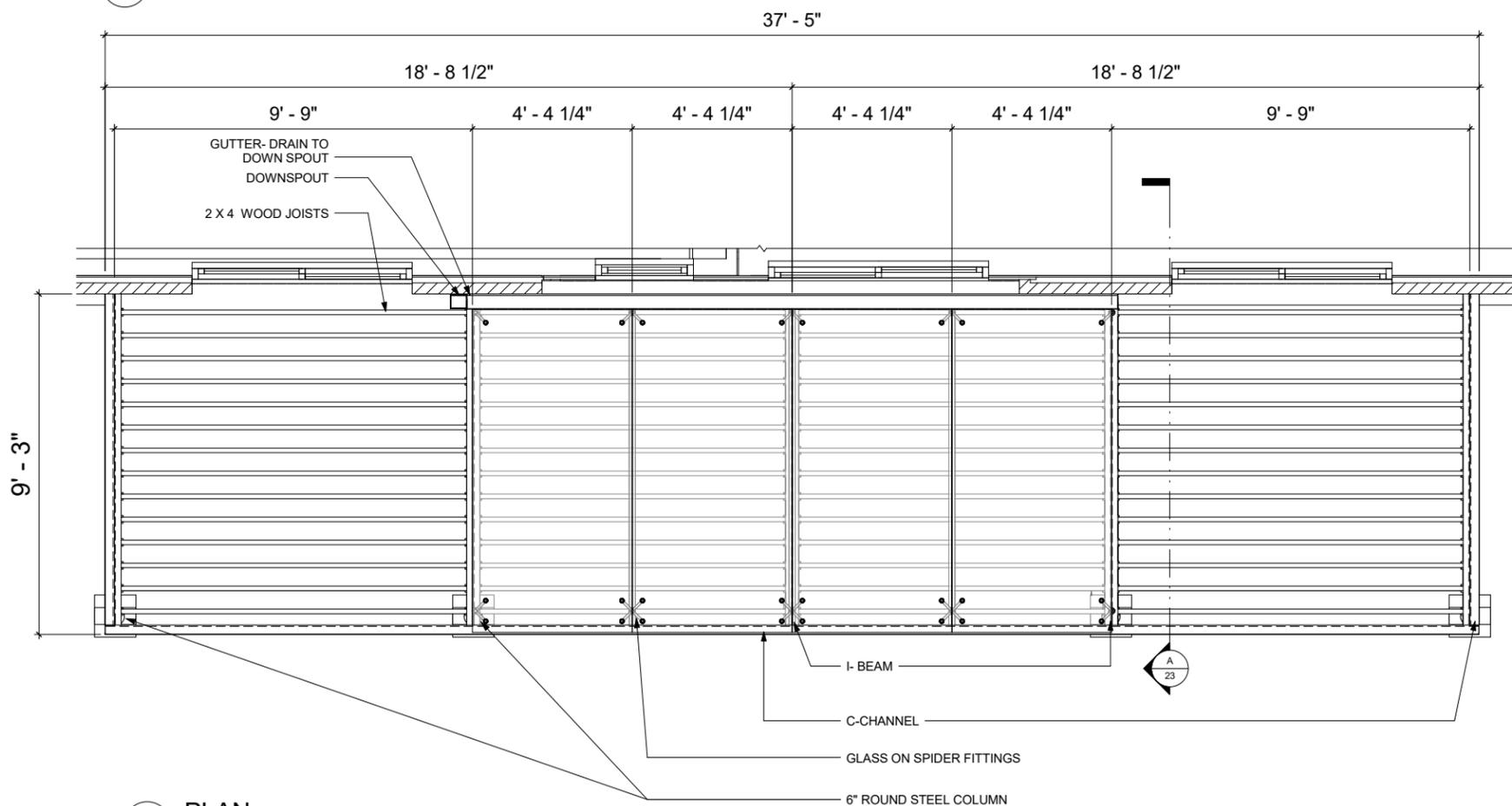
PERSPECTIVE - PERGOLA ON WYTHE



PRECEDENT IMAGES



A SECTION
1/2" = 1'-0"

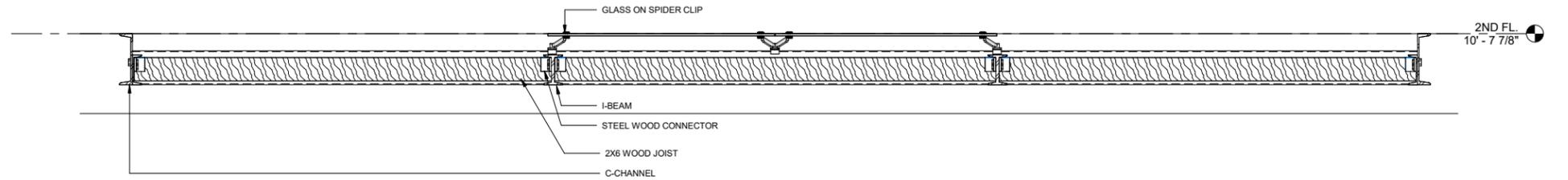


1 PLAN
1/2" = 1'-0"

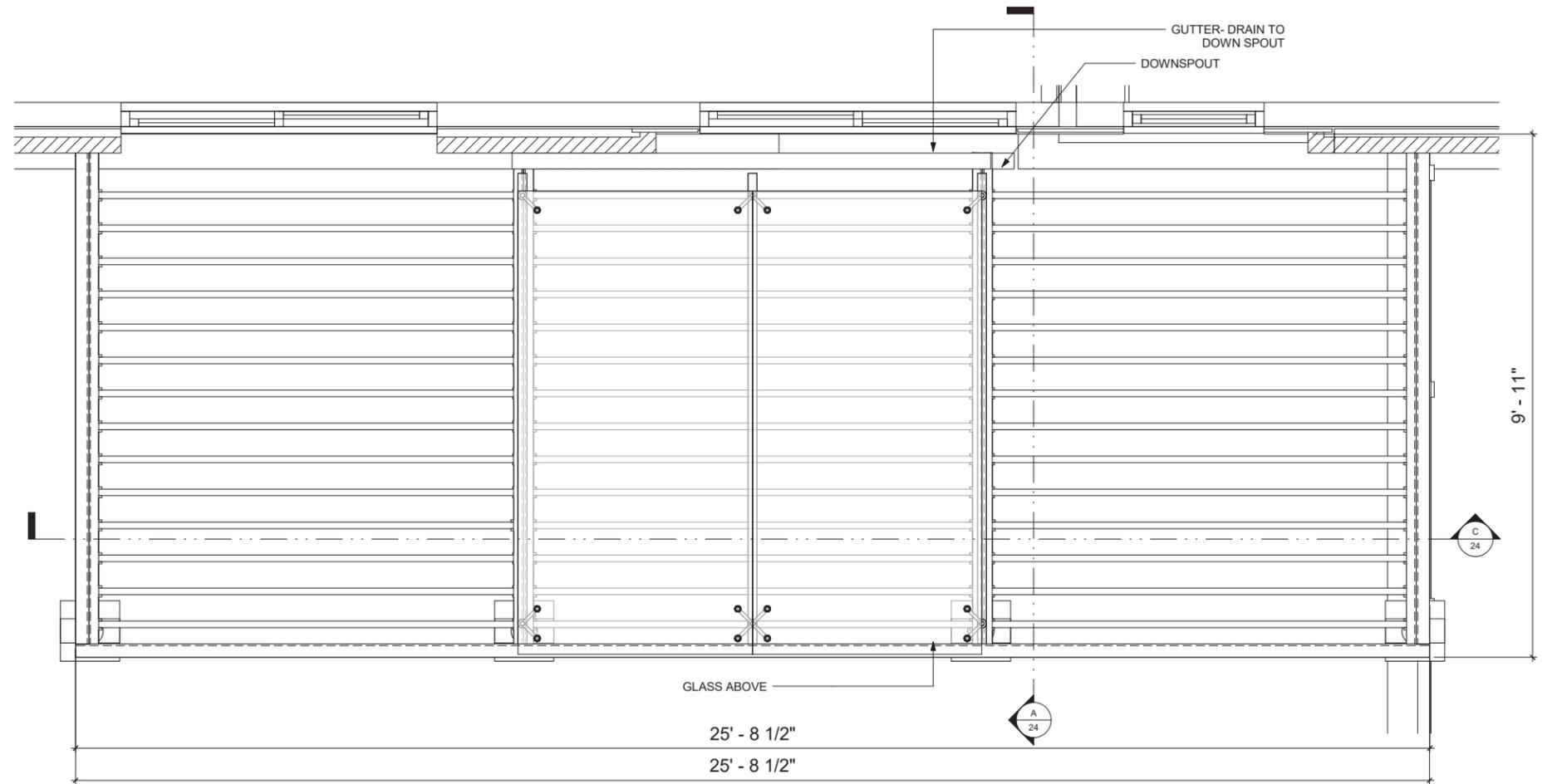
PERGOLA DETAILS - WYTH STREET



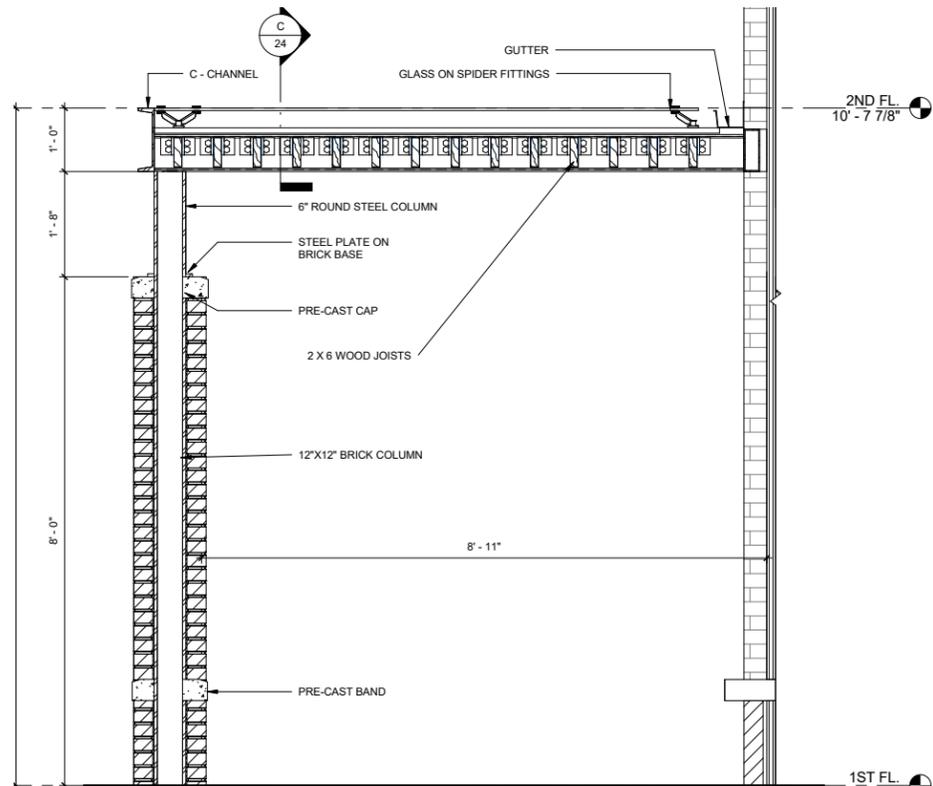
PERSPECTIVE - PENDLETON PERGOLA



C SECTION C
24 3/4" = 1'-0"



B PLAN
24 3/4" = 1'-0"



A SECTION A
24 3/4" = 1'-0"

RAMSEY HOMES

PERGOLA DETAILS - PENDLETON STREET

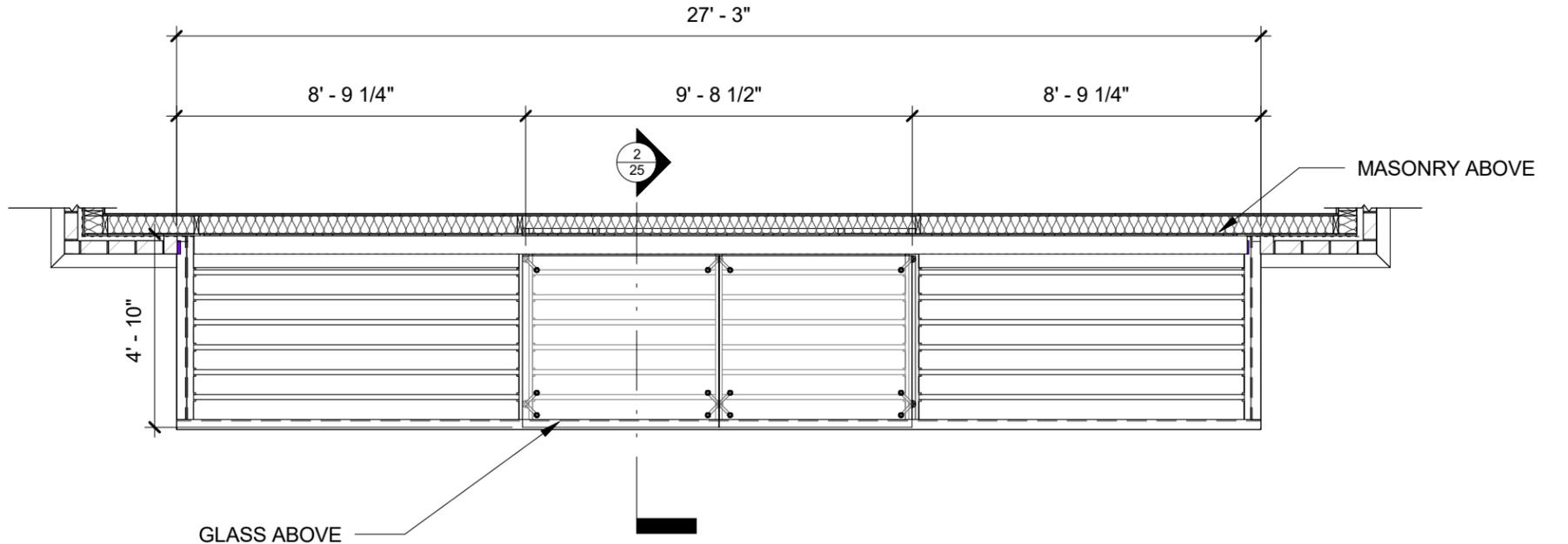
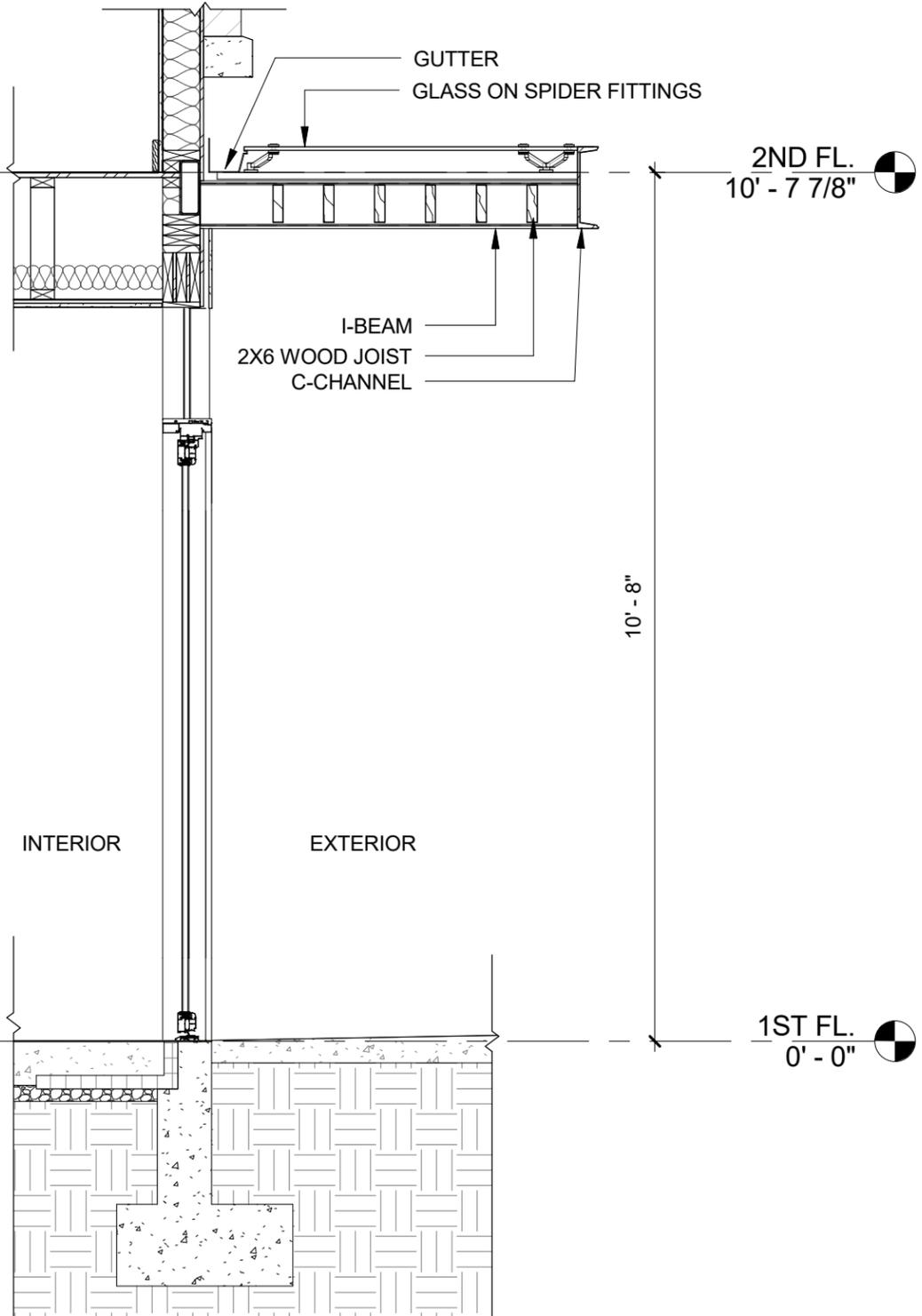


Land, Carroll & Blair PC
ATTORNEYS AT LAW, EST. 1978

ALEXANDRIA, VA
CERTIFICATE OF APPROPRIATENESS
11.14.2016

Architecture+Planning
8605 Westwood Center Dr.
Suite 300
Vienna, VA 22182
703.992.6116
ktgy.com





2 SECTION
25 1/2" = 1'-0"

1 PLAN
25 1/4" = 1'-0"

RAMSEY HOMES

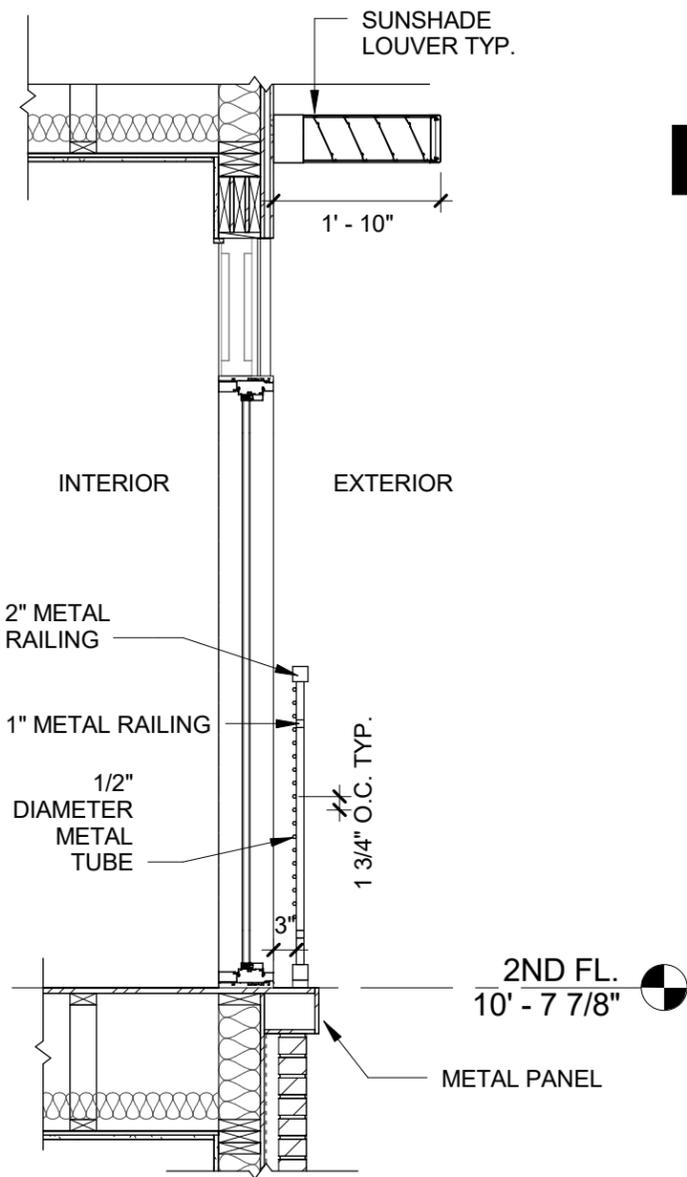
MAIN ENTRY CANOPY DETAILS



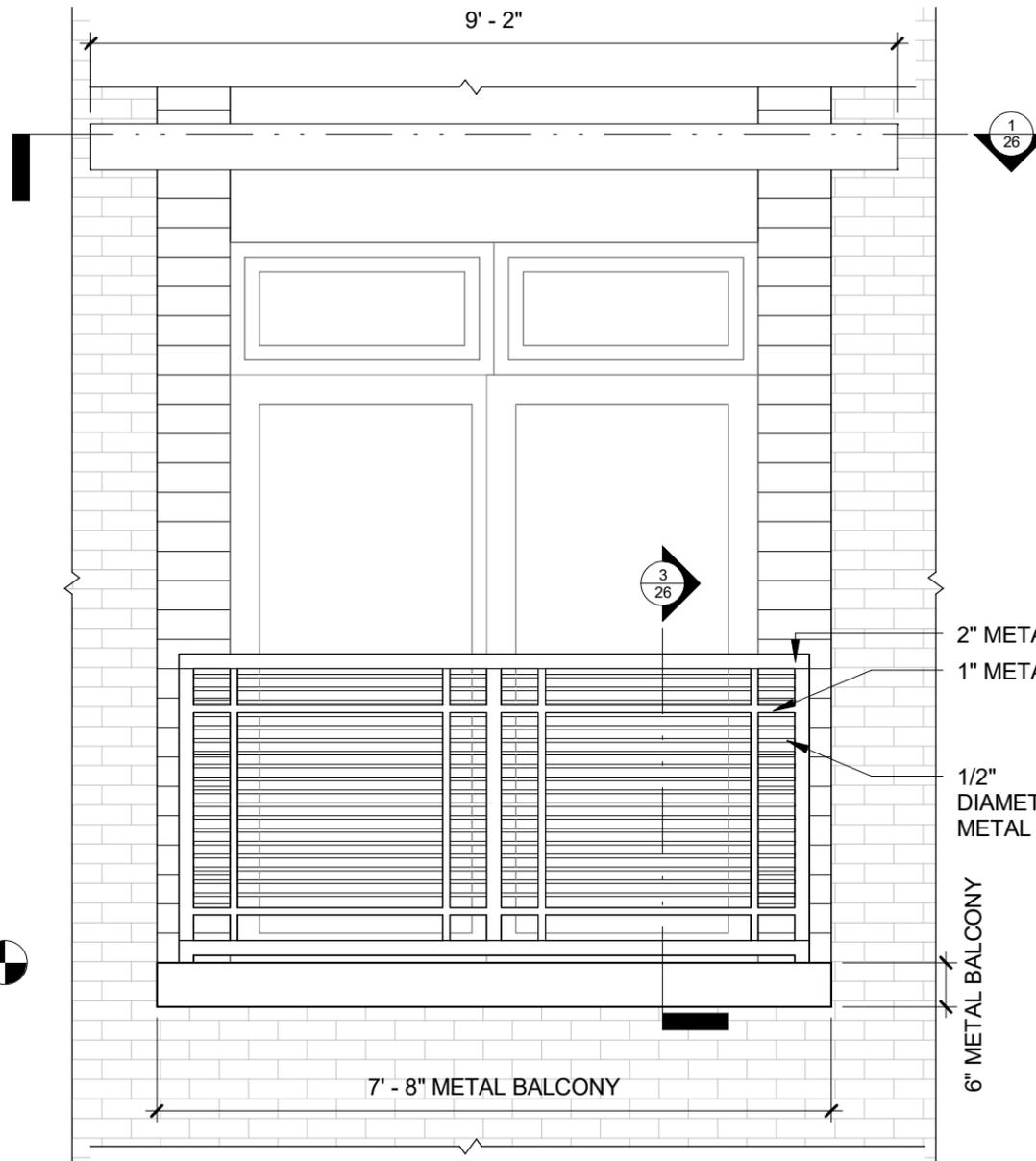
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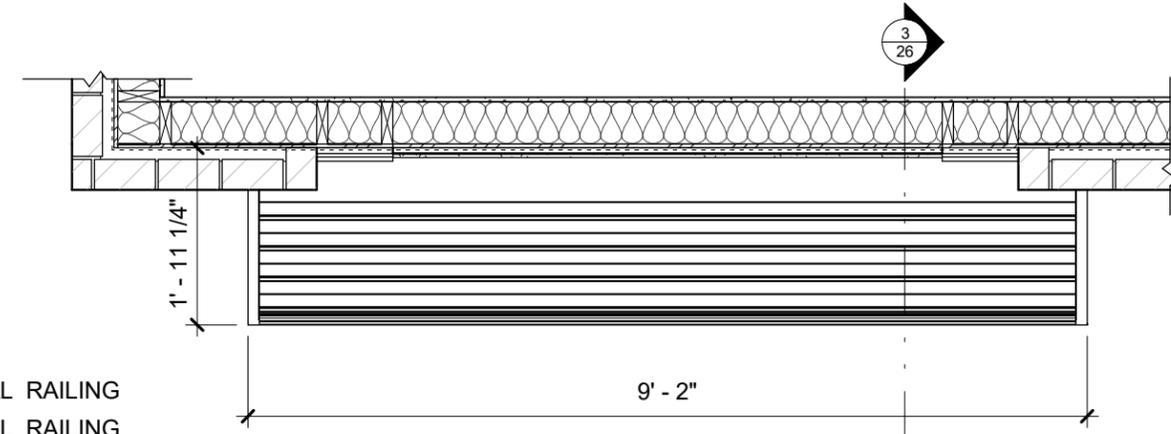




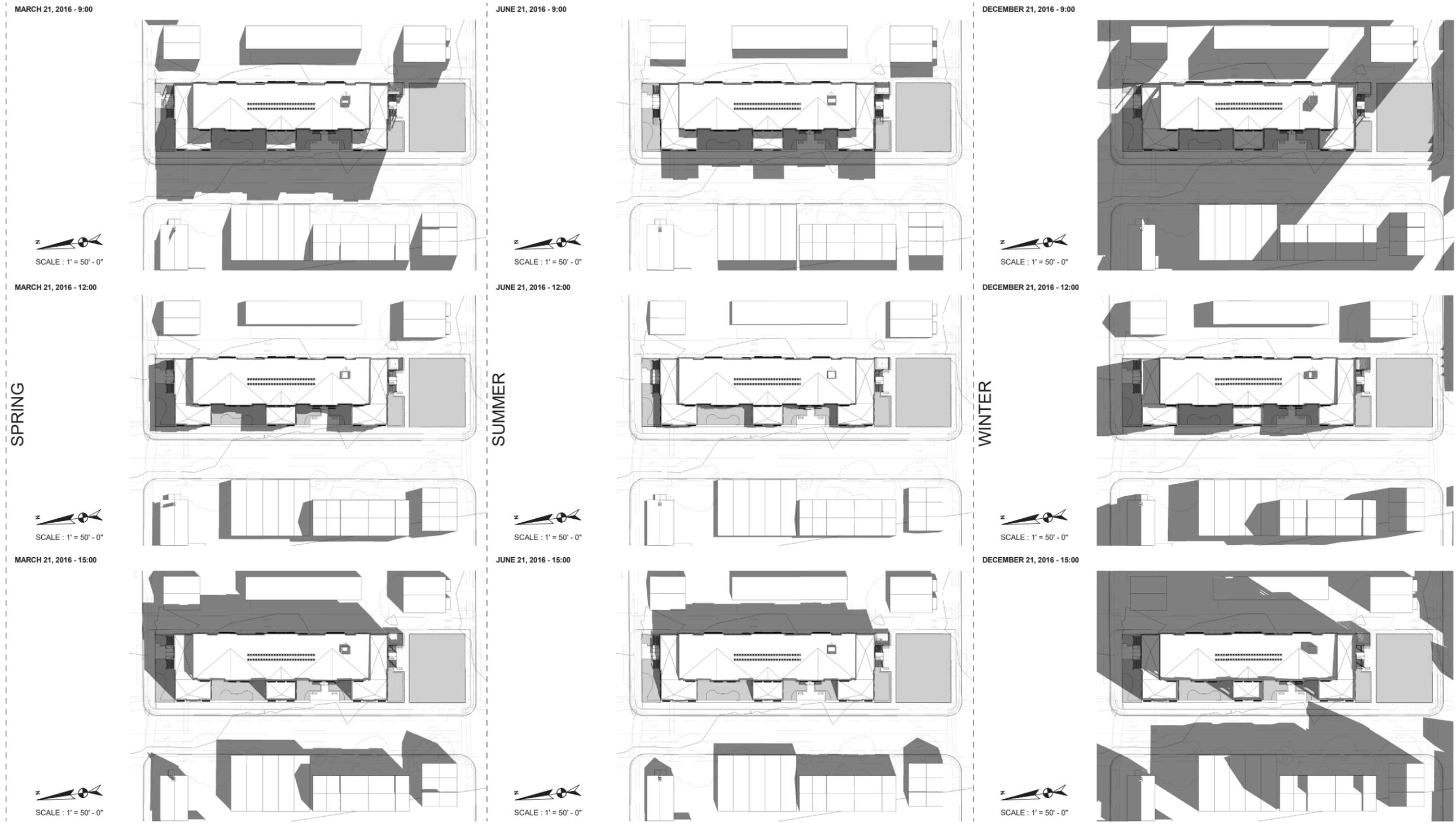
3
26
TYPICAL BALCONY
1/2" = 1'-0"
SECTION



2
26
BALCONY RAILING - TYP.
1/2" = 1'-0"
ELEVATION



1
26
SUNSHADE LOUVER - TYP.
1/2" = 1'-0"
PLAN



RAMSEY HOMES

SUN AND SHADOW STUDIES

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WALTER L. PHILLIPS
Engineers of record since 1945

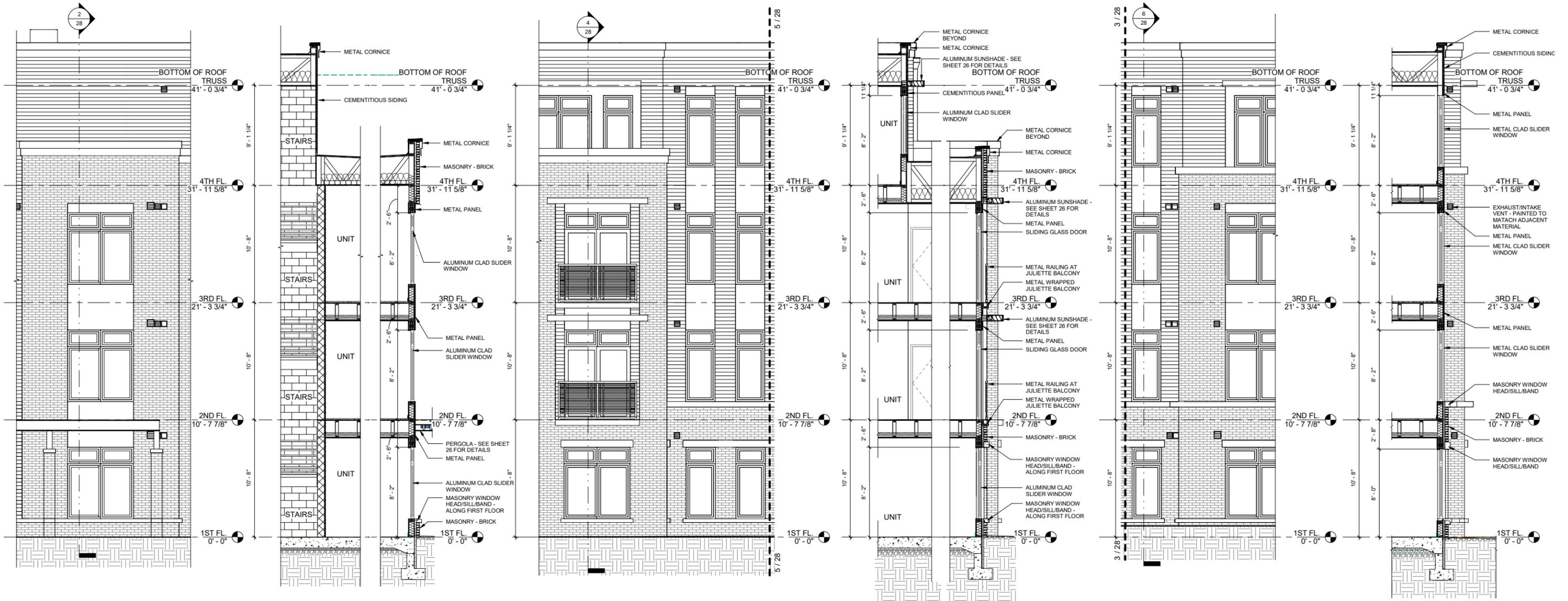


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1 ENLARGED ELEVATION A
1/4" = 1'-0"

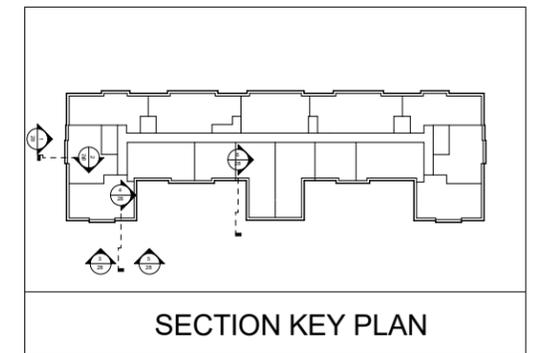
2 WALL SECTION A
1/4" = 1'-0"

3 ENLARGED ELEVATION B
1/4" = 1'-0"

4 WALL SECTION B
1/4" = 1'-0"

5 ENLARGED ELEVATION C
1/4" = 1'-0"

6 WALL SECTION C
1/4" = 1'-0"



RAMSEY HOMES

ENLARGED ELEVATIONS AND WALL SECTIONS

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ADDRESS OF PROJECT: 699 N. Patrick Street, Alexandria, VA 22314 (Parcel Address)

TAX MAP AND PARCEL: #054.04-12-01 ZONING: CRMU-M

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

- CERTIFICATE OF APPROPRIATENESS WORKSESSION
- 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: VHD, LLC

Address: 401 Wythe Street

City: Alexandria State: VA Zip: 22314

Phone: 703-549-7115 E-mail: cstaudinger@arha.us

Authorized Agent *(if applicable)*: Attorney Architect _____

Name: Duncan Blair Phone: 703836-1000

E-mail: dblair@landcarroll.com

Legal Property Owner:

Name: Alexandria Redevelopment and Housing Authority

Address: 401 Wythe Street

City: Alexandria State: VA Zip: 22314

Phone: 703-549-7115 E-mail: cstaudinger@arha.us

- 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.

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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 Applicant is requesting architecture review for the proposed new construction of a multi-family, mixed income residential property.

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.

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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 3 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.

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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 3 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: Connie Staudinger

Date: 11/15/16

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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. VHD, LLC	401 Wythe Street Alexandria, VA 22314	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 699 N. Patrick Street (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. Alex. Redevelopment and Housing Authority	401 Wythe Street Alexandria, VA 22314	100%
2. (ARHA)		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.	None	
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.

11-15-2016 Connie Staudinger 

Date Printed Name Applications & Materials
Signature BAR2016-00406
699 N Alfred Street
11/15/2016