

Docket Item # 9  
BAR CASE # 2015-0269

BAR Meeting  
October 21, 2015

**ISSUE:** New Construction: Building 3

**APPLICANT:** RTS Associates, LLC

**LOCATION:** 2 Duke Street

**ZONE:** W-1 / Waterfront

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**BOARD ACTION ON OCTOBER 21, 2015: Approved as amended, 4-3.**

On a motion by Mr. Carlin, seconded by Ms. Kelley, the OHAD Board of Architectural Review voted to approve BAR Case #2015-0269, as amended. The motion carried on a vote of 4 to 3. Ms. Miller, Ms. Finnigan and Mr. Neale voted against.

**CONDITIONS OF APPROVAL**

1. Work with staff to relieve the monochromatic red brick at the southwest corner of Building #3, using either a clearly differentiated brick color or metal panels.
2. Make all of Building #3A a single red brick color, to create a distinctly different appearance from Building #3, while retaining the layered brick effect and an accent brick color at the windows on the east side.

**REASON**

The majority of the BAR found the fourth and fifth floor setbacks to be successful and believed that the bays and hyphens effectively created a townhouse scale rhythm, although some members felt the building should be broken down further with more variety in the brick color and fenestration. The Board also found that Building #3A was sufficiently distinct from Building #3 to effectively reduce the visual scale of the building on Wolfe Street façade. The majority of the Board agreed with the analysis in the staff report that this building was in compliance with the Zoning Ordinance, Waterfront Design Guidelines, and the Additional Standards -- Potomac River Vicinity.

**SPEAKERS**

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

Danny Smith, 401 South Lee Street, stated that this had been an amazing process and that much progress had been made. However, he felt the Wolfe St. façade was still a bit harsh and was concerned about the view of rooftop mechanical equipment from higher elevations.

Joan Huffer, 10 Wolfe Street, asked for additional setbacks, with more differentiation between bays and within the hyphen recesses. She noted that much of this had already been addressed by the applicant and encouraged the process to keep moving forward. She stated that it was a

wonderful, exciting project, though it will be hard to deal with the construction.

Hank Savich, 128 Waterford Place, repeated that the more shallow setbacks on the fourth and fifth floors of the Union Street elevation of Building #3 were not fairly proportional to the deeper setbacks on the wider Wolfe Street.

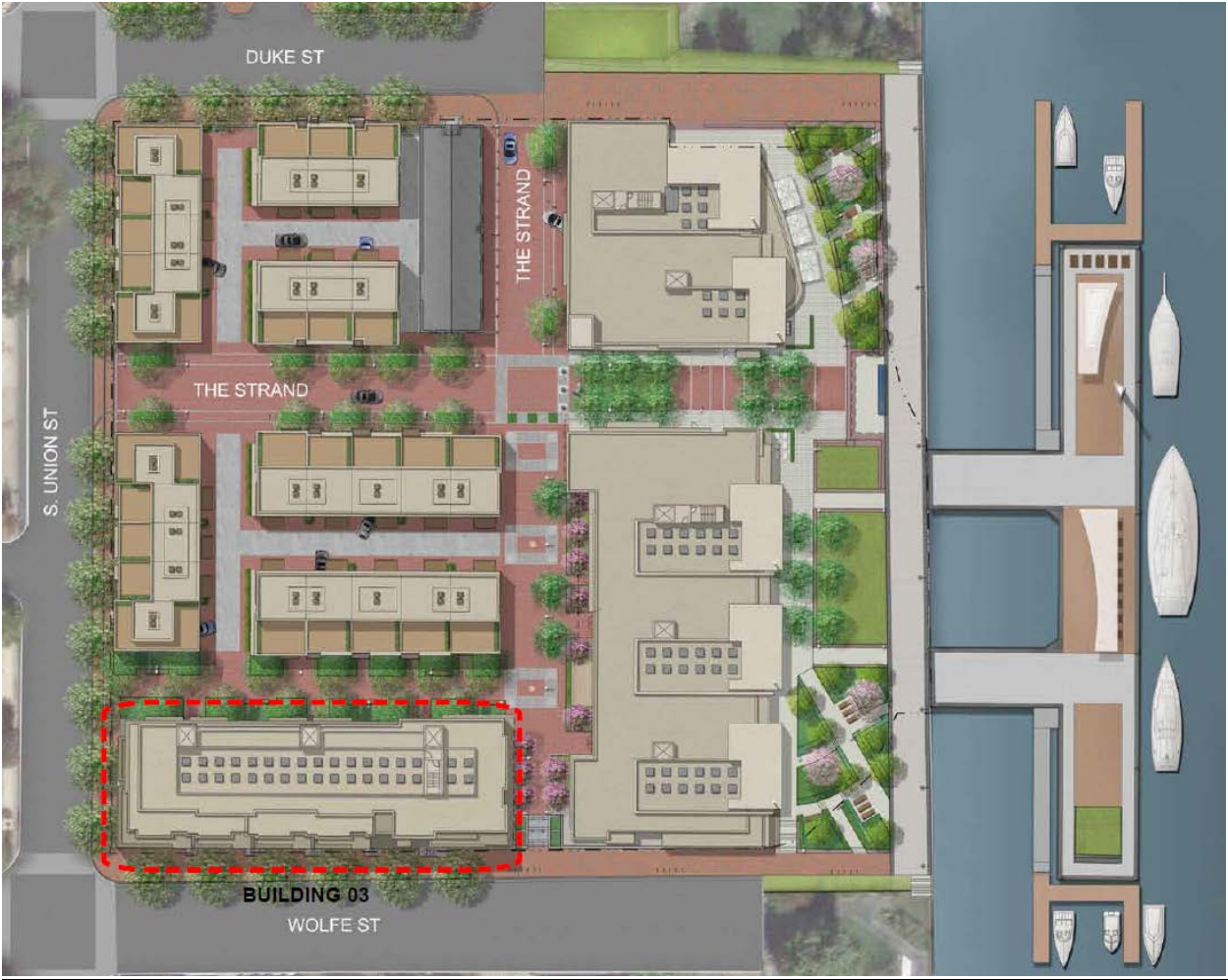
### **STAFF RECOMMENDATION**

Staff recommends approval of the application with the following condition:

1. The brick at the corner “townhouse” element on the southwest corner of Building 3 should be revised to be either a distinct red brick clearly differentiated from the brick on Building 3A and the Union Street townhouses OR a lighter, buff brick color.

### **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](mailto: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 2015-0269

## I. ISSUE

The application request currently before the BAR is for a Certificate of Appropriateness for the new construction of a multifamily building fronting Wolfe Street (Building 3) at the Robinson Terminal South site at 2 Duke Street.

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 two waterfront buildings (Buildings 1 and 2) on October 7, 2015.

The proposed multifamily building features two distinct design approaches. The western portion of the building has four three-story townhouse-scale, red brick bay elements with setbacks on the floors above while the eastern portion (previously identified in the meetings as building 3A) has a small apartment building scale with an industrial architectural character. The entire building is five stories in height, though there are significant setbacks both at the fourth and fifth stories on South Union Street and Wolfe Street.

### *Revisions since previous hearing*

The current submission reflects comments made by the BAR at the last hearing. At the previous hearing, the applicant presented additional options for the treatment of the east end of Building 3, what the BAR has called Building 3A, shown as Option A (more traditional early 20<sup>th</sup>-century industrial character with a rich red brick) and Option B (more contemporary with a lighter gray color brick) (Figure 1). Both options also featured an emphasized hyphen element connecting Building 3 and 3A on the Wolfe Street elevation. The BAR supported the revised glass hyphen and the design direction of Option A with an additional suggestion that the fifth story of 3A be more transparent/lighter and recall a historic roof monitor or clerestory window. The current submission reflects these revisions (Figure 2). The applicant also introduced a 12 inch setback on the first three floors at the southwest corner of Building 3 to soften and reduce the scale of the bay at this corner. The fifth floor has also been made more transparent with the introduction of wrap-around glass windows in place of the previously proposed punched window openings. Roof variety has been added through the addition of two raised parapets. Additionally, the applicant has removed the rough stone door surround on the north elevation and instead employs



a more refined, dressed stone around the entries as well as changed the first floor wall material from gray brick to dressed stone.



Figure 1. Three designs presented at 9/16/15 BAR hearing showing the original submission with two further refinements: Option A and B. The BAR supported Option A.



Figure 2. Current submission incorporating BAR's prior comments.

The proposed materials include: red and beige brick, stone, precast concrete, slate shingles, and metal. All of the units are proposed to have rooftop HVAC that will be screened with metal panels.

## **II. HISTORY**

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

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

## **III. ANALYSIS**

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

The BAR has struggled the most with the design of Building 3 during the work sessions, particularly with regard to finding an appropriate architectural vocabulary for this multifamily building, and to differentiate Building 3A at the eastern part of the building in order to reduce the apparent size of the overall building. Previously, the BAR advised the applicant to increase the upper floor setbacks, to further individualize Building 3A, to strengthen the architectural hyphen between building sections, and to use Building 3A as a transition element between the townhouse scale forms to the west and the waterfront buildings to the east. At the fifth concept review, the BAR found that the applicant had achieved appropriate setbacks at the fourth and fifth floors and liked the architectural direction of Building 3A.

### *Building 3A Differentiation*

To break down the overall scale and mass of the building, Building 3 was designed to read as two separate buildings -- with a townhouse scale and increased setbacks on the upper stories on

the western portion and a separate small “apartment building” approach to the eastern element (Building 3A). The applicant has successfully achieved an appropriate differentiation with two distinctive building components that each stand as a well-designed composition on their own, yet use a similar design vocabulary. Based on the BAR’s direction, the applicant has further refined Building 3A by carrying the Wolfe Street design expression to the east elevation and by creating a distinct and visually lighter and transparent fifth story roof monitor element. The dark red brick color selection also conveys a sense of warmth. Staff finds 3A to be well designed, appropriately proportioned and adequately differentiated from Building 3.

### *Hyphen*

The applicant has strengthened the hyphen by simplifying, recessing, and making it almost entirely glass so that Building 3 and 3A are physically and visually architecturally separate entities.



**Figure 3. Revised hyphen element.**

### *Stone Entry Surrounds on North Elevation*

The applicant has refined the north elevation entrances by removing the rough field stone at the surround and leaving it at the base. The entry surround features dressed stone pilasters that relate to the first floor

### *Streetscape*

At the previous hearing, a few members noted that it was important that this building relate to the streetscape and be an appropriate scale. The Harborside properties are set back from Wolfe Street with small front yards enclosed by brick walls and gates. During the course of the design process, the applicant emphasized the entrances and stoops onto the street and also added balconies and enhanced the residential nature of the building. The applicant has improved the streetscape by increasing the roof variety by changing the height of the parapets, as well as introducing a recessed corner element at the first three stories of the southwest corner. All of these changes result in greater texture and enriched streetscape.

While a City Council member once famously said that “You can’t have too much red brick,” and the applicant has consciously chosen to present a traditional red brick face to Old Town, the exclusive use of red brick on South Union Street and along Wolfe Street could potentially create the visual effect of a red brick wall surrounding the project. One BAR member suggested studying a lighter brick color at the southwest corner of Building 3 to visually interrupt the red perimeter street wall. The corner “townhouse” element could be the buff brick used on the north elevation of Building 3, or it could be red brick that is clearly distinct and distinguished from the red brick used at 3A and the red brick of the South Union Street townhouses. If the choice of a differentiated red brick is pursued, the brick color change should be readily apparent and not subtle.

Staff believes that a lighter colored corner has a lot of urban design merit, particularly as one looks north on South Union Street, but may fragment the overall composition of Building 3 too much. *Staff asks for the BAR to provide guidance as to whether a different color brick is appropriate at the southwest corner of Building 3 and, if so, whether the brick should be a light buff color or a darker red brick, with final details to be worked out by staff through the permitting process.*

#### *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 this building’s 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	The use of red and buff brick, slate and metal are durable, time-tested materials found throughout the historic district.

	and adjacent existing structures	
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 surroundings	The BAR extensively considered the context of the site and was sensitive to the particular location of Building 3 which is adjacent to more recent construction at Harborside and Waterford Place. The increased setbacks at the fourth and fifth stories are a direct response to the existing buildings in the immediate surroundings.
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	Building 3, 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	Building 3, 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
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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 patterns; varying roof heights; and physical breaks within the massing. Large expanses of unbroken or repetitive facades are disfavored.	Building 3 clearly expresses a historically appropriate bay width in both the "townhouse" form at 3 and the small commercial building at 3A. This is achieved by using appropriate fenestration, varying roof heights, and changes in wall surface to contribute to the bay expression. There are no large expanses of unbroken or repetitive façades.
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.	Building 3 primarily features traditional solid-void relationships within a masonry construction system with the addition of a glassy monitor form at the top story, typical of 19 <sup>th</sup> and 20 <sup>th</sup> -century commercial and industrial design.
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.	Building 3 is neither faux historicist nor a non-descript warehouse. 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.

### *Summary*

In summary, the overall design development and refinement of architectural details for Building 3 since the concept review discussion have progressed positively and respond to previous comments made by the BAR at various work sessions. The current submission is a thoughtful design that has appropriately addressed the majority of the concerns raised earlier by both the public and BAR. **Staff recommends approval with the recommendations 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 DSUP2014-00006 was approved for special use permits for private marina, restaurant, retail shopping establishment, building height increase, parking reduction, cluster development, development without public street frontage, transportation management plan and site plan modifications.
- F-3 The project complies with the W-1, waterfront zone.

##### **Code Administration**

See DSUP2014-00006 for full comments.

##### **Transportation and Environmental Services**

- R-1 Comply with all requirements of [DSP2014-00006] (TES)
- R-2 The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

##### **Alexandria Archaeology**

See DSUP2014-00006 for full comments.

#### **V. ATTACHMENTS**

1 – BAR Hearing Minutes 9/16/15

2 – Supplemental Materials

3 – Application for BAR 2015-0269: 2 Duke Street (Building 3)



**ATTACHMENT 1**

**BOARD ACTION on September 16, 2015: Deferred, 4-3.**

On a motion by Mr. Carlin, seconded by Ms. Kelley, the OHAD Board of Architectural Review voted to defer BAR Case #2015-0269. The motion carried on a vote of 4 to 3. Ms. Finnigan, Mr. Neale and Ms. Miller voted against.

**RECOMMENDATIONS FOR FURTHER STUDY**

Continue to elaborate revised drawings in the direction of Option A and focus on the following:

1. Make the hyphen between buildings 3 and 3a stronger and more distinct;
2. Continue to differentiate building 3a at the eastern end from building 3;
3. Refine the stone work on the door surrounds on the north elevation; and
4. Consider adding visual and physical variety to the roofline.

**SPEAKERS**

Patrick Burkhart, project architect, gave a presentation on the current scheme and revisions.

Greg Shron, applicant, explained the design approach of considering this building as being comprised of two distinct components: Building 3 and Building 3a.

Tim Morgan, 319 South Union Street, said that new material should not be presented at the hearing. He thought that the setbacks on S. Union were not adequate.

Richard Platt, 68 Wolfe Street, expressed concerns. He said the buildings were not bad or ugly but did not fit their context.

Hal Hardaway, 311 South Union Street, expressed concerns with the project and the process.

Robert Cvejanovich, 702 South Royal Street, agreed with the recommendation for deferral and stated that the grades and heights were incorrectly measured.

Bert Ely, 200 South Pitt Street, expressed concerns about height and piecemeal review.

Peter Kilcullen, 464 South Union Street, said that the change to Building 3 was a dramatic improvement. He spoke in support of the differentiation between buildings 3 and 3a and likes the variety of windows in option B.

**BOARD DISCUSSION**

Ms. Roberts began by saying that Building 3 had come a long way and she liked the differentiation of 3a. She preferred option A. She said that there was no need to change the brick color on the fifth story and that it could be all glass, such as a clerestory or monitor. She thought that having the 3a element be a dark red brick distinguished it completely from any other brick in the project.

Mr. Neale said that many of the general comments regarding the project previously stated for the townhouse item applied here as well. He explained that Old Town is a compilation of buildings. He thought Building 3 could fit in if it were not one long monolithic building. He said that the

annex proposed at the Cotton Factory on Washington Street used a similar vocabulary and wondered whether it were appropriate. He said he could not support this building unless there were radical changes.

Ms. Miller thought Building 3 was too big and that it should be ten different buildings. She liked that it was moving forward but wanted to see more relief on the streetscape before discussing architectural details. She thought that the 3/3a approach was the right direction.

Ms. Finnigan said that this building lost her support. She supported the townhouses but not Building 3. She thought a modified roof form could provide variety. She agreed with Ms. Roberts that she slightly preferred Option A and wanted to see the fifth story of 3a made more glassy.

Ms. Kelley liked the glass hyphens with Option A and preferred industrial sash windows. She did not favor the fieldstone surrounds and wanted to see further work on those.

Mr. Carlin also liked Option A. He did not want to see a dark brown or cocoa colored brick but supported a rich red or salmon brick color. He recommended a warm deep brick that would be tactile and friendly. He moved a deferral with staff recommendations and to bring back hard line drawings showing Option A. Ms. Kelly seconded the motion.

Mr. von Senden observed that this building was the biggest challenge. He preferred Option B because he liked the lighter color and the fenestration.

The motion passed 5-2 but Ms. Miller asked for clarification of the motion. The vote was unanimously rescinded and amended by Ms. Finnigan to include additional variety in the rooflines. On a motion by Mr. Carlin, seconded by Ms. Kelley, the new vote to defer passed 4-3 with Mr. Neale, Ms. Miller and Ms. Finnigan voting against.

## **REASON**

The Board generally noted that the revisions and options for additional revision were headed in the right direction but asked for additional roof variety. The Board liked the design approach of a two-part design with a Building 3 + 3a and generally preferred the design direction of Option A.

ROBINSON LANDING  
Alexandria, VA

BUILDING 03 & 3A

SEPTEMBER 21, 2015



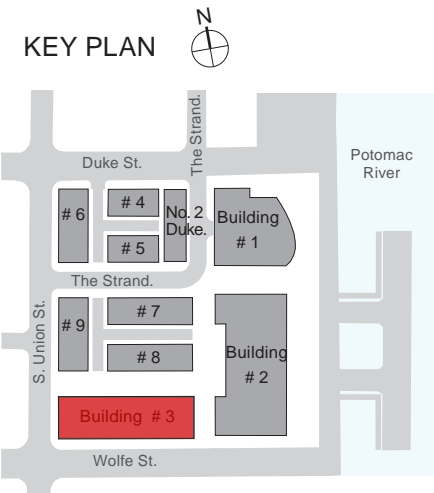








SITE PLAN



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





















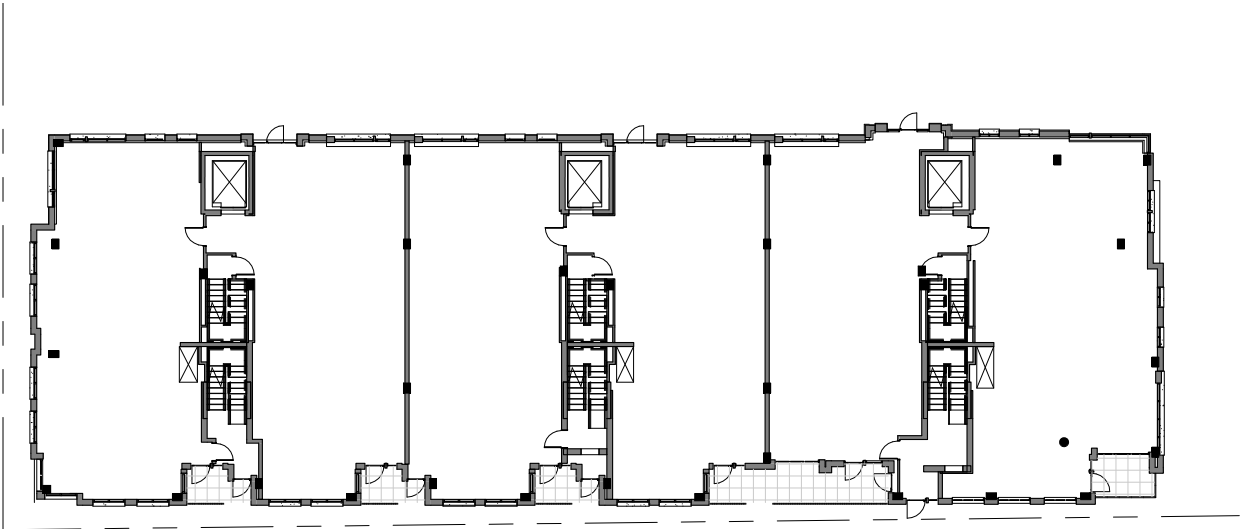




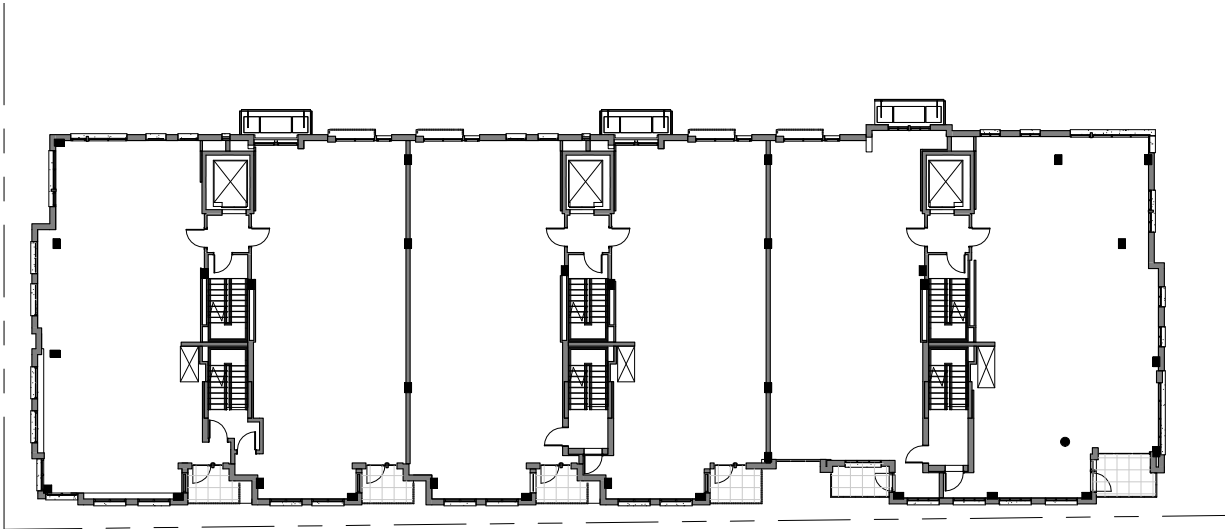
ROBINSON LANDING-ALEXANDRIA, VA | BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS

VIEW FROM S. UNION STREET LOOKING NORTH

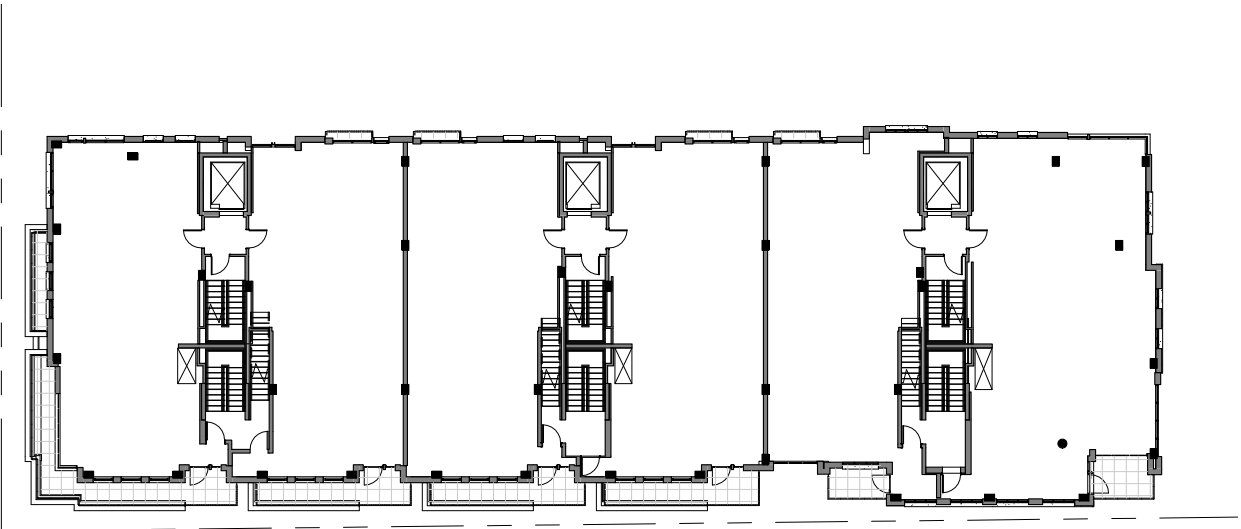




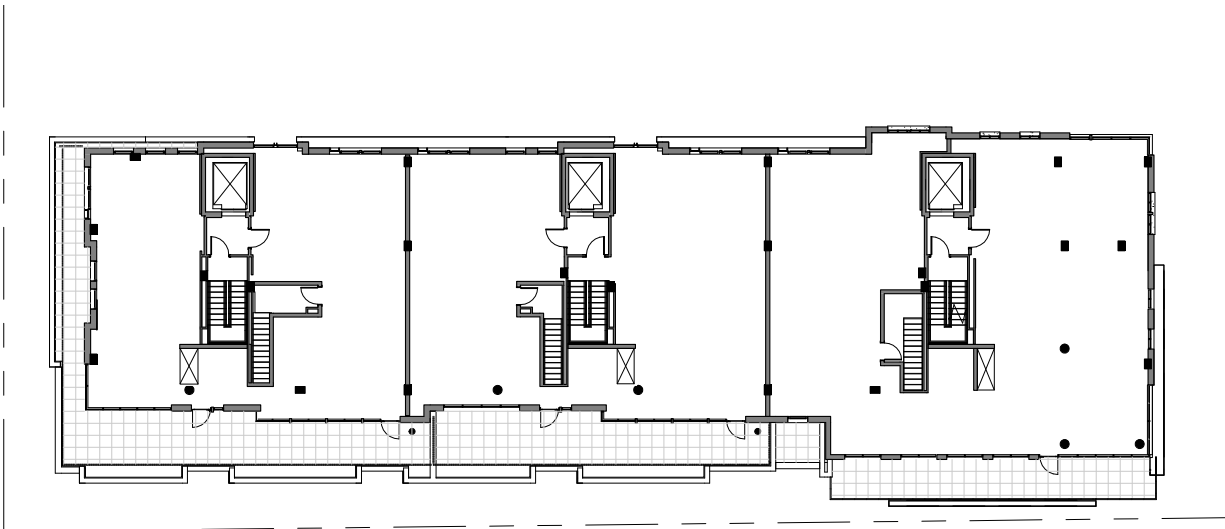
BUILDING 3 & 3A - LEVEL 1  
1/32" = 1'-0"



BUILDING 3 & 3A - LEVEL 2 & 3  
1/32" = 1'-0"



BUILDING 3 & 3A - LEVEL 4  
1/32" = 1'-0"

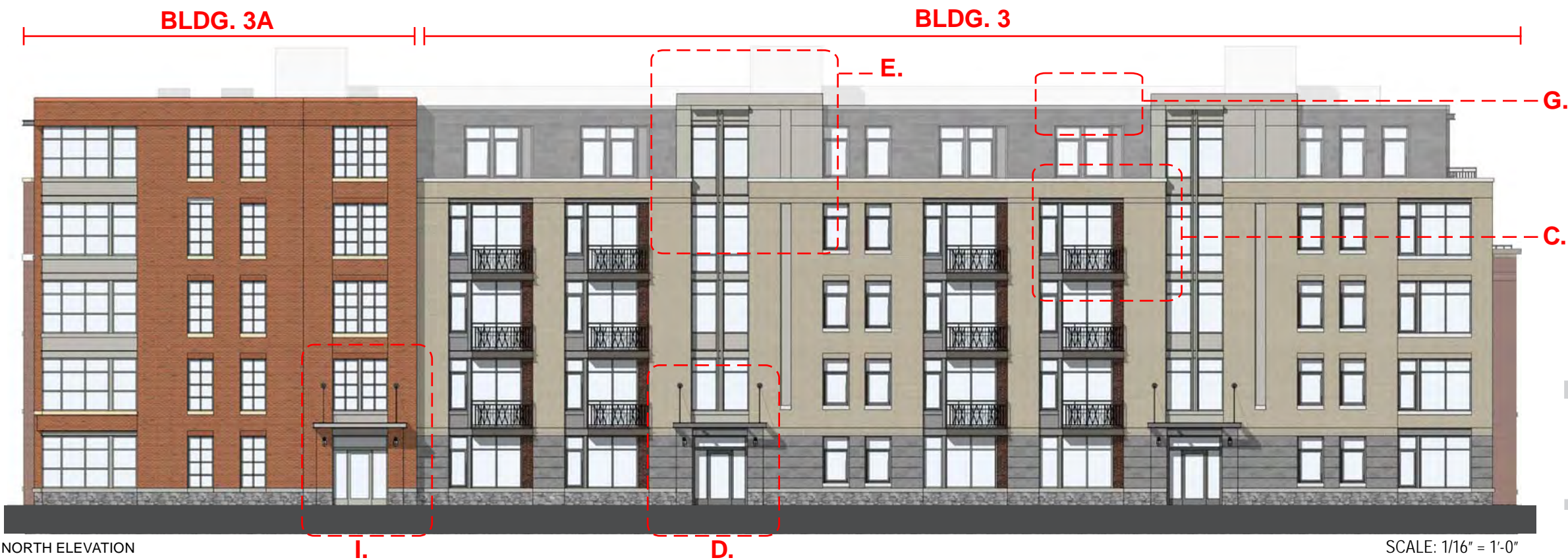


BUILDING 3 & 3A - LEVEL 5  
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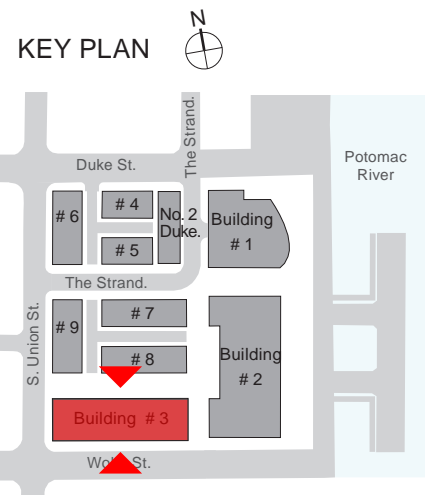
OVERALL ELEVATIONS



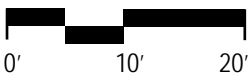
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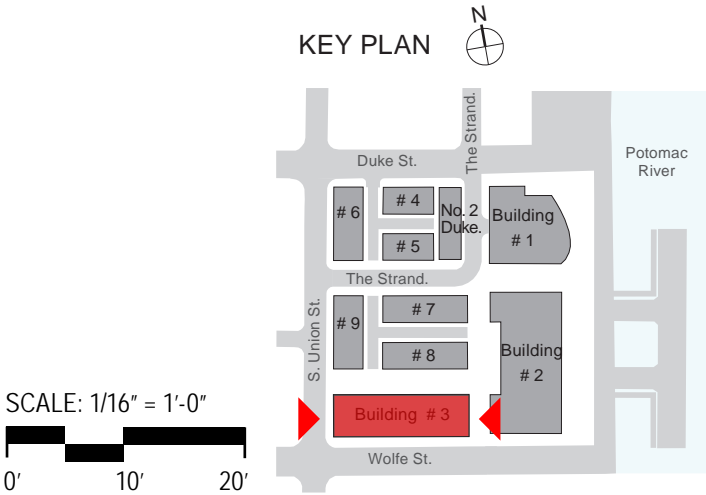
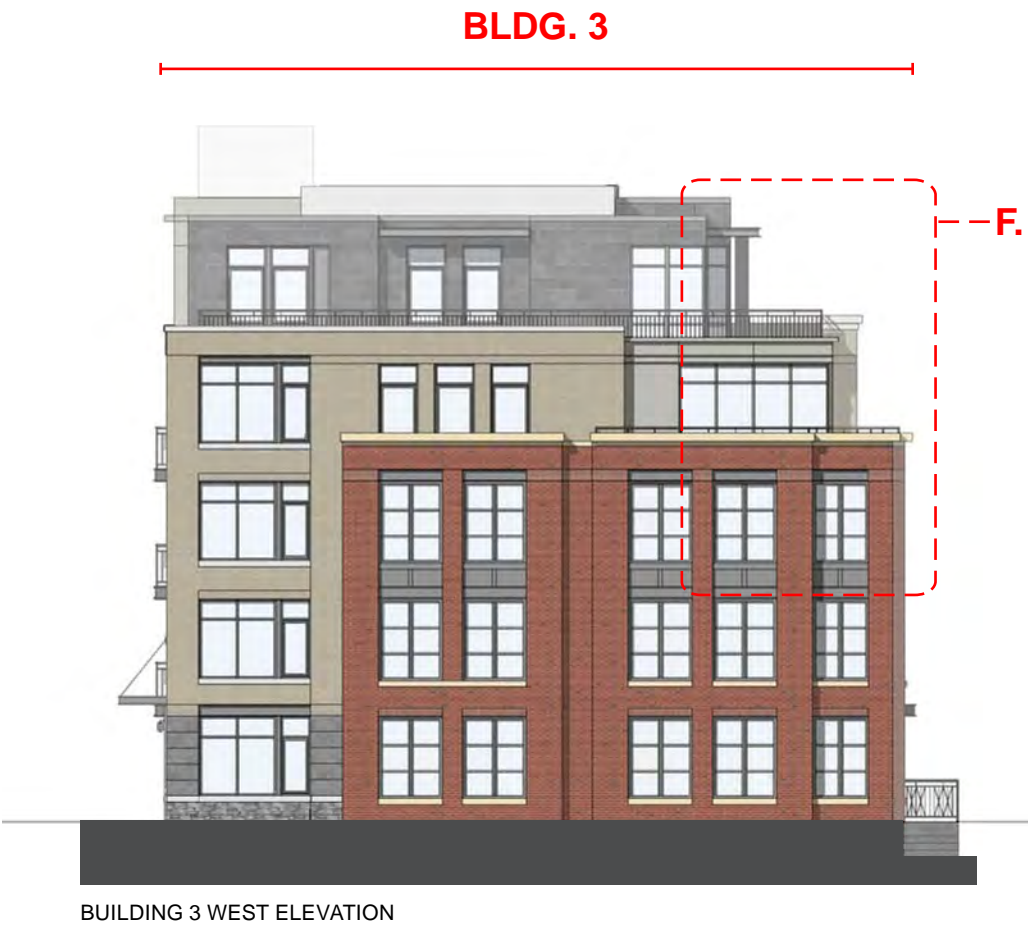
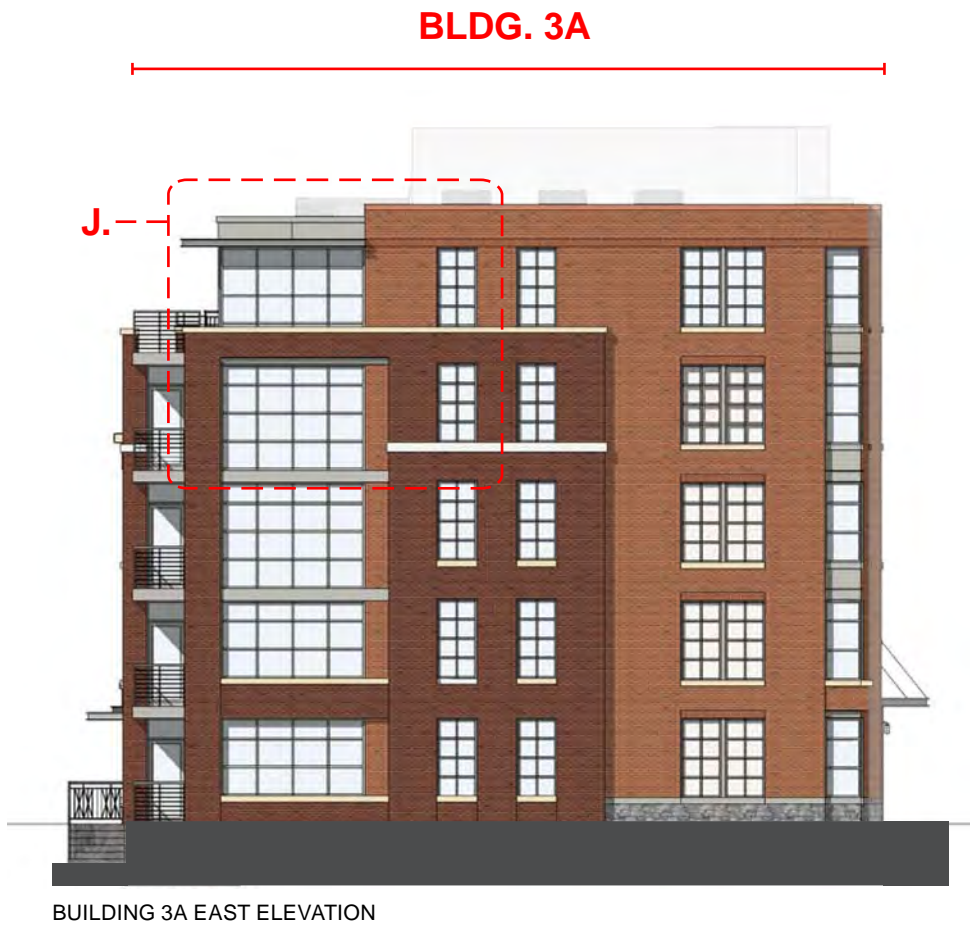
NORTH ELEVATION



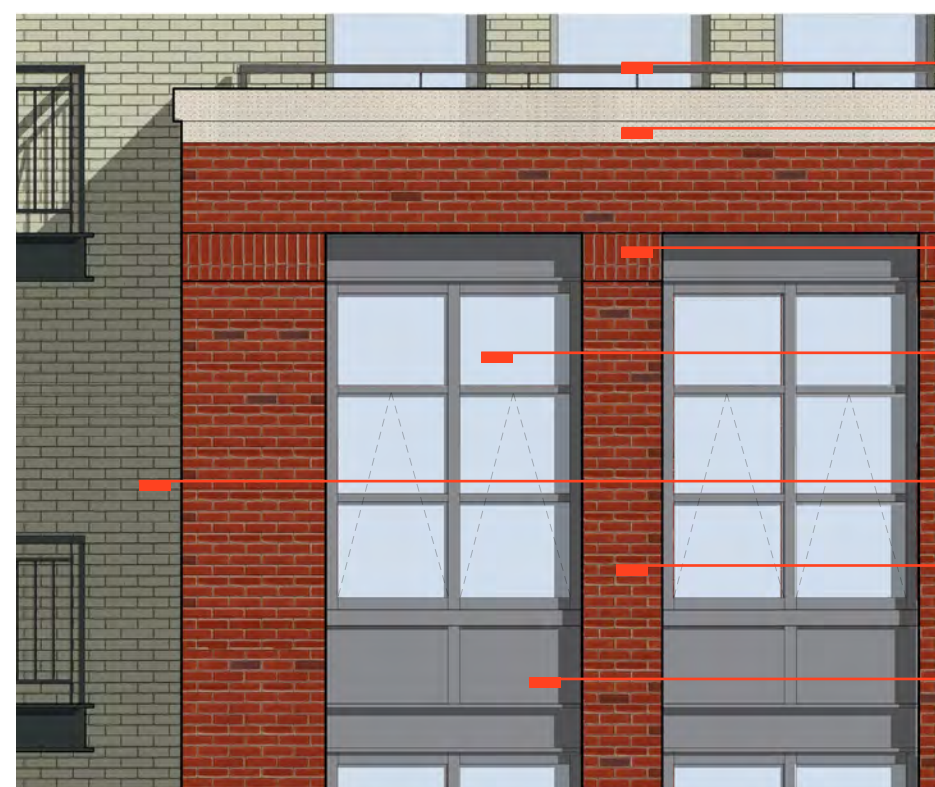
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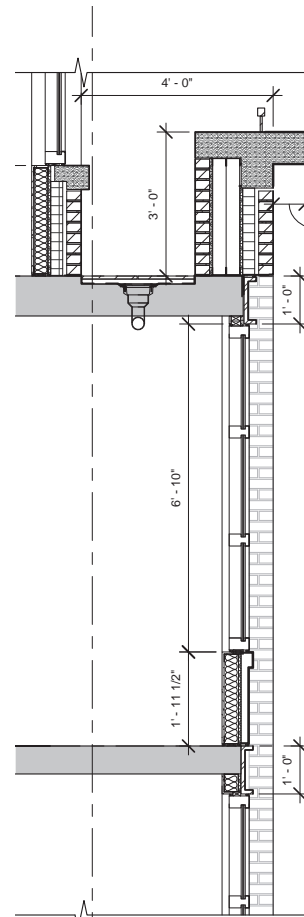




# DETAIL PLANS AND ELEVATIONS



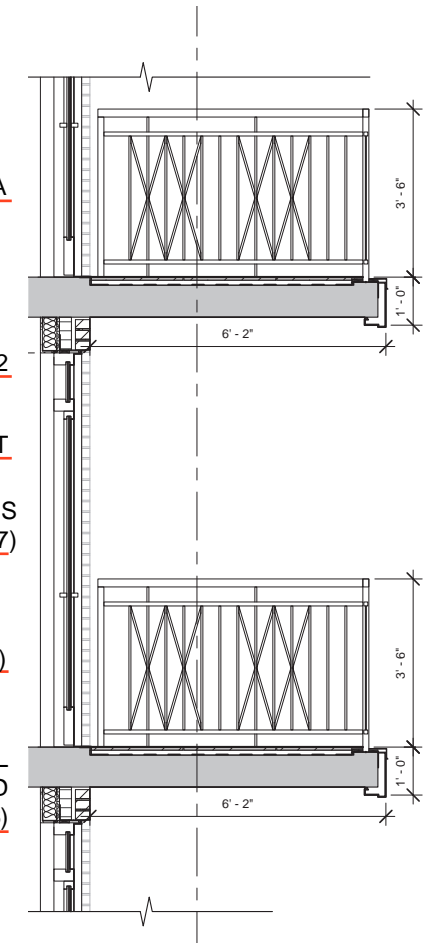
A. WINDOW ELEVATION



WINDOW SECTION



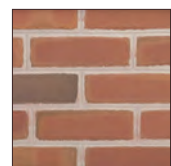
B. BALCONY ELEVATION



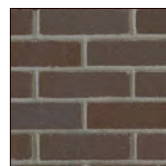
BALCONY SECTION



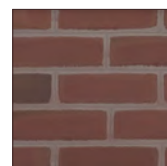
BRICK 2



BRICK 2A



BRICK 2B



BRICK 2C



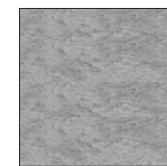
BRICK 4A



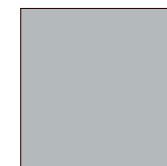
SLATE 1



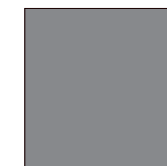
STONE 1



STONE 2



PAINTED METAL 3 - DOVE GRAY



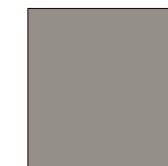
PAINTED METAL 5 - SLATE GRAY



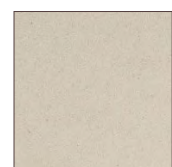
PAINTED METAL 6 - MIDNIGHT BRONZE



PAINTED METAL 7 - BLUE ZINC



PAINTED METAL 8 - CRYSTAL ZINC



PRECAST 1 - BUFFSTONE



PRECAST 2 - COMMONWEALTH



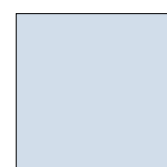
PRECAST 3 - CREAM GRAY



PRECAST 5 - NUTMEG



PRECAST 6 - CRYSTAL WHITE



GLASS 1

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

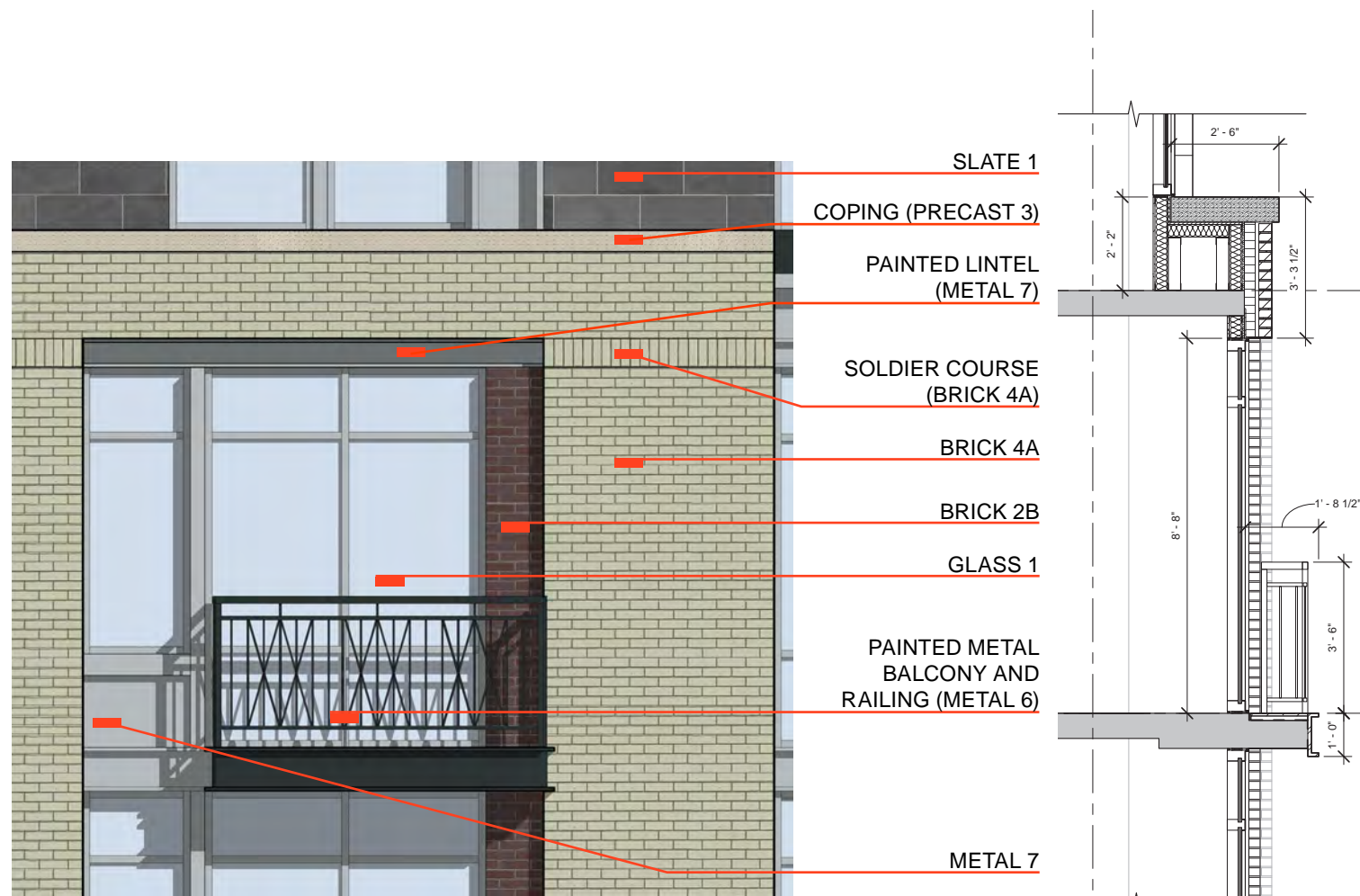


ROBINSON LANDING-ALEXANDRIA, VA

BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS

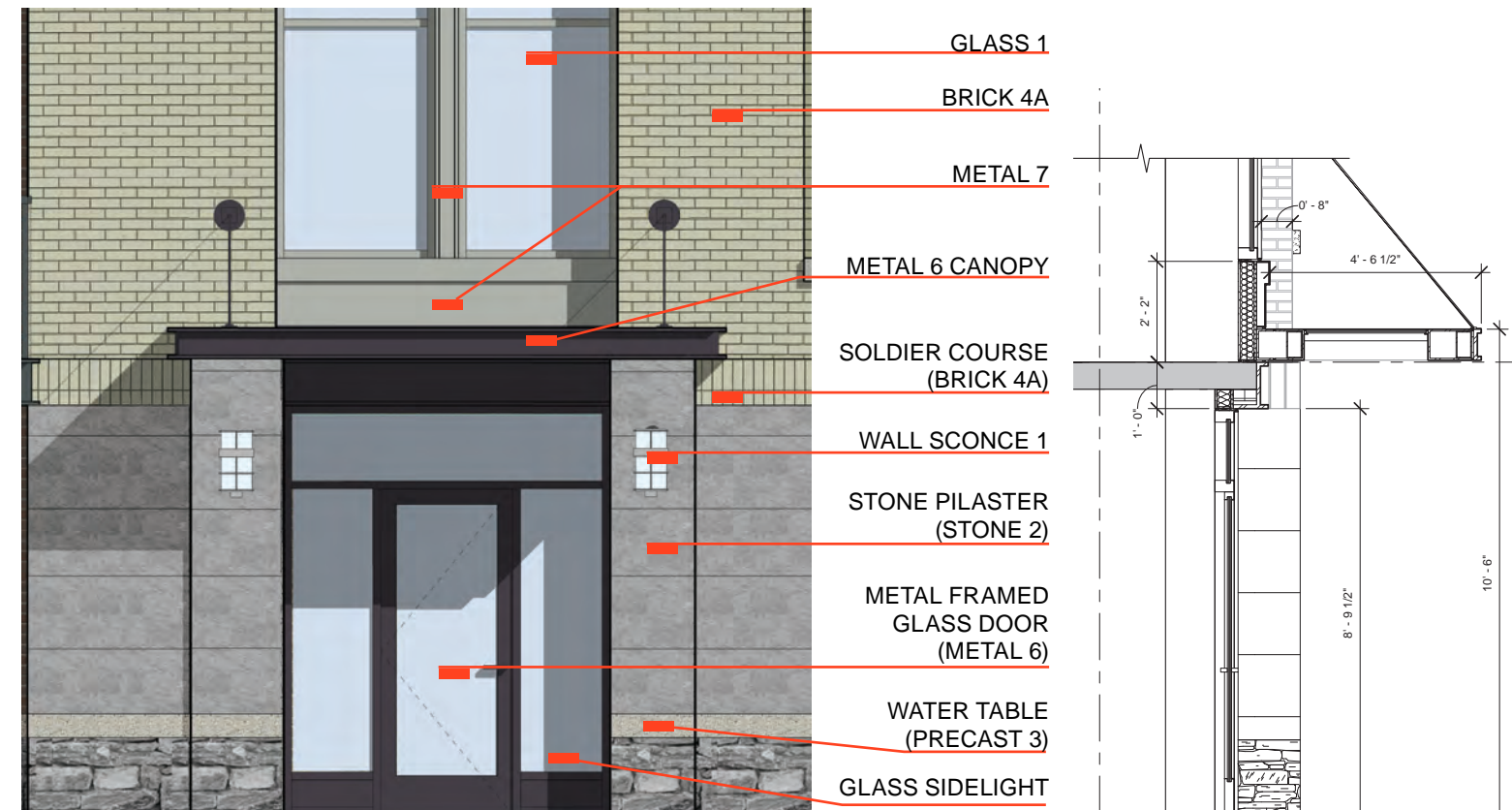


# DETAIL PLANS AND ELEVATIONS



C. WINDOW AND BALCONY ELEVATION

WINDOW AND BALCONY SECTION



D. CANOPY ELEVATION

CANOPY SECTION



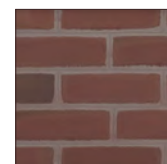
BRICK 2



BRICK 2A



BRICK 2B



BRICK 2C



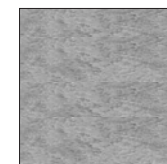
BRICK 4A



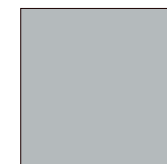
SLATE 1



STONE 1



STONE 2



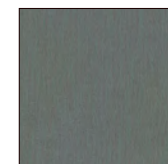
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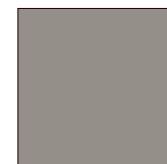
PAINTED METAL 5 - SLATE GRAY



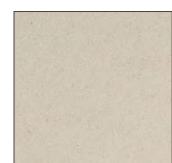
PAINTED METAL 6 - MIDNIGHT BRONZE



PAINTED METAL 7 - BLUE ZINC



PAINTED METAL 8 - CRYSTAL ZINC



PRECAST 1 - BUFFSTONE



PRECAST 2 - COMMONWEALTH



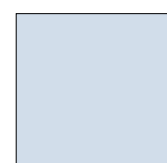
PRECAST 3 - CREAM GRAY



PRECAST 5 - NUTMEG



PRECAST 6 - CRYSTAL WHITE



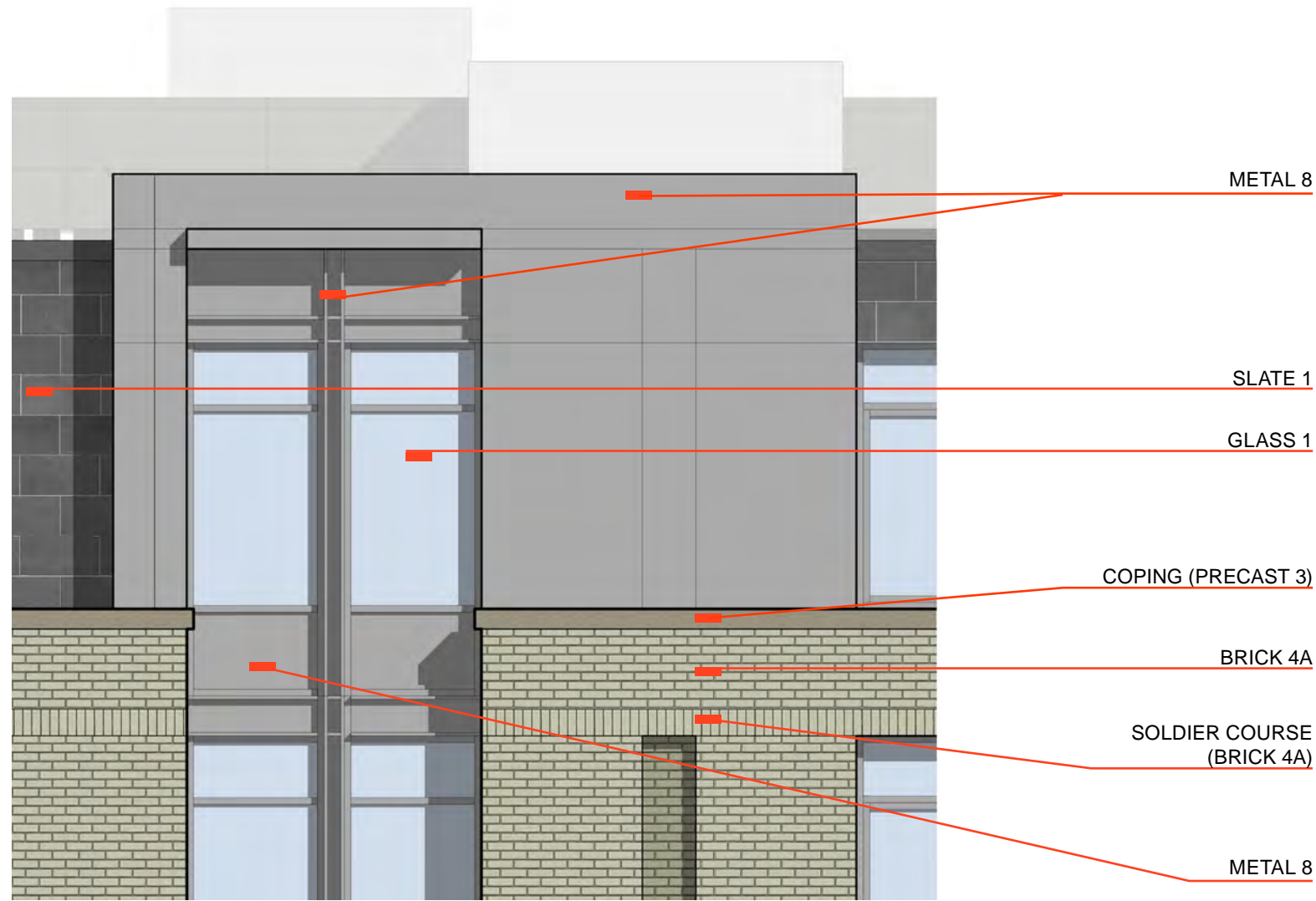
GLASS 1

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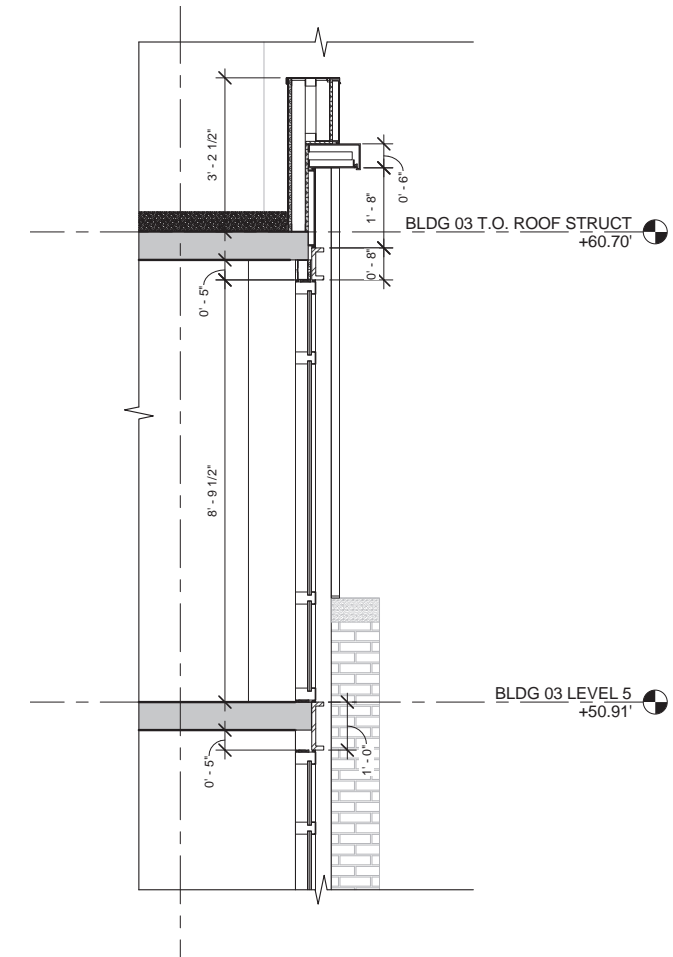


ROBINSON LANDING-ALEXANDRIA, VA

BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS



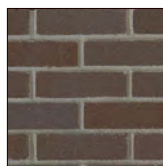
**E. BALCONY ELEVATION**



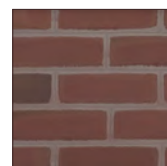
BRICK 2



BRICK 2A



BRICK 2B



BRICK 2C



BRICK 4A



SLATE 1



STONE 1



STONE 2



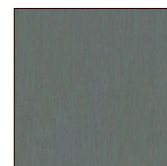
PAINTED METAL 3 - DOVE GRAY



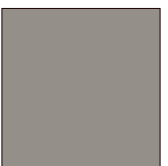
PAINTED METAL 5 - SLATE GRAY



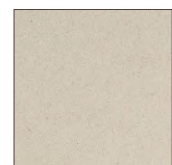
PAINTED METAL 6 - MIDNIGHT BRONZE



PAINTED METAL 7 - BLUE ZINC



PAINTED METAL 8 - CRYSTAL ZINC



PRECAST 1 - BUFFSTONE



PRECAST 2 - COMMONWEALTH



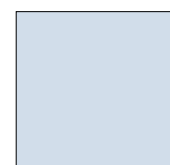
PRECAST 3 - CREAM GRAY



PRECAST 5 - NUTMEG



PRECAST 6 - CRYSTAL WHITE



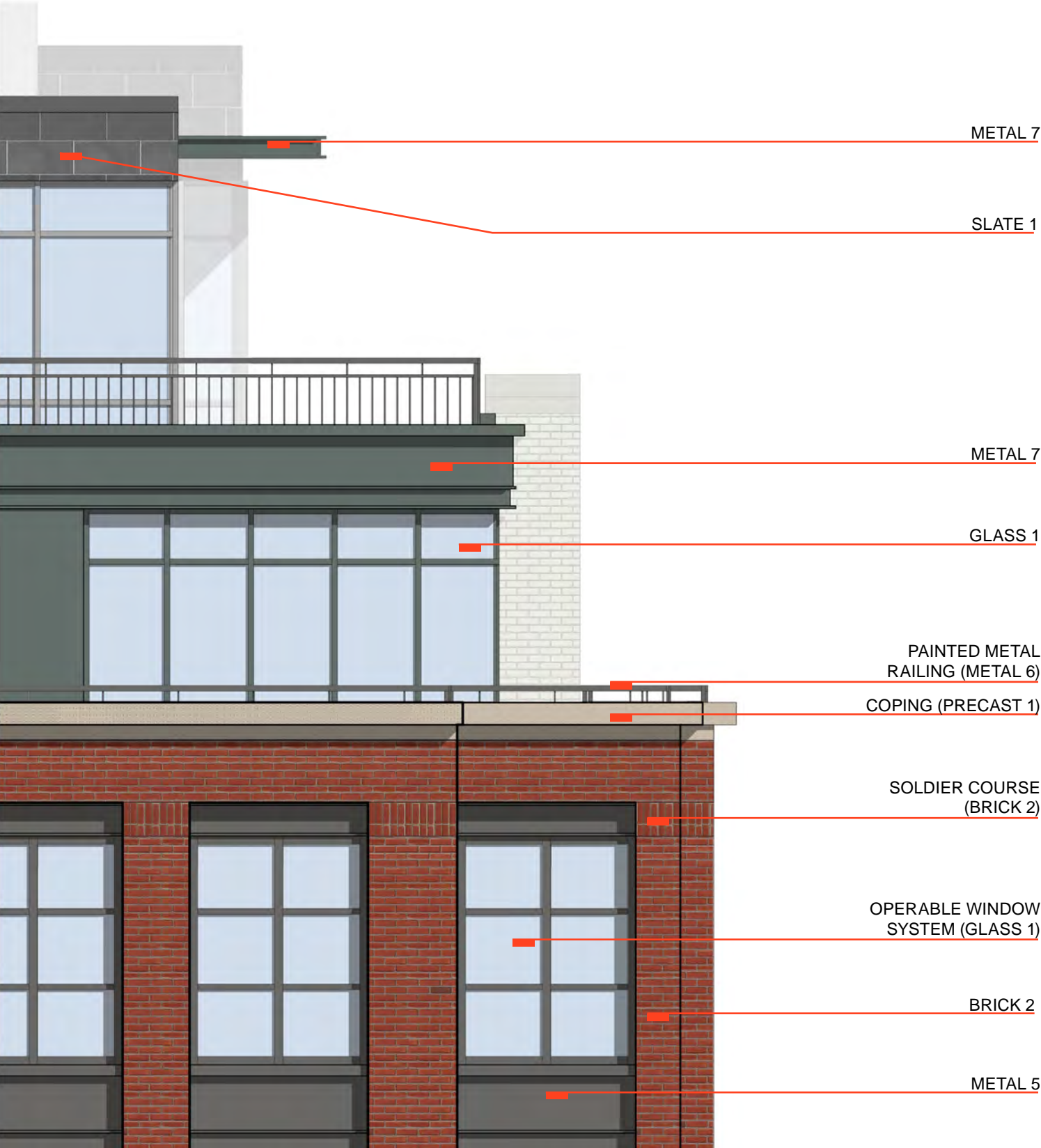
GLASS 1

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

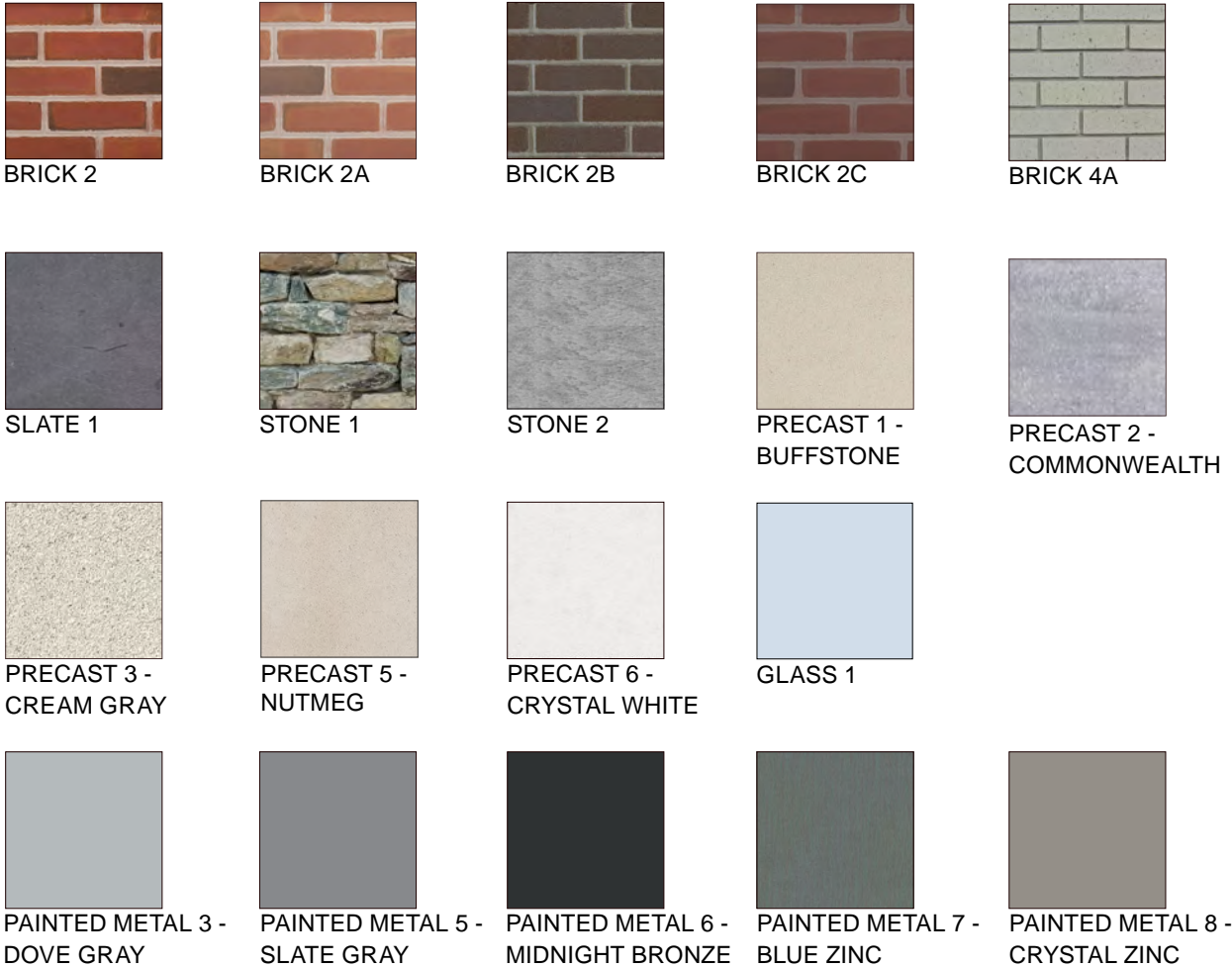




DETAIL PLANS AND ELEVATIONS

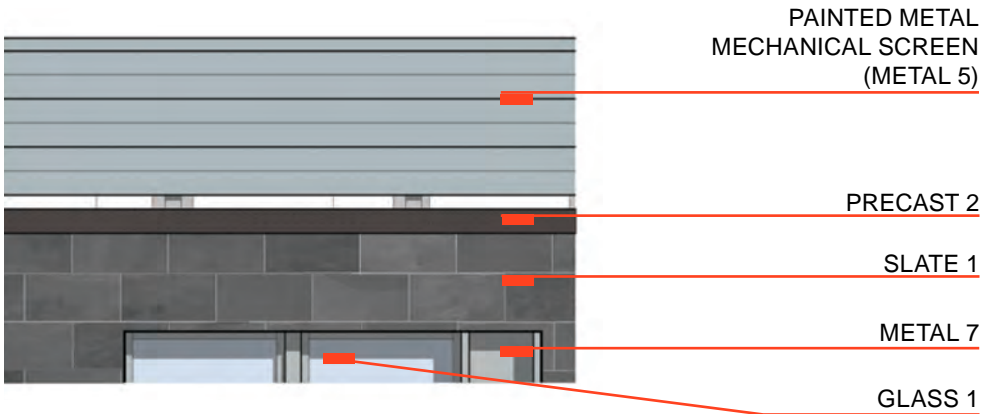


F. BALCONY ELEVATION

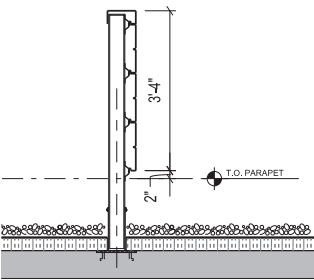


SCALE: 1/4" = 1'-0"

DETAIL PLANS AND ELEVATIONS  
PRODUCTS - MECHANICAL SCREEN



G. MECHANICAL SCREEN ELEVATION



MECHANICAL SCREEN  
SECTION



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.

CONTACT CENTRIA

Features:

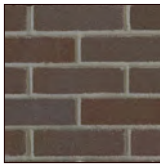
- Substrates:
  - 18 [1.19mm], 20 [.91mm], 22 [.76mm] gage G90 galvanized steel, Aluminum & Stainless Steel
  - Optional .040" [1mm] & .050" [1.27mm] aluminum
  - Optional .22" [.76mm] gage stainless steel
  - Optional .039" [1mm] **zinc**
- Surface Finish:
  - Smooth - standard
  - Non-directional embossing - 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



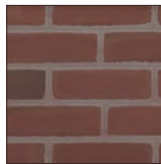
BRICK 2



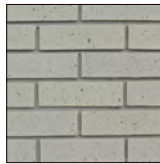
BRICK 2A



BRICK 2B



BRICK 2C



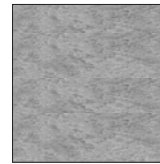
BRICK 4A



SLATE 1



STONE 1



STONE 2



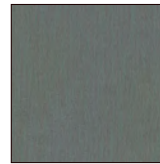
PAINTED METAL 3 -  
DOVE GRAY



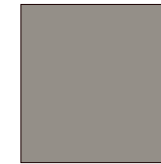
PAINTED METAL 5 -  
SLATE GRAY



PAINTED METAL 6 -  
MIDNIGHT BRONZE



PAINTED METAL 7 -  
BLUE ZINC



PAINTED METAL 8 -  
CRYSTAL ZINC



PRECAST 1 -  
BUFFSTONE



PRECAST 2 -  
COMMONWEALTH



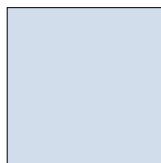
PRECAST 3 -  
CREAM GRAY



PRECAST 5 -  
NUTMEG

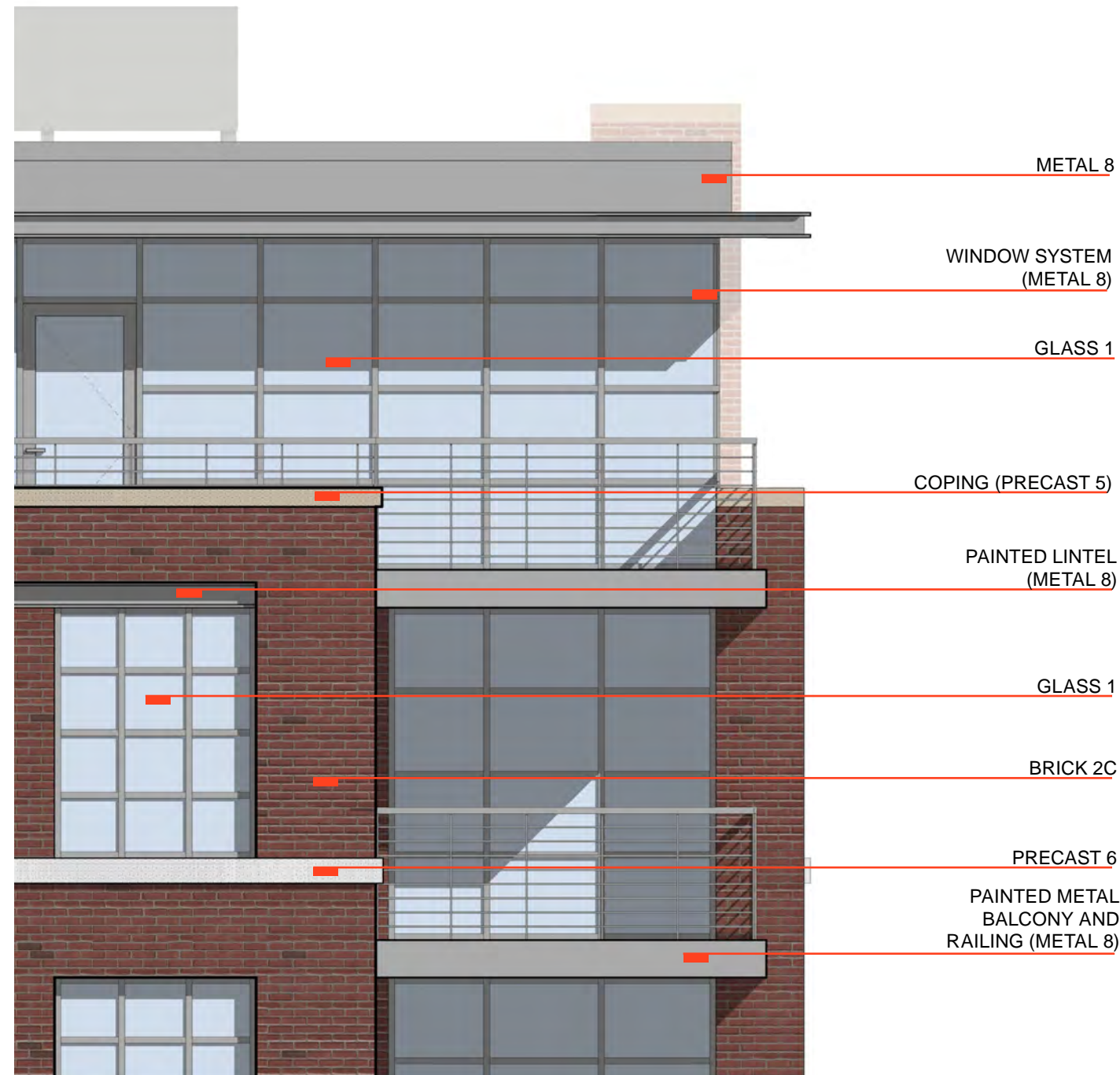


PRECAST 6 -  
CRYSTAL WHITE



GLASS 1





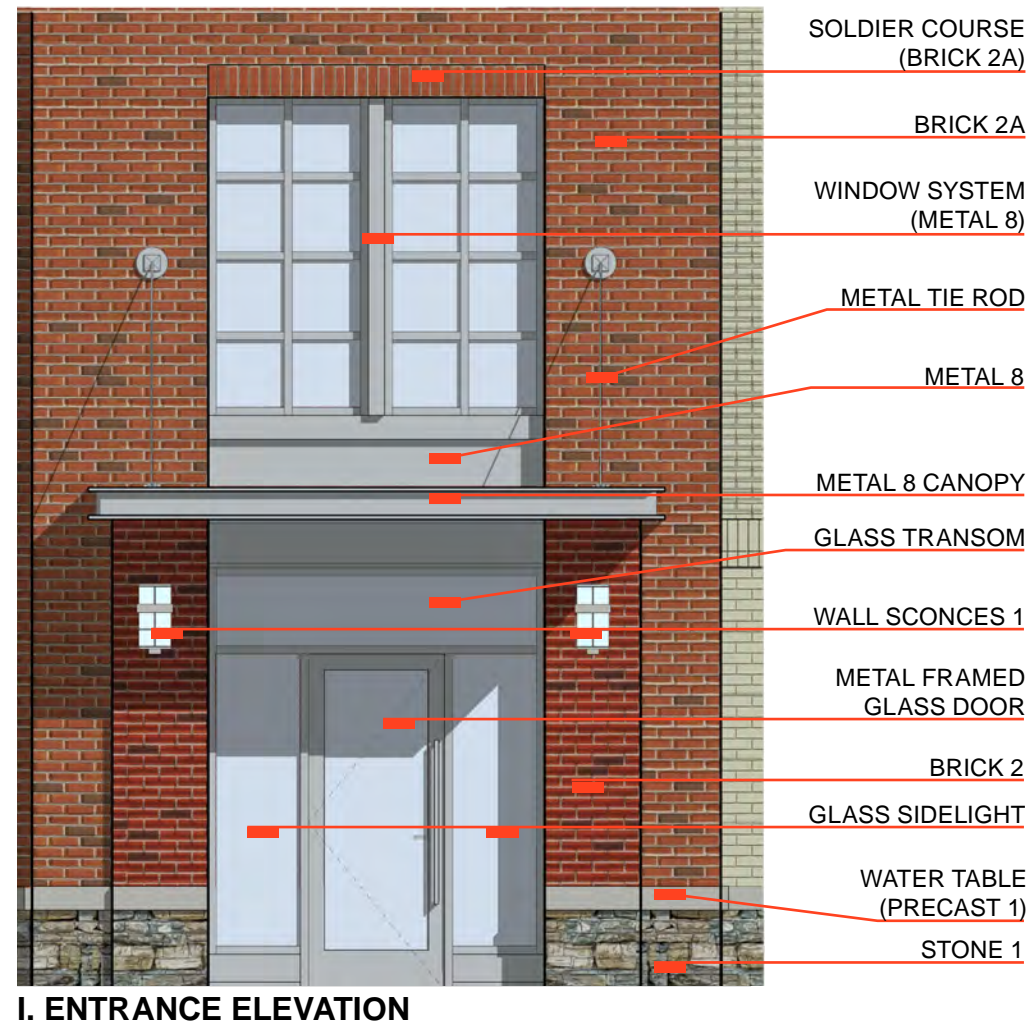
**H. BALCONY ELEVATION**



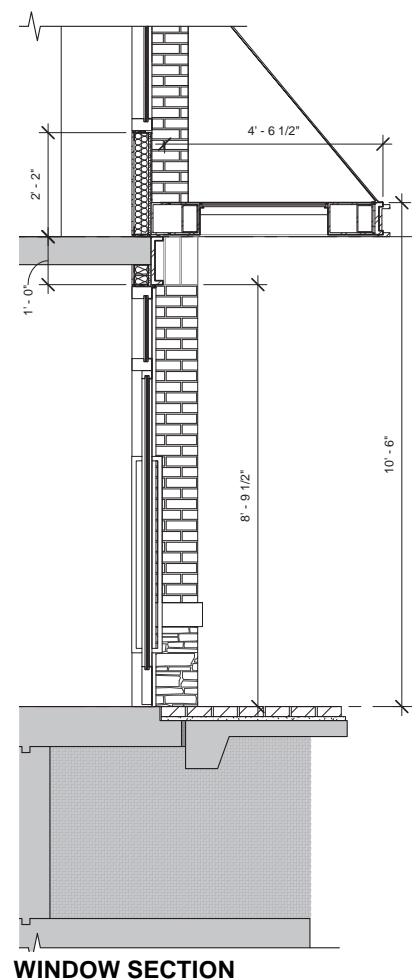
SCALE: 1/4" = 1'-0"







I. ENTRANCE ELEVATION



WINDOW SECTION



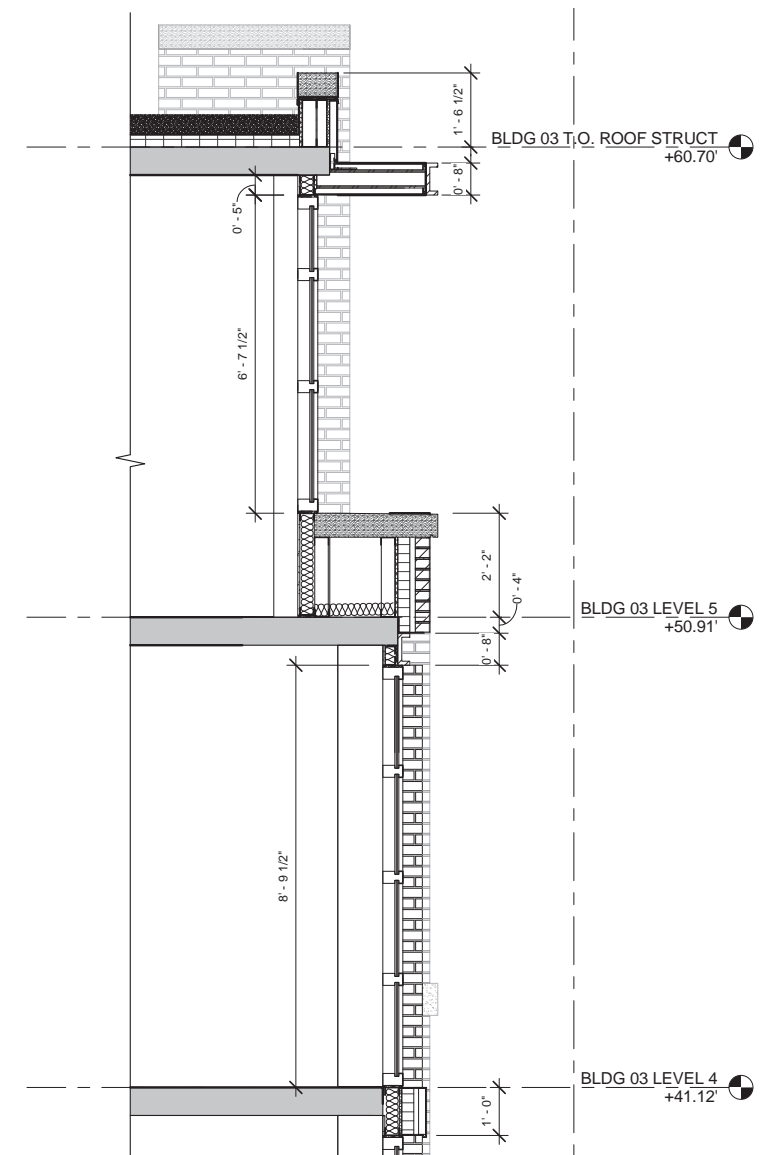
SCALE: 1/4" = 1'-0"



# DETAIL PLANS AND ELEVATIONS



**J. BALCONY ELEVATION**

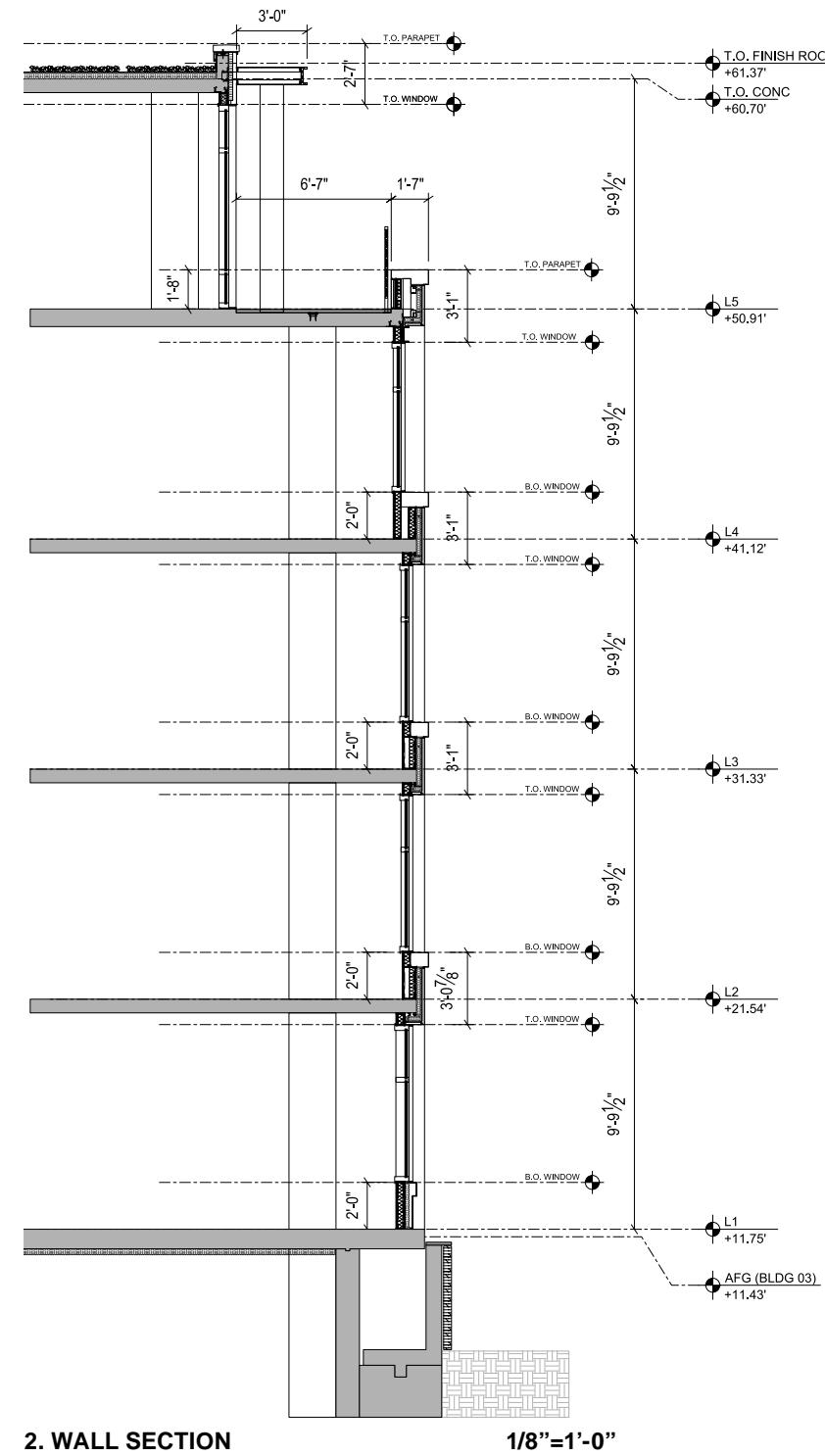
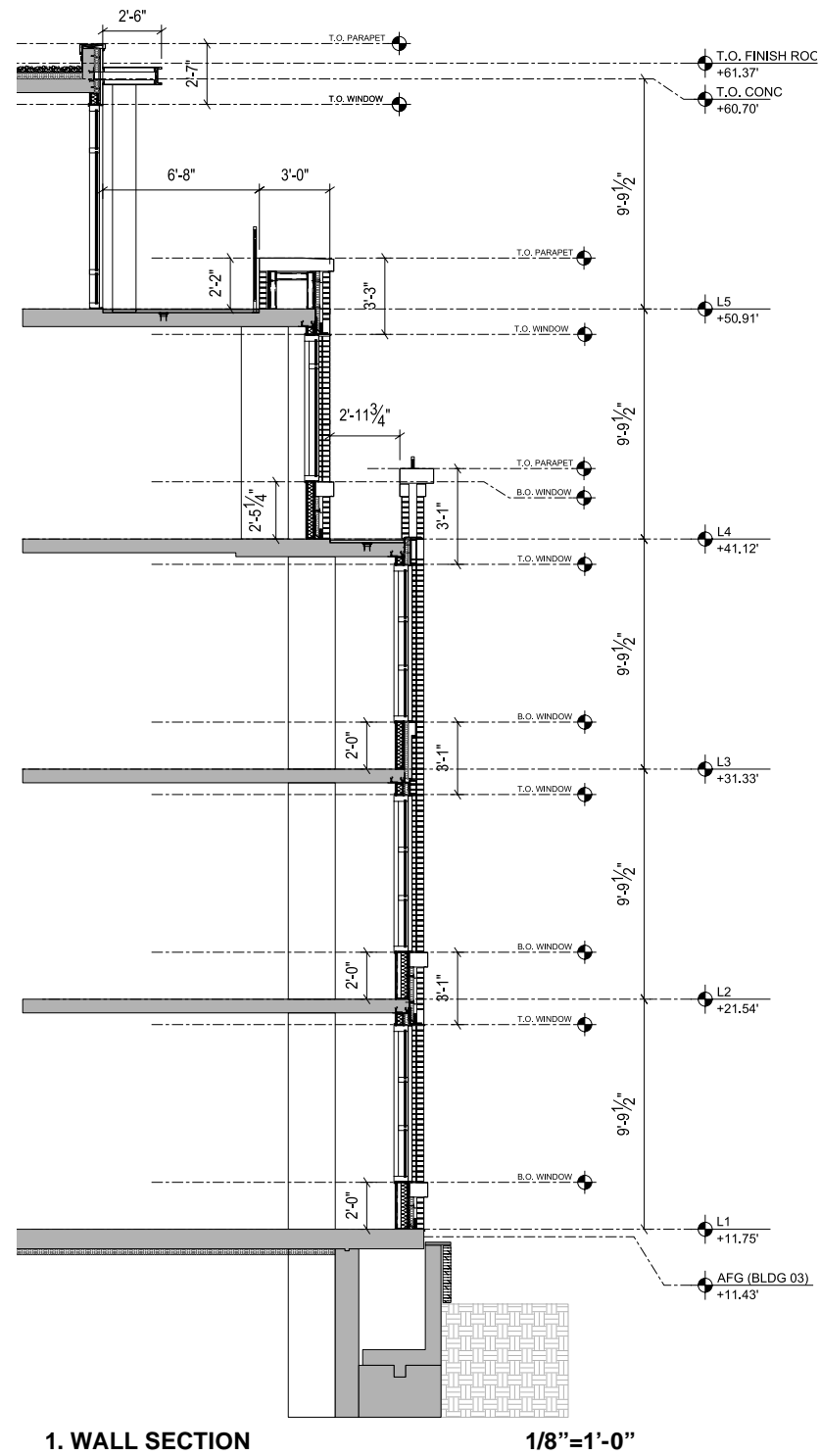


SCALE: 1/4" = 1'-0"

ROBINSON LANDING-ALEXANDRIA, VA

BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS





WALL SCNCE 1

ZOOM



SATURN 1904MT-GU24

Dimensions + Resources

View Full Collection

**1904MT-GU24**

Width: 8.0"

Height: 16.0"

Weight: 9.0 lbs

Material: Solid Brass

Glass: Etched Opal

Backplate Width: 4.8"

Backplate Height: 12.0"

Socket: 1-18w GU24

Extension: 9.5"

TTO: 9.0"

Certification: C-US Wet Rated

Voltage: 120v

UPC: 640665090420

View Less (-)

**RESOURCES**

+ Find a Local Showroom

+ Print Lighting Made Simple Worksheet

+ Order a Finish Sample

+ Print Spec Sheet

+ Print Assembly Instructions

+ Share with a Friend

+ Add To Compare

+ Add to Wishlist

WALL SCNCE 2

BUCKTOWN COLLECTION

ONE LIGHT OUTDOOR WALL LANTERN

BLACK FINISH  
SATIN ETCHED GLASS

PRODUCT #: 8622401-12  
MSRP: \$180.04  
DIMENSIONS: W: 6 3/4" H: 13 1/2"  
LAMPING: 1 Medium A19 100w Max.  
LISTING: Available in ENERGY STAR  
WARRANTY: Safety Listed for Wet Locations  
1-Year Warranty

LED CONVERTIBLE WET RATED



BUY LOCAL BUY ONLINE WISH LIST | COMPARE

SHARE

Pin it Add Tweet

DETAILS

- Extends: 7 1/2"
- Supplied with 8" of wire
- Backplate: Diameter: 5"  
Center of outlet box down: 11"

DOWNLOADS



ALL IMAGES



SPEC SHEET



INSTALL TRILINGUAL  
(ENGLISH, SPANISH,  
AND FRENCH)

VIEW HTML SPEC SHEET - VIEW PRODUCT IN 2014 CATALOG

OTHER FINISHES



WEATHERED  
PEWTER



# Peerless G251/G261

G251-G261  
Casement Outswing AW-PG100-C / Casement Inswing AW-PG80-C  
Thermal Aluminum Window



BENEFITS

ARCHITECT

- Energy Savings*
- Unique .363/.349 (251/261) U Value for an AW casement window
  - Less than many aluminum thermal casement windows
- Third Party Certifications*
- AAMA – certified window for performance
  - IGCC – certified insulating glass for long life
- Design Flexibility*
- Unique frame design allows for multiple selection of glass types to meet low U values
- Finish and Color Choices*
- Exterior and interior colors can be different
  - Standard or anodize paint colors

BUILDING OWNER

- Building Security*
- One handle engages all vent perimeter locks
  - Optional key-operated handle equals no opening
- Low Maintenance*
- Vent hardware easy to adjust, if necessary
  - Durable metal handles and hinges for long life

INSTALLER

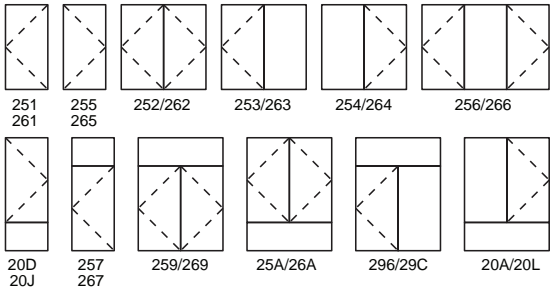
- Frame Choice*
- Continuous head/sill/jamb eliminate mullions
  - Flange designs can eliminate field trimming
- Field Labor Reductions*
- Easy-to-remove glass film keeps glass clean
  - Dry exterior gaskets ensures interior reglazing



CERTIFICATION	G251	G261
AAMA standard/specification	A440-08	A440-08
Minimum test size	36" x 60"	48" x 71"
Air infiltration rate @6.24 psf	.1 cfm/sq.	.1 cfm/sq.
Water test pressure	15 psf	15 psf
Structural load test pressure	150 psf	120 psf
*U Value	.363	.349

\*Test glass – 1/4" soft Low E x Argon x 1/4"

TYPICAL CONFIGURATIONS  
For Casement Windows



Peerless GTD2  
Thermal Aluminum  
Outswing/Inswing  
Terrace Door  
AW-PG100-ATD

BENEFITS

ARCHITECT

Energy Savings

- Unique .365 U Value for an AW terrace door
- Less than many aluminum terrace doors

Third Party Certifications

- AAMA – certified window for performance
- IGCC – certified insulating glass for long life

Design Flexibility

- Unique frame design allows for multiple selection of glass types to meet low U values

Finish and Color Choices

- Exterior and interior colors can be different
- Standard or anodize paint colors

BUILDING OWNER

Building Security

- One handle engages all panel perimeter locks
- Optional key-operated handle equals no opening

Low Maintenance

- Panel hardware easy to adjust, if necessary
- Durable metal handles and hinges for long life



INSTALLER

Pre-hung unit

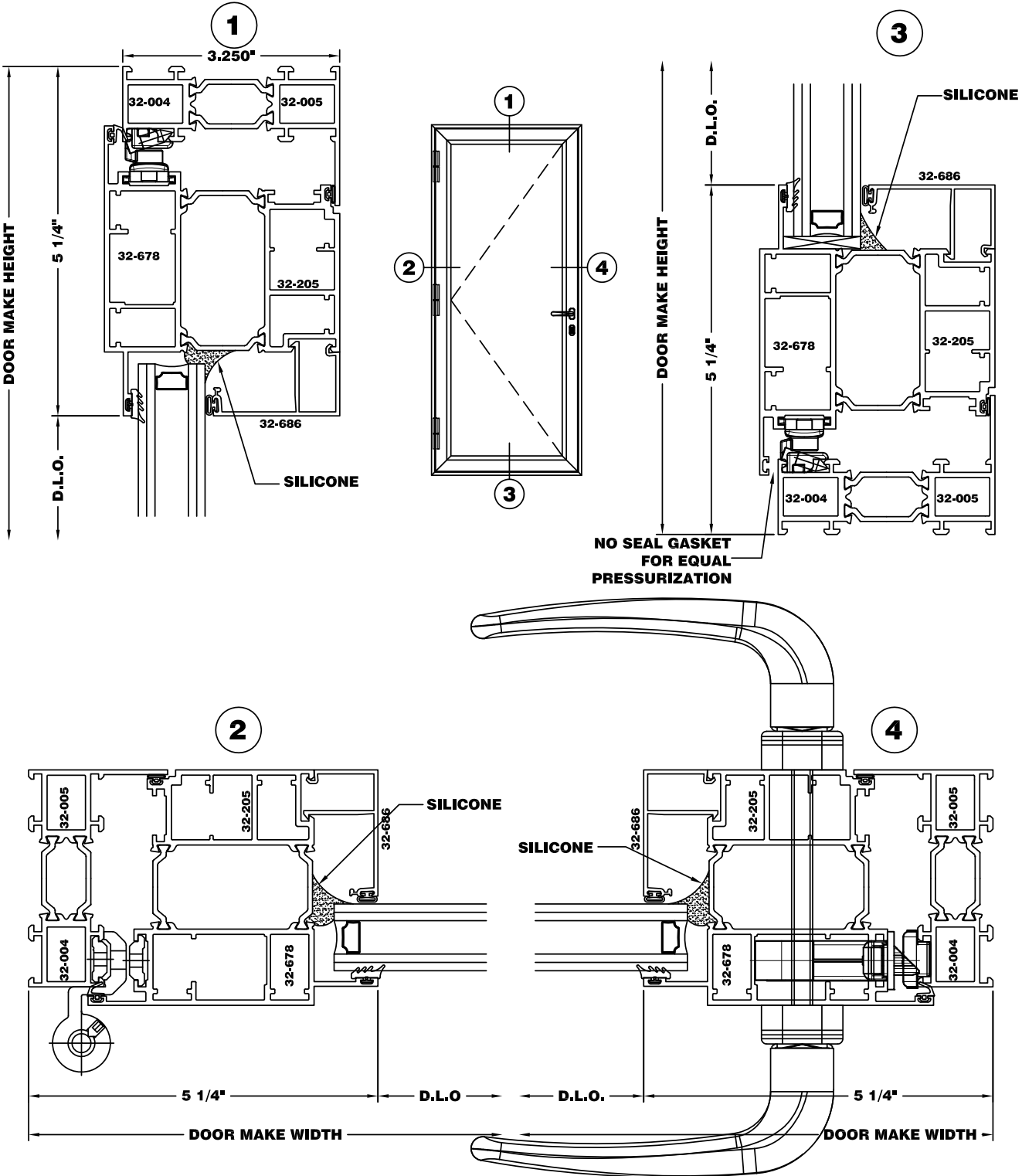
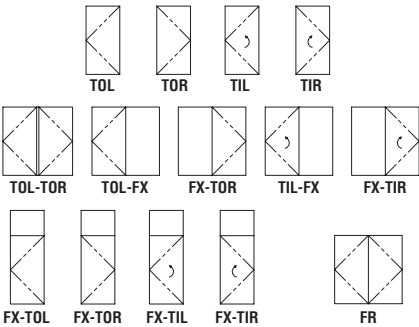
- Installs easily with factory-set panel alignment
- Reduces on-site adjustment of hardware

Field Labor Reductions

- Easy-to-remove glass film keeps glass clean
- Dry exterior gaskets ensures interior reglazing



TYPICAL CONFIGURATIONS



CERTIFICATION	GTD2
AAMA standard/specification	A440-08
Minimum test size	48" x 96"
Air infiltration rate @6.24 psf	.1 cfm/sf
Water test pressure	12psf
Structural load test pressure	150 psf
* U Value	.365

\*Test glass – 1/4" soft Low E x Argon x 1/4"

BAR Case # 2015-00269

ADDRESS OF PROJECT: 2 Duke StreetTAX MAP AND PARCEL: 075.03-04-01ZONING: W-1APPLICATION FOR: *(Please check all that apply)*

- ☒ CERTIFICATE OF APPROPRIATENESS **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. RakPhone: Attorney: (703) 712-5411Architect: Patrick BurkhartArchitect: (202) 342-2200E-mail: Attorney: jrak@mcguirewoods.comAttorney: 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.*
- |                                      |   |   |                                   |
|--------------------------------------|---|---|-----------------------------------|
| <input type="checkbox"/> awning      | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment             | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors       | <input type="checkbox"/> windows                    | <input type="checkbox"/> siding                     | <input type="checkbox"/> shed     |
| <input type="checkbox"/> lighting    | <input type="checkbox"/> pergola/trellis            | <input type="checkbox"/> painting unpainted masonry |                                   |
| <input type="checkbox"/> other _____ |   |   |                                   |
- ☐ **ADDITION**
- ☐ **DEMOLITION/ENCAPSULATION**
- ☐ **SIGNAGE**

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

New construction of Building 3 of 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.

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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 17<sup>th</sup> Street North, Arlington, Virginia 22209

Donald E. Graham (Owner of 22.2% of GHC)  
1300 17<sup>th</sup> 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.