

Docket Item # 2
BAR CASE # 2015-0180

BAR Meeting
July 1, 2015

ISSUE: Historic Warehouse

APPLICANT: RTS Associates, LLC

LOCATION: 2 Duke Street

ZONE: W-1 / Waterfront

BOARD ACTION on July 13, 2015: Approved as amended, 7-0. On a motion by Ms. Roberts, seconded by Mr. Neale, the OHAD Board of Architectural Review voted to approve of BAR Case #2015 0180, as amended. The motion carried on a vote of 7 to 0.

CONDITIONS OF APPROVAL

1. That the roof truss system be retained *in situ*.
2. That the applicant work with staff for final approval of historically appropriate mortar and brick infill where necessary.
3. That the applicant work closely with staff in the field when removing the existing non-historic façade to ensure that historic fabric that may not currently be known or visible is not lost during the rehabilitation.
4. That the applicant submit window specifications for painted wood windows that are in conformance with the BAR's adopted Performance Specifications, for final approval by staff.
5. That the applicant incorporate historic interpretation in the form of a plaque or marker that relates specifically to this historic warehouse.

SPEAKERS

Greg Shron, EYA, applicant, introduced the project and explained that they were currently in the process of applying for BAR Certificates of Appropriateness for the various buildings on the site.

Patrick Burkhardt, Shalom Baranes Associates, project architect, reviewed the current proposal for the rehabilitation.

Ted Pulliam, 2506 Sanford Street, stated that the proposal did a good job with history and requested that historic interpretation be provided for this specific building, such as with a plaque or marker. Staff noted that a proposal for historic interpretation of the entire site would be brought to the Board at the next meeting.

BOARD DISCUSSION

Ms. Finnigan asked whether the sills and arches proposed to be bricked in would be retained as a ghost of the original features. Mr. Burkhardt responded affirmatively. She stated support for the rehabilitation.

Mr. Carlin inquired whether the sliding doors would be on a track (yes, according to applicant). He noted that this building presented an opportunity for a mixed use area. He liked the canopy detailing above the entrances. He noted it was important to provide a comprehensive sign plan for the site, particularly to distinguish the more public areas from the residential sections. He asked that the stair design at the north entrance be refined so that the railings could be against the wall. Mr. Burkhart said he would look into it.

Ms. Kelley said that she thought it was a wonderful project and liked the entry canopies.

Mr. Neale said that the proposal was well-done but noted that the gutter/roof detail needed to be corrected in the wall sections to reflect the overhang.

Ms. Miller said that the architect had done a good job but was concerned that the other buildings might overshadow this building.

Ms. Roberts supported the project and made a motion to approve the application with the staff recommended conditions, as well as the addition of a condition about including an interpretive plaque or marker on the site. It was seconded by Mr. Neale.

Mr. von Senden inquired how the applicant would work with staff regarding the partial demolition and rehabilitation. Mr. Burkhart responded that they have hired a technical preservation team and will collaborate with staff. He also asked about whether there will be clear glazing for the glass canopy. Mr. Burkhart said it would have a light tint because completely clear glazing would get dirty but that it would be as clear as possible.

The BAR voted to approve the Certificate of Appropriateness with the conditions noted above, 7-0.

REASON

The BAR supported the proposed rehabilitation of the building finding it appropriate and consistent with the Design Guidelines.

STAFF RECOMMENDATION

Staff recommends approval of a Certificate of Appropriateness with the following conditions:

6. That the roof truss system be retained *in situ*.
7. That the applicant work with staff for final approval of historically appropriate mortar and brick infill where necessary.
8. That the applicant work closely with staff in the field when removing the existing non-historic façade to ensure that historic fabric that may not currently be known or visible is not lost during the rehabilitation.
9. That the applicant submit window specifications for painted wood windows that are in conformance with the BAR's adopted Performance Specifications, for final approval by staff.

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.



BAR2015-00180



I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness for alterations to 2 Duke Street, the historic two-story brick warehouse on the Robinson Terminal South site.

Over the past year, the BAR has reviewed this redevelopment project at five work sessions. In December 2014, the BAR approved a Permit to Demolish the existing non-historic buildings as well as to partially demolish and capsule the historic warehouse. In May 2015, Planning Commission and City Council approved a Development Special Use Permit (DSUP) for the project. At this point, the applicant will return to the BAR for approval of separate Certificates of Appropriateness for each building or building type.

A central tenet of this project has always been the retention, preservation and adaptive reuse of the only historic building on the site, a two-story brick warehouse fronting onto Duke Street.

The proposed materials include: a standing seam metal roof, an industrially-inspired glass and metal canopy with steel tie rods at the north and south entrances, and aluminum-clad wood windows and doors.

II. HISTORY

This waterfront block has a long history as industrial and commercial land 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 19th century waterfront building, Pioneer Mill, was once located on this site. Currently, the site 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 and brick warehouse, located at 2 Duke Street. 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). The BAR approved partial demolition and capsulation, in part to raise the surrounding grade above the flood plain, in December 2014 (BAR Case #2014-0395). The approved conditions for the Permit to Demolish include a requirement to document clearly and digitally, the existing conditions of all interior and exterior elevations, to scan all existing blueprints related to the building, and to provide such copies to Planning & Zoning and Special Collections, in addition to the standard Archaeology conditions.

History Matters prepared a complete history report of the site that was included as part of the Permit to Demolish applications .

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 some retail/commercial.

III. ANALYSIS

During the course of the concept review work sessions, the BAR supported the adaptive reuse of this historic warehouse, noting that it had been significantly altered and restored at numerous points over the years. The BAR supported the conceptual plans that adjusted the overall height

of the building by raising the surrounding grade as part of an initiative to raise the entire site's grade. During the concept review phase, a principal concern of the BAR had been "respect" for the historic warehouse and that an adequate physical separation be provided from the new townhouses to the west. The applicant previously responded to that concern by providing an approximately 10 foot wide alley along the west side of the building. As part of the change in grade, the BAR supported a proposal that converted the first and second story windows into a single composition that joined the two windows with a recessed brick spandrel panel. The present drawings are the same design as those supported by the BAR at the previous concept reviews.

At the previous concept reviews, some BAR members opposed a suspended projecting canopy over the entrance. The applicant still proposes such a canopy but has presented a more refined and visually light canopy than the previous design. The canopies are proposed for both the north and south entrances to the building. The applicant has stated in discussions with staff that they believe that canopies are needed to help identify the entrances, provide weather protection above the entry doors and steps, and to enhance this space for retail use by further differentiating this building from the future residential townhouses that will be located immediately to the west. The proposed canopies are a contemporary glass and steel design that recall the suspended metal canopies common to this type warehouse and are easily removable if desired in the future. Therefore, staff finds that the refined and more delicate canopies proposed are appropriate when considered in respect to the overall site arrangement and mix of residential and commercial uses here.

The applicant has proposed a high quality aluminum clad wood window that meets the BAR's performance specifications for buildings constructed after 1965. However, under *the BAR Window Policy*, painted wood windows would be most appropriate and the only window type that staff could administratively approve for this early building. Although all of the window openings have been altered and no original windows remain, and with the understanding that this is an adaptive use of a utilitarian warehouse and not a museum restoration, staff still finds that a painted wood window would be more historically appropriate to represent the building's original date of construction, particularly once it is surrounded by new construction. Therefore, staff recommends that the BAR approve painted wood windows, consistent with the approved policy for all early residential and commercial buildings.

In summary, staff enthusiastically supports the alterations and rehabilitation proposed for this building, noting that the applicant will bring new life to this historic warehouse that has been significantly altered and concealed over the years.

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

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.

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.

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

Code Administration

- F-1 The following comments are for site plan review only. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon the building permit plans and the additional information submitted. If there are any questions, the applicant may contact Charles Cooper, Plan Review Division at Charles.cooper@alexandriava.gov or 703-746-4197.
- C-1 Demolition, building and trades permits are required for this project. Five sets of *construction documents* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s) the building official shall be notified in writing by the owner if the registered design professional in the responsible charge is changed or is unable to continue to perform the duties.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

Transportation and Environmental Services

- R-1 R.1 Comply with all requirements of DSP2014-00006 (TES)
- R-2 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

Archaeology Comments

1. Hire a professional archaeological consultant to monitor any ground disturbance associated with undertakings at 2 Duke Street—the historic structure.
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. (Archaeology)
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. (Archaeology)

Archaeology Findings

- F-1 The historic structure at 2 Duke Street is one element of the larger development for the Robinson Terminal South project. Our expectation is that little, if any, below-ground activity will take place in relation to the restoration of this particular structure at 2 Duke Street. However, should ground disturbance take place, a professional archaeological consultant must monitor the situation. Additional archaeological requirements are in effect for the later development phases of this project.

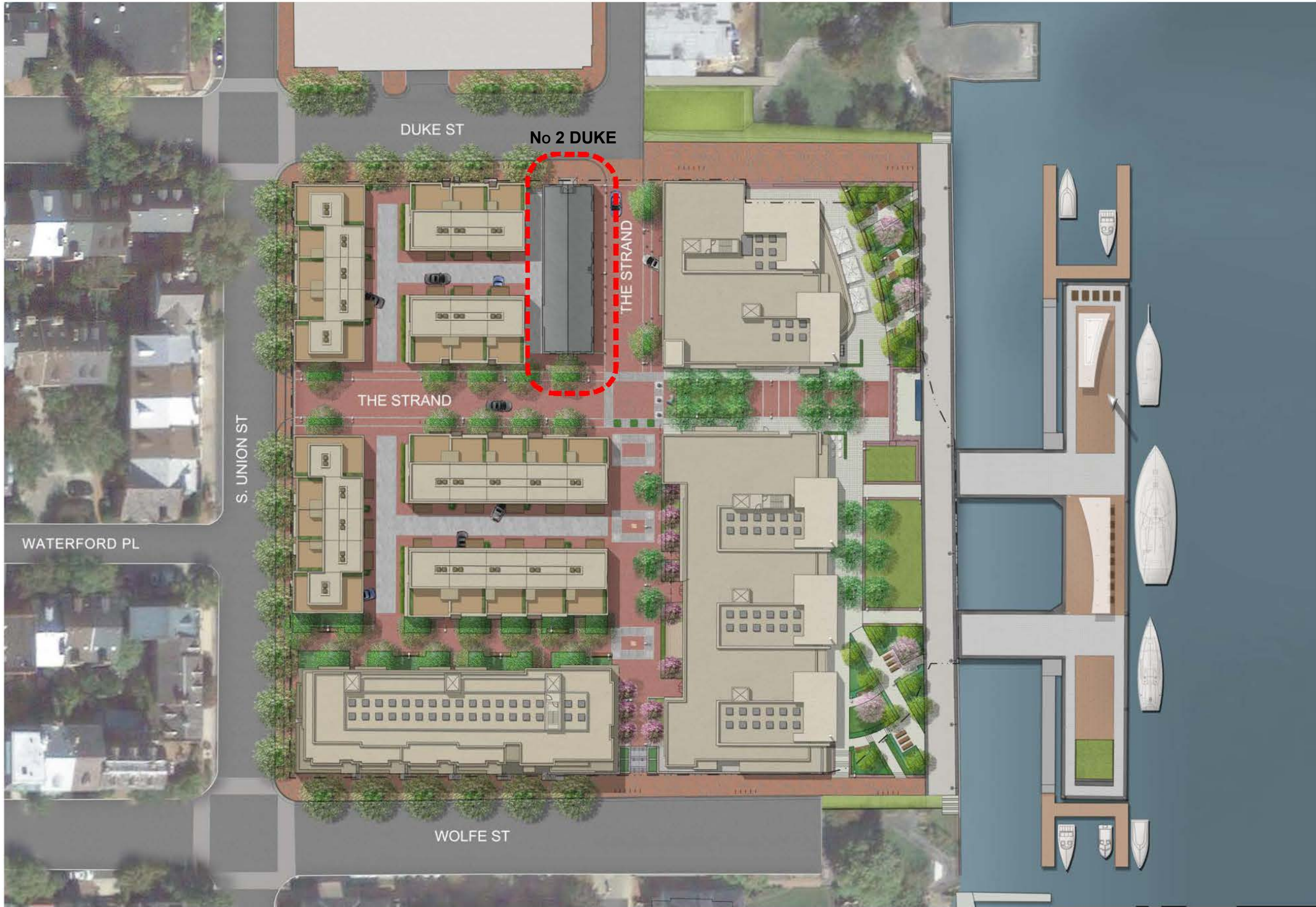
V. ATTACHMENTS

1 – Supplemental Materials

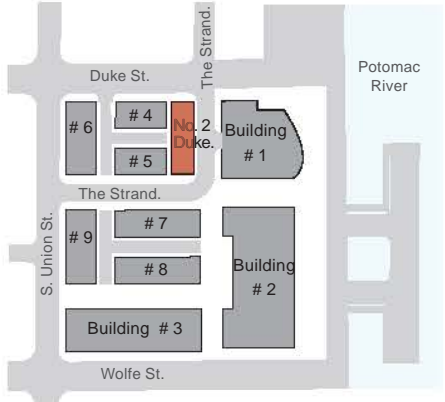
2 – Application for BAR Case 2015-0180: 2 Duke St (Historic Warehouse)

ROBINSON TERMINAL SOUTH
Alexandria, VA

NO. 2 DUKE ST.



SITE PLAN



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

0' 5' 10'

KEY PLAN

N

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

NO. 2 DUKE - EXISTING SURVEYED ELEVATIONS

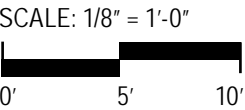


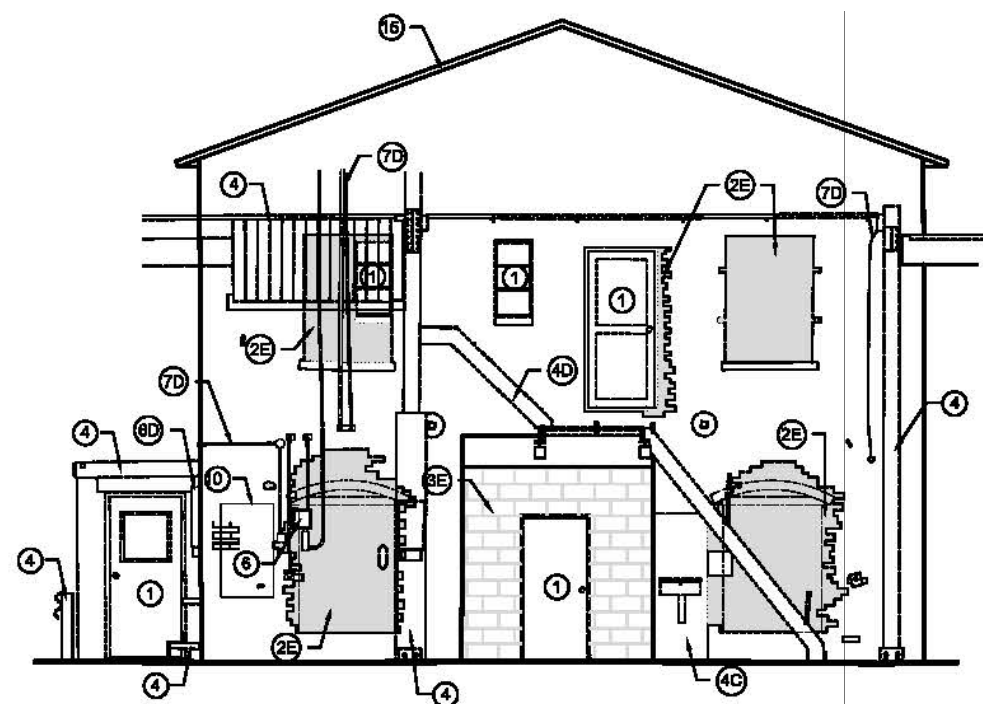
NORTH ELEVATION



SOUTH ELEVATION

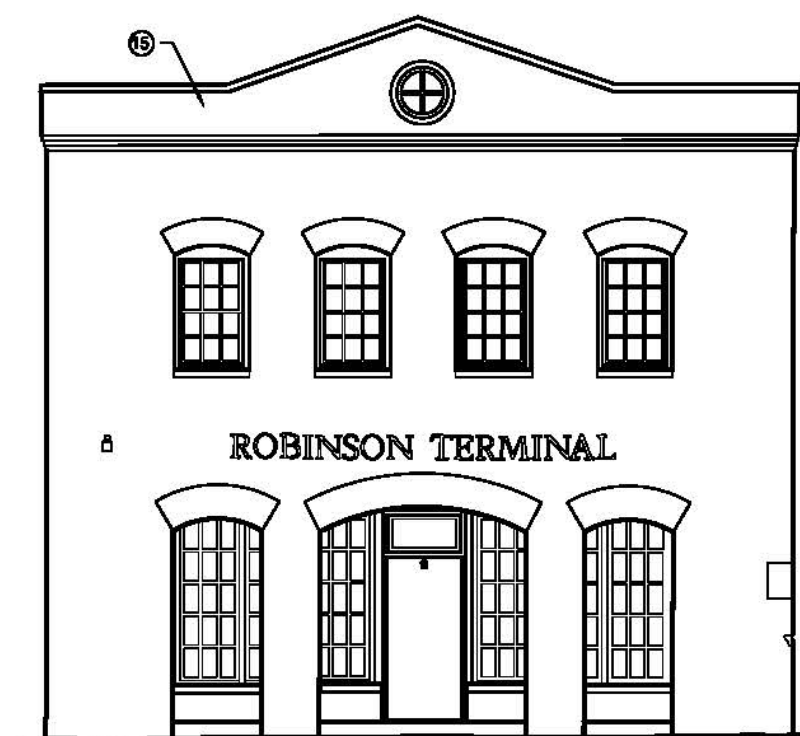
- GENERAL NOTES:
- 1. NON-ORIGINAL MASONRY AREA.
 - 2. ORIGINAL BRICK TO BE 100% REPOINTED WITH MORTAR MATCHING COLOR OF ORIGINAL.





SOUTH ELEVATION - DEMO ②

SCALE: X" = X'-X"



NORTH ELEVATION - DEMO ①

SCALE: X" = X'-X"

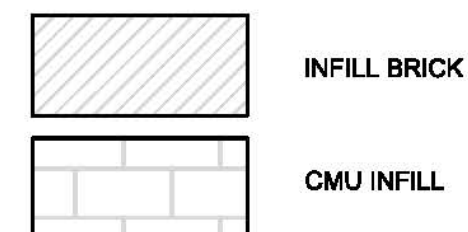
NOTES:

- | | |
|---|--|
| 1. REMOVE EXISTING DOOR OR WINDOW. | 9. REMOVE AC UNIT & SUPPORTS. |
| 2. REMOVE NON-MATCHING BRICK INFILL. | 10. REMOVE PVC GUTTERS. |
| 3. REMOVE EXISTING CMU INFILL. | 11. REMOVE EXISTING LADDER AND ALL ASSOCIATED FASTENERS. |
| 4. REMOVE EXISTING STRUCTURE. | 12. REMOVE EXISTING VENT. |
| 5. REMOVE EXISTING LIGHT FIXTURE. | 13. REMOVE EXISTING BARN DOOR SYSTEM. |
| 6. REMOVE EXISTING ELECTRIC PANELS AND TELEPHONE SYSTEM. | 14. REMOVE EXISTING SIGN. |
| 7. REMOVE EXISTING ELECTRIC CONDUIT AND ALL ASSOCIATED FASTENERS. | 15. DEMO WORK TO BE DETERMINED BY ARCHITECT. |
| 8. REMOVE EXISTING EMBEDMENT. | 16. REMOVE EXISTING CONCRETE PATCH. |
| | 17. REMOVE EXISTING PIPE. |

SHEET NOTES:

- A. ASSUME 1-4 FASTENERS.
 B. ASSUME 4-10 FASTENERS.
 C. ASSUME 10-20 FASTENERS.
 D. ASSUME 20+ FASTENERS.
 E. AREAS MARKED ON DRAWINGS AS BRICK OR CMU INFILL ARE REPRESENTATIONAL. ACTUAL AREAS COULD COVER MORE OR LESS THAN SPECIFIED ON DRAWINGS. CONTRACTOR SHALL VERIFY IN FIELD AND CONFIRM WITH ARCHITECT OR ARCHITECT'S REPRESENTATIVE FOR SPECIFIC AREAS.

LEGEND:



NO. 2 DUKE - EXISTING SURVEYED ELEVATIONS

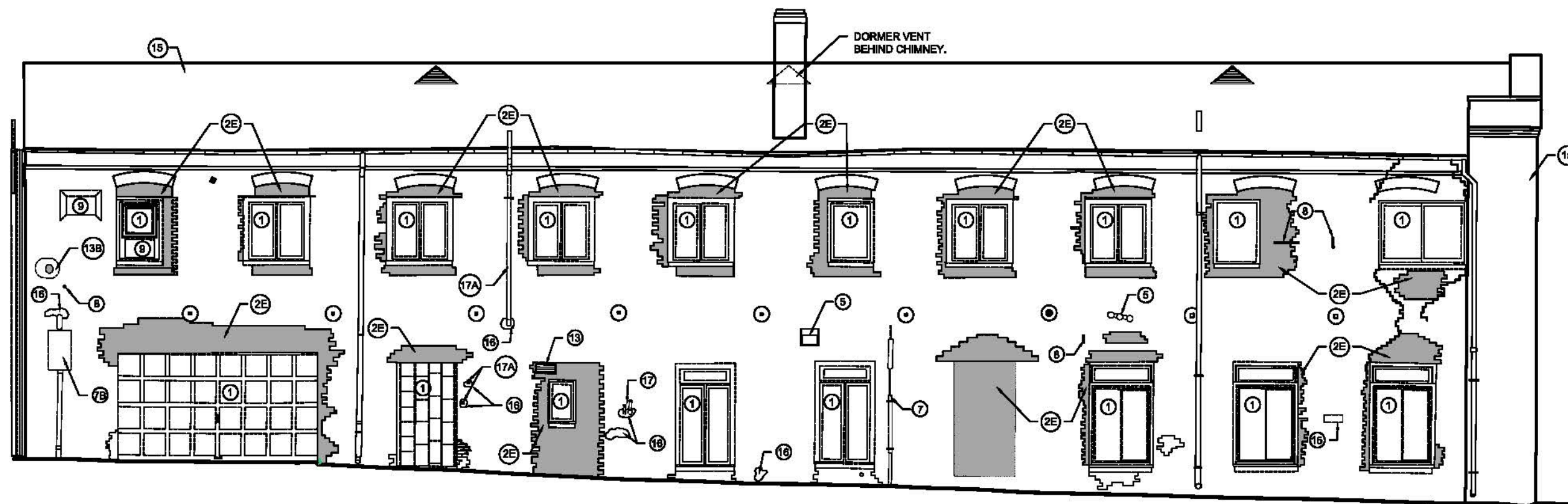


EAST ELEVATION

- GENERAL NOTES:
- 1. NON-ORIGINAL MASONRY AREA.
 - 2. ORIGINAL BRICK TO BE 100% REPOINTED WITH MORTAR MATCHING COLOR OF ORIGINAL.

SCALE: 1/8" = 1'-0"

0' 5' 10'



EAST ELEVATION - DEMO ①
SCALE: X" = X'-X"

NOTES:

- | | |
|--|---|
| <ul style="list-style-type: none"> 1. REMOVE EXISTING DOOR OR WINDOW. 2. REMOVE NON-MATCHING BRICK INFILL. 3. REMOVE EXISTING CMU INFILL. 4. REMOVE EXISTING STRUCTURE. 5. REMOVE EXISTING LIGHT FIXTURE. 6. REMOVE EXISTING ELECTRIC PANELS AND TELEPHONE SYSTEM. 7. REMOVE EXISTING ELECTRIC CONDUIT AND ALL ASSOCIATED FASTENERS. 8. REMOVE EXISTING EMBEDMENT. | <ul style="list-style-type: none"> 9. REMOVE AC UNIT & SUPPORTS. 10. REMOVE PVC GUTTERS. 11. REMOVE EXISTING LADDER AND ALL ASSOCIATED FASTENERS. 12. REMOVE EXISTING VENT. 13. REMOVE EXISTING BARN DOOR SYSTEM. 14. REMOVE EXISTING SIGN. 15. DEMO WORK TO BE DETERMINED BY ARCHITECT. 16. REMOVE EXISTING CONCRETE PATCH. 17. REMOVE EXISTING PIPE. |
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SHEET NOTES:

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LEGEND:



INFILL BRICK

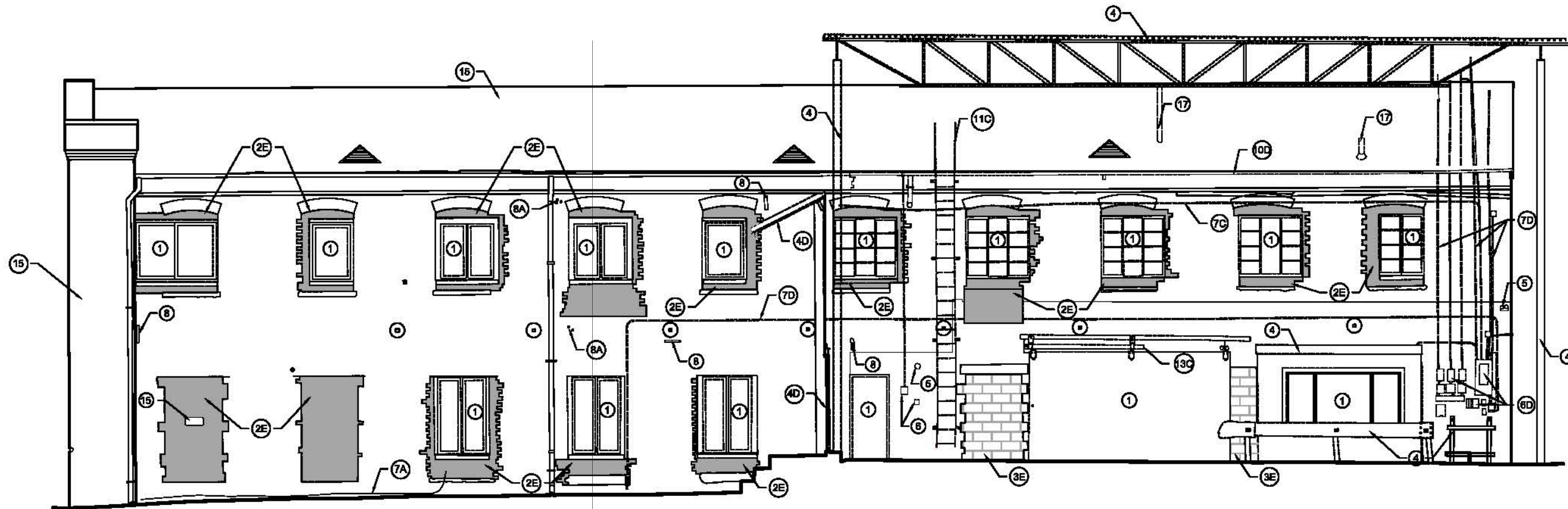
NO. 2 DUKE - EXISTING SURVEYED ELEVATIONS



WEST ELEVATION

- GENERAL NOTES:
- 1. NON-ORIGINAL MASONRY AREA.
 - 2. ORIGINAL BRICK TO BE 100% REPOINTED WITH MORTAR MATCHING COLOR OF ORIGINAL.

SCALE: 1/8" = 1'-0"



WEST ELEVATION - DEMO ①

SCALE: X" = X'-X"

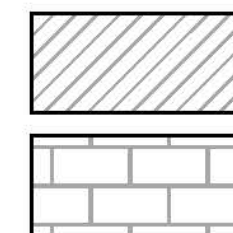
NOTES:

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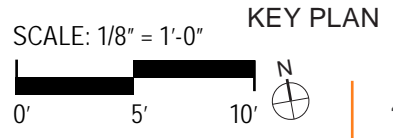
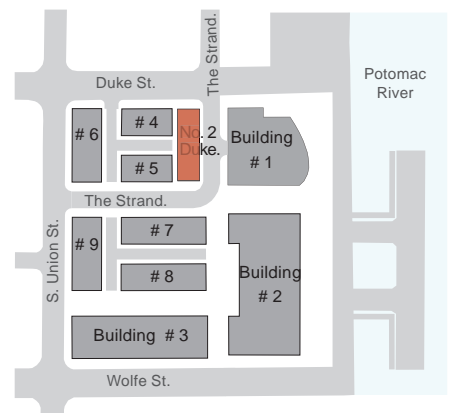
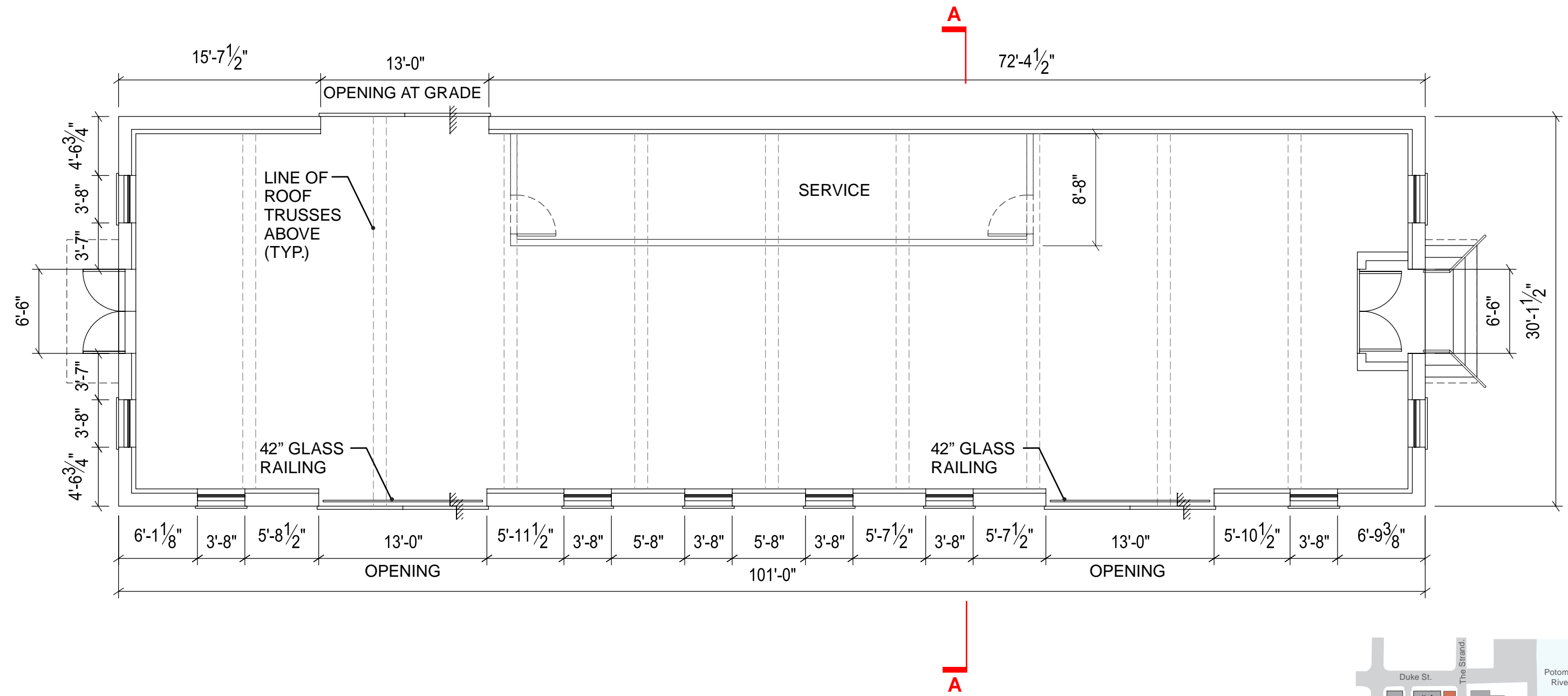
LEGEND:



INFILL BRICK

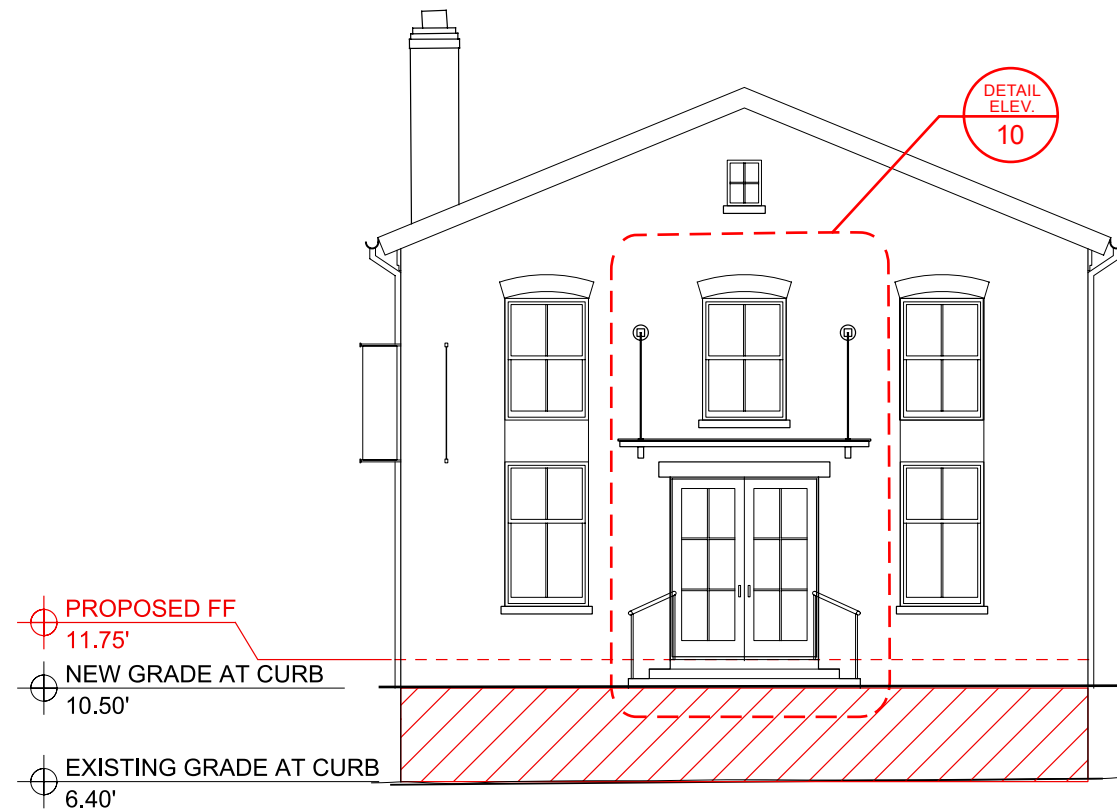
CMU INFILL

NO. 2 DUKE - GROUND FLOOR PLAN

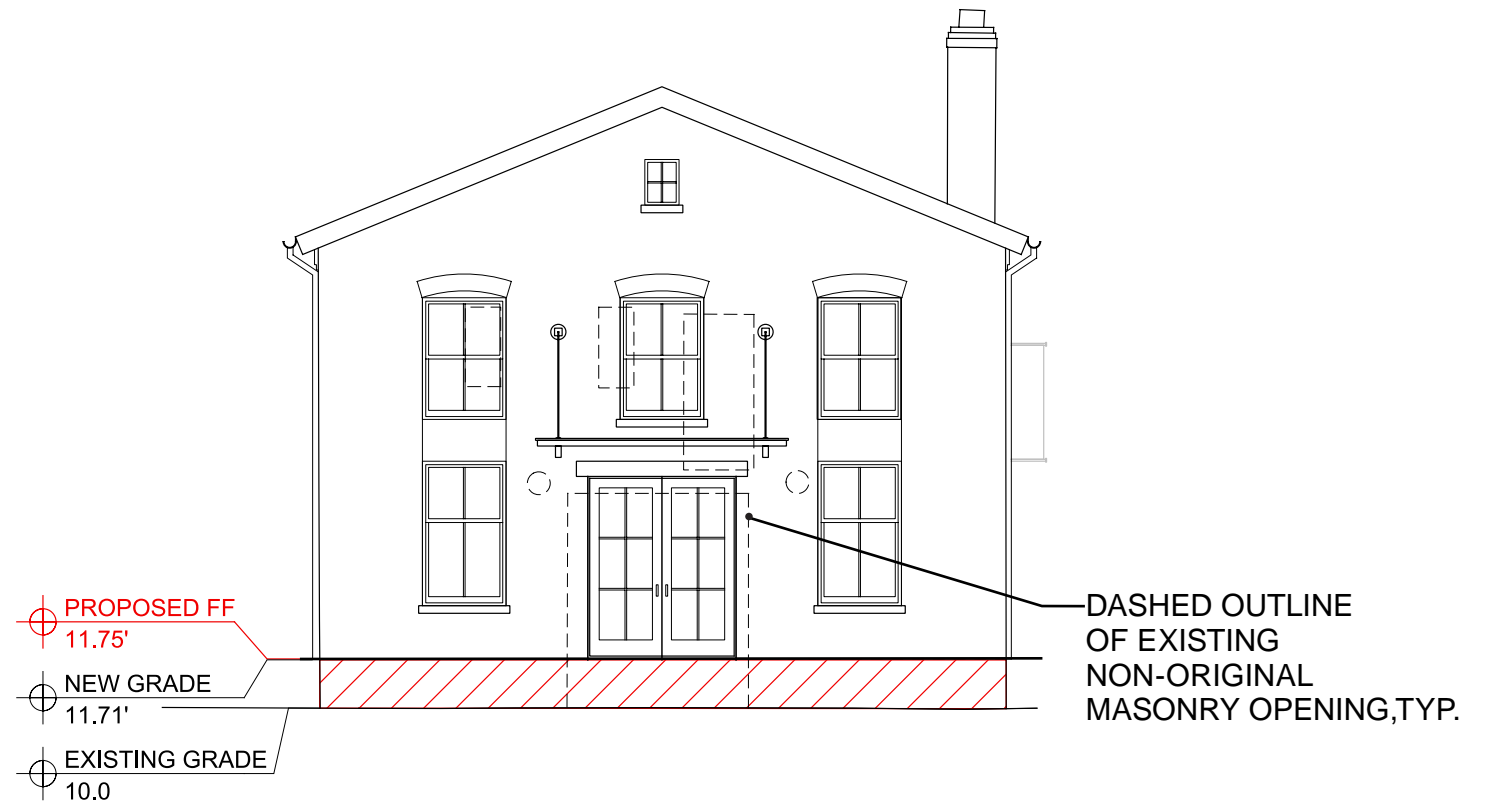


ROBINSON TERMINAL SOUTH-ALEXANDRIA, VA | BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS

NO. 2 DUKE - ELEVATIONS

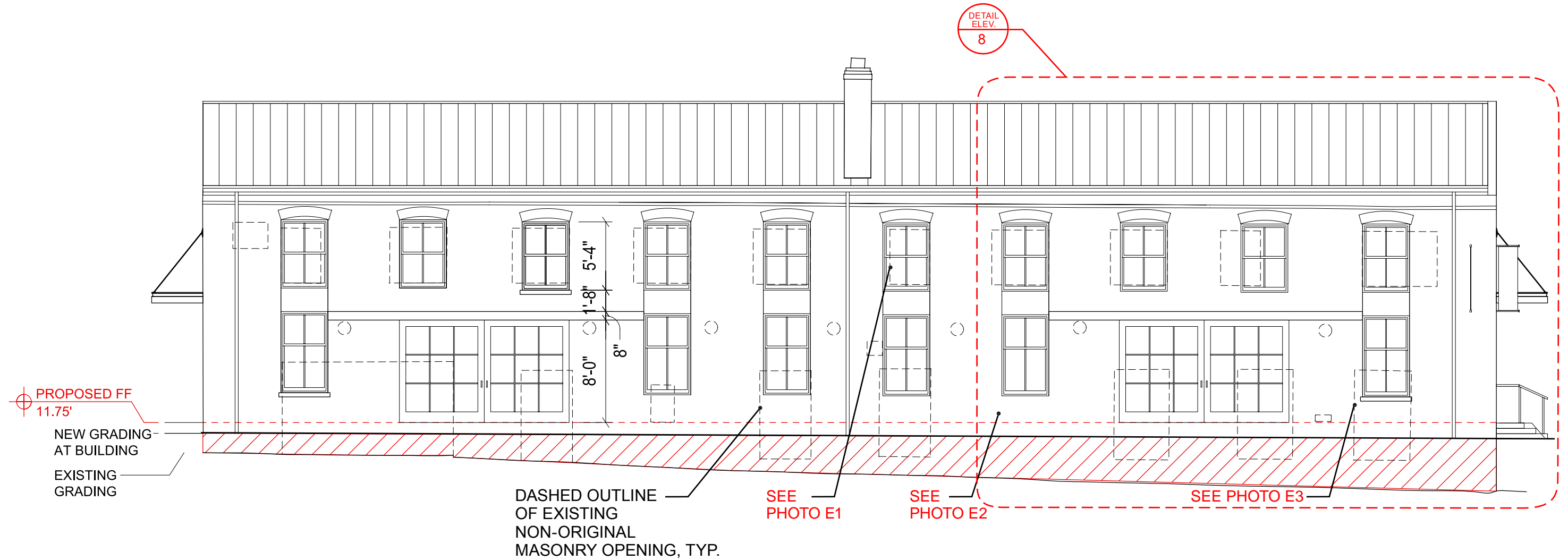


NORTH ELEVATION



SOUTH ELEVATION

NO. 2 DUKE - ELEVATIONS



EAST ELEVATION



E1

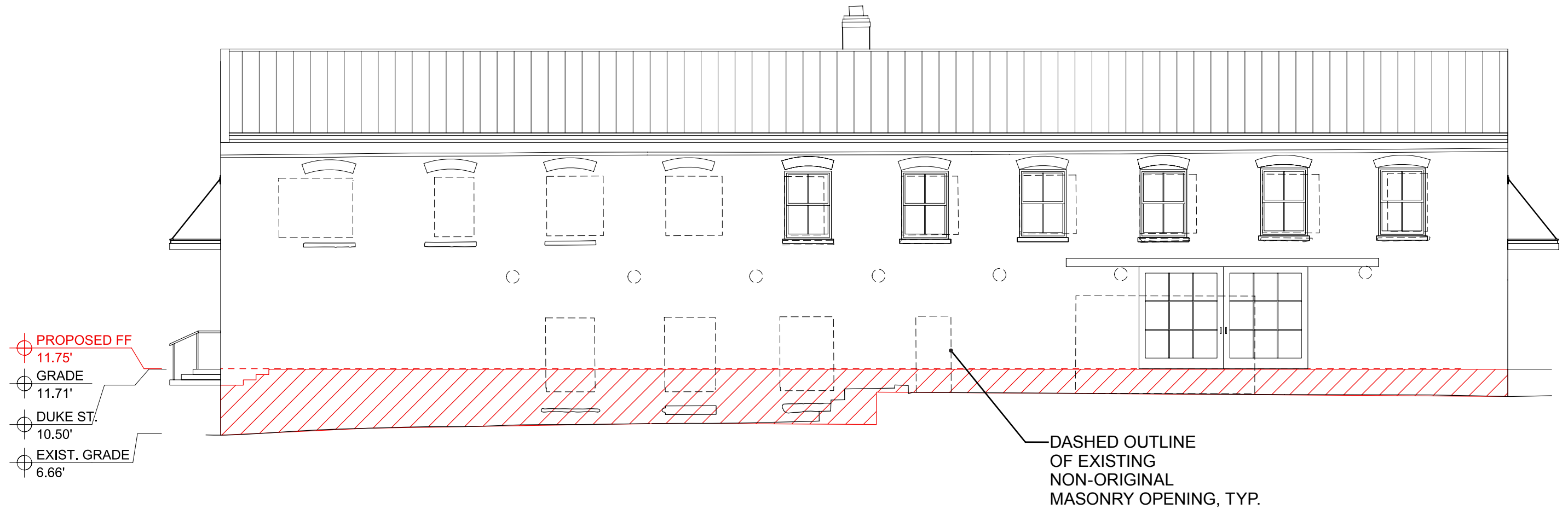


E2



E3

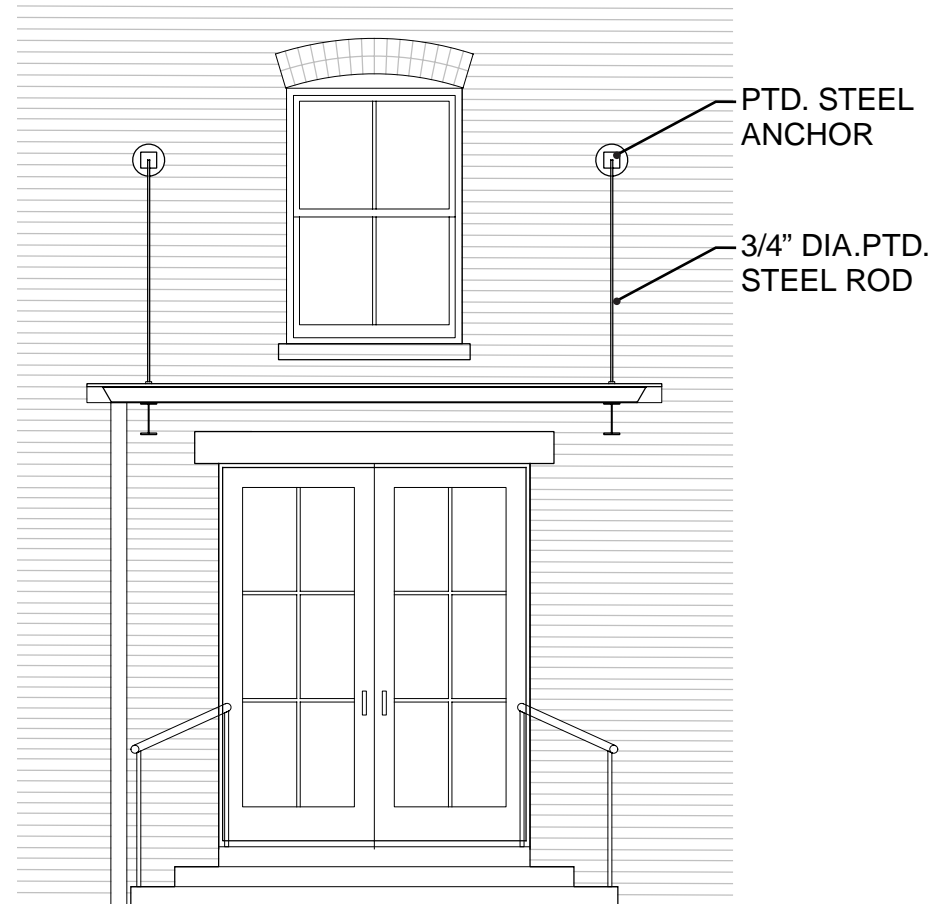
NO. 2 DUKE - ELEVATIONS



WEST ELEVATION

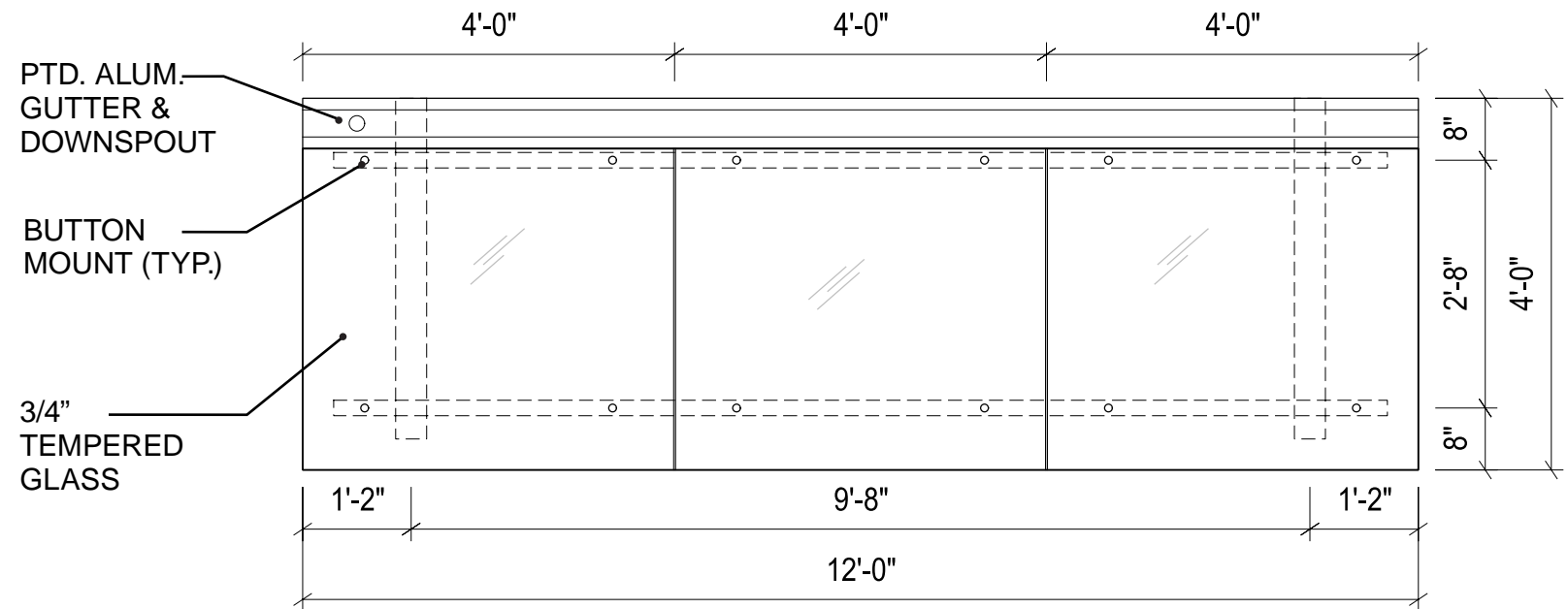


PRECEDENT IMAGE

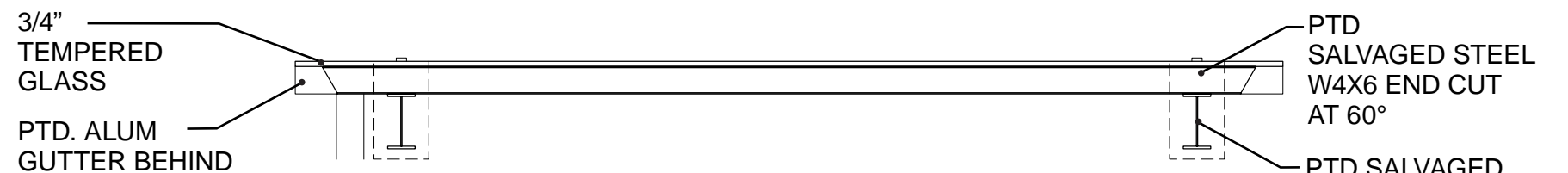


ENLARGED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

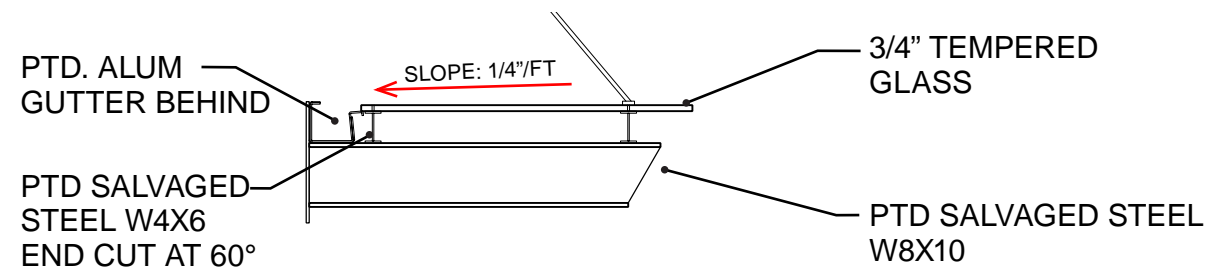
NO. 2 DUKE - CANOPY / OTHER DETAILS



PLAN
SCALE: 1/2" = 1'-0"

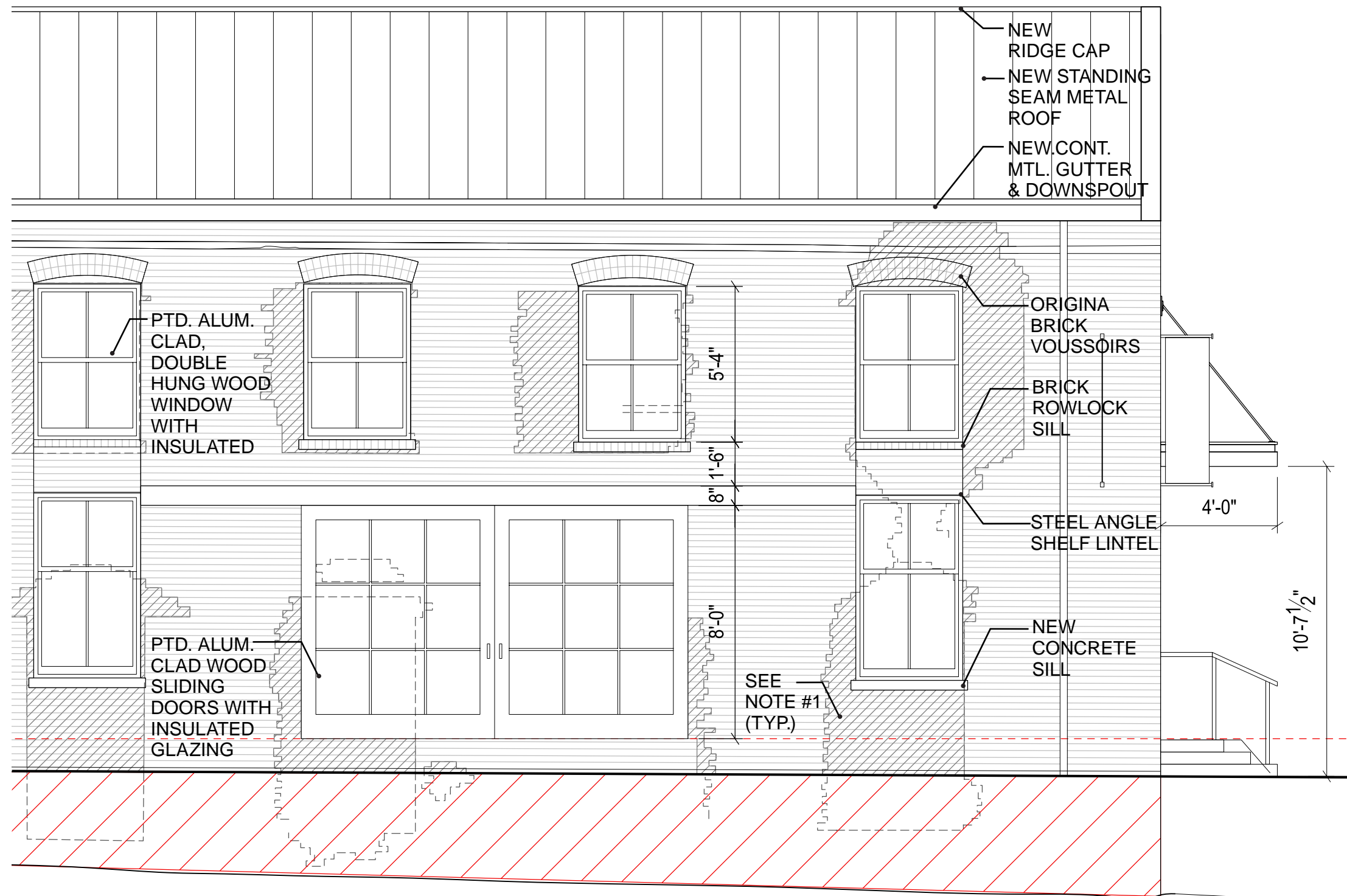


FRONT ELEVATION
SCALE: 1/2" = 1'-0"



SIDE ELEVATION
SCALE: 1/2" = 1'-0"

NO. 2 DUKE - DETAIL ELEVATION



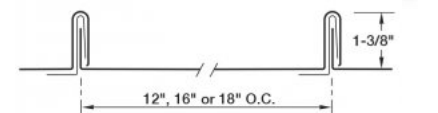
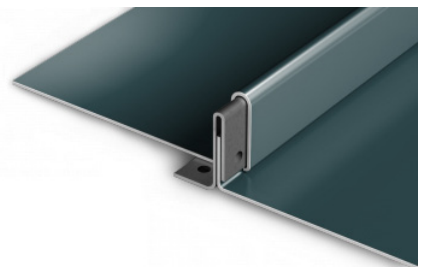
GENERAL NOTES:

1. EXISTING NON-ORIGINAL MASONRY AREA TO BE REBUILT WITH BRICK TO MATCH ORIGINAL.

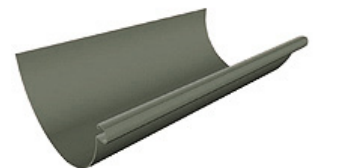
NORTH CORNER OF EAST ELEVATION

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

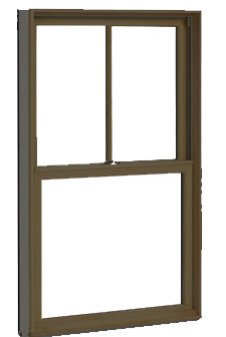
MATERIALS:



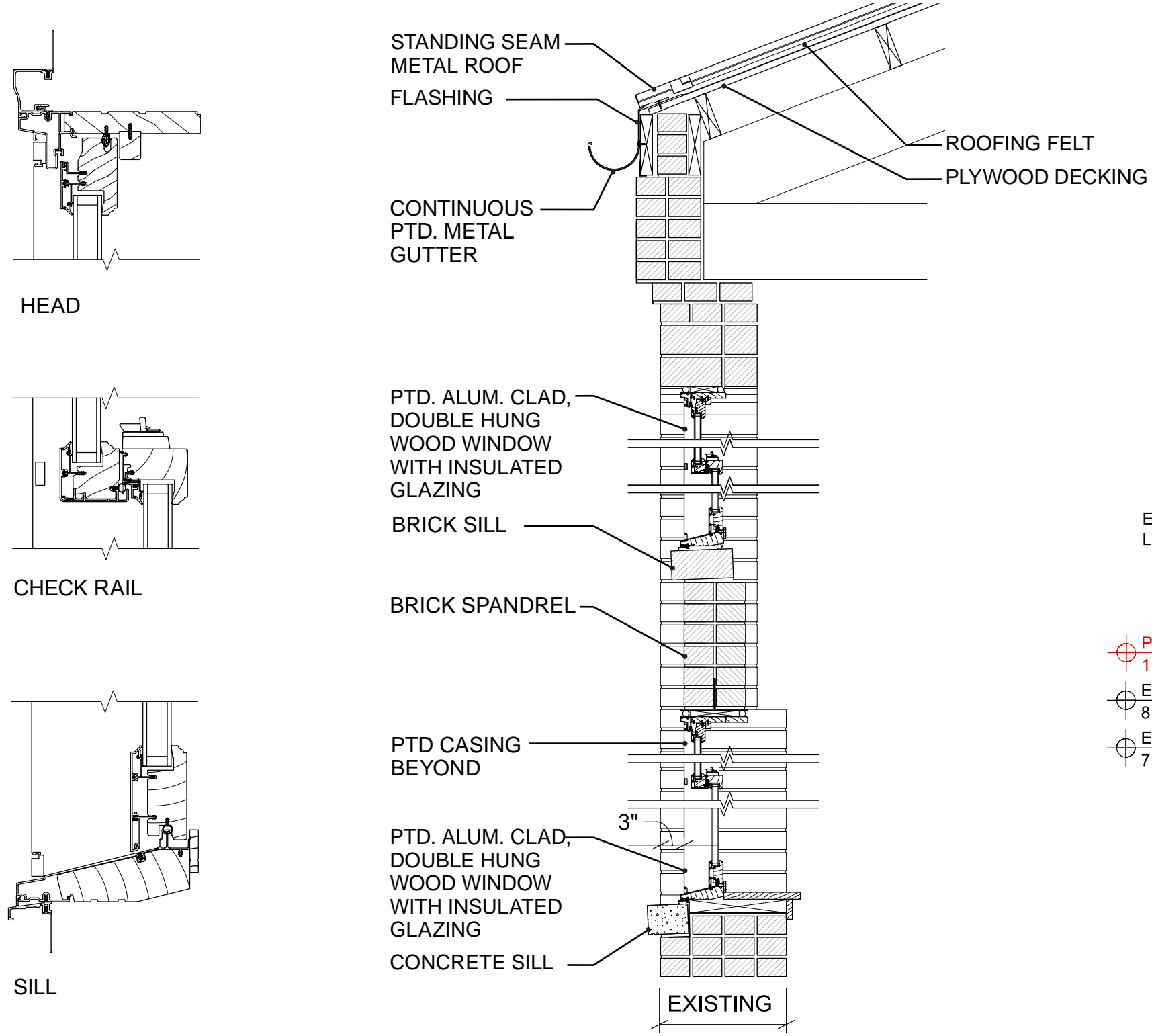
STANDING SEAM METAL ROOF (16" O.C.)
COLOR: "MUSKET GRAY"



ALUMINUM HALF ROUND STYLE GUTTER (5" / 6")
COLOR: "WEATHERED COPPER"



PTD. ALUMINUM CLAD DOUBLE HUNG WOOD WINDOW WITH INSULATED GLAZING
COLOR: "BRONZE"

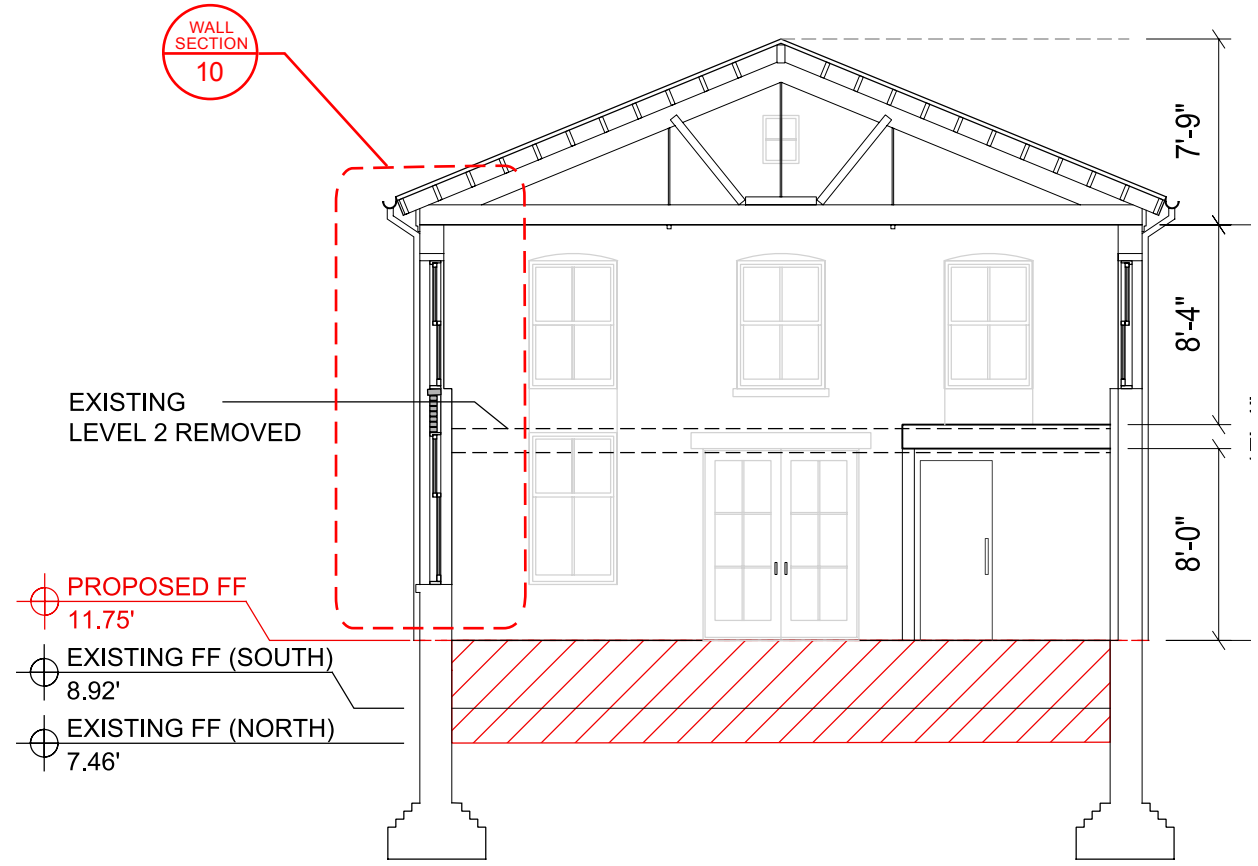


WINDOW DETAILS

SCALE: 3" = 1'-0"

WALL SECTION

SCALE: 3/4" = 1'-0"



SECTION A-A

SCALE: 1/8" = 1'-0"

BAR Case # 2015-CO180ADDRESS OF PROJECT: 2 Duke Street, Alexandria VATAX 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)*Name: RTS Associates LLC (Contract purchaser)Address: c/o EYA, Inc., 4800 Hampden Lane, Suite 300City: Bethesda State: MD Zip: 20814Phone: (301) 634-8600 E-mail: gshron@eya.comAuthorized Agent *(if applicable)*: ☒ Attorney ☐ Architect ☐ _____Name: Attorney: Jonathan P. RakPhone: Attorney: (703) 712-5411Architect: Patrick BurkhardtArchitect: (202) 342-2200E-mail: Attorney: jrak@mcguirewoods.comArchitect: pburkhart@sbarnes.com

Legal Property Owner:

Name: Graham Holdings CompanyAddress: 1300 17th Street NorthCity: Arlington State: VA Zip: 22209Phone: (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 (Buildings 1 and 2)
- ☒ EXTERIOR ALTERATION: *Please check all that apply.* 2 Duke Street
- | | | | |
|--------------------------------------|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

This site consists of tax map 075.03-04-01 and is identified as a redevelopment site under the Waterfront Small Area Plan which; zoned W-1 / Waterfront Mixed Use. The applicant plans to construct two mixed-use buildings (Building 1 and 2) which will include residential, retail and a restaurant. The applicant also plans to preserve and adapt the building at 2 Duke Street which, at completion, will mostly consist of retail. The project team worked closely with BAR to ensure the buildings have the appropriate mix of modern and contemporary elements which reflect BAR's feedback and the Waterfront Plan's recommendation for "modern design inspired by historic precedent."

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.

Buildings 1 and 2 Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

- N/A
- ☒ ☐ Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
 - ☒ ☐ FAR & Open Space calculation form.
 - ☒ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
 - ☒ ☐ Existing elevations must be scaled and include dimensions.
 - ☒ ☐ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
 - ☒ ☐ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
 - ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
 - ☒ ☐ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- N/A
- ☐ ☒ Linear feet of building: Front: _____ Secondary front (if corner lot): _____
 - ☐ ☒ Square feet of existing signs to remain: _____
 - ☐ ☒ Photograph of building showing existing conditions.
 - ☐ ☒ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
 - ☐ ☒ Location of sign (show exact location on building including the height above sidewalk).
 - ☐ ☒ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
 - ☐ ☒ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

2 Duke Street

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. RakDate: June 5, 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 disclosures		
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 disclosures		
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 disclosures		
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.

June 5, 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.