

# City of Alexandria, Virginia

## MEMORANDUM

**DATE:** MAY 18, 2022

**TO:** CHAIR AND MEMBERS OF THE  
BOARD OF ARCHITECTURAL REVIEW

**FROM:** HISTORIC PRESERVATION STAFF

**SUBJECT:** CONCEPT REVIEW OF 899 AND 999 NORTH HENRY STREET  
BAR CASE # 2022-00175

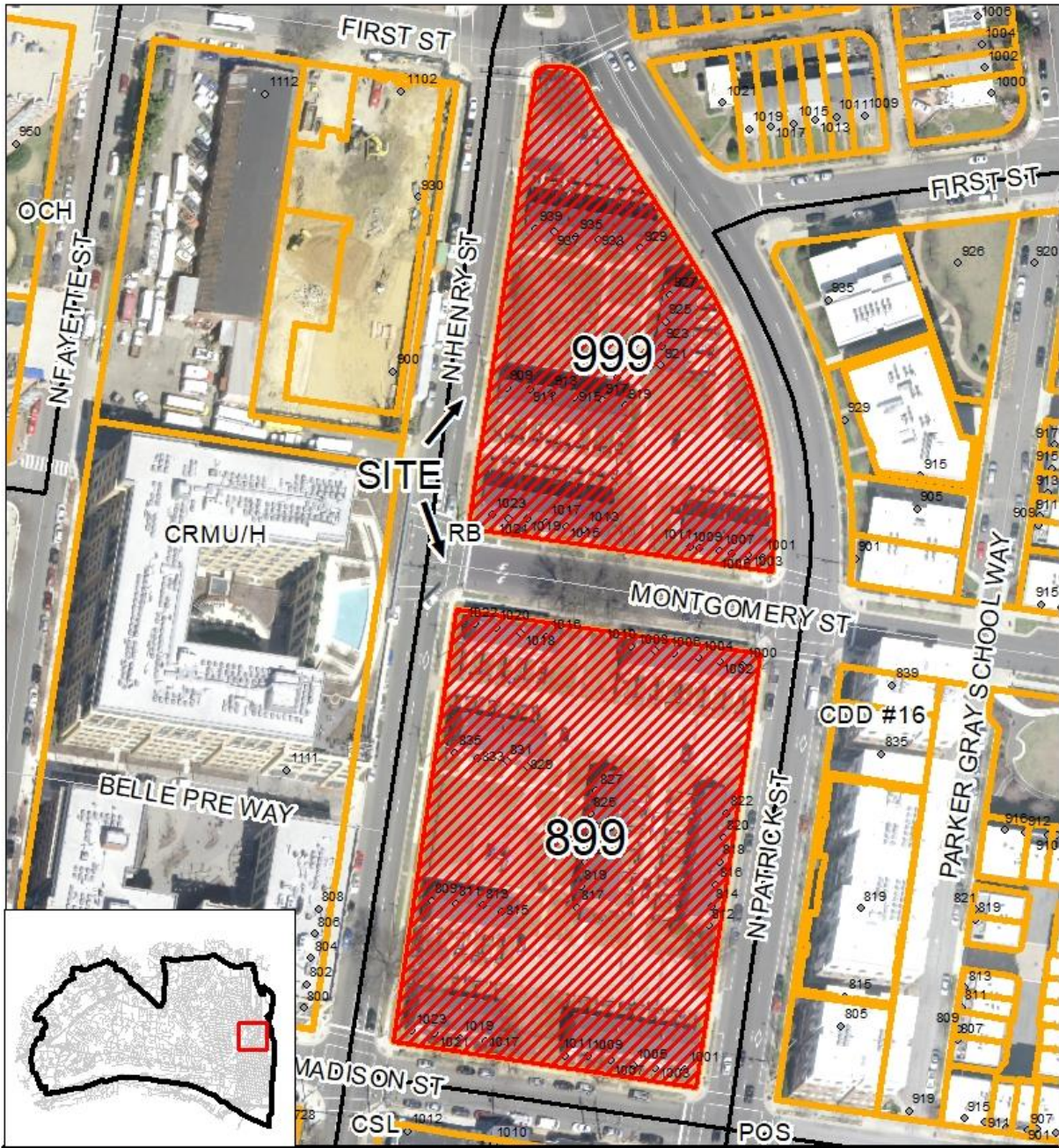
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### **I. SUMMARY**

The applicant is requesting BAR Concept Review of a redevelopment of the properties at 899 and 999 North Henry Street, to include the construction of two new multifamily apartment buildings on the site. The applicant has also applied for a Permit to Demolish/Capsulate which will be reviewed separately at this hearing (BAR 2022-00174)

The Concept Review Policy was adopted in May 2001 and amended and restated in 2016 (attached). Concept Review is an optional, informal process at the beginning of a Development Special Use Permit (DSUP) application whereby the BAR provides the applicant, staff, the Planning Commission and the City Council with comments relating to the overall appropriateness of a project's height, scale, mass and general architectural character. These comments are not binding on the BAR or the applicant. The Board takes no formal action at the Concept Review stage but will provide comments and may endorse the direction of a project's design by a straw vote. If the Board believes that a building height or mass, or area proposed for construction 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*.

The Development Special Use Permit (CDSUP#2022-00014) associated with this project must be approved by Planning Commission and City Council through the development review process. The applicant submitted a Development Concept 1 in March 2022 and received comprehensive comments from various City departments. At the early stages of the Development project review, the project's consistency with the relevant Small Area Plans is evaluated and any necessary approvals are identified. It is also during this phase of a development that potential issues are identified which must be resolved in order for the project to move forward through the review process. The Development Concept Review process typically runs concurrent with the BAR Concept Review process as it is with this project.




**BAR #2022-00174 & BAR #2022-00175**  
**899 and 999 North Henry Street**


0 50 100 200 Feet

## II. SITE CONTEXT AND HISTORY

### *Site Context*

The project site consists of two properties on the north end of North Patrick and North Henry Street in the 800 and 900 block of North Henry Street. The project site is bounded by First Street to the north, North Henry Street to the west, Madison Street (one-way east) to the south and North Patrick Street to the east. Montgomery Street (one-way west) divides the site into two blocks. Both buildings are completely within the Parker Gray Historic District.

The extant buildings on the site consist of 13 two story, Colonial Revival gable roof brick buildings constructed in 1945 with 66 apartment units. All of the extant buildings on the site are being proposed to be demolished and are being considered under a separate Permit to Demolish (BAR 2022- 00174). The buildings to the west of the site are multi-family buildings ranging in height from four to seven stories. To the south of the site are low scale two to three story industrial buildings. On the east side of North Patrick Street are four story multifamily buildings that are a part of the James Bland development.

Each building occupies the entire block in which it sits, meaning that all sides of each building will be completely visible from a public right of way (Figure 1).



**Figure 1: View of project site from North Patrick Street looking south**

### *History*

According to the information compiled for the nomination of the Uptown/Parker-Gray District to the National Register of Historic Places, the Samuel Madden Homes project was built in **1945**, one community of more than 200 units of public housing in this historic district. The two-block Samuel Madden Homes area was adjacent to the slightly larger James Bland Homes project, constructed in two different phases, 1954 and 1959.<sup>1</sup> The report prepared by Thunderbird Archaeology in 2015 for the Ramsey Homes goes into further detail, explaining that the Samuel Madden Homes on North Henry Street were known as Samuel Madden (Uptown) to avoid confusion with the Samuel Madden Homes (Downtown). Downtown Samuel Madden was located in the blocks bordered by Pendleton, Princess, North Royal, and North Pitt streets. Samuel Madden was named for the first African American pastor of the Alfred St Baptist Church. Oral histories from residents in the 1940s and 50s indicate that locals made little distinction between Uptown Madden and the later and adjacent Bland. Both were known as “the projects.” Perhaps due to confusion between the two Maddens, locals often referred to Uptown Madden as James Bland.<sup>2</sup>

### **Pre-Samuel Madden Homes**

Before the established Alexandria street grid expanded in the 19th-century into the area now known as Parker-Gray, the area was sparsely populated and contained several service-related buildings. The 1941 Sanborn Fire Insurance map shows the 40’ wide “not opened” Georgetown Road extending diagonally across the two blocks, running from Madison Street to the intersection of North Henry and First streets. The map shows that the southern block of what is now the Samuel Madden Homes is vacant except for a junkyard and a store at the southwest corner of Madison and North Henry (Figure 1). The northern block contains a one-story frame church on Montgomery Street, east of its intersection with Georgetown Road, and two frame dwellings just east of the church (Figure 2). Across North Henry stands Wallace & Herring Lumber & Mill Work (not shown in Figure 2).

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<sup>1</sup> Necciai and Drummond, “Uptown/Parker-Gray Historic District,” National Register of Historic Places nomination form, VDHR file #100-0133, NRHP listing number 09001232, NRHP listed 1/12/2010.

<sup>2</sup> Thunderbird Archaeology, “Ramsey Homes, City of Alexandria, Virginia, WSSI #22386.02: Historic Context and Significance Statement,” August 2015.

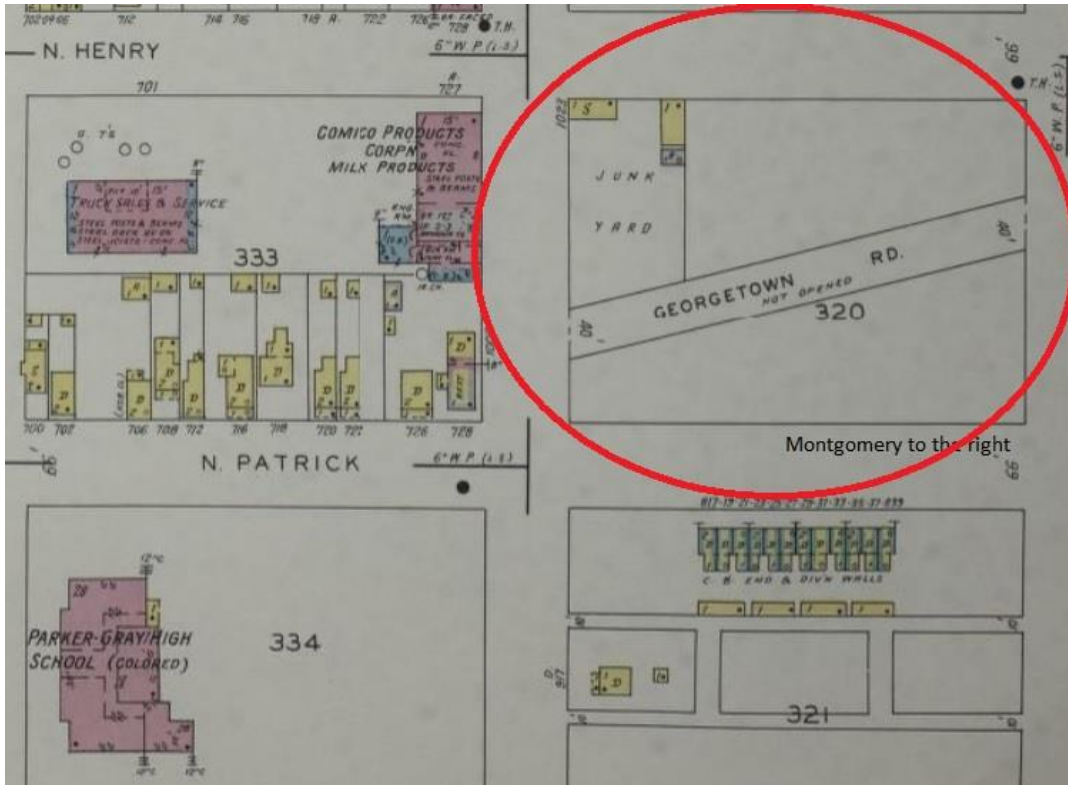


Figure 1: 1941 Sanborn south block of Samuel Madden circled; note nearby businesses and Parker Gray School

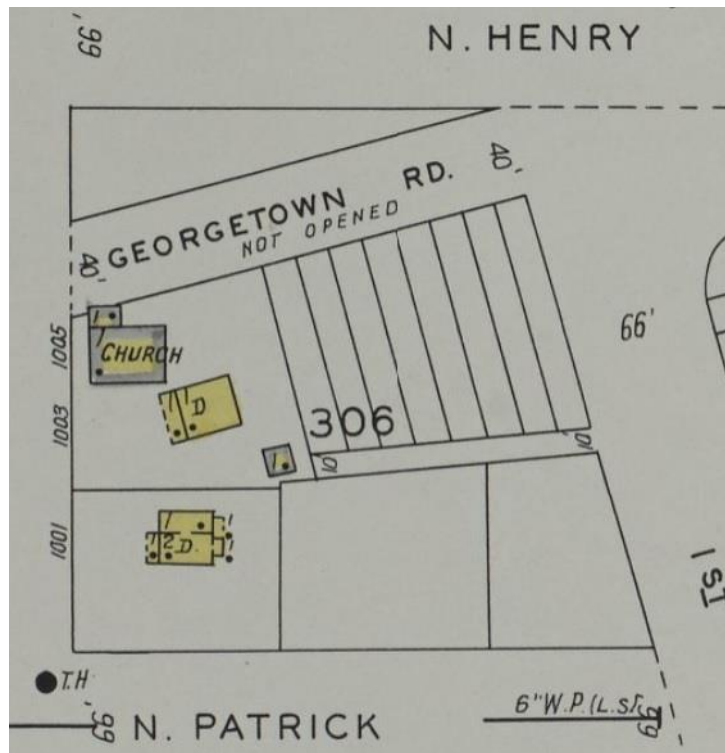


Figure 2: 1941 Sanborn, north block

## **The construction of Samuel Madden Homes**

The 1945 construction of the Samuel Madden Homes was part of the Federal Public Housing Authority's (PHA) War Housing Project established to create affordable housing for defense workers during World War II. PHA partnered with the Alexandria Housing Authority to develop this residential complex for African American defense workers. In 1947, PHA transferred ownership of the Samuel Madden Homes to the Alexandria Housing Authority (AHA), which later became the Alexandria Redevelopment and Housing Authority (ARHA). The public housing communities in Alexandria remained segregated until the 1960s. ARHA continues to operate the property as an affordable public housing complex. The northern block has changed somewhat since its original construction due to the 1960s – 1970s realignment of North Patrick and First streets. It appears that the northernmost building may have been moved or reconstructed during this realignment.<sup>3</sup>

The two Samuel Madden communities and the James Bland community were both designed by the architect Joseph Henry Saunders, Jr., who had studied under the great Walter Gropius at Harvard in the 1930s. In planning Samuel Madden Homes, the prolific Alexandria architect Joseph Saunders used a streamlined Colonial Revival architectural style in a garden setting, a popular trend at the time of construction. He designed side-gabled rowhouses, with four to six units per row, placed around landscaped garden areas. The individual units have little ornamentation, but the detailing is all consistent with the Colonial Revival style, incorporating brick walls laid in American bond, subtle corbelled brick cornices, side-gabled forms, wood lintels, shed roofs over primary entrances, and multi-pane double hung windows. Each unit contains an interior chimney and a rear entrance accessed by a concrete stoop.

ARHA sold Downtown Samuel Madden in 2004 and EYA developed the property into the Towns at Chatham Square. The BAR approved the demolition of James Bland for redevelopment on September 24, 2008. ARHA redeveloped the site into the Old Town Commons, with 134 affordable housing units and 245 market rate units.

On April 2, 2022 the City of Alexandria and the Alexandria African American Hall of Fame unveiled the Historical State Marker honoring Earl Francis Lloyd at 1020 Montgomery Street, the site of his childhood home. Lloyd was born in Alexandria in 1928, played basketball at the Parker-Gray High School, served in the Army during the Korean War, and became the first African American to play in a National Basketball Association game. He was also the NBA's first African American assistant coach and its fourth African American head coach. City Council approved an honorary street name, Earl Lloyd Way, for this stretch of Montgomery Street.

### *Previous BAR Approvals*

BAR97 – 00028	approval of a new fence
BAR98 – 00004	approval of more fences
BAR98 – 00080	administrative approval for changes to previously approved fence plan

*Other work for which staff found no BAR records:*

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<sup>3</sup> EHT Tracerics, "Samuel Madden Homes – Historical Overview," draft, May 2022.

Plans dated 7/18/97 for various minor changes to the buildings, including removing screen doors, replacing light fixtures, handrails, and address plates. The plans indicate that downspouts were to be moved to accommodate new shutters but the original 1944 plans and the existing conditions do not include shutters.

Building permit BLD09-01312, dated 7/31/09, approved reroofing the buildings.

### III. PROPOSED DEVELOPMENT

The applicant is proposing to construct two multi-family buildings. Each of the two buildings will occupy the entire block in which it sits. The buildings will be between North Patrick Street and North Henry Streets. The north building will be between Montgomery Street and First Street and the South building will be between Madison Street and Montgomery Street (Figure 3).

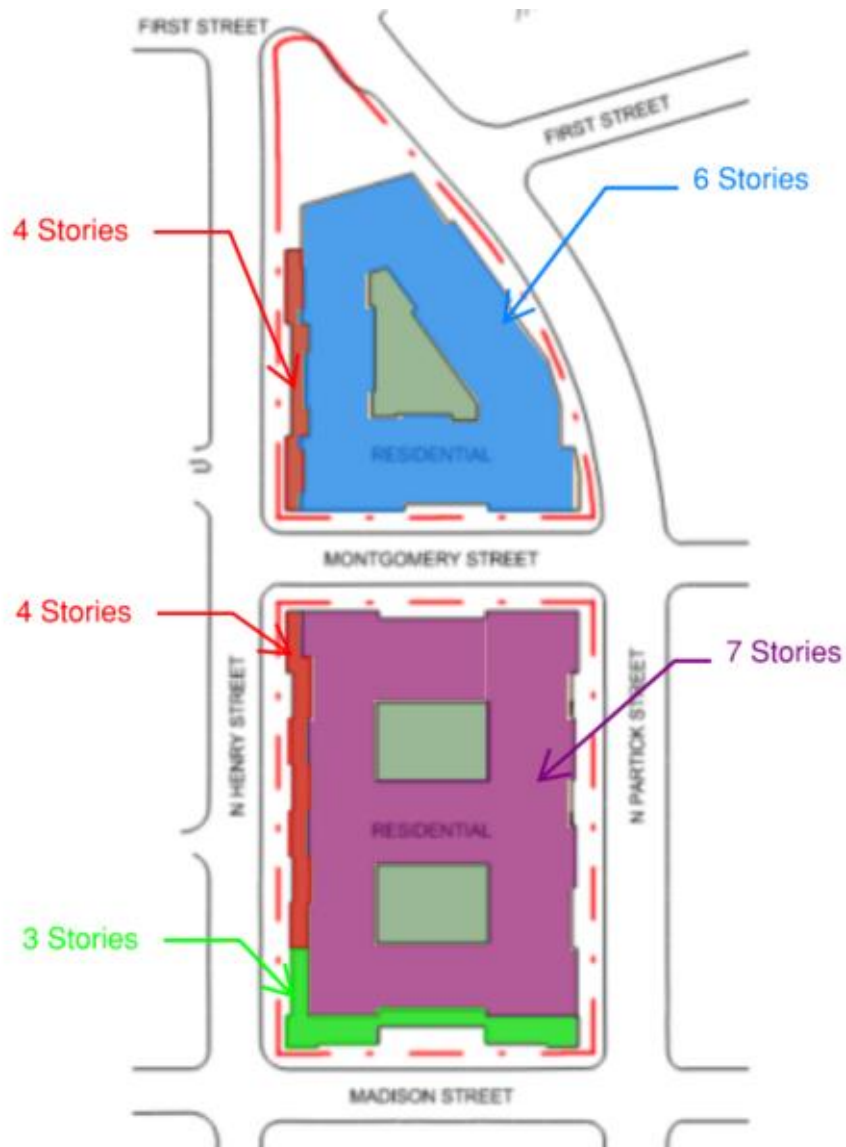


Figure 3: Proposed north and south buildings showing building heights

### North Building

The north building features a center courtyard with the main entry lobby facing south onto Montgomery Street. At the north end of the site, the applicant is proposing a public park including a playground and water feature. The building will be six stories, 74'-0" tall, with a four story, 52'-4" tall, shoulder set back 12'-0" along the west side. The building includes a variety of brick colors and window configurations, meant to break down its visual weight.

### South Building

The south building includes two central courtyards with the main entry lobby facing north onto Montgomery Street and a section of ground floor retail that faces south onto Madison Street. The building will be seven stories, approximately 85'-0" tall, with a four story, 51'-6" tall shoulder set back 12'-0" along the west side, and a three story, 40'-0" tall shoulder set back 15'-0" along the south side. Like the north building, this building includes a variety of exterior materials and window configurations. The ground floor retail will have access points from Madison Street, Patrick Street, and Henry Street.

## **IV. STAFF ANALYSIS**

As a reminder, the BAR's purview in this Concept Review work session is limited to endorsing the project and providing feedback on its height, scale, mass, and general architectural character. The applicant will ultimately return to the Board for approval of a Certificate of Appropriateness for architectural details, finishes, and colors after City Council approval of the DSUP.

Within the historic districts, the Board utilizes the *Design Guidelines* to determine if a potential new building or additions would be compatible with nearby buildings of historic merit. The proposed development includes two buildings that are on the edge of, but entirely within the historic district. The surrounding area includes a variety of building types and scales. Newer development to the west of the site includes large scale multi-family buildings that are comparable in size to the proposed buildings. Low scale industrial buildings are to the south of the site, and four-story multi-family buildings are directly across North Patrick Street. The building site is a transitional area, transitioning from the James Bland redevelopment to the east to the denser Braddock Road Metro development to the west. The public park to the north of the site will be redeveloped as part of this development.

When considering the design of a project of this size and scope it is important to consider the portions of the *Design Guidelines* that are specifically relevant to multifamily residential building additions.

- The guidelines should be viewed as a distillation of previously accepted design approaches in historic districts. The guidelines should not be viewed as a device that dictates a specific design response, nor should the guidelines be viewed as prohibiting a particular design approach. There may be better ways to meet some design objectives that have not been reviewed by the Board in the past. 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.
- It is not the intention of the Board to dilute design creativity in residential buildings. Rather, the Board seeks to promote compatible development that is, at once, both responsive to the



needs and tastes of the late 20th century while being compatible with the historic character of the districts.

- New construction must conform to the requirements of the applicable small area plan chapter of the Master Plan.
- As a general rule, the Boards favor contextual background buildings which allow historic structures to maintain the primary visual importance.
- No single architectural style is mandated. The design of an addition should respect the heritage of the historic building to which it is attached as well as adjacent buildings. The Board generally prefers addition designs that are respectful of the existing structure, and which seek to be background statements...
- Building massing is the enclosed volume which constitutes a building's exterior form. In the historic districts, new residential construction should reflect the building massing prevailing along the blockface.
- Multi-family structures such as apartment buildings often exceed the prevailing height of single-family houses. Such structures may be constructed to the maximum permitted height by zone, but should not overwhelm adjacent buildings.
- In general, the roof form should reflect the roof forms expressed along the blockface.
- In general, multi-family structures such as apartment buildings are much wider than single family residential structures. The façade articulation should be compatible with nearby buildings.

As indicated in the points from the *Design Guidelines* above, "New construction must conform to the requirements of the applicable small area plan chapter of the Master Plan." In March 2008, City Council adopted the Braddock Metro Neighborhood Plan, the Small Area Plan that guides development in this portion of the city. This plan includes all aspects of land use planning for this portion of the city, including transportation, school population, streetscape, and building design principles. Staff reminds the Board that the recommendations of the Small Area Plan are useful in understanding the context of a proposed development but are not binding to the judgement of the Board. The Board should look to Chapter 10 of the City of Alexandria Zoning Ordinance and the Design Guidelines when considering the proposed design. Some relevant portions of the Small Area Plan include the following:

- The Plan recommends an open space/focal point at the apex of Samuel Madden at First Street. This should be designed as an attractive entrance at this gateway to the city and neighborhood and would complement the scale and character of the residential to the northeast.
- Encourage community serving retail services.
- Achieve varying and transitional heights and scales.
- Designation of Madison Street as a "walking street," requiring that "shoulders" be included adjacent to this street where a building is taller than 40'-0."
- This 3.44-acre site lies at the point where Route 1 divides into a couplet of one-way streets, making it an important gateway location. Building on this gateway character, the Plan recommends increased height in the center of the northern-most block. Future mixed-income residential development could include five and/or six story multifamily buildings. Additionally, the highly visible location between the two Route 1 streets makes this a logical place to site a potential large retailer.

- The site is a transition zone from the Parker -Gray Historic District to the Braddock Road Metro Station/West Neighborhood.
- The plan designates the area as an area of medium height buildings, approximately 30'-60'.
- The unbroken horizontal length of any façade plane shall be minimized. Intervals of set back or projected façade area may be used to permit longer building lengths. For larger projects and developments, consider composing facades as a series of smaller adjacent facades resembling separate buildings to reduce the perceived horizontal mass and scale.
- Buildings shall incorporate elements of intermediate scale between human scale and that of the whole building. At a minimum, this shall be accomplished through a “base/middle/top” compositional strategy that defines at least three zones from base to top of the building façade. Additional important intermediate scale elements include bay windows extending through multiple floors, building wings, areas of consistent material, and other larger elements that are still subsidiary to the overall building form. Facades should include horizontal lines of expression (such as string courses, cornices, and window alignments) that correspond to the height of adjacent context buildings.

Staff finds that the proposed construction is consistent with the recommendations of the Small Area Plan and is in keeping with the adjacent recent construction. Staff has met with the applicant on a number of occasions to discuss the proposed massing and how the project will relate to its surroundings. The multi-family projects to the west of the site are not within the historic district and were therefore not reviewed by the Board. The multi-family buildings to the east of the site are part of the James Bland development and were approved by the Board. Along with the nearby Charles Houston Recreation Center, these multi-family buildings make up the context for the proposed buildings. As noted in the Small Area Plan, this site is transitional in nature, linking the four-story buildings to the east with the significantly larger buildings closer to the Braddock Road Metro. The provided submission includes renderings that give some idea regarding the potential architectural expression but at this time they are focused on the larger issues of the compatibility of the scale and massing.

As noted in the *Design Guidelines*, multi-family buildings are generally larger than typical single family residential projects and should be considered in these terms. When considering the proposed height, the *Design Guidelines* specifically say “Multi-family structures such as apartment buildings often exceed the prevailing height of single family houses. Such structures may be constructed to the maximum permitted height by zone but should not overwhelm adjacent buildings.” As previously noted, the nearby structures mostly include large multi-family buildings ranging in height from four to seven stories. The buildings to the south are lower scale one- and two-story industrial buildings. The proposed buildings are six and seven stories at their tallest points but also include lower shoulders to help transition to this height. At the south side of the south building, the shoulder is three stories, making it compatible with the lower buildings across Madison Street. Given that the majority of the adjacent buildings are of a similar height, the proposed design does not “overwhelm adjacent buildings.”

The *Design Guidelines* state that, “In general, the roof form should reflect the roof forms expressed along the blockface.” As the two proposed buildings occupy the entire block on which they sit,

they make up the entire blockface. However, if you extend this direction from the *Design Guidelines* to the nearby blocks, you will find that buildings to the east, south and west all feature flat roofs with raised parapets similar to the proposed project.

As noted above, the current submission does not include much detail regarding the architectural character, however it should be noted that the *Design Guidelines* address this question as well. They state that “In general, multi-family structures such as apartment buildings are much wider than single family residential structures. The façade articulation should be compatible with nearby buildings.” As the design for the project progresses, this portion of the Guidelines should guide the discussion on architectural character.

## **V. STAFF RECOMMENDATION**

Staff recommends that the BAR request that the applicant return for a second Concept Review after addressing feedback from the Board and Staff. The location of these buildings at the edge of the historic district and in an area of the city which features a variety of building types and designs allows for flexibility in the design. The Small Area Plan referenced above reinforces many aspects of the *Design Guidelines* including the relationship of the massing to the surrounding neighborhood and how the buildings function as a transition between the historic district and the nearby recent development projects.

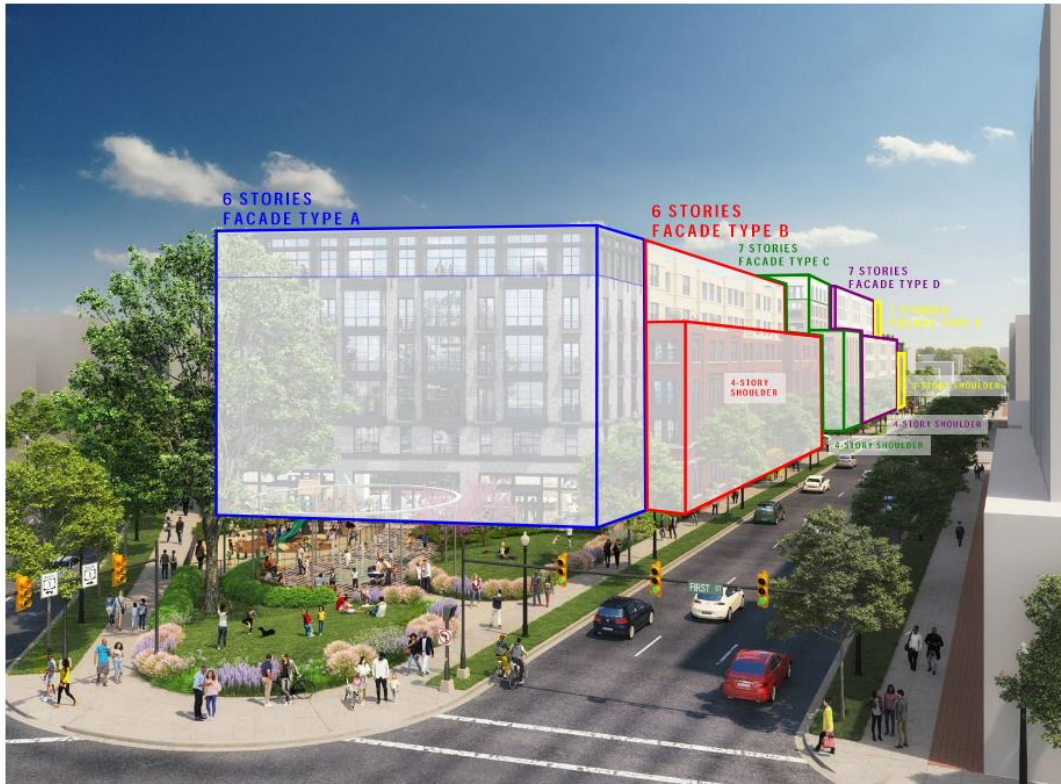
As noted in the Small Area Plan, the northern building occupies an important location at the point where Route 1 splits into Patrick and Henry Streets. This provides an opportunity for the building to become a gateway for those entering the city from the north. As such, the design for the building should reflect the guiding principles as described in the *Design Guidelines* for a building that is respectful of and compatible with the historic fabric without directly replicating it.

Per BAR #2022-00174, also being considered by the Board, the applicant is applying for a Permit to Demolish/Capsulate. The demolition component of the existing buildings can be approved by the Board separately from this Concept Review of the proposed development.

As the project is in an early stage it requires additional refinement and details before the Board can endorse the project for its height, scale, mass, and general architectural character. Some areas of continued refinement are described below. Staff will work with the applicant to address comments from the Board prior to returning for another review.

### **Architectural Character**

The submitted documents include diagrams describing the massing and scale of the proposed building and how it relates to the neighboring structures. The provided renderings are “intended for massing and illustrative purposes;” they include architectural features but are distorted into massing diagrams that show the locations and heights of set back portions and how the two buildings relate to one another (Figure 4). At this early stage, these types of diagrams are useful and allow for an exploration of the building envelope without digging into the details of building components.



**Figure 4: Example of submitted massing diagram**

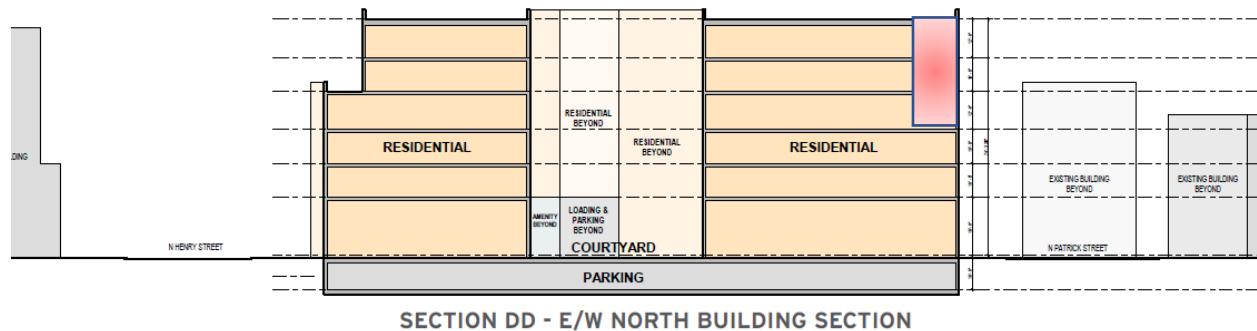
Staff has been working with the applicant on the development of their documents and recommends that as the project progresses, the applicant explore different architectural motifs that relate to either the history of the site or to the surrounding buildings. The Board has often encouraged applicants to take design inspiration from the historical use of the general area of the city. In one example, the inspiration came from warehouses that were historically located nearby, in another the design was inspired by an historic school building. In some cases, the design inspiration has been more related to the current building context, designing the new structure to create a cohesive background to the nearby historic fabric. Staff encourages the applicant to establish an overall architectural parti that will inform the design of all aspects of the project and present this basic idea to the Board for their response and feedback.

Critical to the understanding of how the proposed design will fit into the surrounding context are views that accurately depict the surrounding architecture along with the proposed design. As the design progresses, staff recommends that the applicant produce elevations of the streetscape showing the proposed buildings in relation to those around them. These elevations should be for each of the adjacent streets and will help the Board to understand the relative scale of the project and how the architectural components of the proposed design relate to those found on surrounding buildings. The applicant should also provide views from key points at street level. Some of these points could include from the north showing the proposed design along with the multi-family buildings to the east and west of the site, from the south along Patrick Street showing the buildings in relation to buildings that are within the historic district, and views from the east that show how the buildings will appear with the smaller scale residential buildings to the east of the site.

### East side of buildings

As noted above, the proposed design includes four story shoulders on the west sides of both buildings and a three story shoulder on the south side of the south building. This configuration is in accordance with the diagrams in the Small Area Plan, but it does not take into account the relationship of the buildings to the historic district or the sizes of the buildings adjacent to the proposed buildings. The project site is on the western edge of the historic district, the border extends parallel to the site along Henry Street. The buildings to the east of the site, across Patrick Street, are four story multi-family buildings with two and three story residential buildings beyond. The multifamily buildings to the west of the site, across Henry Street are multi-family buildings that are up to seven stories in height with set back shoulders at the lower levels. The four story shoulders on the west side of the proposed buildings are consistent with the buildings in this area but the design does not include a similar feature on the east side.

As the historic district extends to the east of the project site and the buildings east of the site are no more than four stories in height, staff suggests that the applicant explore the inclusion of three or four story shoulders along the east side of the building similar to those currently proposed on the west side (Figure 5). This would create a massing that is sympathetic to the four story multi-family buildings to the east of the project site and would allow for a stepped transition from the historic district to the larger buildings that extend towards the Braddock Road Metro. Similar to how the proposed three story shoulder on the south side of the south building is respectful of the buildings to the south, the inclusion of a lowered area on this portion of the site would be respectful of the historic district to the east. As the design progresses, the applicant may want to consider a difference in the height of this shoulder and the one on the south side of the south building to allow for a transition in the massing at this corner of the building.



**Figure 5: Section through north building showing location of potential shoulder along east side of buildings**

### Public Park

The applicant is proposing a publicly accessible park at the north end of the north site. The final design for this park will be produced in coordination with the Parks and Recreation Commission, a public body that advises in the design of public recreation spaces. As part of this review the Commission will hold public hearings to gain an insight into the types of uses that will be most appropriate for a public park in this location.

The BAR has purview over any vertical elements that will be installed in this park. The current proposed design is preliminary in nature and will be modified based on public input as to the

proposed uses and needed amenities. The design does, however, consider several vertical structures including a water feature/arbors that would need to be reviewed and approved by the Board during the Certificate of Appropriateness review (Figure 6). While the final design for the park is yet to be determined, it would be helpful for the applicant to consider a design motif for any above grade structures in the park at this time in order to elicit feedback from the Board on those items that will be under its purview. This could take the shape of precedent images or sample elements that are compatible with the proposed design for the buildings and the location as a prominent gateway.



**Figure 6: Proposed preliminary design for park at north end of north site**

Staff recommends that the BAR request the applicant to return for a second Concept Review after addressing feedback from the Board and Staff. Staff finds that the height and scale of the project as submitted is appropriate for the immediate context. The applicant should continue to develop the massing and architectural character, taking into consideration comments from the Board and Staff.

**STAFF**

William Conkey, AIA, Historic Preservation Architect

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

## **VI. CITY DEPARTMENT COMMENTS**

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

### **Code Administration**

F-1 No Comment

### **Transportation and Environmental Services**

F-1 Comply with all requirements of CDSP2020-00014(T&ES)

C-1 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)

### **Archaeology**

#### *Archaeology Findings*

1. Prior to the Civil War historic maps indicate that Old Georgetown Road passed through the two blocks diagonally. During the Civil War the Union Army established a stockaded compound in the southwest corner of the 899 N. Henry block oriented with the railroad tracks that ran down the center of North Henry St. The compound served as the Alexandria Branch Depot for Quartermaster Supplies and consisted of 17 structures, a 5 ft. by 8 ft. sink (privy), and a well 4 ft. in diameter. The buildings included two kitchens, two mess houses, a cook house, two armories, offices, bunk houses, a commissary, and a storehouse. The two blocks remained largely vacant after the Civil War until the early twentieth century when a house was built on the corner of Madison and N. Henry Street, and several buildings were erected on the north side of Montgomery Street. Topographic maps in the 1940s and 1950s indicate that a church stood on the corner of Madison and N. Henry Street. Later in the 1950s the Samuel Madden Homes were built.

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.

#### *Landscape/Open Space/Historic and Archaeological Interpretation*

1. Incorporate and interpret elements of the site history and archaeological findings into the design of the public realm with a professional archaeological consultant or qualified historian, in consultation with Staff. The site plan shall indicate themes and locations of interpretive elements such as interpretive signs, markers, specialty paving, historic features, and the like.

##### a. Interpretive Signage

A professional archaeological consultant or qualified historian, in consultation with Staff, shall write text and graphically design interpretive signage using a template provided by the Office of Historic Alexandria. Once approved by the Office of Historic Alexandria/Alexandria Archaeology, install the interpretative signage prior to issuance of the Certificate of Occupancy.

Alternatively, the applicant may opt to have Alexandria Archaeology write, design, fabricate, and install the interpretive signage for a one-time fee.

b. Interpretive Elements

A professional landscape architect or designer, in consultation with Staff, shall provide graphics, and descriptions for interpretive elements such as markers, plaques, monuments, inscriptions, specialty paving, specialty railings, historic features, and the like, prior to Final Site Plan release subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Director of P&Z. Install the interpretative elements prior to issuance of the Certificate of Occupancy. (P&Z) (Arch) \*, \*\*\*

*Archaeology Comments*

1. 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. The Archaeological Evaluation and implementation of the Resource Management Plan shall be completed prior to submission of the Final Site Plan unless archaeological work is required in concert with demolition and construction activities, which must be demonstrated to the satisfaction of the City Archaeologist.

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 field work has been completed or that an approved Archaeological Evaluation plan and any required Resource Management Plans will be implemented to recover significant resources before or in concert with construction activities. \*

3. Call Alexandria Archaeology (703/746-4399) two (2) weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for City archaeologists can be arranged. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities.

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.

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.

6. The final certificate 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 Code

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

**VII. ATTACHMENTS**

- 1 – Application for 899 and 999 North Henry Street Concept Review
- 2 – Concept Review Policy

ADDRESS OF PROJECT: 899 N. Henry St. and 999 N. Henry St.

DISTRICT:  Old & Historic Alexandria  Parker – Gray  100 Year Old Building

TAX MAP AND PARCEL: 054.02-12-01, 054.02-13-02 ZONING: RB

APPLICATION FOR: (Please check all that apply)

CERTIFICATE OF APPROPRIATENESS

Concept Review

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: Please See Attachment

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

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

Phone: \_\_\_\_\_ E-mail : \_\_\_\_\_

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

Name: Steven Mikulic

Phone: 703-712-5375

E-mail: smikulic@mcguirewoods.com

Legal Property Owner:

Name: Alexandria Redevelopment and Housing Authority

Address: 600 N. Fairfax Street

City: Alexandria State: VA Zip: 22314

Phone: \_\_\_\_\_ E-mail: kwbrown@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.

**Applicant Information Attachment**  
**BAR Concept Review**  
**899 and 999 N. Henry Street**

**CO-APPLICANTS:**

**Name:** Samuel Madden Fairstead Developer, LLC c/o Noah Hale  
**Address:** 4416 East West Hwy, Suite #250, Bethesda, MD 20814  
**Phone:** 646.973.5566  
**Email:** [Noah.Hale@Fairstead.com](mailto:Noah.Hale@Fairstead.com)

**Name:** MCRT Old Town LLC c/o Joe Muffler  
**Address:** 6701 Democracy Blvd., Suite #500, Bethesda, MD 20817  
**Phone:** 301.255.6047  
**Email:** [JMuffler@MCRTrust.com](mailto:JMuffler@MCRTrust.com)

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

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

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

Applicant proposes redevelopment of existing site as residential mixed-use across two separate buildings. Please see Conceptual Design attachment submitted alongside this application for additional details.

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**SUBMITTAL REQUIREMENTS:**

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

**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.

**Additions & New Construction:** Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.

- <sup>N/A</sup> 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.

- <sup>N/A</sup> 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.

- <sup>N/A</sup> Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

**ALL APPLICATIONS:** *Please read and check that you have read and understand the following items:*

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

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The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

**APPLICANT OR AUTHORIZED AGENT:**

Signature: Steven M. Mikulic

Printed Name: Steven Mikulic

Date: 4/4/2022

**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 three 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. Please see attachment.		
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 \_\_\_\_\_ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
2.		
3.		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

**NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.**

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

4/7/2022  
Date

Steven Mikuic  
Printed Name

Steven M. Mikulic  
Signature

**Ownership and Disclosure Attachment**  
**BAR Concept Review Application**  
**899 and 999 N. Henry Street**

Tax Map Parcels: 054.02-12-01; 054.02-13-02

**1. APPLICANT**

**A. Samuel Madden Fairstead Developer, LLC**

Name	Address	Percentage of Ownership
Jeffrey Goldberg	c/o Fairstead, 250 West 55 <sup>th</sup> Street, 35 <sup>th</sup> Floor, New York NY 10019	22%

**B. MCRT Old Town LLC**

Name	Address	Percentage of Ownership
MCRT Mid-Atlantic LLC	6701 Democracy Blvd., Suite 500, Bethesda, MD 20817	100%

**2. OWNER**

**Alexandria Housing and Redevelopment Authority**

Name	Address	Percentage of Ownership
Alexandria Housing and Redevelopment Authority	401 Wythe Street, Alexandria, VA 22314	100%

**3. DISCLOSURES**

**NO BUSINESS OR FINANCIAL RELATIONSHIPS TO DISCLOSE**





# Department of Planning and Zoning

## Floor Area Ratio and Open Space Calculations

as of 12/20/18

B

### A. Property Information

A1.  Street Address      RB  Zone

A2.  Total Lot Area      x  Floor Area Ratio Allowed by Zone      =  Maximum Allowable Floor Area

### B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	B1. <input type="text" value="58,884.00"/> Sq. Ft.
First Floor	<input type="text" value="29,442.00"/>	Stairways**	<input type="text"/>	Existing Gross Floor Area*
Second Floor	<input type="text" value="29,442.00"/>	Mechanical**	<input type="text" value="660.00"/>	B2. <input type="text" value="990.00"/> Sq. Ft.
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	Allowable Floor Exclusions**
Attic	<input type="text"/>	Porches**	<input type="text"/>	B3. <input type="text" value="57,894.00"/> Sq. Ft.
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	Existing Floor Area Minus Exclusions (subtract B2 from B1)
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text" value="330.00"/>	
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other**	<input type="text"/>	Other**	<input type="text"/>	
<b>B1. Total Gross</b>	<input type="text" value="58,884.00"/>	<b>B2. Total Exclusions</b>	<input type="text" value="990.00"/>	

**Comments for Existing Gross Floor Area**

Estimated based on existing building footprints

### C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	C1. <input type="text" value="620,279.00"/> Sq. Ft.
First Floor	<input type="text" value="101,808.00"/>	Stairways**	<input type="text" value="15,130.00"/>	Proposed Gross Floor Area*
Second Floor	<input type="text" value="99,279.00"/>	Mechanical**	<input type="text" value="1,760.00"/>	C2. <input type="text" value="60,282.00"/> Sq. Ft.
Third Floor	<input type="text" value="419,192.00"/>	Attic less than 7'***	<input type="text"/>	Allowable Floor Exclusions**
Attic	<input type="text"/>	Porches**	<input type="text"/>	C3. <input type="text" value="559,997.00"/> Sq. Ft.
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text" value="40,290.00"/>	
Lavatory***	<input type="text"/>	Other**	<input type="text" value="3,102.00"/>	
Other	<input type="text"/>	Other**	<input type="text"/>	
<b>C1. Total Gross</b>	<input type="text" value="620,279.00"/>	<b>C2. Total Exclusions</b>	<input type="text" value="68,820.00"/>	

#### Notes

\*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

\*\* Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

\*\*\*Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

### D. Total Floor Area

D1.  Sq. Ft.  
Total Floor Area (add B3 and C3)

D2.  Sq. Ft.  
Total Floor Area Allowed by Zone (A2)

### E. Open Space

E1.  Sq. Ft.  
Existing Open Space

E2.  Sq. Ft.  
Required Open Space

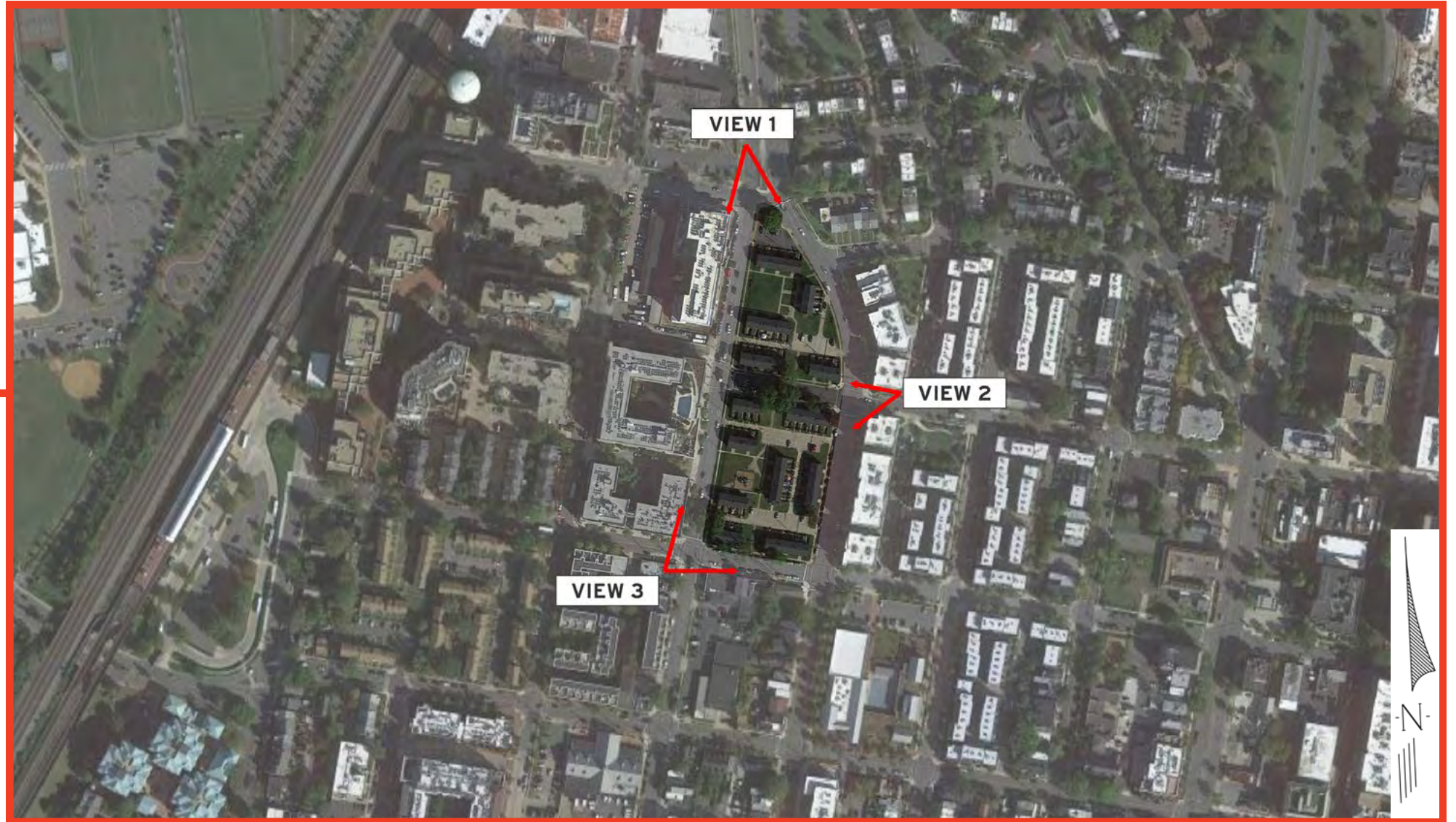
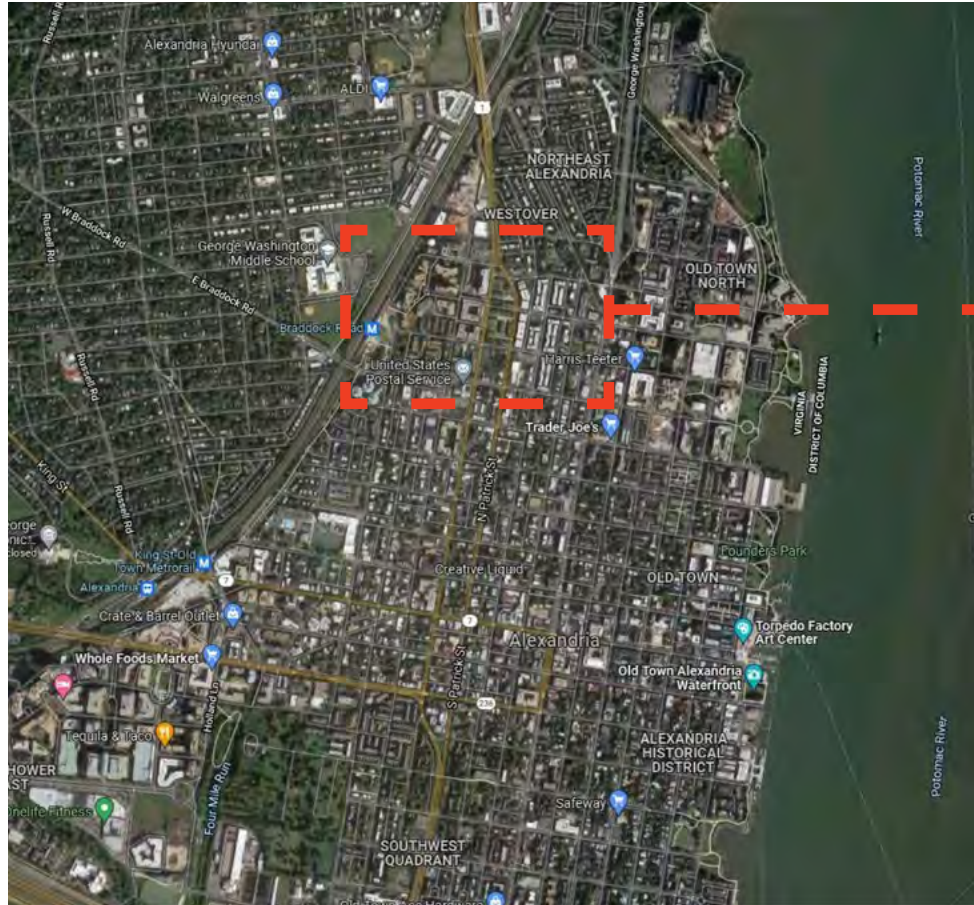
E3.  Sq. Ft.  
Proposed Open Space

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: Stephan Farrell

Date: 4/4/2022





**VIEW 1**

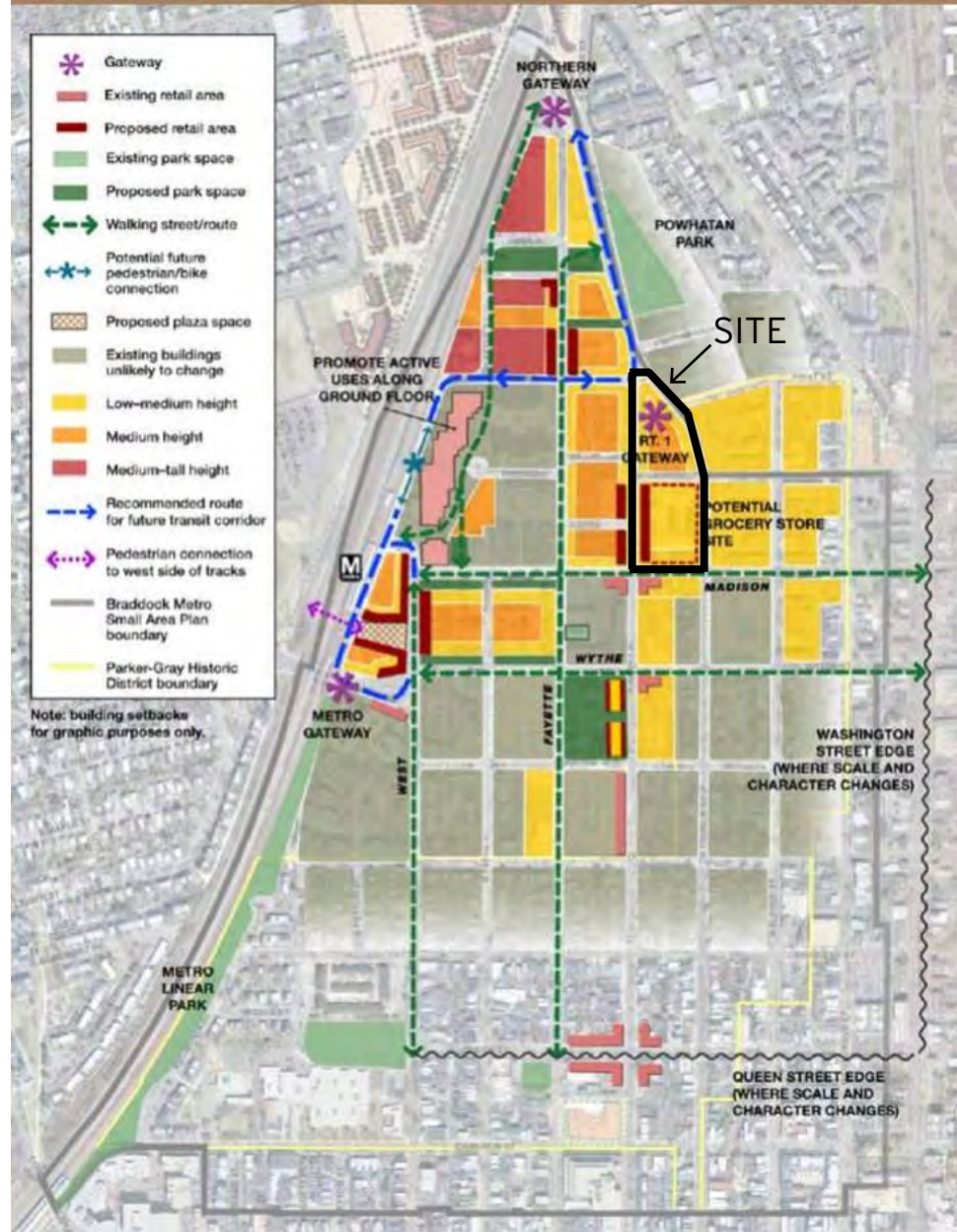


**VIEW 2**



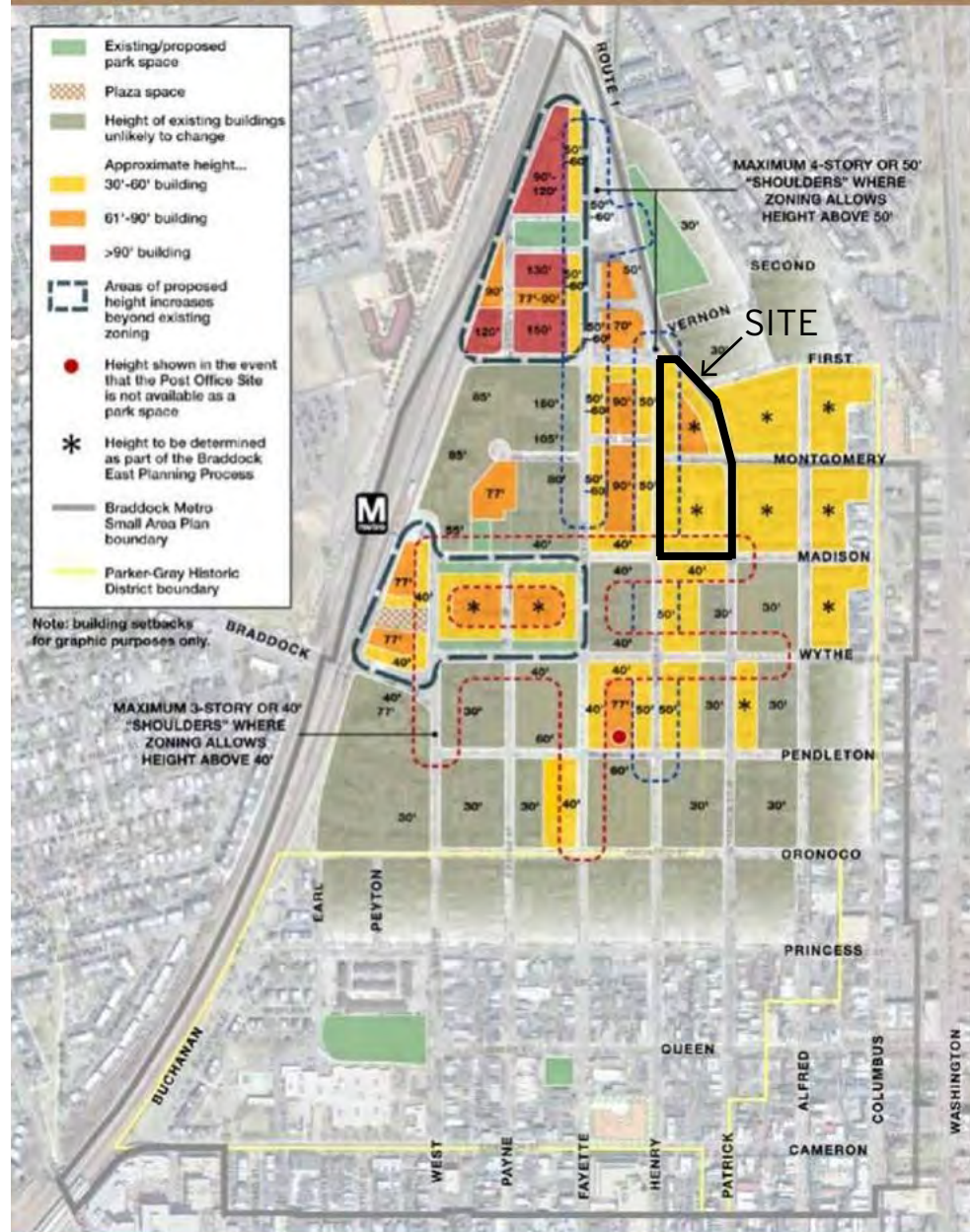
**VIEW 3**

Urban Design Concept



URBAN DESIGN CONCEPT PLAN

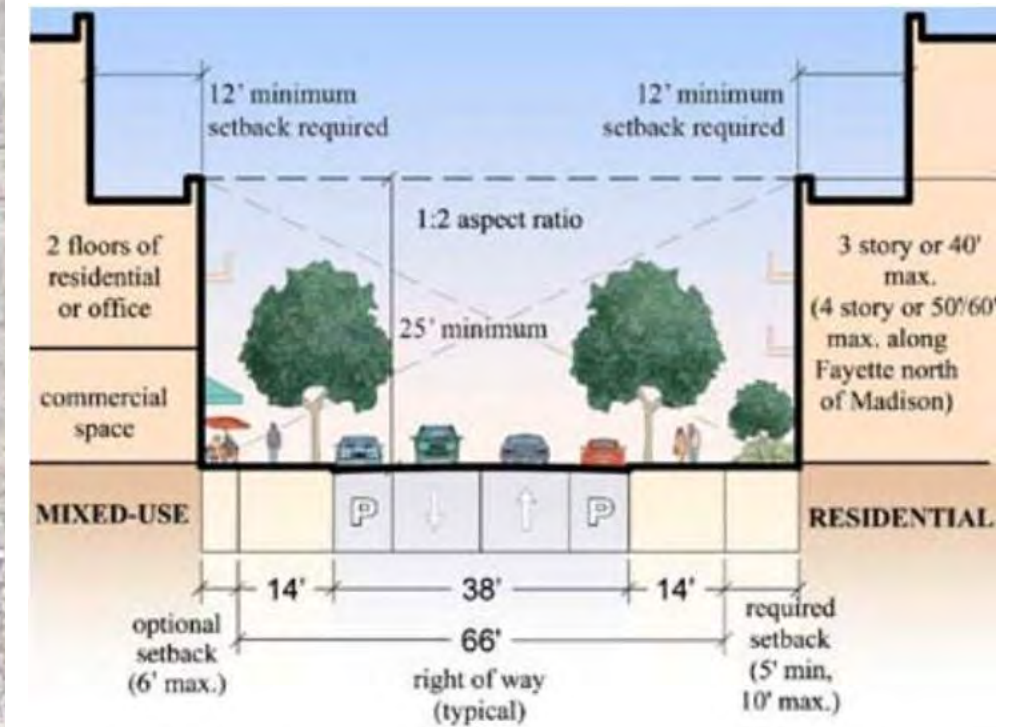
Building Height and Massing



BUILDING HEIGHT & MASSING PLAN

SITE IDENTIFIED AS ROUTE 1 GATEWAY IN BRADDOCK METRO NEIGHBORHOOD PLAN

SITE IDENTIFIED FOR MEDIUM HEIGHT IN BRADDOCK METRO NEIGHBORHOOD PLAN



SETBACK REQUIREMENTS



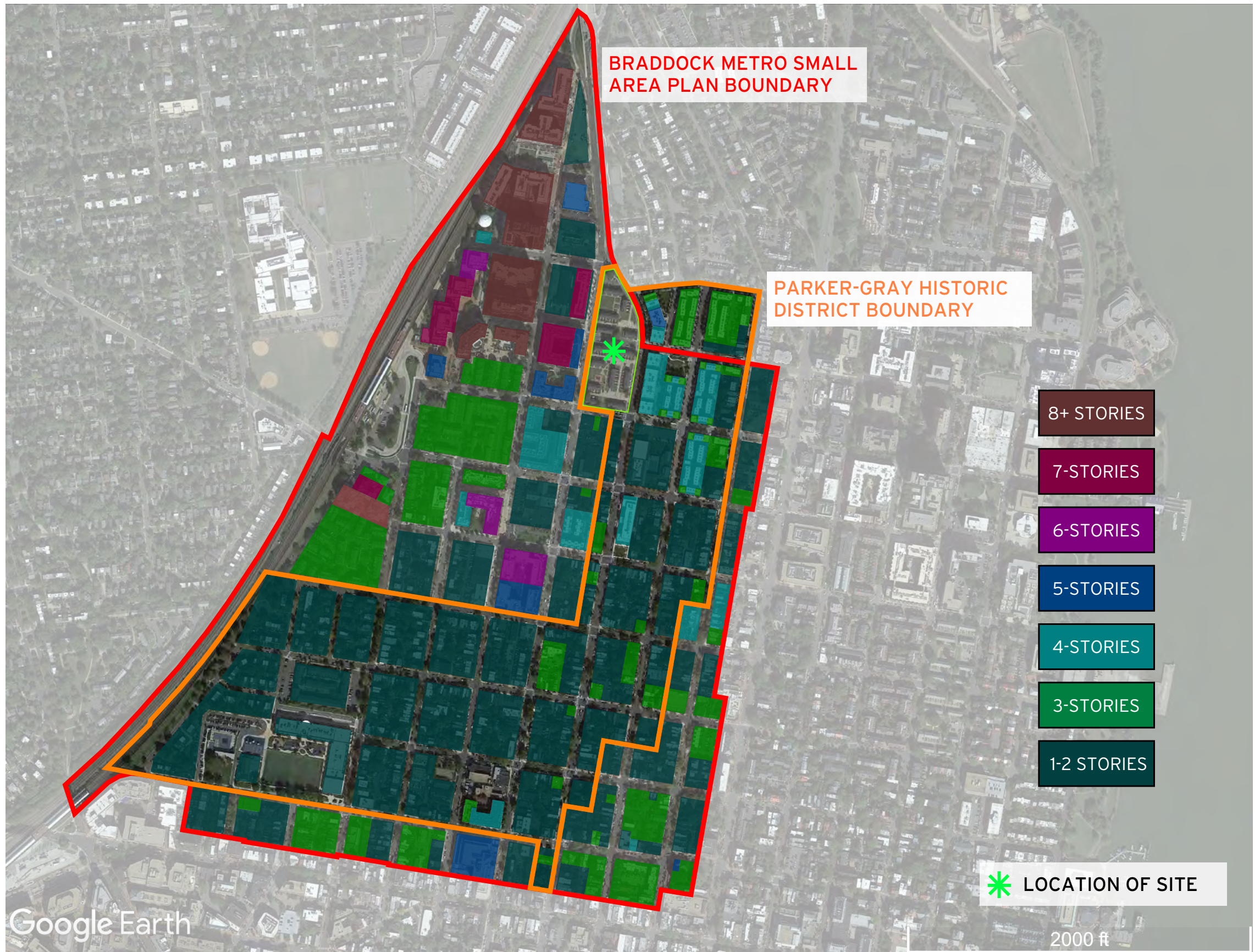
BRADDOCK METRO SMALL AREA PLAN BOUNDARY

PARKER-GRAY HISTORIC DISTRICT BOUNDARY

\* LOCATION OF SITE

2000 ft

Google Earth





LOCATION 1



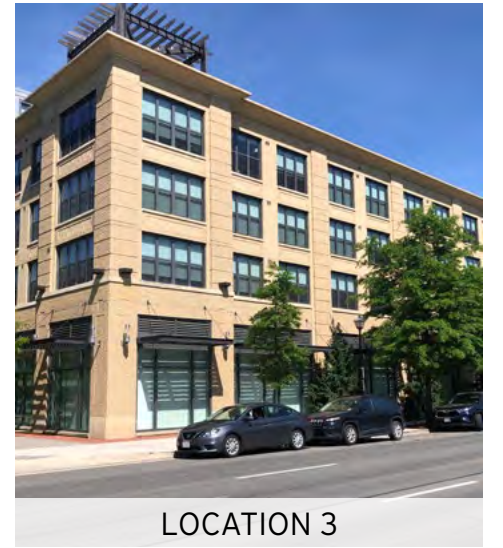
LOCATION 2



LOCATION 2



LOCATION 3



LOCATION 3



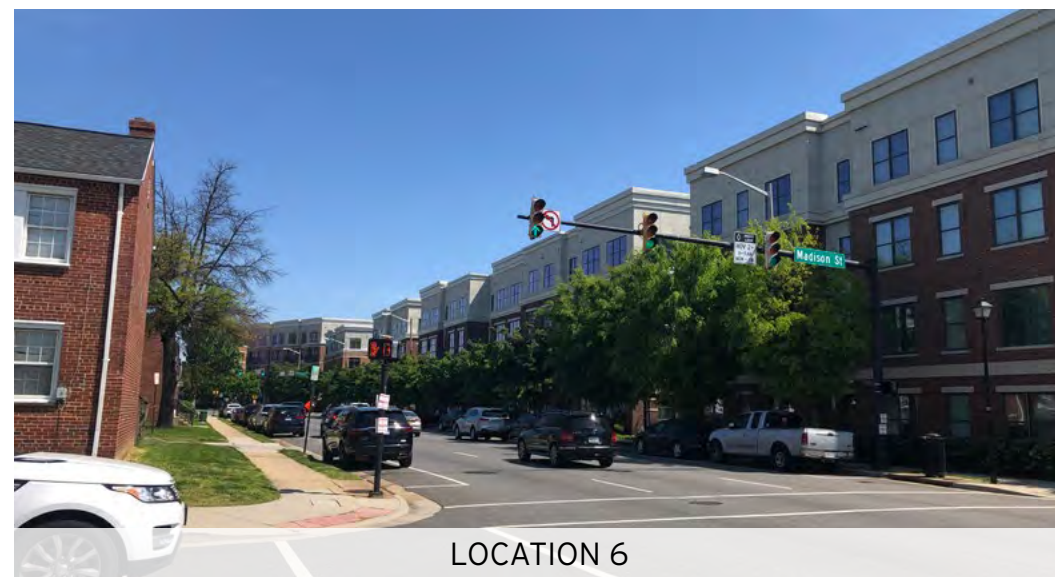
LOCATION 4



LOCATION 4



LOCATION 5



LOCATION 6



LOCATION 7



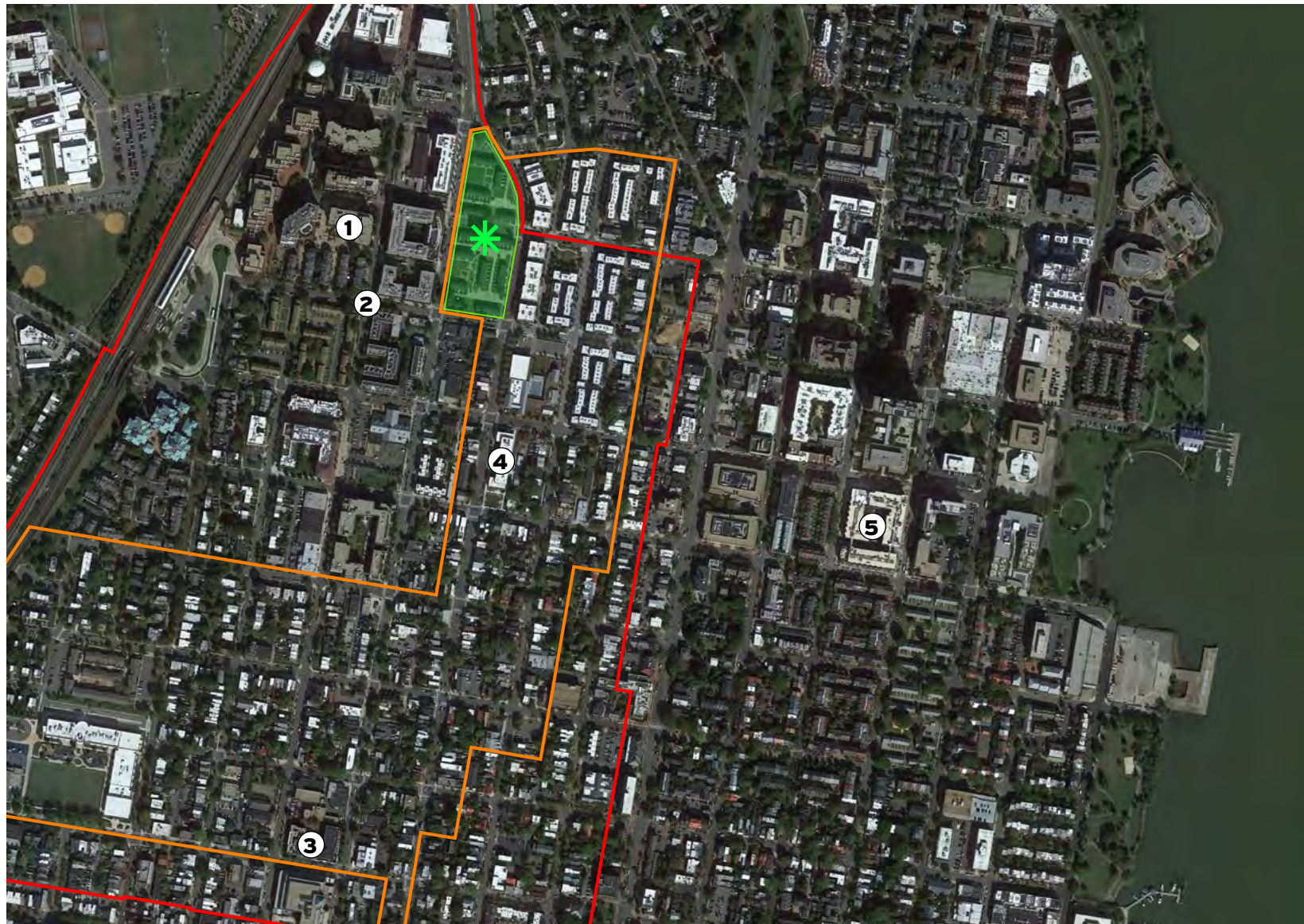
LOCATION 1 - BRADDOCK PLACE CONDOMINIUM



LOCATION 2 - N FAYETTE STREET



LOCATION 3 - 1115 CAMERON STREET



LOCATION 4 - LINEAGE AT N PATRICK



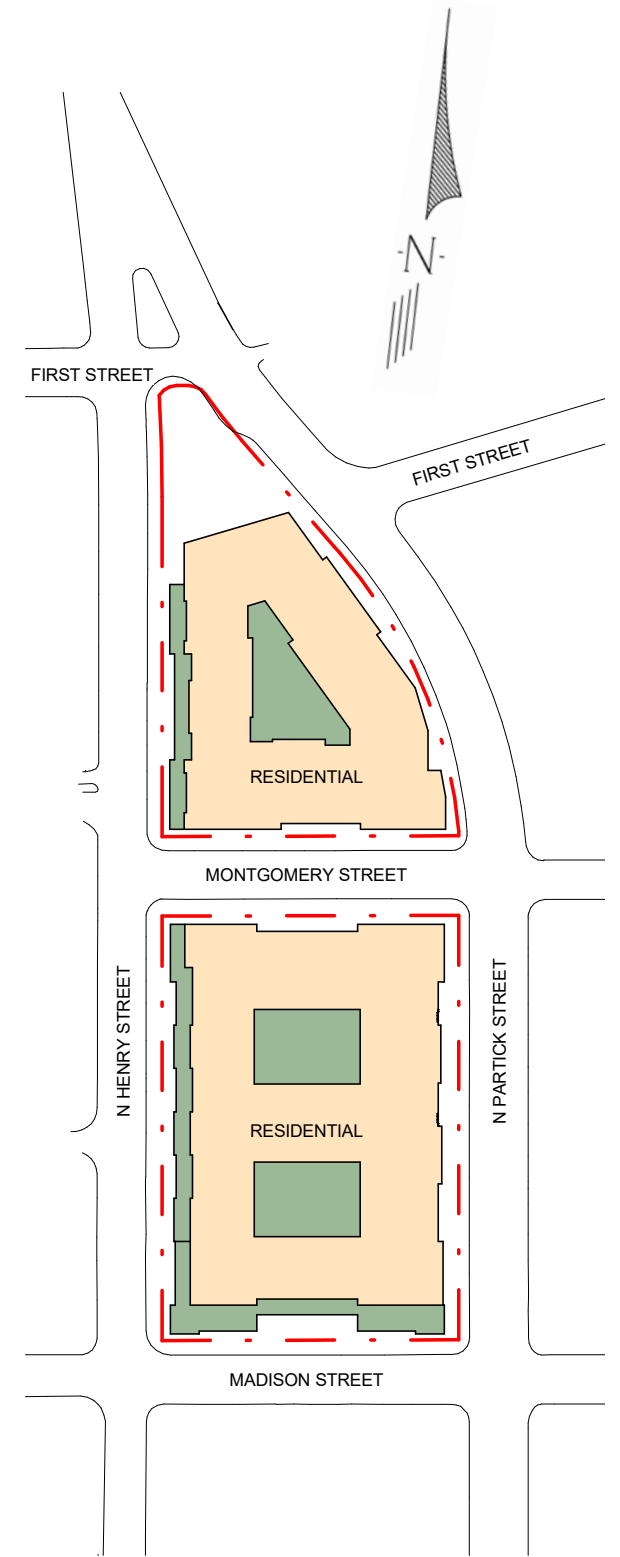
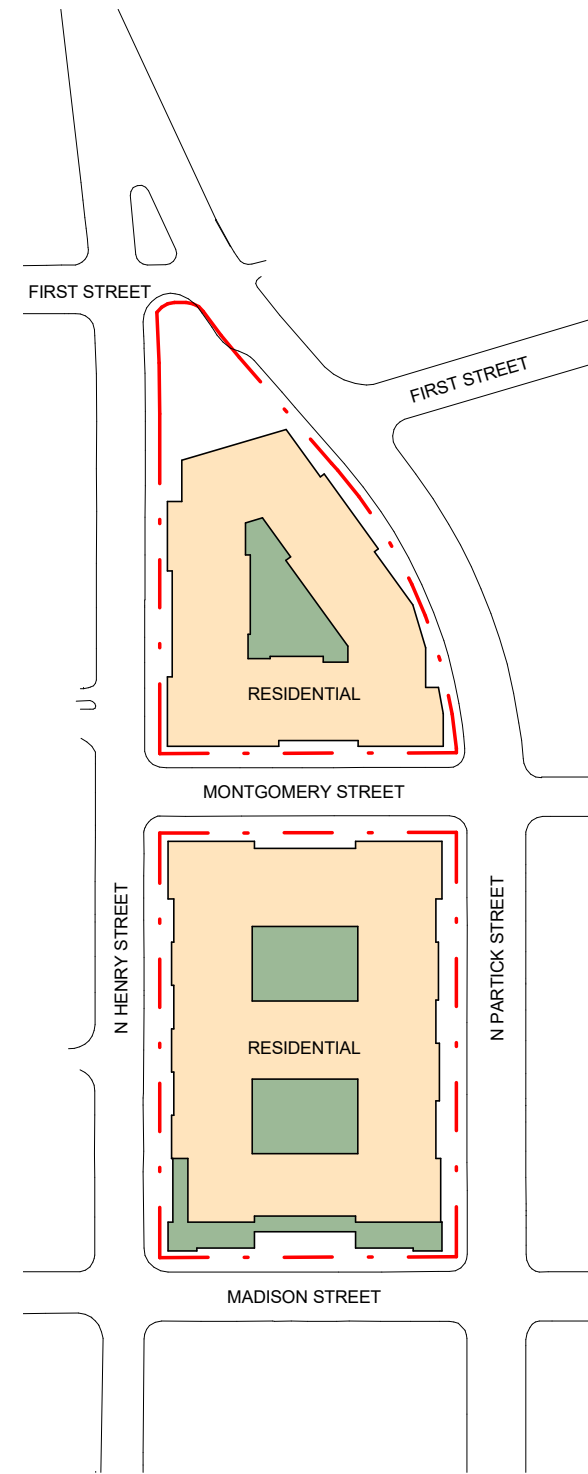
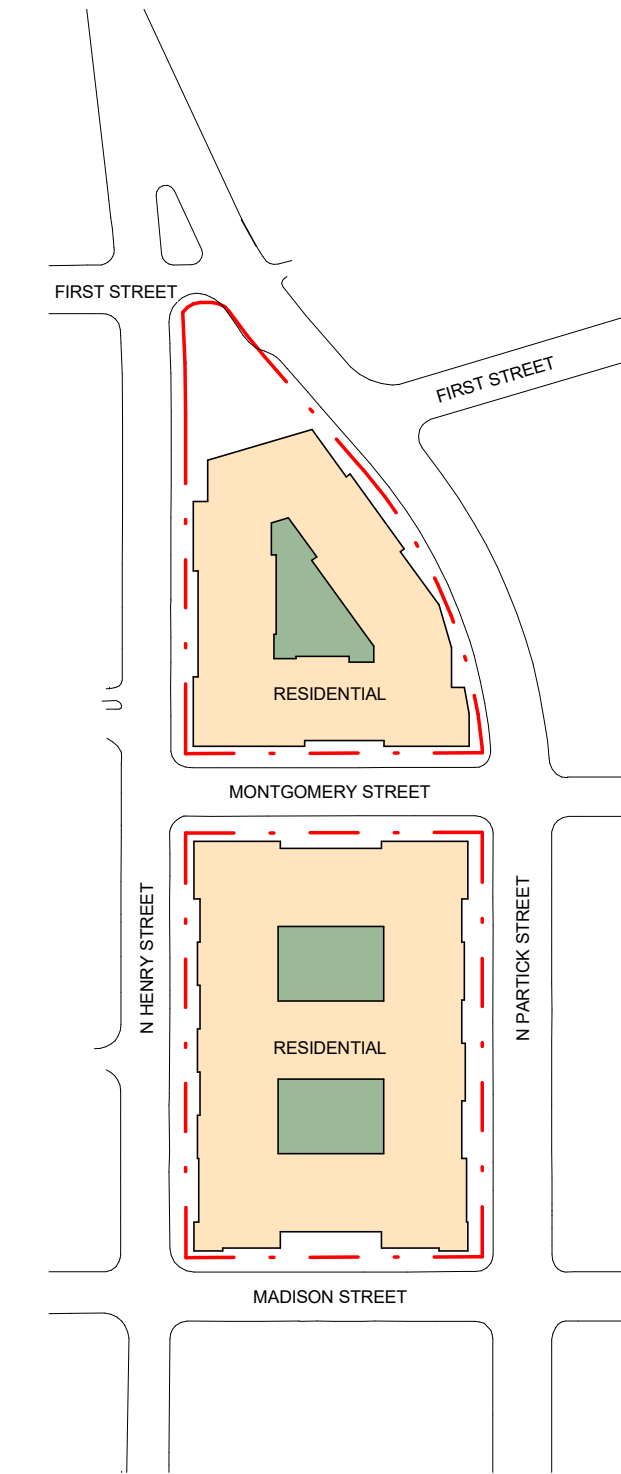
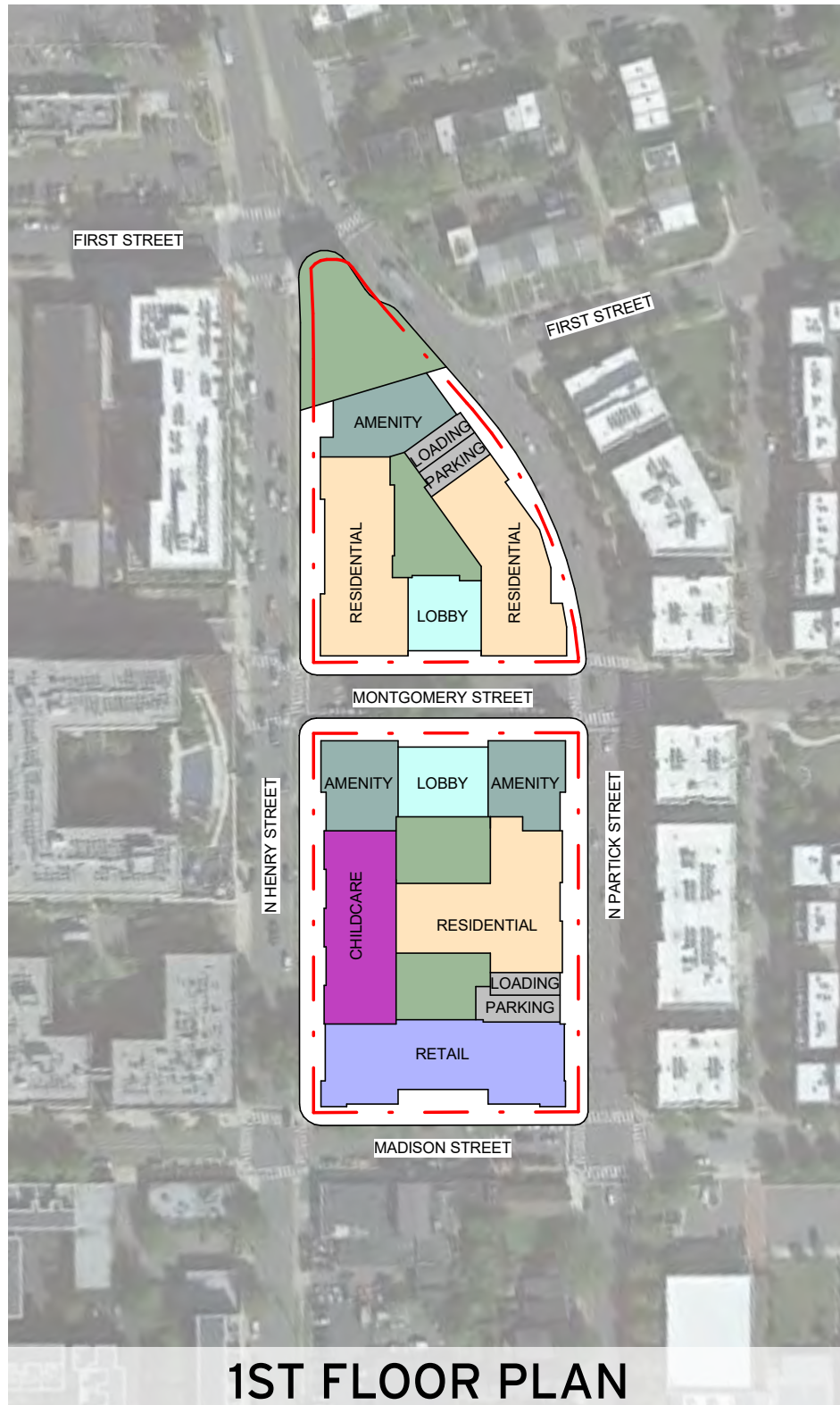
LOCATION 5 - HARRIS TEETER



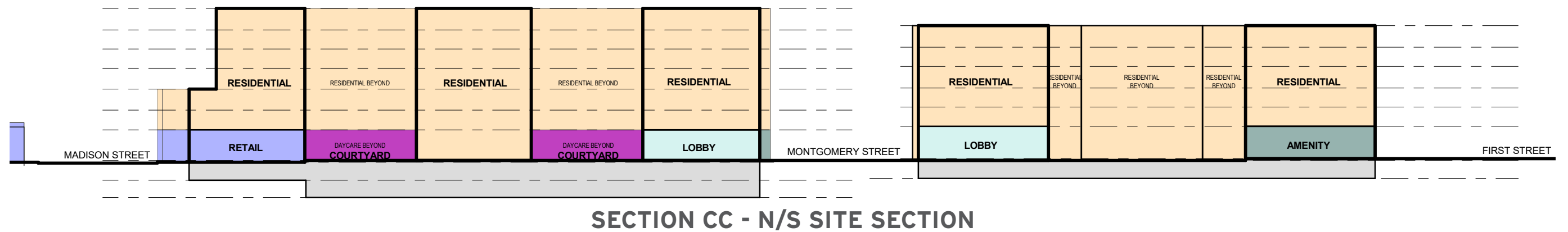
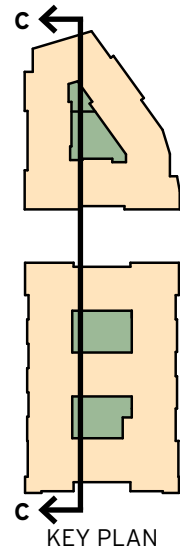
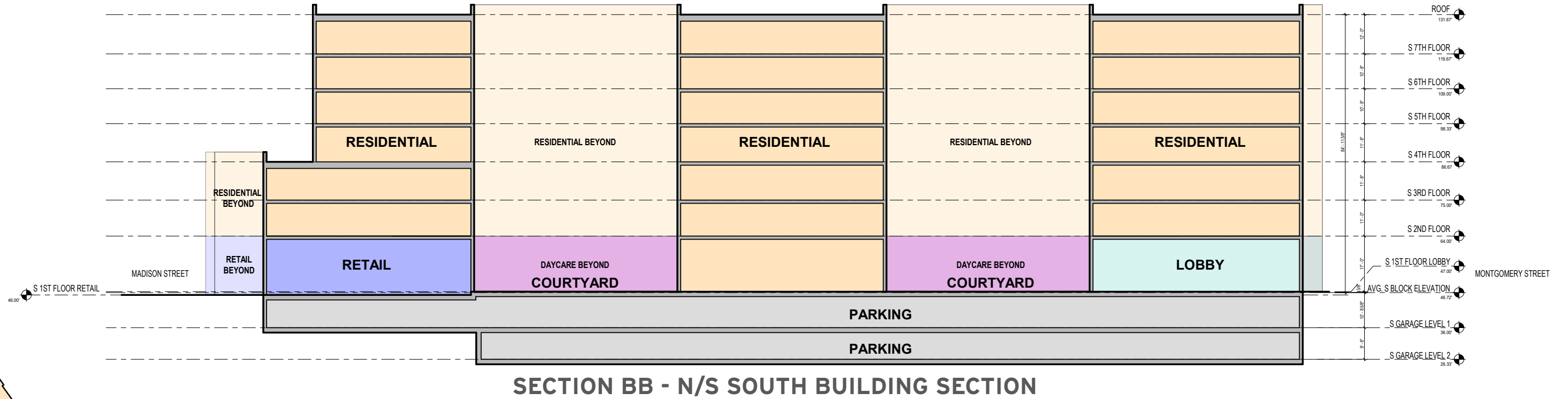
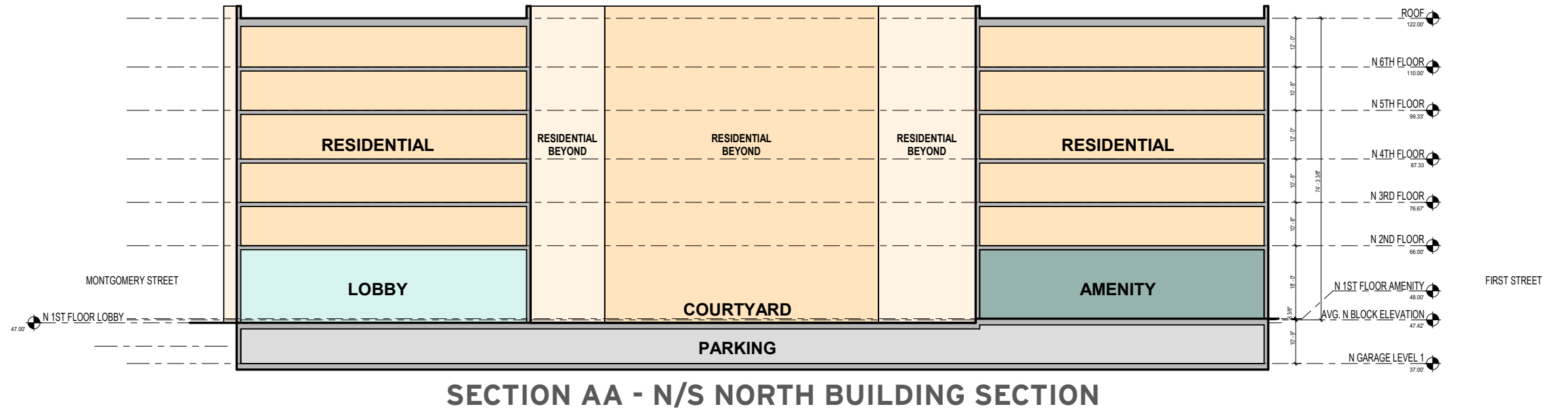
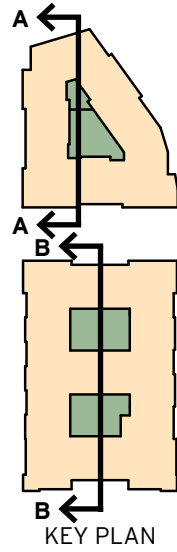
LOCATION 5 - HARRIS TEETER

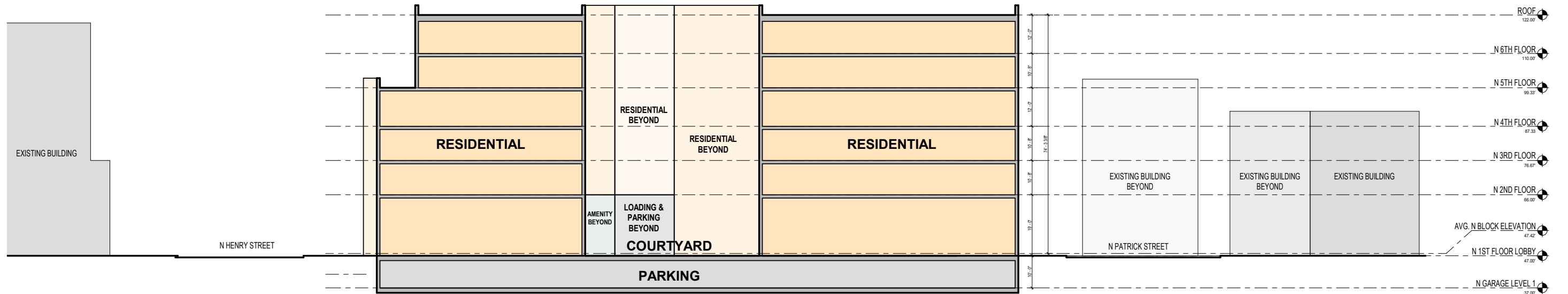




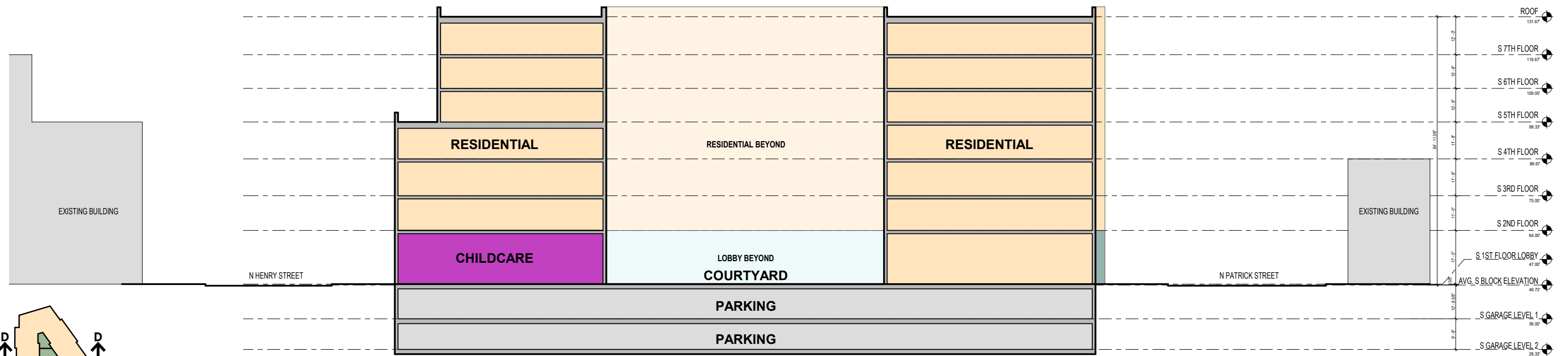


\*7TH FLOOR AT SOUTH BLDG SIMILAR

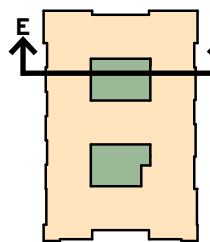
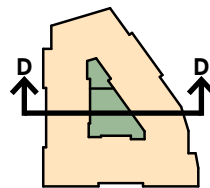




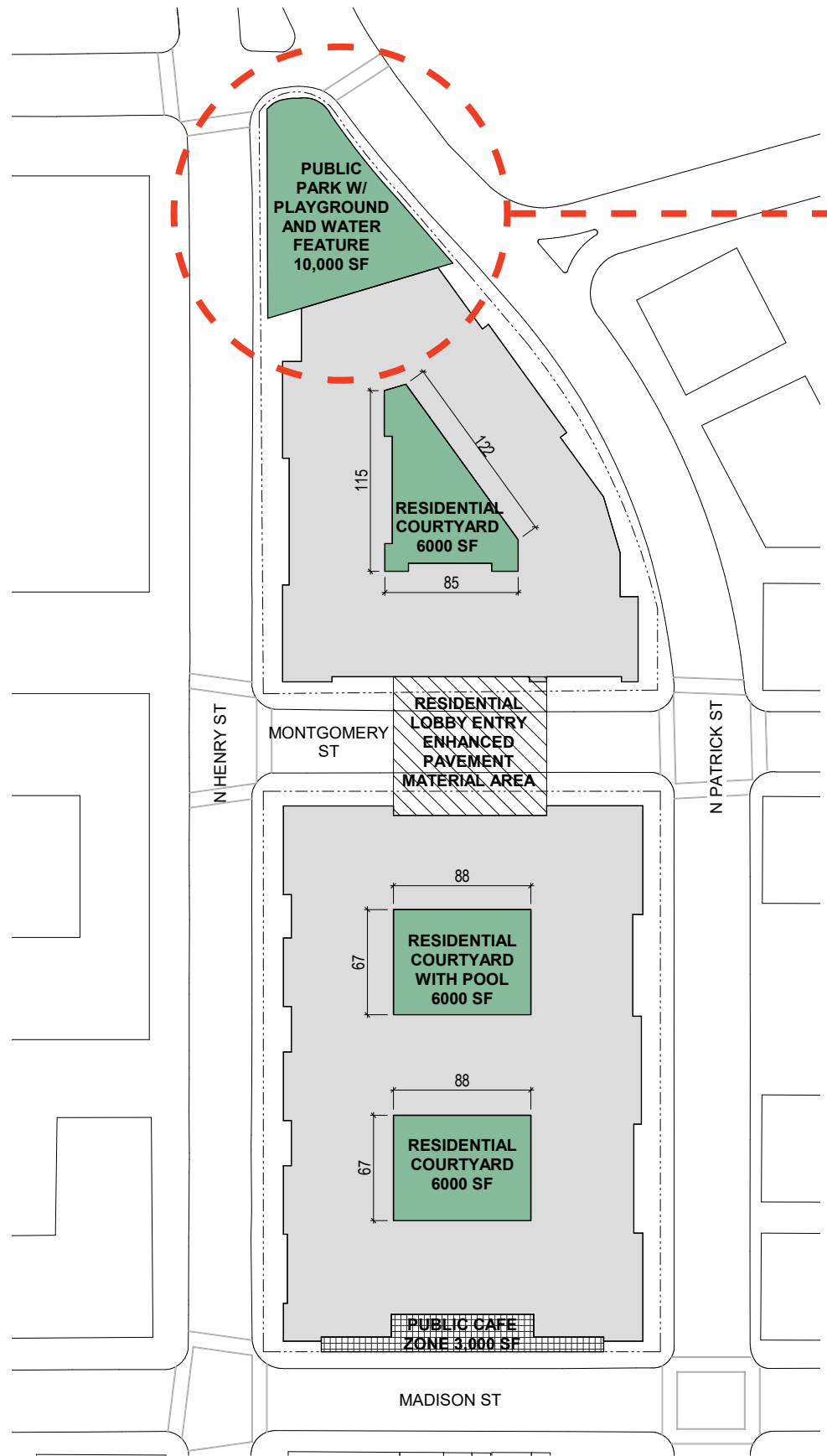
SECTION DD - E/W NORTH BUILDING SECTION

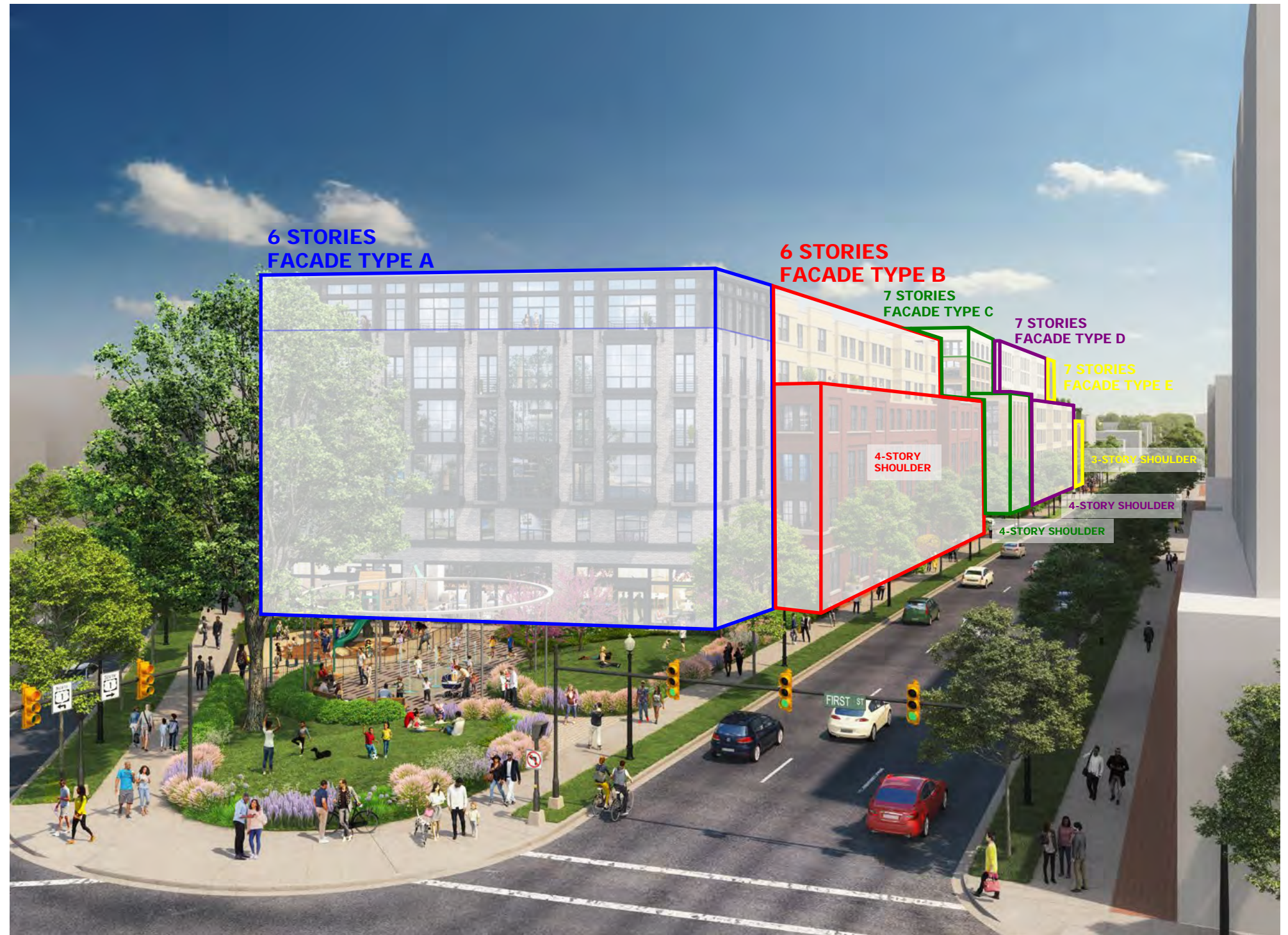
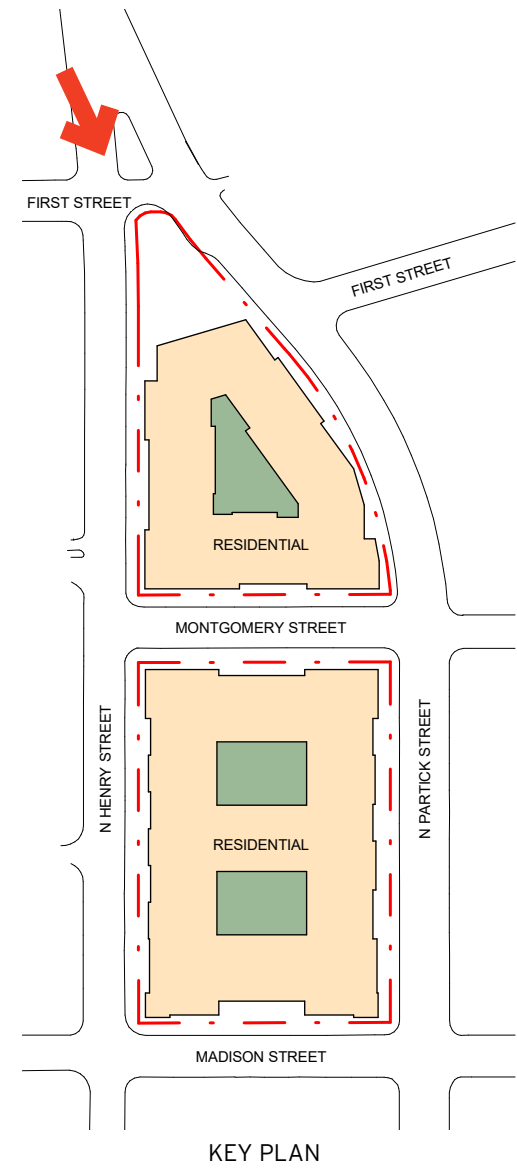


SECTION EE - E/W SOUTH BUILDING SECTION



KEY PLAN

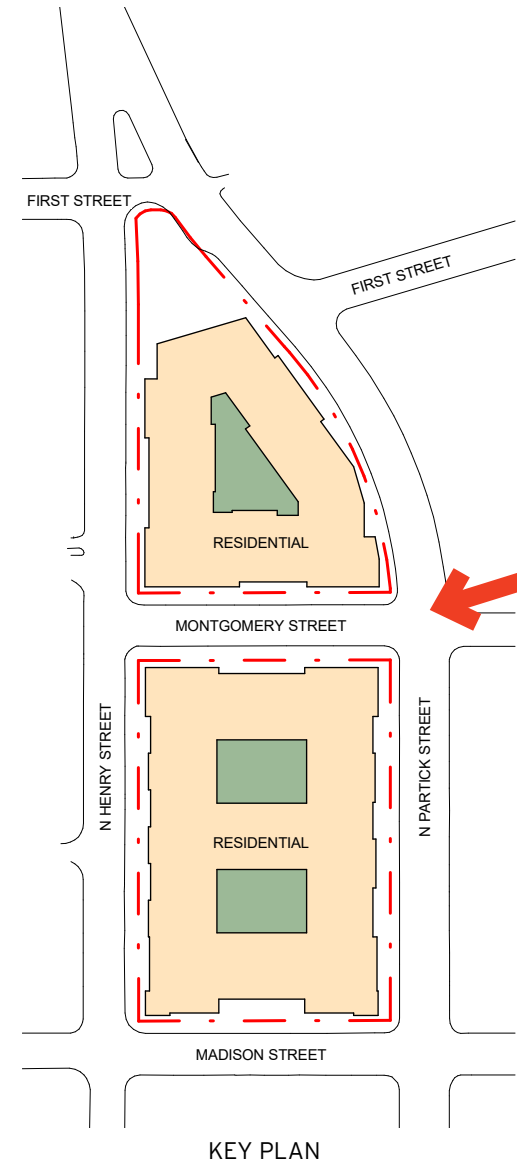




\*3D VIEWS ARE CONCEPTUAL, AND INTENDED FOR MASSING AND ILLUSTRATIVE PURPOSES



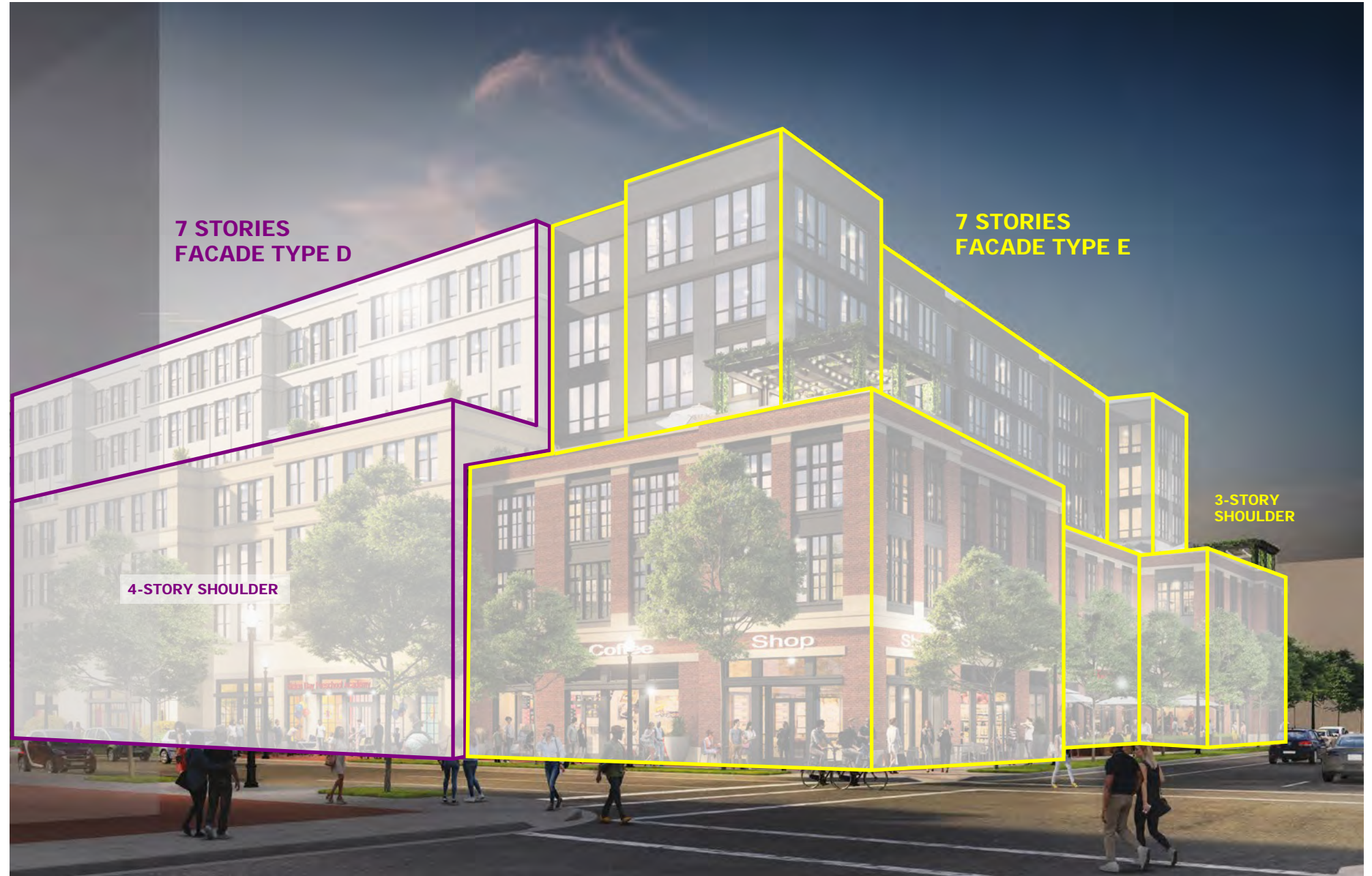
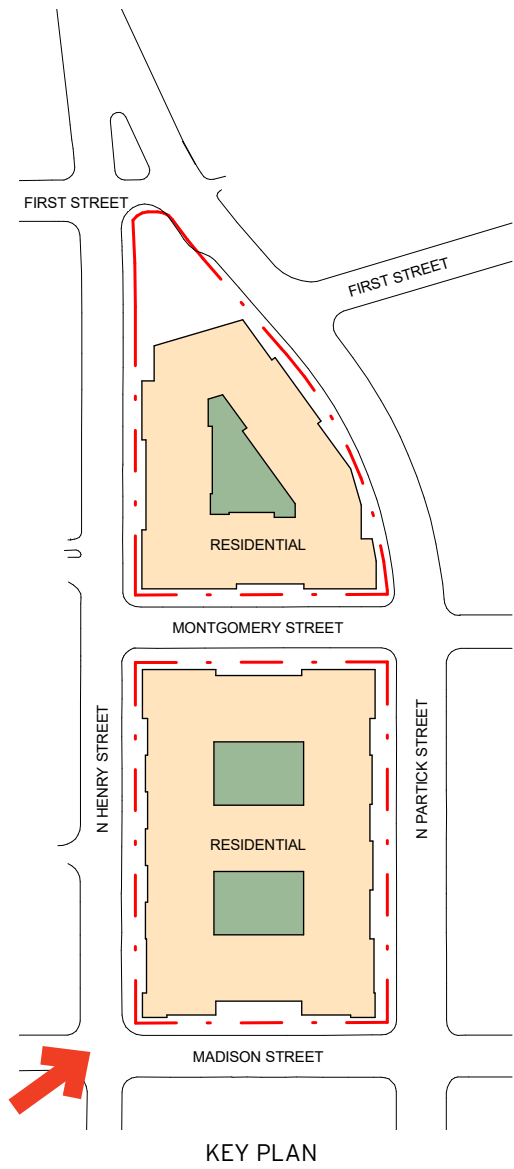
VIEW 2



\*3D VIEWS ARE CONCEPTUAL, AND INTENDED FOR MASSING AND ILLUSTRATIVE PURPOSES

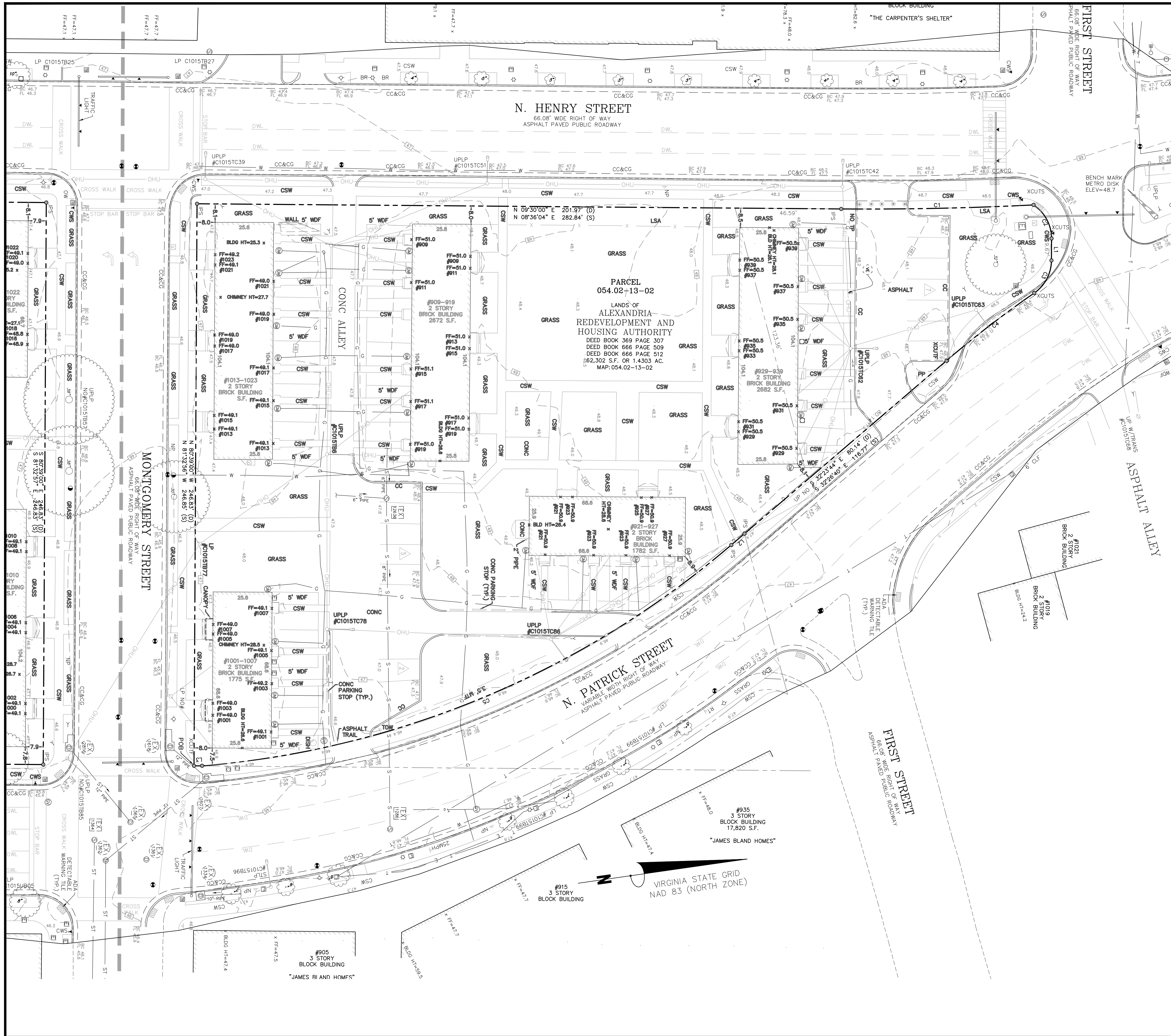


**VIEW 3**



\*3D VIEWS ARE CONCEPTUAL, AND INTENDED FOR MASSING AND ILLUSTRATIVE PURPOSES



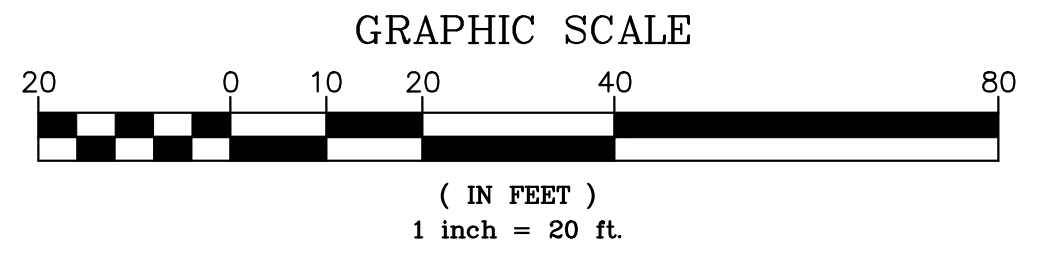


N. HENRY STREET  
66.08' WIDE RIGHT OF WAY  
ASPHALT PAVED PUBLIC ROADWAY

PARCEL  
054.02-13-02  
LANDS OF  
ALEXANDRIA  
REDEVELOPMENT AND  
HOUSING AUTHORITY  
DEED BOOK 369 PAGE 307  
DEED BOOK 666 PAGE 509  
DEED BOOK 666 PAGE 512  
DEED BOOK 666 PAGE 512  
DEED BOOK 666 PAGE 512  
DEED BOOK 666 PAGE 512  
MAP: 054.02-13-02

N. PATRICK STREET  
VARIABLE WIDTH RIGHT OF WAY  
ASPHALT PAVED PUBLIC ROADWAY

(VE) APPROXIMATE CENTER LINE LOCATION  
VEPCO EASEMENT  
DEED BOOK 662 PAGE 126



**APPROVED**  
SPECIAL USE PERMIT NO. \_\_\_\_\_  
DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
SITE PLAN NO. \_\_\_\_\_

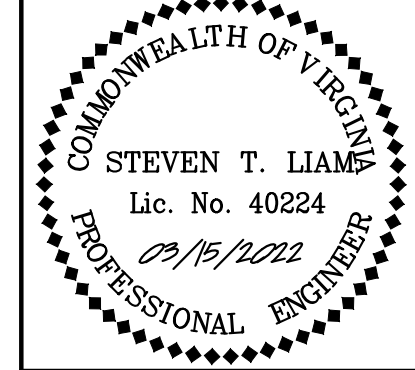
DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_  
DATE RECORDED \_\_\_\_\_  
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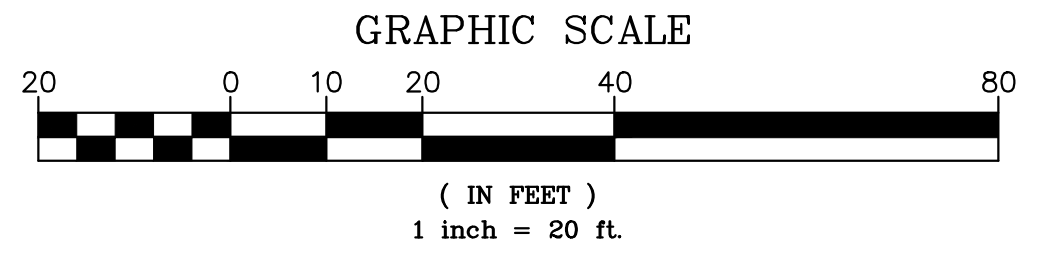
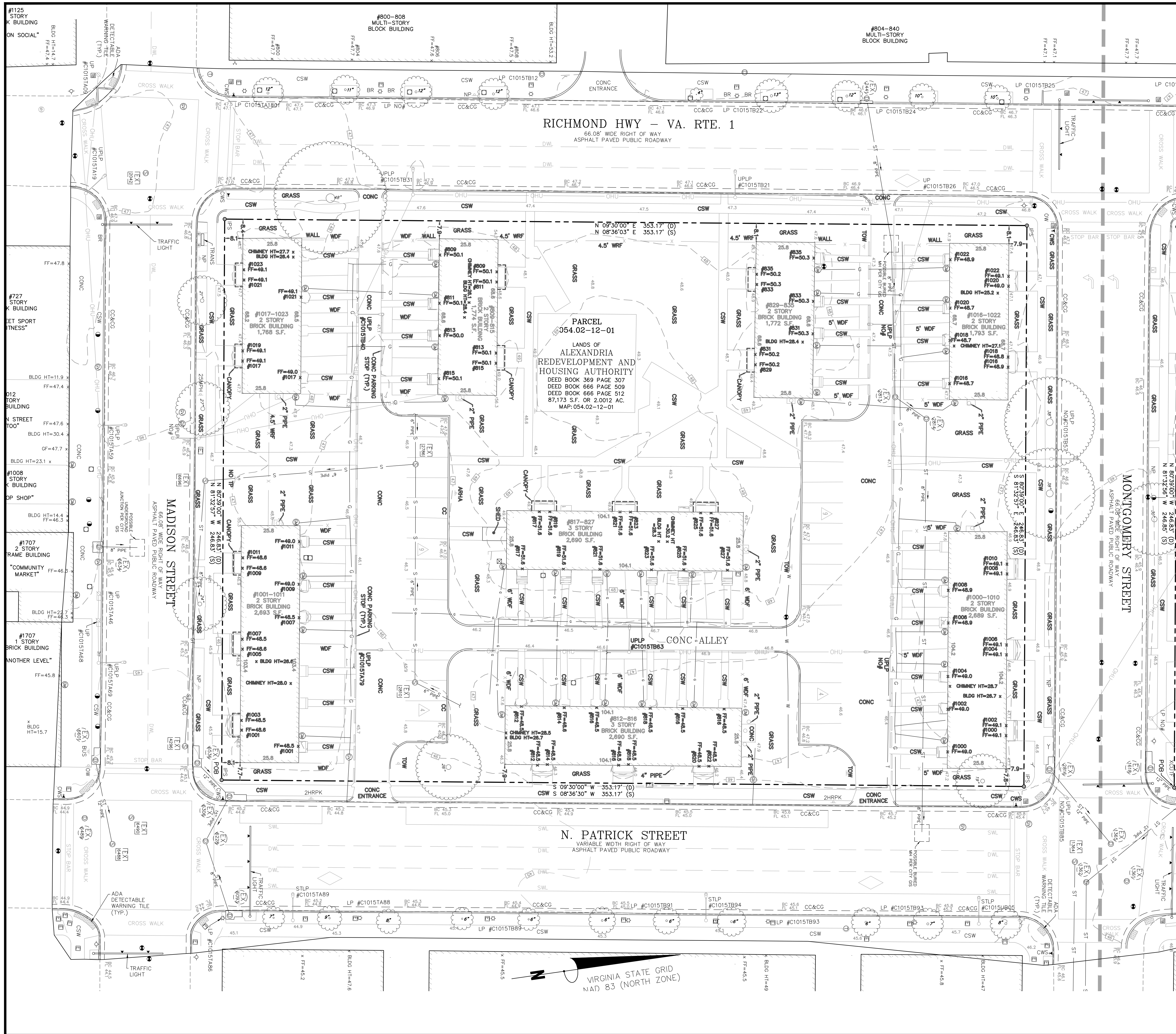
**Bowman**  
CONSULTING GROUP, LTD.

Bowman Consulting Group, Ltd.  
13461 Sunrise Valley Drive  
Suite 500  
Herndon, Virginia 20171  
Phone: (703) 464-1000  
Fax: (703) 481-9720  
www.bowmanconsulting.com  
© Bowman Consulting Group, Ltd.

EXISTING CONDITIONS PLAN (1 OF 2)  
**ARHA SAMUEL MADDEN**  
DEVELOPMENT CONCEPT PLAN - STAGE I  
CITY OF ALEXANDRIA  
VIRGINIA



PLAN STATUS		
3/15/2022 FIRST SUBMISSION		
DATE	DESCRIPTION	
KJB	PBT	STL
DESIGN	DRAWN	CHKD
SCALE	H: 1"=20' V: _____	
JOB No. 140194-02-001		
DATE: MARCH, 2022		
FILE No. _____		
SHEET C4.00		



**APPROVED**

SPECIAL USE PERMIT NO. \_\_\_\_\_  
 DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE NO. _____	

PLAN STATUS		
3/15/2022 FIRST SUBMISSION		
DATE	DESCRIPTION	
KJB	PBT	STL
DESIGN	DRAWN	CHKD
SCALE	H: 1"=20' V: _____	
JOB No.	140194-02-001	
DATE	MARCH, 2022	
FILE No.	_____	
SHEET C4.10		