

Docket Item # 12
BAR CASE # 2014-0395

BAR Meeting
December 17, 2014

ISSUE: Partial demolition and capsulation

APPLICANT: Graham Holdings Company by RTS Associates, LLC

LOCATION: 2 Duke Street

ZONE: W-1 / Waterfront

BOARD ACTION on December 17, 2014: On a motion made by Ms. Finnigan, seconded by Mr. von Senden, the OHAD Board of Architectural Review voted to approve BAR Case #2014-00395, as amended. The motion carried on a vote of 7-0.

CONDITIONS OF APPROVAL

1. Digitally photograph and clearly label all interior elevations, exterior elevations, and architectural details of each building proposed for demolition and provide one digital copy each to the Department of Planning & Zoning and the Alexandria Library Special Collections prior to issuance of a demolition permit. The applicant shall also pay to make digital copies of all original construction blueprints located in City Archives so that these may be made more easily available to the public on the City's website.
2. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.
3. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.

SPEAKERS

Jonathan Rak, representing the applicant, explained the request for demolition and responded to questions.

BOARD DISCUSSION

Ms. Finnigan recommended that the staff recommendation be amended to include the photography of any significant architectural details.

Ms. Finnigan made a motion which was seconded by Mr. von Senden to approve the application for a Permit to Demolish, BAR Case #2014-0395, with the documentation requirements noted above. The motion carried on a vote of 7-0.

REASON

The Board had no objection to the partial demolition and capsulation proposed as part of the adaptive reuse of the late 19th-century brick warehouse.

STAFF RECOMMENDATION

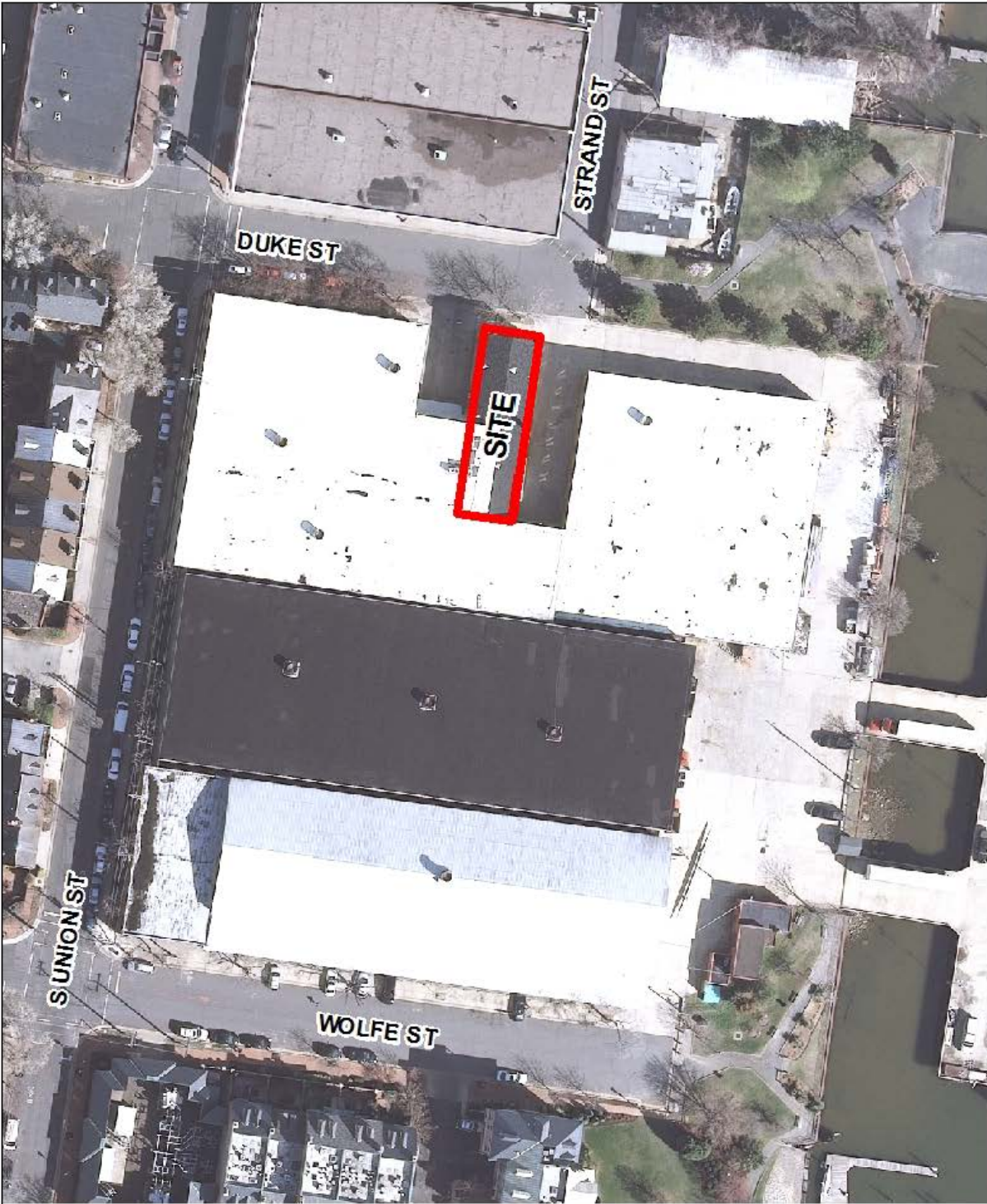
Staff recommends approval of the application with the following conditions:

1. The applicant shall digitally photograph and clearly label all interior and exterior elevations of the building and provide digital floor plans and building elevation drawings of the existing building conditions used for the building permit set, to reference the photographs. Submit one digital copy each to the Department of Planning & Zoning and the Alexandria Library Special Collections prior to issuance of a demolition permit.
2. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.
3. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.

****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.

****BUILDING PERMIT NOTE:** 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.

****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.



BAR2014-00395



Note: This application is only for the partial demolition and capsulation of the historic, late 19th century brick warehouse at 2 Duke Street. The request for complete demolition of the other four mid-20th century buildings on the Robinson Terminal South site is reviewed separately under BAR #2014-0394.

I. ISSUE

The applicant requests a Permit to Demolish to partially demolish and capsulate portions of the two-story brick warehouse identified as 2 Duke Street. The building will be returned to a fenestration pattern more closely matching the original fenestration using the disturbed brick-work and segmental arches to determine original locations. In addition, the applicant proposes to demolish portions of the first floor wall in three separate locations to accommodate oversized pairs of sliding industrial doors. The other component of this application is the capsulation of the bottom of the entire first floor level of the building to make it compatible with the rest of the site's new elevated grade in order to remove it from the floodplain. At the north building elevation, the area of capsulation will be approximately five feet and it will taper on the east and west elevations to 2.65 feet of capsulation at the south building elevation. All of the existing, original wood roof trusses will remain.

The application includes elevations of what the final design may be for this building, based on specific comments from the BAR during concept review of this site. However, at this time, the applicant has not requested a Certificate of Appropriateness for the associated alterations to the building, which will include window and door replacement, a new north elevation and enlarged openings on the east and west elevations. The BAR will review these final design details at a later time. Only the partial demolition and capsulation application is before the BAR at this time.

II. HISTORY

This waterfront block has a long history as industrial and commercial land adjacent to the Potomac River. At one time, the largest 19th-century waterfront building, Pioneer Mill, was located on this site. Currently, it is comprised of a late-19th-century two-story brick warehouse that has undergone significant alteration over the years, including being partially contained within a larger metal warehouse, located at 2 Duke Street (Building A). Buildings B, C, and D are metal warehouses constructed between 1940 and 1965. There is also a brick maintenance building adjacent to the pier, Building E, which dates to the 1940s.

2 Duke Street (Building A) dates to **1896** when a building permit was obtained to make significant repairs to the building after a cyclone tore through this area of Alexandria, significantly damaging this building and also demolishing Pioneer Mill. However, some portions of the foundation may date to pre-1877 when it was used as the coopers shop for Pioneer Mill. Throughout the 20th-century, the building has been altered on multiple occasions, including the raising of the north elevation wall by four feet and applying a one inch coating of architectural concrete in 1952. Around this time the building was converted to office use. In 1989, the BAR approved alterations to the façade creating a recessed portico and new entry (BAR Case # 89-62, May 17, 1989). Over the years, all of the windows have been replaced and the window openings modified, without much sensitivity to the original building character.

However, changes in the brick work and the original segmental arches clearly indicate the locations and sizes of the original fenestration.

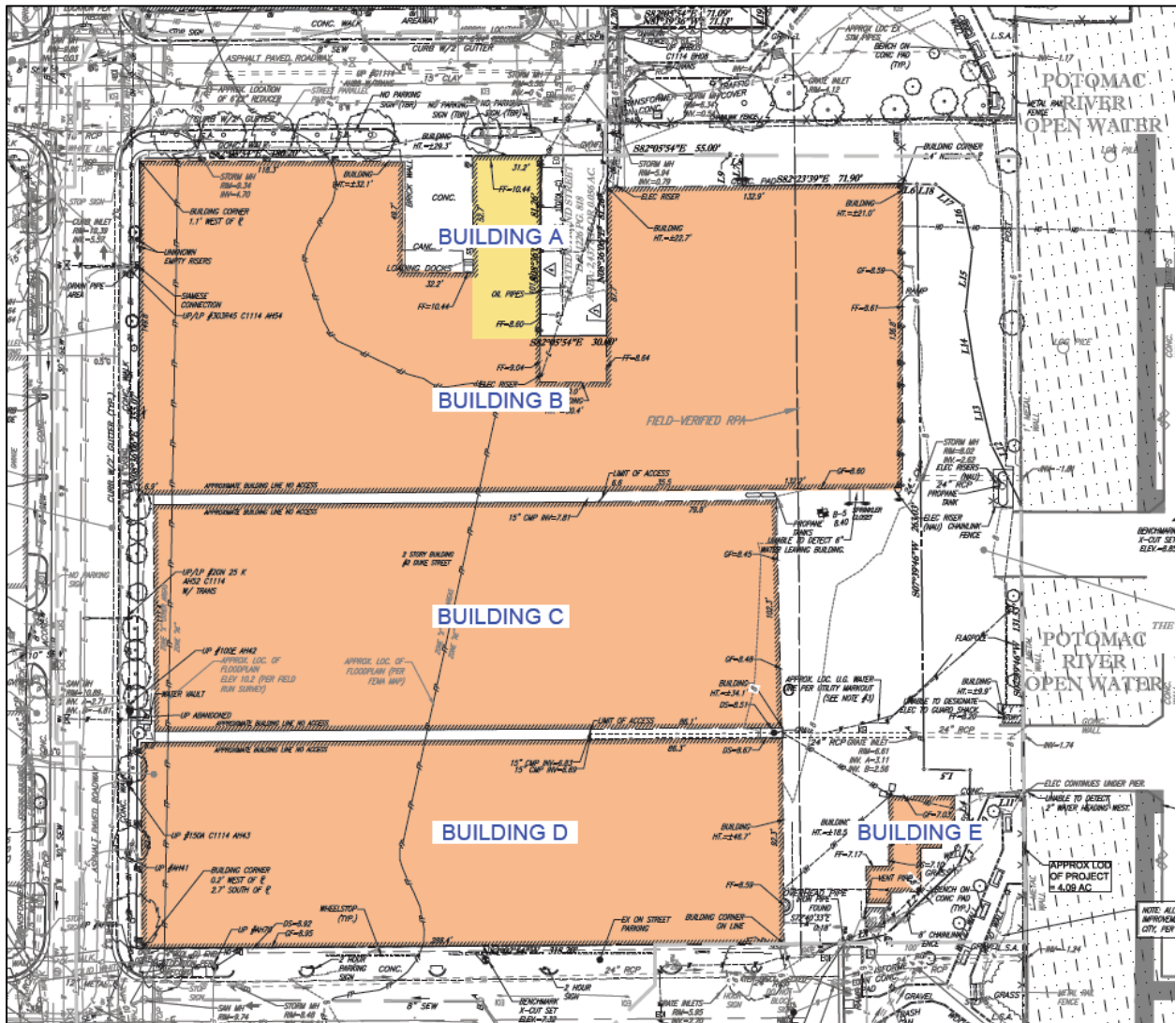


Figure 1. Site plan identifying Building A proposed for partial capsulation and demolition.

The applicant has submitted a complete history of the site prepared by History Matters, LLC (see Attachment 1).

III. ANALYSIS

Zoning compliance is not applicable to the proposed demolition request.

Permit to Demolish/Capsulate

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

- (1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (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?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (6) 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 in which to live?

Although this is a historic building—the only surviving 19th-century building on this block of the Alexandria waterfront—the specific areas proposed for demolition, including removal of the circa 1990 façade and changes to the later fenestration, do not possess character-defining features of uncommon design or historic merit. Additionally, the demolition and proposed alterations (forthcoming application) will be more reflective of the late-19th-century brick warehouse with a return to the original fenestration and a historically appropriate façade based on historic photographic evidence.

The proposed capsulation, as the surrounding grade is raised, effectively results in a fundamental change to the building mass, creating a one-and-one-half story building rather than its current iteration as a two-story building. The applicant proposes to maintain the visual appearance of two stories on the exterior but the proportions will be different from its original construction. That said, as this building is not in its original state today and has been significantly altered over time and the resulting building proportions will still be architecturally appropriate. Staff supports this partial, selective demolition and capsulation, noting that it will return the overall building to a more historically accurate appearance through adaptive reuse.

Therefore, staff finds that none of the criteria for demolition and capsulation are met for the proposed targeted areas and recommends that the Permit to Demolish/Capsulate be granted.

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

Code Administration

No comments received.

Transportation and Environmental Services

No comments received.

Alexandria Archaeology

1. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
2. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

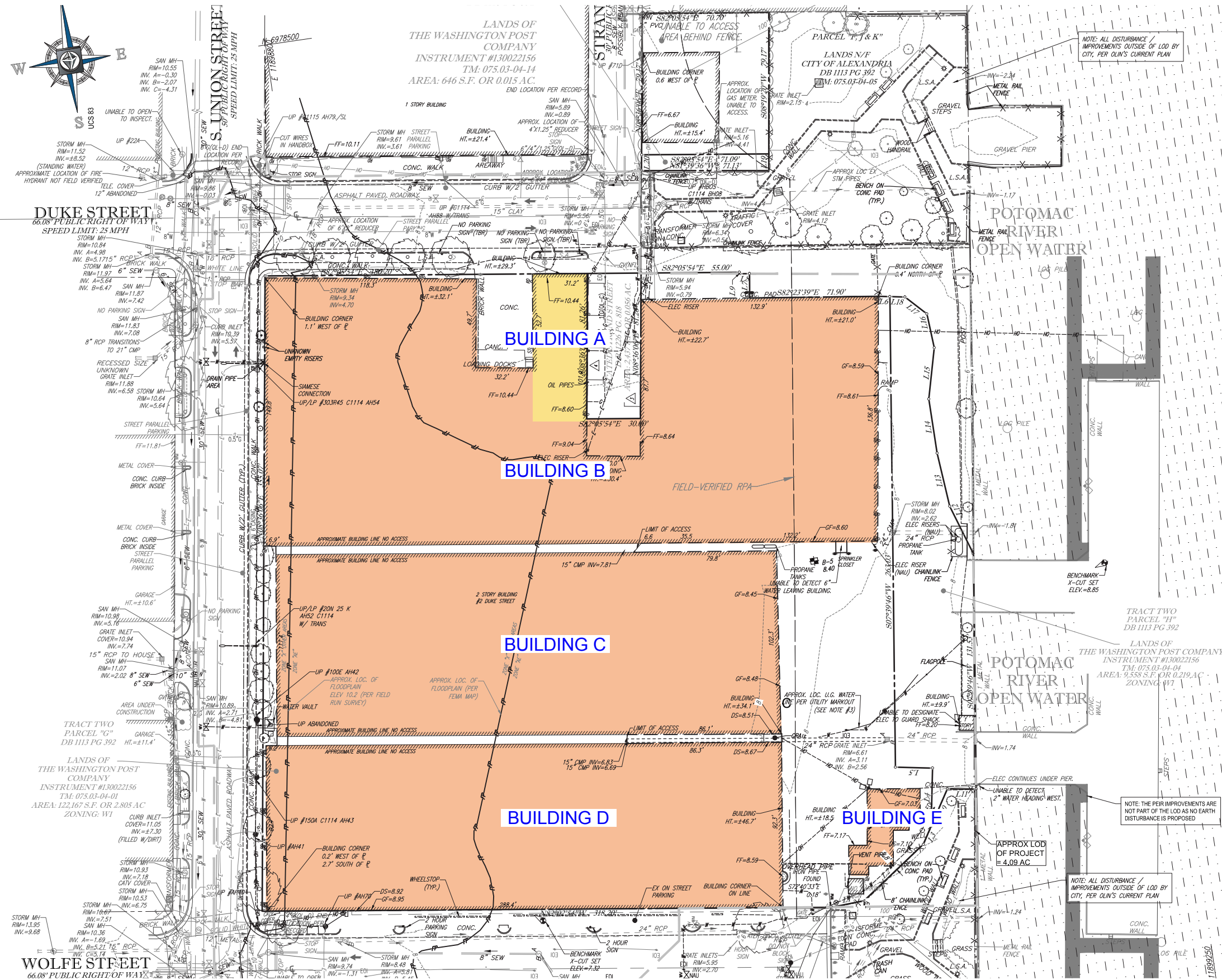
Archaeology Findings

- F-1 For the encapsulation of Building A, the applicant must adhere to the two conditions listed above. Additional archaeological requirements are in effect for the later development phases of this project.

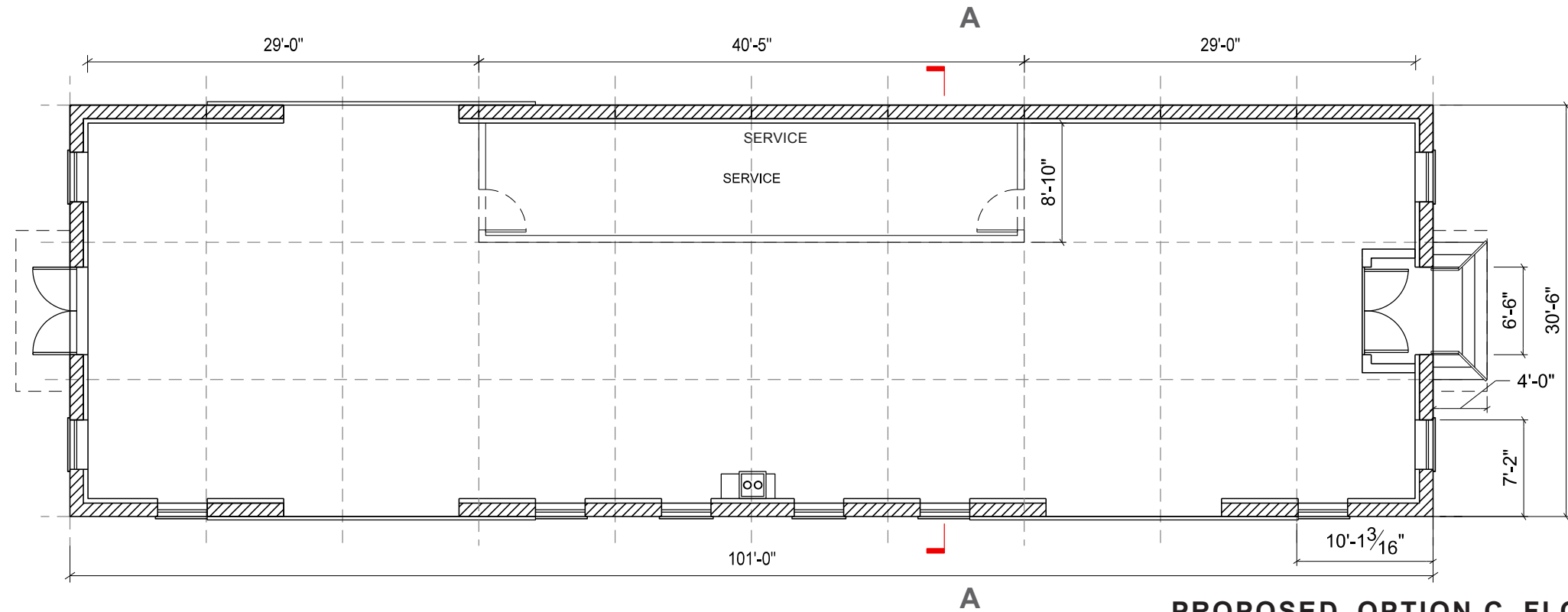
V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2014-0395: 2 Duke Street

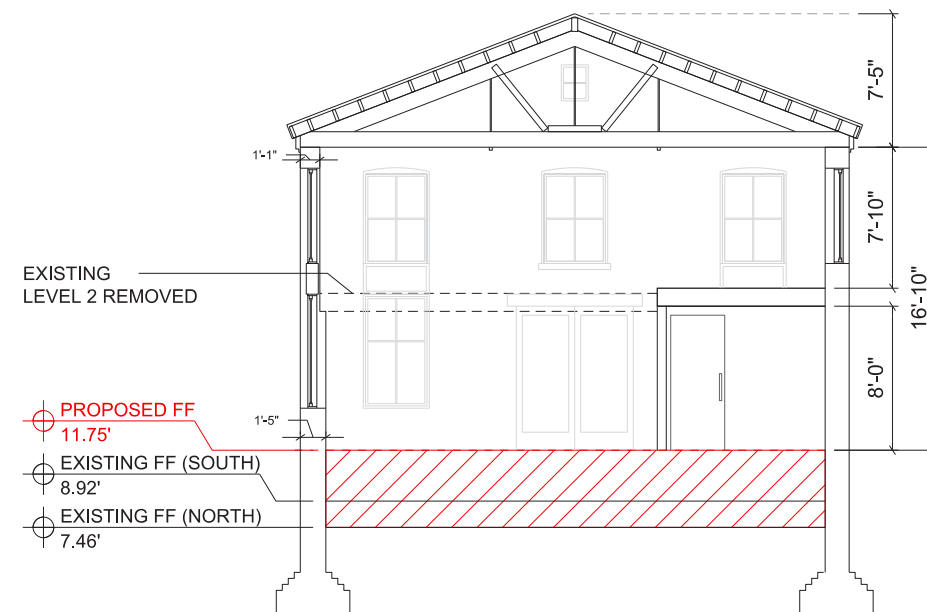


PROPOSED FLOOR PLAN / SECTION



PROPOSED_OPTION C_FLOOR PLAN

3/32" = 1'-0"
0 10'

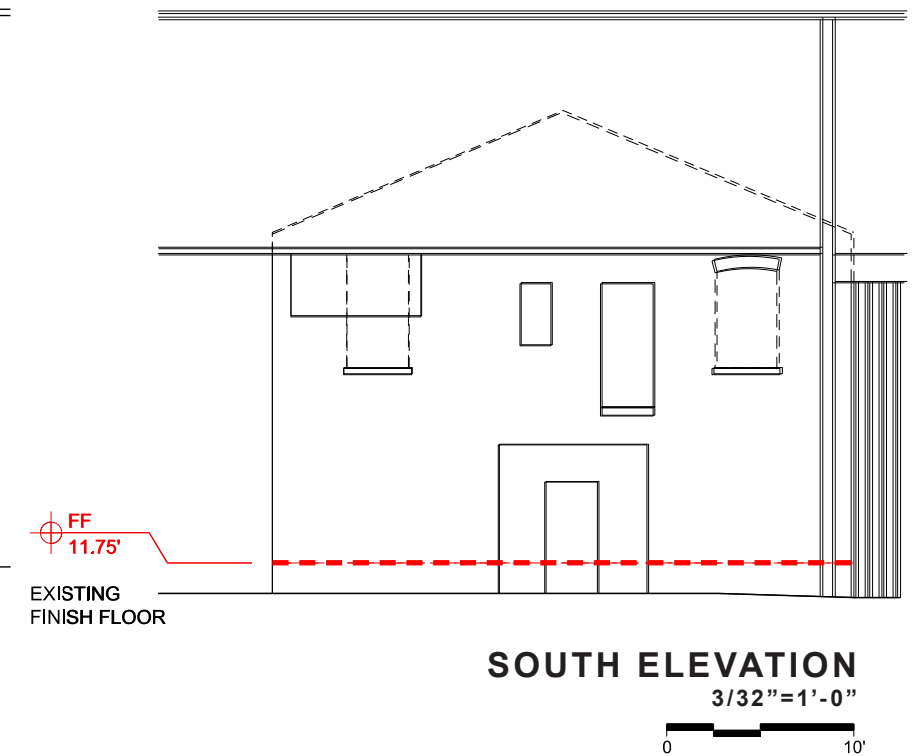
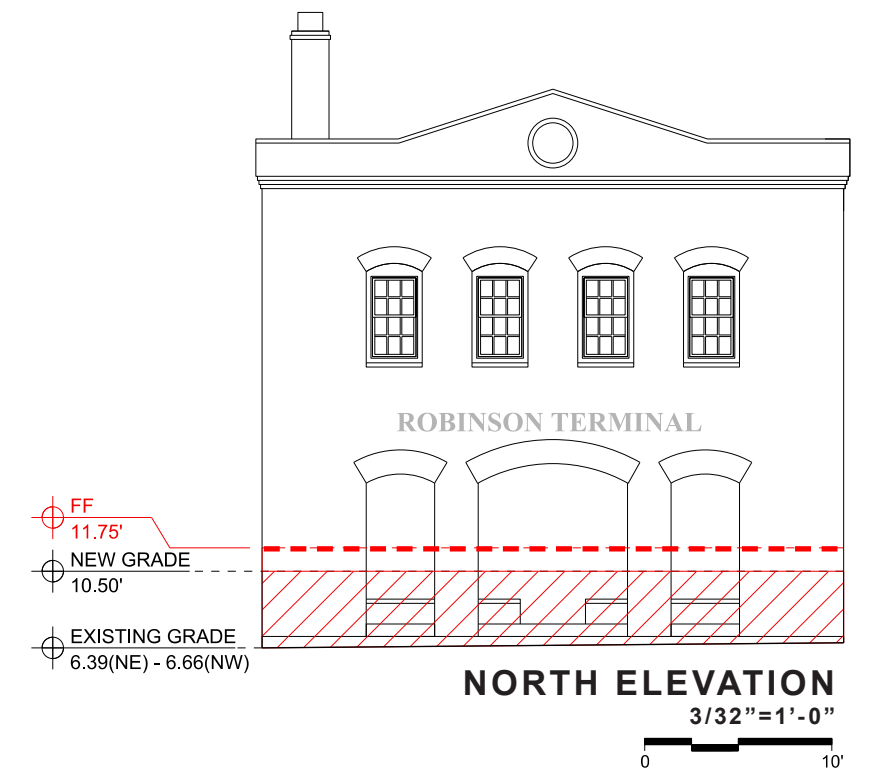
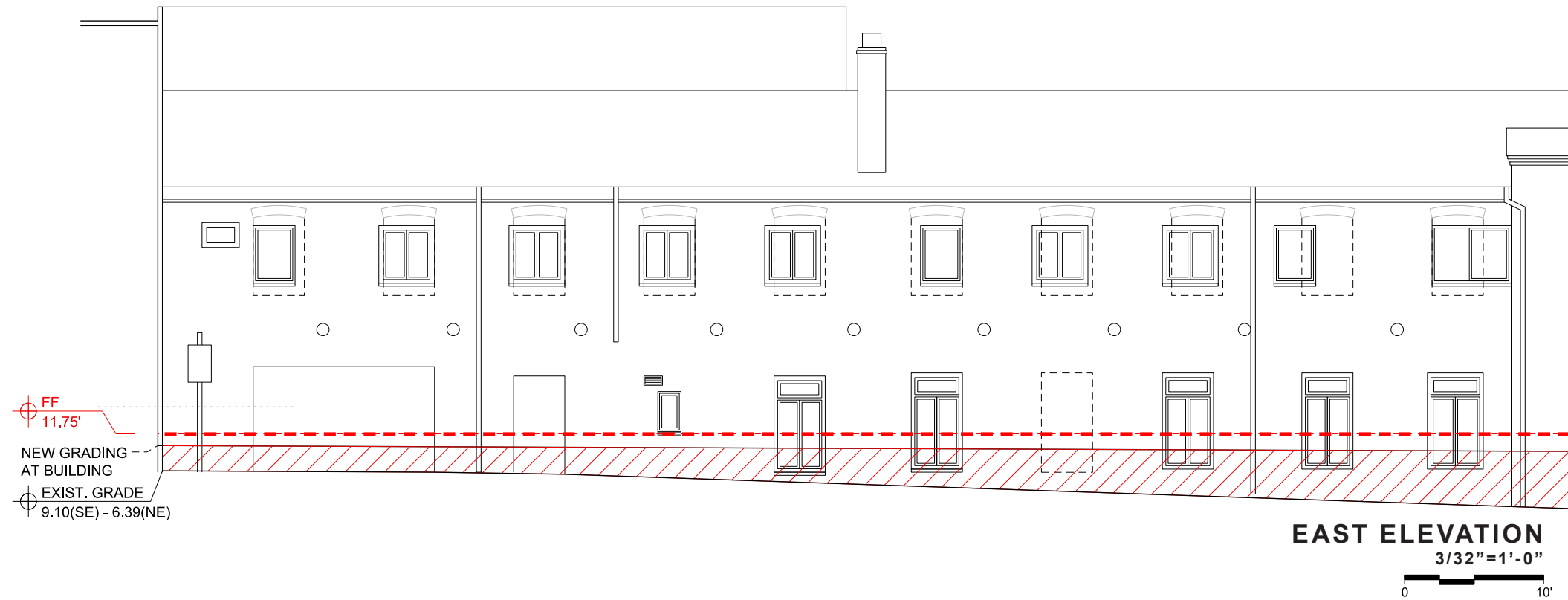


PROPOSED_OPTION C_SECTION A-A

3/32" = 1'-0"
0 10'

ROBINSON TERMINAL SOUTH-ALEXANDRIA, VA

EXISTING ELEVATIONS



ROBINSON TERMINAL SOUTH-ALEXANDRIA, VA

PROPOSED DESIGN

TWO STORY BAYS IN ORIGINAL LOCATIONS



ROBINSON TERMINAL SOUTH-ALEXANDRIA, VA

PROPOSED DESIGN - RENDERED ELEVATIONS



EAST ELEVATION

3/32"=1'-0"



NORTH ELEVATION

3/32"=1'-0"



WEST ELEVATION

3/32"=1'-0"



SOUTH ELEVATION

3/32"=1'-0"



ROBINSON TERMINAL SOUTH-ALEXANDRIA, VA

BAR Case # 2014-00395ADDRESS OF PROJECT: 2 Duke Street, Alexandria, VirginiaTAX MAP AND PARCEL: 075.03-04-01ZONING: W-1APPLICATION 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)* ☒ Contract PurchaserName: RTS Associates LLCAddress: c/o EYA, Inc., 4800 Hampden Lane, Suite 300City: Bethesda State: MD Zip: 20814Phone: 301-634-8670 E-mail: gshron@eya.comAuthorized Agent *(if applicable)*: ☒ Attorney ☒ Architect ☐Name: Jonathan P. Rak
Architect: Patrick BurkhardtAttorney: 703-712-5411Attorney: jrak@mcguirewoods.comPhone: Architect: 202-342-2200E-mail: Architect: pburkhart@sbaranes.com**Legal Property Owner:**Name: Graham Holdings CompanyAddress: 1300 17th Street NorthCity: Arlington State: VA Zip: 22209

Phone: _____ 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).*

Applicant plans to rehabilitate the building labeled as "2 Duke Street Building A" on the plan set. Due to floodplain requirements, the grade surrounding the preserved "2 Duke Street Building A" needs to be raised. This will result in an encapsulation of the building to the extent that the current grade is lower than the proposed new grade. The floor of the warehouse will also be raised to meet the new grade level. The Applicant investigated raising "2 Duke Street Building A", however, the condition of the bricks and mortar are not stable enough to allow raising the building intact.

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: Jonathan P. Rak, agent

Date: 11-17-2014

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. See attached sheet.		
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 sheet.		
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 sheet.		
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.

11-17-14
Date

Jonathan P. Rak, agent
Printed Name


Signature

Disclosure Attachment for Robinson Terminal South
DSUP Application

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 (former subsidiary of GHC)
owns the 226 Strand parcel. GHC is now the owner of all three parcels.