

ADDRESS OF PROJECT: 699 N. Patrick Street, Alexandria, VA 22314 (Parcel Address)

TAX MAP AND PARCEL: #054.04-12-01 ZONING: RB

APPLICATION FOR: *(Please check all that apply)*

- ☒ CERTIFICATE OF APPROPRIATENESS ~~CONCEPT 2 WORKSESSION~~
- ☒ 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: Alexandria Redevelopment and Housing Authority

Address: 600 N. Fairfax Street

City: Alexandria State: VA Zip: 22314

Phone: 703-549-7115 x364 E-mail: cstaudinger@arha.us

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

Name: Duncan Blair Phone: 703-778-1444

E-mail: dblair@landcarroll.com

Legal Property Owner:

Name: Alexandria Redevelopment and Housing Authority

Address: 600 N. Fairfax Street

City: Alexandria State: VA Zip: 22314

Phone: 703-549-7115 x 364 E-mail: cstaudinger@arha.us

- ☐ 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 Applicant is requesting permission to demolish four obsolete buildings in order to develop new construction of a multi-family low-moderate income residential property.

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 3 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 3 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: Roy O. Priest, CEO, ARHA

Date: 04/03/15

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. Alex. Redevelopment and Housing Authority (ARHA)	600 N. Fairfax Street Alexandria, VA 22314	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 699 N. Patrick 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. ARHA	600 N. Fairfax Street Alexandria, VA 22314	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.

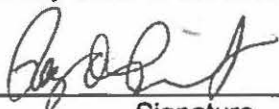
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. ARHA	None	P.C. and C.C.
2.		
3.		

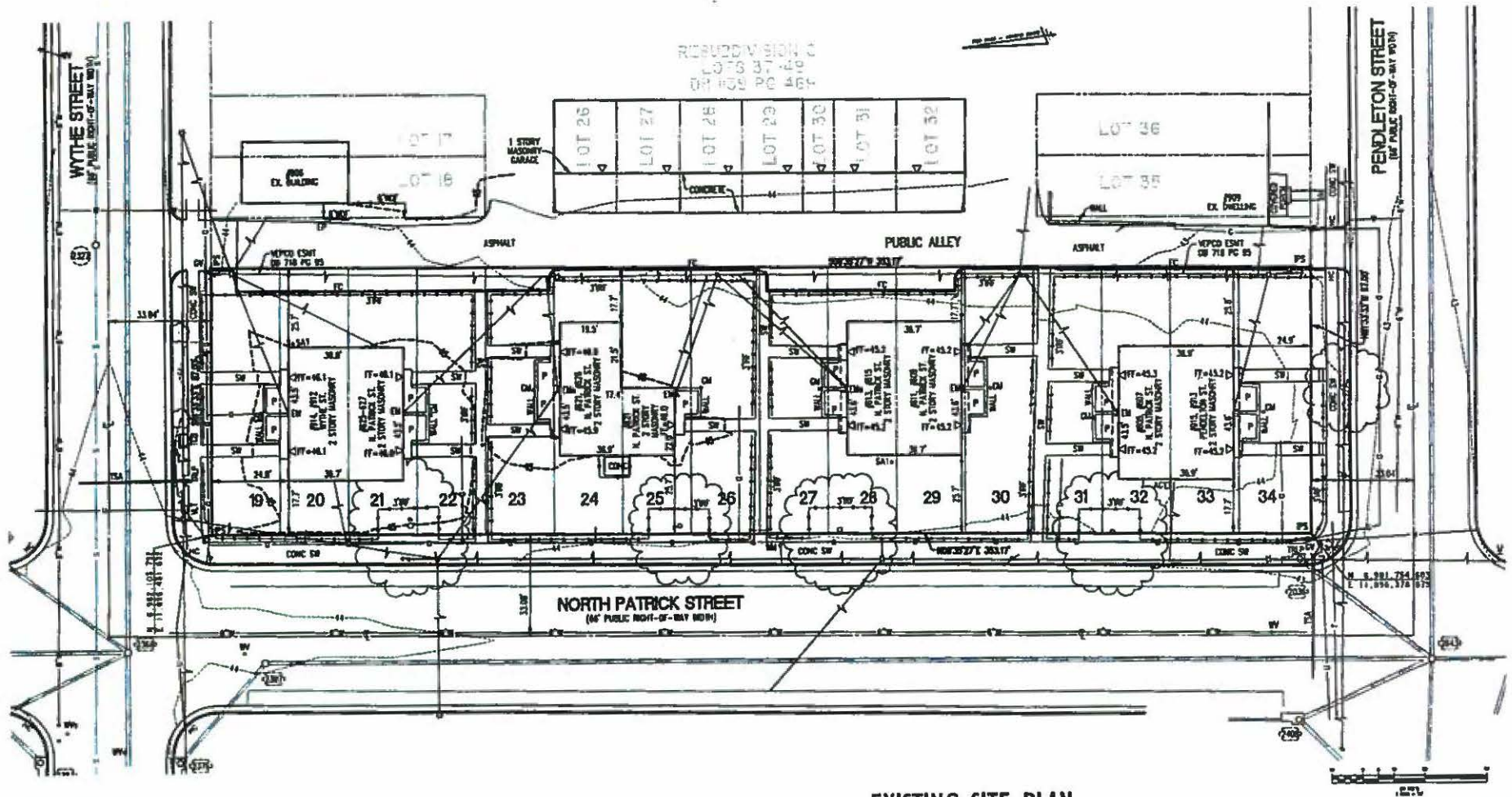
NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

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.

04/03/15
Date

Roy O. Priest, CEO, ARHA
Printed Name


Signature



RAMSEY HOMES



WALTER L. PHILLIPS
Legislative Counsel since 1941



Land, Carroll & Blair
ATTORNEYS AT LAW, EST. 1978

EXISTING SITE PLAN

ALEXANDRIA, VA
BOARD OF ARCHITECTURAL REVIEW
12.25.2015

Architecture+Planning
8809 Westwood Center Dr.
Suite 300
Vienna, VA 22182
703.992.8118
a+p.com



8 of 18

A-11

Description of the Reasons for Demolition

The existing structures were built in 1942 as temporary war housing. Significant modifications have been made to the structures since the initial construction, including pitched roofs with shingles.

The Board of Commissioners of the Alexandria Redevelopment and Housing Authority (ARHA) has determined as part of the 2012-2022 Strategic Plan that the property should be redeveloped under Housing Goal 2: "Replace ARHA housing where it is no longer viable or where conversion or redevelopment provides a substantial advantage to ARHA and its residents."

The proposal for the Project includes the removal of all existing improvements and the construction of approximately fifty-three (53) rental units in two-3-story buildings over a below grade parking structure. The Project will be affordable to households with low-moderate incomes up to 50% of the Area Median Income.

Description of the alternatives to a Demolition/Encapsulation

ARHA intends to seek disposition outside the public housing program to privately finance or otherwise develop the existing obsolete units to benefit the City's affordable housing needs and to further the goals of the ARHA 2012-2022 Strategic Plan and the City-adopted Housing Master Plan.

The property's obsolescence, age and deferred maintenance put it at risk of losing the operating subsidy ARHA receives from the US Department of Housing and Urban Development (HUD) under the public housing program. Should HUD withdraw operating subsidy for Ramsey Homes, ARHA would be unable to maintain the property to the standards required by HUD to provide safe and sanitary housing hastening the property's decline.

In a prior memorandum, City staff has expressed its support for the property's demolition and ARHA's redevelopment concept.

1 View from alleyway at Wythe St.



2 View from Wythe and N. Patrick Street (Route 1).



3 View along Alley.



4 View from alley.



RAMSEY HOMES

5 View from N. Patrick St.



6 View from Pendleton Street.



7 View of piping and exposed ductwork at interior.



8 View of typical kitchen and exposed utilities.



ATTACHEMENT 1

SIX (6) CRITERIA FOR CONSIDERATION

The Zoning Ordinance of the City of Alexandria provides guidelines for the treatment of historic districts and buildings in Article X. Within this article, Section 10-200 sets forth the guidelines for the Parker-Gray Historic District, which was established to "to protect community health and safety and to promote the education, prosperity and general welfare of the public through the identification, preservation, and enhancement of buildings, structures, settings, features and ways of life which characterize this nineteenth and early twentieth century residential neighborhood".

If a building within the Parker-Gray Historic District is to be demolished, there are six criteria that must be considered in order for a demolition permit to be granted. The criteria are listed below, with a response to each question provided in *italics*.

1. Is the building or structure of such architectural or historic interest that its removal would be to the detriment of the public interest?

The four buildings on the Ramsey Homes site are contributing resources to the Uptown/Parker-Gray Historic District (DHR ID 100-0133; National Register of Historic Places Registration Form 2007). Documentation of Ramsey Homes in V-CRIS (Virginia Cultural Resource Information System) indicates that the Ramsey Homes buildings contribute to the historic district in the areas of social history and architecture, as "an example of the housing constructed with public funds, between 1940 and 1945, for defense workers during World War II." The buildings were later transferred to ARHA in 1953 for use as low-income housing. The Ramsey Homes complex was built in 1942 of pre-cast concrete panels. While it was an early public housing project in Alexandria, the John Roberts Homes (at Oronoco Street, Braddock Road, and West Street) and George Parker (Hopkins-Tancil Court) (at Fairfax, Royal, Princess, and Pendleton Streets), and Samuel Madden Homes (Downtown) at Pendleton, Princess, North Royal, and North Pitt Streets) were all built prior to or concurrently to Ramsey Homes. Parker was also originally built for defense workers. The Ramsey Homes have not been evaluated for their individual National Register eligibility. While they are contributing resources to the Uptown/Parker-Gray Historic District, they lack individual architectural distinction as a public housing or defense worker housing complex. There have also been alterations to the Ramsey Homes since their original construction in 1942. The most significant of these was the replacement of the original flat roof with hipped roofs, between ca. 1964 and ca. 1983. This change in roofline greatly altered the style and feel of the buildings. In 1995-1996 the windows were replaced, shutters added to the exterior, and porch canopies added over the exterior doors.

2. Is the building or structure of such interest that it could be made into an historic shrine?

The Ramsey Homes are not known to be associated with the active life of a person or group of people significant in our past. Lacking such significance, they could not be made or interpreted as a historic shrine.

3. Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?

The period of significance for the Uptown/Parker-Gray Historic District is ca. 1810-1959. The historic district remained largely vacant through the 1860s, with most of the standing resources built after 1870. The district developed as a largely African American neighborhood in a city that remained mostly segregated through the 1960s. Most of the contributing resources are modest nineteenth century townhouses or row houses and early twentieth century Colonial Revival homes.

The Ramsey Homes, while dating from the ca. 1810-1959 period of significance for the Uptown/Parker-Gray Historic District, are not one of the older resources within the historic district as they were built in 1942. The Ramsey Homes site does not follow the typical narrow townhouse lots of most of the historic district, but rather the extensive open space favored by mid-twentieth century garden-style apartment complexes. These buildings were built using conventional design and materials. The Chinguapin Village, a 300-unit defense worker housing complex in Alexandria, was

built using precast concrete methods as Ramsey Homes. The existing plans for these buildings would enable reconstruction.

4. Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?

The Uptown/Parker-Gray Historic District is significant for the period ca. 1810-1959 under National Register Criterion A for Social History and African American Ethnic Heritage and Criterion C for Architecture. It is an urban historic district with a mixture of building types and architectural styles.

The Ramsey Homes are contributing resources to the Uptown/Parker-Gray Historic District but their demolition will not adversely affect the integrity or significance of this historic district as a whole as they do not have individual architectural merit that distinguishes them through uncommon design, materials, or craftsmanship. The Ramsey Homes were originally built as segregated housing for African Americans. The racial segregation of the Uptown/Parker-Gray Historic District is one of its areas of significance. While the Ramsey Homes are part of that component of the district's history, there are other resources, such as the Alexandria Black History Museum (the former Robert H. Robinson Library), that better represent this aspect of the community's history.

5. Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place to live?

The redevelopment of the Ramsey Homes site will allow for the fulfillment of several guiding principles of Alexandria's Housing Master Plan, including the "preservation of affordable housing in transit-oriented, amenity-rich areas" of Alexandria and "promot[ion] the integration of affordable housing as essential to the creation of successful and vibrant mixed-income communities"(City of Alexandria, Office of Housing 2014:xi-xii). The Ramsey Homes are contributing resources to the Uptown/Parker-Gray Historic District but are not of such significance that they merit individual study beyond the current documentation. .

6. Would retention of the building or structure help maintain the scale and character of the neighborhood?

The existing buildings at the Ramsey Homes site are two-story tall, two-bedroom townhomes clustered in four buildings. The residential buildings on adjacent streets range from older two- or three-story townhouses, with newer infill townhouses being three or more stories in height. Nearby civic and public buildings, including churches, and the Charles Houston Recreation Center, tend to have high gable roofs, marking the prominence of these structures in the community. Further away from Ramsey Homes are four- to six-story tall, twenty-first century buildings that reflect greater density of development. The neighborhood surrounding Ramsey Homes includes buildings from a wide range of construction dates, sizes, building heights, and architectural styles.

ATTACHEMENT 2

HISTORY REPORT



Figure 1. Detail of Magnus' 1863 "Bird's Eye View of Alexandria, VA," showing the project area.

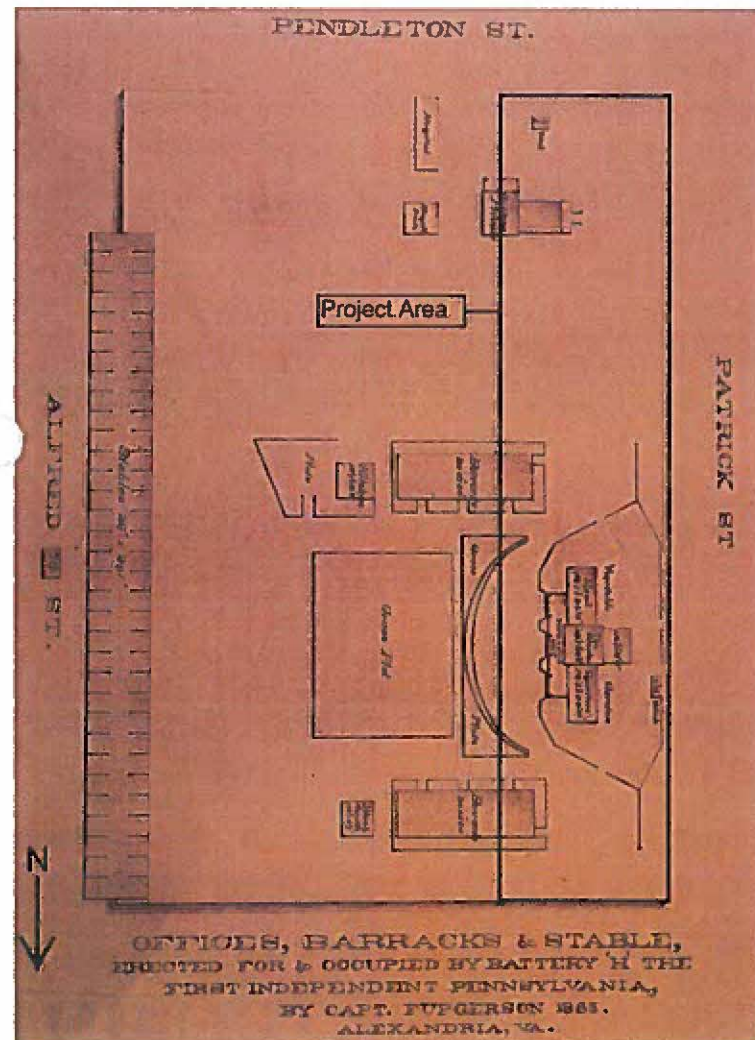


Figure 2. 1865 site plan of the Offices, Barracks, and Stable of Battery H, the First Independent Pennsylvania.

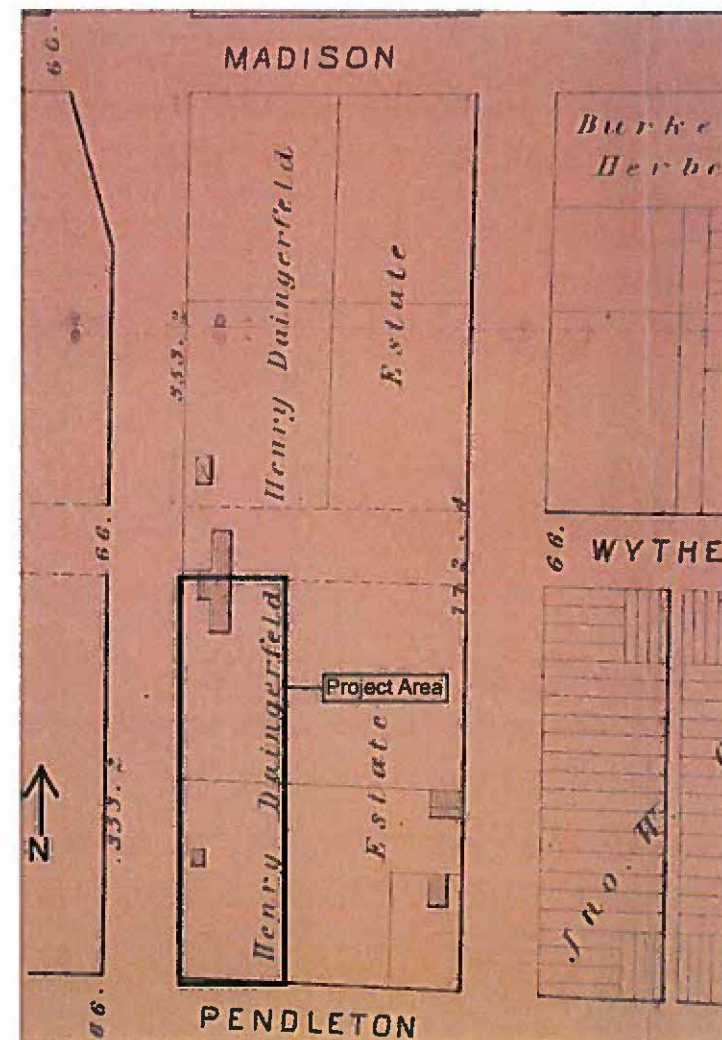


Figure 3. Detail of Hopkin's 1877 *Atlas of Alexandria* showing the project area, showing remnants of the Civil War-era buildings in the project area.

Summary

Address:	605, 607, 609, 611, 613, 615, 619, 623, 625, and 627 North Patrick Street 913, 915 Pendleton Street 912, 914 Wythe Street
Block:	Western one-third of block bounded by North Alfred, North Patrick, Pendleton, and Wythe Streets
Year built:	1942
Original owner:	Federal Housing Authority
Style:	"Prairie style" per the 2007 National Register of Historic Places Registration Form for the Uptown/Parker-Gray Historic District (100-0133)
Construction:	Pre-cast concrete slabs for floors, wall, and roof
Original Use:	Multi-family residential
Historic Designation:	Contributing resource to the Uptown/Parker-Gray Historic District (DHR ID 100-0133)
Individual DHR IDs:	100-0133-0745 (605-607 N Patrick Street) 100-0133-0747 (609-611 N Patrick Street) 100-0133-0749 (613-615 N Patrick Street) 100-0133-0751 (619-623 N Patrick Street) 100-0133-0754 (625-627 N Patrick Street) 100-0133-0948 (913-915 Pendleton Street) 100-0133-1328 (912-914 Wythe Street)
Notable Alterations:	Replacement of windows, replacement of roofing materials; additional changes to be determined.
Project Area Land Use History	
Ca. 1863-1865	block bounded by Wythe, North Patrick, Pendleton, and North Alfred Streets used as offices, barracks, and hospital for Battery "H", First Independent Pennsylvania
1923	block bounded by Wythe, North Patrick, Pendleton, and North Alfred Streets subdivided into building lots by Charles King & Son, a wholesale grocery firm in Alexandria.
1941	Project Area acquired by the United States for use as a defense housing project.
1942	Ramsey Houses built for "negro war workers" (Washington Post December 5, 1946:6).
1953	Ramsey Homes property acquired by the Alexandria Redevelopment and Housing Authority from the Public Housing Authority.

RAMSEY HOMES

HISTORY OF SITE

ALEXANDRIA, VA
BOARD OF ARCHITECTURAL REVIEW
01.28.2015

Architecture+Planning
8605 Westwood Center Dr.
Suite 300
Vienna, VA 22182
703.992.6116
ktgy.com



WALTER L.
PHILLIPS
Engineers of record since 1945



Land, Carroll & Blair PC
ATTORNEYS AT LAW, EST. 1978

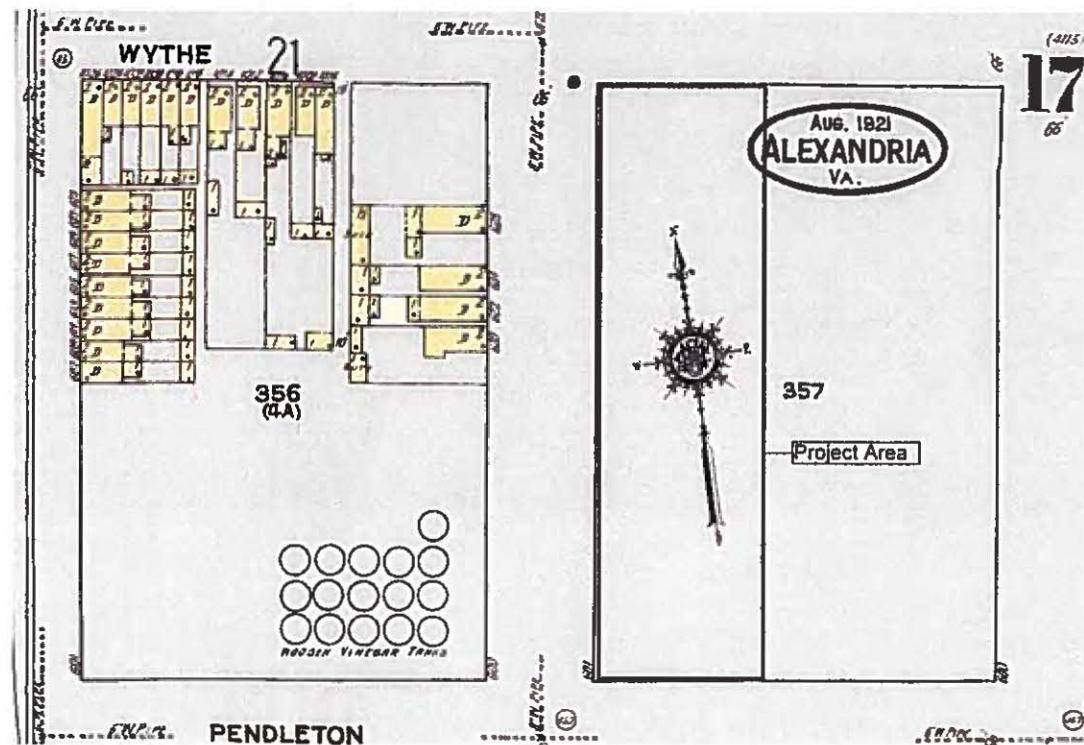


Figure 4. Detail of the 1921 Sanborn map showing the project area as undeveloped.

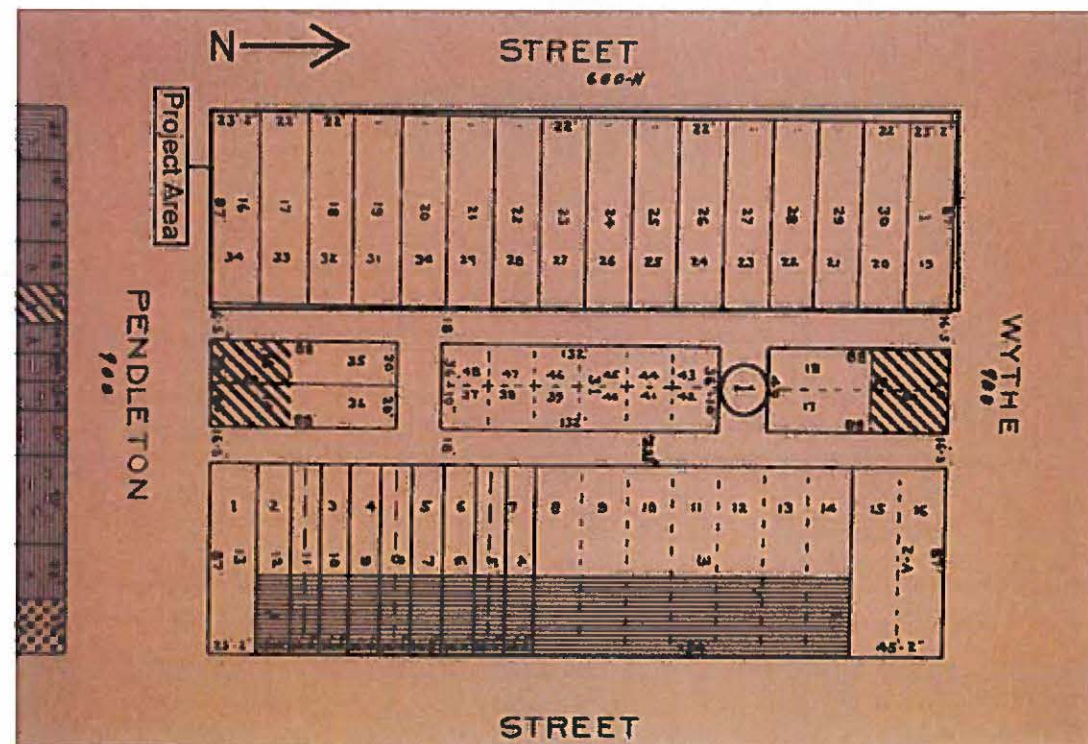


Figure 5. Detail of the 1939 Real Property Survey, Land Use Survey Maps, Alexandria, Virginia showing the project area as undeveloped, but subdivided into building lots.

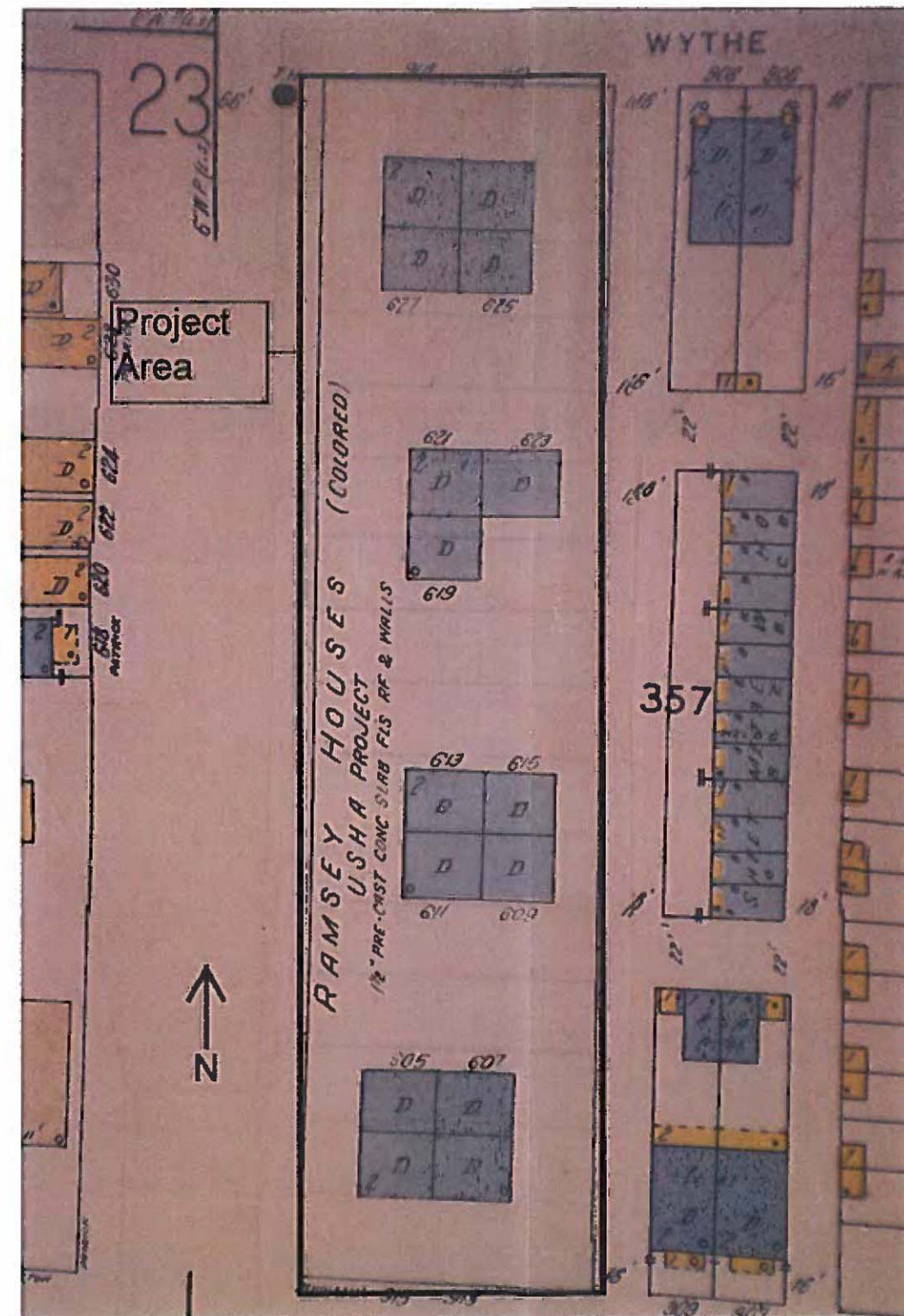


Figure 6. Detail of the 1954 Sanborn map showing the Ramsey Houses as a USHA project (colored).

RAMSEY HOMES



WALTER L. PHILLIPS
Engineers of record since 1945



Land, Carroll & Blair PC
ATTORNEYS AT LAW, EST. 1978

HISTORY OF SITE

ALEXANDRIA, VA
BOARD OF ARCHITECTURAL REVIEW
01.28.2015

Architecture+Planning
8605 Westwood Center Dr.
Suite 300
Vienna, VA 22182
703.992.6116
ktgy.com

