

City of Alexandria, Virginia

MEMORANDUM

DATE: MARCH 19, 2014

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

FROM: HISTORIC PRESERVATION STAFF

SUBJECT: CONCEPT REVIEW OF 515 NORTH WASHINGTON STREET
(THE COTTON FACTORY) BAR CASE # 2014-0038

I. SUMMARY

Concept Review

The material now before the Board is part of a BAR Concept Review for the residential project proposed at the address listed above on the east side of North Washington Street, the site of the building locally known as the old cotton factory (Mt. Vernon Cotton Manufactory). The Concept Review Policy was adopted by the two Boards of Architectural review in May 2000 (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. The Board takes no formal action at the Concept Review stage. However, if, for instance, the Board believes that a building height or mass, or area proposed for demolition, is not appropriate and would not be supported in the future, the applicant and staff should be advised as soon as possible. This early step in the development review process is intended to minimize future architectural design conflicts between what is shown to the community and City Council during the DSUP approval and what the Board later finds architecturally appropriate under the criteria in Chapter 10 of the Zoning Ordinance and the BAR's adopted *Design Guidelines*.

History

The four-and-one-half story painted brick building at 515 North Washington Street was constructed in **1847**. The building is the only remaining mid-nineteenth-century industrial building on North Washington Street and one of a few large industrial buildings remaining anywhere in Old Town. The building has had a range of uses over the years, including its original use as a cotton factory, brewing house and spark plug factory, as well as an apartment building and most recently as commercial office space. Historic maps indicate that 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 hired EHT Traceries to complete a Historical Overview report which is attached.

The applicant purchased the property in 2013 and has met with Planning & Zoning staff for several months to consider various schemes. Earlier proposals included an annex building on the north and a series of townhouses set back from Washington Street. The applicant also explored a scheme with rear annexes at both the north and south ends of the building, and has even contemplated removal of the front portico, so the building would recall more closely its original factory appearance.

Proposal

Existing Historic Structure

The applicant is presently undertaking interior rehabilitation of the historic factory building to convert it from office to multifamily residential use and is now proposing a few minor alterations to the exterior of the existing structure. The applicant will retain the front portico and dormers from the 1935 alterations but proposes removal of the existing window shutters. The building will remain painted brick and the applicant would like to add a painted wall sign to reflect several historic photographs indicating extensive painted signage on the building. The applicant has also indicated that they would like to enlarge and modify the non-historic rear dormers on the top story. The interior of the building has been altered many times as uses changed and the historic framing was removed in the mid-20th century and replaced with concrete and steel – except in the attic where the original heavy-timber roof trusses are largely intact. Staff supports sympathetic alterations to the shed rear dormers, as they are not an original feature and have been altered several times, but not at the expense of any original roof framing materials. This will require documentation and coordination with the applicant's proposed floor plans and new rear dormers.

The focus of the concept review is on the proposed annex addition rather than changes to the historic building. However, if the Board feels strongly about anything relating to the historic building, please advise the applicant at this time.

Proposed Annex

The applicant proposes to construct a four-story plus garage level annex northeast of the historic building. The annex would be lightly connected to the historic building via a two-story metal hyphen. The annex uses an industrial vocabulary and features a combination of red and whitewashed brick, similar to historic examples found in Alexandria and in the region. The west and north elevations will feature traditional industrial-scale fenestration and the applicant has provided a few examples of different patterns they are studying (large multi-paned windows, pairs of double-hung windows, arched openings and the like). The side (east) and interior (south) elevations of the annex will have less traditional glazing and metal panels and will feature balconies. The top story will be a contemporary roof monitor element set back from the masonry walls. The ground level includes a vehicular entrance and a pedestrian entrance.

The applicant proposes to enhance the open space of the site by converting the surface parking area adjacent to Washington Street to a small park with an opportunity for integrating historical interpretation.

II. WASHINGTON STREET STANDARDS AND STAFF ANALYSIS

General Analysis of Plans and Further Study

The BAR's *Design Guidelines* only require that new buildings be compatible with nearby buildings of historic merit and do not mandate the use of historic styles for new construction. However, they do state that where new buildings recall historic building styles, that the architectural details used throughout the building be consistent with that same style and that the building should not be a slavish replica of any particular building in the district. The Washington Street Standards further dictate that "...the design of new buildings and additions to existing buildings shall be complementary to historic buildings which are found on the street." In addition, it is noted in the Standards and Guidelines that "new buildings...shall be designed to look separate and shall not give the impression of collectively being more massive than such historic buildings." Staff notes that the Standards were created in response to the perceived mass of the Saul Center across the street and the proposed annex to the Cotton Manufactory has carefully considered these Standards.

A walk down Washington Street reveals a range of uses, architectural styles and building types spanning three centuries. From Georgian and Italianate style buildings to Art Deco to Colonial Revival, the styles found throughout the historic district can all be seen on Washington Street. Aside from the visual interest of this outdoor architectural museum, the building styles clearly show the long history and evolution of the City. Furthermore, Washington Street includes a range of historic building masses, heights and scales, from modest two-story frame townhouses, to Christ Church, to the freestanding 4 ½ story brick, mid-19th century Mount Vernon Cotton Manufactory at 515 North Washington Street, or the 6-story George Mason Hotel.

Staff finds the proposed new construction in keeping with the scale and character of this particular section of North Washington Street. The proposed scale and mass are generally appropriate for this area and respectful of the adjacent historic building. Other adjacent properties include the 1970s Shad Row development to the east, the Saul Center development to the north and the Lee Boyhood Home and attached townhouse to the south. Staff is much more comfortable with the single annex to the north than the annex previously proposed to the south, simply because of that proposal's proximity to the very historic residences to the south.

The present annex proposal conveys a historic warehouse architectural character and staff supports such character, in concept, though this scheme will need significant refinement to effectively convey this character and to remain a simple background building to the adjacent historic structure. The applicant continues to explore options for fenestration and materials and staff believes that a strong warehouse style and character can be successfully achieved at this location but further study is necessary. Staff finds that the proposed annex has a delicate attachment to the historic building and minimizes the overall amount of demolition/capsulation, which staff supports.

A predominant concern for staff has been the first floor portion of the annex with the large vehicular entrance. The applicant believes that the site has sufficient surface parking to serve the proposed uses and is suggesting access to the parking lot to the rear of the building via a garage

entrance on Pendleton Street. The applicant will be removing some of the parking on the 513 North Washington Street lot to allow for a larger park/open space and staff supports this significant visual improvement from the Parkway. The vehicular entrance on Pendleton Street is, thus, a pass-through rather than a parking garage entrance. The applicant previously considered other options, including the creation of a motor court entrance on the south side off of Washington Street but traffic concerns with another curb cut on Washington Street precluded this option, leaving Pendleton Street as the only means of access to parking.

This particular section of Pendleton Street is not presently attractive and includes garage and loading entrances for the Saul Center to the north and walled courtyards and entry gates for the Shad Row townhouses to the east. Admittedly, this particular block of Pendleton Street does not represent a typical Old Town block streetscape however staff believes that whatever occurs here should improve the pedestrian character, rather than be more of the same. Grade level entrances or patios for the annex dwellings would be a significant improvement. The current modern utilitarian garage door is not successful or appropriate here. Neither is a service door for trash. As this elevation must provide vehicular access, staff recommends that the applicant treat the portal as a true porte cochere with architectural interest and detailing, better integrating it with the overall architectural character of the annex. Historic warehouses often had loading bays, sometimes featuring arches and metal work that could be incorporated into a more successful design. A study of a taller porte cochere, removing some of the second story living space, should be considered.

A rooftop deck is an important sales feature for the applicant and the proposal indicates a contemporary glass feature which contrasts with the masonry mass below, very similar to the rooftop additions approved by the BAR for the former Health Department nearby. Staff has no objection to the contemporary quality of this feature but finds that the roof overhang increases the visual mass more than is desirable. Staff suggests restudy using a more traditional factory roof monitor form with much less overhang. Regarding the materials, the applicant's proposed use of red brick with areas of whitewash is appropriate and compatible with the adjacent historic building. The metal panels and balconies on the rear and interior are traditional materials applied in a contemporary fashion. As the design evolves, the applicant should continue to focus on the use of high-quality materials found elsewhere on Washington Street.

At this time, staff recommends general support for the height, scale, mass and general architectural character of this proposal but notes that significant study, including a possible adjustment in the height or setbacks on upper levels of the annex, should be completed. It is recommended that the applicant continue to meet with BAR staff to refine the design, particularly the Pendleton Street elevation and streetscape.

Standards to Consider for a Certificate of Appropriateness on Washington Street

In addition to the general BAR standards outlined in the Zoning Ordinance, and the Board's *Design Guidelines*, the Board must also find that the Washington Street Standards are met. A project located on Washington Street is subject to a higher level of scrutiny and design to ensure that the memorial character of the George Washington Memorial Parkway is protected and maintained based on the City's 1929 agreement with the federal government.

Staff has included below the additional standards for Washington Street described in the Zoning Ordinance. Staff's comments as to how the Standards are satisfied or need further study are found below.

Washington Street Standards

Alexandria Zoning Ordinance Sec. 10-105(A)(3): Additional standards—Washington Street.

(a) In addition to the standards set forth in section 10-105(A)(2), the following standards shall apply to the construction of new buildings and structures and to the construction of additions to buildings or structures on lots fronting on both sides of Washington Street from the southern city limit line north to the northern city limit line:

(1) Construction shall be compatible with and similar to the traditional building character, particularly including mass, scale, design and style, found on Washington Street on commercial or residential buildings of historic architectural merit.

i. Elements of design consistent with historic buildings which are found on the street shall be emphasized.

The proposed design intention is for a warehouse or industrial architectural character. As the adjacent historic property is one of the only remaining large-scale factories from the 19th-century, and there were similar annexes at one time on this site, it is an appropriate style. However, the current architectural character needs refinement. Staff supports the design concept which recalls a historic factory with a later addition.

ii. New buildings and additions to existing buildings shall not, by their style, size, location or other characteristics, detract from, overwhelm, or otherwise intrude upon historic buildings which are found on the street.

The size and location of the proposed annex are subservient to the historic building. As the overall style of the annex is refined, it must remain a background building to the historic factory.

iii. The design of new buildings and additions to existing buildings shall be complementary to historic buildings which are found on the street.

While the schematic design does not yet read as complementary to the historic building in the rendering, the precedent examples and communications with the applicant indicate a willingness and intention to have a compatible and complementary annex.

iv. The massing of new buildings or additions to existing buildings adjacent to historic buildings which are found on the street shall closely reflect and be proportional to the massing of the adjacent historic buildings.

While the massing of the annex is considerable, it is respectful of the historic building. The location of the annex will allow the historic factory building to

retain visual prominence from Washington Street as a freestanding 19th-century building.

- v. *New buildings and additions to existing buildings which are larger than historic buildings which are found on the street shall be designed to look separate and shall not give the impression of collectively being more massive than such historic buildings. This design shall be accomplished through differing historic architectural designs, facades, setbacks, roof lines and styles. Buildings should appear from the public right-of-way to have a footprint no larger than 100 feet by 80 feet. For larger projects, it is desirable that the historic pattern of mid-block alleys be preserved or replicated.*

The proposed annex will have a footprint of approximately 65 feet by 46 feet, in contrast to the historic building with a footprint of 110 feet by 50 feet. The annex is clearly separated from the historic building and attached with a metal hyphen element. The annex will have a flat roof and different fenestration, reflecting a slightly later architectural period, but will retain a historic industrial character.

- vi. *Applications for projects over 3,000 square feet, or for projects located within 66 feet of land used or zoned for residential uses, shall include a building massing study. Such study shall include all existing and proposed buildings and building additions in the six block area as follows: the block face containing the project, the block face opposite, the two adjacent block faces to the north and the two adjacent block faces to the south.*

The applicant has included massing models of the surrounding blocks with the proposed annex. This particular block features a mix of late 18th-century dwellings on Oronoco Street, 1970s Colonial Revival mews-style townhouses and the large contemporary commercial use of the Saul Center to the north. Therefore, there is a wide range of building masses in the area. The annex has been carefully sited to align with and preserve the light and views from the mews in Shad Row.

- vii. *The massing and proportions of new buildings or additions to existing buildings designed in an historic style found elsewhere in along Washington Street shall be consistent with the massing and proportions of that style.*

While the proposed scheme remains conceptual, with the exception of the first floor garage entry and the resulting streetscape, it generally maintains appropriate massing and proportions in relationship to the historic building.

- viii. *New or untried approaches to design which result in new buildings or additions to existing buildings that have no historical basis in Alexandria or that are not consistent with an historic style in scale, massing and detailing, are not appropriate.*

The proposed design references the historic architecture found in the Old and Historic Alexandria District and specifically on Washington Street, though many of the historic industrial buildings it references in this area have been demolished.

- (2) *Facades of a building generally shall express the 20- to 40-foot bay width typically found on early 19th century commercial buildings characteristic of the Old and Historic Alexandria District, or the 15- to 20-foot bay width typically found on townhouses characteristic of the Old and Historic Alexandria District. Techniques to express such typical bay width shall include changes in material, articulation of the wall surfaces, changes in fenestration patterns, varying roof heights, and physical breaks, vertical as well as horizontal, within the massing.*

The annex features historically appropriate bay widths for commercial buildings, mostly with respect to the proposed fenestration.

- (3) *Building materials characteristic of buildings having historic architectural merit within the district shall be utilized. The texture, tone and color of such materials shall display a level of variety, quality and richness at least equal to that found abundantly in the historic setting.*

The inspiration images indicate that the proposed annex will feature high-quality, historically-appropriate materials generally found in the district.

- (4) *Construction shall reflect the traditional fenestration patterns found within the Old and Historic Alexandria District. Traditional solid-void relationships exhibited within the district's streetscapes (i.e., ratio of window and door openings to solid wall) shall be used in building facades, including first floor facades.*

The applicant has provided a few studies of different fenestration studies, each of which feature traditional solid-void relationships within a load-bearing masonry construction form. The top-level monitor features a more modern expression, with substantial glazing and a deep flat roof overhang. Staff believes that this element will not be prominent but notes it needs further refinement.

- (5) *Construction shall display a level of ornamentation, detail and use of quality materials consistent with buildings having historic architectural merit found within the district. In replicative building construction (i.e., masonry bearing wall by a veneer system), the proper thicknesses of materials shall be expressed particularly through the use of sufficient reveals around wall openings.*

The Board's final approval of a Certificate of Appropriateness will require that high-quality materials and appropriate detailing be used consistently throughout the project. The concept plans indicate that this will be fully met.

- (b) No fewer than 45 days prior to filing an application for a certificate of appropriateness, an applicant who proposes construction which is subject to this section 10-105(A)(3), shall meet with the director to discuss the application of these standards to the proposed development; provided, that this requirement for a preapplication conference shall apply only to the construction of 10,000 or more square feet of gross building area, including but not limited to the area in any above-ground parking structure.*
- (c) No application for a certificate of appropriateness which is subject to this section 10-105(A)(3) shall be approved by the Old and Historic Alexandria District board of architectural review, unless it makes a written finding that the proposed construction complies with the standards in section 10-105(A)(3)(a).*
- (d) The director may appeal to city council a decision of the Old and Historic Alexandria District board of architectural review granting or denying an application for a certificate of appropriateness subject to this section 10-105(A)(3), which right of appeal shall be in addition to any other appeal provided by law.*
- (e) The standards set out in section 10-105(A)(3)(a) shall also apply in any proceedings before any other governmental or advisory board, commission or agency of the city relating to the use, development or redevelopment of land, buildings or structures within the area subject to this section 10-105(A)(3).*
- (f) To the extent that any other provisions of this ordinance are inconsistent with the provisions of this section 10-105(A)(3), the provisions of this section shall be controlling.*
- (g) The director shall adopt regulations and guidelines pertaining to the submission, review and approval or disapproval of applications subject to this section 10-105(A)(3).*
- (h) Any building or addition to an existing building which fails to comply with the provisions of this paragraph shall be presumed to be incompatible with the historic district and Washington Street standards, and the applicant shall have the burden of overcoming such presumption by clear and convincing evidence.*
- (i) The applicant for a special use permit for an increase in density above that permitted by right shall have the burden of proving that the proposed building or addition to an existing building provides clearly demonstrable benefits to the historic character of Washington Street, and, by virtue of the project's uses, architecture and site layout and design, materially advances the pedestrian-friendly environment along Washington Street.*

Alterations to the Existing Building

The focus of the concept review is the proposed annex, however, it is important to note that at this time, staff is supportive of the proposed rehabilitation of the historic building. The applicant had previously proposed removing the 1935 front portico but after concerns were expressed by BAR staff and the National Park Service, the applicant has elected to retain the portico. While the portico is a later addition, it has achieved historic significance in its own right as it represents a shift away from industrial uses on Washington Street to commercial and residential, as well as an early expression of how the understanding of “memorial character” was applied after the City and NPS signed the 1929 agreement to protect the GW Parkway. It should be noted that NPS recommends retention of the shutters, front dormers and broken scroll pediment door surround as part of the overall Colonial Revival later modifications. Staff feels less inclined to require keeping shutters, which staff considers a relatively ephemeral feature on many buildings,

changing as owners change. In addition, the present louvered wood shutters reflect the previous residential use and do not recall the metal fire shutters of a factory building.

The applicant has also proposed applying a painted sign on the north elevation. Historic research uncovered by the applicant shows that this particular building has a long history of extensive painted signage and historic photographs show painted signs on almost every commercial building in Alexandria. Staff conceptually supports a painted sign that references the historic use of the building, such as the name “Mount Vernon Cotton Manufactory” and finds that it will serve to emphasize the industrial nature of the building and this area of Washington Street which is now a mix of residential, retail and office.

Next Steps

At this time, it is anticipated that the proposal may be reviewed by Planning Commission and City Council in mid-2014. Following City Council approval, the applicant would then return to the BAR with a formal application for a Certificate of Appropriateness. The applicant should continue to work with staff as plans are refined to ensure continued conformance with BAR requirements and to work out materials and design details.

IV. STAFF RECOMMENDATION

Staff recommends that the Board find the concept design for the proposed development to be appropriate with respect to the height, scale, mass and general architectural character of the Old and Historic Alexandria District and that it complies with the Washington Street Standards. It is recommended that the applicant continue to work with BAR staff to refine the design and possibly return for a second concept review.

V. CITY DEPARTMENT COMMENTS

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

Archaeology

Open Space and Landscaping

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

A final determination of the scope and scale of historical and archaeological interpretation, if any, will be determined after the Documentary Study and an Archaeological Evaluation are completed.

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)

Upon request of the applicant or the applicant's archaeological consultant, Alexandria Archaeology will provide a Scope of Work for the Documentary Study and Archaeological Evaluation

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

Archaeology Findings

- F-1 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.

- F-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.

Zoning Ordinance

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

Code Administration

- F-1 The following comments are for concept review only. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon that information and the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Division Chief at ken.granata@alexandriava.gov or 703-746-4193.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). This conversion of an office building to residential use with an expansion will require Building, trade permits and inspections.
- C-3 A Certificate of Occupancy will be required prior to occupancy due to this being a change of occupancy.
- C-4 Accessibility requirements shall be in compliance with the USBC and ANSI 117.1

Transportation and Environmental Services (T&ES)

Recommendations

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

Development Division (P&Z)

1. The subject property, two legal lots, totals 28,879 square feet is currently occupied by a four story office building and surface parking located in the Old Historic Alexandria District. The property is located in two zoning districts. The portion of the lot occupied with an office building is zoned OC, office commercial. The portion of the lot used for surface parking is zoned RM, residential with a proffer governed by Ordinance #2624.
2. Staff is reviewing the DSUP#2013-00023 proposal to convert the existing office building into a 28 unit residential apartment building and to construct a 6 unit annex building to the north of the existing building facing Pendleton Street, for a total of 34 units on the site.
3. In order to approve the project as proposed, some or all of the following may be required:
 - a. Master Plan Amendment to change the land use designation as shown on the Small Area Plan maps;
 - b. Rezoning;
 - c. Development special use permit, with site plan, to construct a multifamily residential building;
 - d. Special Use Permit requests:
 - i. Increased floor area for residential development;
 - ii. Increased floor area and/or a parking reduction for the provision of affordable housing pursuant to Section 7-700 of the Zoning Ordinance;
 - iii. To reduce the number of required parking spaces.
 - e. Modification requests to:
 - i. Front yard setback, pursuant to Section 7-900.
4. The applicant is pursuing a separate application which would convert the existing building into 28 residential units, without the proposed annex. As part of that proposal, selective interior demolition has been approved, and is underway.

Development comments for BAR Concept Review

1. The Washington Street Standards and Guidelines state that Special Use Permit requests for additional density on Washington Street must demonstrate that the proposed building or additions provide “clearly demonstrable benefits to the historic character of Washington Street”. (Sec. 10-1005 of the Zoning Ordinance).
2. Additional work is needed to develop the streetscape design for the Pendleton Street frontage, particularly with regards to the proposed garage entrance, and N. Washington Street. Projects along Washington Street shall adhere to the Washington Street Design Guidelines, which shall include brick sidewalks, Nostalgia street lights and landscaping. The Old Town North SAP Urban Design Objectives and Critical Concerns (p.30) also notes that “*sidewalk treatment on Washington Street should include, for instance, low walls, shrubbery gardens or a landscape entrance*”.

ATTACHMENTS




- 1 – Supporting Materials*
- 2 – Application for 513-515 North Washington Street Concept Review*
- 3 – Historical Overview Report on 515 North Washington Street*
- 4 – BAR Conceptual Review Policy, 5/3/00*
- 5 – Submitted Comments*



515 N. Washington Street Alexandria, VA



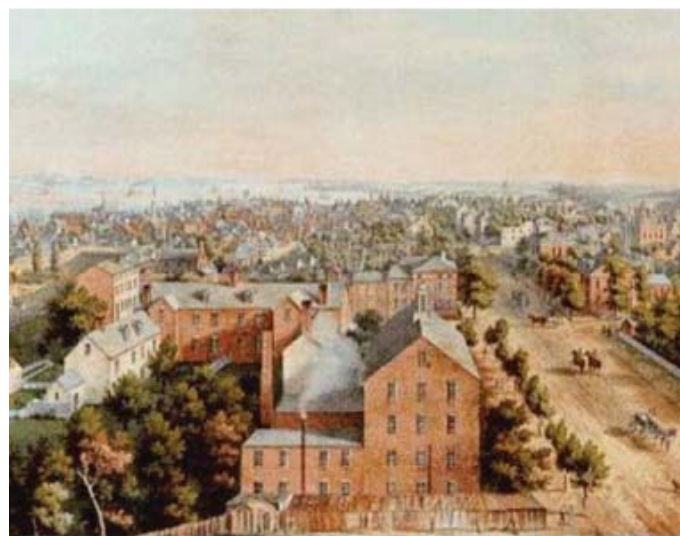
Board of Architectural Review
March 05, 2014

PROJECT N ^o 20130161.00	REVISION N ^o 000	DATE 02/03/2014	<i>Notes</i>
 	<p>COTTON FACTORY RESIDENTIAL RE-USE 515 N WASHINGTON STREET ALEXANDRIA, VA 22314</p> <p>© 2013 Cooper Carry, Inc. 625 North Washington Street, Suite 200, Alexandria, Virginia 22314 Tel. 703-519-6152 Fax: 703-519-7127</p>		 COOPER CARRY

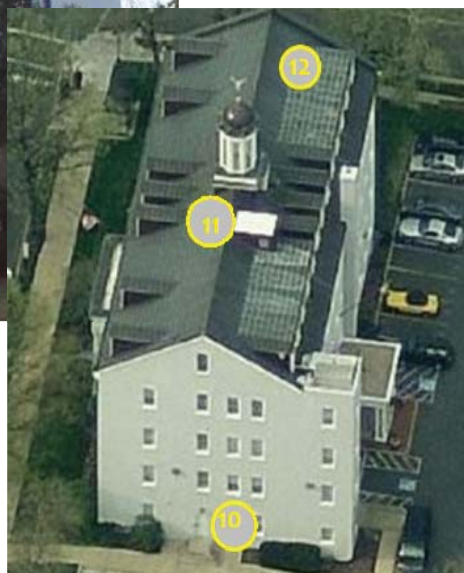
Exterior Facade Changes Through the Years



1918 - 1935: Express Spark Plug Factory

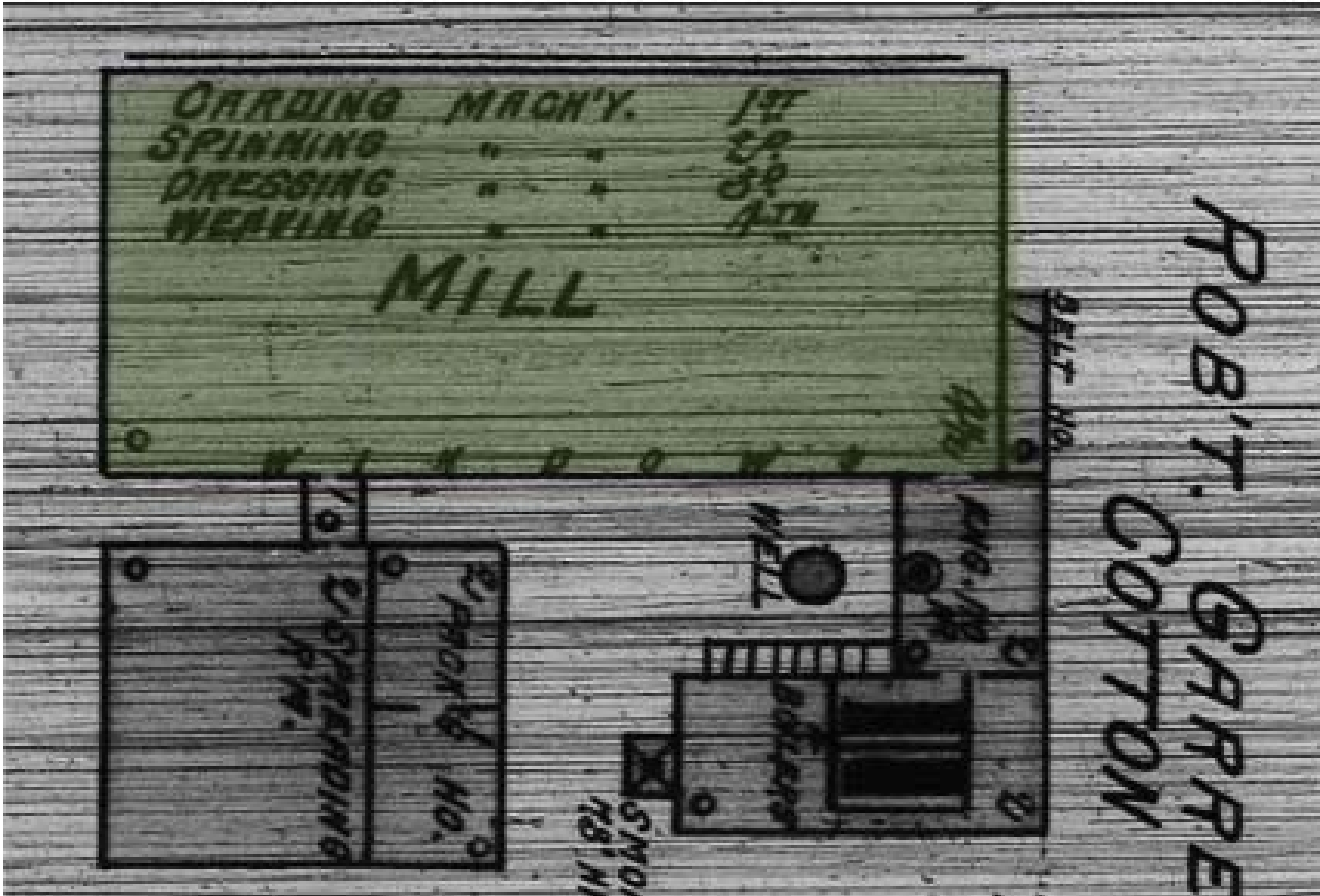


1935 - 1981: Belle Haven Apts. 1847 - 1861: Cotton Factory



- 1. Portico installed 1935. Distinguishes the West facade as the new main entrance.
- 2. Shutters installed 1935
- 3. Dormer windows installed 1935.
- 4. New cupola installed in 1961; repaired 1968 and 1998.
- 5. Weathervane installed 1992.
- 6. Copper standing seam roof replaces slate in 2004.
- 7. Elevator tower installed 1903
- 8. Brick flue installed 1935.
- 9. Portico installed 1996.
- 10. Location of historic front door reconfigured 1935.
- 11. Elevator installed 1982.
- 12. 9 of the 12 rear facing dormers connected pre-1992

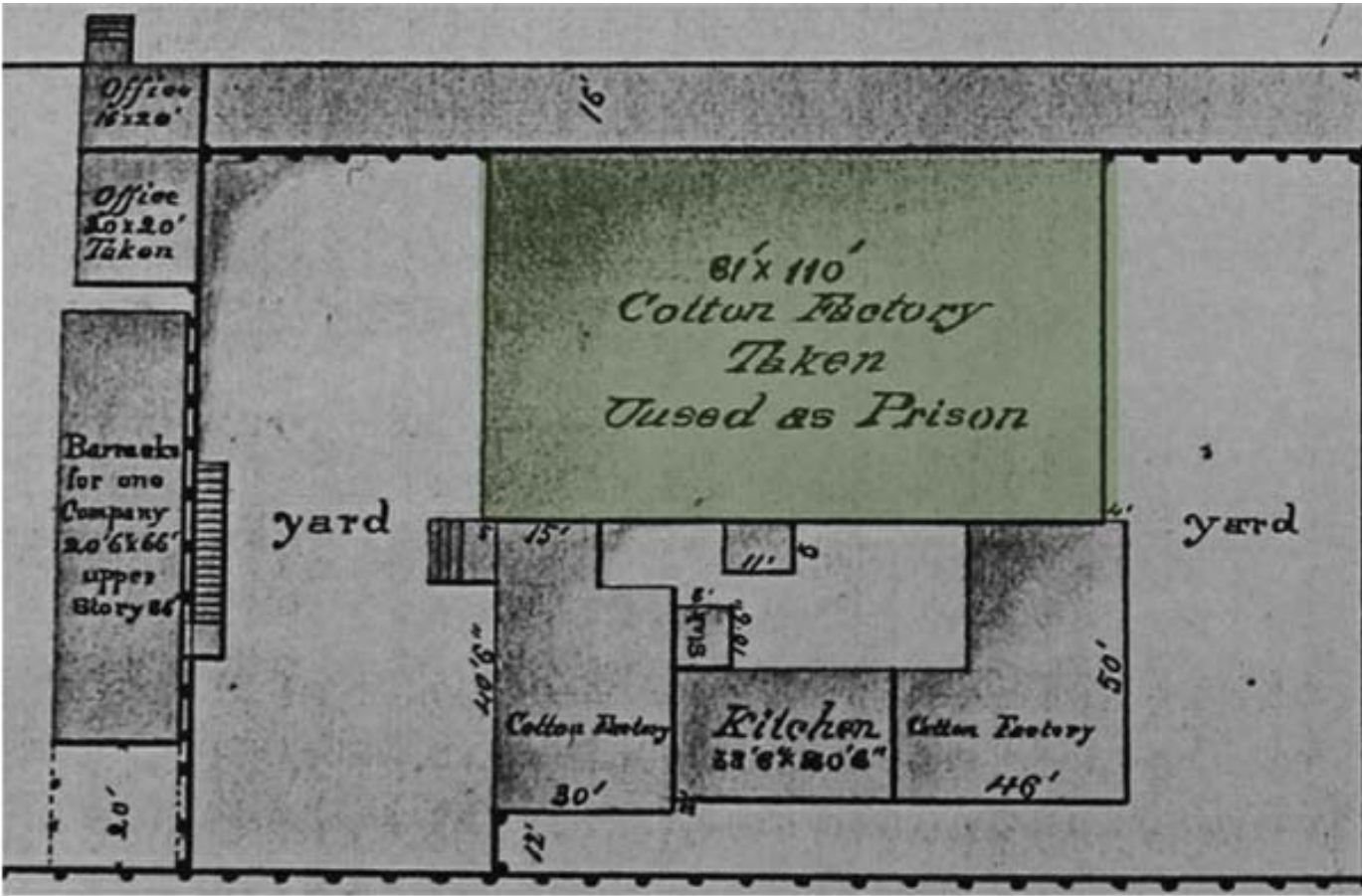
Site Plan Through the Years



1847 - 1861: Cotton Factory






1918 - 1935: Express Spark Plug Factory



1861 - 1865: Civil War

- Union Army Hospital & Supply Center
- Union Army Prison



PROJECT N° 20130161.00	REVISION N° 000	DATE 02/03/2014	<i>Notes</i>	EXISTING SITE CONDITIONS	
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Notes

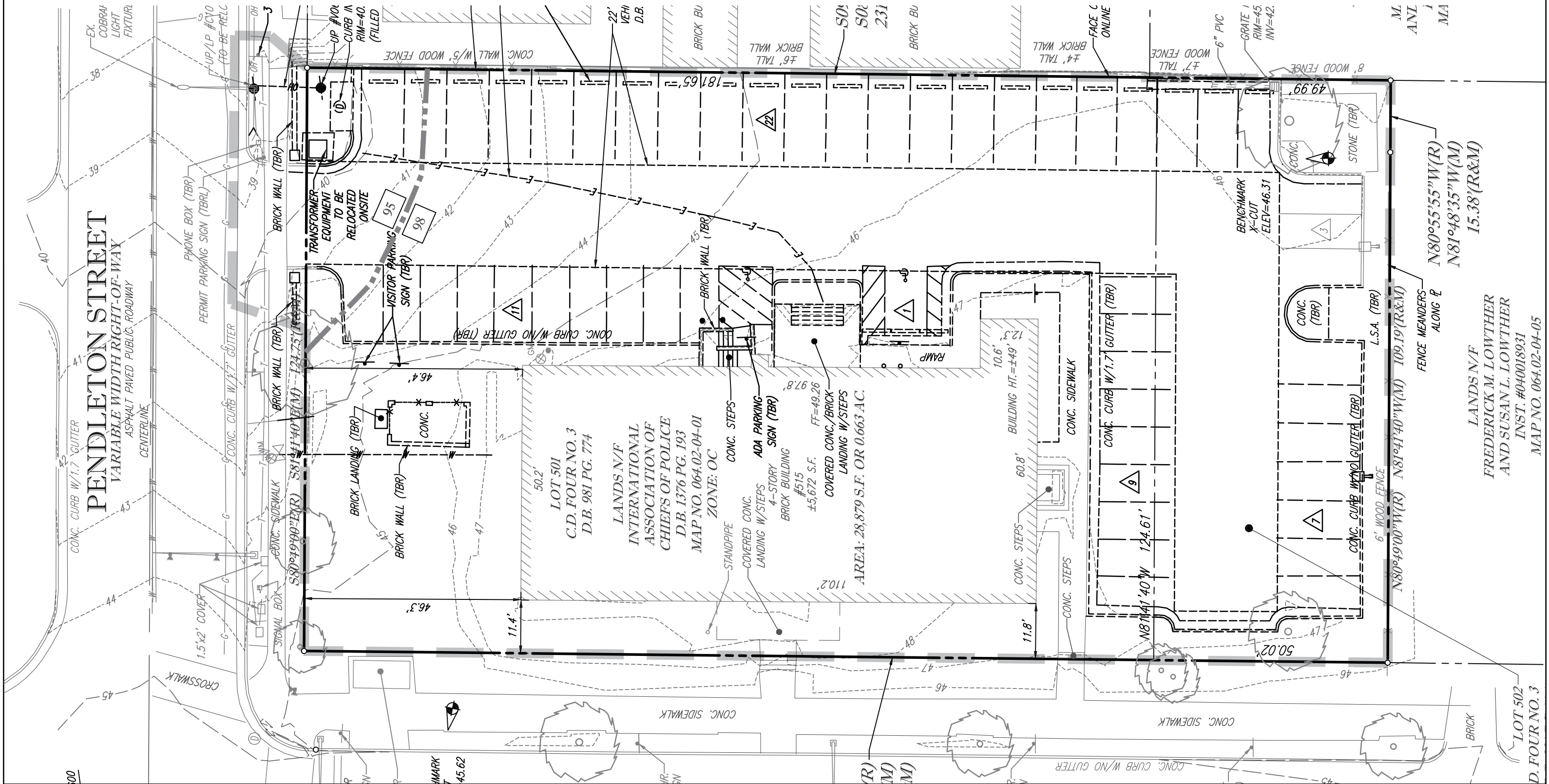
EXISTING BUILDING CONDITIONS



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



Existing Site Plan



PROJECT N°	20130161.00	REVISION N°	000	DATE	02/03/2014
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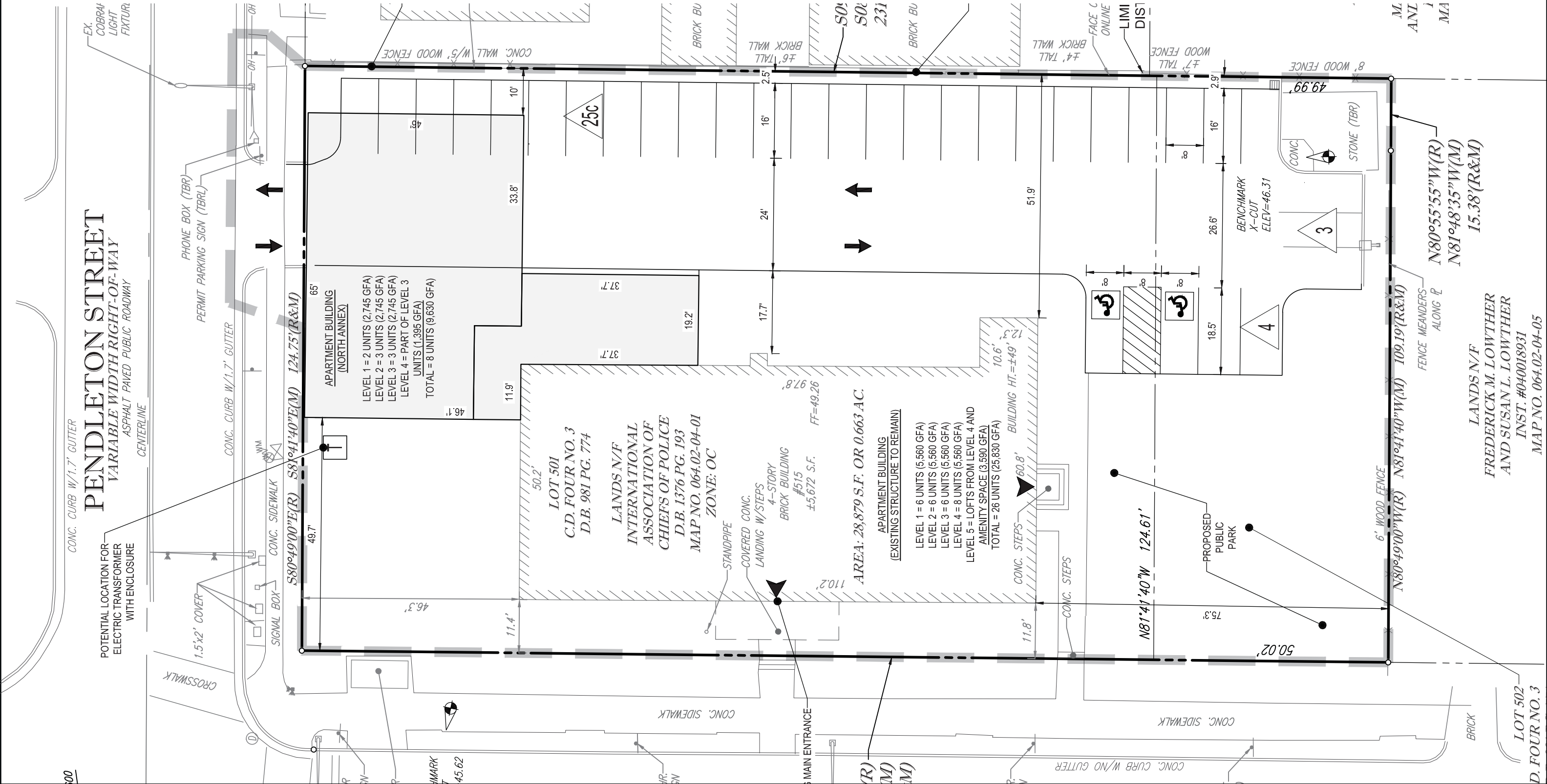
EXISTING SITE PLAN

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



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Proposed Site Plan






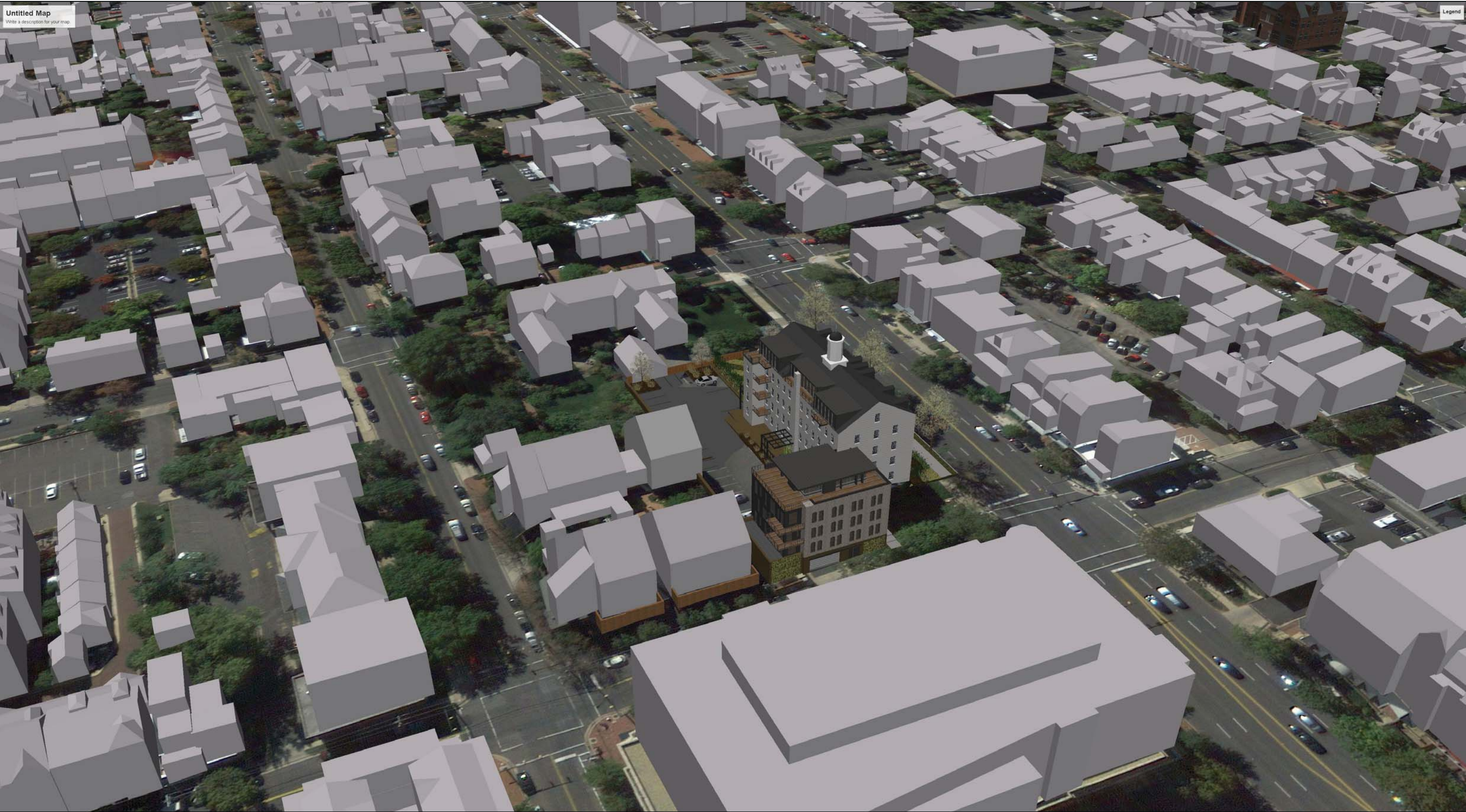
PROJECT N ^o 20130161.00 REVISION N ^o 000 DATE 02/03/2014			Notes		PROPOSED SITE PLAN	
<div>CASRiegler VALUE URBAN CHARACTER</div> <div>SNEAD CONSTRUCTION</div>			<div><div>N</div><div>020</div></div> <div>© 2013 Cooper Carry, Inc. 625 North Washington Street, Suite 200, Alexandria, Virginia 22314 Tel. 703-519-6152 Fax: 703-519-7127</div>		<div>COTTON FACTORY RESIDENTIAL RE-USE 515 N WASHINGTON STREET ALEXANDRIA, VA 22314</div> <div>COOPER CARRY</div>	


Future Existing Building Modifications

Planned Facade and Function Updates

- Rear combined dormers replaced and raised.
- Roof-top terraces within current building facade line added at new shed dormers.
- Shutters removed.
- Rear portico addition removed, replaced with new entry elements.
- Painted “Cotton Factory” signage added to North End of existing building at Project Gateway.
- Project Gateway structure spanning new annex construction and existing building added.
- Additional painted signage at South Facade of existing building representative of Spark Plug Factory Era.
- Front portico rooftop converted to private residence terrace.
- Private ground level terraces added at front facade (West) flanking existing portico.
- Private ground level terraces added at rear facade (East).
- Private balconies/new window added at intersection of rear facade and existing southeast elevator tower.

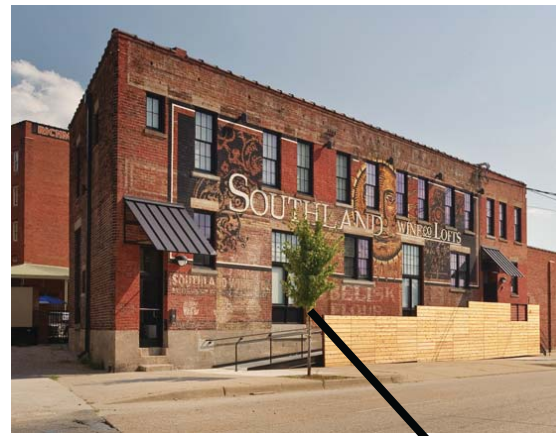
PROJECT N° 20130161.00	REVISION N° 000	DATE 02/03/2014	Notes	WASHINGTON STREET DESIGN GUIDELINES
 			<p>COTTON FACTORY RESIDENTIAL RE-USE</p> <p>515 N WASHINGTON STREET</p> <p>ALEXANDRIA, VA 22314</p> <p>© 2013 Cooper Carry, Inc. 625 North Washington Street, Suite 200, Alexandria, Virginia 22314 Tel. 703-519-6152 Fax: 703-519-7127</p>	 <p>COOPER CARRY</p>



PROJECT Nº 20130161.00 REVISION Nº 000 DATE 02/03/2014			Notes		NE AERIAL - SITE CONTEXT	
<div>CAS Riegler <small>VALUE URBAN CHARACTER</small></div> <div>SNEAD CONSTRUCTION</div>			<div>COTTON FACTORY RESIDENTIAL RE-USE 515 N WASHINGTON STREET 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>



COTTON MILL CONDOS
- NEW ORLEANS, LA



SOUTHLAND WINE COMPANY LOFTS
- RICHMOND, VA



VIRTUE FEED & GRAIN
- ALEXANDRIA, VA



EXPRESS SPARK PLUG CO. - 515 NORTH WASHINGTON (1920)
- ALEXANDRIA, VA



COTTON MILL CONDOS
- NEW ORLEANS, LA



PROJECT N° 20130161.00 | REVISION N° 000 | DATE 02/03/2014

Notes

515 N. WASHINGTON ST. - PROJECT GATEWAY

CAS Riegler
VALUE | URBAN | CHARACTER

SNEAD
CONSTRUCTION

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N. WASHINGTON ST. - ELEVATION



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Notes

NW STREET VIEW - N. WASHINGTON ST - 1



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NW STREET VIEW - N. WASHINGTON ST - 2



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Notes

NW STREET VIEW - N. WASHINGTON ST - 3



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NE STREET VIEW - PENDELTON ST



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Notes

SE AERIAL - REAR COURT



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Notes

SW STREET VIEW - N WASHINGTON ST.






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

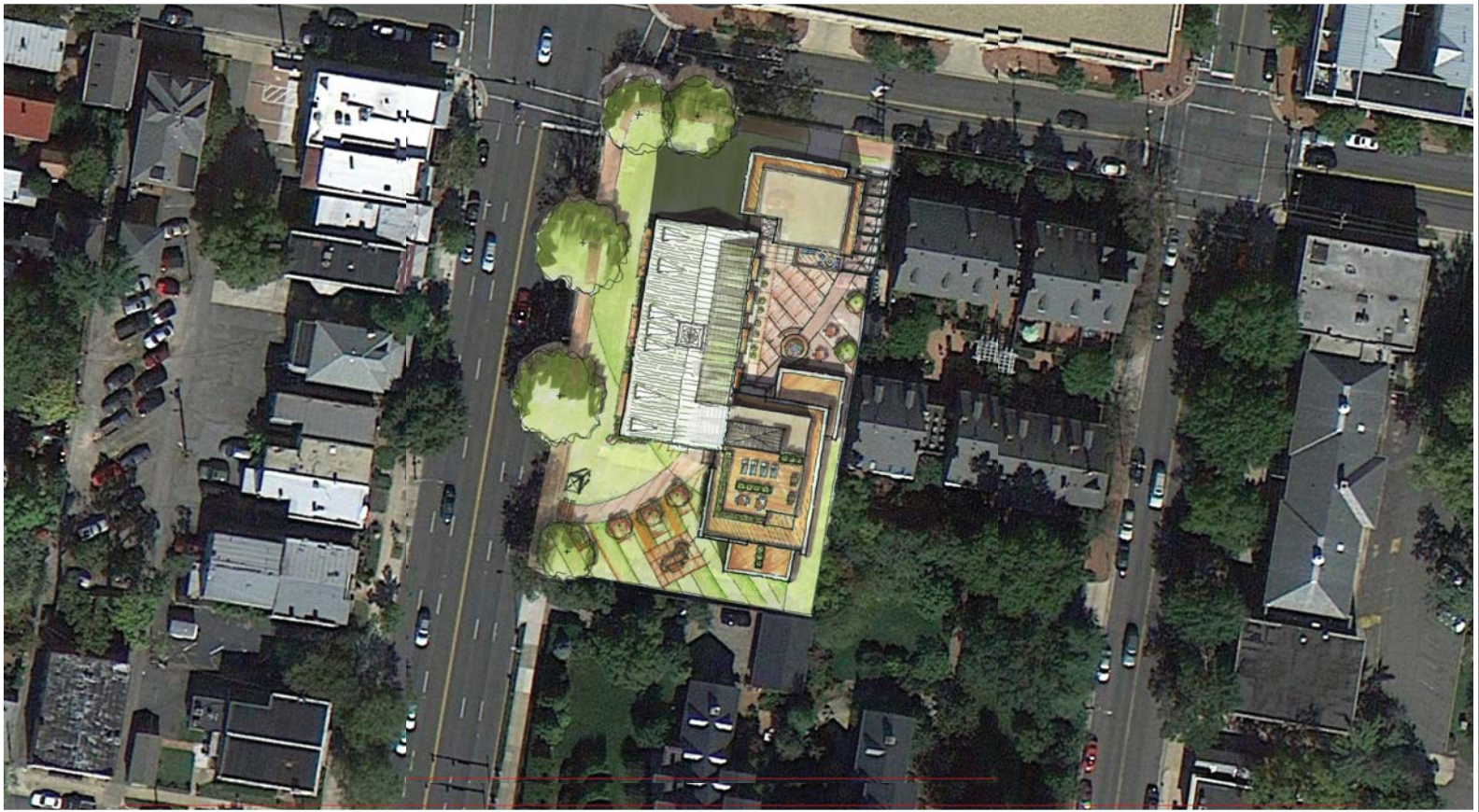
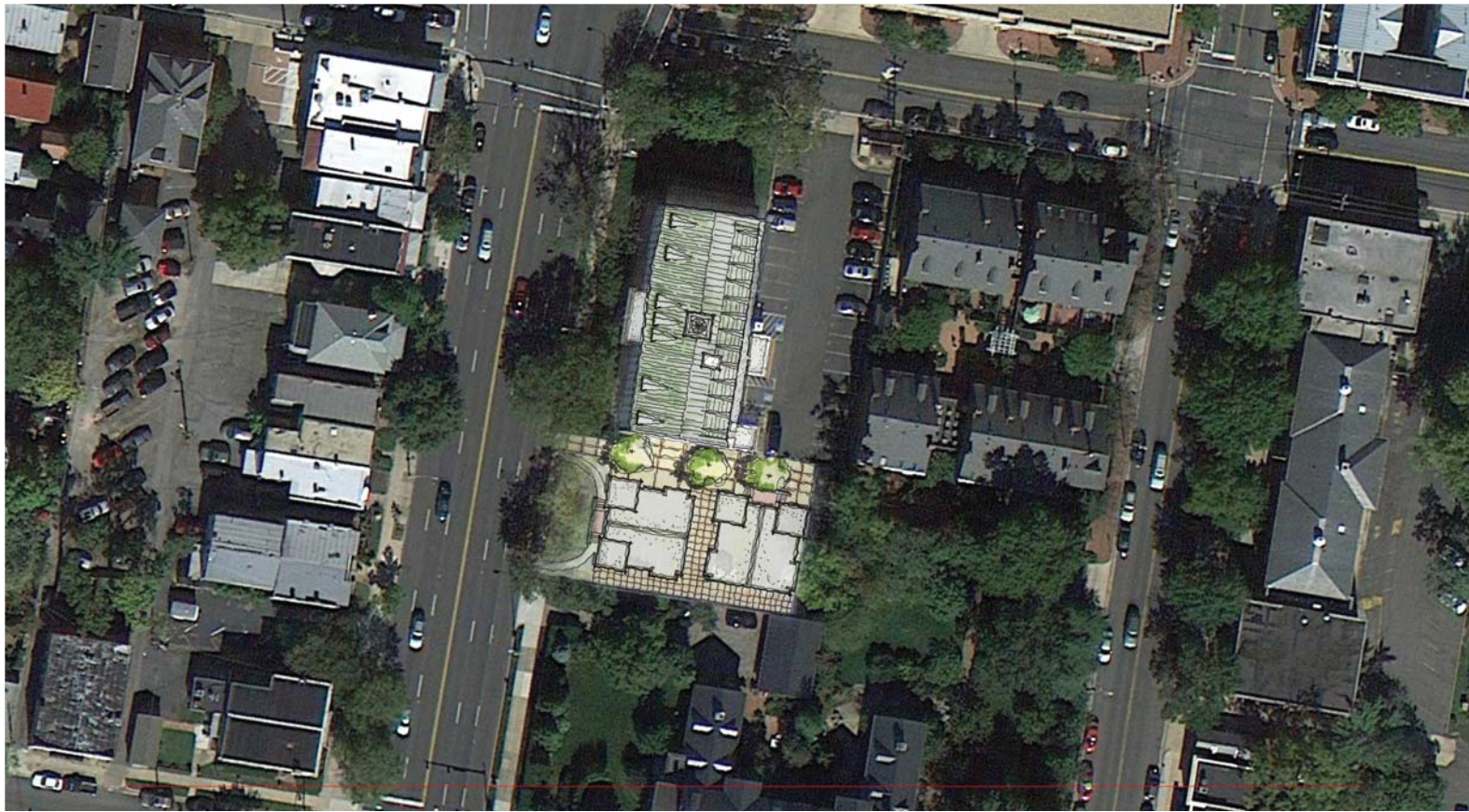
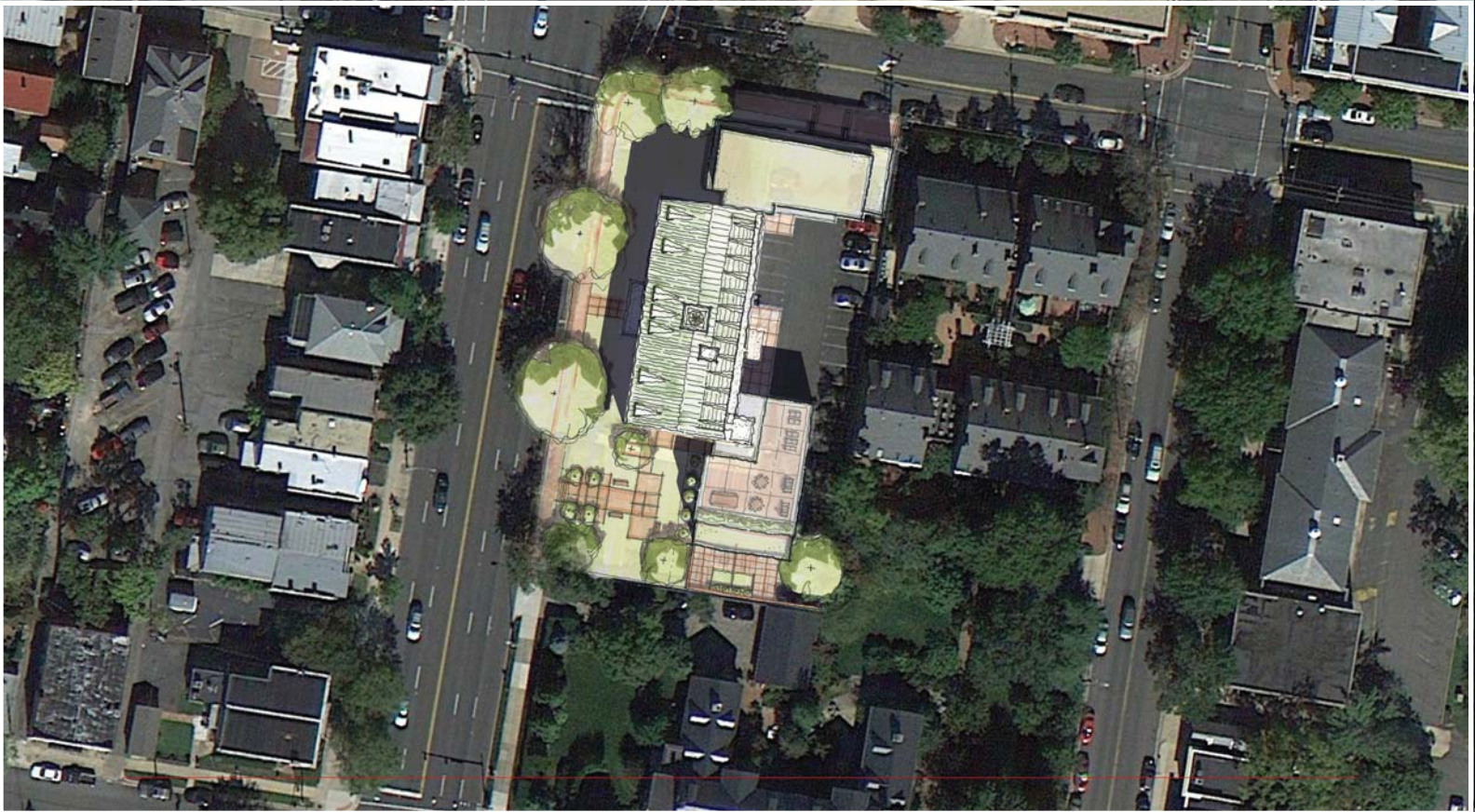
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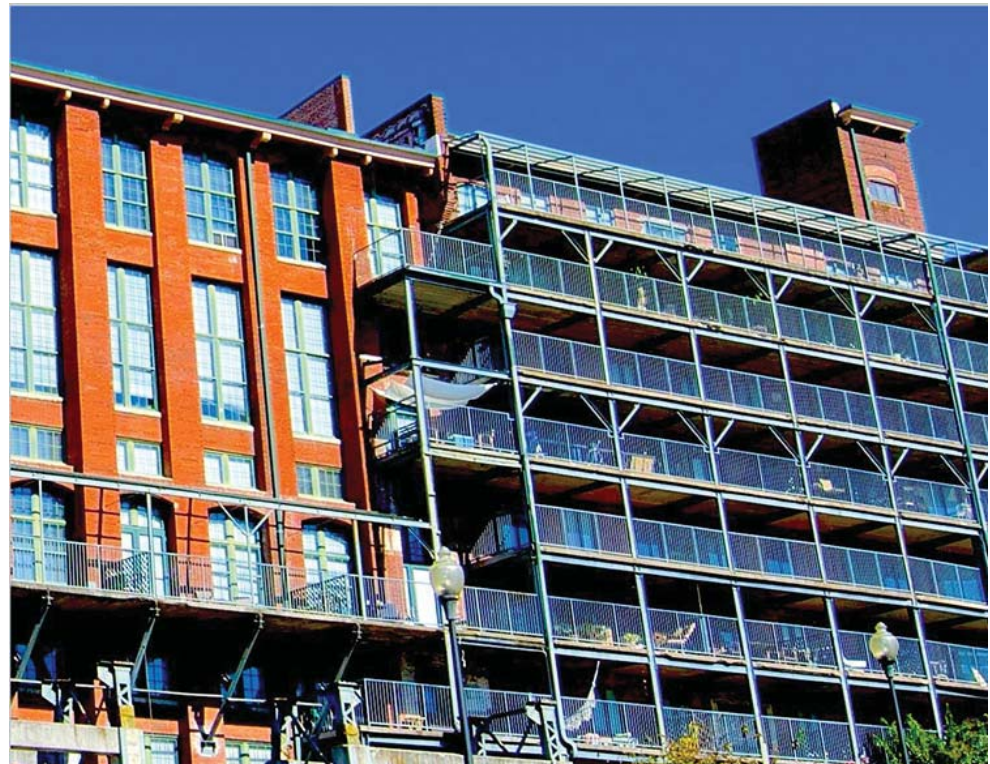
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PROJECT N ^o 20130161.00	REVISION N ^o 000	DATE 02/03/2014	<i>Notes</i>	PREVIOUS STUDIES - SOUTH ANNEX	
 			<p>COTTON FACTORY RESIDENTIAL RE-USE 515 N WASHINGTON STREET ALEXANDRIA, VA 22314</p> <p>© 2013 Cooper Carry, Inc. 625 North Washington Street, Suite 200, Alexandria, Virginia 22314 Tel. 703-519-6152 Fax: 703-519-7127</p>		 COOPER CARRY



<div>PROJECT N^o 20130161.00</div> <div>REVISION N^o 000</div> <div>DATE 02/03/2014</div>	<div>PREVIOUS STUDIES - PLAN CONCEPTS</div>
<div> <div>CAS Riegler</div> <div>VALUE URBAN CHARACTER</div> <div>SNEAD CONSTRUCTION</div> </div>	<div> <div>Notes</div> <div> <div>COTTON FACTORY RESIDENTIAL RE-USE</div> <div>515 N WASHINGTON STREET</div> <div>ALEXANDRIA, VA 22314</div> </div> <div> <div>COOPER CARRY</div> </div> </div>



PROJECT N° 20130161.00 | REVISION N° 000 | DATE 02/03/2014

Notes

INSPIRATION IMAGES






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



Washington Street Design Guidelines

Requirements

- **Corner Lots maintain vision clearance for transportation safety / maintain historic building line.**
 - New Construction does not encroach on the corner, recessed from historic structure of 515 to provide visual separation.
- **Building height along Washington St. limited to 50 feet.**
 - New construction below 50 feet high for average site grade.
- **Tree removal requires approval of City Arborist.**
- **Compliance with Chesapeake Bay Protection Ordinance**
- **Compatible and Similar to Traditional building character (mass, scale, design, and style) of Washington Street**
 - Use of the elements and character of the historic functions of the building.
- **Shall not detract, overwhelm, or intrude upon adjacent historic building**
 - Building restrained to flank the historic Cotton Factory in a manner that an original annex may have had.
- **Closely reflect and be proportional to the massing of adjacent historic buildings**
 - New construction takes note of the historic uses of the adjacent Cotton Factory and reflects its original character and massing.
 - New construction maintains a footprint smaller than 100 feet by 80 feet while maintaining the traditional Alexandria 20 - 40 foot bay width.
- **Materials and detailing to be consistent to the character of Old Town while taking cues from the varied past and uses of the 515 site, structured to enrich the site beyond its current state.**
 - Brick with metal detailing.

PROJECT N ^o 20130161.00 REVISION N ^o 000 DATE 02/03/2014		Notes	WASHINGTON STREET DESIGN GUIDELINES	
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Washington Street Design Guidelines

Guidelines

- The 515 Cotton Factory site is specifically listed as an architecturally and historically important building in the Washington Street Design Guidelines, and thus its storied past should be celebrated and shared.
- New construction and park development to screen parking areas from direct line of sight to Washington Street.
- As a visual extension of the original Cotton Factory, the new annex construction and the original factory will share a new unified front entrance gateway at the intersection of the two buildings, fronting onto North Washington Street.

Wilkes Street to Pendleton Street Sector

- **In the Wilkes St. to Pendleton St. sector, “there should be little or no space between buildings in order to maintain the historic relationship between buildings.”**
 - Space between the new annex and the original factory to be connected visually, creating a meaningful and inviting gateway.
- **Near Pendleton St, gardens and open space should remain as open space and not be intruded upon when possible.**
 - Southern parkscape to be returned to the Washington Street corridor.

PROJECT N° 20130161.00	REVISION N° 000	DATE 02/03/2014	Notes	WASHINGTON STREET DESIGN GUIDELINES
 	<p>COTTON FACTORY RESIDENTIAL RE-USE</p> <p><i>515 N WASHINGTON STREET</i></p> <p><i>ALEXANDRIA, VA 22314</i></p> <p>© 2013 Cooper Carry, Inc. 625 North Washington Street, Suite 200, Alexandria, Virginia 22314 Tel. 703-519-6152 Fax: 703-519-7127</p>			 <p>COOPER CARRY</p>

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

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

The proposed project is the conversion of the existing office building into 26 residential units totaling 26,283 gross square feet. Exterior Alterations of the existing building includes removal of the existing porticos on the West facade of the building, removal of the existing window shutters, and the alteration of the rear dormers on the east portion of the buildings roof line. Additionally the project includes annex structure to be built on the north end of the property along Pendelton street with 8 additional residential units totaling approximately 10,000 gross square foot 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 RieglerDate: 2/3/2014

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.

2/3/2014

Date

Kevin Riegler

Printed Name



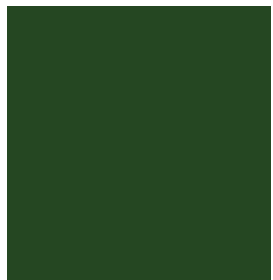
Signature

515 N Washington Street

Alexandria, Virginia 22314

Historical Overview

September 2013



SUMMARY

Address:	515 N Washington Street, Alexandria VA 22314
Block:	500 block of North Washington Street
Year Built:	1847
Architect:	Unknown
Original Owner:	Alexandria Businessmen: Wm. Fowle; Anthony Cazenove; Hugh Smith; Henry Daingerfield; Wm. Gregory; John Withers; Robert Jamieson; John C. Vowell; Wm. Stabler; Robert Miller
Style:	Industrial
Construction:	Brick
Height:	Four stories plus basement & attic
Original Use:	Cotton Factory
Historic Designation:	Contributing resource to the Old & Historic Alexandria District and to the Mount Vernon Memorial Highways District.
Notable Alterations:	<p><i>Exterior:</i> Elevator tower on the southeast corner was constructed in 1903. Elaborate portico, shutters and dormer windows were added to the simple façade in 1935. Original cupola was replaced in 1961 (then repaired in 1968 and 1998). Slate was removed from roof in 2004 and the existing standing seam metal was installed.</p> <p><i>Interior:</i> Gutted numerous times. First for conversion to a Bottling House in 1903; again in 1935 with reuse as apartments. Attic space turned into a habitable 5th floor in 1935.</p>

Historically known as the Mount Vernon Cotton Factory, the property located at 515 N Washington Street, Alexandria, V.A. is a four-story, plus basement and attic, office building located on the east side of N Washington Street. Bounded by Pendleton Street on the north and Oronoco Street on the south, the brick industrial building was constructed in 1847. The masonry building maintains the original rectangular footprint of approximately 110' x 50'.

HISTORIC DESIGNATION

The building is a contributing resource to the Old and Historic Alexandria District and, therefore, any proposed alterations to the property fall under the purview of the City's Board of Architectural Review. In addition, the building fronts Washington Street and therefore is considered an important resource in the Mount Vernon Memorial Highway Historic District. Any proposals for alterations to the building will need to be "in keeping with the dignity, purpose, and memorial character of the highway" and will require review and comments by the National Park Service.¹

BUILDING HISTORY

- 1847: One acre of land purchased from Betsy C. Mason by Wm. Fowle, Anthony Cazenove, Hugh Smith, Henry Daingerfield, Wm. Gregory, John Withers, Robert Jamieson, John C. Vowell, Wm. Stabler and Robert Miller.
Construction completed for Mount Vernon Cotton Factory.
- 1855: Sale of building for \$26,000 to Lewis McKenzie, John Withers, Robert Jamieson, James Green, Henry Dangerfield, and Wm. Gregory. Operates as a cotton factory.
- 1858: Sale of building for \$35,000 to John Rosencrantz of Philadelphia, PA. Operates as a cotton factory.
- 1863: Commandeered by the U.S. Military. Becomes Cotton Factory Prison/Washington Street Military Prison for Confederate Soldiers.
- 1866: Sale of building for \$34,000 to Abijah Thomas (of Smythe County, Virginia). Operates as a cotton factory (unsuccessful).
- 1877: Sale of building for \$33,000 to Robert H. Garrett of Baltimore, MD. Business closed by Garrett to prevent competition with his business in MD.
- 1900: Property conveyed to Henry C. Chipman of Baltimore, MD for \$12,000. Factory remains closed.
- 1902: Alexandria Corporation Court ordered property to be sold at public auction. Sale of building to Harry and John Aitcheson for \$14,400.
- 1903: Property transferred to Robert Portner Brewing Company. Building converted into the Bottling House for the large brewing complex. A number of alterations completed by architect and builder Clement A. Didden and L. Morgan Davis.
- 1913: U.S. Department of Agriculture rents building for storage purposes from Portner.

¹ National Register of Historic Places, "Mount Vernon Memorial Highway," Arlington/Alexandria, Virginia & Washington, District of Columbia, National Register #384939.

- 1918: Sale of building to Express Spark Plug Company of America, Inc.
Operates as a spark plug factory.

- 1935: Sale of building to John Loughran. Building re-zoned and converted to Belle Haven Apartments.

Large-scale alterations completed by architect A. B. Lowstuter.

- 1981: Sale of building to Stevens, Davis, Miller & Mosher Building Group.
Operates as office space.

- 1992: Sale of building to the International Association of Chiefs of Police.
Building painted the existing exterior colors.

Alterations

When constructed, the Mount Vernon Cotton Factory was on street level and sat approximately 15' from N Washington Street. Rectangular in shape, the original footprint of the building spanned 110' north-south and 50' east-west with a centered cupola. The present size and simple features of the building that exist today are similar to the original 1847 appearance. Throughout the history of the building, outbuildings and additions were incorporated as the use for the building changed. These outbuildings and add-ons were limited to the east and north elevations and were habitually altered and then demolished.

In 1903, the building was converted into a bottling house to be used by the large Robert Portner Brewing Company, a complex that encompassed four City blocks. By 1903, 515 N Washington Street was said to be one of the largest and most substantial buildings in the country. A *Washington Post* article from April 4, 1903, reported on the transition of the old unoccupied factory to a modern bottling establishment with “wooden floors [to be] replaced by concrete, [and] supported by heavy iron girders. The building will be repainted and surmounted by a powerful arc light, which is expected to illuminate the entire section of the city.”² Reportedly, the company spent \$15,000 on alterations that included the construction of the extant elevator tower on the southeast corner of the building. The 1903 work also included demolition of a number of smaller secondary additions that were associated with the cotton factory and utilized while the building operated as a military prison.

Significant alterations to 515 N Washington Street occurred again in 1935, with the transition of the building from commercial to residential use. Owner John Loughran spent approximately \$70,000 to

² “Alexandria News In Brief: Remodeling the Old Mount Vernon Cotton Factory,” *Washington Post*, April 4, 1903. Proquest.

provide the building with much of the detail that exists today.³ The 1935 exterior alterations encompassed the installation of the extant main entry and portico on the west elevation, construction of the dormer windows on the gable roof, addition of shutters to the west and north elevations, reconfiguration of the extant door on the south elevation, return of two doors to windows on the north elevation, construction of the brick flue on the rear elevation, and the lowering of the 1903 elevator tower to the roof line. At this time, two sheds that had been constructed by Portner Brewing Co. were demolished. The building operated as apartment housing for over forty years, and during that span of time, required a number of repairs and alterations that included the replacement of the cupola in 1961, then an expansive roof repair following a 1968 fire.

Since converting to office space, a handful of notable alterations have changed the exterior appearance of the building. Such alterations include the substitution of the asbestos slate shingles with a standing seam metal roof, rear addition of a portico and handicap ramp, addition of a weathervane and flag poles, as well as the painting of the exterior to the extant color.

More recently, the dormer windows on the rear elevation have been altered. Although research did not uncover a permit for the alteration, the joining of four dormer windows on the south end of the east elevation as well as the joining of five dormer windows on the north end of the east elevation was not part of the 1935 work. The dormer windows were intended to be individually spaced and the alteration work occurred sometime before 1992.⁴

³ "Loughran Asks Zoning Change At Alexandria: Plans to Spend \$50,000 Remodeling Building into Apartment," *Washington Post*, October 25, 1934. Proquest.

⁴ Please refer to www.historicaerials.com. The comparison of the 2002 aerial photograph with the 1964 aerial photograph shows the change in shadows that would be the case when individual dormers were connected. A August 17, 1992 drawing presented to the BAR shows the existing condition of the rear dormers to be connected (City Archives).



Photograph taken by EHT Tracerics.

Façade (West Elevation)

1. Portico installed in 1935 distinguishing the West elevation as the façade with new main entrance.
2. Shutters installed in 1935.
3. Dormer windows installed in 1935.
4. New cupola installed in 1961; repaired in 1968 and again in 1998.
5. Weathervane installed in 1992.
6. Copper standing metal seam roof replaces slate in 2004.



Photograph taken by EHT Tracerics

Rear (East Elevation)

7. Elevator tower installed 1903; height altered in 1935.
8. Brick flue installed in 1935.
9. Portico installed in 1996.



Image courtesy of Bing.com

Aerial

- 10. Location of door historic, reconfigured in 1935.
- 11. Elevator installed in 1982.
- 12. 9 of the 12 rear dormer windows connected sometime before 1992.

Analysis of Historic Character

515 N Washington Street is a highly significant historic building for the City of Alexandria. Fortunately, through its multi-purposed use, much of the original simplicity of the building remains. Although present-day exterior character defining features have been added to the building since its original construction, the location, form, mass, scale and setting retain a high-level of integrity.

515 N Washington Street has out-lived many of the important businesses that operated within the structure, including the Mount Vernon Cotton Factory, Robert Portner Brewing Company, and the Express Spark Plug Company— serving as one of the few existing industrial remnants of a bygone era for Alexandria. Although some alternate materials and new designs have been introduced to the building, the building maintains a strong visual association to its industrial history.

As a result, 515 N Washington Street retains a high level of historic integrity both in its role as a surviving industrial remnant to an important section of the Old and Historic Alexandria District, and in its more recent role as a dominating structure along the historically significant Mount Vernon Memorial Highway.

Historic Images



Figure 1: "View of Alexandria VA." 1853 Lithograph by E. Sachse & Co. Courtesy of Alexandria Library of Local History Special Collections. Image displays rear factory additions that were later demolished for the building's transition to a bottling house.

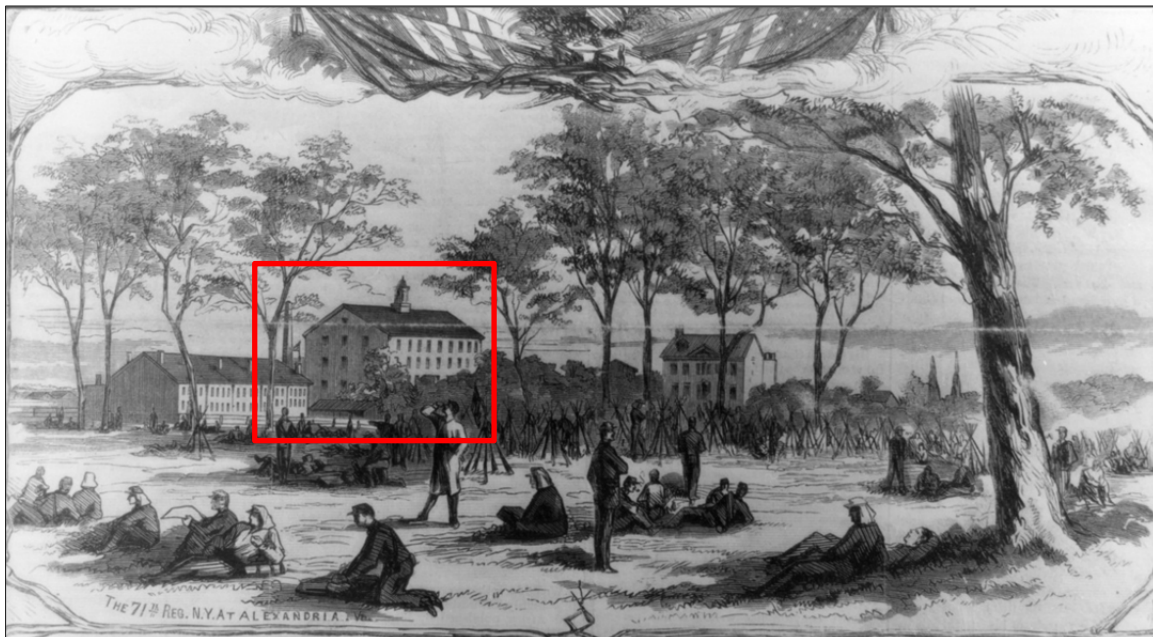


Figure 2: "The 71th REG. N.Y. At Alexandria, VA." Image dated 1861. Cotton Factory in background. Courtesy of Alexandria Library Local History Special Collections, Vertical File Image #822.



Figure 3: "Birds Eye View of Alexandria, VA." 1863. Courtesy of LOC.



Figure 4: "Birds Eye View of Alexandria, VA." 1863. Courtesy of LOC. Image of east elevation.

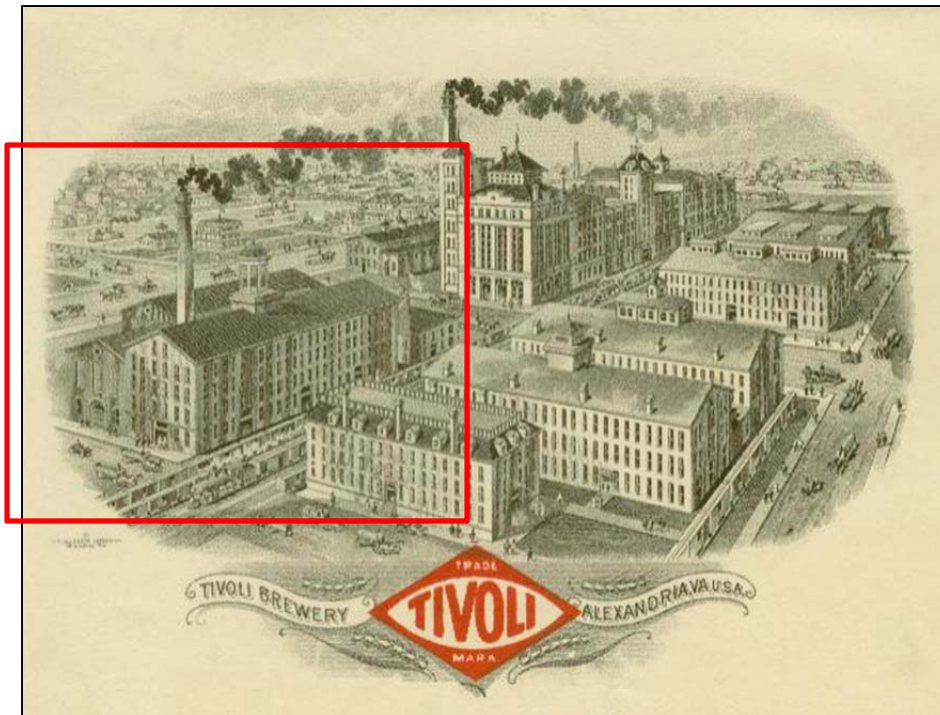


Figure 5: Post-1902 Robert Portner Brewing Company Advertisement. Courtesy of *Historic Alexandria: An Illustrated History*. The artist inaccurately depicts 515 N Washington as a mirror-image of itself and places the building further north than where it was located in proximity to the larger brewing complex.

ALEXANDRIA'S BREWERY

IN the year 1862, ROBERT PORTNER, the pioneer brewer of the South, established in Alexandria, on a very moderate scale, the nucleus of a business which has since grown to mammoth proportions. It remained exclusively in the hands of Mr. Portner until May, 1883, when the present stock company was organized, an era from which dates the period of its most rapid expansion and greatest prosperity. The present fine plant of the ROBERT PORTNER BREWING CO. covers the greater portion of four city blocks, about 250,000 square feet, and all the latest scientific improvements in brewing, refrigerating and bottling machinery are applied in its construction. Their brewing department has a capacity of one hundred thousand barrels and the bottling department twenty million bottles. Their refrigerating, power and light equipment consists of a 300 ton refrigerating and ice-making plant, 1,200 horse-power boiler capacity, and electric engines and dynamos of 100 kilowatt power. Having their own car shop, in which they build and repair their fine line of refrigerator cars, they are enabled to meet promptly the transportation demands of their various branches throughout the country.

PORTNER'S Brewery is one of the largest in the State and gives employment to more people than any other concern in the city, employing inside of the city 109 men and on the road and outside 166, or a total of 277. During the past year their pay roll amounted to \$68,435.40 in Alexandria and \$71,121.67 outside, or a total of \$139,557.07. They ship from 15 to 20 cars daily. The illustration presents only a faint idea of these great buildings. They manufacture 50 tons of ice daily.

Industrial Alexandria—R. PORTNER BREWING CO.

Figure 6: 1907 Advertisement for Robert Portner Brewing Company. Courtesy of Alexandria Local History Special Collections. States brewery as one of the largest in the state and that the business provides employment for more people than any other company in the City of Alexandria.



Figure 7: Spark Plug Factory view looking southeast. Image dated 1920s. Courtesy of Alexandria Library Local History Special Collections, William Smith Photographs. Photograph displays the one-story bottle & case receiving shed on the north elevation constructed by the Portner Brewing Co., nonextant. Note the height of Washington Street in comparison to façade.



Figure 8: Spark Plug Factory view looking northeast. Image dated 1920s. Courtesy of Alexandria Library Local History Special Collections, Vertical File Image #829. Photograph displays cap and height of the elevator tower constructed by the Portner Brewing Co. and later removed by John Loughran. Note the height of Washington Street in comparison to façade.



Figure 9: Spark Plug Factory view looking northeast. Image dated 1920s. Courtesy of Alexandria Local History Special Collections, Vertical File image #827. Note the height of Washington Street in comparison to façade.



Figure 10: Interior operations of the Spark Plug Factory. Image dated 1920s. Courtesy of Alexandria Local History Special Collections, Vertical File Image #826.

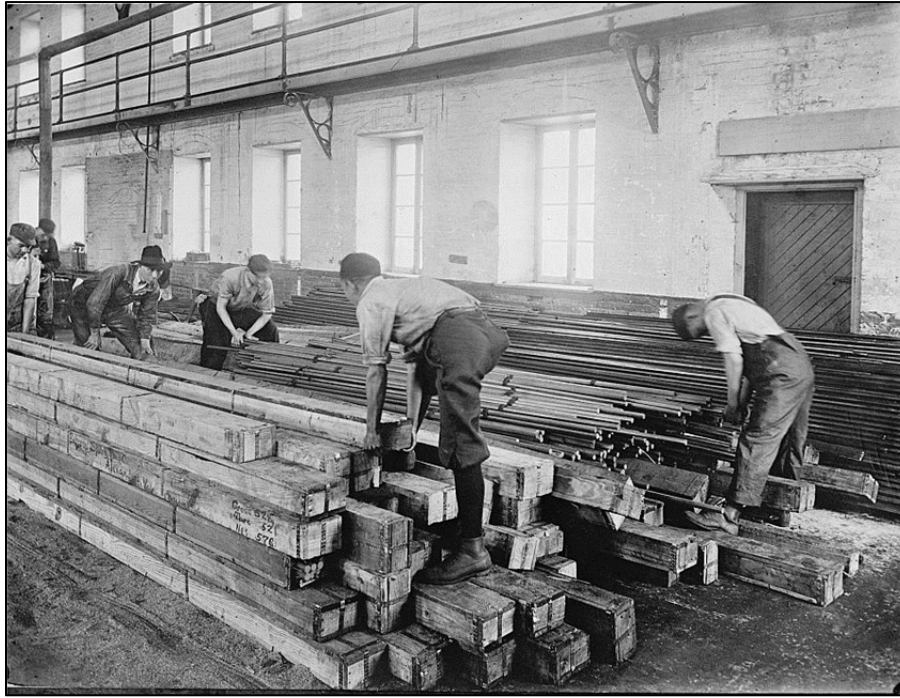


Figure 11: Interior photograph of the Spark Plug Factory. Image dated 1920s. Courtesy of LOC.

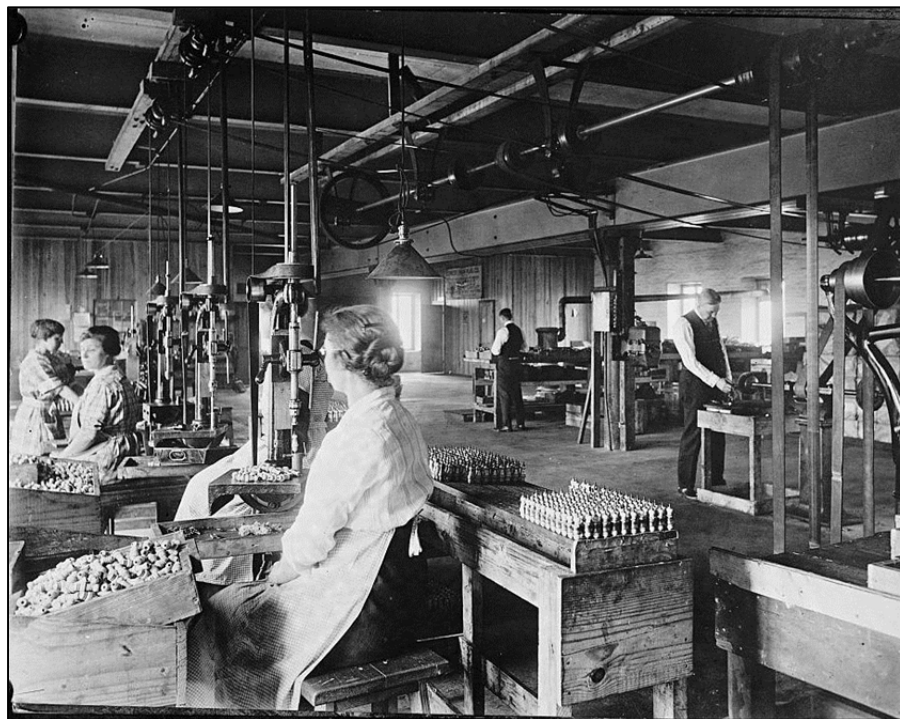


Figure 12: Interior photograph of the Spark Plug Factory. Image dated 1920s. Courtesy of *Images of America: Alexandria*.



Figure 13: Interior photograph of Spark Plug Factory. Image dated 1920s. Courtesy of *Historic Photos of Alexandria*.



Figure 14: Belle Haven Apartments. Image dated 1938. Courtesy of Alexandria Local History Special Collections, Vertical File Image #470. Image shows building in transition as shutters are sporadically installed. Note the height of Washington Street in comparison to façade, this photograph was taken post the construction of the Mount Vernon Memorial Highway.



Figure 15: Belle Haven Apartments view looking northeast. Date unknown. Courtesy of Alexandria Local History Special Collections, William Smith Photographs. Note the height of Washington Street in comparison to façade, this photograph was taken post the construction of the Mount Vernon Memorial Highway.

Maps, Plats & Drawings

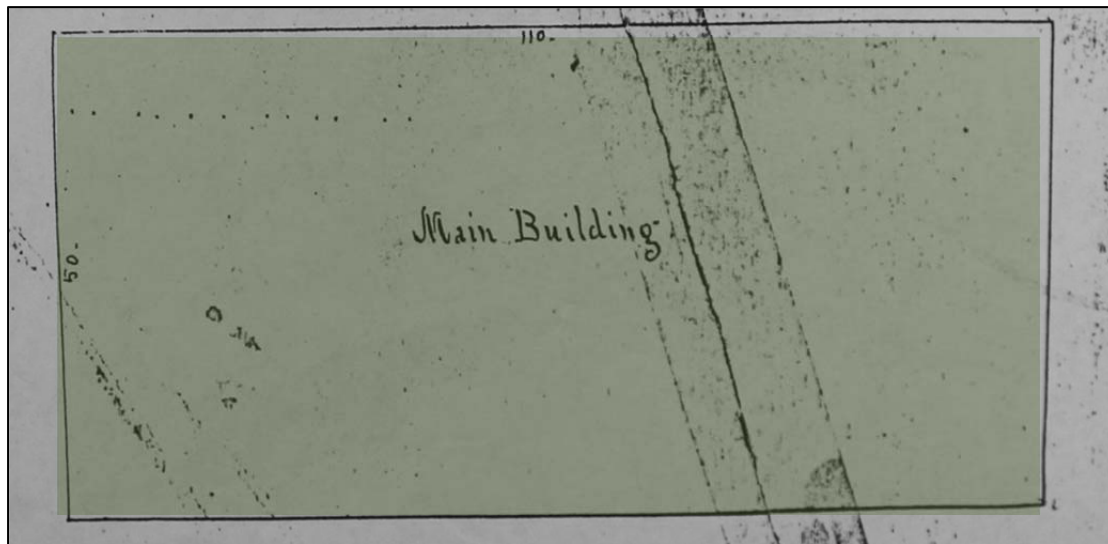


Figure 16: 1847 Mount Vernon Cotton Factory, original footprint of building highlighted in green. C.S. Hollowell Map. Courtesy of Alexandria Local History Special Collections.

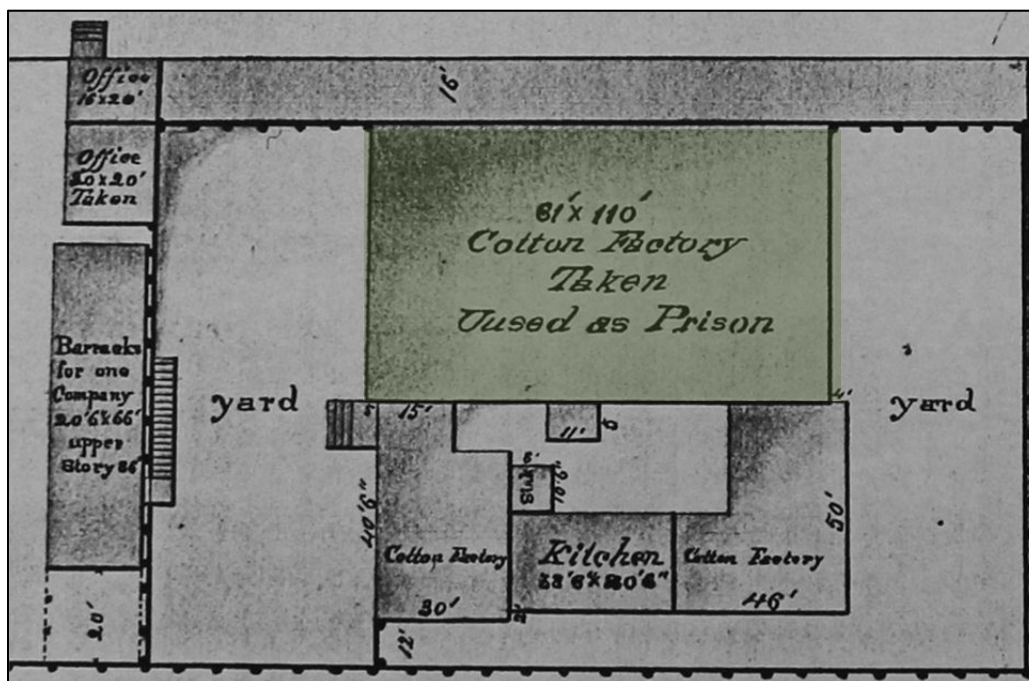


Figure 17: 1865 Washington Street Military Prison, original footprint of building highlighted in green. Courtesy of Alexandria Local History Special Collections.

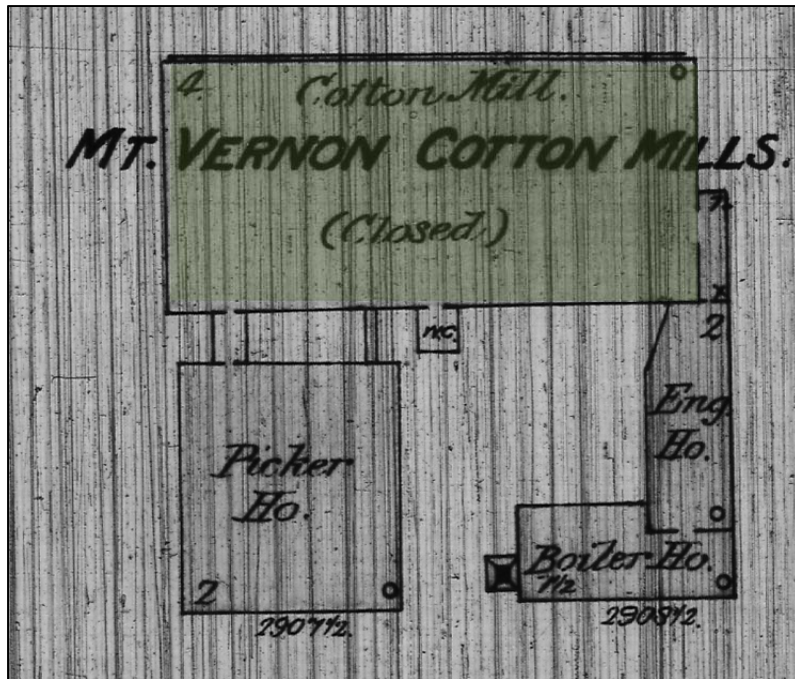


Figure 18: 1885 Mount Vernon Cotton Mill, original footprint of building highlighted in green. 1885 Sanborn Map.

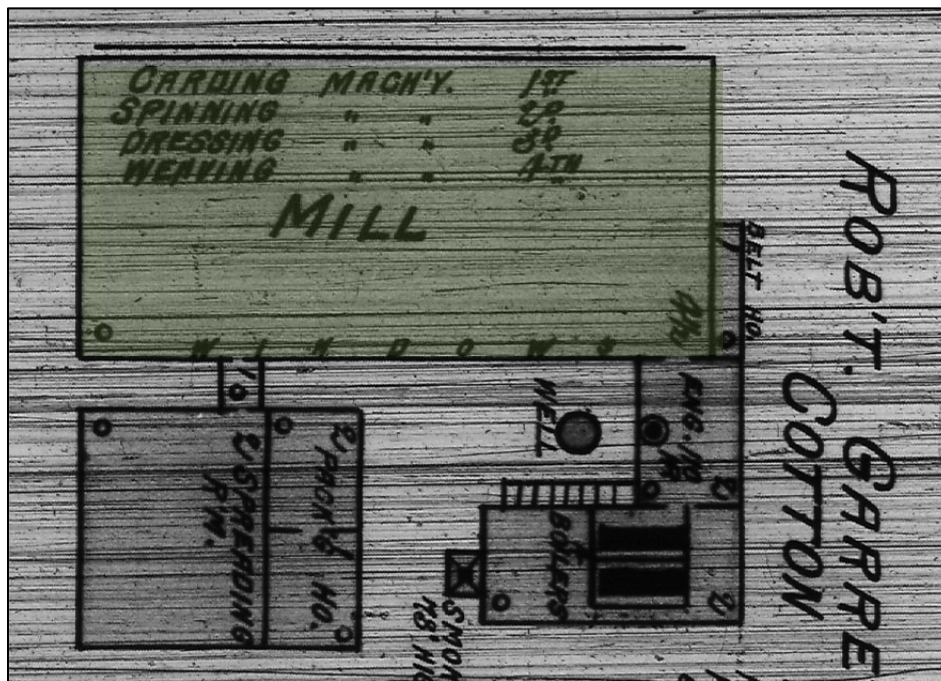


Figure 19: 1891 Robert Garrett Cotton Mill, original footprint of building highlighted in green. 1891 Sanborn Map.

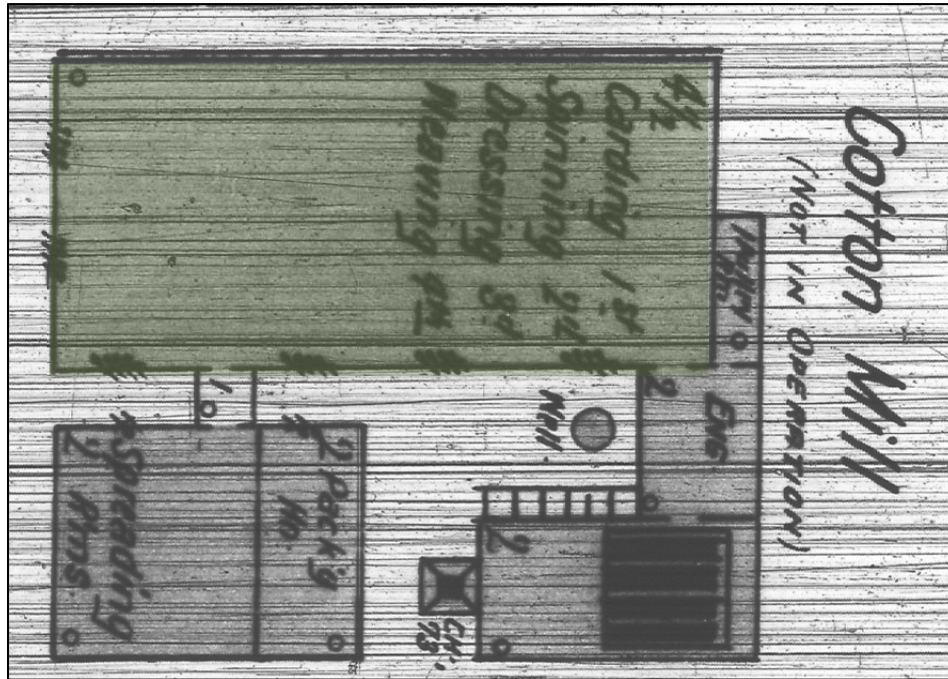


Figure 20: 1896 Robert Garrett Cotton Mill, original footprint of building highlighted in green. 1896 Sanborn Map.

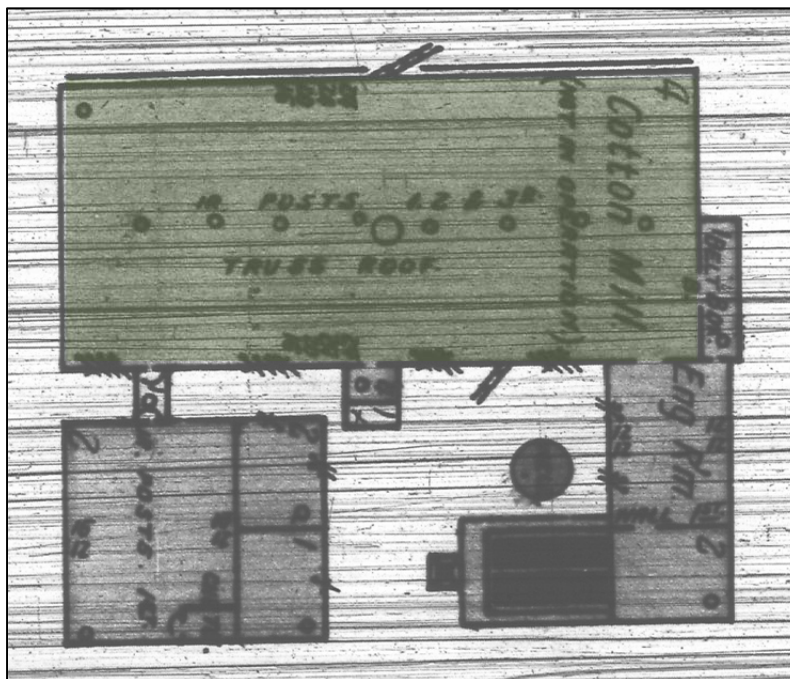


Figure 21: 1902 Cotton Mill, original footprint of building highlighted in green. 1902 Sanborn Map.

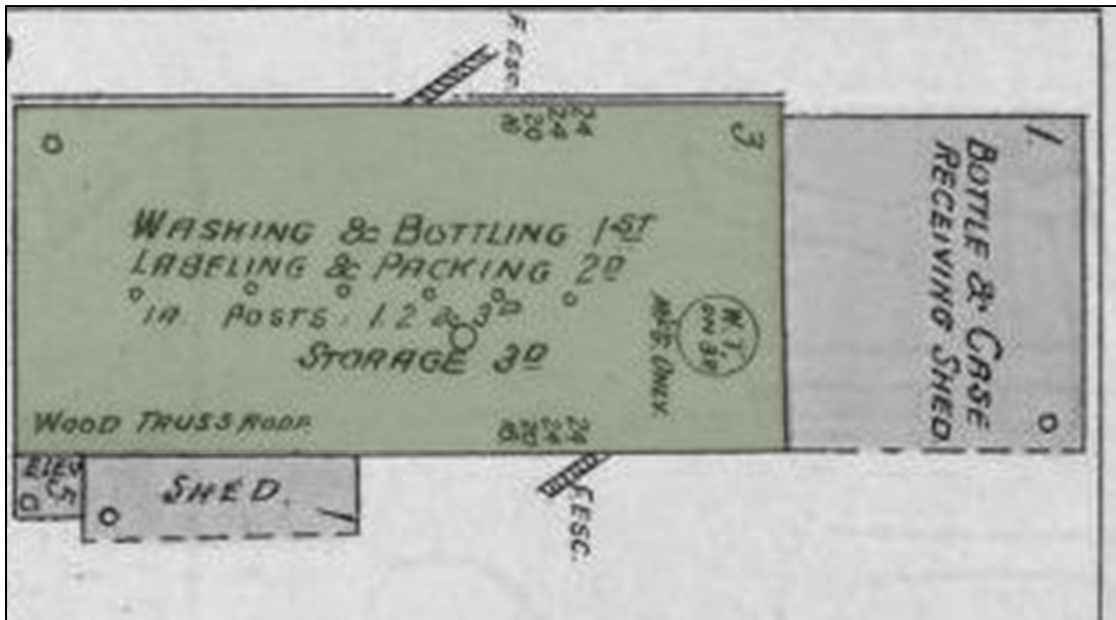


Figure 22: 1907 Portner Brewing Co. Bottling House, original building footprint highlighted in green. 1907 Sanborn Map.



Figure 23: 1912 Portner Brewing Co. Bottling House, original footprint of building highlighted in green. 1912 Sanborn Map.

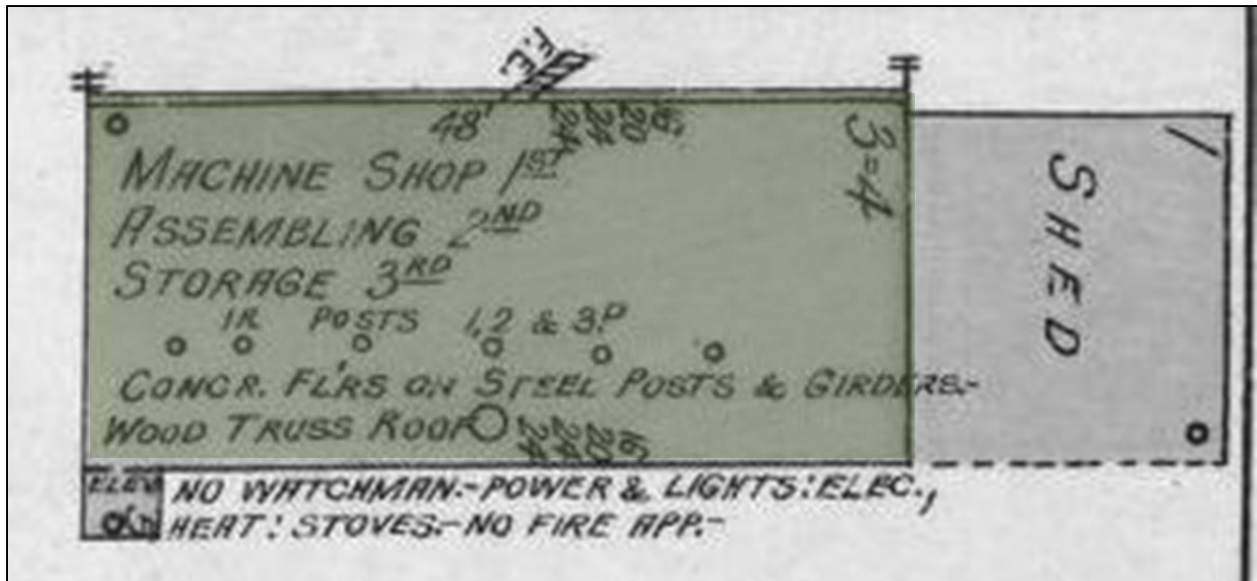


Figure 24: 1921 Express Spark Plug Factory, original footprint of building highlighted in green. 1921 Sanborn Map.

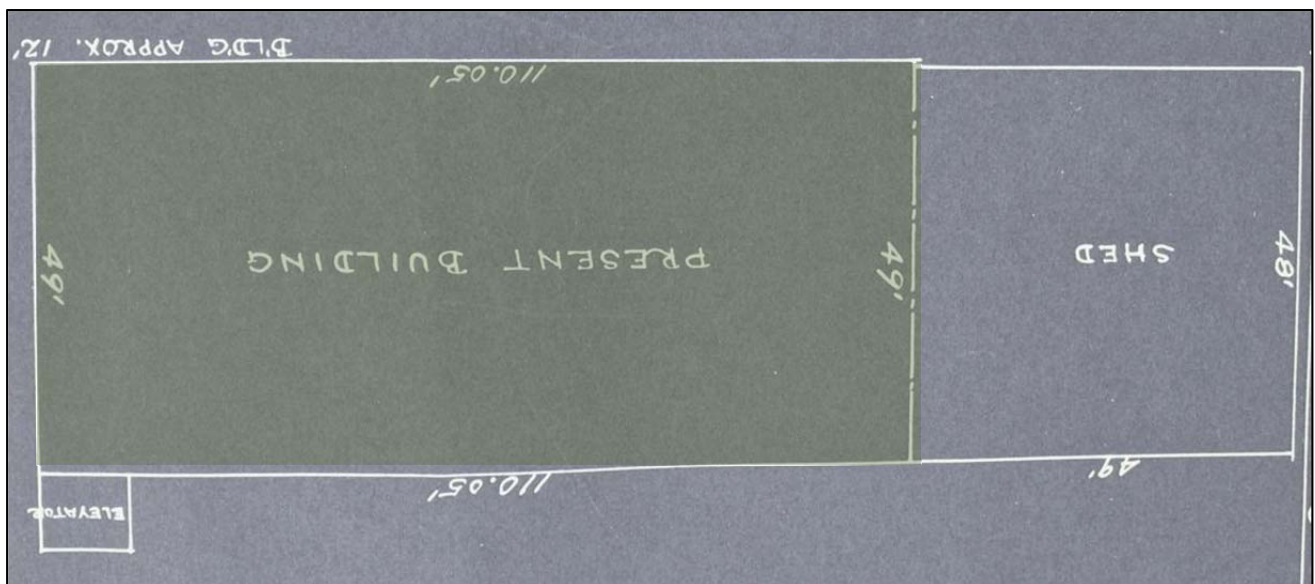


Figure 25: 1935 drawing of existing building by architect A.B. Lowstuter, original building footprint highlighted in green. Courtesy of Alexandria Local History Special Collections.

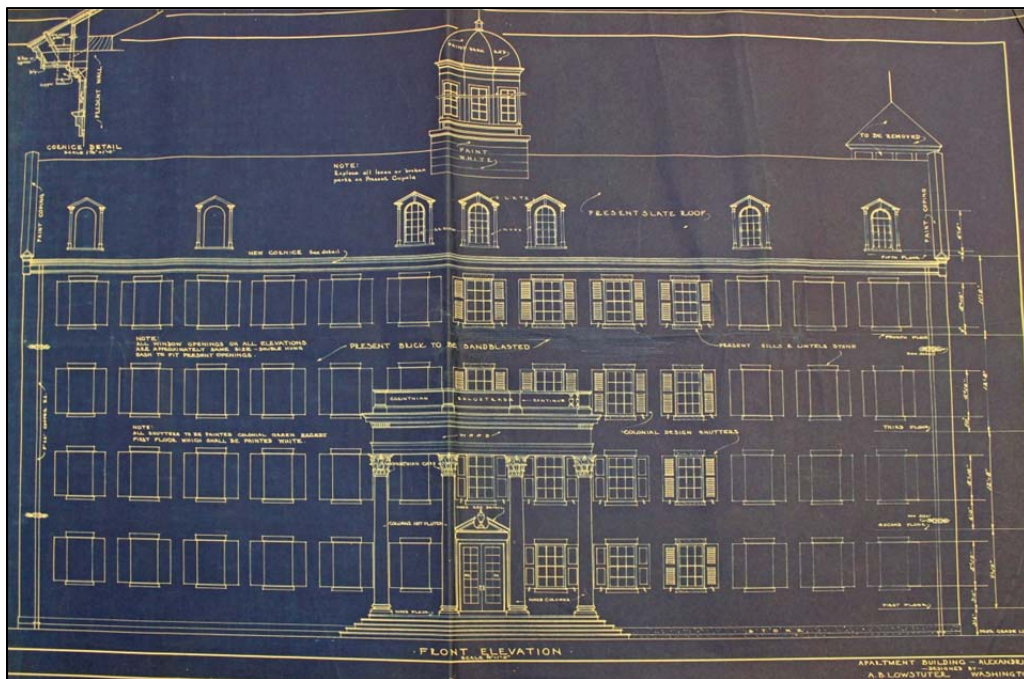


Figure 26: 1935 A.B. Lowstuter's Design for Belle Haven Apartments. West Façade. Courtesy of Alexandria Local History Special Collections. Drawing notes the installation of the portico with Corinthian columns, front door, shutters, dormer windows and the removal of the top of the elevator tower.

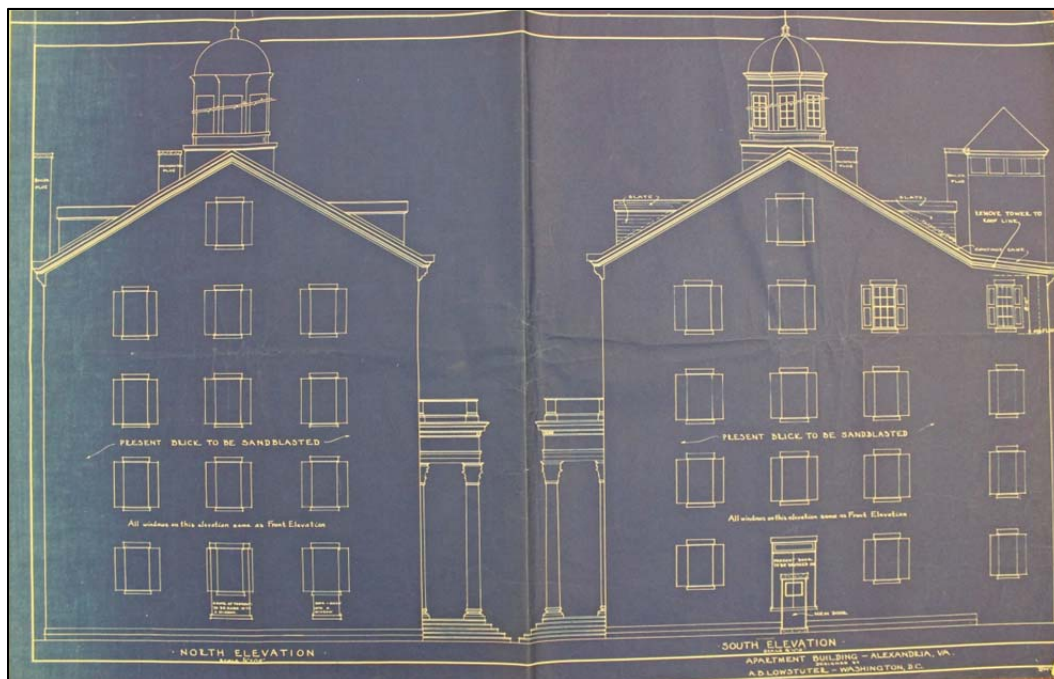


Figure 27: 1935 A.B. Lowstuter's Design for Belle Haven Apartments. North and South elevations. Courtesy of Alexandria Local History Special Collections. Drawings note the installation of a new center door on the first floor of the south elevation and the conversion of two doors to windows on the north elevation, as well as demolition of the elevator tower to the height of the roof line.

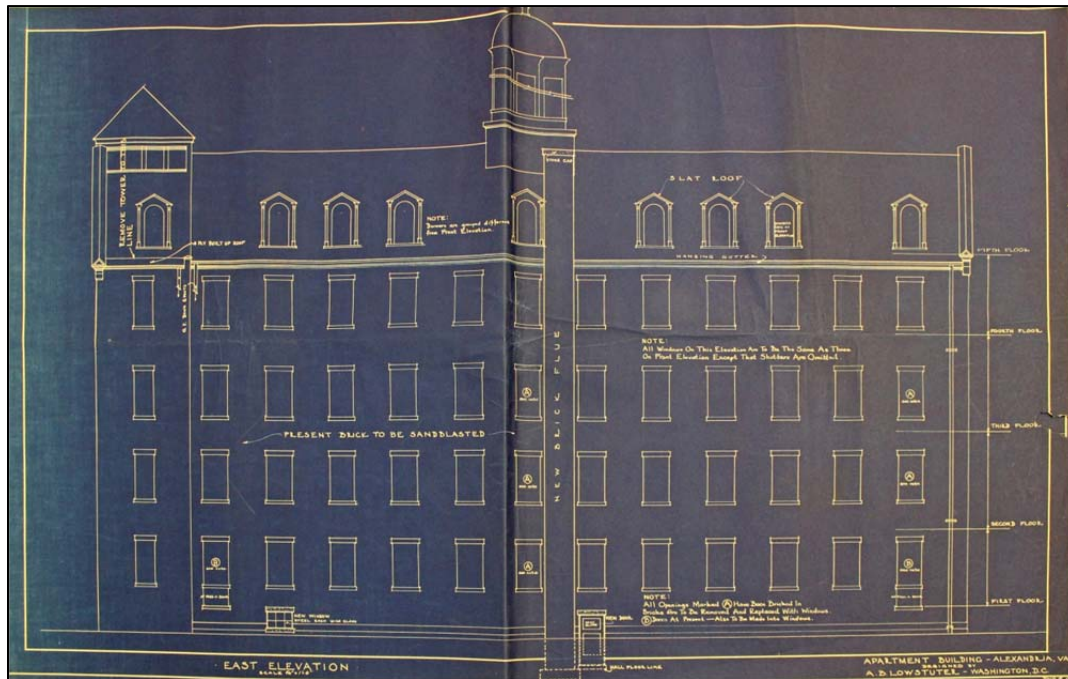


Figure 28: 1935 A.B. Lowstuter's Design for Belle Haven Apartments. East Elevation. Courtesy of Alexandria Local History Special Collections. Drawing notes the installation of a new brick flue in the center of the elevation, a new window and door at basement level, windows to be converted into doors, spatial arrangement of dormer windows, and removal of height from the elevator tower.

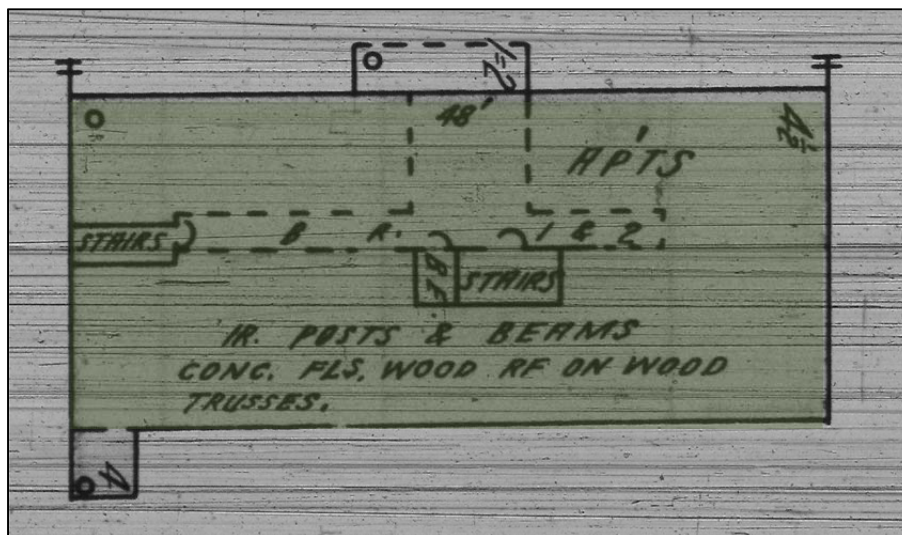


Figure 29: 1941 Belle Haven Apartments, original building footprint highlighted in green. 1941 Sanborn Map.

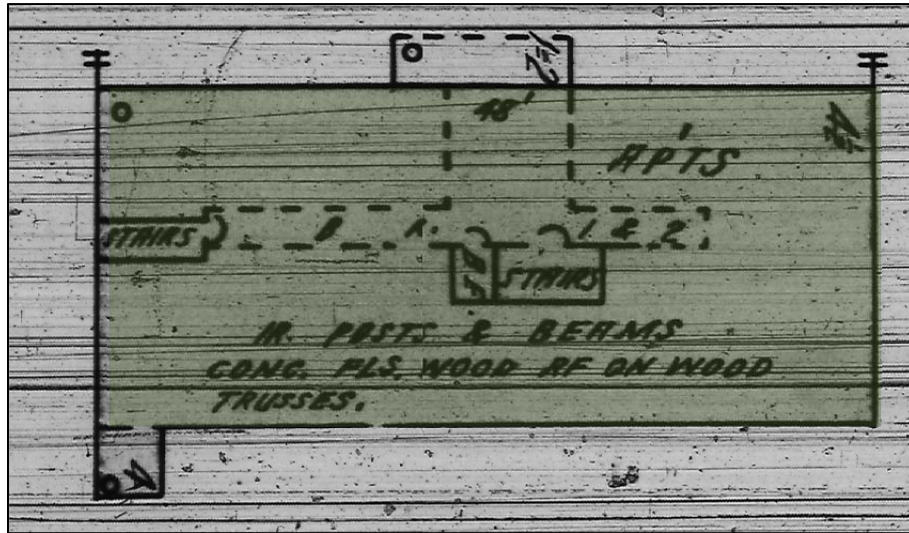


Figure 30: 1958 Belle Haven Apartments, original building footprint highlighted in green. 1958 Sanborn Map.

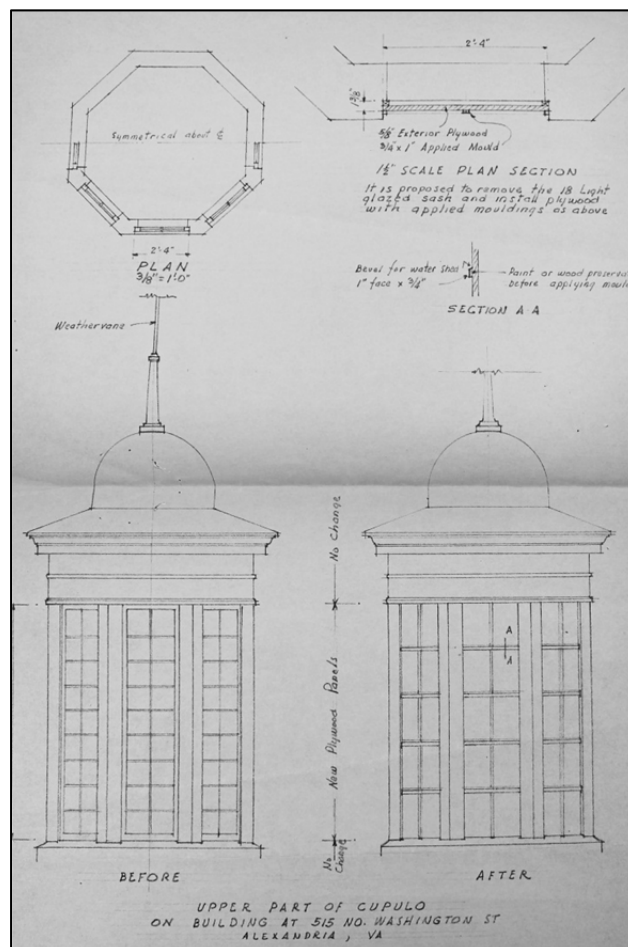


Figure 31: 1961 Drawing associated with the Permit for Repair and Alterations to the cupola. Courtesy of Alexandria City Archives. Cupola was majorly repaired in 1968 and then again in 1996.

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National Register of Historic Places, “Mount Vernon Memorial Highway,” Arlington/Alexandria, Virginia & Washington, District of Columbia, National Register # 384939.

National Register of Historic Places, “Old & Historic Alexandria District,” Alexandria, Virginia, National Register # 430982.

Office of Historic Alexandria, 201 N. Washington Street.

Pulliam, Ted. *Historic Alexandria: An Illustrated History*. San Antonio, TX: Historical Publishing Network, 2011.

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BAR Concept Review

5/3/00

Since 1988, the Alexandria Zoning Ordinance has expressly required the "height, mass and scale of buildings or structures" to be a factor used by the Board of Architectural Review in passing on the appropriateness of proposed construction. The Board has since that time -- by unwritten policy -- reviewed projects requiring Planning Commission review of a new building or significant additions under what has been called "Conceptual Review". Applicants requesting conceptual review are docketed for public hearing at a regular session of the Board. In this review, the Board determines whether the "scale, mass and architectural character" of a proposal is appropriate within the historic district. The Board determines in this preliminary review whether the size and architectural style of the building is generally appropriate in relation to its surroundings. For projects on Washington Street or within the Potomac River Vicinity the Board also makes a formal finding of compliance with the additional standards listed in the Zoning Ordinance, to the extent that this is possible without final architectural details.

Detailed design elements: colors, signs, window details, etc. are deferred for restudy and final approval of a Certificate of Appropriateness if, and when, the project is approved by Planning Commission or City Council. The applicant thus avoids spending substantial additional money for design fees to develop architectural details and the Board does not spend time reviewing the details of a project which may not receive approval of, or which may be modified by, Planning Commission or City Council. The applicant is also able to determine early in the review process whether the BAR feels the building envelope is appropriate and can verify the project proforma prior to a large expenditure of professional fees.

Staff then forwards the Board's findings regarding the appropriateness of a proposed project's scale and mass in the staff report to Planning Commission and, in the case of a Development Special Use Permit, to City Council. However, no Certificate of Appropriateness is granted until after the project receives zoning approval by Planning Commission or Council, responds to any revisions required by these other bodies and the applicant returns to the Board for approval of the final design details. However, if a project requires major zoning modifications, staff routes projects to the Planning Commission first based on the presumption that if a project is not legally buildable, then the BAR should not be spending time on design review.

It has been recommended by the Washington Street Task Force that the Board cease the practice of Conceptual Review. While some Board members have been uncomfortable with appearing to approve a project without full knowledge of the architectural detailing, staff believes that there are some significant advantages to the community, the applicant and the Board in continuing Conceptual Review.

If a project is taken to Planning Commission and City Council for approval first, then detailed illustrative drawings of the building will have been presented to citizen associations, City staff, Planning Commission and City Council who will rely on these representations in their approval. For projects in the Potomac River Vicinity or on Washington Street, the Planning Commission

and City Council will necessarily become the bodits required to make a finding of compliance with the additional standards before the project may proceed. In addition, a project of any size requires approval of a Preliminary Site Plan, which involves numerous detailed engineering drawings of the building site. In effect, the entire building will have been designed in some detail and these drawings will form the basis for neighborhood and Council approvals. Design revision by the BAR may require re-approval by all of these groups. Further, the applicant will have invested tens of thousands of dollars in attorney, engineer and architects fees and will be very reluctant to make meaningful changes to the building design. Finally, there would be no benefit for the BAR to deny final approval of a project when the applicant can appeal to City Council -- who would already have approved the project.

Unfortunately, attorneys frequently represent before the Planning Commission and Council that projects which have received only concept review have been "approved" by the BAR. In addition, citizens may not be aware of the BAR public hearing or assume the BAR will deny a request and are then upset that the building envelope has been approved before they have had an opportunity to comment on the size of the project.

Therefore, the Washington Street Task Force has recommended abolishing conceptual review by the BAR and substituting a joint, informational work session of the Planning Commission and BAR for all new buildings within a block of Washington Street. While this proposal has some merit and would allow FAR and traffic impacts to be discussed at the same time that the interrelated subject of building mass and scale is being reviewed, it also has the potential to dilute any real discussions on design because of the practical amount of time this will consume and the difficulty of gathering two boards together for a presentation with public comment. Concept review for major projects today frequently extends over two or three BAR meetings. BAR members often request that certain elements be restudied or simply want to revisit the site and reflect on the applicant's presentation or public comments received. On the other hand, the number of potential development projects requiring this joint review is relatively small, perhaps twice per year.

Staff recommends that the Board continue the practice of conceptual review but incorporate it *as a* formal step in the BAR's Certificate of Appropriateness process for relevant projects throughout the historic districts. The Board would be required to make a formal finding of appropriateness of the scale, mass and architectural character of any new building prior to its review by Planning Commission and Council. The expanded Washington Street standards recommended by the Task Force will provide additional guidance from City Council regarding community expectations for this street. A written policy should also be established so that the BAR, applicants, Council and the public understand exactly what is (and is not) being approved in conceptual review and why. Staff believes that the BAR is the most qualified body to review and comment on design issues and should avoid being drawn into work sessions where traffic, density and use are the primary concerns.

CONCEPTUAL BAR APPROVAL POLICY

1. **BAR concept approval is required in the following cases:**
 - a. The proposal requires an SUP for additional density or height;
 - b. The proposal requires Planning Commission review for a new building;
 - c. Staff determines that the proposal requires preliminary review because the design would be a principal determining factor in the ultimate approval by other bodies.
 - d. The only exception to the above will be when the zoning approval needed by the Planning Commission or Council is so uncertain and so critical to the basic format of the proposal, that, in staff's opinion, changes to the application are likely and review by the BAR would have to be repeated.
2. **In a case before it for conceptual approval, the BAR shall make findings on the following issues:**
 - a. Appropriateness of scale, mass and general architectural character;
 - b. Additional standards where applicable (such as Washington Street or the Potomac River Vicinity) have been met.

AMERICAN SOCIETY FOR
CLINICAL PHARMACOLOGY AND THERAPEUTICS



Organized May 1, 1900

March 14, 2014

Chairman Hulfish & Members of the Board of Architectural Review
City of Alexandria
301 King Street
Alexandria, VA 22314

RE: 513 & 515 North Washington Street

Dear Chairman Hulfish and Members of the BAR:

On behalf of the American Society for Clinical Pharmacology and Therapeutics (ASCPT), we submit the following written comments regarding the above mentioned proposed development project. We are opposed to the project as it is currently envisioned by CAS Riegler for the following reasons:

- The proposed modifications to the building are inconsistent with the historic fabric of the GW Parkway, and infringe upon the adjacent historic properties;
- The proposed annex building is akin to a prison, and is completely inconsistent with the historic fabric of the GW Parkway;
- The scope of the project is of such magnitude as to cause a host of practical, day-to-day disruptions not only for our business, but the community of Alexandria, and the GW Parkway, a major thoroughfare connecting Old Town to Washington, DC.
- For businesses such as ours located in close proximity to the former Chiefs of Police Building, the proposed project will create a tremendous business interruption for us and the nearby businesses.
- Building development issues from the proposed project impacting ASCPT and other businesses would be excessive construction noise for nearly a year as well as inevitable infrastructure problems created by a project of this scope, impacting fragile utilities at this end of Old Town, resulting in ongoing business disruptions for a prolonged period of time.
- The proposed project would take away at least one lane of traffic on the GW Parkway, impacting the flow of traffic for months on end. In addition, foot traffic would be impeded as well along nearly the entire block from Oronoco to Pendleton Streets.
- The proposed project would create additional traffic and parking problem at this end of Old Town, where we have scarce availability of parking now.

In sum, this project, as currently proposed, is completely inconsistent with historic Old Town Alexandria and we urge you to oppose this development.

Thank you for the opportunity to provide written testimony to the Board. Should you have any questions or need additional information, please contact me.

Sincerely,

Sharon J. Swan, FASAE, CAE
Chief Executive Officer

From: Mark Kington [<mailto:Mark.Kington@x10capital.com>]
Sent: Thursday, March 13, 2014 2:28 PM
To: Al Cox
Subject: 515 N Washington

Al, just to follow up--we met yesterday on the Washington Street building and I think found some good common ground on ways to improve the landscaping and screening. Kevin and his team have been responsive on this issue and we appreciate their time and effort.

I am warming to the new building "addition" on Pendleton, although have concerns about the balconies. Our remaining, and significant, concern is with the change to the dormers on the east facade of the building. The existing profile is visible all over town, due to its height, and currently is a quite nice architectural feature of the skyline. Nothing being proposed is an improvement--in fact will be an eyesore from many vantage points. We toured the building and while I understand their desire to create more usable interior space, such is the issue with all dormers--everyone could do so by widening existing dormers. You see the effect around town (and I know from watching BAR meetings that oversized dormers are a recurring issue), but they are, to my eye, never successful.

We applaud the developer for his outreach to date and look forward to working with him, but we feel strongly that the exterior of this important building must be protected.

Thank you Al, and for all of your good work for Alexandria.