

City of Alexandria, Virginia

MEMORANDUM

DATE: JUNE 16, 2022

TO: CHAIR AND MEMBERS OF THE
BOARD OF ARCHITECTURAL REVIEW

FROM: HISTORIC PRESERVATION STAFF

SUBJECT: 2ND CONCEPT REVIEW OF 899 AND 999 NORTH HENRY STREET
BAR CASE # 2022-00175

MAY 18, 2022, BAR HEARING MINUTES

SPEAKERS

Steven Mikulic, attorney representing the applicant, introduced the project

Sherief Elfar, project architect, presented the project

Stephanie Farrell, project architect, presented the project

DISCUSSION

Ms. Roberts asked if additional outdoor space could be included along Montgomery Street to create a similar siting as the current buildings. The applicant responded that the public park at the north end of the site will be the largest open space on the site.

Mr. Spencer noted his concern about the location of the public park at the north end of the site.

Ms. Roberts reiterated her request for additional open space on either side of Montgomery Street, the applicant agreed to explore possibilities.

Ms. Irwin stated that she lives across the street from the site and recommends that the applicant visit the site at differing times of day to understand the pedestrian and vehicular traffic patterns. She further noted that the small interior courtyards will get little sunlight and will not be effective in terms of being useful open space. She noted that the impression of the current site is an abundance of open space and wondered how this use could be accommodated in the new design.

Ms. Roberts discussed the use of small insets into the building massing to create open space.

Ms. Irwin recommended that the applicant look at the relationship between the alley and internal courtyard near the lost dog as a successful space.

Ms. Roberts suggested that the outdoor space could serve a community building function.

Mr. Sprinkle suggested that the building be pushed north and create a gateway element in this location.

Mr. Spencer agreed that the north side of the site is an inappropriate location for the public open space.

Dr. Ossman agreed that the northern point of the building is an opportunity for a gateway element. She noted that if there was open space between the buildings, this could act as a unifier to the two buildings. She suggested that the design for the two buildings could be different and could be a bridge from the historic district to the more modern context to the north and west.

Mr. Adams asked if it would be possible to save one of the existing buildings. He suggested that the north part of the building could be a sculptural element.

Ms. Irwin discussed the architectural character of the buildings to the west of the site and noted that their modern character should be the context for the proposed buildings.

Mr. Spencer asked if a lumberyard had been located on the site and if so, could that be an inspiration for an architectural expression.

Ms. Sennott noted that the open space of the current site is important and asked if this could be included in the proposed design in some way. She further noted that she would like to see additional setbacks in the building on sides facing the historic district.

Ms. Irwin stated that the massing felt too tall but changes in the massing could alleviate this. She also noted that the buildings to the south are small scale buildings.

Mr. Spencer stated that this building is an opportunity to be better than the existing nearby multi-family buildings.

Mr. Sprinkle suggested that the applicants determine a defined style for the buildings.

CONCEPT II UPDATE

This is the second BAR concept review before the Board for the proposed redevelopment of the properties at 899 & 999 North Henry Street in the Parker Gray District. The project includes the construction of two residential buildings ranging in height from six to seven stories. At the May 18, 2022 BAR hearing, the Board provided comments on the height, mass, scale, and general architectural character of the proposed project.

The Board members present expressed their appreciation that the applicant was engaging with the Board to review the massing and organization of the buildings early in the project when meaningful comments regarding the design can be made. In general, the Board members noted the unique

context for the building, including the large multifamily buildings to the west of the site and the location of the site at the point where the residential North Patrick and North Henry Streets combine into the more commercial Route 1. Some items discussed by the Board include the following:

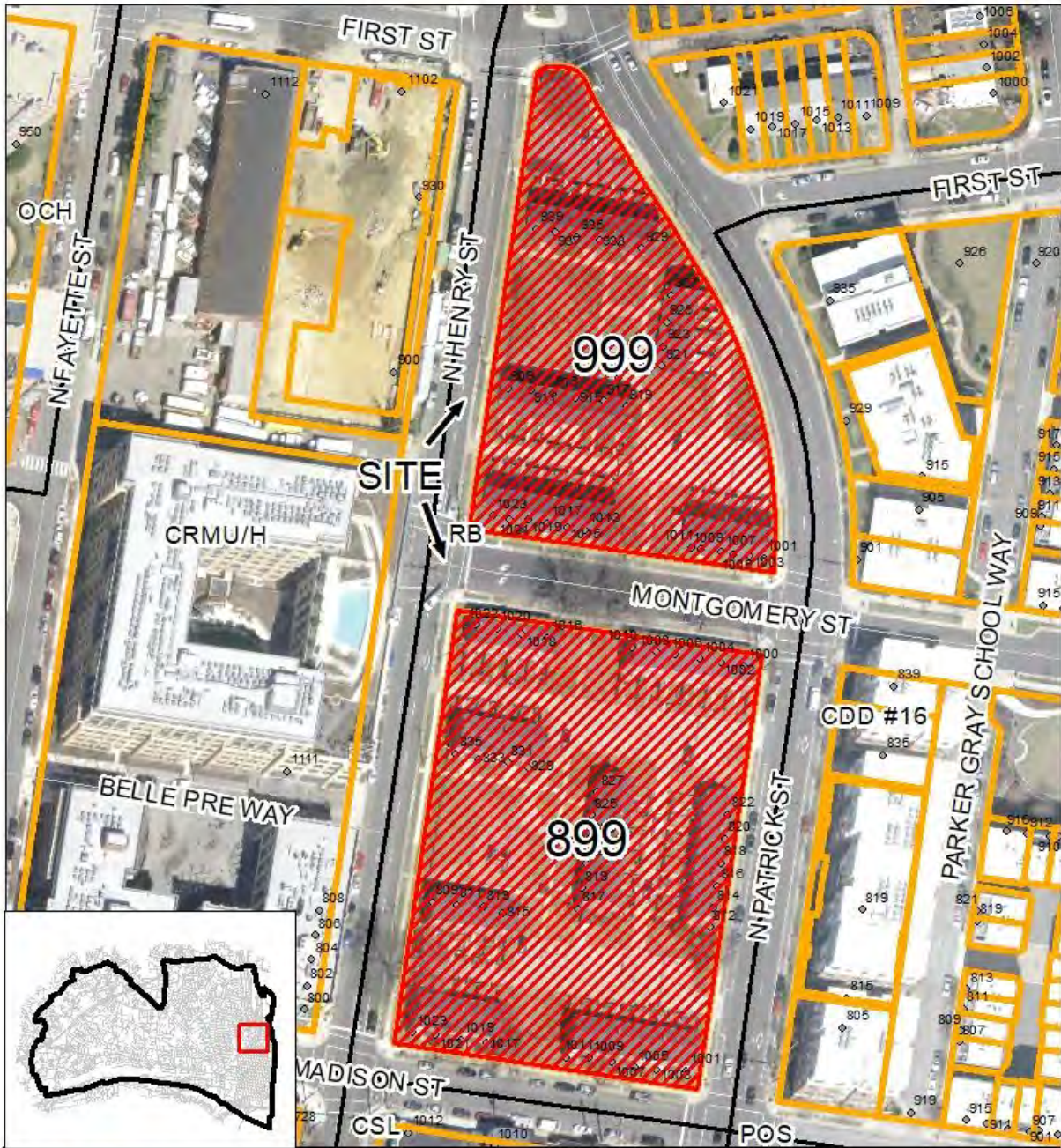
- Extent of ground level open space at north end of north building in relation to open space located elsewhere on the site.
- The creation of ground level open space and amenities facing Montgomery Street
- A clear differentiation in the character of the two buildings, with the project transitioning from the historic district to the more modern buildings to the north and west of the site.
- The creation of a signature gateway element at the north end of the north building
- The introduction of setbacks facing the historic district.

I. SUMMARY

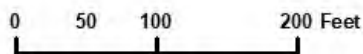
The applicant is requesting BAR Concept Review of a redevelopment of the properties at 899 and 999 North Henry Street, to include the construction of two new multifamily apartment buildings on the site. The applicant has also applied for a Permit to Demolish/Capsulate which will be reviewed separately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

The Concept Review Policy was adopted in May 2001 and amended and restated in 2016 (attached). Concept Review is an optional, informal process at the beginning of a Development Special Use Permit (DSUP) application whereby the BAR provides the applicant, staff, the Planning Commission and the City Council with comments relating to the overall appropriateness of a project's height, scale, mass and general architectural character. These comments are not binding on the BAR or the applicant. The Board takes no formal action at the Concept Review stage but will provide comments and may endorse the direction of a project's design by a straw vote. If the Board believes that a building height or mass, or area proposed for construction is not appropriate and would not be supported in the future, the applicant and staff should be advised as soon as possible. This early step in the development review process is intended to minimize future architectural design conflicts between what is shown to the community and City Council during the DSUP approval and what the Board later finds architecturally appropriate under the criteria in Chapter 10 of the Zoning Ordinance and the BAR's adopted *Design Guidelines*.

The Development Special Use Permit (CDSUP#2022-00014) associated with this project must be approved by Planning Commission and City Council through the development review process. The applicant has submitted a Development Concept 1 and Concept 2 package and has received comprehensive comments from various City Departments. At the early stages of the Development project review, the project's consistency with the relevant Small Area Plans is evaluated and any necessary approvals are identified. It is also during this phase of a development that potential issues are identified which must be resolved in order for the project to move forward through the review process. The Development Concept Review process typically runs concurrent with the BAR Concept Review process as it is with this project.



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



II. SITE CONTEXT AND HISTORY

Site Context

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

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

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



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

History

According to the information compiled for the nomination of the Uptown/Parker-Gray District to the National Register of Historic Places, the Samuel Madden Homes project was built in **1945**, one community of more than 200 units of public housing in this historic district. The two-block Samuel Madden Homes area was adjacent to the slightly larger James Bland Homes project, constructed in two different phases, 1954 and 1959.¹ The report prepared by Thunderbird Archaeology in 2015 for the Ramsey Homes goes into further detail, explaining that the Samuel Madden Homes on North Henry Street were known as Samuel Madden (Uptown) to avoid confusion with the Samuel Madden Homes (Downtown). Downtown Samuel Madden was located in the blocks bordered by Pendleton, Princess, North Royal, and North Pitt streets. Samuel Madden was named for the first African American pastor of the Alfred St Baptist Church. Oral histories from residents in the 1940s and 50s indicate that locals made little distinction between Uptown Madden and the later and adjacent Bland. Both were known as “the projects.” Perhaps due to confusion between the two Maddens, locals often referred to Uptown Madden as James Bland.²

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 2). 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 3). Across North Henry stands Wallace & Herring Lumber & Mill Work (not shown in Figure 3).

¹ 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.

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

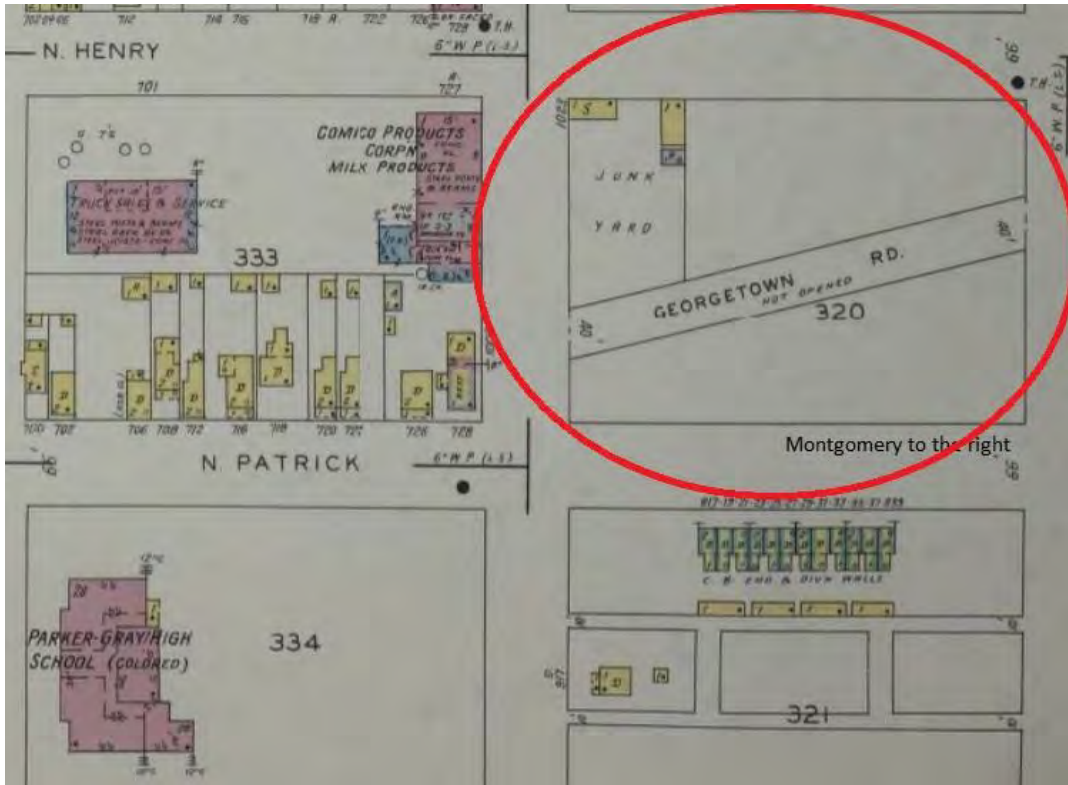


Figure 2: 1941 Sanborn south block of Samuel Madden circled; note nearby businesses and Parker Gray School

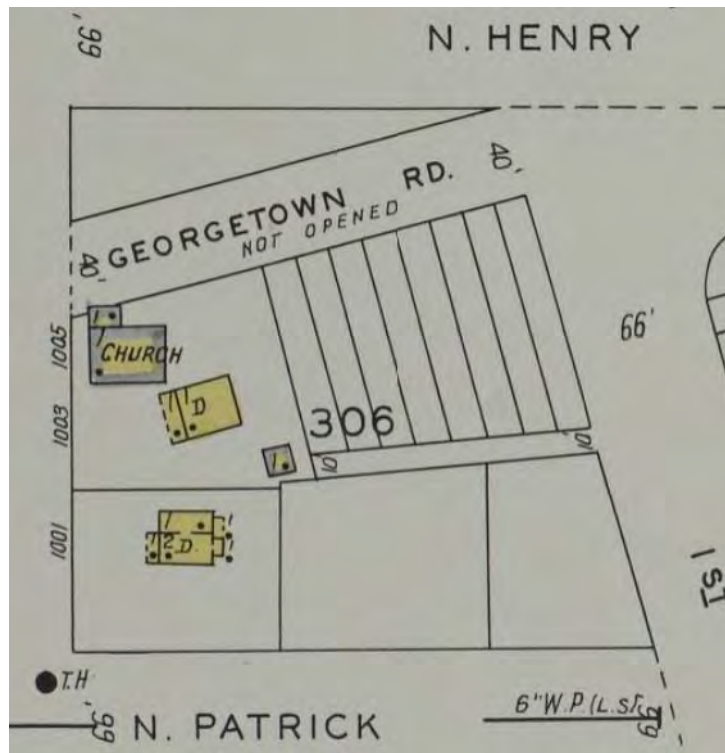


Figure 3: 1941 Sanborn, north block

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.³

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

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

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

Previous BAR Approvals

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

Other work for which staff found no BAR records:

³ EHT Tracerics, "Samuel Madden Homes – Historical Overview," draft, May 2022.

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

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

III. PROPOSED DEVELOPMENT

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

North Building

The north building features a center courtyard with the main entry lobby facing south onto Montgomery Street. At the north end of the site, the applicant is proposing a public park adjacent to a proposed indoor amenity space. The building will be six stories, 74'-0" tall, with a four story, 52'-4" tall, shoulder set back 12'-0" along the east and west sides.

South Building

The south building includes two courtyards with the main entry lobby facing north onto Montgomery Street and North Henry Street and a section of ground floor retail that faces south onto Madison Street. A large courtyard will face Montgomery Street to the north adjacent to the proposed childcare area. The building will be seven stories, approximately 85'-0" tall, with a four story, 51'-6" tall shoulder set back 12'-0" along the east and west side, and a three story, 40'-0" tall shoulder set back 15'-0" along the south side. The ground floor retail will have access points from Madison Street, Patrick Street, and Henry Street.

Following the May 18, 2022, BAR hearing, the applicant has continued to revise the design for the project in response to the Board and Staff comments. The changes are summarized below (Figure 4).

In response to Board comments regarding the configuration of the massing of the north end of the north building and the proposed adjacent park, the applicant has significantly revised the site plan. In the revised design, the north end of the building has been pushed north into a portion of the previously proposed park. A signature amenity space is now being located in this area of the building that will interact with the exterior open space. It is important to note that per City Master Plan requirements, the project must maintain an open space in this area of the site. The revised design maintains the required open space while being responsive to the Board's comments regarding a preference for locating ground floor open space elsewhere on the site. Pushing the building into this area of the site also serves to create a unique form in response to the Board's request that this portion of the building become an iconic gateway into the historic district. The relocation of the building massing north on the site also allows the applicant to respond to concerns from the Board regarding the limited size of the previously proposed interior courtyard. In the revised design, the internal courtyard has become significantly larger.

A theme consistent throughout many of the Board's comments was a desire for the applicant to reconfigure the building and the site layout to allow for more transparency and ground floor open space that is towards the outside of the building rather than being contained within small interior courtyards. In response to these comments, the applicant is proposing a reconfiguration of the building that will create a connection between the north and south buildings through a series of spaces linking across Montgomery Street. As mentioned above, the internal courtyard on the north building has gotten larger and has pushed further south. The applicant is also reconfiguring the lobby of the north building to extend to the North Henry Street corner and is proposing that this lobby include a level of transparency between Montgomery Street and the internal courtyard, allowing for a connection between the courtyard and the sidewalk.

On the south building, the two internal courtyards have now been replaced with an open courtyard on the north side of the building that is directly opposite the lobby of the north building and a larger internal courtyard further south in the building. The lobby in the south building has been relocated so that the main entrance is at the northwest corner of the building, opposite the main entrance to the north building, and stretching along the west elevation. The inclusion of the open courtyard at the north end of the building dramatically changes the massing of the building and provides some of the exterior ground floor open space requested by the Board. The applicant is locating the childcare area directly adjacent to this open courtyard. This area can be used as a play space similar to the exterior spaces in the existing condition.

As previously noted, during this phase of the development review, the proposed project is being reviewed by a variety of departments in the City. The Department of Transportation and Environmental Services has been reviewing the proposed project for a number of things including storm water management, and pedestrian and vehicular traffic flow. The first version of this design showed the entrance to the parking garage and the loading area being accessed from North Patrick Street. After evaluating the potential impacts on nearby vehicular traffic flow of this configuration, the City is requiring that these functions be relocated to Montgomery Street. In the revised submission, the applicant is showing these functions occurring across from one another in the eastern third of the Montgomery Street elevation. While the Board does not consider vehicular access or traffic, this relocation does have an impact on the design for the building. The proposed location directly adjacent to the lobby on the north building and the open courtyard on the south building will need an architectural solution, but it does provide an opportunity for this portion of each building to be more open at the ground floor, reinforcing the connection discussed above.

Both the Board and staff noted that the previous submission included building shoulders at the west and south sides as shown in the small area plan but did not include them on the east side facing the smaller James Bland multi-family buildings and the historic district. The revisions to the design since the last submission are primarily related to the organization of the site and the ground floor functions, however the applicant has submitted revised massing studies that show new shoulders along the east side of the buildings (Figure 5). The design of these shoulders will be further developed as the project progresses but as shown in the massing studies, this change helps to transition the building from the lower scale buildings to the east of the site to the taller buildings to the west.



Figure 4: Comparison of previous (left) and revised (right) site plans

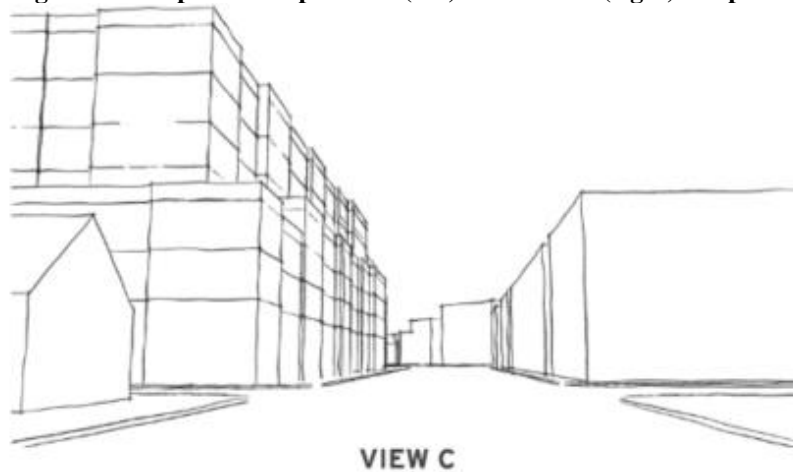


Figure 5: Massing study showing shoulders along east side of building

As discussed during the previous BAR hearing, the applicant prepared renderings of the project as part of the RFP process prior to engagement with the public or the BAR. At the last hearing, the Board considered the massing of the building and organization of the site and discussed the architectural character of the building in broad conceptual terms. The Board indicated a desire for the two buildings to be distinctly different and for them to transition from the more modern architecture to the north and west of the site into the historic district to the east and south. As the applicant is proposing significant changes to the building massing and configuration, they are not currently sharing renderings of the proposed design. In an effort to move forward with the discussion of architectural character, the applicant has submitted “inspirational images” that show a variety of architectural typologies that are being considered for the two buildings. These examples will be discussed at the BAR work session.

IV. STAFF ANALYSIS

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

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

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

- The guidelines should be viewed as a distillation of previously accepted design approaches in historic districts. The guidelines should not be viewed as a device that dictates a specific design response, nor should the guidelines be viewed as prohibiting a particular design approach. There may be better ways to meet some design objectives that have not been reviewed by the Board in the past. New and untried approaches to common design problems are encouraged and should not be rejected out of hand simply because they appear to be outside the common practices outlined in the guidelines.
- It is not the intention of the Board to dilute design creativity in residential buildings. Rather, the Board seeks to promote compatible development that is, at once, both responsive to the needs and tastes of the late 20th century while being compatible with the historic character of the districts.
- New construction must conform to the requirements of the applicable small area plan chapter of the Master Plan.

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

As indicated in the points from the *Design Guidelines* above, "New construction must conform to the requirements of the applicable small area plan chapter of the Master Plan." Two sections of the City Master Plan are relevant to the project site. 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>

These plans include all aspects of land use planning for this portion of the city, including transportation, school population, streetscape, and building design principles. Staff reminds the Board that the recommendations of the Small Area Plan are useful in understanding the context of a proposed development but are not binding to the judgement of the Board. The Board should look to Chapter 10 of the City of Alexandria Zoning Ordinance and the Design Guidelines when considering the proposed design. Some relevant portions of the Small Area Plans include the following:

- An open space/focal point at the apex of Samuel Madden at First Street is to be created. This should be designed as an attractive entrance at this gateway to the city and neighborhood and would complement the scale and character of the residential to the northeast.
- Encourage community serving retail services.
- Achieve varying and transitional heights and scales.
- Designation of Madison Street as a "walking street," requiring that "shoulders" be included adjacent to this street where a building is taller than 40'-0."

- This 3.44-acre site lies at the point where Route 1 divides into a couplet of one-way streets, making it an important gateway location. Building on this gateway character, the Plan recommends increased height in the center of the northern-most block. Future mixed-income residential development could include five and/or six story multifamily buildings. Additionally, the highly visible location between the two Route 1 streets makes this a logical place to site a potential large retailer.
- The site is a transition zone from the Parker -Gray Historic District to the Braddock Road Metro Station/West Neighborhood.
- The plan designates the area as an area of medium height buildings, approximately 30'-60'.
- The unbroken horizontal length of any façade plane shall be minimized. Intervals of set back or projected façade area may be used to permit longer building lengths. For larger projects and developments, consider composing facades as a series of smaller adjacent facades resembling separate buildings to reduce the perceived horizontal mass and scale.
- Buildings shall incorporate elements of intermediate scale between human scale and that of the whole building. At a minimum, this shall be accomplished through a “base/middle/top” compositional strategy that defines at least three zones from base to top of the building façade. Additional important intermediate scale elements include bay windows extending through multiple floors, building wings, areas of consistent material, and other larger elements that are still subsidiary to the overall building form. Facades should include horizontal lines of expression (such as string courses, cornices, and window alignments) that correspond to the height of adjacent context buildings.

Staff finds that the proposed construction is consistent with the recommendations of the small area plans and is in keeping with the adjacent recent construction. Staff has met with the applicant on a number of occasions to discuss the proposed massing and how the project will relate to its surroundings. The multi-family projects to the west of the site are not within the historic district and were therefore not reviewed by the Board. The multi-family buildings to the east of the site are part of the James Bland development and were approved by the Board. Along with the nearby Charles Houston Recreation Center, these multi-family buildings make up the context for the proposed buildings. As noted in the Small Area Plan, this site is transitional in nature, linking the four-story buildings to the east with the significantly larger buildings closer to the Braddock Road Metro.

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

Madison Street. Given that the majority of the adjacent buildings are of a similar height, the proposed design does not “overwhelm adjacent buildings.”

The *Design Guidelines* state that, “In general, the roof form should reflect the roof forms expressed along the blockface.” As the two proposed buildings occupy the entire block on which they sit, they make up the entire blockface. However, if you extend this direction from the *Design Guidelines* to the nearby blocks, you will find that buildings to the east, south and west all feature flat roofs with raised parapets similar to the proposed project.

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

V. STAFF RECOMMENDATION

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

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

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

Staff finds that the applicant has been responsive to the comments from the Board and staff and has made significant revisions to the project to address these comments. In response to Board concerns regarding the proposed open space and architectural expression at the north end of the site, the applicant has pushed the building massing to the north and created a signature building element. The “inspiration images” that the applicant has submitted explore different ways that this gateway element could be executed, some in a more modern expression and some with a more traditional architectural expression.

These “inspiration images” are very helpful in beginning a discussion with the Board regarding the potential design direction for each of the buildings. Staff recommends that following the

discussion of the revised building massing and organization at this work session, the applicant begin to develop an exterior design specifically for these two buildings that reflects the response to these images from the Board.

The creation of an open courtyard at the north side of the south building along with the reconfiguration of the lobbies and amenity spaces creates a strong connection between the two buildings while also allowing for architectural variation. The new open courtyard addresses comments from the Board regarding recreating the open streetscape of the current design. This reconfiguration also allows for the creation of a larger internal courtyard instead of the two small courtyards previously shown.

The revised massing diagrams include setbacks at the east side of the building similar to those previously shown along the west side. This is in direct response to comments from the Board and staff and help to make the building compatible with the neighboring structures. Staff recommends that as the design progresses into a discussion of the architectural character, the different portions of the building are considered in relation to their surrounding context and that the massing be organized into complete three dimensional building components with a definable building parti.

Staff appreciates the significant changes to the proposed design in response to the comments from the Board and staff and the measured approach to the project review. By first considering the building organization and massing and then following up with a more detailed discussion regarding the exterior design, the applicant is including the Board in the design process in a meaningful way. Staff recommends that following the work session, the applicant continue to develop the design and return to the Board for another work session for additional input.

STAFF

William Conkey, AIA, Historic Preservation Architect

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

VI. CITY DEPARTMENT COMMENTS

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

Code Administration

F-1 No Comment

Transportation and Environmental Services

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

C-1 The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

Archaeology

Archaeology Findings

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

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

Landscape/Open Space/Historic and Archaeological Interpretation

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

a. Interpretive Signage

A professional archaeological consultant or qualified historian, in consultation with Staff, shall write text and graphically design interpretive signage using a template provided by the Office of Historic Alexandria. Once approved by the Office of Historic Alexandria/Alexandria Archaeology, install the interpretative signage prior to issuance of the Certificate of Occupancy. Alternatively, the applicant may opt to have Alexandria Archaeology write, design, fabricate, and install the interpretive signage for a one-time fee.

b. Interpretive Elements

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

Archaeology Comments

1. Hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. The Archaeological Evaluation and implementation of the Resource Management Plan shall be completed prior to submission of the Final Site Plan unless

archaeological work is required in concert with demolition and construction activities, which must be demonstrated to the satisfaction of the City Archaeologist.

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

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

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

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

6. The final certificate of occupancy shall not be issued for this property until interpretive elements have been constructed, interpretive markers have been erected, and the final archaeological report has been received and approved by the City Archaeologist.***

Archaeology Code

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

VII. ATTACHMENTS

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

2 – Concept Review Policy

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

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

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

APPLICATION FOR: (Please check all that apply)

CERTIFICATE OF APPROPRIATENESS

Concept Review

PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: Property Owner Business (Please provide business name & contact person)

Name: Please See Attachment

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail : _____

Authorized Agent (if applicable): Attorney Architect _____

Name: Steven Mikulic

Phone: 703-712-5375

E-mail: smikulic@mcguirewoods.com

Legal Property Owner:

Name: Alexandria Redevelopment and Housing Authority

Address: 600 N. Fairfax Street

City: Alexandria State: VA Zip: 22314

Phone: _____ E-mail: kwbrown@arha.us

- Yes No Is there an historic preservation easement on this property?
- Yes No If yes, has the easement holder agreed to the proposed alterations?
- Yes No Is there a homeowner’s association for this property?
- Yes No If yes, has the homeowner’s association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

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

CO-APPLICANTS:

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

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

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

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

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

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

SUBMITTAL REQUIREMENTS:

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

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

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- Survey plat showing the extent of the proposed demolition/encapsulation.
- Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- Description of the reason for demolition/encapsulation.
- Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

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

- ^{N/A} Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- FAR & Open Space calculation form.
- Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- Existing elevations must be scaled and include dimensions.
- Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- ^{N/A} Linear feet of building: Front: _____ Secondary front (if corner lot): _____.
- Square feet of existing signs to remain: _____.
- Photograph of building showing existing conditions.
- Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- Location of sign (show exact location on building including the height above sidewalk).
- Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: Check N/A if an item in this section does not apply to your project.

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

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.

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

APPLICANT OR AUTHORIZED AGENT:

Signature: Steven M. Mikulic

Printed Name: Steven Mikulic

Date: 4/4/2022

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Please see attachment.		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____(address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
2.		
3.		

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

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

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

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

4/7/2022
Date

Steven Mikuic
Printed Name

Steven M. Mikulic
Signature

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

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

1. APPLICANT

A. Samuel Madden Fairstead Developer, LLC

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

B. MCRT Old Town LLC

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

2. OWNER

Alexandria Housing and Redevelopment Authority

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

3. DISCLOSURES

NO BUSINESS OR FINANCIAL RELATIONSHIPS TO DISCLOSE



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

B

A. Property Information

A1. Street Address RB Zone

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

B. Existing Gross Floor Area

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

C. Proposed Gross Floor Area

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

Notes

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

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

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

D. Total Floor Area

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

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

E. Open Space

E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

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

Signature: Stephan Farrell

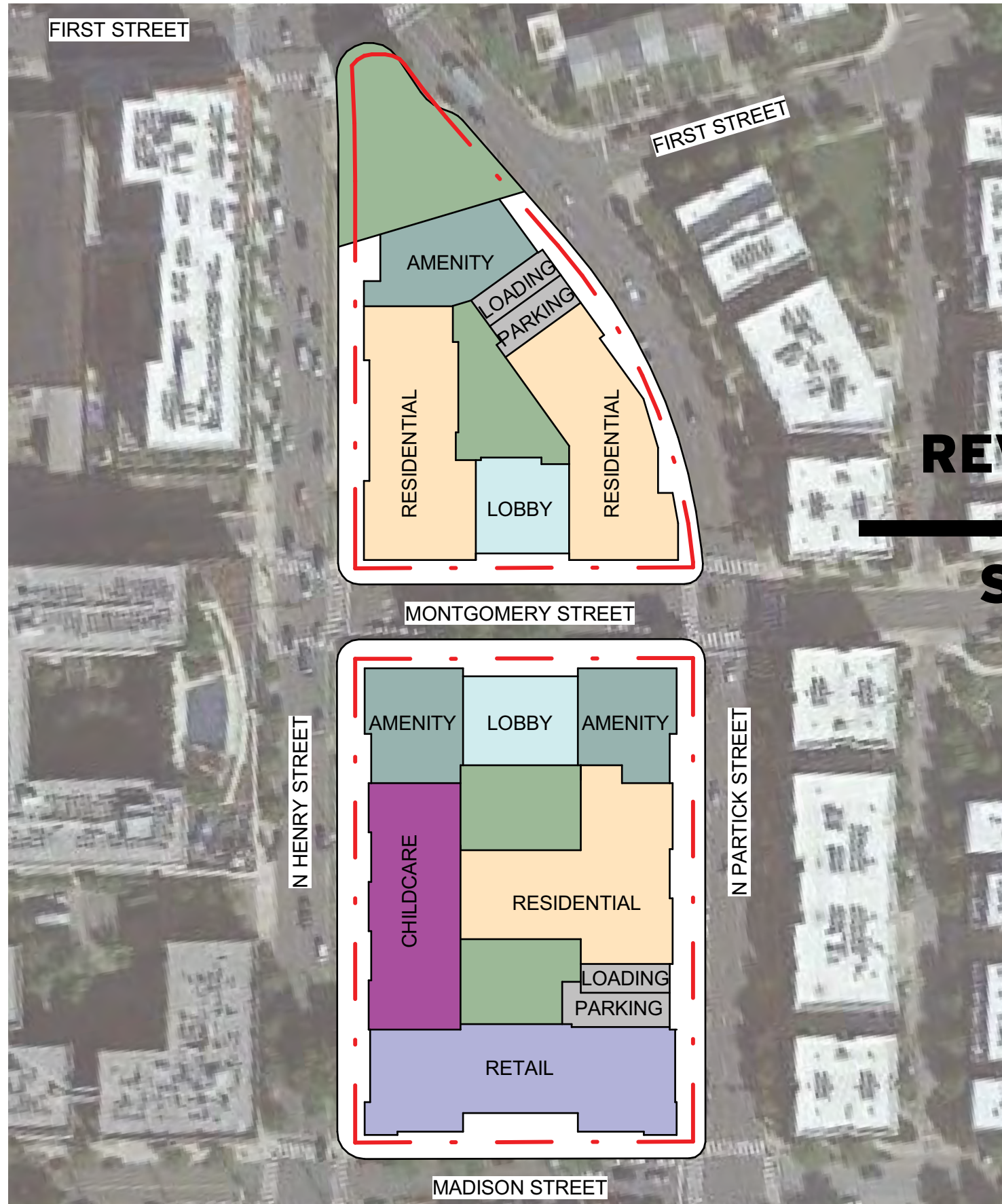
Date: 4/4/2022



June 07, 2022

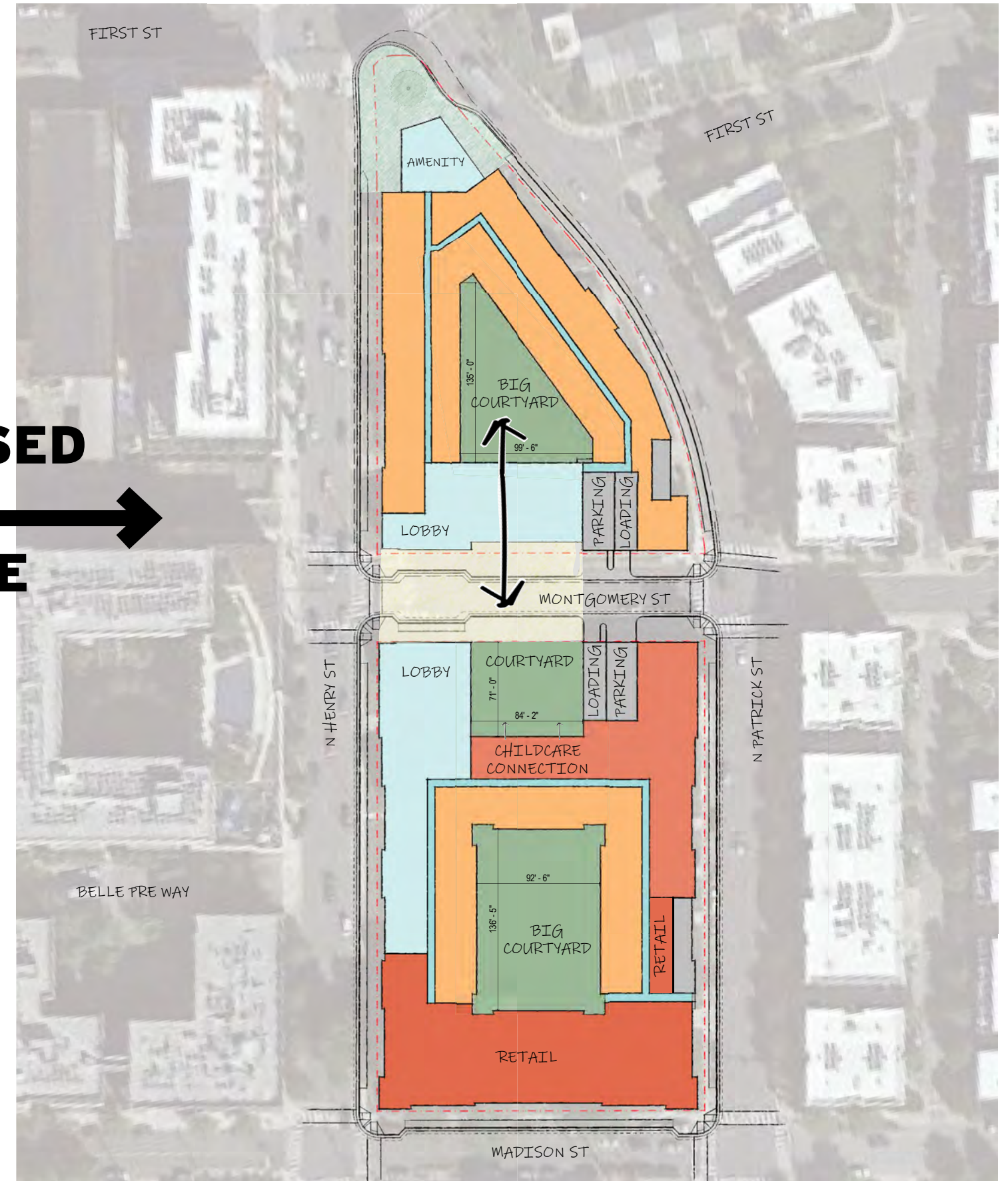
SAMUEL MADDEN

CONCEPT REVIEW SCHEME

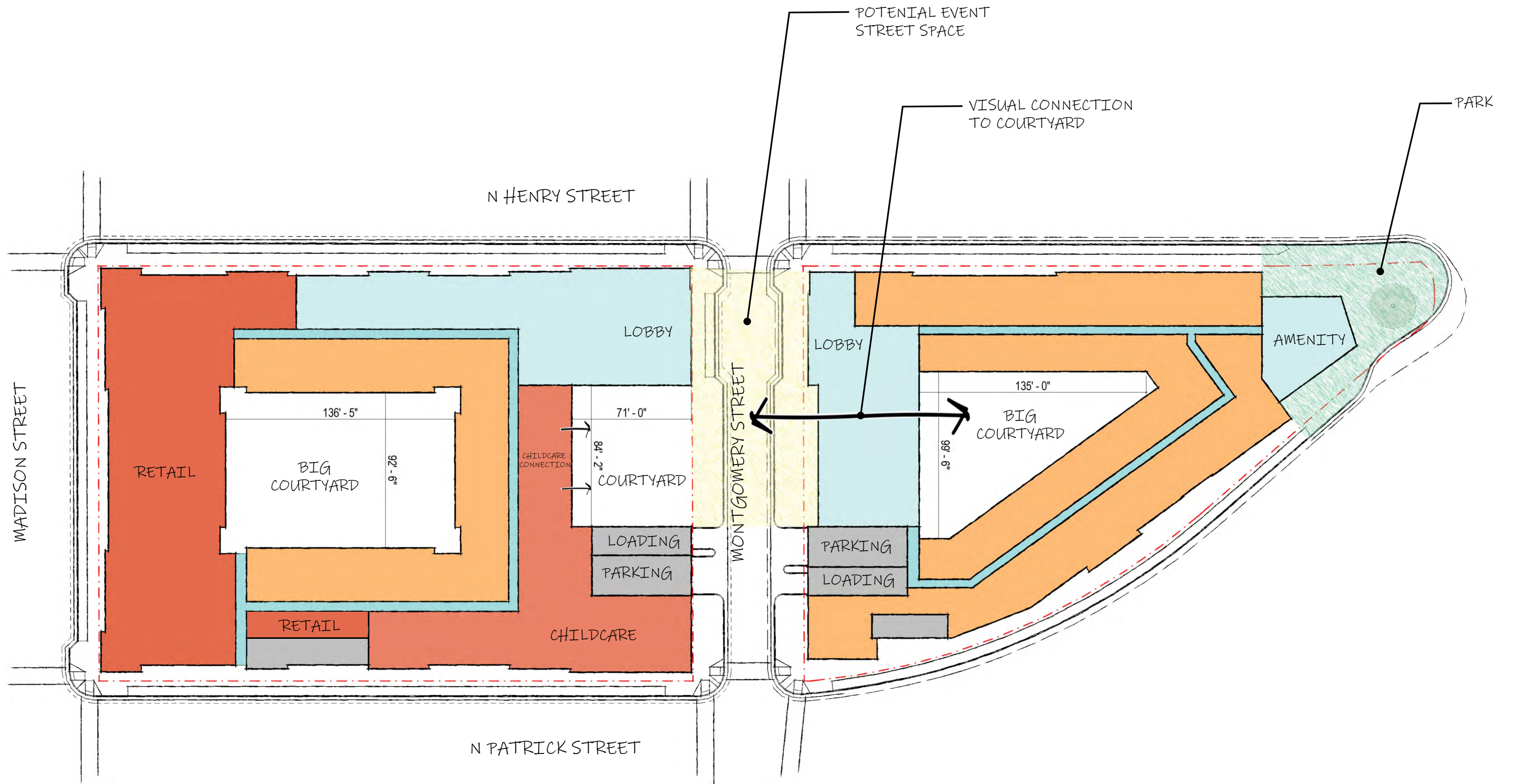


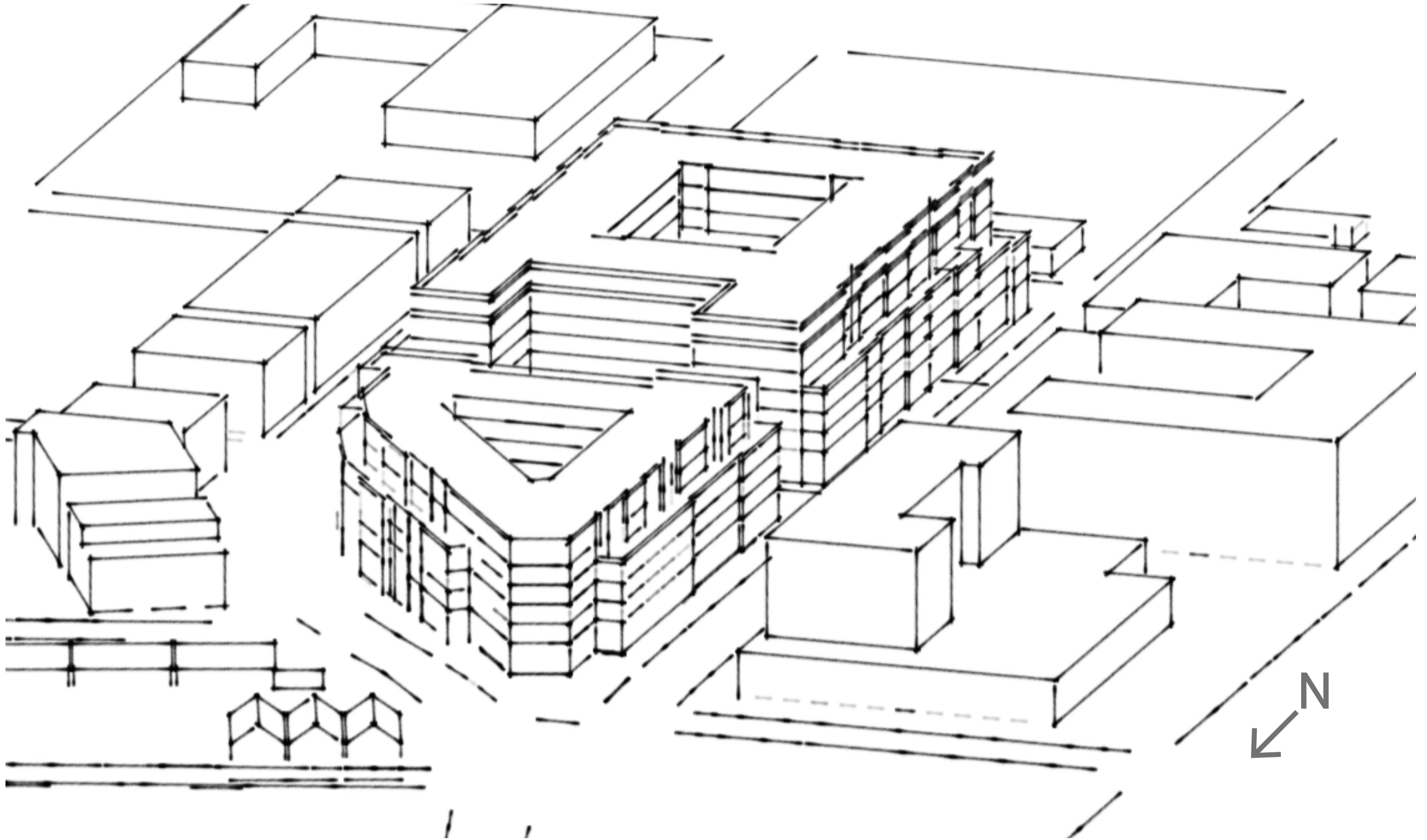
REVISED
SITE →

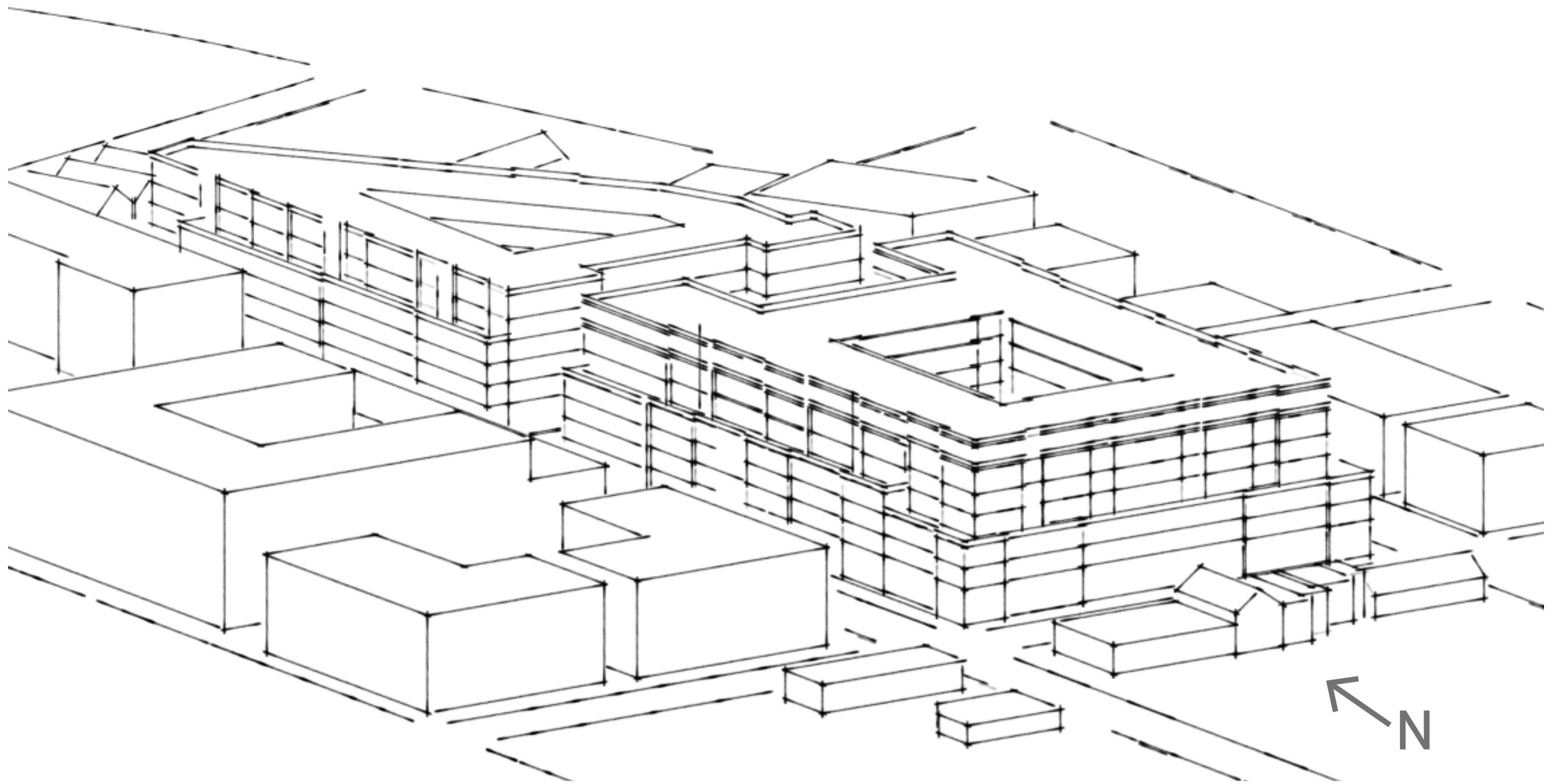
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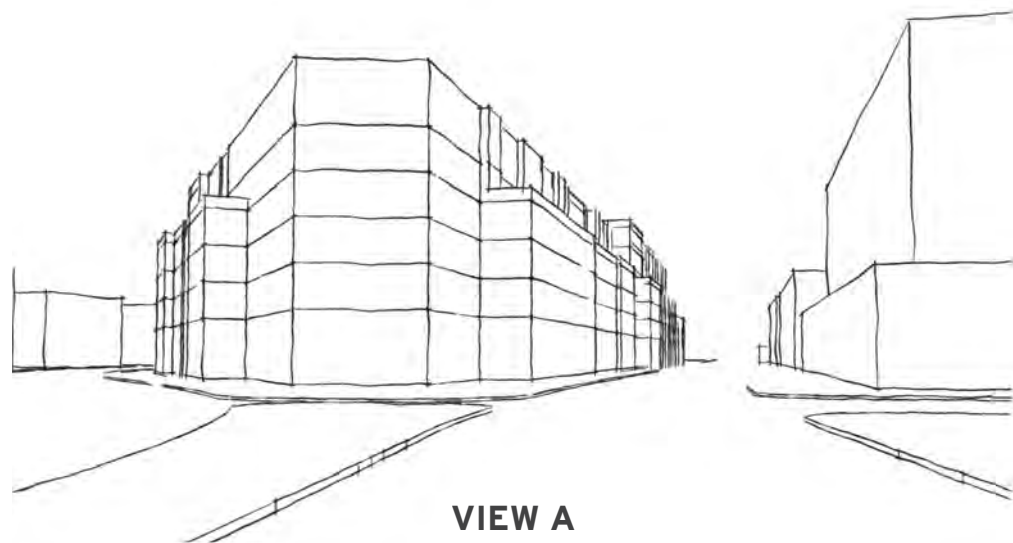


CONCEPT REVIEW AND CURRENT SCHEME COMPARISON
SAMUEL MADDEN

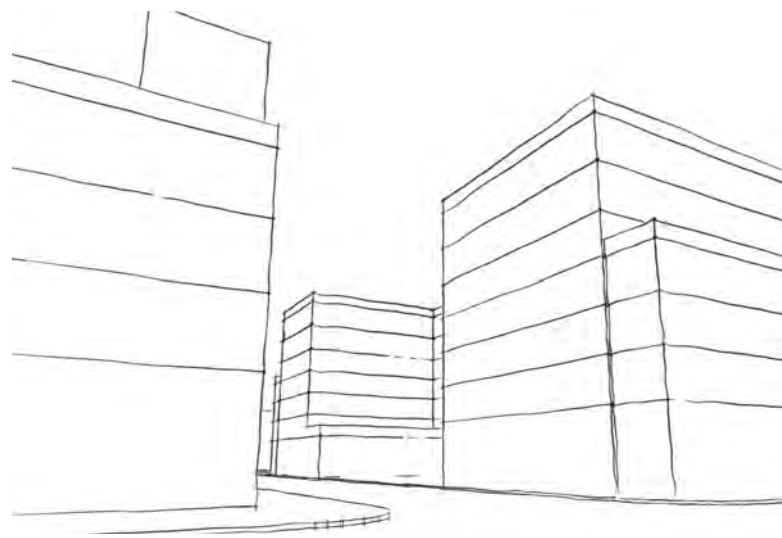




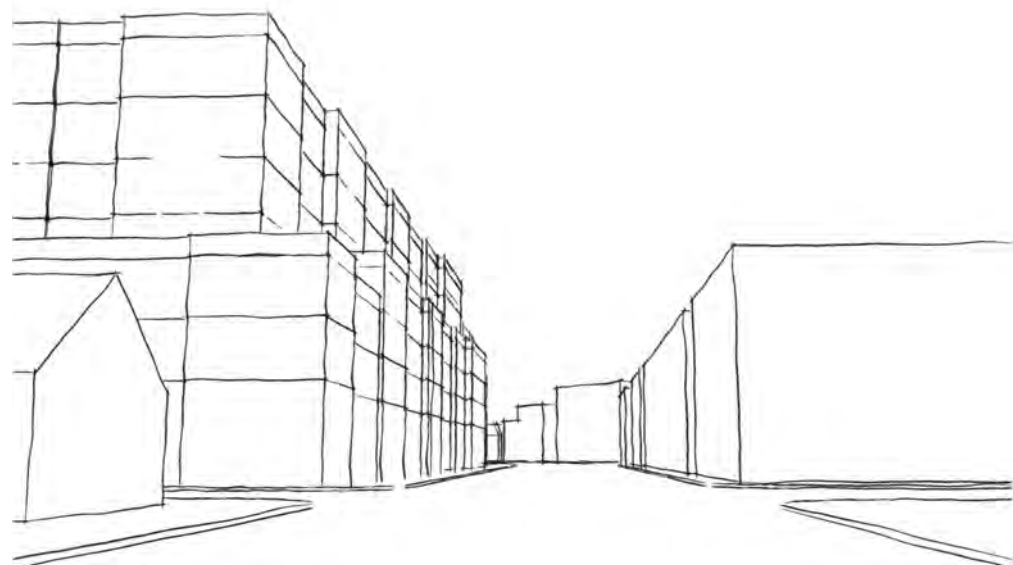




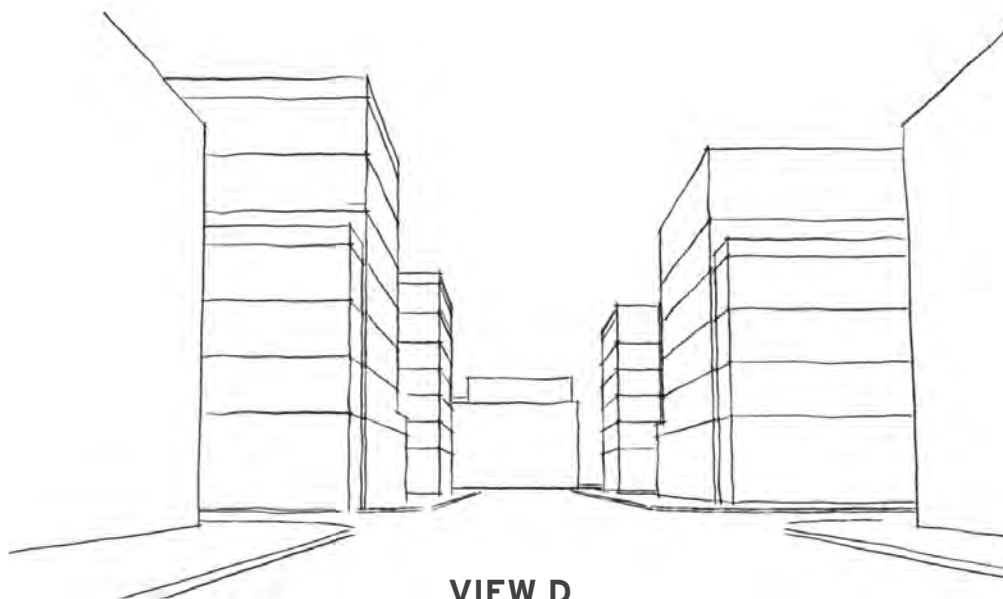
VIEW A



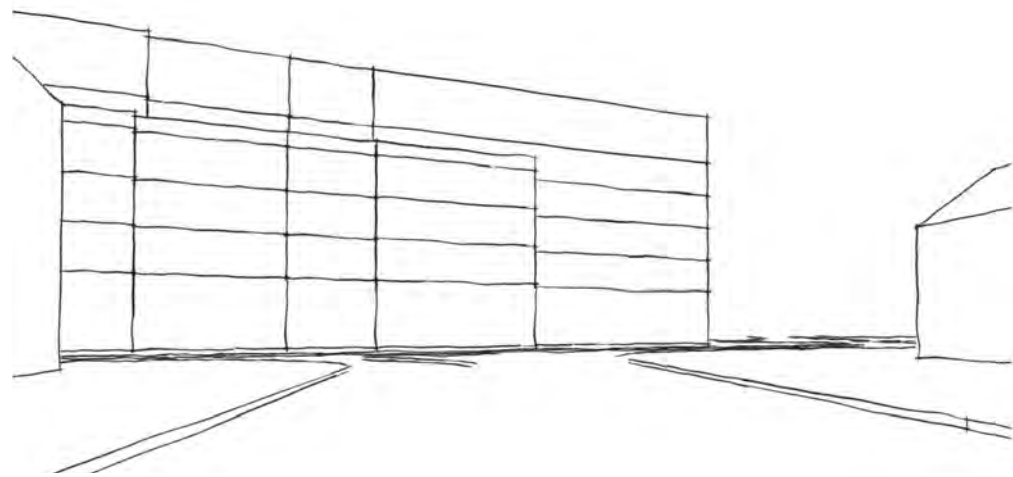
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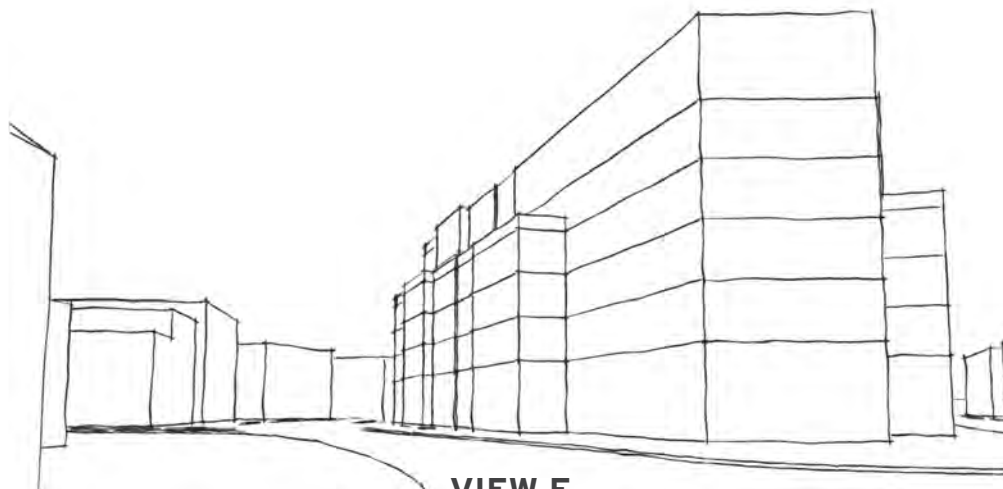
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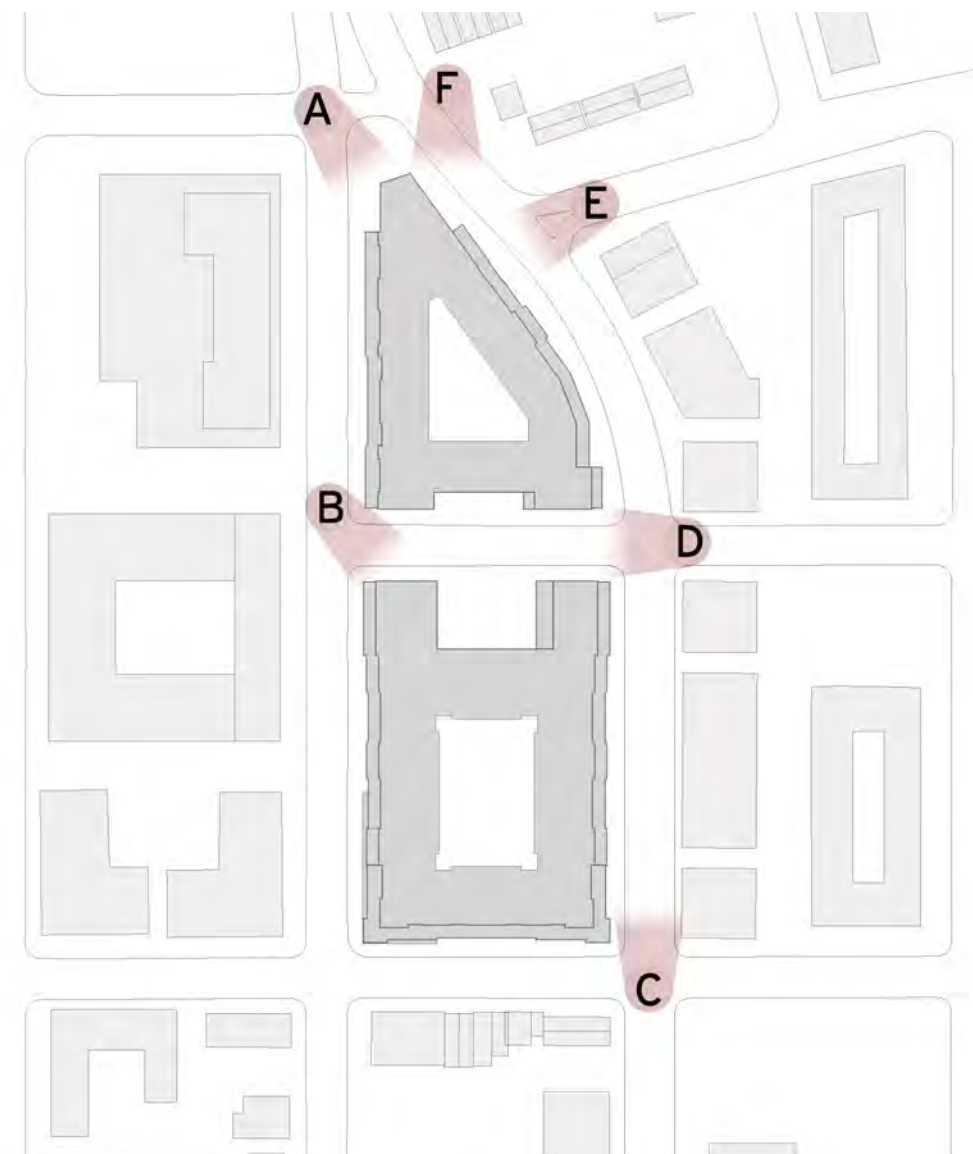
VIEW D



VIEW E



VIEW F





CONTEXT IN BRADDOCK METRO AREA



CONTEXT IN BRADDOCK METRO AREA



CONTEXT IN BRADDOCK METRO AREA



CONTEXT IN BRADDOCK METRO AREA



CONTEXT IN PARKER-GREY HISTORIC DISTRICT



CONTEXT IN PARKER-GREY HISTORIC DISTRICT



INSPIRATION IMAGE



INSPIRATION IMAGE



INSPIRATION IMAGE



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BAR Concept Review Policy

adopted January 2001, amended and restated by both BAR's December 2016

Background & Purpose

In addition to a Certificate of Appropriateness from the appropriate Board of Architectural Review (BAR), applications for development projects of a certain size are required to obtain development approvals (DSP or DSUP) from the Planning Commission and often the City Council. Because the size, footprint or design of a project may be amended during the DSP or DSUP process, a Certificate of Appropriateness is not typically granted until after the DSP or DSUP is approved. Therefore, the Boards of Architectural Review adopted a Concept Review policy in January 2001 as an optional, informal review at the beginning of the development process whereby the BAR provides the applicant, staff, Planning Commission and the City Council, with comments relating to the overall appropriateness of a project's **height, mass, scale and general architectural character**. The Concept Review is intended to minimize future architectural design conflicts between what is shown to the community, the Planning Commission or City Council during the development approval process and what the BAR later finds architecturally appropriate under the criteria and standards in Chapter 10 of the Zoning Ordinance and the BAR's adopted policies and *Design Guidelines*. The information provided by the BAR in the Concept Review will be used by the applicant, staff, Planning Commission and City Council to make decisions regarding the DSP or DSUP and as such serves as an important step in an efficient development review process. This document is an update and clarification of the policy adopted in 2001 and will serve as the current policy.

Principles

1. The BAR Concept Review process is encouraged – but not required – for any development project prior to submission of a development application to the Planning Commission and, if required, the City Council in order to ensure that each body has the information they need to make their decisions.
2. The Concept Review is not an approval by the BAR. If the application for the development project is approved by the Planning Commission and the City Council, then the applicant must apply for and obtain a Certificate of Appropriateness from the BAR following attainment of the DSP or DSUP.
3. The Concept Review will review:
 - a. The appropriateness of height, mass, scale and general architectural character based on criteria set forth in the BAR *Design Guidelines* for the historic districts.
 - b. If a project is located within the boundaries of Washington Street or the Potomac River Vicinity, the BAR will review the additional standards for these areas, to the extent possible without final architectural details.
 - c. The appropriateness of a Permit to Demolish, when one will be required for the project.
4. The project is discussed in an informal work session and is open to public comment. The BAR may require several work sessions and additional information before they provide comments and guidance. The BAR will then take a poll of its members on what their guidance is related to the height, mass, scale, and general architectural character of a project. They may also provide general feedback as to what additional information they would like to see when, and if, the project returns for a Certificate of Appropriateness and/or a Permit to Demolish.

5. As an informal work session, the applicant is strongly encouraged – but not required – to give public notice to adjoining property owners. Notice of the work session will be posted on the City’s web page and in the BAR’s preliminary docket and the property will be placarded by BAR staff as a courtesy.
6. The Concept Review by the BAR is advisory to the applicant, staff, the Planning Commission and the City Council, and is not intended to create vested or appealable rights.
7. The BAR Concept Review work session comments are shared with the Planning Commission and the City Council and may be used by those bodies for advisory purposes. The final Concept Review drawings shown to the BAR must, therefore, be the same general architectural character as submitted for the Preliminary Site Plan.

Typical Proposals Reviewed in Concept by the BAR

- When the proposal requires a DSP or DSUP for additional density or height;
- When the proposal requires Planning Commission review for a new building; and
- When staff determines that the proposal requires preliminary review because the design would be a principal determining factor in the ultimate approval by other bodies.

Concept Review Submission Materials

Three 11” x 17” hard copies and one digital copy of the following:

1. An architectural site plan showing, at a minimum, building footprints on the block on which the project is located and the surrounding block faces
2. Schematic architectural drawings which show the proposed height and scale in relation to surrounding properties
3. 3D digital and/or physical massing study models
4. Building materials, precedent images, etc., as required to explain the concept

Process

1. The BAR will only review projects when staff has confirmed through the Development Concept Stage 1 review process that a proposed project complies with zoning requirements or where staff supports any required modifications. When the applicant is notified that they may submit a Development Concept Stage 2 package, the applicant may also apply for BAR Concept Review work session.
2. The City will place the Concept Review project on the next available docket and advertise it in the newspaper with the other cases for that hearing and placard the property. Notice by the applicant to abutting property owners is strongly encouraged but is not required.
3. BAR staff may prepare a report which will be available on the City’s web site the Friday evening prior to the BAR meeting.
4. BAR Concept Review requests are docketed for consideration under Other Business at a regular BAR public hearing. Additional work sessions may be requested.
5. The applicant is expected to make a presentation at the meeting to explain the concept.
6. The public will be invited to speak at the BAR meeting to receive their feedback only on issues related to the BAR’s purview.