

City of Alexandria, Virginia

MEMORANDUM

DATE: SEPTEMBER 20, 2022

TO: CHAIR AND MEMBERS OF THE
BOARD OF ARCHITECTURAL REVIEW

FROM: HISTORIC PRESERVATION STAFF

SUBJECT: 4th CONCEPT REVIEW OF 899 AND 999 NORTH HENRY STREET
BAR CASE # 2022-00175

JULY 20, 2022, BAR WORK SESSION MINUTES

SPEAKERS

Steven Mikulic, attorney representing the applicant, introduced the project

Sherief Elfar, Torti Gallas Architects, presented the revisions to the proposed design.

DISCUSSION

Mr. Spencer suggested that a breezeway be added to the south end of the north building, providing a connection between the street and the internal courtyard. The applicant indicated that they would be providing the visual connection through the glazed lobby but that the courtyard needs to be physically separated from the sidewalk.

Mr. Spencer noted that the massing for the gateway element seemed to be less significant for this location than expected given the prominence of the north end of the site. The applicant agreed and stated that the massing as shown is a placeholder and is meant to demonstrate that the north end of the building would be asymmetrical, justified to the west based on nearby traffic flow.

Ms. del Ninno expressed concern about the extent of public open space on the site. She noted that the courtyard on the north end of the south building will be in shadow much of the time and asked if it could be flipped to the south end of the building. The applicant indicated that the courtyard had been located on this side of the building in order to reinforce the connection between the north and south buildings and to create an active environment on Madison Street.

Mr. Spencer noted that the applicant had located the courtyard in its present position based on Board feedback indicating a preference for exterior space similar in design to the existing buildings.

Ms. Del Ninno asked the applicant about the location and visibility of rooftop equipment that could make the building appear taller. The applicant indicated that the equipment would be centrally located on the roof such that it would not be visible from the street.

Ms. Del Ninno suggested that the gateway element could be something similar to the planted park at the west end of King Street and does not necessarily need to be a physical tower.

Ms. Miller stated that she felt that the proposed buildings are too large and massive for the location and that she could not think of another building in the historic district that occupies an entire city block the way that these will when completed.

Ms. Miller expressed that in order for the buildings to be successful, they would need to be rendered as a collection of smaller buildings similar in size to those found elsewhere in the historic district. The details of the buildings adjacent to the sidewalk would be critical to the success of the design.

Ms. Miller asked the applicant to include a greater level of porosity to the design, noting that alleys are a critical part of the fabric of the historic district and that the design should incorporate this in some way.

Ms. Miller stated that the gateway element will have to be a welcoming piece that will command a presence.

Ms. Miller was concerned about the proposed density of use on Montgomery Street.

Ms. Miller suggested that the architect look at the portico at the Beatley Library and at the design for the Jefferson Houston School for a contemporary design that is compatible with their surroundings.

CONCEPT IV UPDATE

This is the fourth BAR concept review before the Board for the proposed redevelopment of the properties at 899 & 999 North Henry Street in the Parker Gray District. The project includes the construction of two residential buildings ranging in height from three to seven stories.

On July 20, 2022, the BAR held a special work session to review the revised design for the project. Board members noted the responsiveness of the applicant to the comments from the previous submission and indicated that the proposed design was an improvement over the initial one. Some items discussed by the Board include the following:

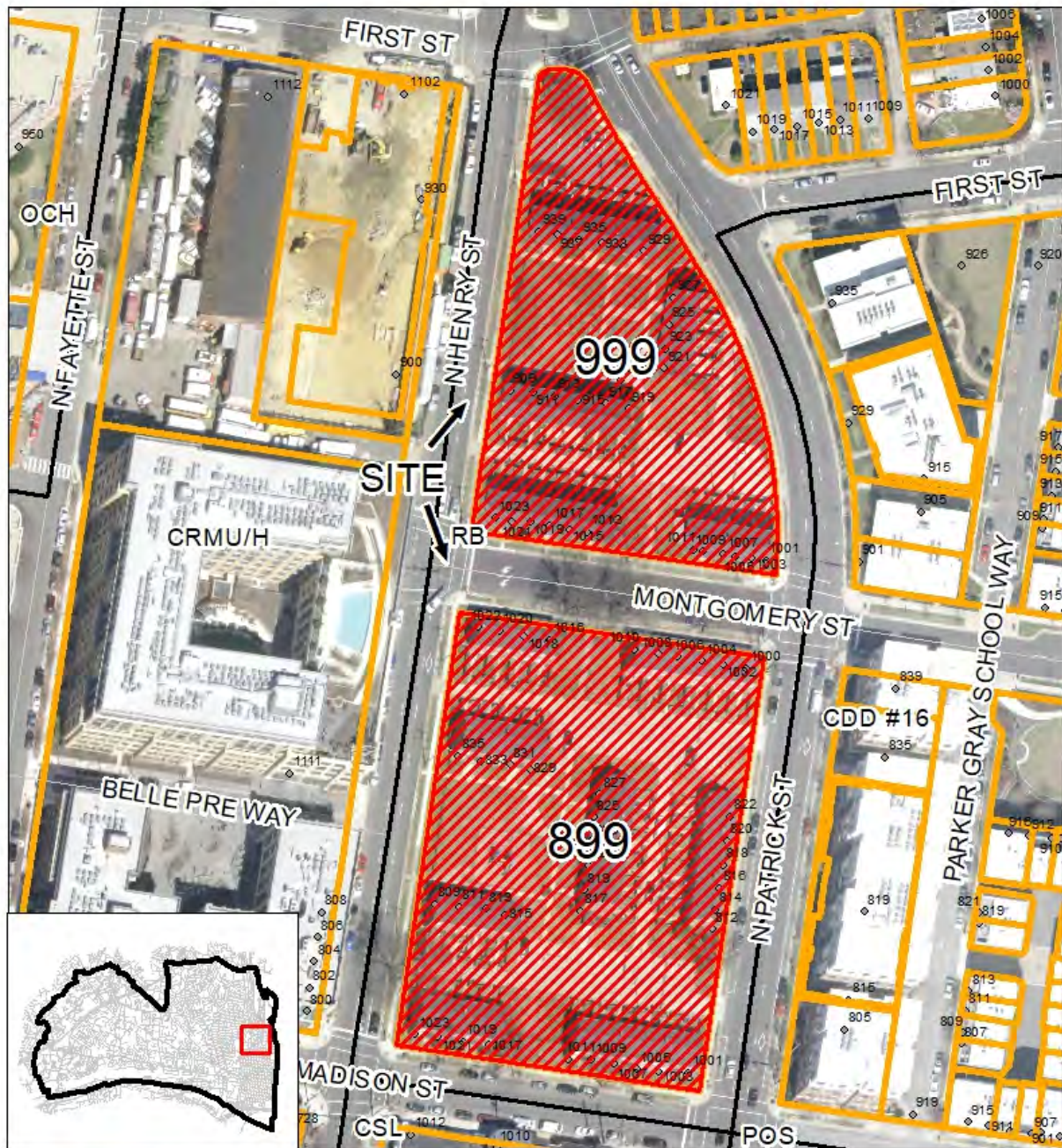
- The connectivity between the sidewalk and the interior courtyard at the north building.
- The physical presence of the gateway element at the north end of the north building.
- The extent of publicly accessible open space around the building.
- The overall size and height of the proposed buildings.
- A desire for the building to be made up of individual parts that are similar in scale and style to those found within the historic district.

I. SUMMARY

The applicant is requesting BAR Concept Review of a redevelopment of the properties at 899 and 999 North Henry Street, to include the construction of two new multifamily apartment buildings on the site. The applicant has also applied for a Permit to Demolish/Capsulate which was approved on May 18, 2022 (BAR 2022-00174).

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

The Development Special Use Permit (CDSUP#2022-00014) associated with this project must be approved by Planning Commission and City Council through the development review process. The Development Concept Review process typically runs concurrent with the BAR Concept Review process as it is with this project.



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



0 50 100 200 Feet

II. SITE CONTEXT AND HISTORY

Site Context

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

The extant buildings on the site consist of 13 two story, Colonial Revival gable roof brick buildings constructed in 1945 with 66 apartment units. All of the extant buildings on the site are being proposed to be demolished, the Permit to Demolish was approved by the BAR on May 18, 2022, (BAR 2022- 00174). The buildings to the west of the site are multi-family buildings ranging in height from four to seven stories. To the south of the site are low scale two to three story industrial buildings. On the east side of North Patrick Street are four story multifamily buildings that are a part of the James Bland development.

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



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

History

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

Pre-Samuel Madden Homes

Before the established Alexandria street grid expanded in the 19th-century into the area now known as Parker-Gray, the area was sparsely populated and contained several service-related buildings. The 1941 Sanborn Fire Insurance map shows the 40’ wide “not opened” Georgetown Road extending diagonally across the two blocks, running from Madison Street to the intersection of North Henry and First streets. The map shows that the southern block of what is now the Samuel Madden Homes is vacant except for a junkyard and a store at the southwest corner of Madison and North Henry (Figure 2). The northern block contains a one-story frame church on Montgomery Street, east of its intersection with Georgetown Road, and two frame dwellings just east of the church (Figure 3). Across North Henry stands Wallace & Herring Lumber & Mill Work (not shown in Figure 3).

¹ Necciai and Drummond, “Uptown/Parker-Gray Historic District,” National Register of Historic Places nomination form, VDHR file #100-0133, NRHP listing number 09001232, NRHP listed 1/12/2010.

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

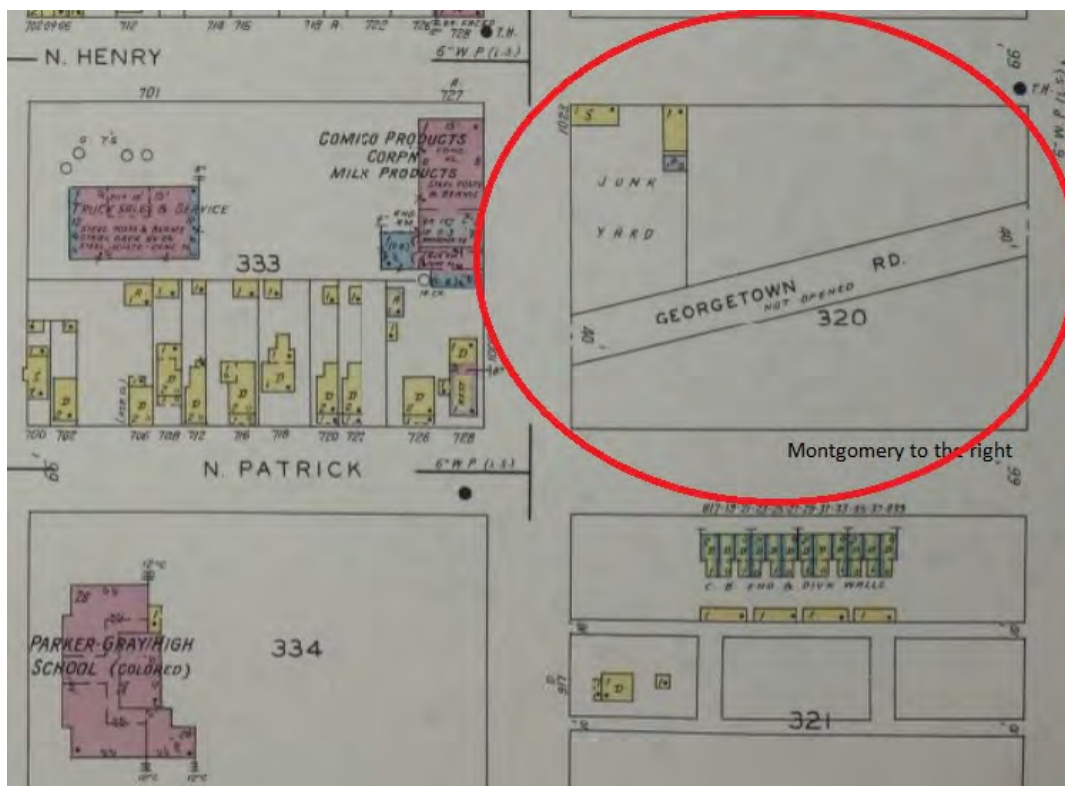


Figure 2: 1941 Sanborn south block of Samuel Madden circled; note nearby businesses and Parker Gray School

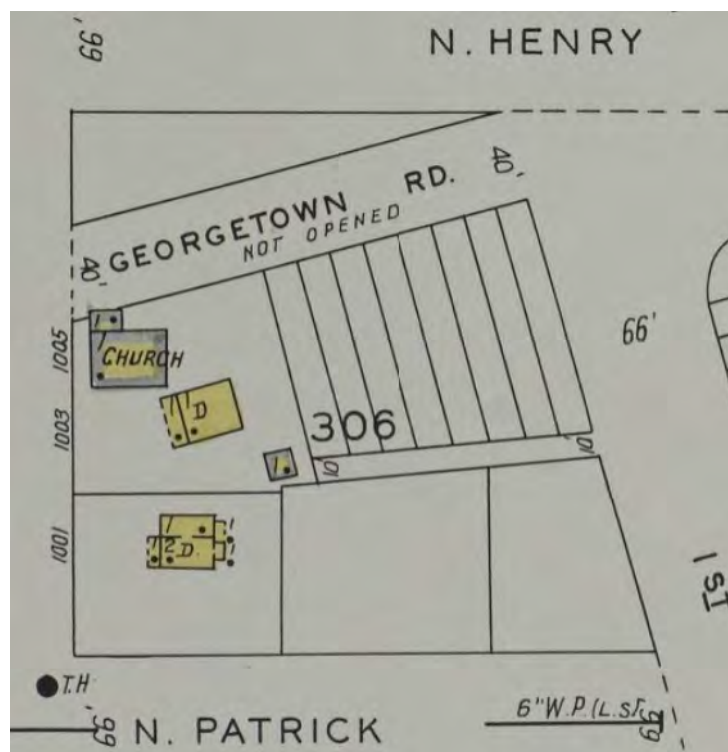


Figure 3: 1941 Sanborn, north block

The construction of Samuel Madden Homes

The 1945 construction of the Samuel Madden Homes was part of the Federal Public Housing Authority's (PHA) War Housing Project established to create affordable housing for defense workers during World War II. PHA partnered with the Alexandria Housing Authority to develop this residential complex for African American defense workers. In 1947, PHA transferred ownership of the Samuel Madden Homes to the Alexandria Housing Authority (AHA), which later became the Alexandria Redevelopment and Housing Authority (ARHA). The public housing communities in Alexandria remained segregated until the 1960s. ARHA continues to operate the property as an affordable public housing complex. The northern block has changed somewhat since its original construction due to the 1960s – 1970s realignment of North Patrick and First streets. It appears that the northernmost building may have been moved or reconstructed during this realignment.³

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

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

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

Previous BAR Approvals

BAR97 – 00028	approval of a new fence
BAR98 – 00004	approval of more fences
BAR98 – 00080	administrative approval for changes to previously approved fence plan
BAR 2022-00174	Permit to Demolish approved 5/18/22

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

Other work for which staff found no BAR records:

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

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

III. PROPOSED DEVELOPMENT

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

North Building

The north building features a center courtyard with the main entry lobby facing south onto Montgomery Street. At the north end of the site, the applicant is proposing an open space adjacent to a proposed indoor amenity space. The building will be six stories, 74'-0" tall, with shoulders on east and west sides that vary from 4-5 stories, 49'-7" – 60'-3" in height (excluding parapets), with a setback between 6'-0" – 12'-0".

South Building

The south building includes two courtyards, one internal to the building and the other fronting Montgomery Street with the main entry lobby facing north and west, and a section of ground floor retail that faces south onto Madison Street. A large courtyard will face Montgomery Street to the north adjacent to the proposed childcare area. The building will be seven stories, approximately 75'-0" tall, with shoulders on the east and west sides that vary from 5-5 stories, 52'-3" to 62'-11" in height (excluding parapets), with a setback between 6'-0" – 12'-0", and a three story, 41'-7" height shoulder and setbacks that vary from 13'-8" – 23'-8". The ground floor retail will have access points from Madison Street, Patrick Street, and Henry Street.

Since the last Board Work Session, the applicant has been working to develop the architectural expression of the building. The massing and building organization are predominantly as previously submitted and reviewed but now the applicant is proposing an architectural design for the two buildings.

When considering the design of buildings such as these it is helpful to understand the basic diagram of the building design. In this case, the two buildings share a common diagram. The north and south end of each building is more expressive and related directly to the adjacent construction whereas the middle sections are quieter background buildings featuring shoulders of varying heights. The exception to this is on the west side of the south building, where a signature elevation is being introduced aligned with the terminus of Bel Pre Way, in this case the simple background elevations flank this signature feature. The use of a simple diagram helps to organize the building

into a composition that through its simplicity leads to a successful background building rather than one that dominates the surrounding architecture. In the proposed design, the signature features are reserved for the northern gateway, the interaction between the two buildings along the shared block of Montgomery Street, and the retail portion facing the nearby retail to the south along Madison Street. See Figures 4 – 9 below for the proposed design.



Figure 4: View of north building looking south



Figure 5: West elevation of north building



Figure 6: View of south portion of north building facing Montgomery Street



Figure 7: View of north portion of south building facing Montgomery Street



Figure 8: View of west elevation of south building from Belle Pre Way



Figure 9: View of southern portion of south building looking north east

IV. STAFF ANALYSIS

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

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

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

- The guidelines should be viewed as a distillation of previously accepted design approaches in historic districts. The guidelines should not be viewed as a device that dictates a specific design response, nor should the guidelines be viewed as prohibiting a particular design approach. There may be better ways to meet some design objectives that have not been reviewed by the Board in the past. New and untried approaches to common design problems are encouraged and should not be rejected out of hand simply because they appear to be outside the common practices outlined in the guidelines.
- It is not the intention of the Board to dilute design creativity in residential buildings. Rather, the Board seeks to promote compatible development that is, at once, both responsive to the needs and tastes of the late 20th century while being compatible with the historic character of the districts.
- New construction must conform to the requirements of the applicable small area plan chapter of the Master Plan.
- As a general rule, the Boards favor contextual background buildings which allow historic structures to maintain the primary visual importance.
- No single architectural style is mandated. The design of an addition should respect the heritage of the historic building to which it is attached as well as adjacent buildings. The Board generally prefers addition designs that are respectful of the existing structure, and which seek to be background statements...
- Building massing is the enclosed volume which constitutes a building's exterior form. In the historic districts, new residential construction should reflect the building massing prevailing along the blockface.
- Multi-family structures such as apartment buildings often exceed the prevailing height of single-family houses. Such structures may be constructed to the maximum permitted height by zone, but should not overwhelm adjacent buildings.

- In general, the roof form should reflect the roof forms expressed along the blockface.
- In general, multi-family structures such as apartment buildings are much wider than single family residential structures. The façade articulation should be compatible with nearby buildings.

As indicated in the points from the *Design Guidelines* above, “New construction must conform to the requirements of the applicable small area plan chapter of the Master Plan.” Two sections of the City Master Plan are relevant to the project site. The Braddock Metro Neighborhood Plan, adopted in 2008, and the Braddock East Master Plan, adopted in 2008 and amended in 2012 and 2021, recommend redevelopment of the Samuel Madden community. The plans can be found here:

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

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

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

As noted in the *Design Guidelines*, multi-family buildings are generally larger than typical single family residential projects and should be considered in these terms. When considering the proposed height, the *Design Guidelines* specifically say “Multi-family structures such as apartment buildings often exceed the prevailing height of single family houses. Such structures may be constructed to the maximum permitted height by zone but should not overwhelm adjacent buildings.” As previously noted, the nearby structures mostly include large multi-family buildings ranging in height from four to seven stories. Given that the majority of the adjacent buildings are of a similar height, the proposed design does not “overwhelm adjacent buildings.”

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

As noted above, during the Concept Review the Board is reviewing the design for height, mass, scale, and general architectural character. This is the fourth time that the Board will be reviewing the project. During the previous reviews, the applicant submitted massing diagrams and building organization diagrams. As noted in the previous work session staff report, staff finds that the applicant has been responsive to the comments from the Board and that the proposed height, mass

and scale are consistent with the excerpts of the *Design Guidelines* above and are compatible with the existing historic fabric.

The current submission is the first time that the applicant has included images depicting the architectural expression for all parts of the proposed buildings. The provided images are consistent with the previous discussions and are meant to be a balance between the architecture of the historic district and the more contemporary adjacent buildings. Staff finds the proposed general architectural character to be generally consistent with the Design Guidelines and recommends that as the project progresses into the Certificate of Appropriateness phase, the applicant consider the following recommendations.

Gateway

As has been discussed at all of the previous Concept Review sessions and mentioned in the small area plan, the north end of the north building is an important gateway into the city when entering Parker-Gray from the north. The submitted design includes a more contemporary design than found elsewhere in the building with projecting rectangular bays, brick piers, and large windows (Figure 10). The Board has indicated their preference for this portion of the building to be more contemporary in design than the southern section due to the language of the other adjacent buildings. Staff appreciates the character of the design for this gateway but suggests that the north elevation be further developed to create a unique and stronger architectural expression. The applicant should consider the modification of the shape of the projecting bay to be something other than the rectangular footprint found on the east and west sides of the building. In order to reinforce the vertical proportions of the elevation, the bay should also extend to the ground and continue above the roof line, interrupting the horizontal sun shade and parapet. This bay should also include large expanses of vertical glazing, potentially incorporating larger glass sizes. In addition, the brick piers at the corners could extend to the ground to bookend the elevation and reinforce the strength of the vertical bay.



Figure 10: Gateway at north end of north building

North Building – Section B

Section B of the north building occurs in the middle section of the North Patrick and North Henry Street elevations. The applicant is proposing recessed openings in the masonry wall at the ground level to reinforce the residential nature of the use, approximating recessed entry doors found in the historic district. The recessed opening features a trio of standard windows with a blank panel above (Figure 11). Staff finds this approach to be appropriate, but the applicant should consider options to differentiate these windows from the typical openings above. Some options to achieve this could include the introduction of at-grade entries, deeper recesses, possibly with small-scale canopies, or converting the blank panel into a decorative or transom element. Entry doors with decorative transoms are often found in the historic district and this could be referenced in these openings, whether or not they are unit entries. In addition to referencing the historic fabric, this would help to create a more pedestrian-friendly and scaled streetscape.



Figure 11: Ground floor openings at North Patrick and North Henry Streets

North Building – South end

As previously noted, the south end of the north building is a focal point, including the entry lobby and amenity spaces. At the southeast and southwest corners of the building the five story massing includes a masonry frame with recessed window openings. The residential window openings on the upper floors align with the taller ground floor windows. At the residential floors the recessed openings include a single panel window with solid panel beneath (Figure 12). The size and organization of the recessed openings reinforces the proportions of the massing, but the residential level windows have a commercial design that is not reflective of the residential use, or the typical windows found in residential buildings in the historic district. The applicant should consider eliminating the solid panel and replacing it with a glazed panel, creating an asymmetrical window composition.



Figure 12: Window openings at southwest corner of north building

South Building – North end

The proposed design creates focal points at the south end of the north building and the north end of the south building. At the northwest and northeast corners of the south building the design includes a brick frame with two story openings infilled with three part windows and solid panels. As shown in the submitted design, the solid panels surrounding the windows take up much of the area of the framed opening (Figure 13). The proportion of solid panels to windows in these frames is not appropriate for the overall composition or for the warehouse style of expression that is being sought. The windows appear to be insignificant when compared to the surrounding panels. The applicant should consider revising these openings to eliminate the solid panels with the exception of that which is required at the floor spandrel condition. In order to maintain the proper proportions and eliminate the excess panel infill, it may be necessary to widen the piers between the windows; these areas would also be opportunities for increased detail in the brickwork



Figure 13: Window openings at the northwest and northeast corners of the south building

Bell Pre Way Focal Point

As previously noted, the diagram for each of the buildings includes signature elements at the north and south ends with simpler background elevations connecting the two signature pieces. The exception to this is on the west side of the south building at the terminus of Bel Pre Way. In this location, the applicant is proposing a more decorative element to reinforce this nearby viewshed. The design as proposed includes sections of the west elevation to the north and south of this focal point that are similar in design but featuring different window configurations and shapes (Figure 14). This variety in the elevation detracts from the basic diagram of the east and west elevations as simple background designs. The applicant should consider modifying the design so that the two pieces flanking the terminus of Bel Pre Way are of the same design and match the east façade along North Patrick Street.



Figure 14: West elevation of south building showing focal point and flanking sections

Fiber Cement Panels

The applicant is proposing to use fiber cement panels in numerous locations throughout all elevations of the building. Staff is concerned about the use of this material in areas where it is in close proximity to the public. There are different types of fiber cement panel but those commonly used on projects such as this are relatively thin in nature and can easily become damaged. These panels are also typically installed with exposed fasteners or with recessed fasteners with patches to match the adjacent material. These buildings are in a prominent location and serve to welcome visitors to the historic district. As such, staff recommends that where the elevations are in close proximity to the public, high quality materials that are similar to those found in the historic district are used. At the upper levels that are stepped back from the edge of the property line, fiber cement panels may be used provided that they incorporate a metal reveal detail without exposed flanges.

V. STAFF RECOMMENDATION

As previously noted, staff finds that the applicant has been responsive to comments from the Board and staff and has made significant changes to the proposed design throughout the Concept Design review phase. These changes include the following:

- Addition of shoulders on portions of the building facing the historic district;
- The reconfiguration of the north building to extend the building further into the proposed park, relocating the public open space to the north end of the south building;
- The creation of an exterior courtyard at the north end of the building;
- Reorganizing the building organization to locate the entry lobbies across from one another to further the connection between the north and south buildings;
- The addition of significant setbacks at the south end of the south building in response to adjacent buildings;
- The elimination of a floor and overall lowering of the south building.

All of these revisions have been the direct result of comments from the Board in previous work sessions. Staff appreciates the responsiveness of the applicant and the collaborative approach to the design the Board and the applicant have engaged. Based on all of these revisions, staff finds the height, mass, and scale to be appropriate for this location and the surrounding context.

The current submission includes a level of architectural expression not previously included for this project. The simple diagram for the building that includes signature elements at the north and south ends with simple background elements connecting them reflects the guidance of the *Design Guidelines* which call for new construction to become background buildings. It is important to note the immediate context of these buildings. To the west are located contemporary multi-family buildings, many of which are taller than the proposed design. To the east are simple multi-family buildings that were previously approved by the Board. To the south are lower scale industrial and retail buildings. Staff finds that the general architectural character of the proposed design is compatible with the *Design Guidelines* and the nearby context.

Staff recommends that the Board endorse the proposed height, mass, scale, and general architectural character with the recommendation that the applicant address the following issues prior to returning for a Certificate of Appropriateness.

1. Revise the north elevation to be a more prominent gateway element with vertical proportions that feature large areas of glass and a contemporary design.
2. Explore the creation of a functional connection between Montgomery Street and the interior courtyard of the north building; this could take the form of operable glass walls or other design that would allow for a free flow of residents during good weather and possibly restricted to certain times or events.
3. Refinement of window openings throughout to emphasize the residential quality of the building and minimize the use of blank panels in lieu of more complex window configurations.
4. Maintain the east and west elevations as simple background designs that feature well proportioned openings and setbacks.
5. Limit the use of fiber cement to recessed upper areas that are also not in close proximity to the public right of way.

STAFF

William Conkey, AIA, Historic Preservation Architect

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

VI. CITY DEPARTMENT COMMENTS

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

Code Administration

F-1 No Comment

Transportation and Environmental Services

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

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

Archaeology

Archaeology Findings

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

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

Landscape/Open Space/Historic and Archaeological Interpretation

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

a. Interpretive Signage

A professional archaeological consultant or qualified historian, in consultation with Staff, shall write text and graphically design interpretive signage using a template provided by the Office of Historic Alexandria. Once approved by the Office of Historic Alexandria/Alexandria

Archaeology, install the interpretative signage prior to issuance of the Certificate of Occupancy. Alternatively, the applicant may opt to have Alexandria Archaeology write, design, fabricate, and install the interpretative signage for a one-time fee.

b. Interpretive Elements

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

Archaeology Comments

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

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

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

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

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

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

Archaeology Code

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

VII. ATTACHMENTS

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

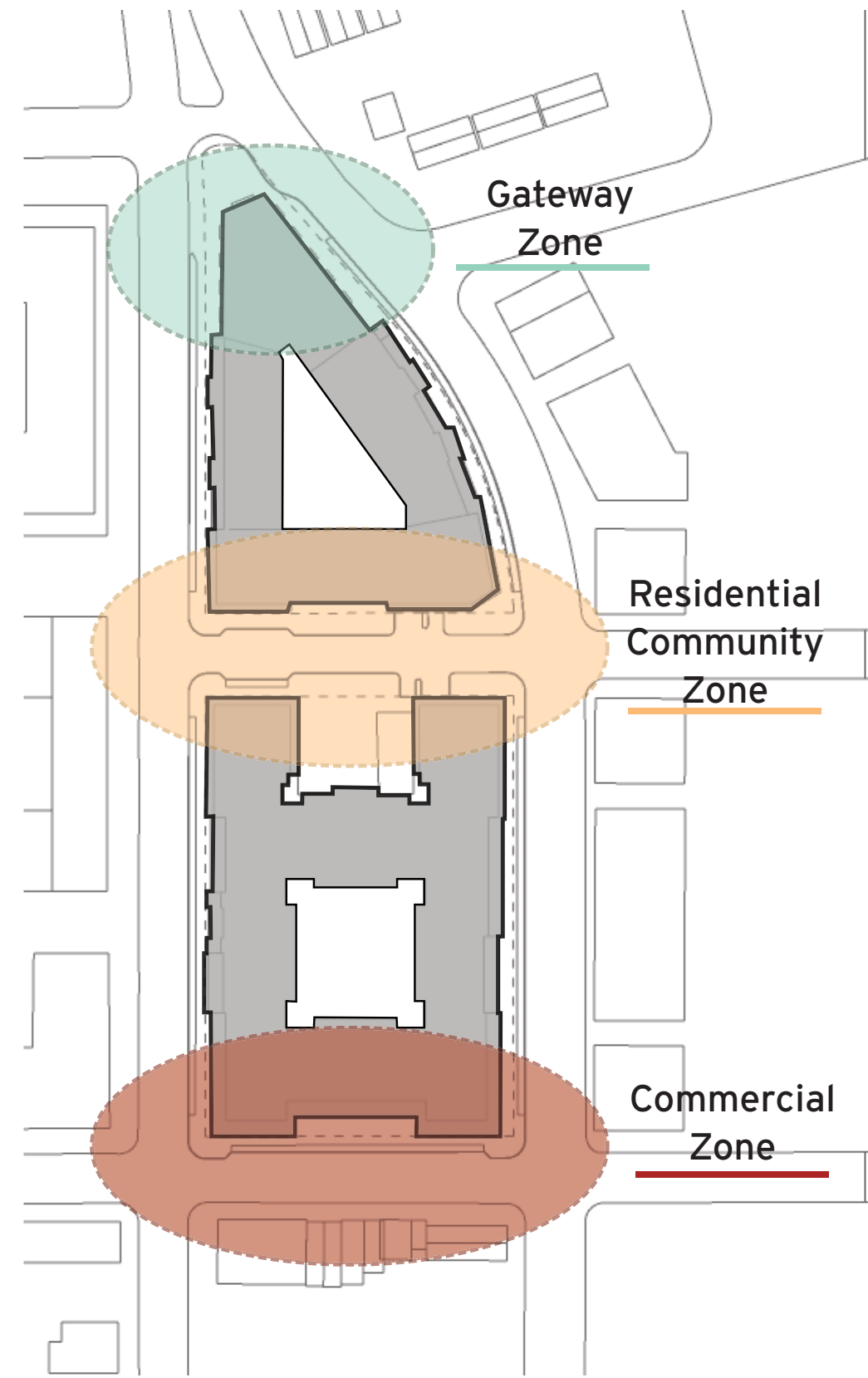
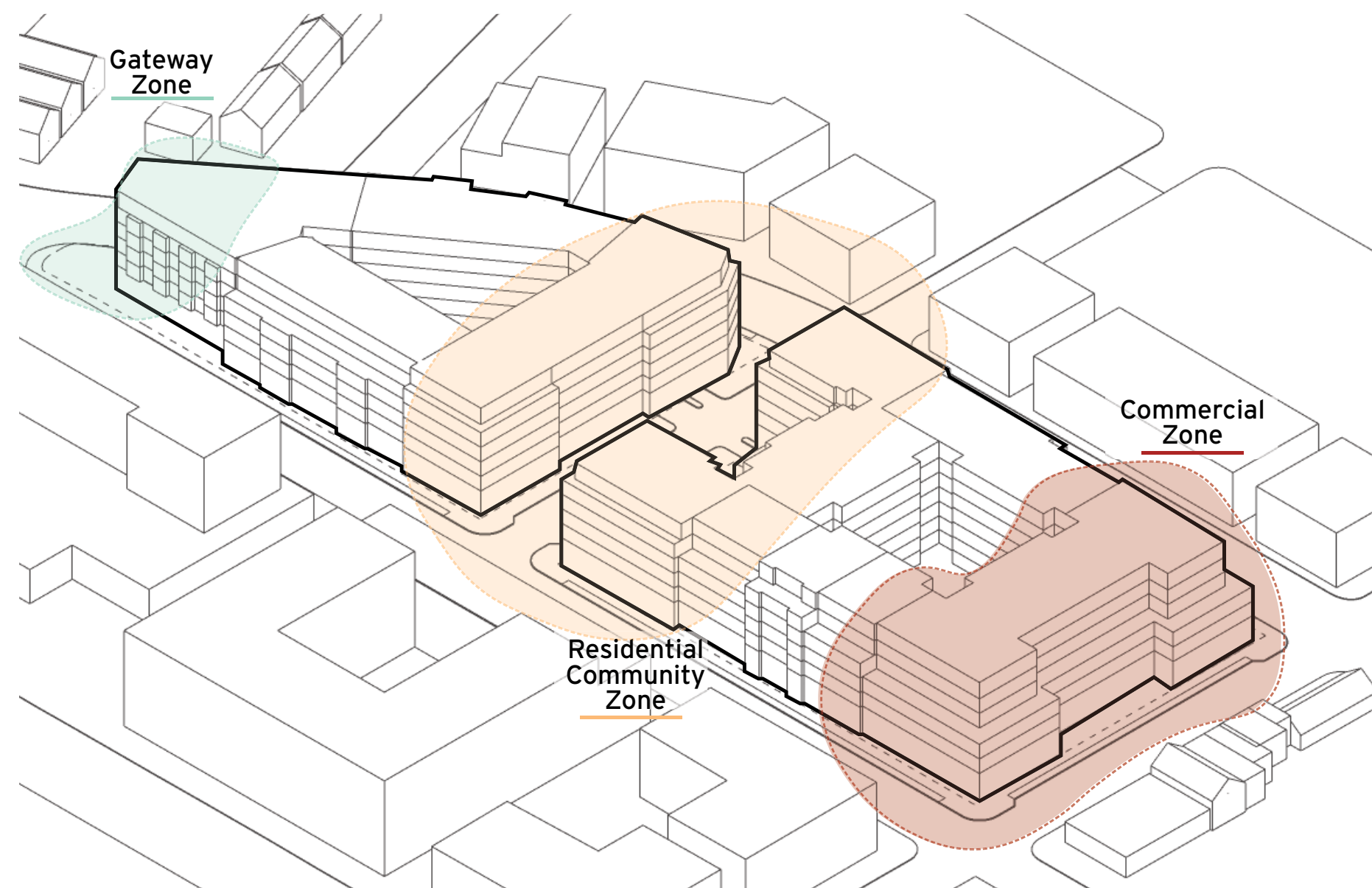
2 – Concept Review Policy



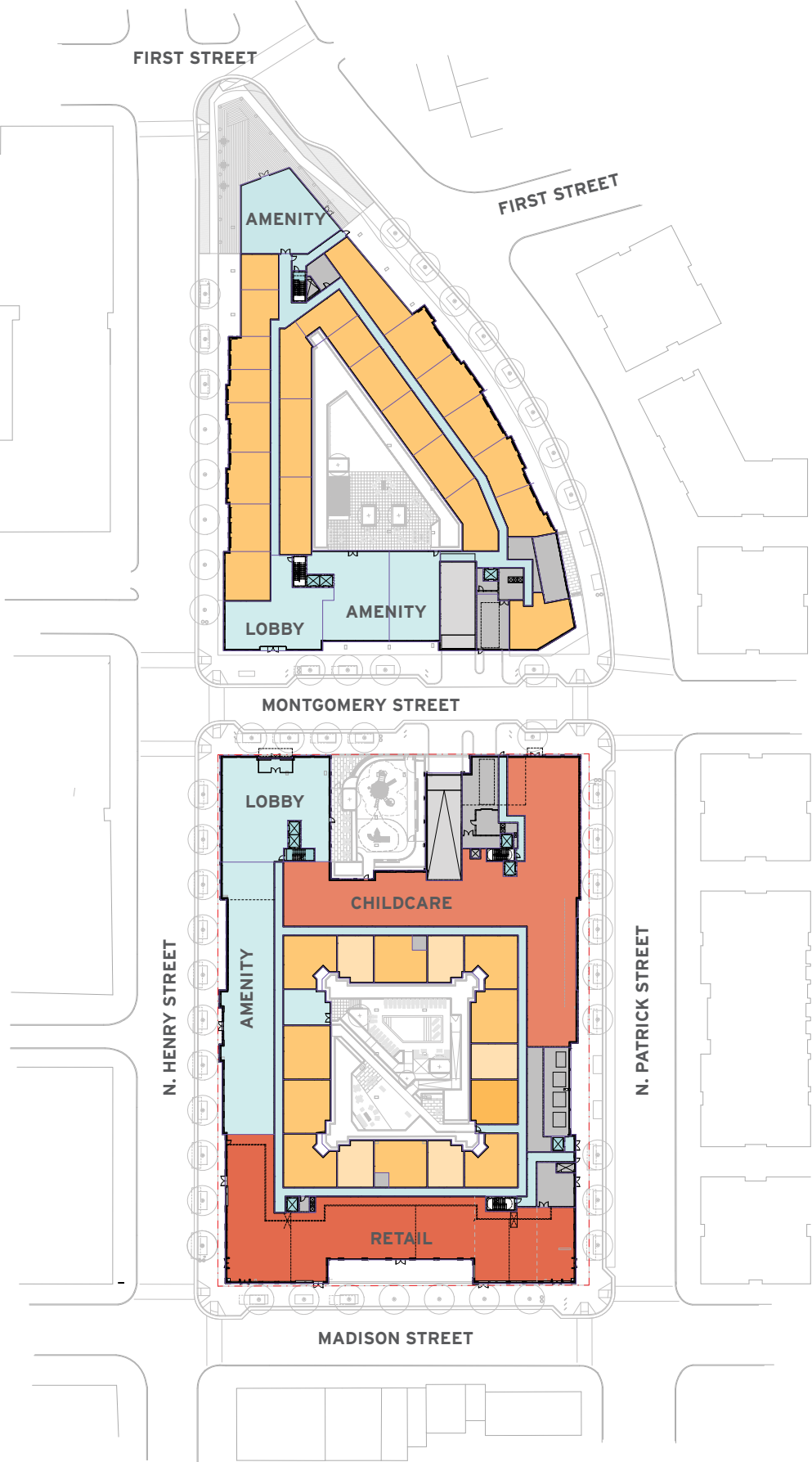
September 2, 2022

SAMUEL MADDEN

URBAN CONTEXT



SITE PLAN

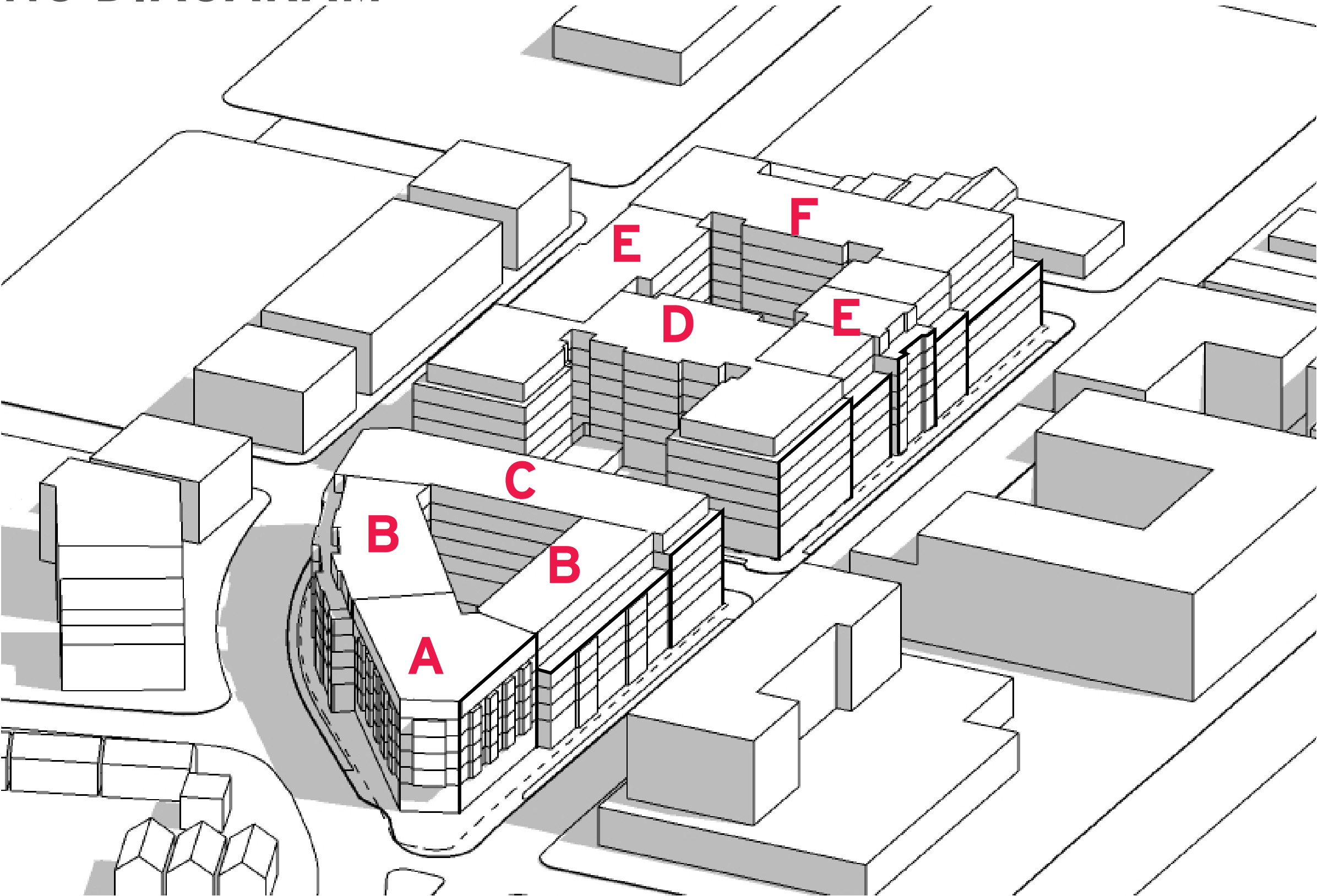


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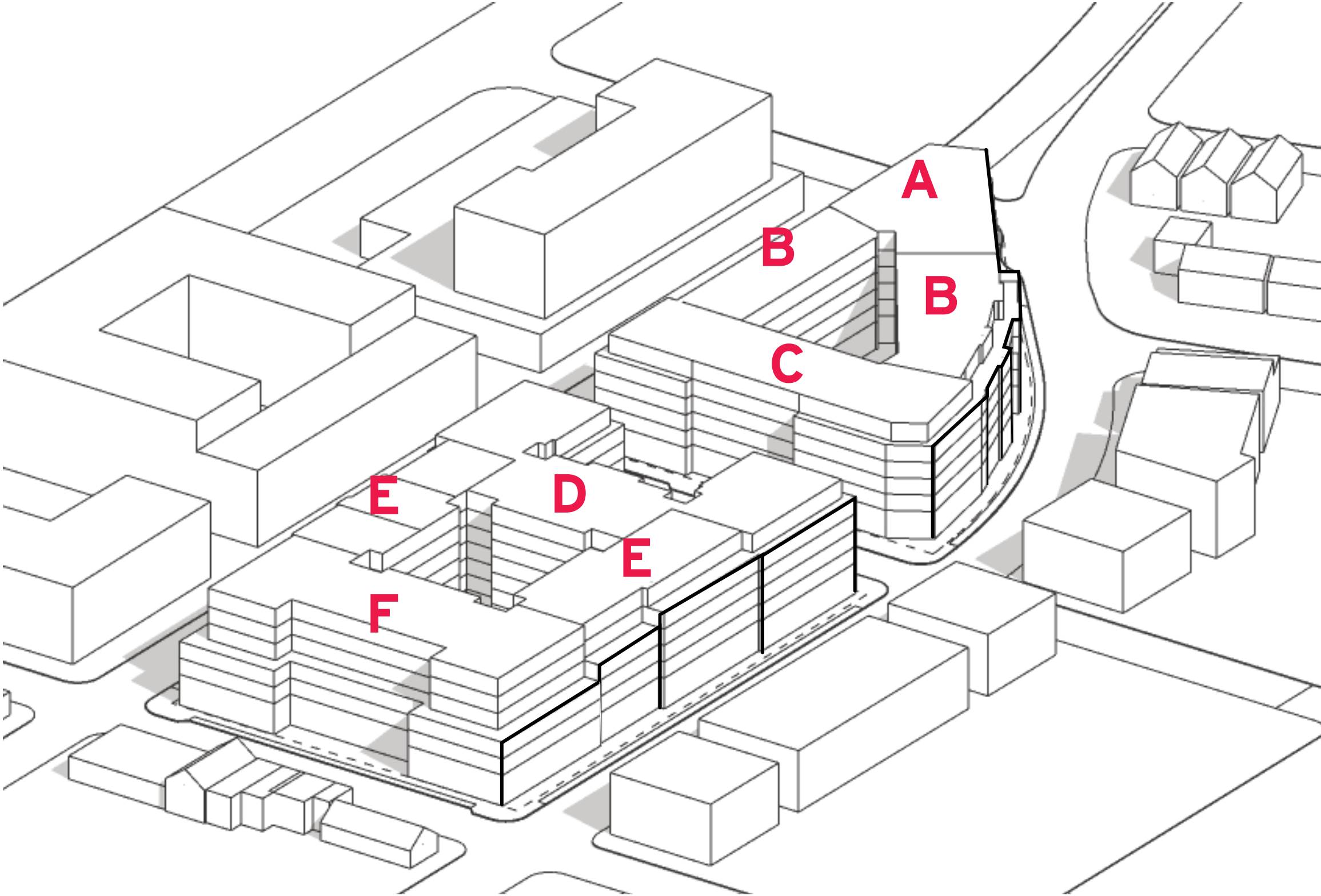


ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
FAIRSTEAD
MILL CREEK RESIDENTIAL TRUST
THE COMMUNITIES GROUP

MASSING DIAGARAM

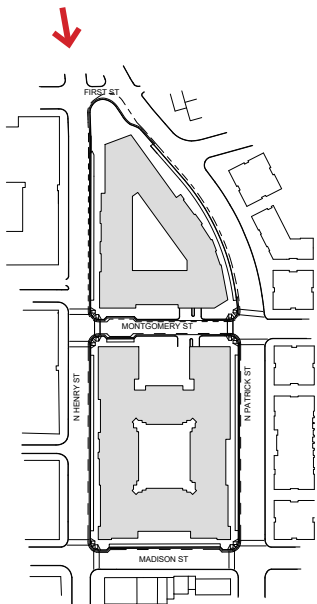


MASSING DIAGRAM





VIEW FROM N. HENRY STREET AND FIRST STREET



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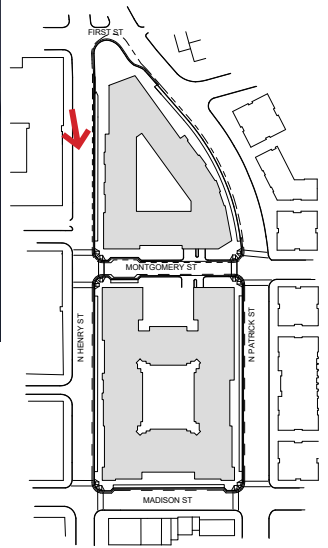


ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
FAIRSTEAD
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3D PERSPECTIVE VIEWS
SAMUEL MADDEN



VIEW LOOKING SOUTH ALONG N. HENRY STREET



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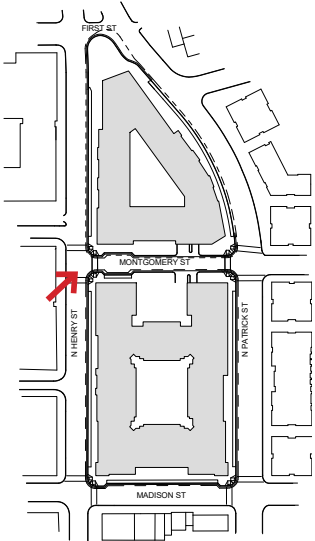


ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
FAIRSTEAD
MILL CREEK RESIDENTIAL TRUST
THE COMMUNITIES GROUP

3D PERSPECTIVE VIEWS
SAMUEL MADDEN

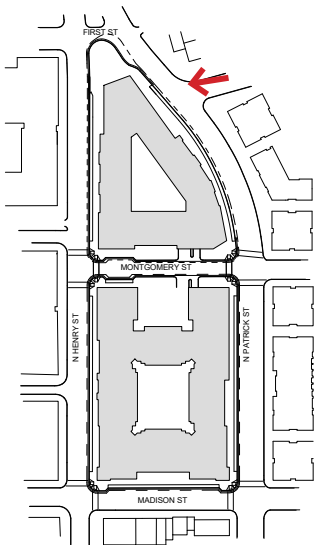


VIEW LOOKING NORTHEAST AT CORNER OF N. HENRY STREET AND MONTGOMERY STREET





VIEW LOOKING NORTHEAST AT CORNER OF N. HENRY STREET AND MONTGOMERY STREET

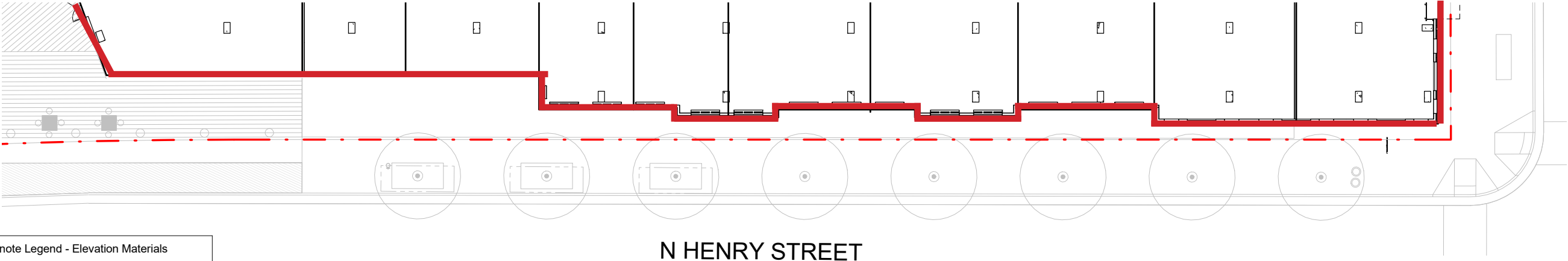


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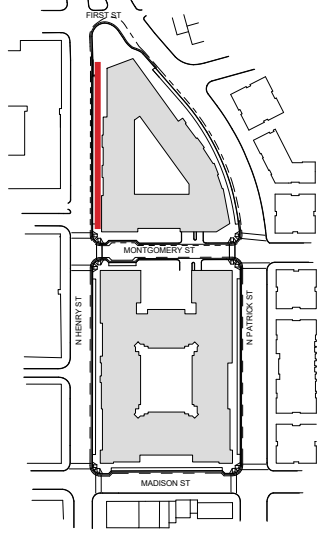


ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
FAIRSTEAD
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THE COMMUNITIES GROUP

3D PERSPECTIVE VIEWS
SAMUEL MADDEN

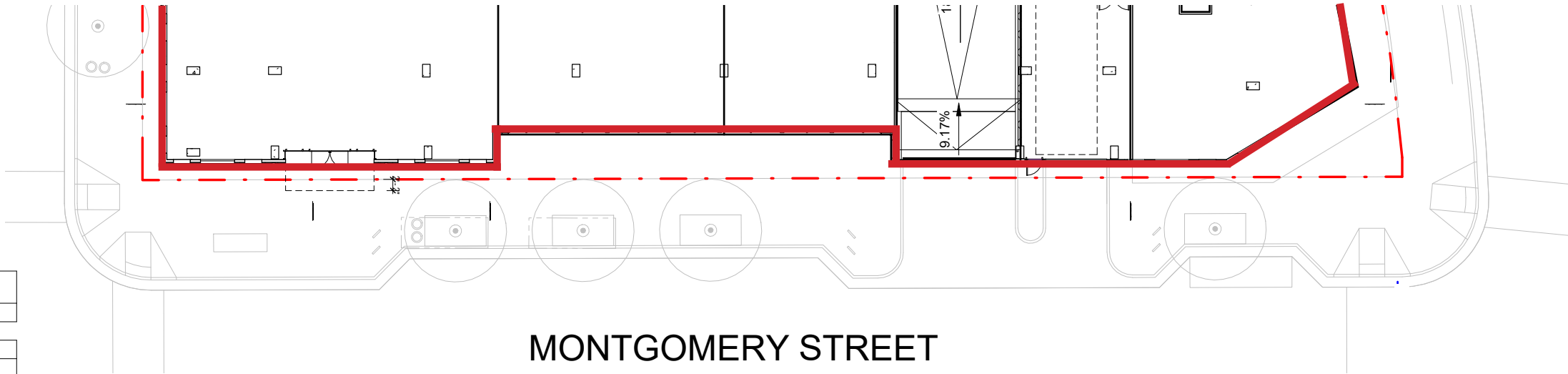


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08	PREFINISHED ALUMINUM RAILING
10	METAL TRELLIS

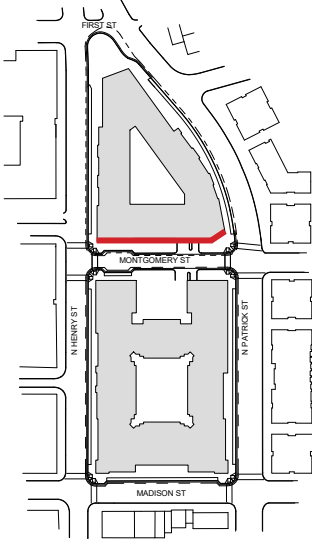




SOUTH ELEVATION - MONTGOMERY STREET

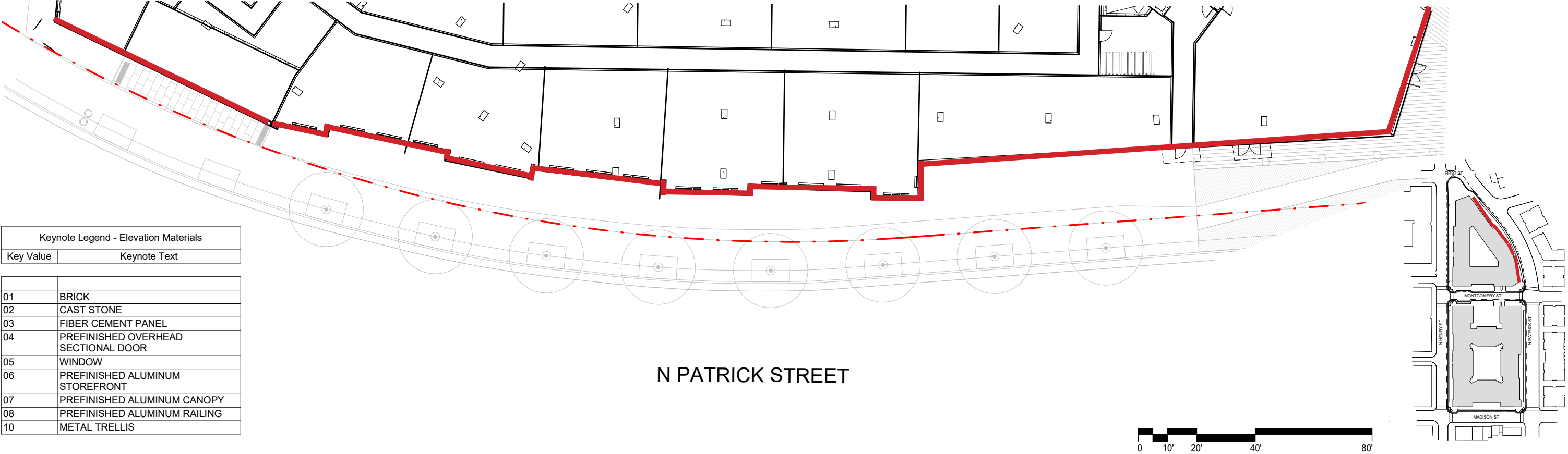


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10	METAL TRELLIS



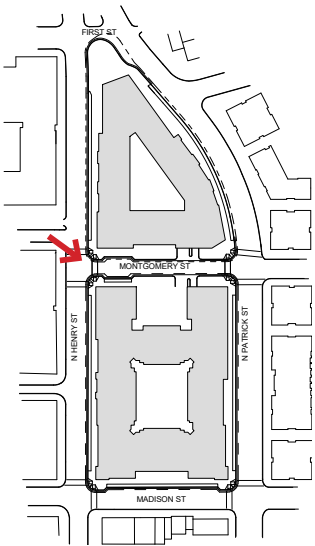


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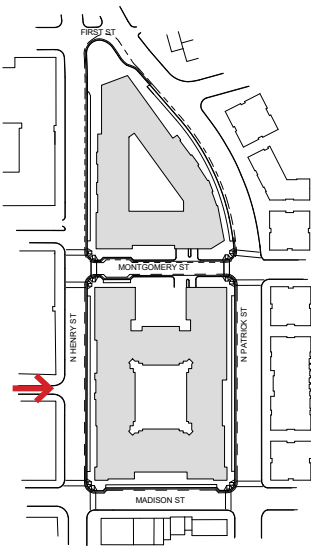


VIEW LOOKING SOUTHEAST AT CORNER OF N. HENRY STREET AND MONTGOMERY STREET



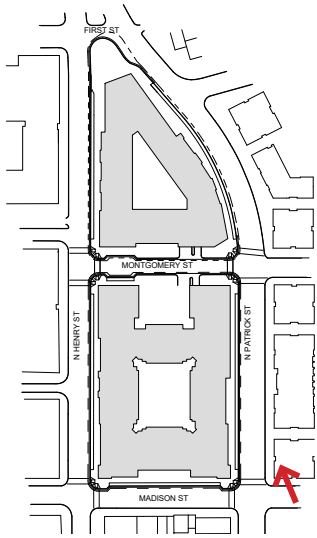


VIEW LOOKING EAST FROM BEL PRE WAY





VIEW LOOKING NORTHEAST AT CORNER OF N. HENRY STREET AND MADISON STREET



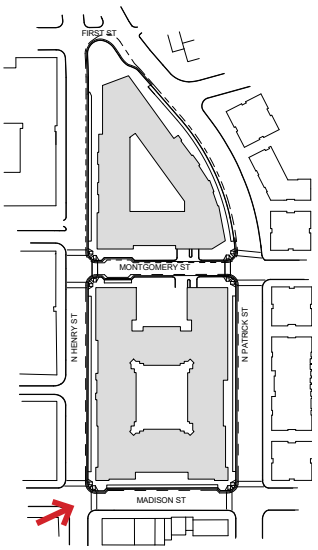
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ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
 FAIRSTEAD
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 THE COMMUNITIES GROUP

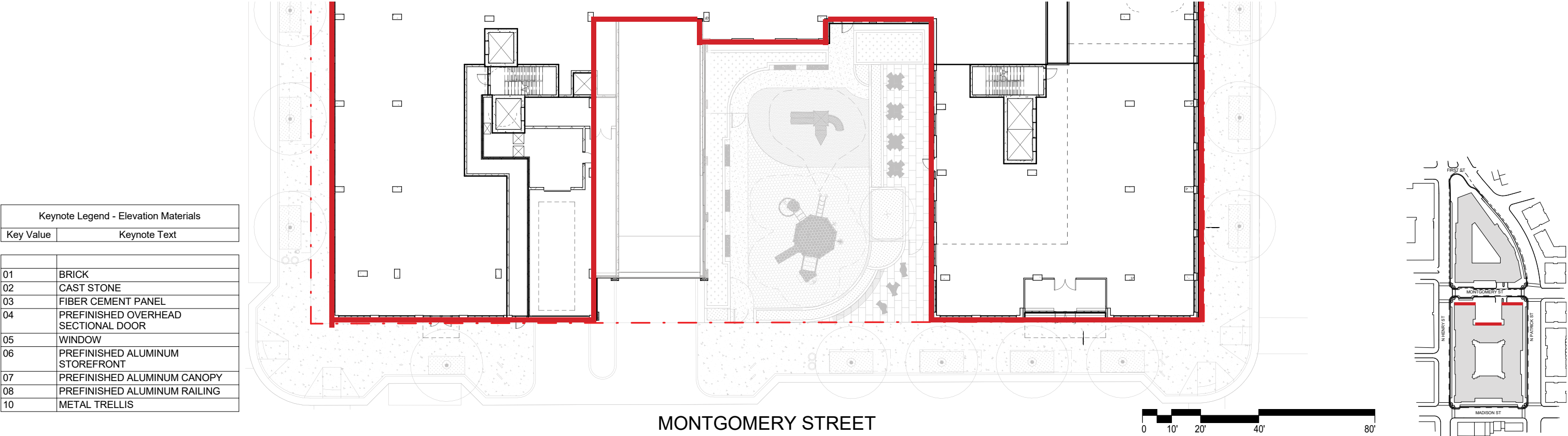


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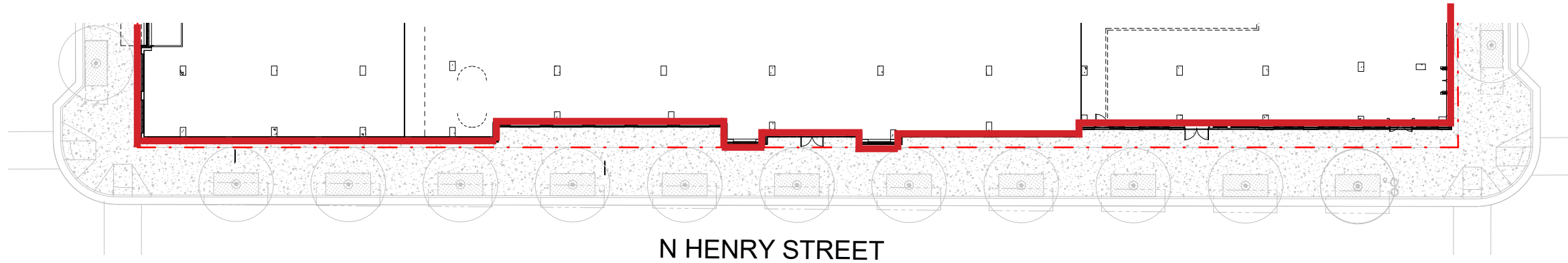


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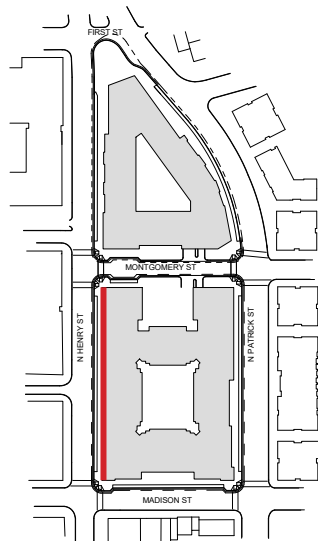




WEST ELEVATION - N. HENRY STREET

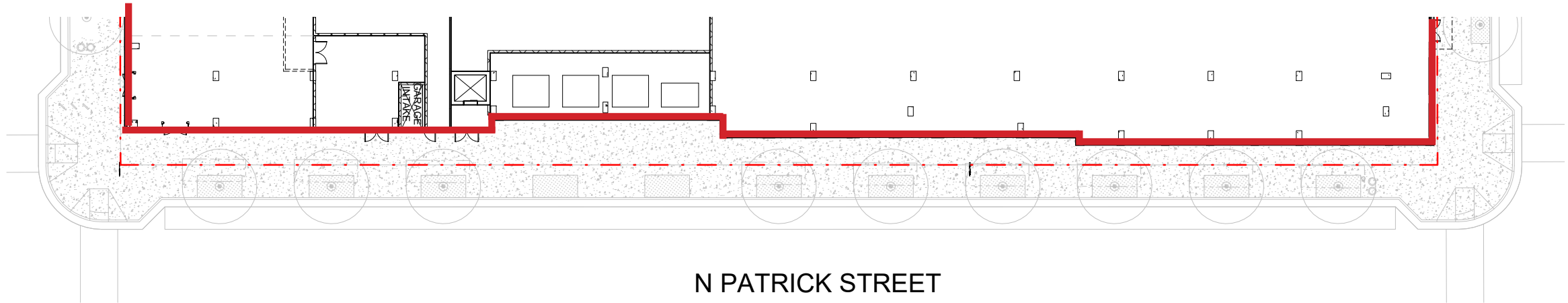


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10	METAL TRELLIS

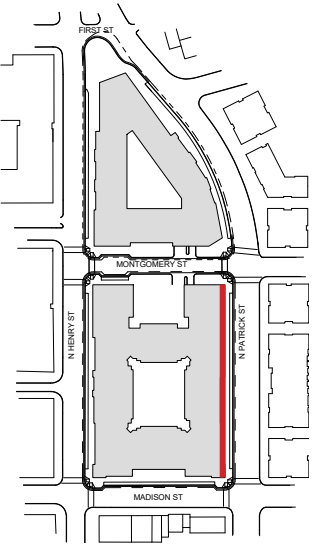




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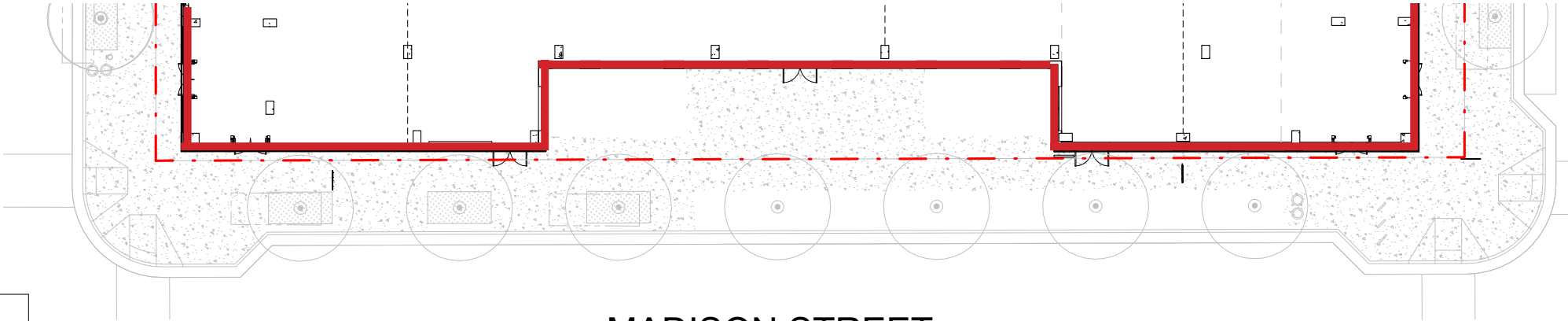


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08	PREFINISHED ALUMINUM RAILING
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SOUTH ELEVATION - MADISON STREET



Keynote Legend - Elevation Materials	
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08	PREFINISHED ALUMINUM RAILING
10	METAL TRELLIS

