

**ISSUE:** Permit to Demolish

**APPLICANT:** Alexandria Redevelopment Housing Authority

**LOCATION:** Parker Gray District  
899 & 999 North Henry Street

**ZONE:** RB/Townhouse Zone

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**STAFF RECOMMENDATION**

Staff recommends approval of the Permit to Demolish with the following condition(s):

1. The applicant shall provide a professional documentary study of the full history of the project site. The documentary study will consist of maps in addition to primary and secondary source information. The archival research shall include, but is not limited to, deeds, plats, title documents, probate and other court records, tax and census records, business directories, published and unpublished manuscripts of first-hand accounts, historical maps, newspaper articles, and oral histories. The study should also include photographs and measured drawings of the buildings in the development. Said photographs and drawings must be to HABS/HAER standards.
2. The applicant shall provide a public summary of the documentary study suitable for posting on the City's website.
3. The applicant shall provide on-site interpretive signage based on the findings of the documentary study. The signage will be reviewed by City staff prior to fabrication.
4. The applicant shall include a component of oral history into the site interpretation.
5. 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.
6. 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.
7. Staff also notes the recommendations of Alexandria Archaeology.

**BOARD ACTION May 18, 2022 :**

On a motion by Ms. Roberts and seconded by Ms. Irwin, the Board voted unanimously to accept the deferral of the application.

**REASON**

The Board wanted more information regarding potential alternatives to demolition, the protection status of any Alexandria buildings designed by Joseph Saunders, the impact to the historic district of the project, and the percentage of World War II housing remaining in the City. They also wanted to add conditions.

**SPEAKERS**

Steven Kulik represented the applicant, gave a presentation, and answered questions. He was assisted by architects Stephanie Farrell and Sherief Elfar. Mr. Kulik agreed with staff recommendations.

**DISCUSSION**

Ms. Roberts complimented staff on the incredibly detailed staff report and agreed that the buildings do not meet the demolition criteria and that Alexandria has many Colonial Revival buildings and many building designed by Saunders. She noted that the applicant can mitigate the loss of the buildings with extensive research and documentation.

Ms. Irwin agreed with staff but suggested adding laser scanning of the entire site as a condition, as the layout of the buildings is important. In regards to condition #3 which requires interpretive signage, she wanted to add a condition that there be proper oversight for the final product.

Ms. Sennott agreed with staff recommendations.

Mr. Adams agreed with staff recommendations and with Ms. Roberts' and Ms. Irwin's comments.

Mr. Sprinkle requested more information on alternatives to demolition and asked if any of the Saunders buildings have some level of protection, such as a preservation easement. He wanted to know the impact to the historic district of the area and space, as well as the percentage of extant World War II housing. He noted that HABS/HALS drawings must go to the Library of Congress, and suggested adding a condition to include a component of oral history.

Dr. Ossman felt that although the BAR purview is over buildings, this is a long-standing community and the "better future" for residents was poorly defined. She was therefore ambivalent about the demolition.

Mr. Spencer agreed with Dr. Ossman, struggling with the demolition for similar reasons.

**UPDATED INFORMATION FROM THE APPLICANT, 6/6/2022**

As the applicant has made no changes to the original demolition application, the staff report that follows below is identical to that presented at the May 18, 2022 Board of Architectural Review hearing. At that hearing, the Board had several requests for additional information from the applicant. That information is summarized here for easy access and clarity. The full document from the applicant is included in the docket.

At the May 18 hearing, Ms. Irwin recommended that staff add laser scanning of the entire site as a condition of approval, as the layout of the buildings is important. The applicant would like for the BAR to provide some guidance on this issue. Would the BAR like a laser scan of the exterior of a single building or of all the buildings? The BAR should also be aware that a 3D laser scan of a landscape records fences, walkways, cars, personal items, etc. A measured 2D site plan would probably be a better way to document the landscape without including unrelated items. Would the BAR agree to this?

The applicant has indicated that they fully intend to comply with staff conditions. EHT Tracerics will complete HABS documentation with a formal submittal to Library of Congress with copies to the Alexandria Barrett Branch Library Local History/Special Collections, the City of Alexandria Archives and Records Center, and others as may be appropriate. Given the simplicity of the original landscape, Tracerics does not recommend HALS documentation. Tracerics will also prepare interpretive signage, submitting draft and final product to City staff for review and editing.

Mr. Sprinkle recommended adding an oral history component to the site interpretation. Tracerics will assist the developer in identifying potential long-term residents of the Homes and Uptown to better understand the social history of the neighborhood. The team will consult with city staff and will build upon the oral histories completed as part of the Ramsey Homes redevelopment project. This may also include interviews with relatives or associates of architect Joseph Saunders, Jr.

Mr. Sprinkle also requested more information on Joseph Saunders. Tracerics has agreed to undertake more in-depth research on Mr. Saunders, providing a better understanding of where the Samuel Madden Homes fit within the context of his career.

Regarding the effect to the historic district of demolishing the 13 buildings on this 3.44-acre site, the NRHP Historic District encompasses 201.6 acres and includes a total of 984 contributing buildings and 325 non-contributing buildings. The local historic district is slightly smaller, encompassing approximately 40 blocks and including 1,210 buildings. The Samuel Madden Homes are located at the northwestern most boundary line of the local historic district. The property is surrounded by new large-scale development including the redeveloped James Bland Homes site (Old Town Commons) to the east and new multi-family developments to the west outside the local historic district. The Charles Houston Recreation center and a mix of low-scale contributing and non-contributing buildings are located to the south of the development area. The Samuel Madden Homes are essentially located on an island within the historic district, surrounded by contemporary large developments that do not contribute to the historic district.

The integrity of this area of the historic district, particularly its setting, is diminished. The demolition and redevelopment of the Samuel Madden Homes will have minimal negative impacts on the integrity of the historic district, impacting only 13 of the 1,210 buildings located within the local historic district.

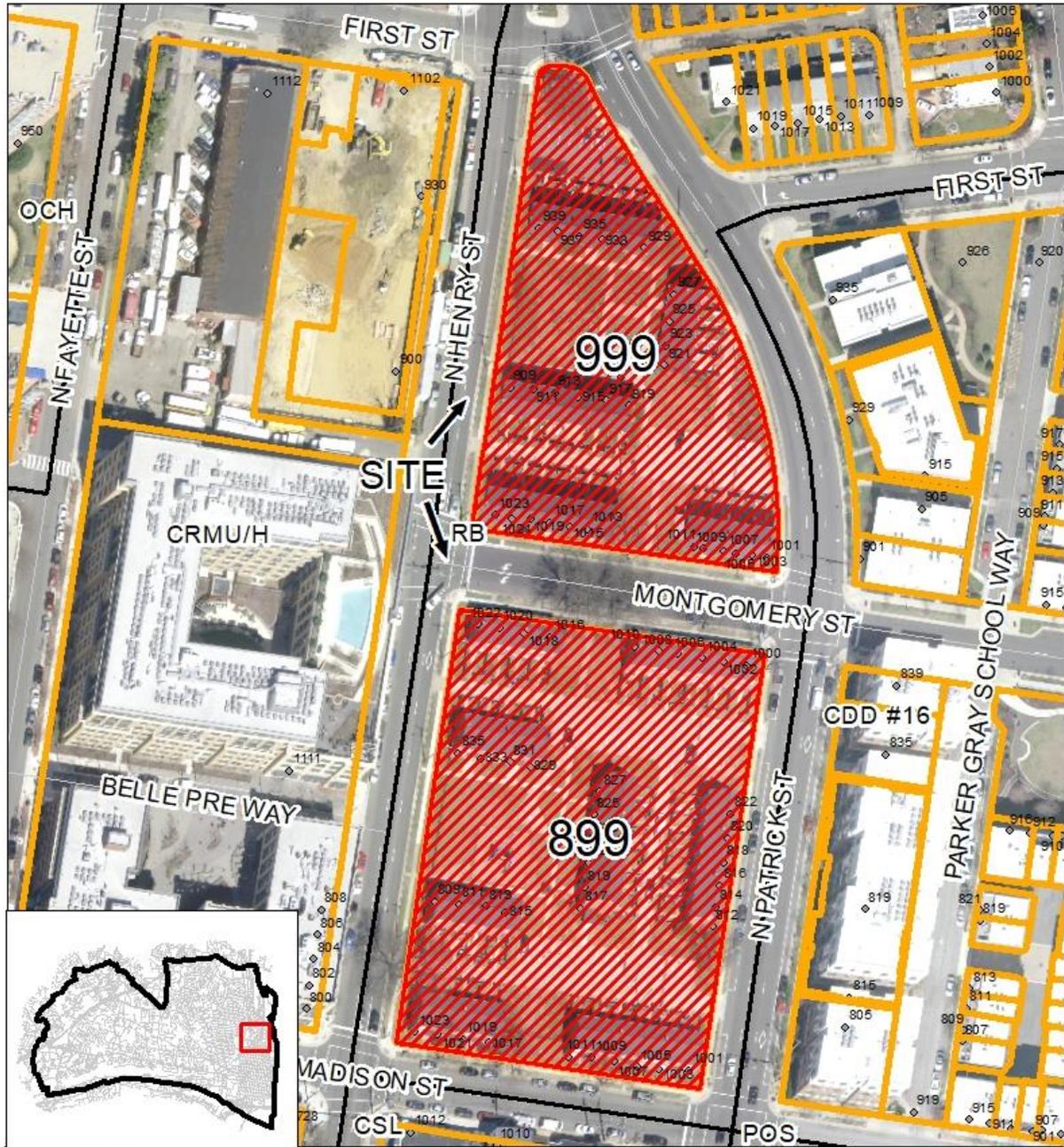
As far as World War II housing is concerned, many examples of World War II-era public and workforce housing developments are extant and protected within the region. All developments were segregated by race. Additional research is being performed to identify extant World War II-era housing developments for African Americans. A few examples of comparable and protected housing developments constructed for African Americans in the World War II-era in the region are listed in the full response document provided by the applicant.

Finally, the Board requested that the applicant provide information on potential alternatives to demolition. According to the applicant, ARHA performed an analysis prior to issuing an RFP for a development partner and determined that it would be more economical and financially feasible to demolish the buildings and build completely new structures. The cost of preserving and renovating the existing buildings and bringing them up to Code was prohibitively expensive as compared to new construction. In addition, in order to rebuild the number of existing units that are affordable to households earning at or below 30% of the Area Median Income (AMI), the density of the site must be increased to the extent where the demolition of the existing buildings is the only viable path. Furthermore, in order to achieve the levels of affordability desired by ARHA and other local stakeholders (to both double the number of units affordable at or below 30% AMI, and where the combination of any new units would target roughly one-third at or below 30% AMI, one-third affordable between 50-60% AMI, and one-third market), redevelopment of the entire site is needed to accommodate the necessary density.

The demolition of the existing thirteen buildings would represent a relatively small number out of the remaining buildings originally designed in the Garden City style in Alexandria and the rest of the D.C. area.

**GENERAL NOTES TO THE APPLICANT**

1. **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.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of 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.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a 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](mailto:preservation@alexandriava.gov) for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any 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.



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



## **I. APPLICANT'S PROPOSAL**

The applicant requests a Permit to Demolish to demolish 13 two-story Colonial Revival garden apartments with 66 dwelling units in the Samuel Madden Homes community to redevelop the site into two multi-story residential mixed-use buildings with over 500 residential units, at 899 and 999 North Henry Street. The applicant has also requested a Concept Review (BAR2022-00175), which will be reviewed separately an hour prior to this hearing.

### **Site context**

This 3.44-acre site sits between North Patrick and North Henry streets, just south of the point where Route 1 divides into these two one-way streets. It 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. As such, this is a highly visible and important gateway location.

## **II. 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**, creating 66 units of the more than 200 units of public housing constructed in this historic district. The two-block Samuel Madden Homes area was adjacent to the slightly larger James Bland Homes project to the east, 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 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.

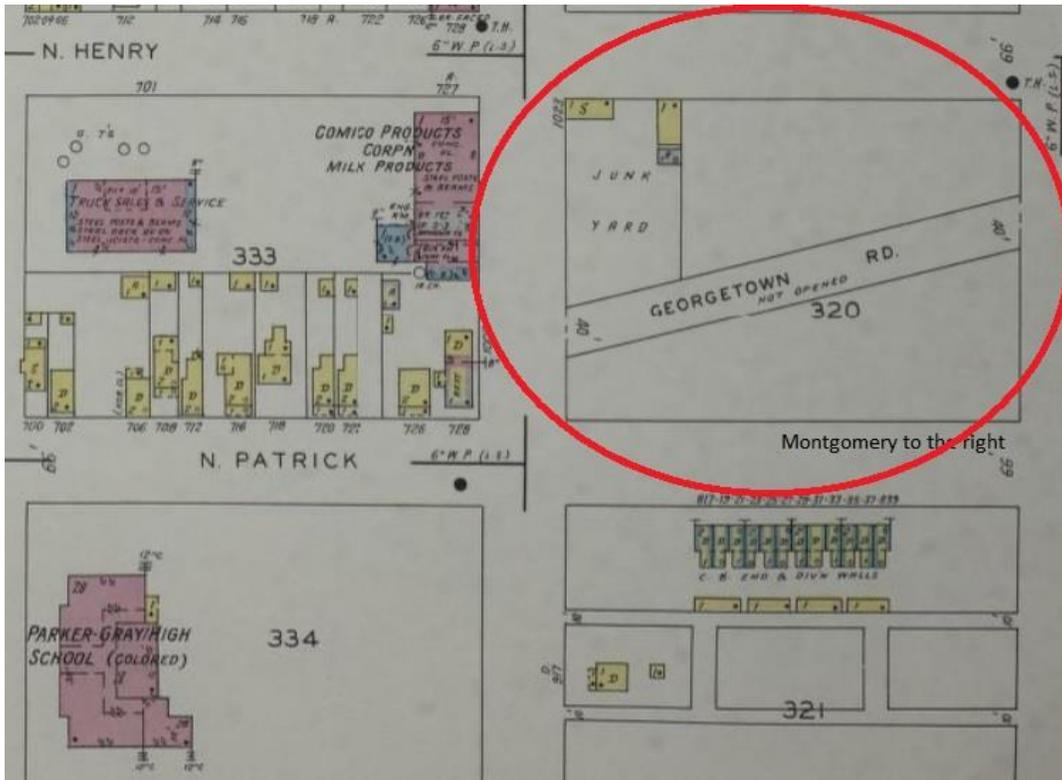


Figure 1: 1941 Sanborn south block of Samuel Madden circled; note nearby businesses and Parker Gray School

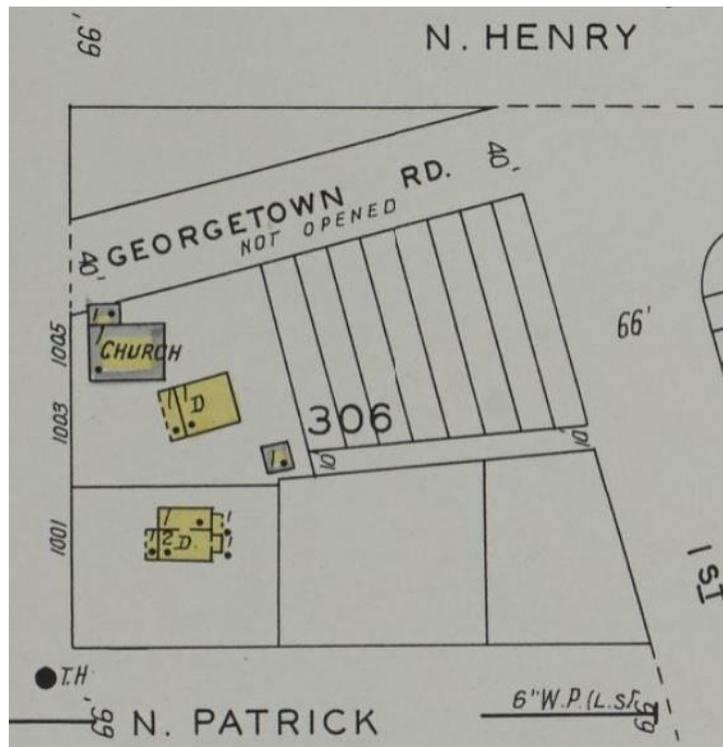


Figure 2: 1941 Sanborn, north block

## **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 prolific Alexandria architect Joseph Henry Saunders, Jr., who had studied under the great Walter Gropius at Harvard in the 1930s. In planning Samuel Madden Homes, 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. ANALYSIS**

The applicant proposes demolishing all units on the site and replacing them with two buildings which the BAR will review during the Concept Review. As a reminder, the BAR should not consider the potential replacement buildings when evaluating the criteria for a Permit to Demolish. This redevelopment is part of an ARHA process to upgrade sites they manage throughout the City, working in partnership with private developers. As the BAR is aware, many of Alexandria’s wartime housing projects have been demolished or are slated for future demolition. Although not in BAR purview, staff feels that the BAR should be aware of this background information on housing. City Council approved the Housing Master Plan in 2013 which has several goals, including the replacement of redeveloped public housing units on a one-for-one basis plus an increase in the amount of safe and affordable housing for all income levels. Many initiatives have sought to create mixed-income communities as well. The approved Housing Master Plan can be found here:

<http://alexandriava.gov/uploadedFiles/housing/info/Housing%20Master%20Plan%20Final.pdf>

Both the Braddock Metro Neighborhood Plan, adopted in 2008, and the Braddock East Master Plan, adopted in 2008 and amended in 2012 and 2021, recommend redevelopment of the Samuel Madden community. The plans can be found here:

<https://media.alexandriava.gov/content/planning/SAPs/BraddockMetroNeighborhoodPlanCurrent.pdf>

<https://media.alexandriava.gov/content/planning/SAPs/BraddockEastMasterPlanCurrent.pdf>

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-205(B):

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-205(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

<b>Standard</b>	<b>Description of Standard</b>	<b>Standard Met?</b>
(1)	Is the building or structure of such architectural or historic interest that its removal would be to the detriment of the public interest?	No

(2)	Is the building or structure of such interest that it could be made into an historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(5)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place to live?	No
(6)	Would retention of the building or structure help maintain the scale and character of the neighborhood?	No

Samuel Madden Homes are contributing structures to the Uptown/Parker Gray National Register Historic District. As such, demolition of these structures requires a higher degree of scrutiny than non-contributing structures. Staff is always reluctant to recommend demolition of any building that has historic or architectural significance, but several factors mitigate against retaining these buildings. Based on the National Register contributing status, one could argue that the buildings meet criteria 4 and 6. Regarding both criteria, the buildings maintain their historic and architectural integrity, representing a style of construction popular in the Parker Gray district in the post-World War II period. Yet Alexandria has many examples of Colonial Revival architecture scattered throughout the City, thus negating these standards. Under criterion 6, while the existing scale and character of the Samuel Madden Homes were once generally reflective of much of the architecture of Parker-Gray, the area now consists of numerous high-rise multi-use buildings. Since the construction of this community, the scale and character of the neighborhood has undergone radical change. Samuel Madden now appears out of scale with the surrounding community, as seen in Figures 3 and 4.

As for the work of Alexandria architect Joseph Saunders, student of Walter Gropius, one could argue that his designs would fall under criterion 1. However, numerous Alexandria buildings designed by Saunders still stand, including the Church of St. Clement (1948), the office building at 113 S. Columbus (1948), the educational wing at Trinity Methodist Church (1950), the INOVA building at 325 S. Washington (1953), the Minnie Howard School (1954), the rowhouses at 406 – 412 Gibbon (1954), the former Chamber of Commerce building at 400 S. Washington (1956), the Alexandria Hospital (ca. 1962), the office building at 901 North Washington (1963), and the Alexandria City High School (1965). He also worked on the National Education Association’s

headquarters in Washington, D.C. (1957), the Congregational Christian Church in Fairfax County (1959), the master plan for George Mason University (1960), the Central Intelligence Agency facility in McLean (1970), and the White House (1970). See Figure 5 for 406 – 412 Gibbon.



Figure 3: Looking south on N. Henry with Samuel Madden to the left



Figure 4: Looking north on N. Patrick with Samuel Madden to the left



Figure 5: 406 - 412 Gibbon, designed by Joseph Saunders

Staff finds that preservation of the units is not necessary, and that appropriate mitigation will do more to educate the public about the history of public housing and this particular community than retaining the buildings would do. Staff also finds that the appropriate mitigation for the demolition of the Samuel Madden Homes is the construction of more units of affordable housing within this block. These efforts would be appropriate mitigation for loss of the resource.

Staff therefore recommends approval of the demolition, with the following conditions:

1. The applicant shall provide a professional documentary study of the full history of the project site. The documentary study will consist of maps in addition to primary and secondary source information. The archival research shall include, but is not limited to, deeds, plats, title documents, probate and other court records, tax and census records, business directories, published and unpublished manuscripts of first-hand accounts, historical maps, newspaper articles, and oral histories. The study should also include photographs and measured drawings of the buildings in the development. Said photographs and drawings must be to HABS/HAER standards.
2. The applicant shall provide a public summary of the documentary study suitable for posting on the City's website.
3. The applicant shall provide on-site interpretive signage based on the findings of the documentary study.
4. The applicant shall include a component of oral history into the site interpretation.
5. 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.

6. 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.
7. Staff also notes the recommendations of Alexandria Archaeology.

### **STAFF**

Susan Hellman, Historic Preservation Planner, Planning & Zoning

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

### **III. CITY DEPARTMENT COMMENTS**

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

#### **Zoning**

No comments received.

#### **Code Administration**

C-1 Demo permit is required.

#### **Transportation and Environmental Services**

1. Comply with all requirements of CDSP2022-00014 and associated future site plan. (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**

##### *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.

**V. ATTACHMENTS**

1 – Application Materials

2 – EHT Tracerics Samuel Madden Homes Response to BAR comments 2022.06.07

2 – Supplemental Materials

BAR Case # \_\_\_\_\_

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

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 for Co-Applicants

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 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 seeks approval of a permit for demolition of 66 existing dwellings to permit redevelopment of site. Please see attached Statement of Justification for additional context and 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.

**BAR Permit to Demolish**  
**Statement of Justification**  
**899 and 999 N. Henry Street**

The Alexandria Redevelopment Housing Authority's ("ARHA") Samuel Madden Homes (Uptown) ("Samuel Madden") were originally built in 1945 as part of a well-documented wartime effort by the Federal Public Housing Authority to construct cost-effective housing for defense workers during the second World War. Since the end of World War II, the 66 dwelling units in Samuel Madden have been administered by ARHA for the provision of low-income housing, primarily for African American families.

Now, some 77 years later, in order for ARHA to continue to provide affordable housing to existing and new residents alike in Samuel Madden, the 66 dwellings require increasing levels of reinvestment and rehabilitation. Practically speaking, redevelopment of Samuel Madden with increased density is required in order to activate new sources of funding that will permit ARHA to continue to provide desirable, safe, low-income housing there.

Accordingly, the Applicant seeks Board of Architectural Review ("BAR") approval of a permit to demolish Samuel Madden. Section 10-203(B) establishes six factors for the BAR to consider when determining whether to grant a permit to demolish any building or structure in the Parker-Gray District. Below, we address each subsection of Section 10-203(B)(1)-(6) as it relates to the proposed demolition of Samuel Madden.

**1. Is the building or structure of such architectural or historic interest that its removal would be to the detriment of the public interest?**

Samuel Madden is an example of wartime Federal Public Housing Authority projects meant to house defense workers during the second World War, constructed as permanent dwellings to be used as low-income housing once the war had ended. The historic significance of the architecture is derived not from unique elements of Samuel Madden, but from the broader history of the federal government's efforts to provide permanent housing during wartime.

As such, significant resources exist on the architecture and history of Samuel Madden and other related projects, such as the George Parker Homes public housing (later renamed Hopkins-Tancil Courts), and the Samuel Madden Homes (Downtown) complex. The Applicant shall work closely with the City's Historic Preservation Staff and its consultant team to add to this record by comprehensively recording and interpreting the history of Samuel Madden.

Given the comparable examples of this wartime housing in and outside of Alexandria, and the Applicant's efforts to complement a robust existing historic record, demolition will not be to the detriment of the public interest. In fact, demolition supports the public interest in providing affordable housing to some of Alexandria's lowest-income households. Samuel Madden is also recommended for redevelopment by the Braddock East Master Plan.

**2. Is the building or structure of such interest that it could be made into an historic shrine?**

Neither Samuel Madden as a whole, or the 66 dwellings it is comprised of, commemorate or memorialize any particular person, or event. Instead, it serves as an example of a practical, cost-controlled type of architecture used to address significant housing shortages during World War 2 and the post-war period.

**3. Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?**

Samuel Madden, like similar projects, was constructed as inexpensive and utilitarian housing. The dwellings are constructed of structural clay tile faced in brick veneer, on a reinforced concrete foundation, and do not feature any unique or unusual features or materials. Aided by the historic record, reproduction of a representative building is possible without great difficulty.

**4. Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?**

While the Samuel Madden site undoubtedly has significance as one of the limited housing choices for Alexandria's African American residents, there are no specific larger historic events tied to Samuel Madden. The site serves, much as it did upon construction in 1945, as dwellings. The existing residents will have the opportunity to return to new, modern homes at this location upon redevelopment.

**5. Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place to live?**

The general welfare is in large part served by the demolition and redevelopment of Samuel Madden. Redevelopment will permit an increased number of mixed-income residents who will contribute to the character and economic vitality of the area in and around Samuel Madden.

Additional residents across a mix of incomes will benefit the businesses in and around the area of Samuel Madden and increase real estate assessments. Moreover, the current residents of Samuel Madden will benefit from improved housing, incorporating the sort of modern amenities and features expected by their neighbors in adjacent developments.

**6. Would retention of the building or structure help maintain the scale and character of the neighborhood?**

The area in the vicinity of Samuel Madden has experienced significant redevelopment over the years both within and without the Parker-Gray District. The existing low density of Samuel Madden is an anomaly when compared to newer developments featuring increased density and

height that can be found across N. Henry Street to the west, and N. Patrick Street to the east. Examples of new higher density housing in the Parker-Gray District include the 800 and 900 blocks of North Patrick, and the Lineage at North Patrick Street located at 625 N. Patrick Street.

Taller buildings and new construction will also help reduce the noise and other impacts of traffic on Patrick and Henry Streets on the residents. The arrangement of the existing houses in Samuel Madden is also atypical of the townhouse blocks in the Parker-Gray District because they were built as a public housing project and don't all front on the street.

As set forth above, the demolition of the existing structures at Samuel Madden meets the criteria set forth in the Zoning Ordinance. This is reinforced by the Braddock Metro Neighborhood Plan and the Braddock East Master Plan in which the Planning Commission and City Council evaluated the existing public housing including Samuel Madden and recommended redevelopment. We respectfully request your approval of the demolition permit.

**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: 

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. 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. See Attachment		
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. See Attachment		
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.

4/4/2022

Date

Steven M. Mikulic

Printed Name

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. 899 N. Henry St. and 999 N. Henry St. Street Address			RB Zone
A2. 149,475.00 Total Lot Area	x 0.75 Floor Area Ratio Allowed by Zone	= 112,106.25 Maximum Allowable Floor Area	

**B. Existing Gross Floor Area**

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement		Basement**		B1. <input type="text" value="58,884.00"/> Sq. Ft. Existing Gross Floor Area*
First Floor	29,442.00	Stairways**		B2. <input type="text" value="990.00"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	29,442.00	Mechanical**	660.00	B3. <input type="text" value="57,894.00"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor		Attic less than 7***		<p><b>Comments for Existing Gross Floor Area</b></p> <div style="border: 1px solid gray; padding: 5px; min-height: 50px;">           Estimated based on existing building footprints         </div>
Attic		Porches**		
Porches		Balcony/Deck**		
Balcony/Deck		Lavatory***	330.00	
Lavatory***		Other**		
Other**		Other**		
<b>B1. Total Gross</b>	<input type="text" value="58,884.00"/>	<b>B2. Total Exclusions</b>	<input type="text" value="990.00"/>	

**C. Proposed Gross Floor Area**

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement		Basement**		C1. <input type="text" value="0.00"/> Sq. Ft. Proposed Gross Floor Area*
First Floor		Stairways**		C2. <input type="text" value="0.00"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor		Mechanical**		C3. <input type="text" value="0.00"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor		Attic less than 7***		
Attic		Porches**		
Porches		Balcony/Deck**		
Balcony/Deck		Lavatory***		
Lavatory***		Other**		
Other		Other**		
<b>C1. Total Gross</b>	<input type="text" value="0.00"/>	<b>C2. Total Exclusions</b>	<input type="text" value="0.00"/>	

**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

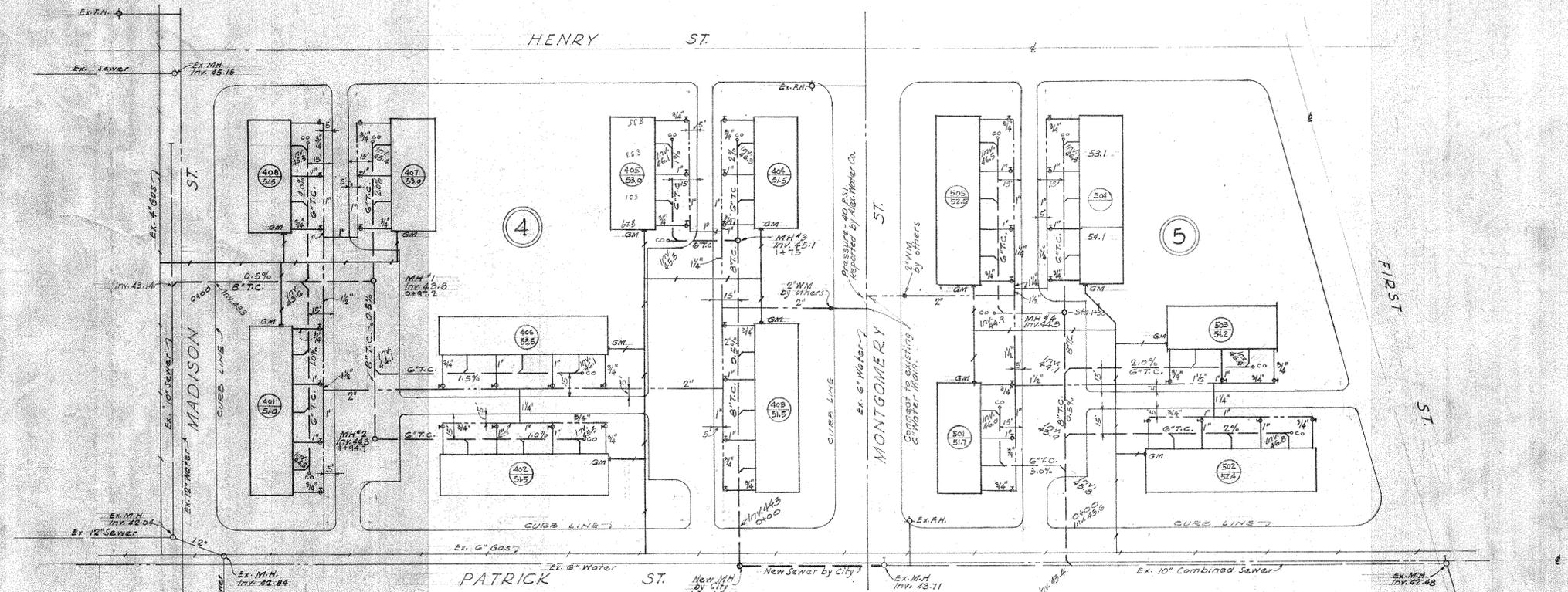
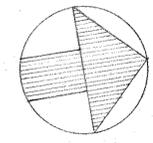
E2.  Sq. Ft.  
Required Open Space

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: Stephen Farrell

Date: 4/4/2022



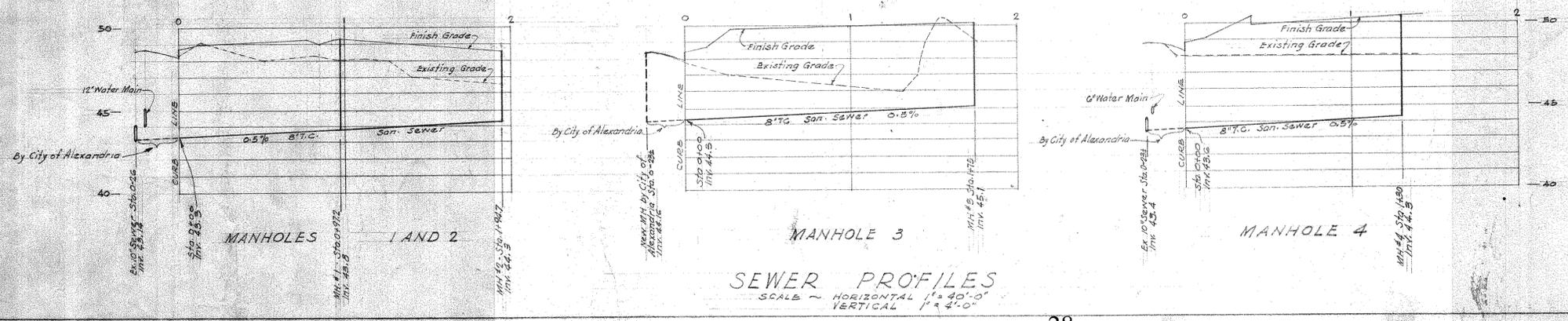
UTILITIES SITE PLAN  
BLOCKS 4 AND 5  
SCALE - 1" = 40'-0"

LEGEND

---	SEWER
---	WATER
---	GAS
+	F.H. FIRE HYDRANT
○	MH MANHOLE
●	WM WATER METER
●	GM GAS METER
⊥	STOP AND WASTE VALVE

NOTES

City of Alexandria to install sewers in streets and sewer services from main to curb line.  
Water meters to be furnished and installed by Alexandria Water Co.  
All gas mains, services, meters, valves & regulators to be furnished and installed by Rosslyn Gas Co.  
All work indicated is new unless marked "ex." (existing)  
All house sewer connections to be G.T.C. sloped at a min. of 1/4" per ft to a point 5'-0" from outside face of bldg. and connected at that point to C.I. stub from bldg.  
All water mains & services to be extended to a point 5'-0" from outside face of bldg. and connected at that point to stub from bldg. Rosslyn Gas Co. to determine size of gas services.  
For Utility Details see sheet 32.



SEWER PROFILES  
SCALE - HORIZONTAL 1" = 40'-0"  
VERTICAL 1" = 4'-0"

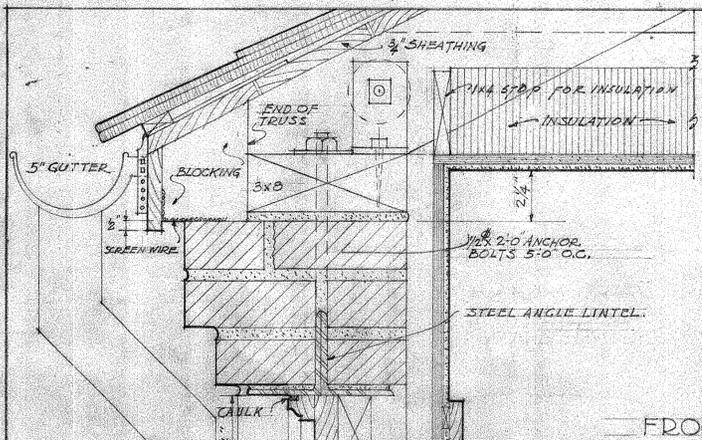
UTILITY SITE PLAN - BLOCKS - 4 & 5  
**WAR HOUSING PROJECT VA-4-3**  
ALEXANDRIA, VIRGINIA

NATIONAL HOUSING AGENCY  
FEDERAL PUBLIC HOUSING AUTHORITY  
PHILIP M. KLUTZNICK, COMMISSIONER  
OLIVER C. WINSTON, DIRECTOR REGION III

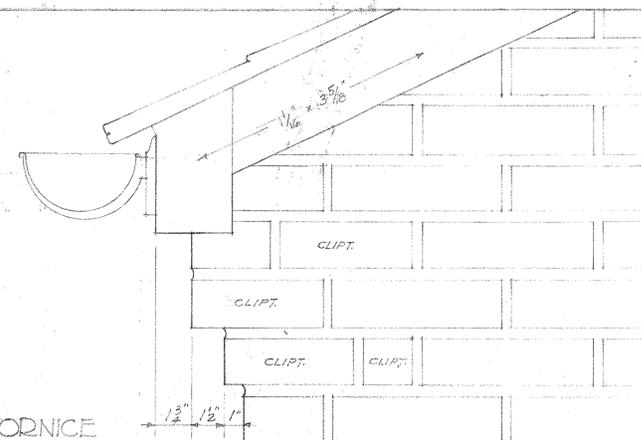
HOUSING AUTHORITY OF THE CITY  
OF ALEXANDRIA, VIRGINIA  
JOHN BARTON PHILLIPS, CHAIRMAN  
R. S. MARSHALL, JR., EXECUTIVE DIRECTOR

DRWG. NO.	JOSEPH H. SAUNDERS, JR., ARCHITECT 815 KING ST. ALEXANDRIA, VA.	SHEET NO.
M-502	WILBERDING CO., INC., ENGINEERS 1822 I ST. N.W. WASHINGTON, D. C.	<b>34</b> OF 38
DATE	6/20/44	REVISED

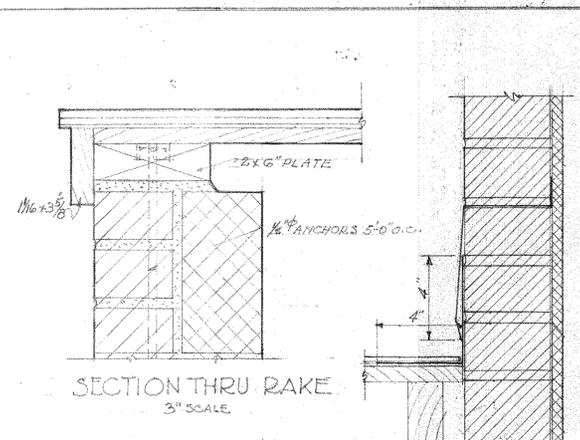
WILBERDING COMPANY, INC.  
1822 EYE STREET, N.W.  
WASHINGTON, D.C.



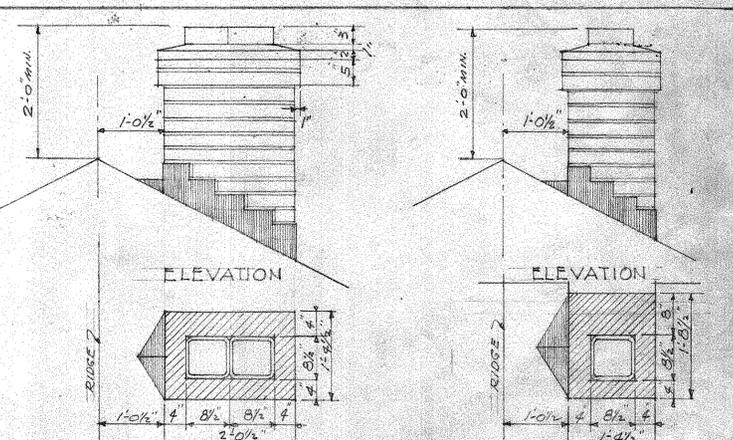
FRONT END OF CORNICE  
3" SCALE



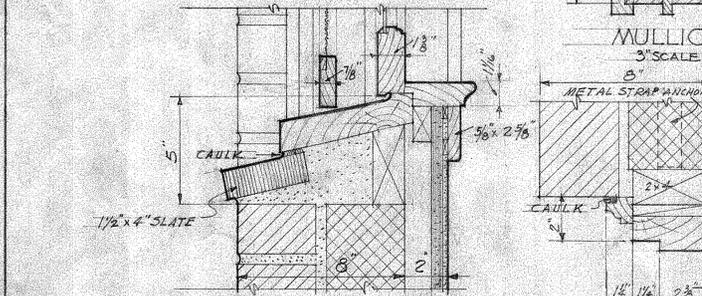
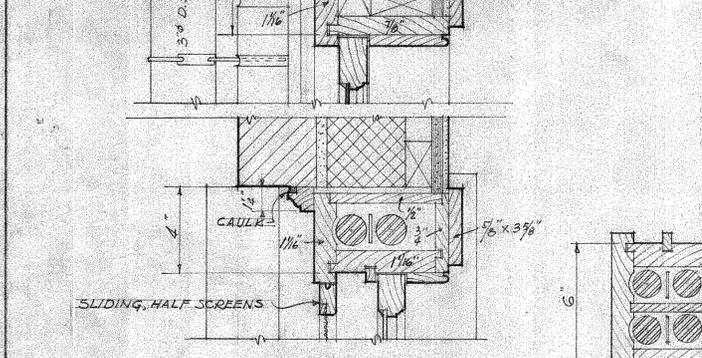
END VIEW OF CORNICE  
3" SCALE



SECTION THRU RAKE  
3" SCALE



TYPICAL CHIMNEY CAP & FLASHING DETAILS  
SCALE 3/4" = 1'-0"

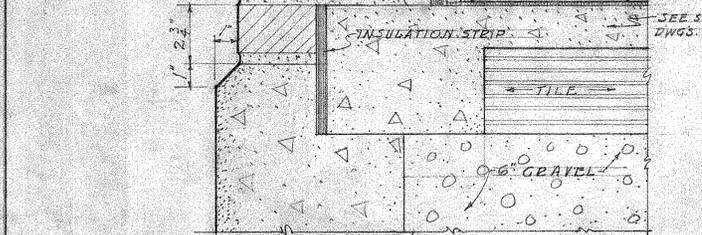


MULLION  
3" SCALE

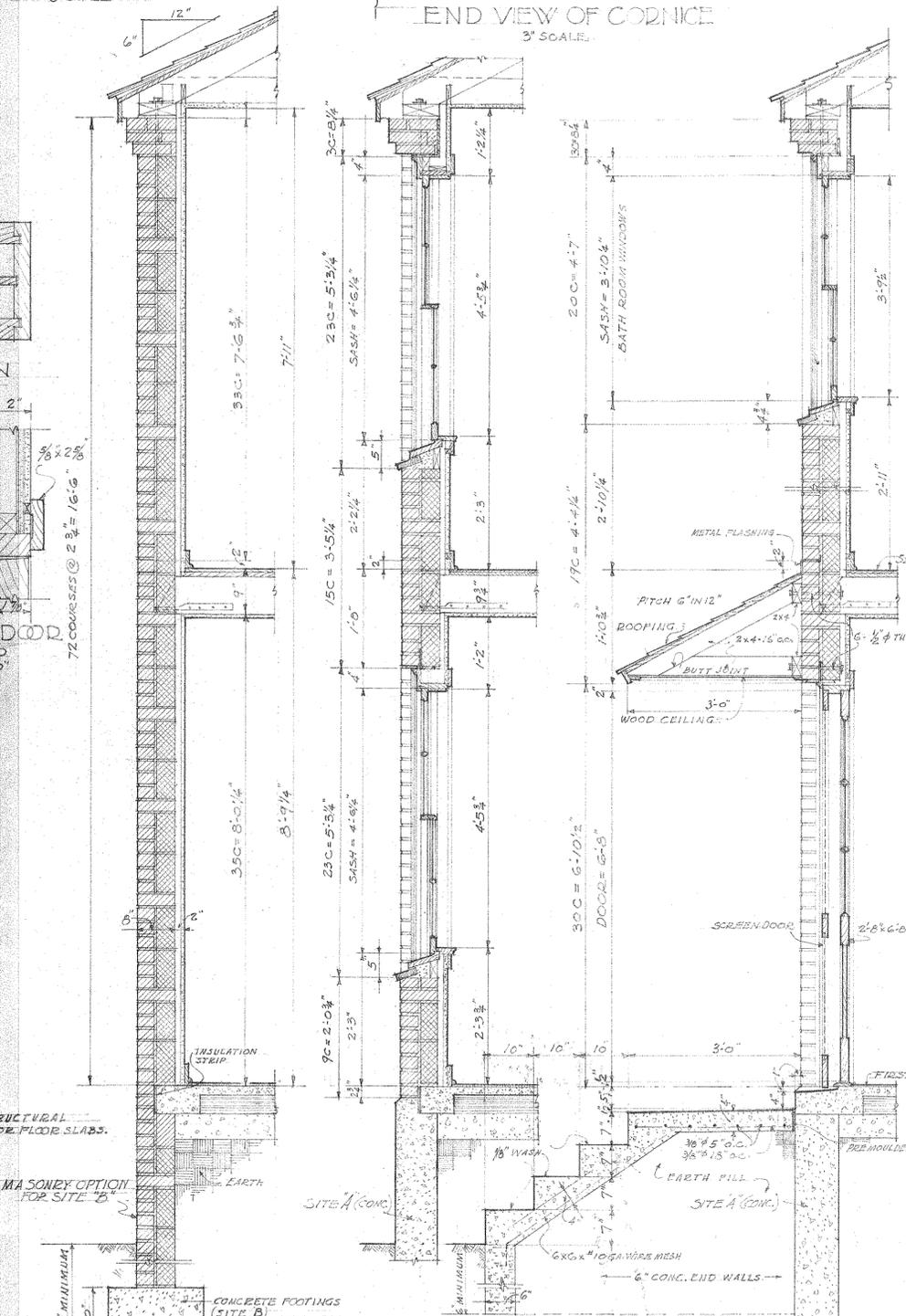
METAL STRAP ANCHORS

EXTERIOR DOOR FRAMES  
SCALE 3" = 1'-0"

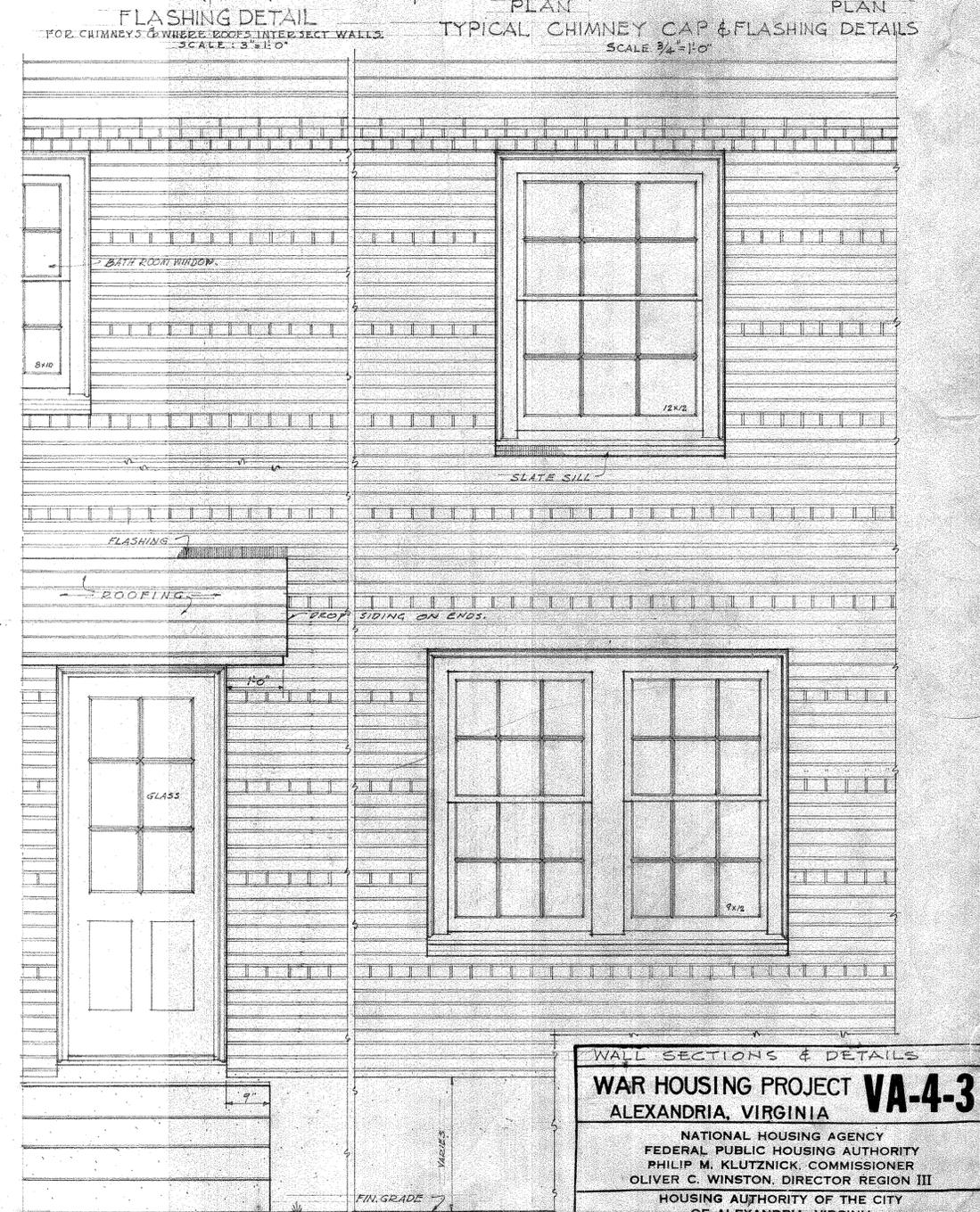
NOTE: ALL PLAN DIMENSIONS ARE TO THIS LINE.



TYPICAL WALL SECTION  
SCALE 3" = 1'-0"



TYPICAL WALL SECTIONS  
SCALE 3/4" = 1'-0"



TYPICAL ELEVATIONS  
SCALE 3/4" = 1'-0"

WALL SECTIONS & DETAILS

**WAR HOUSING PROJECT VA-4-3**

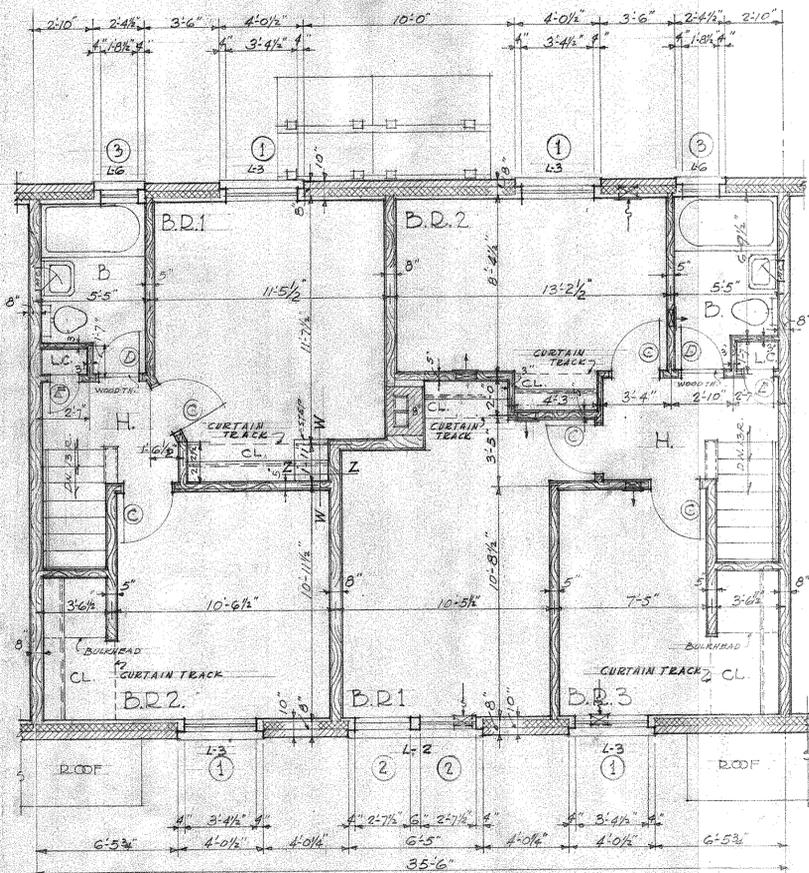
ALEXANDRIA, VIRGINIA

NATIONAL HOUSING AGENCY  
FEDERAL PUBLIC HOUSING AUTHORITY  
PHILIP M. KLUTZNICK, COMMISSIONER  
OLIVER C. WINSTON, DIRECTOR REGION III

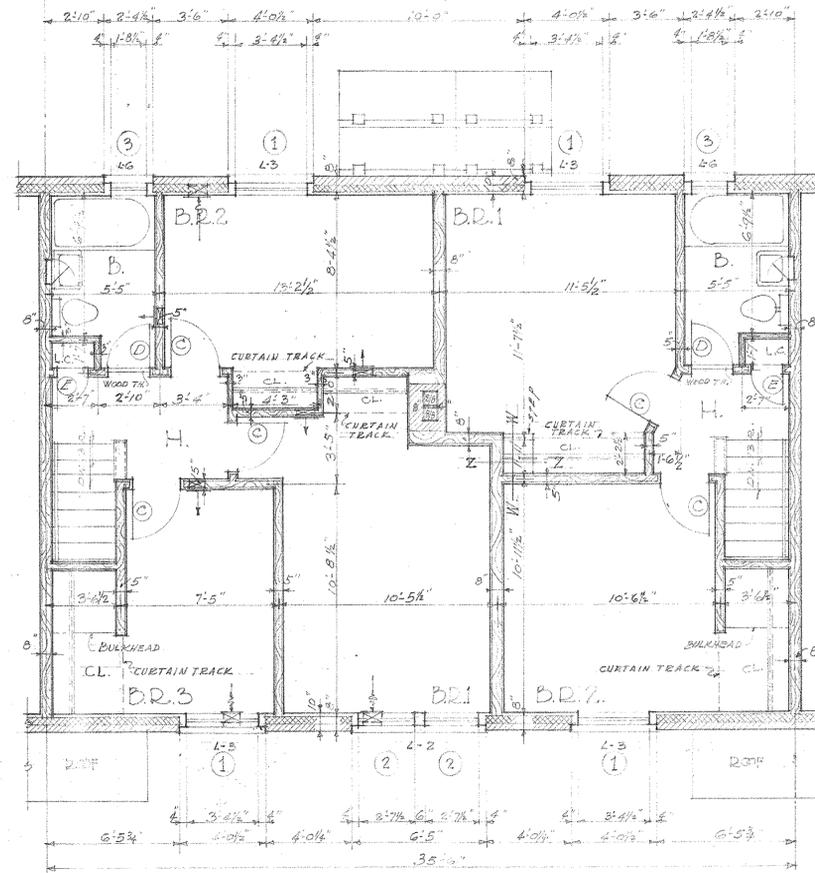
HOUSING AUTHORITY OF THE CITY OF ALEXANDRIA, VIRGINIA  
JOHN BARTON PHILLIPS, CHAIRMAN  
R. S. MARSHALL, JR., EXECUTIVE DIRECTOR

DRWG. NO. **A-206** SHEET NO. **14**  
DATE 6/20/44 WILBERDING CO., INC., ENGINEERS  
1822 I ST. N. W. WASHINGTON, D. C. OF 35  
REVISED 7-5-44

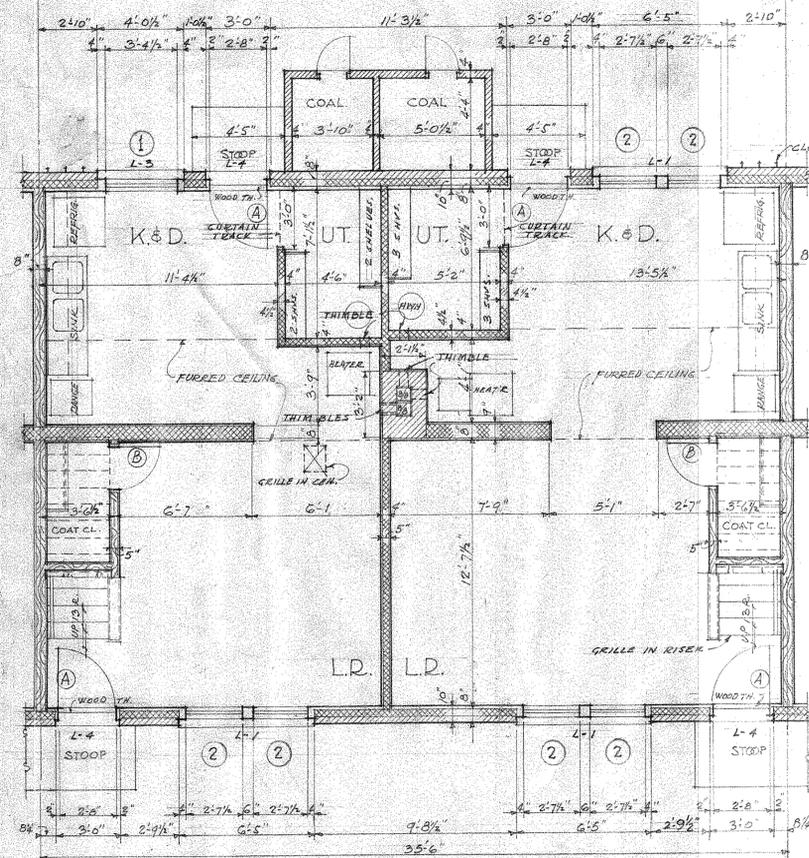
JOSEPH H. SAUNDERS, JR., ARCHITECT  
815 KING ST., ALEXANDRIA, VIRGINIA



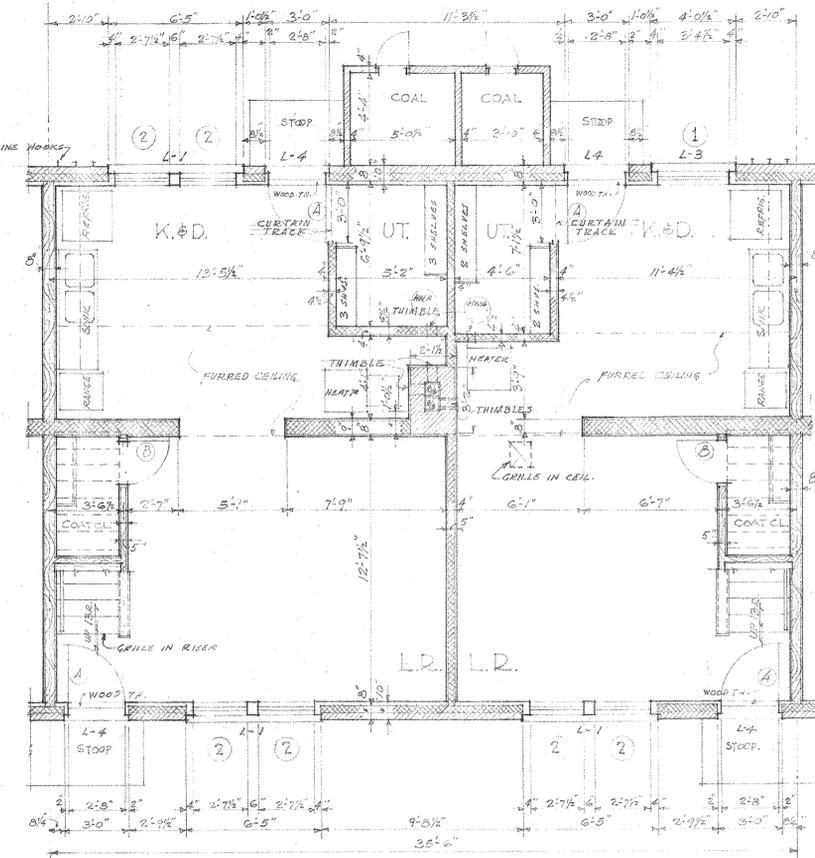
SECOND FLOOR



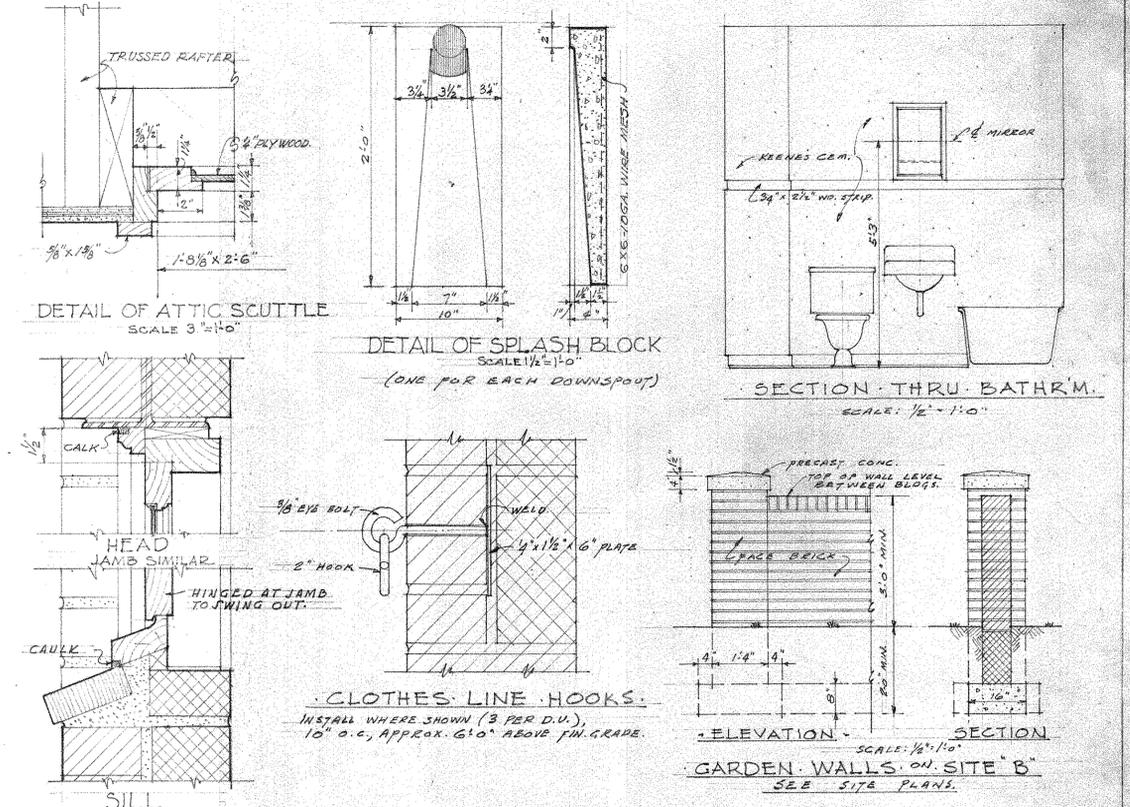
SECOND FLOOR



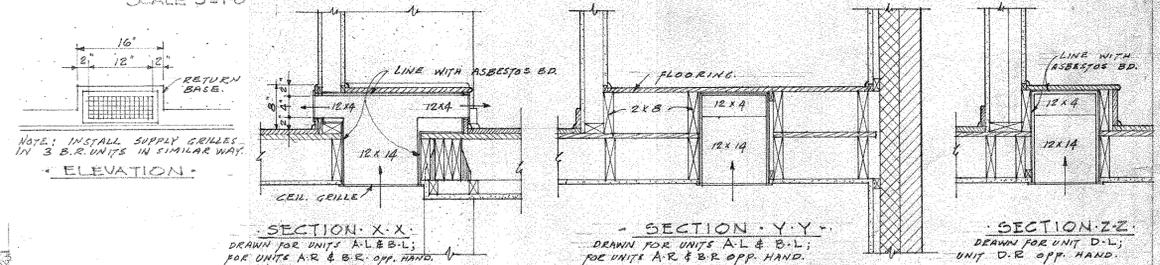
FIRST FLOOR  
UNIT "D" RIGHT (D.R.)



FIRST FLOOR  
UNIT "D" LEFT (D.L.)



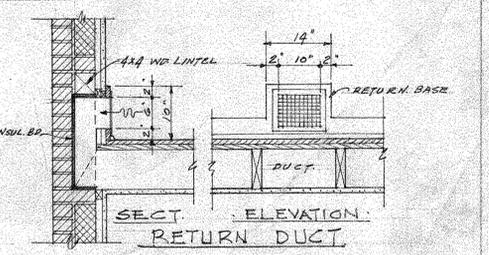
DETAILS OF GABLE  
END WINDOW  
SCALE 3"=1'-0"



DETAILS OF PROVISIONS FOR DUCT WORK  
SCALE 3/4"=1'-0"

KEY TO MATERIALS  
AS SHOWN ON UNIT PLANS:

- 4" BRICK, 4" BACK UP, 2" FURRING [LATH & PLASTER]
- 4" BRICK
- 8" MASONRY, 5/8" PLASTER EACH SIDE
- 4" MASONRY, NO PLASTER
- 4" MASONRY, 5/8" PLASTER ONE SIDE
- 4" MASONRY, 5/8" PLASTER EACH SIDE
- 2x4 STUDS 12" O.C. STAGGERED 1/2" LATH & 1/2" PLASTER EACH SIDE. (NOTE: STUDS IN PARTITIONS BETWEEN KITCHENS, BATHS AND STAIRS EXTEND THRU FULL HEIGHT FROM 1ST FLOOR TO CEILING OF 2ND FLOOR.)
- 2x4 STUDS 16" O.C. 3/8" LATH & 1/2" PLASTER EACH SIDE. (NOTE: MAKE ALL FRAME PARTITIONS NOT OTHERWISE NOTED THUS.)
- 2x4 STUDS 16" O.C. FLATWISE, 3/8" LATH & 1/2" PLASTER EACH SIDE.



SECT. ELEVATION  
RETURN DUCT

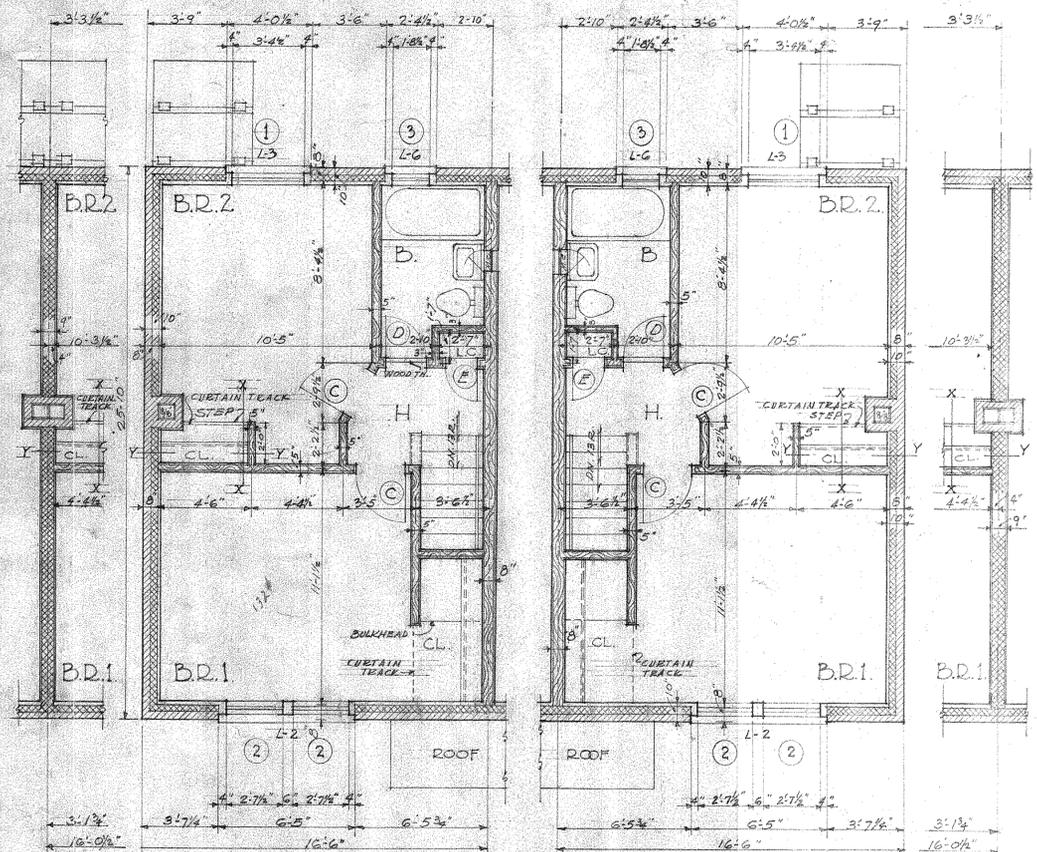
UNIT PLANS D.

**WAR HOUSING PROJECT VA-4-3**  
ALEXANDRIA, VIRGINIA

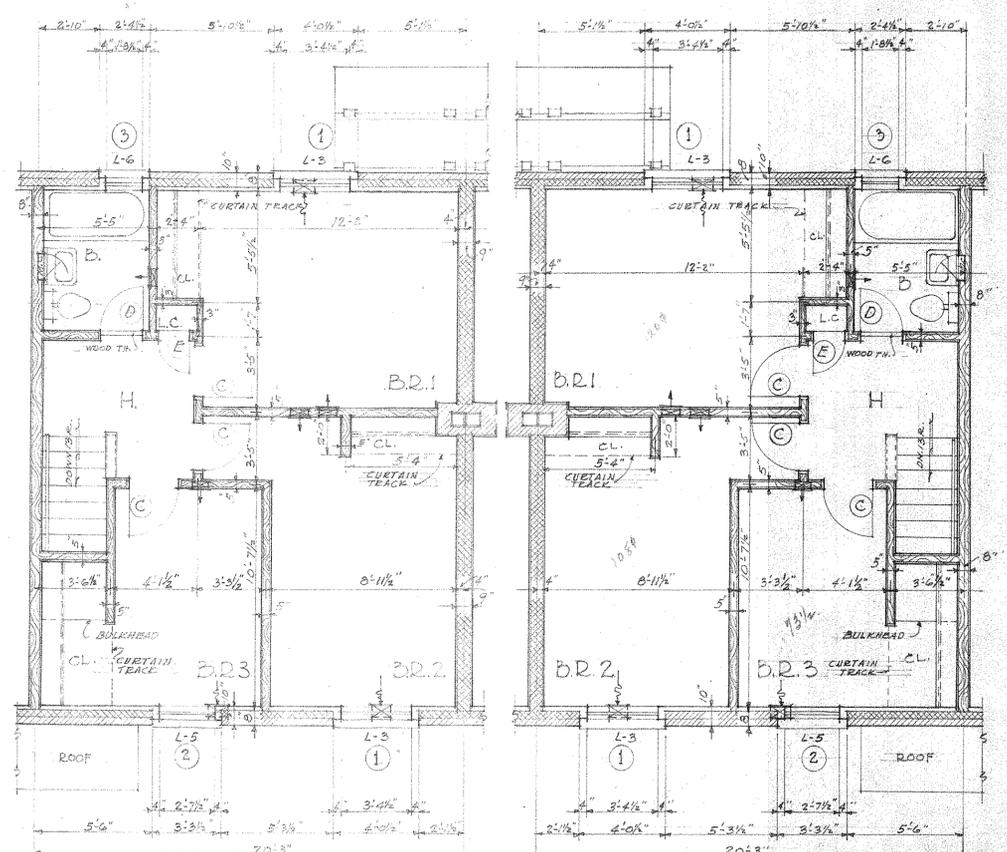
NATIONAL HOUSING AGENCY  
FEDERAL PUBLIC HOUSING AUTHORITY  
PHILIP M. KLUTZNICK, COMMISSIONER  
OLIVER C. WINSTON, DIRECTOR REGION III

HOUSING AUTHORITY OF THE CITY  
OF ALEXANDRIA, VIRGINIA  
JOHN BARTON PHILLIPS, CHAIRMAN  
R. S. MARSHALL, JR., EXECUTIVE DIRECTOR

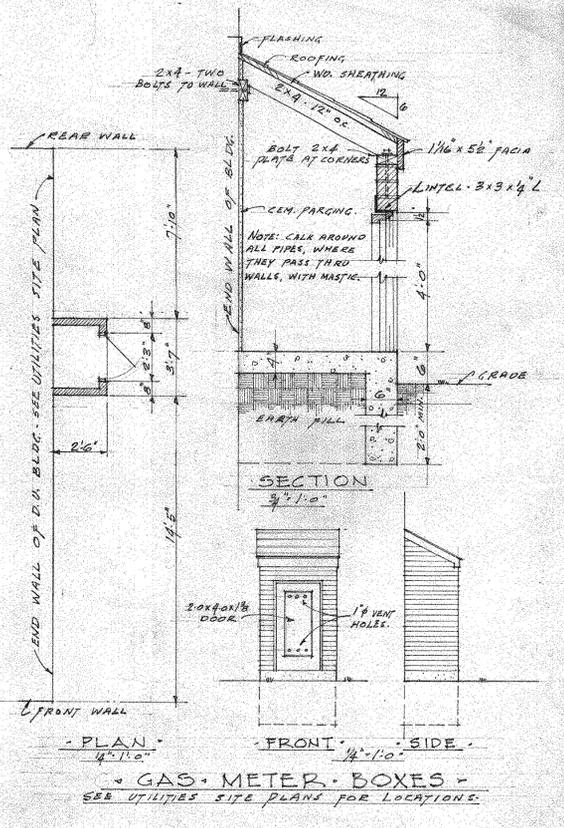
DRWG. NO. **A-205** SHEET NO. **13**  
DATE 6-30-44  
JOSEPH H. SAUNDERS, JR., ARCHITECT  
815 KING ST., ALEXANDRIA, VIRGINIA  
WILBERDING CO., INC., ENGINEERS  
1822 I ST. N. W., WASHINGTON, D. C.



(B.R.) UNIT A RIGHT (AR) SECOND FLOOR  
 (B.L.) UNIT A LEFT (AL) SECOND FLOOR  
 B UNITS IDENTICAL EXCEPT FOR END WALLS AS SHOWN



UNIT C LEFT (CL) SECOND FLOOR  
 UNIT C RIGHT (CR) SECOND FLOOR



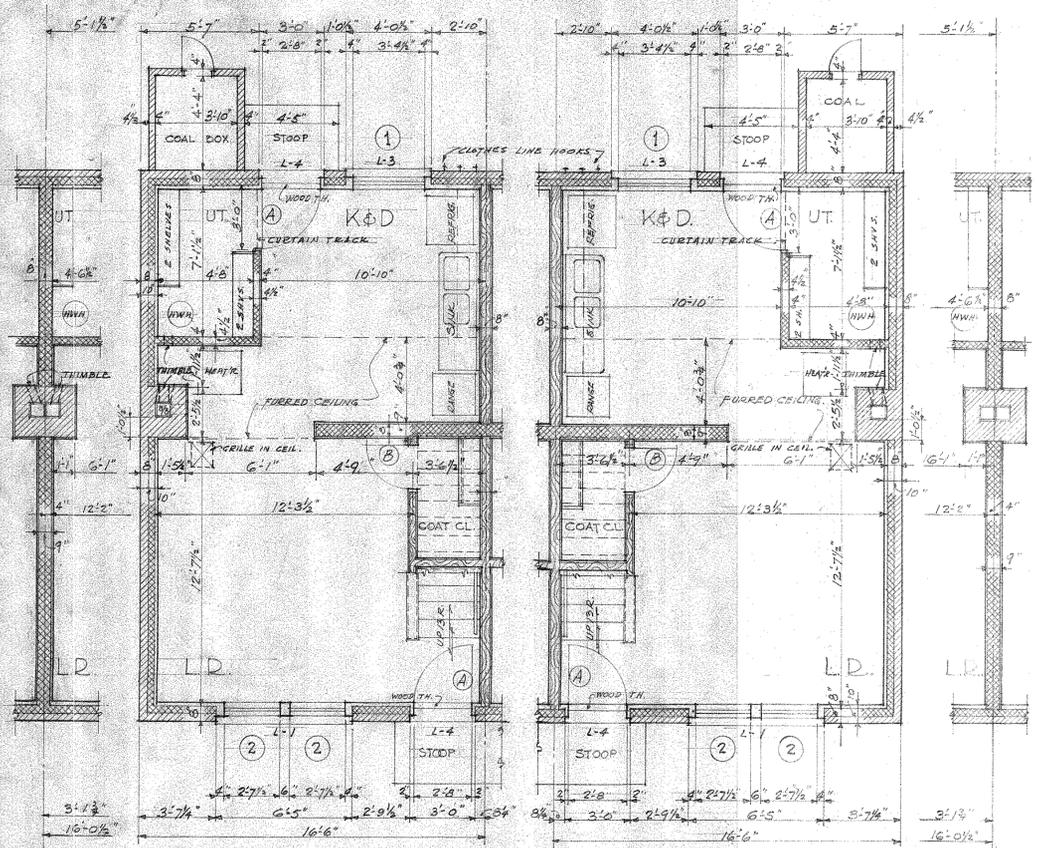
PLAN 4'-11"0"

FRONT 3'-1"0"

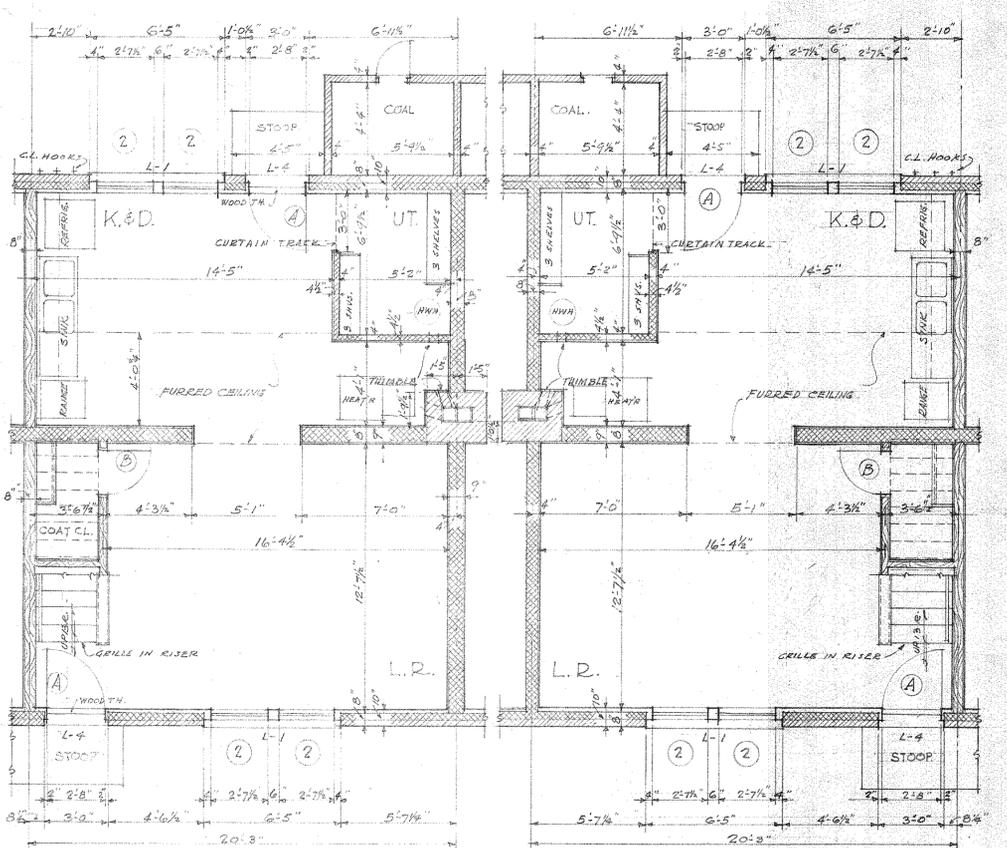
SIDE 14'-1"0"

GAS METER BOXES - SEE UTILITIES SITE PLANS FOR LOCATIONS.

LINTEL SCHEDULE	
L1	= 2 ANGLES 6" x 4" x 3/8" x 7'-5"
L2	= 2 " 4 x 3 1/2" x 3/8" x 7'-5"
L3	= 2 " 4 x 3 x 1/4" x 4'-8 1/2"
L4	= 2 " 4 x 3 x 1/4" x 3'-8"
L5	= 2 " 4 x 3 x 1/4" x 3'-11 1/2"
L6	= 2 " 4 x 3 x 1/4" x 3'-0 1/2"
L7	= 2 " 4 x 3 x 1/4" x 2'-6" (ATTIC WINDS)



(B.R.) UNIT A RIGHT (AR) FIRST FLOOR  
 (B.L.) UNIT A LEFT (AL) FIRST FLOOR  
 B UNITS IDENTICAL EXCEPT FOR END WALLS AS SHOWN



UNIT C LEFT (CL) FIRST FLOOR  
 UNIT C RIGHT (CR) FIRST FLOOR

FINISH SCHEDULE						
MARK	NAME	FLOOR	BASE	WALLS	CEILING	NOTES
L.R.	LIVING ROOM	ASPH. TILE	WOOD	PLAST.	PLAST.	
K&D	KITCHEN & DINING	DO	DO	DO	DO	
UT	UTILITY CLO.	DO	DO	DO	DO	EXTERIOR WALL PLASTERED
H.	HALL	WOOD	DO	PLAST.	DO	
B.	BATH	LINOLEUM	DO	KRENESE GLENT	DO	WOOD TOWEL
B.R.	BED ROOMS	WOOD	DO	PLAST.	DO	
CL.	CLOSETS	DO	DO	DO	DO	
COAT CL.	COAT CLOSET	ASPH. TILE	DO	DO	DO	
L.C.	LINEN CLOSET	WOOD	DO	DO	DO	

UNITS A & B

UNIT C

SCALE 1/4" = 1'-0"

UNIT PLANS

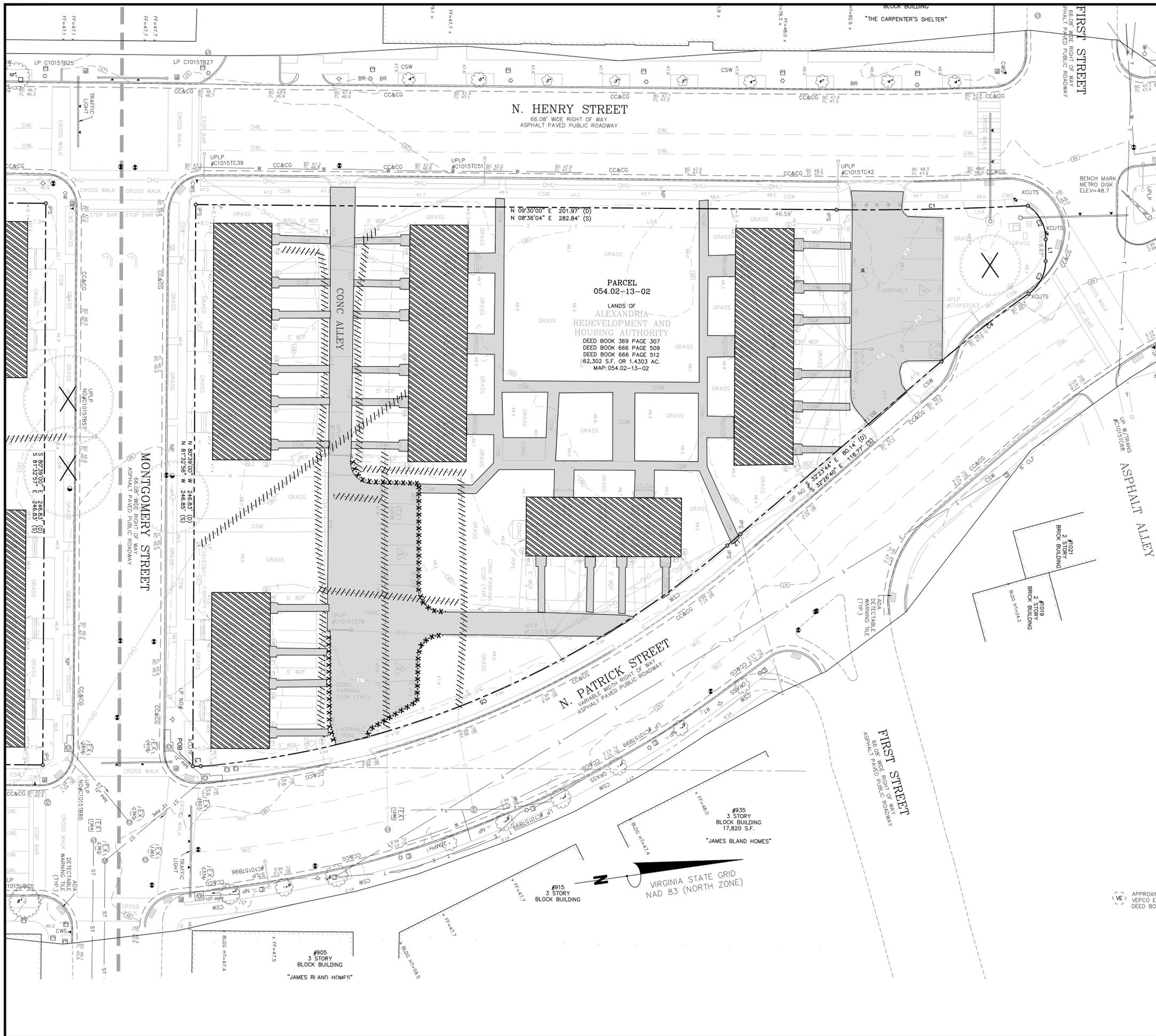
**WAR HOUSING ALEXANDRIA, VIRGINIA**

NATIONAL HOUSING AGENCY  
 FEDERAL PUBLIC HOUSING ADMINISTRATION  
 PHILIP M. KLUTZNIK, COMMISSIONER  
 OLIVER C. WINSTON, DIRECTOR

HOUSING AUTHORITY OF ALEXANDRIA, VIRGINIA  
 JOHN BARTON, PRESIDENT  
 R. S. MARSHALL, EXECUTIVE DIRECTOR

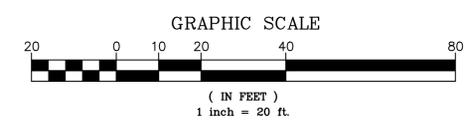
DRWG. NO. A-204  
 DATE 6/30/44  
 JOSEPH H. SAUNDERS, JR., ARCHITECT  
 815 KING ST., ALEXANDRIA, VIRGINIA

WILBERDING  
 1822 I ST. N.E.  
 7-5-44



**LEGEND**

 EXISTING BUILDING TO BE DEMOLISHED



**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 \_\_\_\_\_  
INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

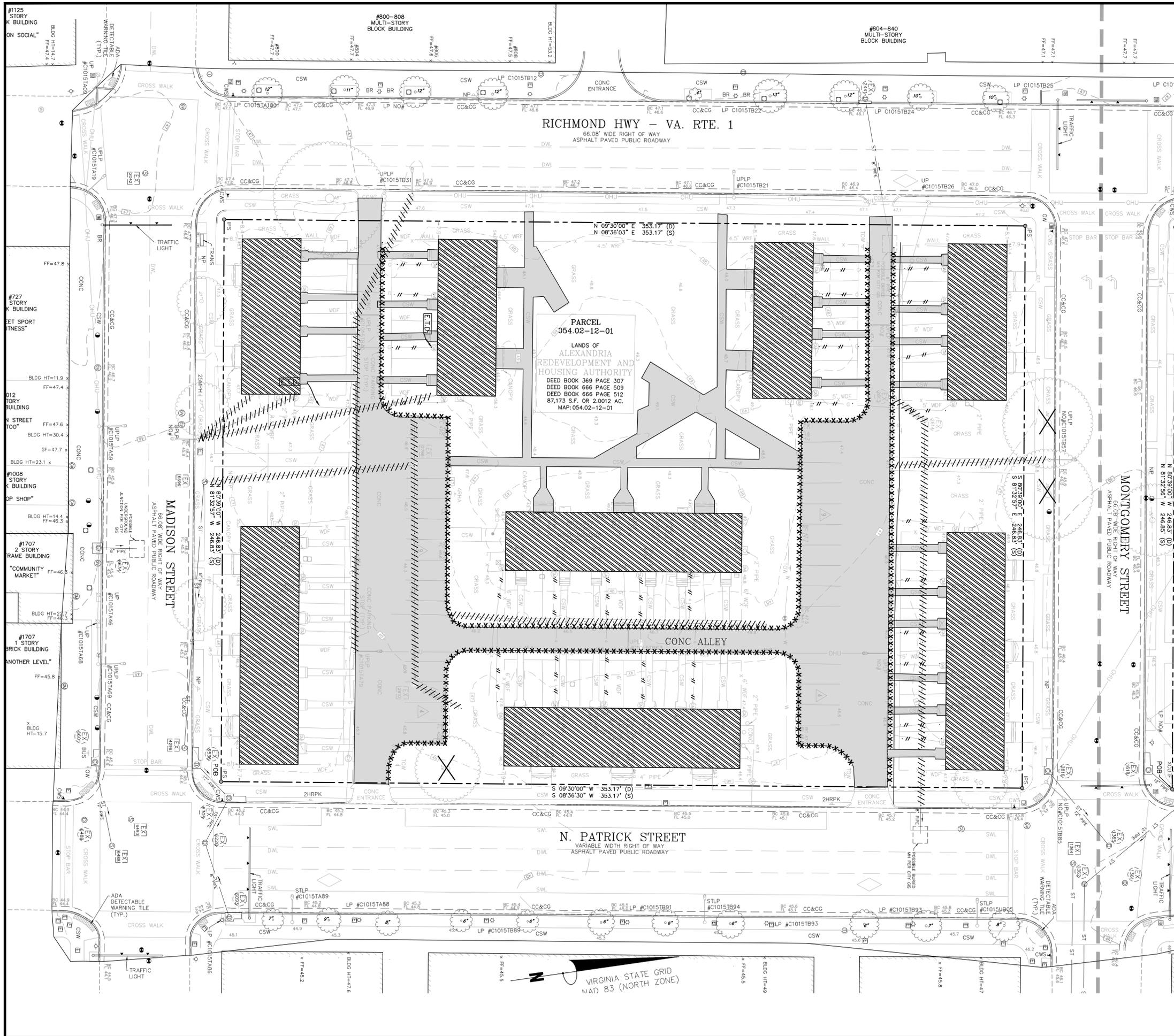
**Bowman**  
CONSULTING

Bowman Consulting Group, Ltd.  
13461 Sunrise Valley Drive  
Suite 500  
Herndon, Virginia 20171  
Phone: (703) 464-1000  
Fax: (703) 481-9720  
www.bowmanconsulting.com  
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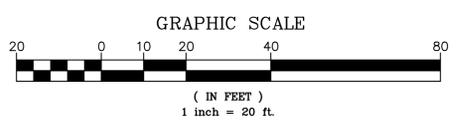
DEMOLITION PLAN  
**ARHA SAMUEL MADDEN**  
DEVELOPMENT CONCEPT PLAN - STAGE I  
CITY OF ALEXANDRIA  
VIRGINIA

COMMONWEALTH OF VIRGINIA  
STEVEN T. LIAM  
Lic. No. 40224  
03/15/2022  
PROFESSIONAL ENGINEER

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 C5.00	



**LEGEND**



**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 \_\_\_\_\_  
INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

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Hendron, Virginia 20171  
Phone: (703) 464-1000  
Fax: (703) 481-9720  
www.bowmanconsulting.com

DEMOLITION PLAN  
**ARHA SAMUEL MADDEN**  
DEVELOPMENT CONCEPT PLAN - STAGE I

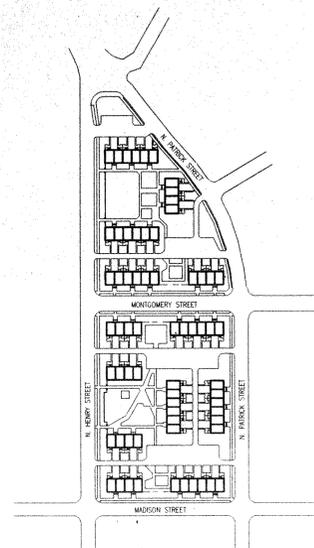
CITY OF ALEXANDRIA VIRGINIA



PLAN STATUS  
3/15/2022 FIRST SUBMISSION

DATE	DESCRIPTION
3/15/2022	PBT KJB STL DESIGN DRAWN CHKD
	SCALE H: 1"=20' V: _____
	JOB No. 140194-02-001
	DATE: MARCH, 2022
	FILE No. _____
	SHEET C5.10

**LOCATION MAP**



**APPLICABLE CODES**

THE BOCA NATIONAL BUILDING CODE, 1996 ADDITION  
N.F.P.A. 101, LIFE SAFETY CODE, 1991 EDITION

SAMUEL MADDEN HOMES

13 TWO STOREY BUILDINGS - 66 UNITS TOTAL - 26 2-BEDROOM TYPE A  
- 20 2 BEDROOM TYPE B  
- 20 3-BEDROOM

USE GROUP CLASSIFICATION: R-3  
CONSTRUCTION TYPE CLASSIFICATION: 3A



**INDEX OF DRAWINGS**

TITLE SHEET  
T1 INDEX OF DRAWINGS, SYMBOLS, CODE ANALYSIS, ABBREVIATIONS, GENERAL NOTES AND VICINITY & LOCATION MAPS.

ARCHITECTURAL

- A1 SITE PLAN - EXISTING/DEMOLITION
- A1A SITE PLAN - NEW WORK
- A2 BUILDING ELEVATIONS, BUILDINGS I, III, & III @ VA 4-3d
- A3 BUILDING ELEVATIONS, BUILDINGS IV, & V @ VA 4-3d
- A4 BUILDING ELEVATIONS, BUILDINGS VI, VII, & VIII @ VA 4-3d
- A5 BUILDING ELEVATIONS, BUILDINGS I & III, @ VA 4-3c
- A6 BUILDING ELEVATIONS, BUILDINGS II, IV & V @ VA4-3c
- A7 TYPICAL UNIT FLOOR PLANS - DEMOLITION
- A8 TYPICAL UNIT FLOOR PLANS - NEW WORK
- A9 INTERIOR ELEVATIONS, SCHEDULES & DETAILS

MECHANICAL

- M1 SCHEDULES, LEGEND, ABBREVIATIONS & NOTES
- M2 TYPICAL FLOOR PLANS - MECHANICAL DEMOLITION
- M3 TYPICAL FLOOR PLANS - MECHANICAL NEW WORK

ELECTRICAL

- CE1 ELECTRICAL LEGEND, SCHEDULE, AND RISER DIAGRAMS
- E1 TYPICAL FLOOR PLANS - ELECTRICAL DEMOLITION WORK
- E2 TYPICAL FLOOR PLANS - ELECTRICAL NEW WORK
- E3 SITE LIGHTING - DEMOLITION/NEW WORK



**THE ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY**

600 North Fairfax Street  
Alexandria, VA 22314

Capital Improvements At  
One Public Housing  
Community

VA 4-3c&d  
Samuel Madden  
Homes

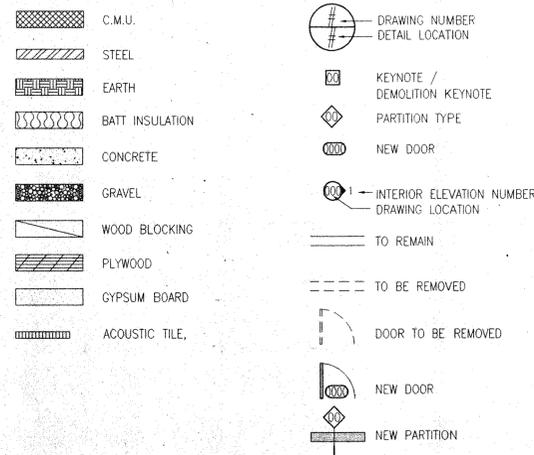
**VICINITY MAP**



**GENERAL NOTES**

1. DO NOT SCALE THE DRAWINGS.
2. THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO DEMOLITION, CONSTRUCTION AND FABRICATION OF ANY ITEM.
3. THE CONTRACTOR SHALL VERIFY EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES, INCLUDING EXISTING WATER, SEWER AND STORM MAINS PRIOR TO BEGINNING HIS WORK AND SHALL MAKE CERTAIN THAT ALL CONNECTIONS AND NEW CONSTRUCTION CAN BE MADE. NOTIFY THE CONTRACTING OFFICER AT ONCE OF ANY PROBLEMS.
4. THE CONTRACTOR SHALL PRESERVE, TAKE CARE OF AND COORDINATE WITH THE UTILITY COMPANIES, ALL EXISTING UNDERGROUND UTILITIES DURING DEMOLITION AND/OR CONSTRUCTION PHASE.
5. THE CONTRACTOR SHALL COORDINATE THE WORK SHOWN ON ALL ARCHITECTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL TRADES.
6. ALL DIMENSIONS ARE TO FINISH FACE UNLESS OTHERWISE NOTED.
7. TESTING HAS BEEN CONDUCTED FOR LEAD-BASED PAINT (LBP) AND ASBESTOS CONTAINING MATERIALS (ACM). AREAS FOUND TO CONTAIN LBP AND ACM HAVE BEEN INDICATED ON A REPORT ON FILE AT THE ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY (ARHA). HOWEVER, IF SUSPECT LBP'S AND ACM'S ARE ENCOUNTERED IN AREAS NOT INDICATED TO CONTAIN THESE MATERIALS, DEMOLITION ACTIVITIES SHALL CEASE AND BULK LBP AND ACM SAMPLING SHALL BE CONDUCTED. IF THE MATERIALS SAMPLED ARE DETERMINED NECESSARY FOR REMOVAL THEN THE CONTRACTOR SHALL ADHERE TO THE SPECIFICATIONS AND THE REQUIREMENTS OF SPECIFICATION SECTION 02090 FOR THE REMOVAL AND DISPOSAL OF LEAD BASED PAINT AND TO SECTION 02085 FOR ASBESTOS ABATEMENT PROCEDURES.
8. CONTRACTOR SHALL NOTIFY THE CONTRACTING OFFICER IN THE EVENT ANY UNFORSEEN PRE-EXISTING CONDITIONS ARE DISCOVERED PRIOR TO CONTINUING WORK.

**SYMBOLS/LEGEND**



**ABBREVIATIONS**

@	AT	MACH. MAX. MECH. MIN.	MACHINE MAXIMUM MECHANICAL MINIMUM
A.F.F.	ABOVE FINISHED FLOOR	N.I.C. N.T.S.	NOT IN CONTRACT NUMBER NOT TO SCALE
BOT.	BOTTOM	O.C.	ON CENTER
CL	CENTERLINE	PLAM.	PLASTIC LAMINATE
C.M.U.	CONCRETE MASONRY UNIT	R.	RISER ROOM
CLOS.	CLOSET	RM.	ROOM
D.A.	DISABLED ACCESSIBLE	SIM.	SIMILAR
DIA.	DIAMETER	TEL.	TELEPHONE
DN.	DOWN	T.O.M.	TOP OF MASONRY
DWGS.	DRAWINGS	T.O.S.	TOP OF SLAB
ELEC.	ELECTRICAL	T.O.W.	TOP OF WALL
ELEV.	ELEVATION	TYP.	TYPICAL
EQ.	EQUAL	U.O.N.	UNLESS OTHERWISE NOTED
EXIST.	EXISTING		
GA.	GAGE		
H.C.	HANDICAP		
KIT.	KITCHEN		

**BID ITEMS**

BASE BID ITEMS SHALL BE THE ENTIRE WORK, COMPLETE IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS BUT NOT INCLUDING WORK INDICATED OR SPECIFIED TO BE PROVIDED UNDER THE ADDITIVE BID ITEM STATED BELOW.

ADDITIVE BID ITEM

1. PROVIDE ALL ARCHITECTURAL AND ELECTRICAL WORK ASSOCIATED WITH SITE IMPROVEMENTS INCLUDING THE FOLLOWING:
  - DECORATIVE FENCING
  - CONTROL FENCING
  - SEEDING/LANDSCAPING
  - DRYING RACKS
  - NEW MASSONRY INDIVIDUAL UNIT PRIVACY WALLS
  - MASONRY REPAIR ON PRIVACY WALLS.
  - STEP HANDRAILS
  - BUILDING/SITE LIGHTING.

Rev Number	Description	Date

**SORG AND ASSOCIATES, P.C.**  
1500 K Street, N.W.  
Suite 610  
Washington, D.C. 20005  
(202) 393-6445 Fax (202) 393-6497

Drawing Title  
**INDEX OF DWGS., SYMB., CODE ANALYSIS, NOTES**

Drawing Number: \_\_\_\_\_ Scale: \_\_\_\_\_ Date: 07/18/97  
 Drawn By: NP/BLUE  
 Checked By: HRC  
 Project Number: SORG # 9619

**T1**



**THE ALEXANDRIA  
REDEVELOPMENT AND  
HOUSING AUTHORITY**

**600 North Fairfax Street  
Alexandria, VA 22314**

**Capital Improvements At  
One Public Housing  
Community**

**VA 4-3c&d  
Samuel Madden  
Homes**

**KEY NOTES**

- 1 REMOVE ALL EXISTING CHAIN LINK FENCE TYPICAL.
- 2 REMOVE MASONRY PRIVACY WALL IN ITS ENTIRETY. (INCLUDING CONC SLAB, FOOTING, ETC.) DO NOT DISTURB ADJACENT INDIVIDUAL UNIT MASONRY PRIVACY WALLS.
- 3 SCRAPE OFF EXISTING PAINT FROM CLOTHES DRYING RACKS. REPLACE STRING AND METAL FASTENERS - TYPICAL THROUGHOUT.
- 4 REMOVE EXISTING HANDRAIL IN ITS ENTIRETY. CONTRACTOR TO VERIFY EXACT LOCATION. PATCH CONCRETE STEPS @ DAMAGED LOCATION WHERE HANDRAIL IS REMOVED.

**GENERAL NOTE**

- 1. REMOVE ALL EXISTING SCREEN DOORS IN ITS ENTIRETY (45 TOTAL) CONTRACTOR TO VERIFY LOCATION IN FIELD.
- 2. EXISTING BOLLARDS TO REMAIN.
- 3. EXISTING SIDEWALK CURB CUTS TO REMAIN.
- 4. EXISTING PLAY EQUIPMENT TO REMAIN.

**LEGEND**

- 3 BEDROOM UNIT
- 2 BEDROOM UNIT-TYPE B
- 2 BEDROOM UNIT-TYPE A
- TO BE REMOVED

**Rev. Number Description Date**

Revisions		
-----------	--	--

**SORG AND ASSOCIATES, P.C.**  
**1500 K Street, N.W.**  
**Suite 610**  
**Washington, D.C. 20005**  
**(202) 393-6445 Fax (202) 393-6497**

**Drawing Title**  
**SITE PLAN**  
**DEMOLITION/EXISTING**

**Drawing Number** Scale Phase  
 A1 1"=20'-0"  CONCEPT  PERM  AS-BUILT  REV.

**Date** 07/18/97 **Sheet Number**

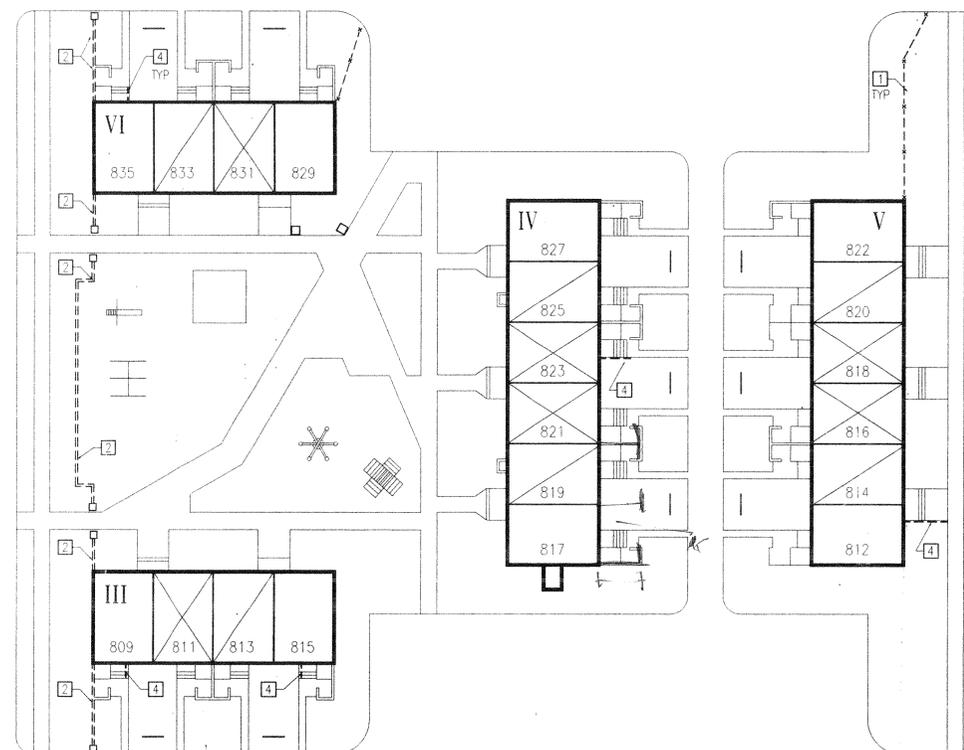
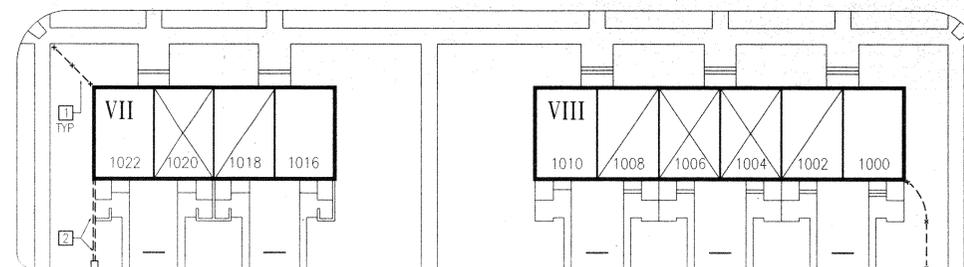
**Drawn By** NP/ID/BLUE  
**Checked By** HRC

**Project Number** SORG # 9619

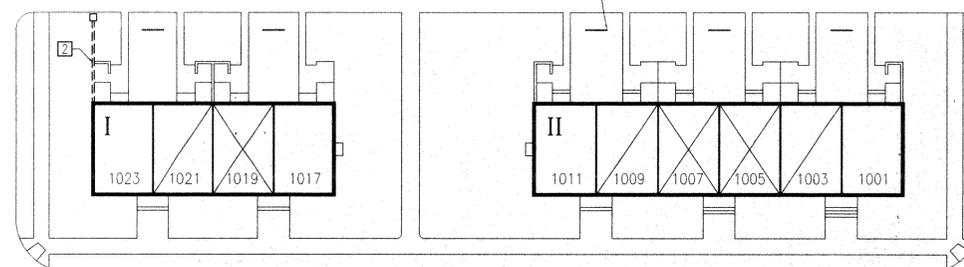
**ARCHITECT**

**A1**

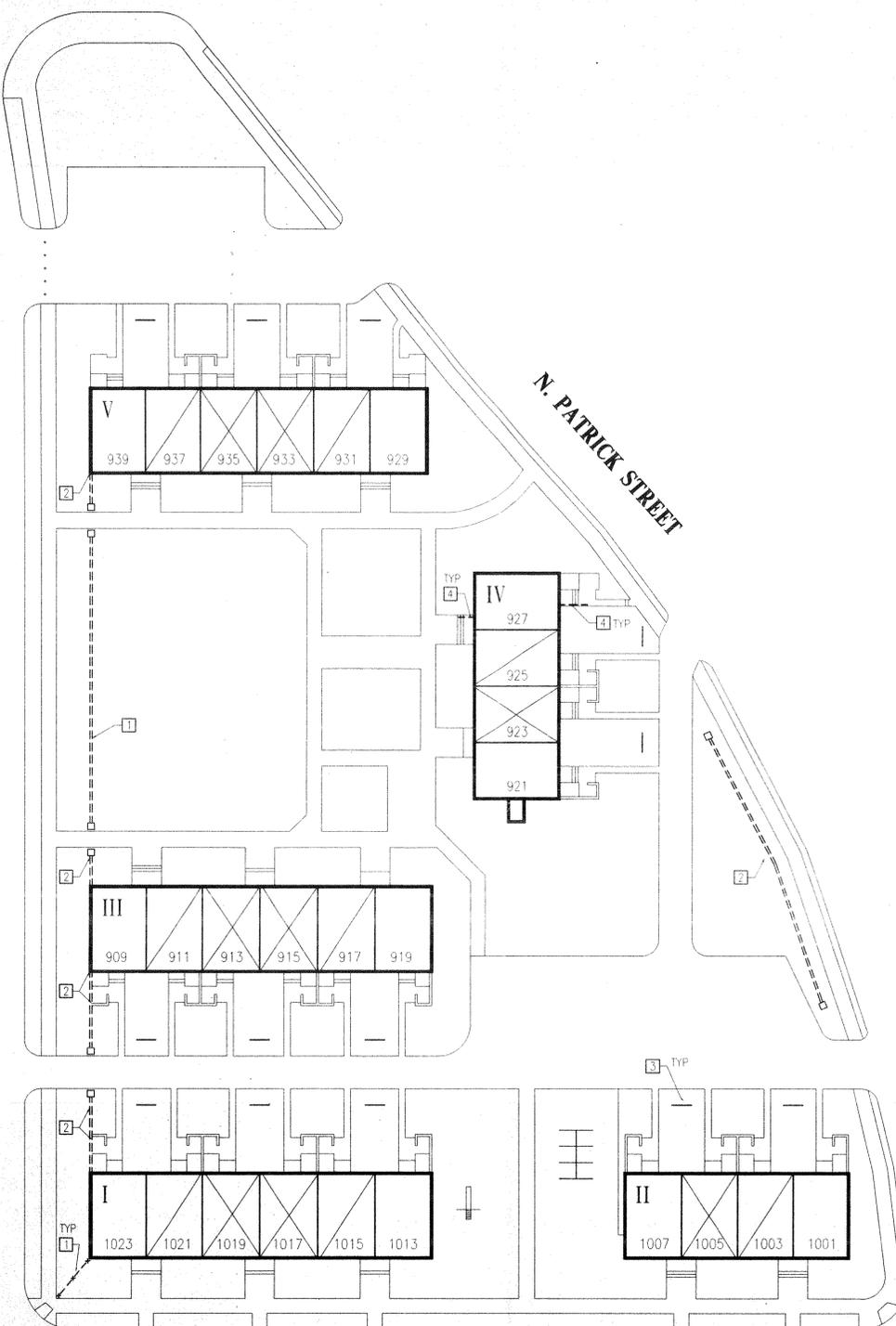
**MONTGOMERY STREET**



**MADISON STREET**



**N. PATRICK STREET**

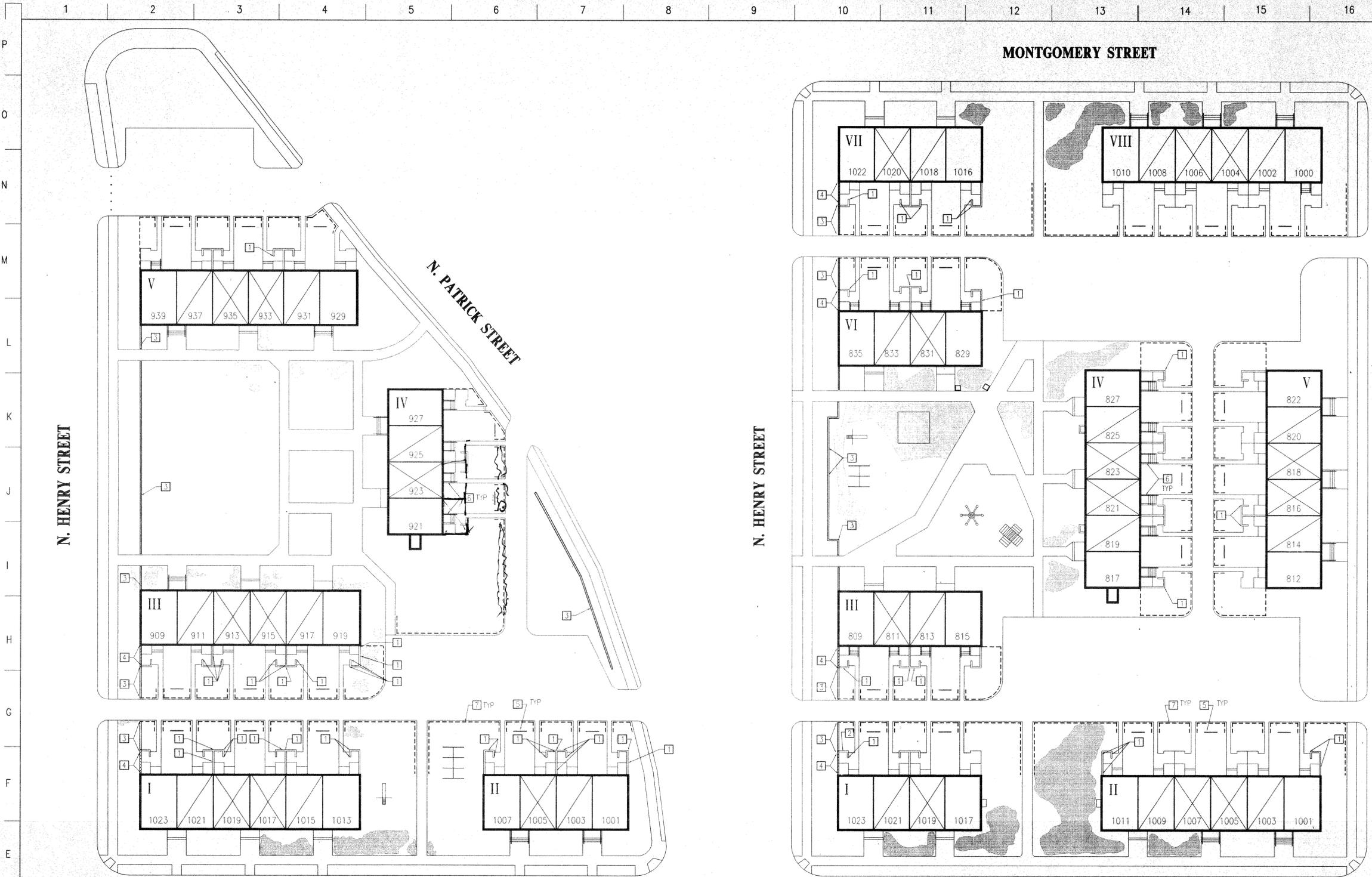


**MONTGOMERY STREET**

1 SITE PLAN - VA. 4-3c EXIST./DEMO  
A1 scale: 1"=20'

2 SITE PLAN - VA 4-3d EXIST./DEMO  
A1 scale: 1"=20'





  
**THE ALEXANDRIA  
REDEVELOPMENT AND  
HOUSING AUTHORITY**  
**600 North Fairfax Street  
Alexandria, VA 22314**

**Capital Improvements At  
One Public Housing  
Community**  
**VA 4-3c&d  
Samuel Madden  
Homes**

- KEY NOTES**
- PATCH AND REPAIR TOTAL OF 65 SF OF CRACKS, MISSING BRICK AND/OR MORTAR @ MASONRY PRIVACY WALLS. BRICK TO MATCH EXISTING. CONTRACTOR TO FIELD VERIFY EXACT LOCATION.
  - REPAIR SINKING FOUNDATION @ PRIVACY WALL (TOTAL 10' LENGTH OF WALL) CONTRACTOR TO FIELD VERIFY EXACT LOCATION.
  - PROVIDE NEW DECORATIVE FENCING. REFER TO DETAIL 7/A9.
  - PROVIDE NEW INDIVIDUAL UNIT MASONRY PRIVACY WALL TOOTH IN MASONRY WHERE NEW WALL MEETS EXISTING PRIVACY WALL. BRICK AND MORTAR TO MATCH EXISTING.
  - PROVIDE NEW STRING AND METAL FASTENERS @ EXISTING DRYING RACKS. PAINT RACK - BLACK TYPICAL.
  - PROVIDE HANDRAIL @ EXTERIOR STAIR WHERE NUMBER OF RISERS ARE THREE OR MORE. CONTRACTOR TO FIELD VERIFY EXACT LOCATION. REFER TO DETAIL 8/A9.
  - PROVIDE NEW CONTROL FENCING REFER TO DETAIL 6/A9 (GRAPHICALLY SHOWN).

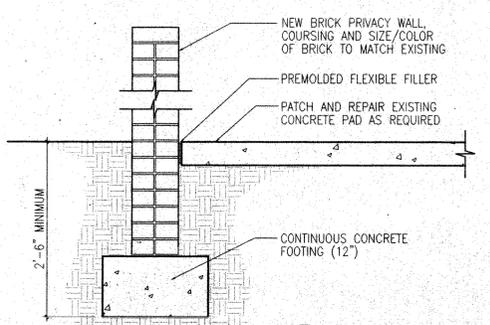
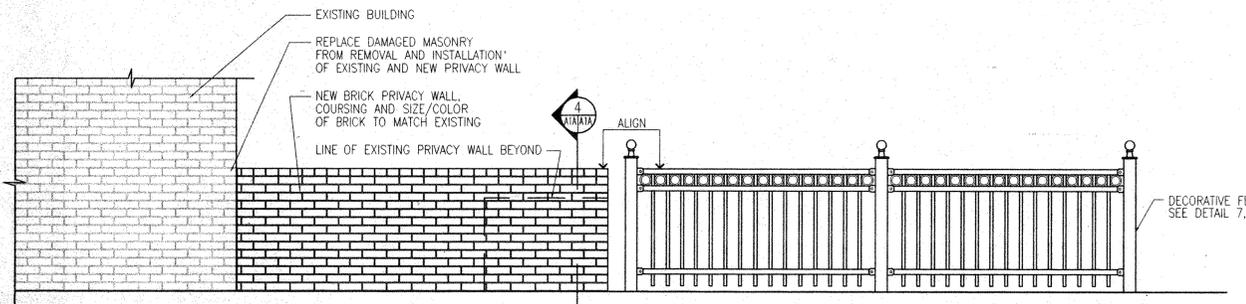
- GENERAL NOTES**
- GENERAL CONTRACTOR TO PROVIDE AN ADDITIONAL 12,000 SF OF [shaded area] TO BE FIELD LOCATED.
  - REPLACE BENT PIPES OR CROOKED PIPES @ DRYING RACKS. REPLACE CONCRETE FOOTING @ EXISTING DRYING RACK AS REQUIRED (APPROX. 10 DRYING RACKS). CONTRACTOR TO V.I.F. EXACT LOCATION.
  - DECORATIVE AND CONTROL FENCING IS GRAPHIC REPRESENTATION ONLY. CONTRACTOR TO FIELD VERIFY LOCATION OF POST & CORNER CONDITIONS AND SUBMIT SHOP DRAWINGS.

**1 SITE PLAN - VA. 4-3c - NEW WORK**  
A1A scale: 1"=20'

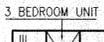
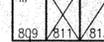
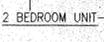
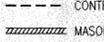
**2 SITE PLAN - VA 4-3d - NEW WORK**  
A1A scale: 1"=20'

**3 MASONRY PRIVACY WALL DETAIL**  
A1A scale: 1/2" = 1'-0"

**4 MASONRY PRIVACY WALL DETAIL**  
A1A scale: 1" = 1'-0"



**LEGEND**

 3 BEDROOM UNIT  
 2 BEDROOM UNIT-TYPE B  
 2 BEDROOM UNIT-TYPE A  
 REMOVE 3" MIN. OF HARD PACKED SOIL. AERATE, REPLACE WITH TOPSOIL TO LEVEL WITH ADJACENT GRASS AREA, AND RESEED.  
 CONTROL FENCING.  
 MASONRY PRIVACY WALL.

**SORG AND ASSOCIATES, P.C.**  
**1500 K Street, N.W.**  
**Suite 610**  
**Washington, D.C. 20005**  
**(202) 393-6445 Fax (202) 393-6497**

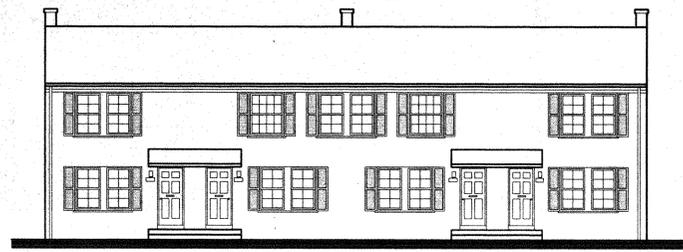
**SITE PLAN  
NEW WORK**

Drawing Number: \_\_\_\_\_ Scale: 1"=20'-0"  
 Date: 07/18/97  
 Drawn By: NP/ID/BLUE  
 Checked By: HRC  
 Project Number: SORG # 9619

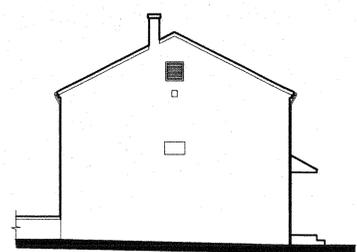

A1A

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

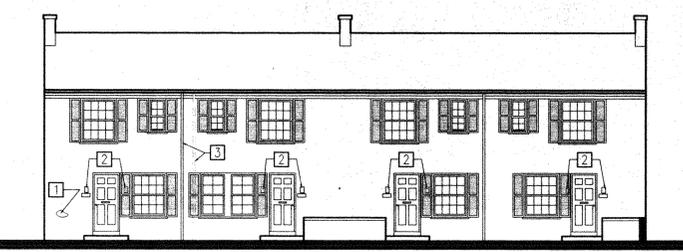
P  
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A



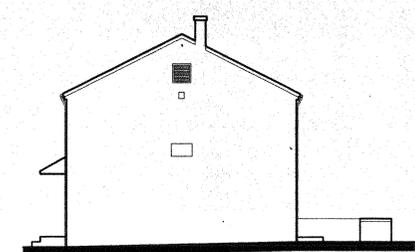
1 SOUTH ELEVATION - BUILDING I  
A2 scale: 1/8" = 1'-0"



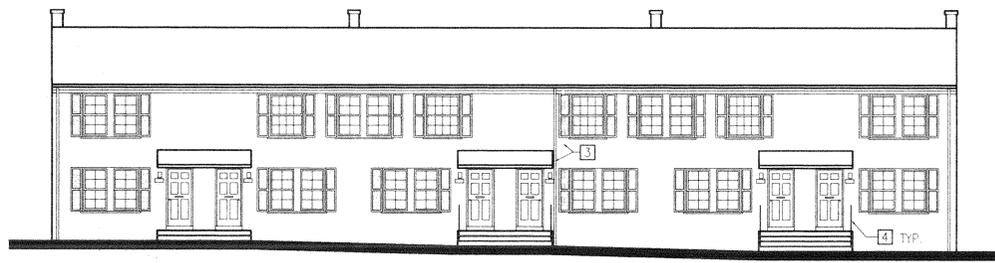
2 WEST ELEVATION - BUILDING I  
A2 scale: 1/8" = 1'-0"



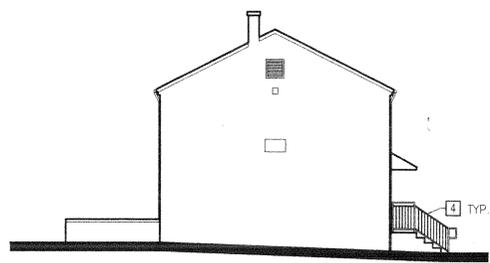
3 NORTH ELEVATION - BUILDING I  
A2 scale: 1/8" = 1'-0"



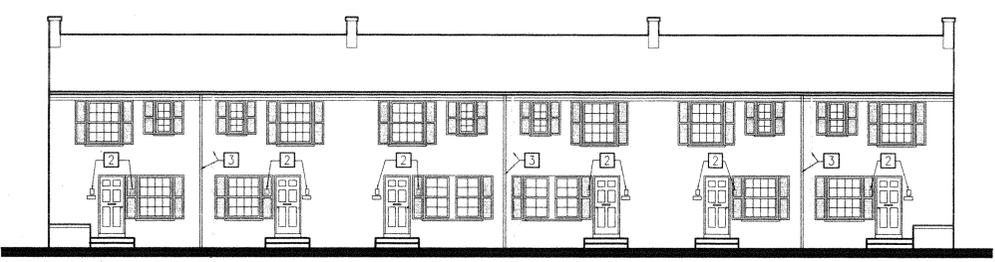
4 EAST ELEVATION - BUILDING I  
A2 scale: 1/8" = 1'-0"



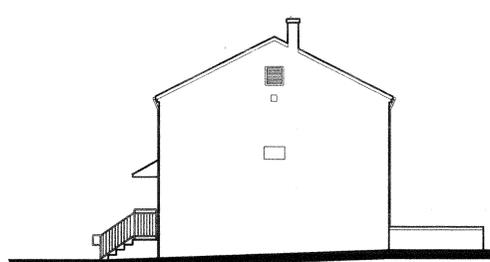
5 SOUTH ELEVATION - BUILDING II  
A2 scale: 1/4" = 1'-0"



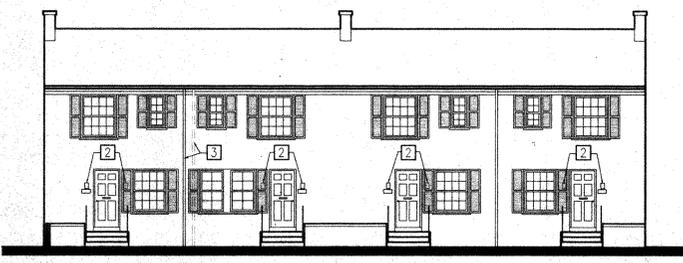
6 WEST ELEVATION - BUILDING II  
A2 scale: 1/4" = 1'-0"



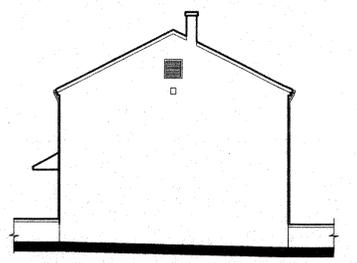
7 NORTH ELEVATION - BUILDING II  
A2 scale: 1/4" = 1'-0"



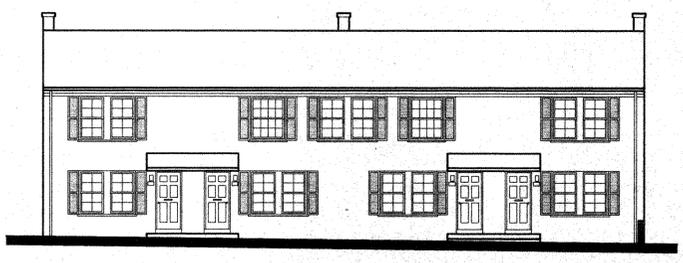
8 EAST ELEVATION - BUILDING II  
A2 scale: 1/4" = 1'-0"



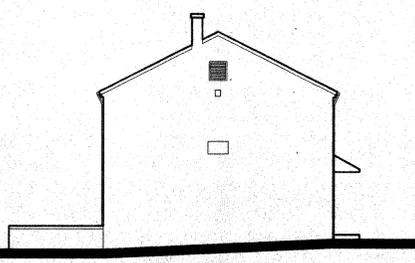
9 SOUTH ELEVATION - BUILDING III  
A2 scale: 1/8" = 1'-0"



10 WEST ELEVATION - BUILDING III  
A2 scale: 1/8" = 1'-0"



11 NORTH ELEVATION - BUILDING III  
A2 scale: 1/8" = 1'-0"



12 EAST ELEVATION - BUILDING III  
A2 scale: 1/8" = 1'-0"



**THE ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY**

600 North Fairfax Street  
Alexandria, VA 22314

**Capital Improvements At One Public Housing Community**

VA 4-3c&d  
Samuel Madden Homes

**KEY NOTES**

- 1 PATCH AND REPAIR ALL LARGE CRACKS, MISSING BRICK AND/OR MORTAR @ EXTERIOR MASONRY WALLS. 100 SF. (TOT) OF REPAIR AND 200 LF (TOTAL) OF CRACK REPAIR. CONTRACTOR TO FIELD VERIFY EXACT LOCATION.
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- 3 RELOCATE DOWNSPOUT FOR INSTALLATION OF SHUTTER.
- 4 NEW HANDRAIL AND GUARD RAIL TYPICAL @ EXTERIOR STAIR WHERE NUMBER OF RISERS ARE THREE OR MORE AND 30" ABOVE GRADE. RESPECTIVELY. REFER TO DETAIL 8/A9.

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**LEGEND**

EXTERIOR MASONRY WALL TO BE PATCHED AND REPAIRED

Rev Number	Description	Date
Revisions		

**SORG AND ASSOCIATES, P.C.**  
1500 K Street, N.W.  
Suite 610  
Washington, D.C. 20005  
(202) 393-6445 Fax (202) 393-6497

**BUILDING ELEVATIONS**  
BLDS. I, II, III, @ VA. 4-3d

Drawing Number	Scale	Phase	Date	Sheet Number
A2	AS NOTED	CONCEPT	7/18/97	A2
Drawn By	NP/BLUE	Checked By	SS	
Project Number	SORG # 9619			

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16



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**LEGEND**

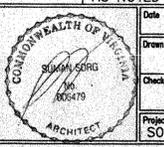
EXTERIOR MASONRY WALL TO BE PATCHED AND REPAIRED

Rev Number	Description	Date
Revisions		

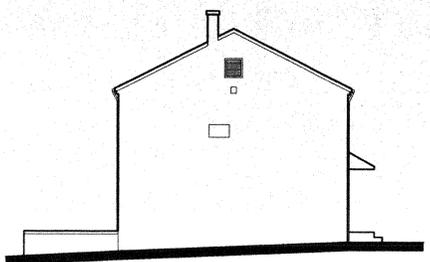
**SORG AND ASSOCIATES, P.C.**  
**1500 K Street, N.W.**  
**Suite 610**  
**Washington, D.C. 20005**  
**(202) 393-6445 Fax (202) 393-6497**

Drawing Title  
**BUILDING ELEVATIONS**  
**BLDS. IV & V @ VA. 4-3d**

Drawing Number	Scale	Phase	Date	Sheet Number
	AS NOTED	<input type="checkbox"/> CONCEPT <input type="checkbox"/> PRELIM <input type="checkbox"/> PERMITS <input checked="" type="checkbox"/> FINAL	7/18/97	A3
Drawn By	Checked By	Project Number		
NP/BLUE	SS	SORG # 9619		



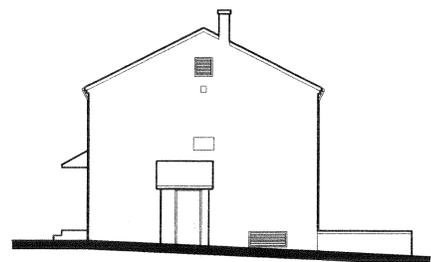
1 WEST ELEVATION - BUILDING IV  
A3 scale: 1/8" = 1'-0"



2 NORTH ELEVATION - BUILDING IV  
A3 scale: 1/8" = 1'-0"



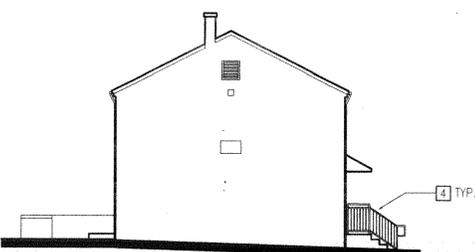
3 EAST ELEVATION - BUILDING IV  
A3 scale: 1/8" = 1'-0"



4 SOUTH ELEVATION - BUILDING IV  
A3 scale: 1/8" = 1'-0"



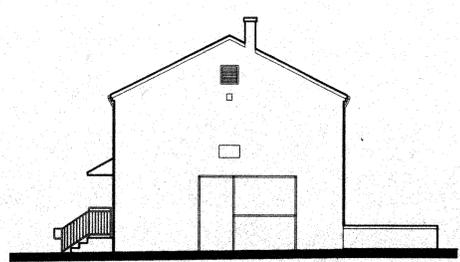
5 WEST ELEVATION - BUILDING V  
A3 scale: 1/8" = 1'-0"



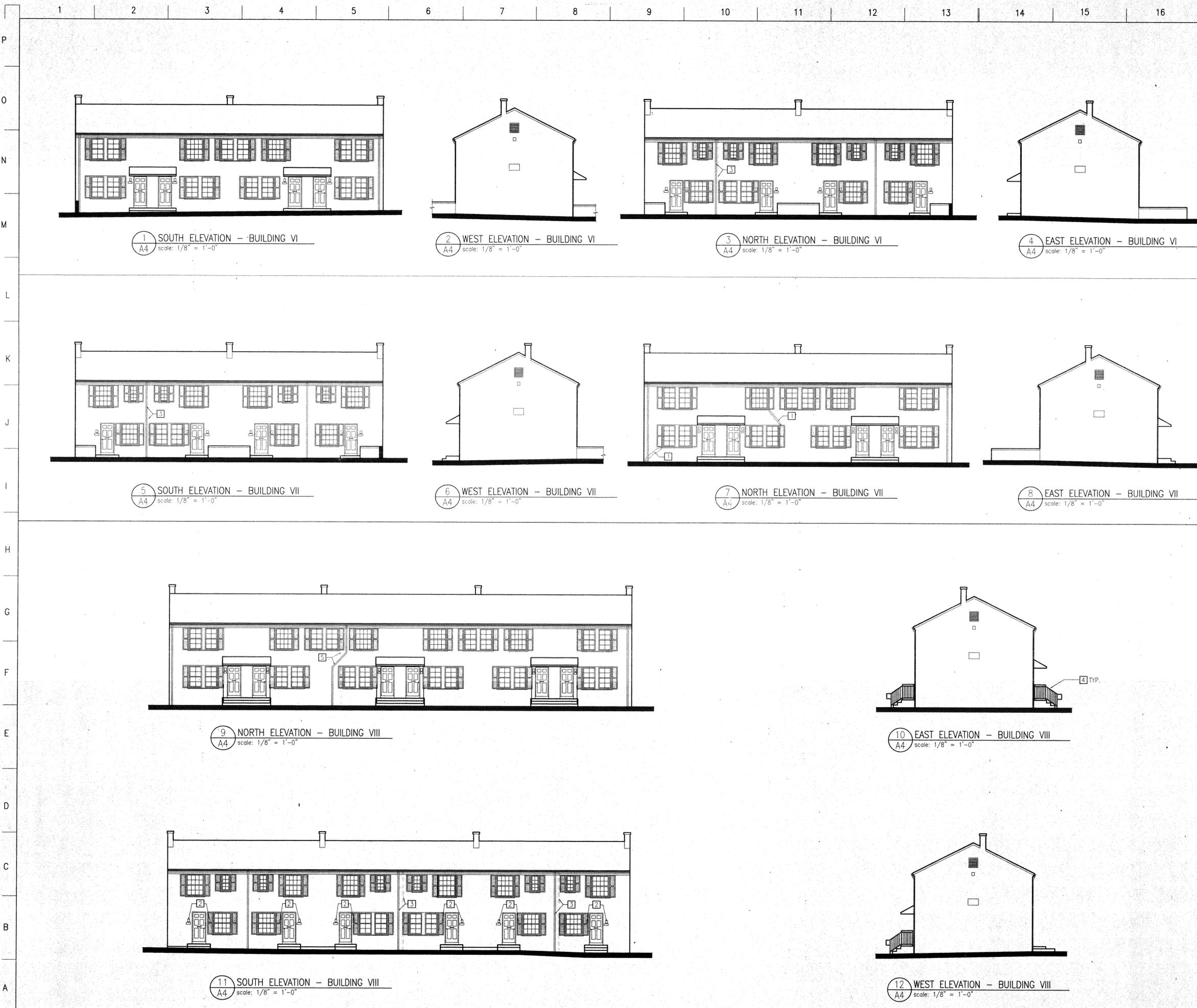
6 SOUTH ELEVATION - BUILDING V  
A3 scale: 1/8" = 1'-0"



7 EAST ELEVATION - BUILDING V  
A3 scale: 1/8" = 1'-0"



8 NORTH ELEVATION - BUILDING V  
A3 scale: 1/8" = 1'-0"



**ARHA**

**THE ALEXANDRIA  
REDEVELOPMENT AND  
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**600 North Fairfax Street  
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**VA 4-3c&d  
Samuel Madden  
Homes**

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EXTERIOR MASONRY WALL TO BE PATCHED AND REPAIRED

Rev. Number	Description	Date

**SORG AND ASSOCIATES, P.C.**  
 1500 K Street, N.W.  
 Suite 610  
 Washington, D.C. 20005  
 (202) 393-6445 Fax (202) 393-6497

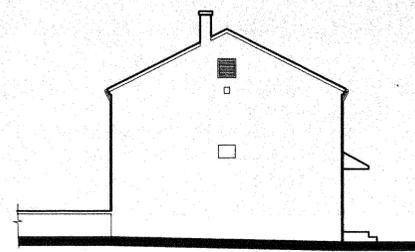
**BUILDING ELEVATIONS  
BLD. VI, VII & VIII @ VA 4-3d**

Drawing Number: AS NOTED  
 Scale: AS NOTED  
 Date: 7/18/97  
 Drawn By: NP/BLUE  
 Checked By: SS  
 Project Number: SORG # 9619

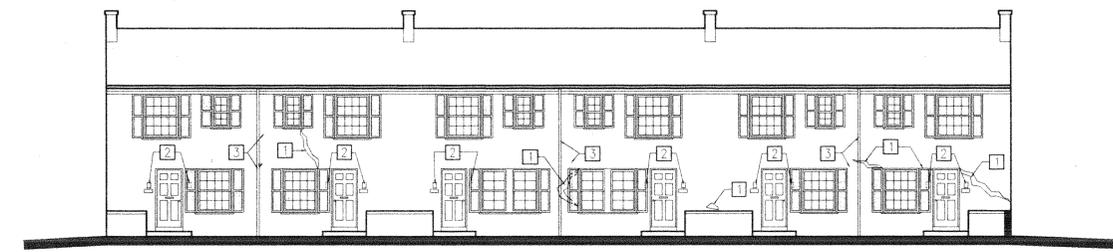
**A4**



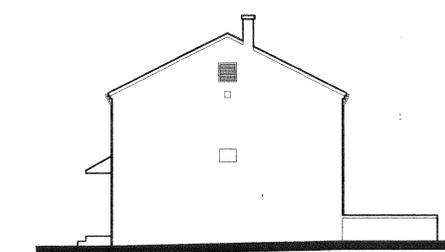
1 SOUTH ELEVATION - BUILDING I  
A5 scale: 1/8" = 1'-0"



2 WEST ELEVATION - BUILDING I  
A5 scale: 1/8" = 1'-0"



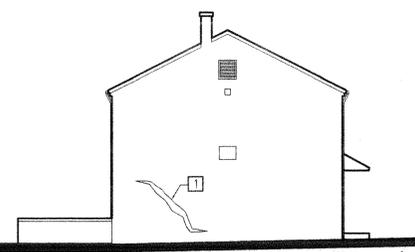
3 NORTH ELEVATION - BUILDING I  
A5 scale: 1/8" = 1'-0"



4 EAST ELEVATION - BUILDING I  
A5 scale: 1/8" = 1'-0"



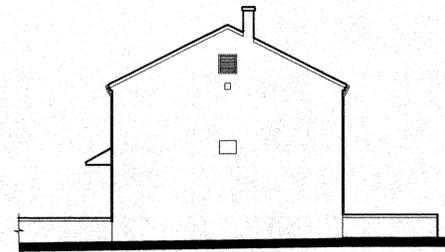
5 SOUTH ELEVATION - BUILDING III  
A5 scale: 1/8" = 1'-0"



6 EAST ELEVATION - BUILDING III  
A5 scale: 1/8" = 1'-0"



7 NORTH ELEVATION - BUILDING III  
A5 scale: 1/8" = 1'-0"



8 WEST ELEVATION - BUILDING III  
A5 scale: 1/8" = 1'-0"



**THE ALEXANDRIA  
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**VA 4-3c&d  
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**LEGEND**

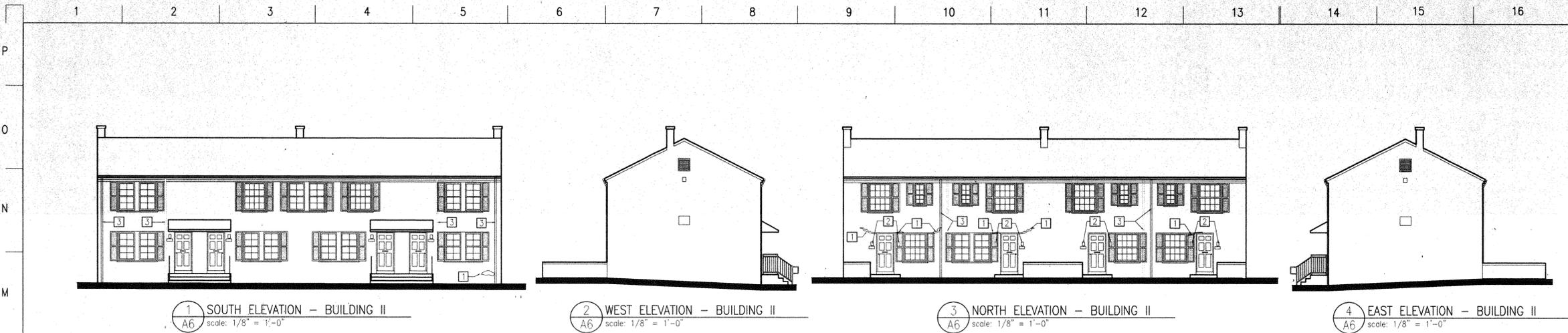
EXTERIOR MASONRY WALL TO BE PATCHED AND REPAIRED

Rev Number	Description	Date

**SORG AND ASSOCIATES, P.C.**  
1500 K Street, N.W.  
Suite 610  
Washington, D.C. 20005  
(202) 393-6445 Fax (202) 393-6497

Drawing Title  
**BUILDING ELEVATIONS  
BLDGS. I&III @ VA. 4-3c**

Drawing Number	Scale	Phase	Date	Sheet Number
AS NOTED	AS NOTED	AS NOTED	7/18/97	A5
Drawn By	Checked By	Project Number		
NP/BLUE	SS	SORG # 9619		



1 SOUTH ELEVATION - BUILDING II  
A6 scale: 1/8" = 1'-0"

2 WEST ELEVATION - BUILDING II  
A6 scale: 1/8" = 1'-0"

3 NORTH ELEVATION - BUILDING II  
A6 scale: 1/8" = 1'-0"

4 EAST ELEVATION - BUILDING II  
A6 scale: 1/8" = 1'-0"



5 EAST ELEVATION - BUILDING IV  
A6 scale: 1/8" = 1'-0"

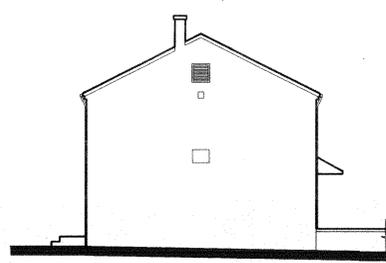
6 SOUTH ELEVATION - BUILDING IV  
A6 scale: 1/8" = 1'-0"

7 WEST ELEVATION - BUILDING IV  
A6 scale: 1/8" = 1'-0"

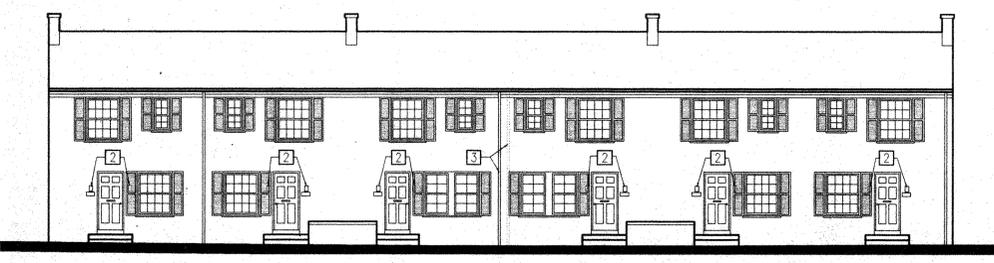
8 NORTH ELEVATION - BUILDING IV  
A6 scale: 1/8" = 1'-0"



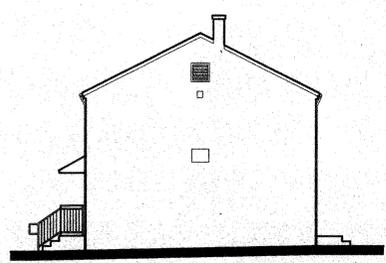
9 SOUTH ELEVATION - BUILDING V  
A6 scale: 1/8" = 1'-0"



10 WEST ELEVATION - BUILDING V  
A6 scale: 1/8" = 1'-0"



11 NORTH ELEVATION - BUILDING V  
A6 scale: 1/8" = 1'-0"



12 EAST ELEVATION - BUILDING V  
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**THE ALEXANDRIA  
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(202) 393-6445 Fax (202) 393-6497

Drawing Title  
**BUILDING ELEVATIONS  
BLDG. II, IV & V @ VA. 4-3C**

Drawing Number: A6 NOTED  
Scale: AS NOTED  
Phase:  CONCEPT  PRELIM  PERM  AS NOTED

Date: 7/18/97  
Sheet Number: A6  
Drawn By: NP/BLUE  
Checked By: SS  
Project Number: SORG # 9619



### **Laser Scanning**

**Comment:** Suggested laser scanning including not only the buildings but the site as well. That will capture the context including the paths and spaces around the site.

**Response:** The development team is investigating options for laser scanning per the BAR's recommendation. Would like to clarify options for laser scanning considering the repetitive nature of the buildings. Should the laser scan include the exterior of only one building – or all the buildings? There is mixed success laser scanning landscape, especially if 3D. Any scans will pick up plantings and walkways, as well as fencing, personal items, cars, and other items on the site. A measured 2D site plan would likely be the most successful way to document the existing landscape and landscape features without including unrelated objects.

### **Documentation**

**Comment:** HABS and Potentially HALS documentation with formal submittals to the Library of Congress. This was a problem with Ramsey.

**Response:** EHT Tracerics will complete Historic American Buildings Survey documentation with a formal submittal to Library of Congress with copies to the Alexandria Barrett Branch Library Local History/Special Collections, the City of Alexandria Archives and Records Center, and others as may be appropriate.

Tracerics will complete the HABS outline format documentation, which includes documentation of the site and setting, including a description of the historic landscape design (layout, character, plantings, and walks of original or historic landscape treatments). Given the simplicity of the original landscape, HALS documentation is not recommended.

A HABS photographer will take large format 4x5 pictures of interiors, exteriors, and the site. Historic drawings will also be included in the HABS submittal. New drawings generated from the laser scan may also be included.

### **Interpretive Signage**

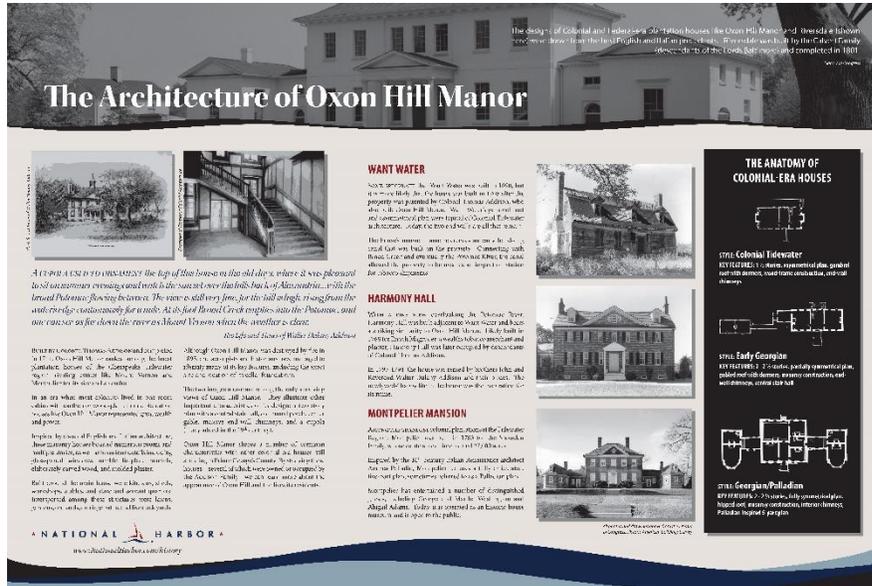
**Comment:** Interpretive signage: ensure oversight and be respectful of the site and its history.

**Response:** EHT Tracerics will prepare interpretive signage based on documentation from the historic research and archaeological investigations. Tracerics will submit draft and final signage for review by the City of Alexandria staff to include comments on text, images selected, and layout. Full-scale mockups of the signage will also be submitted for review prior to the fabrication of signage on site.

Tracerics has prepared numerous interpretive signs over the years. We work closely with staff to ensure products have been reviewed and edited prior to fabrication. The resulting interpretive panels are informative, well-designed, and well-written.

Depending on subject matter and audience these signs have been mostly graphic in nature or been text heavy – we will work with staff to formulate signs that are visually interesting and informative.

Below is an example of a sign we developed at National Harbor. Additional examples will be shared at the meeting.



**Oral History**

**Comment:** Oral histories with early residents when neighborhood was called Uptown. Gets to aspects of social history of the neighborhood.

**Response:** EHT Tracerics will assist the developer in identifying potential long-term residents of the Homes and Uptown to better understand the social history of the neighborhood. The team will consult with city staff and will build upon the oral histories completed as part of the Ramsey Homes redevelopment project. This may also include interviews with relatives or associates of architect Joseph Saunders to provide a fuller understanding of Saunder’s career and the architecture of the Samuel Madden Homes.

**Joseph Saunders, Jr.**

**Comment:** Are other buildings by Joseph Saunders protected. How many other buildings did Saunders design and when do the Madden Houses become really significant?

**Response:** EHT Tracerics is currently preparing a report documenting the history of the site and the Samuel Madden Homes and will also be preparing HABS documentation. As part of this work, we are undertaking more in-depth research of the life and career of architect

Joseph Saunders, Jr. to provide a better understanding of where the Samuel Madden Homes fit within the context of his career.

Based on preliminary findings, we know that Joseph H. Saunders, Jr. practiced independently and in partnership with other firms and designed a range of building types during his career that included public housing, institutional buildings, schools, churches, and commercial developments. Within the overall context of Joseph Saunders' career, the Samuel Madden Homes represents one of his earlier projects in Alexandria and demonstrates the modest and cost-effective interpretation of the Colonial Revival Style that marked his other wartime government projects, such as the prefabricated school building at Old Glebe Road (1943, demolished) and the community center at Chinquapin Village (1943, demolished). Despite their traditional form and use of brick cladding, the buildings are modern and functional, lacking excessive historicist ornamentation, and the site planning is in keeping with the Garden City approach that influenced other public housing projects of the era. After the war, Saunders began to explore the modernist aesthetic through celebrated private sector and institutional commissions such as the Church of St. Clement in Alexandria (1949) and the National Education Association headquarters in Washington (1958).

### **Impact on the Historic District**

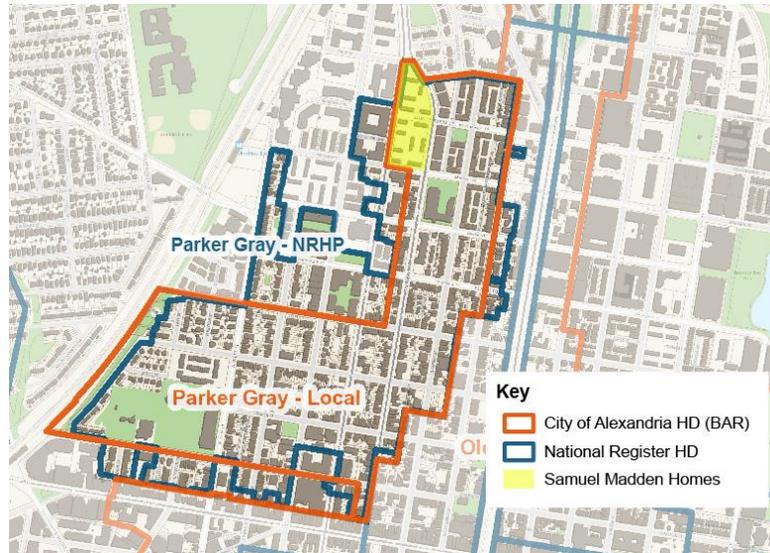
**Comment:** 13 buildings– 66 units – how does the removal of these buildings impact the integrity of the historic district and historic landscape. How many acres are involved?

**Response:** The proposed project involves demolition of the Samuel Madden Homes, including 13 buildings on 3.44 acres. The buildings are contributing resources to the Uptown/Parker-Gray Historic District, which is listed in the National Register of Historic Places (NRHP) and is a designated City of Alexandria Historic District (local). The boundaries of the NRHP and local historic districts vary slightly. The NRHP Historic District encompasses 201.6 acres and includes a total of 984 contributing buildings and 325 non-contributing buildings. The local historic district is slightly smaller, encompassing approximately 40 blocks and including 1,210 buildings.

The period of significance of the NRHP historic district extends from circa 1810 to 1959. According to the City of Alexandria Parker-Gray Design Guidelines, the Period of Significance for the local historic district is 1810 to 1931. Buildings constructed before 1931 are considered “early” buildings while those constructed in 1932 or later are considered “late” buildings.<sup>1</sup> The Samuel Madden Homes are classified as “late” buildings.

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<sup>1</sup> <https://media.alexandriava.gov/docs-archives/planning/info/historic=preservation/policies/adopted-pg-5.25.16-how-to.pdf>



As seen in the above map, the Samuel Madden Homes are located at the northwestern most boundary line of the local historic district. The property is surrounded by new large-scale development including the redeveloped James Bland Homes site (Old Town Commons) to the east and new multi-family developments to the west outside the local historic district. The Charles Houston Recreation center and a mix of low-scale contributing and non-contributing buildings are located to the south of the development area.

The Samuel Madden Homes are essentially located on an island within the historic district, surrounded by contemporary large developments that do not contribute to the historic district. The integrity of this area of the historic district, particularly its setting, is diminished. The demolition and redevelopment of the Samuel Madden Homes will have minimal negative impacts on the integrity of the historic district as a whole, impacting only 13 of the 1,210 buildings located within the local historic district.

The NRHP Historic District documentation identifies four groups of public housing developments within the Uptown/Parker-Gray Historic District including the Samuel Madden Homes (1944), the James Bland Homes (1954, demolished), the Ramsey Homes (1942, demolished), and Jefferson Village (1988). Perhaps the best extant example in Alexandria is the remaining George W. Parker Homes (1942), located outside of the Uptown/Parker-Gray Historic District on two blocks bounded by Princess, Pendleton, Royal, and Fairfax Streets. While a limited resource type within the Uptown/Parker-Gray Historic District, many examples of World War II-era public and workforce housing developments are extant and protected within the region. During World War II, the National Housing Agency and FHPA strove to remedy the shortfall of worker housing in the Washington area, seen at the time as an emergency with implications for the overall effectiveness of the war effort. These developments were usually designed in keeping with the Garden City approach, including buildings set in a park like setting, and many were designed in the Colonial Revival Style promoted by the FHA. All developments were segregated by race. Additional research is being performed to identify extant

World War II-era housing developments for African Americans. A few examples of comparable and protected housing developments constructed for African Americans in the World War II-era in the region include:

- Mayfair Mansions, Washington, DC (1946)
- Langston Terrace Dwellings, Washington, DC (1938)
- Aberdeen Gardens, Hampton, VA (1934)
- St. James Mutual Homes, Washington, DC (1939)
- Turner Station, Baltimore County, MD
  - o Day Village, Dundalk, MD (1944)
  - o Ernest Lyon Homes, Baltimore County, MD (1942)
- Barry Far, Washington, DC (1942) (NRHP listing pending)
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Others that are not currently protected include the partially extant George W. Parker Homes in Alexandria (1942), Frederick Douglass Homes (DC, 1940), James Creek Houses (DC, 1942), and Kelly Miller Homes (DC, 1941).

## **Alternatives**

Prior to the issuance of the RFP for selecting a redevelopment partner in 2020, ARHA performed an analysis of options for the redevelopment of the Samuel Madden Homes. As part of its analysis, ARHA reviewed the amount of capital funds expended, the number of maintenance calls received, and other funds expended on the property over the previous five-year period. ARHA came to the conclusion that given (1) the age of the buildings and their systems, (2) the unit design as compared to the building codes, and (3) a certain threshold level of comfort and livability, that it would be more economical and financially feasible to demolish the buildings and build completely new structures. Specifically, the cost of preserving and renovating the existing buildings and bringing them up to then-current code requirements was prohibitively expensive as compared to new construction.

In addition, in order to rebuild the number of existing units that are affordable to households earning at or below 30% of the Area Median Income (AMI), the density of the site must be increased to the extent where the demolition of the existing buildings is the only viable path. Furthermore, in order to achieve the levels of affordability desired by ARHA and other local stakeholders (to both double the number of units affordable at or below 30% AMI, and where the combination of any new units would target roughly one-third at or below 30% AMI, one-third affordable between 50-60% AMI, and one-third market), redevelopment of the entire site is needed to accommodate the necessary density.

The existing Samuel Madden Homes built between 1944 and 1945 as thirteen two-story brick apartment buildings over two blocks were developed during a period of urban renewal in north Alexandria that saw the construction of other public housing complexes, such as John Roberts Homes (1942), George Parker Homes (1942), Ramsey Homes (1942), and James Bland Homes (1954, 1959). Samuel Madden Homes was designed in accordance with Garden City site planning principles, which was seen in residential apartment design beginning in the 1920s, and is often associated with Colonial Revival in the D.C. area. The demolition of the existing thirteen buildings would represent a relatively small number out of the remaining buildings originally designed in the Garden City style in Alexandria and the rest of the D.C. area.