

Docket Item # 3
BAR CASE # 2016-0406

BAR Meeting
September 27, 2017

ISSUE: UPDATE: Certificate of Appropriateness – New Construction
APPLICANT: VHD LLC
LOCATION: 699 North Patrick Street
ZONE: CRMU-M

STAFF RECOMMENDATION

Staff recommends support for all of the updates and refinements but notes that support for the pergola material will be subject to the BAR's inspection of a physical sample at the hearing.

GENERAL NOTES TO THE APPLICANT

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



BAR2016-00406



I. ISSUE

The applicant is coming to the BAR with an update on the conditions of approval included as part of the BAR's approval of a Certificate of Appropriateness for a new four-story building on the site of the Ramsey Homes. As a reminder, when the BAR approved the new construction on December 14, 2016, the following conditions were included. Conditions in italics below were added by the BAR at the hearing.

CONDITIONS OF APPROVAL

1. Limit the number of wall mounted exhaust vents on street-facing elevations to those absolutely necessary. On all elevations, vents must be logically located and painted to match the adjacent wall surface *or the applicant may explore a more decorative option integrated with the overall design.*
2. Final approval by staff of the mock-up panel in the field.
3. Select a slightly warmer precast stone and mortar color to better coordinate with the brick.
4. Incorporate patterned brick in selected areas to add visual texture, as directed by the BAR at the hearing, with final approval by staff as part of review of the mock-up panel.
5. Approve a metal picket fence design for the site that is open and no more than four feet in height, with final approval by staff during the building permit process.
6. No interpretive elements, beyond a single plaque, may be attached to the walls of the proposed building.
7. *The applicant shall extend the floating brick piers in the center of the north courtyard on the North Patrick Street elevation to the ground.*
8. *The applicant shall return to the BAR at a later date for final approval of the following items:*
 - a. *Detailing of the horizontal siding, with special attention to the corner treatment where siding is proposed.*
 - b. *Final brick selection (to be extruded, potentially possessing ironspots for color and interest) and appropriate detailing to provide texture, variety and interest.*
 - c. *Final material selection for the pergolas.*

Although most conditions have final staff approval as part of the permitting process, the BAR requested that three details return to the full BAR for approval. Due to the complexity of this project, the applicant also wanted to provide updates on the other items included as conditions.

As the BAR has already approved the new construction, the only items before the BAR at this time are the conditions above and the request for building signage.

II. HISTORY

This project received approval of a Development Special Use Permit in November 2016 (DSUP 2014-0035). The BAR reviewed this version of the project at two separate concept reviews: July 27, 2016 and September 14, 2016 (in 2015 the BAR reviewed a very different two-building scheme at two concept review work sessions).

On December 14, 2016, the Parker-Gray Board of Architectural Review voted to approve BAR Case #2016-00406 with the condition that certain specified elements return to the BAR for final approval. The motion carried on a vote of 6 to 0.

Site History and Permit to Demolish

The applicant submitted a separate application for a Permit to Demolish (BAR Case #2015-0088) and the BAR denied the request to demolish the existing four buildings on April 22, 2015. The applicant appealed the decision and the denial was overturned by City Council by a vote of 5-2 on September 12, 2015, allowing for the demolition of the four buildings. Subsequently, the applicant has prepared a more extensive history report on Ramsey Homes to better situate these buildings within the history of public housing in the United States, within the context of the project architect's, Delos H. Smith, canon of work as one of the earliest residential examples of the Modernist style in Alexandria, and as a noteworthy example of the use of prefabricated concrete panels in modern construction. The applicant also prepared a Historic American Building Survey (HABS) report and photographic documentation, now deposited at the Library of Congress. This additional documentation is also available through the VHD, LLC website and at the Alexandria Special Collections.

Section 106

A separate federal review is required by Section 106 of the National Historic Preservation Act of 1966. This process is triggered by any federal undertaking (such as the use of any federal funds or action by a federal agency) and requires the identification of resources that are eligible or potentially eligible for listing on the National Register of Historic Places. Additionally, this process requires the identification and determination of potential adverse effects to historic resources and proposed mitigation to counteract any identified adverse effects. This is a process that involves the applicant, the lead federal agency (HUD), the Virginia Department of Historic Resources and interested consulting parties, such as the BAR, community groups and individuals. After a number of community meetings, the programmatic agreement was signed in the summer of 2017.

III. ANALYSIS

The contemporary building design is a conscious choice to reflect the 21st-century period of construction of the building while using forms and materials that subtly reference the existing range of architectural styles in the neighborhood. The proposed building utilizes appropriate proportions, fenestration, solid-to-void ratio and the like so that the structure is not a foreign object in the historic district. As staff presented at the previous work sessions, there is a tradition of red brick, mid-20th-century garden apartment buildings in styles ranging from Colonial Revival, Art Deco and vernacular Modernist in the area and several very handsome red and/or tan brick Art Deco commercial and institutional buildings nearby. The proposed building generally reflects some of the traditional building forms without literally copying any particular building or style. The selected materials are high-quality and compatible with the nearby historic buildings. What follows is a discussion of the BAR's conditions of approval and ways that the applicant has responded.

1. Vents

The applicant has worked with staff to minimize the installation of vents on street-facing locations and instead has located the majority on the courtyards and alley elevation. Where they are installed on street-facing elevations they are located discreetly and will be painted to match the adjacent wall surface.

2. Mock-Up Panel

As part of the development Final Site Plan process, the applicant has proposed a design for the large scale mock-up panel that will include all materials and important design details used on the project. Both development and BAR staff will review and approve the mock-up panel in the field before the applicant orders materials to insure that it maintains the high quality materials and details represented to the BAR.

3. Precast Stone and Mortar Color

The applicant has proposed a warmer precast stone color and related mortar color to better complement the brick. Staff has reviewed this in natural light with the applicant.

4. Patterned Brick

The applicant has added a brick soldier course band at the first-floor window head height. This brick detailing at the pedestrian level will add visual interest without being overly busy.

5. Metal Fence Design

The applicant has provided a design for a simple black metal fence that staff finds will complement the architecture and landscape design.

6. Interpretive Elements – Not Attached to Building

Expressing concern that historic or interpretive elements may be attached to the building, the BAR conditioned that only one plaque may be attached to the building walls. The applicant has agreed to this condition. Staff has worked with the project team to select three locations for wayfinding interpretive signs as part of the final site plan review process. Following the City's Wayfinding Sign protocol, freestanding interpretive signs will be located on the Wythe Street side of the building, across from the project site outside the Charles Houston Recreation Center and at the southern side of the site near the open space.

7. Resolve Floating Pier on North Patrick Street

The applicant has revised the elevation to continue the brick to grade to remove the appearance of a two-story floating brick pier on this elevation.

8a. Details on Horizontal Siding

Due to the contemporary design of the building, several BAR members were extremely concerned with how the horizontal siding would join at the corners, noting that a traditional corner board

would look awkward. The applicant has proposed additional details for the Hardie Artisan Series V-Groove Siding. Staff finds this appropriate as it will allow for a contemporary and clean corner. Staff also will require that the mock-up panel include this corner condition for final evaluation in the field.

8b. Brick Selection

The project architect has reviewed several brick alternatives and found an extruded brick with small iron spots that staff finds to be appropriate for this contemporary building and responsive to the BAR’s recommendations for texture and color. The applicant will bring a sample board for the BAR’s review at the hearing.

8c. Pergola Material

As new construction, the Board’s policies allow for modern materials so long as they are durable and high in quality. The proposed pergola includes brick piers and metal C-channels. The applicant is proposing a composite material for the rafters of the pergola. The Board’s definition of a high-quality composite material as a wood substitute is a material that is solid-through-the-core, millable and paintable, thus approximating the qualities of natural wood. The applicant is proposing that a portion of the rafters be hollow but rather than a thin cover, the composite cover is sturdier and thicker (approximately .5 inch) which will prevent warping and “oil-caning”. Staff has not yet seen a sample in the field and therefore cannot make a final recommendation, however, a sample will be provided at the BAR hearing.



Figure 1. Samples of rafter construction with Azek on left and Trex around metal core on right.

Signage

The applicant has also included signage for the building in the update. The applicant proposes letters atop the canopy at the main entrance on North Patrick Street, measuring in height 1'-2'. At the entrances on Wythe Street and Pendleton Street, individual letters measuring 9" in height are proposed into the horizontal band of the pergola. The letter materials are metal and acrylic. The applicant also proposes to continue using the name "Ramsey Homes" which staff supports finding it to provide a connection with the 1941 buildings currently on the site.

SUMMARY

Staff strongly supports the final design of this project and finds that the applicant has worked through multiple iterations to address not only the comments of the BAR, but also those of the City Council and the community throughout this project. The updates currently provided appear to be in conformance with the overall design intent and provide needed clarification on design details that will be necessary to execute a successful project. Staff is in support of all the proposed items and details but notes that a final recommendation on the pergola material cannot be made until a physical sample is provided at the hearing.

STAFF

Catherine K. Miliaras, Principal Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning Comments/Development

- F-1 The subject property was developed pursuant to Master Plan Amendment #2015-0003, Rezoning #2015-0003, Development Special Use Permit #2014-0035, and Transportation Management Plan SUP #2015-0081. The development is known as the Ramsey Homes. The redevelopment consisted of two multi-family buildings for a total of 53 housing units.
- C-1 Proposed scope of work complies with zoning. The signs shall be of high quality materials and the installation shall not damage the building. The signs shall not be internally illuminated.

Approved DSUP Conditions related to building design

C. BUILDING:

1. The building design, including the quality of materials, final detailing, and massing shall be consistent with the elevations dated September 16, 2016, and as refined during the Board of Architectural Review Certificate of Appropriateness process. (P&Z)
2. Building materials, finishes, architectural details, signage and the like shall be subject to review and approval of a Certificate of Appropriateness by the Parker-Gray District

Board of Architectural Review. All materials shall be in conformance with the BAR's adopted policies. (BAR)

3. Provide the following building refinements to the satisfaction of the Director of P&Z:
 - a. All wall mounted vents shall be flush mounted and architecturally integrated with the building design with regard to placement and color. No vents shall be permitted on street-facing elevations, unless approved by the Board of Architectural Review.
 - b. Brick shall be used as the primary exterior building material. * (P&Z)(BAR)
4. Provide detailed drawings (enlarged plan, section and elevation studies) in color to evaluate the building base, projecting bays, entrance canopy, pergolas, stoops, window and material details including the final detailing, finish and color of these elements during the Board of Architectural review process for a Certificate of Appropriateness. (P&Z)
5. A materials board shall be submitted as part of the Certificate of Appropriateness approval Building materials, finishes, and relationships shall be subject to review by the Department of Planning and Zoning for substantial conformance to the preliminary plan and Board of Architectural Review approval of the Certificate of Appropriateness. The following submissions shall be provided to review the materials, finishes and architectural details, prior to selection of final building materials:
 - a. Provide a materials board that includes all proposed materials and finishes at first final site plan. *
 - b. The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant.***
 - c. Provide drawings of a mock-up panel that depict all proposed materials, finishes, and relationships as part of the first final site plan. *
 - d. Construct an on-site, mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock-up panel shall be constructed and approved prior to vertical (above-grade) construction and prior to ordering final building materials. **
 - e. The mock-up panel shall be located such that it shall remain on-site in the same location through the duration of construction until the first certificate of occupancy. *** (P&Z)

Additional conditions relevant to the PG BAR:

6. Develop a palette of site furnishings in consultation with staff BAR staff will determine which of the following furnishings will require review and approval by the Board of Architectural Review:

- b. Provide location, and specifications, and details for site furnishings that depict the installation, scale, massing and character of site furnishings to the satisfaction of the Directors of RP&CA, and/or P&Z and T&ES.
- c. Site furnishings may include benches, bicycle racks, trash and recycling receptacles, and other associated features. (RP&CA)(P&Z)(T&ES)

Code Administration

No comments received.

Transportation and Environmental Services

- C-1 Comply with all requirements of [DSP2014-00035] (T&ES)
- C-2 The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

Alexandria Archaeology

- C-1 Must comply with all conditions of DSUP #2014-0035

V. ATTACHMENTS

- 1 – Application for BAR 2016-0406: 699 North Patrick Street*
- 2 – Supplemental Materials (UPDATE)*
- 3 – Staff report with approved plans and minutes from December 14, 2016*

RAMSEY HOMES

Conditions of Approval

Condition 1:

Limit the number of wall mounted exhaust vents on street-facing elevations to those absolutely necessary. On all elevations, vents must be logically located and painted to match the adjacent wall surface or the applicant may explore a more decorative option integrated with the overall design.

Response 1:

The applicant has worked with staff to achieve the desired result.

Condition 2:

Final approval by staff of the mock-up panel in the field.

Response 2:

The applicant has worked with staff to achieve a design that reflects all exterior material conditions. Staff will approve final materials and design detail on mock-up panel in the field in accordance with the BAR approved materials board.

RAMSEY HOMES Conditions of Approval

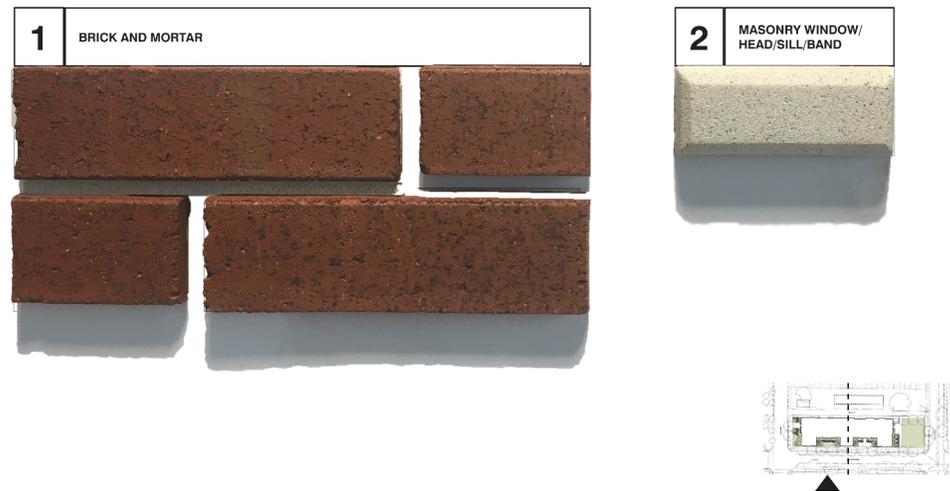
Condition 3:

Select a slightly warmer precast stone and mortar color to better coordinate with the brick.



Response 3:

The applicant has worked with staff to achieve the desired result.



RAMSEY HOMES

Conditions of Approval

Condition 4:

Incorporate patterned brick in selected areas to add visual texture, as directed by the BAR at the hearing, with final approval by staff as part of review of the mock-up panel.



Response 4:

The applicant has worked with staff and has modified the elevations to add a brick soldier course band at the first floor window head height.



RAMSEY HOMES

Conditions of Approval

Condition 5:

Approve a metal picket fence design for the site that is open and no more than four feet in height, with final approval by staff during the building permit process.

Response 5:

The applicant has worked with staff to select the metal picket fence.



RAMSEY HOMES

Conditions of Approval

Condition 6:

No interpretive elements, beyond a single plaque, may be attached to the walls of the proposed building.

Response 6:

No interpretive elements will be attached to the walls of the proposed building.

RAMSEY HOMES

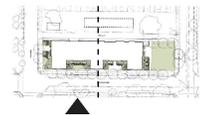
Conditions of Approval

Condition 7:

The applicant shall extend the floating brick piers in the center of the north courtyard on the North Patrick Street elevation to the ground.

Response 7:

The applicant has modified the North Patrick Street elevation to comply with this condition.



RAMSEY HOMES

Conditions of Approval

Condition 8 (a):

Detailing of the horizontal siding, with special attention to the corner treatment where siding is proposed.

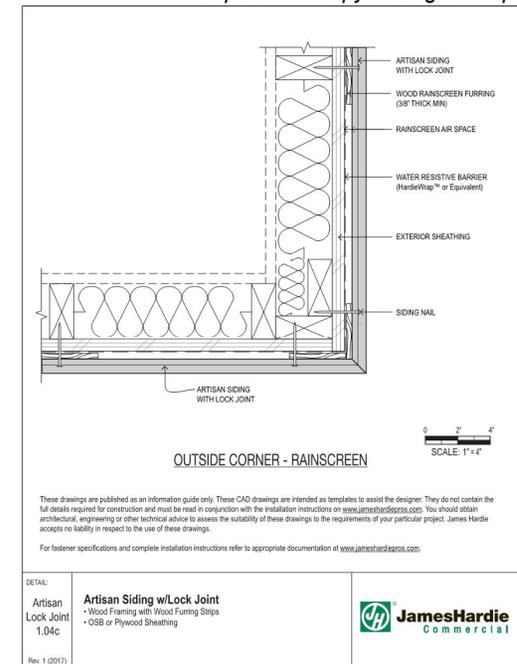
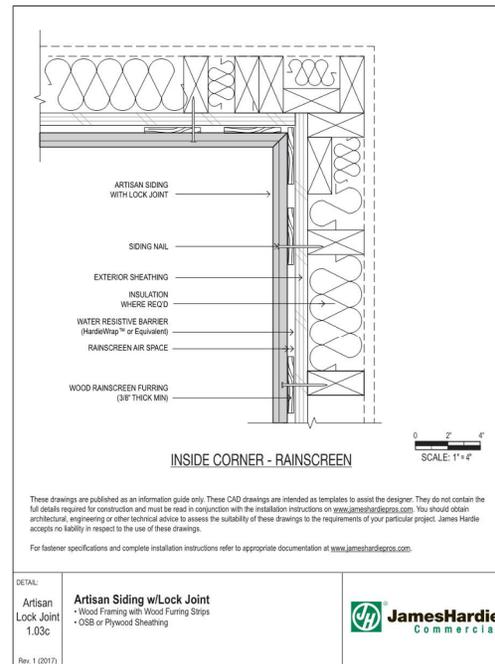
Response 8 (a):

The applicant has provided the James Hardie Artisan V-Groove Siding details indicating the construction at corner conditions.

EXTERIOR CORNER DETAILS



<https://www.aspyredesign.com/products/artisan>



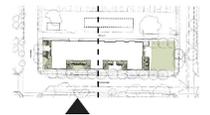
RAMSEY HOMES Conditions of Approval

Condition 8 (b):

Final brick selection (to be extruded, potentially possessing ironspots for color and interest) and appropriate detailing to provide texture, variety and interest.

Response 8 (b):

The applicant has worked with staff to achieve the desired result.



RAMSEY HOMES Conditions of Approval

Condition 8 (c):

Final material selection for the pergolas.

Response 8 (c):

The applicant has worked with staff in the final selection of the materials for the pergolas. A sample will be provided at the BAR hearing.



PERGOLA AT WYTHE STREET

MAIN ENTRY ON NORTH PATRICK STREET



3	COMPOSITE BOARD OR CELLULAR PVC BOARD
[Redacted]	

RAMSEY HOMES Conditions of Approval

Signage:

Please see images for proposed building signage design and locations.

Height at Main Building Entry: 1' – 2"

Height at Secondary Entries: 9"

Material: Metal and Acrylic

Color: Gray



ENTRY AT WYTHE STREET



ENTRY AT PENDLETON STREET



MAIN ENTRY ON NORTH PATRICK STREET
(TO BE BACKLIT WITH LED LIGHTING)