

Docket Item # 8
BAR CASE # 2015-0268

BAR Meeting
October 21, 2015

ISSUE: New Construction: Townhouses

APPLICANT: RTS Associates, LLC

LOCATION: 2 Duke Street

ZONE: W-1 / Waterfront

BOARD ACTION ON OCTOBER 21, 2015: Approved as amended, 5-2.

On a motion by Mr. Carlin, seconded by Ms. Finnigan, the OHAD Board of Architectural Review voted to approve BAR Case #2015-0268, as amended. The motion carried on a vote of 5 to 2. Ms. Miller and Mr. Neale voted against.

CONDITIONS OF APPROVAL

That the applicant work with staff on the material transition at the rear of the fourth story loft at Buildings 4 and 5 and with a lighter colored slate on the east end of these buildings to be different from the color of the roof at the historic warehouse at 2 Duke Street, with final approval by staff as part of the building permit review process.

REASON

The majority of the Board was supportive of the design evolution of the townhouses and believed they were now well composed clusters of townhouses with sufficient variety and architectural character to reflect the authentic commercial Alexandria waterfront yet still recall local historic residential detailing. The Board members complimented the high quality materials and the use of lighter color brick on the interior of the project.

SPEAKERS

Jonathan Rak, attorney representing the applicant, introduced the case.

Patrick Burkhart, project architect for the applicant, made a brief presentation and responded to issues raised in the staff report.

Greg Shron, the applicant, stated that EYA agreed with the staff recommendations and responded to questions.

Susan Savitch, 128 Waterford Place, expressed concern about the mass and parking.

Hank Savitch, 128 Waterford Place, expressed concern about the setback on building #3.

Cheryl Lavoie, 1608 W. Abington Drive, was in full support of renovation of the long neglected

waterfront but suggested gable shapes over the window bays facing the river.

John Sullivan, 323 Kentucky Ave., supported the project and said the buildings would look spectacular from the river.

Randy Randol, 3 Franklin Street in Ford's Landing, asked where the height was measured and what impact filling the land here would have on flooding the property of others.

STAFF RECOMMENDATION

Staff recommends approval with the following condition:

1. That the applicant work with staff on the material transition at the rear of the fourth story loft at Buildings 4 and 5, as directed by the BAR, with final approval by staff as part of the building permit review process.

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 and rooftop terrace.

Over the past year, the BAR has reviewed this redevelopment project on 14 separate occasions, including five separate Concept Review work sessions, since April 2014. 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 approved a Certificate of Appropriateness for alterations to the historic warehouse building at 2 Duke Street on July 1, 2015; and the BAR approved the Site Elements and Historic Interpretation and the two waterfront buildings (Buildings 1 and 2) on October 7, 2015.

Revisions since previous hearing

At the last hearing on the townhouses on September 16, 2015, the BAR noted that the following areas needed further refinement:

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; and
7. Roof treatment.

At the last hearing, in response to comments in the staff report, the applicant presented updated sketches to begin to address these areas. The sketches presented eliminated several of the bays, added roof variation and included greater architectural variation. At the BAR hearing, the majority of the BAR members supported the proposed refinement sketches and also advised that the applicant pursue the additional items. Some of the BAR members supported Buildings 6 and 9 on Union Street as they were but there were some general comments to increase roofline variety.

The current submission substantially increases architectural variety. While Buildings 6 and 9 remain twins, Buildings 4 and 5 are more like cousins and the previously identical Buildings 7 and 8 are now distinctly different compositions. Building 7 features a pair of twin townhouses that will be viewed at a distance behind 2 Duke Street and a set of three townhouses with different brick color and bay windows to the west. Building 8 now is arranged as a symmetrical composition of five townhouses with two similar end units attached to the center three.

The rear elevations have also evolved and offer more variety, as well as improved expression of the front elevations.

The applicant also significantly refined the fourth story lofts by making them more unique and reflective of the building façade below, rather than a single element sitting on top of the group of townhouses. This has been done, in part, by adding materials to the previously proposed slate wall shingles to include standing seam metal and diamond shaped metal shingles in a variety of colors. Additionally, the end elevations feature parapet and fin walls. There are some changes in the setbacks and roof heights and more pronounced awnings over the loft doors. The window type and light configuration of the loft now relates to the specific townhouse below.

The proposed materials include: red, tan and gray brick, precast concrete, slate shingles, and metal. All of the buildings will have rooftop HVAC screened with metal panels, in addition to parapets. 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 located at 2 Duke Street (Building A) that has undergone significant alteration over the years, including being partially contained within a larger metal and brick warehouse. 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. The BAR has discussed all or portions of this project on 14 separate occasions. The BAR reviewed and discussed the townhouses at the concept review work sessions and at a public hearing for a Certificate of Appropriateness on September 16, 2015.

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 review 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.

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 visual and pedestrian 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 only three stories in height due to the deep setback of the loft level from the street. The BAR looked at Alexandria historic precedents for the townhouse buildings and encouraged smaller red and tan brick buildings with punched windows to be on the western portion of the site, as a transition to the larger, more contemporary multifamily buildings on the east side along the river. The Board supported an increased amount of glass area only on the east façade of the two buildings facing the Potomac River and away from the historic district. It was stated that the buildings should take design direction from character-defining architectural and urban design elements found in the historic district and specifically, the authentic historic commercial 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 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 have done. The BAR made a point that the development should avoid the appearance of one single "project" but that there could be a common architectural vocabulary throughout the site. There was also direction to vary the appearance of roof heights and forms as viewed from street level, which the applicant responded to previously by changing the fourth floor setbacks on Union Street and changing the parapet height in other areas. Staff finds that the design development has advanced in response to the BAR's prior comments and, therefore, the discussion below relates to specific elements previously identified by the BAR.

The BAR originally discussed several architectural design concepts for the site. The Waterfront Plan Development Guideline #8 states that, "the Plan encourages modern design inspired by historic precedent...", and strongly encourages an authentic interpretation of Alexandria's waterfront, so the BAR discouraged replicative faux-historicist buildings from the beginning. In addition, the waterfront core of Old Town was the economic generator of the city and was solely commercial until the late 20th century. There were no rows of townhouses east of Union Street until the Harborside project was constructed in the 1980s, so there was no precedent for individual townhouses in this location that evolved over time. Instead the BAR agreed on small groupings of townhouse buildings whose forms recalled the warehouses, factories and administration buildings on the Alexandria Waterfront, from the 19th century Crilley Warehouse on North Lee Street to the early 20th century Virginia Shipbuilding Company administration building at Jones Point.



216 N Lee, Crilley Warehouse



600 block N Saint Asaph, Portner's Landing

In addition, a closer look at the authentic development of Old Town revealed that many of what appear today to be individual townhouses were once part of a larger project whose facades had been individualized over time. The formal composition of several of the façades on the original townhouse buildings are surprisingly similar in design and materials to commercial building façades of the same period. Therefore, the resulting design parti for Robinson's Landing is fictively a collection of what appear to be small commercial buildings that were converted to residential units in the late 20th century, similar to the recent condo conversions of the historic Portner Brewery building or the former Alexandria Health Department on North Saint Asaph Street.

As noted in the previous report, staff finds that the townhouses do reflect the “grain” of Old Town which historically featured rows of two to ten identical townhouses, some with an overall composition of symmetrical bays and parapets in a unified multi-building composition, and some with flat façades and simple punched openings. These occur in a range of architectural styles and from a variety of time periods. A walk around Old Town illustrates this common design approach throughout the districts. 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.





Townhouse building facades

A few have expressed concern that townhouse Buildings 6 & 9, in particular, are monolithic and overwhelming in scale. Staff notes that the footprint of one of these buildings is less than half the area of the historic warehouse/parking garage diagonally across the street at 225 South Union. The footprints are similar to the footprint of Virtue Feed and Grain on Wales Alley and are almost exactly the same size as the combined row of historic red brick townhouses commonly called Church Row in the 200 block of North Columbus. All of these buildings are generally considered to fit well within their context.

There have also been some comments that additional variety should be incorporated to avoid the appearance of a uniform “project” feel to this development. The current scheme successfully provides variety for the townhouses and introduces different patterns for most buildings (A-B-B-B-A, A-B-A, A-A-B-B-B and so on) as well as a greater variety of fine detail for doorways, bay windows, window light configuration and brick color. Staff believes that the current townhouse array provides a balance of variety and formality within a common architectural vocabulary.

Bay Windows

As the BAR requested, the number of bay windows has been reduced and the few locations where bays exist they have been fully integrated into the composition of the façade, so that they no longer appear “tacked on.”

Relationship between townhouses and historic warehouse

The Duke Street townhouses which are located in a highly visible location have been simplified and feature a stringcourse that relates to the roofline of 2 Duke Street. Additionally, the two townhouses directly south of 2 Duke Street are paired and simplified so as to not compete with or overwhelm the historic warehouse.

Front entrances

The street facing entrances are undoubtedly important, as this is the element that the public will see most closely walking down the sidewalk. The applicant has refined the entries to be inviting, 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. The jarring metal panels have been eliminated and replaced with glass sidelights.

Rear elevation variety

The BAR acknowledged that rear elevations should be simpler and more utilitarian than front and side elevations, as was the case on historic buildings. However, the applicant has continued to improve the rear elevations and coordinated the front and rear elevations, so that they better convey the variety now found on the front.

Roof Treatment and Fourth Story

At the last hearing, it was noted that the fourth story loft levels appeared as almost foreign elements set on the roof of the townhouses, reading as one continuous element despite different designs for the townhouses below. The applicant also used these elements as an opportunity for further differentiation and variation. Whereas the loft levels were all previously proposed to be clad in a single color of slate shingles, they now also include standing seam metal and metal shingles. Additionally, the earlier versions of these elements appeared very box-like without strong cornices, parapets or wall expression. The refinements include more depth and detail at this fourth story, including the addition of a larger awning over the entrance (see below). The cumulative effect of these changes is greater relief for the roofline against the sky with increased texture and diversity.



Previous version of Buildings 4 & 5 (L) shown on September 16, 2015 and current version (R)

Although staff finds that these refinements are generally successful, it appears that the transition from the side to the rear elevations on Buildings 4 and 5 would benefit from some minor refinement (Sheets 14 and 17). The meeting point of the slate end wall and the rear standing seam metal is an abrupt location for a material change and this particular loft view is prominent above the roof of the historic 2 Duke Street warehouse. Staff recommends that the rear of Buildings 4 and 5 be treated the same as the ends and rear of Buildings 6, 8 and 9, where the slate on the ends wraps the corner around the rear elevation of the units at each end. Sheet 23 shows how this can be successfully executed. Therefore, staff recommends that approval be conditioned on working with staff on the final refinements of the rear transition at the fourth story of these two buildings as part of the permitting process.

Details related to windows, metalwork and vents/utilities

The submission includes several details that indicate the quality of brickwork and other architectural detailing. The applicant has included the location of the overflow scupper

illustrating how it has been integrated with the overall building design. There are also additional metal railing details that will contribute to variety and visual interest.

Materials

In general, the project includes a range of high-quality and natural materials such as slate, metal and brick. The applicant has also proposed aluminum-clad wood windows. Staff recommends that the BAR allow the applicant to use any window that meets the BAR's adopted performance specifications for new windows, noting that they may be aluminum-clad or high-quality fiberglass, with final approval by staff as part of the review process. Should the applicant later request the use of a glass that does not fall within the BAR's adopted policies for transparency and reflectivity in order to comply with the state energy code, the material will require separate specific approval by the BAR.

Conformance with Standards

Every project that the BAR reviews must consider the following Standards and, in this case, the Additional Standards for the Potomac River Vicinity when determining the appropriateness of a proposal. While each staff report prepared for the BAR at each hearing does not specifically call out each Standard; the Design Guidelines, the staff analysis, and BAR discussion are always founded within this organizational framework. What follows is a matrix which discusses the BAR's Standards and Additional Standards for the Potomac River Vicinity according to Section 10-105(2) when considering a Certificate of Appropriateness to provide clarity to the public.

| Standard | Feature | How satisfied |
|----------|---|---|
| a) | Overall architectural design, form, style and structure, including, but not limited to, the height, mass and scale of buildings or structures | The BAR reviewed and considered these foundational elements at all five concept review work sessions, ultimately endorsing the proposed height, scale, mass and general architectural character. |
| b) | Architectural details including, but not limited to, original materials and methods of construction, the pattern, design and style of fenestration, ornamentation, lighting, signage and like decorative or functional fixtures of buildings or structures; the degree to which the distinguishing original qualities or character of a building, structure or site (including historic materials) are retained | The BAR has required that the architectural details and materials be high quality and consistent with the level of detail and durability of that found on historic buildings. The BAR has focused on the fenestration, ornamentation and other elements in determining their appropriateness. |
| c) | Design and arrangement of buildings and structures on the site; and the impact upon the historic setting, streetscape or environs | The BAR reviewed and enthusiastically supported the building arrangement and site design during the concept review work sessions. |
| d) | Texture, material and color, and the extent to which any new architectural features are historically appropriate to the existing structure and adjacent existing structures | The use of red and buff brick, slate and metal are durable, time-tested materials found throughout the historic district. The townhouses adjacent to the historic warehouse have been designed specifically to respect the historic building. |
| e) | The relation of the features in sections 10-105(A)(2)(a) through (d) to similar features of the preexisting building or structure, if any, and to buildings and structures in the immediate | The BAR extensively considered the context of the site and each building type, finding that it was appropriate for the townhouses to reference a commercial character, historically |

| | | |
|----|--|---|
| | surroundings | accurate to this waterfront location. |
| f) | The extent to which the building or structure would be harmonious with or incongruous to the old and historic aspect of the George Washington Memorial Parkway | Not applicable. |
| g) | The extent to which the building or structure will preserve or protect historic places and areas of historic interest in the city | The townhouses, in conjunction with the overall project proposal which includes an unparalleled historic interpretation plan, reference and celebrate Alexandria's waterfront and this particular site. The design will increase accessibility to and understanding of the waterfront. |
| h) | The extent to which the building or structure will preserve the memorial character of the George Washington Memorial Parkway | Not applicable. |
| i) | The extent to which the building or structure will promote the general welfare of the city and all citizens by the preservation and protection of historic interest in the city and the memorial character of the George Washington Memorial Parkway | The townhouses, in conjunction with the overall project proposal which includes an unparalleled historic interpretation plan, reference and celebrate Alexandria's waterfront and this particular site. The design will increase accessibility to and understanding of the waterfront, thus promoting the general welfare of the city, its inhabitants and its visitors. |
| j) | The extent to which such preservation and protection will 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 | The townhouses, in conjunction with the overall project proposal which includes an unparalleled historic interpretation plan, reference and celebrate Alexandria's waterfront and this particular site. The design will increase accessibility to and understanding of the waterfront, thus promoting the general welfare, attracting visitors, educating people, and enhancing the waterfront experience, among many other objectives. |

| Additional Standards-- Potomac River Vicinity | Feature | How satisfied |
|--|---|--|
| a) | The degree to which facades of a proposed building or buildings are generally in alignment with the existing street edges and express the 20- to 30-foot bay width typically found within the historic district. Techniques to express such typical bay width should include changes in materials; articulation of the wall surfaces; changes in fenestration | The townhouses clearly express an approximately 20-25 foot bay width. The townhouses also feature appropriate fenestration, varying roof heights, and changes in wall surface that contribute to the bay expression. |

| | | |
|----|--|---|
| | patterns; varying roof heights; and physical breaks within the massing. Large expanses of unbroken or repetitive facades are disfavored. | |
| b) | The degree to which building materials characteristic of buildings having architectural merit within the historic district are utilized. The texture, tone and color of such materials should display a level of variety, quality and richness at least equal to that found abundantly in the historic setting. The use of synthetic or imitative materials is disfavored. | No synthetic or imitative materials are proposed. The use of brick, metal, and slate all harken back to the durable building materials used on the waterfront since the City's founding. The project continues a long tradition of varied and rich materials. |
| c) | The degree to which new construction reflects the traditional fenestration patterns found within the historic district. Traditional solid-void relationships (i.e., masonry bearing wall by a veneer system) should be used in building facades which are directly related to historic streetscapes. | The townhouses all feature traditional solid-void relationships within a masonry construction system. |
| d) | The degree to which new construction on the waterfront reflects the existing or traditional building character suitable to the waterfront. "High style" or highly ornamented buildings are disfavored. Also disfavored are metal warehouses and nondescript warehouse-type structures. | The townhouse design approach is neither faux historicist nor non-descript warehouses. The design is rooted in the historic waterfront and commercial buildings found in the historic district. |
| e) | To the extent that any provisions of <u>section 10-105(A)(2)</u> are inconsistent with the provisions of this <u>section 10-105(A)(4)</u> , the provisions of this section shall be controlling. | Not applicable. |

In summary, since the initial concept review discussions the overall design development for the townhouses has progressed incrementally and positively and leaves little room for improvement within the endorsed design concept. As the Board affirmed at the initial work sessions, these masonry townhouses 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, complementary and contemporary approach. The buildings retain the general architectural character unanimously endorsed by the BAR during the concept review process. **Staff recommends approval a Certificate of Appropriateness with the minor condition noted 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 received special use permits under DSP2014-00006 for a 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 – Minutes from September 16, 2015
2 – Supplemental Materials
3 – Application for BAR 2015-0268: 2 Duke Street (Townhouses)

ATTACHMENT 1

BOARD ACTION on September 16, 2015: Deferred, 7-0.

On a motion by Mr. Carlin, seconded by Mr. Neale, the OHAD Board of Architectural Review voted to defer BAR Case #2015-0268. The motion carried on a vote of 7 to 0.

RECOMMENDATIONS FOR FURTHER STUDY

Continue to elaborate and revise the drawings to focus on the following:

- a. Architectural variety on internal townhouses;
- b. Bay windows;
- c. Relationship between Duke Street townhouses and the historic warehouse;
- d. Front entrances;
- e. Rear elevation variety;
- f. Details related to windows, metalwork and vents/utilities; and
- g. Roof treatment.

SPEAKERS

Greg Shron, EYA, applicant, introduced the project and explained how the current version was a response to how they have incorporated feedback throughout the process.

Patrick Burkhardt, project architect, gave a presentation regarding the current proposal and changes since the BAR had last seen it.

Lynn Hampton, 215 Park Road, speaking for both RTS items, spoke in support.

Charles Trozzo, 209 Duke Street, was encouraged by the staff recommendations but said they should be elaborated upon. He said it was too massive and industrial and suggested adding variety to the roofline.

Tim Morgan, 319 South Union Street and Waterford Place HOA representative, expressed concerns, saying the building looked like the telephone company offices.

Gina Baum, member of the Parks & Recreation Commission and Waterfront Commission but speaking for herself, understood the neighbor's concerns but supported the design.

Eric Scott, 114 Prince Street, expressed concerns that the architectural details did not scale up well and asked to vary the roof heights.

Robert Atkinson, 1009 Pendleton Street, spoke in support. He said it was respectful and evocative without being replicative.

John Sullivan, 313 Kentucky Avenue, spoke in support.

Stephen Saperstone, 100 ½ Duke Street, expressed concern that it was too contemporary and should be constructed of wood and brick, rather than glass.

Barbara Saperstone, 100 ½ Duke Street, expressed concern that it did not appear "Old Town" and suggested that the modern elements be limited to the inside.

Dennis Auld, 215 Park Road, spoke in support of both RTS proposals.

Aimee Houghton, 1410 Cameron Street, spoke in support of both RTS proposals and recalled the success of Jefferson Houston school design process in using colors, materials and details that reflected its environment, believing the same was being done here.

Susan Savitch, 128 Waterford Place, said she was not an opponent but she had some concerns and thought the design should appear more historic.

Rob Duggar, 10 Wolfe Street, spoke in support of the project and the process, saying this had an appropriate urban texture.

BOARD DISCUSSION

Ms. Finnigan stated that she was confused about the two different sets of drawings and additional freehand sketches. She supported the industrial appearance of Buildings 6 and 9 but that the north elevation of Building 6 was perhaps too much brick. She agreed with the direction of the staff recommendations shown in the sketches.

Ms. Kelley said that the new sketches addressed her concerns as well as staff concerns.

Mr. Carlin asked what the staff reaction was to the revised sketches. Ms. Miliaras stated that the revised sketches addressed the areas recommended by staff in the report. Mr. Carlin thought the project was much stronger as a result of the revisions. He stated he endorsed the project wholeheartedly. He noted that items 1-3 had been fully addressed and 4-6 could be worked out with staff.

Ms. Miller stated that the applicant had done a very good job on the details and she liked the overall integrity of the design and the townhouses on the interior. Regarding Buildings 6 and 9, she understood the neighbors' concerns that they don't feel "Old Town" and she recommended more variety, particularly with respect to the roof lines.

Mr. Neale noted that this was a unique place with its own texture. He thought that the applicant had picked up on the pattern of the city to some degree. He observed that the historic district had a cacophony of different buildings. He noted that the proposed townhouses had predominantly horizontal proportions but the rows on blocks in the historic district were predominantly vertical. He noted that most blocks have a variety of shapes and details that characterize the historic district. He said that contemporary or traditional architectural styles do not matter but that the project should possess the abstract qualities found in the district. He said that the project successfully does this on the Duke Street elevation because it achieves some variety. He suggested differing patterns for the slate walls on the townhouses. Regarding the interior townhouses, he again said that contemporary versus traditional styling was not important but that variety could be achieved by different color choices. He thought that the Union Street townhouses were disturbing and not the right approach. He recommended breaking it up, stepping down the parapet at the corners and raising the parapet in the middle. He also thought different windows should be considered. He said that the project had come a long way but should be studied further.

Ms. Roberts agreed that the design has come a long way. She liked Buildings 6 and 9 because they harken to iconic industrial buildings in Alexandria but thought the roof was still too flat. Regarding Building 4, she was thrilled that the applied bays had been removed and thought the revised sketch appeared more organic. She appreciated the precedent images and liked the changes to the windows. She liked the concept of a *piano nobile*. She expressed concern about the top floor and did not want this element to appear like a box plopped on top. She suggested the materials of the building could extend to the top. She agreed that Duke Street was the most successful but excited about the changes to the interior units. Regarding Building 5, she felt uneasy about the fourth story but liked the precedent buildings shown. She appreciated a design that was strong and respectful but not replicative. She thought that Building 7 was a very successful string and liked the more natural bays. She said that Building 8 was not her favorite and suggested exaggerating the bays to strengthen and get a more organic rhythm.

Mr. von Senden concurred with Ms. Roberts comments. He also liked Building 6 and 9 as they were. He wanted to see more ground-level perspectives, particularly to understand the visibility of the fourth floor boxes. He noted that most of the public comments tonight were in favor of approval and the majority of the concerns were with respect to the roof lines. He said that the massing had been broken up and the applicant had provided more differentiation. He said that the project had improved considerably.

REASON

The Board generally supported the revised direction of the townhouse proposal, liking the increased variety introduced in the sketches presented at the hearing. The Board wanted to see further refinement regarding the appearance of the fourth story and the roofs. The Board generally supported Buildings 6 and 9 and the townhouse string on Duke Street. The Board noted that the design of all of the townhouses had evolved considerably.

STAFF RECOMMENDATION

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

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

ROBINSON LANDING
Alexandria, VA

TOWNHOUSES

SEPTEMBER 21, 2015



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

SITE PLAN



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









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

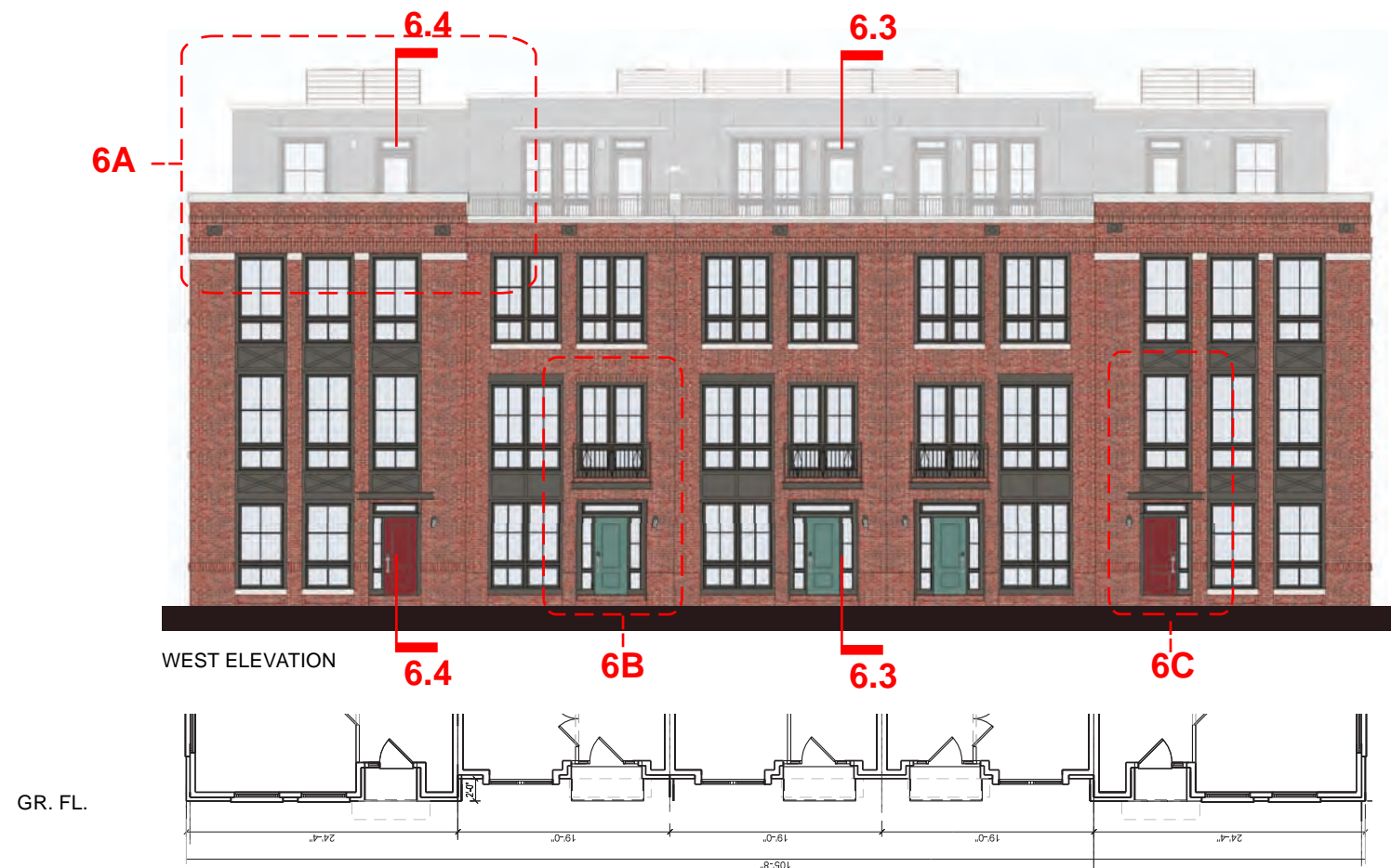
VIEW FROM S. UNION LOOKING NORTH







BUILDINGS 06 & 09 OVERALL ELEVATIONS



SOUTH ELEVATION



PERSPECTIVE VIEW



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

0' 10' 20'

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



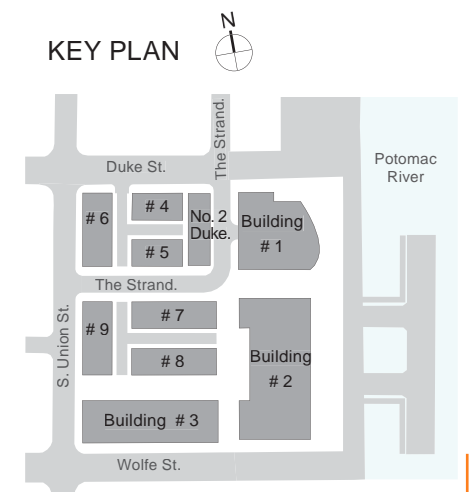
EAST ELEVATION



NORTH ELEVATION



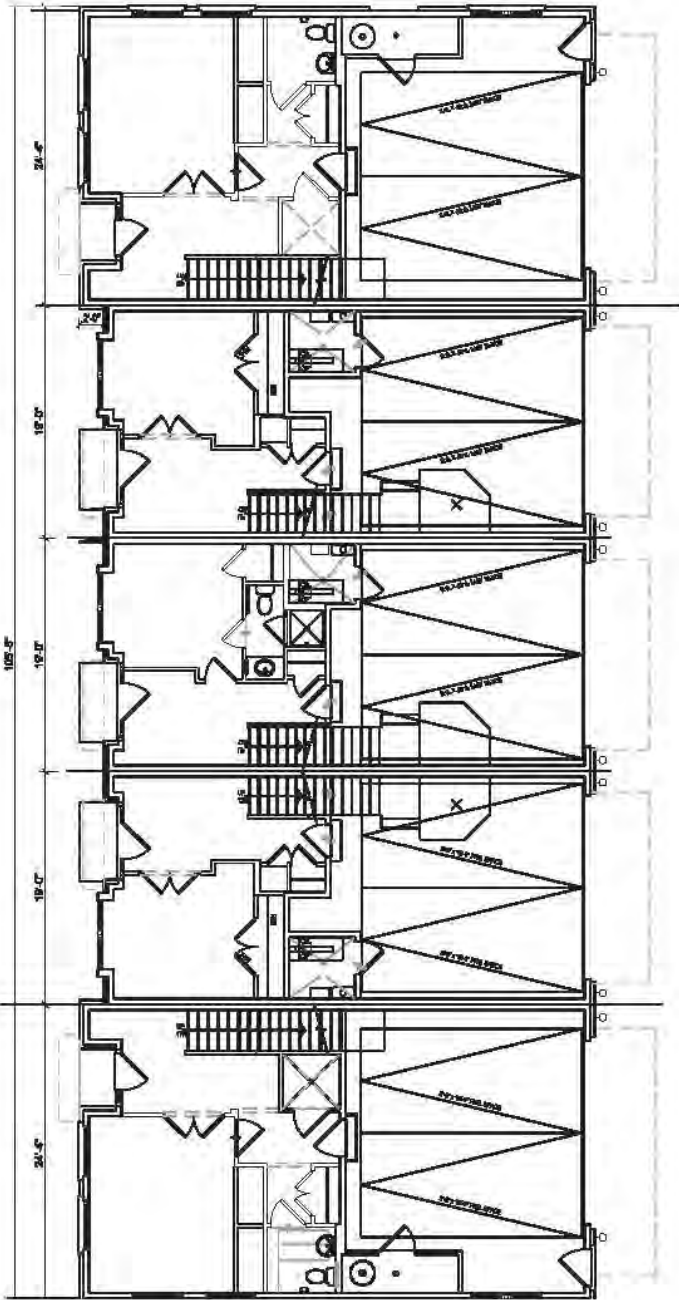
PERSPECTIVE VIEW



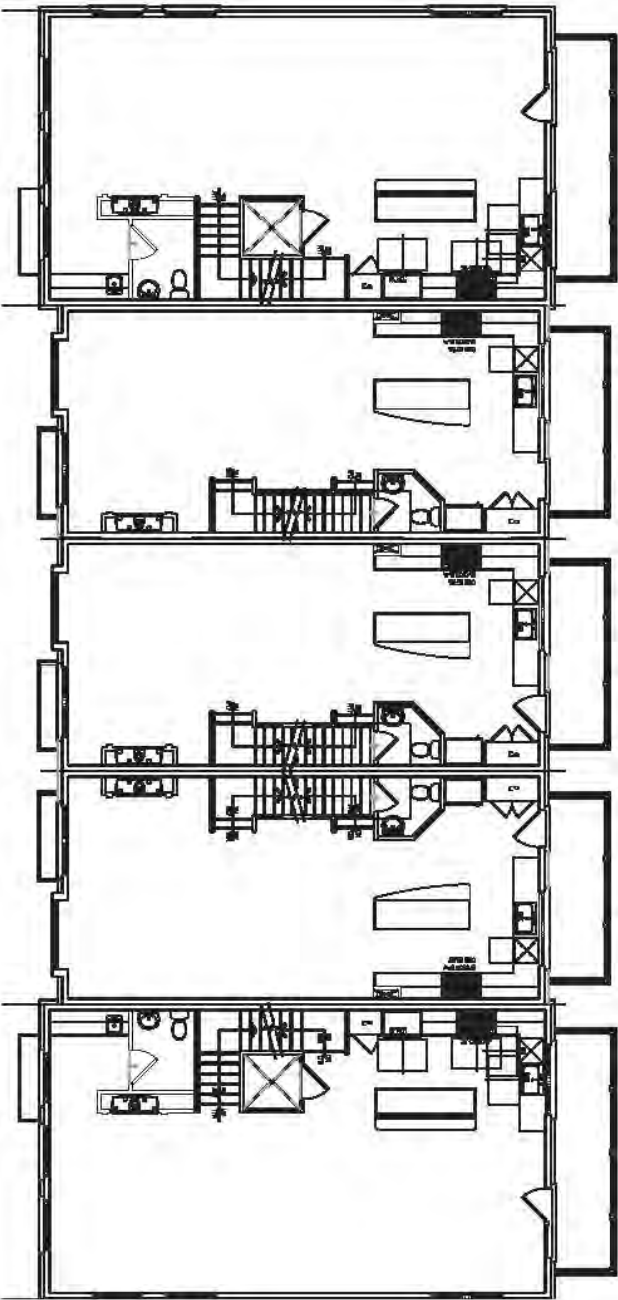
SCALE: 1/16" = 1'-0"



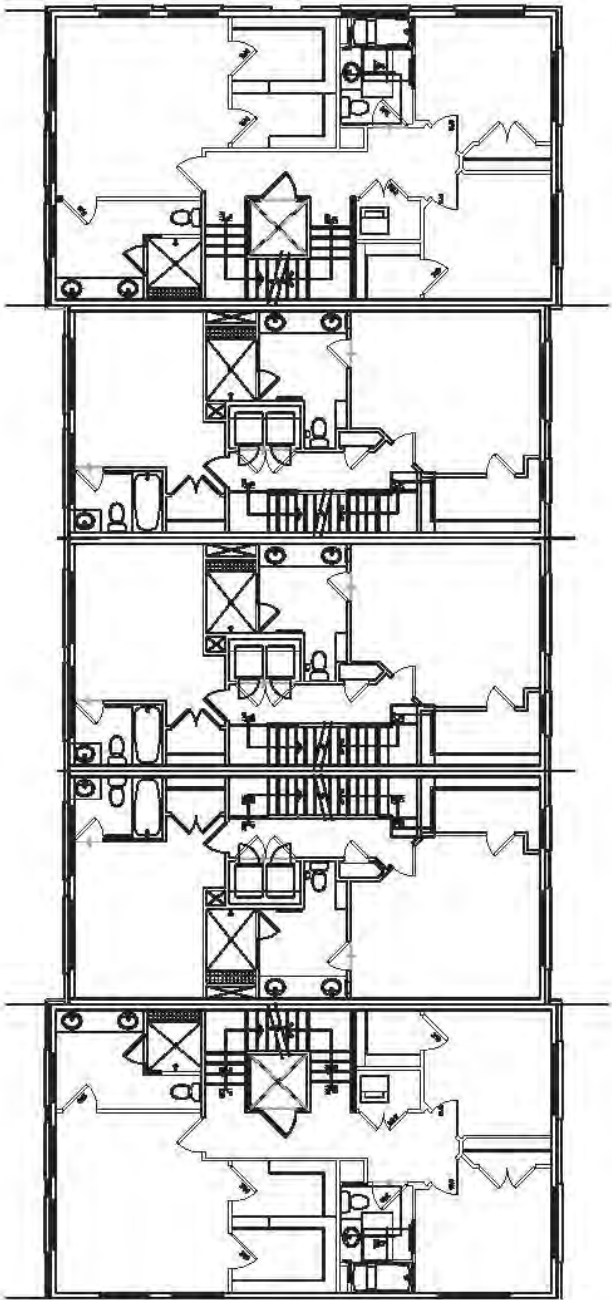
ROBINSON LANDING-ALEXANDRIA, VA | BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS



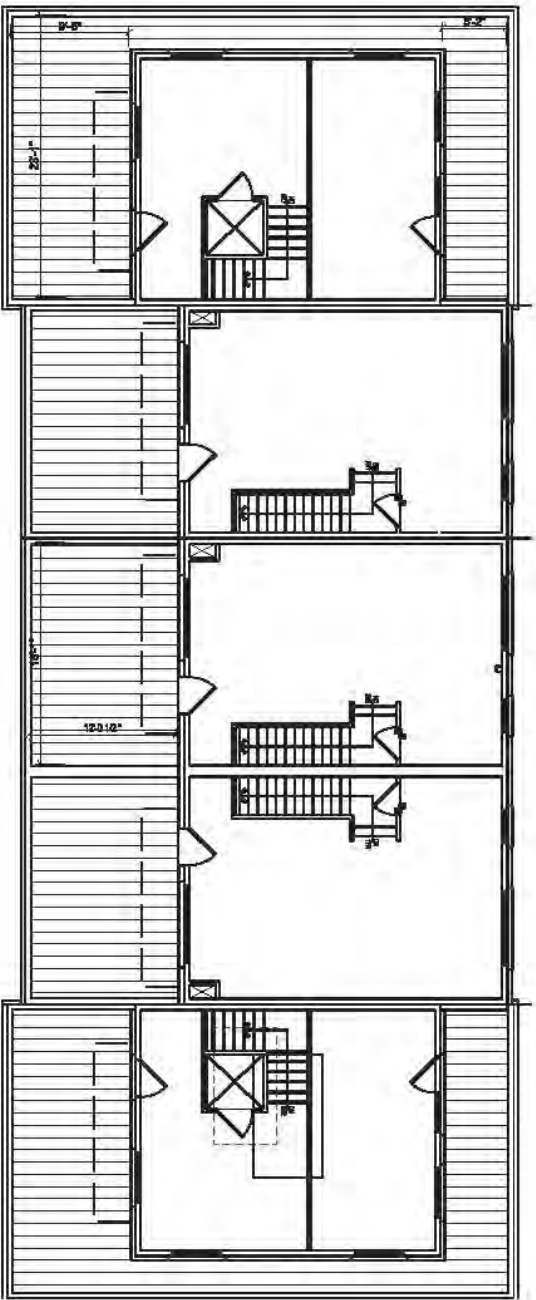
GROUND FLOOR PLAN



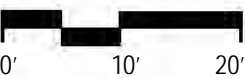
SECOND FLOOR PLAN



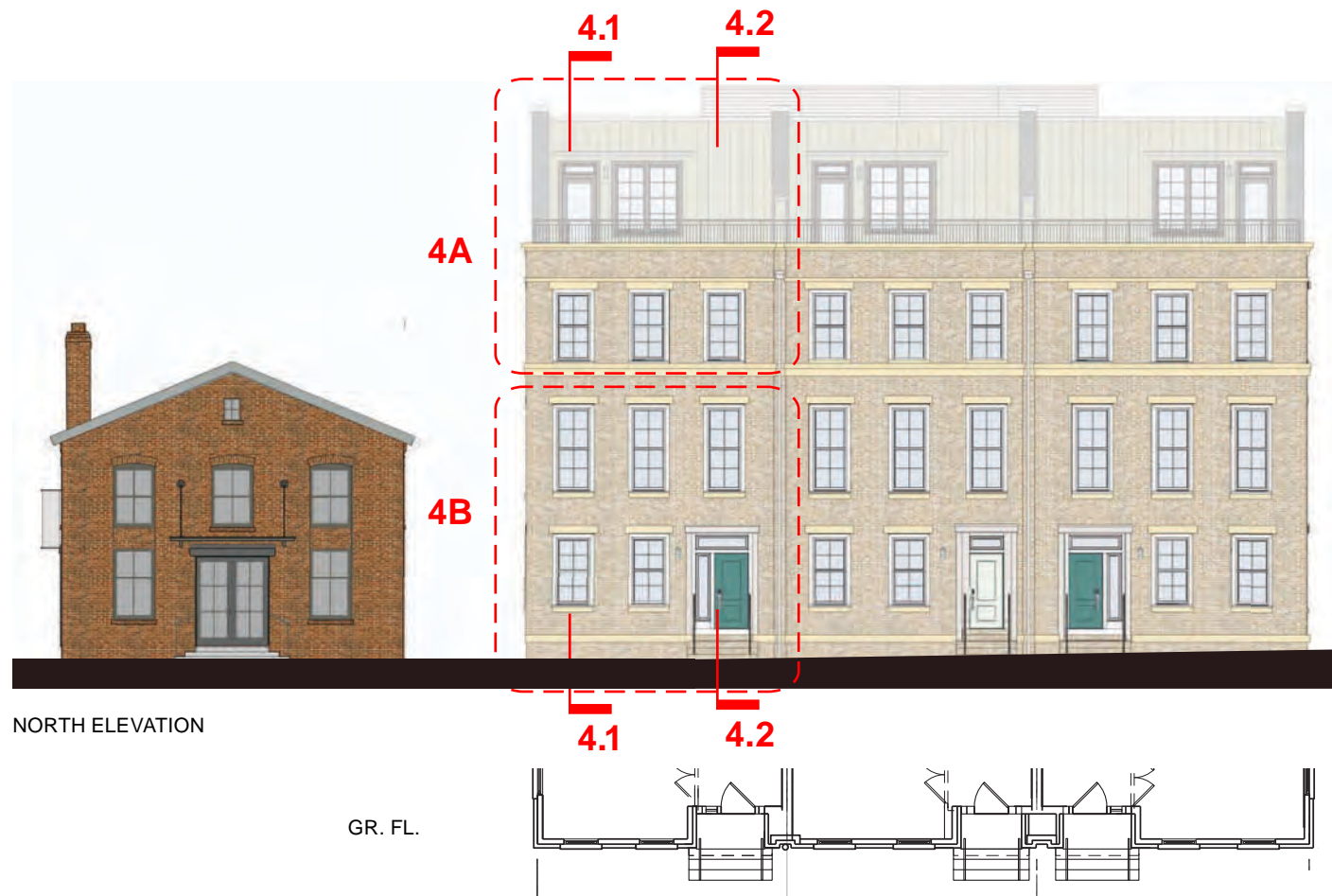
THIRD FLOOR PLAN



FOURTH FLOOR PLAN



BUILDING 04 OVERALL ELEVATIONS

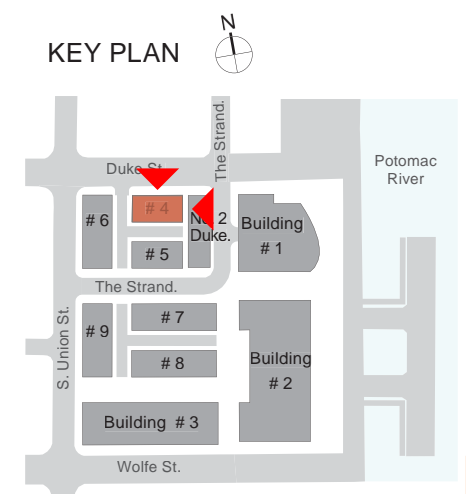


NORTH ELEVATION

EAST ELEVATION



PERSPECTIVE VIEW



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

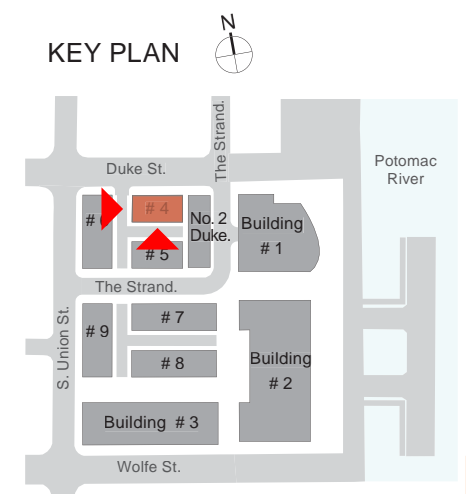
0' 10' 20'

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

BUILDING 04 OVERALL ELEVATIONS



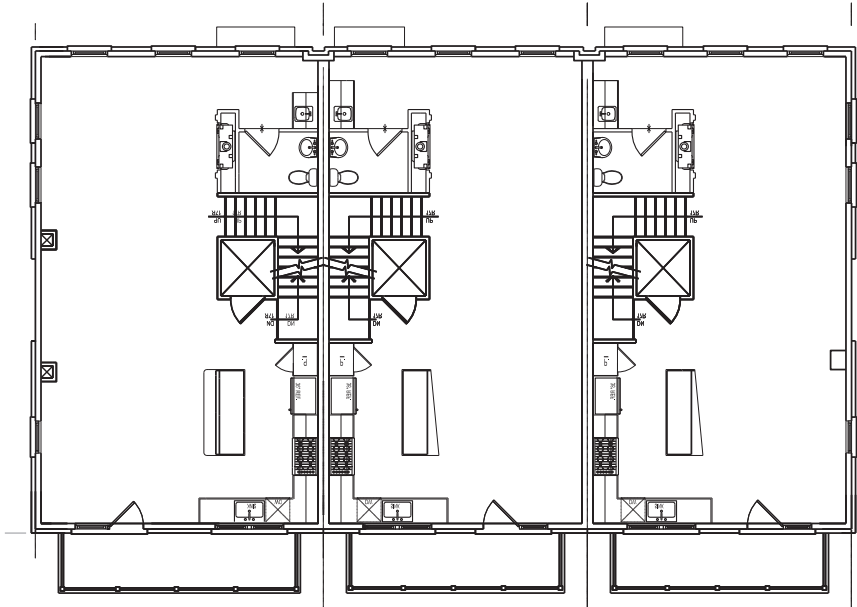
PERSPECTIVE VIEW



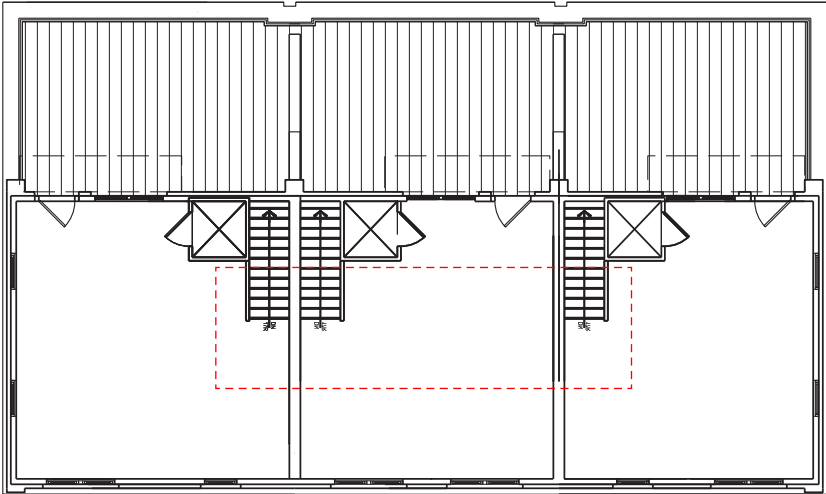
SCALE: 1/16" = 1'-0"

0' 10' 20'

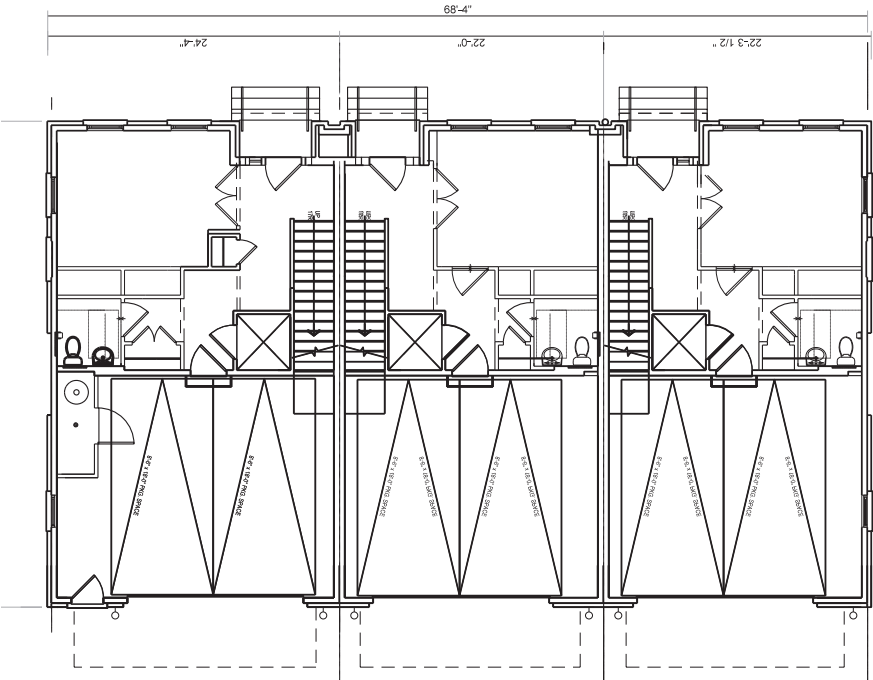
ROBINSON LANDING-ALEXANDRIA, VA | BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS



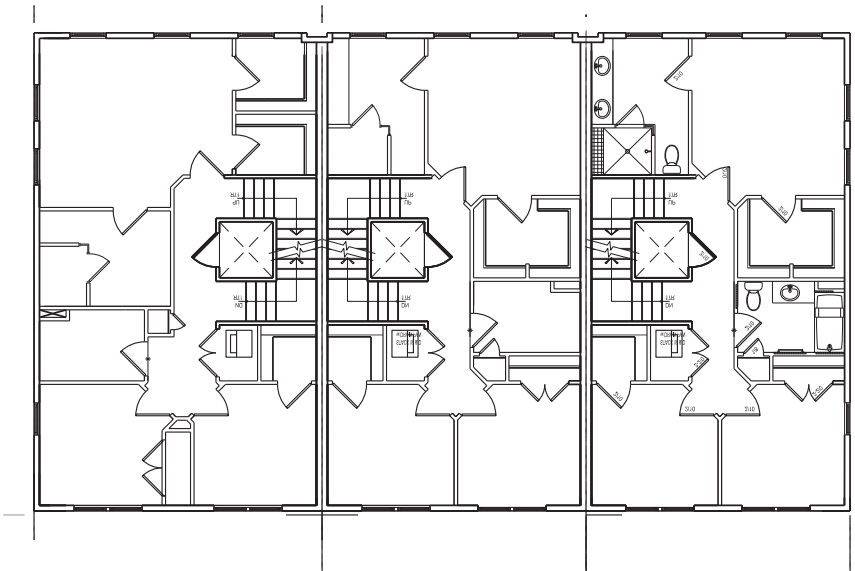
SECOND FLOOR PLAN



FOURTH FLOOR PLAN



GROUND FLOOR PLAN



THIRD FLOOR PLAN

BUILDING 05 OVERALL ELEVATIONS



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

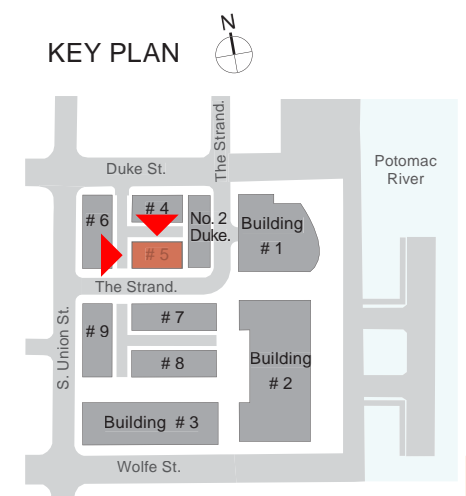
0' 10' 20'

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

BUILDING 05 OVERALL ELEVATIONS



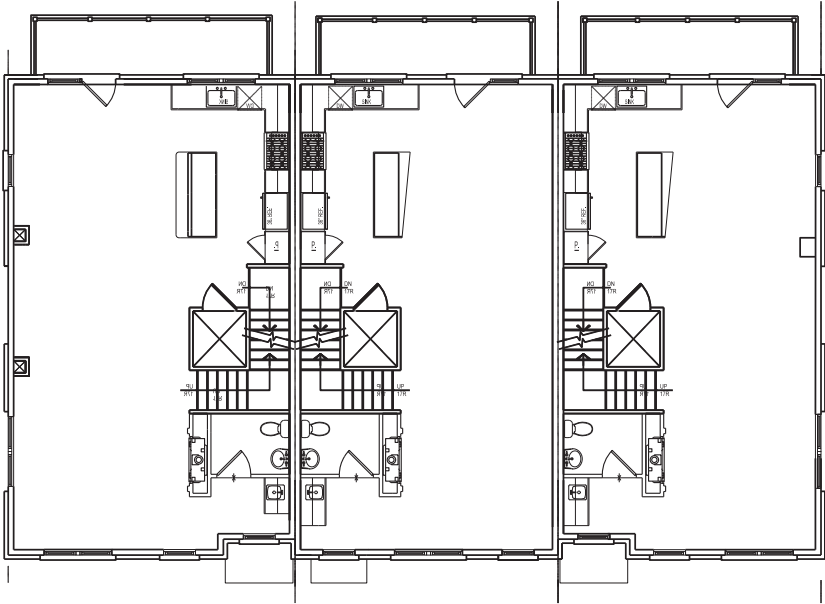
PERSPECTIVE VIEW



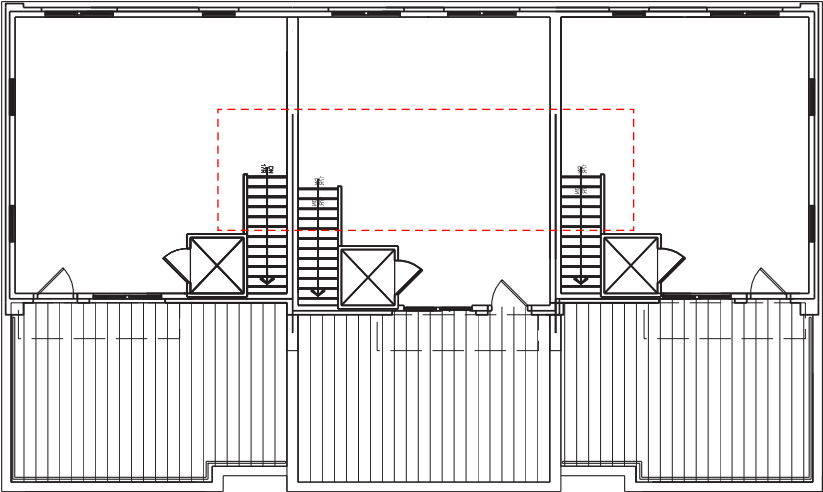
SCALE: 1/16" = 1'-0"

0' 10' 20'

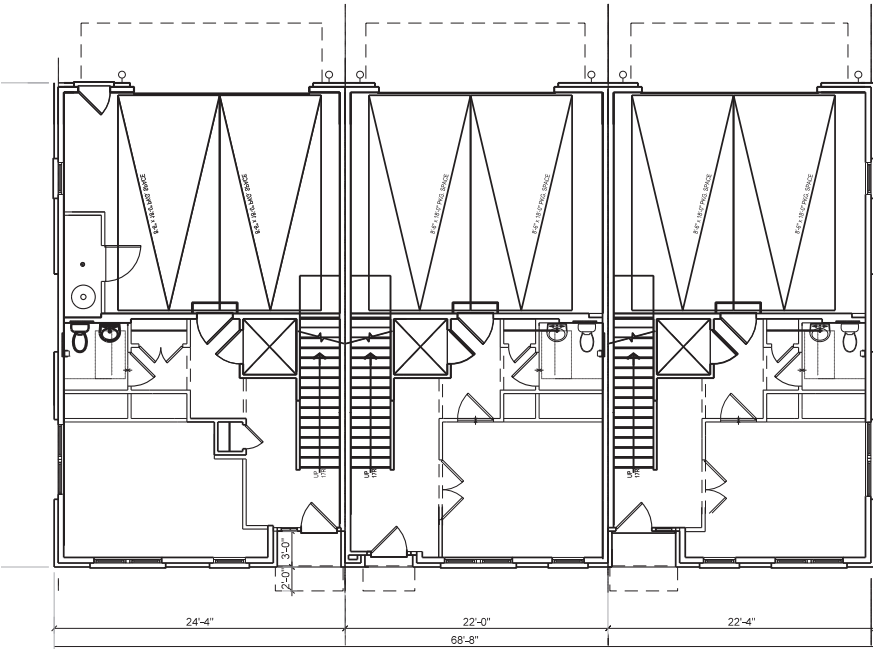
ROBINSON LANDING-ALEXANDRIA, VA | BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS



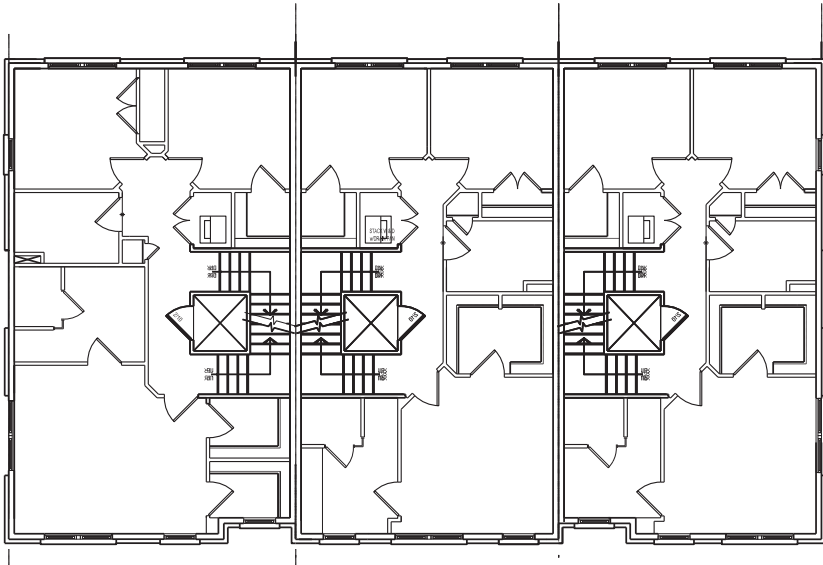
SECOND FLOOR PLAN



FOURTH FLOOR PLAN

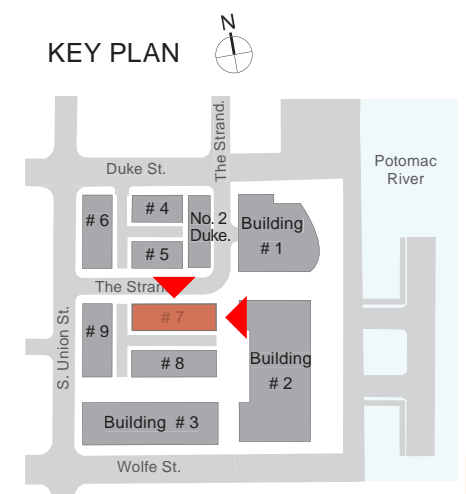
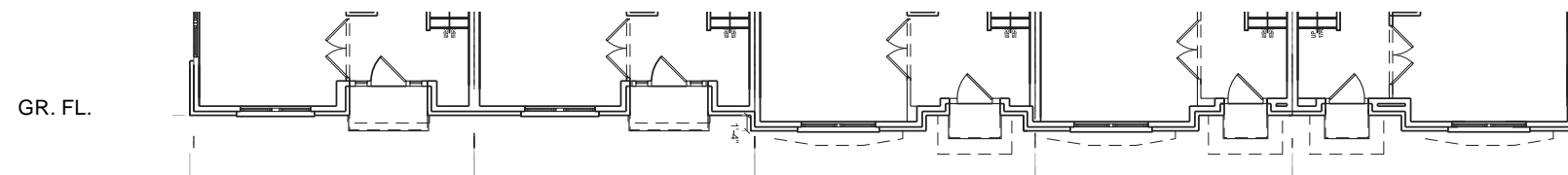


GROUND FLOOR PLAN



THIRD FLOOR PLAN

BUILDING 07 OVERALL ELEVATIONS

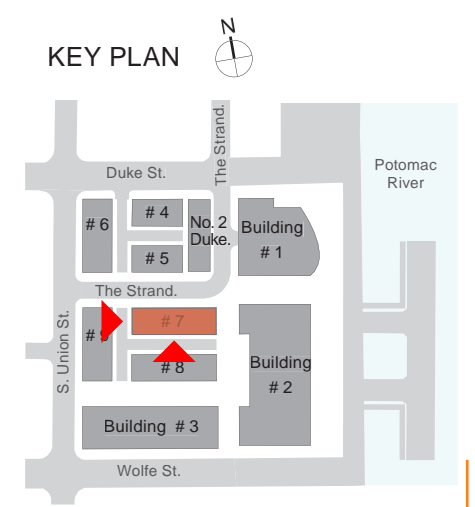


SCALE: 1/16" = 1'-0"

0' 10' 20'

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

BUILDING 07 OVERALL ELEVATIONS

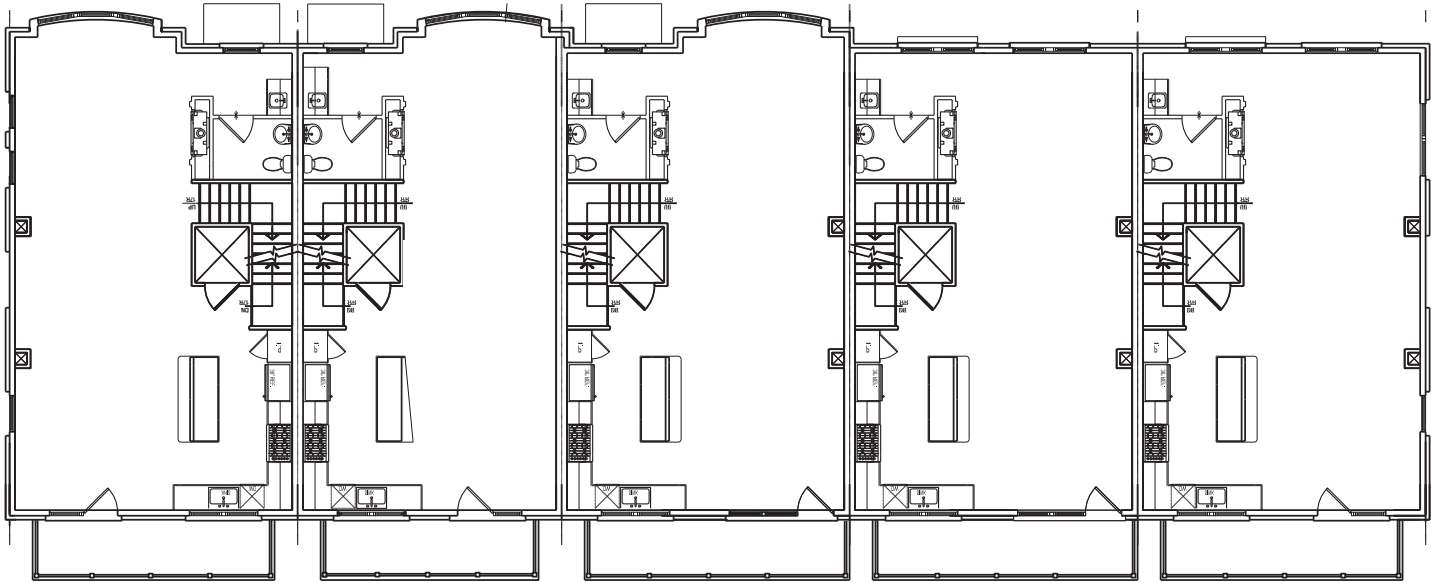


SCALE: 1/16" = 1'-0"

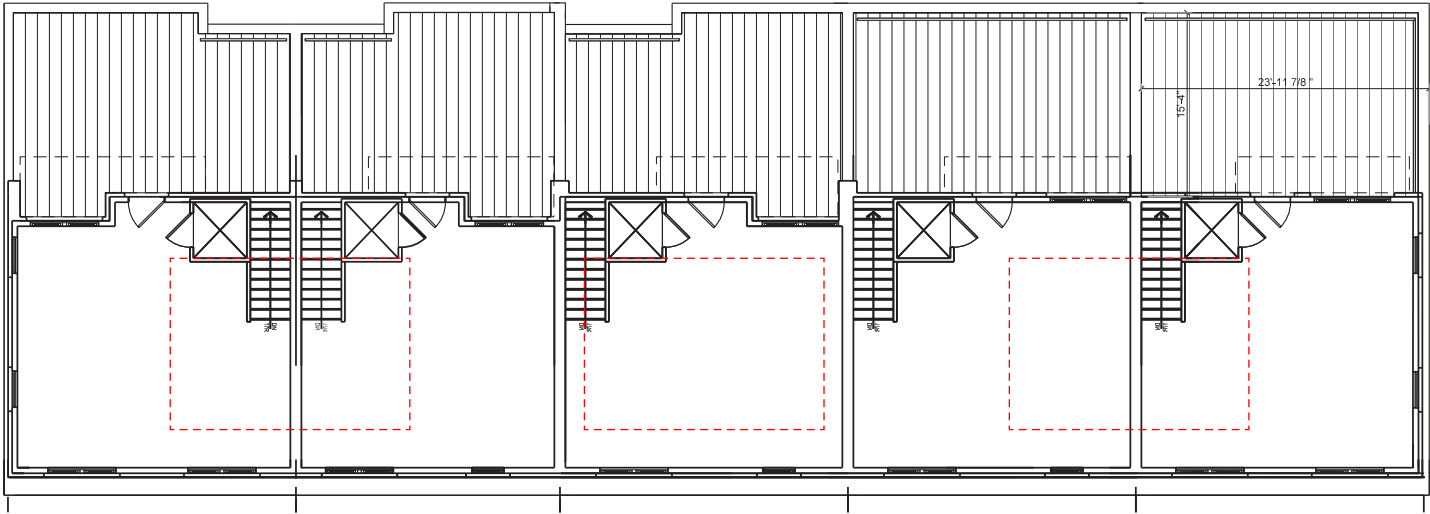
0' 10' 20'

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

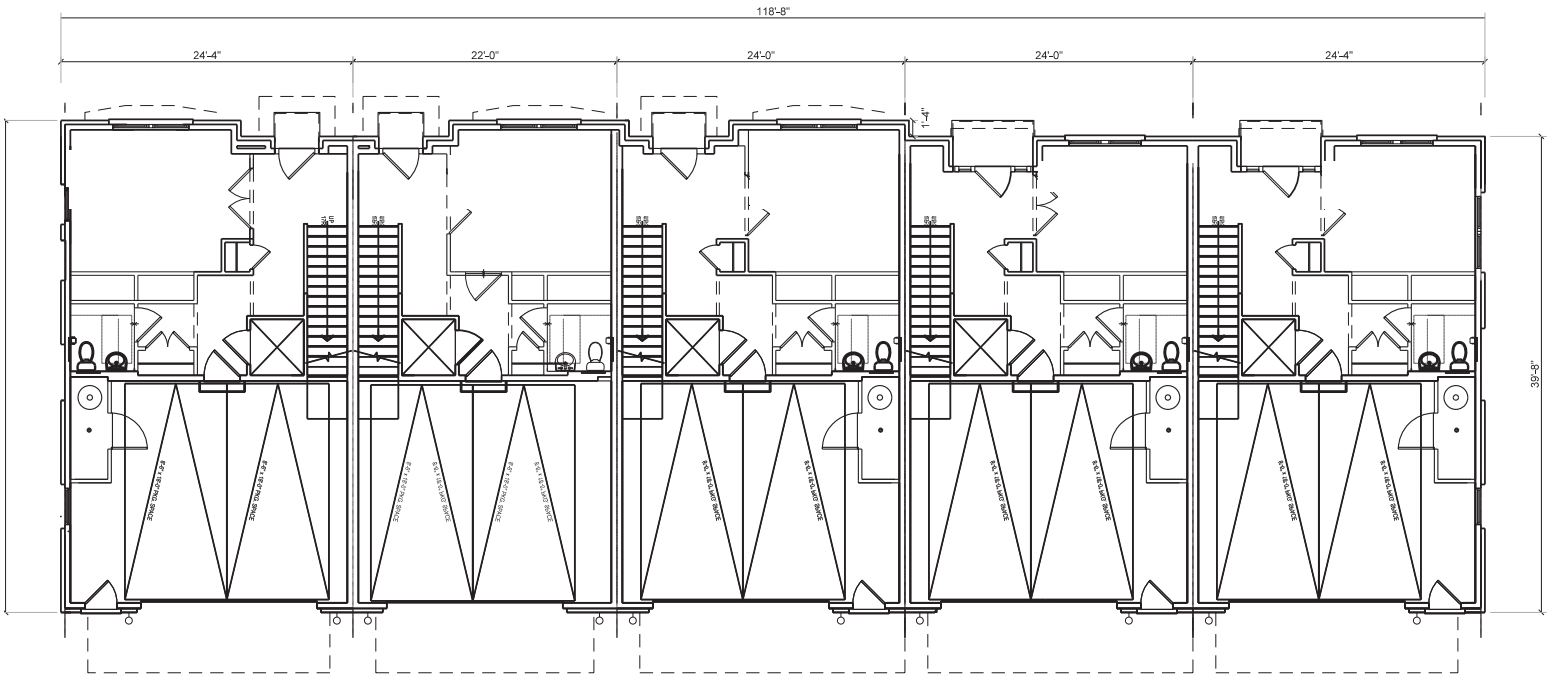
BUILDING 07 - FLOOR PLANS



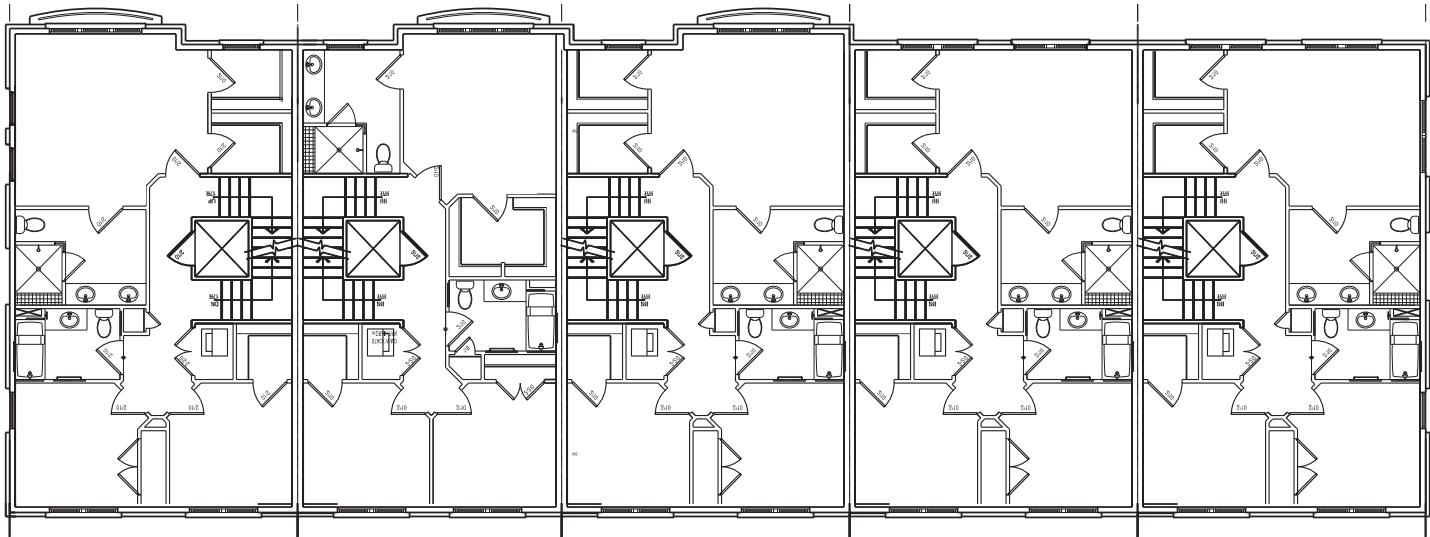
SECOND FLOOR PLAN



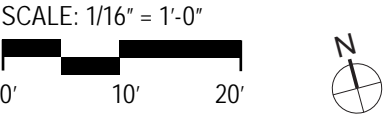
FOURTH FLOOR PLAN



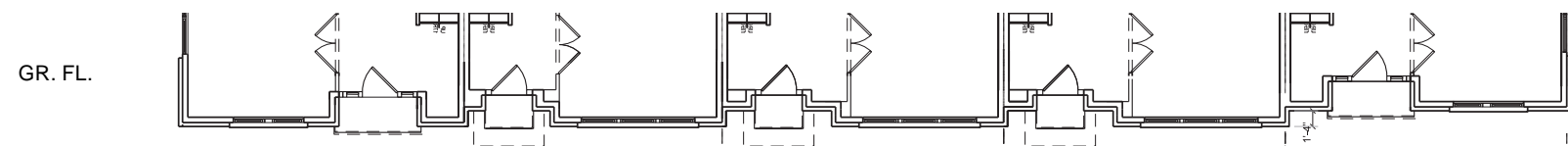
GROUND FLOOR PLAN



THIRD FLOOR PLAN



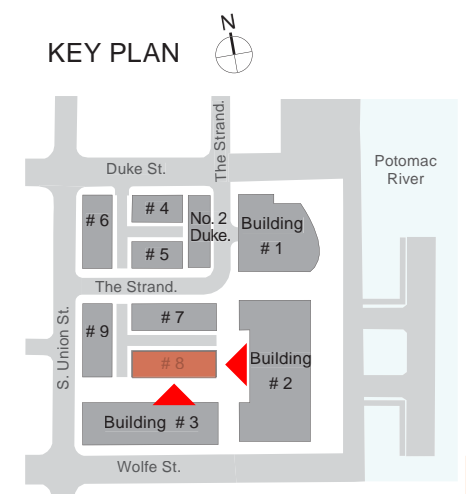
BUILDING 08 OVERALL ELEVATIONS



EAST ELEVATION



PERSPECTIVE VIEW



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

0' 10' 20'

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

BUILDING 08 OVERALL ELEVATIONS



PERSPECTIVE VIEW



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

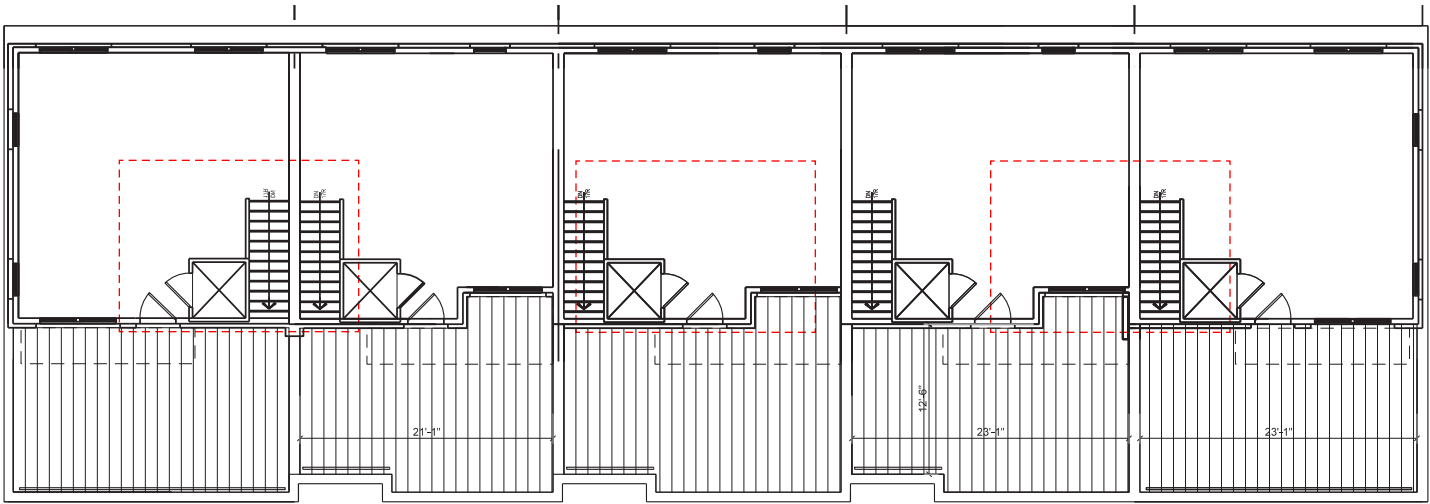
0' 10' 20'

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

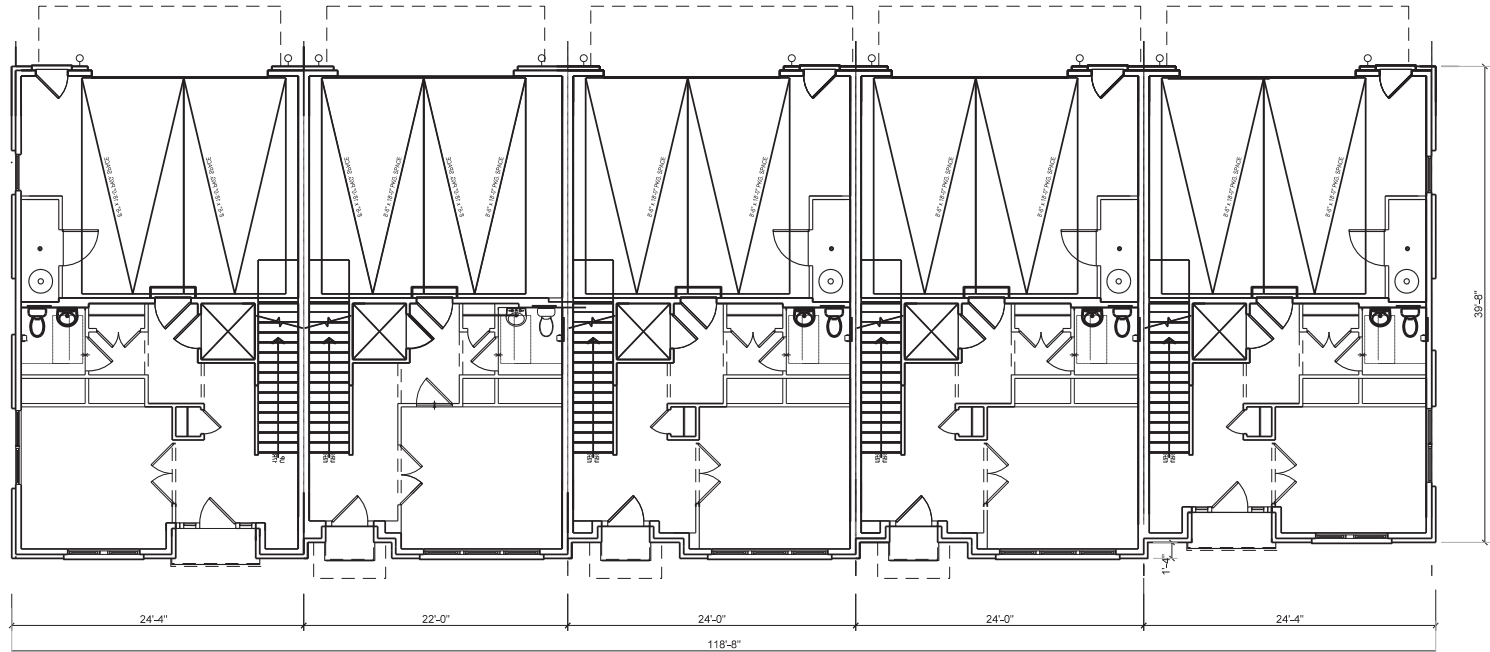
BUILDING 08 - FLOOR PLANS



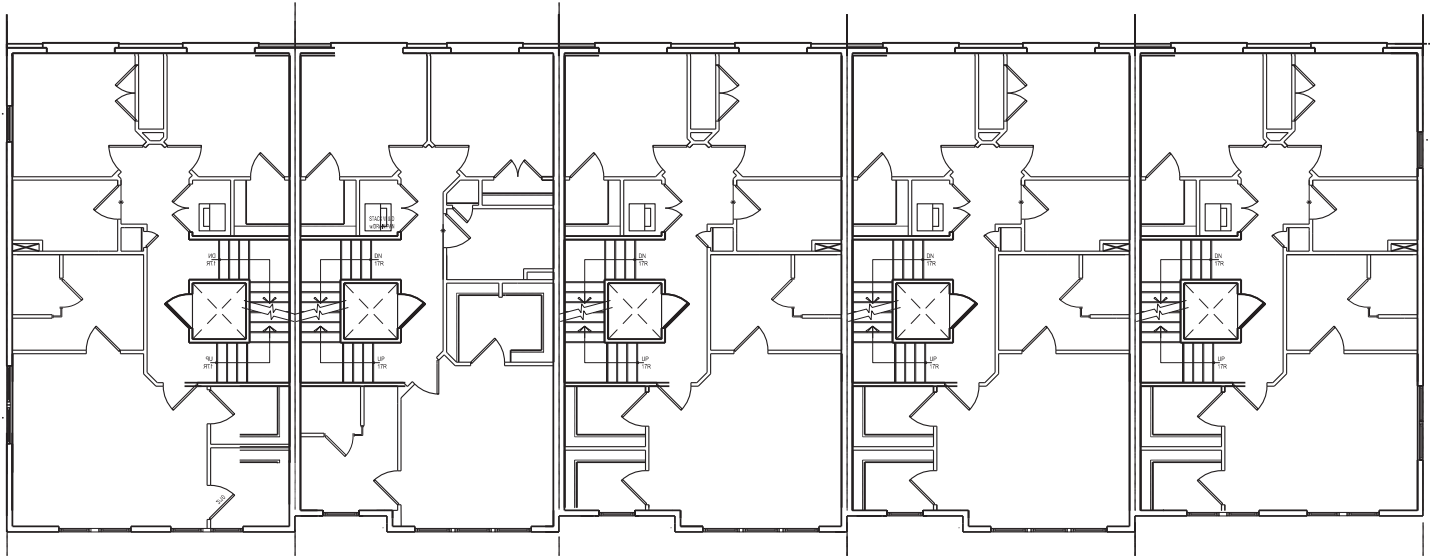
SECOND FLOOR PLAN



FOURTH FLOOR PLAN

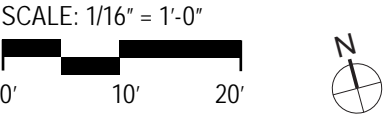


GROUND FLOOR PLAN



THIRD FLOOR PLAN

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

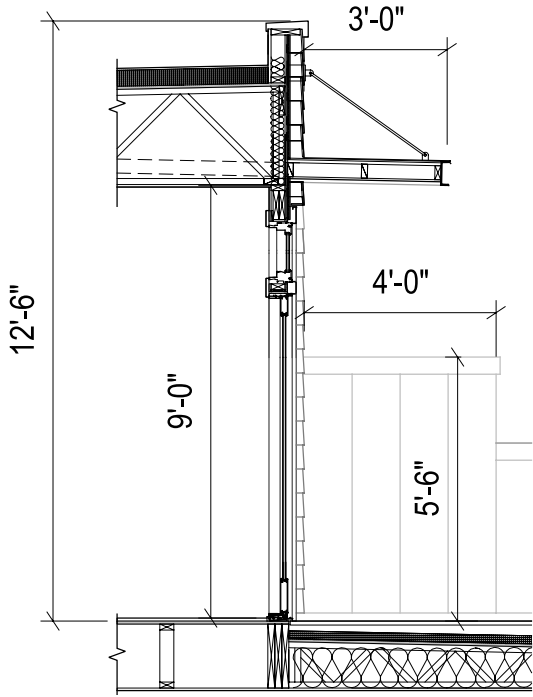


BUILDINGS 06 & 09 DETAIL ELEVATIONS & SECTIONS

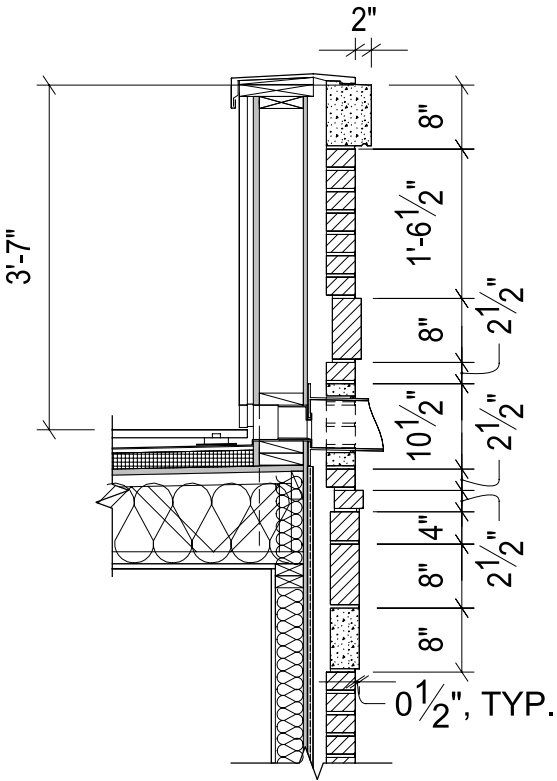
6A.



PARAPET WITH SCUPPERS AND GUARDRAILS



DETAIL SECTION AT TERRACE DOOR

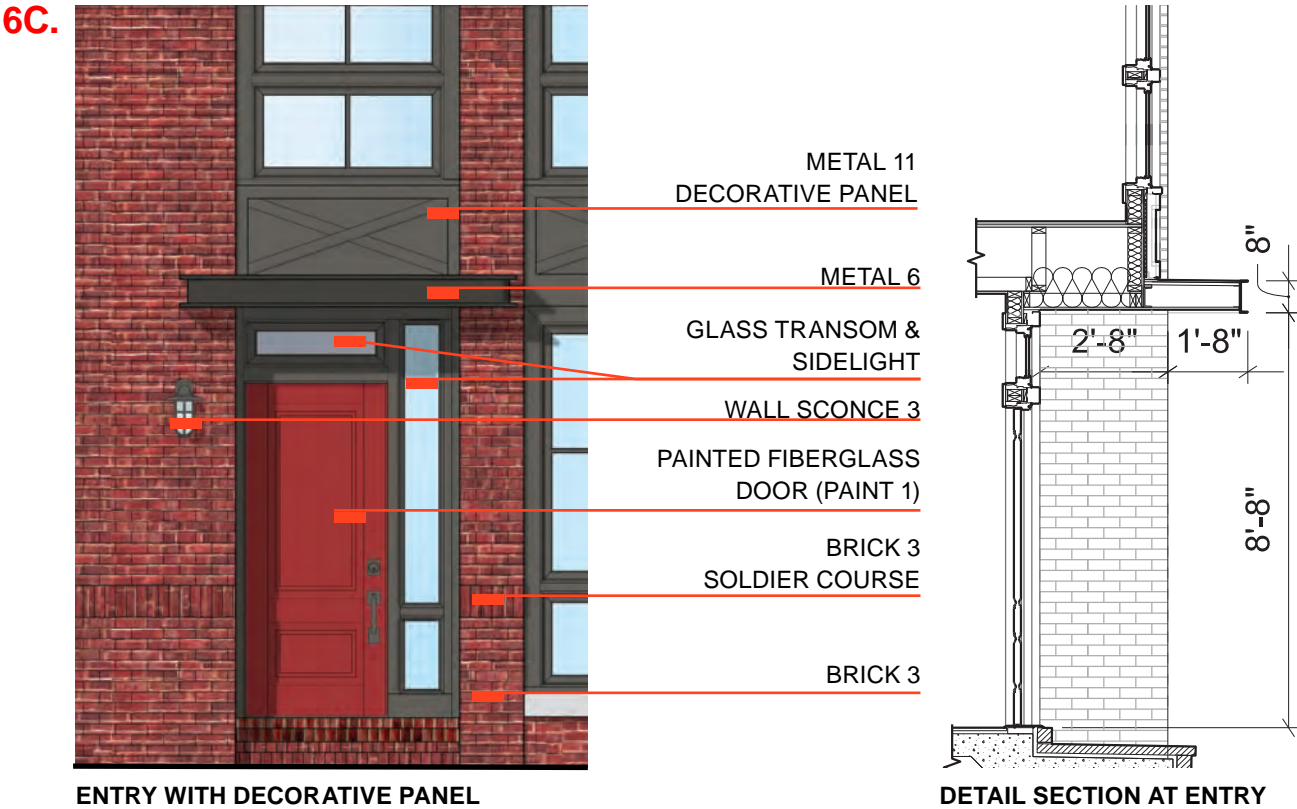
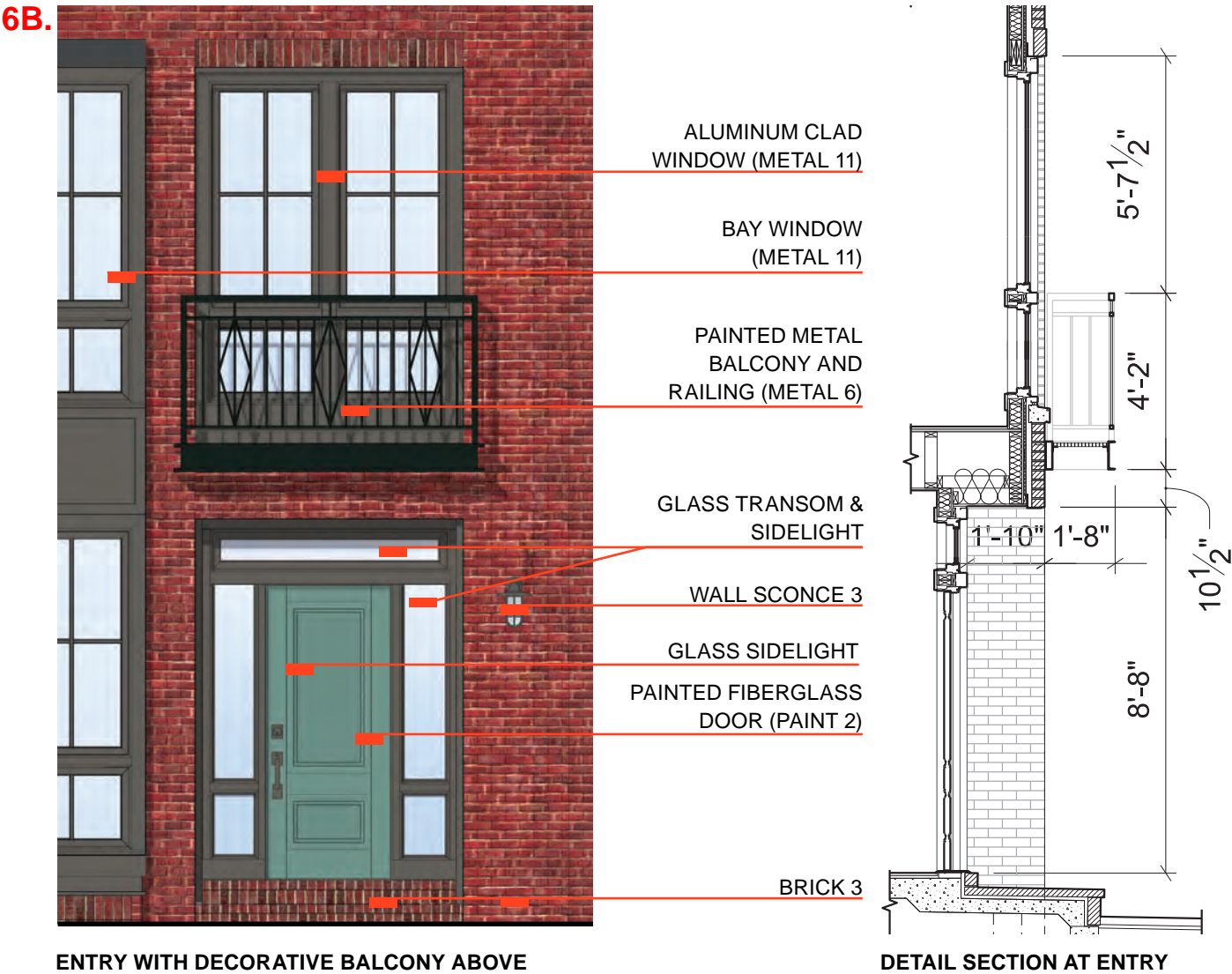


DETAIL SECTION AT SCUPPER: 1/2" = 1'-0"



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

BUILDINGS 06 & 09 DETAIL ELEVATIONS & SECTIONS



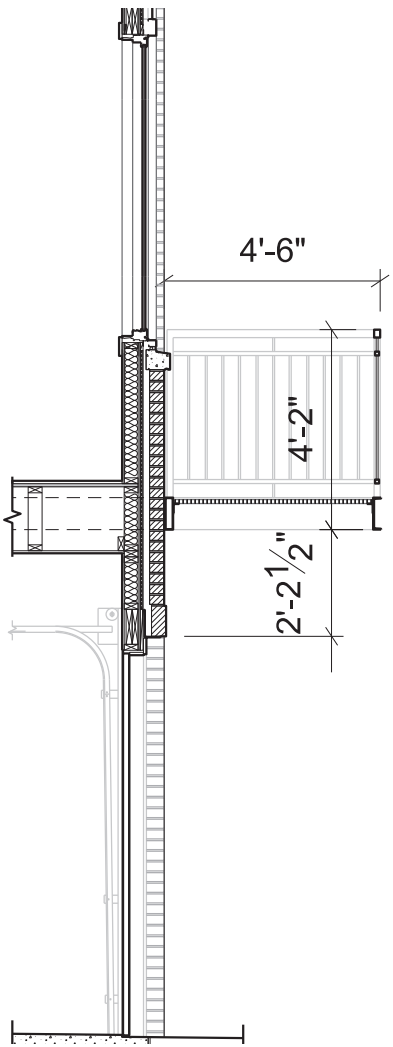
ROBINSON LANDING-ALEXANDRIA, VA | BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS

BUILDINGS 06 & 09 DETAIL ELEVATIONS & SECTIONS

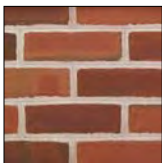
6D.



GARAGE DOORS AT REAR



DETAIL SECTION AT GARAGE DOOR



BRICK 3



BRICK 3A



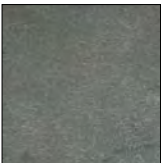
BRICK 4



BRICK 4A



SLATE 2



SLATE 3



PRECAST 3 -
CREAM GRAY



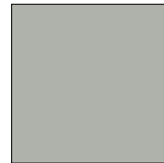
PRECAST 3A -
CREAM GRAY
CLEFT FACE



PRECAST 4 -
RIESLING



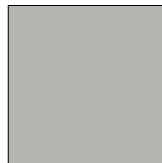
PRECAST 5 -
NUTMEG



PAINTED METAL 3
DOVE GREY



PAINTED METAL 6
MIDNIGHT BRONZE



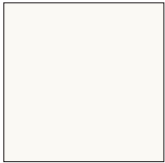
PAINTED METAL 9
SMOKE



PAINTED METAL 10
STEEL GRAY



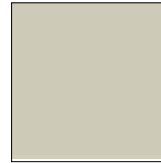
PAINTED METAL 11
BRONZE



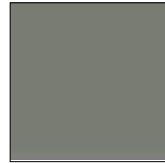
PAINTED METAL 12
IVORY



PAINTED METAL 13
DARK CHOCOLATE



PAINTED METAL 14
SANDSTONE



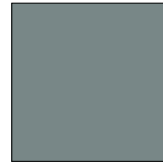
PAINTED METAL 15
SLATE GREY



PAINT 1



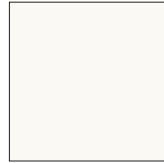
PAINT 2



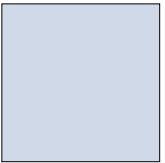
PAINT 3



PAINT 4



PAINT 5



GLASS 1

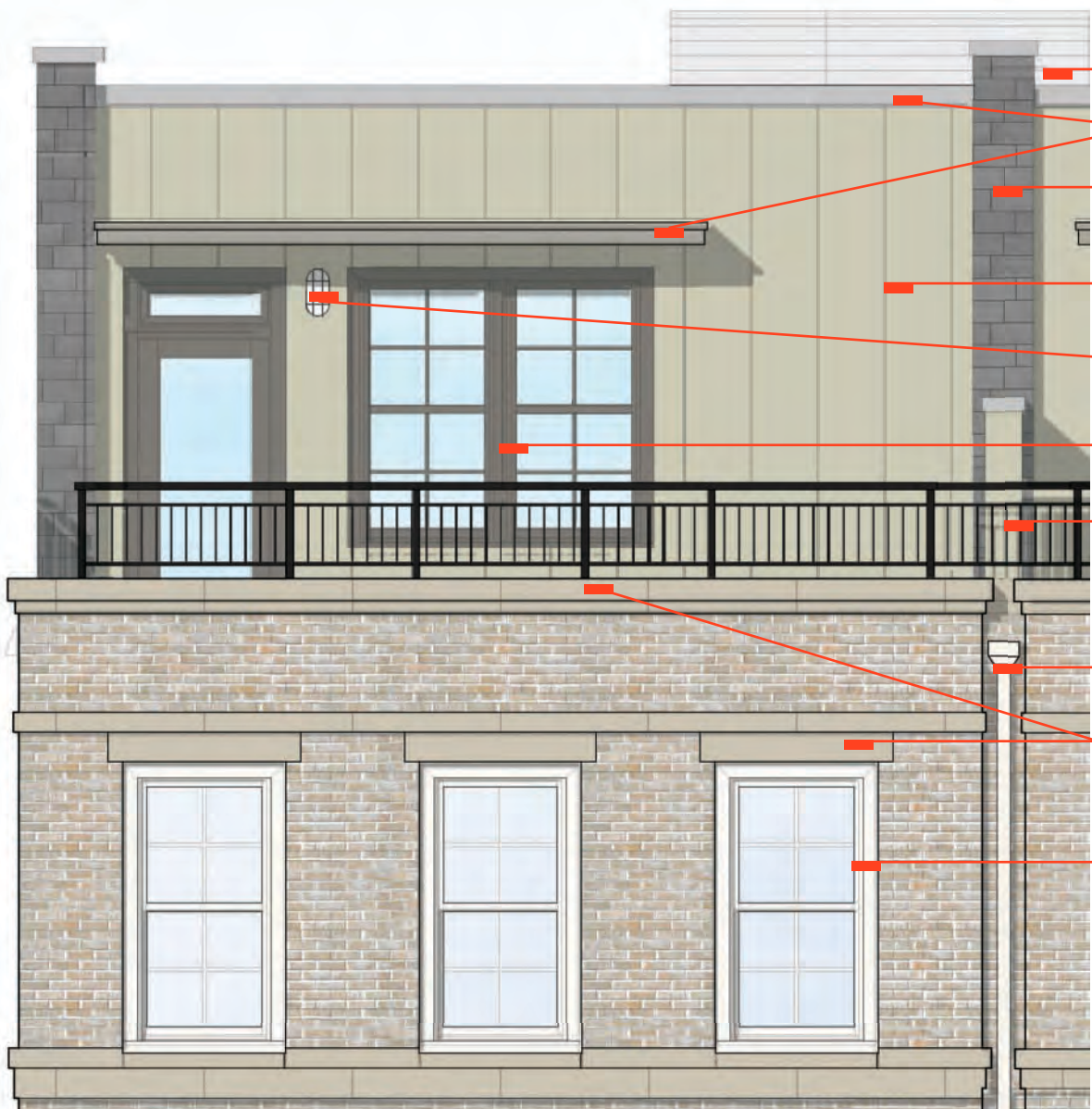
SCALE: 1/4" = 1'-0"



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

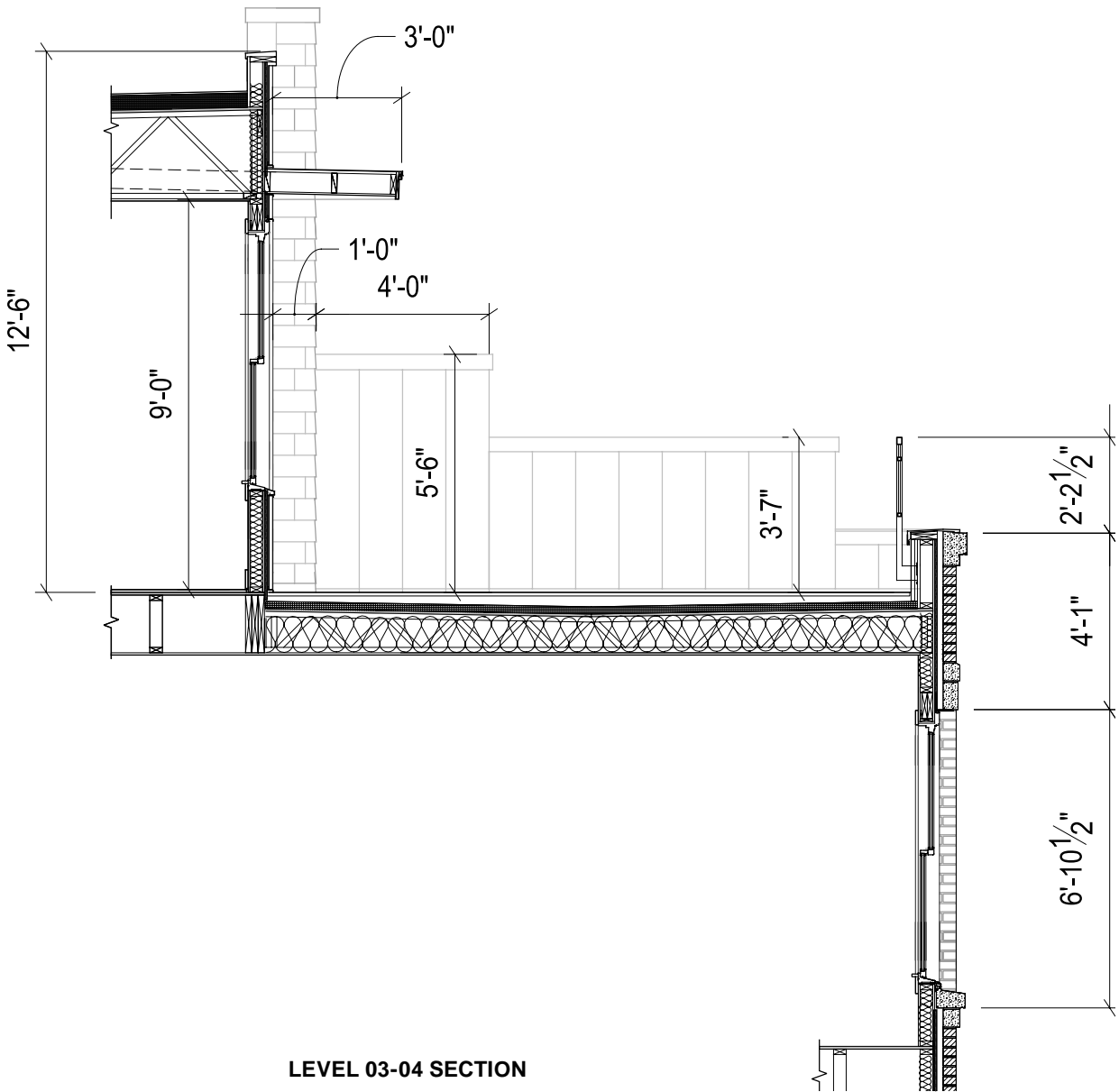
BUILDING 04 DETAIL ELEVATIONS & SECTIONS

4A.



- MECHANICAL SCREEN (METAL 3)
- METAL 3
- SLATE 2
- METAL PANEL (METAL 14)
- WALL SCONCE 5
- ALUMINUM CLAD WINDOW (METAL 10)
- PAINTED METAL (METAL 10)
- METAL DOWNSPOUT (METAL 3)
- PRECAST 4, TYP.
- ALUMINUM CLAD WINDOW (METAL 12)

LEVEL 03-04 ELEVATION



LEVEL 03-04 SECTION

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
|  |  |  |  |  |  |  |  |  |  |  |  | |
| BRICK 3 | BRICK 3A | BRICK 4 | BRICK 4A | SLATE 2 | SLATE 3 | PRECAST 3 - CREAM GRAY | PRECAST 3A - CREAM GRAY CLEFT FACE | PRECAST 4 - RIESLING | PRECAST 5 - NUTMEG | PAINTED METAL 3 DOVE GREY | PAINTED METAL 6 MIDNIGHT BRONZE | |
|  |  |  |  |  |  |  |  |  |  |  |  |  |
| PAINTED METAL 9 SMOKE | PAINTED METAL 10 STEEL GRAY | PAINTED METAL 11 BRONZE | PAINTED METAL 12 IVORY | PAINTED METAL 13 DARK CHOCOLATE | PAINTED METAL 14 SANDSTONE | PAINTED METAL 15 SLATE GREY | PAINT 1 | PAINT 2 | PAINT 3 | PAINT 4 | PAINT 5 | GLASS 1 |

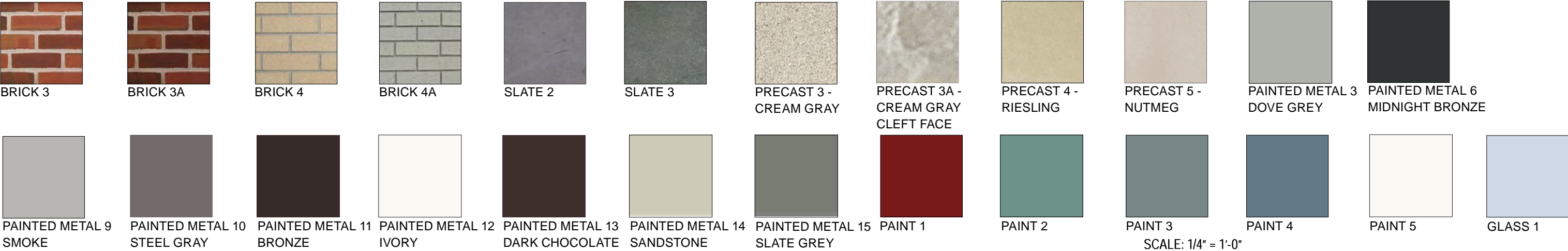
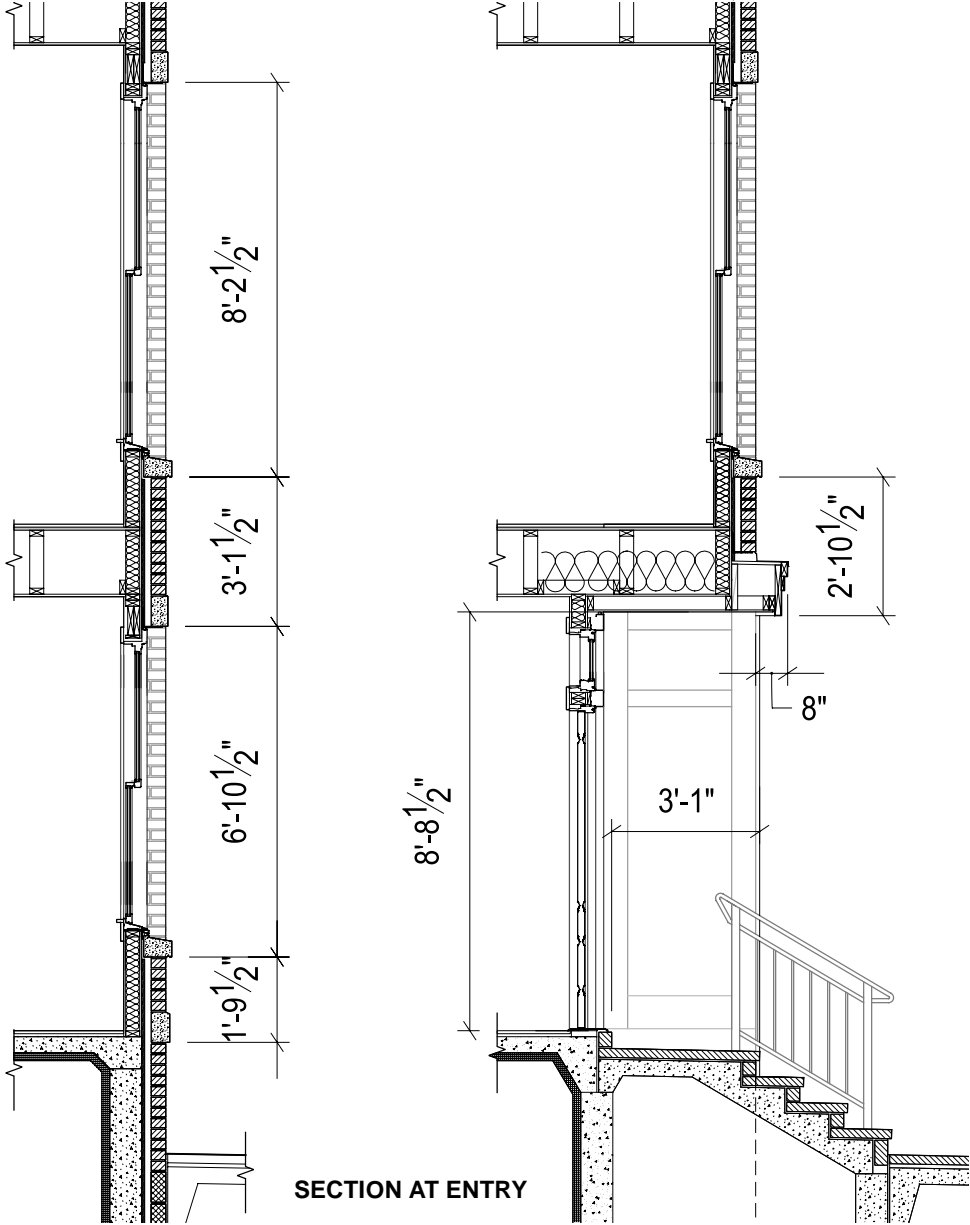
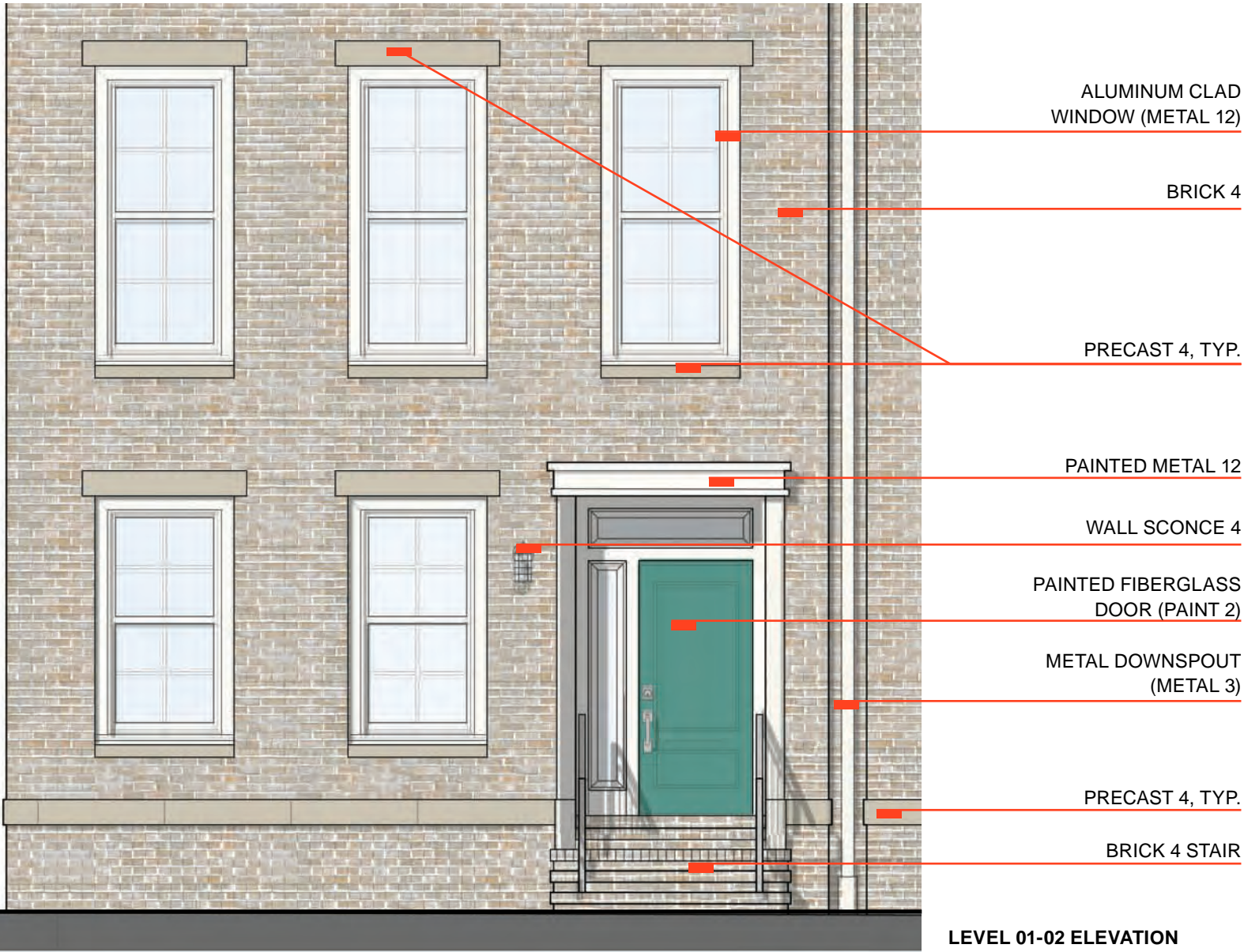
SCALE: 1/4" = 1'-0"

0' 5'

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

BUILDING 04 DETAIL ELEVATIONS & SECTIONS

4B.



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

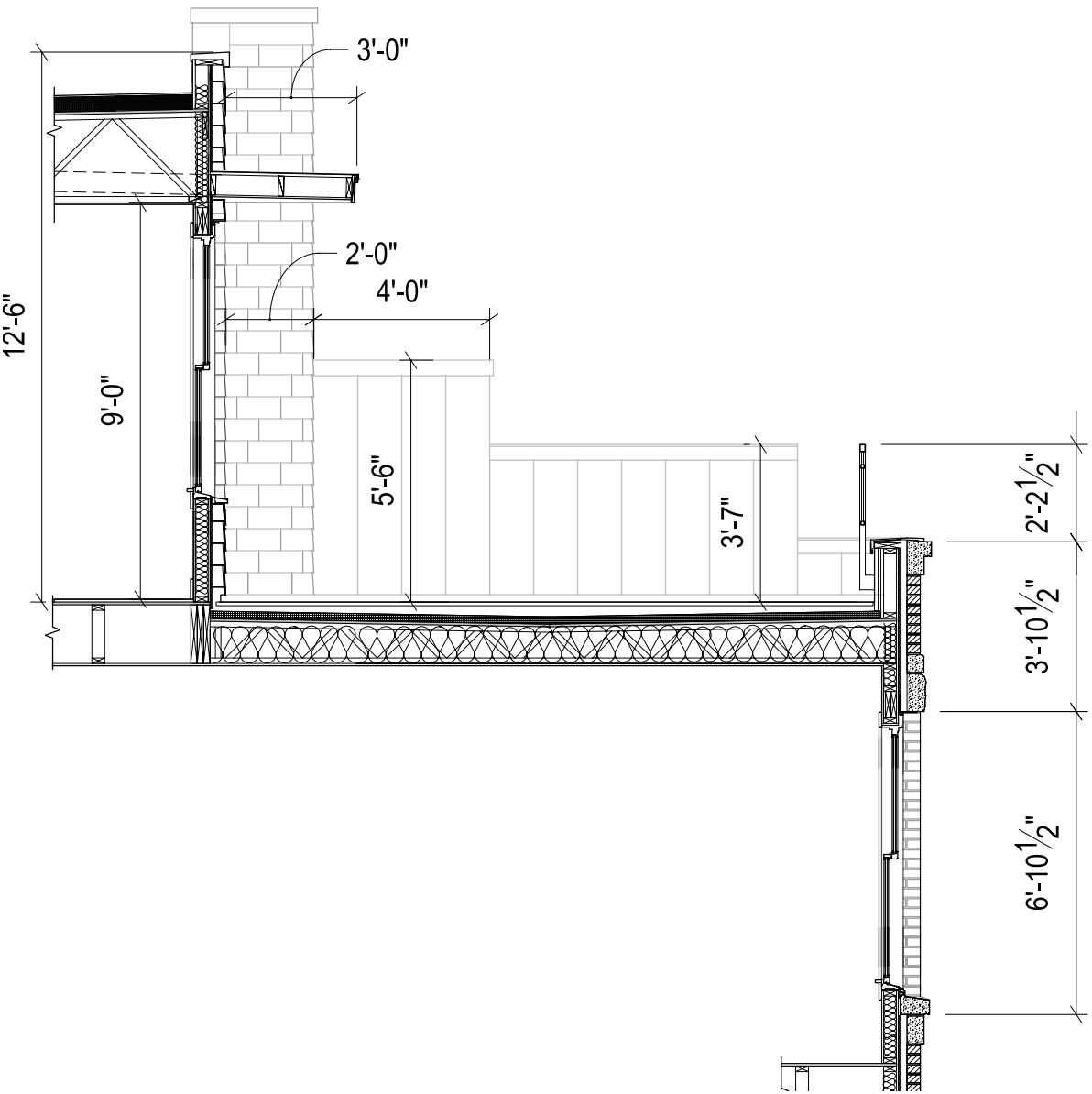
BUILDING 05 DETAIL ELEVATIONS & SECTIONS

5A



LEVEL 03-04 ELEVATION

- MECHANICAL SCREEN (METAL 3)
- SLATE 2
- METAL 3
- METAL PANEL (METAL 15)
- WALL SCONCE 5
- ALUMINUM CLAD WINDOW (METAL 10)
- PAINTED METAL (METAL 10)
- PRECAST 3A,
- ALUMINUM CLAD WINDOW (METAL 10)
- PRECAST 3, TYP.



LEVEL 03-04 SECTION



BRICK 3



BRICK 3A



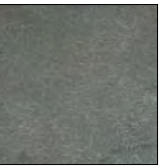
BRICK 4



BRICK 4A



SLATE 2



SLATE 3



PRECAST 3 -
CREAM GRAY



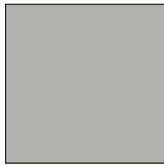
PRECAST 3A -
CREAM GRAY
CLEFT FACE



PRECAST 4 -
RIESLING



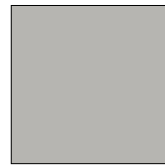
PRECAST 5 -
NUTMEG



PAINTED METAL 3
DOVE GREY



PAINTED METAL 6
MIDNIGHT BRONZE



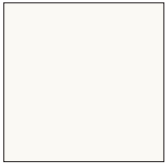
PAINTED METAL 9
SMOKE



PAINTED METAL 10
STEEL GRAY



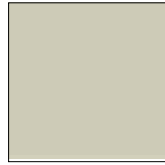
PAINTED METAL 11
BRONZE



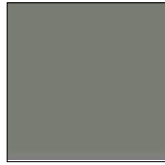
PAINTED METAL 12
IVORY



PAINTED METAL 13
DARK CHOCOLATE



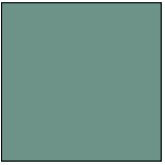
PAINTED METAL 14
SANDSTONE



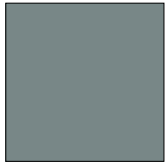
PAINTED METAL 15
SLATE GREY



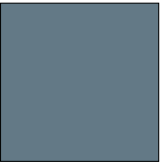
PAINT 1



PAINT 2



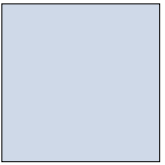
PAINT 3



PAINT 4



PAINT 5



GLASS 1

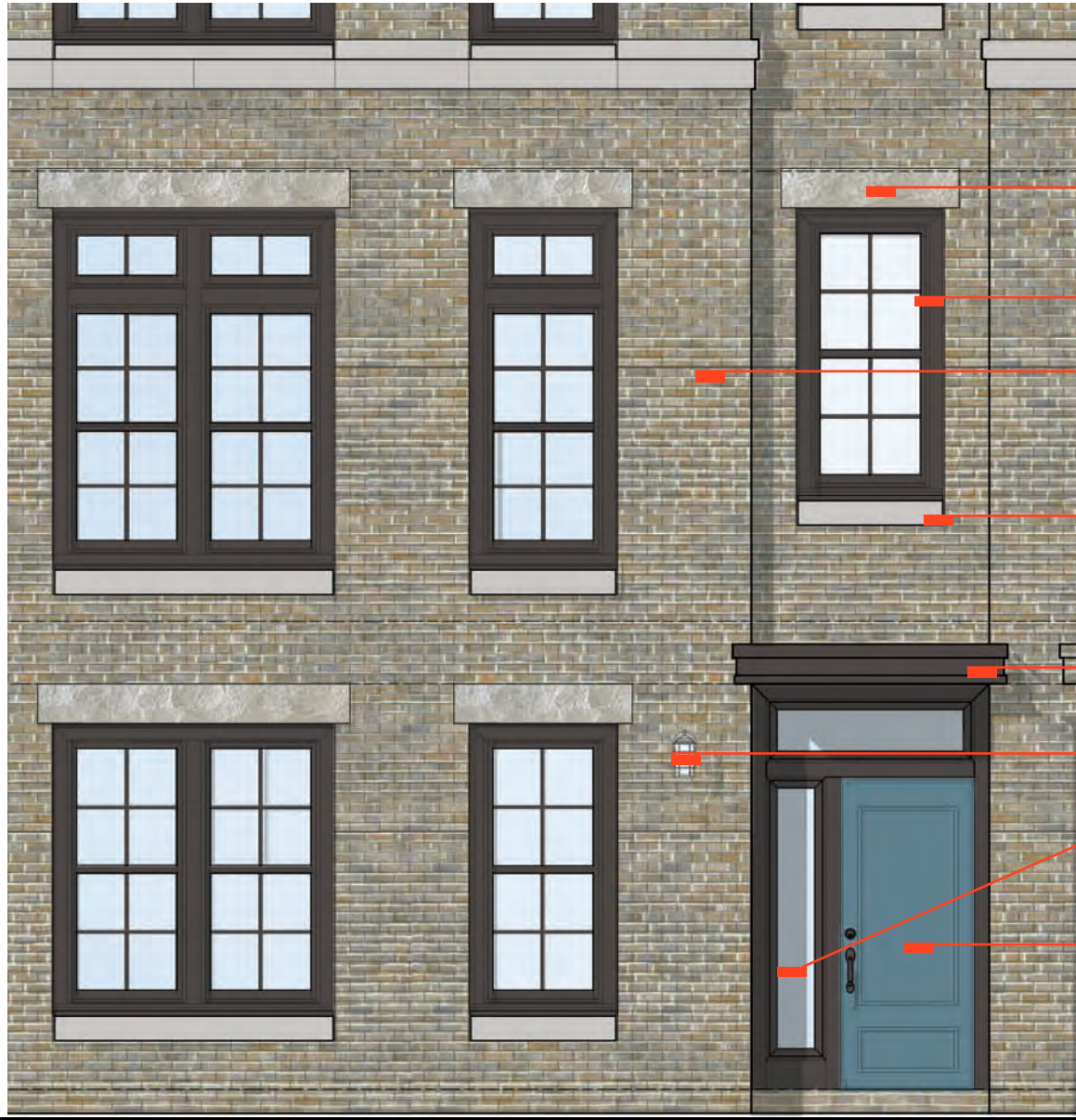
SCALE: 1/4" = 1'-0"



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

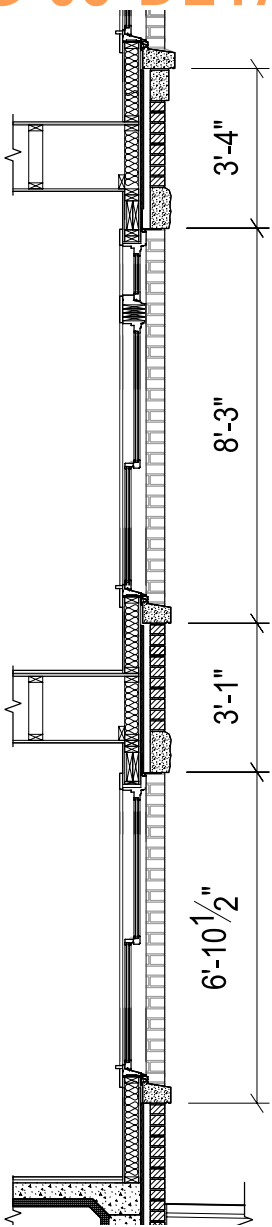
BUILDING 05 DETAIL ELEVATIONS & SECTIONS

5B

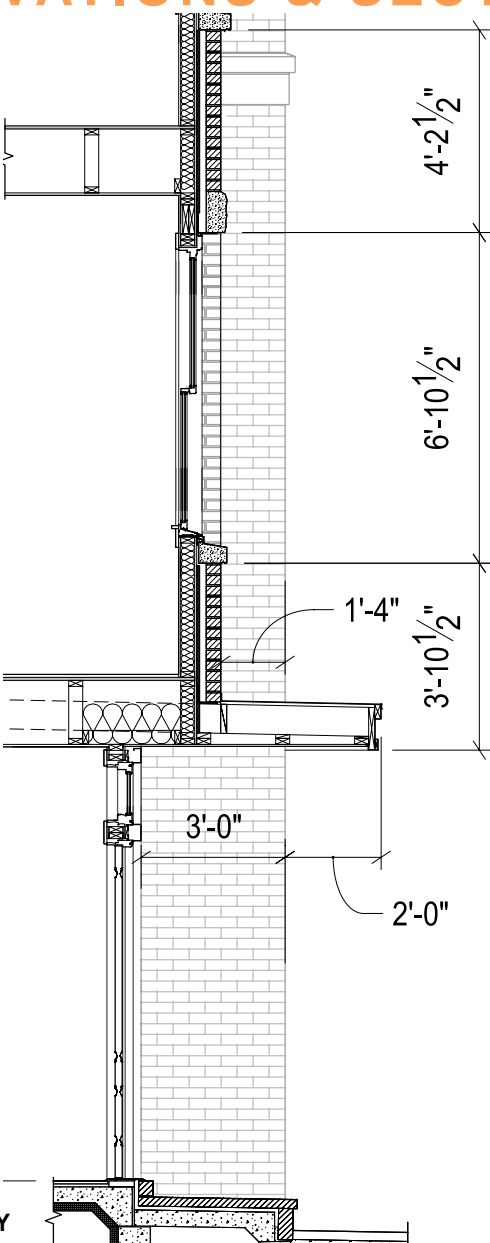


LEVEL 01-02 ELEVATION

- PRECAST 3A
- ALUMINUM CLAD WINDOW (METAL 10)
- BRICK 4A
- PRECAST 3, TYP.
- PAINTED METAL 10
- WALL SCONCE 3
- GLASS TRANSOM & SIDELIGHT
- PAINTED FIBERGLASS DOOR (PAINT 4)



LEVEL 01-02 SECTION



SECTION @ ENTRY

BRICK 3

BRICK 3A

BRICK 4

BRICK 4A

SLATE 2

SLATE 3

PRECAST 3 - CREAM GRAY

PRECAST 3A - CREAM GRAY CLEFT FACE

PRECAST 4 - RIESLING

PRECAST 5 - NUTMEG

PAINTED METAL 3 DOVE GREY

PAINTED METAL 6 MIDNIGHT BRONZE

PAINTED METAL 9 SMOKE

PAINTED METAL 10 STEEL GRAY

PAINTED METAL 11 BRONZE

PAINTED METAL 12 IVORY

PAINTED METAL 13 DARK CHOCOLATE

PAINTED METAL 14 SANDSTONE

PAINTED METAL 15 SLATE GREY

PAINT 1

PAINT 2

PAINT 3

PAINT 4

PAINT 5

GLASS 1

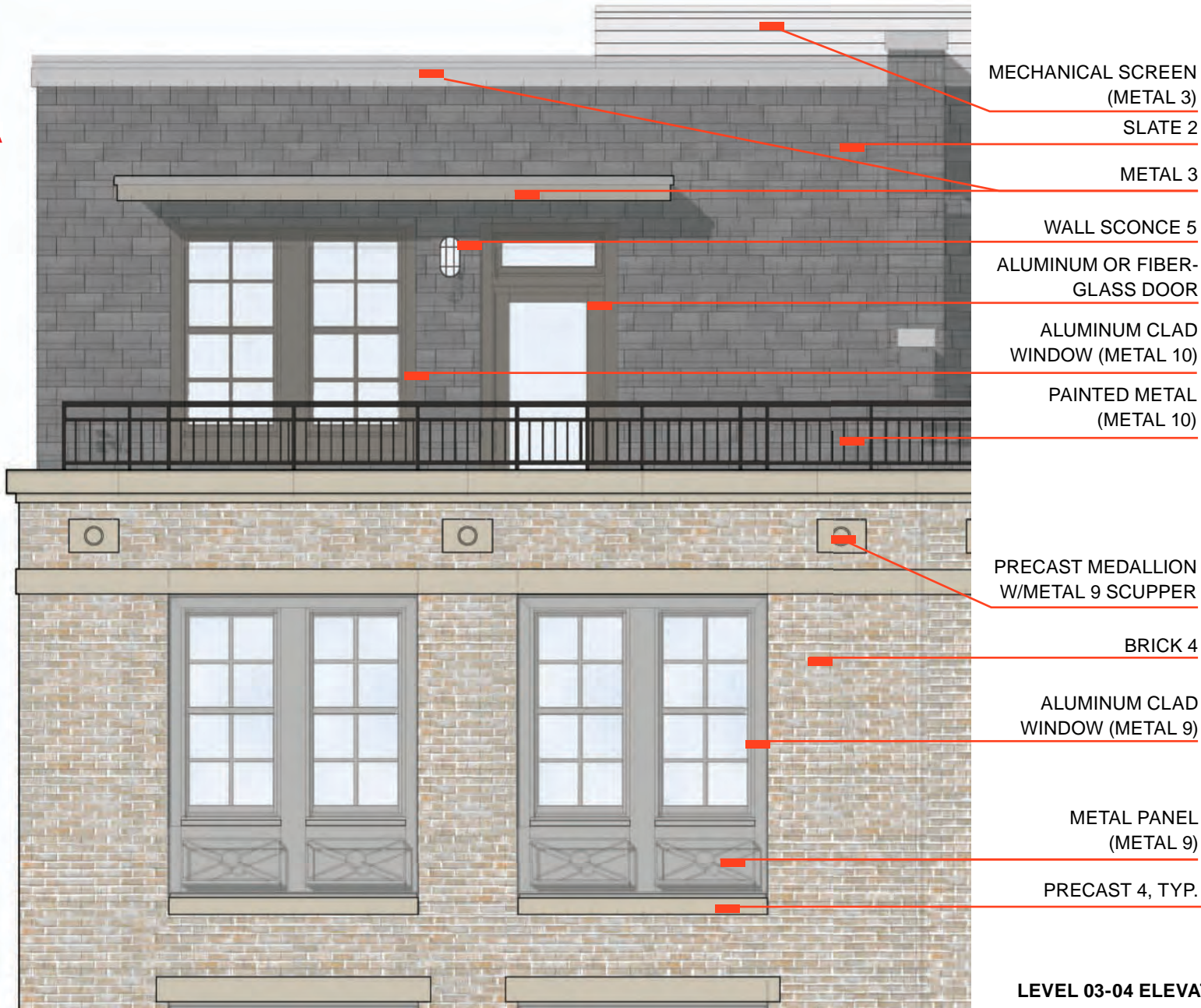
SCALE: 1/4" = 1'-0"

0' 5'

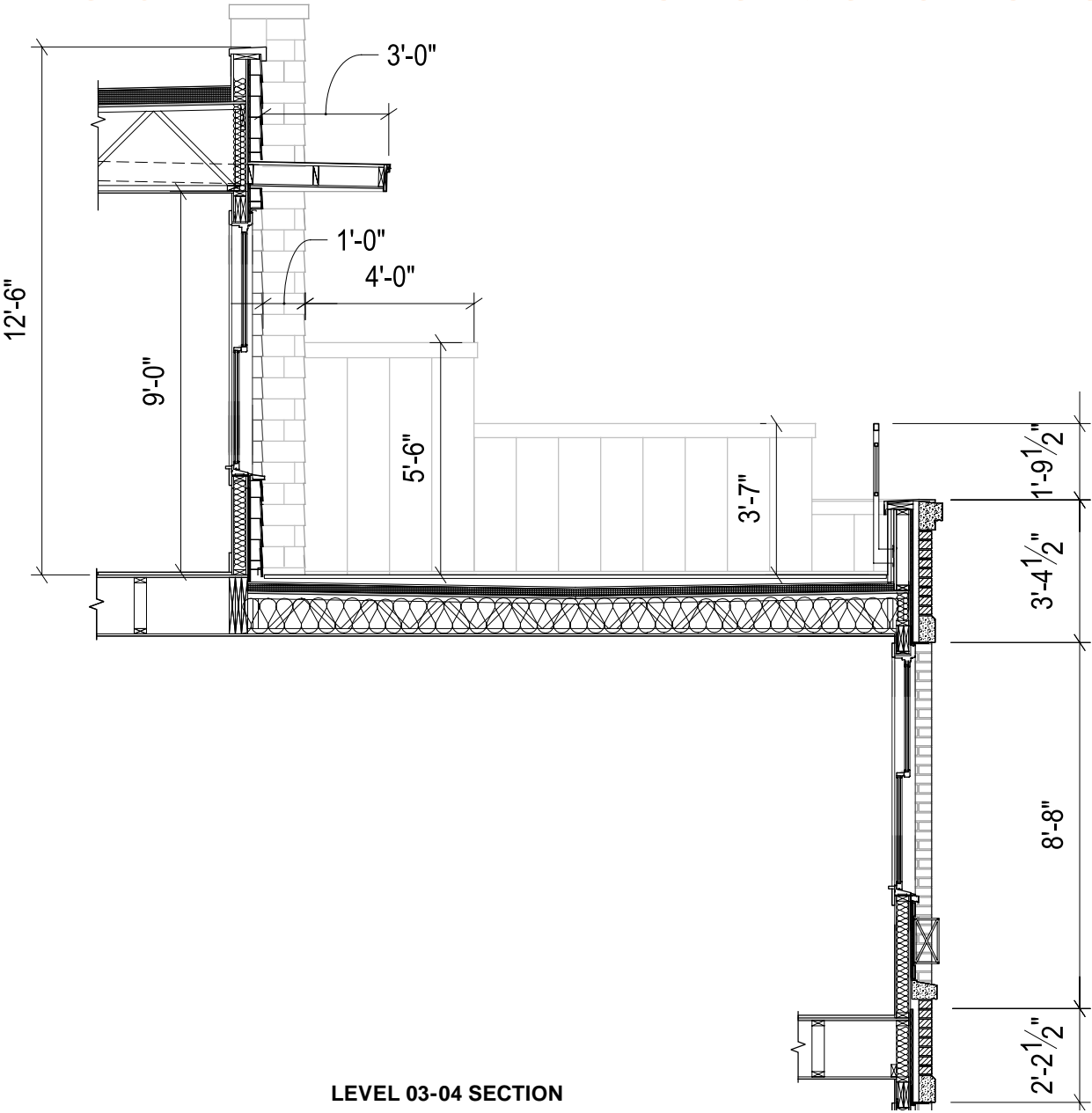
ROBINSON LANDING-ALEXANDRIA, VA | BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS

BUILDING 07 DETAIL ELEVATIONS & SECTIONS

7A



LEVEL 03-04 ELEVATION



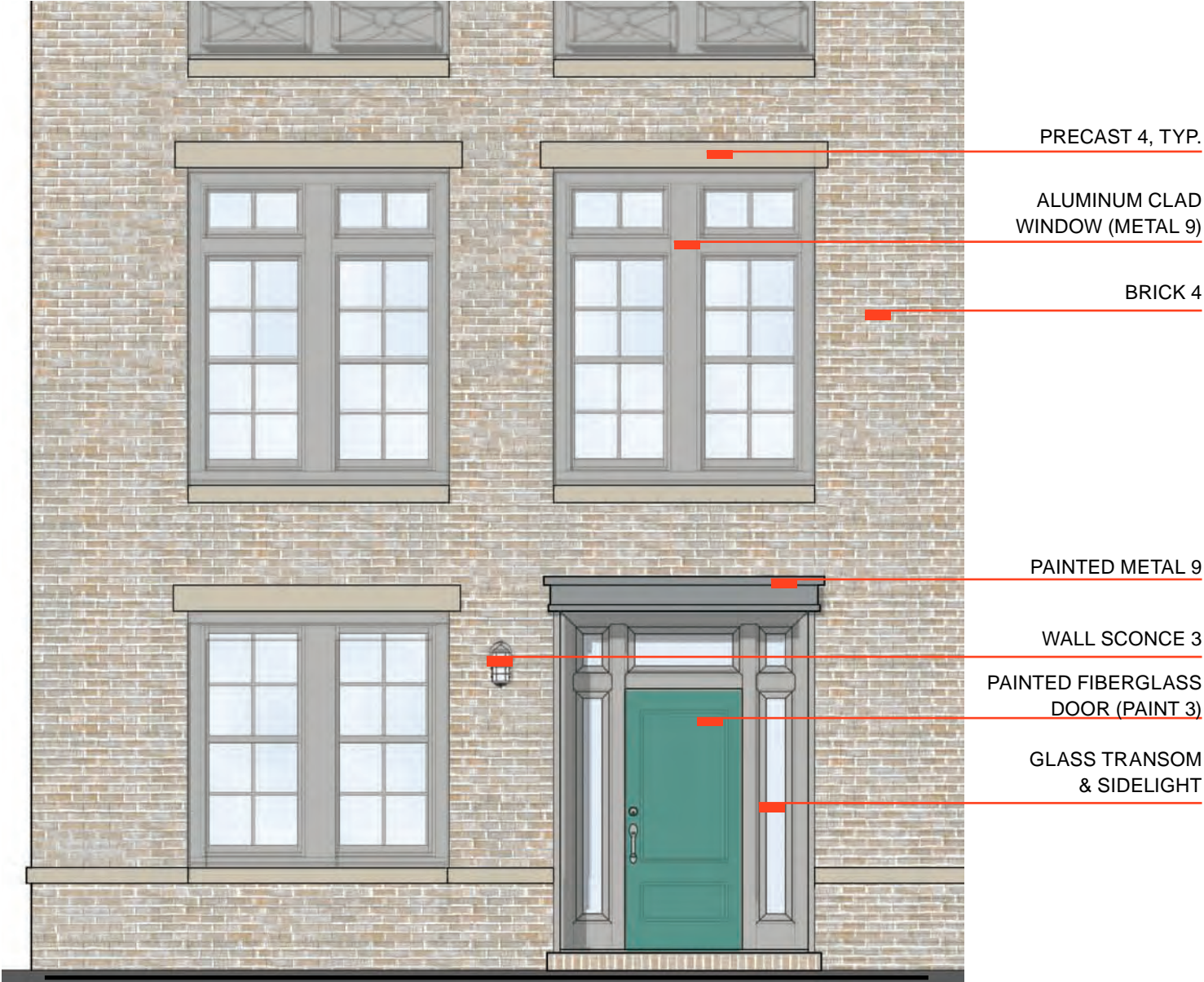
LEVEL 03-04 SECTION

| | | | | | | | | | | | | |
|-----------------------|-----------------------------|-------------------------|------------------------|---------------------------------|----------------------------|-----------------------------|------------------------------------|----------------------|--------------------|---------------------------|---------------------------------|---------|
| | | | | | | | | | | | | |
| BRICK 3 | BRICK 3A | BRICK 4 | BRICK 4A | SLATE 2 | SLATE 3 | PRECAST 3 - CREAM GRAY | PRECAST 3A - CREAM GRAY CLEFT FACE | PRECAST 4 - RIESLING | PRECAST 5 - NUTMEG | PAINTED METAL 3 DOVE GREY | PAINTED METAL 6 MIDNIGHT BRONZE | |
| | | | | | | | | | | | | |
| PAINTED METAL 9 SMOKE | PAINTED METAL 10 STEEL GRAY | PAINTED METAL 11 BRONZE | PAINTED METAL 12 IVORY | PAINTED METAL 13 DARK CHOCOLATE | PAINTED METAL 14 SANDSTONE | PAINTED METAL 15 SLATE GREY | PAINT 1 | PAINT 2 | PAINT 3 | PAINT 4 | PAINT 5 | GLASS 1 |

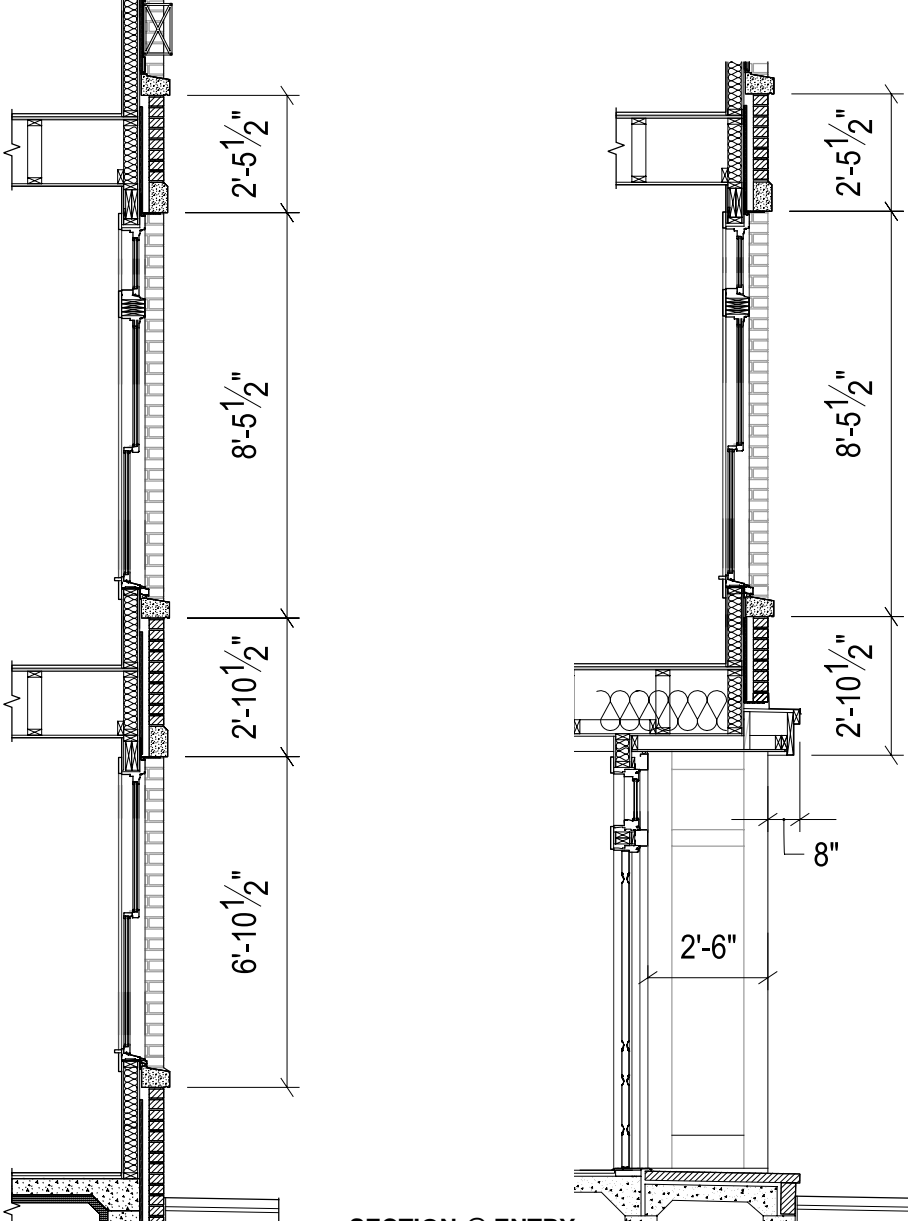
SCALE: 1/4" = 1'-0"
0' 5'

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

7B



LEVEL 01-02 ELEVATION



LEVEL 01-02 SECTION

SECTION @ ENTRY



BRICK 3



BRICK 3A



BRICK 4



BRICK 4A



SLATE 2



SLATE 3



PRECAST 3 - CREAM GRAY



PRECAST 3A - CREAM GRAY CLEFT FACE



PRECAST 4 - RIESLING



PRECAST 5 - NUTMEG



PAINTED METAL 3 DOVE GREY



PAINTED METAL 6 MIDNIGHT BRONZE



PAINTED METAL 9 SMOKE



PAINTED METAL 10 STEEL GRAY



PAINTED METAL 11 BRONZE



PAINTED METAL 12 IVORY



PAINTED METAL 13 DARK CHOCOLATE



PAINTED METAL 14 SANDSTONE



PAINTED METAL 15 SLATE GREY



PAINT 1



PAINT 2



PAINT 3



PAINT 4



PAINT 5



GLASS 1

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

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

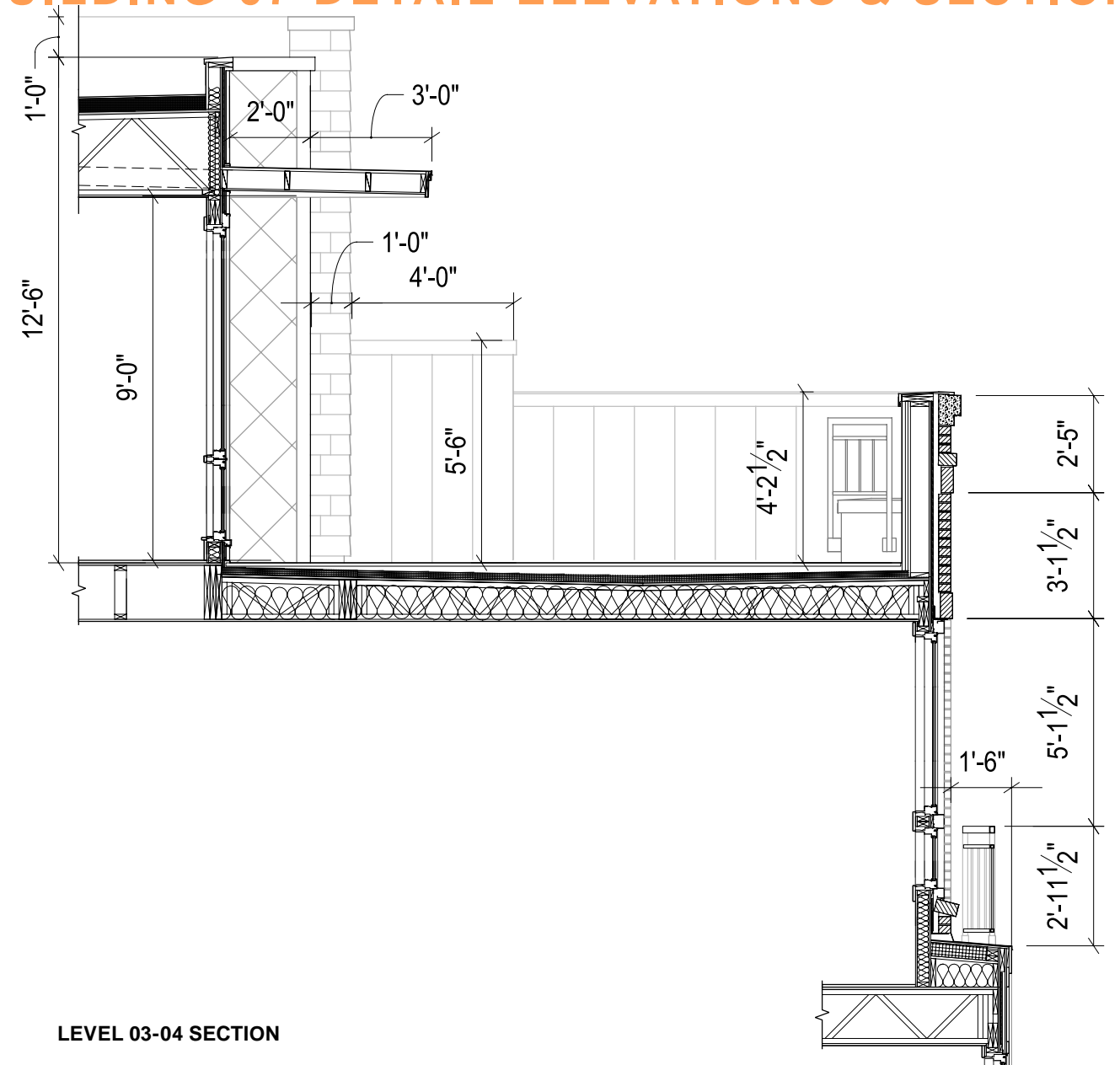
7C



- MECHANICAL SCREEN (METAL 3)
- METAL PANEL (METAL 15)
- METAL 3
- WALL SCONCE 5
- ALUMINUM OR FIBER-GLASS DOOR
- PAINTED METAL (METAL 10)
- PRECAST 3
- PRECAST MEDALLION W/METAL 9 SCUPPER
- BRICK 4A
- ALUMINUM CLAD WINDOW (METAL 10)
- METAL RAILING (METAL 10)
- SOLDIER COURSE (BRICK 4A)

LEVEL 03-04 ELEVATION

BUILDING 07 DETAIL ELEVATIONS & SECTIONS



LEVEL 03-04 SECTION

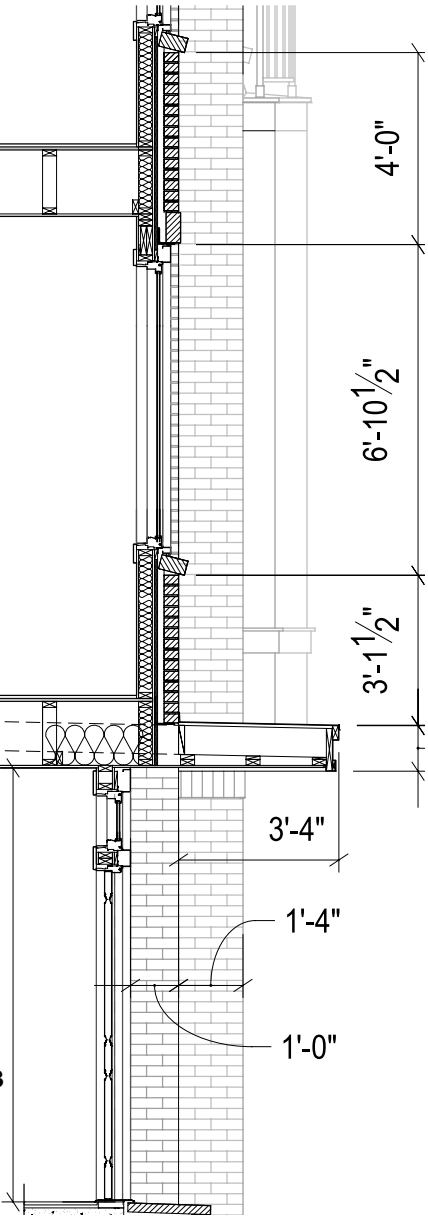
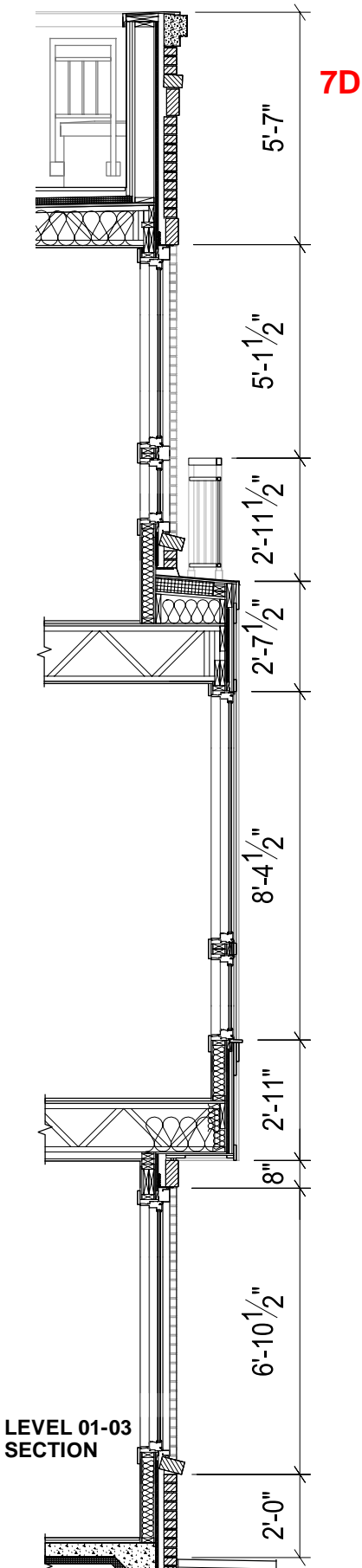


SCALE: 1/4" = 1'-0"

0' 5'

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

BUILDING 07 DETAIL
ELEVATIONS & SECTIONS



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



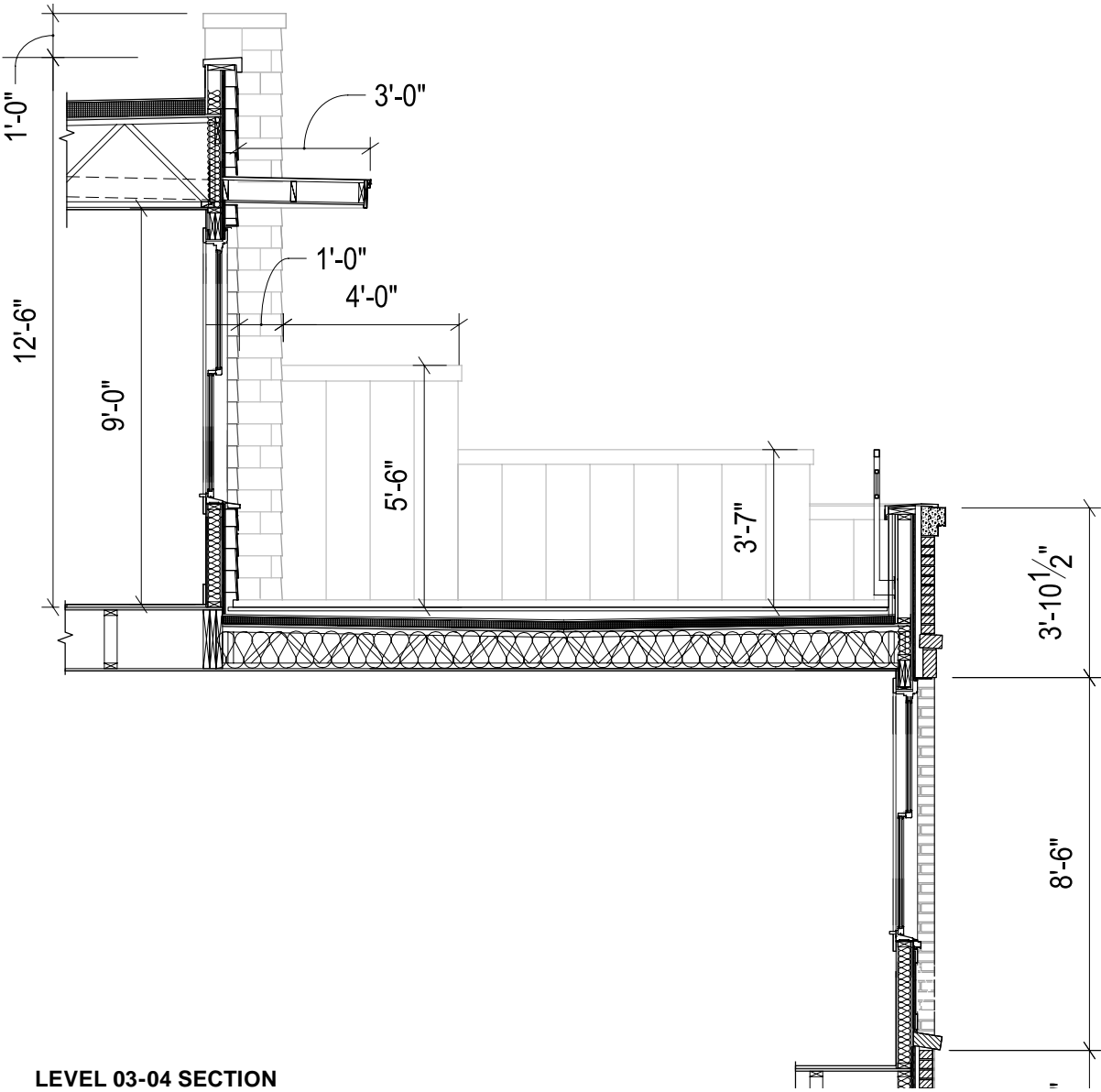
ROBINSON LANDING-ALEXANDRIA, VA | BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS

BUILDING 08 DETAIL ELEVATIONS & SECTIONS

8A



LEVEL 03-04 ELEVATION



LEVEL 03-04 SECTION

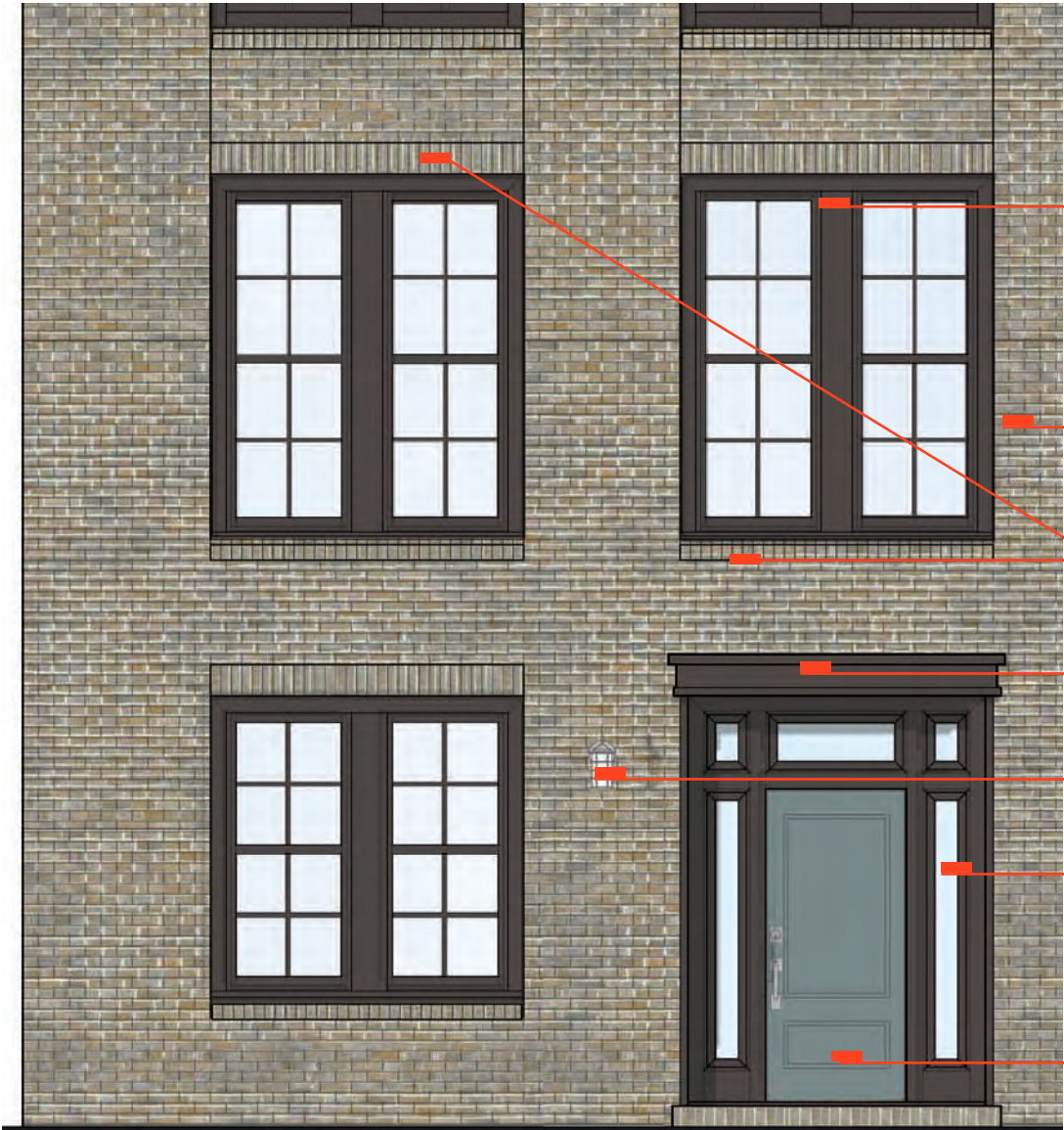
| | | | | | | | | | | | | |
|--|---|---|--|---|--|---|---|--|--|---|---|--|
|  BRICK 3 |  BRICK 3A |  BRICK 4 |  BRICK 4A |  SLATE 2 |  SLATE 3 |  PRECAST 3 - CREAM GRAY |  PRECAST 3A - CREAM GRAY CLEFT FACE |  PRECAST 4 - RIESLING |  PRECAST 5 - NUTMEG |  PAINTED METAL 3 DOVE GREY |  PAINTED METAL 6 MIDNIGHT BRONZE | |
|  PAINTED METAL 9 SMOKE |  PAINTED METAL 10 STEEL GRAY |  PAINTED METAL 11 BRONZE |  PAINTED METAL 12 IVORY |  PAINTED METAL 13 DARK CHOCOLATE |  PAINTED METAL 14 SANDSTONE |  PAINTED METAL 15 SLATE GREY |  PAINT 1 |  PAINT 2 |  PAINT 3 |  PAINT 4 |  PAINT 5 |  GLASS 1 |

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

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

BUILDING 08 DETAIL ELEVATIONS & SECTIONS

8B



LEVEL 01-02 ELEVATION

ALUMINUM CLAD WINDOW (METAL 10)

BRICK 4

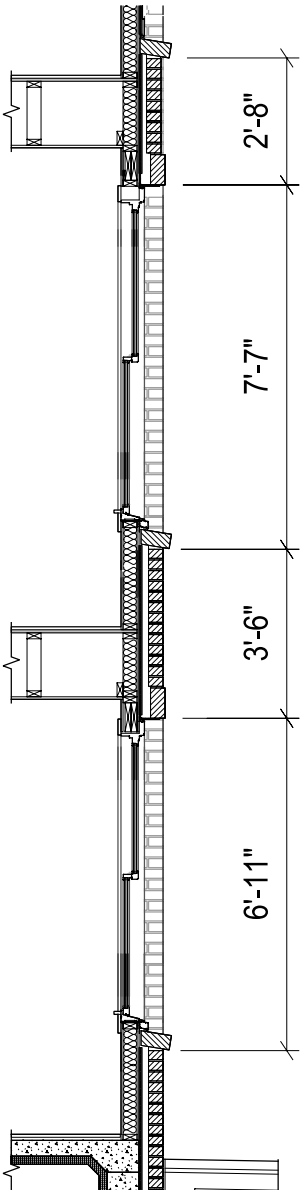
SOLDIER COURSE (BRICK 4A)

METAL 10

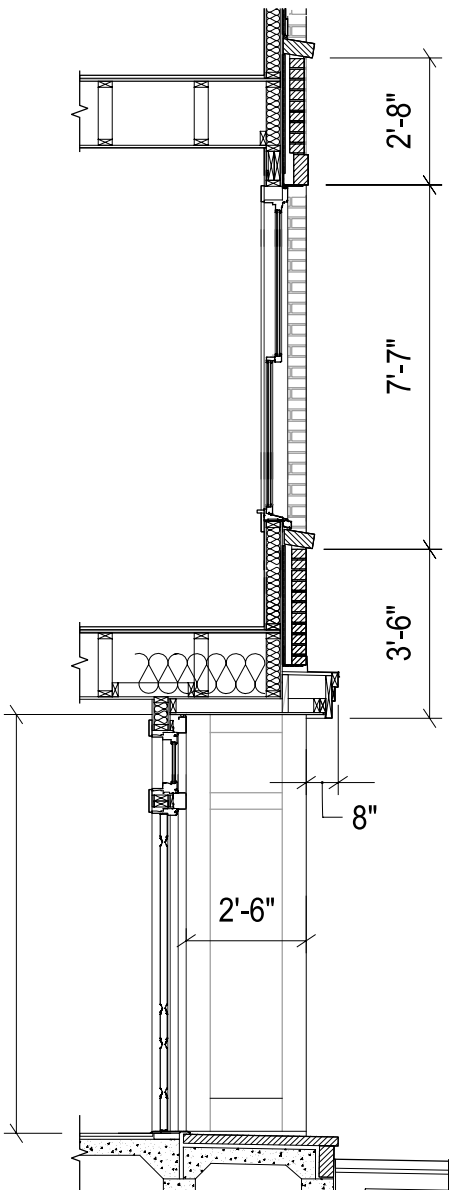
WALL SCONCE 3

GLASS TRANSOM & SIDELIGHT



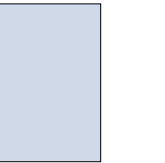
PAINTED FIBERGLASS DOOR (PAINT 3)



LEVEL 01-02 SECTION



SECTION @ ENTRY

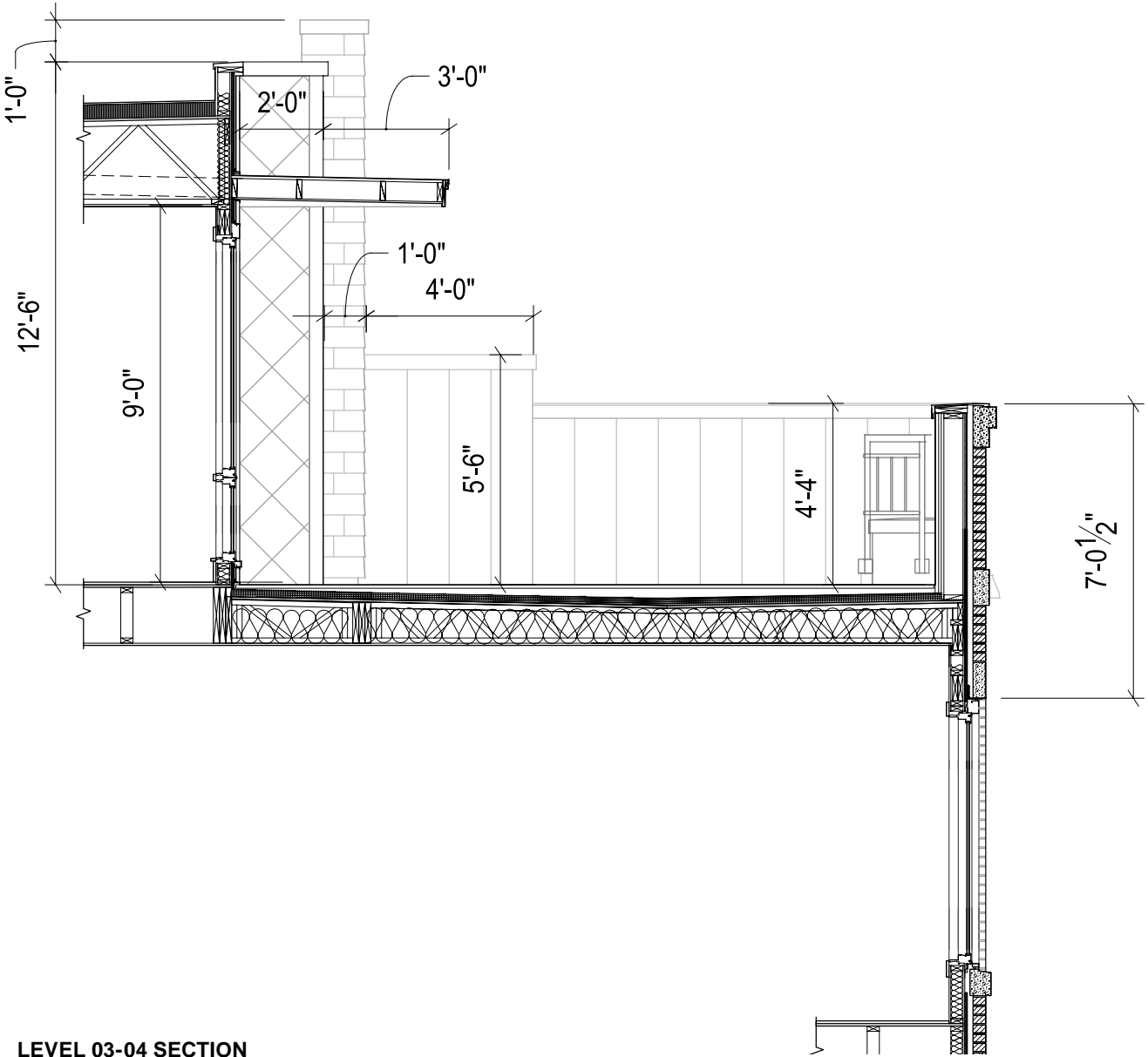
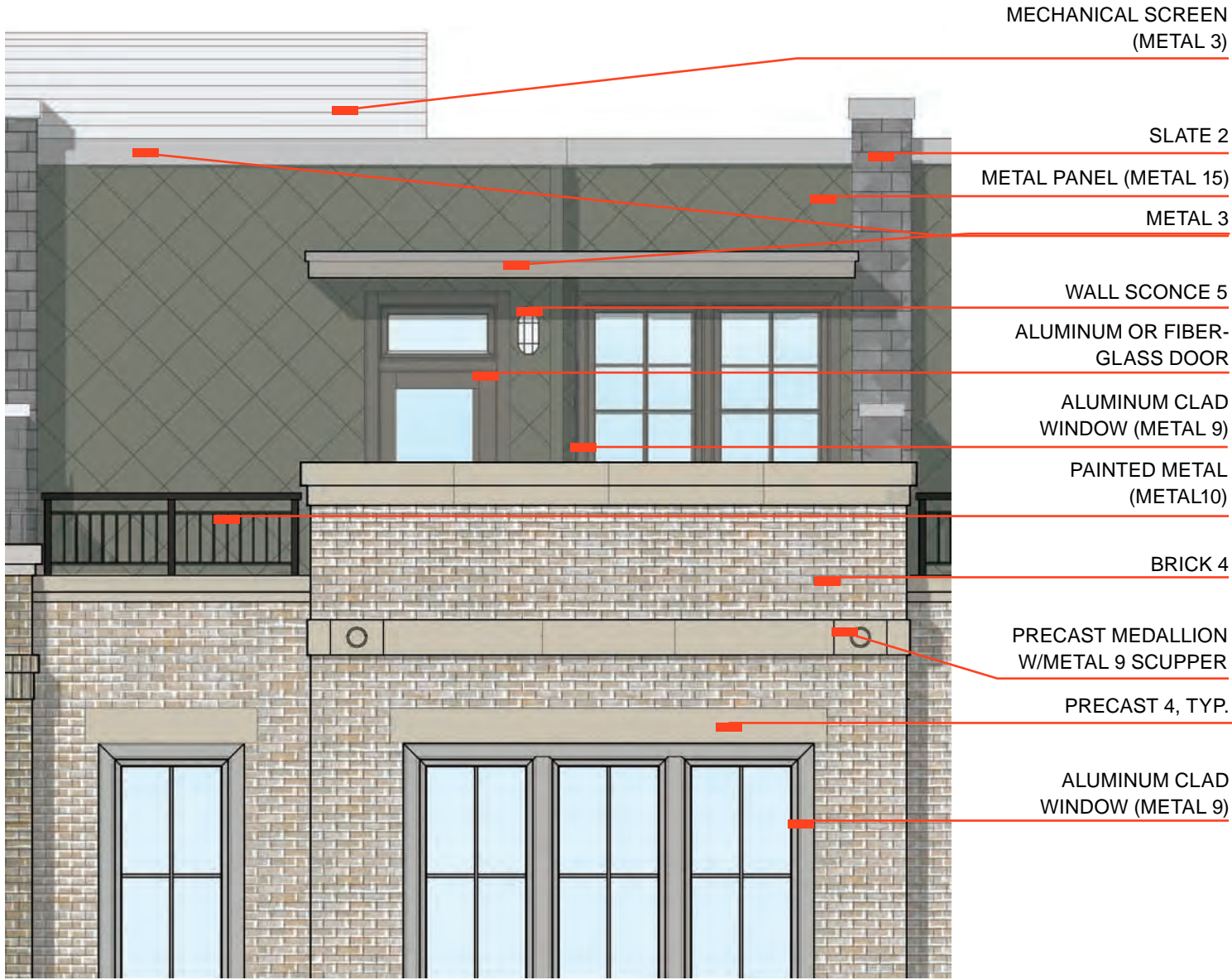
| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
|  |  |  |  |  |  |  |  |  |  |  |  | |
| BRICK 3 | BRICK 3A | BRICK 4 | BRICK 4A | SLATE 2 | SLATE 3 | PRECAST 3 - CREAM GRAY | PRECAST 3A - CREAM GRAY CLEFT FACE | PRECAST 4 - RIESLING | PRECAST 5 - NUTMEG | PAINTED METAL 3 DOVE GREY | PAINTED METAL 6 MIDNIGHT BRONZE | |
|  |  |  |  |  |  |  |  |  |  |  |  |  |
| PAINTED METAL 9 SMOKE | PAINTED METAL 10 STEEL GRAY | PAINTED METAL 11 BRONZE | PAINTED METAL 12 IVORY | PAINTED METAL 13 DARK CHOCOLATE | PAINTED METAL 14 SANDSTONE | PAINTED METAL 15 SLATE GREY | PAINT 1 | PAINT 2 | PAINT 3 | PAINT 4 | PAINT 5 | GLASS 1 |

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

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

BUILDING 08 DETAIL ELEVATIONS & SECTIONS

8C

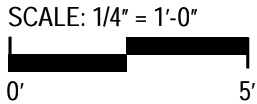


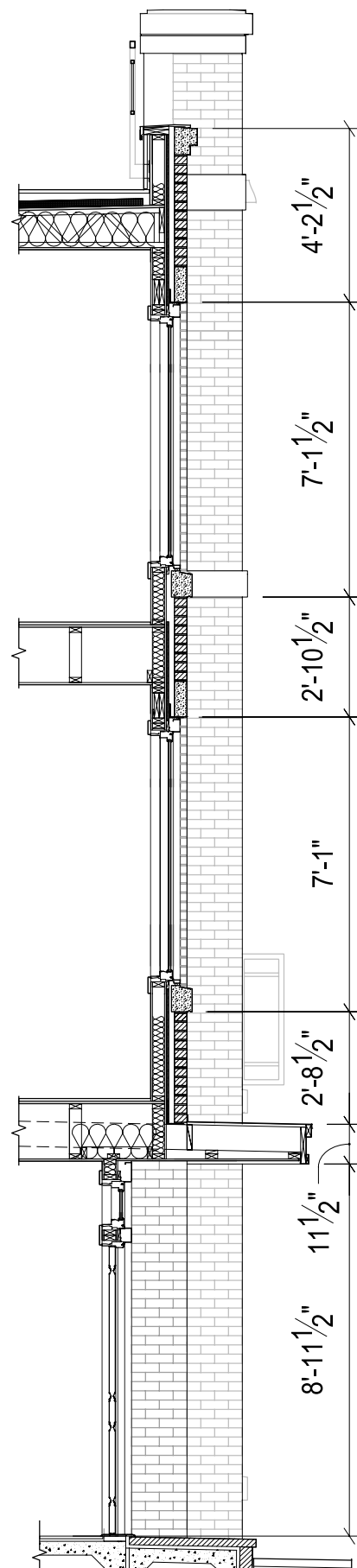
LEVEL 03-04 ELEVATION

LEVEL 03-04 SECTION

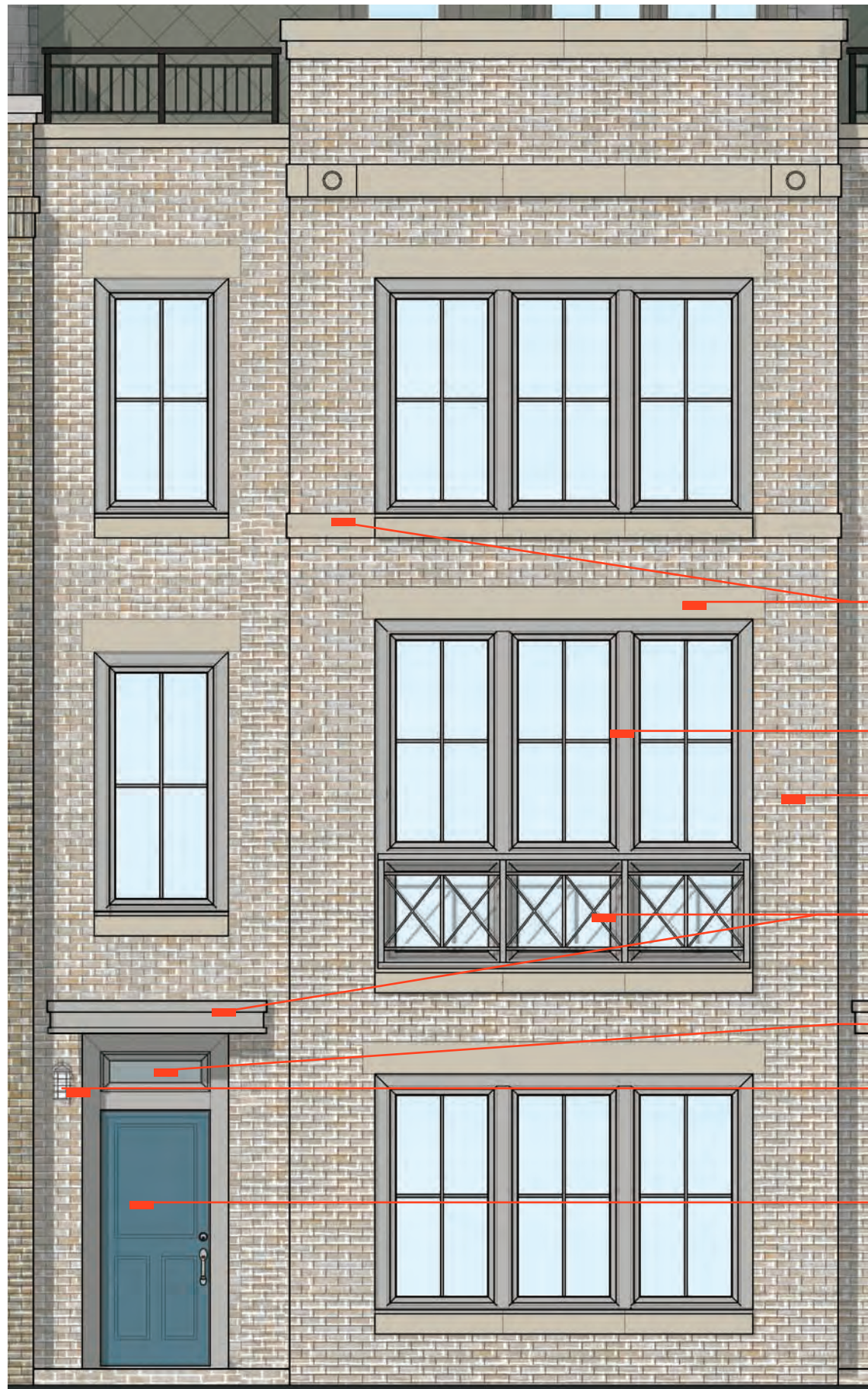


ROBINSON LANDING-ALEXANDRIA, VA | BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS





8D



PRECAST 4, TYP.

ALUMINUM CLAD WINDOW (METAL 9)

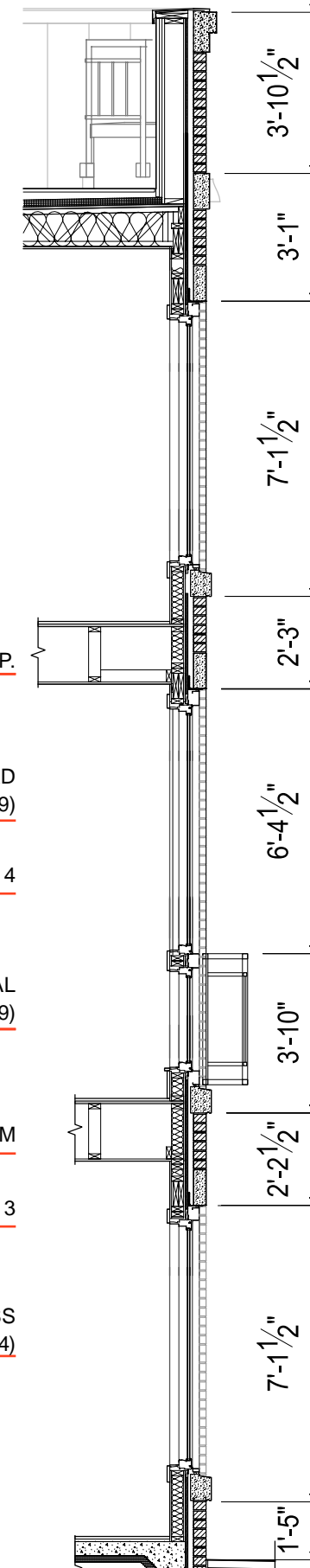
BRICK 4

DECORATIVE METAL PANEL (METAL 9)

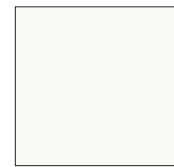
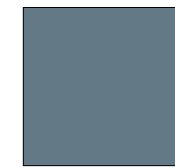
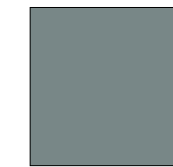
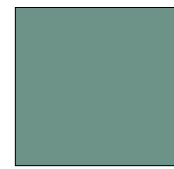
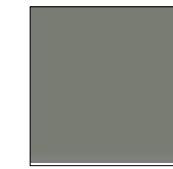
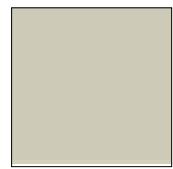
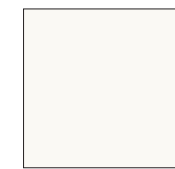
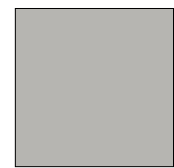
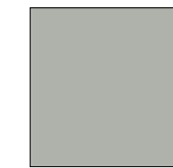
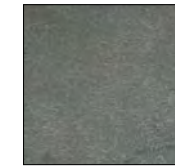
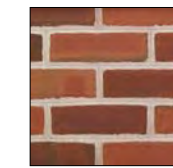
GLASS TRANSOM

WALL SCONCE 3

PAINTED FIBERGLASS DOOR (PAINT 4)



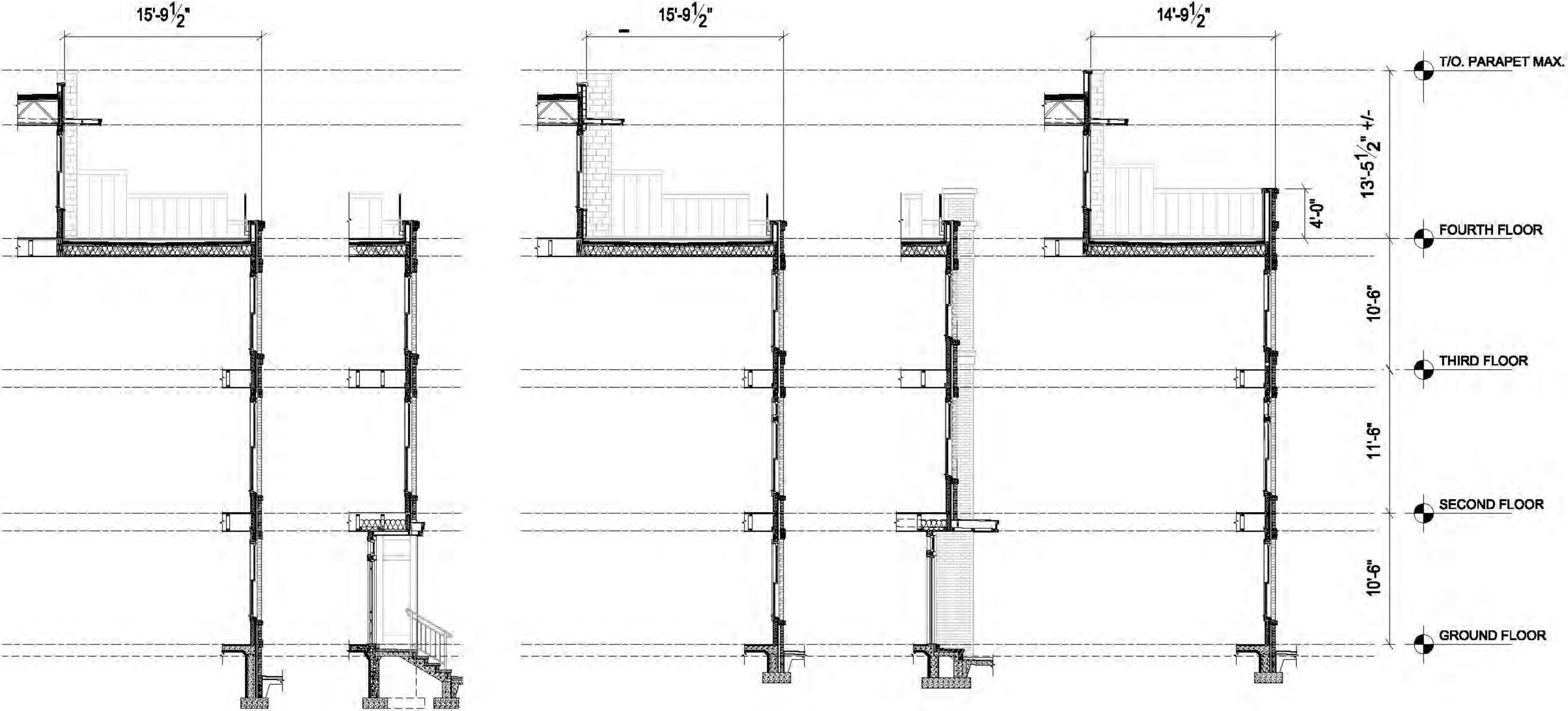
BUILDING 08 DETAIL ELEVATIONS & SECTIONS



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



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



SECTION 4.1

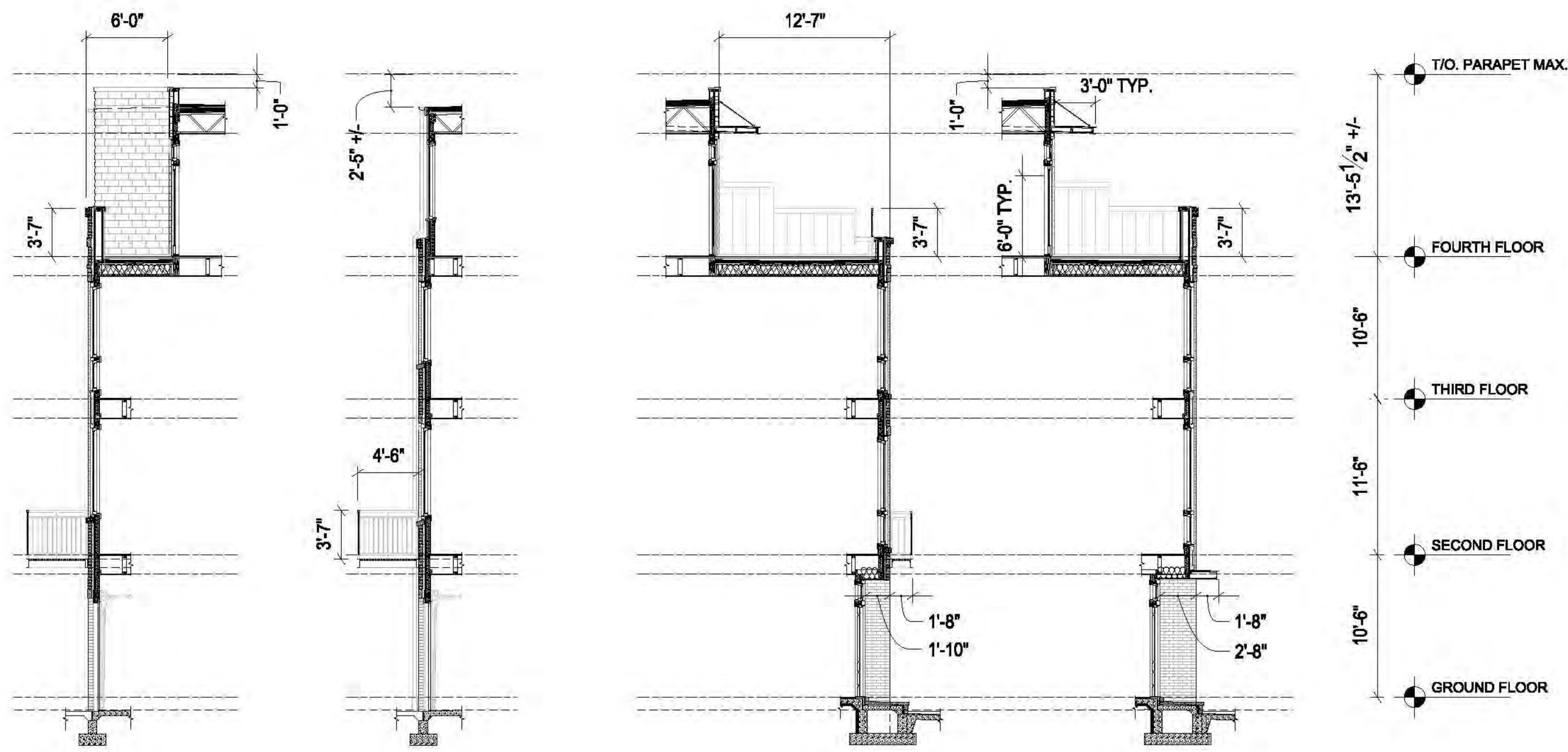
SECTION 4.2

SECTION 5.1

SECTION 5.2

SECTION 5.3

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



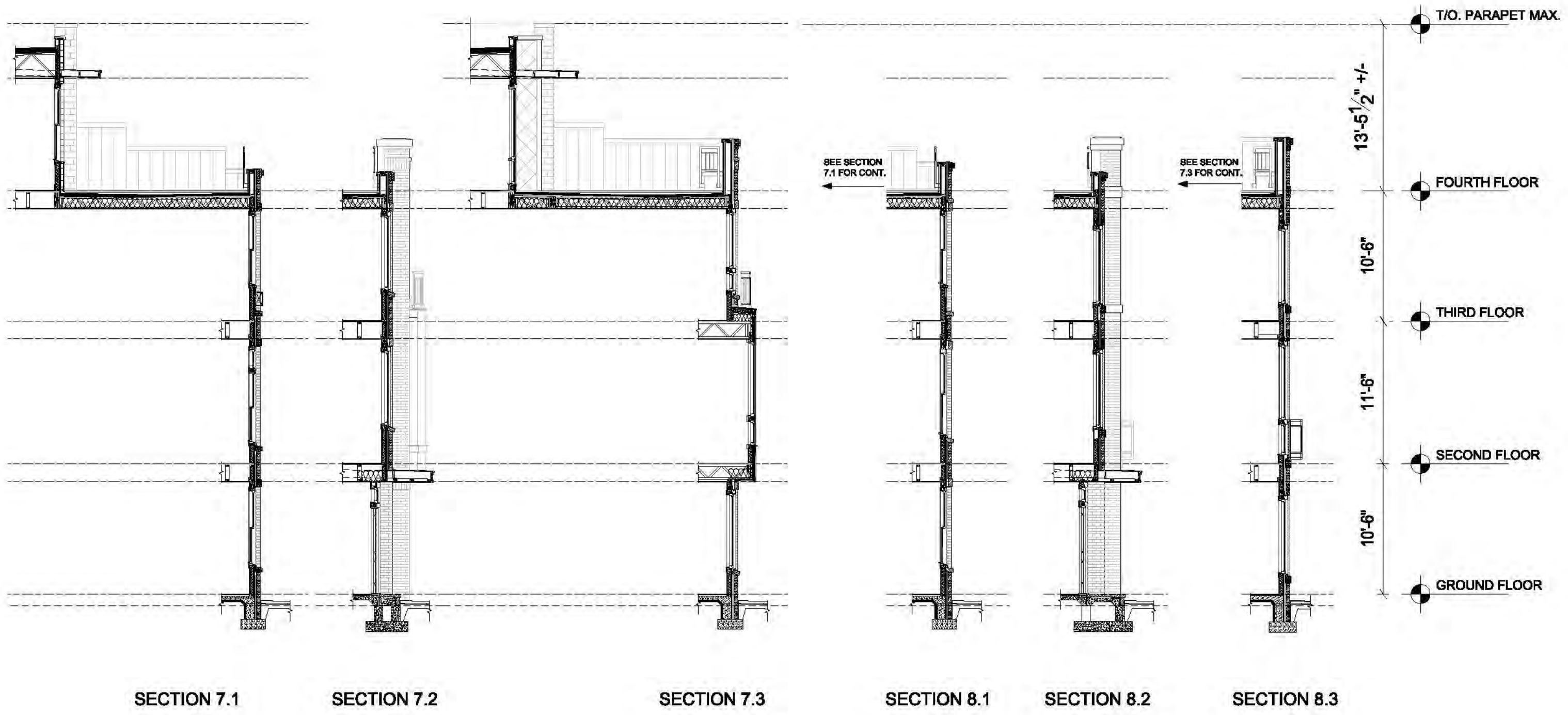
SECTION 6.1

SECTION 6.2
(TYP TH REAR)

SECTION 6.3

SECTION 6.4

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



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

WALL SCONCE 3



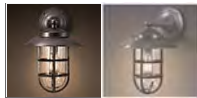
Shown in bronze.

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

Antique Brass

Bronze

Polished Nickel

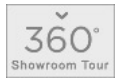
WALL SCONCE 4

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

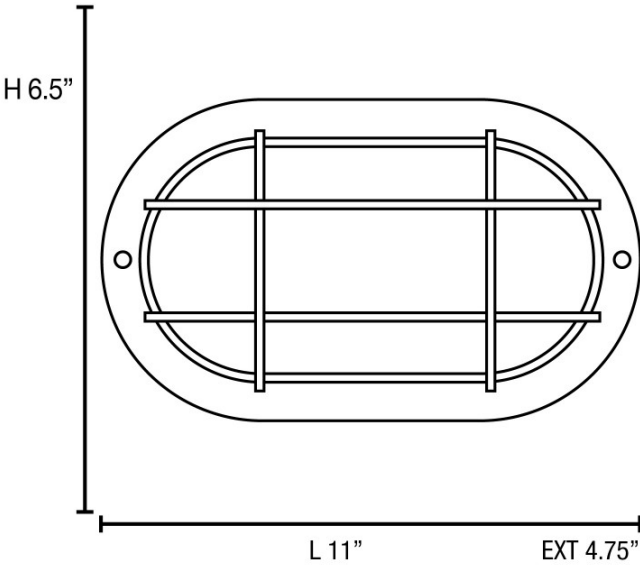
[Pin It](#) [Add](#) [Tweet](#)

DETAILS

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



WALL SCONCE 5



DOOR HARDWARE

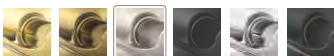
CENTURY STYLE ONE SIDE KEYED HANDLESET WITH GEORGIAN KNOB



Click / Tap Image to Zoom

F60 CEN 619 GEO

Finish Options



WINDOWS

SITELINE WOOD CASEMENT WINDOW



SITELINE WOOD DOUBLE-HUNG WINDOW



DOORS



PRODUCTS

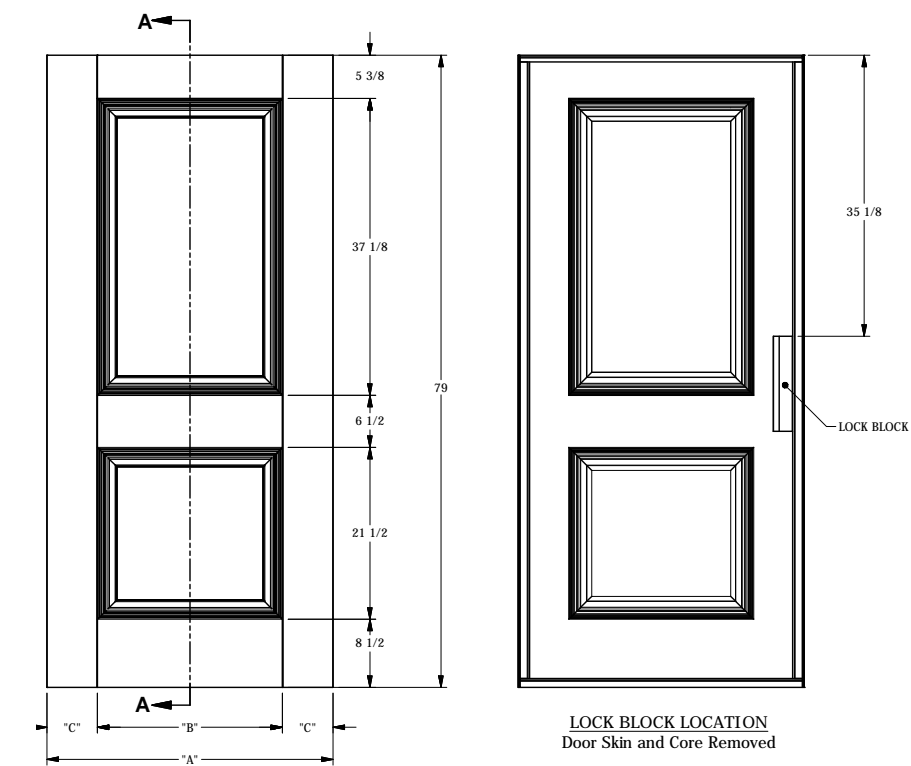
PLANNING & PROJECTS

Home » Patio Doors » Swinging » Siteline Wood Swinging Patio Door

SITELINE WOOD SWINGING PATIO DOOR



DOORS



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



| 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 | | 3737 Lakeport Blvd. Klamath Falls, OR 97601 Phone: (800) 441-3884 www.jeld-wen.com |
| REV. DATE: | | |
| TITLE: FIBERGLASS DOOR | | |
| DESCRIPTION: SP-21 Smooth 2-Panel Square Top 6'-8" DF-21 Fir 2-Panel Square Top 6'-8" | | |

METAL SIDING

TERRACE DIVIDER
WALLS & PARAPET
INTERIORS

9/29/2015

Metal Panels | CENTRIA IW Series Concealed Fastener Profiles IW-14A V

Horizontal

Vertical

Profile Series IW Series Concealed Fastener Profiles IW-14A

IW Series concealed fastener panels have no exposed fasteners for a clean, unbroken aesthetic in a variety of stucco embossed or smooth finishes. [Zinc](#) panels are available in smooth, non-embossed finish. The panels also feature a common lock-joint design that makes interesting visual effects possible, as well as the ability to be installed vertically or horizontally.

Features:

- Substrates:**
 - 18 [1.19mm], 20 [.91mm], 22 [.76mm] gage G90 galvanized steel, Aluminum & Stainless Steel
 - Optional .040" [1mm] & .050" [1.27mm] aluminum
 - Optional .22" [.76mm] gage stainless steel
 - Optional .039" [1mm] [zinc](#)
- Surface Finish:**
 - Smooth – standard
 - Non-directional embossing – optional
 - Smooth only for [zinc](#)
- Panel Depth:**
 - 1 1/2" [38mm]
- Panel Width:**
 - 12" [305mm]
- Panel Lengths**
 - 5 ft. [1.52m] to 30 ft. [9.14m] standard
 - 10 ft. [3.05m] maximum for [zinc](#)
 - For shorter & longer lengths contact CENTRIA
- Options**
 - [MetalWrap Series](#) insulated composite back-up panels, with our innovative ATMP building envelope science, is the perfect way to enhance overall performance.
 - [Profile Series Liner Panels](#) help minimize heat loss or gain, provide a flush appearance to building interiors, and can work as a firewall system.

NOTE: The documents below are in pdf format. To download the Word document, click [here](#) to login to the e-CENTRIA Portal

Product Specifications

Load Span Tables

Green / Sustainability

Product Options

Integrated Options

Coatings

Promo Details

Tech Data Sheets

No Documents To Display

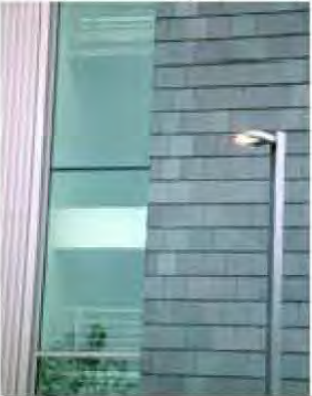
MECHANICAL
SCREENS

Horizontal

Vertical

**MECHANICAL SCREEN
AXONOMETRIC & SECTION VIEWS**

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.

METAL SIDING

Specifications

CastleTop® SKU: HCT160

Gauge
.032 aluminum, ~~.028 zinc, 16 oz. copper~~

Panel Size
15 3/4" by 15 3/4"; actual exposure is 13 1/2" by 13 1/2"

Texture
Embossed (aluminum only), ~~smooth (copper and zinc only)~~

Finish
Kynar 500® PVDF or Hylar 5000® PVDF


Colors
Choice of 31 standard colors (aluminum only)

~~Anodized~~
Clear, Dark Bronze

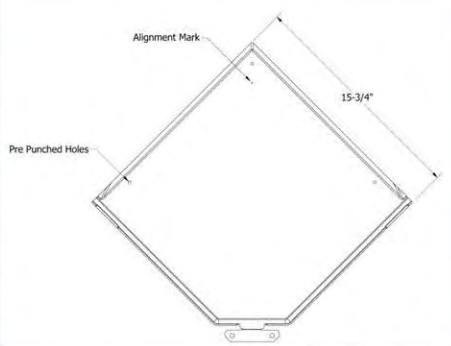
Accessories
A complete line of trims available in matching colors, gauge, and finish or as specified

Fasteners
Concealed fasteners

Minimum Slope
3:12

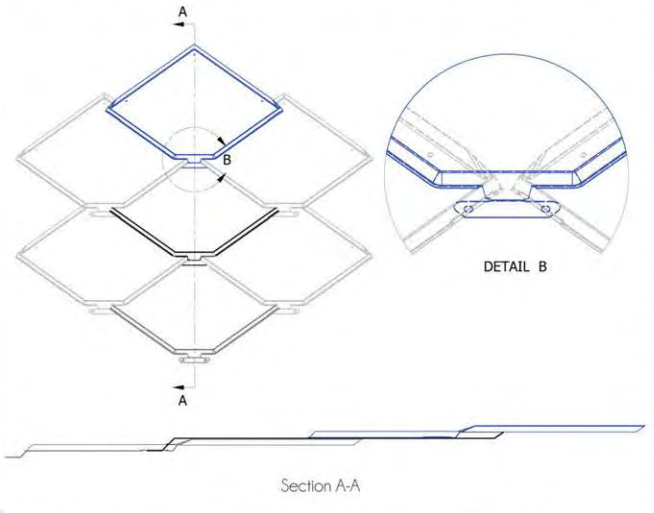


| Metal | Gauge | Finish | Color/Texture |
|----------|--------|---------------------------|-----------------------|
| Aluminum | .032 | Kynar 500® Hylar 5000® | 31 Colors Embossed |
| Aluminum | .032 | Anodized | 2 Colors Embossed |
| Copper | 16 oz. | Natural | Smooth |
| Zinc | .028 | Pre-Weathered | Smooth |




Installation Advantages


An overlapping design allows for proper water shedding.




CastleTop shingles have an expanded polystyrene backer board which supports the panel during installation and aids in sound dampening.



www.atas.com Sustainable Building Envelope Technology ATAS International, Inc.



Lightweight metal shingles with **tab interlock** design to prevent wind-uplift.



Features

APPLICATION

- Installed vertically from eave to ridge
- May be used for commercial or residential roof, mansard, and wall applications.
- There are 78 shingles per square (100 sq. ft.)
- Concealed fasteners
- Different colors may be mixed to create interesting patterns
- Durable, yet lightweight - may be installed over existing roofs if conditions and local building codes allow

LONGEVITY

- Will not warp, crack, rot, or peel
- Fire resistant - will not burn or support combustion
- Resistant to high wind, torrential rain, heavy snow and ice loads
- 30 Year Limited Warranty
- High quality and time proven painting and pretreatment technologies

PERFORMANCE STANDARDS

- Environmentally friendly - ENERGY STAR® qualified colors available. Contact ATAS for current color listings
- Tested in accordance with UL 790/ASTM E 108, UL 1897, PA 100-95 (R&D only), UL 2218, ASTM E 84 Flame Spread, ICBO AC 166 Penetration
- FBC Approval
- MCA Roofing Certification
- High reflectivity of panels which increases energy efficiency

ATAS International, Inc. Sustainable Building Envelope Technology 800.468.1441

METAL SIDING

Specifications

Multi-Purpose™ SKU: ~~MPN~~, ~~MPV~~, ~~MPH~~, ~~MPV~~, ~~MPS~~

Gauge
.032, .040 aluminum; 24, 22* ga. metallic coated steel

Width
~~12"~~

Length
Cut to customer specifications with a minimum of 2'-0", maximum to transportation limitations and/or product and project design considerations

Panel Height
1 1/4", ~~3/8" (MPS)~~

Texture
~~Embossed~~, Smooth


Finish
Kynar 500® PVDF or Hylar 5000® PVDF

Colors
31 standard colors

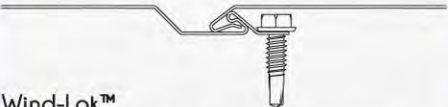
~~Anodized~~
~~Clear, Dark Bronze~~

Accessories
A complete line of trims available in matching colors, gauge, and finish or as specified
*Subject to minimum quantities and lead time. Inquire for availability.

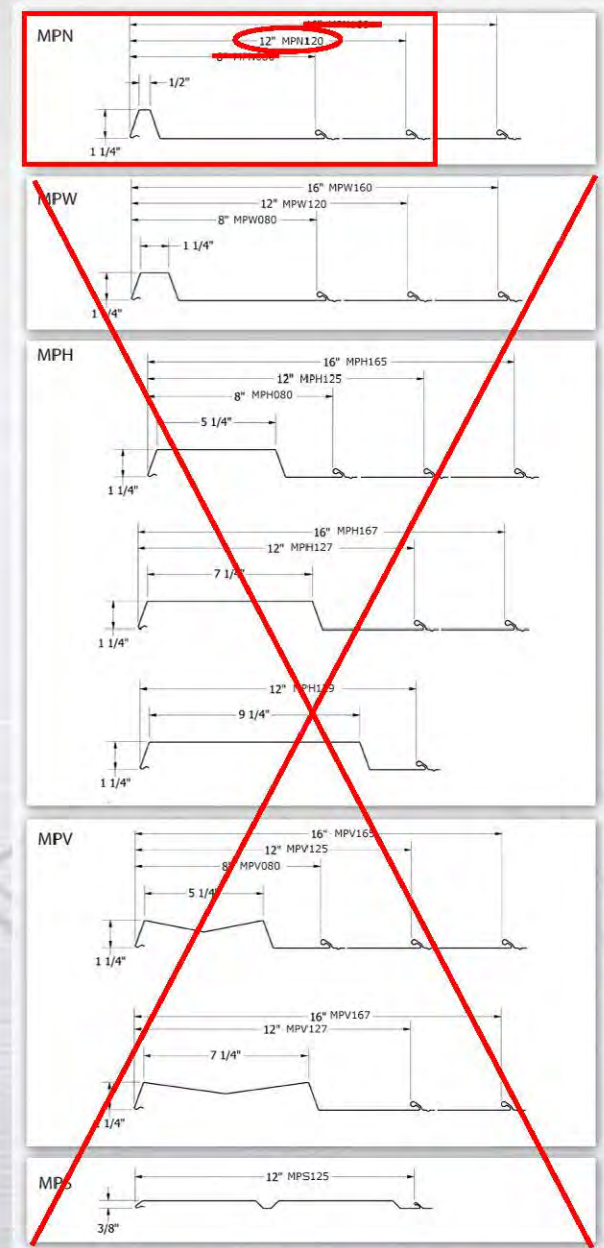

Multi-purpose™ Design Advantages



Multi-purpose panels have a positive panel-to-panel interlock and can be combined with Corra-Lok and Metafor panels for the ability to create interesting patterns and breaks. The fasteners are hidden by the consecutive panel.



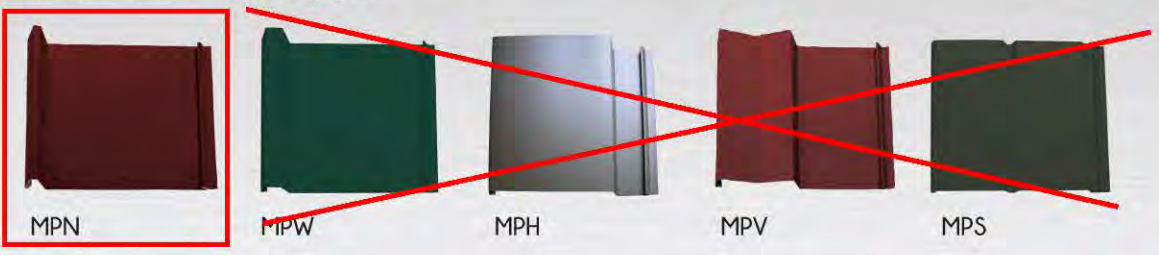
Wind-Lok™
Integral lock and seam design guards against wind-driven rain and wind uplift. Positive locking feature makes it virtually impossible for panels to disengage.



www.atas.com Sustainable Building Envelope Technology ATAS International, Inc.

Diversify with Multi-purpose™ panels

The Multi-Purpose panels with the Wind-Lok application have a smooth but sleek appearance with a concealed clipless fastening system.



MPN MPW MPH MPV MPS

Features

APPLICATION

- Typical applications include walls, fascias, mansards, equipment screens, and some limited roofing with a minimum slope of 4:12
- Concealed, clipless fastening system
- Ease of installation
- May be applied horizontally and vertically
- MPV - A slight "V" is formed into the plank or barn board for a variance of style

LONGEVITY


- Resistant to high wind, torrential rain, heavy snow and ice loads
- Fire resistant - will not burn or support combustion
- May be an insurance advantage
- Will not warp, crack, rot or peel
- 30 Year Limited Warranty
- High quality and time proven painting and pretreatment technologies
- PVDF Coating System

PERFORMANCE STANDARDS

- Tested in accordance with UL 790/ASTM E 108, UL 580, ASTM E 283, ASTM E 331, AAMA 501.1, UL 2218, ASTM E 84 Flame Spread
- Easily integrated into drainage plane wall construction for energy performance

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

48



Sept. 21, 2015

© 2014 Shalom Baranes Associates, P.C.

shalom baranes associates

architects

GARAGE DOORS

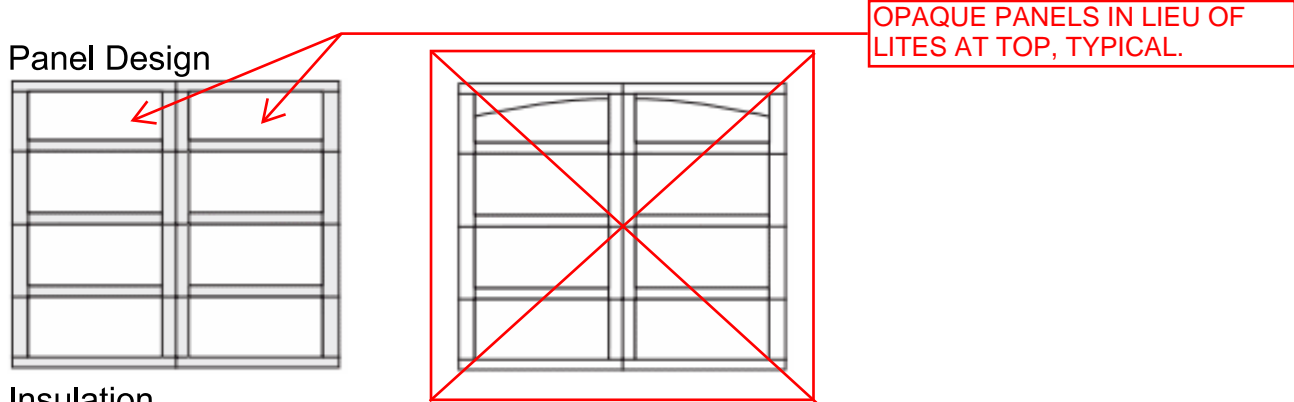
COURTYARD COLLECTION® GARAGE DOORS

Steel Garage Door - Model 161A



Our garage door model 161A 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).

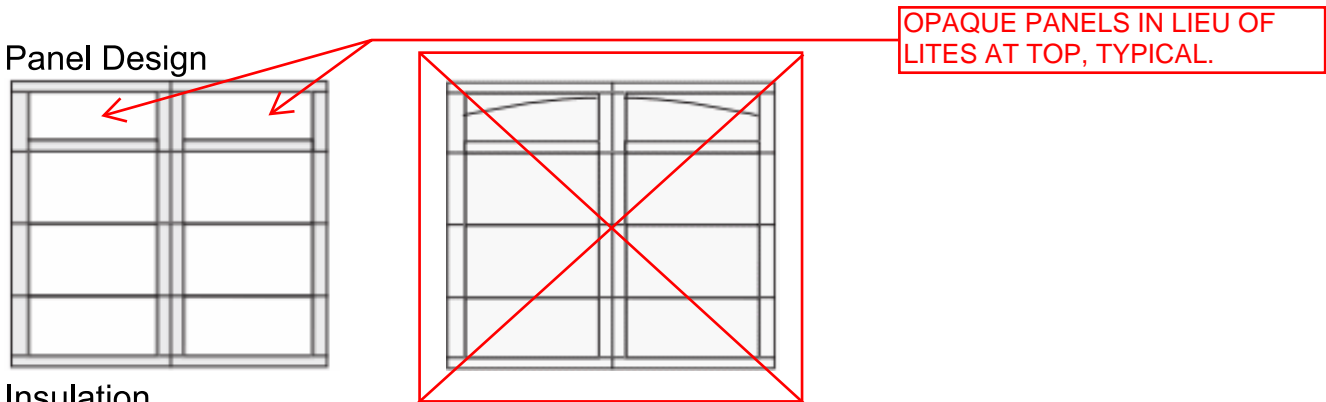
COURTYARD COLLECTION® GARAGE DOORS

Steel Garage Door - Model 161T



Our garage door model 161T 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).

GARAGE DOORS

COURTYARD COLLECTION® GARAGE DOORS

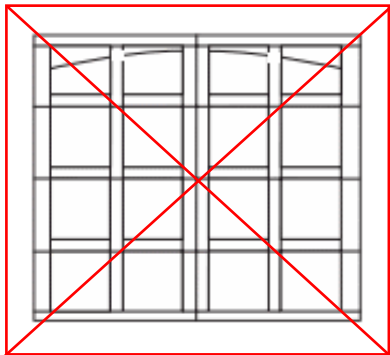
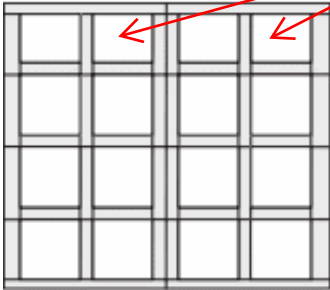
Steel Garage Doors - Model 162A



Our garage door model 162A 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

Panel Design



OPAQUE PANELS IN LIEU OF LITES AT TOP, TYPICAL.

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).

COURTYARD COLLECTION® GARAGE DOORS

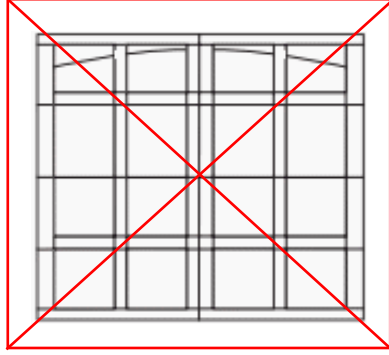
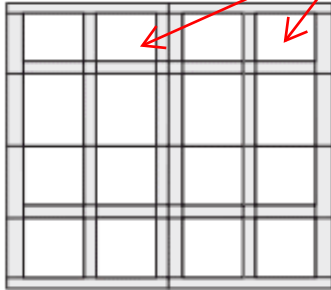
Steel Garage Door - Model 162E



Our garage door model 162E 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

Panel Design



OPAQUE PANELS IN LIEU OF LITES AT TOP, TYPICAL.

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).

GARAGE DOORS

COURTYARD COLLECTION® GARAGE DOORS

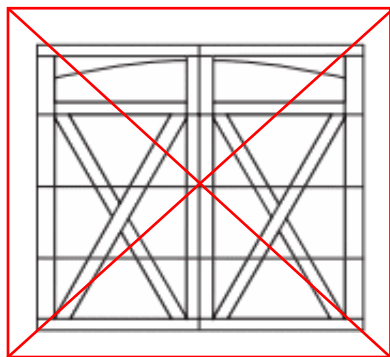
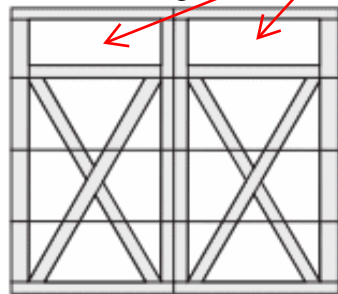
Steel Garage Door - 167T Series



Our garage door model 167T 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

Panel Design



OPAQUE PANELS IN LIEU OF LITES AT TOP, TYPICAL.

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).

| |
|-------------------------------------|
| BAR Case # <u>2015-00268</u> |
|-------------------------------------|

ADDRESS OF PROJECT: 2 Duke StreetTAX MAP AND PARCEL: 075.03-04-01 ZONING: W-1APPLICATION FOR: *(Please check all that apply)*☒ CERTIFICATE OF APPROPRIATENESS (Townhouses) **2nd Submission**☐ 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. Rak
Architect: Patrick BurkhardtPhone: Attorney: (703) 712-5411
Architect: (202) 342-2200E-mail: Attorney: jrak@mcguirewoods.com
Architect: 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**
☐ **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.

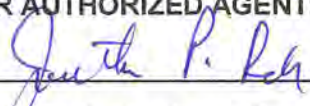
- N/A
- ☐ ☒ Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
 - ☐ ☒ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC 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

2 Duke Street

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.