

City of Alexandria, Virginia

MEMORANDUM

DATE: JANUARY 7, 2015

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

FROM: HISTORIC PRESERVATION STAFF

SUBJECT: 3RD CONCEPT REVIEW OF 515 NORTH WASHINGTON STREET
(THE COTTON FACTORY ANNEX) BAR CASE # 2014-0038

I. BACKGROUND

On March 19 and June 4, 2014, the BAR held concept review work sessions with the applicant for this project, which included minor exterior alterations to the historic Cotton Manufactory and a separate, new annex building at the north end of the site. At the previous concept review work sessions, the majority of the BAR supported the proposed location of the annex on the site and its height, scale, mass and general architectural character but advised the applicant to continue to refine the industrial aesthetic and specifically to refine the roof monitor. The BAR also recommended that the proposed painted wall signs and metal connector elements between the proposed annex and historic building be deleted.

Since that time, the BAR has approved a Permit to Demolish and a Certificate of Appropriateness for alterations to the historic building, including the replacement of the rear dormers, the addition of rear balconies and the conversion of several windows to doors (BAR Case #2014-208/209, September 3, 2014). At this time, the applicant is asking the BAR for final concept review of the requested refinements to the proposed annex before they go to the Planning Commission and City Council for approval of the Development Special Use Permit (DSUP) in February 2015.

II. PROJECT DESCRIPTION

Concept Review

The material now before the Board is part of a third BAR Concept Review Work Session 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 BAR's Concept Review Policy was originally adopted by the two Boards of Architectural review in **May 2000** to advise the Planning Commission and City Council during the development review process (DSP or DSUP) on the overall appropriateness of the height,

scale, mass and general architectural design character of proposed new construction in the historic districts.

This informal 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* during the formal Permit to Demolish or a Certificate of Appropriateness review. Recommendations of the Board during the work sessions are not binding on the applicant or the BAR and are simply advisory to the Planning Commission and City Council. However, if the Board believes that a project's height or mass, or the 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.

History

The four-and-one-half story painted brick building at 515 North Washington Street was constructed in **1847**. This is one of a very few nineteenth-century industrial buildings on Washington Street (the old Paff Shoe Factory at 520 South Washington would be another) and one of only a few large industrial buildings remaining anywhere in Old Town (the old Portner Brewery bottling building is 1/2 block away but the Torpedo Factory and the Green Steam Furniture Factory are some distance from this site). The building has had a range of uses over the years, including its original use as a cotton factory, beer brewing house and spark plug factory, as well as an apartment building and most recently as commercial office space. Historic maps indicate that numerous smaller buildings were constructed and demolished on this property over the years. The building has had some alterations, including the addition of the front portico, shutters, and dormers in 1935, when it was converted to an apartment building. However, the building retains a high level of historic integrity. The applicant hired EHT Tracerics to complete a Historical Overview report which is attached.

Current Proposal

At the last concept review work session, the BAR gave general support for the height, scale, mass and general architectural character and provided direction for further refinement. While the prior endorsement of scale, mass and general architectural character was adequate, under the BAR's concept review policy, to take the project to City Council for a DSUP, the applicant has chosen to return to the BAR to verify that these refinements are in line with the Board's prior recommendations. What is before the BAR at this time are those architectural details previously recommended for further refinement. The height, scale, mass and footprint of the project remain the same.

The largest area of redesign is the roof monitor and the way it engages the building below. The applicant has presented two options—Option 1, beginning on Sheet 10, and Option 2, beginning on Sheet 15. Both design options are the same size and both feature a generally compatible industrial aesthetic. Option 1 has significantly more glazing on the Washington Street elevation but continues the use of brick on all four sides of the monitor, using simple brick piers. The larger glazing is reminiscent of an early 20th-century industrial addition, such as would likely have occurred at a complex that developed over time.

Option 2 reads as less of a separate roof monitor element on the Washington Street elevation and features punched single windows within a predominantly masonry wall. The side elevations of the monitor which, based on the perspective from Pendleton and Washington streets, will be less visible due to the monitor's setback on the roof. Each option has significantly more glazing than the building below, with two different configurations of multi-light windows and French doors, but both options now use multi-light windows rather than large plate glass. The rear elevations also predominantly feature glazing but Option 1 employs brick piers and Option 2 uses simple, metal clad pilasters to separate the glazing.



Figure 1 and 2: West Elevation Option 1 (left) and Option 2 (right), facing Washington Street.



Figure 3 and 4: North Elevation Option 1 (left) and Option 2 (right), facing Pendleton Street.

For both options, the applicant has made additional refinements to the annex based on previous BAR comments. These refinements include:

- Traditional brick detail at pilasters and cornices
- More traditional detailing for the wood, barn-like side-sliding garage door
- The addition of a canopy at the street-level pedestrian entry on Pendleton Street
- Removal of the steel framework connecting the new annex to the historic manufactory
- Simplification of balcony railings and removal of metal pipe railings (first floor will feature a low brick wall to provide additional privacy between this terrace and Shad Row and upper level balconies will feature glass railings)
- Change in window light configuration on rear of annex to be less strikingly contemporary

III. ANALYSIS

General Analysis of Plans and Recommendations for 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 must 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 both 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 Washington Street 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.

At the first and second concept reviews, the BAR generally felt that the proposed height, scale and mass of the annex were appropriate, though there were several comments regarding the appropriateness of a roof monitor (Figures 3 and 4). The BAR also felt that a contemporary industrial character was appropriate for this historically industrial site but said the architectural details on this building should be more formal, like an administration building, and less utilitarian. The Board specifically directed the applicant to pull from the commercial heritage of Alexandria but did not want a replicative or imitative design.

Staff finds that the current submission addresses many of the previous concerns expressed by the BAR at the last work session and staff supports the redesigned monitor, generally favoring Option 1 as the most appropriate choice because it offers more visual lightness, particularly on Washington Street, while maintaining a design relationship with the main body of the building below through the use of brick piers and multi-pane windows (Figure 5). In addition, Option 2 has an architecturally unresolved condition where the punched single windows on the brick wall on the west elevation transitions to the larger windows with metal clad pilasters on the north elevation. Maintaining brick on both the body of the building and the annex, as Option 1 does, is a more unified composition overall.



Figure 2. Perspective shown at the first BAR concept review, March 19, 2014.



Figure 3. Perspective shown at the second BAR concept review, June 4, 2014.

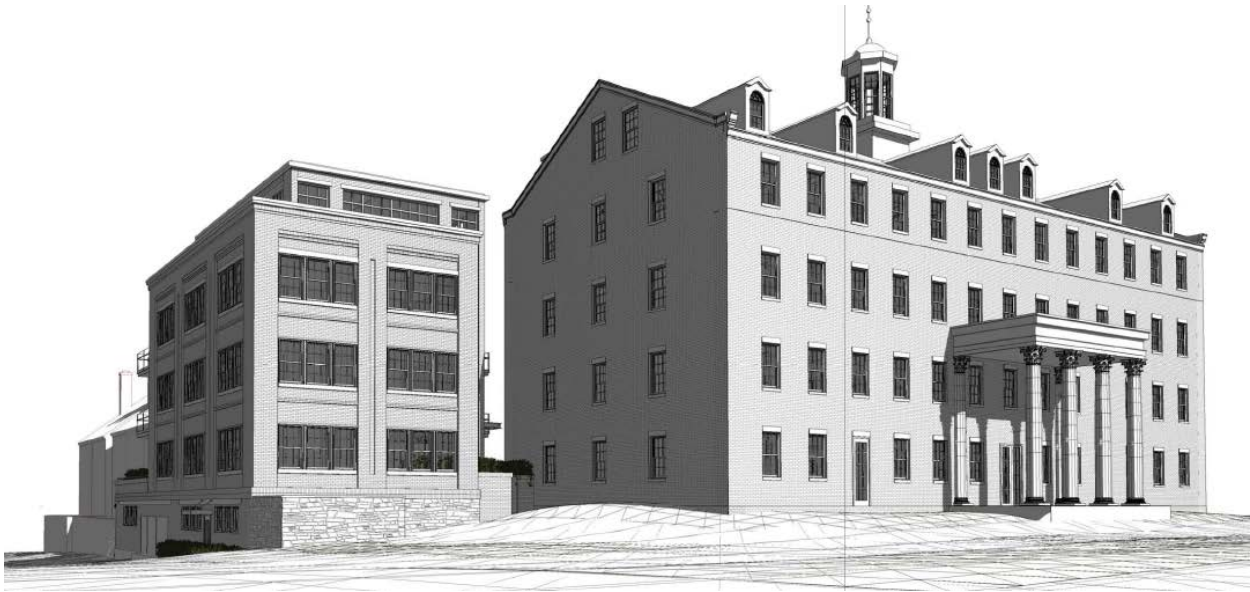


Figure 4. CURRENT PROPOSAL, Option 1 redesign.

However, staff finds the Option 1 fenestration on the east elevation of the main building mass to be foreign to the street facing elevations on the north and west sides and strongly prefers a continuation of those tripartite mullioned windows, as represented on the east elevation of Option 2. The north and east elevations are both be clearly visible looking west on Pendleton Street and the residential character of the smaller window is more compatible with the adjacent townhouses. Staff has no objection to a greater variety of windows on the south side, as these will be minimally visible from a public way. Staff also supports some variety in the fenestration on the balcony at the northwest corner because this wall condition is set back behind a balcony rail and includes a doorway.



Figure 5 and 6: East Elevation Option 1 (left) and Option 2 (right).

IV. COMPLIANCE WITH THE WASHINGTON STREET STANDARDS

Standards to Consider for a Certificate of Appropriateness on Washington Street

As discussed in the previous two work sessions, the BAR must also find that the Washington Street Standards are met, in addition to the general BAR standards outlined in the Zoning Ordinance and the BAR's *Design Guidelines*. A project located on Washington Street is subject to a higher level of design scrutiny 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. Although the project is bound in the Zoning Ordinance to the Washington Street Standards, there is a degree of flexibility and interpretation, as noted by former BAR member Mr. Smeallie at the first concept review when he stated that some of the Washington Street Standards are not mandates because they do not have objective measurability.

Staff has included the additional standards for Washington Street in italics below. Staff's comments as to how the Standards are now satisfied, are noted below each standard.

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.

Staff's comments from the two previous memos remain the same with respect to this Standard. The design intent for the proposed annex is a modern interpretation of a historic warehouse or simple industrial building. As the annex is adjacent to a large-scale factory building from the mid-19th century, and there were similar structures on this same site at one time, it is an appropriate design approach. The previous additions occurred over a period of years, which provides flexibility to interpret a range of historic industrial styles. Staff supports the design concept which features a later industrial annex subservient to the historic four-and-one-half story factory. Furthermore, the proposed design uses a flat roof and a triple window configuration that echoes the historic double-hung window size on the existing building and is found on numerous early 20th century Colonial Revival commercial and multifamily buildings on the Parkway.

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 proposed annex is smaller, set back farther from Washington Street and is clearly deferential to the historic cotton factory building. As the previously proposed metal connector beams were eliminated, the historic building now remains entirely freestanding.

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

Staff was previously concerned that the previous design competed with, rather than complemented, the historic building. The subsequent revisions, including the current roof monitor redesigns, address prior concerns and now result in an annex that will complement the historic building.

- 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.*

As noted by the BAR members at the first two concept reviews, the massing is generally appropriate. 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. 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.*

Staff's comments from the two previous memos remain the same with respect to this Standard. The applicant has included digital massing models of the

surrounding blocks. This particular block features a mix of late 18th century dwellings on Oronoco Street, 2 ½ story 1970s Colonial Revival mews-style townhouses to the east, and the very 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. The annex is also located on the northern part of the site to maintain the open and heavily landscaped character of the historic townhouses fronting on Oronoco Street with large rear yards. Because of the setback from Washington Street, staff does not believe the annex will have a significant visual effect on the two and three story buildings on the west side of Washington Street.

- 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.*

Staff's comments from the two previous memos remain the same with respect to this Standard. The proposed scheme generally maintains appropriate massing and proportions for historic industrial buildings.

- 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.*

Staff's comments from the two previous memos remain the same with respect to this Standard. 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. The flat roof and triple ganged windows are found in numerous historic buildings on the Parkway. Staff finds the proposed design to be grounded in the design vocabulary of historic commercial, industrial, and multifamily residential buildings in Alexandria.

- (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.*

Staff's comments from the two previous memos remain the same with respect to this Standard. The annex features historically appropriate bay widths for commercial buildings with respect to the proposed fenestration, pilasters and roof monitor.

- (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 applicant's images indicate that the proposed annex will feature high-quality, historically-appropriate materials, including a fieldstone foundation, red brick walls, metal windows and a wood garage door.

- (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 selected a fenestration which features traditional solid-void relationships within a load-bearing masonry construction form. The first floor Pendleton Street elevation is much improved with the addition of windows and a pedestrian entrance. The top-level roof monitor reads as a true monitor element—common on industrial and multifamily buildings—with substantial glazing and multi-light windows. Staff notes that this element will not be prominent and is pleased with the proposed refinements, particularly as shown on Option 1, noting that the increased glazing results in a visually lighter element.

- (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.*

Next Steps

At this time, it is anticipated that the proposal will be reviewed by Planning Commission and City Council in February 2015. Following City Council approval, the applicant would then return to the BAR with a formal application for a Certificate of Appropriateness. At that point, the BAR will review materials, color, design details, site elements and the like.

IV. STAFF RECOMMENDATION

Staff recommends that the BAR find Option 1, with an amended east elevation, appropriate with respect to the height, scale, mass and general architectural character of the Old and Historic Alexandria District and in compliance with the Washington Street Standards.

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)

The applicant has retained landscape design consultants for this project.

Archaeology Comments

1. EHT Tracerics has produced a historical overview report for the property (dated September 2013). The document is an excellent overview consisting mainly of maps and photographs of the primary building on the property, but it does not adequately address the archaeological integrity or potential contexts of the Cotton Factory. Therefore, we request that the applicant hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. (Archaeology)

Alexandria Archaeology generated a Scope of Work dated April 23, 2014 as a guide for the required 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)

Acknowledged by applicant

3. Certificates of Occupancy shall not be issued for this property until interpretive elements have been constructed, interpretive markers have been erected, and the final

archaeological report has been received and approved by the City Archaeologist.***
(Archaeology)

Acknowledged by applicant

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

Acknowledged by applicant

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

Acknowledged by applicant

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.

Acknowledged by applicant

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.

Acknowledged by applicant

Code

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

Code Administration *(carried over from previous report)*

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 ANSI117.1

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 construct a 9-unit annex building to the north of the existing building facing Pendleton Street.
3. The applicant is pursuing a separate application which would convert the existing office building into 25 residential units (34 total units on-site, with approval of the 9-unit annex building). As part of that proposal, selective interior demolition has been approved, and the renovation is underway.
4. 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 for Lot 502;
- b. Rezoning for Lot 502 with amendment of proffers for Lot 502;
- c. Development special use permit, with site plan, to construct a multifamily residential building;
- d. Special Use Permit requests:
 - To reduce the number of required parking spaces;
 - To provide off-site parking within 300' of the project;
- e. Transportation Management Plan (Tier 1);
- f. Modification requests to:
 - i. Secondary front yard requirement and side yard requirement for the annex building, per Section 4-806(A)(2)(a)
- g. Encroachment request for ornamental fence at N. Washington Street frontage

Development staff comments for BAR Concept Review 3

- Sheet 11 and 15, among others, show permanent planters on either side of the Pendleton Street pedestrian entrance, which appear to encroach into the public ROW. An encroachment request has not been filed for this location and, given the more narrow frontage on Pendleton Street, is unlikely to be supported. Alternative options should be considered for greenery at this location.

ATTACHMENTS

- 1 – Minutes from 2nd Concept Review Work Session (June 4, 2014)*
- 2 – Supporting Materials*
- 3 – Application for 515 North Washington Street Concept Review*

ATTACHMENT 1

APPROVED MINUTES FROM 2ND CONCEPT REVIEW WORK SESSION: June 4, 2014

The Board held an informal BAR Concept Review work session with public testimony to discuss the redevelopment of **513-515 N Washington St.**

SPEAKERS

Rory Byrnes of CAS Riegler, applicant/developer, introduced the project.

Brandon Lenk, architect for the applicant, gave a presentation illustrating the changes made since the previous concept review in March, based on the Board's comments. These included: an overall visual lightening of the mass of the new annex building; its greater detachment from the historic building; significant changes to the roof monitor; changes in fenestration on the annex; and refinements to the project gateway between the two buildings.

Poul Hertel, 1217 Michigan Court, expressed strong concern about the color and materials of the proposed roof monitor and recommended it be shifted back from Washington Street. He also thought the verandah element on the historic building (atop the existing elevator addition at the southeast corner of the historic building) was too visible from the southern vantage and objected to the black brick 'L' shaped element. He did not believe that the project complied with the Washington Street standards.

Mark Lucas, 562 N Saint Asaph Street, expressed concern that the new construction would loom over Shad Row, particularly the proposed balcony overlooking Shad Row's secluded trash area. He liked the updates to the historic building.

BOARD DISCUSSION

Staff asked the Board to use the following recommendations from the staff report as an outline for their comments:

1. Continued refinement of the industrial character;
2. Restudy of and adjustments to the proposed rooftop monitor, including its siting on the building, its height and appropriate materials;
3. Removal of the metal connector structure between the existing building and the annex;
4. Documentation and coordination with the applicant's proposed floor plans and new rear dormers in the existing building, to retain as much as possible of the original heavy timber roof trusses; and
5. The landscape and site plan should limit privatization on North Washington Street and the front portico should maintain visual prominence as an entrance.

Mr. Carlin was positive about the progress since the previous concept review. He liked the proposed soft gray paint color suggested for the historic building. He thought there was no reason to connect the new building to the historic building and recommended removing the metal beam connections. He observed the new building had a simple industrial vernacular that was derivative but not replicative. He liked that the new building was successfully divided into three bays on the Pendleton Street elevation, recalling the scale of the adjacent townhouses at Shad

Row, and also liked the recess panels. He liked the east elevation, preferred the fieldstone option and liked the wood sliding barn door. At the inset corner on the northeast corner of the new building, he suggested removing the horizontal mullions because they change the character too much from the other windows. He said a modern window and glazing was fine but suggested a vertical orientation. He also disfavored the metal pipe railing. Regarding the roof monitor, he noted that it went well on the Health Department project and that it was poised to get better here. He recommended that the new building tie in more with the color palette of the historic building. He recommended continuing simplification of the new building and pursuit of a complementary color palette between the new and old structures. He did not like the black brick for the monitor and recommended either centering the monitor over the bays below or setting it back farther from the face of the building. He also recommended a lighter color for the monitor and a simple, continuous three course corbelled brick cornice on the new building instead of wall coping.

Mr. von Senden began by saying he agreed with some of Mr. Carlin's comments and disagreed with others. He liked the industrial aesthetic for the design but recommended more finished detailing, or high style industrial character often used for the administration building of a factory. He was mildly disappointed to see the shutters removed on the historic building, though it made the project more coherent. He did not like the metal connector beams between the two buildings and did not support the proposed sign. He thought the proposed color scheme needed more work and did not like the black brick but liked that 'L' shaped design element and its offset massing and noted that the building did not need to be symmetrical. He supported the proposed fenestration. He agreed that the balcony railing on the corner tower on the historic building was awkward and needed work. He found the massing relative to Shad Row to be acceptable. He thought the dormers on the east side did not reflect the historic framing and strongly believed that the original heavy timber roof framing should not be further compromised. He recommended more green on the paving and paths on the eastern side of the building. He thought that the dark colors shown in the presentation drawings were working against the project.

Ms. Roberts liked the fieldstone foundation, the sliding barn door, the bays and rhythm on Pendleton Street on the new building and the removal of the shutters on the historic building. She recommended that they restudy the balcony overlooking Shad Row's trash area. She was concerned about privatization of the green space on Washington Street. She recommended the signage be removed. She liked the proposal for corbelling the cornice on the new building. She expressed concern about the dormers being too blocky.

Mr. Neale thought the applicant did a good job of incorporating the Board's previous comments and of fitting a modern building into the Old Town context. He thought the new building was appropriate because of its simplicity and how it fit the space. He thought the success will rely heavily on the proposed materials. He liked the barn door. He thought the water table base was important and preferred the stone option because it recalled Alexandria's heritage. He was unsure about the red brick color but particularly liked the black brick 'L' form. He remained open to different color choices but thought the light colored sand finish was not appropriate here. He liked the overall composition of the new building, including the refined monitor, which he said was recessed enough that it will be hard to see from up close on the Parkway. He was indifferent about the metal connector beams but noted they had no rational purpose. He liked the

multi-light windows on the street-facing elevations and deliberate change to a more contemporary window on the rear. He thought some sort of barrier would be acceptable for the open space since it would be private land. He suggested a fence or wall to define the space and noted it could be publicly visible but privately used. Overall, he liked the modern design in a historic industrial guise but recommended refinement of the color scheme and improved depth of details.

Chairman Hulfish stated he preferred that the shutters be kept. He also expressed concern about using an industrial guise to make the building residential, finding that to be an uncomfortable contradiction. He observed this was the first time such an annex building was proposed on Washington Street and did not believe it fit.

The work session adjourned at 9:30pm.



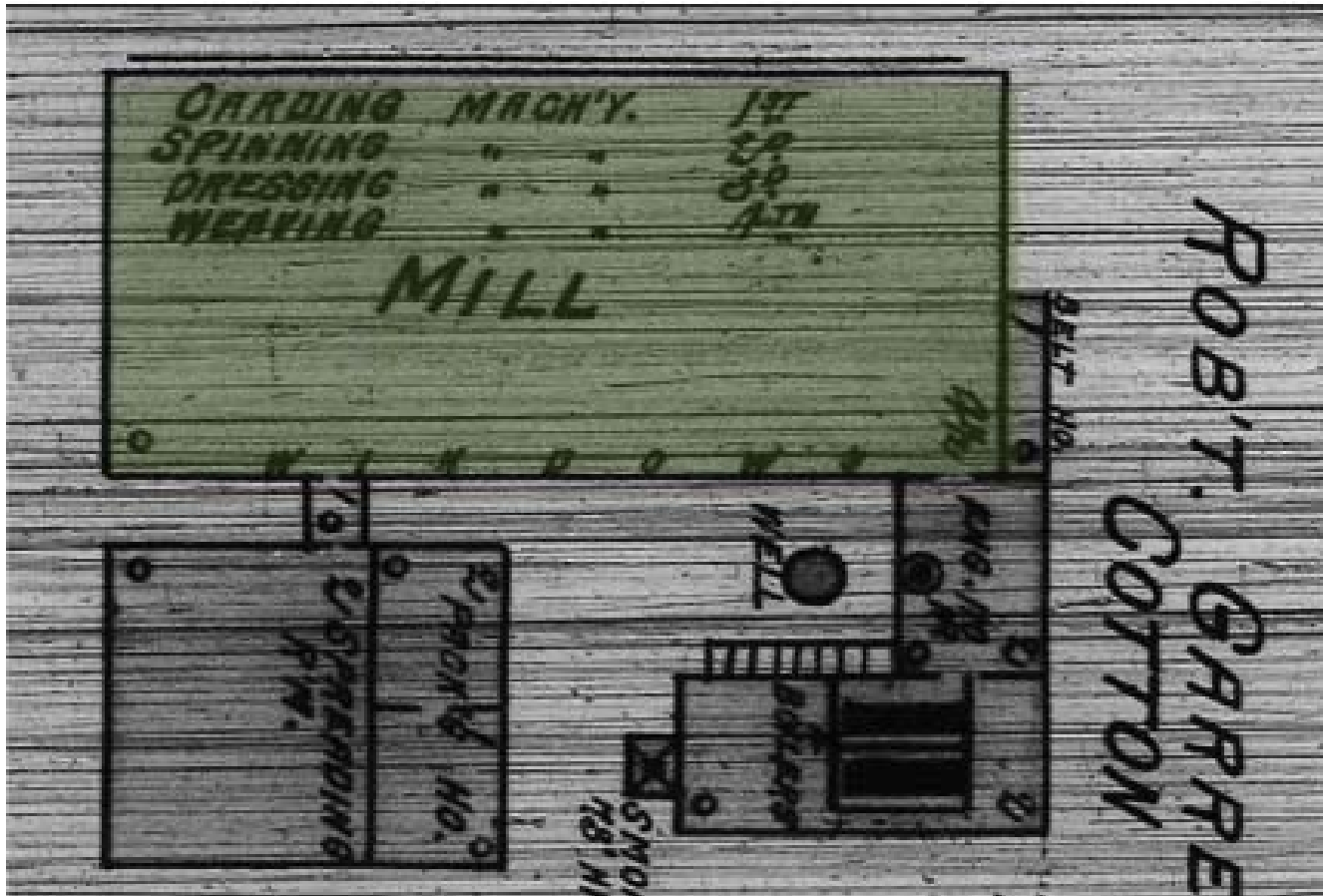
515 N. WASHINGTON STREET

ALEXANDRIA, VA

Board of Architectural Review
January 07, 2015



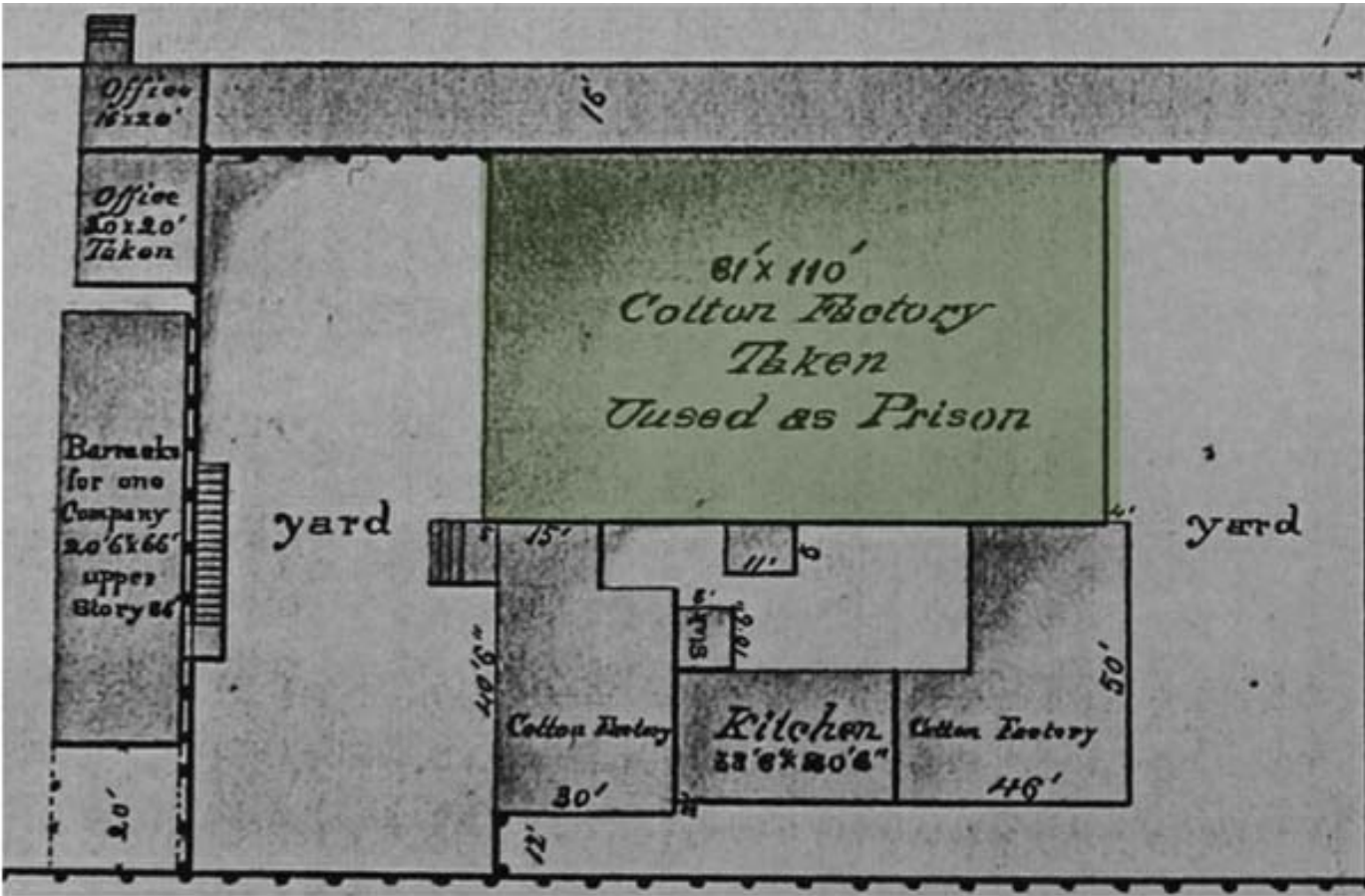
SITE PLAN THROUGH THE YEARS



1847 - 1861: Cotton Factory



1918 - 1935: Express Spark Plug Factory



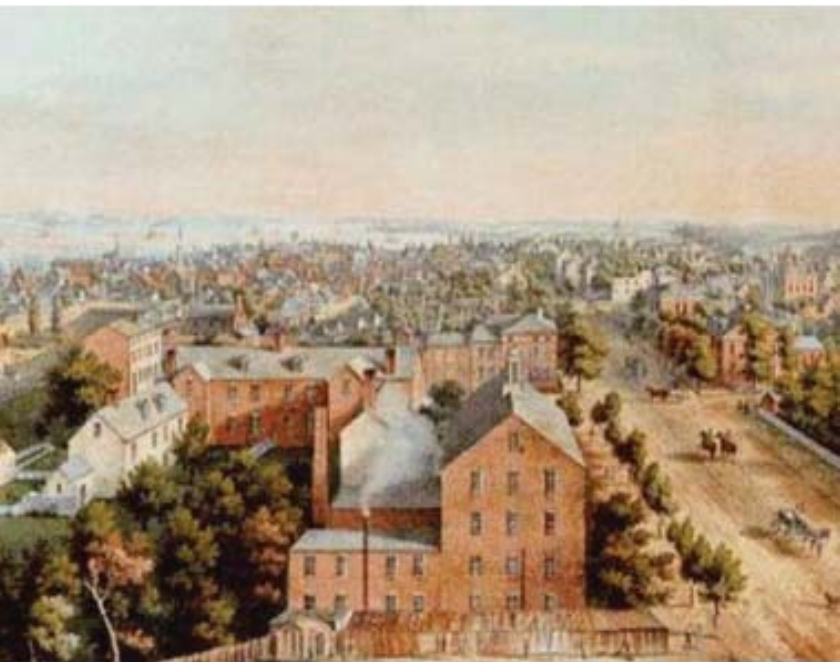
1861 - 1865: Civil War

- Union Army Hospital & Supply Center
- Union Army Prison

COTTON FACTORY ACCESSORY BUILDINGS THROUGH THE YEARS



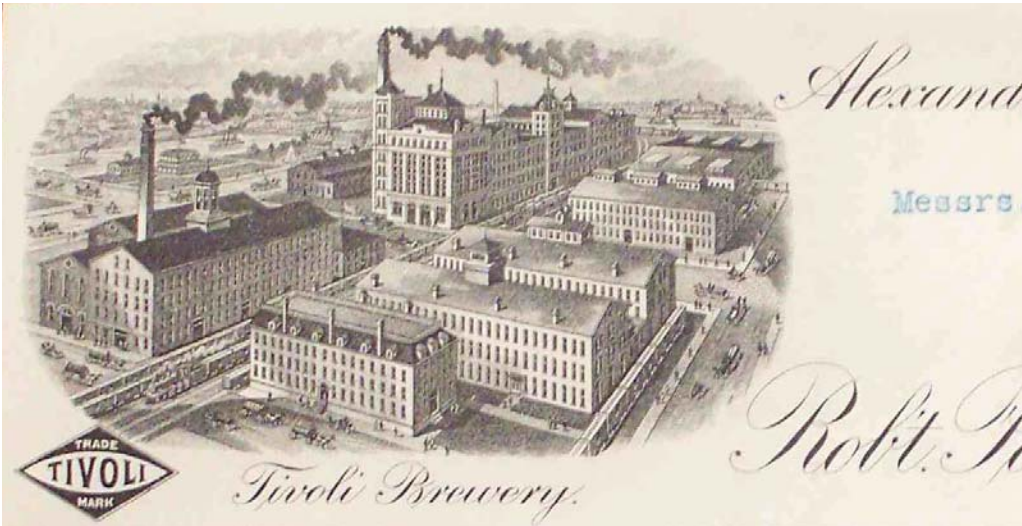
1918 - 1935: Express Spark Plug Factory



1847 - 1861: Cotton Factory



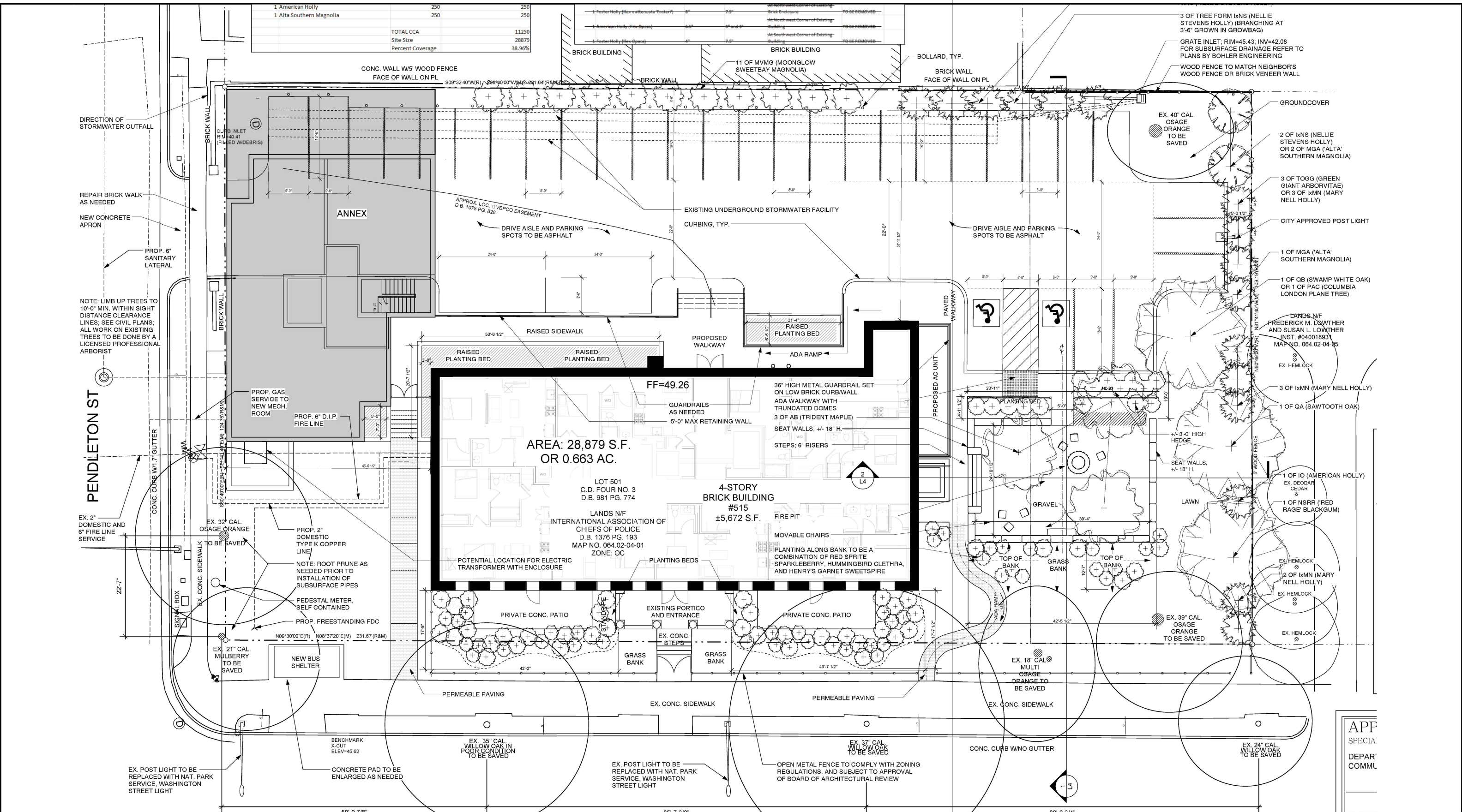
1935 - 1981: Belle Haven Apts.



1870 - 1916: Portner Brewery



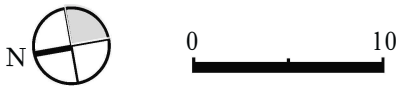
PROJECT N ^o 20130161.00 REVISION N ^o 000 DATE 01/07/2015	NotesBUILDING HISTORY - EXTERIOR FACADE
<div data-bbox="68 1806 273 1844"></div> <div data-bbox="68 1872 273 1941"></div> <div data-bbox="913 1897 938 1933">3</div>	<div data-bbox="1569 1806 2607 1925">MOUNT VERNON COTTON FACTORY RESIDENTIAL RE-USE 515 N WASHINGTON STREET ALEXANDRIA, VA 22314</div> <div data-bbox="2707 1826 3002 1925"> COOPER CARRY</div> <div data-bbox="1003 1927 2048 1953">© 2013 Cooper Carry, Inc. 625 North Washington Street, Suite 200, Alexandria, Virginia 22314 Tel. 703-519-6152 Fax: 703-519-7127</div>



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Notes

PROPOSED LANDSCAPE PLAN



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



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Notes

WEST ELEVATION - MATERIALS



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Notes

EAST ELEVATION - MATERIALS



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Notes

NORTH ELEVATION - MATERIALS



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Notes

SOUTH ELEVATION - MATERIALS



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Notes

NE AERIAL - SITE CONTEXT



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



PROPOSED REDESIGN - OPTION 1

EL. 46' - 6 1/2"
T.O. ANNEX ROOF (50'-0" MAX)

EL. 34' - 3 1/2"
LEVEL LOFT A & 4

EL. 23' - 7 1/2"
LEVEL 3A

EL. 12' - 11 1/2"
LEVEL 2A

EL. 2' - 3 1/2"
LEVEL 1A

EL. -3' - 0"
AVG. GRADE (46.26')

EL. -9' - 8 5/16"
LEVEL - BASEMENT



PROJECT N° 20130161.00

REVISION N° 000

DATE 01/07/2015

Notes

WEST ELEVATION - OPTION 1

CAS Riegler
VALUE | URBAN | CHARACTER

SNEAD
CONSTRUCTION

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



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PROJECT N° 20130161.00 | REVISION N° 000 | DATE 01/07/2015

Notes

NORTH ELEVATION - OPTION 1

CAS Riegler
VALUE | URBAN | CHARACTER

SNEAD
CONSTRUCTION

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Notes

EAST ELEVATION - OPTION 1

CAS Riegler
VALUE | URBAN | CHARACTER

SNEAD
CONSTRUCTION

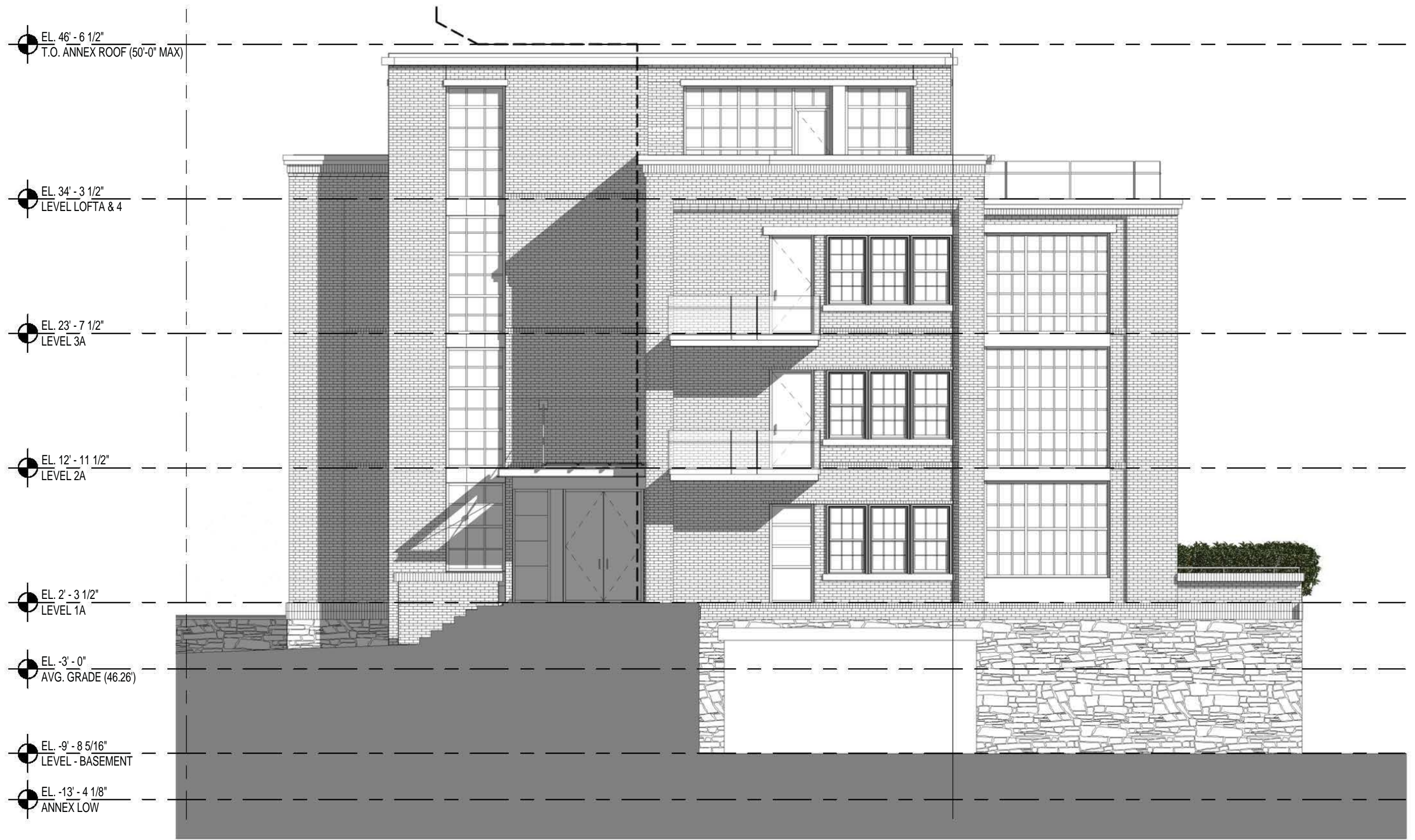
12

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Notes

SOUTH ELEVATION - OPTION 1

CAS Riegler
VALUE | URBAN | CHARACTER

SNEAD
CONSTRUCTION

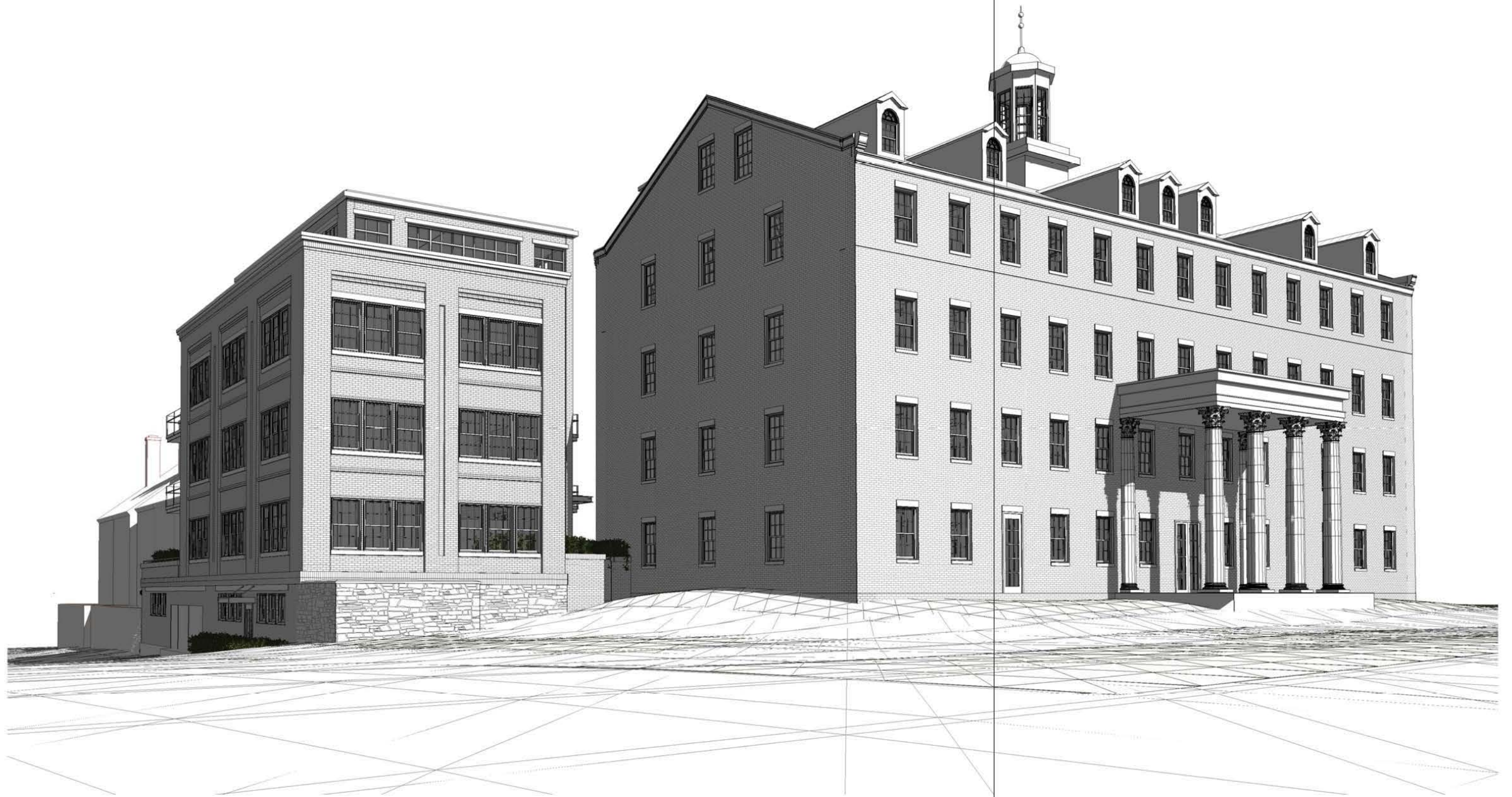
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Notes

WASHINGTON AND PENDLETON - OPTION 1

CAS Riegler
VALUE | URBAN | CHARACTER

SNEAD
CONSTRUCTION

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PROPOSED REDESIGN - OPTION 2



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Notes

WEST ELEVATION - OPT 2



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ALEXANDRIA, VA 22314





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Notes

NORTH ELEVATION - OPTION 2

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Notes

EAST ELEVATION - OPTION 2

CAS Riegler
VALUE | URBAN | CHARACTER

SNEAD
CONSTRUCTION

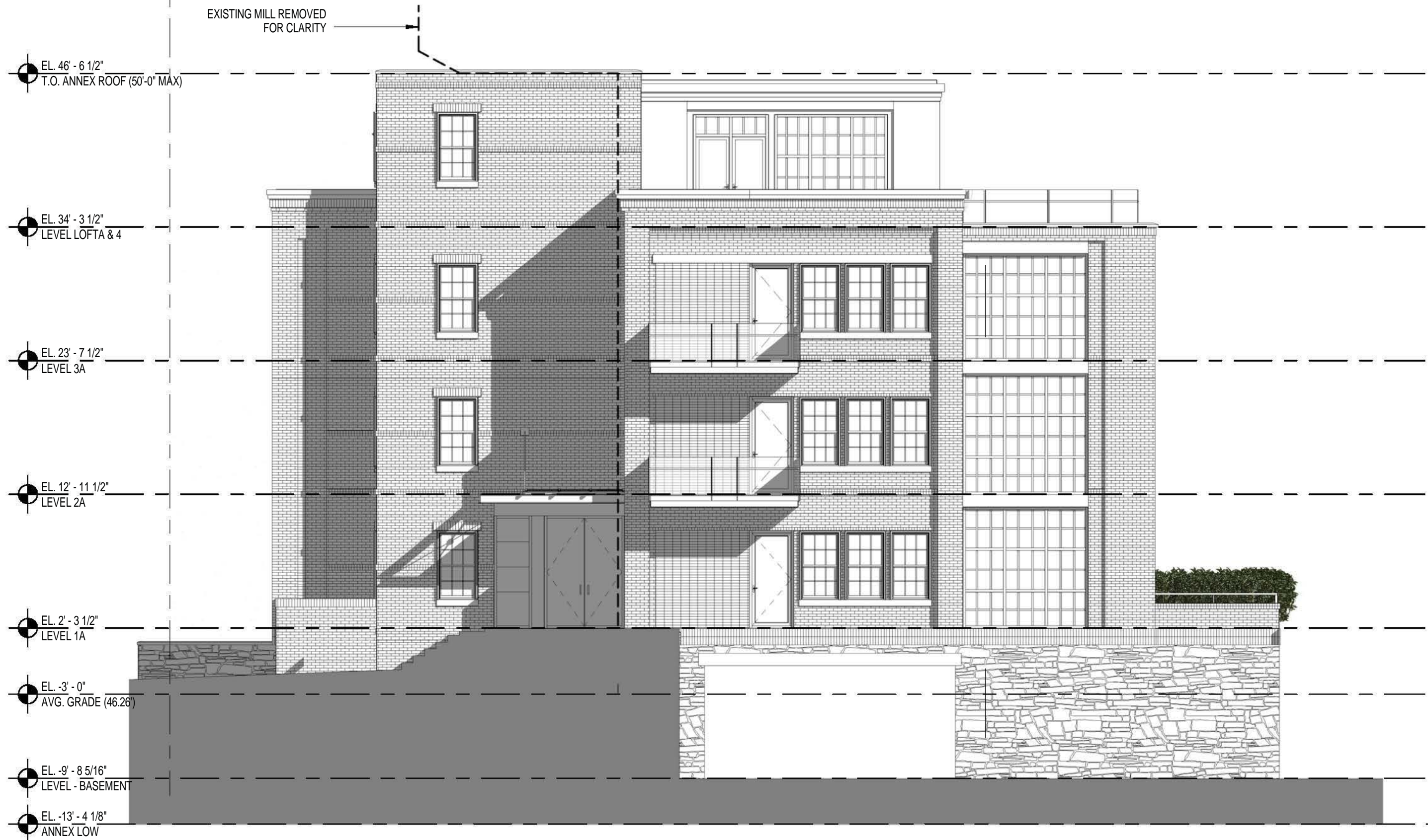
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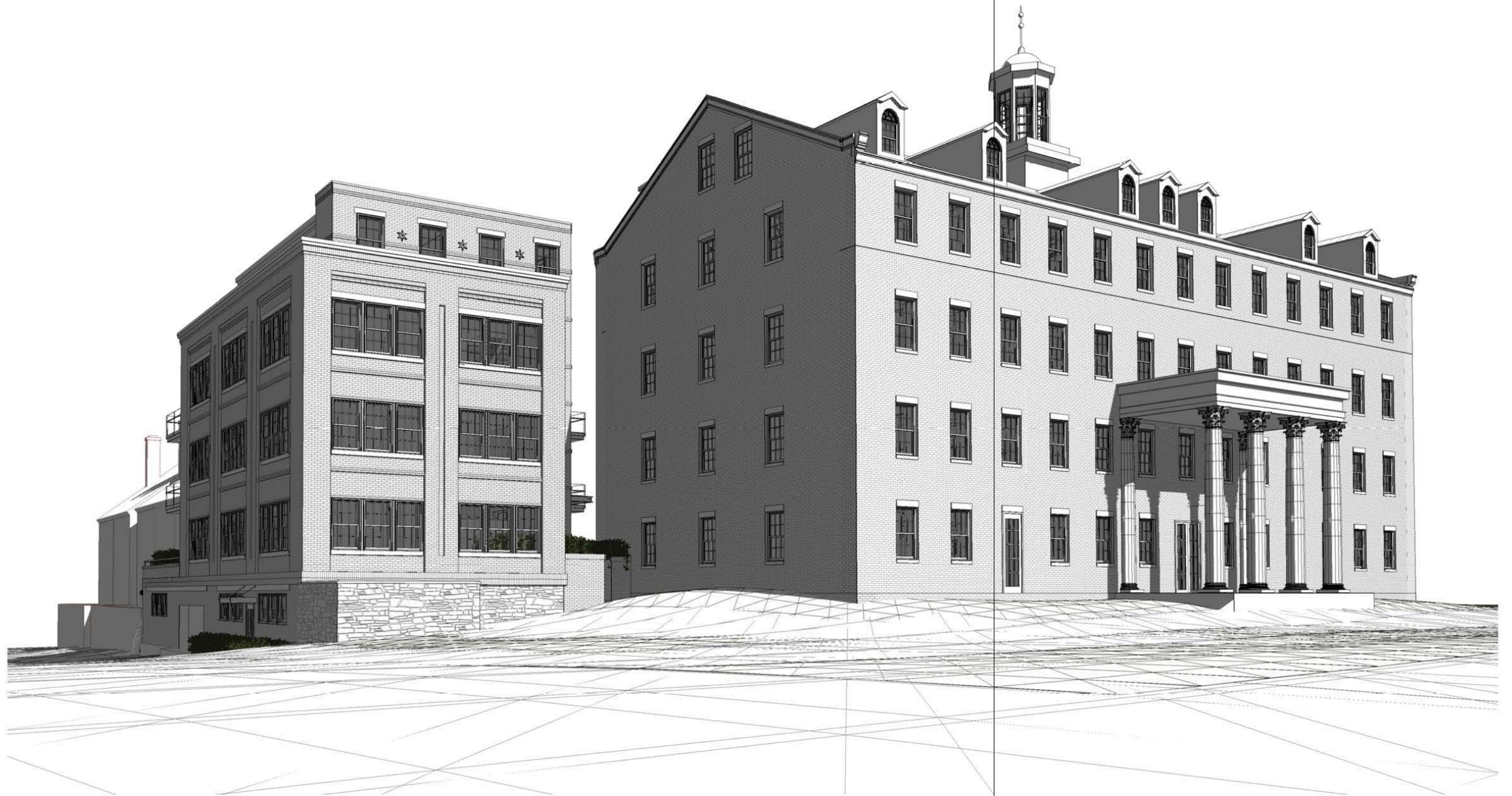


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Notes

SOUTH ELEVATION - OPTION 2





PROJECT N° 20130161.00 | REVISION N° 000 | DATE 01/07/2015

Notes

WASHINGTON AND PENDLETON - OPTION 2

CAS Riegler
VALUE | URBAN | CHARACTER

SNEAD
CONSTRUCTION

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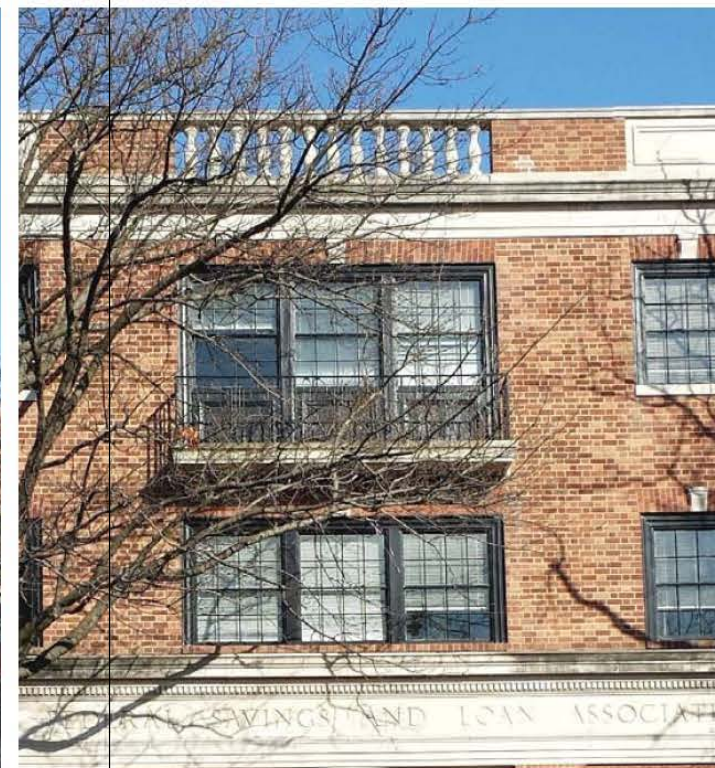
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Notes

INSPIRATION IMAGES

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VALUE | URBAN | CHARACTER

SNEAD
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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 01/07/2015		Notes	WASHINGTON STREET DESIGN GUIDELINES	
 		21	MOUNT VERNON COTTON FACTORY RESIDENTIAL RE-USE 515 N WASHINGTON STREET ALEXANDRIA, VA 22314	 COOPER CARRY




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.

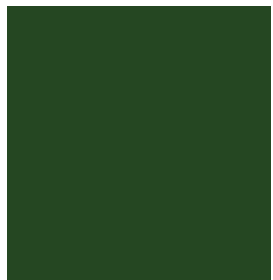
PROJECT N° 20130161.00		REVISION N° 000	DATE 01/07/2015	Notes	WASHINGTON STREET DESIGN GUIDELINES	
 		22		MOUNT VERNON COTTON FACTORY RESIDENTIAL RE-USE 515 N WASHINGTON STREET ALEXANDRIA, VA 22314		 COOPER CARRY
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515 N Washington Street

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.

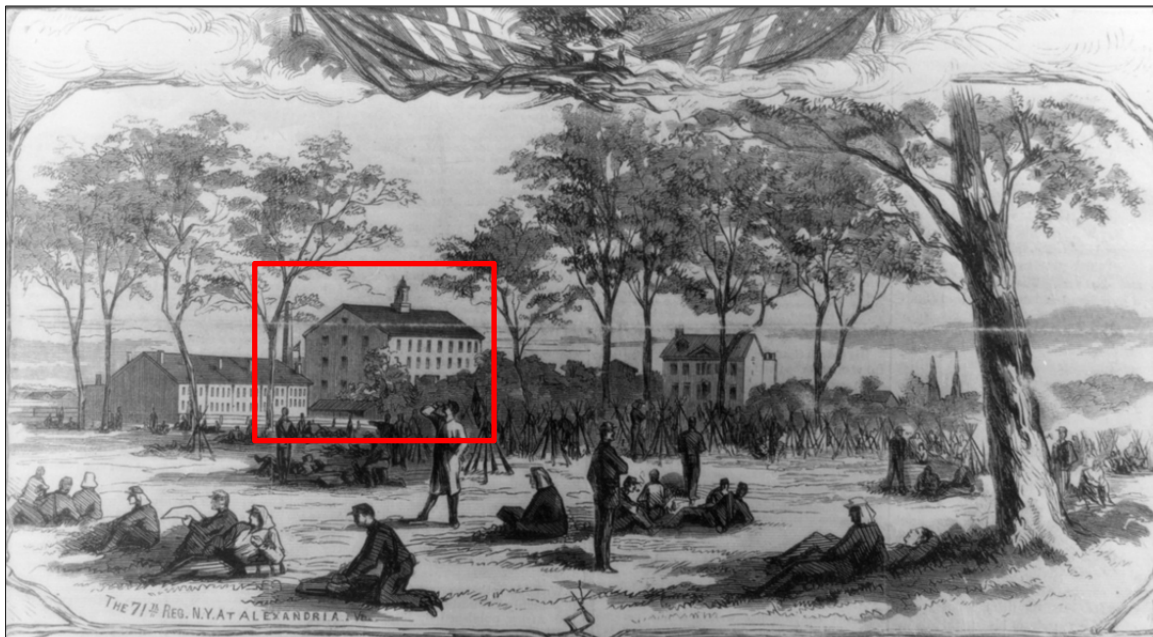


Figure 2: "The 71th REG. N.Y. At Alexandria, VA." Image dated 1861. Cotton Factory in background. Courtesy of Alexandria Library Local History Special Collections, Vertical File Image #822.



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.

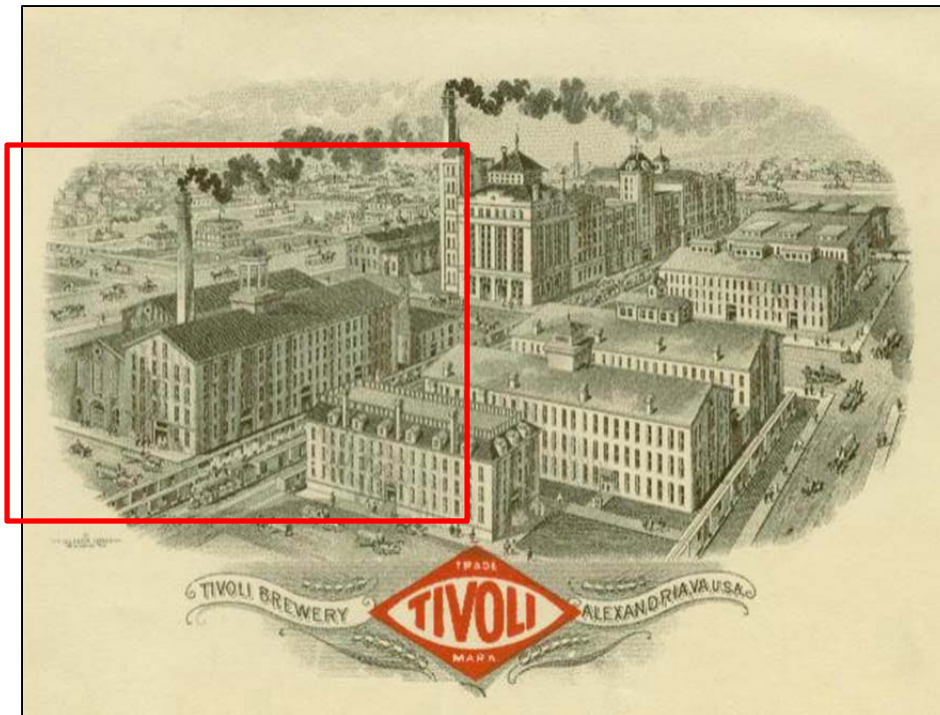


Figure 5: Post-1902 Robert Portner Brewing Company Advertisement. Courtesy of *Historic Alexandria: An Illustrated History*. The artist inaccurately depicts 515 N Washington as a mirror-image of itself and places the building further north than where it was located in proximity to the larger brewing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

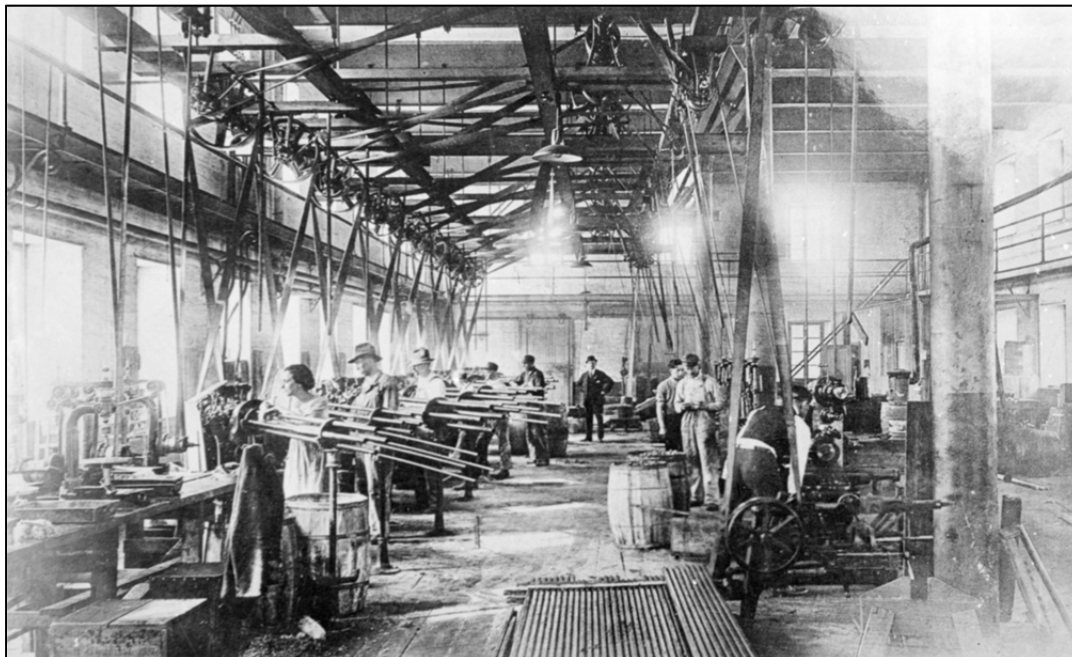


Figure 10: Interior operations of the Spark Plug Factory. Image dated 1920s. Courtesy of Alexandria Local History Special Collections, Vertical File Image #826.



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

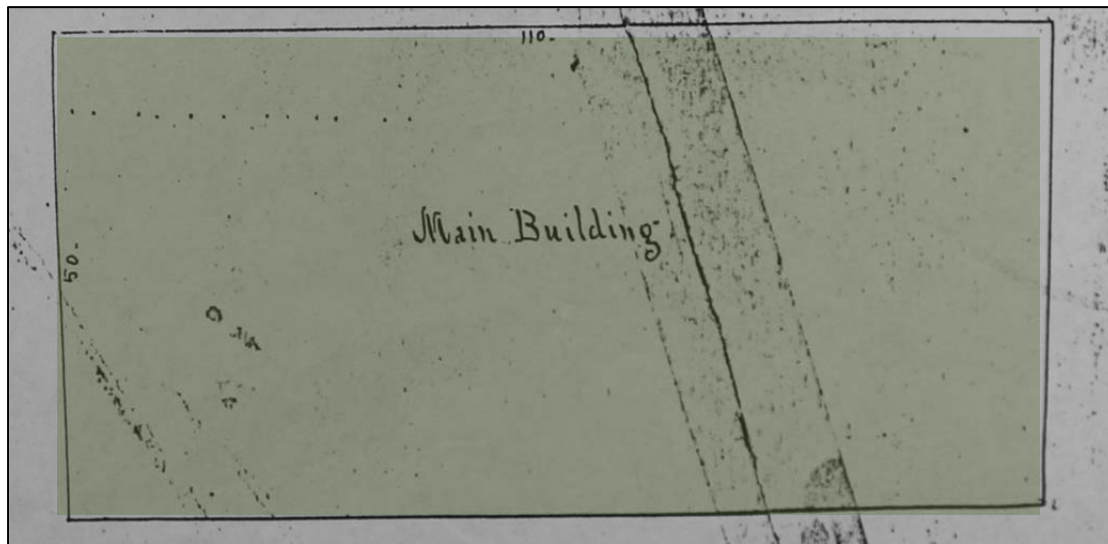


Figure 16: 1847 Mount Vernon Cotton Factory, original footprint of building highlighted in green. C.S. Hollowell Map. Courtesy of Alexandria Local History Special Collections.

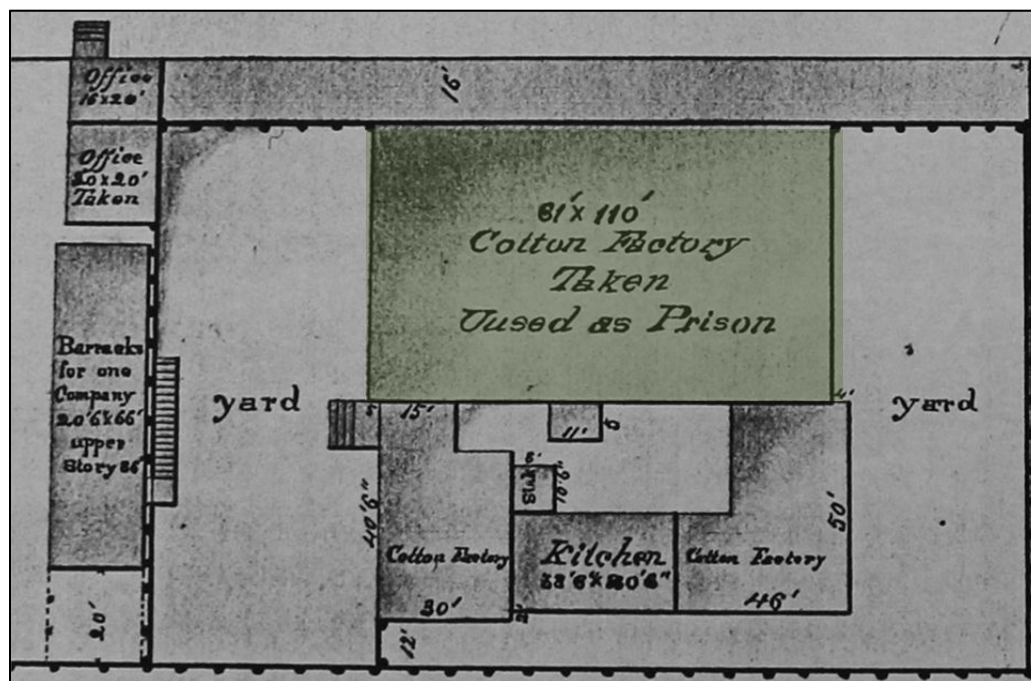


Figure 17: 1865 Washington Street Military Prison, original footprint of building highlighted in green. Courtesy of Alexandria Local History Special Collections.

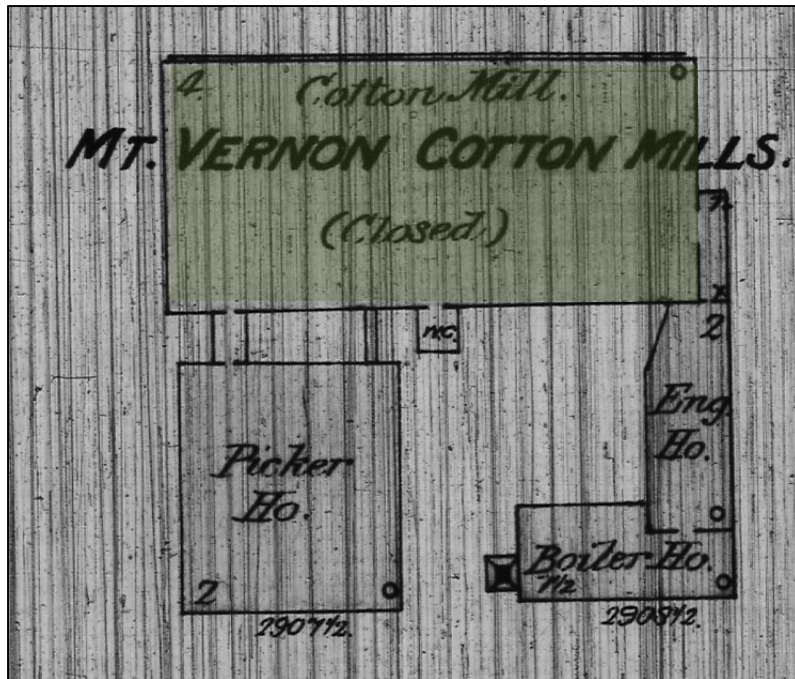


Figure 18: 1885 Mount Vernon Cotton Mill, original footprint of building highlighted in green. 1885 Sanborn Map.

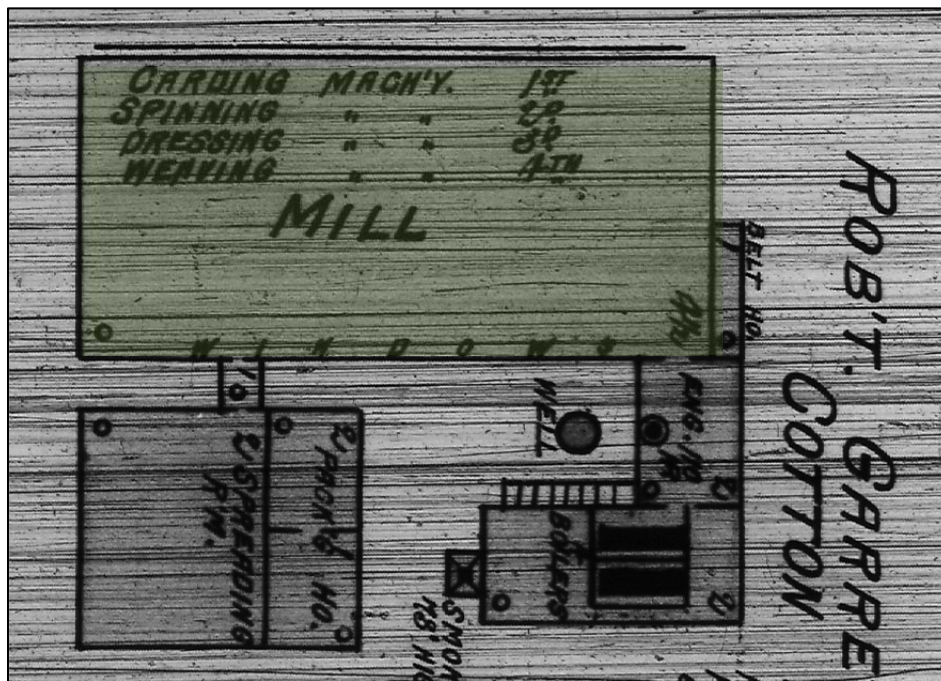


Figure 19: 1891 Robert Garrett Cotton Mill, original footprint of building highlighted in green. 1891 Sanborn Map.

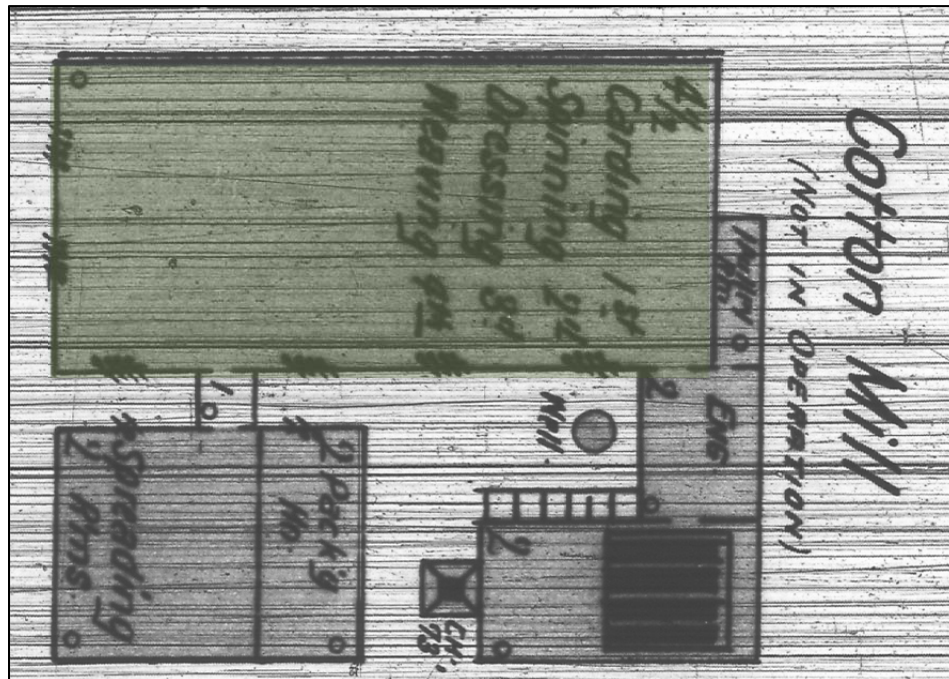


Figure 20: 1896 Robert Garrett Cotton Mill, original footprint of building highlighted in green. 1896 Sanborn Map.

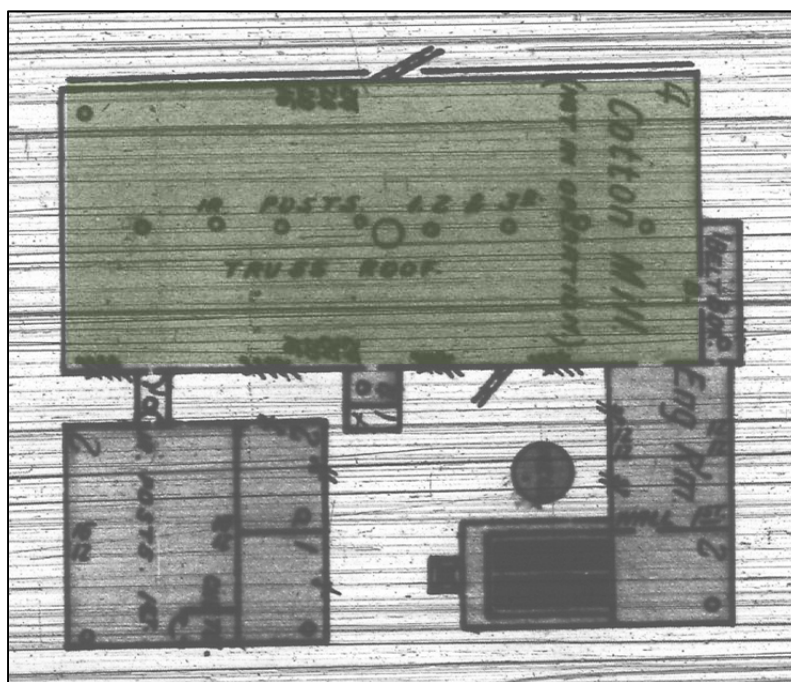


Figure 21: 1902 Cotton Mill, original footprint of building highlighted in green. 1902 Sanborn Map.

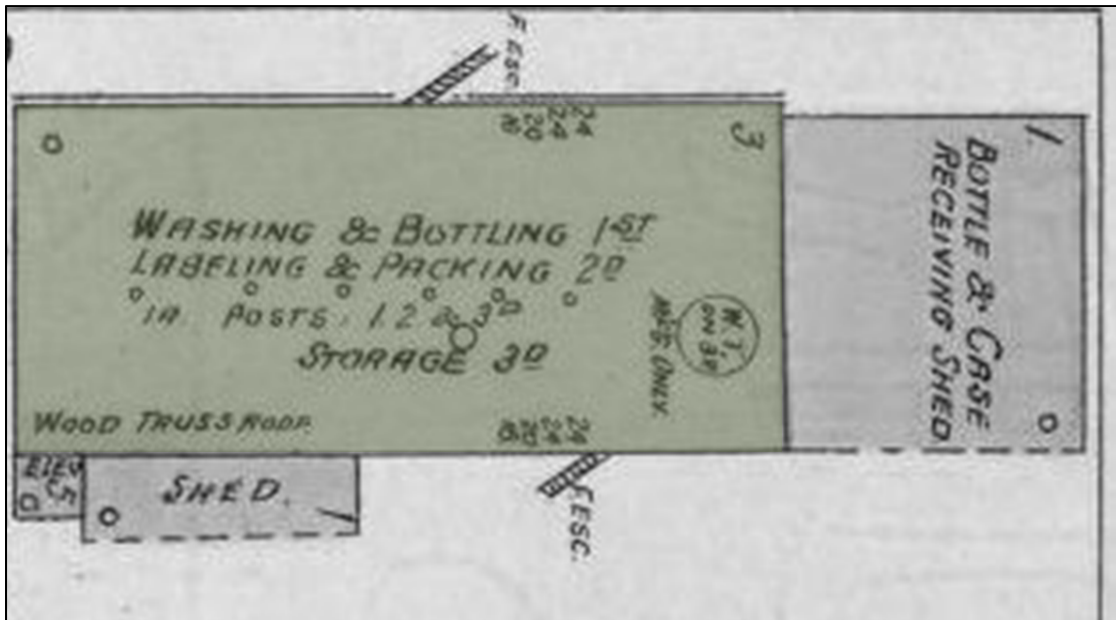


Figure 22: 1907 Portner Brewing Co. Bottling House, original building footprint highlighted in green. 1907 Sanborn Map.



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

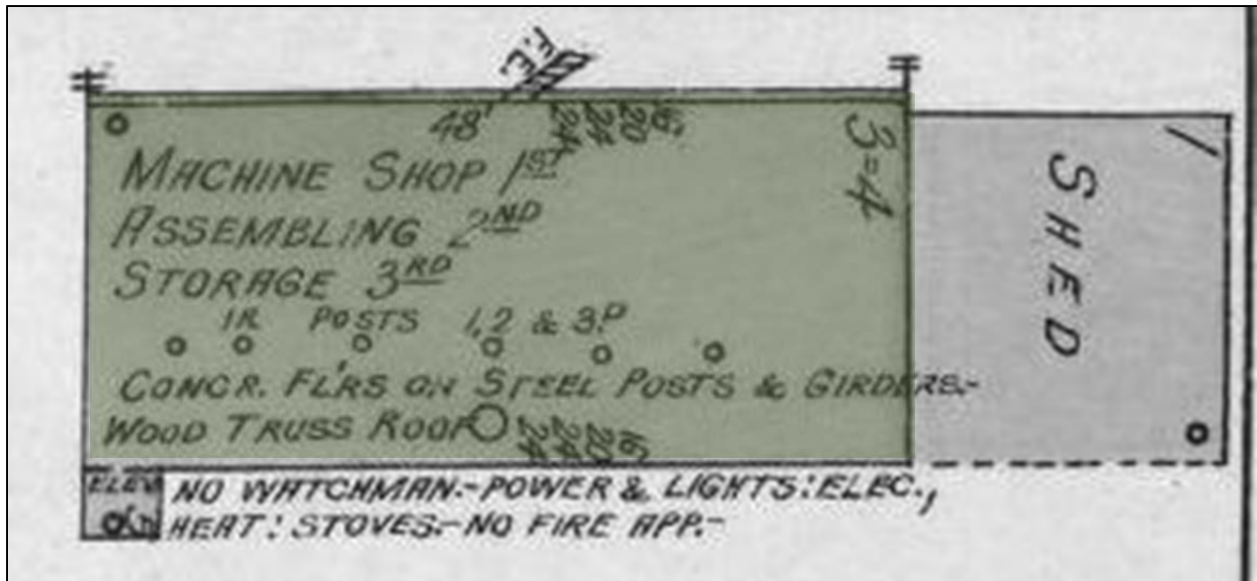


Figure 24: 1921 Express Spark Plug Factory, original footprint of building highlighted in green. 1921 Sanborn Map.

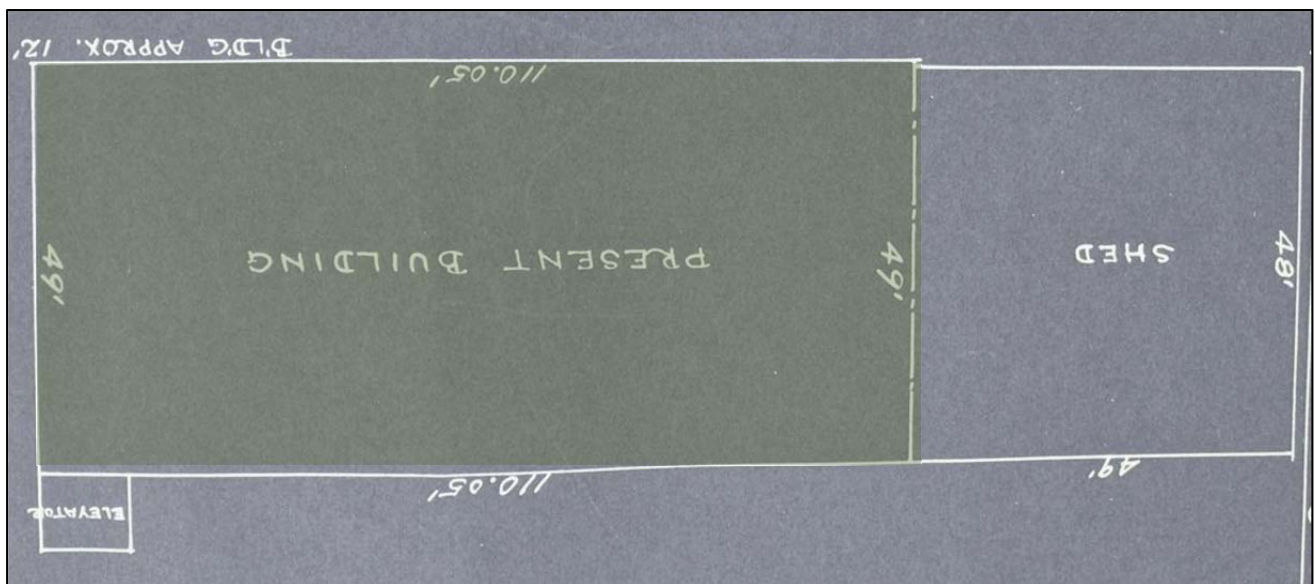


Figure 25: 1935 drawing of existing building by architect A.B. Lowstuter, original building footprint highlighted in green. Courtesy of Alexandria Local History Special Collections.



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.

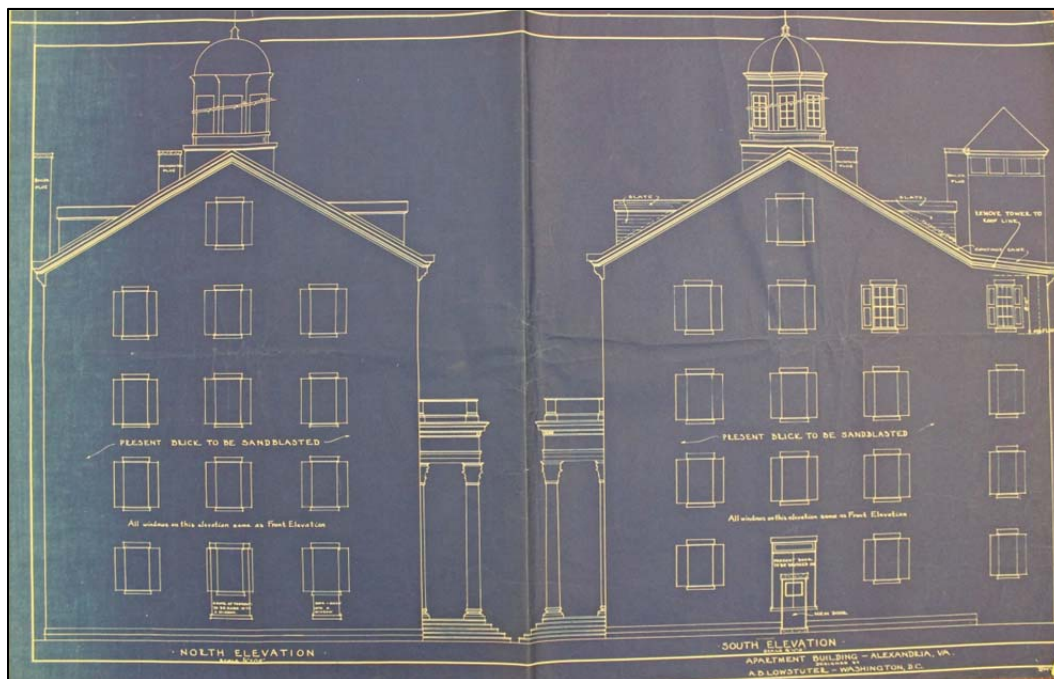


Figure 27: 1935 A.B. Lowstuter's Design for Belle Haven Apartments. North and South elevations. Courtesy of Alexandria Local History Special Collections. Drawings note the installation of a new center door on the first floor of the south elevation and the conversion of two doors to windows on the north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

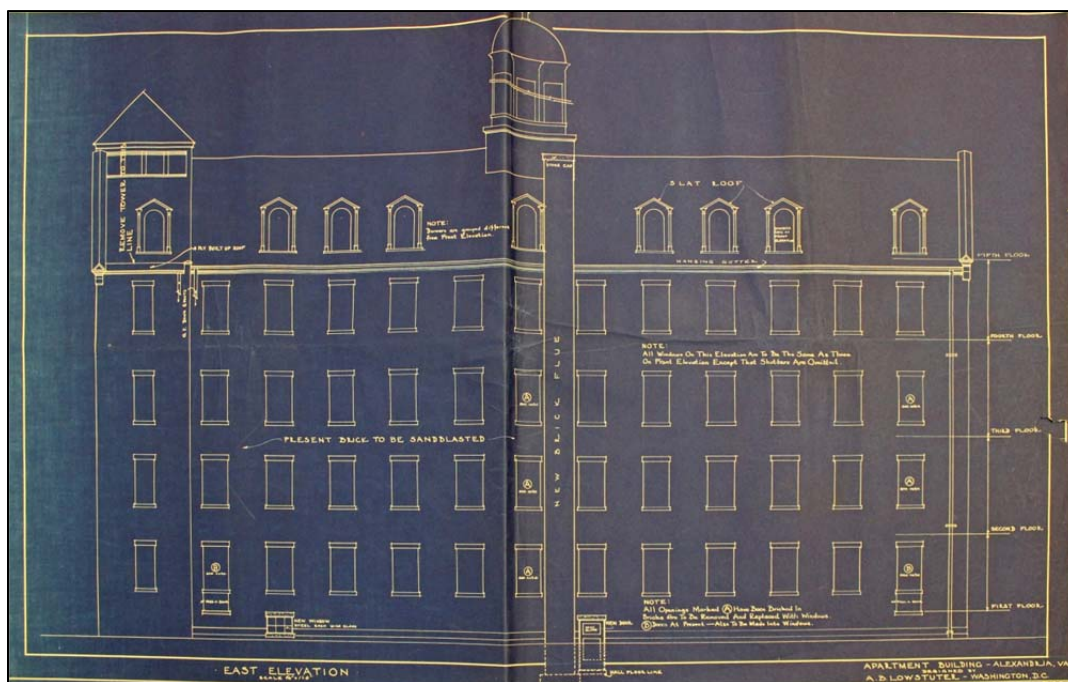


Figure 28: 1935 A.B. Lowstuter's Design for Belle Haven Apartments. East Elevation. Courtesy of Alexandria Local History Special Collections. Drawing notes the installation of a new brick flue in the center of the elevation, a new window and door at basement level, windows to be converted into doors,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

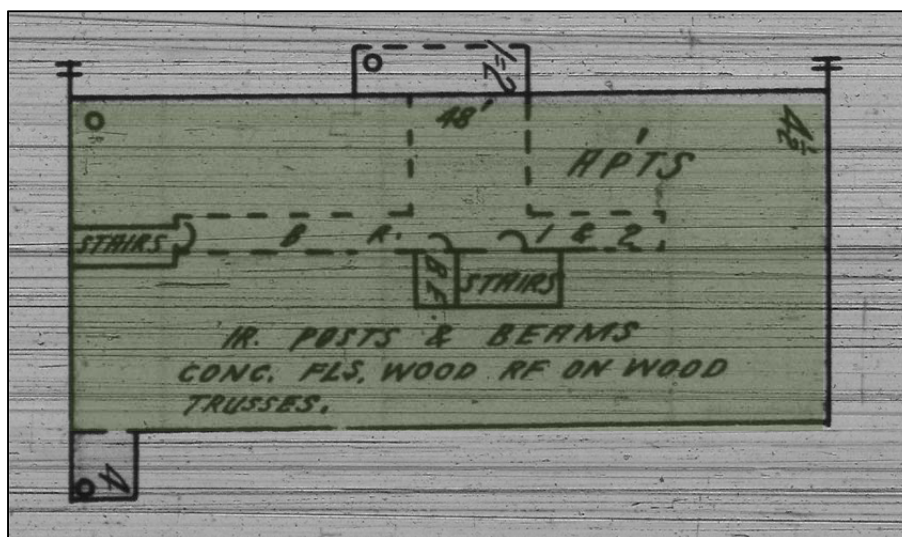


Figure 29: 1941 Belle Haven Apartments, original building footprint highlighted in green. 1941 Sanborn Map.

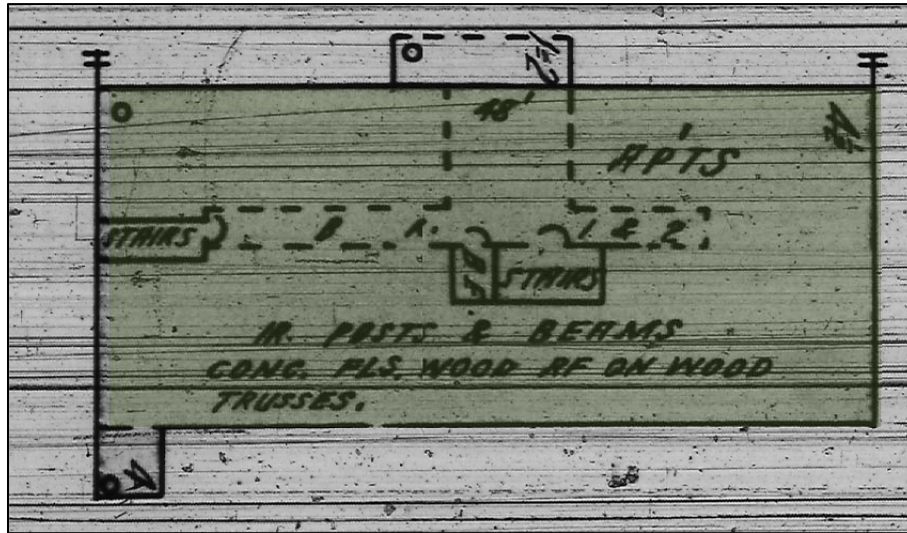


Figure 30: 1958 Belle Haven Apartments, original building footprint highlighted in green. 1958 Sanborn Map.

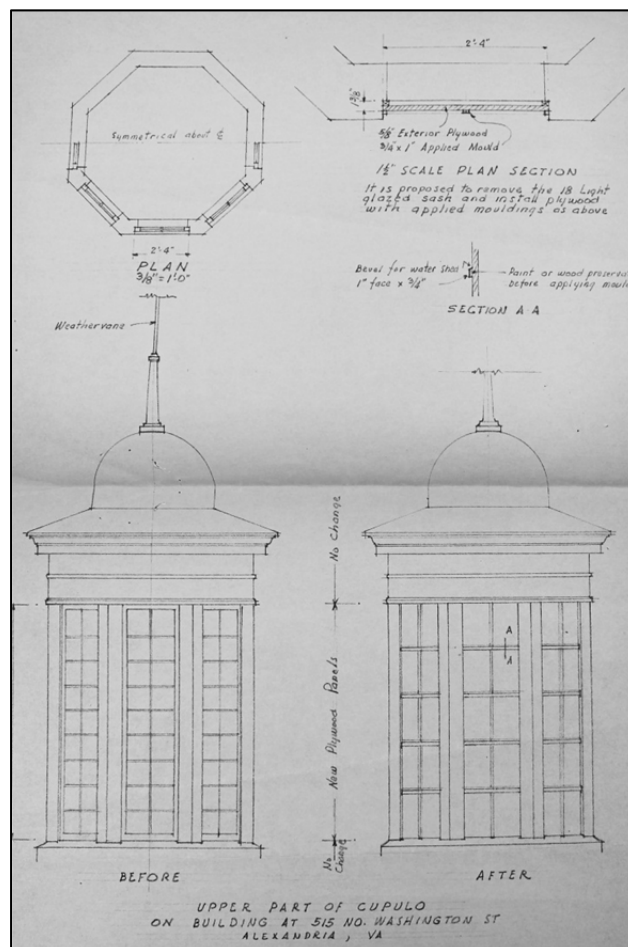


Figure 31: 1961 Drawing associated with the Permit for Repair and Alterations to the cupola. Courtesy of Alexandria City Archives. Cupola was majorly repaired in 1968 and then again in 1996.

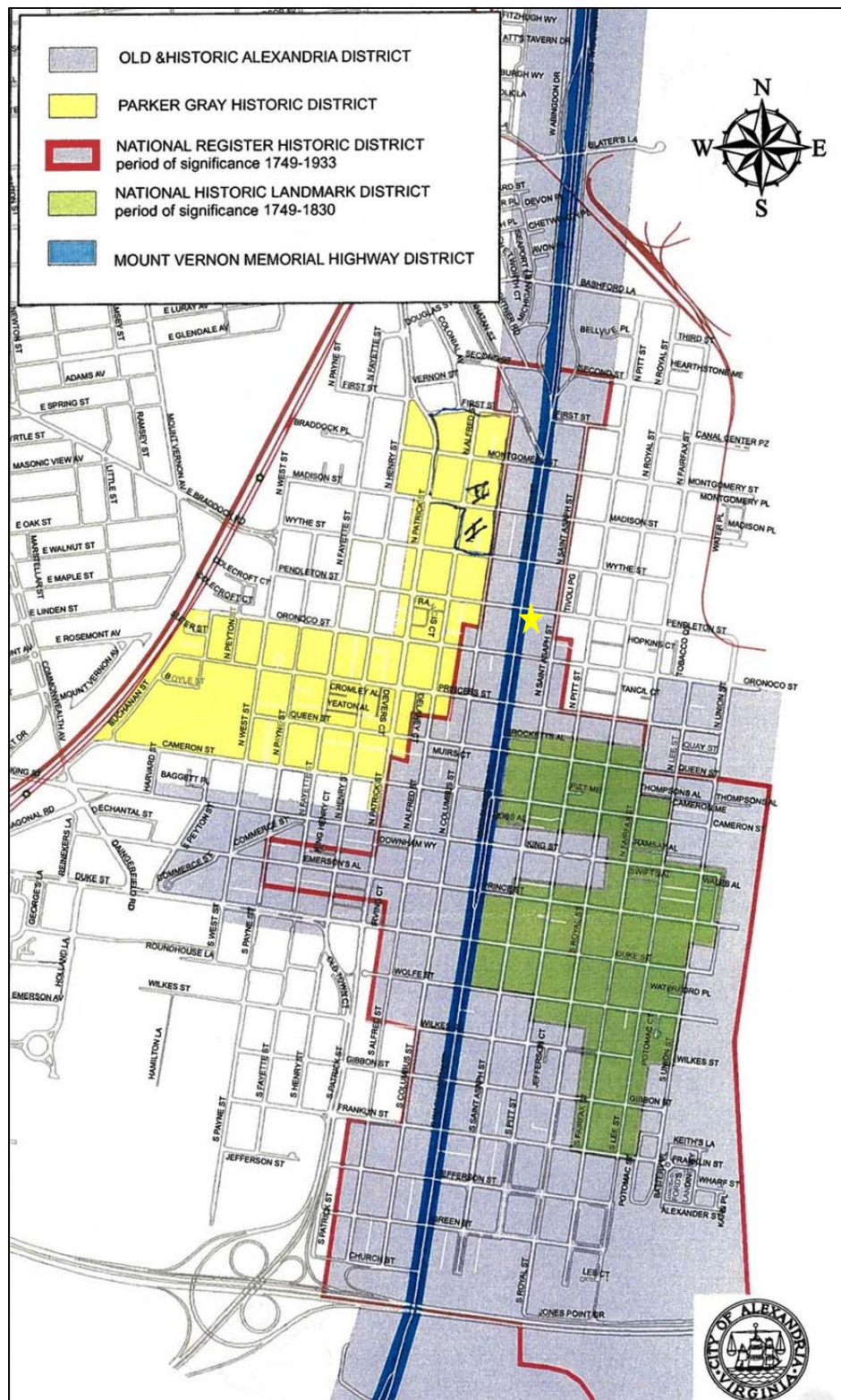


Figure 32: Historic Districts Map for the City of Alexandria. Courtesy of the City of Alexandria Department of Planning & Zoning. Location of 515 N Washington Street is marked by the star.

WORKS CITED

Alexandria City Archives, 801 S Payne Street.

Alexandria Library Local History Special Collections, 717 Queen Street.

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

Dennee, Timothy J. “Robert Portner and his Brewing Company.” Report for Saul Centers, Inc., Parsons Engineering Science, Inc., & Alexandria Archaeology. Revised 2010. Report provided by Timothy Dennee.

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

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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ADDRESS OF PROJECT: 513-515 N. Washington Street

TAX MAP AND PARCEL: 064.02-04.06 & 064.02-04-01 ZONING: RM & OC

APPLICATION FOR: (Please check all that apply)

☒ CERTIFICATE OF APPROPRIATENESS☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)Applicant: ☒ Property Owner ☐ Business (Please provide business name & contact person)

Name: Rory Byrnes

Address: 1010 Wisconsin Ave, NW, Suite 600

City: Washington State: DC Zip: 20007

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

Authorized Agent (if applicable): ☐ Attorney ☒ Architect ☐

Name: Brandon Lenk

Phone: (703)519-6152

E-mail: blenk@coopercarry.com

Legal Property Owner:

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

Address: 1010 Wisconsin Ave, NW, Suite 600

City: Washington State: DC Zip: 20007

Phone: (202)506-5595 E-mail: rory@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).*

Applicant is requesting further concept review for the proposed new construction of an additional residential building total nine (9) additional residential apartments.

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: Rory Byrnes

Date: 12/8/2014

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	1010 Wisconsin Ave, NW, Ste. 600 Washington, DC 20007	80%
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 Street (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	1010 Wisconsin Ave, NW, Ste. 600 Washington, DC 20007	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. CASR 513/515 N. Washington Holdings, LLC	None	CC and PH
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.

12/8/2014
Date

Rory Byrnes
Printed Name


Signature