

**ISSUE:** Certificate of Appropriateness for New Construction

**APPLICANT:** Heritage at Old Town PropCo LLC

**LOCATION:** Old and Historic Alexandria District  
431 South Columbus Street, 416 South Alfred Street, 900 Wolfe Street, and  
450 South Patrick Street

**ZONE:** RMF/Residential Multifamily Zone

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**STAFF RECOMMENDATION**

Staff recommends approval of the Certificate of Appropriateness for new construction with the following conditions:

1. The applicant work with staff to determine the final location of all wall penetrations and that they be located so that they do not span from one material to another.
2. The applicant work with staff to revise the design for the northernmost townhouse in Block 1 facing South Alfred Street so that it is similar to the adjacent townhouses.
3. The applicant revise the design for the entrances on the South Alfred Street and the Columbus Street sides of Block 2 to minimize the size of the proposed sidelights and transoms
4. The applicant modify the three sided bays on the west side of Block 2 to provide greater articulation to the trim and make the proposed windows compatible with the adjacent punched windows.

**Minutes from the July 29, 2021 BAR Hearing**

**BOARD ACTION: Deferred**

On a motion by Mr. Adams and seconded by Ms. Sennott, the Board of Architectural Review voted to defer BAR #2021-00341, for a restudy. The motion carried on a vote of 5-2. Mr. Sprinkle and Ms. Neihardt opposed.

**REASON**

The Board provided feedback on the proposed design and asked the applicant to make significant revisions to the design in response to these comments and return to the Board with these modifications.

**SPEAKERS**

Cathy Puskar, attorney with Walsh Colucci, represented the applicant and introduced the project and answered questions.

Chase Eatherly, architect with Hord Coplan Macht, gave an overview of the project.

Ryan Kautz, architect with Hord Coplan Macht, presented the revised design for the project.

The Board asked questions of the applicant regarding the design for Block 1, answers were provided by Ryan Kautz and Chase Eatherly.

Ms. Roberts asked the applicant to walk them through the materials boards to understand which materials were proposed to be used in which locations. Chase Eatherly reviewed the proposed materials.

Mr. Sprinkle asked the applicant how the proposed design compares to provided building precedents in terms of ratios between solids and voids on the elevations and how the proposed design relates to the South Alfred Street Baptist Church. Ryan Kautz responded that the precedent images were provided as a means of understanding design inspiration and not as designs to be directly reproduced. Mr. Sprinkle noted that he wants to see specific percentages for precedent and proposed designs.

Ms. Roberts asked the applicant to leave the materials boards with staff to allow those members who participated remotely to review the boards in person prior to the next hearing. The applicant agreed to the request.

There were no specific Board questions regarding the Block 2 design.

Ms. Roberts summarized the relevant comments from the letters that were received by the Board prior to the hearing. Subjects included in these comments included concerns about the height and scale of the buildings, the lack of historic interpretation in the proposed building design, concerns that the proposed design was too contemporary, and that the buildings overwhelm the neighborhood.

At this time comments from the public were made.

Kay Morell, 421 South Columbus, expressed a desire for there to be a balance between the need for affordable housing and compatibility with the historic district. She felt that the project as proposed is too large and is not consistent with the Small Area Plan.

Judith Bishop, 431 South Columbus, asked that the Board consider the needs of the residents of the buildings and the living conditions.

Yvonne Callahan, 735 South Lee Street, stated that the buildings have not changed significantly since the first concept hearing. The applicant needs to look at the ratio of solid to void on the elevations and how they relate to the historic context. She also felt that the mews is not a significant addition to the building to deal with the overall size.

Ellen Mosher, representing Old Town Civic Association, 324 North Alfred Street, shared a presentation showing that the proposed buildings overwhelm the neighborhood and would be more appropriate for Balston or Baltimore than the historic district. She further demonstrated that the proposal is not consistent with the Small Area Plan.

Gerry Baldwin, resident of Heritage, was in support of the proposal and felt that the redevelopment would allow more people to be able to afford to live in the area.



Gail Rothrock, representing the Historic Alexandria Foundation, stated that the project is a departure from the Design Guidelines and is not in compliance with the Small Area Plan. She felt that the application should be denied because the building is not compatible with others on the blockface and overwhelms the neighboring buildings. She felt that the building should be smaller.

Danny Smith, representing HARC, was concerned that the height, mass, and scale of the buildings are out of character with the neighborhood and that they would be more appropriate for a suburban setting. He stated that the South Patrick Street elevation is an important gateway to the historic district and that the BAR should apply the highest possible standards. He reminded the Board that there are important African American sites within the immediate neighborhood.

Cecily Crandall, 819 Queen Street, agreed with previous speakers and asked for greater variation in the architectural features to include arches or curves.

William DeWayne, 817 Duke Street, agreed with previous speakers concerns about the compatibility of the proposed design with the historic district.

Chris Morell, 421 South Columbus Street, stated that the proposed 7 story buildings would dominate the surrounding neighborhood and that the proposed buildings are too tall and too large. He further stated that the proposed fenestration pattern is not consistent with the historic district. He was concerned the loss of emergency vehicle easements due to the proposed buildings would lead to shorter response times.

## **DISCUSSION**

Ms. Puskar stated that they had read the staff report and agreed with the comments and requested a deferral in order to address these comments and any provided by the Board.

Mr. Sprinkle asked the applicant for numerical relationships between solid and void on the elevations of the proposed building as compared to the presented design precedents. He also asked for a comparison of the proposed design to the Alfred Street Baptist Church. He asked the applicant to provide historic precedent for some of the specific architectural features contained in the design such as the metal box bays. He referenced the Design Guidelines statement that residential townhomes should be 25'-30' wide and how does the proposed design meet this requirement. He stated again that the proposed building includes only flat roof and window heads.

Mr. Adams stated that the proposed design is more appropriate for North Old Town than the historic district. He found it to be inconsistent with the historic district that all building forms are orthogonal. He would like to see the introduction of gable roofs and other forms to make the building less boxy.

Ms. Sennott appreciated the changes made to the design since the previous hearing bult felt that the building height and scale are too large for the neighborhood.

Ms. Neihardt was concerned about the mass and scale of the project and felt that the various renditions that have been submitted lacked creativity. She felt that that project should be broken up into multiple buildings. She was concerned about the balance between the drive for affordable housing and the preservation of the historic district.

Mr. Spencer stated that he wanted to see an architecture that is dedicated to the specific place and felt that the proposed building could be located anywhere in the DC Metro area.

Ms. Irwin appreciated the new views and liked the additional detailing that has been added to the project. She would like to see the history of the site woven into the design for the building instead of only on interpretive elements. She stated that the location of the building on the edge of the district makes this a unique site that is not a precedent for the entire district. She did not support the idea of making the building look historic, the building should be compatible with the old buildings but with a clearly modern design.

Ms. Irwin made a motion to accept the applicant's request for a deferral. The motion was seconded by Mr. Spencer. The motion failed on a vote of 4-3.

Ms. Neihardt made a motion to deny the application. The motion was not seconded.

Mr. Sprinkle noted that the project has not been significantly changed in the 4 concept reviews and the Certificate of Appropriateness submission.

Mr. Sprinkle made a motion to deny the application. The motion was seconded by Ms. Neihardt.

Ms. Irwin stated that a denial at this time would abdicate the Board's responsibility to be involved in the production of a design that is compatible with the historic district.

Ms. Roberts noted that the Board grants request for deferral from applicants to allow them to respond to Board comments on a regular basis and that it would be a departure from precedent for the Board to deny this request for a deferral.

Mr. Spencer noted that a denial would take the Board out of the design process.

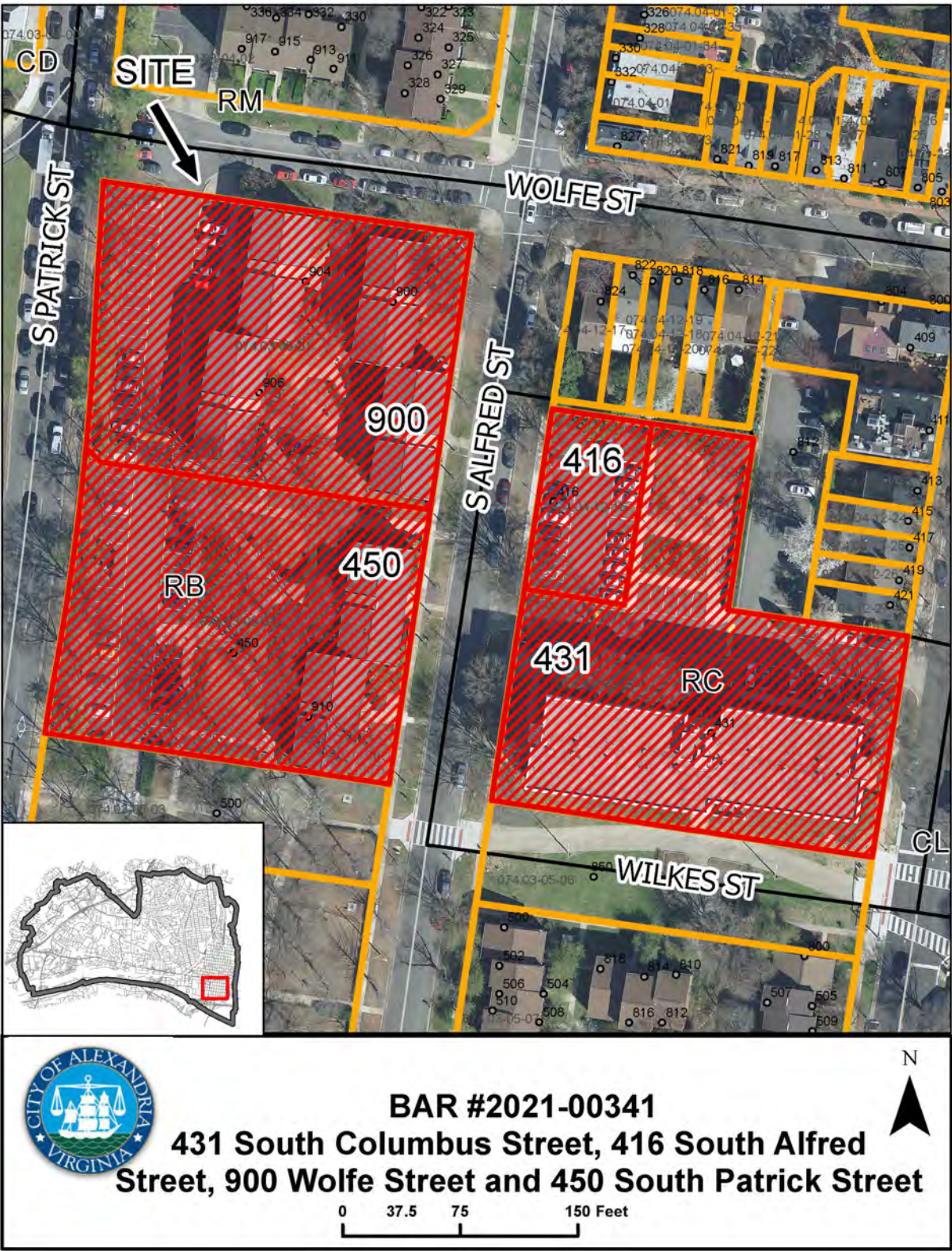
Mr. Adams stated that the Board's continued involvement in the process would be beneficial to the project.

Mr. Adams made a substitute motion to the previous motion from Mr. Sprinkle to accept the applicant's request for deferral and requested that significant changes be made to the design prior to the next hearing. The substitute motion was seconded by Ms. Sennott.

After discussion regarding this motion, the Chair called for a vote, the motion passed by a vote of 5-2.

**GENERAL NOTES TO THE APPLICANT**

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or [preservation@alexandriava.gov](mailto:preservation@alexandriava.gov) for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.





## **UPDATE**

At the July 29, 2021 hearing of the Board of Architectural Review, the Board approved the request for deferral from the applicant for BAR 2021-00341. The Board made specific comments regarding the proposed design. The applicant has addressed these comments and returns to the Board with a revised design.

### Previous hearings

The Board's review of the project included the approval of a Permit to Demolish to demolish the existing buildings (approved September 2, 2020), appealed by neighbors and approval upheld by City Council on October 17, 2020), as well as four concept reviews over a six-month period (July 15, September 2, October 21, and December 2, 2020). In addition to the BAR hearings, historic preservation staff has attended several working sessions with the applicant to review the proposed design and provide feedback.

Board comments at the first concept review hearing included concerns about site porosity, the building size, and how the proposed design fits into the adjacent neighborhood. The Board requested additional views of the proposed building to better understand it within the existing context.

At the second concept review hearing, the applicant addressed questions about site porosity through the introduction of a publicly accessible pedestrian walkway through the Block 1 building. Some board members continued to express concern about the height and massing of the proposed building, noting the relationship of the proposed building to the historic context. There was further discussion regarding the architectural character of the buildings, stating that they felt that the design was not specific to the historic district.

Prior to the third concept review hearing, the applicant modified the design to be more compatible with the buildings commonly found throughout the historic district. Some of the Board members found this ornamentation to be incompatible with the overall design, saying it appeared to be applied to the building instead of integrated into the design. Additional Board comments included continued concerns about the size of the proposed buildings, requests for greater diversity of design elements, and a further breaking down of the overall massing.

At the fourth concept review hearing, the applicant presented additional views of the project showing the proposed buildings in their surrounding context, including views of the relationship between the Block 1 and Block 2 buildings. At the conclusion of the hearing, the Chair conducted a straw poll of the BAR, asking each member to discuss height, mass, scale, and architectural character of the proposed design. Three members stated that the buildings were too large and should be reduced in height to three to four stories. Three members stated that the proposed height and size of the buildings could be acceptable with a greater level of architectural articulation and that the applicant should study examples of historic buildings within the district. One member stated that the buildings as proposed were too tall; if the height would remain then additional refinement would be required to make the size appropriate for the historic district. All of the BAR members agreed that the design should include additional variation among the building

components such as variations in the roof line, bay expression, and relationship of various pieces to the adjacent streetscape.

The project required a development special use permit approval and a rezoning to RMF/Residential Multifamily zone to be reviewed by the Planning Commission and City Council. The DSUP and the rezoning are consistent with the South Patrick Street Housing Affordability Strategy which is the governing master plan for this area of the City. Consistent with this plan, the applicant requested additional density and height through the provisions associated with affordable housing. The Planning Commission reviewed the case on February 2, 2021, and recommended approval by the City Council. On February 20, 2021, the City Council approved the DSUP for the project finding that the proposal met the goals of the small area plan.

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

Since the last hearing, the applicant has continued to modify the design to respond to comments from staff and the Board. Note that the applicant has included a memo that addresses changes made to the design in response to specific comments from staff and the Board. Some of the modifications include the following:

### **Block 1**

The Block 1 building is partially within the historic district with the taller six and seven story portions of the building directly adjacent to South Patrick Street and outside the historic district. The four-story section of the building facing South Alfred Street is scaled to be more similar to connected rowhouses found throughout the district.

The southwest corner of the building has been modified to remove the second floor Juliette balconies directly below the projecting metal bay. Additional brick detailing has been added to this portion of the building to include recessed bands at the base, creating a quoin effect that gives the building a more defined base (Figure 1). Similarly, the projecting brick band at the fifth floor has been enlarged to create a more defined top. In response to staff comment, the cornice of this portion of the building has been modified to be cast stone similar in color to the proposed brick and similar in design to traditional brick cornices (Figure 2). The windows have also been modified by including additional muntins in an effort to give them a more residential design. The modifications to the window design included in the last submission remain intact with the current modification to include the addition of these muntins.



Figure 1: View of revised southwest corner with additional brick detailing



Figure 2: Enlarged view of revised cornice and projecting brick band

In response to staff comment regarding the mews, the applicant has provided elevations and an additional rendering showing the interior of the mews (Figure 3). This area will feature walk up units and plantings to create a pedestrian friendly experience while also functioning to break up the massing of the building. In response to a comment from the Board, the applicant has provided examples of other mid-block pedestrian mews located within the historic district.



**Figure 3: View of proposed pedestrian mews**

The northwest and northeast corners of the building have been modified in response to Board and staff comments regarding the brick detailing and the treatment of the cornices in both locations. At the northwest corner, the applicant has modified the cornice on the recessed taller portion of the building to project further from the face of the building and has moved it down towards the head of the upper windows. The intent of this modification is to bring the perceived height of this portion of the building down and give it a more horizontal proportion. The applicant has also changed the detailing on the Juliette balconies at the upper levels. These have been transformed from minimal glass railings to more detailed horizontal metal railings (Figure 4). These add additional visual interest to the upper portion of the building and reinforce the horizontal proportions.

The revisions to the northeast corner are more minimal but include the refinement of the cornice and additional detailing. The panels below the windows now include square indented sections and additional brick patterns have been added. The effect of these changes is to provide additional visual interest and reduce the overall perceived scale (Figure 5). It should be noted that the design



intent for this corner of the building is for it to be a simple background building in response to the historic residence on the opposite corner of the adjacent intersection.



**Figure 4: View of revised northwest corner of building**



**Figure 5: Revised details at northeast corner of building**

The townhouse elements along South Alfred Street were changed between the final concept review and the submission for the July 29, 2021, hearing and they have again been significantly revised in response to comments from Staff and the Board. In this submission, the applicant modified the design to include variation in the entrance treatments, window configuration, bay heights, and detailing between the elements to make them more similar to that which is found in the historic district (Figure 6).



**Figure 6: Previous (July 29, 2021) design for South Alfred Street townhome elements**

The variation in building form that was introduced in the submission for the July 29, 2021 hearing remains in this version, but the applicant has made multiple changes to the design to make it more compatible with the historic district. In response to Board comments, the detailing at the cornices has been revised so that the ones at the tops of the building are larger and more decorative than ones found at projecting bays. Where the previous design included a repeating bay with more modern corner windows, the current design includes this only at the north end. In its place there is a more traditional design that includes punched windows with precast heads and brick detailing. The townhome with corner windows remains at the north end of the elevation but additional brick detailing in the form of a stacked brick course has been added to provide an additional level of visual interest.

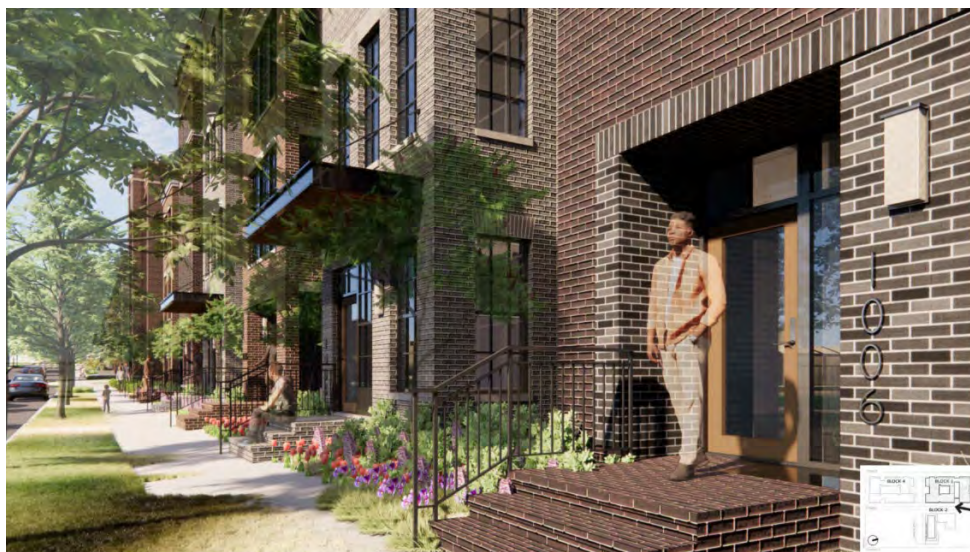
In addition to these changes, the applicant has introduced windows with arched heads into the design for two of the townhouse modules. These arched windows are reminiscent of those found on historic townhomes and have been recommended by the Board. The windows have also been revised to include the introduction of a variation in the window muntin configuration of each townhome so that the configuration is compatible with the style of each section. The evolution of brick detailing in the units continues in this design (Figure 7).





**Figure 7: Proposed design for South Alfred Street townhome elements**

The previous design for the townhomes introduced some variation in the stoop design including some that were recessed and others that used projecting canopies. These revisions remain and the applicant has also revised the stoops themselves to have a variety of widths. Where previously they were all grander in scale, the current design uses narrower stoops to create a more intimate setting (Figure 8).



**Figure 8: Revised unit entry stoops**

At the southwest corner of the building, the applicant introduced a design that was reminiscent of historic Art Deco buildings into the project prior to the last hearing. This was in response to comments from the Board that the previous design was too retail in nature. At that time, staff supported this design direction but suggested that the applicant study Art Deco buildings in the historic district to fine tune the masonry detailing.

The applicant has revised the design for this building component to address the comments by staff and the Board (Figure 9). The precast bands at the top of the building have been enlarged to be more in proportion with the scale of the building. The detailing at the brick piers and windows has also been further developed in keeping with historic Art Deco buildings. The projecting canopy with tension rods that were first proposed during the July 29, 2021 submission remain, but the applicant has introduced a pattern into the side of the canopy that is derived from pottery found to have been created in this area of the city.



**Figure 9: Revised design for southeast corner**



Block 2

At the July 29, 2021 hearing, the applicant revised the design for the southwest corner of the building to include a metal and glass corner element that extended to the top of the fifth floor, creating a balcony at this level. They also introduced balconies to the west elevation to make it similar in design to the south elevation. At that time, brick detailing such as jack arches and precast concrete spring blocks were added to the design recalling similar detailing found in the historic district. The modifications gave the building a more horizontal proportion than previous designs.

In response to Staff and Board comments regarding the newly introduced corner element, the applicant has modified this area to be rendered in a light color brick, similar to that which is being used at the main building entry on the west elevation. The previous form remains the same but with the introduction of brick into this form, it is rendered using materials found elsewhere in the building (Figure 10). Where precast spring blocks and jack arches finished the tops of the openings at the fifth floor, in the current design there are full width light colored heads. The brick at the spandrel panels has also been revised to a light color similar to the corner element and the surround at the main building entry (Figure 11).



**Figure 10: Revised design for southwest corner**



**Figure 11: Brick detailing at the southwest corner**

The applicant has modified the design for the townhouse elements along South Alfred Street in two ways. The first is the replacement of the previous rectangular projecting bays on the two southernmost units with new faceted bays. The previous design included a balcony at the top of the bay on the fourth floor; the current design eliminates this balcony. The applicant has also revised the window configuration to include arched windows at the third and fourth floors and has changed the large openings on the two southern townhouses to single punched windows in a size and proportion similar to those found elsewhere in the historic district (Figure 12).



**Figure 12: Revised townhouse elements along South Alfred Street**



One of the more dramatic revisions to the design of the building occurs at the northeast corner. In previous versions of the design, this corner has included a series of three tall, narrow townhouse elements that incorporated a large multi-part two-story window opening with adjacent punched openings. The building stepped back at the fourth floor with a roof terrace featuring a sun shade over large openings. The design has evolved to include a variation in the distance from the sidewalk to each of the three modules. Staff and the Board have commented that this portion of the building has been the most layered in the approach to stepping the building away from the neighboring residential buildings and has therefore taken on a wedding cake type of effect.

In response to these comments, the applicant has revised the design to feature a mansard design with a shed dormer at the fourth floor for each of the townhouse elements. The use of a mansard roof with dormers to conceal an upper level and make the building appear smaller is a device found throughout the historic district. The fenestration of this form uses simple punched windows in place of the previous two story ganged windows. The north end of this form expresses the gable form with a pair of punched windows at the fourth floor. The fifth and sixth floors in this area use arched windows in a form that feels like a large building is in the middle of the block with more residential buildings along South Alfred Street. The seventh-floor massing is set back from the fifth and sixth floor massing and is largely concealed from the street (Figure 13).



**Figure 13: Revised northwest corner**

In previous designs, the south elevation of the building has included a six-story background building with balconies and a two-story protruding lower section. The lower section included large vertical window openings, giving the impression of an arcade.

The center section of the south elevation has been broken into two separate sections. The eastern half includes a two-story section at the base with a roof terrace above. This portion uses vertical bays with arched windows and periodic balconies. This massing continues around the east and north side of the building, reading as a cohesive building with smaller buildings adjacent to it. Where this portion of the building previously appeared to be a collection of flat pieces, the revised design uses three dimensional forms to give substance to the design. The west side of the center section includes a simple six-story massing with a continuous railing at the third floor, adjacent to the roof terrace to the east. The design for the railing has been derived from the railing at the top of the nearby historic Odd Fellows Hall building in reference to the historic architecture. Where the east portion of the building includes vertical bays with arched windows, this portion uses simple punched openings with light colored heads to act as a background to the adjacent more complex forms. This form includes a simple cornice and is recessed from the other two forms (Figure 14).

The bay at the southeast corner building has also been modified to extend to the ground where it previously stopped at the second floor.



**Figure 14: Revised south elevation and southwest corner**



## Site Context

The project site currently consists of an assemblage of buildings distributed in three city blocks. Of those three blocks, Block 2 lies entirely within the Old and Historic Alexandria District, half of Block 1 lies within the district, and Block 4 is outside of the district and will therefore not be considered here. At this point in time there is no Block 3 project. The extant buildings in the area under BAR purview consist of three three-story multifamily housing buildings in Block 1, and a six-story apartment building in Block 2. Block 1 encompasses the entire city block bounded by South Patrick, Wolfe, South Alfred Street, and the Wilkes Street Park. The Block 2 apartment building sits at the southern half of the city block bounded by South Alfred, Wolfe, South Columbus Street, and the Wilkes Street Park. The surrounding streets are residential, with a mix of two to three story single-family homes. Block 1 abuts South Patrick Street, a busy thoroughfare.

## **II. HISTORY**

The Heritage at Old Town was constructed in **1976-1977** as part of The Dip Urban Renewal project. The development lies within a traditional African American community known as The Bottoms, or The Dip, established between 1790 and 1810. According to A Remarkable and Courageous Journey: A Guide to Alexandria's African American History, page 16: "Begun in the 18th century, the Bottoms was the first black neighborhood in Alexandria. The Bottoms rests at a lower elevation than surrounding streets, hence its name. The Lawrason family entered into long-term ground rent agreements with several free blacks on the 300 block of South Alfred Street, which became the nucleus of the Bottoms. The Colored Baptist Society, eventually the Alfred Street Baptist Church and the Odd Fellows Joint Stock Company, the oldest known African American association, were located in the Bottoms. Many of these structures and a number of townhouses are still visible on the 300 block of South Alfred Street."

The circa 1870 Odd Fellows Hall, probably built with funds from the Freedmans Bureau, currently stands at 411 South Columbus Street, within the same city block as Block 2 of the proposed development. It served an important role in promoting racial consciousness and developing community identification. Another significant building in The Bottoms stands at 803 Gibbon Street, a block from the subject property, at the northwest corner of Gibbon and South Columbus Streets. This house served as the J.T. Holmes Tourist Home, listed in The Negro Motorist's/Traveler's Green Book from 1938 – 1960. It was one of only two Alexandria businesses listed in The Green Book throughout its run and is the only one of the two that still stands. Note that the map of the area included in the submission indicates the original construction date for these structures as 1984 and 1986, while in fact they each date from the middle of the 19<sup>th</sup> century.

## **III. ANALYSIS**

### Certificate of Appropriateness

#### New Construction

Within the historic districts, the Board utilizes the *Design Guidelines* to determine if a potential new building would be compatible with nearby buildings of historic merit. The proposed development includes three new buildings; one of these buildings is entirely within the Old and

Historic District, one is partially within the district, and the third is entirely outside the district. Any structure that is partially within the district is reviewed in its entirety. The proposed project is at the edge of the historic district and the surrounding area features a wide range of architectural styles and building sizes and types which should be considered when constructing these new multi-family residential buildings. This block in particular transitions from the larger scale, car-centered, buildings on South Patrick Street to the more pedestrian-oriented residential neighborhood to the east of the site. The surrounding buildings and streetscape reflect this transition. In addition, the project fronts onto an existing public park, Wilkes Street Park, which will be redesigned as part of the redevelopment.

When considering the request for a Certificate of Appropriateness for the proposed project, the Board will consider the criteria specifically listed in Chapter 10-105 (A)(2) of the City of Alexandria Zoning Ordinance as the determining factors for the issuance of a Certificate of Appropriateness. The criteria in this section that are relevant to this project include the following:

- (a) Overall architectural design, form, style and structure, including, but not limited to, the height, mass and scale of buildings or structures;
- (c) Design and arrangement of buildings and structures on the site; and the impact upon the historic setting, streetscape or environs;
- (d) Texture, material and color, and the extent to which any new architectural features are historically appropriate to the existing structure and adjacent existing structures;
- (e) The relation of the features in sections [10-105\(A\)\(2\)\(a\)](#) through (d) to similar features of the preexisting building or structure, if any, and to buildings and structures in the immediate surroundings;
- (g) The extent to which the building or structure will preserve or protect historic places and areas of historic interest in the city;
- (j) The extent to which such preservation and protection will 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.

In making a determination of how the proposed project meets these criteria, the Board should look to Chapter 6, New Construction – Residential, of the *Design Guidelines* for guidance. This chapter applies to all residential construction, including both multi-family and single-family dwellings. Portions of this chapter that are specifically relevant to the proposed project include the following:

- The guidelines should be viewed as a distillation of previously accepted design approaches in historic districts. The guidelines should not be viewed as a device that dictates a specific design response, nor should the guidelines be viewed as prohibiting a particular design approach. There may be better ways to meet some design objectives that have not been reviewed by the Board in the past. New and untried approaches to common design problems are encouraged and should not be rejected out of hand simply because they appear to be outside the common practices outlined in the guidelines.

- It is not the intention of the Board to dilute design creativity in residential buildings. Rather, the Board seeks to promote compatible development that is, at once, both responsive to the needs and tastes of the late 20th century while being compatible with the historic character of the districts.
- New construction must conform to the requirements of the applicable small area plan chapter of the Master Plan.
- No single architectural style is mandated. Designs should be complementary and reflect the architectural heritage of the city. For example, abstraction of historic design elements would be preferred to a building which introduces design elements that are not commonly used in historic districts. While new residential buildings in the historic districts should not create an appearance with no historical basis, direct copying of buildings is discouraged.
- Building massing is the enclosed volume which constitutes a building's exterior form. In the historic districts, new residential construction should reflect the building massing prevailing along the blockface.
- Multi-family structures such as apartment buildings often exceed the prevailing height of single-family houses. Such structures may be constructed to the maximum permitted height by zone but should not overwhelm adjacent buildings.
- In general, multi-family structures such as apartment buildings are much wider than single family residential structures. The façade articulation should be compatible with nearby buildings.
- New residential structures should be sited so that the front plane of the building is in line with the prevailing plane of the other residential buildings on the street.
- The fenestration pattern, that is the relationship of solid to void, such as walls and windows, should be compatible with the historic fenestration patterns in the districts. For example, buildings which express very large areas of void are discouraged.
- In general, the roof form should reflect the roof forms expressed along the blockface.

While the Board has reviewed multi-building projects in the past, these *Design Guidelines* are most commonly applied to single-family dwellings or smaller scale commercial or retail properties. In these instances, the guidelines are concerned with how the proposed new infill construction will affect adjacent and nearby historic properties. The proposed project will include three buildings, two of which are at least partially within the historic district. The master plan for the area envisions a fourth building, Block 3, of similar scale immediately to the west of the new Wilkes Street Park and the Block 2 building (Figure 15). The *Design Guidelines* say that "New construction must conform to the requirements of the applicable small area plan chapter of the Master Plan." With the approval of the DSUP, City Council found that the proposed buildings are in compliance with the adopted South Patrick Street Affordable Housing Strategy.



**OLD & HISTORIC ALEXANDRIA  
DISTRICT (OHAD) BOUNDARY**

When considering the relationship of the proposed buildings to the “prevailing blockface,” or the “prevailing plane of other residential buildings,” it is important to note that the Block 1 building occupies the entire block in which it sits, meaning that the blockface to be considered is the proposed building. When referring to “adjacent buildings,” the Block 1 building is adjacent to Block 2 on the east and Block 4 on the south. Consideration should be given to the existing buildings surrounding the corner of South Alfred Street and Wolfe Street. On Block 2, the proposed building occupies the southern half of the block. When reviewing this building, consideration should be given to the relationship of the four-story section at the northwest corner of the building to the existing building on the corner of Wolfe Street and South Alfred Street and to the relationship between the four-story southeast corner and the existing building to the north of the site on South Columbus Street. The context to be considered for the south ends of both buildings should be the proposed Blocks 3 and 4. The relationship between the east side of Block 1 and the west side of Block 2 should also be considered as these are the dominant architectural elements in the immediate area.

Staff finds that the applicant has made significant changes to the project in response to Board and Staff comments made during the Concept Review and during the BAR hearing dated July 29, 2021. A general comment that has persisted throughout the review process has been a need for additional variation in the design to make the project compatible with the historic district. A project of this size is unique in the district and many of the comments were meant to make the proposed building fit within the historic context of smaller buildings. The revisions that have been made, including greater variation within the townhouse elements along either side of South Alfred Street, a

significant redesign of the northeast corner of Block 2, and additional masonry detailing throughout the project take cues from architecture within the historic district, making the project more grounded in the district.

### General Analysis

In response to a request from the Board, the applicant has prepared an exhibit that breaks down the solid to void ratio for each of the building elevations. The provided ratios vary depending on the relative portion of the building, but generally they range from 51% to 81% solid. The solid to void ratio of historic buildings depends upon the specific style that is being referenced, with some architectural styles featuring larger windows than others. In general terms, residential buildings tend to have a higher ratio of solid to void area than commercial or retail buildings. When comparing historic buildings to modern buildings, the proportions of the proposed window openings and their relation to the overall elevation and to other features on the elevation is an informative method to weigh compatibility between the structures.

The applicant has provided a memorandum, dated September 7, 2021 and addressed to Staff and the Board, which lists all of the standards to be considered by the Board as listed in Chapter 10-105(A)(2) of the City of Alexandria Zoning Ordinance, along with a response from the applicant explaining how the proposed design satisfies each of the standards. This is a particularly useful document given the scope of the proposed project. Staff recommends that the Board carefully review this memo when reviewing the project to make a determination of how the design does or does not comply with the requirements for a Certificate of Appropriateness.

The applicant has also provided a letter to staff dated September 7, 2021 which lists each of the comments provided by Staff and the Board at the July 29, 2021 BAR hearing and indicates how each comment has been addressed either through a modification to the design or by providing additional information. Staff appreciates this information and finds that the applicant has responded to all of the provided comments.

The Board has asked the applicant to consider ways in which the history of the specific site can be integrated into the architecture for the proposed building. In response, the applicant has included two locations where the design for architectural elements is being influenced by historic research in one case and intact fabric in the other. The applicant has found a photograph of a vase that was made by a resident of the area; the vase has a unique flower design on the side. The applicant has created a pattern using a stylized version of this flower design and is applying it to the sides of the canopy on the southeast corner of Block 1 (Figure 16). The applicant has also identified a railing design found on the roof of the nearby Odd Fellows Hall building and is applying this railing to the continuous rail on the south elevation of Block 2 (Figure 17).

Staff is supportive of this approach to integrating the specific site history into the design for the proposed buildings and would encourage the applicant to explore additional areas where this approach can be taken. Staff recommends that the applicant work with staff to incorporate these elements into the final design.





**Figure 16: Stylized floral design on side of canopy structure**



**Figure 17: Use of railing from Odd Fellows Hall building on south elevation of Block 2**

In this submission, the applicant is showing wall penetrations consistent with those required for venting interior components throughout both Block 1 and Block 2. The proposed locations do not appear to be finalized and the specific type of vent does not appear to have yet been selected. Wall penetrations such as these are an important element to modern buildings and on multi-family projects, their placement can be important to the overall composition. Staff suggests that they be located such that no vent overlaps between two different materials and that the applicant work with staff on the final configuration and selection of the vents.

## Block 1

The changes to the southwest corner and South Patrick Street elevations are not as significant as those found elsewhere in the project. The changes that the applicant has made have been in an effort to give the building more of a base-middle-top language than the previous design. The addition of the quoining brick details is reminiscent of quoining on historic masonry buildings and helps to ground the building (Figure 18). The strong cornice line and projecting band between the fifth and sixth floor creates a defined top to the building.

In response to Staff comments, the applicant has removed the previously proposed Juliette balconies from the second floor, directly below the projecting bay. As previously stated, the balconies were inconsistent with the architectural language found within the district and lead to an inconsistent treatment of the building base. Combined with the introduction of the brick quoining, these changes give this portion of the building proportions that are compatible with the architecture of the historic district.



**Figure 18: Quoining detailing at base of building**

In response to comments from Staff, the applicant has provided views of the interior of the pedestrian mews. This area of the building is visible from a public right of way and is therefore subject to the Certificate of Appropriateness. Since it is interior to the site, compatibility with the historic district as laid out in the Zoning Ordinance is less critical than those areas of the building directly adjacent to historic structures. Staff finds that the design for this area is consistent with the overall design motif.



As noted prior to the most recent BAR hearing, the four-story portion of the building facing South Alfred Street was modified from the Concept Review process to include significant variations between the townhouse modules.

In response to Staff and Board comments, the applicant has continued to refine the design for this area of the building. The current design replaces more modern windows with traditional punched openings that are similar in style and proportions to those found within the historic district. Included in this change is the introduction of windows with arched heads and brick arches. The applicant also modified the design for cornices at the bays and the top of the building, introducing a hierarchy between the two. These refinements have helped the design to be in accordance with the Zoning Ordinance standard that says, “The relation of the features in sections [10-105\(A\)\(2\)\(a\)](#) through (d) to similar features of the preexisting building or structure, if any, and to buildings and structures in the immediate surroundings.” By using architectural features found throughout the historic district such as varying window configurations and shapes, this portion of the building is reminiscent of the historic fabric while being clearly modern.

While the townhouse modules along South Alfred Street have been modified to be more consistent with the neighboring buildings, the northernmost module, directly south of the entrance to the mews remains somewhat disjointed from the rest of this elevation and the neighboring buildings. This area features asymmetrical brick detailing around corner windows and windows that have significantly fewer muntins than the other adjacent townhouse modules (Figure 19). The design for this townhouse module is less successful than the remainder of this elevation. Staff recommends that the applicant explore ways in which this area can be modified to be similar to those areas further south on the elevation.



**Figure 19: Northernmost townhouse module on South Alfred Street**



In response to Staff and Board comments regarding the revised design for the southeast corner of the building, the applicant has made revisions to the detailing of this area to be more closely related to the Art Deco precedent used for this design. The previous revision addressed more significant design issues including the *Design Guidelines* which states that “The front entrances to new residential buildings should be oriented to the primary street frontage.” The current revisions maintain the successful change in design aesthetic for this area while addressing concerns about the appropriateness of the detailing. The additional depth of precast elements gives a more appropriate proportion to these elements. Revisions to the brick detailing at the piers and to the windows further adds visual interest to this important building corner (Figure 20).

As noted above, the use of the historic vase design in the design for the canopy is a welcome introduction to the design, helping to tie the building to this specific site. The details for the design of the canopy remain somewhat unclear, and staff recommends that the applicant work with staff to lighten the structure and further integrate the historic motif into the design.

Staff finds that the revisions to this area have addressed the previous comments and that the proposed design complies with the *Design Guidelines* recommendation that “abstraction of historic design elements would be preferred to a building which introduces design elements that are not commonly used in historic districts. While new residential buildings in the historic districts should not create an appearance with no historical basis, direct copying of buildings is discouraged.”



**Figure 20: Revisions to the south east corner to more closely resemble historic Art Deco buildings**

## Block 2

The modifications to the southwest corner of Block 2 since the last hearing consist mostly of material and detailing revisions to the massing changed after the Concept Review hearings. In an effort to make the recessed corner element more compatible with the historic district, the applicant has changed the material from metal panels to a light colored brick. This change takes the design out of the more commercial style and towards a residential language that is more familiar to the historic district. Other changes to materials include the color and detail of the spandrel panels at the fourth and fifth floors and changing the detail at the head of the fifth-floor balconies from a jack arch with precast spring blocks to a light colored continuous brick jack arch. The light colored spandrel panels help to give the building a more vertical proportion and ties together the various portions of the building. Staff finds that the material change makes the building more compatible with structures in the historic district. The revision to the detailing at the top of the fifth-floor balcony does create an awkward proportion to this tall opening. Staff recommends that the applicant work with staff on modifications to this detail to allow for a head that is more in scale with the size of the opening.

With the evolution of the design for the entry canopy at the Block 1 building and the continued evolution of the southwest corner of the Block 2 building, the canopy at the entry to the west side of the building appears to be more appropriate for a commercial building than a residential one in the historic district. The proposed canopy appears to include a rectangular frame with tapered, sloped metal members which support a glass covering (Figure 21). Staff recommends that the applicant consider historic precedents for the design of the canopy similar to the one on Block 1 and work with staff to finalize the design for both canopies.



**Figure 21: Entry canopy at west side of building**



The applicant has revised the design for the four townhouse modules that face South Alfred Street to use an architectural language that is more compatible with the buildings in the historic district. These changes include the introduction of arched windows on the 2 northern townhouses and modifications to the window configurations and projecting bays at the two southern townhouses. The windows on the two southern townhouses have gone from large, ganged windows with a modern configuration to smaller single punched windows that are more compatible with historic architecture. The projecting bays have been modified from rectangular bays with a balcony on the fourth floor to more traditional three-sided bays.

The proposed three-sided bays take their inspiration from projecting bays throughout the historic district and are an abstraction of an historic architectural element that is encouraged by the *Design Guidelines*. Staff finds that this revision successfully recalls the architectural elements found in the historic district, however further evolution of the proportions and detailing of the bays should be considered. Staff recommends that the applicant work with staff on the development of these details.

All four of these townhouse modules include raised entries with centered doors, large sidelights, and transoms (Figure 22). The proposed material for the doors appears to be wood with full light vision panels. Each of the entries on the two northern townhouses include a decorative entablature surrounding the entry. This portion of the building is meant to be reminiscent of townhouses in the historic district, but the width and height of the openings is something that would more commonly be found on a multi-family building. This inconsistency in the architectural language detracts from the understanding of these as townhouses. Staff recommends that the applicant work with staff to modify these entries to appropriately reflect townhouse architecture.



**Figure 22: Three sided bays and large building entrances at South Alfred Street**

As noted above, the design for the northeast corner of the building has been modified significantly since the previous submission. The current design includes a three-story massing with punched windows and a mansard roof form and shed dormers to conceal the fourth floor. This is in response to Board comments requesting the use of different roof forms to conceal upper levels. The fifth and sixth floor massing has also been revised to include arched windows and a building form that wraps the north and south sides of the building, giving the impression of a complete three dimensional building in lieu of stacking elevations (Figure 23).

This portion of the building is nearest to existing smaller scale townhomes and has evolved through different attempts to be compatible with these existing buildings throughout the course of the project. Staff finds that this design most successfully transitions the building from the existing structures to the north and east to the larger portions of the proposed building to the west. The use of the mansard roof form is a welcome addition to the project and is reminiscent of historic buildings throughout the district that utilize this same form to diminish the effects of upper levels on surrounding fabric. The *Design Guidelines* state “In general, the roof form should reflect the roof forms expressed along the blockface.” Gable and mansard roofs are commonly found in the immediate vicinity of the project and throughout the district. The use of this language at this corner is an improvement on the design of the building and is in compliance with the *Design Guidelines*. Staff does recommend that similar to the entrances on South Alfred Street, the applicant consider revising the height and width of the door, sidelights, and transoms in this location as well.



**Figure 23: Revised design for northeast corner of building**



The revisions to the south elevation consist mainly of the area between the massings on the southwest and southeast corners of the building. Previously this area was a single design with punched openings and recessed balconies. A three-story portion projected from the east end of the elevation with vertical strip windows giving it the appearance of an arcade. This has been an area of the building with much discussion from the Board and different options presented during the review period.

In conjunction with the massing at the northeast corner, the applicant has modified this elevation to break this area up into two sections. The east side includes a projecting three-story section with a roof terrace. This portion projects from the west side and reads as a three dimensional building form that wraps the east end of the building. The inclusion of arched heads at the sixth-floor windows and balconies is a direct reference to historic buildings and has been included as a response to Staff and Board comments. The use of single punched openings at the west side of the elevation in lieu of the ganged windows and vertical organization on the east side helps to add differentiation to the design and makes for a simple background building between the two more prominent portions of the elevation (Figure 24). As noted previously, the design for the railing at the third floor on the west side of the elevation was derived from the existing railing at the top of the Odd Fellows Hall building. Staff is supportive of the new design direction for this portion of the building, finding that the variation in the windows are more compatible with the architecture of the historic district. This design also includes building forms that read as complete buildings instead of previous designs that took on a wedding cake like stacking.



**Figure 24: View of revised South elevation**

### General Comments

Staff finds that the revisions to both Block 1 and Block 2 are improvements to the project and address many of the comments from both the Board and staff made during the previous BAR hearing.

The design for the Block 1 building conforms with the *Design Guidelines* comments regarding the compatibility of the “building massing prevailing along the block face” and the location of “the front plane of the building in line with the prevalent plane of other residential buildings along the street” as the proposed building makes up the entire block face and the building proportions have been modified to comfortably transition between the various segments. The organization of the massing is consistent with the Small Area Plan and places the lowest parts of the building on the north and east sides of the site to avoid the sense that the proposed building will “overwhelm adjacent buildings.” Previous comments regarding a lack of diversity amongst the fenestration patterns have been addressed by the inclusion of a variety of window types including different head shapes and muntin configurations that are derived from buildings in the historic district, addressing the *Design Guidelines* comments on compatibility “with the fenestration pattern in the districts.”

The Block 2 building occupies approximately half of the block on which it sits. On the west side of the building, the four-story section has been located at the north end of the site to address the *Design Guidelines* comments regarding the compatibility of the “building massing prevailing along the block face” and the location of “the front plane of the building in line with the prevalent plane of other residential buildings along the street.” The location of the tallest part of the building at the south end of the site and the significant setbacks of the upper levels address the concerns that the proposed building will “overwhelm adjacent buildings.” At the southwest corner and along the west side of the building, the design has been revised to include variation in the window configurations including areas such as the northwest corner which are referential to historic buildings. The applicant has made significant revisions to the design for the northeast corner and the south elevation. The revision to the roof form and dormers at the northeast corner addresses the *Design Guidelines* comment that “In general, the roof form should reflect the roof forms expressed along the blockface.” The changes to the south elevation help to simplify the overall building composition and the revisions to the windows here and on the west elevation address the *Design Guidelines* comments on compatibility “with the fenestration pattern in the districts.”

Staff recommends approval of the Certificate of Appropriateness for new construction with the following conditions:

1. The applicant work with staff to determine the final location of all wall penetrations and that they be located so that they do not span from one material to another.
2. The applicant work with staff to revise the design for the northernmost townhouse in Block 1 facing South Alfred Street so that it is similar to the adjacent townhouses.
3. The applicant revise the design for the entrances on the South Alfred Street and the Columbus Street sides of Block 2 to minimize the size of the proposed sidelights and transoms

4. The applicant modify the three sided bays on the west side of Block 2 to provide greater articulation to the trim and make the proposed windows compatible with the adjacent punched windows.

**STAFF**

Bill Conkey, AIA, Historic Preservation Architect, Planning & Zoning

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

**IV. CITY DEPARTMENT COMMENTS**

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

**Development**

- F-1 The development special use permit (DSUP#2020-10032) and Rezoning (REZ#2020-00006) for the Heritage development were approved by City Council on February 20, 2021. Blocks 1 and 2 of the Heritage development are subject to approval by the BAR for a Certificate of Appropriateness.
- F-2 The approved Certificate of Appropriateness submission shall be consistent with the DSUP#2020-10032 conditions of approval.
- F-3 Any adjustments to the site plan and/or elevations will be reviewed with the administrative final site plan submissions.

**Code Administration**

- C-1 A building permit and plan review are required prior to the start of construction.

**Transportation and Environmental Services**

- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:  
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.  
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C-1 The building permit must be approved and issued prior to the issuance of any permit for demolition if a separate demolition permit is required. (T&ES)
- C-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

- C-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- C-4 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-5 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-6 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-7 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-8 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-9 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

**Alexandria Archaeology**

- R-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)
- R-2 The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Resource Management Plan is in place to recover significant resources in concert with construction activities. \* (Archaeology)
- R-3 Call Alexandria Archaeology (703/746-4399) two weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for city archaeologists can be arranged. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)



- R-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)
- R-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)
- R-6 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)
- F-1 Block 1 has a high potential to contain significant archaeological resources. In particular, historic maps indicate that a tannery operated in the northeast quadrant of the block in the mid-nineteenth century. During the Civil War several sets of railroad tracks passed through the block, with one set passing through a large building labeled as a “carpenter shop.” By the 1890s rowhouses and shanties began to be built on the north half of the block, whereas the south half continued to be used as a railyard. This block was in the heart of a historically African American neighborhood known as “the Bottoms.”
- F-2 Block 2 has a high potential to contain significant archaeological resources. Shortly after the Civil War, a half dozen dwellings were standing on the property. By the 1890s rowhouses fronted on S. Columbus St., Wilkes St., and S. Alfred St. Like Block 1, this block was located in the heart of a historically African American neighborhood known as “the Bottoms.”
- F-3 Block 3 has a high potential to contain significant archaeological resources. According to a Union Army map, during the Civil War the north half of the block contained a carpenter and bridge shop, a tool house, an arsenal, and several offices in support of Union railroad operations. The south half of the block contained nine buildings, five of them owned by John or James Walls. One of the buildings fronting on Gibbon St. was labeled as a “Secesh Church.” By the 1870s the Wall family continued to own most of the south half of the block and its dwellings. The church continued to stand, labeled the “Village M.E. Church” in 1877. By the 1890s most of the block had been developed with 21 dwellings fronting on S. Patrick St. alone, only the northeast quadrant of the block remaining relatively undeveloped. This block was in the heart of a historically African American neighborhood known as “the Bottoms.”
- F-4 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.

**V. ATTACHMENTS**

- 1 – Application Materials*
- 2 – Supplemental Materials*
- 3 – Documentary History Study – Draft*
- 4 - 431 South Columbus Street, 416 South Alfred Street, 900 Wolfe Street, and 450 South Patrick Street BAR #2021-00341 Staff Report – July 29, 2021*

ADDRESS OF PROJECT: 431 S. Columbus Street, 416 S. Alfred Street, 900 Wolfe Street & 450 S. Patrick StreetDISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 074.04-012-15, -16; 074.03-05-01 & -02 ZONING: RMFAPPLICATION FOR: *(Please check all that apply)*☒ CERTIFICATE OF APPROPRIATENESS☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH  
(Required if more than 25 square feet of a structure is to be demolished/impacted)☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION  
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT  
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)Applicant: ☒ Property Owner ☐ Business *(Please provide business name & contact person)*Name: Heritage at Old Town Propco LLCAddress: 601 Lexington Ave, 52nd FloorCity: New York State: NY Zip: 10022

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

Authorized Agent *(if applicable)*: ☒ Attorney ☐ Architect ☐ \_\_\_\_\_Name: M. Catharine Puskar, Attorney/AgentPhone: (703) 528-4700E-mail: cpuskar@thelandlawyers.com

Legal Property Owner:

Name: Heritage at Old Town Propco LLCAddress: 601 Lexington Ave, 52nd FloorCity: New York State: NY Zip: 10022

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.*  
     ☐ awning                      ☐ fence, gate or garden wall    ☐ HVAC equipment                      ☐ shutters  
     ☐ doors                        ☐ windows                              ☐ siding                                      ☐ shed  
     ☐ lighting                      ☐ pergola/trellis                      ☐ painting unpainted masonry  
     ☐ other \_\_\_\_\_  
☐ ADDITION  
☐ DEMOLITION/ENCAPSULATION  
☐ SIGNAGE

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

See attached Narrative.

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**SUBMITTAL REQUIREMENTS:**

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

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

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

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



## **Certificate of Appropriateness Narrative Description Heritage at Old Town Blocks 1 and 2**

**June 21, 2021**

The Applicant requests approval of a Certificate of Appropriateness to allow the construction of two multifamily residential buildings containing both market rate and dedicated affordable housing units in the heart of Old Town. The two buildings are part of the Heritage at Old Town redevelopment project that was recently approved by City Council in February 2021 in conjunction with Rezoning #2020-00006 and Development Special Use Permit (DSUP) #2020-10032. The proposed buildings are located on property identified as Blocks 1 and 2 in the South Patrick Street Housing Affordability Strategy (SPSHAS), which was approved by City Council in October 2018. Block 2 is located entirely within the Old and Historic Alexandria District (OHAD), and a portion of Block 1 is located within the OHAD.

The proposed buildings have been designed in accordance with the recommendations of the SPSHAS. Consistent with the plan, the design includes a transition in height, mass and scale from the taller portions of the buildings on Block 1 adjacent to South Patrick Street and on Block 2 along the Wilkes Street Park, down to a more neighborhood scale proximate to the existing development in the surrounding neighborhood. The Applicant is proposing high-quality materials and detailing appropriate to the neighborhood context. The site will feature green roofs, improved streetscape, publicly accessible open space along the street and through the Block 1 mews, and private outdoor amenities spaces on terraces and in landscaped courtyards. Parking is provided in a below grade parking garage, and additional on street public parking spaces are provided on the west side of S. Alfred Street.

During the rezoning and DSUP application process, the Applicant presented the proposal to the Board of Architectural Review (BAR) at four concept review sessions. Following each concept review, the Applicant advanced the buildings' design in response to comments from the BAR, the community and City staff. Following City Council's approval of the DSUP and associated preliminary site plan, which included the architectural elevations and renderings previously shared with the BAR, the Applicant has focused on further advancing the design of the buildings in response to the BAR's feedback at the most recent concept review session. While the plans submitted with this application are consistent with what was approved by City Council, the BAR's feedback has been incorporated.

The Applicant's proposal addresses the standards set forth in Section 10-105 of the Zoning Ordinance. The height, mass and scale of the buildings are consistent with the vision for Blocks 1 and 2 set forth in the SPSHAS, and the buildings have been designed to create a transition to the surrounding residential neighborhood. The architectural details, design and arrangement of the buildings are characterized by the use of high-quality materials, enhanced streetscape and quality open space that will complement the surrounding area and respect the historic context of Old Town. The proposed textures, materials and colors of the buildings are historically appropriate to surrounding development, and are compatible with textures, materials and colors found elsewhere in the City and Old Town. As the existing buildings on the property, which were constructed in the 1970's, do not have architectural or cultural significant or otherwise contribute to an historic

place in the City, the proposed development will not adversely impact an historic place or area of historic interest. Given that the property is not located on S. Washington Street, the standards applicable to impacts on the George Washington Memorial Parkway are not applicable. Finally, the Heritage at Old Town redevelopment will promote the general welfare of the City and its residents by creating much-needed dedicated affordable housing, attracting new residents, and revitalizing the property with a high quality development that will enhance the surrounding neighborhood.

The Heritage at Old Town project will achieve the City's goal of retaining deeply subsidized affordable housing units consistent with the vision set forth in the SPSHAS. The existing buildings have reached the end of their useful life and are in need of redevelopment. The replacement of the dated urban renewal buildings with new high quality buildings and the associated improvements to the site and the Wilkes Street Park will be an enhancement to the neighborhood and will contribute to the continued diversity and vibrancy of the Southwest Quadrant of the City.

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

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

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

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

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

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

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

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

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

**APPLICANT OR AUTHORIZED AGENT:**

Signature: 

Printed Name: M. Catharine Puskar

Date: 6/21/2021



# OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. James H. Simmons III	601 Lexington Ave Floor 52 New York, NY 10022	7%
2. SRE DUO InvestCo, LP	4275 Executive Square Suite 500 La Jolla, CA 92037	93%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 431 S. Columbus St 416 S. Alfred St 900 Wolfe St & 450 S. Patrick St (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. James H. Simmons III	601 Lexington Ave Floor 52 New York, NY 10022	100%
2. SRE DUO InvestCo, LP	4275 Executive Square Suite 500 La Jolla, CA 92037	93%
3.		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. James H. Simmons III	None	None
2. SRE DUO InvestCo, LP	None	None
3.		

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

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

6/21/2021

Date

M. Catharine Puskar, Attorney/Agent

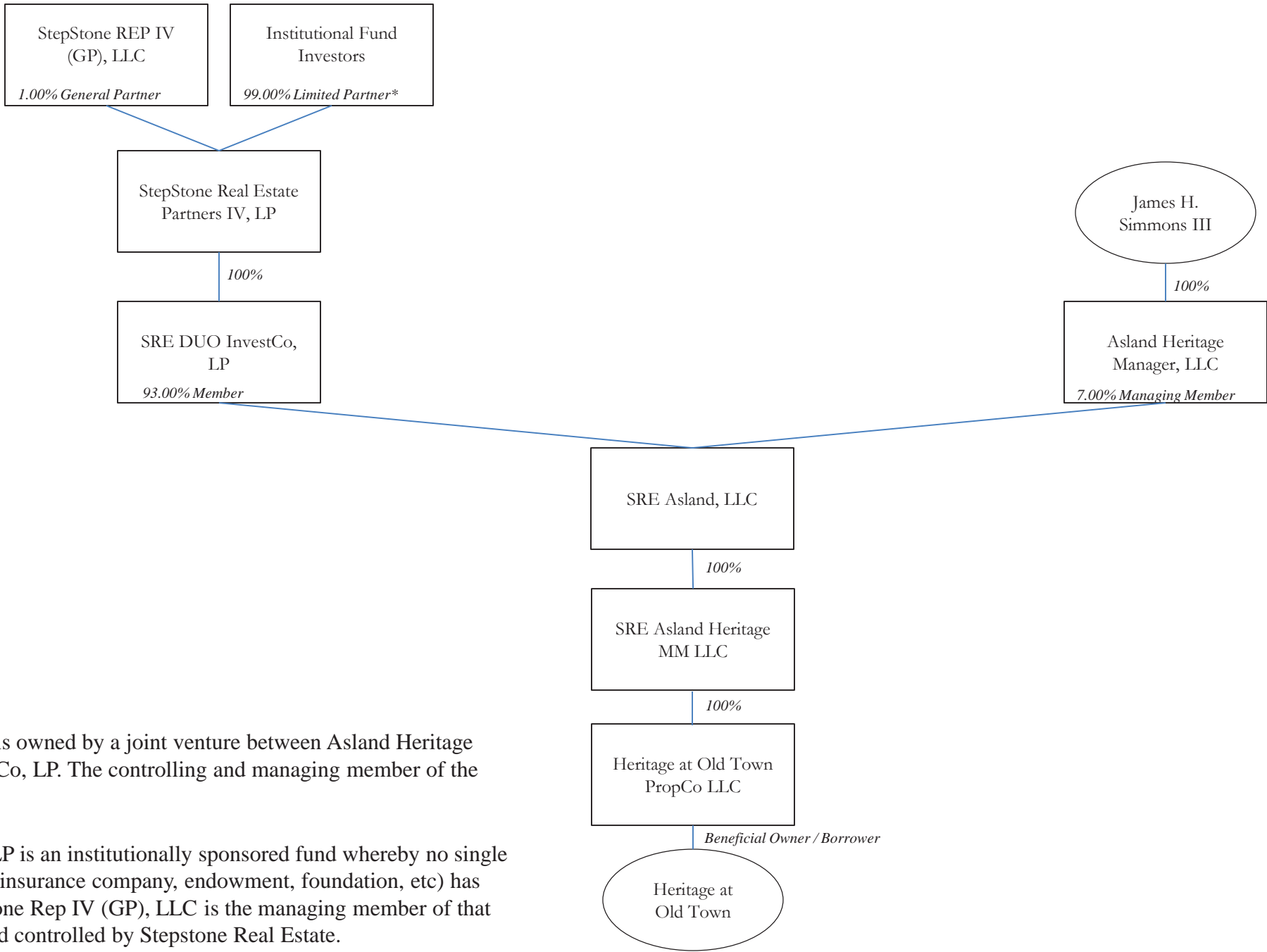
Printed Name



Signature

6/15/2021

HERITAGE AT OLD TOWN PROPCO LLC  
ORGANIZATION CHART



- Heritage at Old Town PropCo LLC is owned by a joint venture between Asland Heritage Manager, LLC and SRE Duo InvestCo, LP. The controlling and managing member of the partnership is James H Simmons III.
- StepStone Real Estate Partners IV, LP is an institutionally sponsored fund whereby no single institutional investor (pension fund, insurance company, endowment, foundation, etc) has control over the investment. Stepstone Rep IV (GP), LLC is the managing member of that partnership and is and affiliate of and controlled by Stepstone Real Estate.



June 15, 2021

Heritage at Old Town Propco LLC  
601 Lexington Ave, 52<sup>nd</sup> Floor  
New York, NY 10022

Karl Moritz 301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

Re: Consent/Authorization to File an Application for a Board of Architectural Review  
Certificate of Appropriateness and Related Requests  
431 S. Columbus Street, 416 S. Alfred Street, 900 Wolfe Street & 450 S. Patrick  
Street  
TM ID #074.04-12-15, -16; 074.03-05-01 & -02, the "Property"

Dear Mr. Moritz:

As owner of the above-referenced Property, Heritage at Old Town Propco LLC hereby consents to the filing of an application for a Certificate of Appropriateness from the Board of Architectural Review and any related requests on the Property.

Heritage at Old Town Propco LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of an application for a Certificate of Appropriateness from the Board of Architectural Review and any related requests on the Property.

Very Truly Yours,

Heritage at Old Town Propco LLC

A handwritten signature in black ink, appearing to read 'James H. Simmons III', written over a horizontal line.

By: James H. Simmons III

Its: Authorized Signatory

Date: 6/17/2021



# MEMORANDUM

**hord | coplan | macht**

To: City of Alexandria Board of Architectural Review  
City of Alexandria Department of Planning and Zoning

Date: September 7, 2021

Project: Heritage Old Town

Prepared by: Chase Eatherly

**Subject: Certificate of Appropriateness Application BAR#2021-00341  
Heritage at Old Town, Blocks 1 and 2  
Applicant: Heritage at Old Town Propco LLC**

To assist the City of Alexandria Board of Architectural Review in its review of the above-referenced Certificate of Appropriateness application, the Applicant has prepared this memorandum to describe how the Applicant's proposal addresses the applicable standards of review for certificates of appropriateness set forth in Section 10-105 of the Zoning Ordinance.

The following includes a list of the ten (10) standards enumerated in Sections 10-105(A)(2)(a) through (j) of the Zoning Ordinance, accompanied by a narrative description of how the Applicant's proposal addresses each standard:

## **Section 10-105 – Matters to be considered in approving certificates and permits.**

### **(A) Certificate of appropriateness.**

(2) *Standards.* Subject to the provisions of section 10-105(A)(1), the board of architectural review or the city council on appeal shall consider the following features and factors in passing upon the appropriateness of the proposed construction, reconstruction, alteration or restoration of buildings or structures.

- (a) Overall architectural design, form, style, and structure, including, but not limited to, the height, mass and scale of buildings or structures.

**Response:** The overall architectural design, form, style and structure, including, but not limited to, the height, mass and scale of the buildings is in keeping with the vision and framework of the South Patrick Street Housing Affordability Strategy (the "SPSHAS"), which specifically identifies the permitted heights and the use of additional height achieved through rezoning and/or the use of the bonus height provisions in Section 7-700 of the Zoning Ordinance as tools to incentivize the retention of, and addition to, the number of deeply subsidized affordable housing units currently on the Heritage at Old Town site. Consistent with the SPSHAS, the taller building heights in the Applicant's proposal are located on portion of the site outside the Old and Historic District (the "OHAD") along S Patrick Street and in the location of the existing 6-story midrise, with transitions to lower heights adjacent to and across from the surrounding residential neighborhoods. A variety of building heights, height transitions, massing and building articulation are exhibited across each block to achieve compatibility with the neighborhood. In response to feedback from staff and the BAR, the proposed buildings on both blocks have been broken down into smaller elements through variations in materiality, fenestration and architectural design thereby reducing the overall mass and scale of the buildings.

- (b) Architectural details including, but not limited to, original materials and methods of construction, the pattern, design and style of fenestration, ornamentation, lighting, signage and like decorative or functional fixtures of buildings or structures; the degree to which the distinguishing original qualities or character of the a building, structure or site (including historic materials) are retained.

**Response:** Each building is a response to its adjacent context and is composed of multiple building forms and architectural styles to reduce the perceived project scale. While the OHAD Design Guidelines for new residential construction do not mandate a single architectural style and discourage the direct copying of buildings, the variety of heights, transitions, and styles in the project are reflective of architecture found throughout the OHAD. Each façade draws inspiration from traditional architectural proportions, elements, and rhythms. For example, in response to feedback from staff and the BAR, the Applicant revised the townhouse-style elements facing S. Columbus Street on Block 2 to include a more traditional roof form with dormer windows found throughout Old Town. Additionally, the Applicant redesigned the south elevation of Block 2 to include smaller windows on a portion of the façade, arches above second and sixth story windows, and Juliet balcony elements that are characteristic of architecture in Old Town. Articulated townhome expressions are proposed to facilitate height transitions to smaller scale buildings in the surrounding area, while larger-scale building components and elements are reserved for strategic locations identified in the SPSHAS. Each composition is rooted in high-quality materials through masonry facades accented with bays, balconies, panel spandrels and accents. Brick detailing and layered wall depth provide an authentic richness with a solid-void ratio appropriate to the Old and Historic District. Varied window sizes and patterns are used throughout to deliver further differentiation.

- (c) Design and arrangement of buildings and structures on the site; and the impact upon the historic setting, streetscape, or environs.

**Response:** In addition to a high-quality building design, the new development will contribute to the neighborhood through buildings that address the street with enhanced streetscapes and public open spaces. The proposed urban design will create a place that engages the residents in the new buildings and those of the surrounding area while promoting a feeling that the new buildings and streetscape are an extension of the existing city fabric. The buildings themselves embrace the street, creating a street wall characteristic of Old Town, while layering in identifiable elements through walk-up residential entries, bays, gateway elements and signature facades. Pedestrian friendly streetscape improvements, including new sidewalks, lighting, landscaping and street trees, as well as the creation of additional on street parking, will promote enhanced access to amenities and services in the neighborhood. A publicly accessible mid-block mews, reminiscent of public alleys and arcades that connect blocks throughout Old Town, is planned for Block 1. The mews breaks down the scale of the building and provides an additional pedestrian connection between S Patrick Street and S Alfred Street. A redesigned Wilkes Street Park will become a centerpiece of the development and will provide the larger neighborhood with improved open space for passive and active uses accessible to all ages and abilities. A raised crosswalk will be provided at the intersection of Wilkes Street and S Alfred to further connect the park across the two blocks and serve as a traffic calming strategy at that location. The park will also serve as an opportunity to incorporate the rich history of the area through interpretive design elements.

- (d) Texture, material and color, and the extent to which any new architectural features are historically appropriate to the existing structure and adjacent existing structures.

**Response:** As described in the response to 10-105(A)(2)(b), the proposed architectural design of each building takes inspiration from the tradition of the OHAD through its response to the adjacent context of the existing surrounding structures. As discussed during the BAR Concept Review process, much of the immediate vicinity is made up of predominantly non-historic residential buildings constructed in the late 20<sup>th</sup> century. However, the proposed textures, materials, colors and design still acknowledge the scale and character of those buildings to more appropriately blend with the neighborhood. That said, the few historic buildings that were identified in the area have been thoughtfully considered in the design. As an example, the proposed aesthetic for the northeast corner of Block 1 is purposefully understated to further highlight and recognize the historic significance of the residence across the street (827 Wolfe Street). Throughout each block, a thoughtful use of varied

building materials and colors provide a diverse streetscape seen in the adjacent context and within the Old and Historic District as a whole.

- (e) The relation of the features in sections 10-105(A)(2)(a) through (d) to similar features of the preexisting building or structure, if any, and to buildings and structure in the immediate surroundings.

**Response:** While the existing structures on site are to be demolished, as noted above the form, scale, materials, architectural style and details of the proposed buildings are compatible with the fabric of historic buildings in the surrounding area as well as the historic buildings that previously existed on the site.

1. Once the site of a large structure associated with a tannery and lumber yard fronting the Wilkes Street rail line, the Block 1 corner of S Alfred Street and Wilkes Park was reconsidered through a traditional building form inspired by notable nearby buildings such as the Campagna Center and the Torpedo Factory through an expressed structure of richly detailed brick piers, gridded muntin windows and metal panel infill spandrels. A formal symmetrical entry with a canopy and an accentuated parapet height was rotated to Alfred Street to better relate to the entry condition on Block 2 across from it.
2. Further north along Alfred Street, the Block 1 townhome expression was redesigned with an architectural style and rhythm resembling other traditional residential streets within the historic district. Based on the Applicant's research of the history of the site, these townhouse-style elements relate back to the row of townhouses that previously existed along Alfred Street. Varying color, bay height, pattern, and detail define the feeling of individual homes with unique walkup entry conditions while maintaining a similar cadence along the streetscape. In response to feedback from staff and the BAR, the Applicant has refined the design of these townhouse elements to include greater variation at the street level, include arched elements above windows, establish greater height variation, and add angled projecting bay windows. Inspiration for the townhouse elements may be found in many examples throughout Old Town, as evidenced by the precedent images included with the Applicant's submission.
3. At the southwest corner of Block 1, the 6-story building was further refined to stand on its own with a more traditional base, middle, top registration characteristic of a commercial building found in the historic district. The light brick composition is accented with brick banding, jack arch headers, dark vertically proportioned bays, and a pronounced cornice. Window patterns and groupings were refined to further differentiate this piece of the building from the light brick language further north along S Patrick. In response to feedback from staff, the Applicant removed the initially proposed second story Juliet balconies from this corner of the building to further emphasize the base of the building and better accentuate the base, middle, top composition. Examples of similar building scale with this base, middle, top organization can be found at the former Hotel George Mason (699 Prince St), the office building at 312 S Washington Street (currently being converted into a multifamily residential building), and 815 King Street, all of which are six-story buildings.
4. The Block 2 residential entry corner of S Alfred and Wilkes Street Park shares many of the same characteristics as described as inspiration in item (e)(3) above. This building serves as another example of an identifiable base, middle, top hierarchy. An appropriate solid to void ratio of masonry wall to punched opening maintains the traditional Alexandria character. In response to feedback from staff and the BAR, the initially proposed metal corner bay elements were reduced in scale to help transition height and mass, and replaced with a brick material to create a more traditional appearance and better integrate with the main building entrance. Additional detail was incorporated in the form of brick banding, patterns, and jack arch headers.



5. Further north along Alfred Street, the two pairs of townhomes were revised to further differentiate them with unique brick details, window patterns, and architectural features. The two pairs are an identifiable building pattern throughout much of Old Town where residential properties were constructed in small groupings of the same or similar character. This can be seen just around the corner in a few historic forms at 716-718, 710-712, and 801-805 Wolfe Street, as well as 719-721 Gibbon Street.
6. The Block 2 garage entry at the north end of Alfred Street was redesigned to feel relatable to a small commercial building or firehouse found in Alexandria. Traditional brick features, proportions, and window patterns were inspired from such built examples as the Prince Street Fire Station (317 Prince Street) and the Old Town Theater (815 King Street).

- (f) The extent to which the building or structure would be harmonious with or incongruous to the old and historic aspect of the George Washington Memorial Parkway.

**Response:** This standard not applicable, as the property is not located on the George Washington Memorial Parkway.

- (g) The extent to which the building or structure will preserve or protect historic places and areas of historic interest in the city.

**Response:** The proposed redevelopment of the Heritage at Old Town recognizes the significance of the site historically referred to as “The Bottoms,” an African American settlement established around the turn of the 19<sup>th</sup> century. Through an archaeological report produced this past year, a depth of information was uncovered revealing compelling details on the site’s rich history. As noted above, the southern portion of Block 1 once included a large-scale building associated with the lumber yard and tannery that previously existed. The Applicant’s research further revealed that a row of townhouses once existed along S. Columbus Street, similar to the townhouse-style elements that are currently proposed. In coordination with staff, the Applicant intends to convey the history of the Bottoms and the historic use of the site through the display of public art and other interpretive design elements both in and around the buildings, as well as within the vision for the redesigned Wilkes Street Park.

- (h) The extent to which the building or structure will preserve the memorial character of the George Washington Memorial Parkway.

**Response:** This standard is not applicable, as the property is not located on the George Washington Memorial Parkway.

- (i) The extent to which the building or structure will promote the general welfare of the city and all citizens by the preservation and protection of historic interest in the city and the memorial character of the George Washington Memorial Parkway.

**Response:** While located at the periphery of the Old and Historic District in a neighborhood developed with predominantly non-historic buildings, the proposed buildings acknowledge the historic character of Old Town through the use of contextually appropriate materials, building elements and design as described above. As noted previously, the aspect of this standard related to preservation of the memorial character of the George Washington Memorial Parkway is not applicable.

- (j) The extent to which such preservation and protection will 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.

***Response:*** The Heritage at Old Town redevelopment will promote the general welfare of the City and its residents through the preservation and creation of much-needed affordable housing. The residential development will create opportunities for current and future City residents at a range of household income levels to live in Old Town and take part in the cultural, recreational and social experiences that this part of the City has to offer. The redevelopment of the property with high-quality new buildings, enhanced streetscape, and quality open space will enhance real estate values and the quality of life for future residents and residents of the surrounding neighborhoods. Through the installation of interpretive elements as discussed above, the development will encourage interest in the history of the site and the surrounding area. The Applicant's proposal realizes the vision set forth in the SPSHAS, and advances one of the City's most critical objectives through the preservation and creation of affordable housing in the heart of Old Town.

M. Catharine Puskar  
(703) 528-4700 Ext. 5413  
cpuskar@thelandlawyers.com



September 7, 2021

Mr. William Conkey  
Department of Planning and Zoning  
City of Alexandria  
301 King Street, Room 2100  
Alexandria, VA 22314

RE: BAR #2021-00341  
431 South Columbus Street, 416 South Alfred Street, 900 Wolfe Street & 450  
South Patrick Street  
Applicant: Heritage at Old Town PropCo LLC

Dear Mr. Conkey,

In response to staff's comments as stated in the staff report published in advance of the July 29, 2021 meeting of the Board of Architectural Review (BAR), as well as the comments and suggestions made by members of the BAR at the meeting, the Applicant has revised the previously submitted materials associated with the above-referenced Certificate of Appropriateness Application. This letter includes an overview of the comments from staff and the BAR and the Applicant's responses to each with references to the revisions reflected in the revised application materials.

### **Staff Comments from Staff Report**

#### **Block 1**

1. It is unclear from the submission what the material for the cornice will be on the southwest corner of the building. The applicant should include additional details on the proposed cornice and consider continuing the brick detailing to include this element.

***Response: Addressed. The cornice for the southwest corner of Block 1 is cast stone as noted per the updated elevations and details. The material, proportions, and detailing are compatible with similar cornice features in the historic district.***

2. The second-floor Juliet balconies at the southwest corner of the building seem incongruous with the punched window language above. The Applicant should consider an alternate treatment for the ground floor openings that includes a visual mass to carry the weight of the projecting bays and create more formal two-story openings.

***Response: Addressed. The second floor Juliet balconies have been removed to create a more accentuated termination to the two story base. Muntins have been added to the windows above. The weight of the cornice line at the 5<sup>th</sup> level of the building has been increased, further emphasizing the base/middle/top composition of the building.***

3. The Applicant should provide additional elevations and view of the proposed mews so that the Board can adequately review the proposed design.

***Response: Addressed. The mews elevations and perspective renderings are provided with this submission.***

4. Staff suggests that the Applicant explore some variation in material for the stoops along Alfred Street to provide additional texture to the ground floor streetscape.

***Response: Addressed. Additional variation to the stoops and building entrances along Alfred Street have been added. The entrances have been revised to include a more traditional design, moving away from the storefront feel of the previously proposed design. The proposed stoops have been narrowed to be more consistent with the width of historic stoops throughout Old Town. In addition, arches have been added above the top story windows on some of the townhouse bays, introducing more geometric shapes.***

5. Staff suggests that the Applicant continue to research the history of the site and integrate whatever information that is uncovered into the design for the proposed building.

***Response: Addressed. The revised materials include additional information regarding the historical use of the site which included a large building associated with a lumber yard/tannery on the southern portion of Block 1 and townhouses along S. Columbus Street. These historic uses and structures are reflected in the proposed design, which concentrates mass on the southern portion of Block 1 and includes townhouses along S. Columbus Street. Additionally, the Applicant has incorporated details into the building design that are reflective of historic imagery associated with the site and the surrounding area. A floral patterning has been added to the entry canopy on Block 1, referencing the pottery that was located in the vicinity of the site. In addition, the Juliet balcony on the southern façade of Block has been detailed with finials to reference the fence pattern on nearby Odd Fellows hall. These details establish a link between the history of the Property and the current building and site design.***

6. It is the opinion of staff that the detailing for the southeast portion of the building needs to be further evolved to reference the traditional Art Deco style more closely. An example of this is that the precast strips at the top of the masonry piers are appropriate but as shown they appear to be too short in relation to the piers and the fascia above. The Applicant



should further study examples of Art Deco buildings to develop a design that is appropriately referential while still being modern.

***Response: Addressed. The southeast corner of Block 1 has been revised to more closely reference the Art Deco style. The Applicant has further emphasized the use of the precast material on the parapet and piers. More traditional paneling detail has been incorporated within the infill spandrel elements.***

## **Block 2**

7. Staff would encourage the Applicant to continue to develop the details at the glazed corner and at the lighter brick surround at the main building entry.

***Response: The Applicant has continued to refine the entry building at the southwest corner of the block based on feedback from both the BAR and Staff. The glazed corner metal bay elements have evolved in their material, window proportions, and detailing to a more familiar architectural feature found in the historic district. Additional use of lighter brick within the bays, spandrels and details help relate to the building entry surround and further tie the various building elements together more cohesively.***

8. Previous comments regarding the northeast corner of the building include concerns about the stacking effect of the massing, the limited masonry detailing, and lack of variation in the window configuration. As this area is largely unchanged, many of these concerns remain. Staff recommends that the Applicant explore ways in which to add variation and detail to this area similar to what has been achieved elsewhere on the project.

***Response: Addressed. The Applicant has revised the architectural style and language of the northeast corner to reflect a more traditional townhome scale appearance. The roof form has been modified significantly to include dormer windows along the street which reflect the character of Old Town. Precedents for the proposed design include townhouses located at 107 Wolfe Street and 209 S. Lee Street (see below). Additional precedent images for the design of the townhouse elements are provided in the submitted materials. The size and detailing of windows for the ground floor units have been modified to reflect a more traditional appearance.***

***107 Wolfe Street***



***209 S. Lee Street***



- Staff finds that the south elevation and the massing of the southeast corner have evolved from the previous design in a positive direction. These areas still do have a lack of diversity in the window configurations and additional brick detailing similar to elsewhere in the project will help to reduce the perceived scale. The Applicant should explore ways in which to add greater variation and detailing to these areas in order to make them more compatible with the historic district.

***Response: Addressed. The Applicant has made significant revisions to the south elevation in response to staff's and the BAR's comments. The Applicant has introduced a separate mid-block element to the south elevation to reduce the scale of the building and add variation. The two-story base element has been revised to be more consistent with the building above. The window patterns along this elevation have been revised to include greater variation in fenestration and smaller windows that are more consistent with the character of Old Town. Arches have been added to incorporate more geometric shapes, interest, and reduce the flatness of this façade.***

#### **Comments from Individual BAR Members at July 29, 2021 Meeting**

- Provide information regarding the proposed solid to void ratio.

***Response: Addressed. While the design guidelines do not proscribe a standard solid to void ratio, a solid to void ratio exhibit has been provided to illustrate the various building elements on each block and their compatibility with buildings of similar scale and style within the district.***

- What is the historic precedent for the proposed box bay windows?

***Response: The townhouse located at 219 S. Alfred Street located approximately one block north of the property provides a precedent for the proposed box bay windows. See the image below.***

***219 S. Alfred Street***



3. What is the precedent for the proposed mews?

***Response: The applicant has proposed a pedestrian mews through Block 1 to help create porosity and reduce the pedestrian scale of the block as suggested in the small area plan. There are numerous examples of alleys, arcades and similar elements throughout Old Town that serve as precedent for the proposed mews. Precedent images have been included with the submission.***

4. The proposal has too many square forms. Explore opportunities to provide more geometric forms such as arches, gables, etc.

***Response: Addressed. Arches have been added above windows throughout the proposed development. See previous responses.***

5. Explore opportunities to provide different fenestration patterns and smaller windows.

***Response: Addressed. The applicant has varied the fenestration patterns throughout the development, and has incorporated smaller windows in areas such as the south elevation of Block 2 that are more consistent with the character of Old Town.***

6. Portions of the buildings feel too contemporary.

***Response: Addressed. As noted in previous responses, the Applicant's revisions have reduced the contemporary feel of the buildings through the use of smaller windows, the introduction of more traditional elements such as projecting window bays, dormer windows, jack arches, and traditional roof forms, modifications to stoops and entryways to ground level units, and material substitutions resulting in additional brick.***

7. The proposal needs more of a focus on sense of place.

***Response: In addition to a high-quality building design, the proposed redevelopment will contribute to the neighborhood through buildings that address the street through enhanced streetscapes and public open spaces. The proposed urban design will create a place that engages residents in the new buildings and those of the surrounding area while promoting a feeling that the new buildings and streetscape are an extension of the existing city fabric. The buildings themselves embrace the street, creating a street wall characteristic of Old Town, while layering in identifiable elements through walk-up residential entries, bays, gateway elements and signature facades. Pedestrian friendly streetscape improvements, including new sidewalks, lighting, landscaping and street trees will promote enhanced access to amenities and services in the neighborhood. A publicly accessible mid-block mews is planned for Block 1 to break down the scale of the building and provide an additional pedestrian connection between S Patrick Street and S Alfred Street. A redesigned Wilkes Street Park will become a centerpiece of the development and will provide the larger neighborhood with improved open space for passive and active uses accessible to all ages and abilities. The park will also serve as an opportunity to***

*incorporate the rich history of the area through interpretive design elements.*

8. Revisit the height transition on the NW corner of Block 1.

***Response: Addressed. The cornice line at the northwest corner of Block 1 was lowered to help reduce the perceived height of the building at this location.***

9. Update the hierarchy of cornices on the townhouse bays along Alfred Street.

***Response: Addressed. The Alfred Street townhomes on Block 1 have been revised with reduced bay cornice detailing to that of the roof and parapet that provide a hierarchy appropriate***

10. Revisit the southwest corner building on Block 2.

***Response: Addressed. The Applicant has continued to refine the entry building at the southwest corner of the block based on feedback from both the BAR and Staff. The glazed corner metal bay elements have evolved in their material, window proportions, and detailing to a more familiar architectural feature found in the historic district. Additional use of lighter brick within the bays, spandrels and details relate to the building entry surround and further tie the various building elements together more cohesively.***

11. The northeast corner of Block 2 appears too modern.

***Response: The Applicant has revised the architectural style and language of the northeast corner to reflect a more traditional townhome scale appearance. The roof form has been modified significantly to include dormer windows along the street which reflect the character of Old Town. Precedents for the proposed design include historic townhouses located at 107 Wolfe Street and 209 S. Lee Street (see images above). The size and detailing of windows for the ground floor units have been modified to reflect a more traditional appearance***

12. Additional information is needed regarding the historic uses of the site. The site and building architecture should interpret the history of the site and incorporate it into the design.

***Response: See previous response to Comment 5. The revised materials include additional information regarding the historical use of the site which included a large building associated with a lumber yard on the southern portion of Block 1 and townhouses along S. Columbus Street. These historic uses and structures are reflected in the proposed design, which concentrates mass on the southern portion of Block 1 and includes townhouses along S. Columbus Street. As noted in a previous response, the Applicant has incorporated details into the building design that are reflective of historic imagery associated with the site and the surrounding area. A floral patterning has been added to the entry canopy on Block 1, referencing the pottery that was located in the vicinity of the site. In addition, the Juliet balcony on the southern façade of Block has been detailed with finials to reference the fence pattern on nearby Odd Fellows hall. These details***



*establish a link between the history of the Property and the current building and site design.*

Very Truly Yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



M. Catharine Puskar

Cc: James Simmons  
Caleb Ratinetz  
Ryan Kautz  
Chase Eatherly  
Robert Brant

# THE HERITAGE OLD TOWN

BLOCKS 1 & 2

BAR CERTIFICATE OF APPROPRIATENESS

OCTOBER 6, 2021

01	Site Aerial, Existing Site Images and Context	PG. 03 - 11
02	Proposed Site Plan and Massing	PG. 12 - 15
03	Area Plans	PG. 16 - 19
04	Block 1 Elevations, Sections, and Renderings	PG. 20 - 70
05	Block 2 Elevations, Sections, and Renderings	PG. 71 - 110
06	Historic Exhibits and Precedent Images	PG. 111 - 124
07	Solid to Void Exhibits	PG. 125 - 127







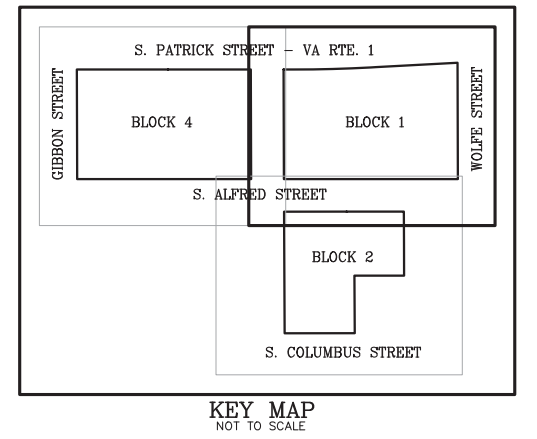
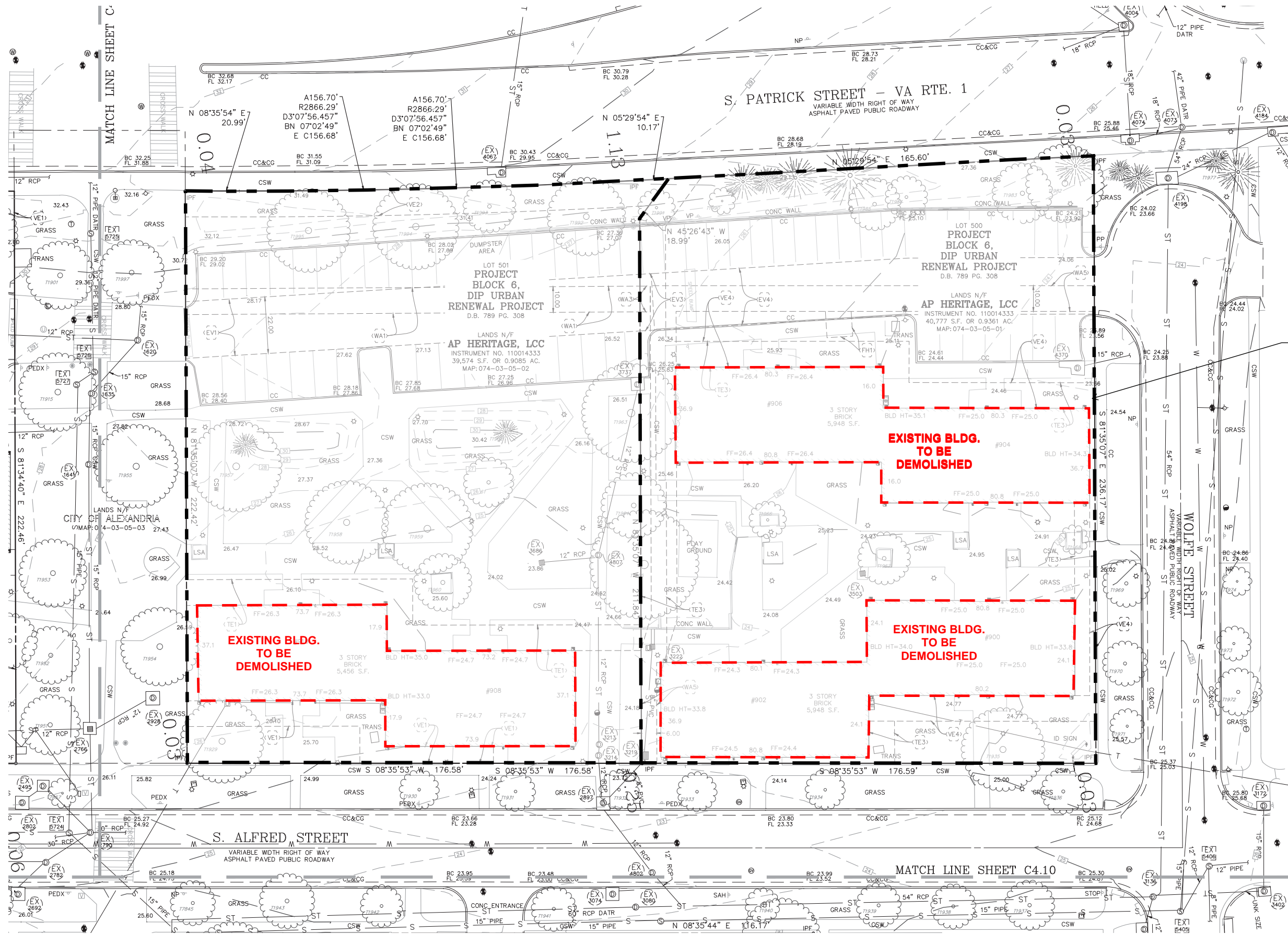


BLOCK 1



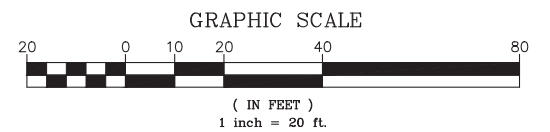
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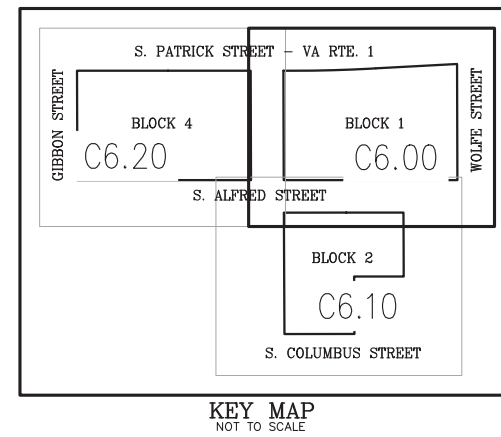
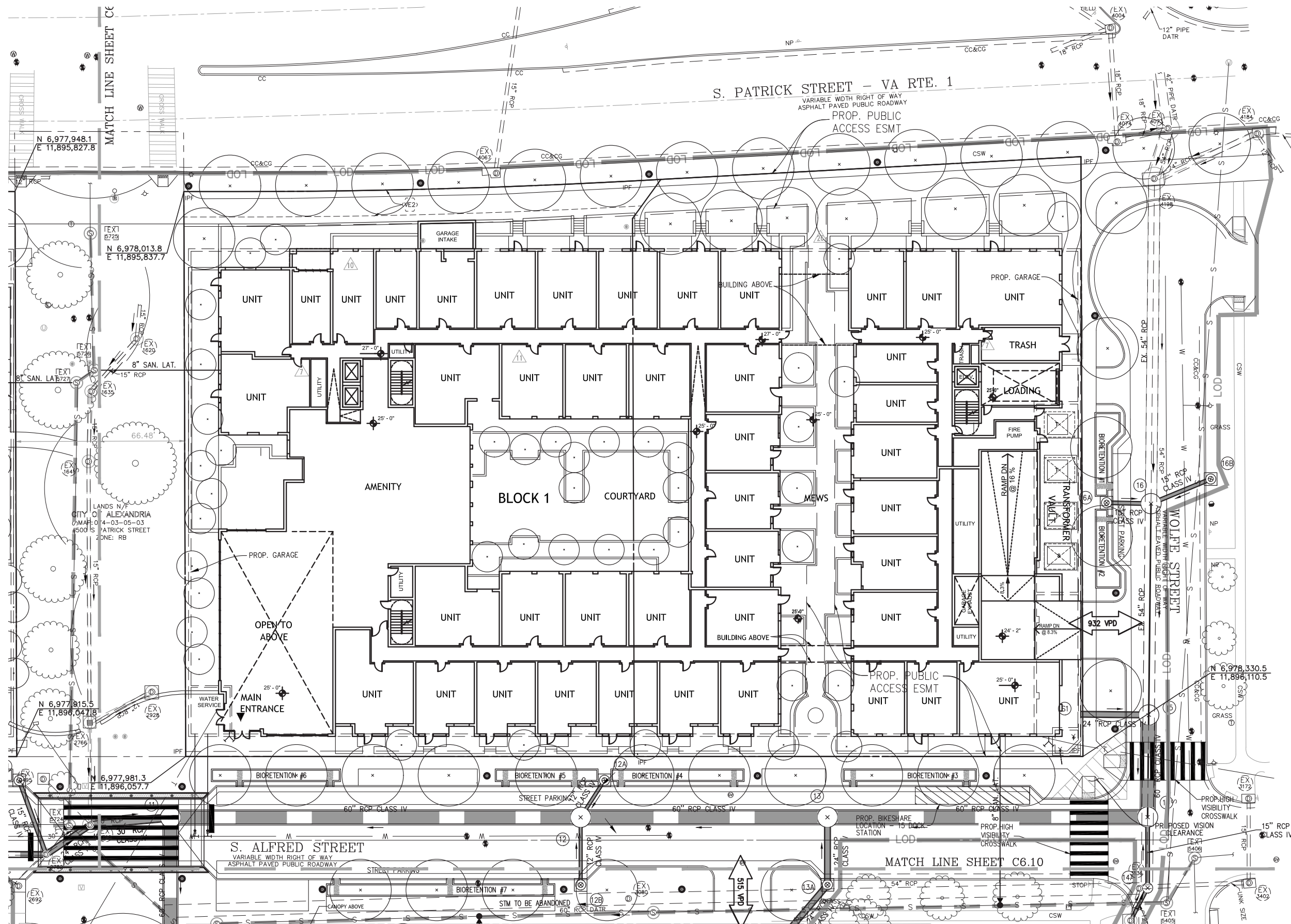




PROPERTY LINE

VIRGINIA STATE GRID  
NAD 83 (NORTH ZONE)



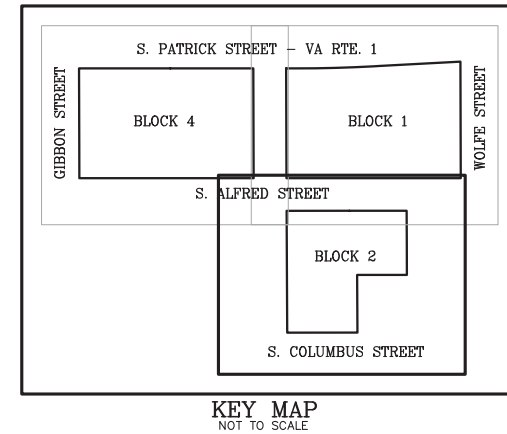
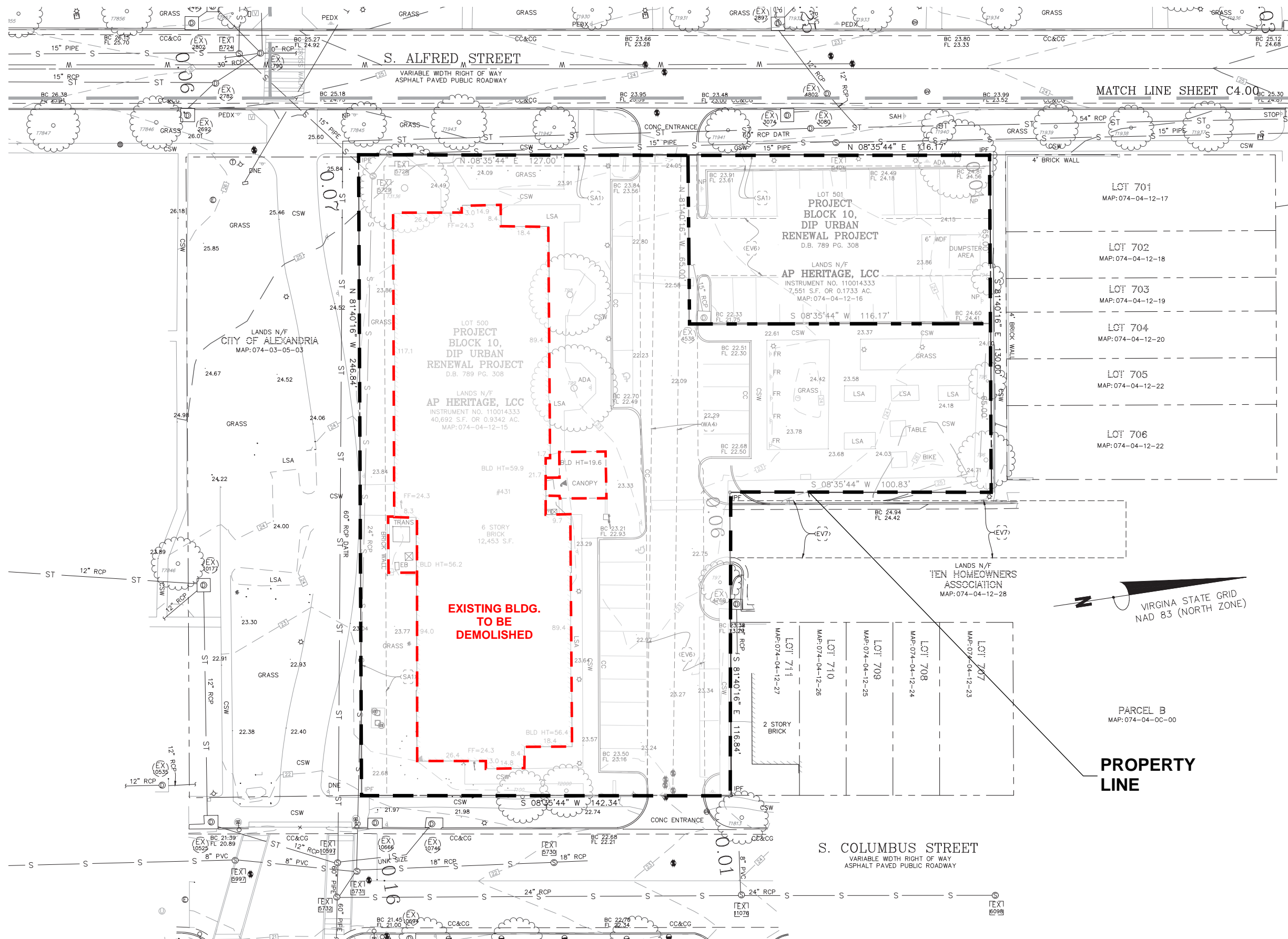


**COMBINED SEWER NOTE**  
 THIS SITE LIES WITHIN A COMBINED SEWER AREA.

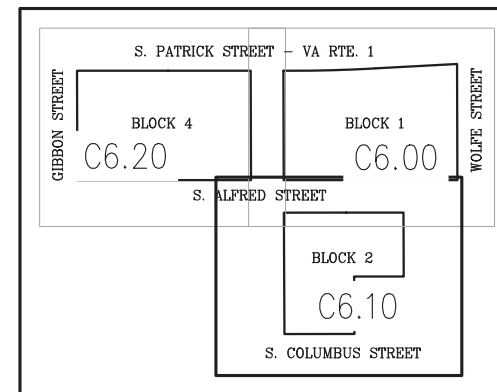
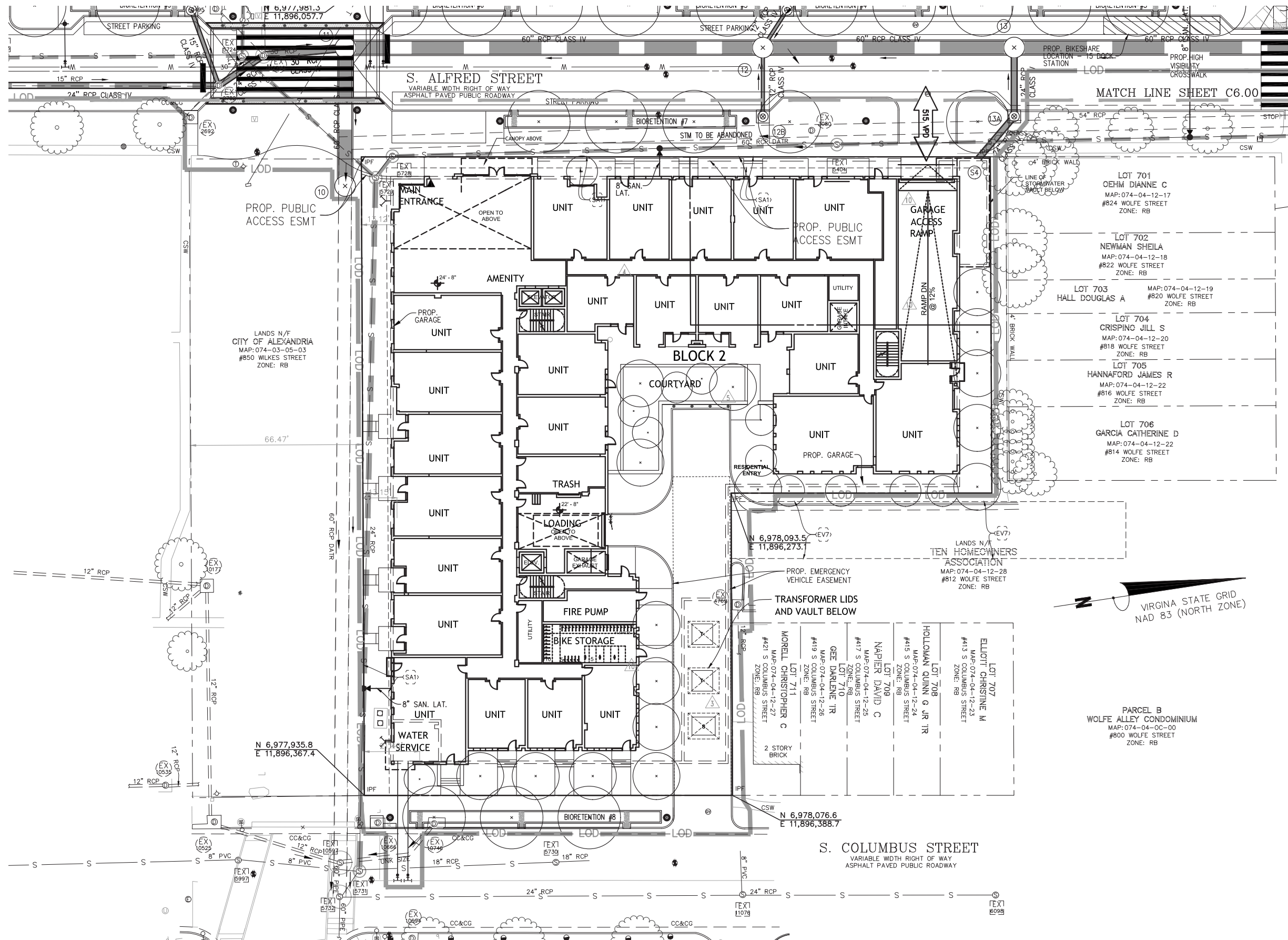
THIS PROJECT SEEKS TO OBTAIN OPTION B OF THE CITY OF ALEXANDRIA COMBINED SEWER SYSTEM MANAGEMENT POLICY REQUIREMENTS, WHICH STATES THAT 50% OF THE ANNUAL STORMWATER RUNOFF GENERATED FROM THE DEVELOPMENT SITE SHOULD BE RETAINED ONSITE.

TO OBTAIN OPTION B, WE ARE PROPOSING GREEN ROOF ON ALL 3 BUILDINGS AND A SWM VAULT IN EACH BUILDING, WHICH WILL MEET 50% RETENTION OF ANNUAL RAINFALL. PLEASE SEE SHEET C12.60 FOR THE STORMWATER MANAGEMENT COMPUTATIONS.









KEY MAP  
NOT TO SCALE

#### COMBINED SEWER NOTE

THIS SITE LIES WITHIN A COMBINED SEWER AREA.

THIS PROJECT SEEKS TO OBTAIN OPTION B OF THE CITY OF ALEXANDRIA COMBINED SEWER SYSTEM MANAGEMENT POLICY REQUIREMENTS, WHICH STATES THAT 50% OF THE ANNUAL STORMWATER RUNOFF GENERATED FROM THE DEVELOPMENT SITE SHOULD BE RETAINED ONSITE.

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10



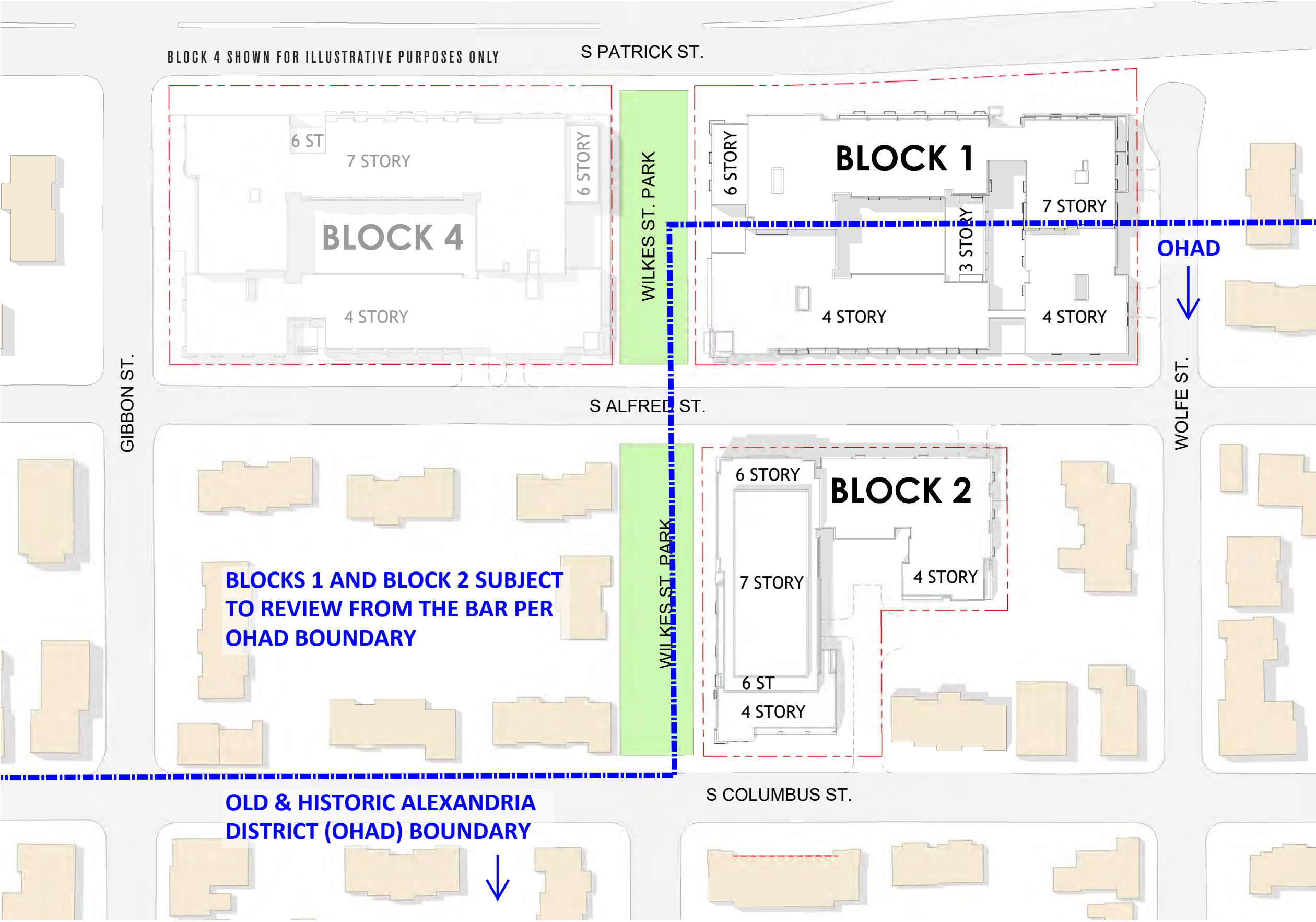


BLOCK 3 POTENTIAL FUTURE REDEVELOPMENT SITE



BLOCK 3 POTENTIAL FUTURE REDEVELOPMENT SITE





AREA TABULATIONS			
TOTAL EX. SITE AREA =	4.7557	AC	207,158 SF
TOTAL PROP. SITE AREA =	4.7557	AC	207,158 SF
TOTAL AREA OF TAX PARCEL =	4.7557	AC	207,158 SF
TOTAL IMPERVIOUS AREA =	3.1172	AC	135,784 SF
TOTAL DISTURBED AREA =	4.7557	AC	207,158 SF

ZONING TABULATIONS

ON-SITE LOCATIONS / ADDRESSES:

T.M.

074.03-05-01

900 WOLFE ST. ALEXANDRIA, VA

T.M.

074.03-05-02

450 S. PATRICK ST. ALEXANDRIA, VA

T.M.

074.03-05-04

510 S. PATRICK ST. ALEXANDRIA, VA

T.M.

074.03-05-05

901 GIBBON ST. ALEXANDRIA, VA

T.M.

074.04-12-15

431 S. COLUMBUS ST. ALEXANDRIA, VA

T.M.

074.04-12-16

416 S. ALFRED ST. ALEXANDRIA, VA

TOTAL ON-SITE AREA:

207,158 SF OR 4.75 ACRES

OFF-SITE LOCATIONS / ADDRESSES

T.M.

074.03-05-03

500 S. PATRICK ST. ALEXANDRIA, VA – PARK IMPROVEMENTS AND UNDERGROUND PARKING

T.M.

074.03-05-06

850 WILKES ST. ALEXANDRIA, VA – PARK IMPROVEMENTS

EXISTING ZONE:

RB AND RC

PROPOSED ZONE:

RMF

OPEN SPACE REQUIREMENTS:

25%

EXISTING USE:

MULTIFAMILY RESIDENTIAL

PROPOSED USE:

MULTIFAMILY RESIDENTIAL

FLOOR AREA RATIO PERMITTED:

3.0 IN RMF WITH SUP; 30% PER SECTION 7-700 OR 3.9

MAXIMUM HEIGHT PERMITTED:

BLOCK 1:

45-55 FT

BLOCK 2:

62 FT

BLOCK 4:

45-55 FT

BONUS:

UP TO 25 ADDITIONAL FEET PERMITTED PER SECTION 7-700

HEIGHT PROPOSED:

BLOCK 1

BLOCK 2

BLOCK 4

AVERAGE GRADE

27.25 FT

24.33 FT

33.99 FT

BLDG. HEIGHT

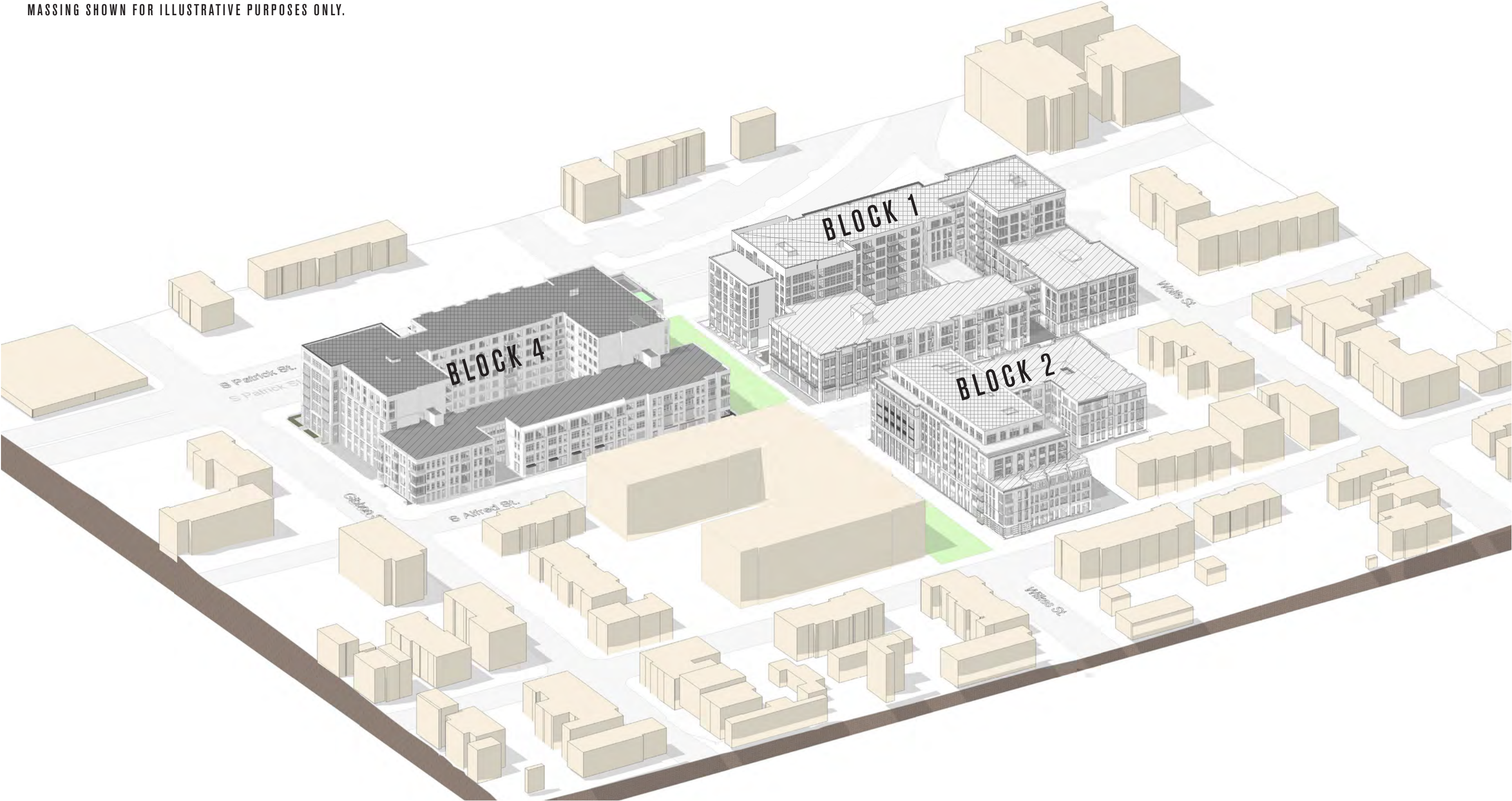
45-80 FT

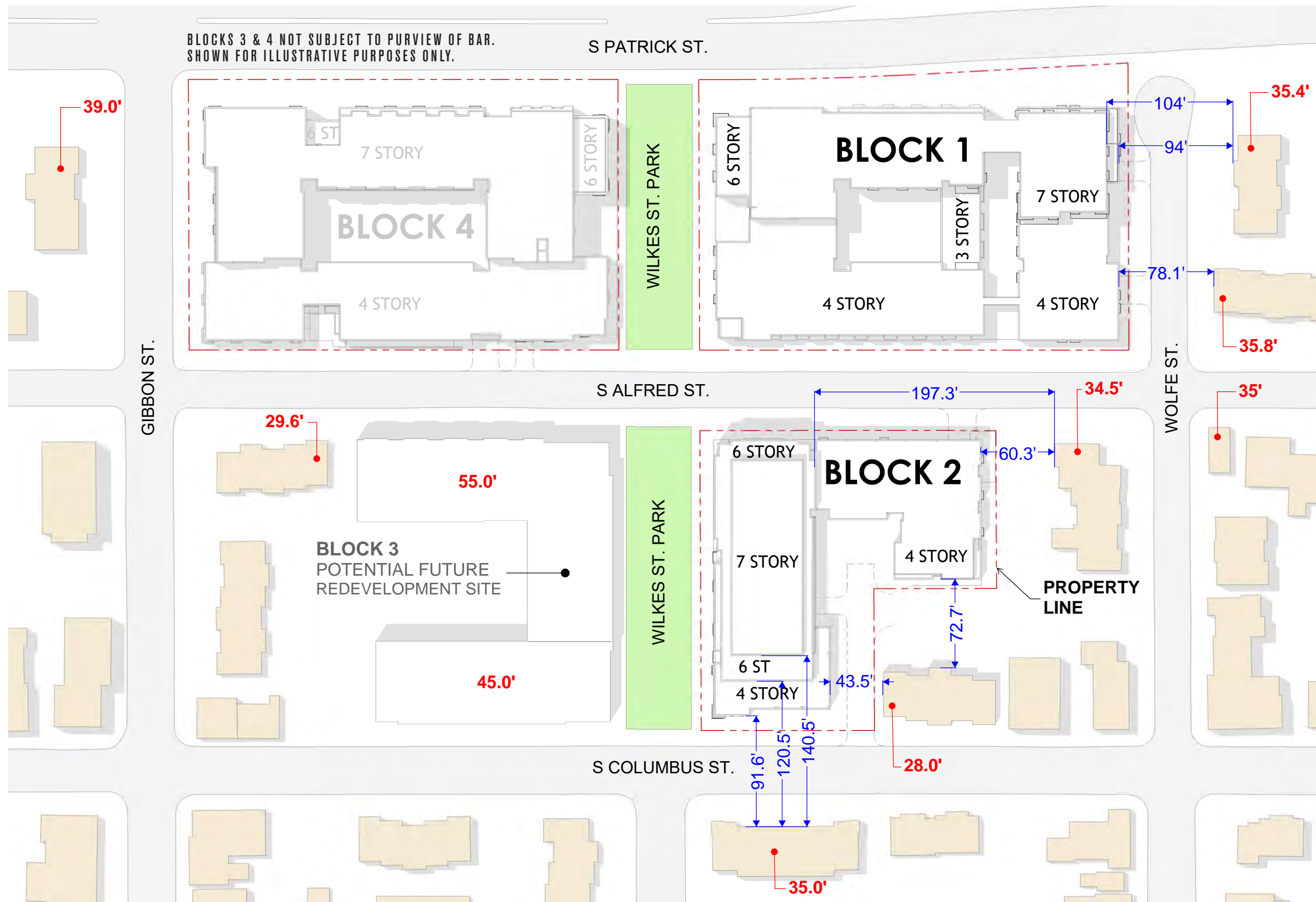
45-80 FT

45-80 FT



BLOCK 4 NOT SUBJECT TO PURVIEW OF BAR.  
MASSING SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.





## BLOCK 1 HEIGHTS

4 STORY: 43'  
6 STORY: 64'  
7 STORY: 76'

## BLOCK 2 HEIGHTS

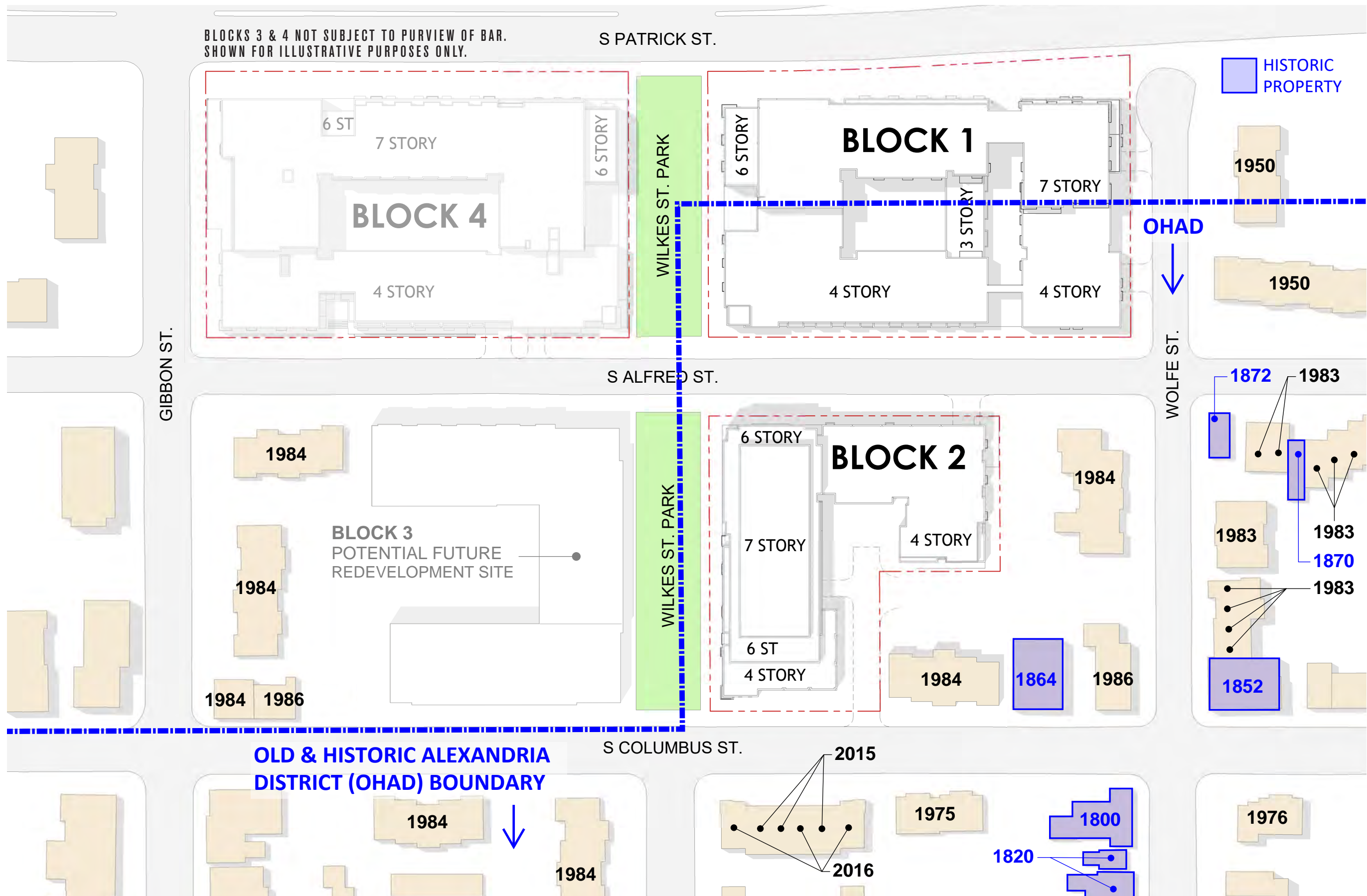
4 STORY: 45'  
6 STORY: 66'  
7 STORY: 79'

(BLOCK 1 & 2 HEIGHTS ARE FROM AVERAGE GRADE)

■ DISTANCE BETWEEN PROPERTIES

■ HEIGHT OF ADJACENT PROPERTIES









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**LANDSCAPE ARCHITECT**  
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**ASLAND CAPITAL PARTNERS**

1

2

3

4

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no. date revision

Project Number  
219280.00

Project  
HERITAGE SITE

Phase

**BAR CERTIFICATE OF APPROPRIATENESS**

Date

Scale  
As indicated

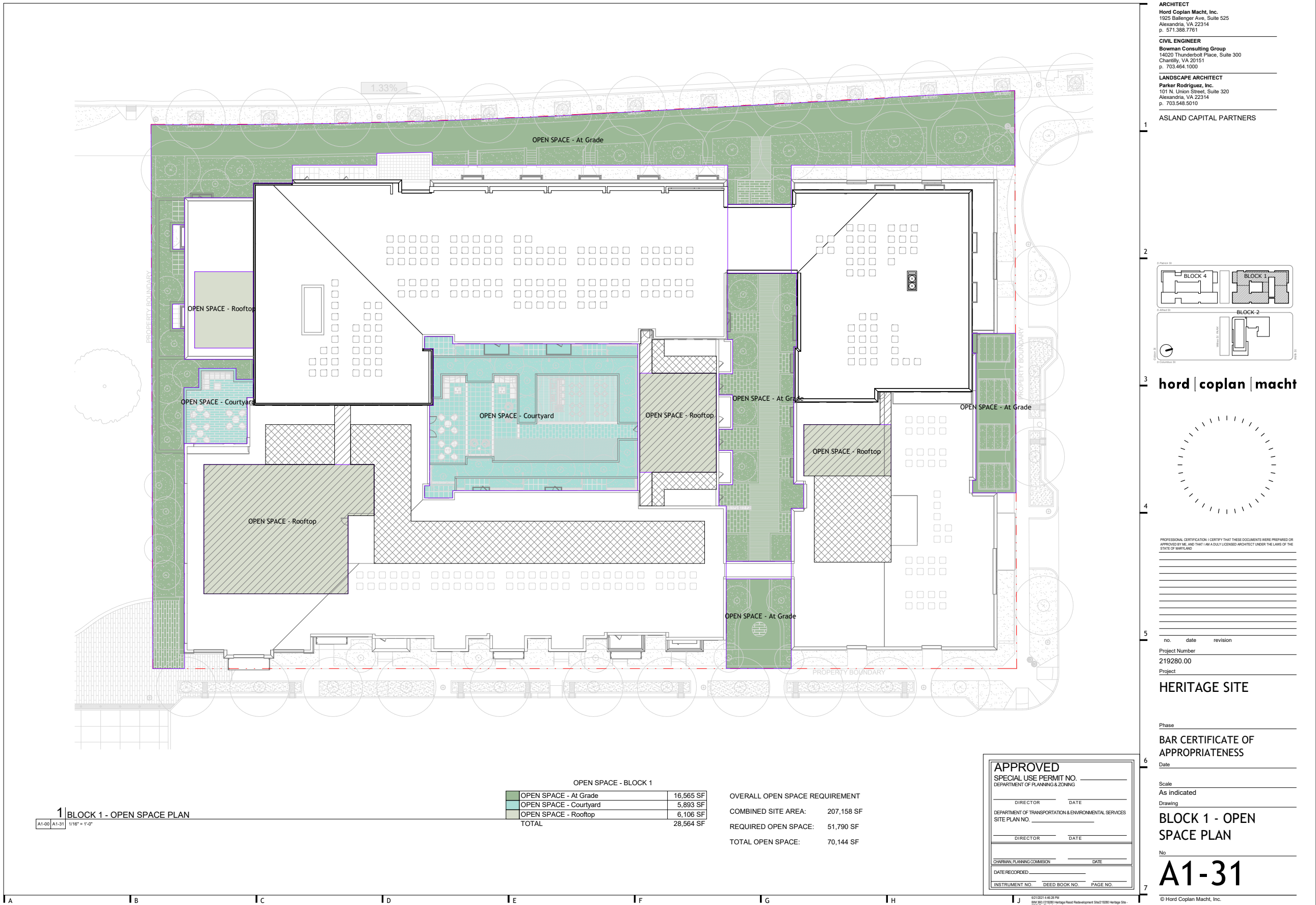
Drawing

**BLOCK 1 - AREA PLANS**

No

**A1-30**

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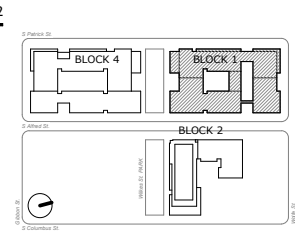


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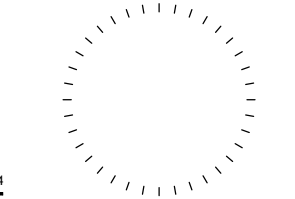
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no.	date	revision
Project Number	219280.00	
Project		

**HERITAGE SITE**

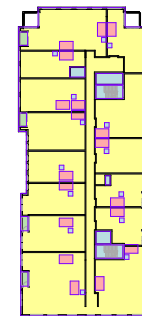
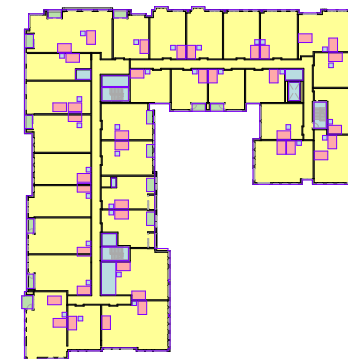
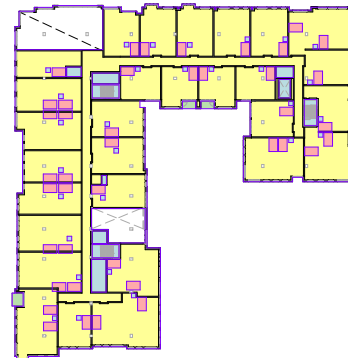
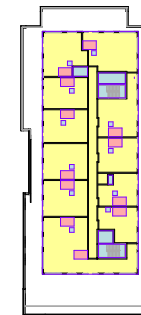
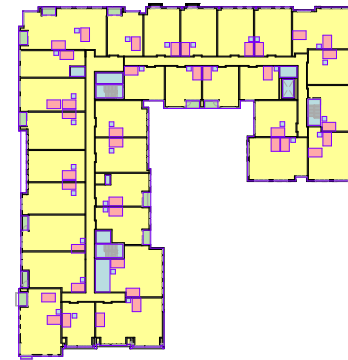
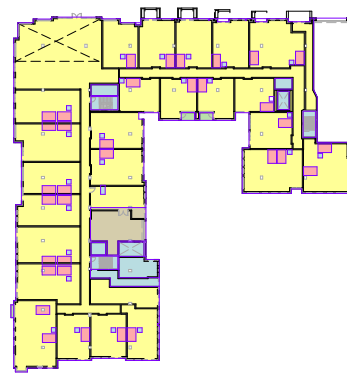
Phase \_\_\_\_\_  
**BAR CERTIFICATE OF APPROPRIATENESS**

Date \_\_\_\_\_  
Scale \_\_\_\_\_  
As indicated  
Drawing \_\_\_\_\_


**BLOCK 1 - OPEN SPACE PLAN**







No \_\_\_\_\_  
**A1-31**

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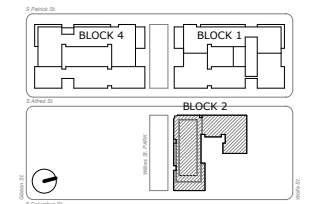
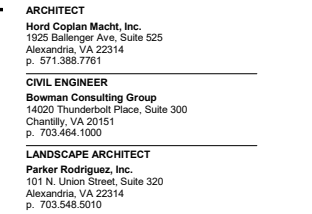
<b>B2 - TOTAL FLOOR AREA</b>	
AREA EXCLUSION - Balcony	2,135 SF
AREA EXCLUSION - Circulation, Shaft, Mechanical	8,022 SF
AREA EXCLUSION - Lavatory	10,046 SF
AREA EXCLUSION - Loading	850 SF
<b>NET FLOOR AREA - After Exclusions</b>	<b>143,039 SF</b>
<b>TOTAL GROSS AREA</b>	<b>164,093 SF</b>

 **BASEMENT.** Area exclusions per City of Alexandria Zoning Ordinance 2-145

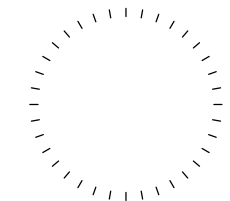
-  **BASEMENT.** Area exclusions per City of Alexandria Zoning Ordinance 2-145
-  **LOADING DOCK.** Area exclusions per City of Alexandria Zoning Ordinance 2-145 (850 SF of area excluded per required isle)
-  **BALCONY.** Area exclusions per City of Alexandria Zoning Ordinance 2-145
-  **CIRCULATION - SHAFTS - MECHANICAL ROOMS.** Area exclusions per City of Alexandria Zoning Ordinance 2-145
-  **LAVATORY.** Area exclusions per City of Alexandria Zoning Ordinance 2-145 (50 SF max. of area excluded per lavatory)
-  **REMAINING NET FLOOR AREA.** Per City of Alexandria Zoning Ordinance 2-145

<h1 style="margin: 0;">APPROVED</h1>		
<h2 style="margin: 0;">SPECIAL USE PERMIT NO. _____</h2>		
DEPARTMENT OF PLANNING & ZONING		
_____ DIRECTOR	_____ DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICE SITE PLAN NO. _____		
_____ DIRECTOR	_____ DATE	
_____ CHURMAN, PLANNING COMMISSION		
_____ DATE RECORDED		
_____ INSTRUMENT NO.	_____ DEED BOOK NO.	_____ PAGE NO.

\*NOTE: Basement garage levels not counted towards GFA or Floor Area Ratio



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no.	date	revision
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Project Number  
219280.00

Project \_\_\_\_\_

HERITAGE SITE

Phase

## BAR CERTIFICATE OF APPROPRIATENESS

Scale \_\_\_\_\_  
As indicated

Drawing

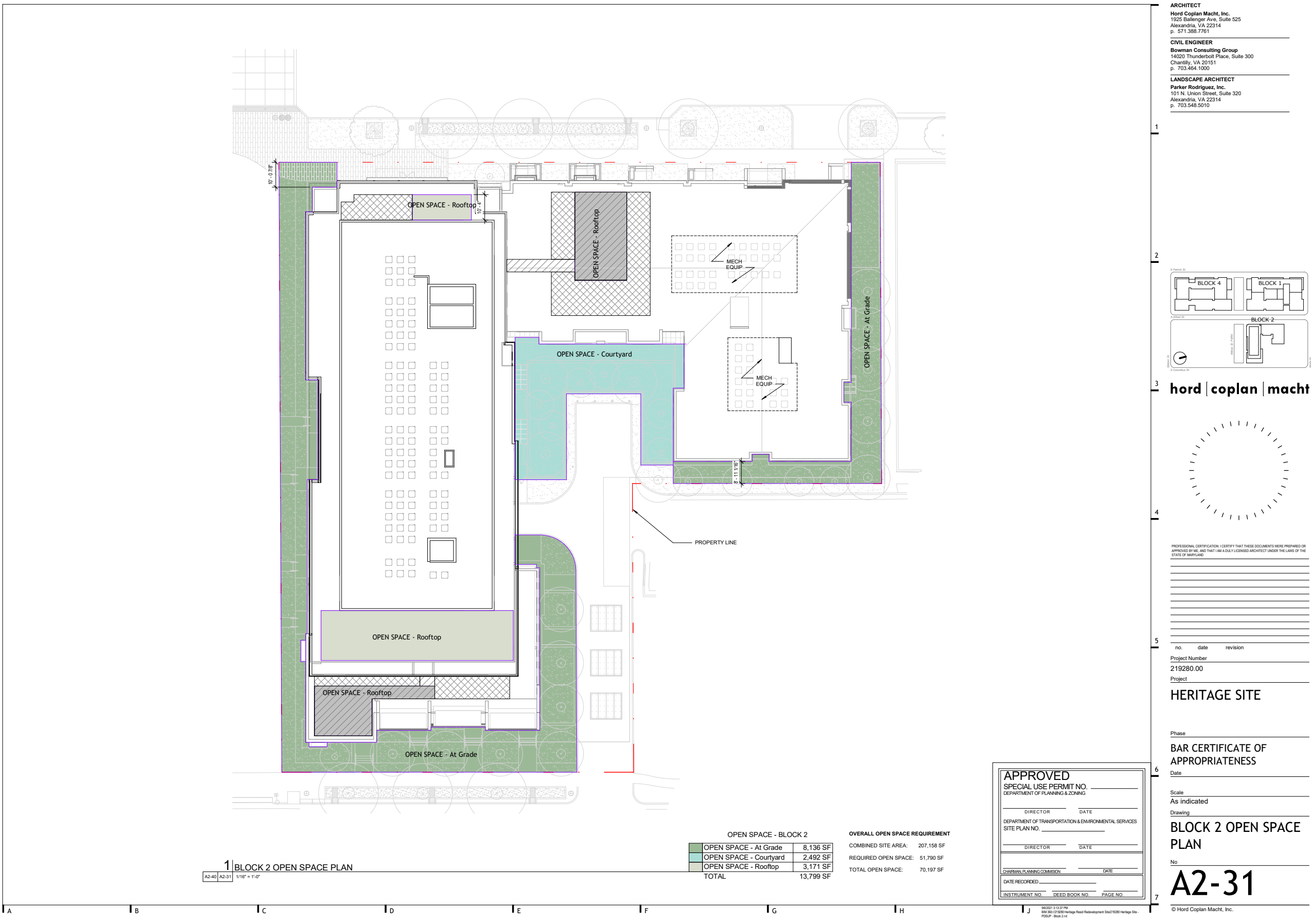
## BLOCK 2 AREA PLANS

No

A2-30

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19

# BLOCK 1

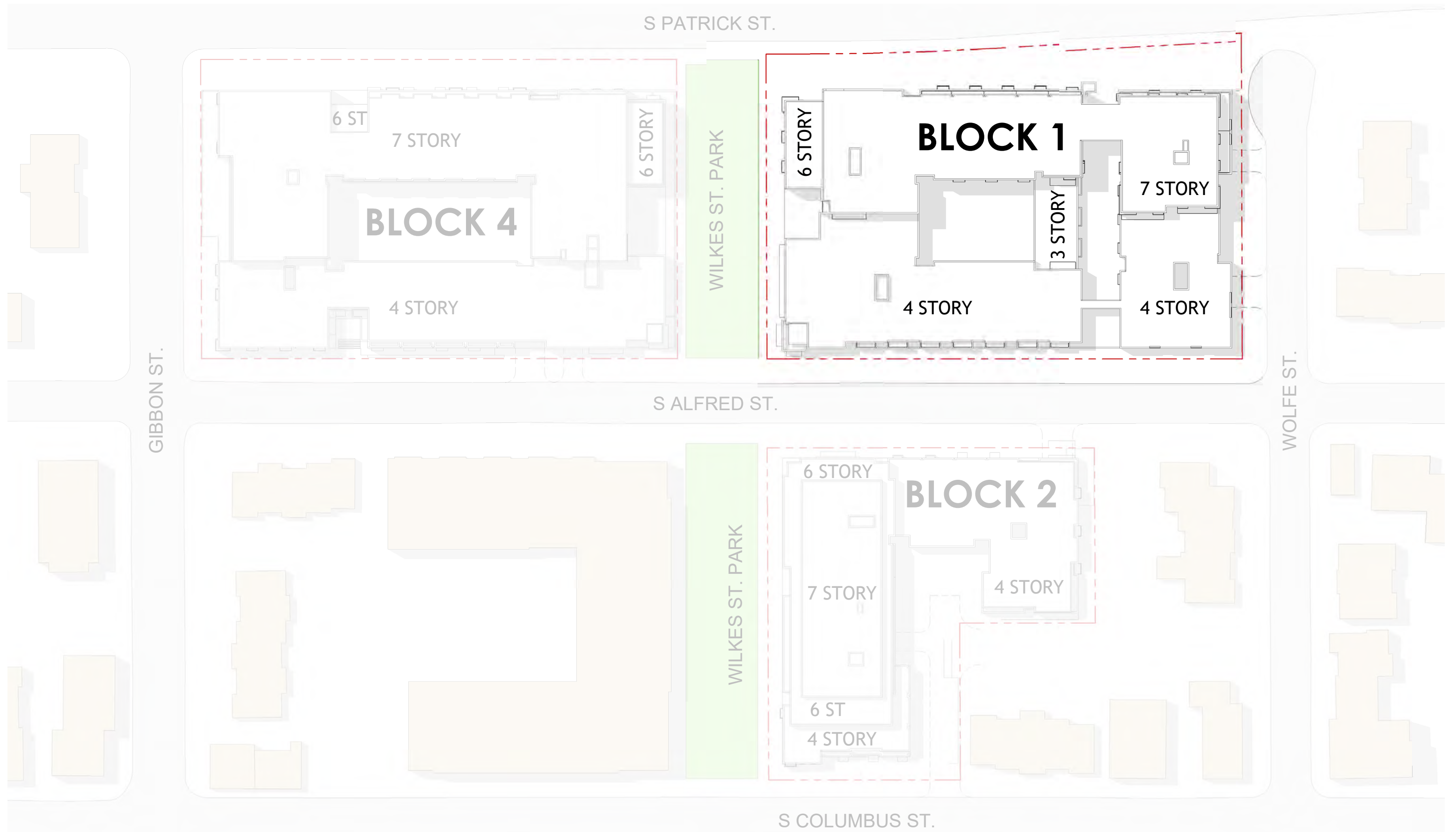
1 - REFINED THE CORNER ENTRY ARCHITECTURE AT S. ALFRED AND WILKES STREET PARK TO ENHANCE THE ART DECO DESIGN -- PROPOSED INTERPRETIVE ART DECO CANOPY DESIGN WITH PATTERNING INSPIRED FROM ART FORMS REFERENCED WITHIN THE HISTORY OF THE SITE.

2 - REFINED THE S. ALFRED STREET TOWNHOUSE FACADES -- CREATED VARIATIONS IN DETAILING, WINDOW TYPES, AND STOOP ENTRIES.

3 - REFINED THE UPPER LEVELS AT S. PATRICK AND WOLFE ST. -- LOWERED THE CORNICE LINE AND DECREASED WINDOW SIZES TO REDUCE PERCEPTION OF HEIGHT.

4 - REVISED THE CORNER BUILDING AT S. PATRICK & WILKES ST. PARK -- UPDATED WINDOW MUNTIN PATTERNS, REMOVED SECOND FLOOR JULIET BALCONIES, AND PROVIDED A STRONGER BUILDING BASE WITH UNIQUE BRICK BANDING AND DETAILS.

5 - ADDED VARIATION TO BRICK DETAILING AND WINDOW TYPES THROUGHOUT.







**BLOCK 1 - WEST ELEVATION - S. PATRICK ST. (PRIOR)**

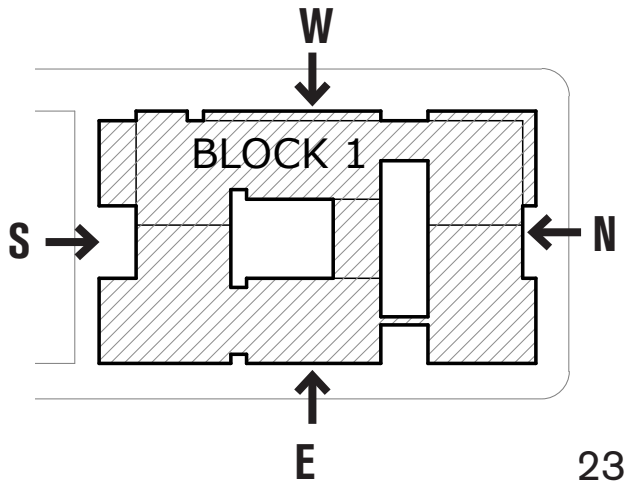


**BLOCK 1 - WEST ELEVATION - S. PATRICK ST. (CURRENT)**





**BLOCK 1 - WEST ELEVATION - S. PATRICK ST. (CURRENT)**





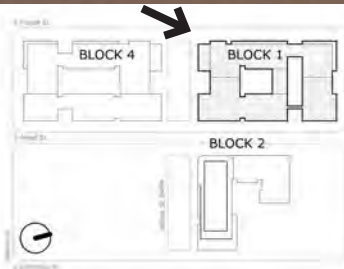






- REFINED CORNER BUILDING AT S. PATRICK & WILKES ST. PARK -- UPDATED WINDOW MUNTIN PATTERNS, REMOVED SECOND FLOOR JULIET BALCONIES AND PROVIDED STRONGER BUILDING BASE WITH UNIQUE BRICK BANDING AND DETAILING.

- REVISED TOWER BUILDING ELEMENT WITH MORE TRADITIONAL CORNICE PROFILES AND A SIMPLIFIED BALCONY DESIGN.



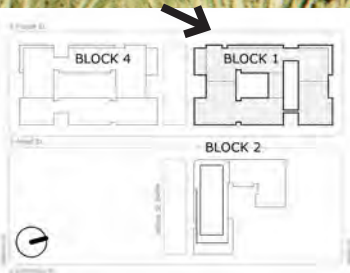




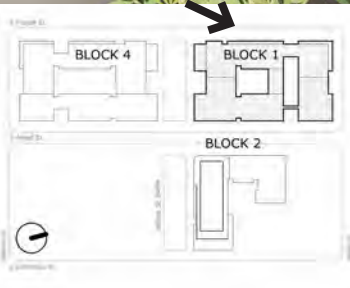












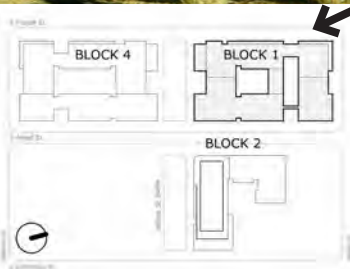








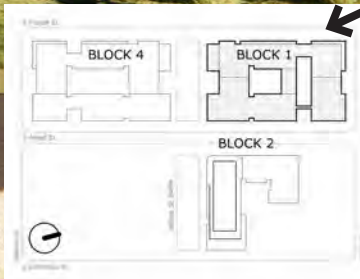








- REFINED UPPER LEVEL CORNER BUILDING ELEMENT -- LOWERED CORNICE AND DECREASED WINDOW SIZES TO REDUCE PERCEPTION OF HEIGHT.
- ADDED VARIATION TO BRICK DETAILING AND WINDOW TYPES THROUGHOUT.









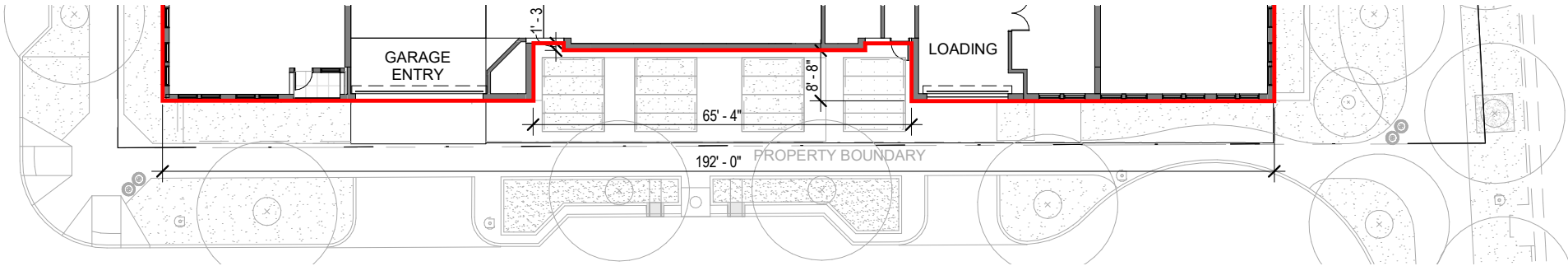


**BLOCK 1 - NORTH ELEVATION - WOLFE ST. (PRIOR)**



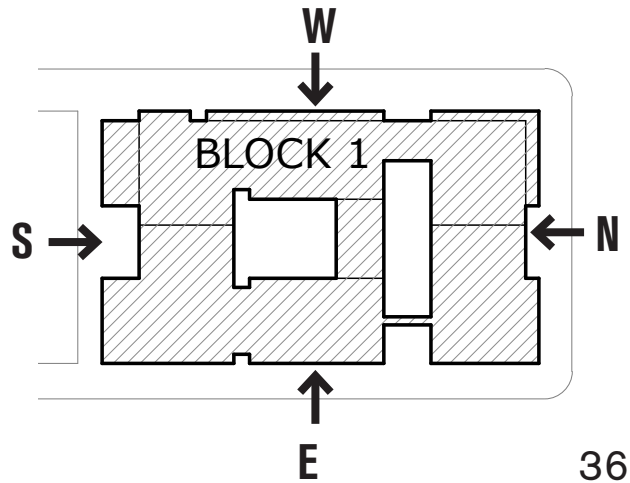
**BLOCK 1 - NORTH ELEVATION - WOLFE ST. (CURRENT)**





**BLOCK 1 - NORTH ELEVATION - WOLFE ST. (CURRENT)**

EXTERIOR ELEVATION KEYNOTE LEGEND	
4.1A	BRICK VENEER TYPE 1
4.1B	BRICK VENEER TYPE 2
4.1C	BRICK VENEER TYPE 3
4.1D	BRICK VENEER TYPE 4
4.1E	BRICK VENEER TYPE 5
4.1F	BRICK VENEER TYPE 6
4.1G	BRICK VENEER TYPE 7
4.1H	BRICK VENEER TYPE 8
4.1J	BRICK VENEER TYPE 9
4.2A	CAST STONE TYPE 1
4.2B	CAST STONE TYPE 2
7.1A	METAL PANEL TYPE 1
7.1B	METAL PANEL TYPE 2
7.1C	METAL PANEL TYPE 3
7.2A	CEMENTICIOUS PANEL TYPE 1
7.2B	CEMENTICIOUS PANEL TYPE 2



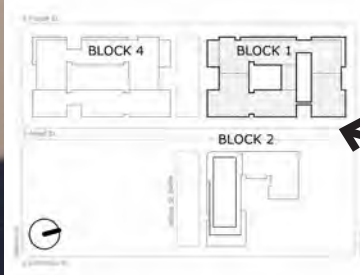




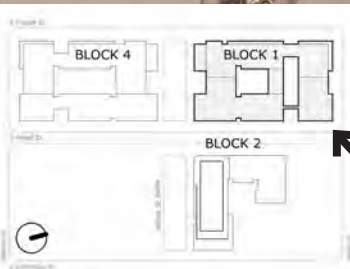




- REFINED CORNICE PROFILE DETAILING.
- ADDED VARIATION TO BRICK DETAILING AND WINDOW TYPES.

















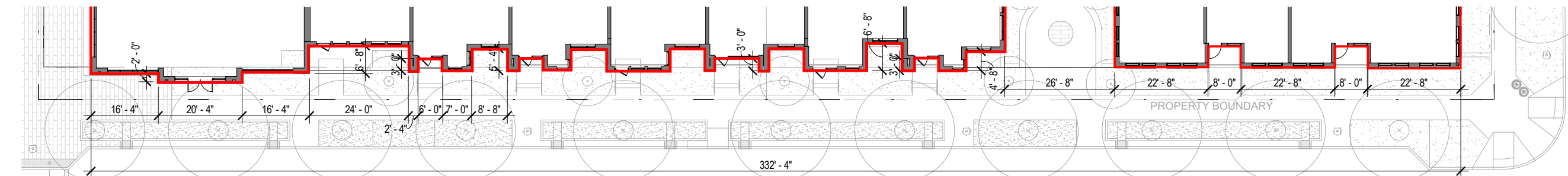


**BLOCK 1 - EAST ELEVATION - S. ALFRED ST. (PRIOR)**

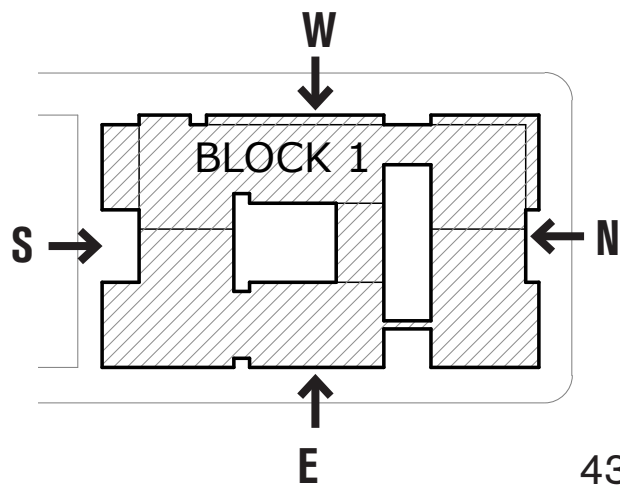


**BLOCK 1 - EAST ELEVATION - S. ALFRED ST. (CURRENT)**





**BLOCK 1 - EAST ELEVATION - S. ALFRED ST. (CURRENT)**











- REFINED CORNICE PROFILE DETAILING.
- ADDED VARIATION TO BRICK DETAILING AND WINDOW TYPES.









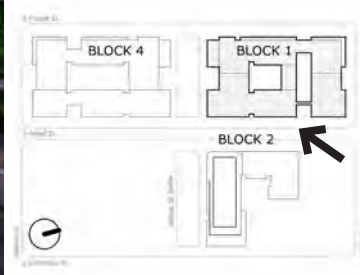








- REFINED THE S. ALFRED ST TOWNHOUSE FACADES -- CREATED VARIATIONS IN DETAILING, WINDOW TYPES, ENTRIES, AND MATERIALS. NARROWED WIDTH OF STOOPS, ADDED ARCHES ON 4TH STORY WINDOWS







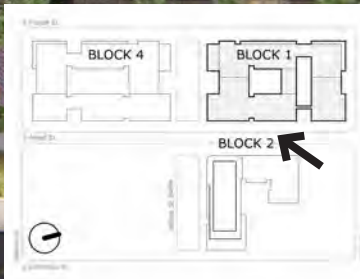




















- REFINED THE CORNER ENTRY ARCHITECTURE AT S. ALFRED AND WILKES STREET PARK TO ENHANCED THE ART DECO DESIGN OF THIS BUILDING. PROPOSED INTERPRETIVE ART DECO CANOPY DESIGN WITH PATTERNING INSPIRED FROM ART FORMS REFERENCED WITHIN THE HISTORY OF THE SITE.

- REVISED CAST STONE AND SPANDREL DETAILING TO BE MORE CONSISTENT WITH THE HISTORIC CONTEXT.













**BLOCK 1 - SOUTH ELEVATION - WILKES ST. PARK (PRIOR)**



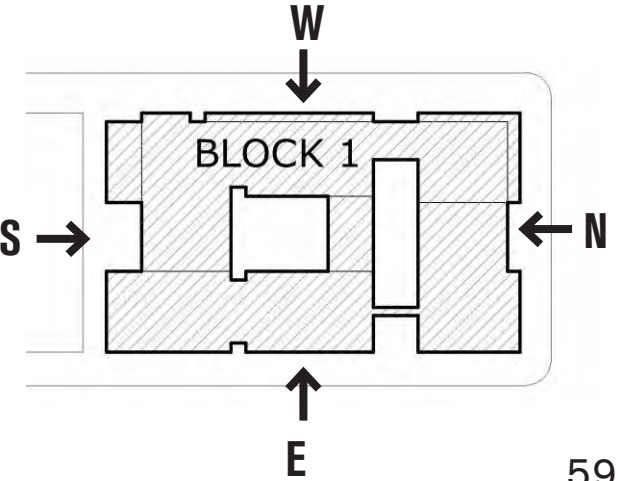
**BLOCK 1 - SOUTH ELEVATION - WILKES ST. PARK (CURRENT)**





EXTERIOR ELEVATION KEYNOTE LEGEND	
4.1A	BRICK VENEER TYPE 1
4.1B	BRICK VENEER TYPE 2
4.1C	BRICK VENEER TYPE 3
4.1D	BRICK VENEER TYPE 4
4.1E	BRICK VENEER TYPE 5
4.1F	BRICK VENEER TYPE 6
4.1G	BRICK VENEER TYPE 7
4.1H	BRICK VENEER TYPE 8
4.1J	BRICK VENEER TYPE 9
4.2A	CAST STONE TYPE 1
4.2B	CAST STONE TYPE 2
7.1A	METAL PANEL TYPE 1
7.1B	METAL PANEL TYPE 2
7.1C	METAL PANEL TYPE 3
7.2A	CEMENTICIOUS PANEL TYPE 1
7.2B	CEMENTICIOUS PANEL TYPE 2

**BLOCK 1 - SOUTH ELEVATION - WILKES ST. PARK (CURRENT)**



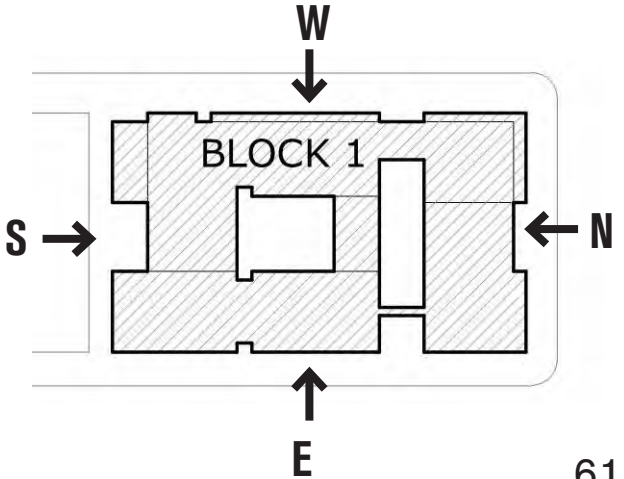
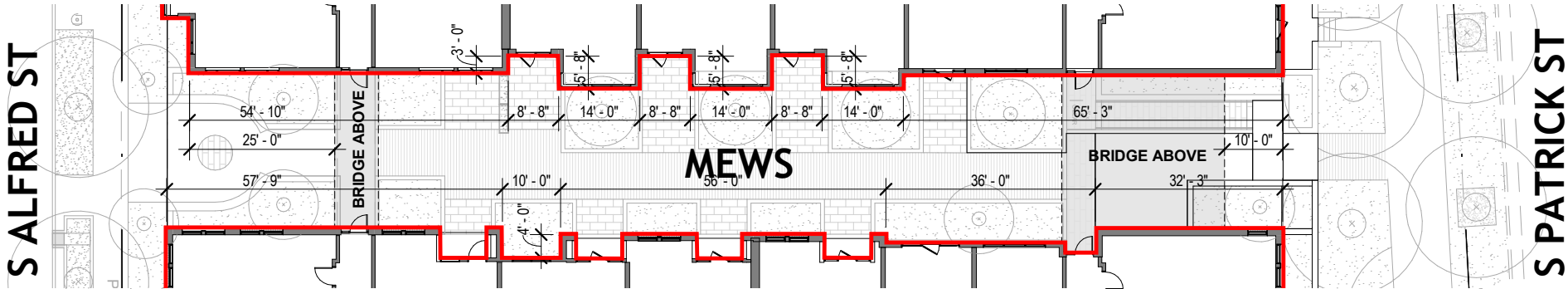






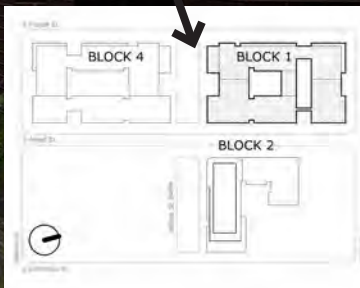


EXTERIOR ELEVATION KEYNOTE LEGEND	
4.1A	BRICK VENEER TYPE 1
4.1B	BRICK VENEER TYPE 2
4.1C	BRICK VENEER TYPE 3
4.1D	BRICK VENEER TYPE 4
4.1E	BRICK VENEER TYPE 5
4.1F	BRICK VENEER TYPE 6
4.1G	BRICK VENEER TYPE 7
4.1H	BRICK VENEER TYPE 8
4.1J	BRICK VENEER TYPE 9
4.2A	CAST STONE TYPE 1
4.2B	CAST STONE TYPE 2
7.1A	METAL PANEL TYPE 1
7.1B	METAL PANEL TYPE 2
7.1C	METAL PANEL TYPE 3
7.2A	CEMENTICIOUS PANEL TYPE 1
7.2B	CEMENTICIOUS PANEL TYPE 2



**BLOCK 1 - MEWS ELEVATIONS (CURRENT)**









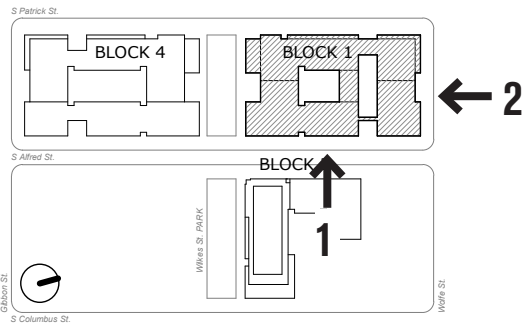




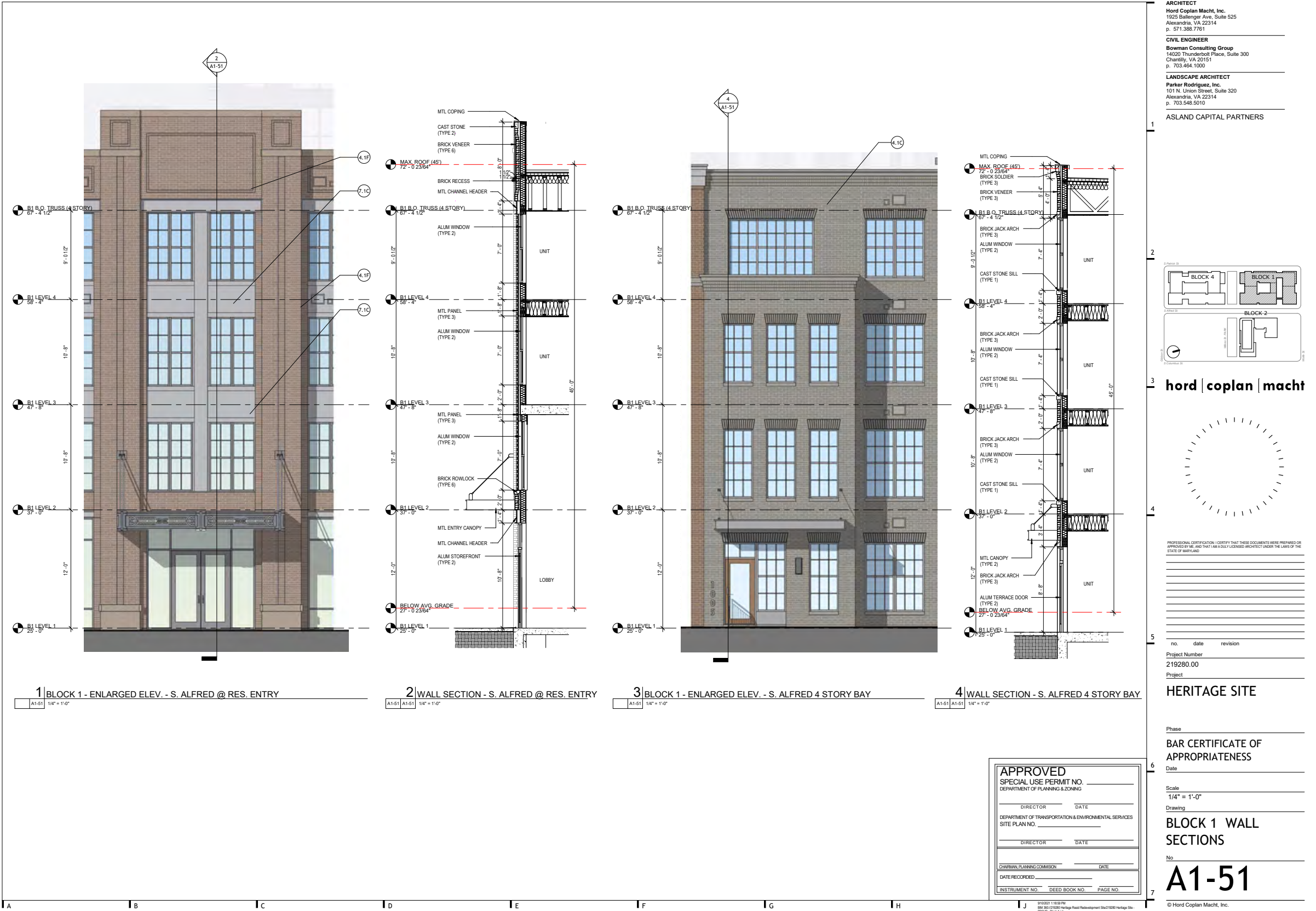
1 - EAST ELEVATION - ALFRED STREET



2 - NORTH ELEVATION - WOLFE STREET





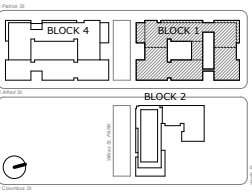


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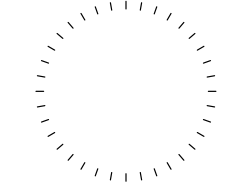
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Project \_\_\_\_\_

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Phase \_\_\_\_\_

BAR CERTIFICATE OF APPROPRIATENESS

Date \_\_\_\_\_

Scale  
1/4" = 1'-0"

Drawing

BLOCK 1 WALL SECTIONS

No. \_\_\_\_\_

A1-51

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9/10/2021 1:18:59 PM  
388 380 (219280) Heritage Place Redevelopment (Shed) (2020) Heritage Site -  
P0207 - Block 1-01

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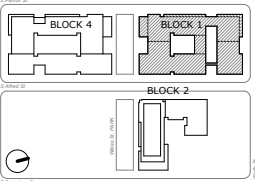


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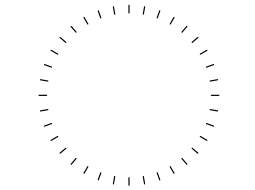
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SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
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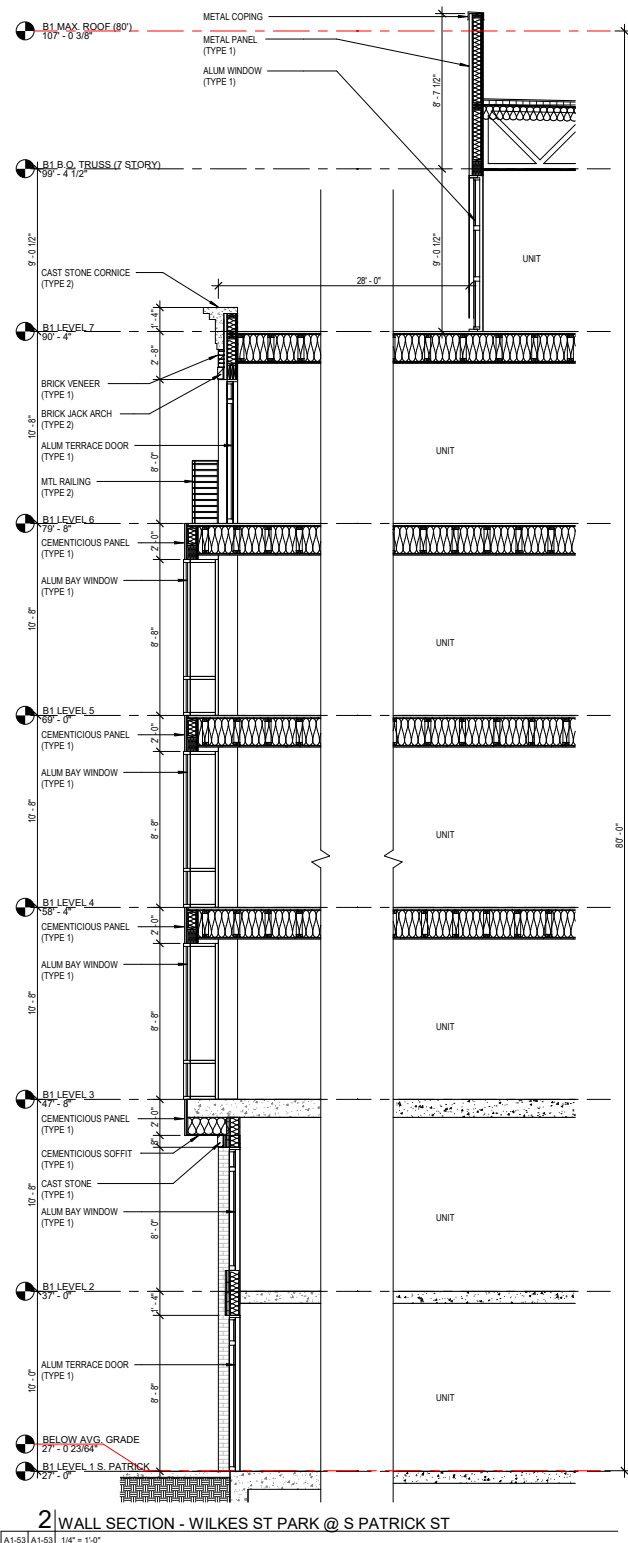
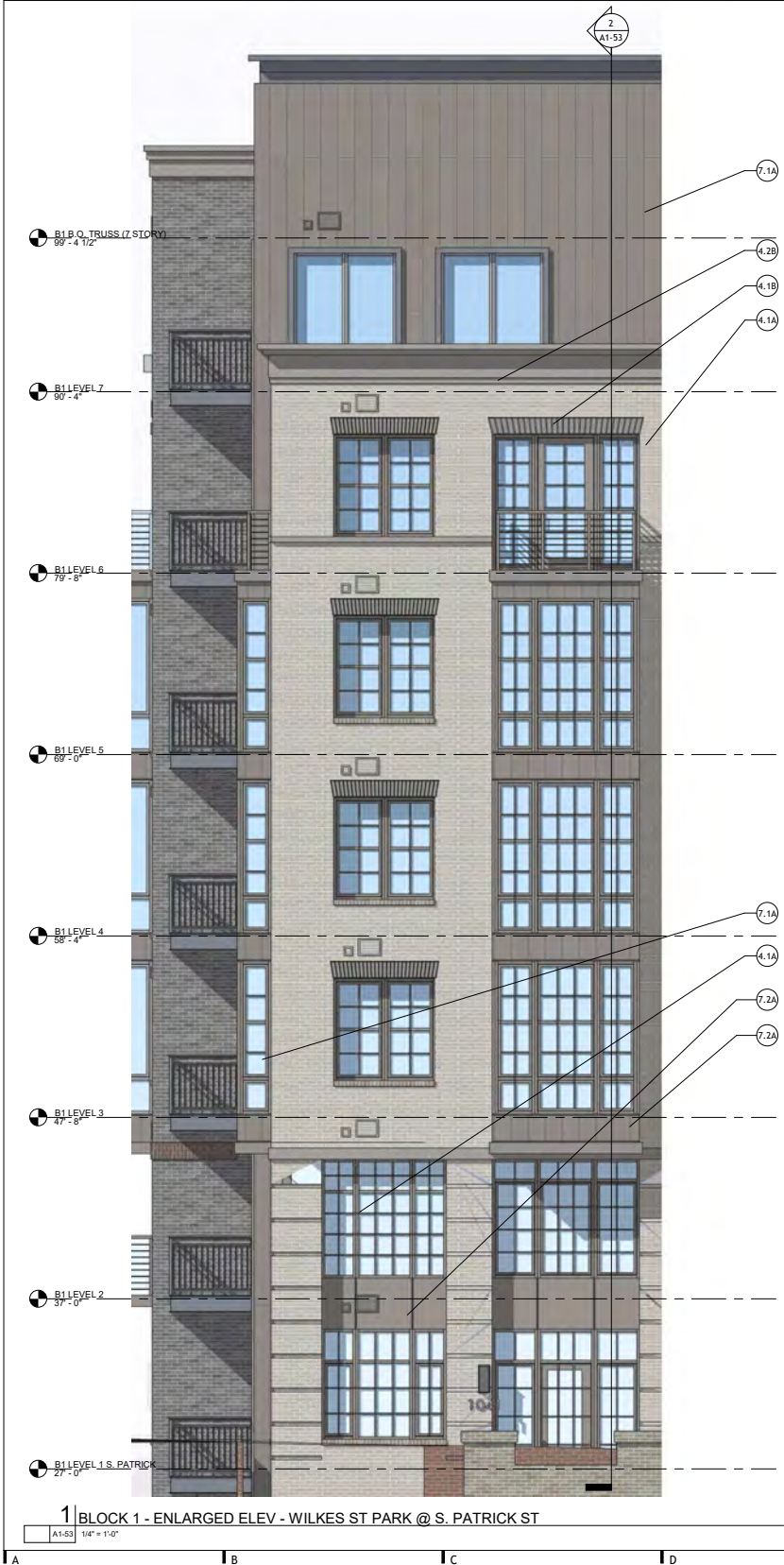
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DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

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

CHAIRMAN PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DATE RECORDED \_\_\_\_\_

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Project  
HERITAGE SITE

Phase  
BAR CERTIFICATE OF  
APPROPRIATENESS

Date

Scale  
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Drawing  
BLOCK 1 WALL  
SECTIONS

No  
A1-53

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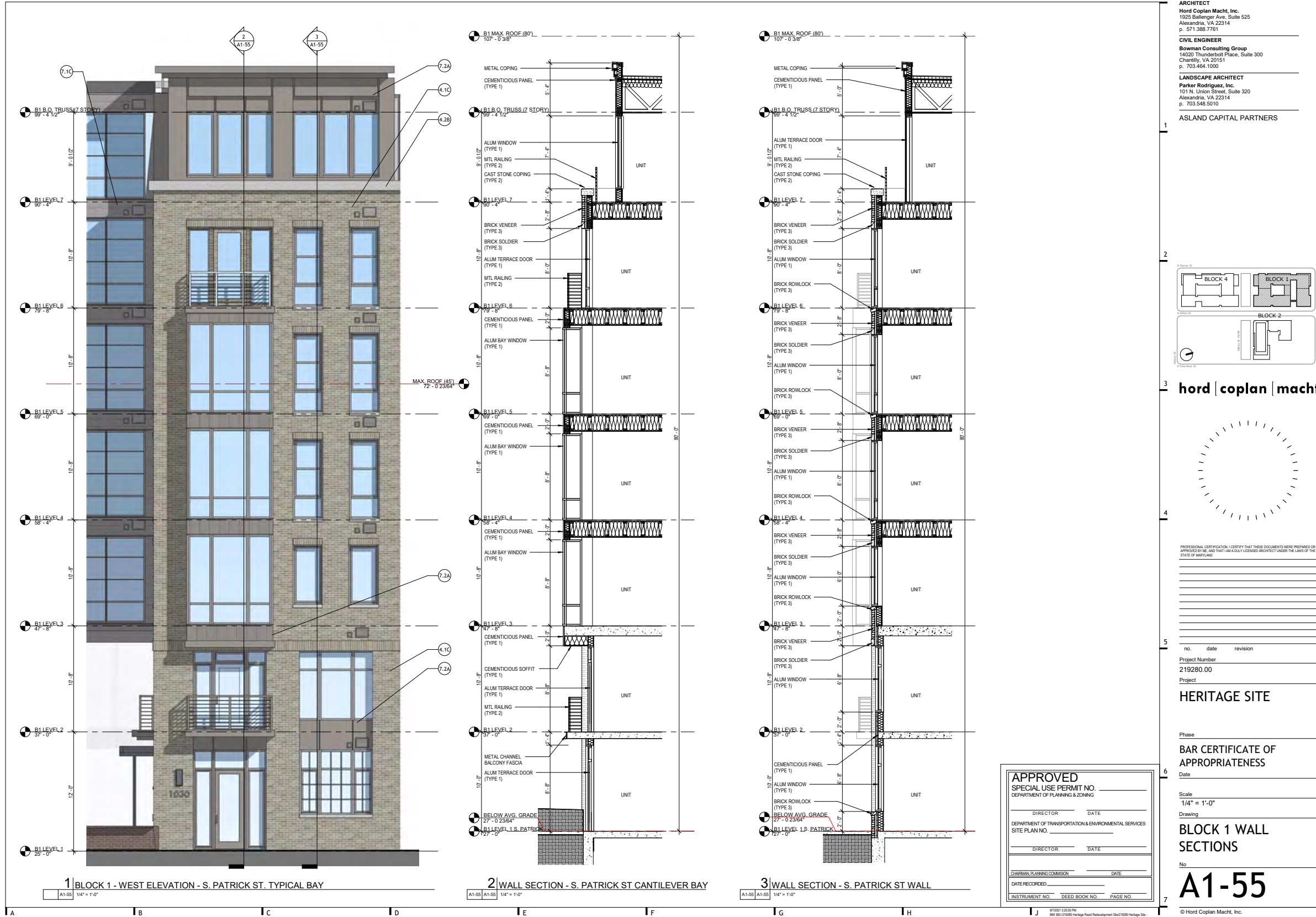
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HERITAGE OLD TOWN

EXTERIOR MATERIAL MATRIX - 06.21.2021

MATERIAL	KEYNOTE	COLOR	MANUFACTURER	MODEL NUMBER	LOCATION	NOTES
BRICK						
Brick Veneer Type 1 - Cream	4.1A	Whitestone	Palmetto Brick		B1 (S. Partick & Wilkes), B2 (Columbus)	
Brick Veneer Type 2 - Dark Gray	4.1B	Slate Gray	ACME		B1 (S Patrick), B2 (Alfred, Columbus)	
Brick Veneer Type 3 - Warm Gray	4.1C	8530	Belden		B1 (S Patrick, Alfred & Wilkes), B2 (Wilkes)	
Brick Veneer Type 4 - Red	4.1D	Plymouth Straight Edge	Glen-Gery		B1 (S Patrick, Wolfe & Alfred)	
Brick Veneer Type 5- Dark Red	4.1E	Benson	Glen-Gery		B1 (Alfred), B2 (Alfred, N. face & Wilkes)	
Brick Veneer Type 6- Dark Red	4.1F	Midtown Ironspot Smooth	Sioux City		B1 (Alfred & Wilkes Corner), B2 (SE corner)	
Brick Veneer Type 7- Red	4.1G	200 Flashed Matt	Glen -Gery		B1 (Alfred), B2 (SW corner main entry, Wolfe)	
Brick Veneer Type 8 - Orange	4.1H	1-HB	Glen -Gery		B2 (Alfred & Wilkes)	
Brick Veneer Type 9 - Red/Orange	4.1J	Autumn Rose WC modular	Bowerston		B2 (Alfred)	
CAST STONE						
Cast Stone Type 1 - Grey	4.2A	615R25	Arban Precast Stone			
Cast Stone Type 2 - White	4.2B	2324P	Arban Precast Stone			
MORTAR						
Brick Type 1		Savannah Ivory	ARGOS			
Brick Type 2		Charcoal	ARGOS			
Brick Type 3		Putty	ARGOS			
Brick Type 4		Slate	ARGOS			
Brick Type 5		Charcoal	ARGOS			
Brick Type 6		Slate	ARGOS			
Brick Type 7		Slate	ARGOS			
Brick Type 8		Putty	ARGOS			
Brick Type 9		Lite Buff	ARGOS			
METAL PANEL						
Metal Panel Type 1 - DK Gray	7.1A	Charcoal	Reynobond		B1 (S Patrick Tower), B2 (Alfred & Wilkes)	
Metal Panel Type 2 - Black	7.1B	Deep Black	Reynobond		B1 (S Patrick Bridge), B2 (Wilkes)	
Metal Panel Type 3 - Lt. Gray	7.1C	Pewter	Reynobond		B1 (SE Corner)	
CEMENTITIOUS PANEL						
Fiber Cement Type 1 - Dark Gray	7.2A	Iron Ore SW7069	Allura			Field Painted
Fiber Cement Type 2 - Black	7.2B	Tricorn Black SW6258	Allura			Field Painted
Fiber Cement Type 3 - Light Gray	7.2C	Peppercorn SW7674	Allura			Field Painted
WINDOWS/DOORS						
Storefront Type 1 - Black		Black	Kawneer	Tri-fab 451-T		
Storefront Type 2 - Dark Gray		Charcoal	Kawneer	Tri-fab 451-T		
Window Type 1 - Black		Black	Thermal Windows, Inc.	Series 500, 750, 800		
Window Type 2 - Dark Gray		Dark Gray	Thermal Windows, Inc.	Series 500, 750, 800		
Terrace Door Type 1 - Black		Black	Thermal Windows, Inc.	Series 1401, 1402		
Terrace Door Type 2 - Dark Gray		Dark Gray	Thermal Windows, Inc.	Series 1401, 1402		
GLAZING						
Glazing Type 1		Clear	Vitro	Solarban 60 (2) + Clear		
BALCONY/RAILINGS						
Railing Type 1		Black	Fairway Railing	Alum Mesh		
Railing Type 2		Black	Fairway Railing	Alum Rail		
Balcony Type 1		Black	Fairway Railing	Juliet		
LIGHTING						
Lighting Type 1		Black	Hinkley	Shelter 1325BK		
Lighting Type 2		Black	Hinkley	Shelter 1326BK		
Lighting Type 3		Black	WAC Lighting	DS-WD06-U		
Lighting Type 4		Black	WAC Lighting	DS-WD05-U		



# BLOCK 2

1 - REVISED THE CORNER BUILDING AT S. ALFRED & WILKES ST. PARK -- ADDED DETAILING, UPDATED CORNER BAY ELEMENT, AND REPLACED METAL PANEL ON CORNER OF BAY ELEMENT WITH MORE FAMILIAR BRICK MATERIAL.

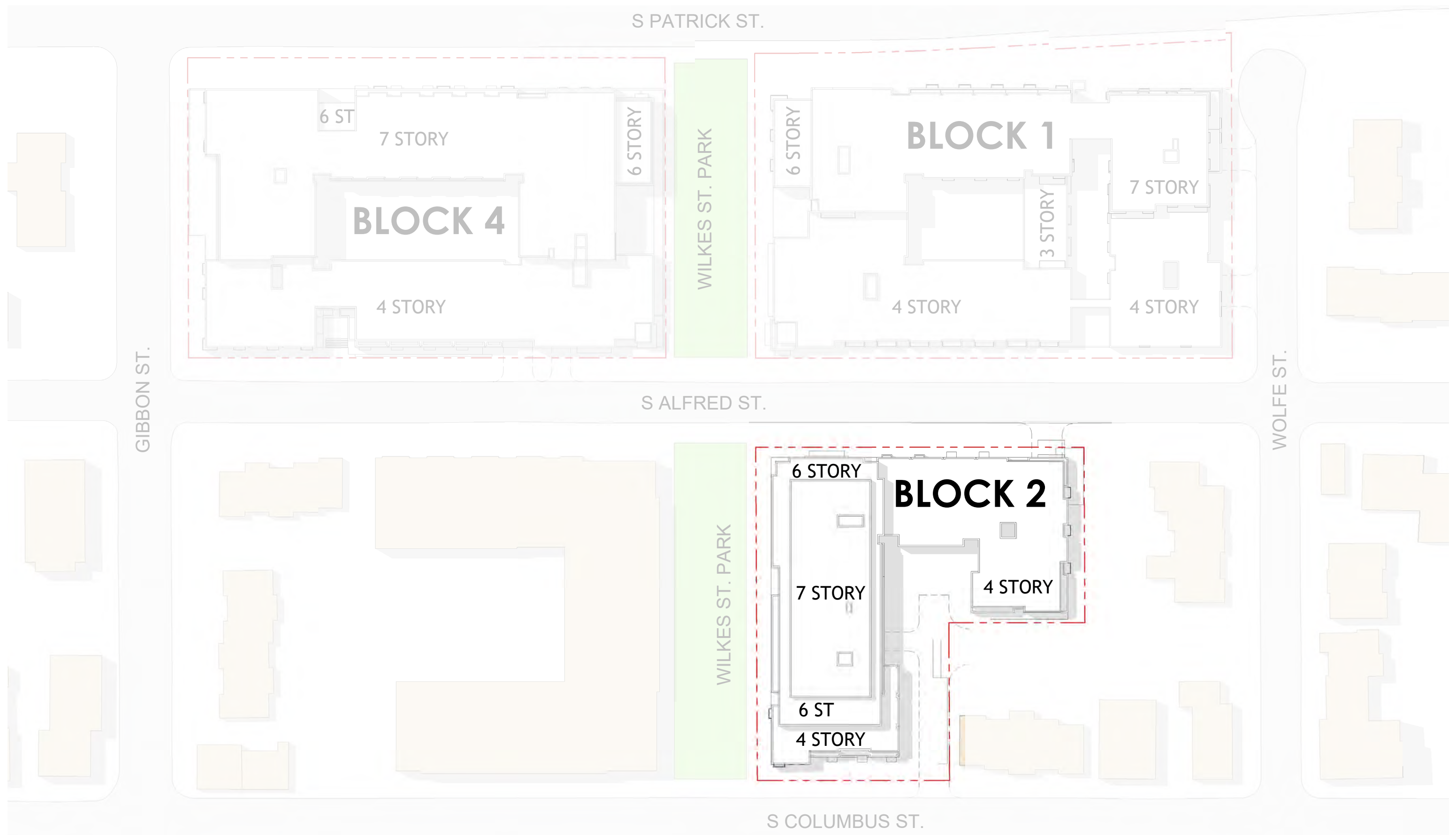
2 - UPDATED TOWNHOUSE FACADES ALONG S. ALFRED STREET -- REVISED BRICK DETAILING, WINDOW TYPES, WALK UP ENTRIES AND PROJECTED BAYS.

3 - UPDATED TOWNHOUSE FACADES ALONG S. COLUMBUS STREET -- UPDATED CHARACTER TO BE MORE CONTEXTUAL WITH PITCHED ROOF LINES, DORMERS, AND TRADITIONAL UNIT ENTRY SURROUNDS.

4 - REVISED SIX-STORY FACADE ON WILKES ST. PARK -- INTRODUCED A NEW BUILDING TYPE TO REDUCE SENSE OF SCALE, UPDATED MASSING, AND BUILDING BASE ELEMENT.

5 - ADDED VARIATION TO BRICK DETAILING AND WINDOW TYPES THROUGHOUT.

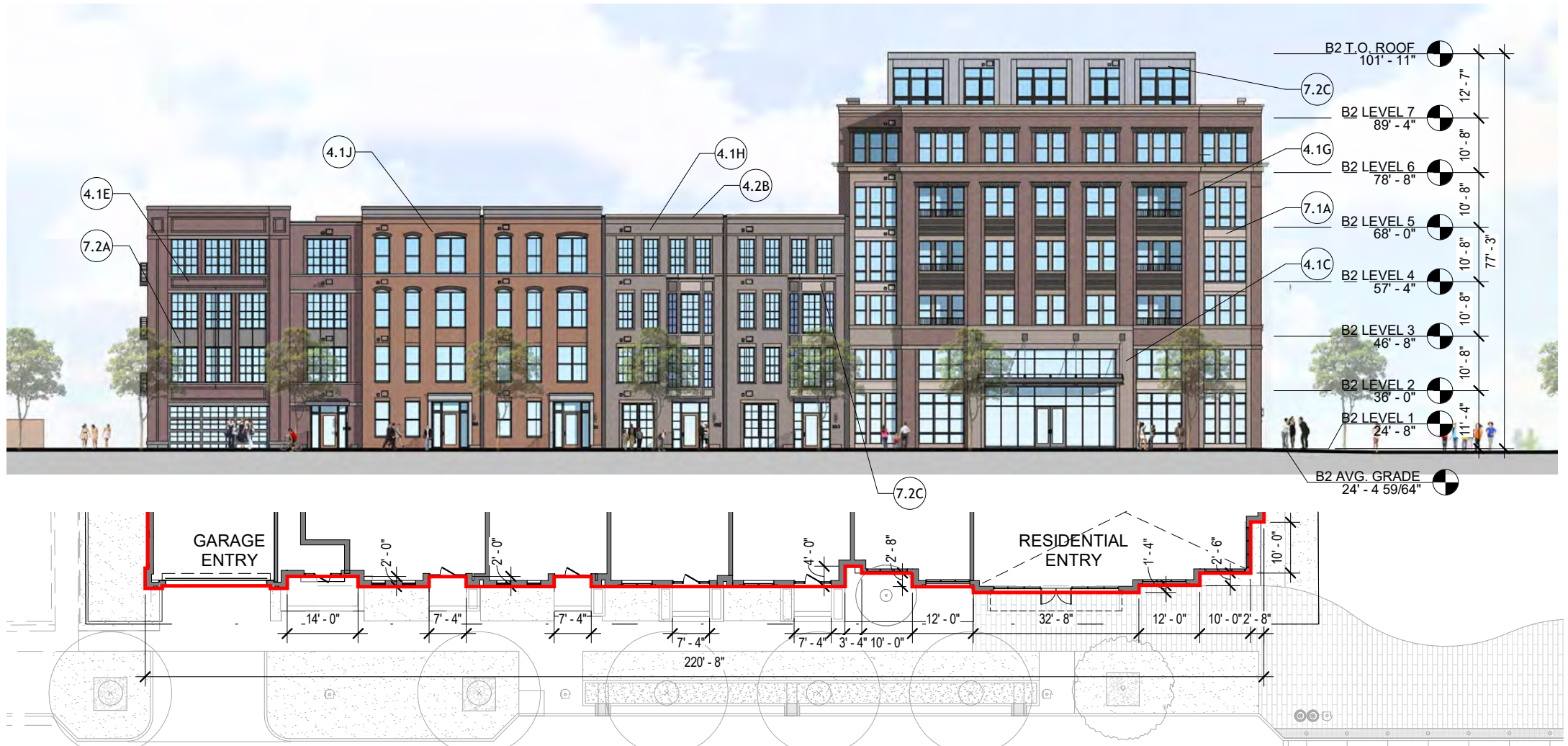






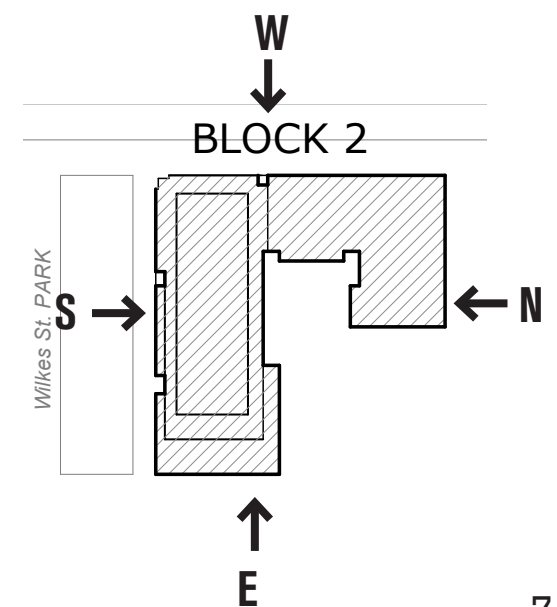






**BLOCK 2 - WEST ELEVATION - S. ALFRED ST. (CURRENT)**

EXTERIOR ELEVATION KEYNOTE LEGEND	
4.1A	BRICK VENEER TYPE 1
4.1B	BRICK VENEER TYPE 2
4.1C	BRICK VENEER TYPE 3
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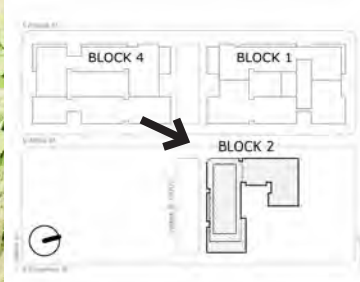








- REVISED THE CORNER BUILDING AT S. ALFRED & WILKES ST. PARK -- ADDED DETAILING, UPDATED CORNER BAY ELEMENT, AND REPLACED METAL PANEL ON CORNER OF BAY ELEMENT WITH MORE FAMILIAR BRICK MATERIAL.
- ADDED VARIATION TO BRICK DETAILING AND WINDOW TYPES THROUGHOUT.



































- UPDATED TOWNHOUSE FACADES ALONG S. ALFRED ST. -- REVISED BRICK DETAILING, WINDOW TYPES, WALK UP ENTRIES AND PROJECTED BAYS.



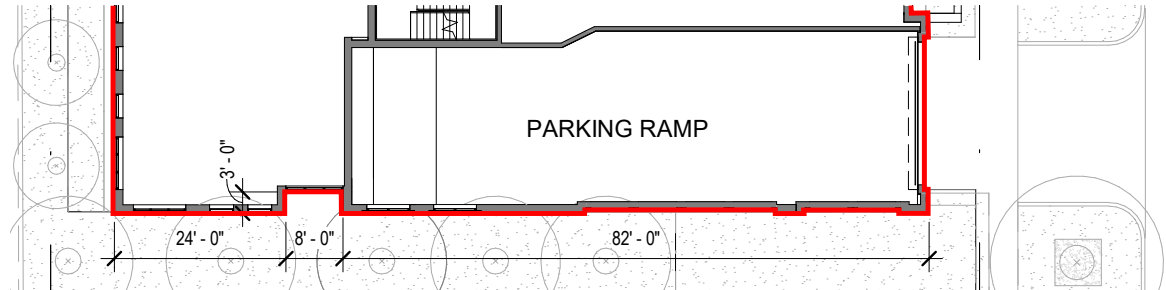


**BLOCK 2 - NORTH ELEVATION (PRIOR)**



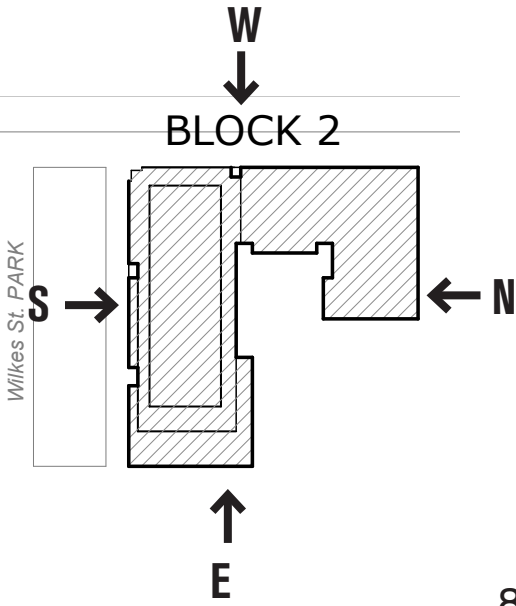
**BLOCK 2 - NORTH ELEVATION (CURRENT)**





**BLOCK 2 - NORTH ELEVATION (CURRENT)**

EXTERIOR ELEVATION KEYNOTE LEGEND	
4.1A	BRICK VENEER TYPE 1
4.1B	BRICK VENEER TYPE 2
4.1C	BRICK VENEER TYPE 3
4.1D	BRICK VENEER TYPE 4
4.1E	BRICK VENEER TYPE 5
4.1F	BRICK VENEER TYPE 6
4.1G	BRICK VENEER TYPE 7
4.1H	BRICK VENEER TYPE 8
4.1J	BRICK VENEER TYPE 9
4.2A	CAST STONE TYPE 1
4.2B	CAST STONE TYPE 2
7.1A	METAL PANEL TYPE 1
7.1B	METAL PANEL TYPE 2
7.1C	METAL PANEL TYPE 3
7.2A	CEMENTICIOUS PANEL TYPE 1
7.2B	CEMENTICIOUS PANEL TYPE 2







**BLOCK 2 - NORTH COURTYARD ELEVATION (PRIOR)**

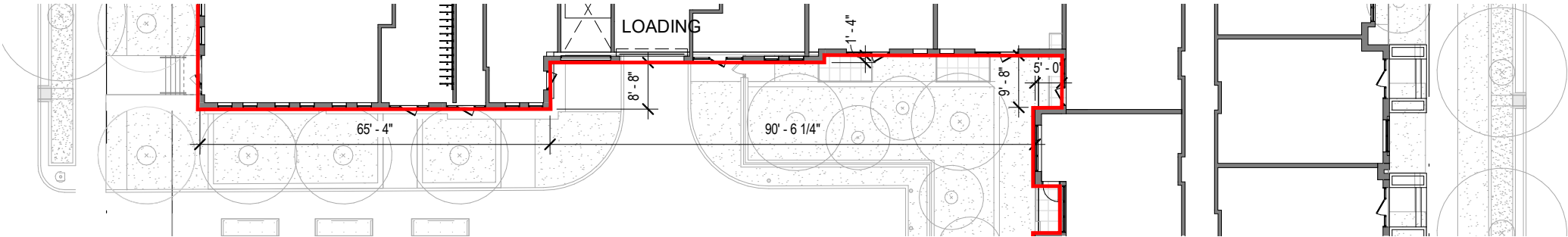


**BLOCK 2 - NORTH COURTYARD ELEVATION (CURRENT)**

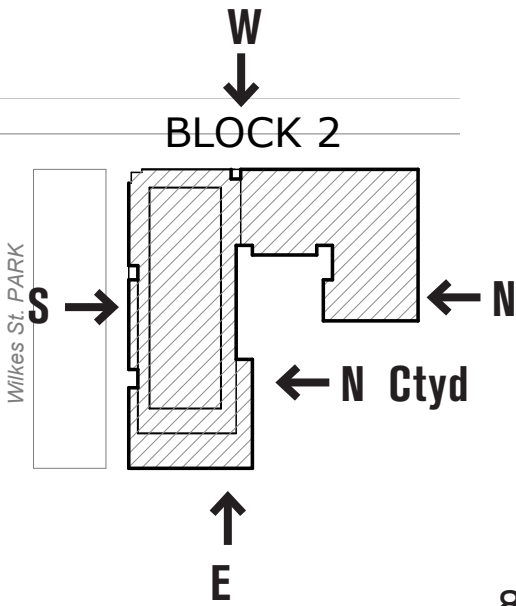




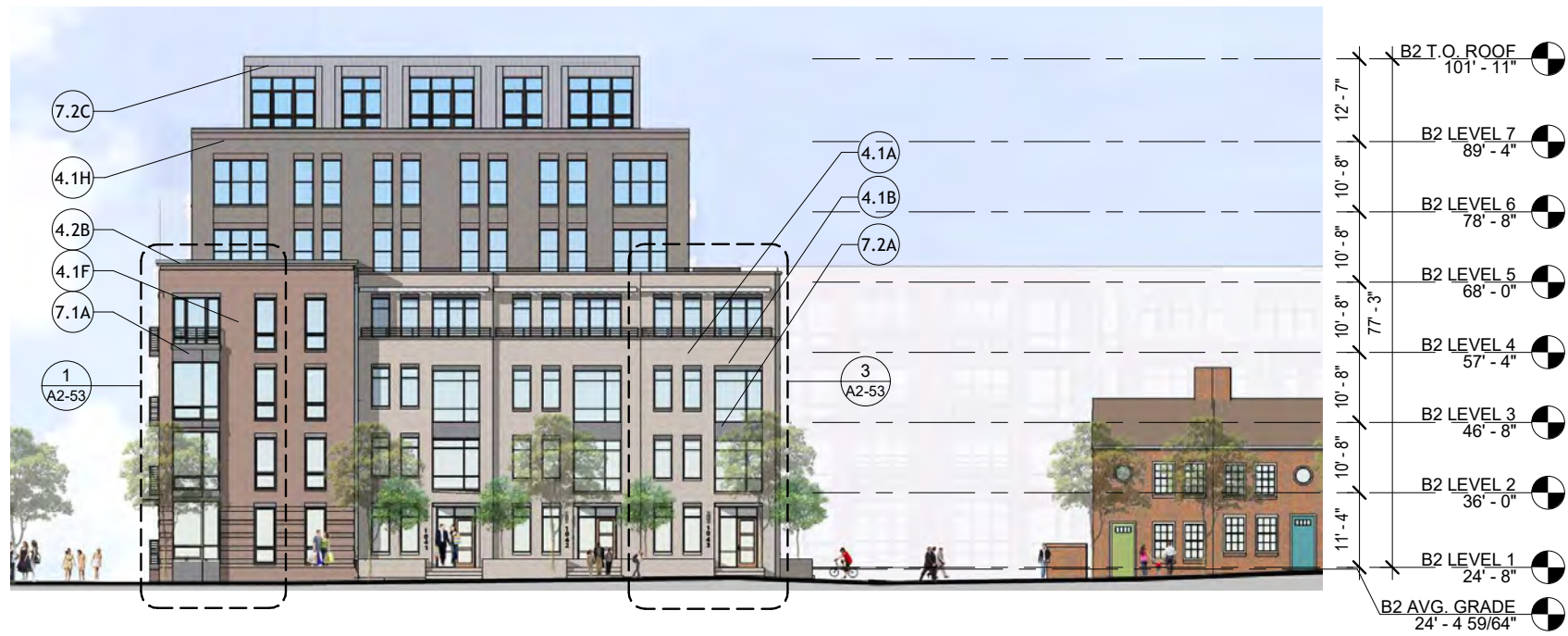
EXTERIOR ELEVATION KEYNOTE LEGEND	
4.1A	BRICK VENEER TYPE 1
4.1B	BRICK VENEER TYPE 2
4.1C	BRICK VENEER TYPE 3
4.1D	BRICK VENEER TYPE 4
4.1E	BRICK VENEER TYPE 5
4.1F	BRICK VENEER TYPE 6
4.1G	BRICK VENEER TYPE 7
4.1H	BRICK VENEER TYPE 8
4.1J	BRICK VENEER TYPE 9
4.2A	CAST STONE TYPE 1
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7.1A	METAL PANEL TYPE 1
7.1B	METAL PANEL TYPE 2
7.1C	METAL PANEL TYPE 3
7.2A	CEMENTICIOUS PANEL TYPE 1
7.2B	CEMENTICIOUS PANEL TYPE 2



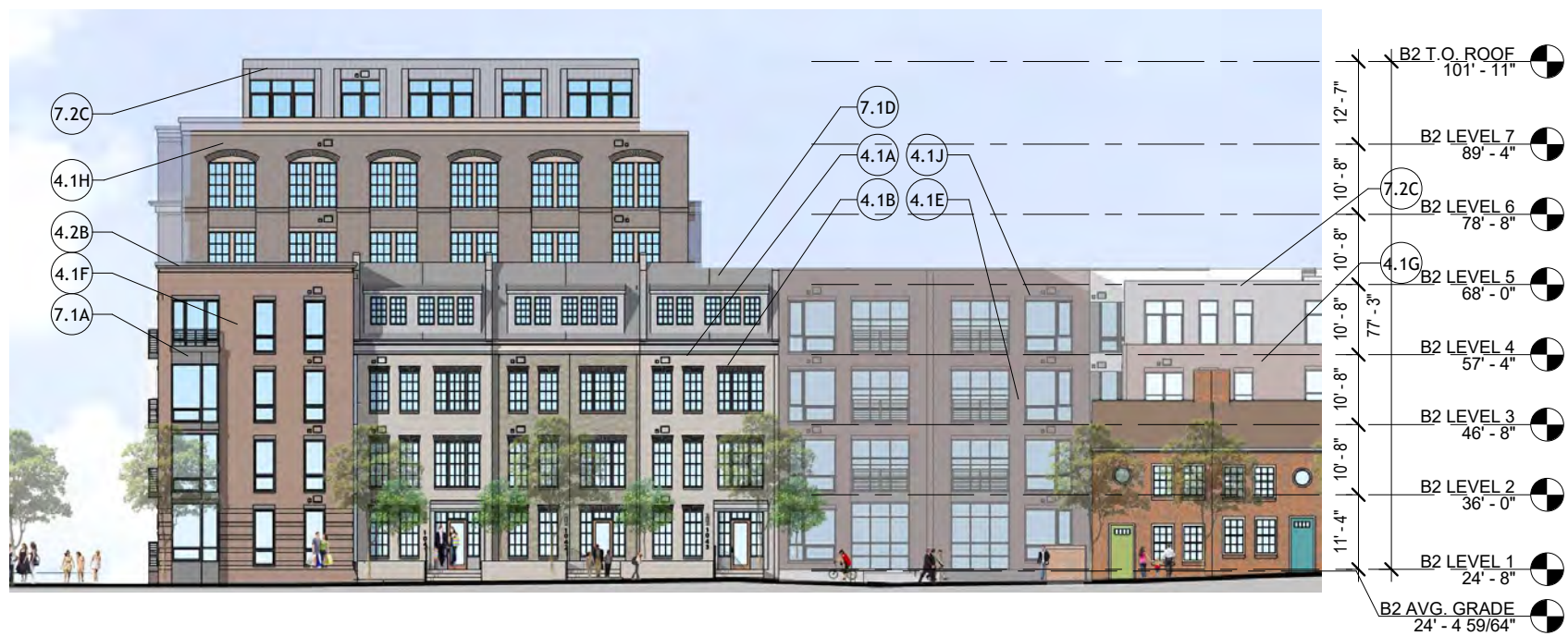
BLOCK 2 - NORTH COURTYARD ELEVATION (CURRENT)





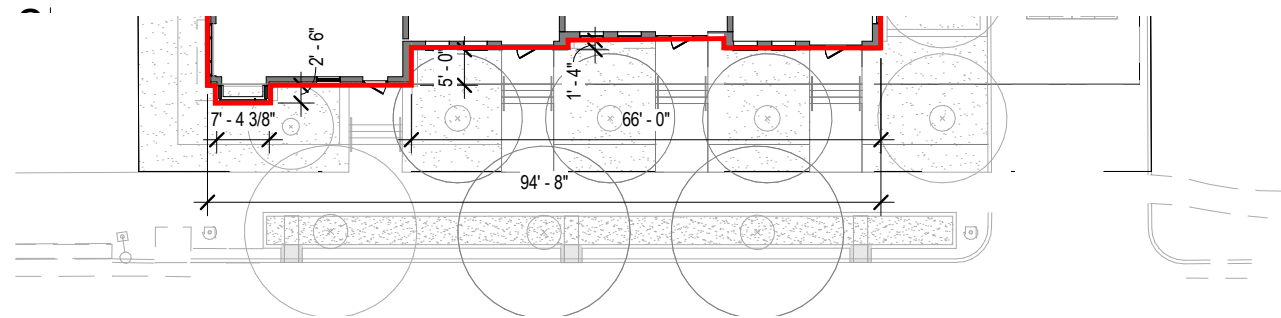
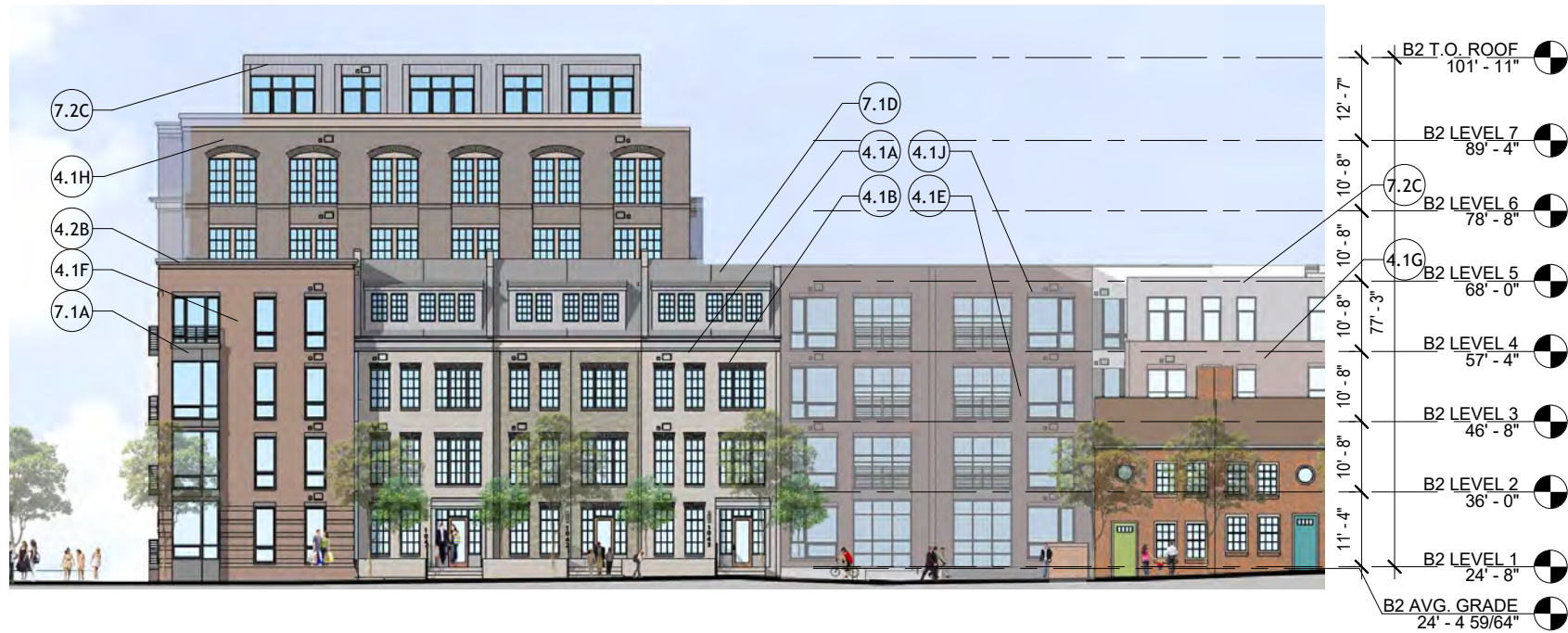


**BLOCK 2 - EAST ELEVATION - COLUMBUS ST. (PRIOR)**



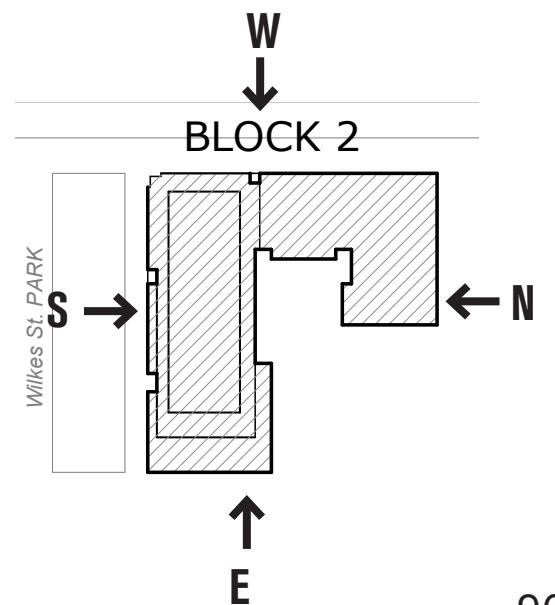
**BLOCK 2 - EAST ELEVATION - COLUMBUS ST. (CURRENT)**





**BLOCK 2 - EAST ELEVATION - COLUMBUS ST. (CURRENT)**

EXTERIOR ELEVATION KEYNOTE LEGEND	
4.1A	BRICK VENEER TYPE 1
4.1B	BRICK VENEER TYPE 2
4.1C	BRICK VENEER TYPE 3
4.1D	BRICK VENEER TYPE 4
4.1E	BRICK VENEER TYPE 5
4.1F	BRICK VENEER TYPE 6
4.1G	BRICK VENEER TYPE 7
4.1H	BRICK VENEER TYPE 8
4.1J	BRICK VENEER TYPE 9
4.2A	CAST STONE TYPE 1
4.2B	CAST STONE TYPE 2
7.1A	METAL PANEL TYPE 1
7.1B	METAL PANEL TYPE 2
7.1C	METAL PANEL TYPE 3
7.2A	CEMENTICIOUS PANEL TYPE 1
7.2B	CEMENTICIOUS PANEL TYPE 2



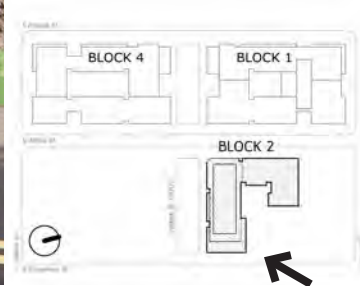








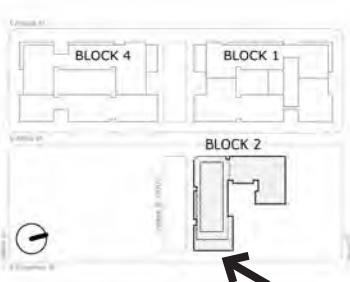
- REVISED THE COLUMBUS STREET TOWNHOMES -- UPDATED CHARACTER TO BE MORE CONTEXTUAL - REVISED ROOF LINE, DORMERS AND ENTRIES.
- ADDED VARIATION TO BRICK DETAILING AND WINDOW TYPES THROUGHOUT.











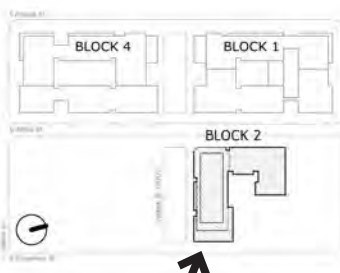








- REVISED THE COLUMBUS STREET TOWNHOMES -- UPDATED CHARACTER TO BE MORE CONTEXTUAL - REVISED ROOF LINE, DORMERS AND ENTRIES.
- ADDED VARIATION TO BRICK DETAILING AND WINDOW TYPES THROUGHOUT.



96

**THE HERITAGE**  
ALEXANDRIA, VA

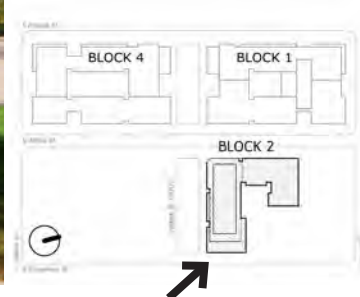
BLOCK 2 - S COLUMBUS ST AT WILKES ST PARK (CURRENT)

153

**ASLAND**

**hord | coplan | macht**  
10.06.21  
©2020









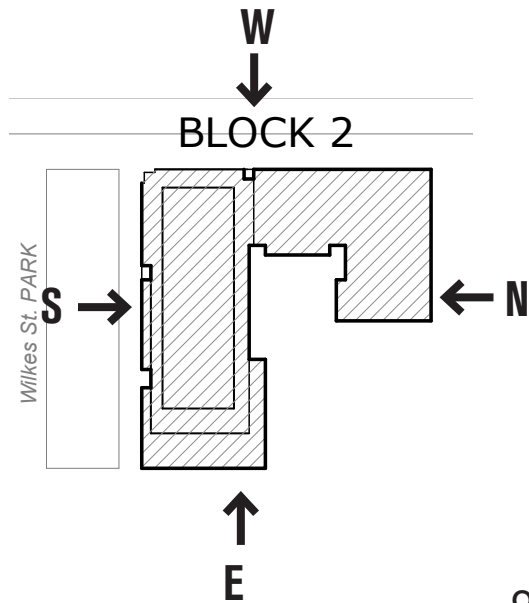
**BLOCK 2 - SOUTH ELEVATION - WILKES ST. PARK (PRIOR)**



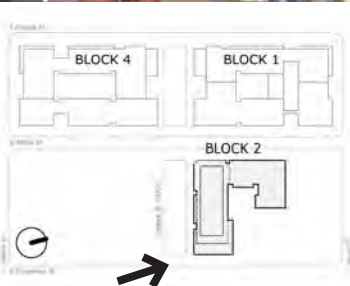
**BLOCK 2 - SOUTH ELEVATION - WILKES ST. PARK (CURRENT)**



EXTERIOR ELEVATION KEYNOTE LEGEND	
4.1A	BRICK VENEER TYPE 1
4.1B	BRICK VENEER TYPE 2
4.1C	BRICK VENEER TYPE 3
4.1D	BRICK VENEER TYPE 4
4.1E	BRICK VENEER TYPE 5
4.1F	BRICK VENEER TYPE 6
4.1G	BRICK VENEER TYPE 7
4.1H	BRICK VENEER TYPE 8
4.1J	BRICK VENEER TYPE 9
4.2A	CAST STONE TYPE 1
4.2B	CAST STONE TYPE 2
7.1A	METAL PANEL TYPE 1
7.1B	METAL PANEL TYPE 2
7.1C	METAL PANEL TYPE 3
7.2A	CEMENTICIOUS PANEL TYPE 1
7.2B	CEMENTICIOUS PANEL TYPE 2







100

**THE HERITAGE**  
ALEXANDRIA, VA

BLOCK 2 - S COLUMBUS ST AT WILKES ST PARK (PRIOR)

157

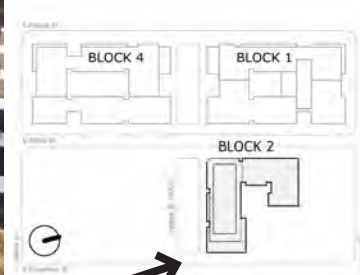
**ASLAND**

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10.06.21 ©2020





- REVISED SIX-STORY FACADE ALONG WILKES ST. PARK -- INTRODUCED A NEW BUILDING TYPE TO REDUCE SENSE OF SCALE. UPDATED MASSING AND BUILDING BASE ELEMENT.
- ADDED VARIATION TO BRICK DETAILING AND WINDOW TYPES THROUGHOUT.
- INTRODUCED SMALLER WINDOWS MORE CONSISTENT WITH OLD TOWN. INTRODUCES ARCHES ON SECOND AND SIXTH FLOOR WINDOWS











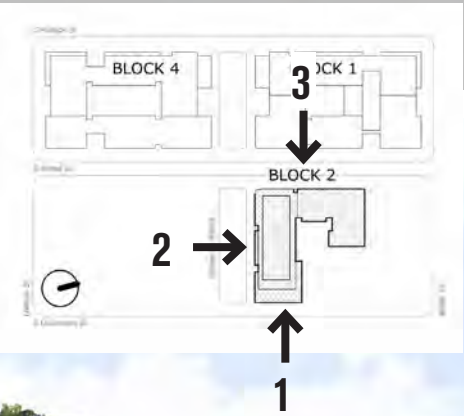








1 - EAST ELEVATION - COLUMBUS STREET



2 - SOUTH ELEVATION - WILKES STREET PARK



3 - WEST ELEVATION - S. ALFRED STREET

















**ARCHITECT**  
Hord Coplan Macht, Inc.  
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p. 571.388.7761

**CIVIL ENGINEER**  
Bowman Consulting Group  
14020 Thunderbolt Place, Suite 300  
Chantilly, VA 20151  
p. 703.464.1000

**LANDSCAPE ARCHITECT**  
Parker Rodriguez, Inc.  
101 N. Union Street, Suite 320  
Alexandria, VA 22314  
p. 703.548.5010

1  
2  
3  
4  
5  
6  
7

no. date revision

Project Number  
219280.00

Project  
**HERITAGE SITE**

Phase

**BAR CERTIFICATE OF APPROPRIATENESS**

Date

Scale  
1/4" = 1'-0"

Drawing  
**BLOCK 2 WALL SECTIONS**

No  
**A2-54**

© Hord Coplan Macht, Inc.

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

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

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

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

CHRYMAN PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DATE RECORDED \_\_\_\_\_

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

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ORIGINAL DRAWING IS 24x36. SCALE REDUCED FROM 1/4" TO 3/32" FOR 11x17 FORMAT



HERITAGE OLD TOWN

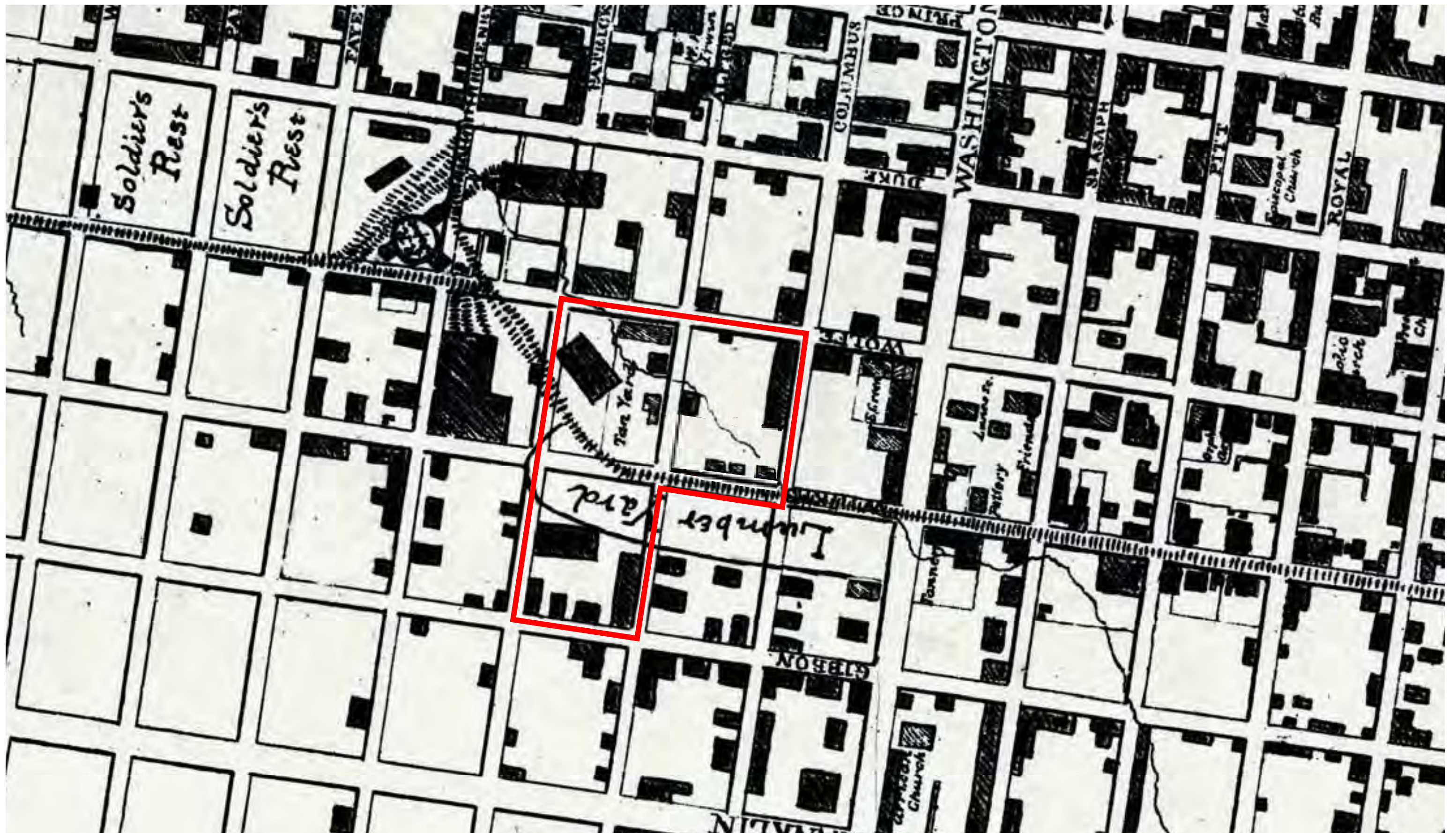
EXTERIOR MATERIAL MATRIX - 06.21.2021

MATERIAL	KEYNOTE	COLOR	MANUFACTURER	MODEL NUMBER	LOCATION	NOTES
BRICK						
Brick Veneer Type 1 - Cream	4.1A	Whitestone	Palmetto Brick		B1 (S. Partick & Wilkes), B2 (Columbus)	
Brick Veneer Type 2 - Dark Gray	4.1B	Slate Gray	ACME		B1 (S Patrick), B2 (Alfred, Columbus)	
Brick Veneer Type 3 - Warm Gray	4.1C	8530	Belden		B1 (S Patrick, Alfred & Wilkes), B2 (Wilkes)	
Brick Veneer Type 4 - Red	4.1D	Plymouth Straight Edge	Glen-Gery		B1 (S Patrick, Wolfe & Alfred)	
Brick Veneer Type 5- Dark Red	4.1E	Benson	Glen-Gery		B1 (Alfred), B2 (Alfred, N. face & Wilkes)	
Brick Veneer Type 6- Dark Red	4.1F	Midtown Ironspot Smooth	Sioux City		B1 (Alfred & Wilkes Corner), B2 (SE corner)	
Brick Veneer Type 7- Red	4.1G	200 Flashed Matt	Glen -Gery		B1 (Alfred), B2 (SW corner main entry, Wolfe)	
Brick Veneer Type 8 - Orange	4.1H	1-HB	Glen -Gery		B2 (Alfred & Wilkes)	
Brick Veneer Type 9 - Red/Orange	4.1J	Autumn Rose WC modular	Bowerston		B2 (Alfred)	
CAST STONE						
Cast Stone Type 1 - Grey	4.2A	615R25	Arban Precast Stone			
Cast Stone Type 2 - White	4.2B	2324P	Arban Precast Stone			
MORTAR						
Brick Type 1		Savannah Ivory	ARGOS			
Brick Type 2		Charcoal	ARGOS			
Brick Type 3		Putty	ARGOS			
Brick Type 4		Slate	ARGOS			
Brick Type 5		Charcoal	ARGOS			
Brick Type 6		Slate	ARGOS			
Brick Type 7		Slate	ARGOS			
Brick Type 8		Putty	ARGOS			
Brick Type 9		Lite Buff	ARGOS			
METAL PANEL						
Metal Panel Type 1 - DK Gray	7.1A	Charcoal	Reynobond		B1 (S Patrick Tower), B2 (Alfred & Wilkes)	
Metal Panel Type 2 - Black	7.1B	Deep Black	Reynobond		B1 (S Patrick Bridge), B2 (Wilkes)	
Metal Panel Type 3 - Lt. Gray	7.1C	Pewter	Reynobond		B1 (SE Corner)	
CEMENTITIOUS PANEL						
Fiber Cement Type 1 - Dark Gray	7.2A	Iron Ore SW7069	Allura			Field Painted
Fiber Cement Type 2 - Black	7.2B	Tricorn Black SW6258	Allura			Field Painted
Fiber Cement Type 3 - Light Gray	7.2C	Peppercorn SW7674	Allura			Field Painted
WINDOWS/DOORS						
Storefront Type 1 - Black		Black	Kawneer	Tri-fab 451-T		
Storefront Type 2 - Dark Gray		Charcoal	Kawneer	Tri-fab 451-T		
Window Type 1 - Black		Black	Thermal Windows, Inc.	Series 500, 750, 800		
Window Type 2 - Dark Gray		Dark Gray	Thermal Windows, Inc.	Series 500, 750, 800		
Terrace Door Type 1 - Black		Black	Thermal Windows, Inc.	Series 1401, 1402		
Terrace Door Type 2 - Dark Gray		Dark Gray	Thermal Windows, Inc.	Series 1401, 1402		
GLAZING						
Glazing Type 1		Clear	Vitro	Solarban 60 (2) + Clear		
BALCONY/RAILINGS						
Railing Type 1		Black	Fairway Railing	Alum Mesh		
Railing Type 2		Black	Fairway Railing	Alum Rail		
Balcony Type 1		Black	Fairway Railing	Juliet		
LIGHTING						
Lighting Type 1		Black	Hinkley	Shelter 1325BK		
Lighting Type 2		Black	Hinkley	Shelter 1326BK		
Lighting Type 3		Black	WAC Lighting	DS-WD06-U		
Lighting Type 4		Black	WAC Lighting	DS-WD05-U		



# HISTORIC EXHIBITS AND PRECEDENT IMAGES















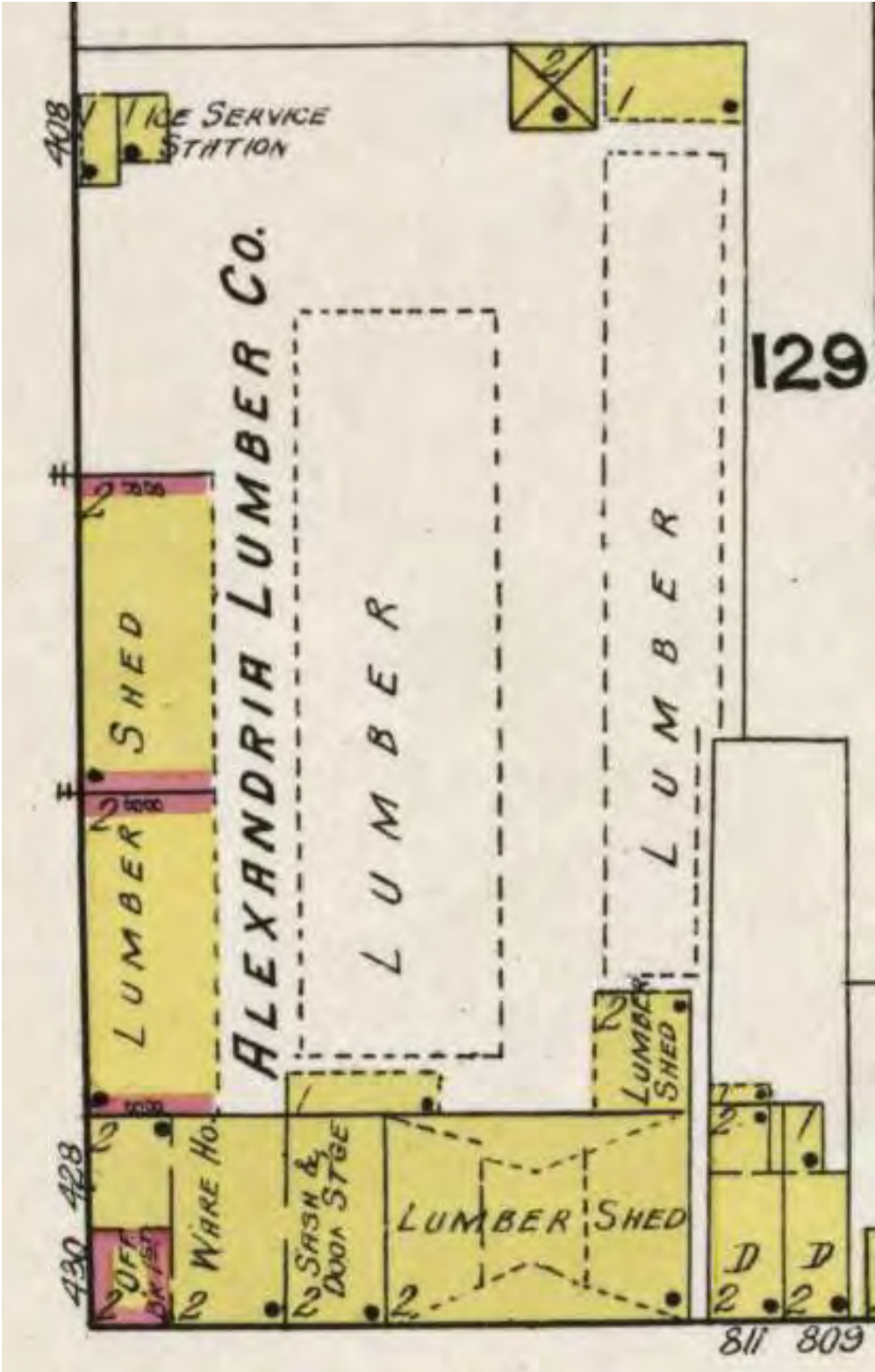


Figure 21: 1921 Sanborn Map Showing Southwest Corner of Study Area S. J. Simpson Coal & Wood Yard (not to scale)



Figure 9: Storage Jar, David Jarbour, 1830



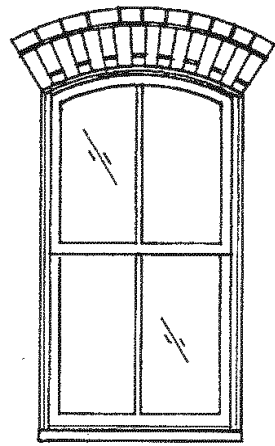




**POTENTIAL  
LOCATIONS FOR  
HISTORICAL  
INTERPRETIVE  
ELEMENTS**

HISTORIC THEMES RELATIVE TO  
PEOPLE, PLACES AND EVENTS





**DESIGN GUIDELINES**  
**FOR THE**  
**OLD AND HISTORIC**  
**ALEXANDRIA DISTRICT**  
**AND THE**  
**PARKER-GRAY DISTRICT**

City of Alexandria, Virginia  
Department of Planning and Community Development



117





312 S WASHINGTON STREET



THE CAMPAGNA CENTER - 418 S WASHINGTON STREET



THE ALEXANDRIAN HOTEL - ROYAL ST



LORIE HOTEL - 1600 KING STREET



699 PRINCE STREET



900 KING STREET



815 KING STREET





428-430 S LEE ST



716-718 WOLFE ST



801-805 WOLFE ST



911-913 PRINCE ST



217-229 S PITT ST



1001-1005 KING ST

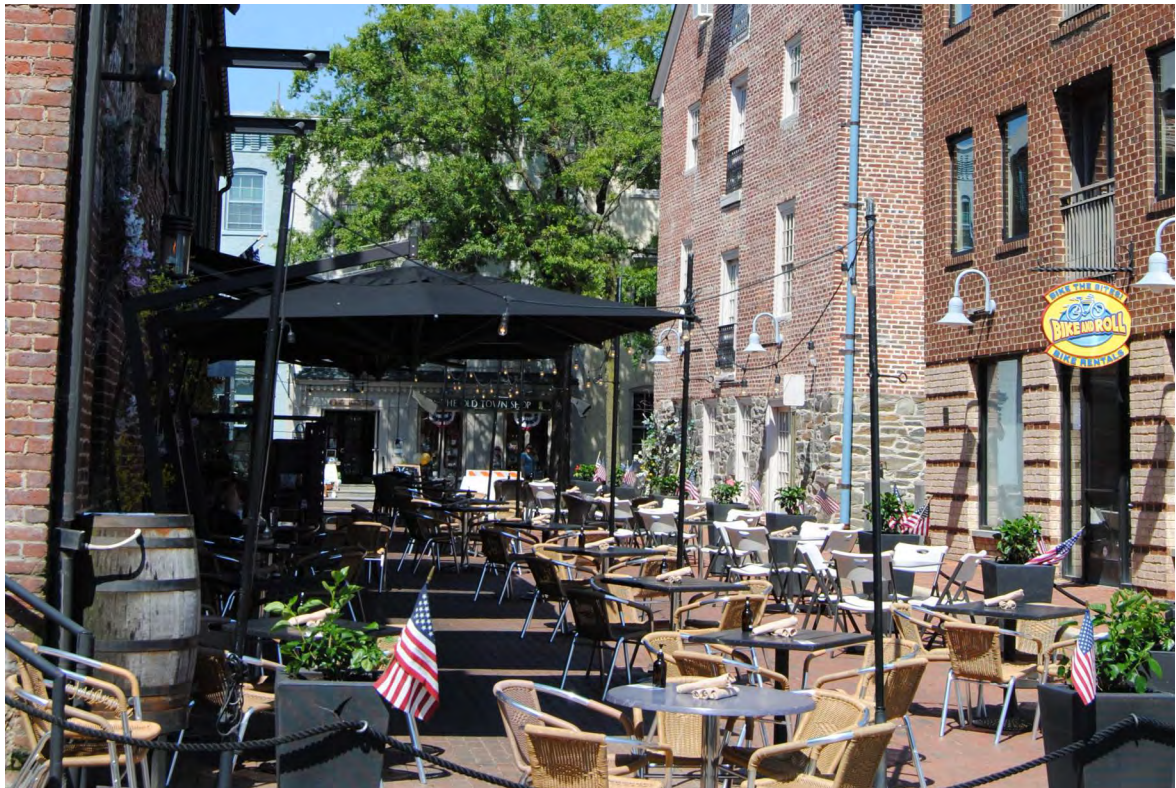




HOTEL INDIGO - THE STRAND



309 CAMERSON STREET - RETAIL ALLEY



WALES ALLEY



WALES ALLEY



ROBINSON LANDING



CAMERON MEWS

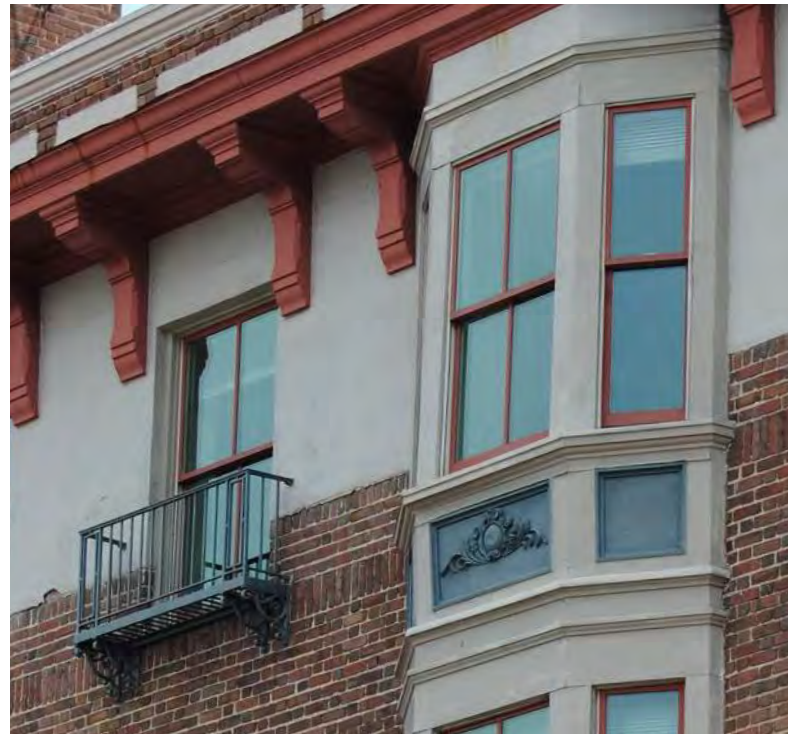


LORIEN HOTEL

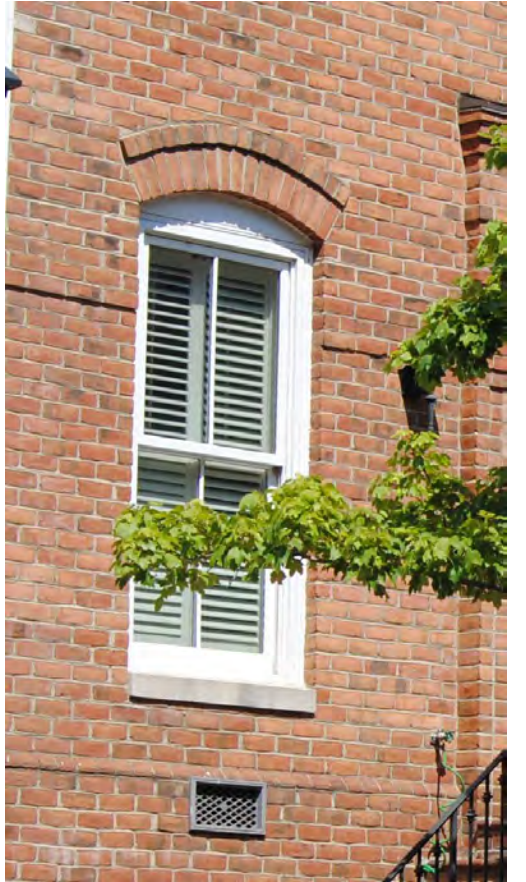




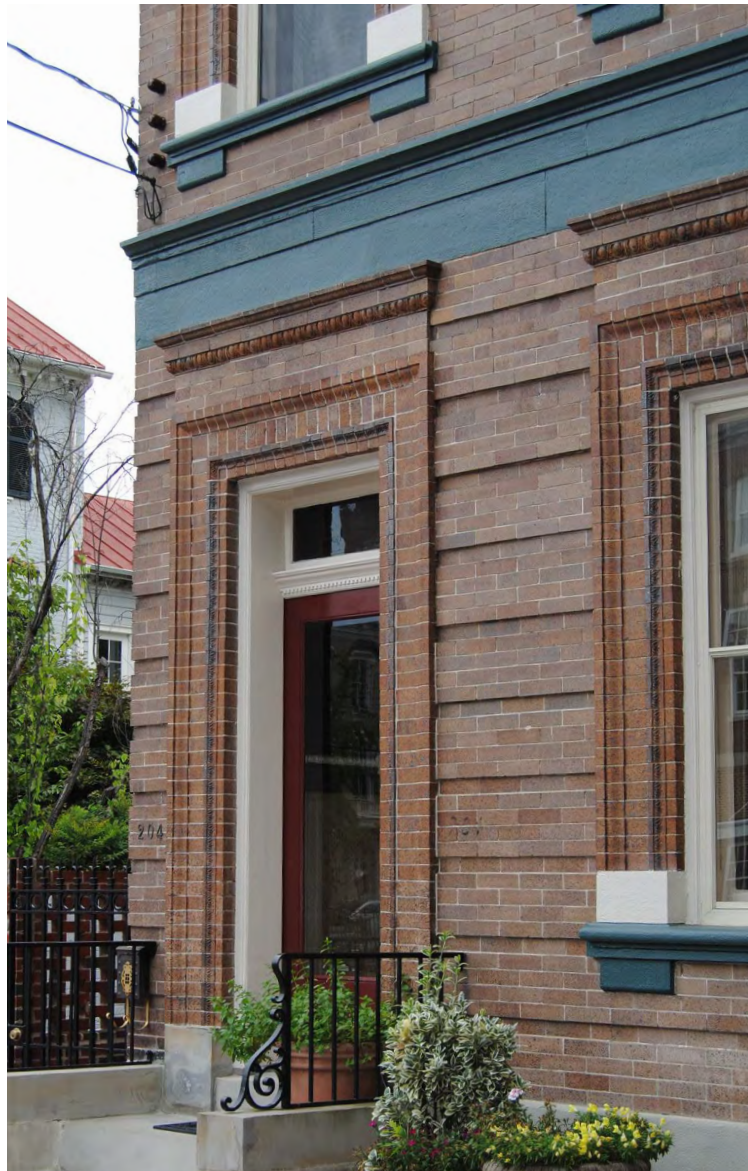














# SOLID TO VOID EXHIBITS

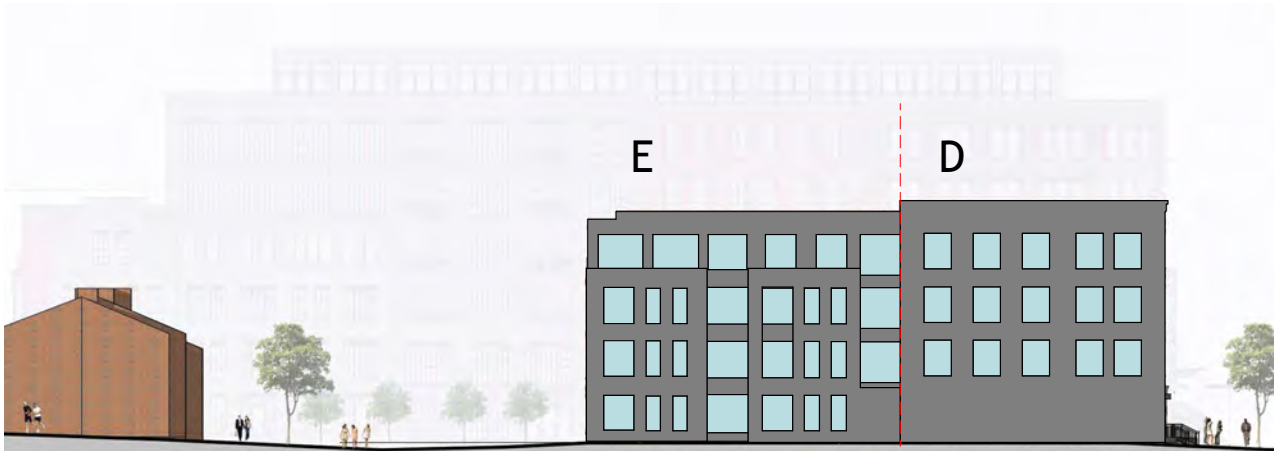




HERITAGE VOID TO SOLID MATRIX - BLOCK 1

BLOCK 1	S. Patrick				Wolfe	S. Alfred			Wilkes		
	A	B	C	D	D	D	E	F	F	A	B
VOID (sf)	783.54	2551.73	4009.59	3576.79	4115.75	2303.60	2637.64	940.00	1852.27	1823.28	997.96
SOLID (sf)	1365.87	3382.02	5414.49	4592.93	6245.30	2381.51	5246.82	1323.79	3160.43	2421.51	4139.50
% VOID	36	43	43	44	40	49	33	42	37	43	19
% SOLID	64	57	57	56	60	51	67	58	63	57	81





# HERITAGE VOID TO SOLID MATRIX - BLOCK 2

	S. Alfred				North	
	A	B	C	D	D	E
VOID (sf)	2658.96	795.33	714.56	734.00	560.00	1116.35
SOLID (sf)	3467.15	1389.11	1513.34	1221.45	1924.28	1670.04
% VOID	43	36	32	38	23	40
% SOLID	57	64	68	62	77	60

	Columbus			Wilkes St. Park			
	F	G	H	G	H	I	A
VOID (sf)	934.12	451.73	703.98	840.00	1872.11	1011.54	2410.08
SOLID (sf)	2109.37	966.33	1599.94	1409.45	3199.86	2157.92	3580.58
% VOID	31	32	31	37	37	32	40
% SOLID	69	68	69	63	63	68	60