

Docket Item #9
BAR CASE # 2016-00416

BAR Meeting
December 21, 2016

ISSUE: Permit to Demolish

APPLICANT: IDI Strand, L.C

LOCATION: 203, 205, 211 The Strand (also Strand Street)

ZONE: W-1 / Waterfront

STAFF RECOMMENDATION

Staff recommends approval with the condition that any historic fabric (bricks, heavy timber beams and the like) identified by staff in the field once the interior finishes are completely removed be salvaged and reused on site to the greatest extent possible.

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.



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Note: The BAR previously reviewed and endorsed a concept design for redevelopment on this site at the September 7, 2016 hearing. The current application is *only* for a Permit to Demolish.

I. ISSUE

The applicant is requesting *complete demolition* of the one-story commercial building at 211 The Strand. The applicant also requests *partial demolition* at 205 The Strand. While these are two separate structures they occupy the same parcel and are being considered as parts of a single Permit to Demolish case for convenience. The areas proposed for demolition at 205 The Strand include the following: the entire roof; the applied stucco on the south elevation; and small portions for relocated doors and windows.

Although 203 The Strand, a former industrial building now home to Chadwick's Restaurant, is also part of the overall redevelopment project, no demolition is proposed to that building.

II. HISTORY

Historically, this was known as "The Strand" but in recent years due to 911 emergency addressing requirements, it is also known as "Strand Street". Staff continues to use "The Strand" for historical accuracy but it should be noted that "The Strand" and "Strand Street" refer to the same street.

203-205 South Strand Street

As they are currently and have been historically conjoined, it is appropriate to consider the building histories of 203 and 205 The Strand in tandem. While both have mid-19th-century precedents, the two-story masonry structures were built circa **1900**, following the devastating 1897 Pioneer Mill Fire. Both structures, however, incorporate partial stone walls from the earlier warehouses that occupied the sites. Long associated with DeWilton Aitcheson's adjacent coal and lumber yard, the turn-of-the-century structures are vestiges of the Alexandria waterfront's industrial heritage.ⁱ

The land which the two buildings occupy is infill that stretches the Potomac River's natural shoreline eastward; the man-made parcels are thought to have been created by landowner George Gilpin circa 1800.ⁱⁱ Whether there were structures on those lots in the antebellum period is difficult to determine without further research, but two warehouses were located there as early as 1863, as evidenced by Charles Magnus' depiction in *Birds Eye View of Alexandria, Va.* Originally numbered 13 and 15 The Strand, the 19th-century buildings' rectangular footprints also appear on Griffith M. Hopkins' 1877 *City Atlas of Alexandria*.ⁱⁱⁱ In this map, they backed up to George B. Robinson's property on the east line of South Union Street, and abutted, to the south, a barrel manufacturing plant owned by Blythe.

In the 1863 Magnus illustration as well as in the 1885 Sanborn Fire Insurance Company map of Alexandria, the 3.5-story, gable-roofed structures were connected by a covered, three-story, flat-roofed passage. Each building had three bays, the passage formed an additional central bay, and the facades were regularly fenestrated. Both buildings were ascribed as "Philip B. Hooe Grain W.Ho." in the Sanborn map, but while 205 had no interior partitions, 203 had interior walls that divided the first floor into three equal spaces and the second floor into two spaces. Both

illustrations show 205 South Strand abutting a two-story, shake shed roof building on the southern elevation, which was marked “vacant” in the Sanborn map (presumably Blythe’s barrel manufactory); this structure had disappeared by the 1891 Sanborn mapping.^{iv}

In the 1896 Sanborn, the structure at 205 was owned by the Godfrey Laundry Company. The map shows the rectangular footprint as one large open space (no interior partitions) with 12-foot, 16-foot, and 16-foot floor heights and capped in a metal or slate roof. The exterior wall abutting the covered drive is denoted as composed of stone, while the floor heights for the passage mirror those in 205 (as well as 203). A one-story, one-room masonry addition with a one-story covered drive marked “scale,” jutting out into the street, is shown abutting the southeast corner of 205 and marked as an “office” numbered 17.^v The structure at 203 is shown as trisected by brick walls on the first floor, and each space is labeled ‘warehouse.’

By the 1902 mapping, the rectangular structure at 205 had become two stories in height, with stone on the first floor on the western and northern elevations and a concrete block wall faced in brick on the façade (eastern elevation). Presumably the stone walls were all that remained of the 19th century building following the 1897 fire, in which both 205 and 203 The Strand were ruined. In fact, 203 is depicted with only two of its walls standing and the notation “ruins.” The drive between the two structures existed but had been reduced to one story. 205 South Strand is marked as having an earthen floor on the ground level and a gable roof. The 1902 map is the first to show an interior division in 205: the rear space is denoted as a stable while the main space is marked as “Wood Sawing.” At this time, the lot was purchased by Aitcheson, whose coal and wood yard lay to the immediate south and which the mill must have served. This is supported by the listing of “D. Wilton Aitcheson” acquiring two building permits for a parcel(s) on The Strand between Duke and Prince streets on June 21, 1897 and February 21, 1898.^{vi} The masonry addition with its porch appears on the building’s southeastern corner in the 1902 map, while a one-story wooden shed, extending beyond the street curb, was tacked onto the front.^{vii}

By the 1907 Sanborn, the structure at 203 had been rebuilt as a two-story structure labeled “erecting shop.” Two existing stone walls on the first floor (western and southern elevations) were incorporated into the new concrete block and brick edifice. Every five to ten years, the occupancy of 203 The Strand changed: it was occupied by the Virginia Kid Works in 1912, which used the building as a tanning facility (ground floor) and skins storage (upper floor). By 1921, the building served as an electric light supply warehouse, with a notation that the first floor was concrete, and by 1931, it was generically labeled ‘warehouse.’ It became an “Auto. Laundry” in 1941 – which, according to the City of Alexandria Alteration/Repair permit from June 6, 1951, was actually an auto body and paint shop. By the 1958 Sanborn, the building was labeled ‘plumbing.’ According to City of Alexandria Alteration/Repair Permits, the Aitcheson Fuel Company owned 203-205 South Strand through at least 1957.^{viii} By 1965, it was an office space in conjunction with 205 South Strand.

205 The Strand’s footprint and associative function (i.e., wood sawing) remained consistent through the 1907 and 1912 Sanborn maps, although in the 1921 map, the rear stable was labeled “ice,” likely becoming a storage facility. By 1931, the structure’s gable roof was no longer depicted, suggesting a flat roof that presently exists. De W. Aitcheson Inc. Coal and Wood Yard still figured in the 1941 Sanborn, and the ground level of 205 – labeled as “A & Wood Storage” – still had an earth floor but the front shed had disappeared; the one-story corner structure was

enlarged to wrap around the southeast corner. By 1958, the building was used to store “oil burner parts.” The present address (205) first appears on the 1965 Sanborn, in which the building’s use is marked as “offices.”^{ix}

An alterations/repair permit for the redevelopment of 203-205 The Strand was issued to owners Bearly and James Turner and Doris T. Whitestone in May 1977; concurrently, the Board of Architectural Review (BAR) approved a submitted proposal to renovate the existing buildings and construct additions as well as develop the vacant lot at 211 The Strand.^x In 1979, a new construction permit was issued to Chadwick’s on Strand for 203 The Strand;^{xi} the BAR approved, with conditions, revisions to the alteration plans in June of that year as well as approved an addition (in which the former passage was transformed into a glassed atrium) in May 1981. While 203 has served as a restaurant for the last 35 years, 205 has housed a variety of retail shops and services, including a hair salon in the early 1990s; it is currently occupied by Old Town Coffee Tea and Spice.

211 The Strand

The site history of 211 The Strand, and particularly the site’s association with DeWilton Aitcheson’s coal and lumber yard, reflects the evolution of heavy industry along the Alexandria waterfront through the 19th and 20th centuries.^{xii}

The land on which the building is sited is artificial, possibly created by George Gilpin circa 1800.^{xiii} Union Street was formed circa 1782, and The Strand followed shortly thereafter, as landowners extended their properties eastward by infilling the river’s deep inlet with detritus, sunken hulls, and dirt graded from the city’s streets. The plethora of docks and wharves that dotted the man-made shoreline by the early 19th century fostered the economic growth and prosperity Alexandria experienced as an international seaport through the early 20th century. The Strand provided access to a working waterfront, fraught with rail lines (on Union Street) and noxious industries like fertilizer plants, tanning shops, and coal yards among the warehouses.

Like the two stone warehouses that historically occupied the lots at 203 and 205 The Strand, the lot at 211 was once filled by a 3.5-story masonry warehouse depicted in Charles Magnus’ 1863 *Birds Eye View of Alexandria, Va.* In this image, the gable-roof structure has the same form, height and mass as its northern neighbors; its regular fenestration conforms to the others’ appearance, as well. On Griffith M. Hopkins’ 1877 *City Atlas of Alexandria*, the building’s rectangular footprint, on the southeast corner of the parcel, is flanked by a narrow alley and an open yard; the property is marked as belonging to Blythe.^{xiv} In the first Sanborn Fire Insurance Company map created for the city of Alexandria, in 1885, the building is shown north of a ten-foot alley running parallel to Duke Street and south of Hewes & Aitcheson Coal Yard as well as two vacant, two-story buildings which were labeled ‘barrel manufacturing’ on Hopkin’s earlier map. The rectangular form is depicted as trisected into a three-story volume fronting The Strand and two two-story volumes to the rear, with a one-story, shake-roof porch on the western elevation. In the 1891 Sanborn, the structure was noted as a “fertilizer warehouse,” while the former barrel manufactory buildings had disappeared.^{xv}

By 1896, Aitcheson was the sole proprietor of the coal yard, and he had built an elevated tramway from the west (Union Street) side of the lot that entered the rear portion of the warehouse (marked simply as ‘storage’) and exited the front, crossed The Strand, and terminated

at the end of a wharf. The mid-19th century warehouse was destroyed in the devastating Pioneer Mill Fire in 1897, and Aitcheson – who purchased the lots to the north after the conflagration and rebuilt 205 South Strand circa 1898 and 203 South Strand before 1907 – must have decided not to rebuild on the spot of 211. From the 1902 Sanborn mapping onward, into the late 20th century, the parcel remained an open coal yard punctuated only by the elevated coal carrier. The 1912 Sanborn shows the most detail of Aitcheson’s “Coal and Wood Yard,” depicting two coal heaps in the north side of the lot (piled against the southern walls of 30 South Union Street and 15 [205] The Strand) and four in the south (against the wall of the Bryant Fertilizer Company building) divided by three cords of wood. The coal carrier continued to span the lot, running from west to east and terminating in a one-story, shake-roofed shed at the end of a wharf. By 1921, the carrier had disappeared and through 1931 the site was labeled “scattered coal piles.” Some order was restored to the industrial landscape by 1941, when frame coal bins were built on the west side of the property, near Union Street. These remained through the 1977 Sanborn mapping, in which the bins’ form slightly changed and the material was listed as concrete.^{xvi}

The present building at 207-211 The Strand, known as “The Village on the Strand” is a single-story brick multi-tenant commercial structure built in **1978-1979** in a flounder revival style. It was designed by Lewis/Wisnewski & Associates and approved by the BAR in 1978 (BAR Case #78-202). The building was first depicted in the 1989 Sanborn map as a long, narrow rectangle with chamfered northwest and northeast corners, facing the interior-lot surface parking. According to the Sanborn notations, the one-story concrete block structure with brick facing has a composition tile roof, a steel frame with reinforced concrete joists, columns, and beams, and open steel-deck floors.^{xvii} Interior partitions, erected in 1979, prepared the structure for its current retail purposes,^{xviii} and stores such as Running Inc., Alexandria Fine Art Gallery and Royal Home Gifts and Package were occupants from 1980 through the mid-1990s. In 2000, the Board approved upgrades at 207-211 The Strand, including replacement of the wood deck, improvements to the parking lot, site lighting, signage and landscaping as per the drawings by Wisnewski, Blair & Associates. A fire in early 2001 resulted in interior repairs in May of that year. Over the years, the Board has approved numerous signs for this building.

III. ANALYSIS

Permit to Demolish

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

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic house?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the	N/A

	memorial character of the George Washington Memorial Parkway?	
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

Staff has no objection to the proposed demolition of the late-20th-century commercial building. Although it is an example of a contemporary interpretation of the Flounder style historically associated with Alexandria and was designed by a well-respected local architecture firm, it does not possess historic significance in its own right. At the time it was constructed, this particular area was part of the working waterfront with 20th-century industry and warehouses and so the design of the building was oriented toward the through-block parking lot. Following the adoption of the Waterfront Plan in 2012, the waterfront is seeing a revival with redevelopment of certain sites to more appropriately reflect the historic character and to orient buildings to the Potomac River. Due to its relatively recent construction, the building's original drawings are held at City Archives and future scholars, architects and historians may access those if they are interested in this particular building.

Regarding the proposed partial demolition at 205 The Strand, staff is quite comfortable with the amount of demolition proposed. It should be noted that the north wall of 205 The Strand and the south wall of 203 The Strand were previously encapsulated with the construction of the atrium as part of Chadwick's in 1981. This particular capsulation has been a preservation asset as the two building walls with original brick and stone (only surviving elements from before the 1897 fire) and remaining window arches remains visible and accessible to the public.

As noted in the thorough history report, 205 The Strand was a historic structure that has been significantly altered over the years due to fire, reconstruction and renovation. The alterations have been so substantial that little historic fabric remains. The most historic component is the surviving historic brick and the building's overall simple form. Staff met with the applicant and toured the property. Based on the site visit and renovation drawings provided by the applicant, staff believes that the current roof structure proposed for demolition dates to the 1970s and is not historic. Therefore, staff can support the removal of the roof structure to accommodate some form of a third-story addition, which will be reviewed separately as part of the Certificate of Appropriateness request. Staff also supports the removal of the stucco added to the south and west elevations as part of the 1970s renovations. Regarding changes to the fenestration, staff supports such alterations so long as they are historically accurate. If any original openings remain or can be evident, the applicant should work to reuse or restore those particular openings.

With any request for demolition, staff notes that should historic fabric (bricks, heavy timber beams and the like) be uncovered as part of the project, such as when the interior finishes are completely removed, the applicant should work with staff to identify, salvage and reuse on site to the greatest extent possible.

STAFF

Catherine K. Miliaras, Principal Planner, 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

Zoning Comments

C-1 Demolition complies with zoning.

Code Administration

C-1 A Building Permit and plan review are required for these buildings alterations prior to the start of construction.

Transportation and Environmental Services

C-1 Comply with all requirements of [DSP2016-00003](T&ES)

C-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

F-1 Later aspects of this project will require full compliance with archaeological preservation measures. However, the demolition of standing structures will likely have little impact on below-ground resources. Therefore, for this demolition project there is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

F-2 Based on preliminary research for this property, it has been an active part of Alexandria's waterfront since purchased by George Gilpin and Jonathan Hall in 1769. The east side of 211 Strand Street was "banked out" (quite literally, filled with dirt to create land) at about that time. By the early nineteenth century both Gilpin and Hall had built a store and warehouses on the block, as well as wharves and piers extending into the river to the east. By the Civil War the Union Army used three warehouses on the property as Commissary storehouses (two on 211 Strand St. and one on 205 Strand St.). After the war the McKenzie family continued to own one of the warehouses, and the Blythe family another. By the end of the nineteenth century part of the lot at 211 Strand St. was used as a coal yard, and one of the warehouses stored fertilizer. Throughout the early twentieth

century the lot continued to serve as a coal yard. The site has the potential to provide information about the commercial development of Alexandria's waterfront from the eighteenth century to the present. Of particular note are the recent archaeological findings on the adjacent lot at 220 S. Union St. where an eighteenth-century scuttled ship was found preserved some 6 ft. to 8 ft. below current grade.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2016-0416: 203, 205 and 211 The Strand

ⁱ Douglas Applar, "Historic Buildings and Places on the Waterfront: Early 20th Century: 203/205 South Strand," compiled 2008; *Historic Alexandria* [website], last updated January 11, 2016. Accessed August 10, 2016:

<https://www.alexandriava.gov/historic/info/default.aspx?id=42078>

ⁱⁱ Ibid.

ⁱⁱⁱ Griffith M. Hopkins, *City Atlas of Alexandria* (1877) plate H.

^{iv} Charles Magnus, *Birds eye View of Alexandria, Va.* (1863), Library of Congress. Accessed August 10, 2016: <https://www.loc.gov/item/81694373/>. Sanborn Fire Insurance Company, *Map of Alexandria, Va.* (1885) plate 9 and (1891) plate 11.

^v Sanborn Fire Insurance Company, *Map of Alexandria, Va.* (1896) plate 8.

^{vi} Alexandria Library Special Collections Division, "Early Building Permits Index," Lloyd House (1996).

^{vii} Sanborn Fire Insurance Company, *Map of Alexandria, Va.* (1902) plate 14.

^{viii} City of Alexandria, Alteration/Repair Permits #698 from October 9, 1933 for lots "east of Strand;" #9688 from June 6, 1951 for 203 South Strand; and # 13117 from January 30, 1957 for "Strand St." Owner, Aitcheson Fuel Co.

^{ix} Sanborn Fire Insurance Company, *Map of Alexandria, Va.* (1921) plate 11; (1931) plate 12; (1941) plate 12; (1958) plate 12; and (1965) plate 12.

^x City of Alexandria, Alteration/Repair Permit # 33438 from May 24, 1977 for 203-205 The Strand.

^{xi} City of Alexandria, New Construction Permit # 10492 from June 21, 1979 for 203 The Strand.

^{xii} Applar, 2008.

^{xiii} Ibid.

^{xiv} Hopkins (1877) plate H.

^{xv} Sanborn (1885) plate 9 and (1891) plate 11.

^{xvi} Sanborn (1896) plate 8, (1902) plate 14, (1907) plate 14, (1912) plate 14, (1921) plate 11, (1931) plate 12, (1941) plate 12, (1958) plate 12, and (1977) plate 12.

^{xvii} Sanborn (1989) plate 12.

^{xviii} City of Alexandria, Alteration/Repair Permit # 35593-A from September 4, 1979 for 211 The Strand.

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ARCHITECTURE

MEMO

TO: BAR Staff

FROM: John Rust on behalf of the applicant for 203/205/211 Strand Street

DATE: November 14, 2016

SUBJECT: Justification for Demolition of Existing Structure(s) at 205 & 211 Strand Street

This memorandum provides the justification for the demolition of existing one story retail structure located at 211 Strand Street and partial encapsulation of the existing two story historic warehouse structure currently used for retail located at 205 Strand Street pursuant to 10-105(B) of the Zoning Ordinance. In filing the BAR application for Demolition, an applicant must clearly spell out reason for the demolition and describe any alternatives to demolition and why such alternatives are not feasible.

Reason for Demolition:

Per the report titled "205 Strand Street" prepared by Thunderbird Archeology, "On May 20, 1977 (City of Alexandria), Strand Street Associates Limited Partnership applied to build retail shops at 211 Strand and complete alterations to 203 and 205 Strand Street to convert them into a restaurant and offices in an industrial zoned space." 205 Strand Street underwent substantial alterations which included an entire new interior floor and roof structure, new window and door openings, patching of existing openings, and covering the entire exterior south wall with a synthetic stucco finish commonly called Dryvit (brand name) or EIFS.

211 Strand was constructed around 1977. Due to its age it is not a historic structure and is not of such Architectural merit that could not be reproduced. Its scale and location on the site is out of character with neighboring structures. Demolition is proposed to provide for a new structure that is more appropriate in design for the site and meets the criteria of the City's Waterfront Plan approved June of 2014.

205 Strand Street has been altered to the point that very little of the original structure remains. A third floor addition (partial encapsulation) will not negatively affect its historic significance and will enable the structure to be more in scale with existing neighboring structures and the new proposed structure at 211 Strand Street. See "Recommendations" on page 43 and 44 of the Thunderbird Archeology property history report.

Alternatives to Demolition:

211 Strand is not historic and is a small structure in terms of what is allowed by zoning for the site. It is not realistic to retain the existing structure in its current state. The proposed alterations to 205 Strand Street return the building to a more historically appropriate scale.

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1215 CAMERON STREET | ALEXANDRIA, VA 22314
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Criteria for Demolition:

Section 10-105(B) of the Zoning Ordinance provides seven questions that must be answered in the negative in order to satisfy the criteria for Demolition within the Old and Historic Alexandria District. The proposal to demolish 211 Strand and partially encapsulate 205 Strand answers all these questions in the negative and therefore, satisfies the criteria for Demolition.

(1) Is the building or structure of such architectural or historical interest that its moving, capsulating or razing would be to the detriment of the public interest? No.

211 Strand was constructed around 1977 and therefore is not historic. Its architectural design and construction is not of such merit that its Demolition would be a detriment to public interest.

205 Strand was substantially altered at the same time as the construction of 211 Strand. Further alterations will not be a detriment to the public interest.

(2) Is the building or structure of such interest that it could be made into an historic shrine? No.

211 Strand is neither a historic structure nor of significance that it is worthy of becoming a shrine. The Thunderbird Report cites no evidence of historic individuals or events occurring at either 211 or 205 Strand that would make either structure worthy of becoming a shrine.

(3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty? No.

211 Strand is not uncommon in its design, texture or material. It is a simple frame structure that could easily be reproduced.

205 Strand as previously stated has been substantially altered in the past on multiple occasions. It is a simple masonry building that also could be easily reproduced.

(4) Would retention of the building or structure help preserve the memorial character of the George Washington Parkway? No.

The properties are not in the vicinity of Washington Street and therefore do not affect the memorial character of the Parkway.

(5) Would retention of the building or structure help preserve and protect a historic place or area of historic interest in the City? No.

211 Strand is a relatively new one story postmodern structure fronting a parking lot within a historically industrial warehouse waterfront area. By virtue of its style, scale and

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location within the site its retention does not contribute to preserving and protecting its historic place or area of interest in the City.

205 Strand is being retained and altered to be more in scale historically to what was previously on the site and its adjoining properties.

(6) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place in which to live? No.

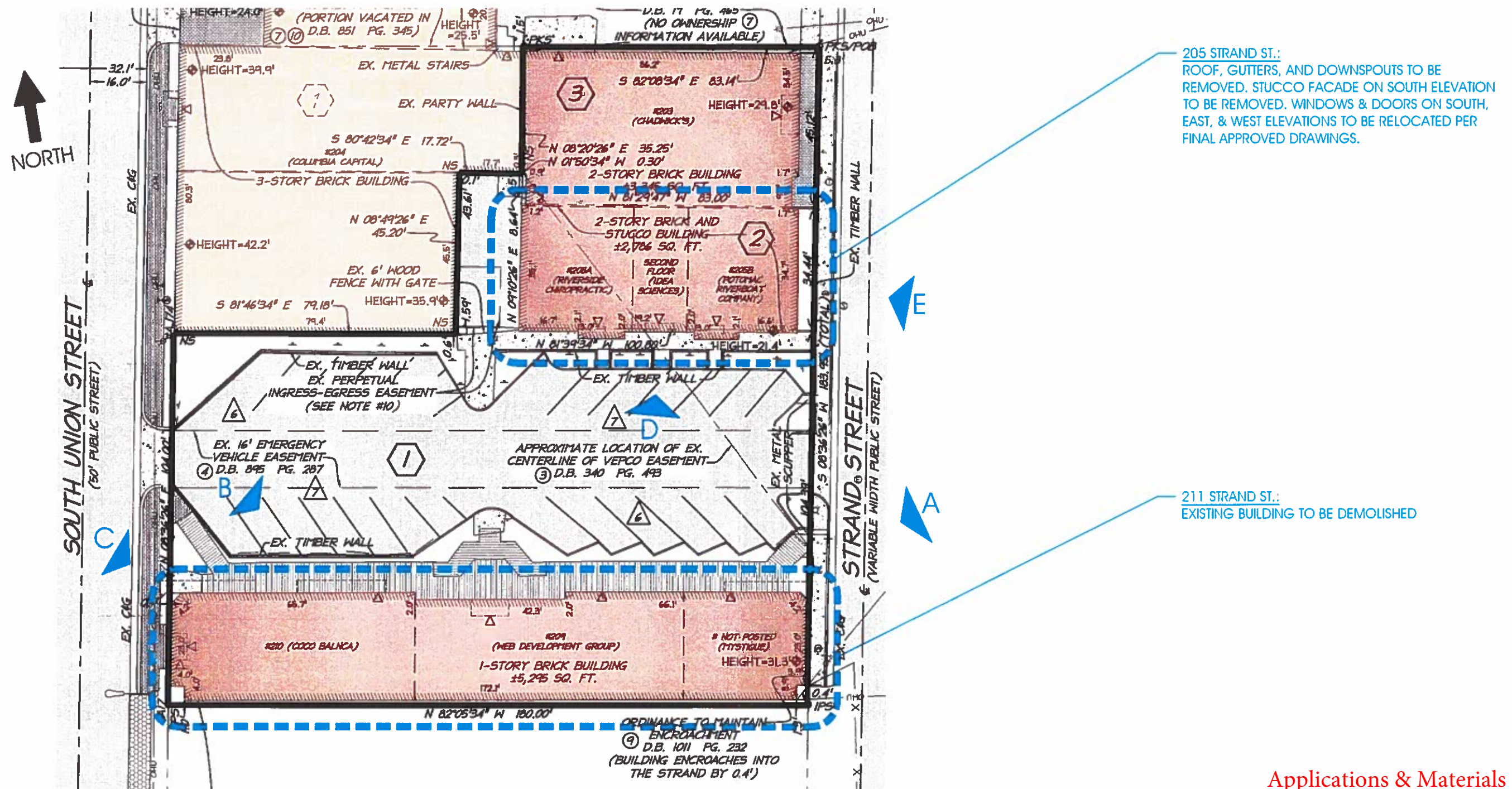
The proposed new and renovated structures are mixed-use residential buildings and are designed in accordance with the Waterfront Master Plan. Retail and restaurant uses are provided and accessible off the Strand, providing a more continuous, active street frontage. The two new alleys created by the proposed design encourage pedestrian access to the waterfront park and provide opportunities to promote the historic waterfront, possibly through artwork and/or interactive displays.

(7) In the instance of a building or structure owned by the city or the redevelopment and housing authority, such building or structure having been acquired pursuant to a duly approved urban renewal (redevelopment) plan, would retention of the building or structure promote the general welfare in view of needs of the city for urban renewal (redevelopment) project? No.

This criterion is not applicable to this project.

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A 211 STRAND EAST AND NORTH ELEVATIONS

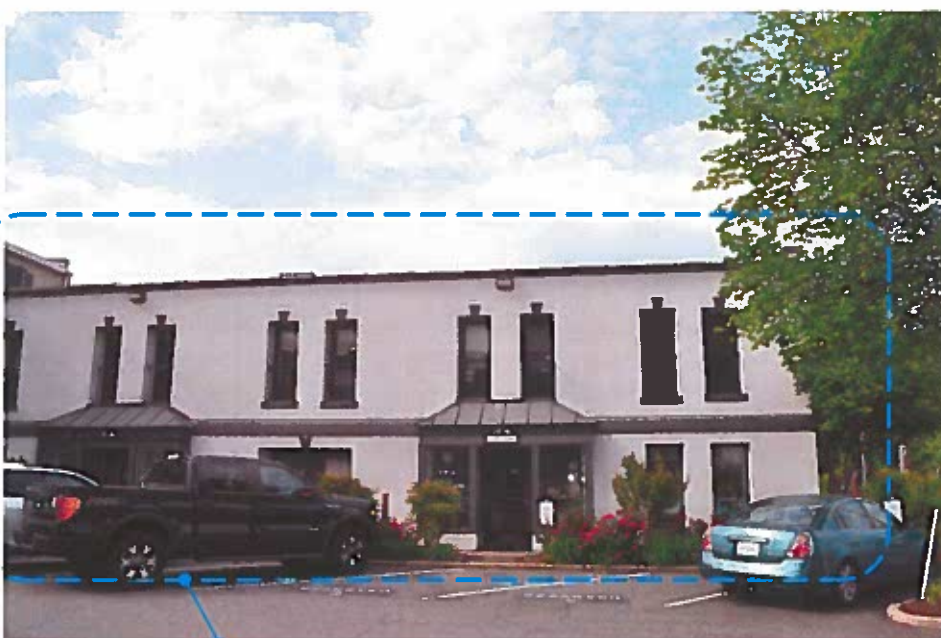


B 211 STRAND NORTH ELEVATION



C 211 STRAND WEST AND NORTH ELEVATIONS

ENTIRE BUILDING TO BE DEMOLISHED



D 205 STRAND SOUTH ELEVATION

ROOF, DOWNSPOUTS, GUTTERS, AND STUCCO FACADE TO BE REMOVED. WINDOWS & DOORS TO BE RELOCATED PER FINAL APPROVED PROJECT.



E 205 STRAND EAST ELEVATION

WINDOWS TO BE RELOCATED PER FINAL APPROVED PROJECT.

Applications & Materials
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ADDRESS OF PROJECT: 203/205/211 Strand Street

TAX MAP AND PARCEL: 075.03-03-04.R, -05, -06, -07 ZONING: W-1

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

☐ CERTIFICATE OF APPROPRIATENESS

☒ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ☐ Property Owner ☒ Business *(Please provide business name & contact person)*

Name: IDI Strand, L.C.

Address: 1700 N. Moore St., Suite 2020

City: Arlington State: VA Zip: 22209

Phone: 703-558-7300 E-mail: ccecchi@idigroup.com

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

Name: John Rust, Rust Orling Architecture

Phone: 703-836-3205

E-mail: jrust@rustorling.com

Legal Property Owner:

Name: Turner Beverly D Jr Et Al

Address: Attn Simpson Properties LTD PO Box 430

City: Alexandria State: VA Zip: 22313

Phone: _____ E-mail: _____

- ☐ Yes ☒ No Is there an historic preservation easement on this property?
☐ Yes ☐ No If yes, has the easement holder agreed to the proposed alterations?
☐ Yes ☒ No Is there a homeowner's association for this property?
☐ Yes ☐ No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

NATURE OF PROPOSED WORK: *Please check all that apply*

- ☐ NEW CONSTRUCTION
- ☐ EXTERIOR ALTERATION: *Please check all that apply.*
- | | | | |
|--------------------------------------|---|---|-----------------------------------|
| <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).*

At 211 Strand St: Complete demolition of structure

At 205 Strand St: Removal of roof, gutters, and downspouts. Removal of synthetic stucco on south elevation down to existing masonry. Relocation of windows and doors on south, east, and west elevations.

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.
- ☐ ☒ FAR & Open Space calculation form.
- ☐ ☒ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- ☐ ☒ Existing elevations must be scaled and include dimensions.
- ☐ ☒ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- ☐ ☒ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- ☐ ☒ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☒ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

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

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

Alterations: Check N/A if an item in this section does not apply to your project.

- ☐ ☒ N/A
- ☐ ☒ Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☐ ☒ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☒ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- ☐ ☒ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- ☐ ☒ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- ☐ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☐ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☐ I, the applicant, or an authorized representative will be present at the public hearing.
- ☐ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 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: John RustDate: November 14, 2016

Applications & Materials
BAR2016-00416
203/205/211 Strand Street
11/9/2016

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. IDI VIRGINIA HOLDINGS, L.C.	1700 N. MOORE ST. SUITE 2020	100%
2.	ARLINGTON, VA 22209	
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at **203/205/211 STRAND ST.** (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. BEVERLY D. TURNER, JR.	19450 GULF BLVD, #602 INDIAN SHORES, FL 33785	33.3%
2. JAMES A TURNER	8015 MONTGOMERY HEIGHTS DR. GAINESVILLE, VA 20155	33.3%
3. JOHN DAVID WHITESTONE	1110 ALDEN RD. ALEXANDRIA, VA 22308	16.7%
4. MATTHEW LINDSEY WHITESTONE	1110 ALDEN RD. ALEXANDRIA, VA 22308	16.7%

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. NONE	NONE	NONE
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

11/11/2016
Date

CARLOS CECCHI
Printed Name


Signature

Applications & Materials
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203/205/211 Strand Street
11/9/2016