

Docket Items # 12 &13
BAR CASE # 2014-0208 &
2014-0209

BAR Meeting
July 16, 2014

ISSUE: Partial Demolition/Capsulation and Addition

APPLICANT: CAS Riegler Companies by Rory Byrnes

LOCATION: 515 North Washington Street

ZONE: OC / Commercial

STAFF RECOMMENDATION

Staff recommends **deferral** of the following for further study:

1. Rear elevation dormers;
2. Site improvements related to the patios and entrances on the Parkway side of the project.

Staff recommends **approval** of all other elements of the Permit to Demolish and Certificate of Appropriateness application with the following conditions:

1. That the shutters proposed to be removed that are in good condition be saved and stored on site for reinstallation in the future.
2. That the applicant provide details and specifications for the proposed railing at the south elevation and for all doors, with final approval by staff during building permit review, based on the BAR's guidance at the meeting.

****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.

****BUILDING PERMIT NOTE:** 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, 703-838-4360 for further information.

****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.



BAR2014-00208 & BAR2014-00209



Note: In the interest of clarity and brevity, staff has coupled the reports for the Permit to Demolish/Capsulate (BAR 2014-0208) and the Certificate of Appropriateness (BAR 2014-0209).

I. ISSUE

The applicant requests approval of a Permit to Demolish/Capsulate for the following:

- Demolish rear dormers on east elevation
- Remove rear portico on east elevation
- Demolish 19 square feet of brick wall area on front (west) elevation to convert two existing windows to doors at first floor
- Demolish 19 square feet of brick wall area on rear (east) elevation to convert two existing windows to doors at first floor
- Demolish 93.7 square feet of brick wall area on north elevation of southeast tower for new doors

The applicant also requests a Certificate of Appropriateness to

- Construct three new shed dormers on rear (east) elevation with small balcony terraces (dormer widths will be 21'-4", 36'-5", and 28'-0"). The dormers will have a folding glass NanaWall or similar glazing and a simple modern railing system with metal pickets and cables. The dormers will be clad in standing seam metal to match the roof.
- Install dimensional steel balconies with railings and cables at rear elevation at intersection with southeast tower
- Install two new doors on front (west) elevation where there are currently windows
- Install new metal canopy over rear entrance
- Add private ground-level terraces on front (west) and rear (east) elevations
- Rear steps and walkways will be reconfigured and redesigned with a stone foundation.

The applicant also proposes to remove the existing wood shutters but to retain the hardware.

The proposed annex building on Pendleton Street which was previously discussed by the BAR at two concept review work sessions is *not* a part of the current application. The applicant is continuing to pursue that project based on comments made by the BAR but is going through the development review process at this time. If a Development Special Use Permit (DSUP) is approved by Planning Commission and City Council, then the applicant will return to the BAR with an application for a Certificate of Appropriateness for the new construction.

II. HISTORY

The four-and-one-half story painted brick building at 515 North Washington Street was constructed in **1847**. This is one of a very few nineteenth-century industrial buildings on North Washington Street (the old Paff Shoe Factory at 520 South Washington would be another) and one of only a few large industrial buildings remaining anywhere in Old Town (the old Portner Brewery bottling building is 1/2 block away). The building has had a range of uses over the years, including its original use as a cotton factory, beer brewing house and spark plug factory, as well as an apartment building and most recently as commercial office space. Historic maps indicate that numerous smaller buildings were constructed and demolished on this property over the years. The building has had some alterations, including the addition of the front portico,

shutters, and dormers in 1935, when it was converted to an apartment building. However, the building retains a high level of historic integrity. The applicant completed a Historical Overview report which was previously provided to the Board. This report notes that the rear joined dormers were not part of the 1935 work and were in place by 1992.

In 1996, the Board approved a number of alterations to the building including enlargement of the portico on the east side of the building facing the surface parking area (Case BAR#96-0251, 11/20/96). In 2000, the Board approved fencing, paving and benches as part of overall site improvements (BAR #2000-0206, 9/20/2000).

The applicant purchased the property in 2013, has met with Planning & Zoning staff numerous times to consider various alternatives, and went before the BAR for two concept reviews in spring 2014.

The applicant is concurrently seeking historic rehabilitation tax credits. They recently received conditional approval of Part 2 of the tax credit application from the Virginia Department of Historic Resources (VDHR).

III. ANALYSIS

Permit to Demolish/Capsulate

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

- (1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (6) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?

The Board regularly approves selective amounts of demolition and capsulation to allow for the construction of additions and alterations as historic buildings are adapted for modern occupation and use. Generally, such areas of demolition and capsulation are limited to rear or side elevations and do not significantly affect the main historic building components on street-facing elevations. Such areas approved for demolition or capsulation generally have unremarkable features or elements and allow for additions to clearly read as distinct background elements which are minimally visible from a public way.

The largest areas proposed for demolition—the existing rooftop dormers on the east elevation—are a later addition and therefore some original historic material has already been demolished or significantly altered. Due to the extensive interior changes over the life of this building, there remains little historic fabric on the interior with the exception of the roof framing system featuring heavy timber trusses. The existing northern dormer resulted in the almost entire demolition of three trusses and the southern dormer resulted in demolition or significant alterations to three trusses. Nine out of 14 trusses currently remain intact and in relatively good condition. Because the three center dormers are singletons, there remain four completely intact roof beams in this portion of the roof (see Figure 1 for view of existing dormers at east elevation). It appears that only four out of fourteen trusses will remain intact or repaired to the original condition in this proposal. The applicant plans to alter the top chords of the existing truss such that, by through the top chord, it would be rotated at an angle that would visually support the new shed dormer roof. None of the top chords would actually be removed from their existing location, just changed from the original form and construction. The portions of the trusses on the west roof slope are generally intact and none of those trusses are affected by this proposal.



Figure 1. View of rear (east) elevation showing existing dormers. Red arrows indicate roof trusses remaining intact and yellow arrows indicate missing or extensively compromised roof trusses.

Staff cannot support the proposed amount of demolition of intact heavy timber trusses, particularly the four or five near the center of the building which retain their original location and form. As the trusses at the existing late 20th century, ganged dormers at the north or south ends of the roof are either already demolished or significantly compromised, staff is less concerned with demolition in those locations. Staff appreciates the effort to reuse and reconfigure the historic trusses as part of the new roof, though notes that such a modification changes how the space is understood and interpreted. It preserves the material on site but not the context or technology.

The other areas proposed for demolition, including the removal of portions of the brick walls to convert windows to doors, the addition of balconies on the rear and the removal of the later rear portico (constructed in 1996), are all appropriate amounts of demolition and generally concentrated on the rear elevation. Staff supports the limited amount of demolition in these areas.

Certificate of Appropriateness

The new construction for the proposed annex building must be in conformance with the Washington Street Standards. The final Certificate of Appropriateness will consider each of the Standards. As what is proposed for the existing building are alterations and minimal amounts of demolition, the Washington Street Standards are not fully applicable for this case. As always, the Board's adopted *Design Guidelines*, policies and Zoning Ordinance Standards apply.

It should also be noted that if the Development Special Use Permit (DSUP) for a new annex building on Pendleton Street is constructed, the majority of the rear elevation alterations be visible only via through-block views from North Saint Asaph Street.

Dormers

The *Design Guidelines* state that "dormers should not be too large for the structure" and "if an unacceptable loss of existing historic fabric will result because of the installation of dormers, such installation is generally not appropriate." Additionally, "the style of the dormer should be appropriate to the architectural style of the existing structure," "dormer sashes should be operable and should be the same type as the other window sashes on the structure," and "dormers should match the existing proportions of the building and the windows."

Staff has no objection to the design of the proposed dormers, with some modifications noted below, noting that the new dormers will be set back from the rear wall farther than the current dormers. However, as discussed in the Permit to Demolish portion above, staff is unable to support the demolition of intact heavy timber trusses to construct the proposed center dormer. Staff can support the concept of two substantial dormers on the north and south ends of the east elevation. The applicant is proposing that each of these dormers be 28 feet in width, smaller than the existing ganged dormers which are each nearly 37 feet in width. The dormer size and overall form—a shed roof clad in roof material to match the main roof—are appropriate. The Portner Brewery complex included large industrial buildings with both roof monitors and shed dormers.



Figure 2. Sketch of Portner's Brewery complex on N. Washington St., shown in a 1907 brochure.

The dormers are generally aligned with the windows below but feature different window proportions and muntin patterns. The proposed dormers are an improvement over the existing dormers which feature arched windows and are a later addition though not clearly distinguishable from the historic portions of the building. This can be confusing to the public trying to understand the history and evolution of the building. The windows are proposed to be operable, as the applicant will be implementing a NanaWall or similar glazing system. Staff supports the use of the NanaWall technology, noting that historically, industrial buildings had the most technologically advanced light and ventilation systems to promote efficiency and productivity. The proposed muntin design for the new dormers, with two small lights above a large single light, does not relate to the light configuration or window proportions on the historic building. Due to the type of window, staff does not believe that the proposed muntins are necessary. Staff further recommends that the window and door frames and mullions be the same material and color as the roof to allow the dormers to visually recede into the roof as much as possible. A simplified window pattern without divided lights will further differentiate this new element and allow it to function as a background element.

Therefore, Staff recommends that the dormers be further studied in order to minimize demolition to the original roof truss system. There are a few options that the applicant can consider.

- Two large dormers at ends (28' wide) that are smaller than the existing end dormers with 3-5 individual dormers at the center;
- Two large dormers at ends approximately that same width (36'10") as the existing dormers with three individual dormers at the center.

In either case, Staff recommends that the intact roof trusses in the center be retained. Should the Board find the proposed amount of demolition of the original truss system is appropriate, then Staff supports the applicant's design with the modifications discussed above.

Rear Balconies

The applicant's proposal for balconies at the dormer face is generally appropriate, as the balconies will be minimally visible due to the proposed design with cables and slim balusters.

The rear elevation balconies proposed at the inset corner with the previous elevator tower are discreetly located and appropriately scaled. The proposed balconies are all located on the rear elevation and will continue to allow the original construction to remain visually prominent, particularly from the Parkway.

Rear Canopy

The proposed metal canopy at the rear elevation is simple and visually unobtrusive. It replaces a 1996 portico. Staff has no objection, finding that it allows more of the original design and wall material to remain visually prominent.

Door to Window Conversions

A common alteration in the historic district is to convert existing windows to doors or vice versa. This is most successful when the width of the opening remains the same as the existing. There will be six new doors in place of existing windows on the rear elevation and elevator tower which staff has no objection to. The applicant proposes to convert two windows to doors on the front elevation at the first floor. Staff understands the desire to create direct access from the units to the outside and notes that some modifications such as this are necessary for the adaptive reuse of historic buildings. The BAR approved similar alterations at the former Health Department building on N. Saint Asaph Street.

However, Staff remains extremely concerned about privatizing the open space adjacent to Washington Street and does not believe that picnic tables and barbeque grills are appropriate on the Parkway. Additionally, the existing main entrance, which it is understood will become private outdoor access for the associated unit, should continue to visually read as a primary building entrance. A site plan submitted as part of the development review process indicated that a solid vegetative hedge might be planted across the front of the property. Staff does not support such a scheme but notes that a well-thought plan that might include appropriate vegetation, low-fencing and the visual openness of the front portico should be provided. While the Board does not regularly review vegetation, staff finds that plant material could provide attractive screening for the two new patios and in this particular case, is necessary for understanding the appropriateness of these front elevation alterations.



Figure 3. Current front elevation where new entrances and at-grade patios are proposed.

South Elevation

Staff has no objection to the replacement door and removal of existing, non-historic railing here. The new door specifications should be in conformance with BAR policies.

Shutters

It should also be noted that the removal of the shutters does not require a Permit to Demolish or Certificate of Appropriateness, by Board policy. The Board has expressed mixed thoughts on whether the shutters should be retained or whether they may be removed. The National Park Service has expressed a preference for retention of the shutters. The applicant plans to remove the shutters but to retain the hinges and shutter dogs. Staff does not feel strongly that the shutters should remain, which were first installed as part of the 1935 alterations and conversion to an apartment building, as shutters are a relatively ephemeral building feature and often change with new owners. However, it is important to retain the existing hardware that will help tell the story of the evolution of the building. As the majority of the shutters appear to be in good condition, staff recommends that they be saved and stored on site so that a future owner may reinstall them if they wish.

Site Improvements

Staff has no objections to the reconfiguration of the ADA ramp and the new stone retaining wall at the rear of the property. As discussed above, there is concern about how private areas will be created adjacent to the units fronting on Washington Street. Staff supports a creative solution that will visually maintain this primary elevation and retain the prominence of the existing portico but is concerned about privatization of this space. Appropriate alterations, including the use of low walls or fences and gates, combined with vegetation, and discreet doors from the units should all be considered.

STAFF

Catherine Miliaras, Historic Preservation Planner
Al Cox, FAIA, Historic Preservation Manager

V. CITY DEPARTMENT COMMENTS

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

Archaeology

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

F-1 The Mount Vernon Cotton Factory was built on the property in 1847. Over the next 50 years it passed through the hands of several different owners. During the Civil War the Union Army commandeered the building for use as a military prison. Immediately to the south of the Cotton Factory structure, on the lot at 513 N. Washington (also part of this proposed project) stood an office complex and barracks. In 1903 the Portner Brewing Company acquired the property and converted the main building into a bottling factory which operated for approximately a decade. In 1918 the building was transformed into a spark plug factory. In 1935 the building was renovated into an apartment complex, which was changed yet again into office space in the early 1980s. Given the history of the lots at 513 and 515 N. Washington Street, the properties have the potential to contain significant archaeological resources pertaining to the industrial growth of the City of Alexandria.

Acknowledged by applicant

F-1 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.

Acknowledged by applicant

Open Space and Landscaping

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

The applicant has retained landscape design consultants for this project.

Archaeology Comments

1. EHT Tracerics has produced a historical overview report for the property (dated September 2013). The document is an excellent overview consisting mainly of maps and photographs of the primary building on the property, but it does not adequately address the archaeological integrity or potential contexts of the Cotton Factory. Therefore, we request that the applicant 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)

Acknowledged by applicant

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

Acknowledged by applicant

3. Certificates of Occupancy shall not be issued for this property until interpretive elements have been constructed, interpretive markers have been erected, and the final archaeological report has been received and approved by the City Archaeologist.***
(Archaeology)

Acknowledged by applicant

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)

Acknowledged by applicant

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)

Acknowledged by applicant

Code Administration

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

Transportation and Environmental Services (T&ES)

- R-1 Comply with all requirements of DSP2013-00023 which is currently under view. (T&ES)
- R-2 The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

ATTACHMENTS




- 1 – Supporting Materials*
2 – Application for 515 North Washington Street



515 N. Washington Street Alexandria, VA



Board of Architectural Review
JULY 16, 2014

PROJECT N° 20130161.00	REVISION N° 000	DATE 06/16/2014	Notes
<div><div><div>CAS Riegler VALUE URBAN CHARACTER</div></div><div></div></div> <div>1</div>	<div>MOUNT VERNON COTTON FACTORY RESIDENTIAL RE-USE</div> <div>515 N WASHINGTON STREET</div> <div>ALEXANDRIA, VA 22314</div> <div>© 2013 Cooper Carry, Inc. 625 North Washington Street, Suite 200, Alexandria, Virginia 22314 Tel. 703-519-6152 Fax: 703-519-7127</div>		<div></div> <div>COOPER CARRY</div>



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Notes

EXISTING ROOF CONDITIONS





TRUSS 1



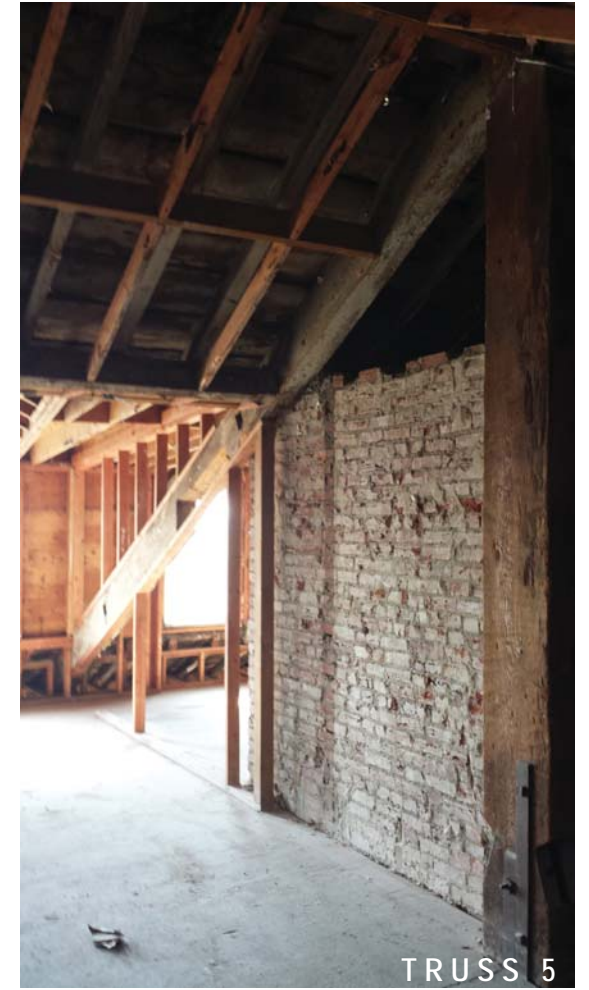
TRUSS 2



TRUSS 3



TRUSS 4



TRUSS 5



TRUSSES 1-4



TRUSS 5



TRUSSES 6-8

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Notes

EXISTING TRUSS CONDITIONS

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VALUE | URBAN | CHARACTER

SNEAD
CONSTRUCTION

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TRUSS 8



TRUSS 9



TRUSS 10



TRUSS 11



TRUSS 12



TRUSSES 10



TRUSSES 13 - 14



TRUSSES @ WEST FACADE

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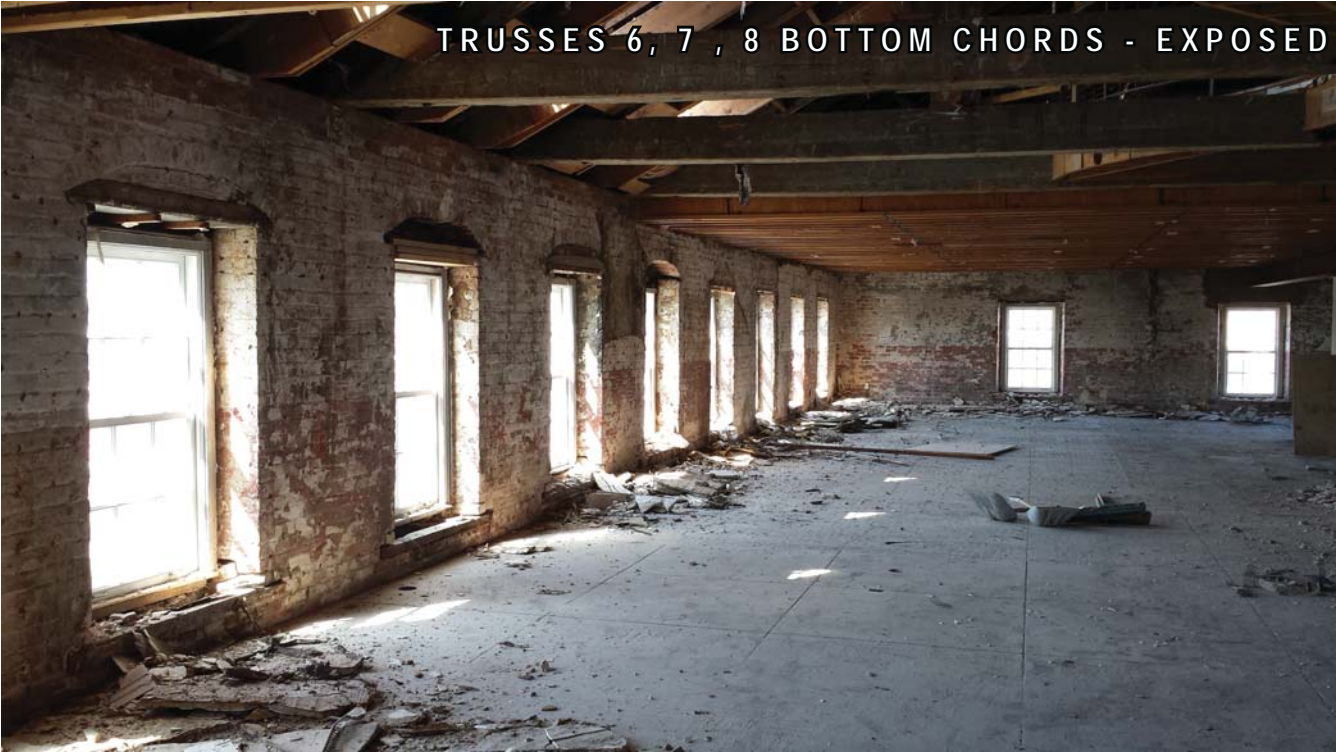
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TRUSSES 6, 7, 8, AND 9
PROPOSED TYP. BOTTOM CHORD CONDITION @ WEST FACADE



TYP. CUT TOP CHORD
CONDITION



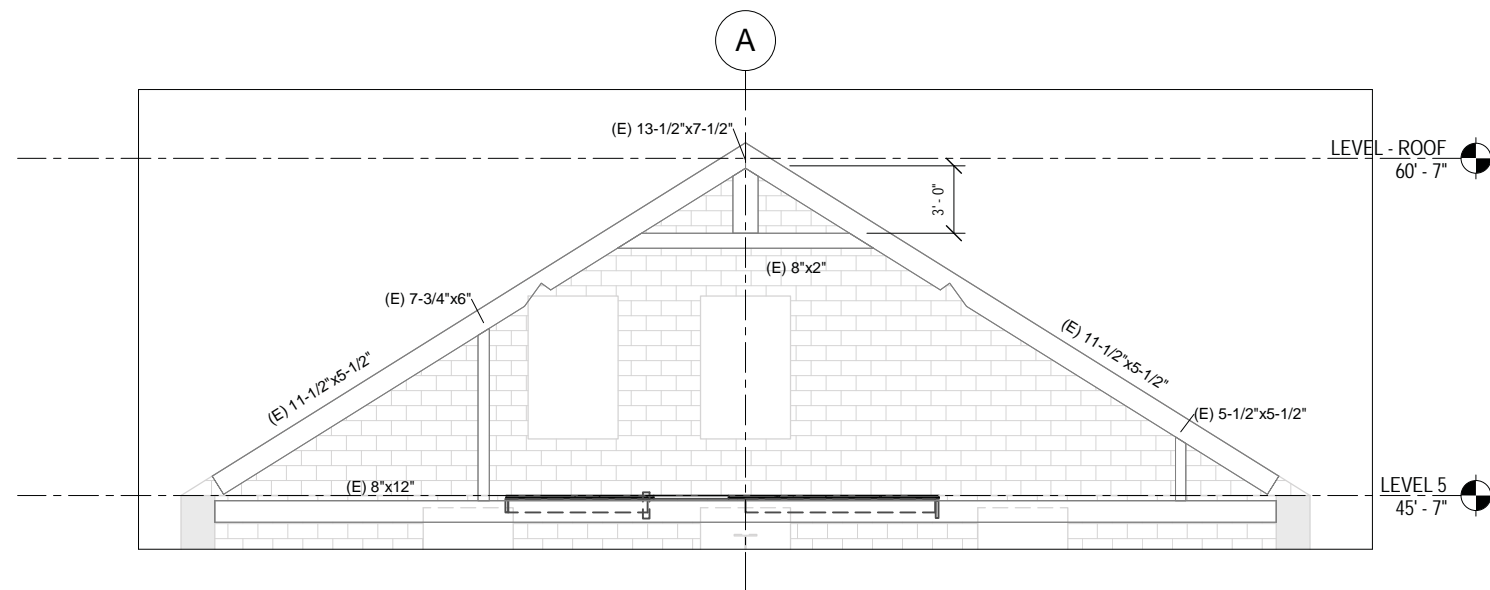
TRUSSES 6, 7 , 8 BOTTOM CHORDS - EXPOSED



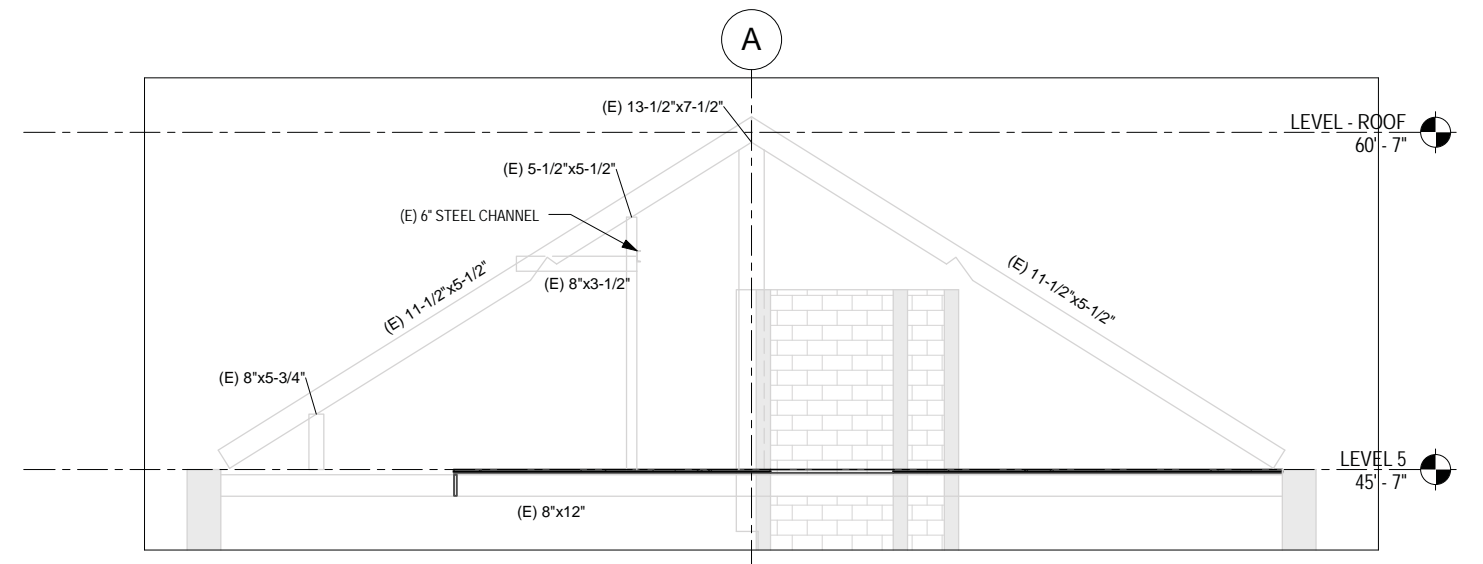
TRUSSES 7 & 8 @
WEST FACADE



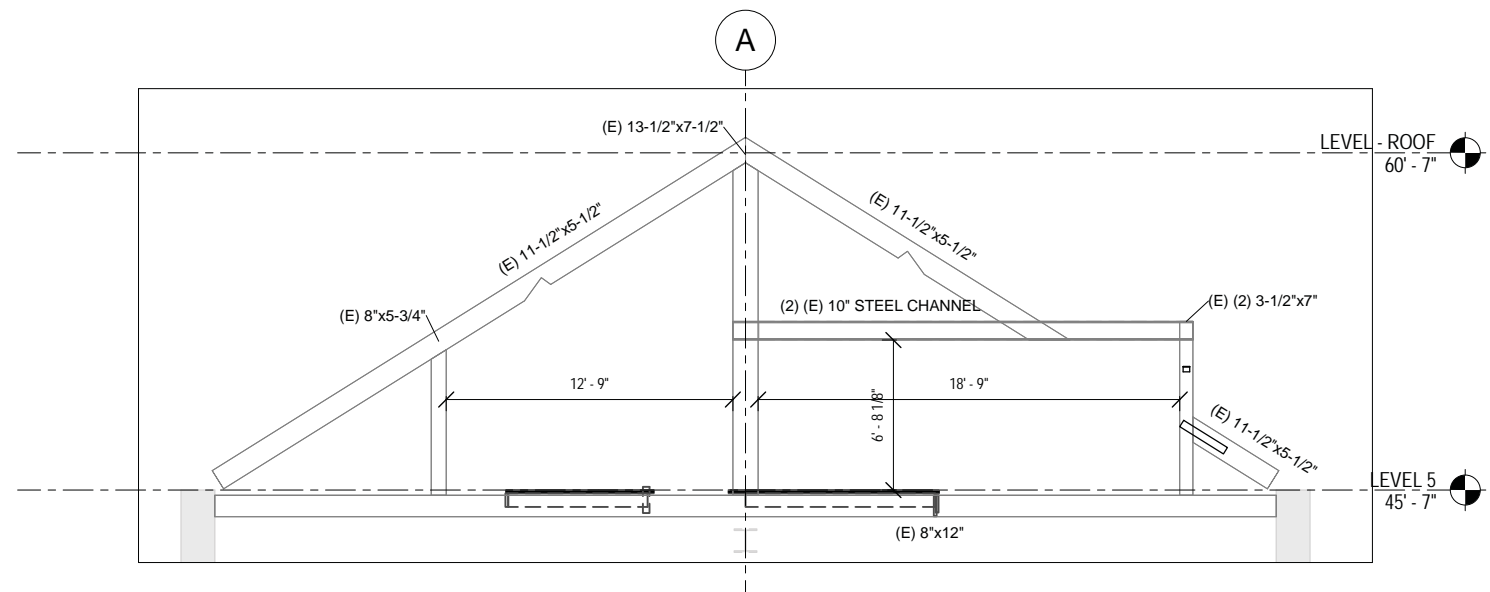
TRUSS 14 @ WEST FACADE



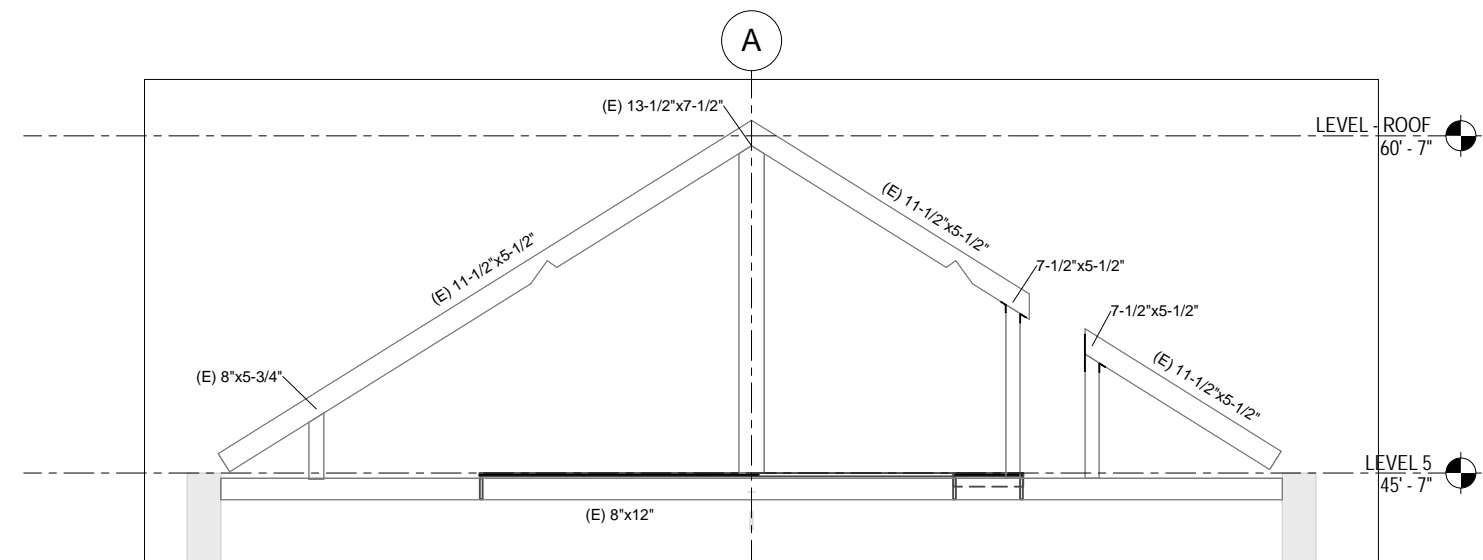
1 TRUSS 1
3/16" = 1'-0"



5 TRUSS 7, 8
3/16" = 1'-0"



2 TRUSS 2, 3, 4, 11
3/16" = 1'-0"



6 Truss 10
3/16" = 1'-0"



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EXISTING TRUSS CONDITIONS - STRUCTURAL

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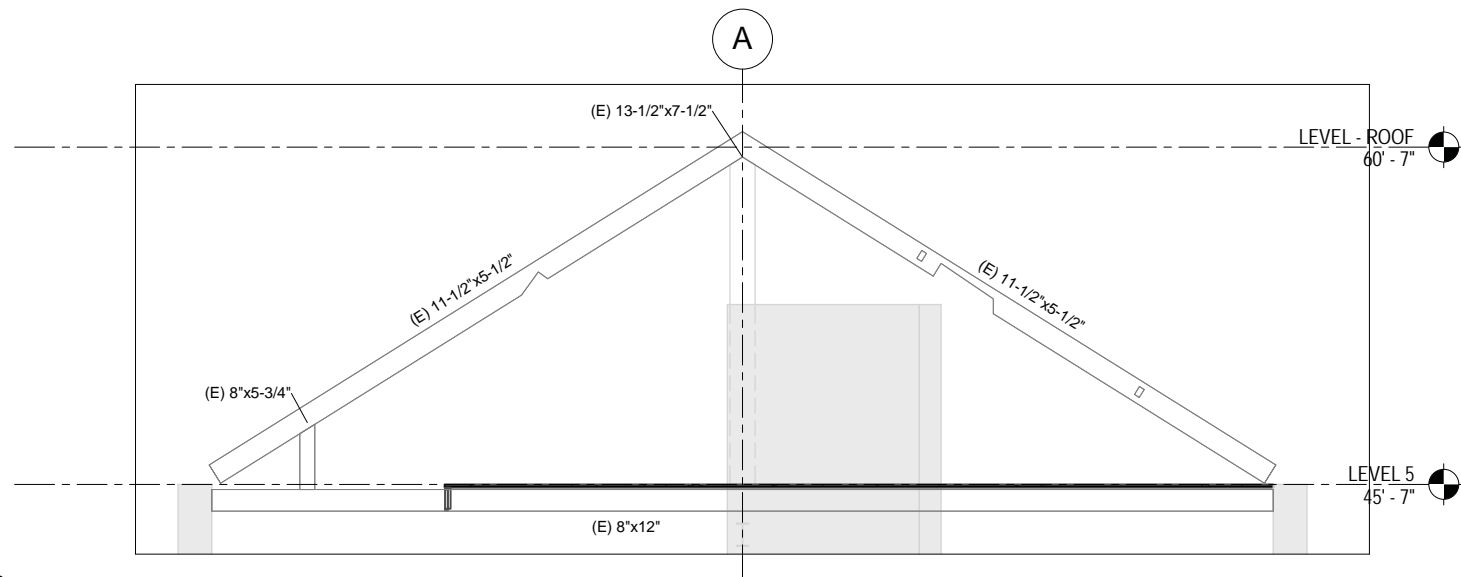
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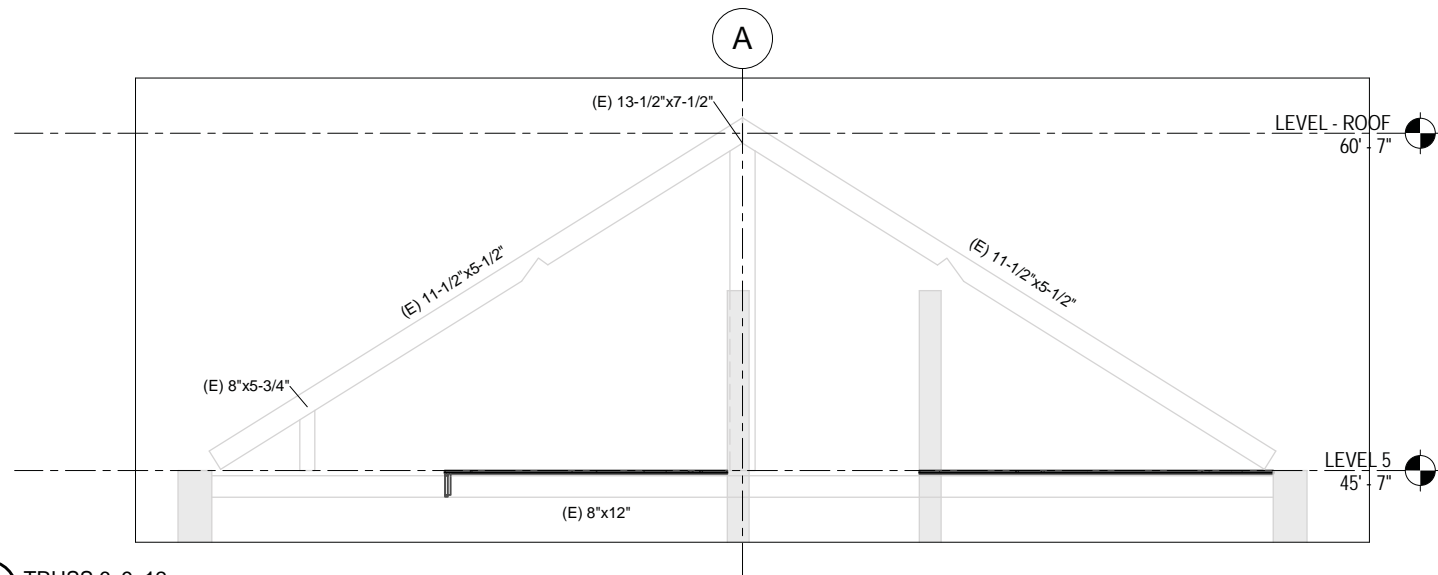
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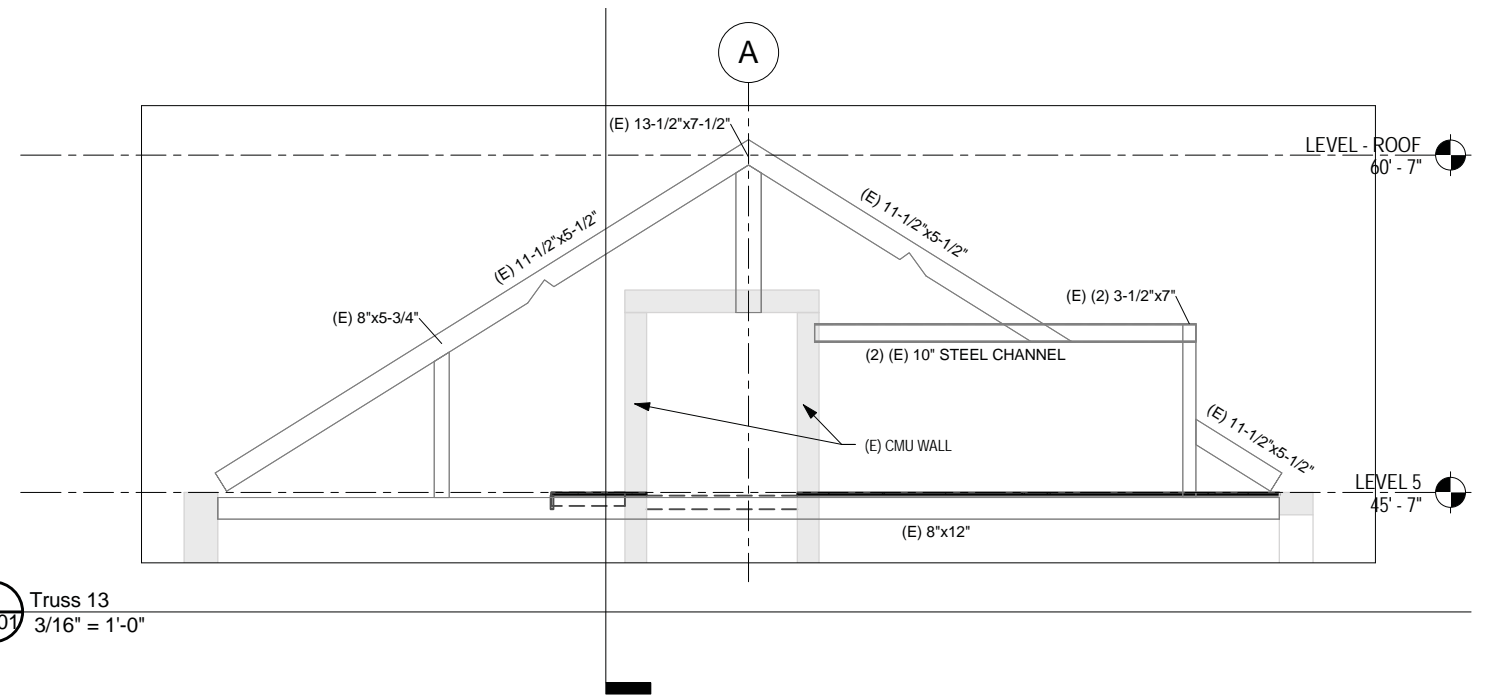
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3 TRUSS 5
3/16" = 1'-0"



4 TRUSS 6, 9, 12
3/16" = 1'-0"



7 Truss 13
3/16" = 1'-0"

TRUSS SECTION NOTES

1. (E) - INDICATES EXISTING FRAMING TO BE FIELD VERIFIED.
2. REFERENCE ARCHITECTURAL AND MEP DRAWINGS FOR ADDITIONAL DIMENSIONS, DEMOLITION, FINISHES, ETC AND INFORMATION NOT SHOWN, TO COORDINATE STRUCTURAL WORK.

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EXISTING TRUSS CONDITIONS - STRUCTURAL

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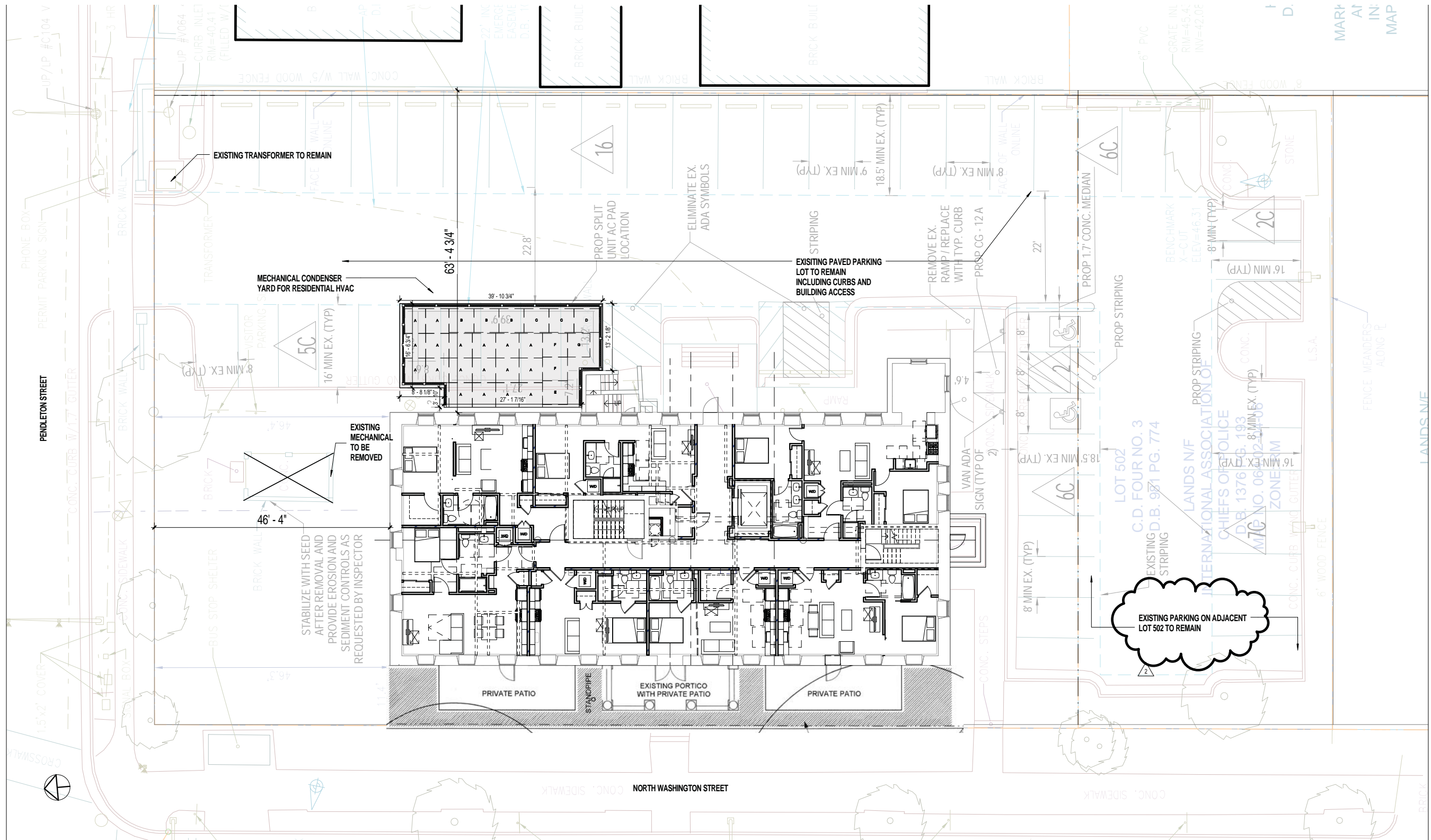
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Existing Building Modifications

Planned Facade and Function Updates

- Rear combined dormers replaced and raised.
- Rear dormers at center of East facade combined to create building tennant space at 5th level/reflect character of two flanking ganged dormer groups.
- Roof-top terraces within current building facade line added at new shed dormers.
- Shutters removed.
- Rear portico addition removed, replaced with new entry elements.
- Ground level terraces added at front facade (West) flanking existing portico.
- Ground level terraces added at rear facade (East).
- Private balconies/new window added at intersection of rear facade and existing southeast elevator tower.

PROJECT N° 20130161.00 REVISION N° 000 DATE 06/16/2014		Notes	BUILDING MODIFICATIONS	
<div>CAS Riegler VALUE URBAN CHARACTER</div> <div>SNEAD CONSTRUCTION</div>		8	<div>MOUNT VERNON COTTON FACTORY RESIDENTIAL RE-USE</div> <div>515 N WASHINGTON STREET</div> <div>ALEXANDRIA, VA 22314</div> <div>© 2013 Cooper Carry, Inc. 625 North Washington Street, Suite 200, Alexandria, Virginia 22314 Tel. 703-519-6152 Fax: 703-519-7127</div>	<div>COOPER CARRY</div>



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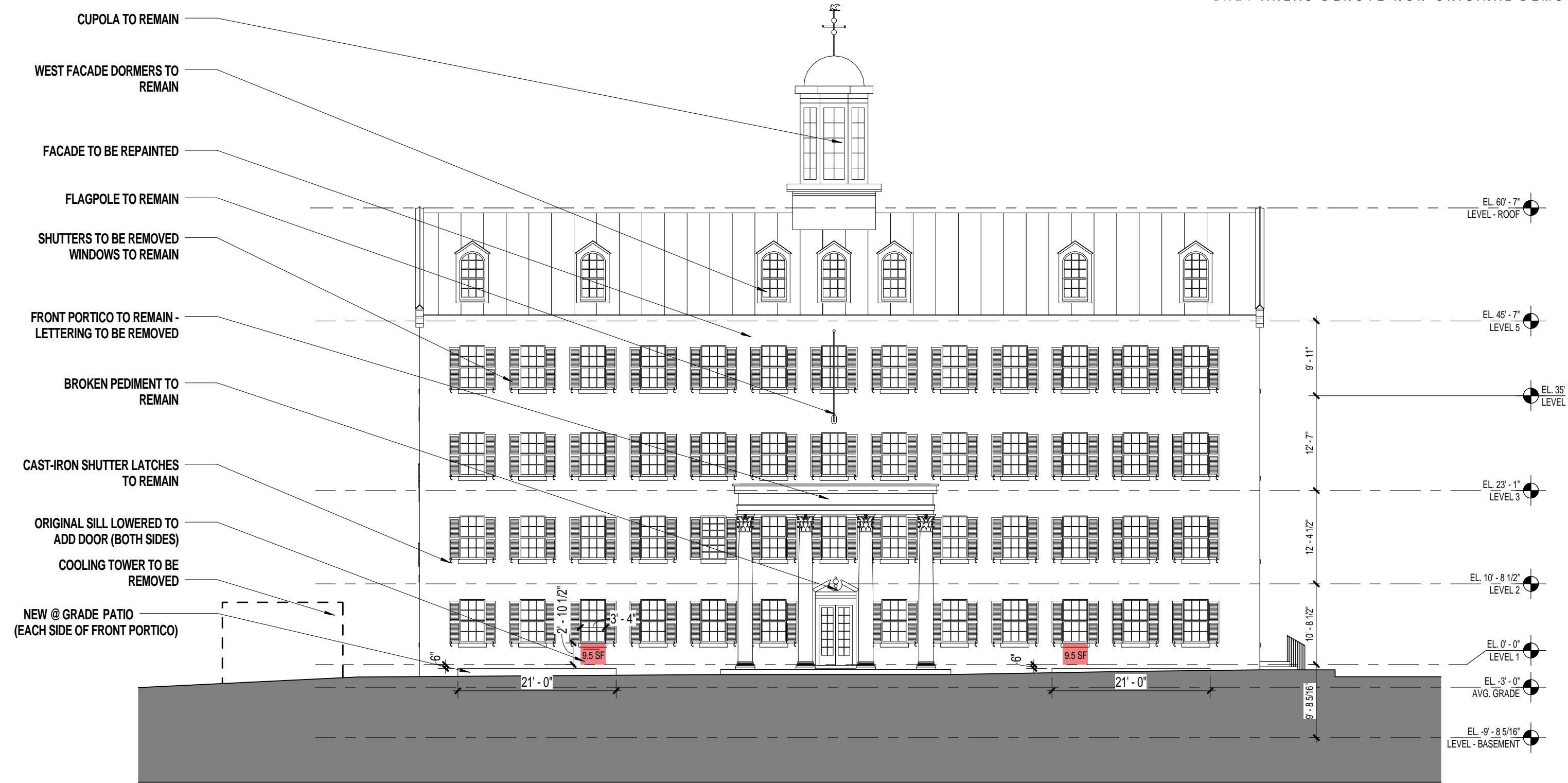
DATE 06/16/2014

Notes

SITE PLAN



RED AREAS DENOTE ORIGINAL MATERIAL DEMO
GREY AREAS DENOTE NON-ORIGINAL DEMO



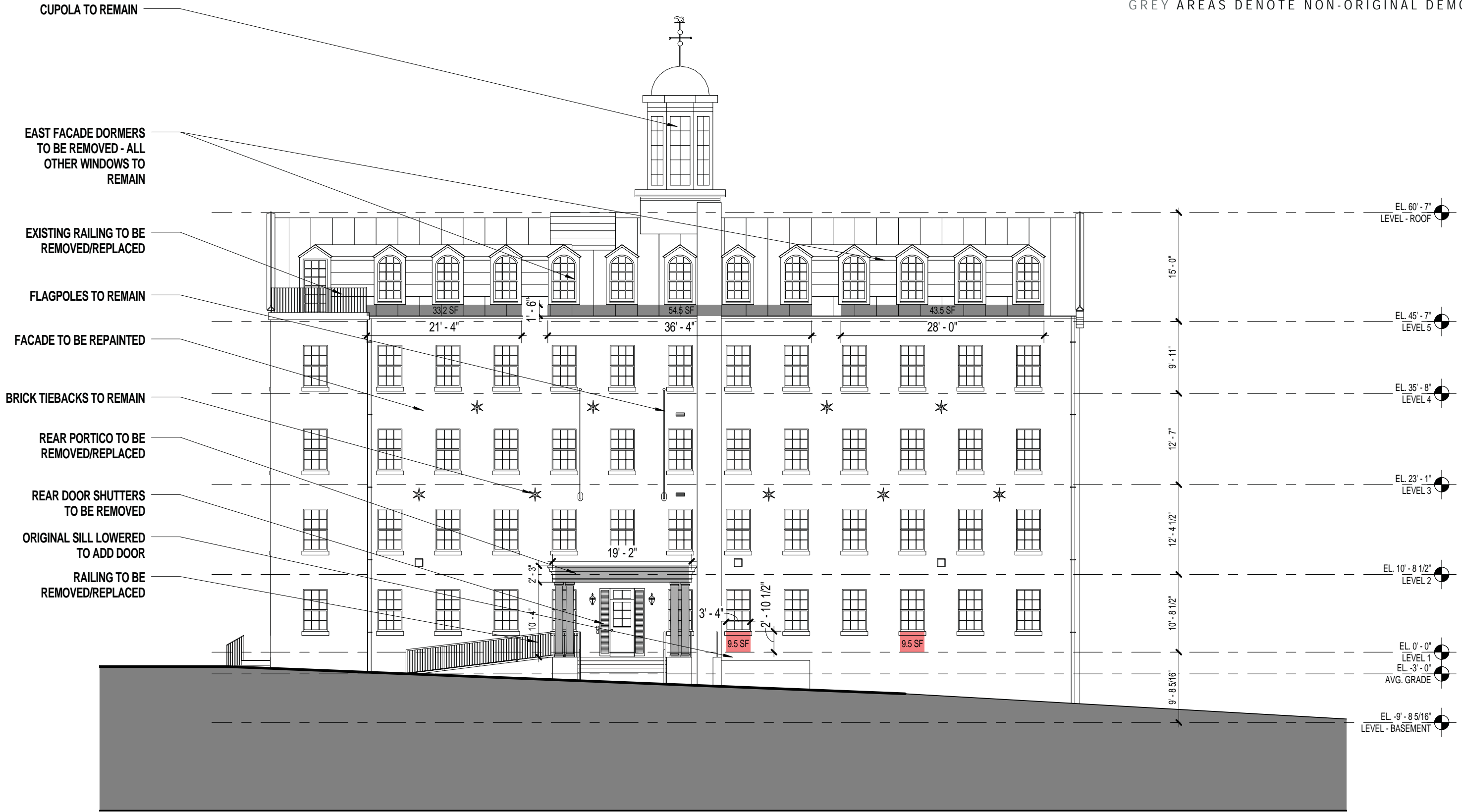
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Notes

WEST ELEVATION - DEMO



RED AREAS DENOTE ORIGINAL MATERIAL DEMO
GREY AREAS DENOTE NON-ORIGINAL DEMO



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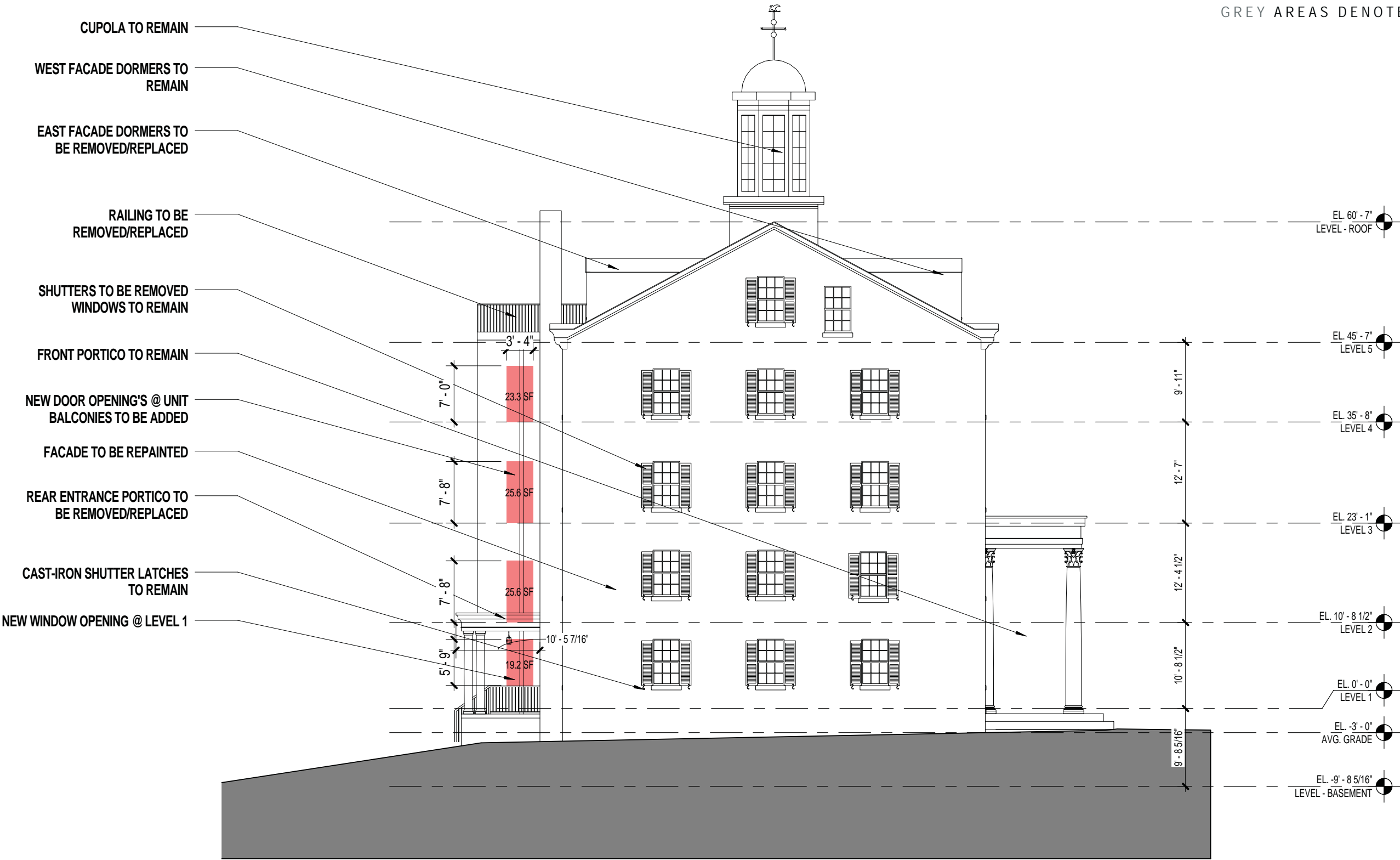
EAST ELEVATION - DEMO



MOUNT VERNON COTTON FACTORY RESIDENTIAL RE-USE
515 N WASHINGTON STREET
ALEXANDRIA, VA 22314



RED AREAS DENOTE ORIGINAL MATERIAL DEMO
GREY AREAS DENOTE NON-ORIGINAL DEMO



PROJECT N° 20130161.00 | REVISION N° 000 | DATE 06/16/2014

Notes

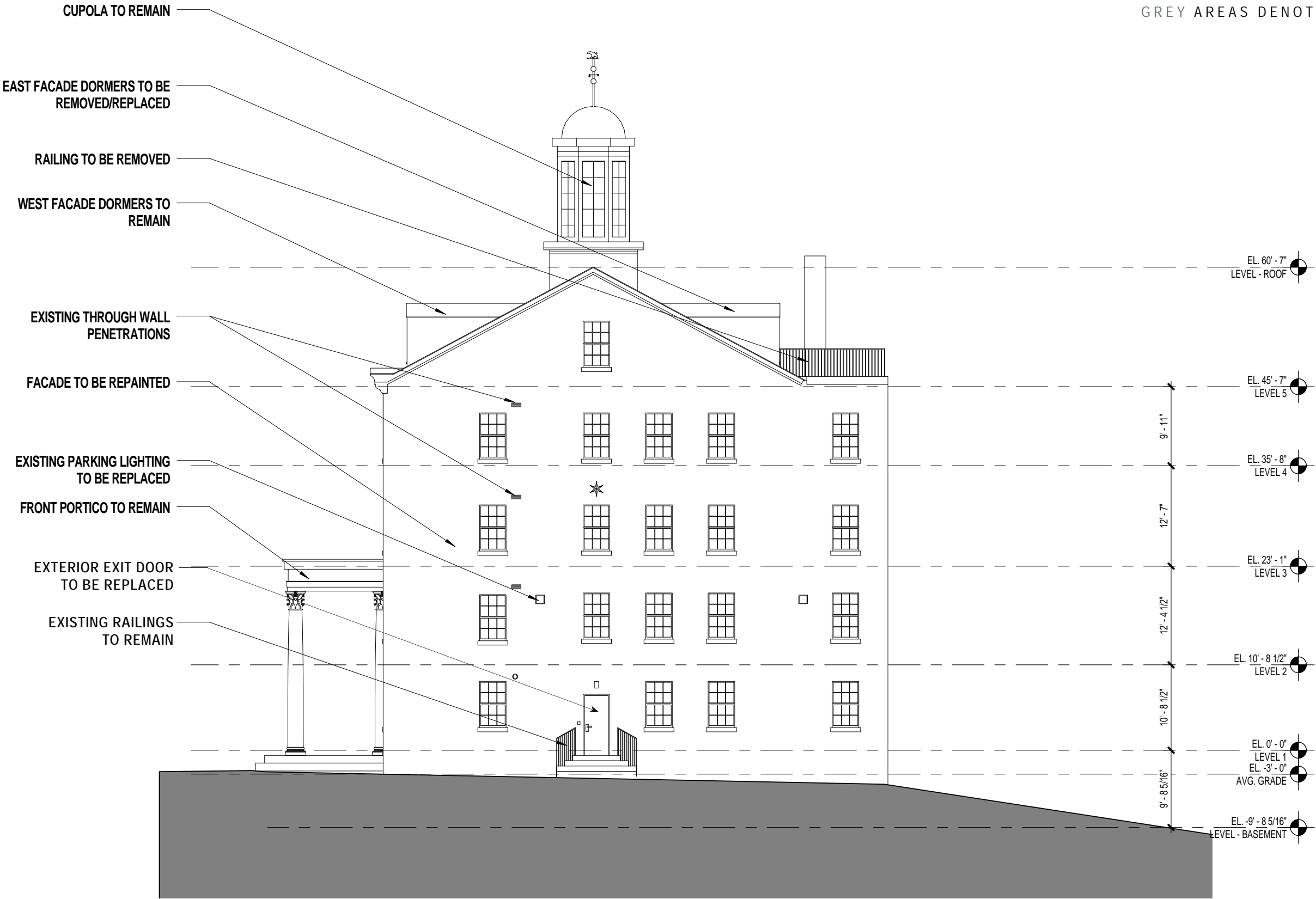
NORTH ELEVATION - DEMO



MOUNT VERNON COTTON FACTORY RESIDENTIAL RE-USE
515 N WASHINGTON STREET
ALEXANDRIA, VA 22314



RED AREAS DENOTE ORIGINAL MATERIAL DEMO
GREY AREAS DENOTE NON-ORIGINAL DEMO



PROJECT N^o 20130161.00 | REVISION N^o 000 | DATE 06/16/2014

Notes

SOUTH ELEVATION - DEMO



MOUNT VERNON COTTON FACTORY RESIDENTIAL RE-USE
515 N WASHINGTON STREET
ALEXANDRIA, VA 22314





PROJECT N° 20130161.00 | REVISION N° 000 | DATE 06/16/2014

Notes

WEST ELEVATION

CAS Riegler
VALUE | URBAN | CHARACTER

SNEAD
CONSTRUCTION

14

0 16

MOUNT VERNON COTTON FACTORY RESIDENTIAL RE-USE

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PROJECT N ^o 20130161.00		REVISION N ^o 000	DATE 06/16/2014	Notes	SOUTH ELEVATION	
<div>CAS Riegler VALUE URBAN CHARACTER</div> <div>SNEAD CONSTRUCTION</div>		15		<div>016</div> <div>MOUNT VERNON COTTON FACTORY RESIDENTIAL RE-USE</div> <div>515 N WASHINGTON STREET</div> <div>ALEXANDRIA, VA 22314</div> <div>© 2013 Cooper Carry, Inc. 625 North Washington Street, Suite 200, Alexandria, Virginia 22314 Tel. 703-519-6152 Fax: 703-519-7127</div>		<div></div> <div>COOPER CARRY</div>



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Notes

EAST ELEVATION - OPT 1

CAS Riegler
VALUE | URBAN | CHARACTER

SNEAD
CONSTRUCTION

16

0 16

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Notes

EAST ELEVATION - OPT 2



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PROJECT N° 20130161.00 REVISION N° 000 DATE 06/16/2014	Notes EAST ELEVATION ROOF - OPT 1
<div> <div>   </div> <div>18</div> </div>	<div> <div>  </div> <div> MOUNT VERNON COTTON FACTORY RESIDENTIAL RE-USE 515 N WASHINGTON STREET ALEXANDRIA, VA 22314 </div> <div>  COOPER CARRY </div> </div>



PROJECT N ^o 20130161.00 REVISION N ^o 000 DATE 06/16/2014	Notes EAST ELEVATION ROOF - OPT 1
<div> <div>   </div> <div>19</div> </div>	<div> <div>  </div> <div> MOUNT VERNON COTTON FACTORY RESIDENTIAL RE-USE 515 N WASHINGTON STREET ALEXANDRIA, VA 22314 </div> <div>  COOPER CARRY </div> </div>



PROJECT N° 20130161.00 | REVISION N° 000 | DATE 06/16/2014

Notes

EAST BALCONIES



20



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PROJECT N° 20130161.00 REVISION N° 000 DATE 06/16/2014			Notes		EAST DORMER MODIFICATIONS - OPT 1	
<div>CAS Riegler VALUE URBAN CHARACTER</div> <div>SNEAD CONSTRUCTION</div>			<div>016</div>		MOUNT VERNON COTTON FACTORY RESIDENTIAL RE-USE 515 N WASHINGTON STREET ALEXANDRIA, VA 22314	
21			© 2013 Cooper Carry, Inc. 625 North Washington Street, Suite 200, Alexandria, Virginia 22314 Tel. 703-519-6152 Fax: 703-519-7127		<div>COOPER CARRY</div>	



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Notes

EAST DORMER MODIFICATIONS - OPT 2



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ALEXANDRIA, VA 22314



EXISTING ROOF TRUSS CHORDS
TO BE MAINTAINED AND EXPOSED
WHEN POSSIBLE

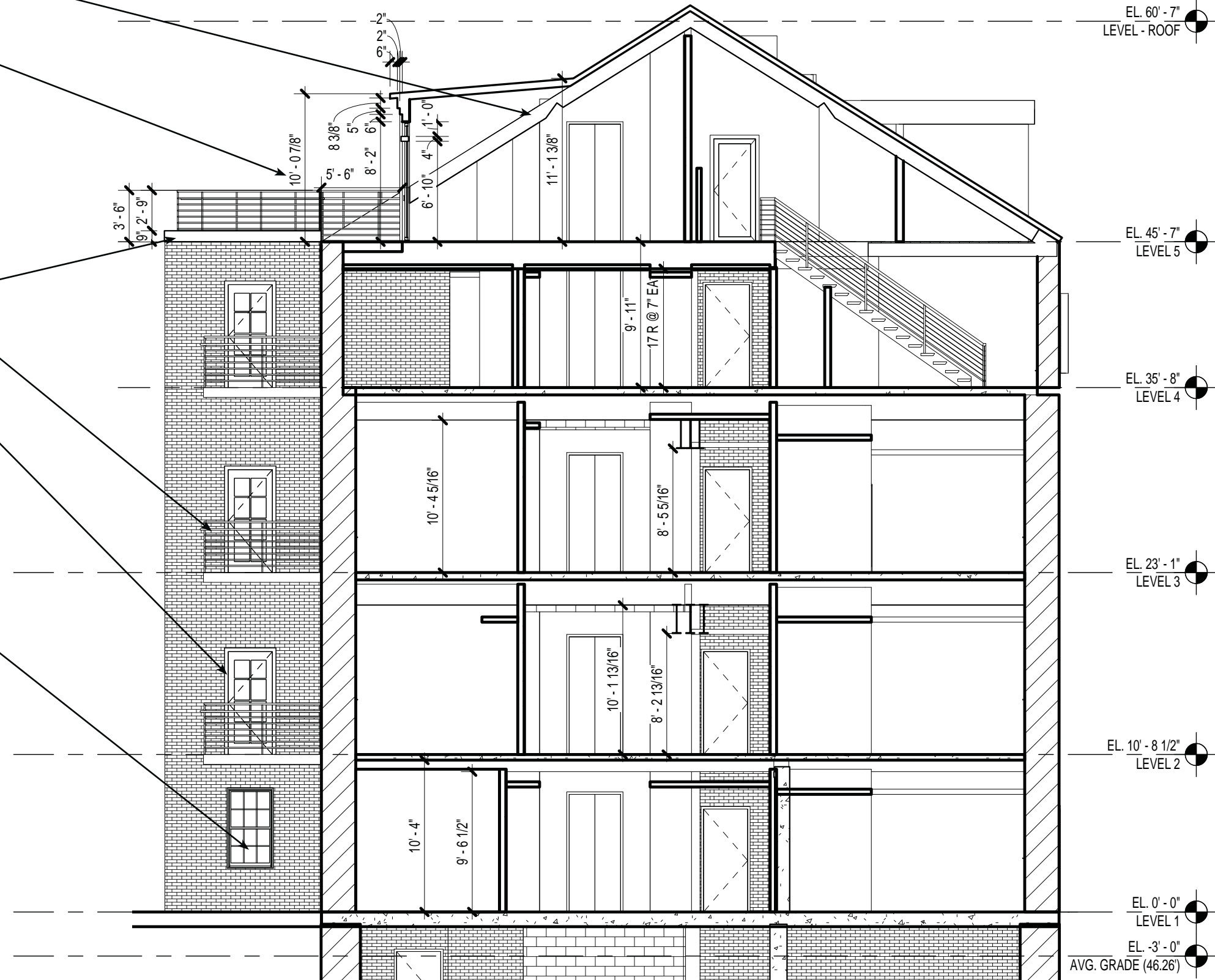
NANAWALL OR FRAMED SLIDER
DOORS AND CLERESTORY WIN-
DOW WALL SYSTEM

REPLACED METAL COPING - TO
MATCH BUILDING TRIM COLOR

METAL RAILING - PICKET, CABLE,
AND RAIL SYSTEM (RAILING
SHOWN FOR REFERENCE ONLY -
SEE BASIS OF DESIGN)

NEW DOOR (TO MATCH STYLE
OF EXISTING EXTERIOR
DOORS) AND BALCONY

NEW PUNCHED WINDOW TO
MATCH EXISTING @ FIRST FLOOR



PROJECT N^o 20130161.00 | REVISION N^o 000 | DATE 06/16/2014

Notes

EAST-WEST BUILDING SECTION

CAS Riegler
VALUE | URBAN | CHARACTER

SNEAD
CONSTRUCTION

23

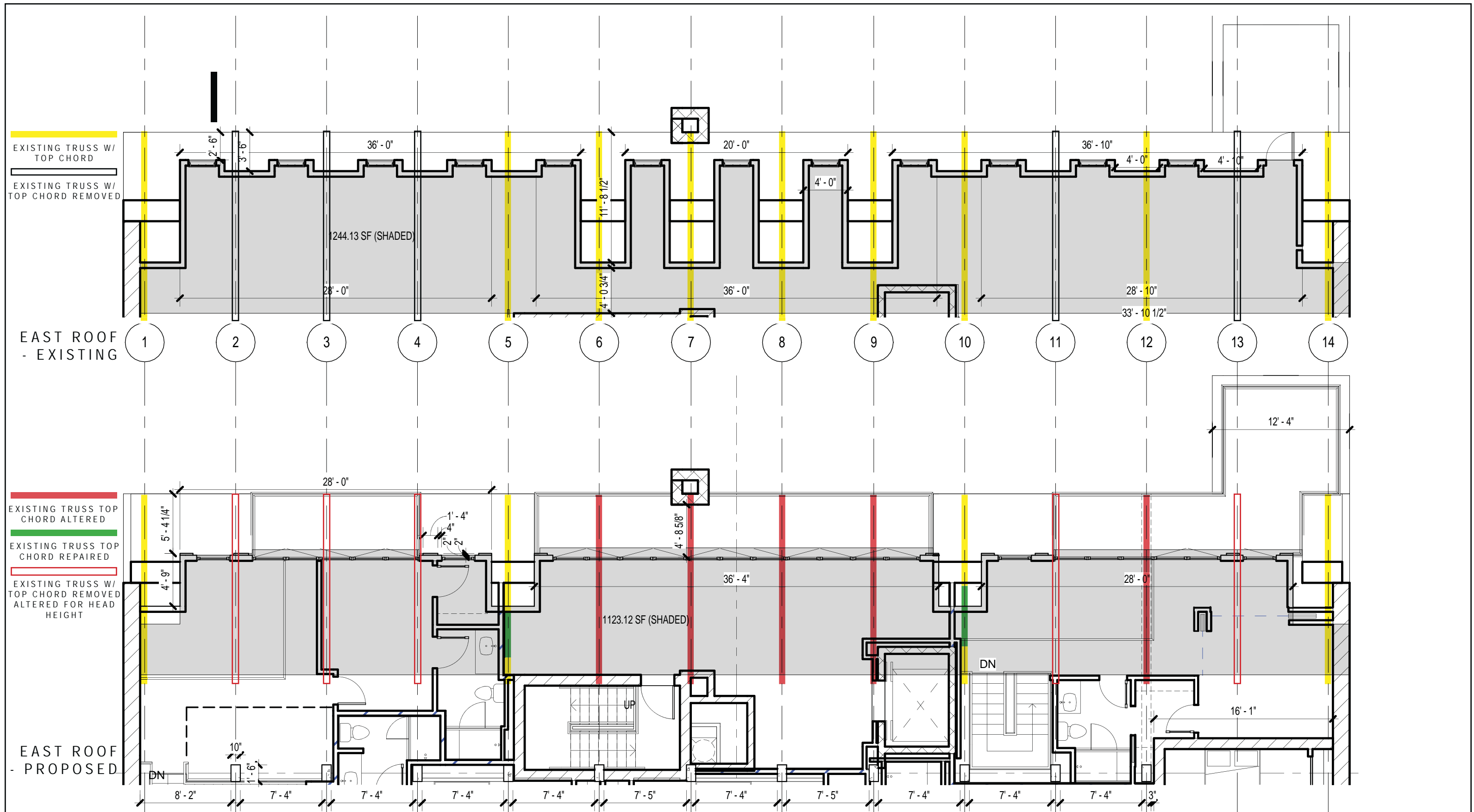
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Notes

EAST ROOF - EXISTING AND PROPOSED PLAN

CAS Riegler
VALUE | URBAN | CHARACTER

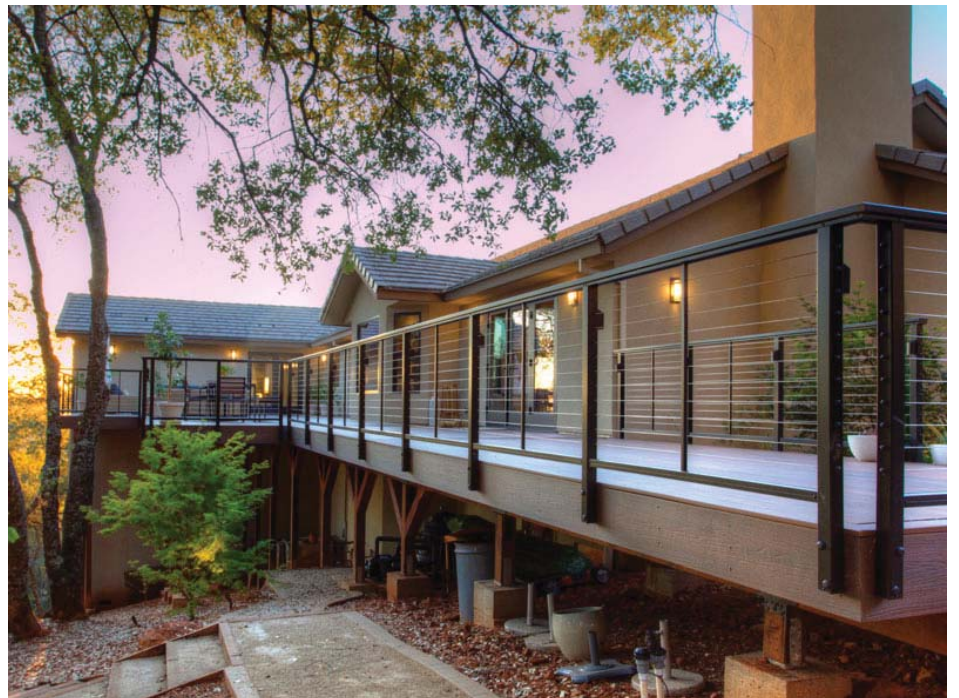
SNEAD
CONSTRUCTION

24

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MOUNT VERNON COTTON FACTORY RESIDENTIAL RE-USE
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FULL LITE - SLIDER DOORS

NANAWALL WINDOW WALL SYTES WITH CLERESTORY

GUARD HEIGHT METAL RAILING - PICKET, CABLE, AND RAIL SYSTEM

PROJECT N° 20130161.00 | REVISION N° 000 | DATE 06/16/2014

Notes

BASIS OF DESIGN ITEMS

CAS Riegler
VALUE | URBAN | CHARACTER

SNEAD
CONSTRUCTION

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DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 515 N. Washington St

Zone LOT 501: OC

A2. 22,647 SF

x 1.25

= 28,309 SF

Total Lot Area

Floor Area Ratio Allowed by Zone

Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	2,539	Basement**	2,539
First Floor 2nd & 3rd	5,659 (x3) = 16,977	Stairways**	151 (x10) = 1,510
Second Floor 4th	5,659	Mechanical**	65 (x5) = 325
Third Floor 5th	4,018	Other**	67 (x5) = 335 (ELEVATOR)
Porches/ Other	218 (FRONT) 250 (REAR)	Total Exclusions	4,709
Total Gross *	29,661	4,709 Total Excl.	

B1. Existing Gross Floor Area *
29,661 Sq. Ft.

B2. Allowable Floor Exclusions**
4,709 Sq. Ft.

B3. Existing Floor Area minus Exclusions
24,952 Sq. Ft.
(subtract B2 from B1)

To avoid negative numbers,
changes shown reflect existing
building SFs with modifications.

C. Proposed Gross Floor Area ~~(does not include existing area)~~

Proposed Gross Area*		Allowable Exclusions	
Basement	2,539	Basement**	2,539
First Floor 2nd & 3rd	5,659 (x3) = 16,977	Stairways**	151 (x9) = 1,359
Second Floor 4th	5,659	Mechanical**	65 (x5) = 325
Third Floor 5th	3,643	Other**	67 (x5) = 335 (ELEVATOR)
Porches/ Other	218 (FRONT) 125 (REAR)	Total Exclusions	4,558
Total Gross *	29,161		

C1. Proposed Gross Floor Area *
29,161 Sq. Ft.

C2. Allowable Floor Exclusions**
4,558 Sq. Ft.

C3. Proposed Floor Area minus
Exclusions 24,603 Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 24,603 Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 28,309 Sq. Ft.

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

** Refer to the zoning ordinance (Section 2-145(B)) and consult with zoning staff for information regarding allowable exclusions.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations

Existing Open Space	N/A
Required Open Space	N/A
Proposed Open Space	N/A

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

Signature: 

Date: 06.18.2014

ADDRESS OF PROJECT: 513-515 N. Washington Street
TAX MAP AND PARCEL: 064.02-04.06 & 064.02-04-01 **ZONING:** RM & OC

APPLICATION 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: Kevin Riegler (CAS Riegler Companies)

Address: 1501 11th St, NW

City: Washington State: DC Zip: 20001

Phone: (202)506-5595 E-mail: Kevin@casriegler.com

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

Name: Rory Byrnes Phone: (202)506-5595

E-mail: rory@casriegler.com

Legal Property Owner:

Name: J. River 513/515 N. Washington Street, LLC

Address: 1501 11th St NW

City: Washington State: DC Zip: 20001

Phone: (202)506-5595 E-mail: Kevin@casriegler.com

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

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

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

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

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

Alteration of east facade roof dormers to create a 3 contiguous shed dormers and with exterior walkout balcony. Additional exterior alterations included removal of the exterior shutters on the west facade of the building, removal of the rear building entrance portico, create balcony additions on floors 2-4 near the original elevator entrance at the rear of the building, create new entrance openings for ground floor units along Washington Street and at the rear of the building, and new window openings on the north facade of the original building elevator shaft, and proposed repainting of existing building.

SUBMITTAL REQUIREMENTS:

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

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

Electronic copies of submission materials should be submitted whenever possible.

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

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

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

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

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

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

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

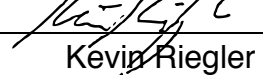
- N/A
- ☐ ☒ Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
 - ☐ ☒ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC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

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

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 12 sets of revised materials.

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

APPLICANT OR AUTHORIZED AGENT:

Signature: 
 Printed Name: Kevin Riegler
 Date: 5/5/2014

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 ten 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. CASR 513/515 N. Washington Holdings, LLC	1501 11th St, NW Washington, DC 20001	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 513-515 N. Washington St (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. J. River 513/515 N. Washington Street, LLC	1501 11th St, NW Washington, DC 20001	100%
2.		
3.		

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

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

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

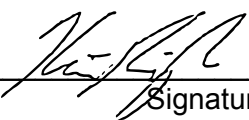
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

5/5/2014

Date

Kevin Riegler

Printed Name



Signature