

Docket Item # 1  
BAR CASE # 2015-0067

BAR Meeting  
April 15, 2015

**ISSUE:** Revisions to Previously Approved Plans

**APPLICANT:** CAS Riegler Companies by Rory Byrnes

**LOCATION:** 515 North Washington Street  
,

**ZONE:** OC / Commercial

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**STAFF RECOMMENDATION**

Staff recommends approval of the application, as submitted.

## **GENERAL NOTES TO THE APPLICANT**

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or [preservation@alexandriav.gov](mailto:preservation@alexandriav.gov) for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the [Virginia Department of Historic Resources \(VDHR\)](#) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR2015-00067



## **I. ISSUE**

The applicant requests a Certificate of Appropriateness for revisions to previously approved plans:

- Redesigned rear dormers in a more traditional architectural vocabulary
- Removal of balconies on rear elevator tower

The applicant received feedback from the National Park Service office that reviews rehabilitation tax credit projects that a less modern and more traditional approach for the rear dormer design was necessary. The applicant has explored this design direction and what is before you now represents this different approach. The new design does not change the size or location of the rear dormers, only the architectural treatment.

The proposed annex building on Pendleton Street, which was previously discussed by the BAR at three concept review work sessions, is *not* a part of the current application. A Development Special Use Permit (DSUP) was approved by Planning Commission and City Council on February 21, 2015 (DSUP 2013-0023). The applicant will soon return to the BAR with an application for a Certificate of Appropriateness for the new construction of the annex.

## **II. HISTORY**

The four-and-one-half story painted brick building at 515 North Washington Street was constructed in **1847**. This is one of a very few nineteenth-century industrial buildings on North Washington Street (the old Paff Shoe Factory at 520 South Washington would be another) and one of only a few large industrial buildings remaining anywhere in Old Town (the old Portner Brewery bottling building is 1/2 block away). The building has had a range of uses over the years, including its original use as a cotton factory, beer brewing house and spark plug factory, as well as an apartment building, and most recently as commercial office space. Historic maps indicate that numerous smaller buildings were constructed and demolished on this property over the years. The building has had some alterations, including the addition of the front portico, shutters, and dormers in 1935, when it was converted to an apartment building. However, the building retains a high level of historic integrity. The applicant completed a Historical Overview report which was previously provided to the Board. This report notes that the rear joined dormers were not part of the 1935 work and were in place by 1992.

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

The applicant purchased the property in 2013, has met with Planning & Zoning staff numerous times to consider various alternatives, and went before the BAR for three concept reviews for the annex building. On September 3, 2014, the BAR approved alterations to the historic building that included replacement rear dormers, balconies and the conversion of some windows to doors (BAR Case # 2014-0208/209)

The applicant is concurrently seeking federal and state historic rehabilitation tax credits.

### **III. ANALYSIS**

All changes are in conformance with the DSUP 2013-0023 approved by City Council.

#### **Dormers**

As noted in the previous review, the *Design Guidelines* state that “dormers should not be too large for the structure.” Additionally, “the style of the dormer should be appropriate to the architectural style of the existing structure,” “dormer sashes should be operable and should be the same type as the other window sashes on the structure,” and “dormers should match the existing proportions of the building and the windows.” The BAR supported the previous dormer design enthusiastically, finding that it was appropriate and differentiated the new from the old.

Staff has no objection to the redesign of the proposed dormers, noting that there are often multiple design options that are appropriate, compatible and successful. The previously approved rear dormers were decidedly modern, featuring a different light configuration and glass NanaWalls, and successfully provided a contrast between the new element and the historic building without drawing undue attention away from the historic resource. The current scheme represents a more traditional approach to the rear dormers, with no continuous glazing, the use of six-over-six windows, and the removal of two balconies. The remaining center balcony, previously approved with a modern horizontal steel cable railing, will now be glass and minimally discernible. Staff finds that this new scheme will still be adequately differentiated from the historic elements of the building.

#### **Rear Balconies**

The BAR previously approved simple cable balconies at the inset corner with the old elevator tower. The BAR supported the proposed balconies in this discreet location as they allowed the original construction to remain visually prominent, particularly from the Parkway. The applicant has removed these elements. Staff has no objection to this change.

The National Park Service office that reviews all projects on Washington Street had no comments regarding this application, as the proposed revisions were limited to the rear elevation.

### **STAFF**

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

### **V. CITY DEPARTMENT COMMENTS**

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

#### **Archaeology** (*applicable sections copied from previous report*)

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

F-1 The Mount Vernon Cotton Factory was built on the property in 1847. Over the next 50 years it passed through the hands of several different owners. During the Civil War the Union Army commandeered the building for use as a military prison. Immediately to the

south of the Cotton Factory structure, on the lot at 513 N. Washington (also part of this proposed project) stood an office complex and barracks. In 1903 the Portner Brewing Company acquired the property and converted the main building into a bottling factory which operated for approximately a decade. In 1918 the building was transformed into a spark plug factory. In 1935 the building was renovated into an apartment complex, which was changed yet again into office space in the early 1980s. Given the history of the lots at 513 and 515 N. Washington Street, the properties have the potential to contain significant archaeological resources pertaining to the industrial growth of the City of Alexandria.

**Code Administration**

No comments received.

**Transportation and Environmental Services (T&ES)**

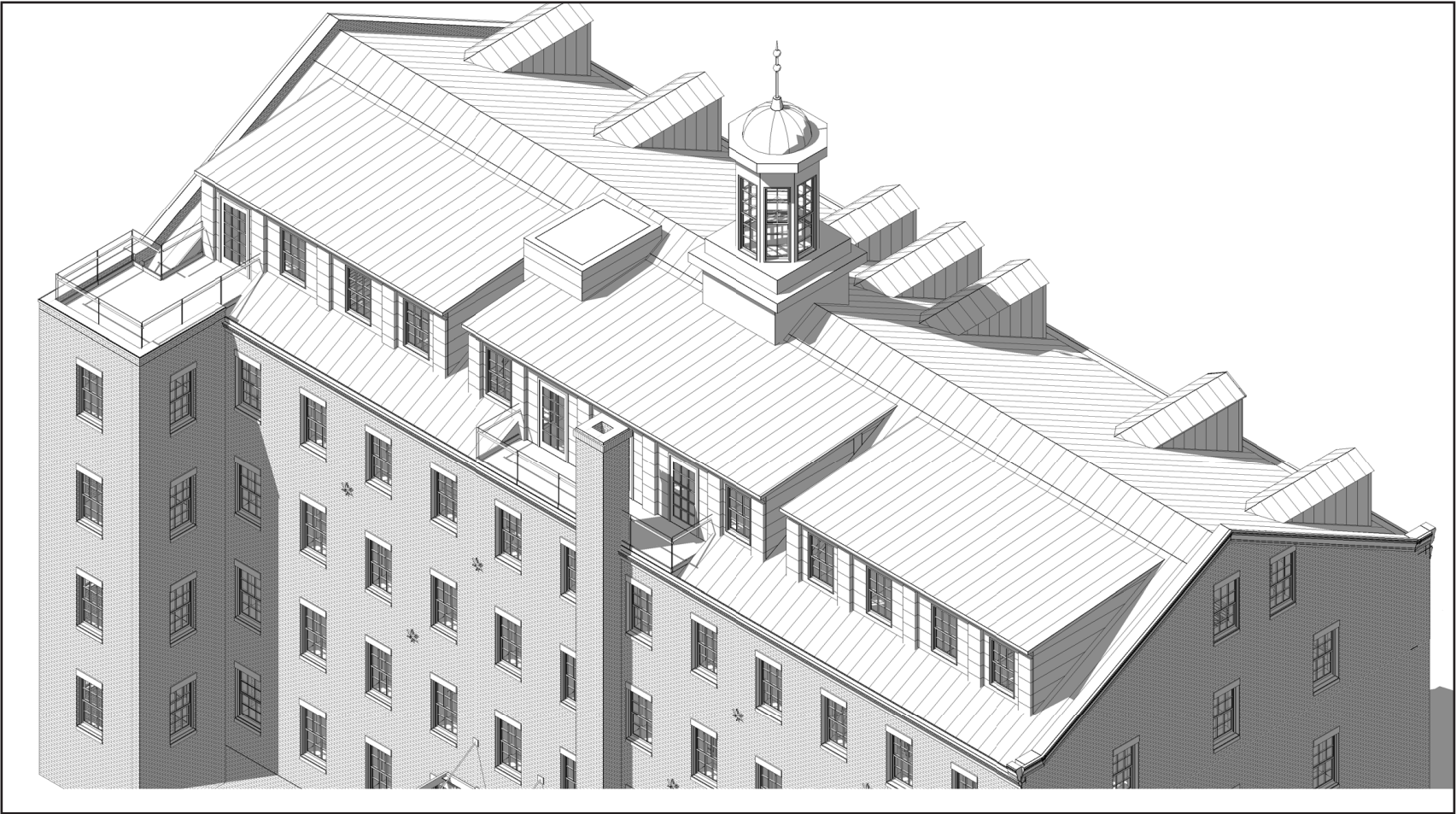
1. Comply with all requirements of SUP2014-00105 (TES)
2. The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

**ATTACHMENTS**

*1 – Supporting Materials*

*2 – Application for 515 North Washington Street*

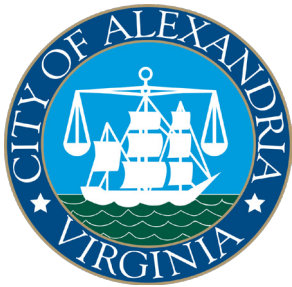





# 515 N. WASHINGTON STREET

ALEXANDRIA, VA

Board of Architectural Review  
April 15, 2015

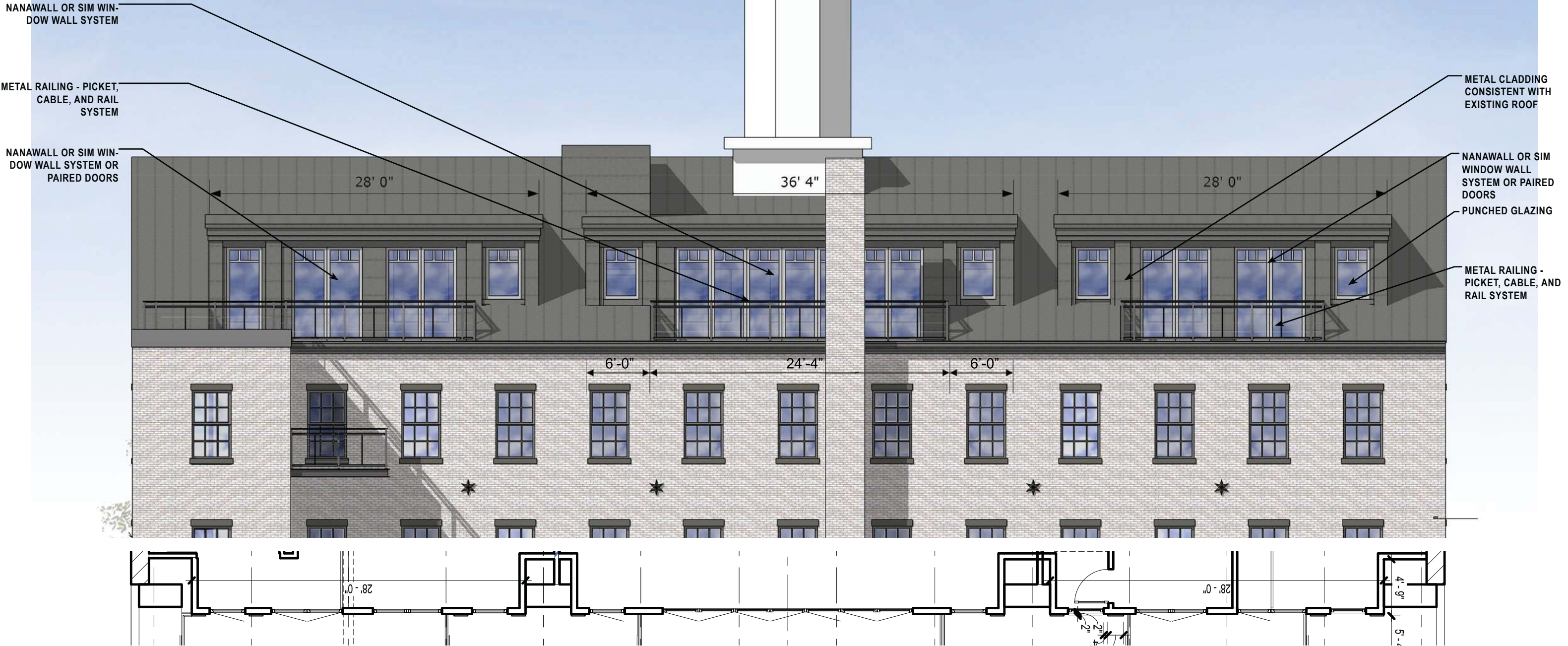


PROJECT N <sup>o</sup> 20130161.00		REVISION N <sup>o</sup> 000	DATE 04/15/2015	Notes		BAR APPROVED DESIGN	
<div><div>CAS Riegler VALUE   URBAN   CHARACTER</div><div>SNEAD CONSTRUCTION</div></div>		1		<div>MOUNT VERNON COTTON FACTORY RESIDENTIAL RE-USE 515 N WASHINGTON STREET ALEXANDRIA, VA 22314</div> <div>© 2013 Cooper Carry, Inc. 625 North Washington Street, Suite 200, Alexandria, Virginia 22314 Tel. 703-519-6152 Fax: 703-519-7127</div>			<div><div></div><div>COOPER CARRY</div></div>



- **INCREASED DESIGN CONSISTENCY** - DORMER EXPRESSIONS ADDED TO ENDS OF CENTRAL SALT BOX
- **REFLECTION OF HISTORIC TRUSS LOCATIONS** - DIVIDED CENTRAL BAY AT N AND S SALT BOXES
- **MUNTIN PATTERN UPDATED** - CONSISTENT WITH PATTERNING OF EXISTING
- **REDUCED VISUAL IMPACT** - GLAZING AT CENTRAL SALT BOX REDUCED FROM 11 BAYS TO 7

BAR PREVIOUSLY  
APPROVED DESIGN



PROJECT N° 20130161.00 | REVISION N° 000 | DATE 04/15/2015

Notes

BAR APPROVED DESIGN

CAS Riegler  
VALUE | URBAN | CHARACTER

SNEAD  
CONSTRUCTION

2

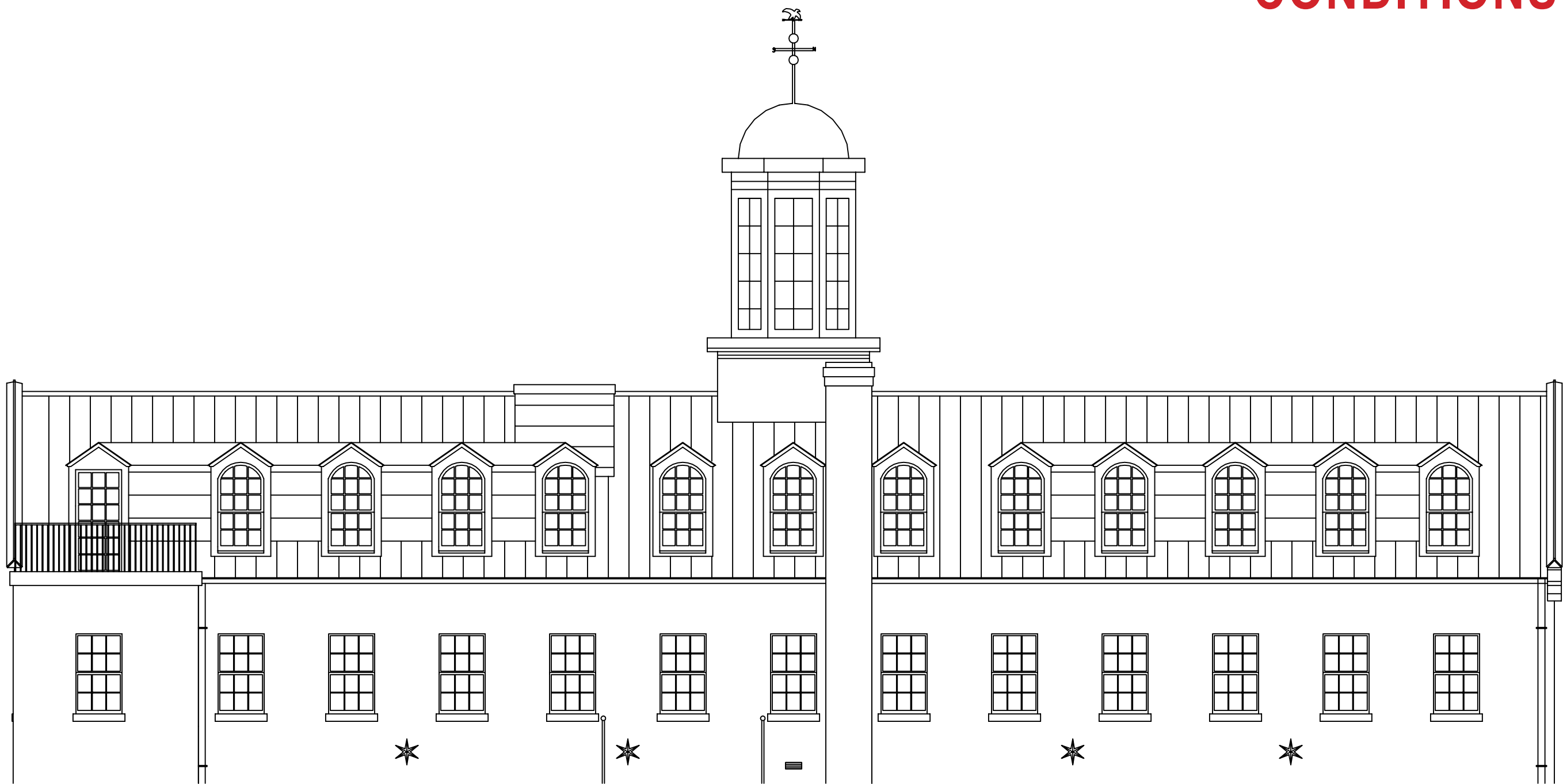
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# EXISTING CONDITIONS



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Notes

EAST ELEVATION ROOF - EXISTING CONDITIONS

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CONSTRUCTION

3

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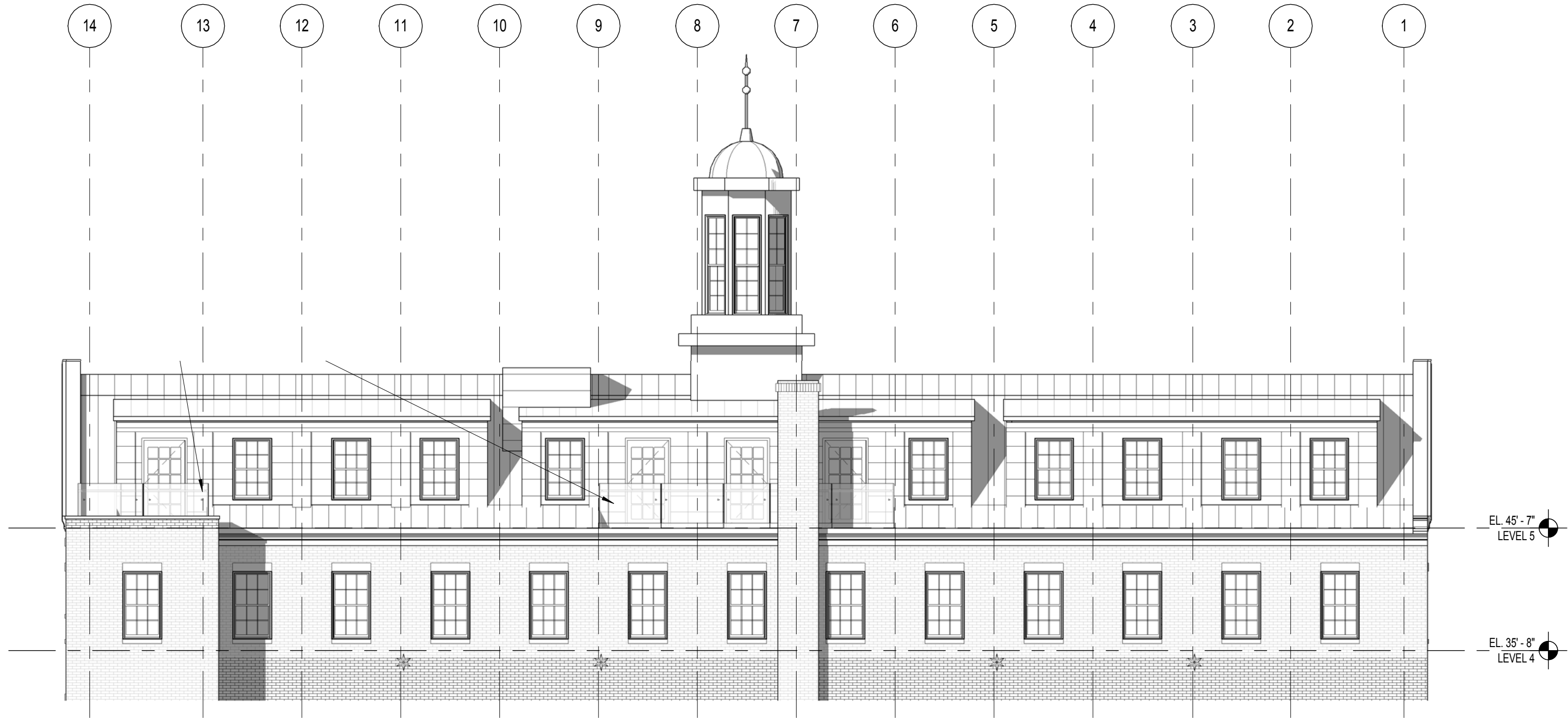
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# CURRENT DESIGN PROPOSAL

## NPS REVISIONS



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EAST ELEVATION ROOF - PROPOSED

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NE CORNER PERSPECTIVE

**CAS**Riegler  
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DATE 04/15/2015

*Notes*

SE CORNER PERSPECTIVE

**CAS Riegler**  
VALUE | URBAN | CHARACTER

**SNEAD**  
CONSTRUCTION

6

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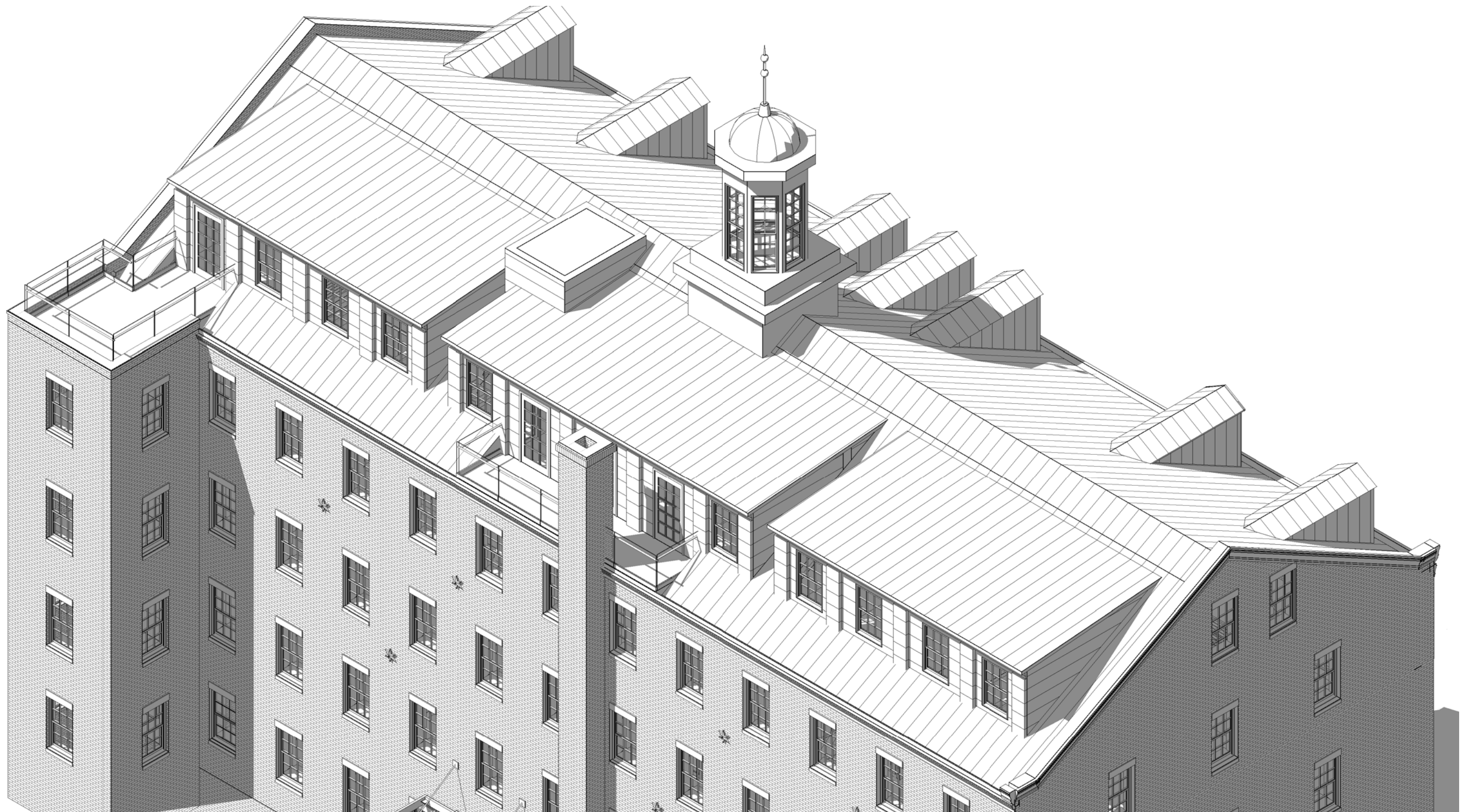
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ROOF AXON - PROPOSED

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CONSTRUCTION

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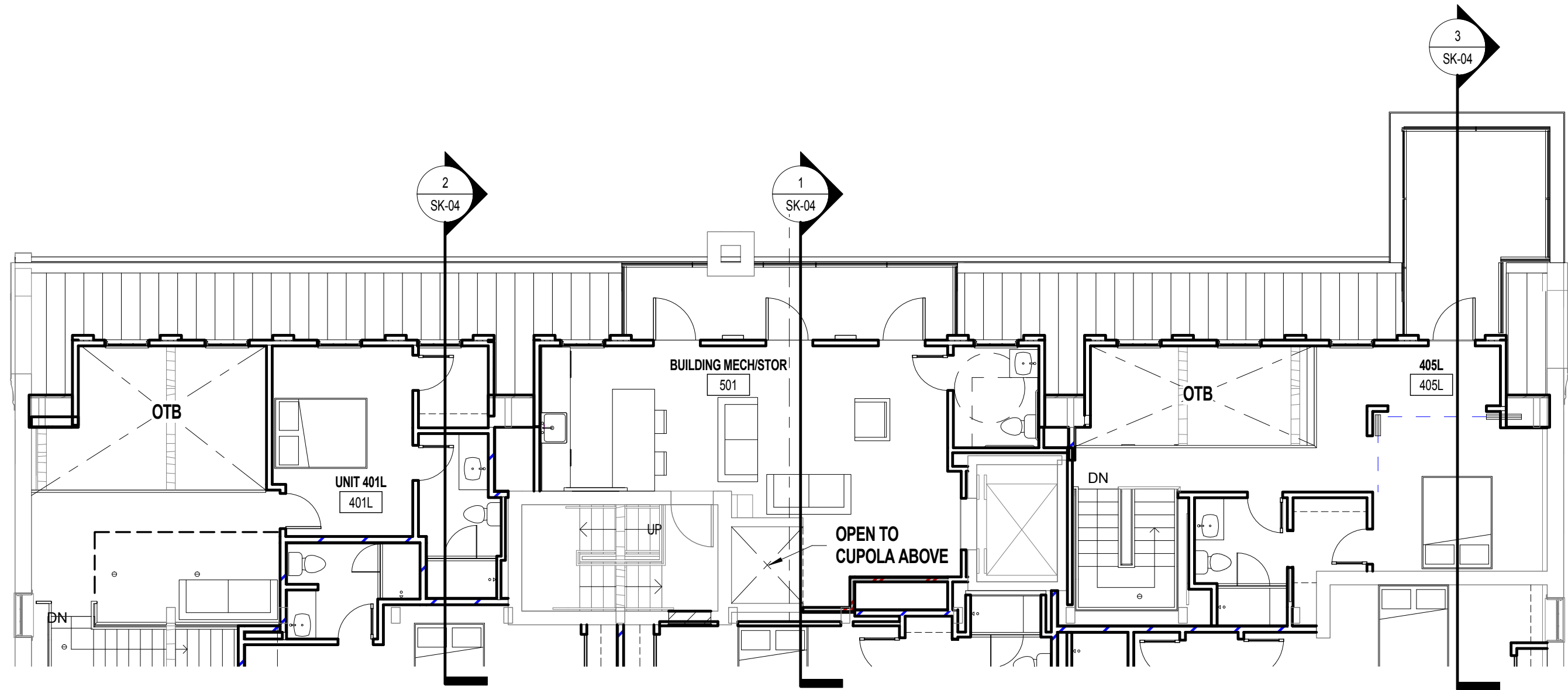
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LEVEL 5 - ENLARGED PLAN

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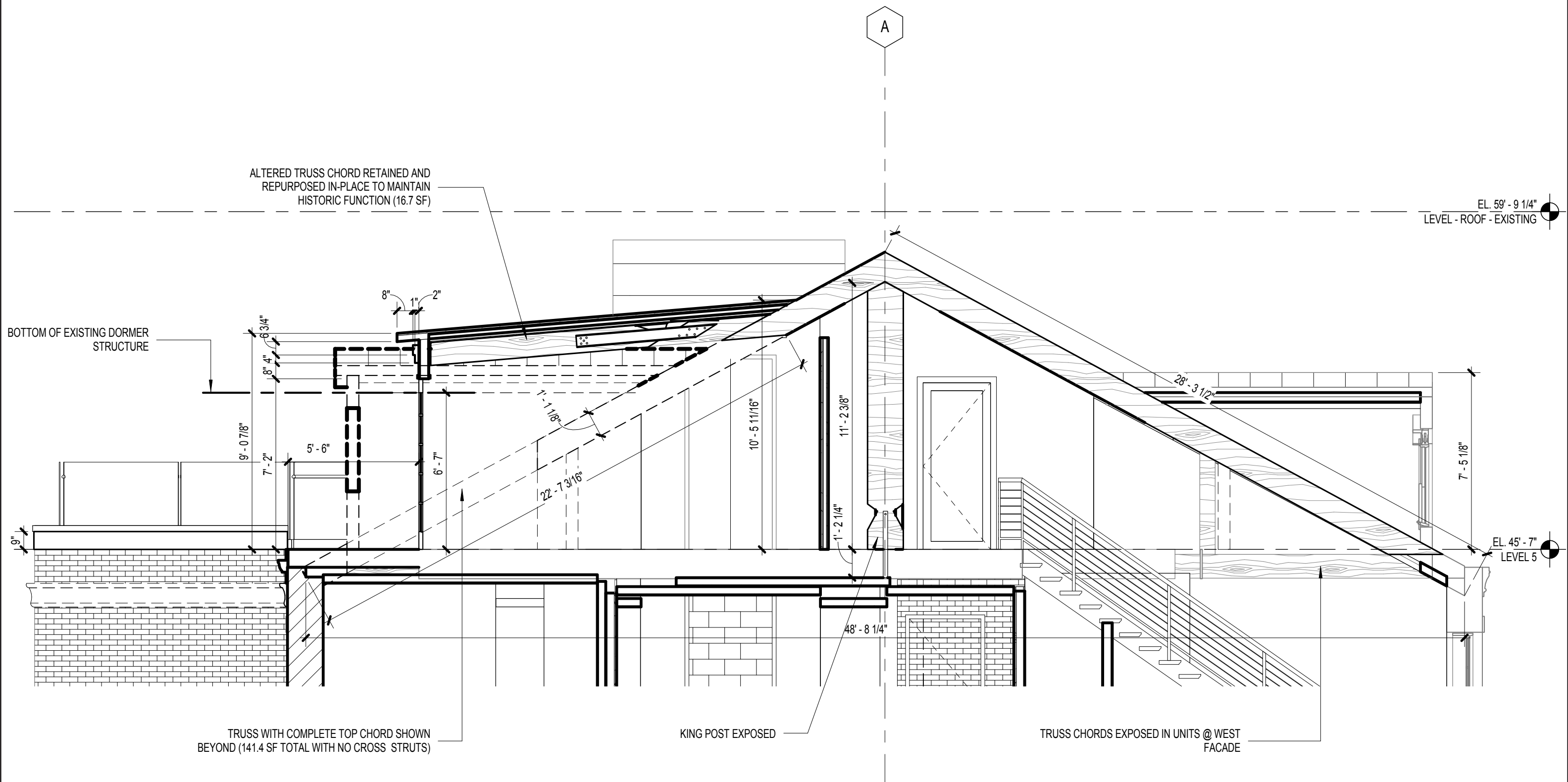
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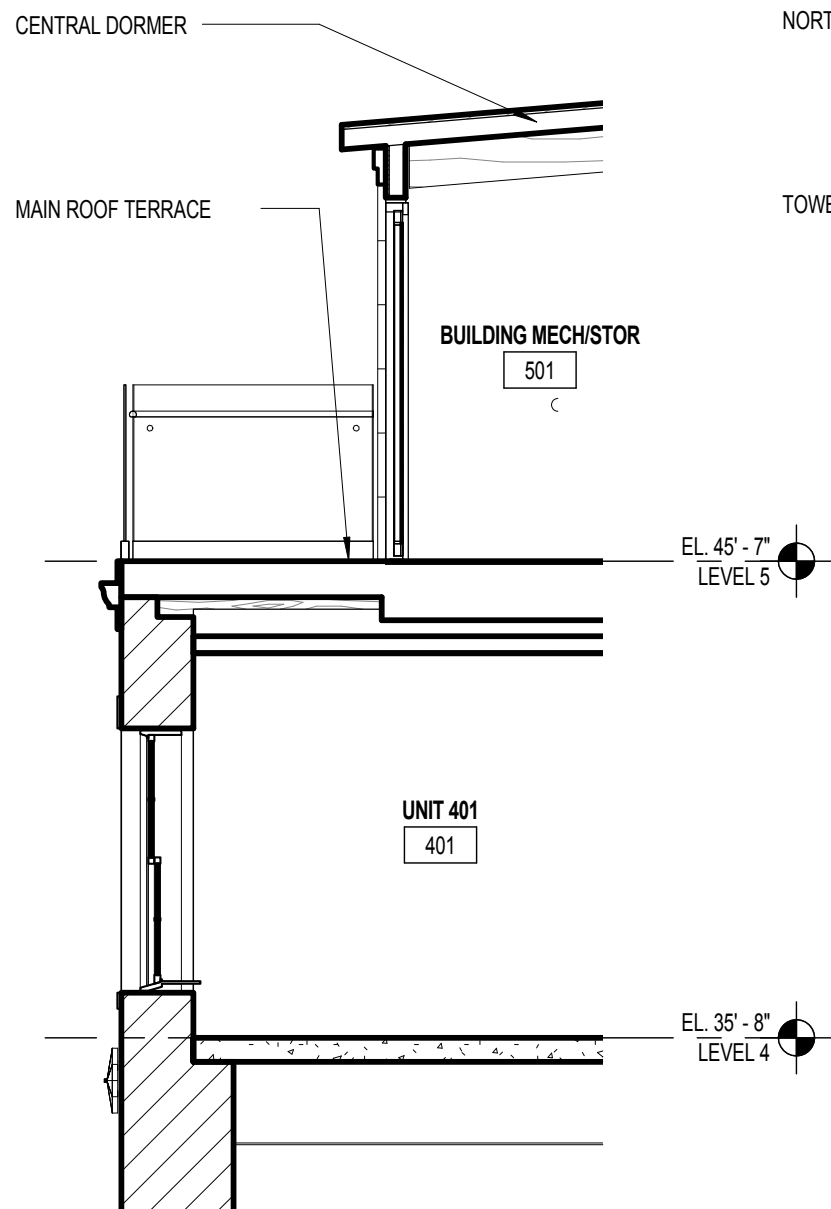


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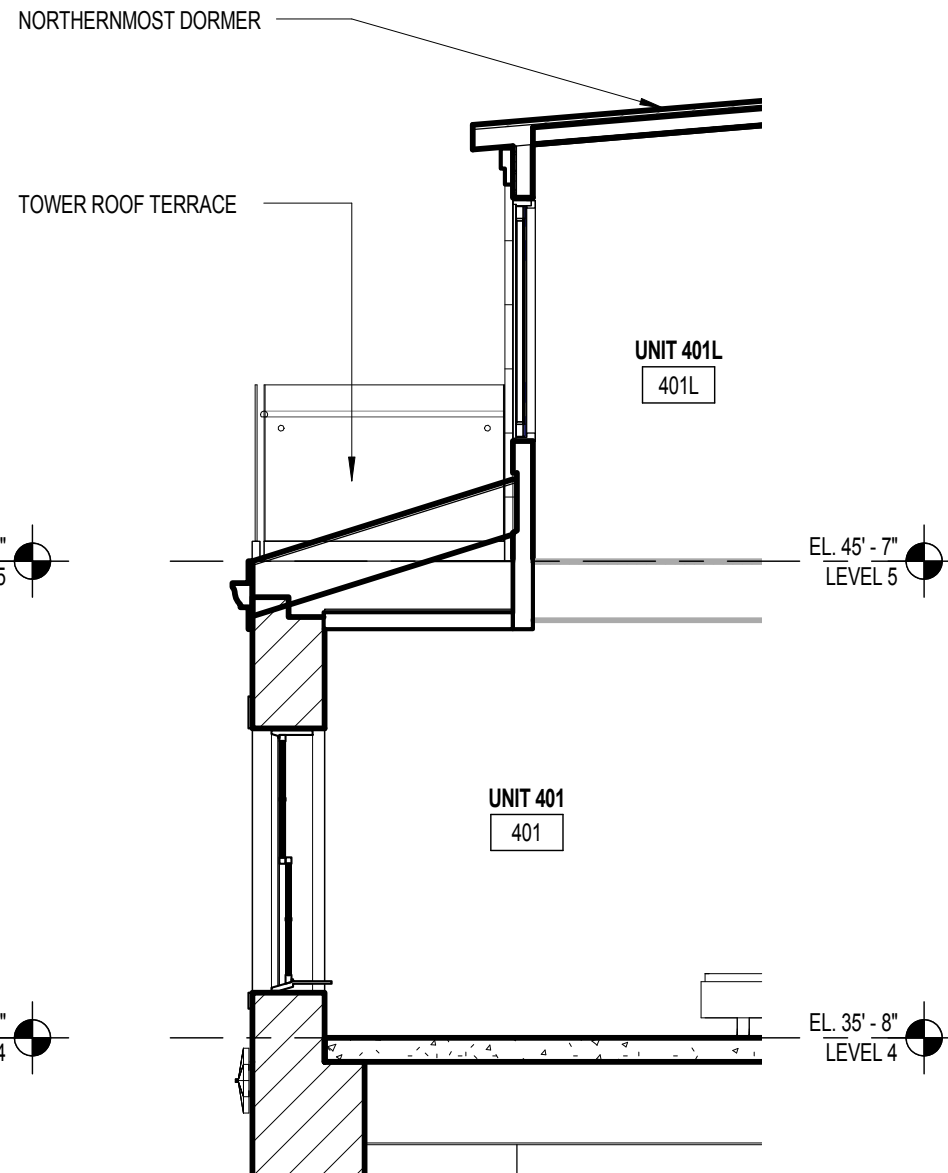




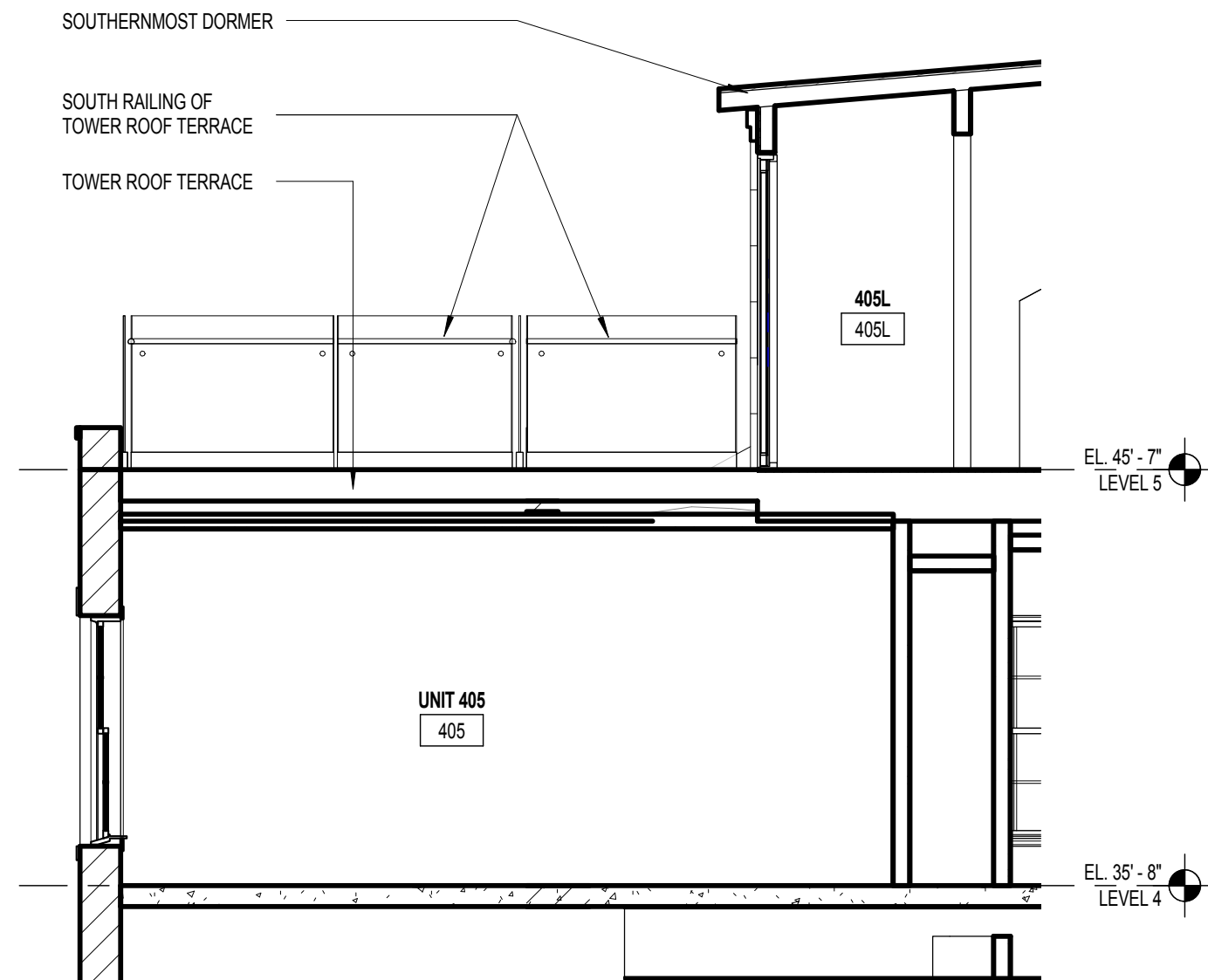
PROJECT N <sup>o</sup> 20130161.00   REVISION N <sup>o</sup> 000   DATE 04/15/2015	Notes <span style="float: right;">TRUSS ALTERATION DIAGRAM</span>
<div style="display: flex; align-items: center;"> <div style="margin-right: 20px;">    </div> <div style="font-size: 48px; margin-right: 20px;">9</div> </div>	<div style="text-align: center;"> <p>MOUNT VERNON COTTON FACTORY RESIDENTIAL RE-USE</p> <p>515 N WASHINGTON STREET</p> <p>ALEXANDRIA, VA 22314</p> </div> <div style="text-align: right; background-color: yellow; padding: 10px;">         COOPER CARRY     </div> <div style="font-size: 12px; margin-top: 10px;">       © 2013 Cooper Carry, Inc. 625 North Washington Street, Suite 200, Alexandria, Virginia 22314 Tel. 703-519-6152 Fax: 703-519-7127     </div>



**1** SECTION THROUGH ROOF TERRACE  
SK-04 SCALE: 1/4" = 1'-0"



**2** SECTION THROUGH ROOF  
SK-04 SCALE: 1/4" = 1'-0"



**3** SECTION THROUGH UNIT 405 TERRACE  
SK-04 SCALE: 1/4" = 1'-0"

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SECTIONS @ ROOF TERRACES

CAS Riegler  
VALUE | URBAN | CHARACTER

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CONSTRUCTION

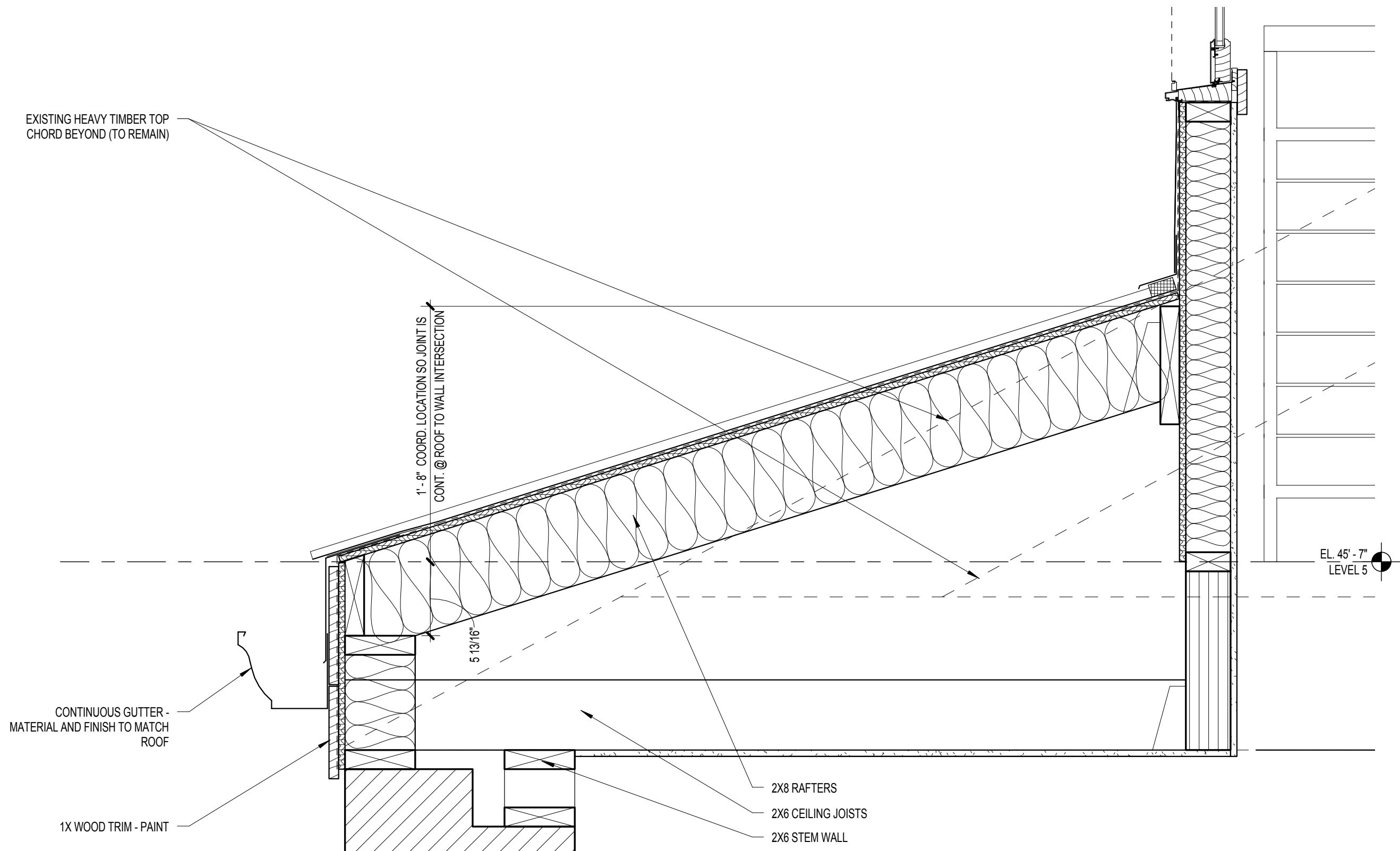
10

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## ROOF DETAIL SECTION

CAS Riegler  
VALUE | URBAN | CHARACTER

SNEAD  
CONSTRUCTION

11

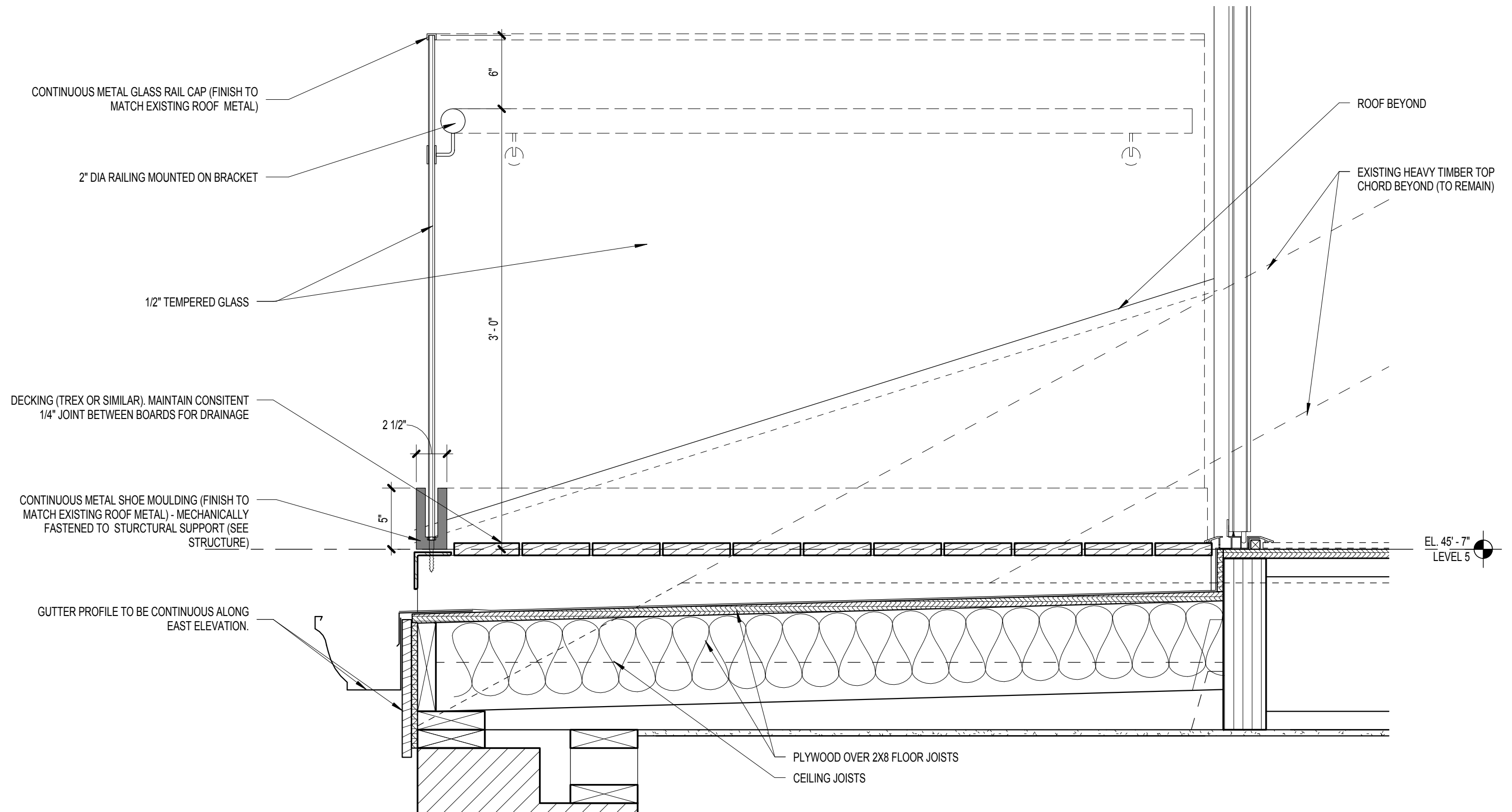
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## ROOF DETAIL SECTION @ AMENITY TERRACE

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VALUE | URBAN | CHARACTER

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ADDRESS OF PROJECT: 513-515 N. Washington Street

TAX MAP AND PARCEL: 064.02-04.06 &amp; 064.02-04-01 ZONING: RM &amp; 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 Roof Dormer alteration☐ ADDITION☐ DEMOLITION/ENCAPSULATION☐ SIGNAGE**DESCRIPTION OF PROPOSED WORK:** *Please describe the proposed work in detail (Additional pages may be attached).*

Applicant is submitting proposed alterations to the previously approved plans from BAR Case#: 2014-0208 and 2014-0209.

**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: 3/16/2015

## 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.

3/16/2015

Date

Rory Byrnes

Printed Name

  
Signature