

Docket Item # 21
BAR CASE # 2015-0268

BAR Meeting
September 16, 2015

ISSUE: New Construction: Townhouses

APPLICANT: RTS Associates, LLC

LOCATION: 2 Duke Street

ZONE: W-1 / Waterfront

STAFF RECOMMENDATION

Staff recommends deferral of the application with the following items to revise and refine:

1. Architectural variety on internal townhouses
2. Bay windows
3. Relationship between Duke Street townhouses and the historic warehouse
4. Front entrances
5. Rear elevation variety
6. Details related to windows, metalwork and vents/utilities

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@alexandriava.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.



BAR 2015-0268

Note: *This report for the Certificate of Appropriateness for the townhouses at the project site include 6 rows of townhouses (identified as Buildings 4, 5, 6, 7, 8, and 9).*

I. ISSUE

The application request currently before the BAR is for a Certificate of Appropriateness for the new construction of six rows of townhouses at the Robinson Terminal South site at 2 Duke Street. All of the townhouses are three stories in height with a recessed fourth story loft level.

Over the past year, the BAR has reviewed this redevelopment project at five separate Concept Review work sessions. As a first step, the BAR unanimously approved a Permit to Demolish for the existing non-historic buildings in December 2014. At the final work session, the BAR unanimously endorsed the height, scale, mass and general architectural character of the overall project, which provided guidance with respect to the general appropriateness of the overall project to Planning Commission and City Council. In April 2015, Planning Commission and City Council approved a Development Special Use Permit (DSUP 2014-00006) for the project. The approval of the DSUP confirmed the project's overall height, scale and massing, as well as specifics relating to parking, construction and the like, which are beyond the BAR's purview.

The applicant is now in the process of obtaining separate Certificates of Appropriateness for final architectural design of each building or building type based on the endorsed concept review designs previously presented to the BAR and Planning Commission and then approved by City Council. Toward that end, the BAR approved the demolition/deconstruction of 226 The Strand on June 17, 2015; the Board unanimously approved a Certificate of Appropriateness for alterations to the historic warehouse building at 2 Duke Street and deferred action on the design of buildings 1 and 2 on July 1, 2015; and the BAR held a work session on Site Elements and Historic Interpretation on July 15, 2015.

The symmetrical pair of matching red brick buildings (Buildings 6 & 9) fronting South Union Street each contain five townhouses. The townhouses feature both paired windows and single windows with spandrels. There is variety among the front entrances with two units having projecting canopies and three having recessed entries. The top floor loft levels have varying setbacks and will be clad in genuine slate shingles. The row of townhouses fronting Duke Street (Building 4) includes three townhouses and is similar in design to the row of three townhouses fronting the future Pioneer Mill roadway (Building 5). These townhouses feature two-story projecting bays and are of light-colored brick, either tan or light grey. The center townhouse in these rows features a slightly raised parapet against the lower end unit parapets. Buildings 7 and 8 feature a third design scheme of five light-colored brick townhouses with variations including some two-story bays and some three-story projecting bays.

The rear elevations of all the proposed townhouses back onto publicly-accessible alleys, or carriageways. The first floor rear elevations feature garage doors and, where feasible, pedestrian doors. The second story rear elevations all will have a metal balcony that will extend 4.5 feet over the alley.

The proposed materials include: red, tan and gray brick, precast concrete, slate shingles, and metal. All of the units are proposed to have rooftop HVAC that will be screened with metal panels. Materials boards will be presented at the hearing for the BAR and public to examine.

II. HISTORY

This waterfront block has a long history of industrial and commercial uses adjacent to the Potomac River. It is adjacent to Point Lumley, which was the southern extension of land that formed the shallow crescent-shaped bay and one of the earliest wharfs for the City. The largest building on Alexandria's 19th century waterfront, Pioneer Mill, was once located on this site. Currently, the site contains a late-19th-century two-story brick warehouse that has undergone significant alteration over the years, including being partially contained within a larger metal and brick warehouse, located at 2 Duke Street (Building A). The other existing buildings are metal or metal and brick warehouses constructed between 1940 and 1965 that the BAR approved for demolition in the fall of 2014 (BAR Case #2014-0394). A full history of the site was prepared by History Matters and was submitted as part of the Permit to Demolish application.

In April 2015, City Council approved a Development Special Use Permit (DSUP 2014-00006) to redevelop the site into a mix of townhouses, multifamily and retail/commercial.

III. ANALYSIS

During the course of the concept review work sessions, the BAR determined that the height, scale, mass and general architectural character were appropriate, with some specific recommendations for refinements when the buildings returned for a Certificate of Appropriateness. Additionally, the BAR, and later Planning Commission and City Council, found that the applicant's proposal was consistent with the Potomac River Vicinity Height District requirements. Therefore, at this time, the BAR will be reviewing the project's architectural details, materials and other refinements based on the designs already presented at numerous BAR work sessions as well as at Planning Commission and City Council public hearings. Staff generally finds that the design development has advanced in response to the BAR's prior comments and, therefore, the recommendations below relate to specific elements and requests for additional information.

Although the BAR held five work sessions on the project prior to DSUP approval, the majority of the work session discussions focused on the two waterfront buildings and the multifamily building on Wolfe Street. From the beginning, the BAR supported the site layout of the townhouses, noting the arrangement of the rows and the permeability into and through the site that the townhouses provided. They also noted that the townhouses provided a smaller scale and reduced massing, particularly on South Union Street, as they will be perceived as three stories in height due to the deep setback of the loft level from the street. It was stated that the buildings should take design direction from character-defining architectural and urban design elements found in the historic district and the historic buildings on the waterfront but that they should integrate contemporary elements as well. It was also commented that the materials should be durable, local and naturally occurring. The Board also stated that the townhouses should extend the "grain" and context of Old Town into the site, while allowing the site to develop its own character, to some extent, as other contemporary residential communities nearby had evolved over time. The BAR made a point that the development should avoid the appearance of one single "project" but that there could be a common vocabulary throughout the site. There was also direction to vary the appearance of roof heights and forms from street level, which the applicant responded to by changing the fourth floor setbacks on Union Street and changing the parapet height in other areas.

In general, staff finds that the townhouses do reflect the “grain” of Old Town which historically featured rows of identical townhouses, some with an overall composition of symmetrical bays and parapets and some with flat façades with simple punched openings, in a range of architectural styles and from a variety of time periods. A walk around Old Town illustrates this common design approach. The images below reflect this architectural vocabulary which essentially starts with a solid composition of a box and adds human-scaled entrances with canopies and stoops or architectural interest at the cornice or with projecting bays. It should be noted that some of the variety and visual interest evolves over time as door and shutter colors change, or one masonry unit gets painted while the other remains unpainted.



Architectural Variety for internal townhouses

As with any new project there is a careful balance between uninteresting monotony and discordant cacophony for the architectural program. Staff finds that the applicant has successfully begun to define a design vocabulary rooted in Alexandria and in this area of the waterfront. The current townhouse designs do reflect the historic residential scale and patterns of building found here which balance cohesion with variety. The red brick townhouses on South Union Street (Buildings 6 and 9) are particularly successful and staff recommends no further changes to the front elevations of these buildings, as these townhouses have a calming effect on this particular block face which faces the rear elevations and garage doors of the Waterford development.

However, there have been comments that additional variety should be incorporated to avoid the appearance of a monolithic “project” feel to this development. Staff finds that more effort could be made to increase the variety, particularly with respect to Buildings 7 and 8 which represent the longer strings of townhouses. There are many ways to achieve this variety while still working within the established vocabulary of the overall project. The applicant has begun to explore variety with the different brick colors but that may be too subtle. However, changes in brick color and material, combined with some additional refinements could achieve variety and an organic quality, similar to what historically occurred over time as townhouses in a common row changed owners through the years. The end units could have a distinguished character, typical of corner townhouses in Old Town. Alternately, the use of bay windows or changes in fenestration, either light configuration of windows or differing alignment of sills and lintels, could also work toward variety. As Buildings 7 and 8 are both located on the interior of the site, there is an opportunity for playfulness and expression as a way to create variety. It should be noted that the two easternmost townhouses on Building 7 should have a very simple expression as they function as the backdrop to 2 Duke Street when looking south from The Strand.

Bay Windows

As evidenced above, Alexandria’s townhouses have both simple flat façades whose primary ornament is a door surround and pronounced cornice to more textured building façades with a range of projecting bays both at one story and for the entire townhouse height. However, there is concern that some of the proposed metal bays appear “applied” rather than integrated into the building composition in the same way the brick bays are. Staff discourages the extensive use of applied metal bays that lack the depth and detailing historically associated with bays and encourages the use of the pronounced bays that are integral to the building’s design whether as a feature element or structural expression. In addition, while a few of this bay type can provide desirable variety between buildings, the overall quantity should be limited.

In the current scheme, staff suggests that the two-story applied metal bays such as seen on the Duke Street townhouses be eliminated or reduced in number. This will also simplify this elevation which is adjacent to the historic warehouse, near the future park and across from the future hotel. Such bays could possibly become a feature at the second story to provide architectural interest and showcase fine detailing. Additionally, removing the bays on Building 4 but retaining them on Building 5 would also contribute to a sense of variety within the block, as advised in the paragraph above. The more substantial brick bays as shown on the two interior units such as at Building 7 should be retained and enhanced. Reconsidering how the projecting

bays are incorporated into the project will both provide variety as well as link to the small scale grain and context of the historic district.

Relationship between Duke Street townhouses and historic warehouse

As discussed above, the removal of the two-story bays on Duke Street and simplification of these façades will strengthen these townhouses which are located in a highly visible location. Previously, the Board had recommended in the work sessions that the project should show “respect” for the historic warehouse at 2 Duke Street, complimenting rather than visually competing with it. The applicant responded by increasing the width of the pedestrian alley between the townhouses and historic building. To reference the historic building, it is recommended that some architectural detail or brickwork be added to the townhouses at the historic building’s roof line.

Front entrances

As these are townhouses inspired in part by the industrial character of the waterfront but are not actual warehouses, it is important that the entries are warm and convey the human scale, residential character of the buildings. Staff supports the variety of entrances including the projecting simple canopies and the recessed entrances. Some of the entrances, on all of the townhouse rows, feature substantial metal panels adjacent to the door where one would normally expect a sidelight. Staff finds the use of metal in this location to be jarring and suggests restudying to incorporate more glass and transparency in these locations in place of the metal panels.

Rear elevation variety

It is anticipated that the proposed “carriageways” will likely be the nicest alleys found in Old Town, as they will feature pedestrian amenities and encourage block porosity. Rear elevations are always more utilitarian than front elevations and there is no expectation that these alley elevations have the same level of design detail as the front elevations but there is concern that there is too much repetitiveness in these initial renderings. While the applicant has provided high quality materials -- brick with metal balconies rather than the more common fiber cement siding and pressure treated wood -- staff recommends that there be more variety with respect to the metalwork used for the balconies as well as the design and color of the garage doors. Small scale details can add significant interest in these small spaces. As an example, staff suggests including the cross-buck diagonal rails shown in the garage door specifications on Sheet 33 to create additional visual interest. It is also recommended that a range of neutral dark colors be used for the garage doors, such as charcoals, brown and other dark shades. Where there are pedestrian doors on the rear elevations the door color should coordinate with a range of front door colors to individualize the units and help create the human scale and organic individualization that the Board members have requested.

Details related to windows, metalwork and vents/utilities

There are a number of locations where a metal panel is proposed beneath windows, such as shown in the detail on Sheet 28. Staff recommends either raising the sill or enlarging the window to eliminate the panel. There may be some places where the metal panel at the windows or a metal spandrel is appropriate, but those should be intentional and used to enhance variety between buildings. Some of the window drawings show slightly off balanced muntin placement which suggests that the window light configuration will not be balanced, such as in the details on

Sheet 28. Staff assumes that this is a drafting error and not an intentional design condition and recommends that future submissions correct this. The metal railings and balconies provide opportunities to showcase a richness of material and craftsmanship as well as convey the residential character of these buildings. This element should continue to be refined and offers an opportunity to provide variety. The applicant should show the proposed locations and number of vents and utilities on all elevations. These should be limited to the rear elevations and appropriately located.

In summary, the overall design development for the townhouses since the concept review discussions has progressed positively but still has room for improvement. As the Board affirmed at the initial work sessions, these “converted warehouse/townhouse” type, 3 ½ story masonry buildings are an excellent transition between the surrounding late 20th century townhouse developments and the more contemporary waterfront buildings. The buildings use a common vocabulary grounded in the character-defining elements of Alexandria’s long architectural traditions but in an appropriate, complimentary and contemporary approach. The buildings retain the general architectural character unanimously endorsed by the BAR during the concept review process. At this time, some specific architectural refinements identified above and additional information about the detailing and materials are still needed in order to approve a Certificate of Appropriateness. The applicant has met with staff a number of times since this application was submitted and will have additional sketches and images at the hearing which respond to comments in this staff report. Therefore, staff recommends deferral with the recommendations for refinement discussed above.

STAFF

Catherine K. Miliaras, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

The proposal must be consistent with all comments and conditions identified in the approved DSUP 2014-00006.

Zoning Comments

- F-1 Staff has reviewed the preliminary site plan for a mixed use project consisting of 26 townhouse dwellings and 30 multifamily units, three new commercial buildings (consisting of residential, retail, and restaurants) and retention of one existing commercial building.
- F-2 The applicant requests special use permits for private marina, restaurant, retail shopping establishment, building height increase, parking reduction, cluster development, development without public street frontage, transportation management plan and site plan modifications.

F-3 The project complies with the W-1, waterfront zone.

Code Administration

See DSUP2014-00006 for full comments.

Transportation and Environmental Services

R-1 Comply with all requirements of [DSP2014-00006] (TES)

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

Alexandria Archaeology

See DSUP2014-00006 for full comments.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2015-0268: 2 Duke Street (Townhouses)

ROBINSON LANDING
Alexandria, VA

TOWNHOUSES

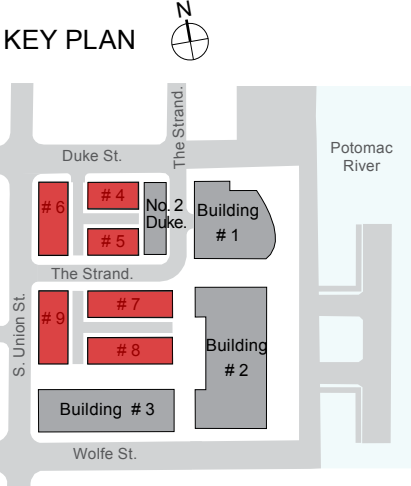
AUGUST 17, 2015

APPLICATION MATERIALS
2 Duke St
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8/17/2015



APPLICATION MATERIALS
2 Duke St
BAR2015-00268
8/17/2015

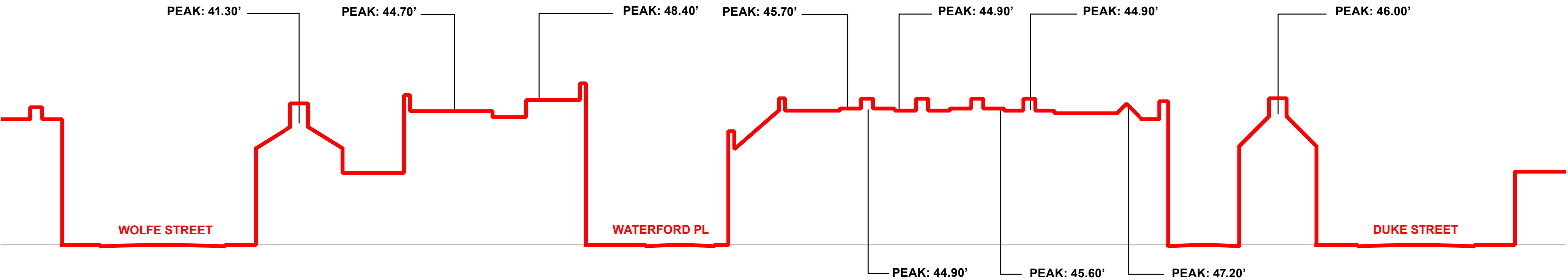
SITE PLAN



ROBINSON LANDING-ALEXANDRIA, VA | BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS

APPLICATION MATERIALS
2 Duke St
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S. UNION STREET - WEST ELEVATION

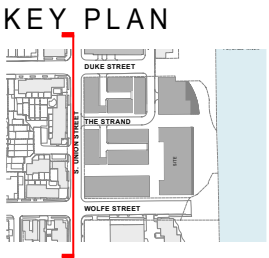


SILHOUETTE



PHOTO-MONTAGE

NOTE: ALL HEIGHT MEASURMENTS USE SIDEWALK IMMEDIATELY ADJACENT TO STRUCTURE AS 0'-0". PHOTO-MONTAGE DO NOT TAKE INTO ACCOUNT DEPTH OF FIELD AND ARE THEREFORE **NOT TO SCALE** RELATIVE TO EACH OTHER.



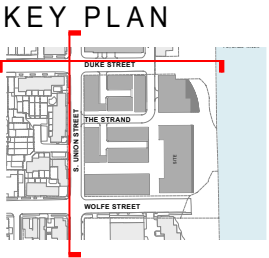
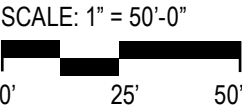


SOUTH UNION STREET



DUKE STREET

NOTE: ALL HEIGHT MEASURMENTS USE SIDEWALK IMMEDIATELY ADJACENT TO STRUCTURE AS 0'-0". PHOTO-MONTAGE DO NOT TAKE INTO ACCOUNT DEPTH OF FIELD AND ARE THEREFORE **NOT TO SCALE** RELATIVE TO EACH OTHER.











APPLICATION MATERIALS
2 Duke St
BAR2015-00268
8/17/2015





APPLICATION MATERIALS
2 Duke St
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8/17/2015



APPLICATION MATERIALS
2 Duke St
BAR2015-00268
8/17/2015



VIEW FROM DUKE STREET LOOKING NORTHEAST



VIEW FROM DUKE STREET LOOKING SOUTHEAST

BUILDINGS 06 & 09 OVERALL ELEVATIONS

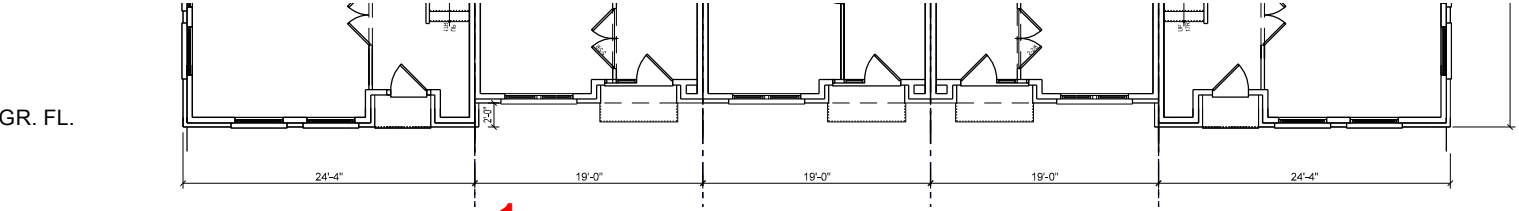
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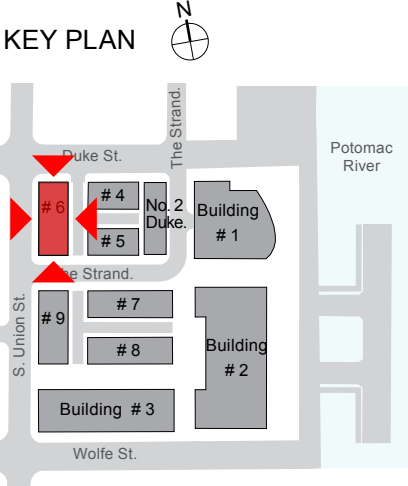
SOUTH ELEVATION



EAST ELEVATION

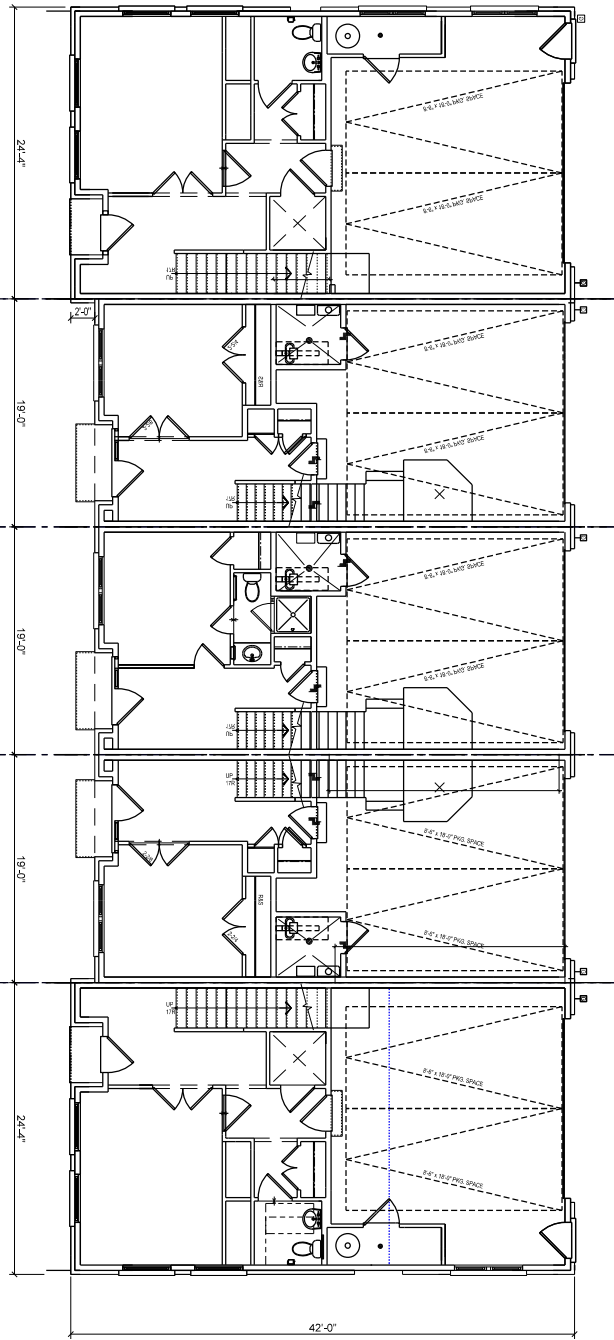


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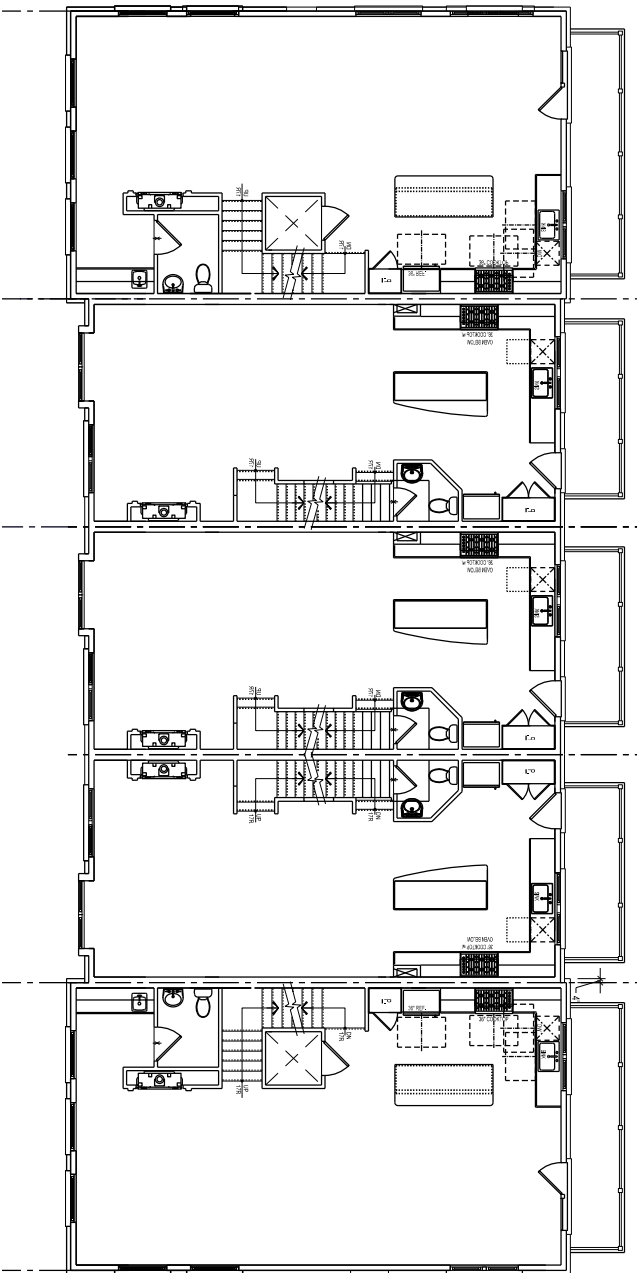


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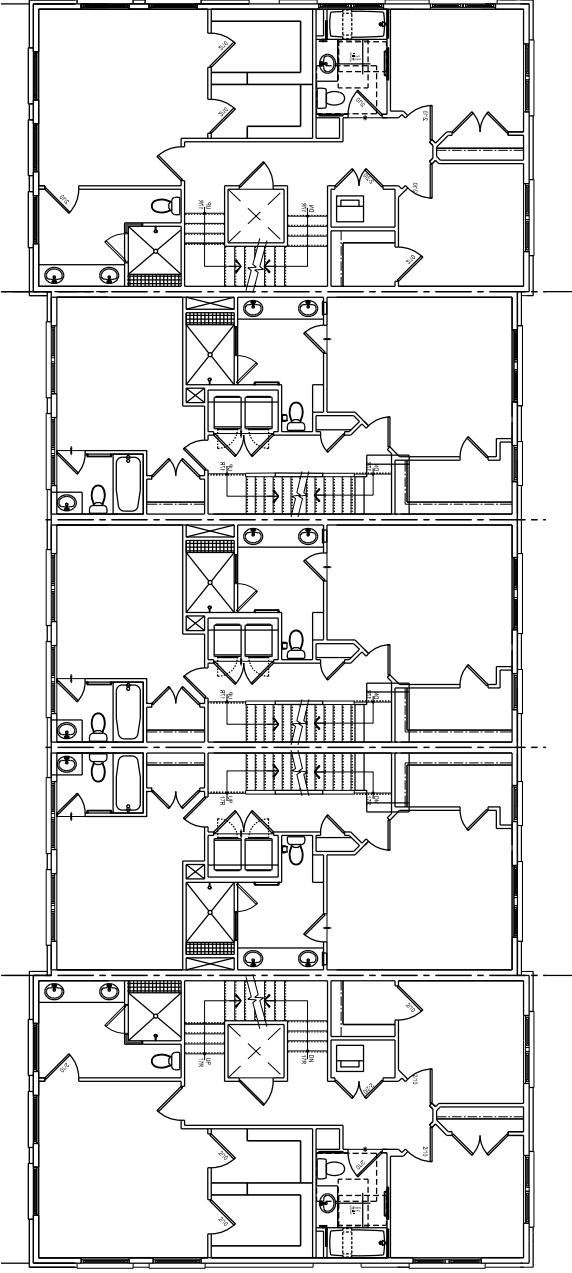
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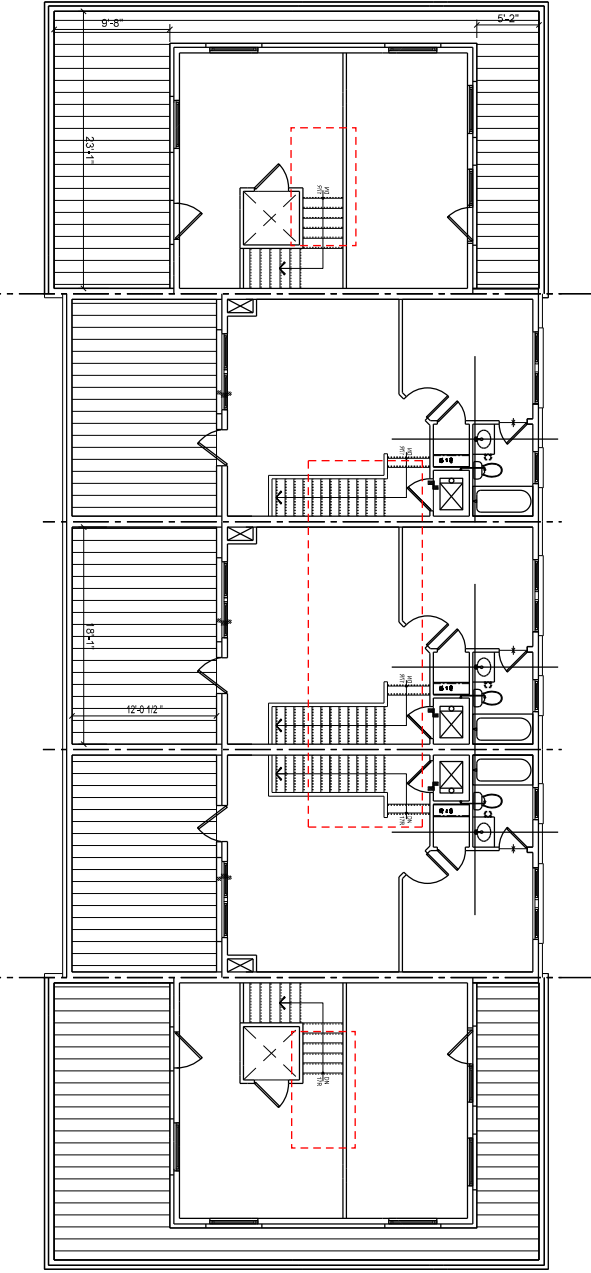
GROUND FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN



BUILDING 04 OVERALL ELEVATIONS

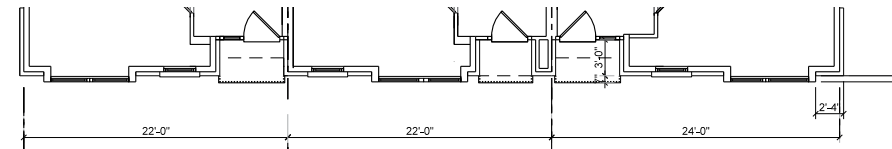
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NORTH ELEVATION

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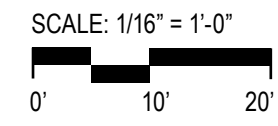
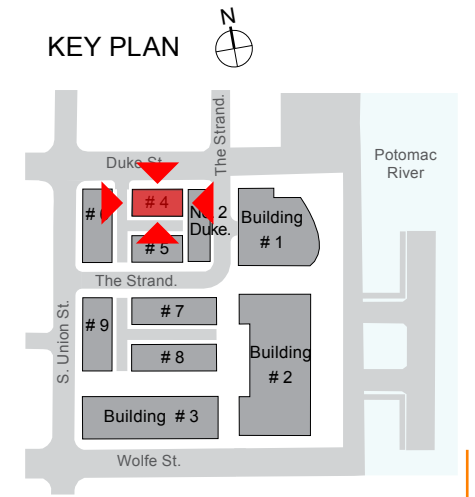
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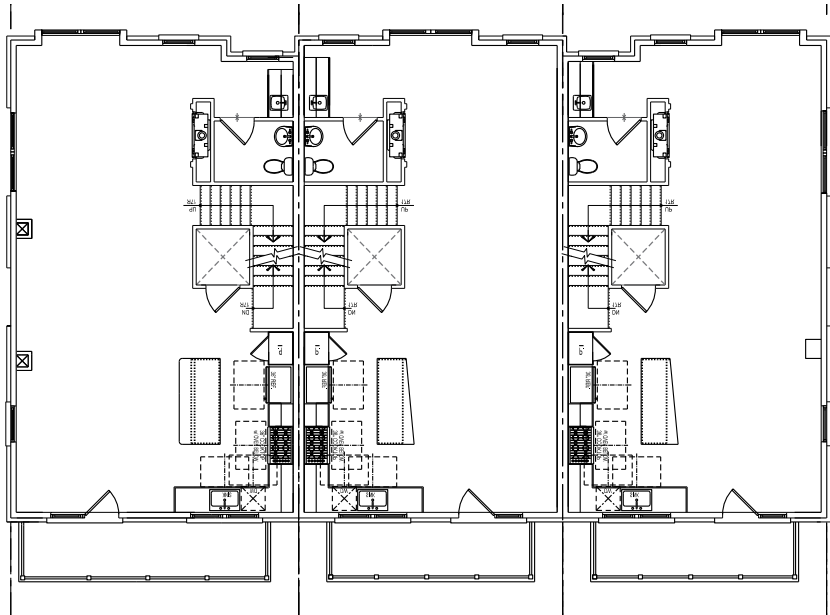


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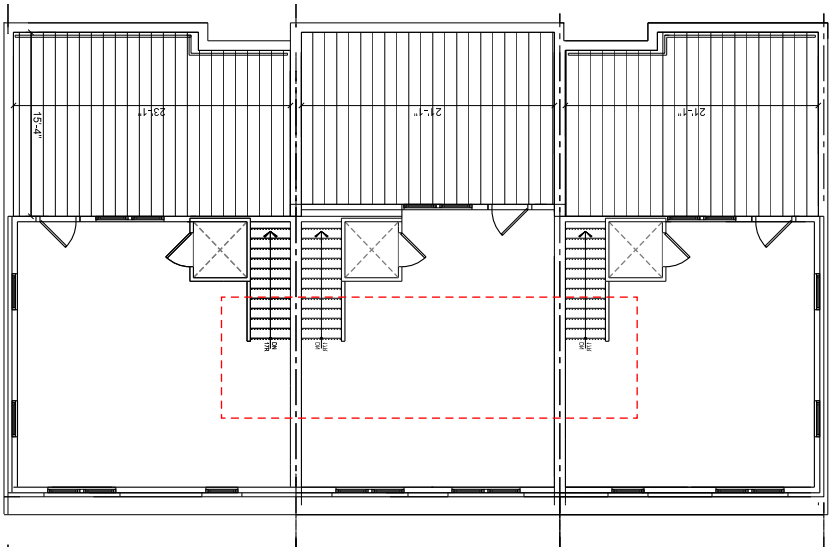


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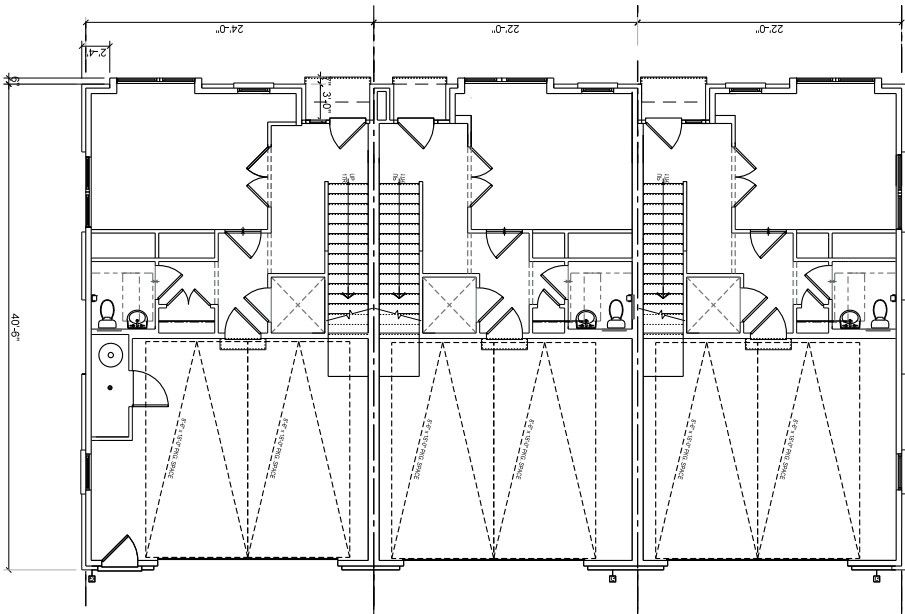
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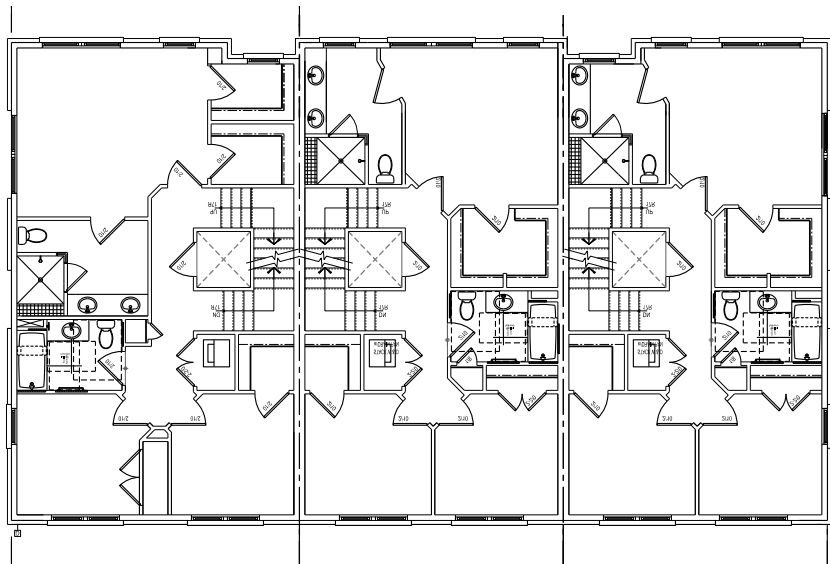
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GROUND FLOOR PLAN



THIRD FLOOR PLAN



BUILDING 05 OVERALL ELEVATIONS

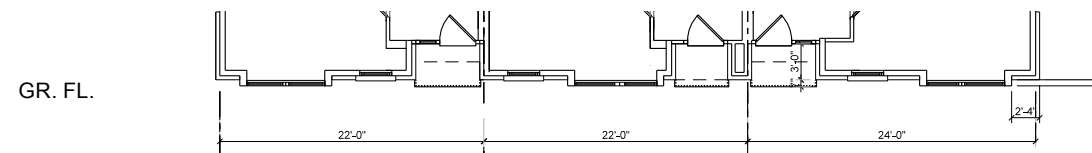
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SOUTH ELEVATION



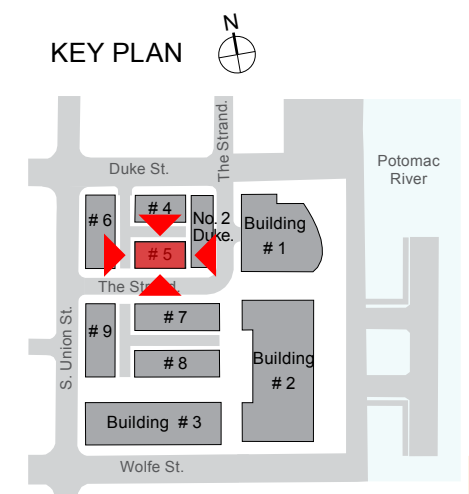
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NORTH ELEVATION



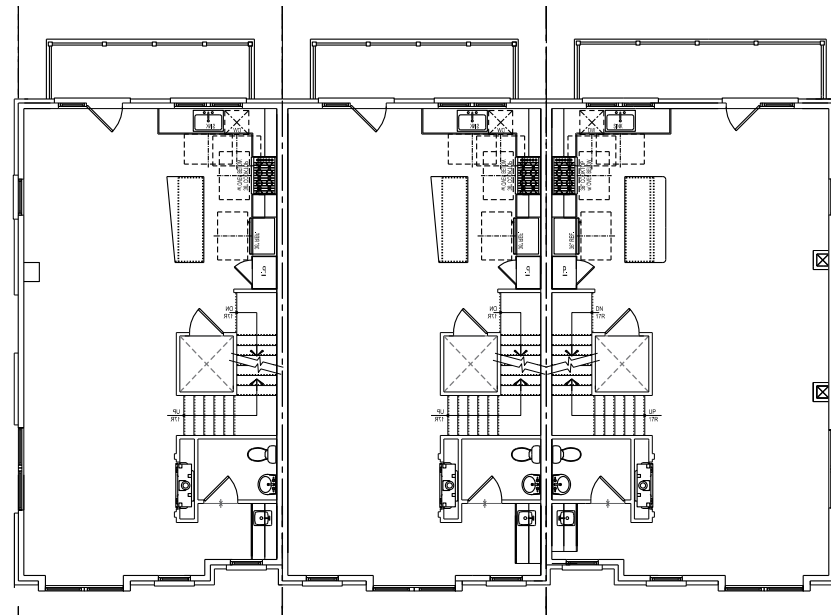
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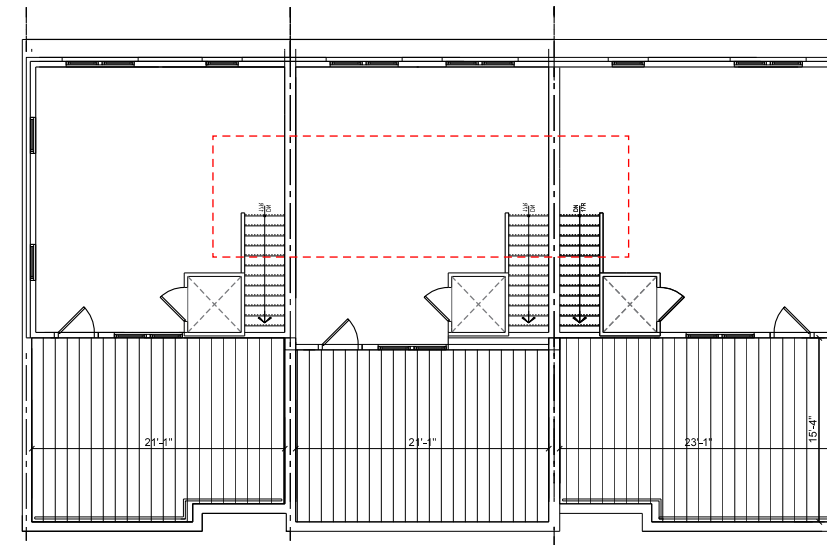
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FLOOR PLANS - BUILDING 05

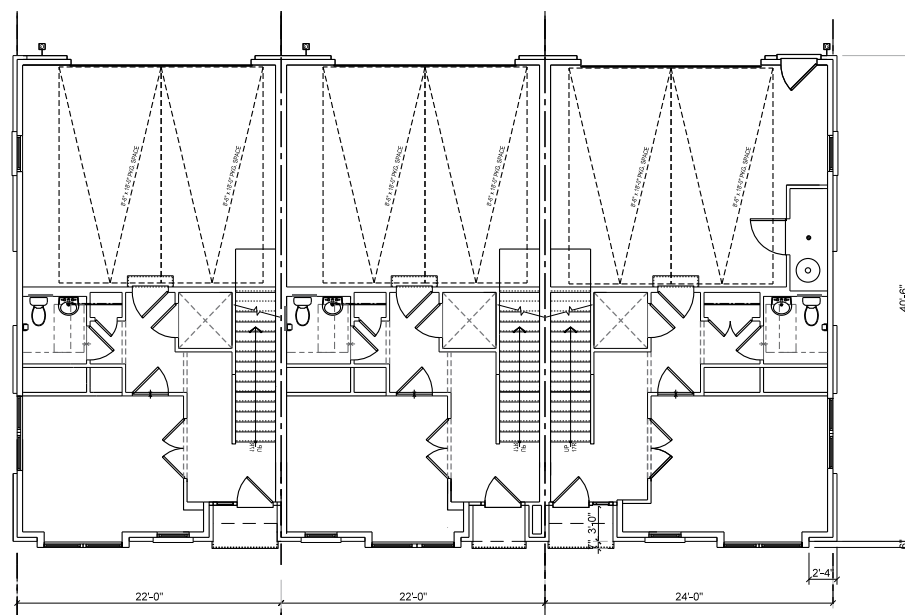
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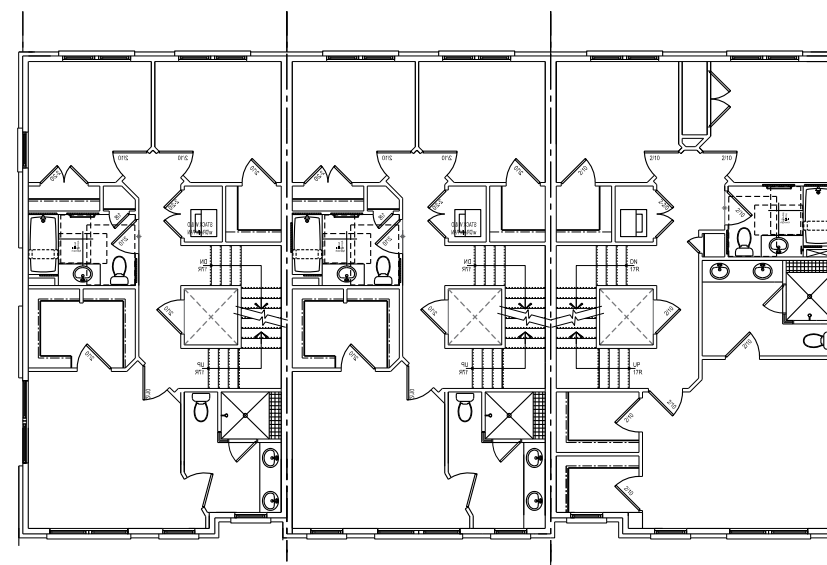
SECOND FLOOR PLAN



FOURTH FLOOR PLAN



GROUND FLOOR PLAN



THIRD FLOOR PLAN

ROBINSON LANDING-ALEXANDRIA, VA

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BUILDING 07 OVERALL ELEVATIONS

APPLICATION MATERIALS

2 Duke St

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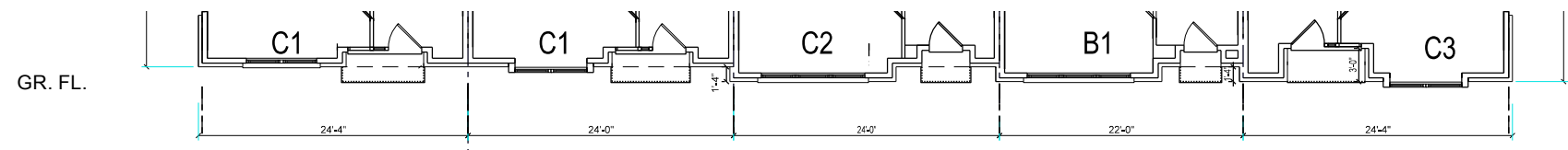
NORTH ELEVATION

G.

H.



EAST ELEVATION



GR. FL.

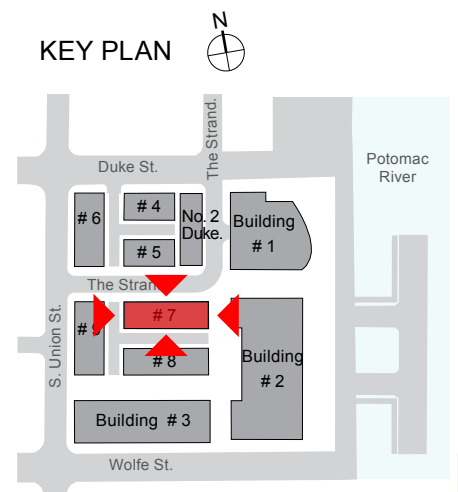


SOUTH ELEVATION

I.



WEST ELEVATION



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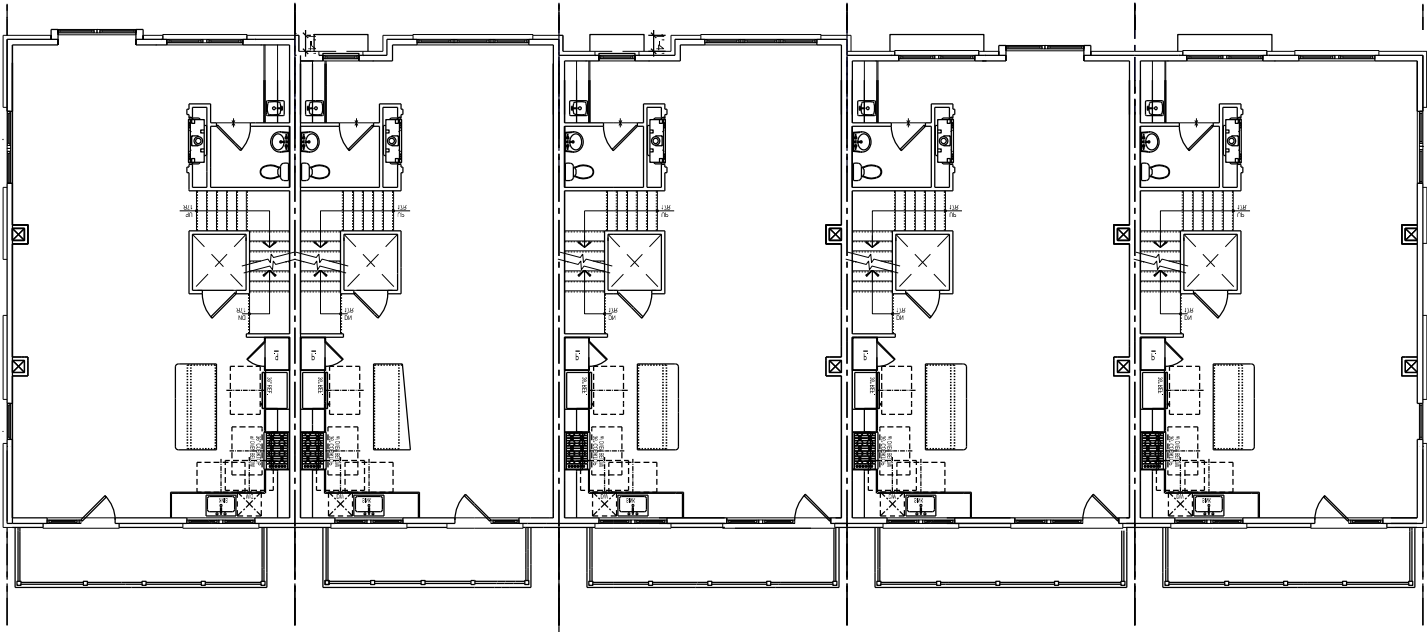
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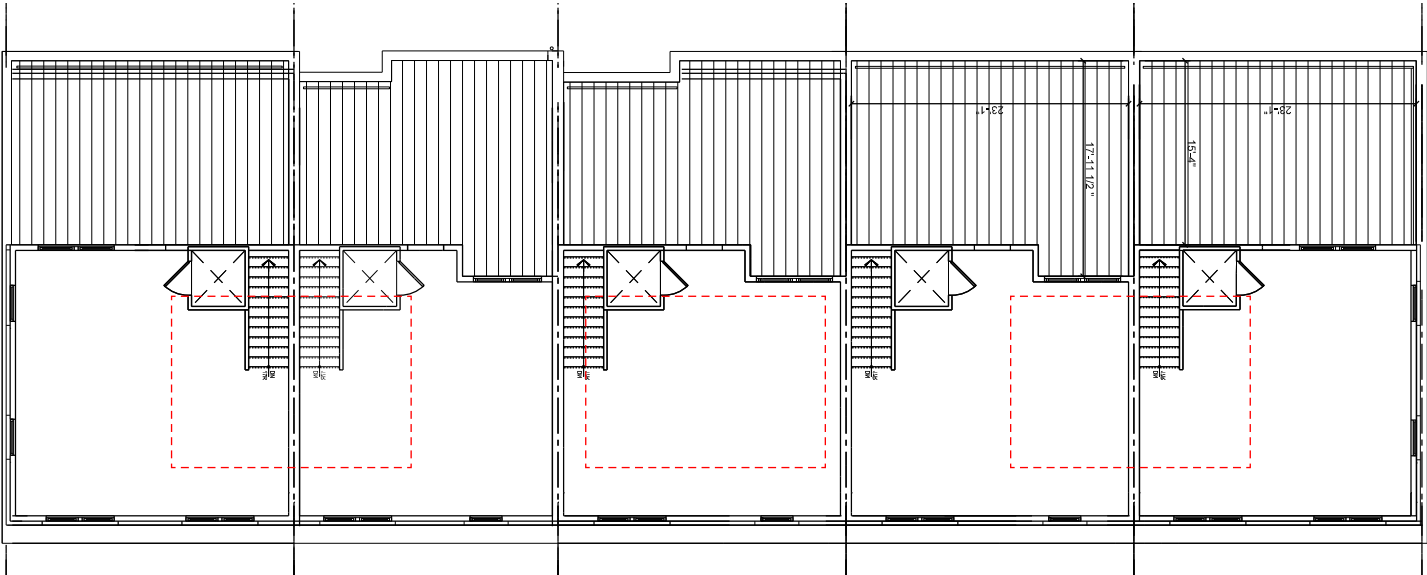
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FLOOR PLANS - BUILDING 07

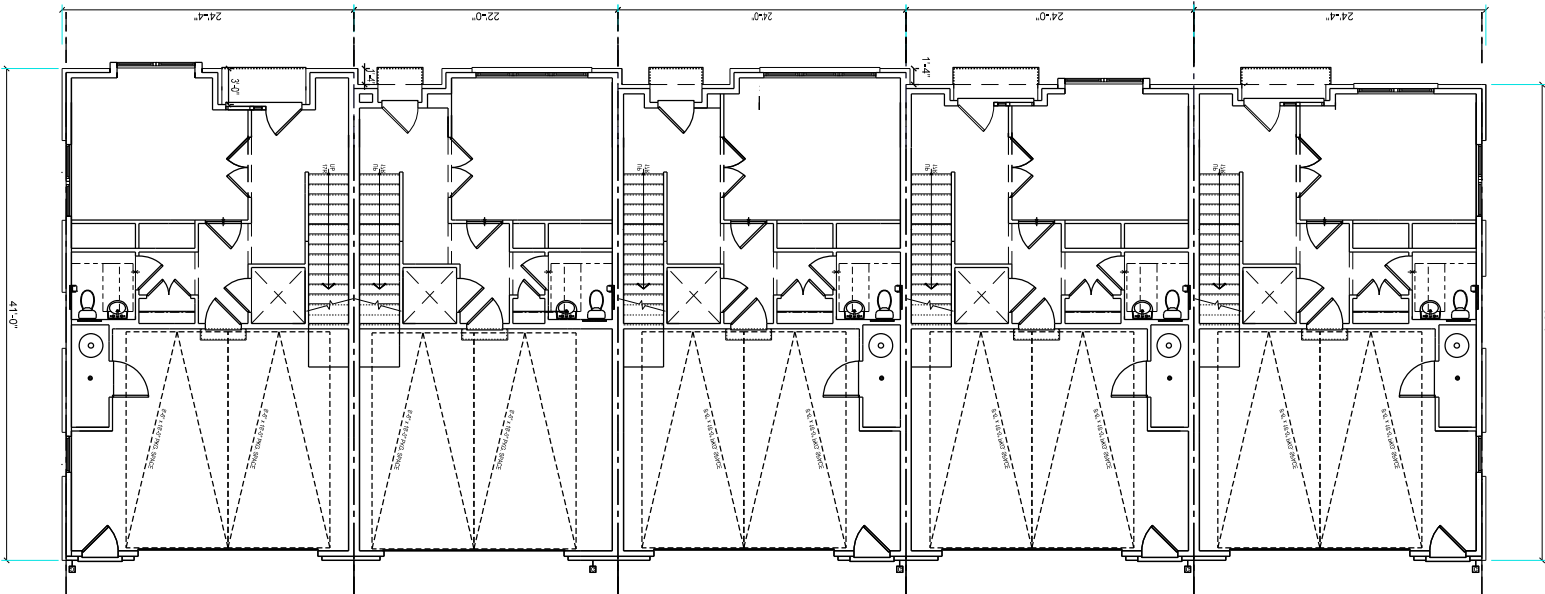
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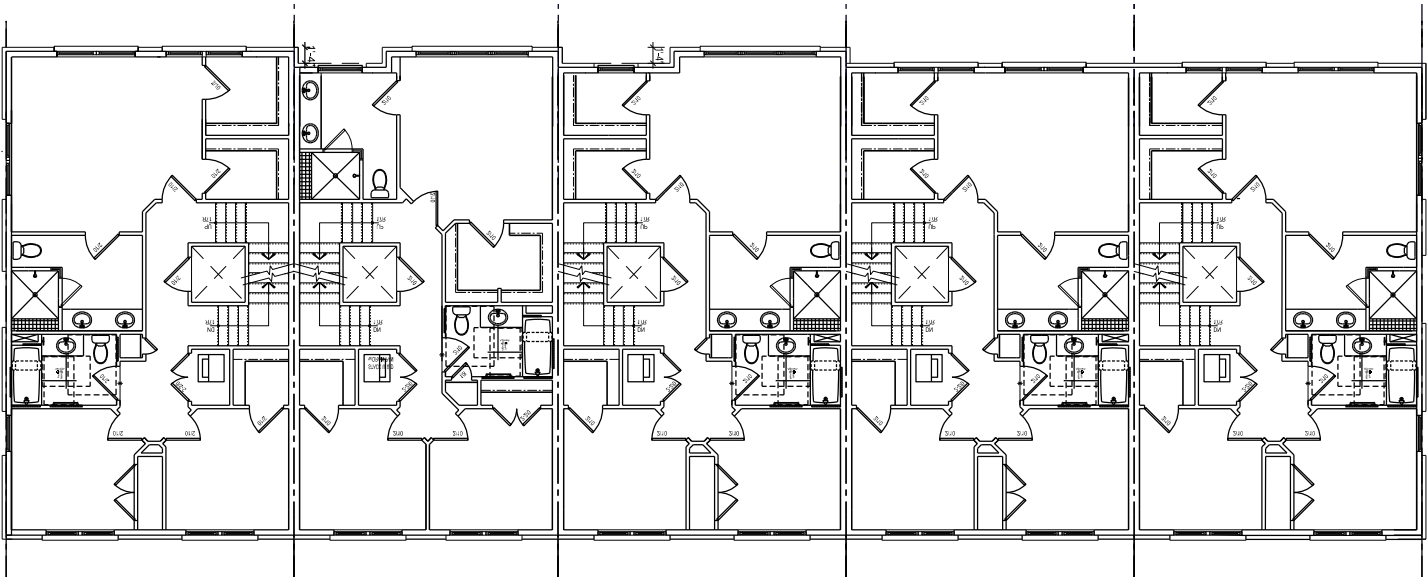
SECOND FLOOR PLAN



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BUILDING 08 OVERALL ELEVATIONS

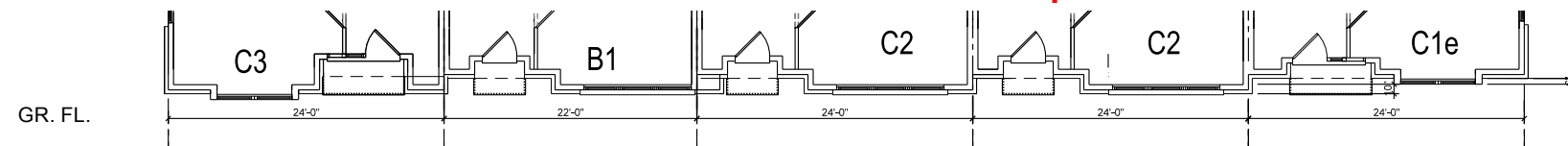
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SOUTH ELEVATION



EAST ELEVATION



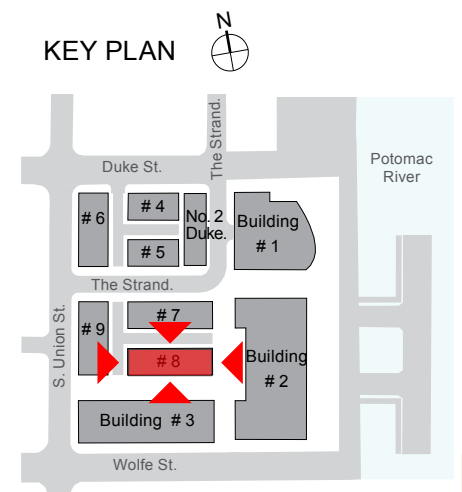
GR. FL.



NORTH ELEVATION



WEST ELEVATION



SCALE: 1/16" = 1'-0"

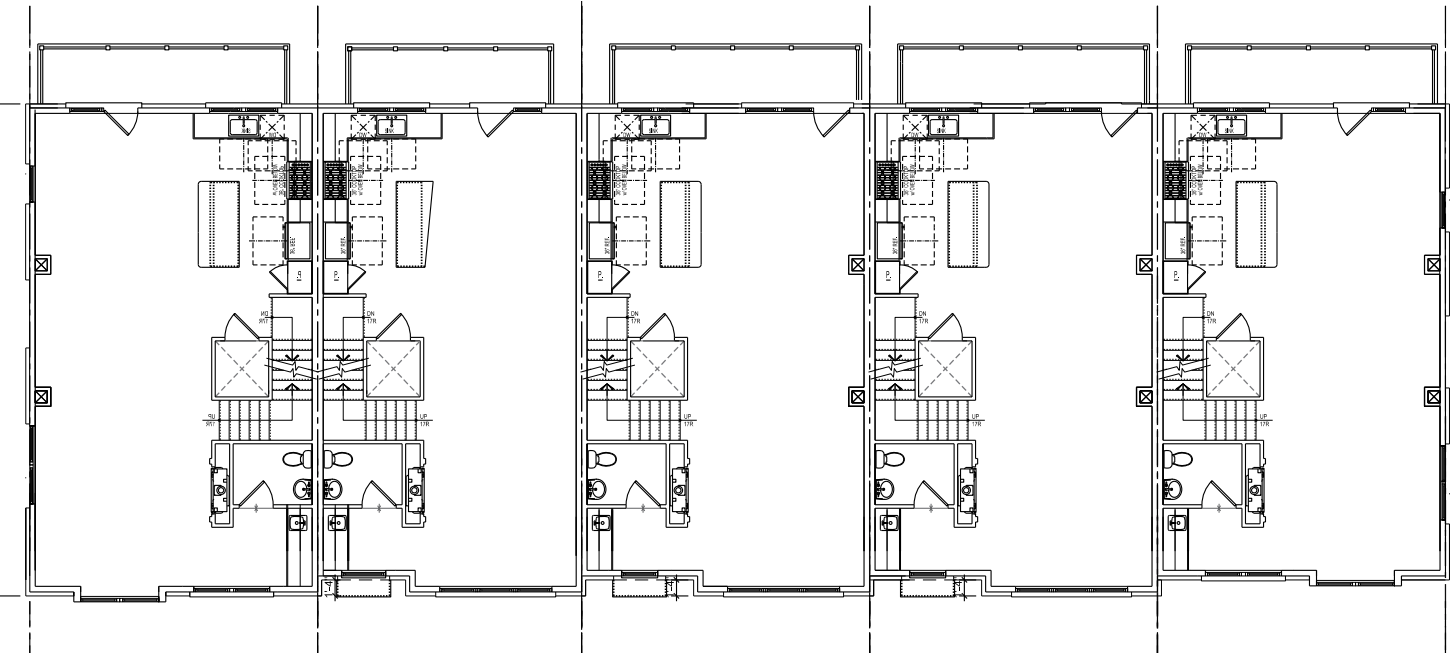


ROBINSON LANDING-ALEXANDRIA, VA

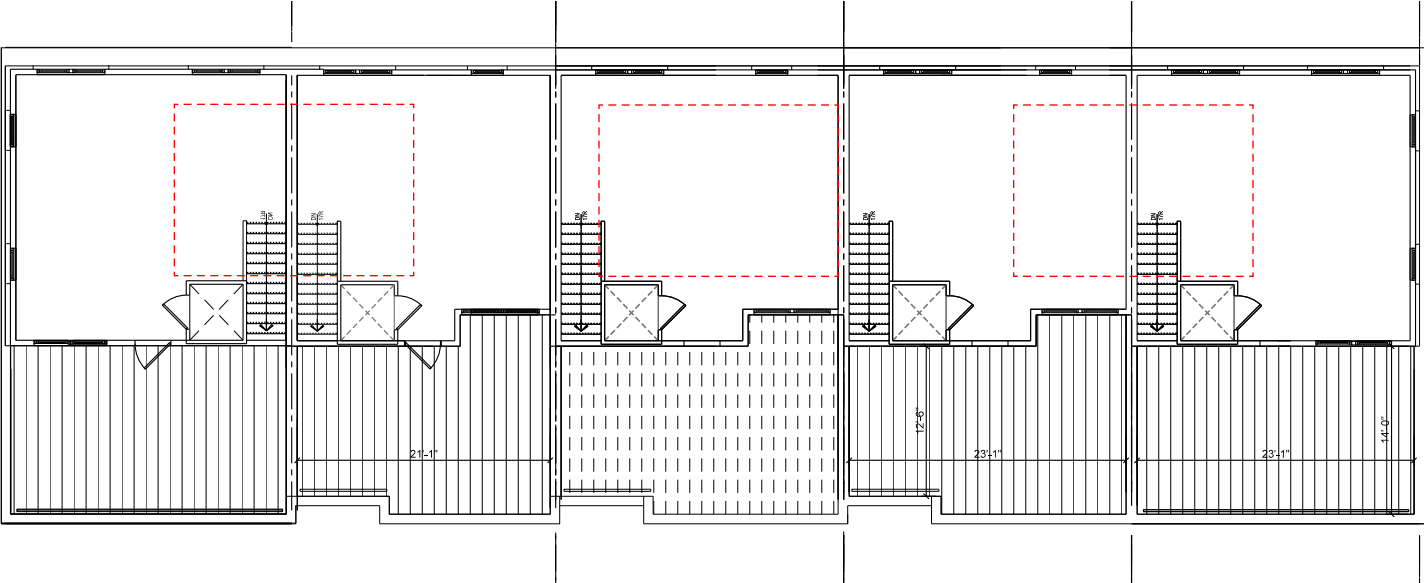
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FLOOR PLANS - BUILDING 08

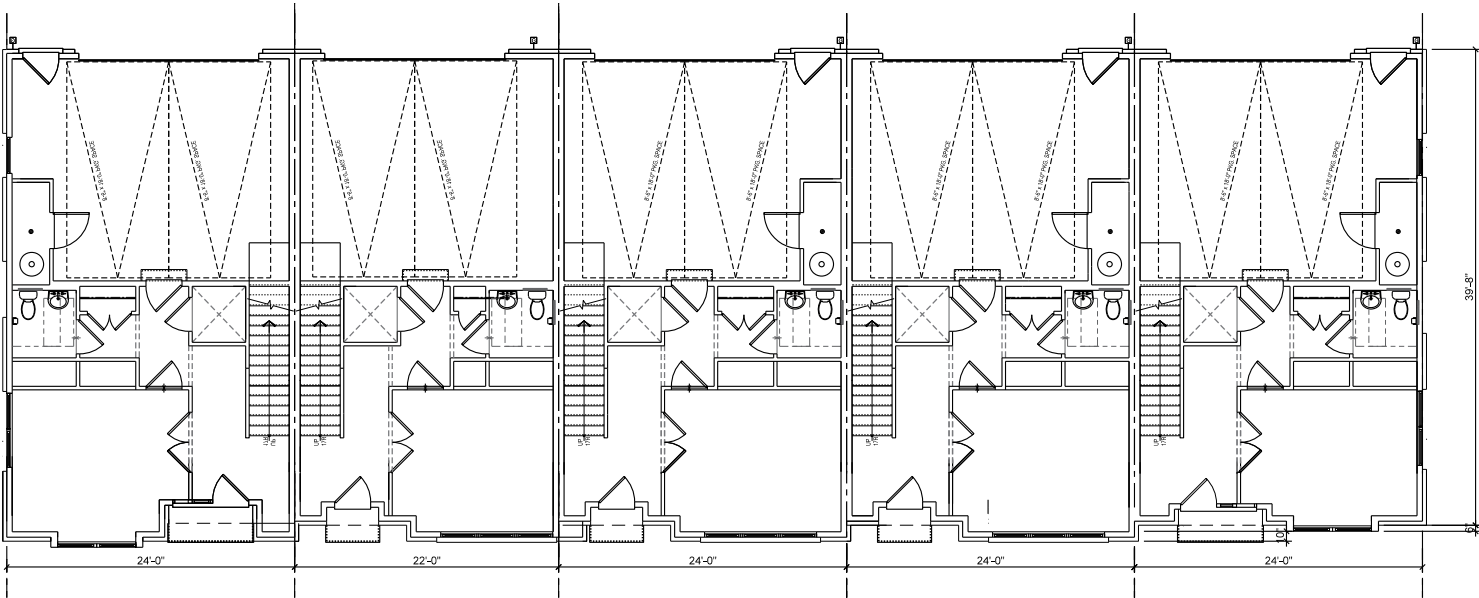
APPLICATION MATERIALS
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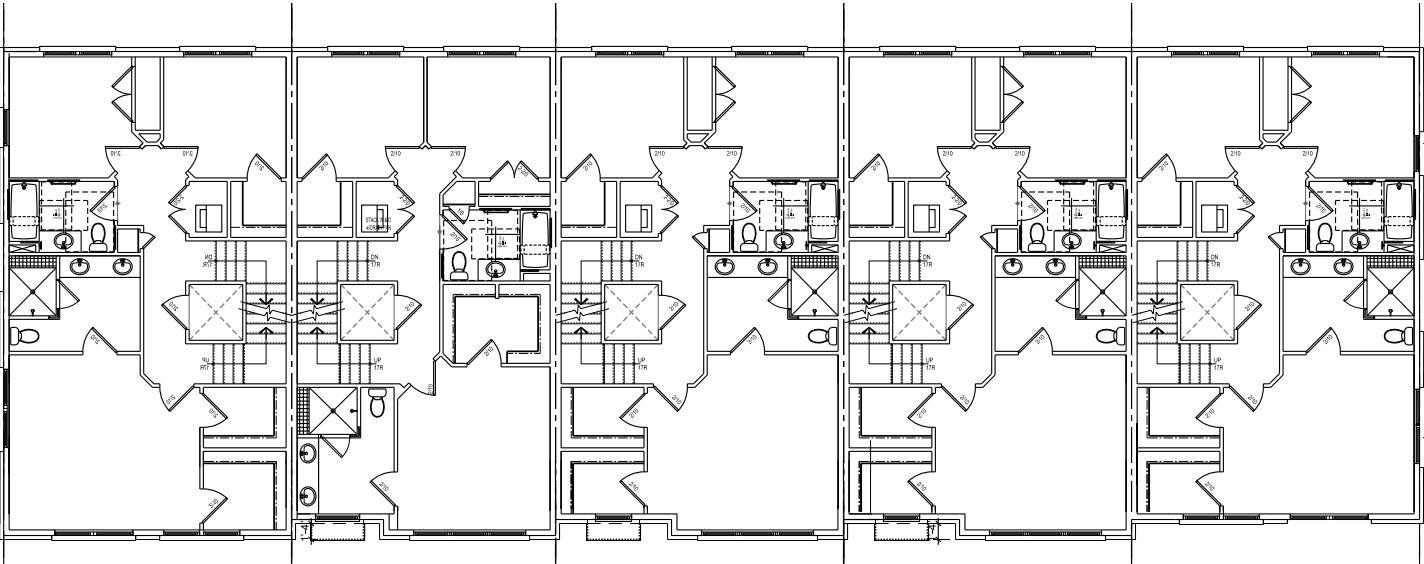
SECOND FLOOR PLAN



FOURTH FLOOR PLAN



GROUND FLOOR PLAN



THIRD FLOOR PLAN

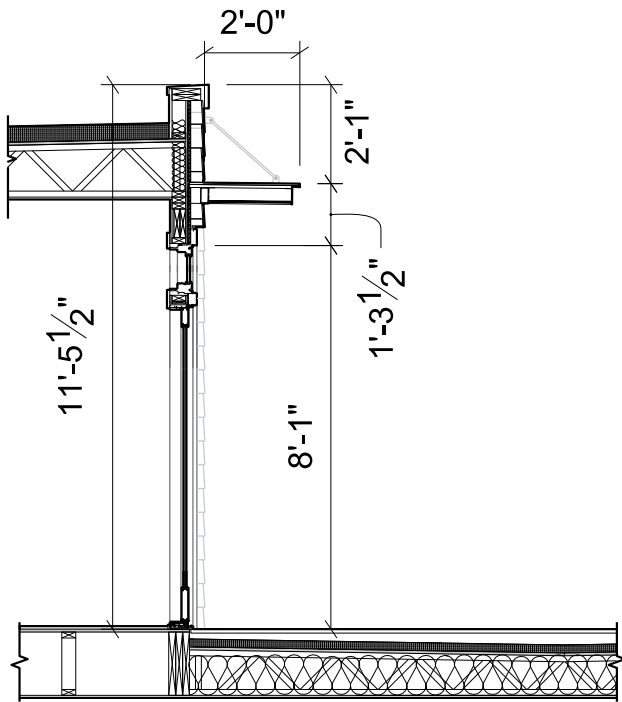


DETAIL PLANS AND ELEVATIONS

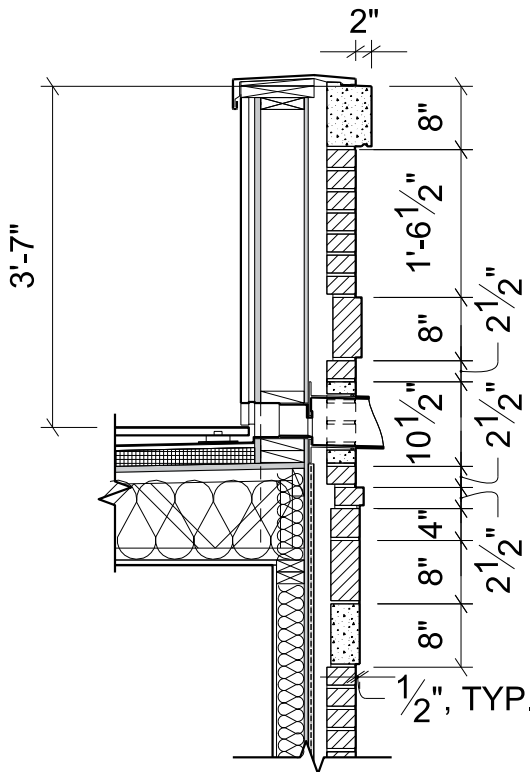
A.



PARAPET WITH SCUPPERS AND GUARDRAILS



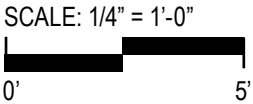
DETAIL SECTION AT TERRACE DOOR



DETAIL SECTION AT SCUPPER: 1/2" = 1'-0"

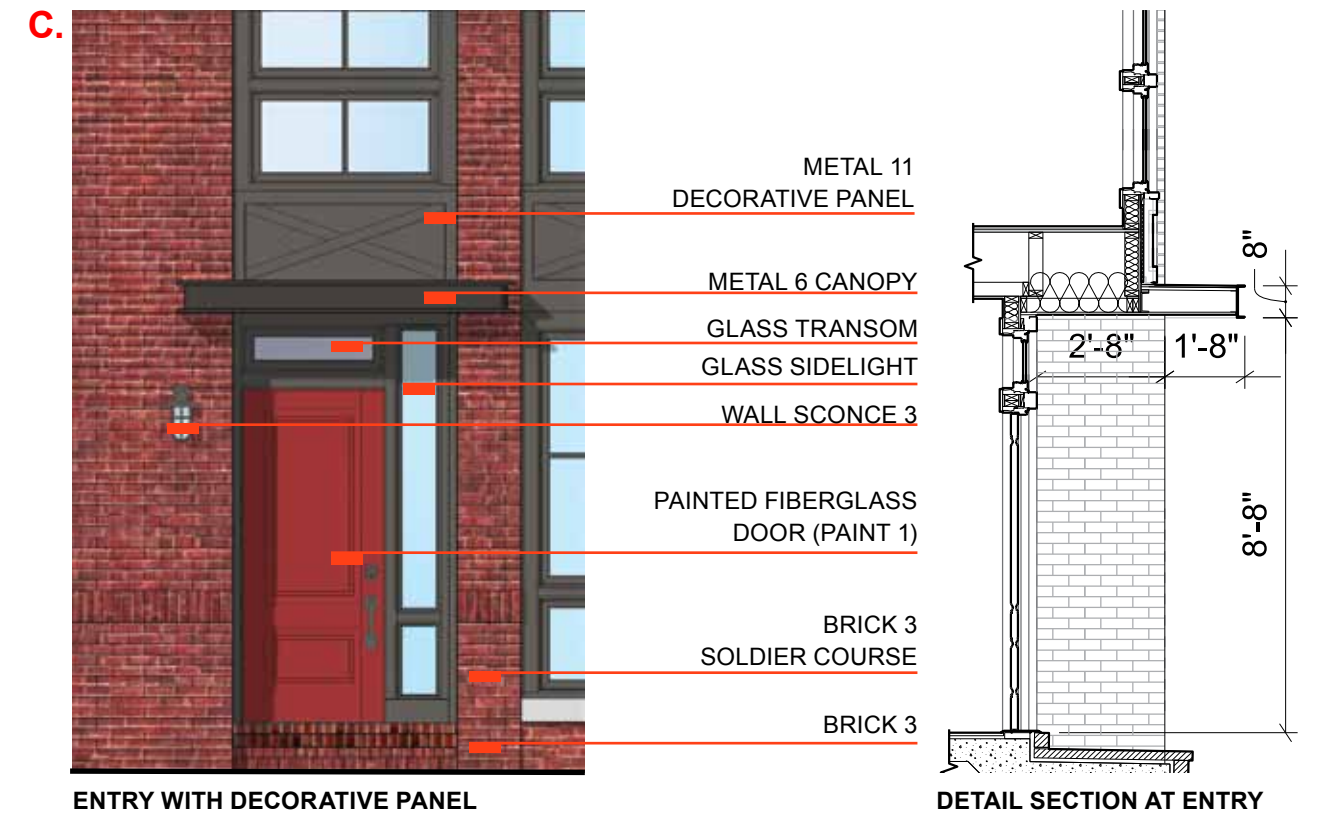
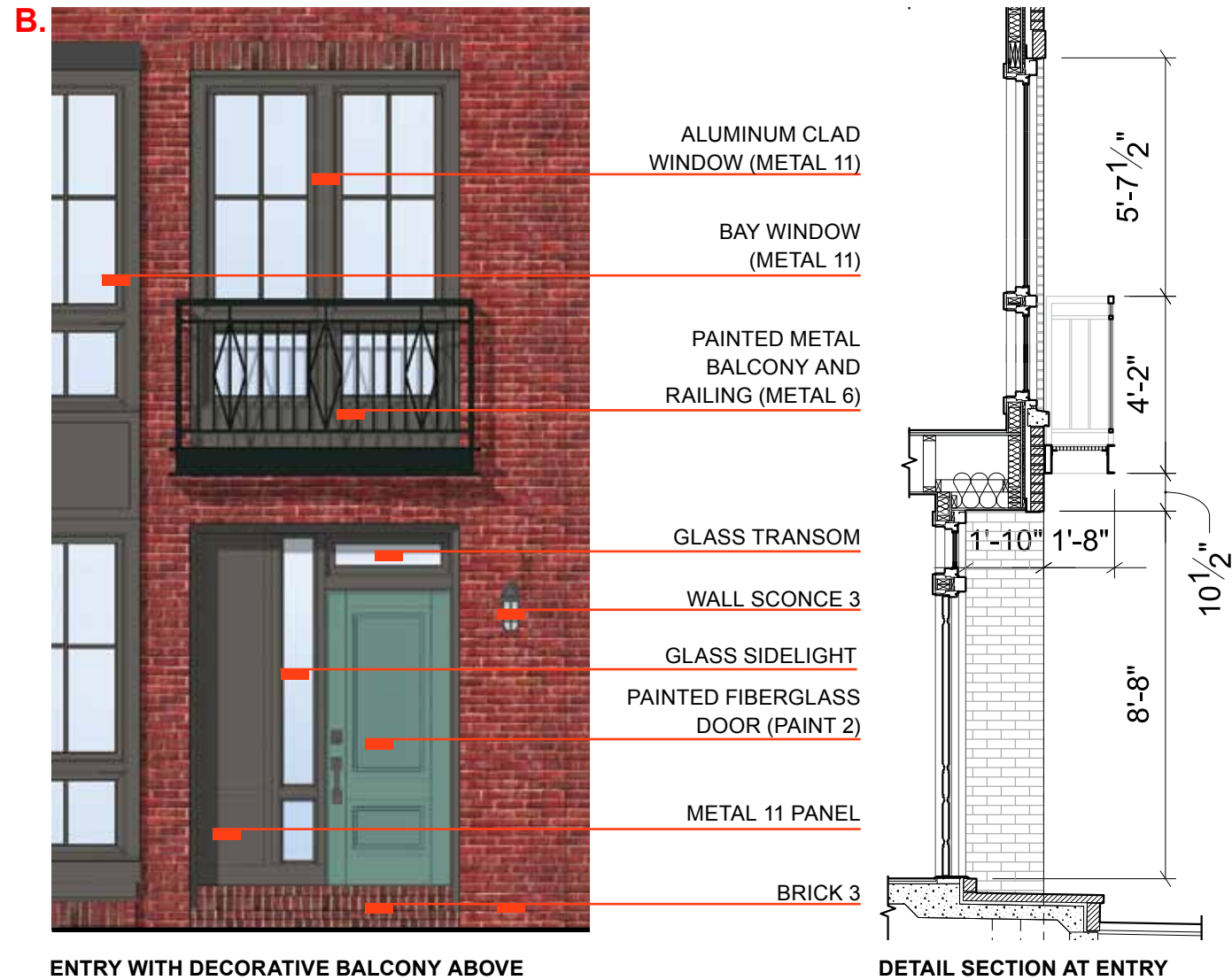
 BRICK 3	 BRICK 3A	 BRICK 4	 BRICK 4A	 SLATE 2	 SLATE 3	 PRECAST 3 - CREAM GRAY	 PRECAST 4 - RIESLING	 PRECAST 5 - NUTMEG	 PAINTED METAL 3 - DOVE GRAY	 PAINTED METAL 6 - MIDNIGHT BRONZE	 PAINTED METAL 9 - SMOKE
 PAINTED METAL 10- STEEL GRAY	 PAINTED METAL 11- BRONZE	 PAINT 1	 PAINT 2	 PAINT 3	 PAINT 4	 GLASS 1					

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DETAIL PLANS AND ELEVATIONS

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SCALE: 1/4" = 1'-0"

0' 5'

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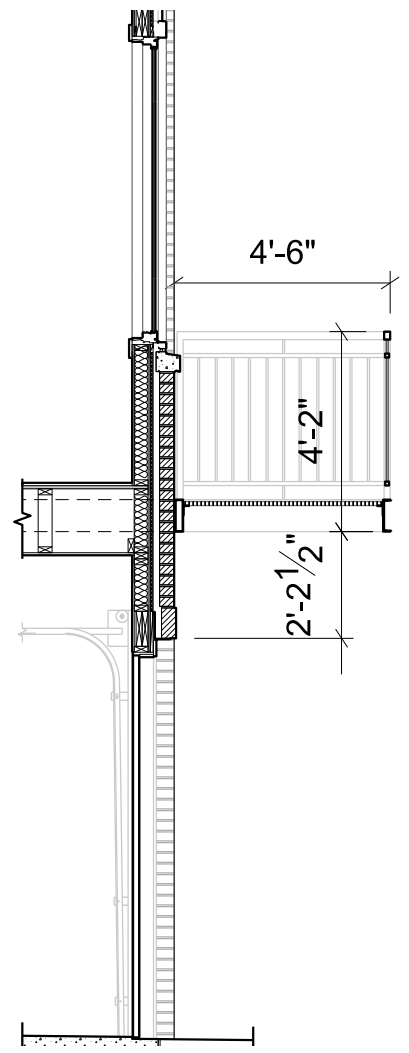
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DETAIL PLANS AND ELEVATIONS

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GARAGE DOORS AT REAR



DETAIL SECTION AT GARAGE DOOR

 BRICK 3	 BRICK 3A	 BRICK 4	 BRICK 4A	 SLATE 2	 SLATE 3	 PRECAST 3 - CREAM GRAY	 PRECAST 4 - RIESLING	 PRECAST 5 - NUTMEG	 PAINTED METAL 3 - DOVE GRAY	 PAINTED METAL 6 - MIDNIGHT BRONZE	 PAINTED METAL 9 - SMOKE
 PAINTED METAL 10- STEEL GRAY	 PAINTED METAL 11- BRONZE	 PAINT 1	 PAINT 2	 PAINT 3	 PAINT 4	 GLASS 1					

SCALE: 1/4" = 1'-0"
0' 5'

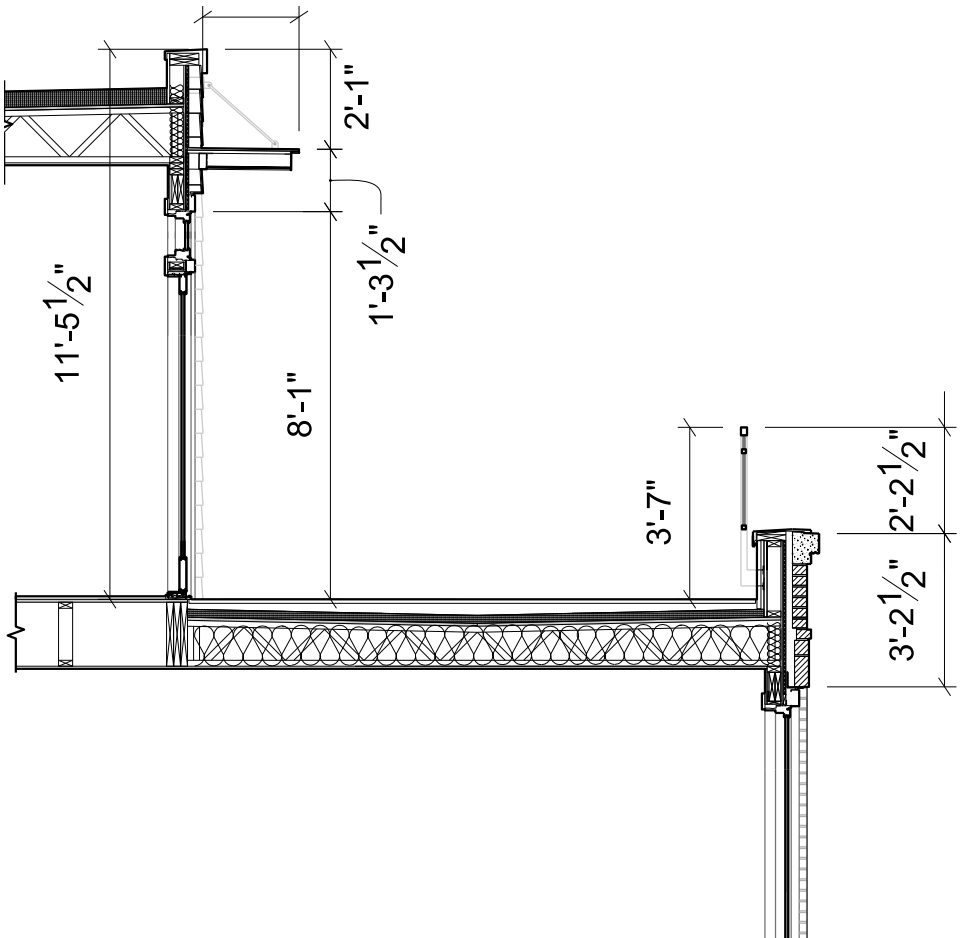
DETAIL PLANS AND ELEVATIONS

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E.



PARAPET WITH SCUPPERS AND GUARDRAILS



PARAPET SECTION AT PARAPET



BRICK 3



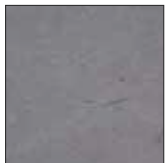
BRICK 3A



BRICK 4



BRICK 4A



SLATE 2



SLATE 3



PRECAST 3 -
CREAM GRAY



PRECAST 4 -
RIESLING



PRECAST 5 -
NUTMEG



PAINTED METAL 3 -
DOVE GRAY



PAINTED METAL 6 -
MIDNIGHT BRONZE



PAINTED METAL 9 -
SMOKE



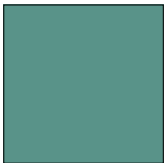
PAINTED METAL 10-
STEEL GRAY



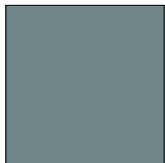
PAINTED METAL 11-
BRONZE



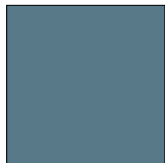
PAINT 1



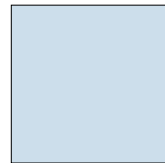
PAINT 2



PAINT 3



PAINT 4



GLASS 1

SCALE: 1/4" = 1'-0"



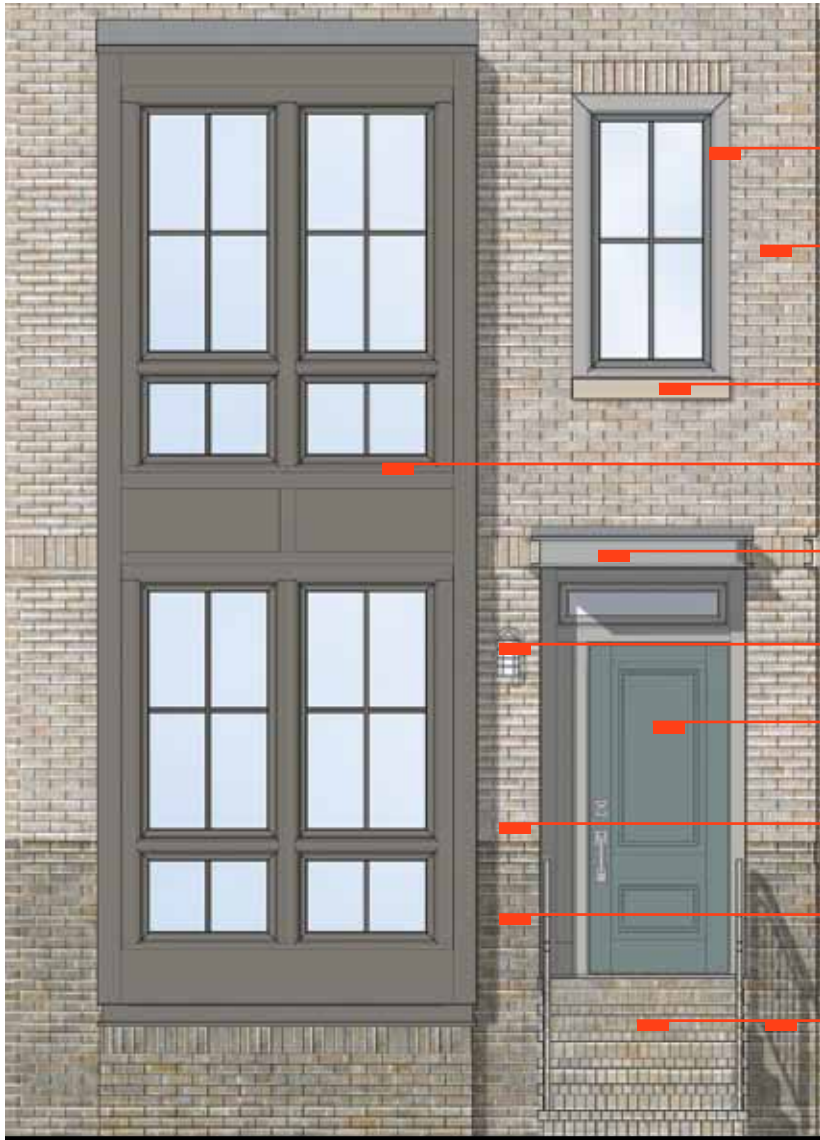
ROBINSON LANDING-ALEXANDRIA, VA

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DETAIL PLANS AND ELEVATIONS

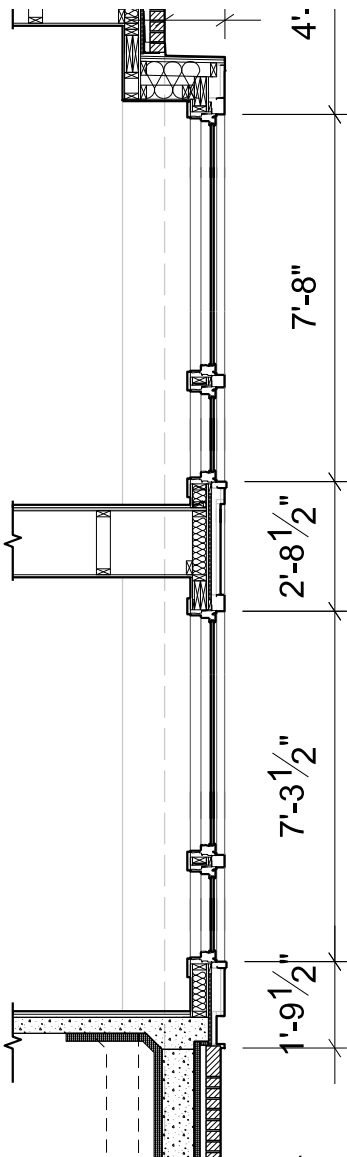
APPLICATION MATERIALS
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F.



WINDOW BAY

- ALUMINUM CLAD WINDOW (METAL 9)
- BRICK 4
- PRECAST 4 SILL
- PROJECTING BAY WINDOW (METAL 10)
- PAINTED METAL 10 CANOPY
- WALL SCONCE 4
- PAINTED FIBERGLASS DOOR (PAINT 3)
- SOLDIER COURSE AT WATER TABLE
- BRICK 4A AT WATER TABLE
- BRICK 4A



DETAIL SECTION AT WINDOW BAY

7'-8"

2'-8 1/2"

7'-3 1/2"

1'-9 1/2"

4'-



BRICK 3



BRICK 3A



BRICK 4



BRICK 4A



SLATE 2



SLATE 3



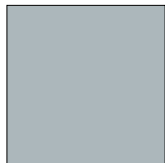
PRECAST 3 -
CREAM GRAY



PRECAST 4 -
RIESLING



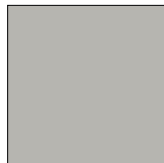
PRECAST 5 -
NUTMEG



PAINTED METAL 3 -
DOVE GRAY



PAINTED METAL 6 -
MIDNIGHT BRONZE



PAINTED METAL 9 -
SMOKE



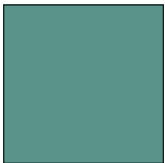
PAINTED METAL 10-
STEEL GRAY



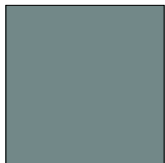
PAINTED METAL 11-
BRONZE



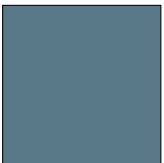
PAINT 1



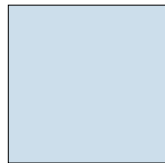
PAINT 2



PAINT 3



PAINT 4



GLASS 1

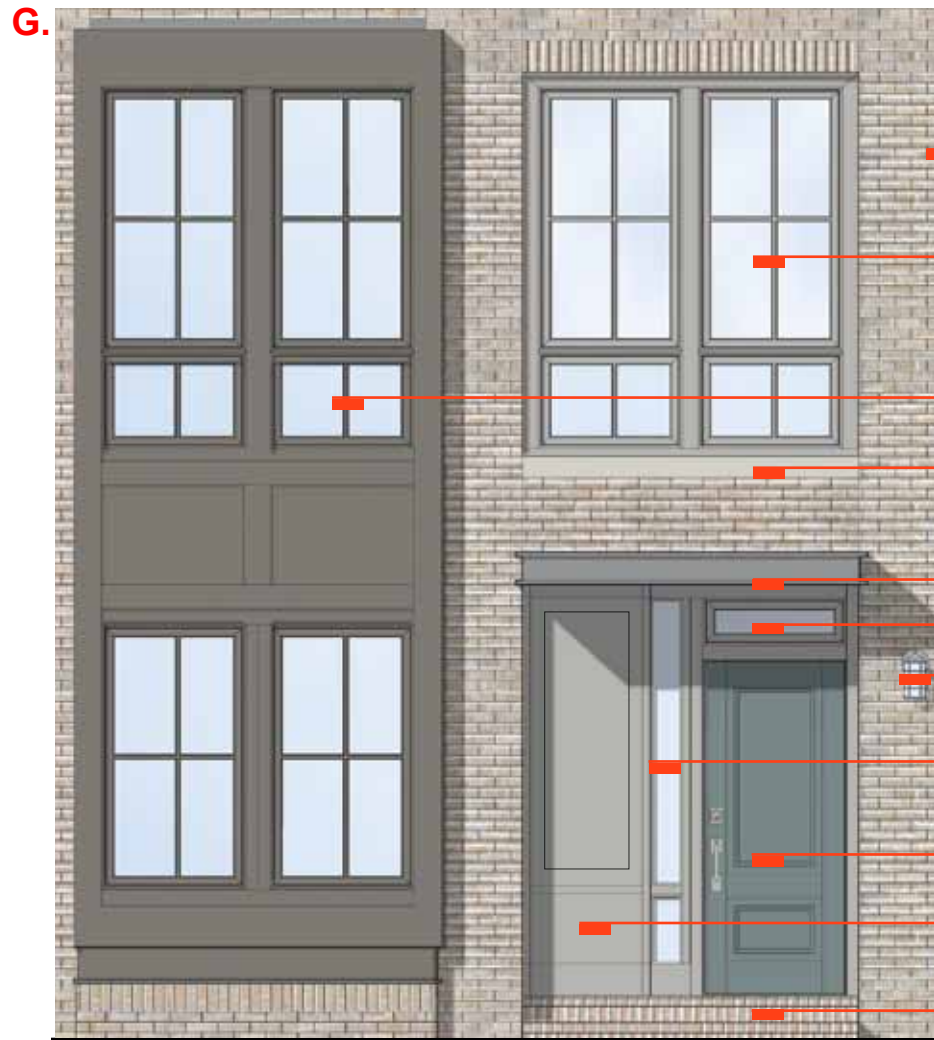
SCALE: 1/4" = 1'-0"



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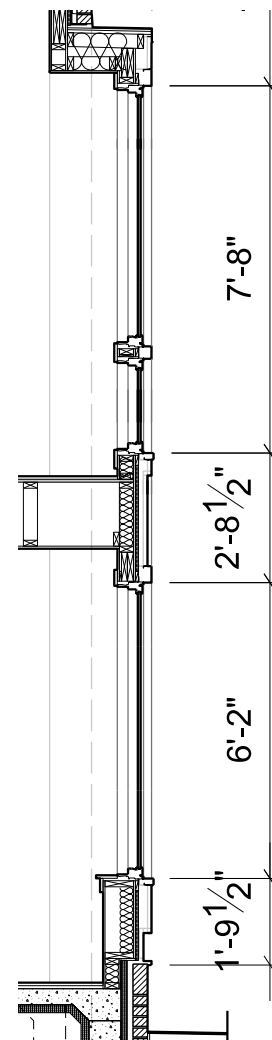
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DETAIL PLANS AND ELEVATIONS

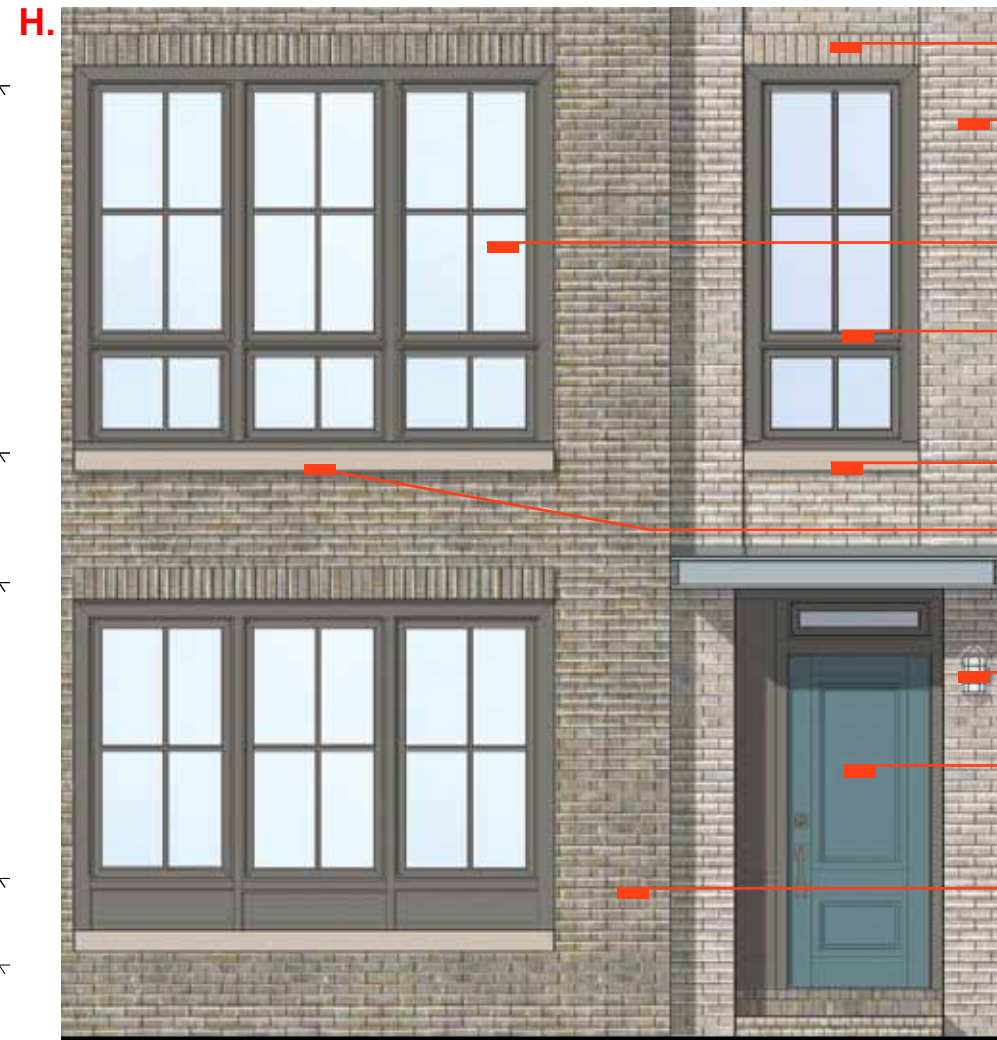


BAY WINDOW WITH ENTRY

BRICK 4
ALUMINUM CLAD WINDOW (METAL 9)
PROJECTING WINDOW BAY (METAL 10)
PRECAST 4 SILL
PAINTED METAL 10 CANOPY
GLASS TRANSOM
WALL SCONCE 4
GLASS SIDELIGHT
PAINTED FIBERGLASS DOOR (PAINT 3)
METAL 9 PANEL
BRICK 4 STOOP

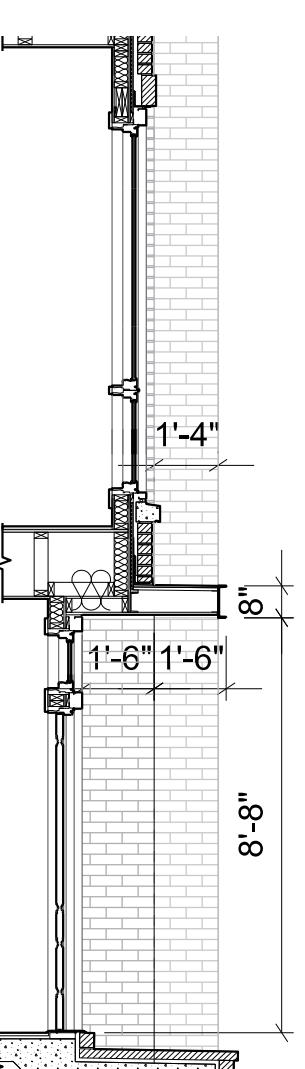


DETAIL SECTION AT BAY WINDOW



TRIPLE WINDOW WITH ENTRY

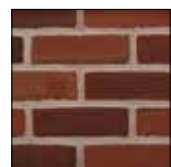
SOLDIER COURSE (BRICK 4)
BRICK 4
ALUMINUM CLAD TRIPLE WINDOW (METAL 10)
ALUMINUM CLAD WINDOW (METAL 10)
PRECAST 4 SILL
PRECAST 3 SILL
WALL SCONCE 4
PAINTED FIBERGLASS DOOR (PAINT #)
BRICK 4A



DETAIL SECTION AT ENTRY



BRICK 3



BRICK 3A



BRICK 4



BRICK 4A



SLATE 2



SLATE 3



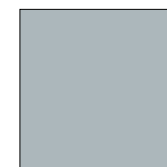
PRECAST 3 - CREAM GRAY



PRECAST 4 - RIESLING



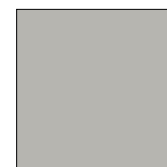
PRECAST 5 - NUTMEG



PAINTED METAL 3 - DOVE GRAY



PAINTED METAL 6 - MIDNIGHT BRONZE



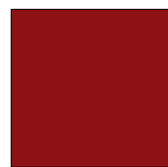
PAINTED METAL 9 - SMOKE



PAINTED METAL 10- STEEL GRAY



PAINTED METAL 11- BRONZE



PAINT 1



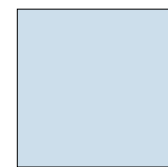
PAINT 2



PAINT 3



PAINT 4



GLASS 1

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SCALE: 1/4" = 1'-0"
0' 5'

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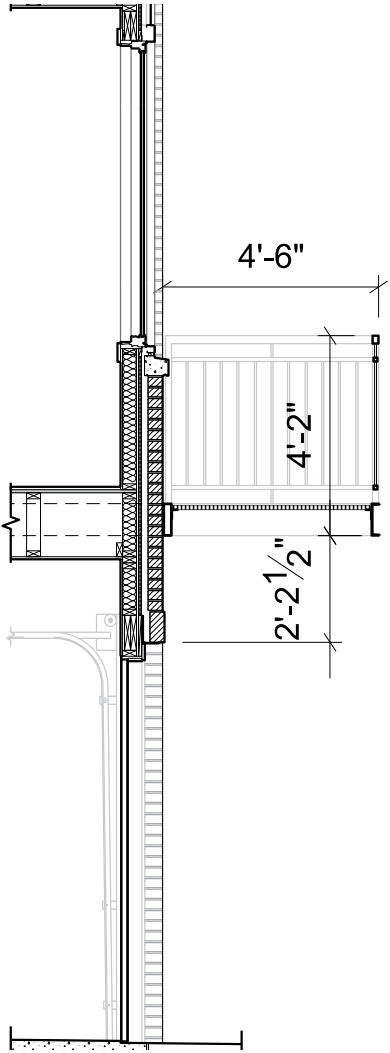
DETAIL PLANS AND ELEVATIONS

APPLICATION MATERIALS
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- WALL SCONCE 5
- ALUMINUM CLAD WINDOW (METAL 9)
- ALUMINUM OR FIBERGLASS DOOR
- BRICK 4
- PAINTED METAL RAILING (METAL 10)
- SOLDIER COURSE (BRICK 4)
- GLASS TRANSOM
- WALL SCONCE 6
- WALL SCONCE 4
- PAINTED STEEL GARAGE DOORS
- PAINTED FIBERGLASS DOOR (PAINT 2)

GARAGE DOOR AT REAR



DETAIL SECTION AT GARAGE DOOR



BRICK 3



BRICK 3A



BRICK 4



BRICK 4A



SLATE 2



SLATE 3



PRECAST 3 - CREAM GRAY



PRECAST 4 - RIESLING



PRECAST 5 - NUTMEG



PAINTED METAL 3 - DOVE GRAY



PAINTED METAL 6 - MIDNIGHT BRONZE



PAINTED METAL 9 - SMOKE



PAINTED METAL 10- STEEL GRAY



PAINTED METAL 11- BRONZE



PAINT 1



PAINT 2



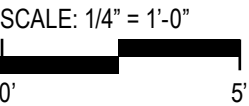
PAINT 3



PAINT 4

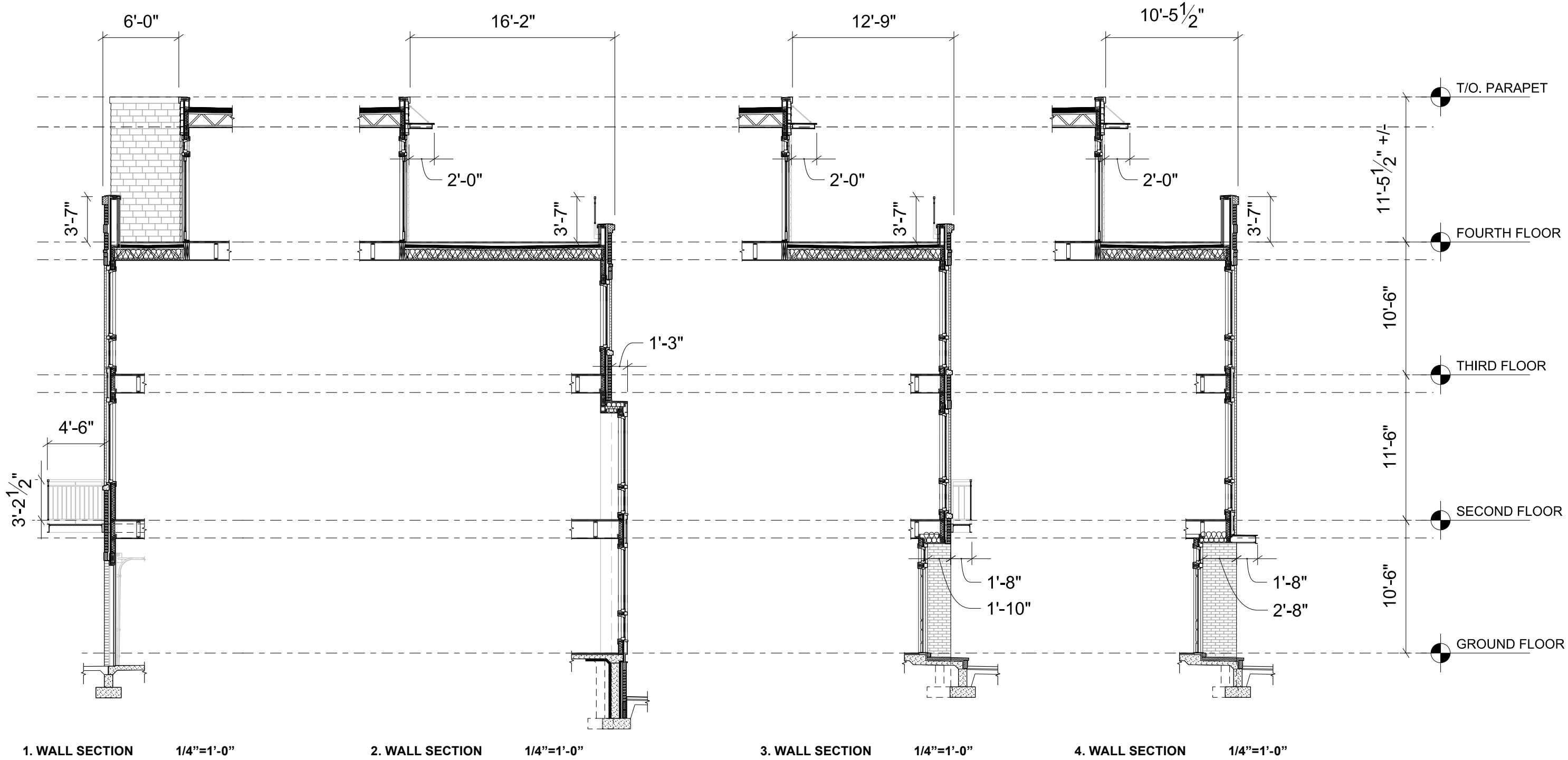


GLASS 1



OVERALL SECTIONS

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SCALE: 1/4" = 1'-0"



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WALL SCONCE 3



Shown in bronze.

STARBOARD SCONCE WITH SHADE
~~\$329 - \$399~~ Special \$259 - \$359

With a pedigree from the British Royal Navy, this once color-coded lamp was used to communicate with other Allied ships and aircraft during wartime. Discovered after more than 50 years in storage, it's meticulously reproduced and polished to shipworthy perfection.

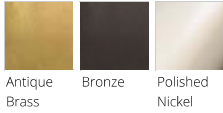
[Show product details...](#)

DIMENSIONS

Small: 8¼"W x 9¾"D x 10¾"H; 5.5 lbs.
Large: 10½"W x 12¼"D x 14½"H; 7.5 lbs.



Finish Options



WALL SCONCE 4

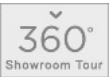
SAUGANASH COLLECTION

ONE LIGHT OUTDOOR WALL

ANTIQUE BRONZE FINISH
CLEAR SEEDED GLASS

PRODUCT #:	8524401BLE-71
MSRP:	\$241.08
DIMENSIONS:	W: 6" H: 12 1/4"
LAMPING:	1 Fluorescent GU24 Self Ballasted CFL 18w Max. Bulb included. Available in Incandescent
LISTING:	Safety Listed for Wet Locations
WARRANTY:	3-Year Warranty

E ENERGY STAR QUALIFIED **W** WET RATED



BUY LOCAL BUY ONLINE WISH LIST | COMPARE

SHARE

[Pin It](#) [Add](#) [Tweet](#)

DETAILS

- Extends: 8"
- Supplied with 8" of wire
- Backplate: Depth: 3/4" Diameter: 5"
- Ballast: 120v Electronic NPF
- Offers energy saving fluorescent lighting

NEED PARTS?

BULB 97107

DOWNLOADS

- [ALL IMAGES](#)
- [SPEC SHEET](#)
- [INSTALL TRILINGUAL \(ENGLISH, SPANISH, AND FRENCH\)](#)

[VIEW HTML SPEC SHEET](#) - [VIEW PRODUCT IN 2014 CATALOG](#)

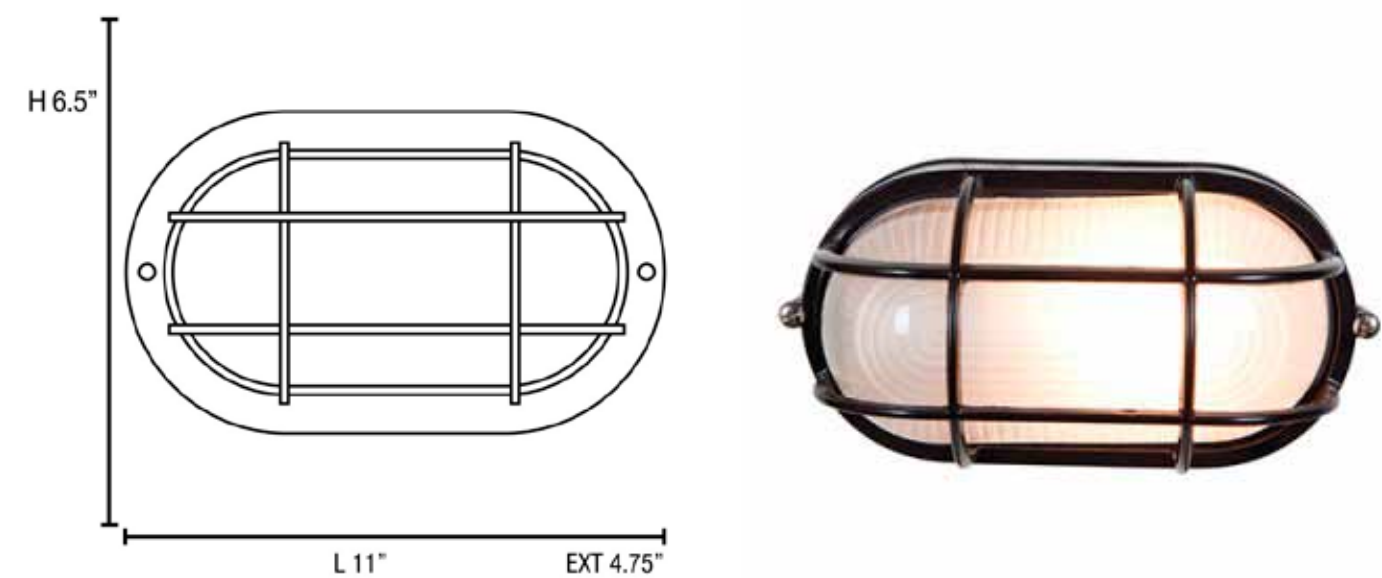
OTHER FINISHES

BLACK



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WALL SCONCE 5



WALL SCONCE 6

CANTO 450 LED Specification

CANTO's smoothly engineered lines are also available for wall mounting. The dome shaped housing of heavy cast aluminum is available in two sizes to satisfy a variety of building scale requirements. Frameless tempered glass lens has single quarter-turn fastener for tool-less relamping. Hinged reflector assembly allows access to the ballast tray. Steel mounting bracket is hot-dip galvanized prior to being finished in high quality, finely textured paint. All hardware is stainless steel. Standard colors; matte silver grey metallic or graphite grey. Special colors available.



Model:

C20292xxxFSTEN1118BS Nauticus Wet Location Bulkhead

Fixture Material: Aluminum Finish: BL SAT WH	Lamping: 1 x 18w	Ttl Watts 18w	Voltage 120v	Type Spiral Fluorescent	Base GU-24	Kelvin 2700k	Lumens 1250Lm	Lamp Supplied Yes	Installation: CUL, Wall Ceiling, Wet
	Diffuser Materials: Glass Glass: FST	Dimensions:	Length 11 Width ~	Height 6.5 O.A Height 6.5	Extension 4.75 Diameter ~	Dimmable ~	Shipping Weight 5 lbs		

Model	LED Module	Color Temperature	Distribution	Volt	Mounting	Finish	Option
CC450	2LV - 2 LEVO Modules	WW - 3000K	ME - Type III	UNV - 120-277V	W - Wall Mount	SG - Silver Grey	oDEG - o degree tilt for full cutoff classification
	3LV - 3 LEVO Modules	NW - 4000K	S - Type II			GG - Graphite Grey	DIM - o-10vDC Dimming
		CW - 5600K				CC - Custom Color	N - None

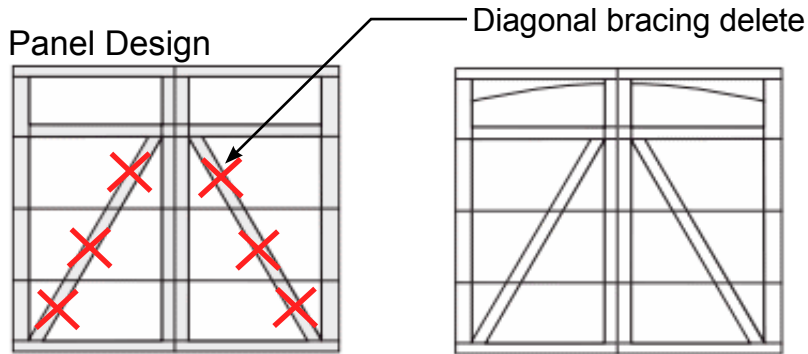
GARAGE DOORS

COURTYARD COLLECTION® GARAGE DOORS
Steel Garage Door - Model 165T



Our garage door model 165T is made with an insulated steel construction and fashioned to resemble the elegant wood designs of traditional carriage house doors. They have the beauty of wood, the durability of steel and a classic design to enhance the architectural beauty of your home. Choose from a broad selection of windows and hardware options to further customize the look of your garage door.

GARAGE DOOR PANEL OPTIONS



Insulation
Full-cavity expanded polyurethane

Colors
Garage doors are available in seven standard colors or can be painted to match your home's décor. Color selections may not be available for some door heights. Door overlays and window trim are available in the colors shown (additional charges may apply).

SLATE CLADDING SYSTEM



Nu-Lok: An Excellent Building Cladding Solution

All the benefits of using the Nu-lok System for roofing apply as well to building siding or cladding. The University of Alaska was searching for a solution to accomplish several goals while planning their new 120,000 square ft. Integrated Science Building for their Anchorage campus. The entire \$91M project was to feature sustainable design solutions and there were several goals that the Nu-lok Slate Cladding achieved, including:

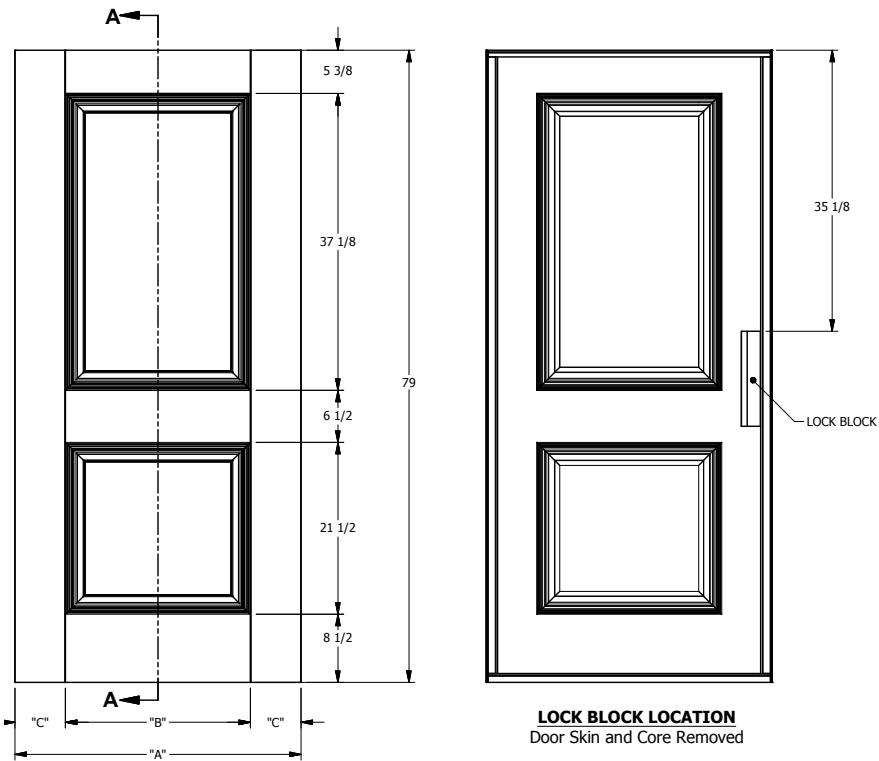
- The longevity of slate cladding.
- Aesthetic and environmental appeal of natural slate.
- Cost effectiveness with performance goals met.
- Cost savings as a result of shorter installation time.
- High wind and earthquake resistance.
- Continual air circulation around the cladding and installation design solved moisture/mold concerns.
- Contribution to energy efficiency through Nu-lok's superior insulating factor.

PRODUCTS

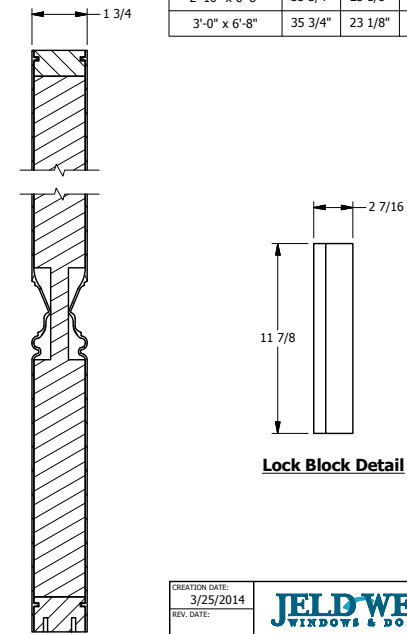


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DOORS



DIMENSION TABLE			
DOOR SIZE	"A"	"B"	"C"
2'-8" x 6'-8"	31 3/4"	23 1/8"	4 5/16"
2'-10" x 6'-8"	33 3/4"	23 1/8"	5 5/16"
3'-0" x 6'-8"	35 3/4"	23 1/8"	6 5/16"



SECTION A-A

CREATION DATE:
3/25/2014
REV. DATE:

3737 Lakeport Blvd.
Klamath Falls, OR 97601
Phone: (800) 441-3884
www.jeld-wen.com

TITLE:
FIBERGLASS DOOR

DESCRIPTION:
SP-21 Smooth 2-Panel Square Top 6'-8"
DF-21 Fir 2-Panel Square Top 6'-8"

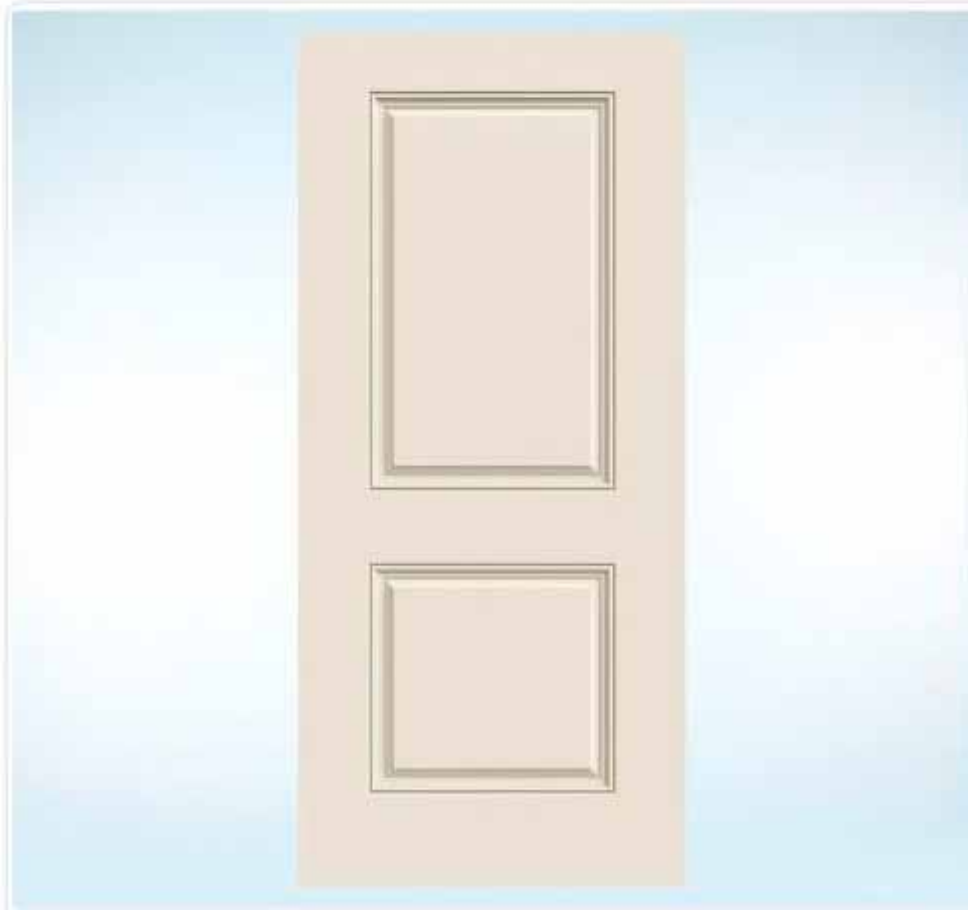


PRODUCTS

PLANNING & PROJECTS

Home » Exterior Doors » Smooth-Pro Fiberglass » All Panel » Smooth-Pro Fiberglass All Panel Exterior Door

SMOOTH-PRO FIBERGLASS ALL PANEL EXTERIOR DOOR



PRODUCTS

PLANNING & PROJECTS

Home » Exterior Doors » Smooth-Pro Fiberglass » Glass Panel » Smooth-Pro Fiberglass Glass Panel Exterior Door

SMOOTH-PRO FIBERGLASS GLASS PANEL EXTERIOR DOOR



PRODUCTS

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DOORS

WINDOWS

DOOR HARDWARE

PRODUCTS

PLANNING & PROJECTS

Home » Patio Doors » Swinging » Sitaline Wood Swinging Patio Door

SITELINE WOOD SWINGING PATIO DOOR

PRODUCTS

PLANNING & PROJECTS

Home » Windows » Sitaline Wood » Casement » Sitaline Wood Casement Window

SITELINE WOOD CASEMENT WINDOW

< (/en/home/products.html) CENTURY STYLE ONE SIDE KEYED HANDLESET WITH GEORGIAN KNOB



Click / Tap Image to Zoom

F60 CEN 619 GEO

Finish Options



ADDRESS OF PROJECT: 2 Duke Street

TAX MAP AND PARCEL: 075.03-04-01

ZONING: W-1

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

- ☒ CERTIFICATE OF APPROPRIATENESS (Townhouses)
- ☐ 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: RTS Associates LLC (Contract Purchaser)

Address: c/o EYA, Inc., 4800 Hampden Lane, Suite 300

City: Bethesda State: MD Zip: 20814

Phone: (301) 634-8600 E-mail: gshron@eya.com

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

Name: Attorney: Jonathan P. Rak
Architect: Patrick Burkhart

Phone: Attorney: (703) 712-5411
Architect: (202) 342-2200

E-mail: Attorney: jrak@mcguirewoods.com
Attorney: pburkhart@sbarnes.com

Legal Property Owner:

Name: Graham Holdings Company

Address: 1300 17th Street North

City: Arlington State: VA Zip: 22209

Phone: (202) 334-6000 E-mail: _____

- ☐ 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).*

New construction of Townhouses in the Robinson Terminal South project approved by City Council under DSUP 2014-0006.

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. (See plans submitted with DSUP #2014-0006)
- ☐ ☒ FAR & Open Space calculation form. (See plans submitted with DSUP #2014-0006)
- ☐ ☒ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable. (See photos submitted with DSUP #2014-0006)
- ☐ ☒ 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. (Previously provided)

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: Jonathan P. Rak

Date: August 17, 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. See attached		
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 _____ (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. See attached		
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. See attached		
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.

August 17, 2015
Date

Jonathan P. Rak
Printed Name


Signature

Disclosure Attachment for Robinson Terminal South
Application, Board of Architectural Review
Permit to Demolish

Property Owner

Graham Holdings Company (GHC), formerly known as the Washington Post Company
(publicly traded company; 100% owner of the property)*
1300 17th Street North, Arlington, Virginia 22209

Donald E. Graham (Owner of 22.2% of GHC)
1300 17th Street North, Arlington, Virginia 22209

Applicant

RT South Associates LLC, A Delaware limited liability company
Address: c/o EYA, Inc.
4800 Hampden Lane, Suite 300, Bethesda, MD 20814

RT Member LLC, a Delaware limited liability company (100% owner of Applicant)
Address: c/o EYA, Inc.
4800 Hampden Lane, Suite 300, Bethesda, MD 20814

EYA RT Investments LLC, a Delaware limited liability company
(17% owner of RT Member LLC)
Address: c/o EYA, Inc.
4800 Hampden Lane, Suite 300, Bethesda, MD 20814

JBG/RT member, L.L.C., a Delaware limited liability company
(83% owner of RT Member LLC)
Address: c/o The JBG Companies
4445 Willard Avenue, Suite 400, Chevy Chase, Maryland 20815

*Tax map indicates that Robinson Terminal Warehouse LLC (formerly subsidiary of
GHC) owns the 226 Strand parcel. GHC is now the owner of this parcel.