

City of Alexandria, Virginia

MEMORANDUM

DATE: NOVEMBER 13, 2013

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

FROM: HISTORIC PRESERVATION STAFF

SUBJECT: SECOND CONCEPT REVIEW OF THE OLD HEALTH DEPARTMENT SITE
(509 & 517 N. SAINT ASAPH STREET, AND 513 & 515 ORONOCO
STREET)

COMMENTS FROM THE SEPTEMBER 11, 2013 PUBLIC HEARING:

SPEAKERS

Ken Wire, representing the applicant, spoke in support of the project.

Shawn Glerum, architect for the applicant, spoke in support of the project and gave an overview of it.

Richard Lee Mayfield, 517 Oronoco Street, spoke against the project noting that the applicant had done no outreach to him or his neighbors. He was troubled by the applicant's lack of outreach and good will. He also stated that his house only is only set back 1.4' from the property line and noted that the proposed construction will diminish the light to his existing window openings.

Mark Bustin, 521 Oronoco Street, noted he was pleased that the Health Department building was being renovated but troubled by the disparity on the Oronoco streetscape between the existing two story and proposed three story houses.

Steve Goodman, representative from the Garrett's Mill Homeowners' Association noted that the applicant had reach out and met with his group. Their HOA is not opposed to the project.

Poul Hertel, 1217 Michigan Court, said that the changes to the Health Department were significant changes.

Nancy Hendee, 525 Oronoco Street, expressed concern about the increasing density and the lack of green space and parks in North Old Town. Chairman Hulfish clarified that this issue was outside the BAR's purview.

Mark Boudreau, 506 Oronoco Street, asked how important three stories was to the overall project, finding that three stories overwhelmed the historic townhouses. He suggested a better transition with a two-story building. He suggested lowering the entrances to grade. He asked whether the existing trees in front of the Health Department would be preserved. The applicant responded that they would be preserved.

Laura Kelly, 605 North Saint Asaph Street, stated that the proposed penthouses on the Health Department building will look odd.

BOARD DISCUSSION

Mr. Carlin expressed concerns about the penthouse, finding the current scheme inappropriate and suggested that they be more compatible with the Colonial Revival style building. He related to the neighbors' concerns and stated that their needed to be a better transition, particularly in light of the proximity of the project to the Lee Boyhood Home.

Mr. von Senden asked which townhouses were under the Board's purview. Staff responded that the westernmost townhouse on Oronoco Street was in the Old and Historic Alexandria District as well as possibly part of the adjacent townhouse to the east. Therefore, the Board's review is limited to these two units. The entire southern portion of the former Health Department building was in the district but by longstanding practice, if any portion of a building is in the district, the entire building is reviewed.

Mr. von Senden recommended a more gradual transition to the historic home. He liked the butterfly form penthouse roofs and complimented the very successful new entrances to townhouses within the former Health Department building.

Dr. Fitzgerald approved of the minimal impact to the Health Department building and was not offended by the penthouses, though he supported a restudy. He thought that Oronoco Street townhouses needed work, including more transitions, step downs and varying height.

Chairman Hulfish stated that the decision to redevelop this site had already been made but was concerned about the Oronoco Street townhouses and the lack of outreach with some neighbors. He complimented preservation of the former Health Department building but recommended changing the penthouse roof line.

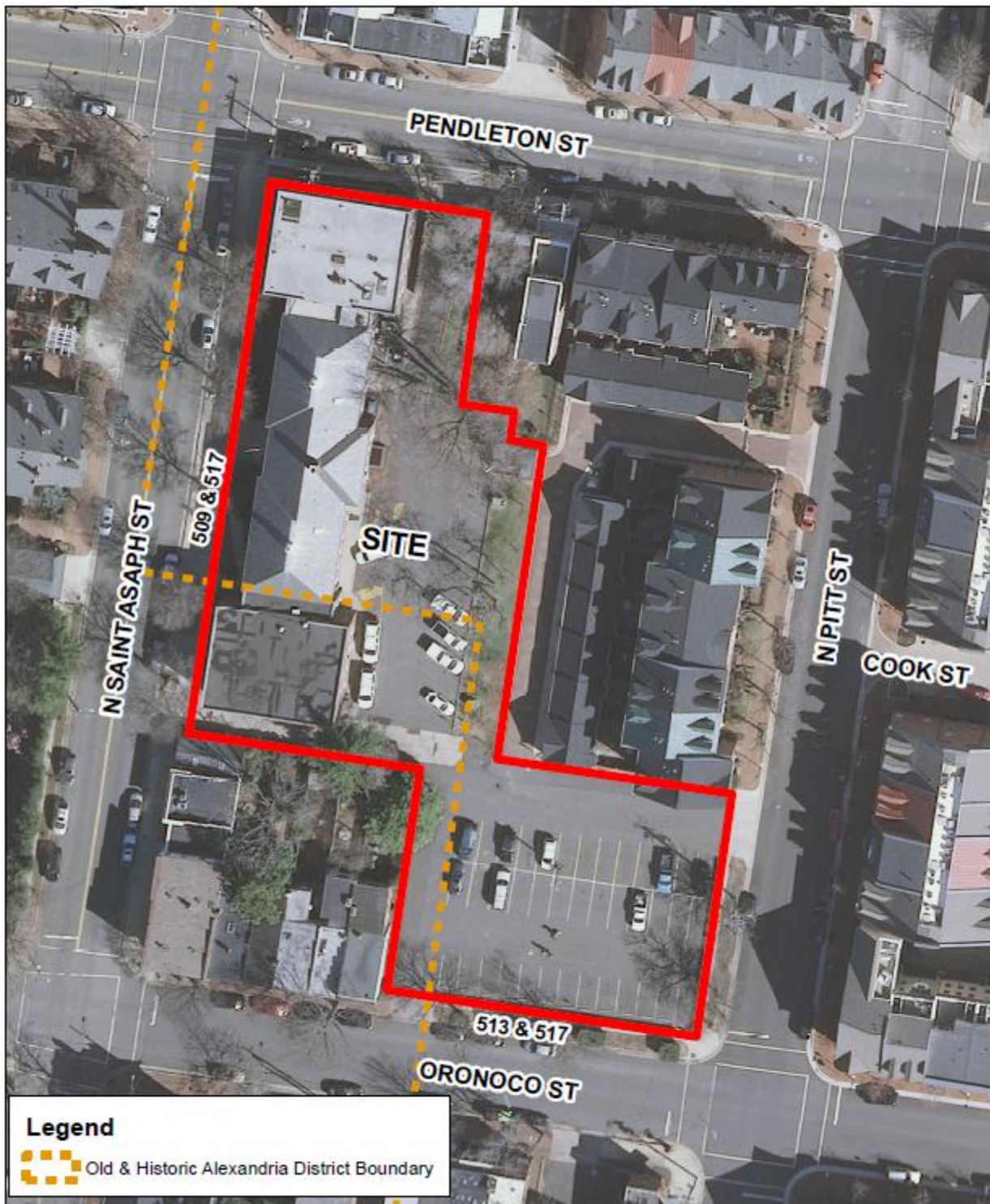
Ms. Roberts agreed with Chairman Hulfish's comments. She was troubled by the roof monitor form and advised that the applicant work with the neighbors.

Mr. Neale said his first impression was usually the best guide and he liked the project. He stated that it encompassed the best aspects of preservation and modern design. He noted that the roof monitor is set back from the façade somewhat and suggested that the applicant return with vision clearance lines that demonstrate the effect on views from the street. He said there were probably reasons on the interior the entry doors on the north

end of the building had been separated but preferred the original scheme where they were paired facing Saint Asaph Street, as they still are at the south end.

Mr. Neale noted that there were six different facades on the seven Oronoco Street townhouses and had no concern with the diversity of the townhouse designs shown. He appreciated the randomness of building heights throughout the historic district, noting that it made the area unique. He thought there was a way to feature both two and three story townhouses on this row. He noted that this was only Concept Review and the architecture should only improve as it was more fully developed.

Overall, the Board supported the mass, scale, height and architectural character of the project, with the comments noted above.



BAR2013-00298



UPDATE:

On September 11, 2013, the BAR held an informal work session with public testimony on the proposed redevelopment of the former Alexandria Health Department Building and the construction of new townhouses on the City's parking lot at the northwest corner of Oronoco and North St. Asaph Streets. The applicant proposes to create nine "townhouses" within the shell of the existing Health Department Building and seven new single family townhouses facing Oronoco Street. The Board supported the general mass, scale, height and architectural character of the project but provided specific feedback relating to the design of the penthouses on the Health Department building wings, which some members felt should be more compatible with the Colonial Revival style building, as well as a desire to see a more gradual transition between the historic home at 517 Oronoco Street and the future townhouse immediately to the east at 515 Oronoco, suggesting that the roof form and height be restudied.

The applicant has submitted revised plans for conceptual review by the BAR, which are much more detailed than the previous submission, and include the following modifications:

Health Department Building

- The applicant has redesigned the roof form and glazing on the proposed penthouses on the north and south wings of the building. The butterfly style roof form has been replaced with a much simpler flat roof with deep overhangs. Instead of curtain wall glazing, punched windows are now proposed. The unglazed portions of the penthouse will have horizontal clapboard siding.
- The applicant proposes to demolish a portion of the rear roof slope of the hipped roof to accommodate third floor additions for the three middle units. In addition, the majority of the rear wall of the center portion of the building will be demolished to make way for two-story brick additions with punched openings. The design of the rooftop additions, as well as the central three-story entrance feature, will be designed in a modern motif with what appear to be fiber cement panels and vertical siding.
- The rear yards of the majority of the Health Department townhouse lots will be re-graded, resulting in five, one-and-a-half story attached garages accessed off of the alley behind Garret's Mill, rather than the six detached and semi-detached garages previously proposed. A brick retaining wall will separate the three units closest to Pendleton Street and the remaining units to the south.

Townhouses

Staff reminds the Board that only the two western townhouses, at 513 and 515 Oronoco, are within the historic district and subject to BAR review. Based on comments from the neighbor at the previous hearing, the future townhouse at 515 Oronoco Street has been set back a greater distance from the western property line and the adjacent historic house, in order to accommodate an existing easement and to provide more separation between the two houses (4 feet). The setback between units also allows for glazing on the west elevation of the new

townhouse. Architecturally, the Richardsonian Romanesque style townhouse has changed very little on the front façade, while the roof behind the full-height mansard roof is now flat.

The applicant has redesigned some of the townhouses facing Oronoco Street and the future townhouse at 513 Oronoco Street now reads as a “twin” of the unit to the east. This townhouse will have Federal Revival style detailing with a decorative cornice, multi-paned windows and shutters.

I. STAFF ANALYSIS

Background

As the Board may remember, although the original boundaries of the Old and Historic Alexandria District encompassed the entire block, only the southernmost portion of the Health Department building is presently located in the Old & Historic Alexandria District. Nevertheless, by longstanding BAR practice, if any portion of a building is bisected by the district boundary, the entire building is reviewed.

Prior to the issuance of a RFP for the sale of the City-owned Health Department site, on April 18, 2012, the Board made a finding that the Health Department building was “historically and architecturally significant,” and the RFP was issued with the requirement that the historic building be retained. At the meeting, the Board members expressed their support for the preservation of the building and noted that they would not object to compatible alterations and additions to the structure, specifically noting that the flat roofs on the 1970s additions at each end and the rear (east) side of the building were suitable locations for additions.

Permit to Demolish/Capsulate

Although the revised conceptual review does not include a request for a Permit to Demolish, the Board will ultimately be voting to approve a Permit to Demolish for the following: demolition of portions of the Health Department’s flat roof in order to construct a penthouse on each of the two building wings; demolition of small areas on the front brick façade under six windows facing North St. Asaph Street to create additional entrances; demolition of portions of the rear wall and rear roof slope of the central building mass to accommodate additions, and, the demolition of the low brick wall surrounding the parking lot. Again, as with general design comments, these comments are for advice only and are not intended to bind the Board during the Permit to Demolish and Certificate of Appropriateness approval phase, should additional information be presented in the future.

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

- (1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into a historic house?

- (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?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (6) 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 in which to live?

While the amount of proposed demolition has increased since the Board last saw the proposed project in September, Staff does not find that the additional demolition on the rear compromises the overall integrity of the building, which is defined primarily by its siting and Colonial Revival style architecture facing the two public streets. Staff also believes that this is consistent with the Board's comments that they would be willing to consider compatible alterations and additions to the structure, when they considered a RFP for the sale of the property in April 2012.

Analysis of Revised Plans

Health Department

Staff continues to find the proposed alterations and additions to the existing Health Department building relatively minor in nature and compatible with the historic building, especially given the very minimal changes to the front facades. The *Design Guidelines*, while acknowledging Alexandria's more conservative architectural style for additions to both commercial and residential buildings, also "...seek to promote compatible development that is, at once, both responsive to the needs and tastes of the late 20th century [when the guidelines were written], while being compatible with the historic character of the districts."

Staff believes that the revised penthouse design, with its flat roof reminiscent of historic roof monitors, is refreshing and appropriate for this particular building in this portion of the district and addresses the majority of Staff's and the Board's concerns expressed at the last meeting. As the perspective illustrations on drawing sheet #P08 of the applicant's materials confirm, the penthouses are set back from the existing building façade and they sit lightly on the flat roofs. Unlike the previous butterfly form roof, the flat roof is a simple background form that is visually secondary to the original historic façade and the dark color recalls the slate roof of the central building. Material details, finishes and colors will be reviewed during the Certificate of Appropriateness following DSUP approval.

The changes to the rear elevation of the central building are significant, although Staff supports the modern design motif used on this less prominent elevation. With the exception of the central entrance bay, the majority of the rear addition replicates the rest of the building in terms of both materials (brick) and fenestration (punched openings with multi-paned windows). The central

entrance bay will have more modern fenestration (one-over-one windows) and materials (fiber cement panels and vertical siding), which recalls to the penthouse design and materials.

The *Guidelines* state: “The Boards generally prefer addition designs that are respectful of the existing structure and which seek to be background statements or which echo the design elements of the existing structure.” However, “Another approach to a design for an addition is one which creates a distinct yet compatible contrast with the original building through the use of differing materials, colors and the abstraction of the principal design elements of the original building.” (Additions to Commercial Buildings, p. 3) Staff believes that the penthouses and rear additions demonstrate a successful application of this guideline. Contemporary style additions are quite common on the rear elevations throughout Old Town, where they allow a more individual expression of personal taste without disrupting the historic character of the block from the public street.

As the design of the project continues, Staff recommends that the applicant consider ways to soften the large and unarticulated retaining walls which will be visible from Pendleton Street.

Townhouses

The BAR’s *Design Guidelines* only require that new buildings be compatible with nearby buildings of historic merit and do not mandate the use of historic styles for new construction. However, they do state that where new buildings recall historic buildings, that the architectural details used throughout the building should be consistent with that same style and that the building should not be a slavish replica of any particular building in the district. The historic district features a wide range of architectural styles from which to consider when constructing new townhouses. In general, Staff has no objection to the proposed townhouse at 513 Oronoco, as the Federal Revival style detailing, as well as the occurrence of “twin” townhouses, is quite common in Old Town.

Staff appreciates the applicant’s willingness to provide a greater setback between the new townhouse at 515 Oronoco and the adjacent historic townhouse at 517 Oronoco, but finds the revised roof form to further exacerbate the awkward transition between the two. As shown in the applicant’s perspective rendering on sheet #P15, the front mansard, at nearly a story-and-a-half in height, is too visually prominent, especially given the modest vernacular mansard on the adjacent townhouse. While there is historic precedent for full-story mansards nearby (see the applicant’s photos) the proportions and details of the proposed mansard are less successful. Staff recommends that the applicant restudy the mansard roof, and even consider another design motif for the townhouse that has a more compatible roof form, such as a side gable roof or a flat roof with the cornice at the third floor like some of the other townhouses in the row. Staff believes that this can be accomplished and still retain the majority of the third floor area while providing a more compatible transition between the historic and new townhouses.

Next Steps

Planning & Zoning Development Staff are completing their review of the Development Special Use Permit associated with this project to ensure zoning ordinance compliance (DSUP #2013-0016). It is anticipated that the proposal will be reviewed by Planning Commission and City Council in February 2014 and that the applicant will return to the BAR with a formal application

for a Permit to Demolish and Certificate of Appropriateness, which may include any necessary waivers, such as for the rooftop HVAC screening requirement, in Spring 2014. The applicant should continue to work with Staff as plans are refined to ensure continued conformance with BAR requirements and to work out final design details.

II. STAFF RECOMMENDATION

Staff recommends that the Board find that the revised concept design for the proposed redevelopment of the Health Department building and the construction of two new townhouses on Oronoco Street is generally appropriate with respect to the scale, mass and general architectural character of the Old and Historic Alexandria District, with the following considerations when the applicant returns for approval of a Permit to Demolish and a Certificate of Appropriateness:

- That the applicant continue to work with Staff to refine the glazing, finishes and colors of the rooftop penthouses on the Health Department building.
- That the applicant articulate the large brick retaining walls visible from Pendleton Street.
- That the applicant work with Staff to restudy the roof form, and potentially the architectural style, of the new townhouse at 515 Oronoco Street.

V. CITY DEPARTMENT COMMENTS

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

Archaeology

Open Space and Landscaping

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

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. (Archaeology)

The applicant received a Scope of Work for the Documentary Study from Alexandria Archaeology on August 21, 2013.

2. The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological fieldwork has been completed or that an approved Resource Management Plan is in place to recover significant resources in concert with construction activities. * (Archaeology)
3. Certificates of Occupancy shall not be issued for this property until interpretive elements have been constructed, interpretive markers have been erected, and the final archaeological report has been received and approved by the City Archaeologist.*** (Archaeology)
4. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
5. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

Archaeology Findings

- F-1 Tax records indicate that this block was still not developed in 1850. However, by the 1870s structures were present throughout the block. J.W. Baggett owned the lot at 509 N. St. Asaph which contained one main house and several outbuildings, and a sizeable row house and several additional buildings were standing on the lot at 511 Oronoco. The property was part of the Berg in the late nineteenth and early twentieth century, one of several prominently African-American neighborhoods in Alexandria. By the 1920s a cobbler shop was located on the N. St. Asaph lot as well as a grocer. Meanwhile, around the corner on Oronoco St. three row houses were standing at 511, 513, and 515.
- F-2 Given the fact that the Oronoco lot is paved, and this may have preserved subsurface archaeological deposits, including evidence of the three row houses, it is possible that archaeological resources relating to the late nineteenth- and early twentieth-century development of the Berg neighborhood are present.
- F-3 If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the

Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.

Zoning Ordinance

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

Code Administration

- F-1 The following comments are for conceptual review only. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon that information and the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Division Chief at ken.granata@alexandriava.gov or 703-746-4193.
- C-1 Demolition, building and trades permits are required for this project. Six sets of *construction documents* sealed by a *Registered Design Professional* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s) The building official shall be notified in writing by the owner if the registered design professional in the responsible charge is changed or is unable to continue to perform the duties
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 The temporary use of streets or public property for the storage or handling of materials or of equipment required for construction or demolition, and the protection provided to the public shall comply with the provisions of the applicable governing authority and the building code.
- C-4 Construction materials and equipment shall not be placed or stored so as to obstruct access to fire hydrants, standpipes, fire or police alarm boxes, catch basins or manholes, nor shall such materials or equipment be located within 20 feet of a street intersection, or placed to obstruct normal observations of traffic signals or to hinder the use of public transit loading platforms.
- C-5 A soils report must be submitted with the building permit application.
- C-6 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides. As alternative, a 2 hour fire wall may be provided.
- C-7 Each townhouse shall be considered a separate building and shall be separated by fire resistance-rated wall assemblies. The fire resistance-rated wall or assembly separating townhouses shall be continuous from the foundation to the underside of the roof sheathing, deck or slab. The fire resistance rating shall extend the full length of the wall

or assembly, including wall extensions through and separating attached enclosed accessory structures

- C-8 Each individual townhouse shall be structurally independent
- C-9 Required exits, parking, and accessibility within the development for persons with disabilities must comply with USBC Chapter 11,34 and ICC/ANSI A117.1.
- C-10 Garage floor area used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway
- C-11 Electrical wiring methods and other electrical requirements must comply with USBC and NFPA 70, 2008.
- C-12 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-13 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.
- C-14 Where a structure has been demolished or removed, if left vacant the lot shall be filled and maintained to the existing grade (USBC 3303.4).
- C-15 Service utility connections shall be discontinued and capped (USBC 3303.6).
- C-16 Provisions shall be made to prevent the accumulation of water or damage to any foundation on the premises or adjoining property (USBC 3303.5).
- C-17 Certification is required from the owners or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos.
- C-18 Toilet Facilities for Persons with Disabilities: Larger, detailed, dimensioned drawings are required to clarify space layout and mounting heights of affected accessories. Information on door hardware for the toilet stall is required (USBC 1109.2.2 ICC/ANSI A117.1).
- C-19 All structures under construction, alteration or demolition shall be provided with no less than one approved portable fire extinguisher in accordance with the building code.
- C-20 Openings in exterior walls are not allowed when less than 3 feet from property line
- C-21 Where installed, residential fire sprinkler systems, or portions thereof, shall be considered equivalent to NFPA 13D.

- C-22 When installed Sprinklers shall be installed to protect all areas of a dwelling unit.
- C-23 Openings and penetrations through the walls or ceilings separating the dwelling from the garage shall be in accordance with the USBC. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted.

Transportation and Environmental Services (T&ES)

Recommendations

1. Comply with all requirements of DSP2013-00016. (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)

ATTACHMENTS

- 1 – Application materials for 2nd Concept Review for 509 & 507 N. St. Asaph Street and 513 & 515 Oronoco Street, October 23, 2013*
- 2 – Staff report for September 11, 2013 Concept Review #1*
- 2 – Memo to BAR from the April 18, 2012 Work Session*
- 3 – April 18, 2012 Approved Minutes*

ST. ASAPH REDEVELOPMENT
Y-12 INVESTMENTS LLC

509 & 517 N. SAINT ASAPH STREET



OWNER

Y-12 INVESTMENTS LLC
201 NORTH UNION STREET, SUITE 300
ALEXANDRIA VA 22314
703.717.6418 (PHONE)

ARCHITECT

HEFFNER ARCHITECTS PC
604 MONTGOMERY STREET
ALEXANDRIA VA 22314
703.549.7766 (PHONE)
703.684.6212 (FAX)

STRUCTURAL

M/E/P

CIVIL

WALTER L. PHILLIPS
207 PARK AVENUE, SUITE 104
FALLS CHURCH VA 22046
703.532.6163 (PHONE)
703.533.1301 (FAX)



© HEFFNER ARCHITECTS, PC.

This drawing and the design of all components shown are the sole property of HEFFNER ARCHITECTS, PC and are intended for this project specifically. The reproduction, copying or use of this drawing or any of its components is strictly prohibited without the written consent of HEFFNER ARCHITECTS, PC. Any infringement of this copyright will be subject to strict legal action.

SEAL

ST. ASAPH
REDEVELOPMENT

509 & 517 N. SAINT ASAPH STREET

Y-12 INVESTMENTS
LLC

ISSUE	DESCRIPTION	DATE

PROJECT NUMBER13013

SHEET ISSUE DATE10/23/13

SHEET TITLE

ARCHITECTURAL
SITE PLAN

SHEET NUMBER

P01

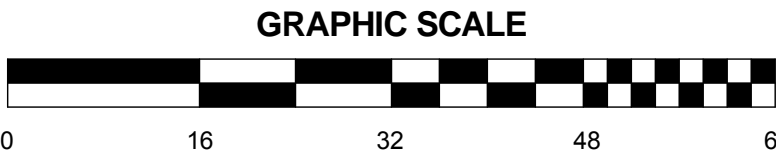
CONCEPT II

© 2013 HEFFNER ARCHITECTS PC



1 ARCHITECTURAL SITE PLAN

1/32" = 1'-0"

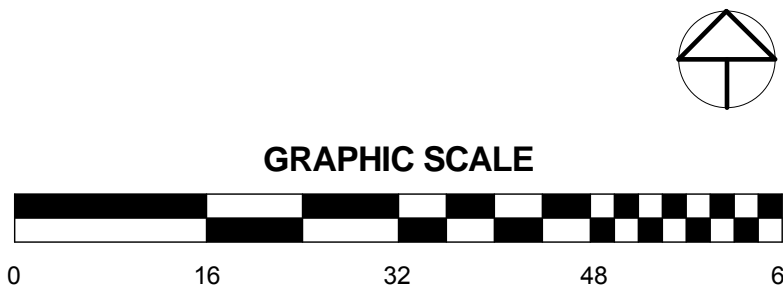


D:\DOCUMENTS\13013 OHD BLDG.shtgndbham.rvt



1 **ARCHITECTURAL SITE PLAN - OHD**

1/16" = 1'-0"



604 MONTGOMERY STREET
ALEXANDRIA, VIRGINIA 22314
(703) 549-7766 PH • (703) 684-6212 FAX

© HEFFNER ARCHITECTS, PC.

This drawing and the design of all components shown are the sole property of HEFFNER ARCHITECTS, PC and are intended for this project specifically. The reproduction, copying or use of this drawing or any of its components is strictly prohibited without the written consent of HEFFNER ARCHITECTS, PC. Any infringement of this copyright will be subject to strict legal action.

SEAL

**ST. ASAPH
REDEVELOPMENT**
509 & 517 N. SAINT ASAPH STREET

**Y-12 INVESTMENTS
LLC**

ISSUE	DESCRIPTION	DATE

APPROVED
SPECIAL USE PERMIT NO. DSUP2013-0016
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.

PROJECT NUMBER **13013**
SHEET ISSUE DATE **10/23/13**

SHEET TITLE

**ARCHITECTURAL
SITE PLAN**

SHEET NUMBER

P02

CONCEPT II

© 2013 HEFFNER ARCHITECTS PC



BRICKED-IN OPENING @
ADDITION RETURNS



1 PERSPECTIVE - N ST ASAPH / PENDLETON

ST. ASAPH
REDEVELOPMENT
509 & 517 N. SAINT ASAPH STREET

Y-12 INVESTMENTS
LLC

ISSUE	DESCRIPTION	DATE

APPROVED
SPECIAL USE PERMIT NO. DSUP2013-0016
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. _____

PROJECT NUMBER **13013**
SHEET ISSUE DATE **10/23/13**
SHEET TITLE
PERSPECTIVE - N ST ASAPH



1 PERSPECTIVE - VIEW @ ENTRY ON ST ASAPH

ST. ASAPH
REDEVELOPMENT
509 & 517 N. SAINT ASAPH STREET

Y-12 INVESTMENTS
LLC

ISSUE	DESCRIPTION	DATE

APPROVED
SPECIAL USE PERMIT NO. DSUP2013-0016
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. _____

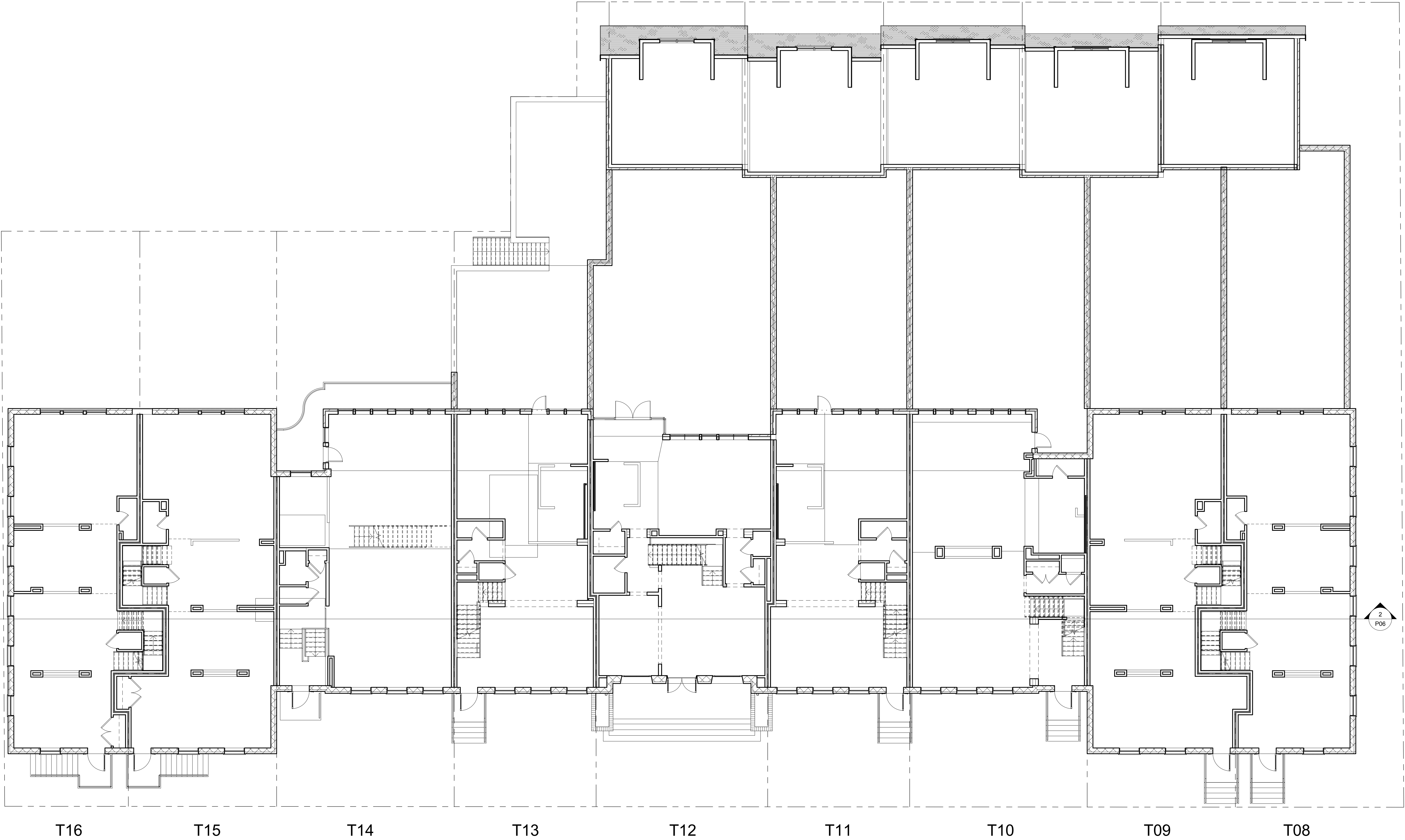
PROJECT NUMBER **13013**
SHEET ISSUE DATE **10/23/13**
SHEET TITLE
**PERSPECTIVE - N ST
ASAPH ENTRY**

SHEET NUMBER

P04

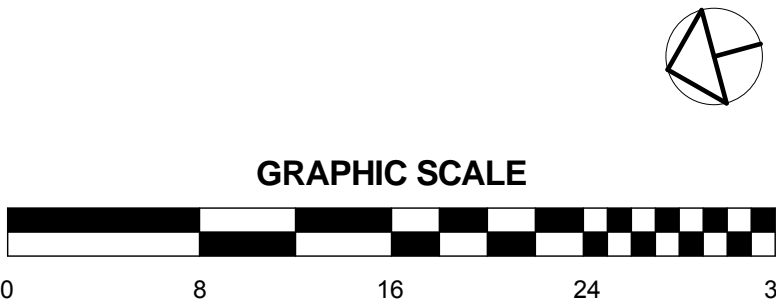
CONCEPT II

© 2013 HEFFNER ARCHITECTS PC



T16 T15 T14 T13 T12 T11 T10 T09 T08

1 FIRST FLOOR PLAN
1/8" = 1'-0"



604 MONTGOMERY STREET
ALEXANDRIA, VIRGINIA 22314
(703) 549-7766 PH • (703) 684-6212 FAX

© HEFFNER ARCHITECTS, PC.
This drawing and the design of all components shown are the sole property of HEFFNER ARCHITECTS, PC and are intended for this project specifically. The reproduction, copying or use of this drawing or any of its components is strictly prohibited without the written consent of HEFFNER ARCHITECTS, PC. Any infringement of this copyright will be subject to strict legal action.

SEAL

**ST. ASAPH
REDEVELOPMENT**
509 & 517 N. SAINT ASAPH STREET

**Y-12 INVESTMENTS
LLC**

ISSUE	DESCRIPTION	DATE

APPROVED
SPECIAL USE PERMIT NO. DSUP2013-0016
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR _____ DATE _____

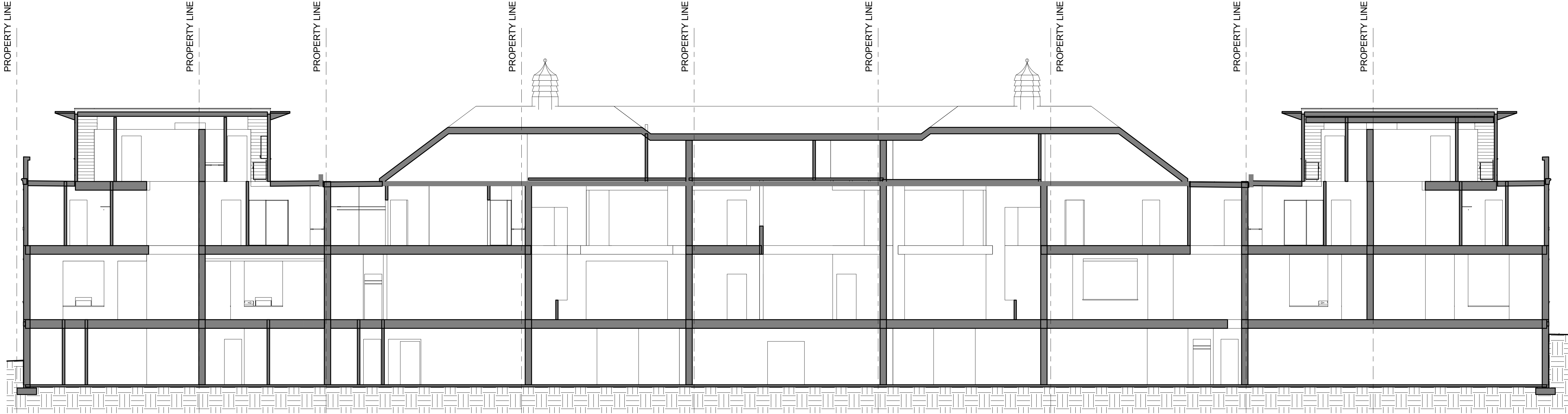
CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

PROJECT NUMBER **13013**
SHEET ISSUE DATE **10/23/13**
SHEET TITLE
**GROUND FLOOR
PLAN**

SHEET NUMBER
P05
CONCEPT II
© 2013 HEFFNER ARCHITECTS PC

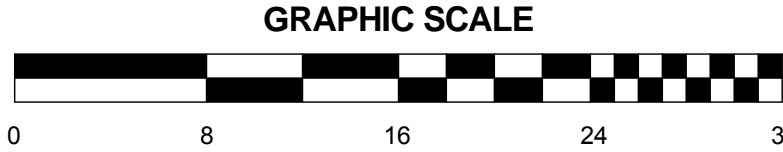


2 SITE SECTION
1/8" = 1'-0"



T16 T15 T14 T13 T12 T11 T10 T09 T08

1 FRONT ELEVATION - N ST ASAPH STREET
1/8" = 1'-0"



© HEFFNER ARCHITECTS, PC.
This drawing and the design of all components shown are the sole property of HEFFNER ARCHITECTS, PC and are intended for this project specifically. The reproduction, copying or use of this drawing or any of its components is strictly prohibited without the written consent of HEFFNER ARCHITECTS, PC. Any infringement of this copyright will be subject to strict legal action.

SEAL

**ST. ASAPH
REDEVELOPMENT**
509 & 517 N. SAINT ASAPH STREET

**Y-12 INVESTMENTS
LLC**

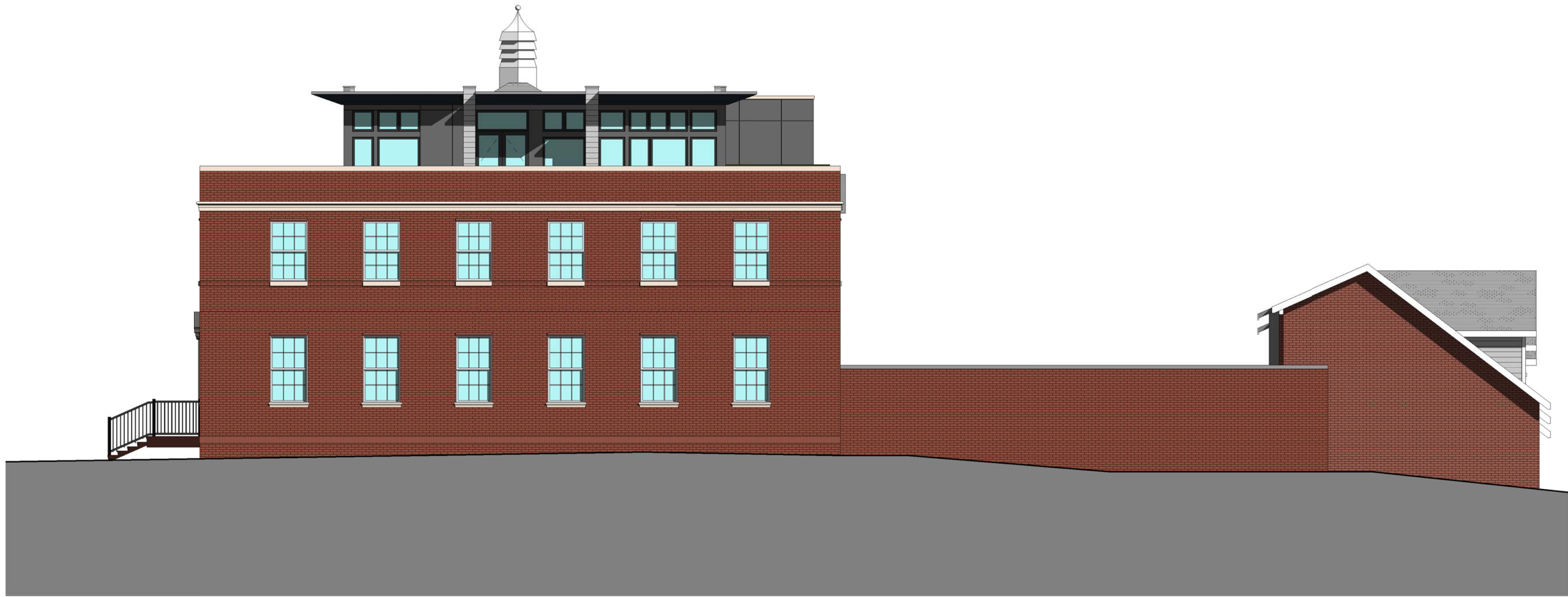
ISSUE	DESCRIPTION	DATE

APPROVED
SPECIAL USE PERMIT NO. DSUP2013-0016
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.

PROJECT NUMBER **13013**
SHEET ISSUE DATE **10/23/13**
SHEET TITLE
BLDG ELEVATIONS



3 BAR SOUTH ELEVATION

1/8" = 1'-0"



2 BAR NORTH ELEVATION

1/8" = 1'-0"



1 BAR EAST ELEVATION

1/8" = 1'-0"

HEFFNER
ARCHITECTS PC

604 MONTGOMERY STREET
ALEXANDRIA, VIRGINIA 22314
(703) 549-7766 PH • (703) 684-6212 FAX

© HEFFNER ARCHITECTS, PC.

This drawing and the design of all components shown are the sole property of HEFFNER ARCHITECTS, PC and are intended for this project specifically. The reproduction, copying or use of this drawing or any of its components is strictly prohibited without the written consent of HEFFNER ARCHITECTS, PC. Any infringement of this copyright will be subject to strict legal action.

SEAL

**ST. ASAPH
REDEVELOPMENT**
509 & 517 N. SAINT ASAPH STREET

**Y-12 INVESTMENTS
LLC**

ISSUE	DESCRIPTION	DATE

APPROVED
SPECIAL USE PERMIT NO. DSUP2013-0016
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.

PROJECT NUMBER **13013**
SHEET ISSUE DATE **10/23/13**
SHEET TITLE
BLDG ELEVATIONS

SHEET NUMBER
P07

CONCEPT II

© 2013 HEFFNER ARCHITECTS PC



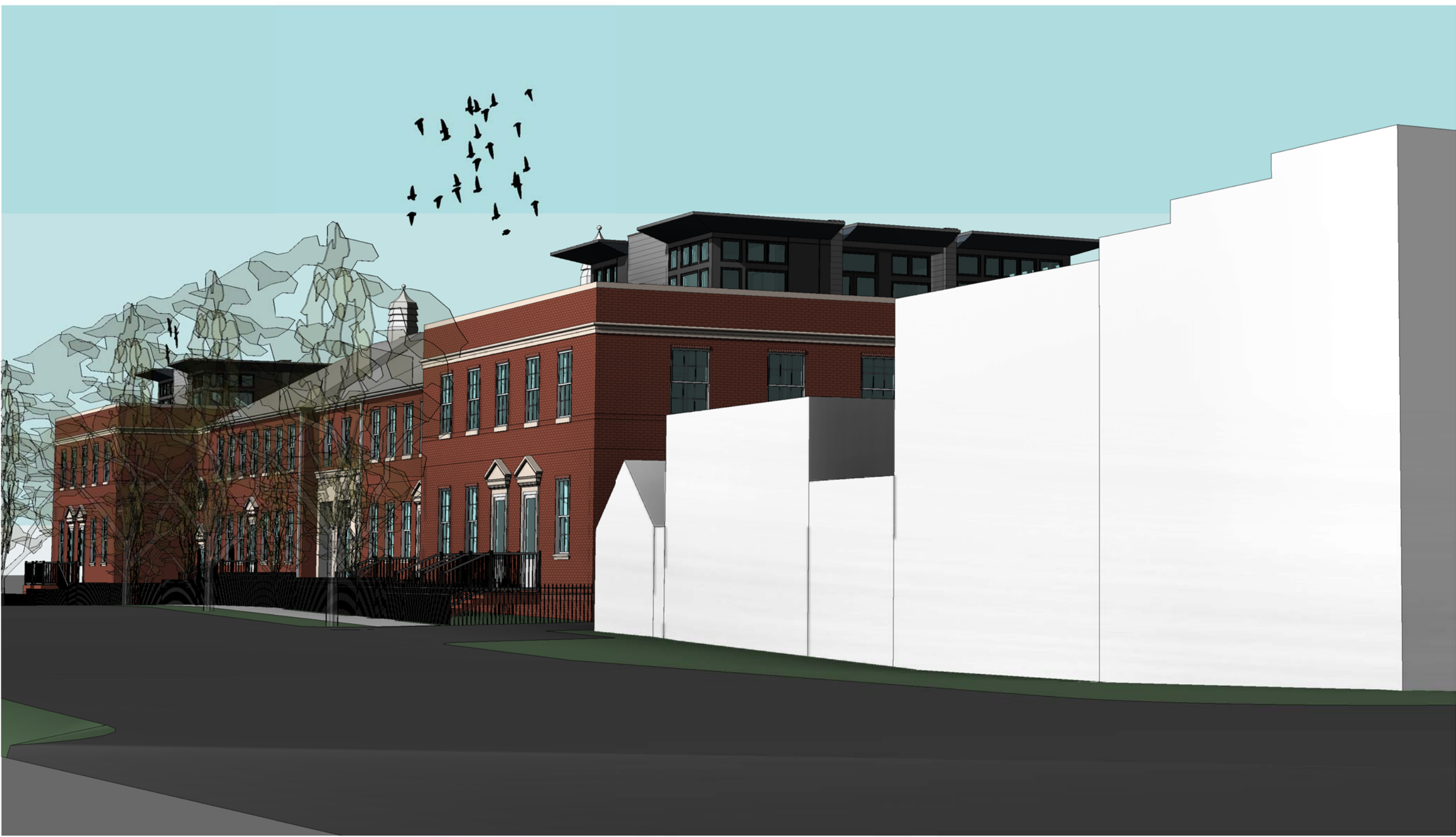
4 VIEW FROM ACROSS ST. ASAPH & PENDLETON



2 VIEW FROM ACROSS ST. ASAPH



3 VIEW LOOKING WEST ON PENDLETON



1 VIEW FROM ACROSS ST. ASAPH & ORONOCO

HEFFNER
ARCHITECTS PC

604 MONTGOMERY STREET
ALEXANDRIA, VIRGINIA 22314
(703) 549-7766 PH • (703) 684-6212 FAX

© HEFFNER ARCHITECTS, PC.

This drawing and the design of all components shown are the sole property of HEFFNER ARCHITECTS, PC and are intended for this project specifically. The reproduction, copying or use of this drawing or any of its components is strictly prohibited without the written consent of HEFFNER ARCHITECTS, PC. Any infringement of this copyright will be subject to strict legal action.

SEAL

**ST. ASAPH
REDEVELOPMENT**
509 & 517 N. SAINT ASAPH STREET

**Y-12 INVESTMENTS
LLC**

ISSUE	DESCRIPTION	DATE

APPROVED
SPECIAL USE PERMIT NO. DSUP2013-0016
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

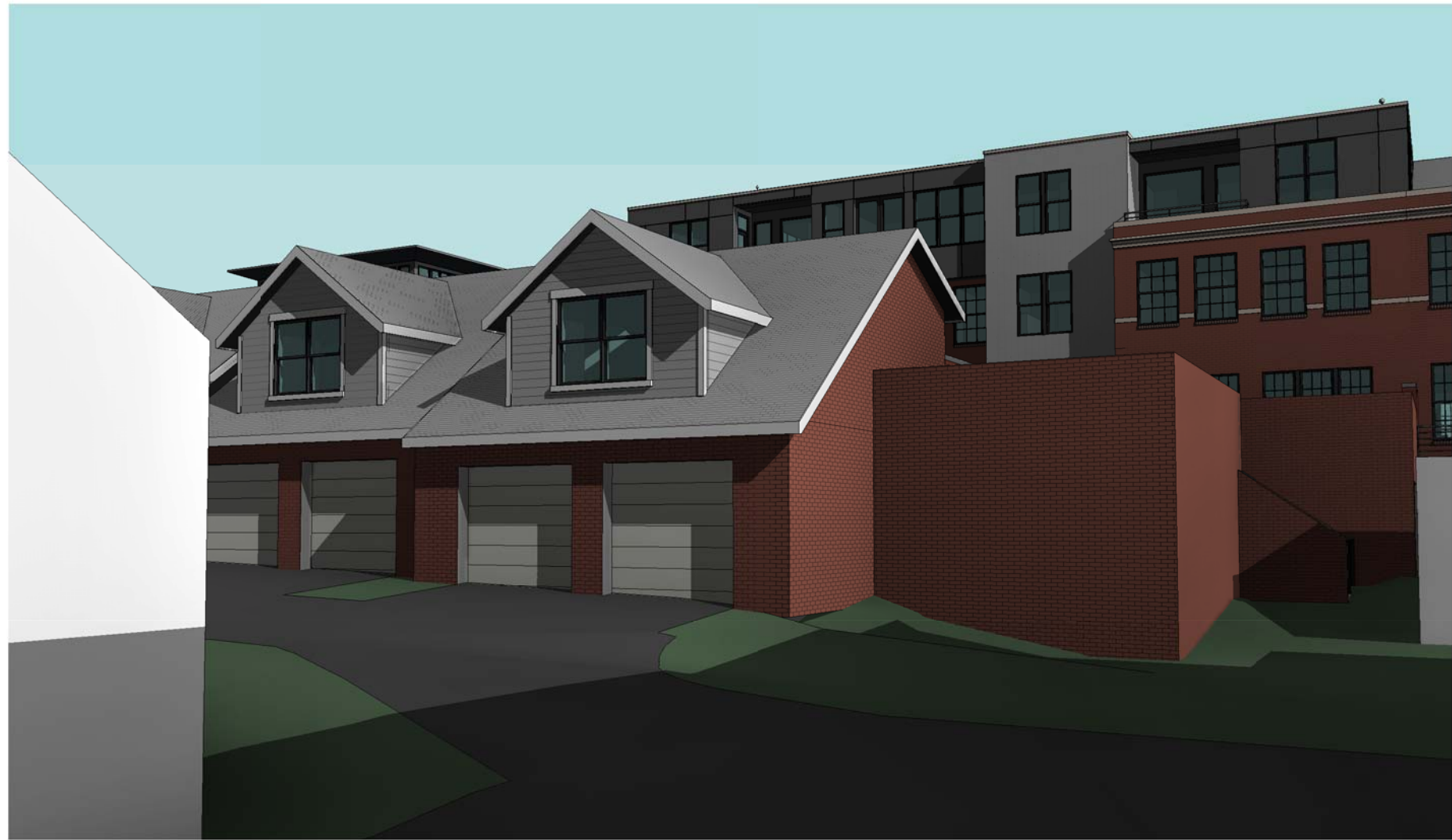
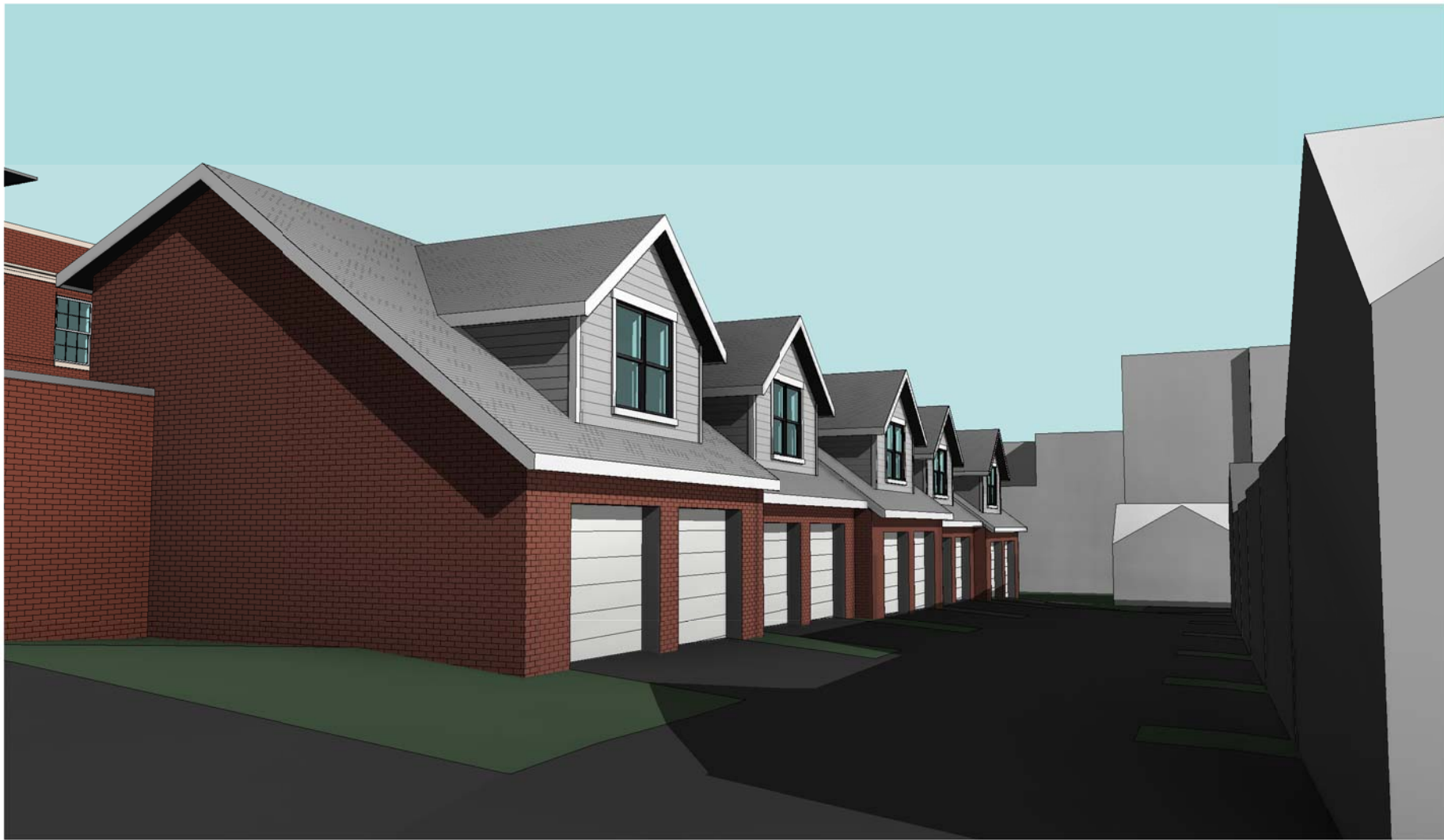
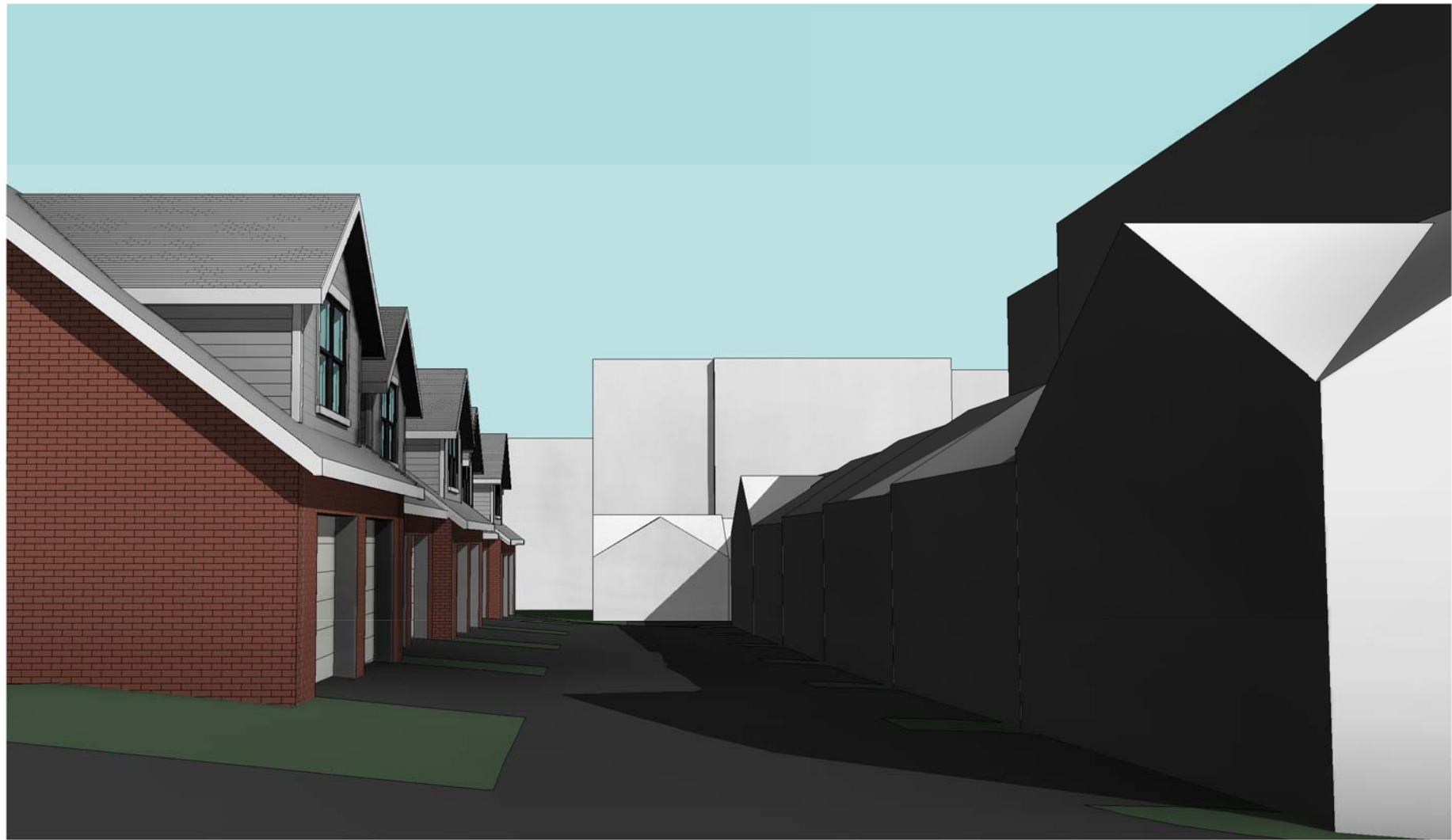
DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

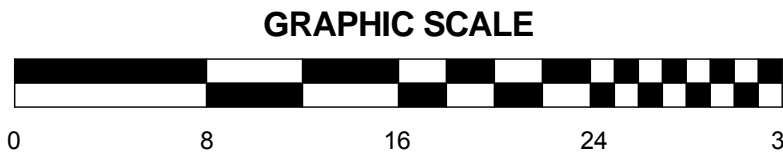
PROJECT NUMBER **13013**
SHEET ISSUE DATE **10/23/13**
SHEET TITLE
PERSPECTIVES

SHEET NUMBER
P08

CONCEPT II
© 2013 HEFFNER ARCHITECTS PC



1 GARAGE ELEVATION
1/8" = 1'-0"



604 MONTGOMERY STREET
ALEXANDRIA, VIRGINIA 22314
(703) 549-7766 PH • (703) 684-6212 FAX

© HEFFNER ARCHITECTS, PC.

This drawing and the design of all components shown are the sole property of HEFFNER ARCHITECTS, PC and are intended for this project specifically. The reproduction, copying or use of this drawing or any of its components is strictly prohibited without the written consent of HEFFNER ARCHITECTS, PC. Any infringement of this copyright will be subject to strict legal action.

SEAL

**ST. ASAPH
REDEVELOPMENT**
509 & 517 N. SAINT ASAPH STREET

**Y-12 INVESTMENTS
LLC**

ISSUE	DESCRIPTION	DATE

APPROVED
SPECIAL USE PERMIT NO. DSUP2013-0016
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. _____

PROJECT NUMBER **13013**
SHEET ISSUE DATE **10/23/13**
SHEET TITLE
BLDG ELEVATIONS

SHEET NUMBER
P09

CONCEPT II
© 2013 HEFFNER ARCHITECTS PC



604 MONTGOMERY STREET
ALEXANDRIA, VIRGINIA 22314
(703) 549-7766 PH • (703) 684-6212 FAX

© HEFFNER ARCHITECTS, PC.

This drawing and the design of all components shown are the sole property of HEFFNER ARCHITECTS, PC and are intended for this project specifically. The reproduction, copying or use of this drawing or any of its components is strictly prohibited without the written consent of HEFFNER ARCHITECTS, PC. Any infringement of this copyright will be subject to strict legal action.

SEAL

**ST. ASAPH
REDEVELOPMENT**
509 & 517 N. SAINT ASAPH STREET

**Y-12 INVESTMENTS
LLC**

ISSUE	DESCRIPTION	DATE

APPROVED
SPECIAL USE PERMIT NO. DSUP2013-0016

DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR

DATE

CHAIRMAN, PLANNING COMMISSION

DATE

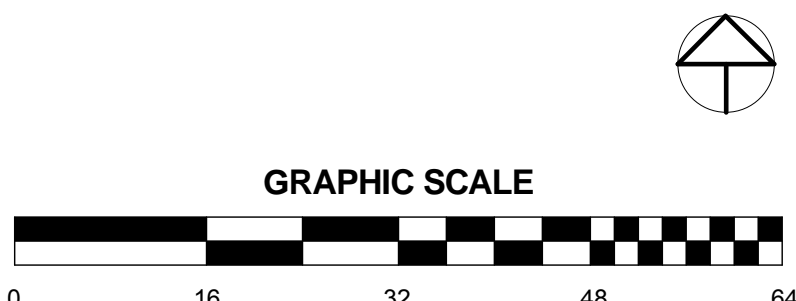
DATE RECORDED

INSTRUMENT NO.

DEED BOOK NO.

PAGE NO.

1 ARCHITECTURAL SITE PLAN - ORONOCO TH
1/16" = 1'-0"



D:\DOCUMENTS\13013 OHD BLDG. ahghnbodham.rvt



1 PERSPECTIVE - ORONOCO AND N PITT STREET



604 MONTGOMERY STREET
ALEXANDRIA, VIRGINIA 22314
(703) 549-7766 PH • (703) 684-6212 FAX

© HEFFNER ARCHITECTS, PC.
This drawing and the design of all components shown are the sole property of HEFFNER ARCHITECTS, PC and are intended for this project specifically. The reproduction, copying or use of this drawing or any of its components is strictly prohibited without the written consent of HEFFNER ARCHITECTS, PC. Any infringement of this copyright will be subject to strict legal action.

SEAL

**ORONOCO STREET
DEVELOPMENT**
513 & 515 ORONOCO STREET

**Y12 INVESTMENTS
LLC**

ISSUE	DESCRIPTION	DATE

APPROVED
SPECIAL USE PERMIT NO. DSUP2013-0016
DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No. _____

DIRECTOR

DATE

CHAIRMAN, PLANNING COMMISSION

DATE

DATE RECORDED

INSTRUMENT NO.

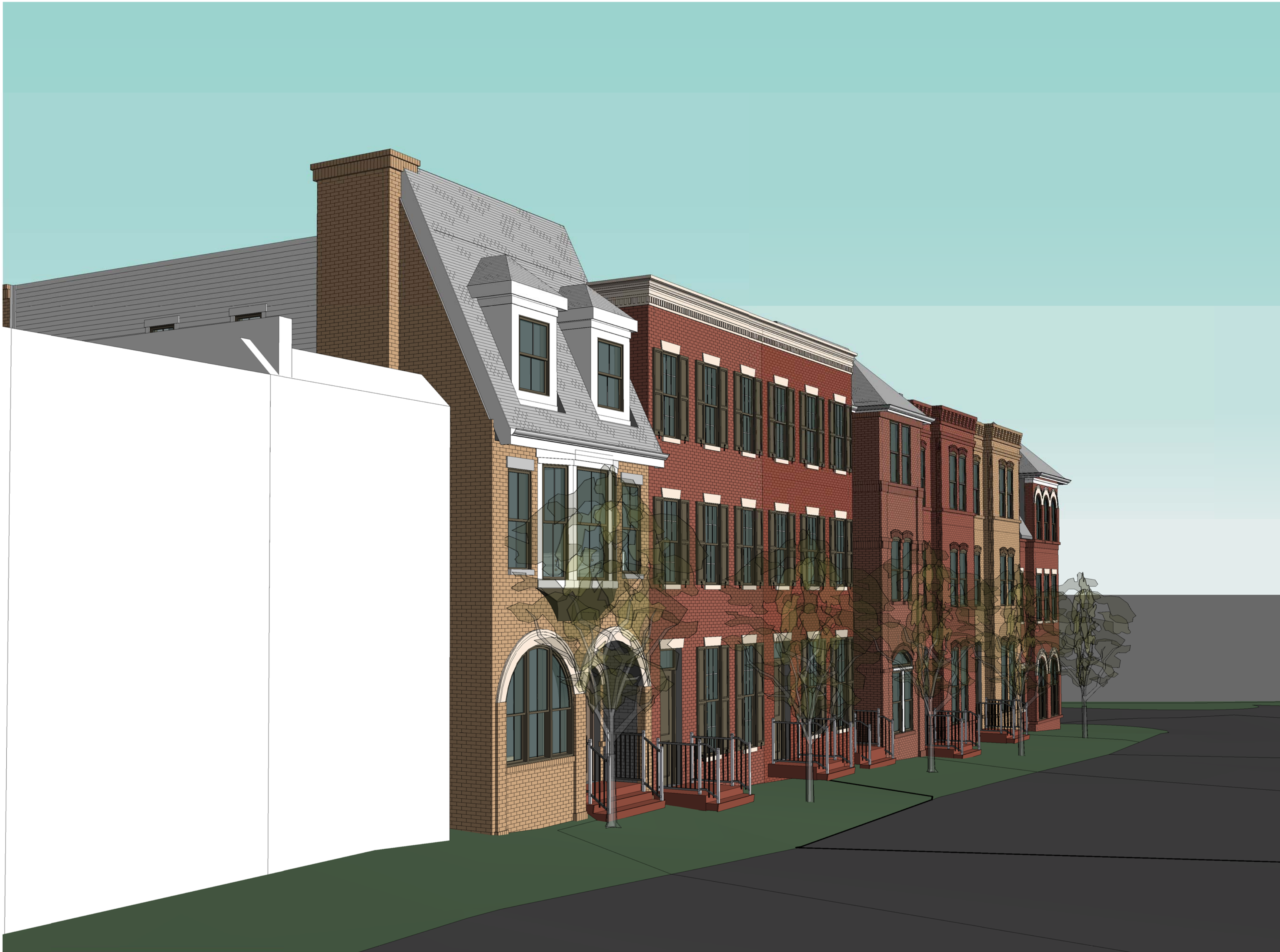
DEED BOOK NO.

PAGE NO.

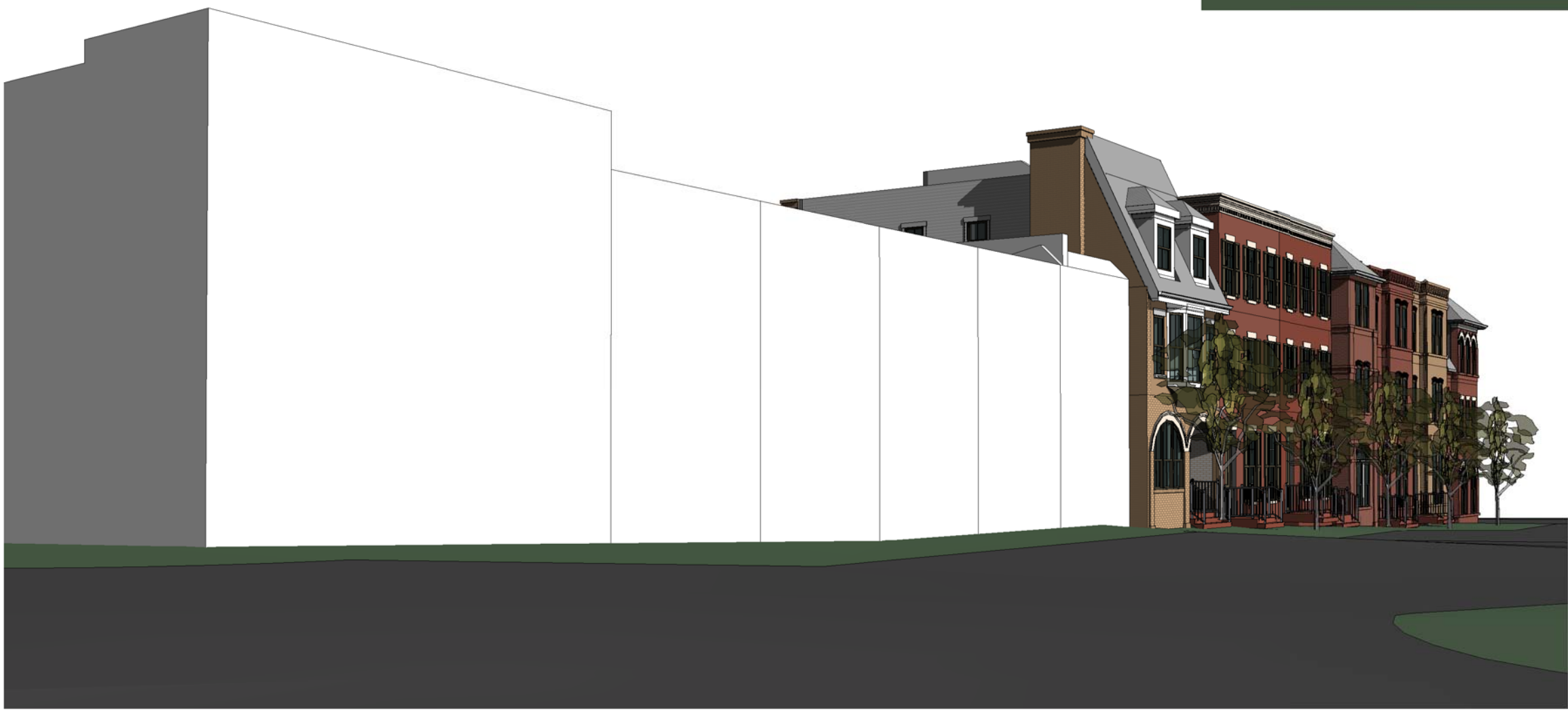
PROJECT NUMBER **13013**
SHEET ISSUE DATE **10/23/13**
SHEET TITLE
**TOWNHOUSE
PERSPECTIVE**

SHEET NUMBER
P11

CONCEPT II
© 2010 HEFFNER ARCHITECTS PC



1 VIEW TO ORONOCO AND PITT



2 VIEW FROM ST. ASPAH AND ORONOCO



604 MONTGOMERY STREET
ALEXANDRIA, VIRGINIA 22314
(703) 549-7766 PH • (703) 684-6212 FAX

© HEFFNER ARCHITECTS, PC.

This drawing and the design of all components shown are the sole property of HEFFNER ARCHITECTS, PC and are intended for this project specifically. The reproduction, copying or use of this drawing or any of its components is strictly prohibited without the written consent of HEFFNER ARCHITECTS, PC. Any infringement of this copyright will be subject to strict legal action.

SEAL

**ORONOCO STREET
DEVELOPMENT**
513 & 515 ORONOCO STREET

**Y12 INVESTMENTS
LLC**

ISSUE	DESCRIPTION	DATE

APPROVED
SPECIAL USE PERMIT NO. DSUP2013-0016
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.

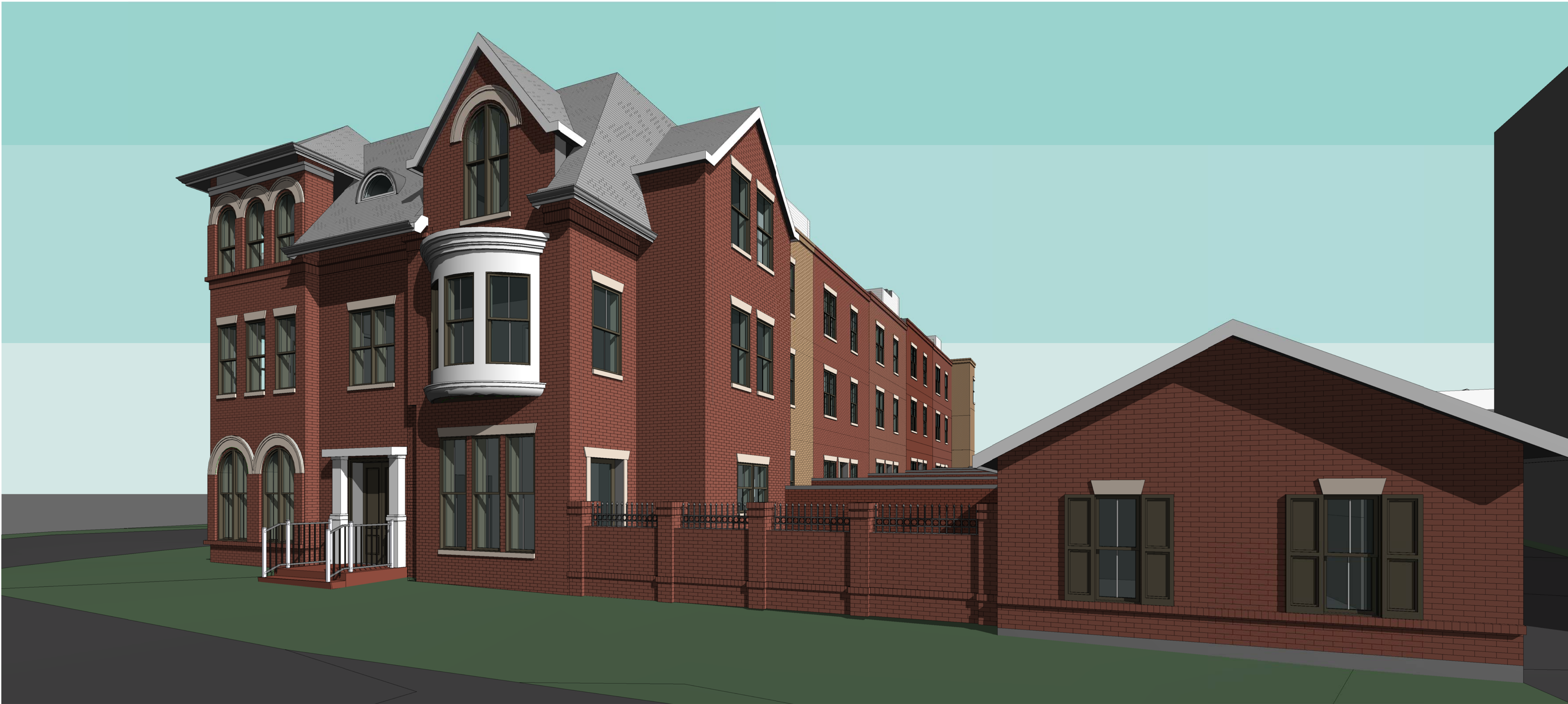
PAGE NO.

PROJECT NUMBER **13013**
SHEET ISSUE DATE **10/23/13**
SHEET TITLE
BLDG PERSPECTIVE

SHEET NUMBER
P12

CONCEPT II
© 2010 HEFFNER ARCHITECTS PC

C:\Users\AHAEUE\Documents\13013 ORONOCO TH_ahaeue.rvt



1 N PITT STREET AXONOMETRIC



604 MONTGOMERY STREET
ALEXANDRIA, VIRGINIA 22314
(703) 549-7766 PH • (703) 684-6212 FAX

© HEFFNER ARCHITECTS, PC.

This drawing and the design of all components shown are the sole property of HEFFNER ARCHITECTS, PC and are intended for this project specifically. The reproduction, copying or use of this drawing or any of its components is strictly prohibited without the written consent of HEFFNER ARCHITECTS, PC. Any infringement of this copyright will be subject to strict legal action.

SEAL

ORONOCO STREET
DEVELOPMENT

513 & 515 ORONOCO STREET

Y12 INVESTMENTS
LLC

ISSUE	DESCRIPTION	DATE

APPROVED SPECIAL USE PERMIT NO. <u>DSUP2013-0016</u>	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No. _____	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED _____	
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO.	

PROJECT NUMBER **13013**
SHEET ISSUE DATE **10/23/13**
SHEET TITLE
**N PITT STREET
AXONOMETRIC**

SHEET NUMBER
P13

CONCEPT II

© 2010 HEFFNER ARCHITECTS PC

ORONOCO STREET
DEVELOPMENT

513 & 515 ORONOCO STREET

Y12 INVESTMENTS
LLC

ISSUE	DESCRIPTION	DATE

APPROVED
SPECIAL USE PERMIT NO. DSUP2013-0016
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.

PROJECT NUMBER	13013
SHEET ISSUE DATE	10/23/13

SHEET TITLE

PHOTO MONTAGE

SHEET NUMBER

P14

CONCEPT II

© 2010 HEFFNER ARCHITECTS PC



ORONOCO STREET ELEVATION - NOT TO SCALE



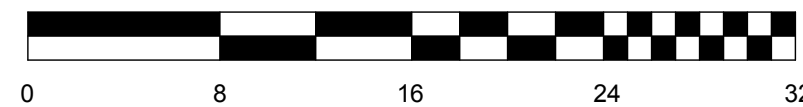
N PITT STREET ELEVATION - NOT TO SCALE



1 FRONT ELEVATION - ORONOCO STREET
1/8" = 1'-0"



2 SIDE ELEVATION - N PITT STREET
1/8" = 1'-0"



**ORONOCO STREET
DEVELOPMENT**
513 & 515 ORONOCO STREET

**Y12 INVESTMENTS
LLC**

ISSUE	DESCRIPTION	DATE

APPROVED
SPECIAL USE PERMIT NO. DSUP2013-0016
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

CHAIRMAN, PLANNING COMMISSION DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

PROJECT NUMBER **13013**
SHEET ISSUE DATE **10/23/13**
SHEET TITLE
BLDG ELEVATIONS



604 MONTGOMERY STREET
ALEXANDRIA, VIRGINIA 22314
(703) 549-7766 PH • (703) 684-6212 FAX

© HEFFNER ARCHITECTS, PC.

This drawing and the design of all components shown are the sole property of HEFFNER ARCHITECTS, PC and are intended for this project specifically. The reproduction, copying or use of this drawing or any of its components is strictly prohibited without the written consent of HEFFNER ARCHITECTS, PC. Any infringement of this copyright will be subject to strict legal action.

SEAL

ORONOCO STREET
DEVELOPMENT
513 & 515 ORONOCO STREET

Y12 INVESTMENTS
LLC

ISSUE	DESCRIPTION	DATE

APPROVED

SPECIAL USE PERMIT NO. DSUP2013-0016

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.

PROJECT NUMBER **13013**
SHEET ISSUE DATE **10/23/13**
SHEET TITLE
**ORONOCO STREET
ELEVATION**

SHEET NUMBER

P16

CONCEPT II

© 2010 HEFFNER ARCHITECTS PC



1 FRONT ELEVATION - ORONOCO STREET
1/8" = 1'-0"



2 SIDE ELEVATION - N PITT STREET
1/8" = 1'-0"





604 MONTGOMERY STREET
ALEXANDRIA, VIRGINIA 22314
(703) 549-7766 PH • (703) 684-6212 FAX

© HEFFNER ARCHITECTS, PC.

This drawing and the design of all components shown are the sole property of HEFFNER ARCHITECTS, PC and are intended for this project specifically. The reproduction, copying or use of this drawing or any of its components is strictly prohibited without the written consent of HEFFNER ARCHITECTS, PC. Any infringement of this copyright will be subject to strict legal action.

SEAL

ORONOCO STREET
DEVELOPMENT

513 & 515 ORONOCO STREET

Y12 INVESTMENTS
LLC

ISSUE	DESCRIPTION	DATE

APPROVED
SPECIAL USE PERMIT NO. DSUP2013-0016
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.

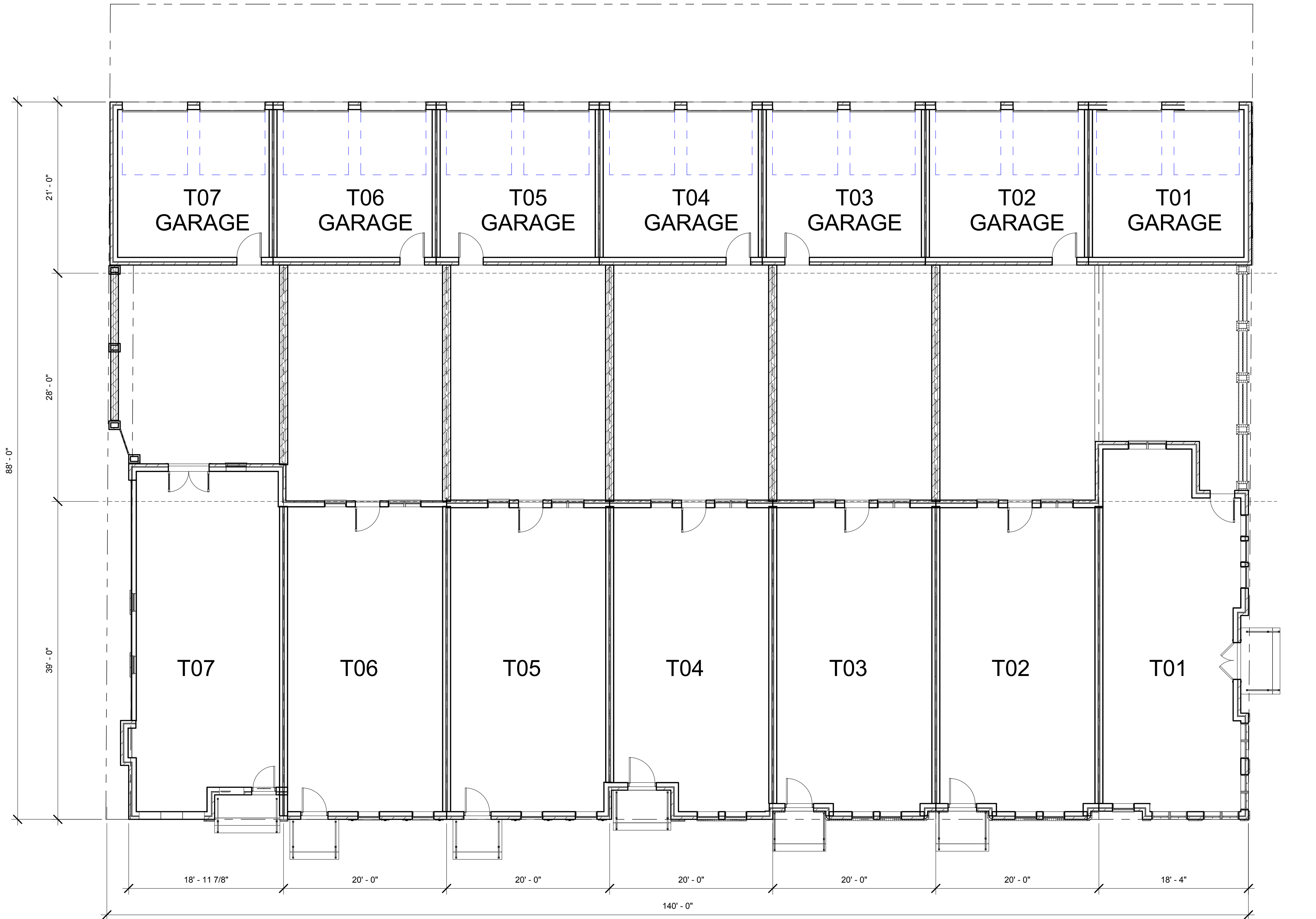
PROJECT NUMBER 13013
SHEET ISSUE DATE 10/23/13
SHEET TITLE
TOWNHOUSE PLANS

SHEET NUMBER

P17

CONCEPT II

© 2010 HEFFNER ARCHITECTS PC



1 TOWNHOUSE 1-7 FIRST FLOOR PLAN
1/8" = 1'-0"





**T01 FRONT ELEVATION
ORONOCO STREET**

1

1/4" = 1'-0"



2 SIDE ELEVATION - N PITT STREET

2

1/4" = 1'-0"



HEFFNER
ARCHITECTS PC

604 MONTGOMERY STREET
ALEXANDRIA, VIRGINIA 22314
(703) 549-7766 PH • (703) 684-6212 FAX

© HEFFNER ARCHITECTS, PC.

This drawing and the design of all components shown are the sole property of HEFFNER ARCHITECTS, PC and are intended for this project specifically. The reproduction, copying or use of this drawing or any of its components is strictly prohibited without the written consent of HEFFNER ARCHITECTS, PC. Any infringement of this copyright will be subject to strict legal action.

SEAL

**ORONOCO STREET
DEVELOPMENT**

513 & 515 ORONOCO STREET

**Y12 INVESTMENTS
LLC**

ISSUE	DESCRIPTION	DATE

APPROVED
SPECIAL USE PERMIT NO. DSUP2013-0016

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.

PROJECT NUMBER 13013

SHEET ISSUE DATE 09/11/13

SHEET TITLE

T01 ELEVATION

SHEET NUMBER

P18

CONCEPT II

© 2010 HEFFNER ARCHITECTS PC



604 MONTGOMERY STREET
ALEXANDRIA, VIRGINIA 22314
(703) 549-7766 PH • (703) 684-6212 FAX

© HEFFNER ARCHITECTS, PC.

This drawing and the design of all components shown are the sole property of HEFFNER ARCHITECTS, PC and are intended for this project specifically. The reproduction, copying or use of this drawing or any of its components is strictly prohibited without the written consent of HEFFNER ARCHITECTS, PC. Any infringement of this copyright will be subject to strict legal action.

SEAL

ORONOCO STREET
DEVELOPMENT
513 & 515 ORONOCO STREET

Y12 INVESTMENTS
LLC

ISSUE	DESCRIPTION	DATE

APPROVED
SPECIAL USE PERMIT NO. DSUP2013-0016
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.

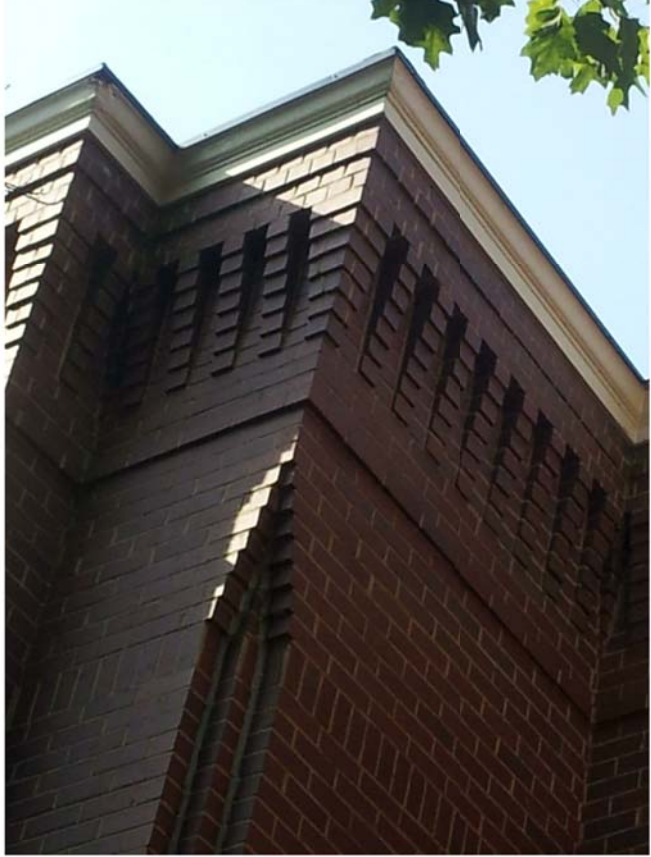
PROJECT NUMBER **13013**
SHEET ISSUE DATE **10/23/13**
SHEET TITLE
T02 ELEVATION

SHEET NUMBER

P19

CONCEPT II

© 2010 HEFFNER ARCHITECTS PC



1 T02 FRONT ELEVATION - ORONOCO STREET
1/4" = 1'-0"



C:\Users\AHAEQUE\Documents\13013 ORONOCO TH_ahaeque.rvt



1

T03 FRONT ELEVATION - ORONOCO STREET

1/4" = 1'-0"



HEFFNER
ARCHITECTS PC

604 MONTGOMERY STREET
ALEXANDRIA, VIRGINIA 22314
(703) 549-7766 PH • (703) 684-6212 FAX

© HEFFNER ARCHITECTS, PC.

This drawing and the design of all components shown are the sole property of HEFFNER ARCHITECTS, PC and are intended for this project specifically. The reproduction, copying or use of this drawing or any of its components is strictly prohibited without the written consent of HEFFNER ARCHITECTS, PC. Any infringement of this copyright will be subject to strict legal action.

SEAL

ORONOCO STREET
DEVELOPMENT

513 & 515 ORONOCO STREET

Y12 INVESTMENTS
LLC

ISSUE	DESCRIPTION	DATE

APPROVED
SPECIAL USE PERMIT NO. DSUP2013-0016

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.

PROJECT NUMBER13013

SHEET ISSUE DATE10/23/13

SHEET TITLE

T03 ELEVATION

SHEET NUMBER

P20

CONCEPT II

© 2010 HEFFNER ARCHITECTS PC



604 MONTGOMERY STREET
ALEXANDRIA, VIRGINIA 22314
(703) 549-7766 PH • (703) 684-6212 FAX

© HEFFNER ARCHITECTS, PC.

This drawing and the design of all components shown are the sole property of HEFFNER ARCHITECTS, PC and are intended for this project specifically. The reproduction, copying or use of this drawing or any of its components is strictly prohibited without the written consent of HEFFNER ARCHITECTS, PC. Any infringement of this copyright will be subject to strict legal action.

SEAL

ORONOCO STREET
DEVELOPMENT
513 & 515 ORONOCO STREET

Y12 INVESTMENTS
LLC

ISSUE	DESCRIPTION	DATE

APPROVED
SPECIAL USE PERMIT NO. DSUP2013-0016
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.

PROJECT NUMBER 13013
SHEET ISSUE DATE 10/23/13

SHEET TITLE
T04 ELEVATION

SHEET NUMBER

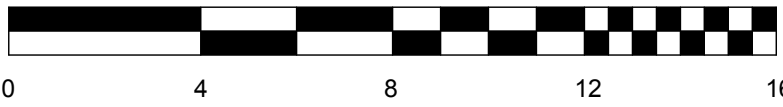
P21

CONCEPT II

© 2010 HEFFNER ARCHITECTS PC



1 T04 FRONT ELEVATION - ORONOCO STREET
1/4" = 1'-0"



© HEFFNER ARCHITECTS, PC.

This drawing and the design of all components shown are the sole property of HEFFNER ARCHITECTS, PC and are intended for this project specifically. The reproduction, copying or use of this drawing or any of its components is strictly prohibited without the written consent of HEFFNER ARCHITECTS, PC. Any infringement of this copyright will be subject to strict legal action.

SEAL

ORONOCO STREET
DEVELOPMENT

513 & 515 ORONOCO STREET

Y12 INVESTMENTS
LLC

ISSUE	DESCRIPTION	DATE

APPROVED
SPECIAL USE PERMIT NO. DSUP2013-0016
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.

PROJECT NUMBER13013

SHEET ISSUE DATE10/23/13

SHEET TITLE

T05 ELEVATION



1

T05 FRONT ELEVATION - ORONOCO STREET

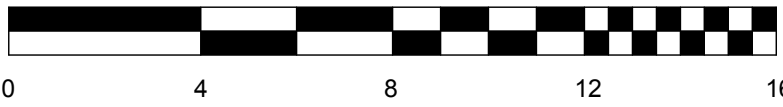
1/4" = 1'-0"



C:\Users\AHAEQUE\Documents\13013 ORONOCO TH_ahaeque.rvt



1 **T06 FRONT ELEVATION - ORONOCO STREET**
1/4" = 1'-0"



HEFFNER
ARCHITECTS PC

604 MONTGOMERY STREET
ALEXANDRIA, VIRGINIA 22314
(703) 549-7766 PH • (703) 684-6212 FAX

© HEFFNER ARCHITECTS, PC.

This drawing and the design of all components shown are the sole property of HEFFNER ARCHITECTS, PC and are intended for this project specifically. The reproduction, copying or use of this drawing or any of its components is strictly prohibited without the written consent of HEFFNER ARCHITECTS, PC. Any infringement of this copyright will be subject to strict legal action.

SEAL

**ORONOCO STREET
DEVELOPMENT**
513 & 515 ORONOCO STREET

**Y12 INVESTMENTS
LLC**

ISSUE	DESCRIPTION	DATE

APPROVED
SPECIAL USE PERMIT NO. DSUP2013-0016
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.

PROJECT NUMBER **13013**
SHEET ISSUE DATE **10/23/13**
SHEET TITLE
T06 ELEVATION

SHEET NUMBER
P24
CONCEPT II
© 2010 HEFFNER ARCHITECTS PC

ORONOCO STREET
DEVELOPMENT

513 & 515 ORONOCO STREET

Y12 INVESTMENTS
LLC

ISSUE	DESCRIPTION	DATE

APPROVED
SPECIAL USE PERMIT NO. DSUP2013-0016

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.

PROJECT NUMBER 13013

SHEET ISSUE DATE 10/23/13

SHEET TITLE

T07 ELEVATION

SHEET NUMBER

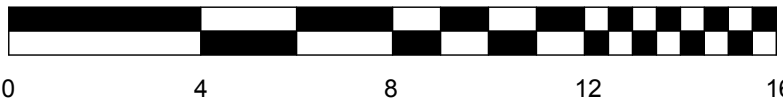
P25

CONCEPT II

© 2010 HEFFNER ARCHITECTS PC



1 T07 FRONT ELEVATION - ORONOCO STREET
1/4" = 1'-0"



City of Alexandria, Virginia

MEMORANDUM

DATE: SEPTEMBER 11, 2013

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

FROM: HISTORIC PRESERVATION STAFF

SUBJECT: CONCEPT REVIEW OF THE OLD HEALTH DEPARTMENT SITE (509 &
517 N. SAINT ASAPH STREET, AND 513 & 515 ORONOCO STREET)

September 11, 2013 Approved Minutes

SPEAKERS

Ken Wire, representing the applicant, spoke in support of the project.

Shawn Glerum, architect for the applicant, spoke in support of the project and gave an overview of it.

Richard Lee Mayfield, 517 Oronoco Street, spoke against the project noting that the applicant had done no outreach to him or his neighbors. He was troubled by the applicant's lack of outreach and good will. He also stated that his house only is only set back 1.4' from the property line and noted that the proposed construction will diminish the light to his existing window openings.

Mark Bustin, 521 Oronoco Street, noted he was pleased that the Health Department building was being renovated but troubled by the disparity on the Oronoco streetscape between the existing two story and proposed three story houses.

Steve Goodman, representative from the Garrett's Mill Homeowners' Association noted that the applicant had reach out and met with his group. Their HOA is not opposed to the project.

Poul Hertel, 1217 Michigan Court, said that the changes to the Health Department were significant changes.

Nancy Hendee, 525 Oronoco Street, expressed concern about the increasing density and the lack of green space and parks in North Old Town. Chairman Hulfish clarified that this issue was outside the BAR's purview.

Mark Boudreau, 506 Oronoco Street, asked how important three stories was to the overall project, finding that three stories overwhelmed the historic townhouses. He suggested a better transition with a two-story building. He suggested lowering the entrances to grade. He asked whether the existing trees in front of the Health Department would be preserved. The applicant responded that they would be preserved.

Laura Kelly, 605 North Saint Asaph Street, stated that the proposed penthouses on the Health Department building will look odd.

BOARD DISCUSSION

Mr. Carlin expressed concerns about the penthouse, finding the current scheme inappropriate and suggested that they be more compatible with the Colonial Revival style building. He related to the neighbors' concerns and stated that their needed to be a better transition, particularly in light of the proximity of the project to the Lee Boyhood Home.

Mr. von Senden asked which townhouses were under the Board's purview. Staff responded that the westernmost townhouse on Oronoco Street was in the Old and Historic Alexandria District as well as possibly part of the adjacent townhouse to the east. Therefore, the Board's review is limited to these two units. The entire southern portion of the former Health Department building was in the district but by longstanding practice, if any portion of a building is in the district, the entire building is reviewed.

Mr. von Senden recommended a more gradual transition to the historic home. He liked the butterfly form penthouse roofs and complimented the very successful new entrances to townhouses within the former Health Department building.

Dr. Fitzgerald approved of the minimal impact to the Health Department building and was not offended by the penthouses, though he supported a restudy. He thought that Oronoco Street townhouses needed work, including more transitions, step downs and varying height.

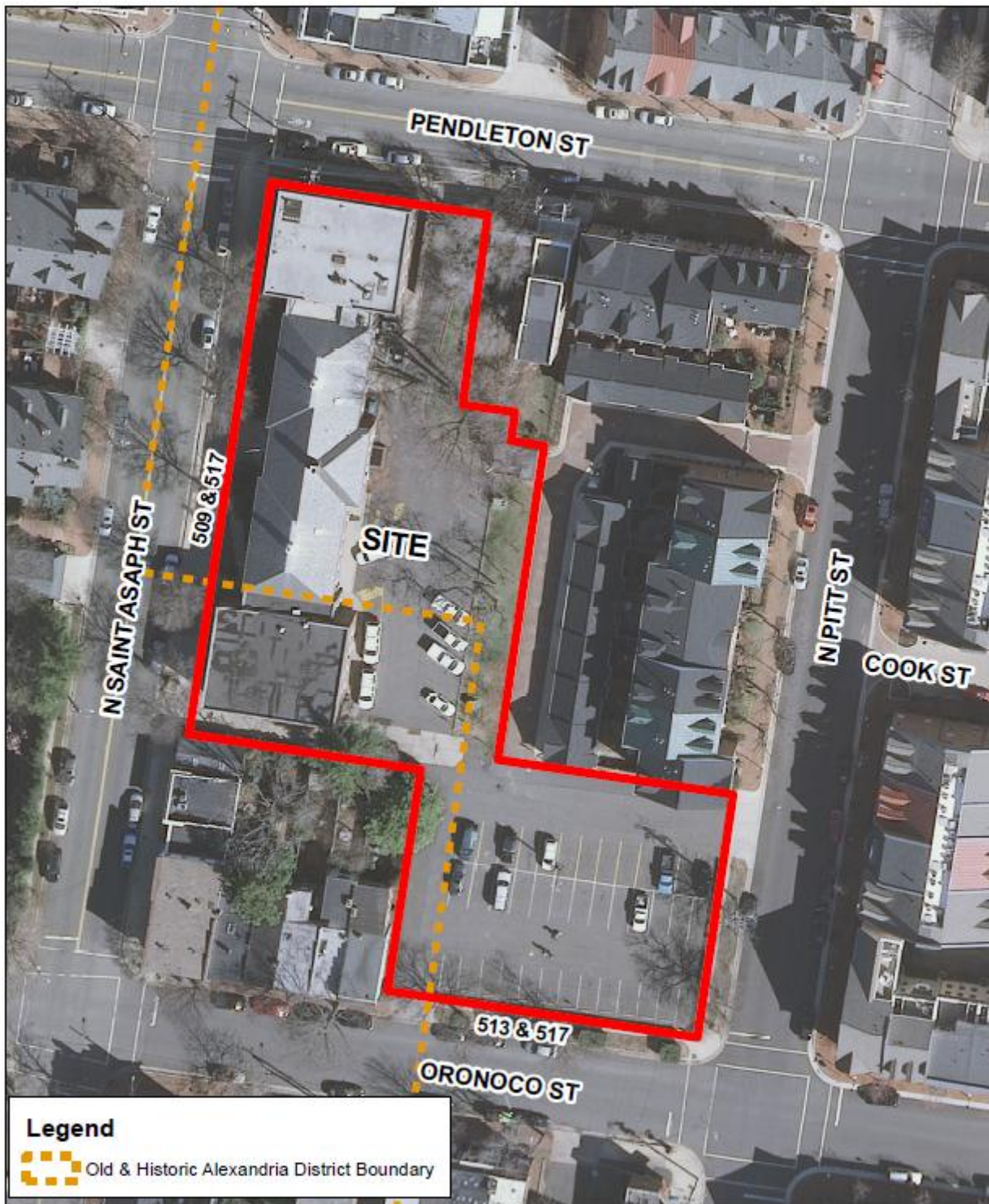
Chairman Hulfish stated that the decision to redevelop this site had already been made but was concerned about the Oronoco Street townhouses and the lack of outreach with some neighbors. He complimented preservation of the former Health Department building but recommended changing the penthouse roof line.

Ms. Roberts agreed with Chairman Hulfish's comments. She was troubled by the roof monitor form and advised that the applicant work with the neighbors.

Mr. Neale said his first impression was usually the best guide and he liked the project. He stated that it encompassed the best aspects of preservation and modern design. He noted that the roof monitor is set back from the façade somewhat and suggested that the applicant return with vision clearance lines that demonstrate the effect on views from the street. He said there were probably reasons on the interior the entry doors on the north end of the building had been separated but preferred the original scheme where they were paired facing Saint Asaph Street, as they still are at the south end.

Mr. Neale noted that there were six different facades on the seven Oronoco Street townhouses and had no concern with the diversity of the townhouse designs shown. He appreciated the randomness of building heights throughout the historic district, noting that it made the area unique. He thought there was a way to feature both two and three story townhouses on this row. He noted that this was only Concept Review and the architecture should only improve as it was more fully developed.

Overall, the Board supported the mass, scale, height and architectural character of the project, with the comments noted above.



BAR2013-00298

I. SUMMARY

Concept Review

The proposed project now before the Board is part of a BAR Concept Review for the conversion of the former City Health Department building at the southeast corner of North St. Asaph Street and Pendleton Street into nine residential “townhouse” units within the existing building, as well as for the construction of seven new single family townhouses on the existing surface parking lot at the corner of Oronoco Street and North Pitt Street. The Board’s Concept Review Policy was adopted by the two Boards of Architectural review in May 2000 (attached).

Concept Review is an 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. The Board takes no formal action at the Concept Review stage. However, if, the Board believes that a building height or mass, or area proposed for demolition is not appropriate and would not be supported in the future, the applicant and staff should be advised as soon as possible. This early step in the development review process is intended to minimize future architectural design conflicts between what is shown to the community and City Council during the DSUP approval and what the Board later finds architecturally appropriate under the criteria in Chapter 10 of the Zoning Ordinance and the BAR’s adopted *Design Guidelines*.

At this phase in the development process it is important for the Board to express any major concerns and to provide general design comments now while recognizing that the design details, materials, textures, colors, and the like are subject to further architectural refinements when the Board formally reviews the Certificate of Appropriateness following City Council approval of the DSUP.

Although the applicant has not submitted an application for a Permit to Demolish, the Board will ultimately be voting to approve a Permit to Demolish for the following: demolition of a portion of the Health Department building’s flat roof in order to construct a penthouse on each of the two building wings; demolition of small areas on the brick façade under six windows facing North St. Asaph Street to create additional entrances; and, the demolition of the low brick wall surrounding the parking lot. Again, as with general design comments, these comments are for advice only and are not intended to bind the Board during the Permit to Demolish and Certificate of Appropriateness approval phase, should additional information be presented in the future.

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

- (1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (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?

- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (6) 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 in which to live?

II. STAFF ANALYSIS

Site History

Only the southernmost portion of the Health Department building is located in the Old & Historic Alexandria District, although the original boundaries of the Old and Historic Alexandria District encompassed the entire block. The Health Department building was built in three phases; the construction of the main block began in **1944** (although the cornerstone reads 1947), followed by the northern wing in **1970** and the southern wing in **1974**. Neither the main block nor the north wing (1970) was approved by the Board, although the BAR did approve the southern wing, which is the mirror image of the north wing. The center block of the building was designed by Buckler & Fenhagan, a highly-regarded architectural firm from Baltimore, Maryland, and is an excellent example of the Colonial Revival style. The building has been altered very little since its construction and retains a high degree of architectural integrity.

The southeast corner of the block is also part of the proposed development, although only two of the proposed seven townhouses facing Oronoco Street are within the present boundaries of the historic district. Historically there were three townhouses located to the immediate east of the existing townhouse at 517 Oronoco Street, two, two-story frame townhouses and a three-story brick townhouse. By the mid-1960s these three townhouses were no longer extant and this portion of the block was vacant. The City currently uses this portion of the site as a surface parking lot for employees.

Initial Proposal and Site Context

On September 27, 2012, the City issued a Request for Proposal (RFP) to purchase and redevelop the Health Department building and the City's surface parking lot. The applicant, Y12 Investments, was selected and is now contract purchaser of the property. Prior to the issuance of the RFP, on April 18, 2012, the Board made a finding that the Health Department building was "historically and architecturally significant," and the RFP was issued with the requirement that the historic building be retained. At the meeting, the Board members expressed their support for the preservation of the building and noted that they would not object to compatible alterations and additions to the structure. As the Board is aware, only the southernmost portion of the building is located within the boundaries of the Old & Historic Alexandria District, but by past practice, if any portion of a building is within the district boundaries, the entire building is regulated by the Board. In addition to the Board's purview over the Health Department building,

the two westernmost townhouses proposed on Oronoco Street also fall within the historic district boundaries. The other proposed townhouses to the east are shown for context only.

The proposed development, and redevelopment, must conform to the *Design Guidelines* and Zoning Ordinance standards.

Current Proposal

The applicant proposes to renovate the existing Health Department building into nine fee-simple townhouses. Modifications to the existing building are surprisingly minimal, with six windows enlarged to become doors and a pop-up penthouse on the flat roof of the north and south wings. Each of the proposed new doors will have pedimented door surrounds in the Colonial Revival style, as well as brick stoops and simple black metal railings. The proposed penthouses will have a solid center portion with vertical siding, flanked by curtain wall glazing under angled roof forms. The windows on the building will also be replaced with new six-over-six double-hung windows. Individual garages will be constructed in the rear yards for six of the townhouse units (three will have underground parking accessed off of Pendleton Street).

On Oronoco Street, the applicant proposes seven, three-story brick townhouses with one-story rear garages accessed off of an east-west alley. The townhouses will be located on the front property line and will be designed to reflect a variety of architectural styles found throughout Old Town, such as Richardson Romanesque, Italianate and Federal. Only the two westernmost townhouses are located in the historic district and are thus subject to BAR approval. The townhouse to the west has Richardson Romanesque detailing, with two arched openings on the first floor and a second story bay window flanked by double-hung windows. The third floor will have two hipped-roof dormers on what appears to be a mansard roof. All of the windows in the townhouse will have a two-over-two configuration. The townhouse will be located 1'-4" off of the western property line because of an existing 2'-6" foot easement between the existing house at 517 Oronoco Street and the proposed new townhouse. The other townhouse on Oronoco Street subject to BAR review has Italianate detailing commonly found in Old Town, with a corbeled brick cornice, one over one windows and a solid panel door under a transom.

Outreach

The applicant has begun the process of outreach in advance of the Board's conceptual review meeting. On August 28th they met with the property owners of Garrett's Mill, the 12 homes located behind the proposed development on North Pitt and Pendleton Streets. The discussion was focused primarily on alley access to the proposed new garages, although the group expressed support for the project. The applicant also met with the Old Town North Urban Design Advisory Committee (UDAC) on September 4th and received their support for the preservation of the Health Department building and the pop-up penthouses. UDAC recommended that the applicant consider adding more architectural variety to the Oronoco Street townhouses.

The applicant has contacted some of the surrounding neighbors by letter and hopes to meet with them prior to the BAR meeting.

Analysis of Plans

Former Health Department

Staff finds the proposed alterations and rooftop additions to the existing Health Department building relatively minor in nature and compatible with the historic building. The *Design Guidelines*, while acknowledging Alexandria's more conservative architectural style for additions to both commercial and residential buildings, "...seek to promote compatible development that is, at once, both responsive to the needs and tastes of the late 20th century [when the guidelines were written], while being compatible with the historic character of the districts."

The monitor-style penthouse additions are a refreshing and creative solution for retrofitting the exiting office building into a residential use and taking advantage of light and views from this level. Not only is there historic precedent for this type of roof monitor in the district, but just across Pendleton Street at Portner's Landing the historic former Red Cross Building was renovated into residential "townhouses" using a similar rooftop design solution. The proposed penthouses are a modern addition to a well-preserved Colonial Revival building, constructed almost entirely of glazing, which gives them light and airy feeling. However, while Staff supports the overall penthouse concept, additions to historic buildings should generally be neutral and visually secondary to the primary structure. The *Guidelines* state: "The Boards generally prefer addition designs that are respectful of the existing structure and which seek to be background statements or which echo the design elements of the existing structure." "Another approach to a design for an addition is one which creates a distinct yet compatible contrast with the original building through the use of differing materials, colors and the abstraction of the principal design elements of the original building." (Additions to Commercial Buildings, p. 3)

Staff finds the vaguely Mid-century Modern butterfly roof form of the penthouses to be somewhat incompatible with the more traditional Colonial Revival roof forms on the building – hipped and flat – and suggests that the applicant consider a more traditional roof form (flat, pyramidal hip, or gable) while still maintaining the high degree of glazing for the walls. There is no suggestion that the roof form need replicate any part of the existing structure or appear to be part of the original construction, only that it be visually secondary to and compatible with the historic resource.

With regard to new doors on historic buildings, the only other significant modification to the historic building, the *Design Guidelines* state that "Exterior doors and surrounding details should complement the architecture of the structure and not detract from it." Staff supports the new doors and finds them to be compatible with the Colonial Revival detailing on the 1940s building. The new door surrounds recall the existing stone stair doors and are a minimal, and potentially reversible, intervention.

Townhouses

The BAR's *Design Guidelines* only require that new buildings be compatible with nearby buildings of historic merit and do not mandate the use of historic styles for new construction. However, they do state that where new buildings recall historic buildings, that the architectural details used throughout the building should be consistent with that same style and that the building should not be a slavish replica of any particular building in the district. The historic

district features a wide range of architectural styles from which to consider when constructing new townhouses.

Staff finds the proposed new townhouse construction in keeping with the scale and character of this particular section of the historic district, which includes two-story historic townhouses adjacent to the site on Oronoco Street and contemporary townhouses on both sides of the block facing North Pitt Street which average three stories in height. The westernmost townhouse will be set back 1'-4" from the property line, which will provide some minimal separation between the new house and the existing townhouse at 517 Oronoco Street. The use of a mansard roof with a two-story cornice line will also help to transition between the two adjacent units. However, Staff believes that this transition needs to be studied in greater detail so that the abrupt contrast between the heights of the two units is minimized. Staff is particularly interested in understanding the pitch of the mansard roof, as well as the visibility of what will be a blank wall of the third floor of the townhouse from as viewed from the west on Oronoco Street.

Next Steps

Planning & Zoning Development Staff are completing their review of the Development Special Use Permit associated with this project to ensure zoning ordinance compliance (DSUP #2013-0016). It is anticipated that the proposal will be reviewed by Planning Commission and City Council in January 2014 and that the applicant will return to the BAR with a formal application for a Permit to Demolish and Certificate of Appropriateness, which may include any necessary waivers, such as for the rooftop HVAC screening requirement, in Spring 2014. The applicant should continue to work with Staff as plans are refined to ensure continued conformance with BAR requirements and to work out final design details.

IV. STAFF RECOMMENDATION

Staff recommends that the Board find that the concept design for the proposed redevelopment of the Health Department building and the construction of two new townhouses on Oronoco Street are appropriate with respect to the scale, mass and general architectural character of the Old and Historic Alexandria District, with the following considerations when the applicant returns for approval of a Permit to Demolish and a Certificate of Appropriateness:

- That the applicant work with Staff on the design of the rooftop penthouses on the Health Department building, in particular the roof form, in order to make them more compatible with the historic roof forms of the building.
- That the applicant work with Staff to provide additional information showing the relationship between the existing townhouse at 517 Oronoco Street and the new townhouse to the east.

V. CITY DEPARTMENT COMMENTS

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

Archaeology

Open Space and Landscaping

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

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. (Archaeology)

The applicant received a Scope of Work for the Documentary Study from Alexandria Archaeology on August 21, 2013.

2. The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological fieldwork has been completed or that an approved Resource Management Plan is in place to recover significant resources in concert with construction activities. * (Archaeology)
3. Certificates of Occupancy shall not be issued for this property until interpretive elements have been constructed, interpretive markers have been erected, and the final archaeological report has been received and approved by the City Archaeologist.*** (Archaeology)
4. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
5. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

Archaeology Findings

- F-1 Tax records indicate that this block was still not developed in 1850. However, by the 1870s structures were present throughout the block. J.W. Baggett owned the lot at 509 N. St. Asaph which contained one main house and several outbuildings, and a sizeable row house and several additional buildings were standing on the lot at 511 Oronoco. The property was part of the Berg in the late nineteenth and early twentieth century, one of several prominently African-American neighborhoods in Alexandria. By the 1920s a cobbler shop was located on the N. St. Asaph lot as well as a grocer. Meanwhile, around the corner on Oronoco St. three row houses were standing at 511, 513, and 515.
- F-2 Given the fact that the Oronoco lot is paved, and this may have preserved subsurface archaeological deposits, including evidence of the three row houses, it is possible that archaeological resources relating to the late nineteenth- and early twentieth-century development of the Berg neighborhood are present.
- F-3 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.

Code

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

Code Administration

- F-1 The following comments are for conceptual review only. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon that information and the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Division Chief at ken.granata@alexandriava.gov or 703-746-4193.
- C-1 Demolition, building and trades permits are required for this project. Six sets of *construction documents* sealed by a *Registered Design Professional* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s) The building official shall be notified in writing by the owner if the registered design professional in the responsible charge is changed or is unable to continue to perform the duties
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

- C-3 The temporary use of streets or public property for the storage or handling of materials or of equipment required for construction or demolition, and the protection provided to the public shall comply with the provisions of the applicable governing authority and the building code.
- C-4 Construction materials and equipment shall not be placed or stored so as to obstruct access to fire hydrants, standpipes, fire or police alarm boxes, catch basins or manholes, nor shall such materials or equipment be located within 20 feet of a street intersection, or placed to obstruct normal observations of traffic signals or to hinder the use of public transit loading platforms.
- C-5 A soils report must be submitted with the building permit application.
- C-6 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides. As alternative, a 2 hour fire wall may be provided.
- C-7 Each townhouse shall be considered a separate building and shall be separated by fire resistance-rated wall assemblies. The fire resistance-rated wall or assembly separating townhouses shall be continuous from the foundation to the underside of the roof sheathing, deck or slab. The fire resistance rating shall extend the full length of the wall or assembly, including wall extensions through and separating attached enclosed accessory structures
- C-8 Each individual townhouse shall be structurally independent
- C-9 Required exits, parking, and accessibility within the development for persons with disabilities must comply with USBC Chapter 11,34 and ICC/ANSI A117.1.
- C-10 Garage floor area used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway
- C-11 Electrical wiring methods and other electrical requirements must comply with USBC and NFPA 70, 2008.
- C-12 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-13 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.
- C-14 Where a structure has been demolished or removed, if left vacant the lot shall be filled and maintained to the existing grade (USBC 3303.4).
- C-15 Service utility connections shall be discontinued and capped (USBC 3303.6).

- C-16 Provisions shall be made to prevent the accumulation of water or damage to any foundation on the premises or adjoining property (USBC 3303.5).
- C-17 Certification is required from the owners or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos.
- C-18 Toilet Facilities for Persons with Disabilities: Larger, detailed, dimensioned drawings are required to clarify space layout and mounting heights of affected accessories. Information on door hardware for the toilet stall is required (USBC 1109.2.2 ICC/ANSI A117.1).
- C-19 All structures under construction, alteration or demolition shall be provided with no less than one approved portable fire extinguisher in accordance with the building code.
- C-20 Openings in exterior walls are not allowed when less than 3 feet from property line
- C-21 Where installed, residential fire sprinkler systems, or portions thereof, shall be considered equivalent to NFPA 13D.
- C-22 When installed Sprinklers shall be installed to protect all areas of a dwelling unit.
- C-23 Openings and penetrations through the walls or ceilings separating the dwelling from the garage shall be in accordance with the USBC. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted.

Transportation and Environmental Services (T&ES)

Recommendations

1. Comply with all requirements of DSP2013-00016. (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)

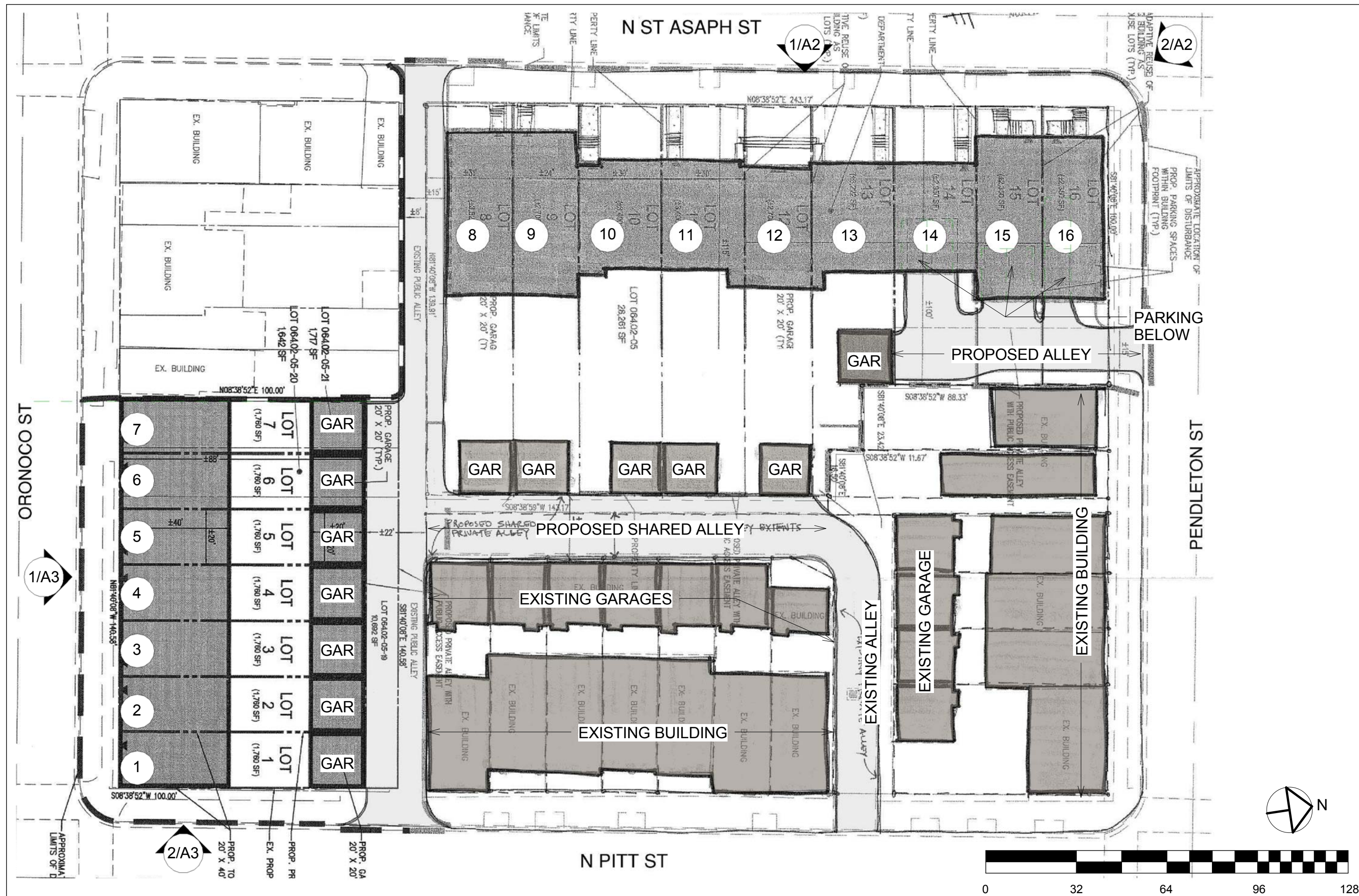
ATTACHMENTS

1 – Supporting Materials

2 – Application for Concept Review for 509 & 507 N. St. Asaph Street and 513 & 515 Oronoco Street

3 – Memo to BAR on April 18, 2012,

4 – April 18, 2012 Approved Minutes



HEFFNER
ARCHITECTS PC

604 MONTGOMERY STREET
ALEXANDRIA, VIRGINIA 22314
(703) 549-7766 PH • (703) 584-6212 FAX

© HEFFNER ARCHITECTS, PC.
This drawing and the design of all components shown are the sole property of HEFFNER ARCHITECTS, PC and are intended for this project specifically. The reproduction, copying or use of this drawing or any of its components is strictly prohibited without the written consent of HEFFNER ARCHITECTS, PC. Any infringement of this copyright will be subject to strict legal action.

HEALTH DEPARTMENT SITE

Y12 INVESTMENTS

08.09.13

**ARCH
SITE
PLAN**

A-1

© 2013 HEFFNER ARCHITECTS PC



1

Elevation - N St Asaph

1/16" = 1'-0"



2

Perspective - N St Asaph / Pendleton

N.T.S.

ELEVATION MATERIALS

N-1	EXISTING BRICK TO REMAIN
N-2	EXISTING STONE VENEER TO REMAIN
N-3	EXISTING STONE TRIM TO REMAIN
N-4	EXISTING ROOFING TO REMAIN
N-5	NEW ENTRY FEATURE - SIMILAR TO EXISTING
N-6	METAL RAILING - PAINTED
N-7	PENTHOUSE GLAZING
N-8	PENTHOUSE WITH SIDING
N-9	REPLACEMENT WINDOWS SIM TO EXISTING



0 16 32 48 64

HISTORIC DISTRICT →



1

Oronoco Street

1/16" = 1'-0"



2

N Pitt Street

1/16" = 1'-0"



0 16 32 48 64

HEFFNER
ARCHITECTS PC

604 MONTGOMERY STREET
ALEXANDRIA, VIRGINIA 22314
(703) 549-7768 PH • (703) 584-9212 FAX

© HEFFNER ARCHITECTS, PC.
This drawing and the design of all
components shown are the sole
property of HEFFNER ARCHITECTS, PC
and are intended for this project
specifically. The reproduction,
copying or use of this drawing or any
of its components is strictly
prohibited without the written consent
of HEFFNER ARCHITECTS, PC. Any
infringement of this copyright will be
subject to strict legal action.

HEALTH DEPARTMENT SITE

Y12 INVESTMENTS

08.09.13

TH
ELEV

A-3

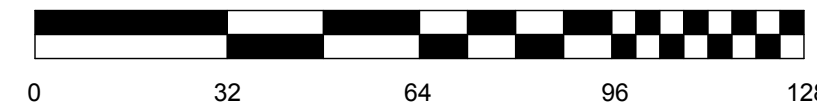
© 2013 HEFFNER ARCHITECTS PC



1 Oronoco Streetscape
1/32" = 1'-0"



2 N Pitt Street Streetscape
1/32" = 1'-0"



ADDRESS OF PROJECT: 509 & 517 N St Asaph AND 513 & 515 Oronoco Street

TAX MAP AND PARCEL: 064.02-05-01 and 064.02-05-19 thru 21 **ZONING:** RM

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

CONCEPT REVIEW

☐ **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: Y12 Investments

Address: 201 N Union Street, Suite 300

City: Alexandria **State:** VA **Zip:** 22314

Phone: 703-717-6418 **E-mail:** sbartley@y12investments.com

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

Name: Shawn Glerum, Heffner Architects **Phone:** 703-549-7766

E-mail: sglerum@heffnerarch.com

Legal Property Owner:

Name: _____

Address: _____

City: _____ **State:** _____ **Zip:** _____

Phone: _____ **E-mail:** _____

- ☐ **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.

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

- ☒ NEW CONSTRUCTION
☒ EXTERIOR ALTERATION: *Please check all that apply.*
- | | | | |
|---|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input checked="" type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input checked="" type="checkbox"/> doors | <input checked="" type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☒ ADDITION
☐ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

509 & 517 N St Asaph - Old Health Department building
Rehabilitation/reuse of the existing OHD building. Reconfiguring existing footprint into
9 townhomes.

513 & 515 Oronoco Street
Construction of 7 new townhomes.

SUBMITTAL REQUIREMENTS:

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

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

Electronic copies of submission materials should be submitted whenever possible.

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

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

Additions & New Construction: *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 5 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.*

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

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

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

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

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

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 5 sets of revised materials.

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

APPLICANT OR AUTHORIZED AGENT:Signature: Printed Name: Shawn Glerum, Heffner ArchitectsDate: 08/09/2013

City of Alexandria, Virginia

MEMORANDUM

DATE: APRIL 4, 2012, *UPDATED APRIL 18, 2012*

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

FROM: AL COX, FAIA, HISTORIC PRESERVATION MANAGER

SUBJECT: 509 AND 517 NORTH SAINT ASAPH STREET (FORMER HEALTH DEPARTMENT BUILDING)

Update

After the Board's comments and deferral at the April 4, 2012 OHAD BAR hearing, a site visit has been scheduled for Board members and the public at 6:45pm on Wednesday, April 18, 2012 prior to the regular hearing. This will give the Board members an opportunity to examine the exterior architectural features and site context of the building before making a finding about historic significance. Staff has also had the opportunity to do additional research on the history of the building and new information is noted below in italics.

By this memo, City Staff is requesting a determination from the OHAD BAR regarding historic *and architectural* significance for the former Health Department building located at 509/517 North Saint Asaph Street, pursuant to release of an RFP for disposition of this surplus City property. The cornerstone of the central block of the building reads **1947** *however the building was designed and construction began in 1944*. An addition was constructed at the north end in **1970**. The BAR approved the mirror image southern addition in **1974**. The south portion of the building is in the Old and Historic Alexandria District so, by prior City Attorney opinion and longstanding BAR practice, if any portion of a building is within the district boundaries, the entire building is regulated by the Board.

History

When the OHAD district was originally created in 1946, the entire newly constructed Health Department building site was located within the district's boundaries. In 1951, the boundaries changed to cut this block approximately in half—with the southern half (closer to Oronoco St) remaining in the district and the northern half (closer to Pendleton) out of the district. The reason half of the block was removed from the district in 1951 was, likely, to allow for high rise construction in North Old Town and because there were few historic resources in this area. A boundary change in 1958 did not affect this site.

In 1965 this block was again affected, with the western portion (adjacent to North Saint Asaph) remaining in the district and the portion adjacent to North Pitt St removed from the district. Effectively, this left only the southwest quarter of the block, bounded by North Saint Asaph, North Pitt, Oronoco and Pendleton streets (including the southern end of the Health Department building) subject to BAR review. While the district boundaries were changed again

in 1970 and 1984, there was no impact on this particular block.

The BAR did not review the original portion of the building, as construction began in 1944 and the BAR did not first meet until late in 1946 (that is when our minutes start). On September 18, 1974 the BAR did review and approve an addition to the Health Department building, which we take to be the southern wing, though we have no application graphics from that period to confirm what portions they reviewed.



Architecture

The 1944 center block was designed by Riggin Buckler and George Corner Fenhagen of Buckler & Fenhagen, a highly-regarded architecture firm from Baltimore, Maryland. The firm designed a number of prominent buildings throughout the mid-Atlantic region including the Federal Reserve Bank in Richmond (1915), the Mausoleum and other improvements at Green Mount Cemetery in Baltimore (1924), and Baltimore City College (1928), a Gothic Revival design selected from 18 entries in a design competition. The original Alexandria Health Center, as it is referred to on building plans, is an excellent example of the Colonial Revival style displaying a high degree of material selection and craftsmanship with its Flemish bond brickwork, limestone sills and door surround, and the hipped roof with slate shingles and pair of cupolas.

Application of the Demolition Criteria

While the old Health Department building is partially located within the Alexandria National Register historic district, it falls outside the presently defined 1749 to 1934 period of significance, which was last updated in 1984. At the time it was updated, it included all buildings 50 years or older as contributing resources, a nationally accepted preservation practice. Alexandria does not have a locally defined period of significance or published list of historic buildings. By longstanding practice, all buildings within the Old and Historic Alexandria District are considered significant if they meet any of the following criteria listed in zoning ordinance section 10-105(B) when considering a permit to capsule or demolish:

- (1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into an historic shrine?
- (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?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (6) 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 in which to live?

The old Health Department building remains remarkably intact, with a majority of its original exterior features and materials, and is an excellent representation of post-war Colonial Revival architecture. Furthermore, it exemplifies the City's institutional architecture program from the post-war period. This two story red brick, slate roofed, Colonial Revival Style building is solidly constructed, well-proportioned and has a significant amount of architectural detail, such as the delicate leaded glass transoms over the entrance and carved stone surrounding the entry doorways. In Staff's experience, this 68 year old building is clearly of "old and unusual or uncommon design, texture and material" that could only be reproduced today with great difficulty (*criteria #1 & #3*).

In addition, the structure is representative of the work of a well-known regional architecture firm who excelled at various Revival architectural styles. While many buildings constructed in the DC area at the end of World War II and immediately thereafter featured minimal ornament and a very pared down red brick Modernist architectural style, this building had a much more deliberate design intention that, like the Alexandria Union Station or Alexandria City Hall, reflected a conscious aspiration to high quality civic architecture in a traditional or historic revival style.

The building is across North Saint Asaph Street from Robert E. Lee's boyhood home, constructed 1795, and adjacent to two late 19th century buildings at the south end of the block. The historic Portner Brewery bottling building is across Pendleton Street to the north. The urban design qualities of the existing building are, therefore, in scale with the surrounding historic and more recent townhouses buildings. There are mature trees in the front yard and an appropriate set back from North Saint Asaph Street to emphasize its civic status. (*criteria #5*)

The Historic Preservation section of the City's Master Plan calls for protection and preservation of historic resources and development in a manner that is compatible with the historic character and resources of the site and surrounding neighborhood. Further, the structure represents a significant amount of embodied energy and preservation of these materials is consistent with the goals of the City's Green Building Policy.

Summary

Due to the architectural significance of the building, the primary Colonial Revival character-defining features and details, as well as the existing mass, scale and overall character, at least the original central portion of the building should be maintained on the exterior. Staff believes there are opportunities to renovate and modify the building for a number of compatible uses that may include potential additions to the rear of the property or on the flat roofs of the north and south wings. Staff notes that the adaptive reuse of the old Portner's Brewery building in the 600 block of North Saint Asaph Street represents the successful preservation of a large historic building and its conversion to residential use. The reuse of 509 N. St. Asaph will likely require substantial interior alteration, including structural and accessibility improvements, and may require some additions and alterations to the existing structure to meet modern program needs. The design of these alterations or new construction must, of course, be compatible with the overall character of the building and will be brought to the OHAD BAR for a Certificate of Appropriateness at that time.

As Staff noted at the previous hearing, potential City uses for this building have been studied many times since the Health Department moved and each time they have been rejected. The building has now been placed on the list of surplus City real estate and will be sold. While the future use of the building, including necessary interior alterations and associated costs are not within the purview of the BAR, City Staff and several consultants have studied a number of viable alternatives for residential and commercial reuse of the structure.

Staff Recommendation

Staff recommends that the Board find the old Health Department building architecturally significant under criteria #1, #5 and #6 and recommends that it be retained and adaptively reused, with any necessary alterations and modifications to be approved by the BAR in the future.

Images



Figure 1. Front (west) elevation and central entrance at the original, main building block.



Figure 2. Front (west) elevation showing main block and southern addition.



Figure 3. Front (west) elevation main block and northern addition.



Figure 4. Limestone carving over front entrance.



Figure 5. Detail of leaded glass at front entry.



Figure 6. Rear (east) elevation and parking lot.

*******APPROVED MINUTES*******

Alexandria Board of Architectural Review
Old & Historic Alexandria District

Wednesday, April 18, 2012
7:30pm, City Council Chambers, City Hall
301 King Street, Alexandria, Virginia 22314

Members Present: Tom Hulfish, Chairman
Chip Carlin
Oscar Fitzgerald
Art Keleher
Wayne Neale
John von Senden
Peter Smeallie

Staff Present: Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager
Catherine Miliaras, Historic Preservation Planner

The meeting was called to order at 7:35 p.m. by Chairman Hulfish.

I. MINUTES

1. Consideration of the [minutes](#) of the public hearing of April 4, 2012.
BOARD ACTION: Approved as submitted, 7-0.

On a motion by Mr. Keleher, seconded by Mr. von Senden, the minutes were approved, as submitted, 6-0.

II. DISCUSSION ITEMS

1. [CASE BAR2012-0070](#)
Request for demolition/encapsulation at **501 S Royal St**, zoned RM Residential
APPLICANT: Betsy & Jason Vines by Oscar Changiz
BOARD ACTION: Approved as amended, 7-0.

See Item #2 for discussion.

2. [CASE BAR2012-0071](#)
Request for alteration at **501 S Royal St**, zoned RM Residential
APPLICANT: Betsy & Jason Vines by Oscar Changiz
BOARD ACTION: Approved as amended, 7-0.

CONDITION OF APPROVAL:

That the applicant may utilize either wood or a paintable, solid-through-the-core wood composite material for the door surround in lieu of the proposed painted wood surround.

SPEAKERS

Oscar Changiz, representing the applicant, spoke in support of the application and responded to questions.

Jason Vines, the applicant, spoke in support of the application.

BOARD DISCUSSION

The Board requested clarification on the French doors and sidelights and confirmed that the doors and sidelights would not have muntins.

On a motion by Mr. von Senden, seconded by Mr. Smeallie, the Board approved the application by a roll call vote, as amended, 7-0.

REASON

The Board found the proposed alterations to be appropriate and an improvement for this 1960s Colonial Revival townhouse.

3. **CASE BAR2012-0073**

Request for HVAC Waiver at **711 Princess St**, zoned CD Commercial & RM Residential

APPLICANT: Rogers Creek LLC

BOARD ACTION: **Deferred for further study, 7-0.**

SPEAKERS

The applicant was not in attendance.

BOARD DISCUSSION

Mr. Smeallie stated that the existing condition of the rusty ductwork for the rooftop HVAC was awful and that this was an opportunity to explore other options, possibly to move the units to the ground. He requested more information on the screening material and design.

Mr. Neale noted that the units will require sufficient clearance in considering the location of the screening. He agreed that it was unsightly and requested that the proposed screening return to the Board.

Mr. Smeallie, seconded by Mr. Carlin, made a motion to defer the application with a request for additional information on the design of the rooftop HVAC screening. The vote on the motion was 7-0.

REASON

The Board found the existing rooftop equipment to be unsightly and noted that this was a very important freestanding early 19th-century building.

III. OTHER BUSINESS

1. [Old City of Alexandria Health Department building](#) – 509-517 N Saint Asaph St
BOARD ACTION: The Board found this building historically and architecturally significant, 7-0.

WORK SESSION

Prior to the start of the hearing, the Board and members of the public met on site from 6:45-7:15pm for a work session and inspection of the exterior of the building. Staff had updated the memo of the previous hearing and included letters of support from Gail Rothrock, Charles Trozzo and Mark and Ann Kington.

Staff reminded the Board that they were being asked to make a finding of architectural and/or historic significance using only the demolition criteria in the zoning ordinance and that matters of zoning, potential alternative development, construction cost or interior condition had been evaluated by Staff and would be considered by City Council but were not before the BAR.

BOARD DISCUSSION

Jeremy McPike, Director of the Alexandria Department of General Services, explained that an RFP for the sale of this and an adjoining City property were being developed jointly and requested guidance from the BAR as to whether the building was historic and should be retained or whether to proceed with a demolition request. He also responded to general questions and noted that the City had not found a suitable public use for the space because of the layout of the interior but that several options for private sector residential use had been evaluated. He explained that if no one comes forward during the next year to purchase the property at fair market value for adaptive reuse, he may have to return to the Board in the future with a request for a permit to demolish. He said there may also be a tandem process, where a demolition permit is requested while a buyer is actively being sought who would preserve the building.

The Chairman asked whether anyone in the audience had any comments.

Sally Ann Greer, property owner at 1168 North Pitt Street and representing several members of the North Old Town Independent Citizens Civic Association in the audience, strongly supported retention of the building for its historic significance and its architectural context in the neighborhood. She believed that it was essential to maintain a sense of our roots in this area.

Dr. Fitzgerald said that he was initially concerned that designating this building historic would cause a hardship for redevelopment. However, after closer inspection of the

architectural details, materials and setting he believed that it was worth trying to save because it was almost certainly better than whatever would replace it. He agreed with Ms. Greer that the scale and character of the building were compatible with the neighborhood.

Mr. von Senden found the mix of Colonial Revival and Art Deco details from this period in Alexandria to be uniquely interesting and noted that, as a City building since 1944, it had historic merit and that it was inherently well constructed.

Mr. Carlin requested clarification as to whether the Board would have purview over the entire site if the building were identified as significant. Staff responded that because a portion of the building is located within the Old and Historic District, the Board has purview over the entire building and anything constructed in the future on this parcel (but not adjacent City owned parcel that is across the public alley and outside of the historic district). Mr. Carlin then stated that Alexandria had a long tradition of reusing or repurposing old buildings since the Colonial times and recommended that the exterior of this building be retained in its entirety. He supported constructing additions on the rear.

Mr. Smeallie stated that the building was a good example of the Colonial Revival style civic architecture popular during and after WWII. He found that it was both architecturally and historically significant because of its design, scale and urban setting, noting particularly the front yard setback which is not usual for modern commercial or residential buildings in Old Town.

Mr. Keleher did not believe that this building was particularly historic or architecturally significant but he agreed with comments made by other Board members and said it was the clear preference of this Board that the building be preserved, if possible.

Mr. Neale observed that this was not an old building compared to what the Board usually reviews. He was concerned that the existing building was not as large as could be constructed under the present zoning. However, he was convinced during the site visit that the existing building was substantially constructed, potentially expandable in a number of compatible ways and that any environmental problems on the interior could be mitigated to make this an economically viable project. He, therefore, supported further efforts to preserve the building.

On a motion by Mr. Keleher, seconded by Dr. Fitzgerald, the Board found the former Health Department building, located at 509-517 North Saint Asaph Street, to be historically and architecturally significant and supported its preservation to the extent possible. The motion passed 7-0.

FINDING

The Board found the building historically and architecturally significant under the following four of six demolition criteria contained in zoning ordinance section 10-105(B):

(1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?

(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?

(5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?

(6) 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 in which to live?

The Board emphasized that the structure was significant as an excellent example of Colonial Revival civic architecture that was carefully constructed using high quality materials that would be difficult or expensive to reproduce today and that its setting and context adjacent to several historic buildings were rare and important to preserve in this portion of the district. The Board noted that they would have no objections to compatible alterations and additions to the structure.

IV. ADMINISTRATIVE APPROVALS

The following items are shown for information only. Based on the Board's adopted policies, these cases have been approved by Staff since the previous Board meeting.

CASE BAR2012-0081

Request for railing installation at **1860 Potomac Greens Dr**, zoned CDD#10

Coordinated Development District #10

APPLICANT: Rebecca Mosbruger

CASE BAR2012-0082

Request for window replacement at **310 N Pitt St**, zoned RM Residential

APPLICANT: David Moroney

CASE BAR2012-0083

Request for fence installation at **428 N Columbus St**, zoned CL Commercial Low

APPLICANT: William Cromley

CASE BAR2012-0084

Request for window replacement at **120 S Prince St**, zoned CL Commercial Low

APPLICANT: Nugent Design Build

CASE BAR2012-0085

Request for window replacement at **826 S Royal St**, zoned RM Residential

APPLICANT: Aram Arabian

CASE BAR2012-0091

Request for window replacement at **630 S Saint Asaph St**, zoned RM Residential

APPLICANT: Susan Schruth

CASE BAR2012-0092

Request for repair and replace dormers at **15 Wharf St**, zoned RM Residential

APPLICANT: Barbara Luken

CASE BAR2012-0093

Request for cellular antennas at **501 Slaters Lane**, zoned RC Residential

APPLICANT: Sprint

CASE BAR2012-0094

Request for window replacement at **330 S Alfred St**, zoned RM Residential

APPLICANT: Charlene French

CASE BAR2012-0095

Request to rebuild chimney at **218 S Lee St**, zoned RM Residential

APPLICANT: Martina Hofmann

CASE BAR2012-0096

Request to rebuild chimney at **1307 Prince St**, zoned RM Residential

APPLICANT: Carl Andreen

CASE BAR2012-0097

Request for window replacement at **1306 Michigan Ave**, zoned RB Residential

APPLICANT: Catherine Moore

CASE BAR2012-0098

Request for cellular antennas at **1101 King St**, zoned KR King Street Retail

APPLICANT: Sprint

CASE BAR2012-0099

Request for signage at **300 King St**, zoned KR King Street Retail

APPLICANT: Aman Sulaimani

CASE BAR2012-0100

Request for signage at **110 S Pitt St**, zoned CD Commercial

APPLICANT: Alexandria Times

CASE BAR2012-0103

Request for signage at **532 N Washington St**, zoned OC Office Commercial

APPLICANT: Suzanne Leitner-Wise

CASE BAR2012-0105

Request for signage at **723 Wilkes St**, zoned CL Commercial Low

APPLICANT: Bottom Dollar Dog

CASE BAR2012-0106

Request for railing alterations at **1862 Potomac Greens Dr**, zoned CDD#10

Coordinated Development District #10

APPLICANT: Aaron Bronson

VII. ADJOURNMENT

Chairman Hulfish adjourned the meeting at approximately 7:58pm.

Minutes submitted by,

Catherine K. Miliaras, Historic Preservation Planner
Boards of Architectural Review