

City of Alexandria, Virginia

MEMORANDUM

DATE: MAY 3, 2017

TO: CHAIRMAN AND MEMBERS OF THE
OLD AND HISTORIC ALEXANDRIA DISTRICT
BOARD OF ARCHITECTURAL REVIEW

FROM: HISTORIC PRESERVATION STAFF

SUBJECT: 2ND CONCEPT REVIEW OF 400 NORTH WASHINGTON STREET
BAR CASE # 2017-00064

I. SUMMARY

Concept Review

The material before the Board is part of a BAR Concept Review for the redevelopment of the property at 400 North Washington Street and 413 and 417 North Columbus Street. The applicant is requesting concept review of a new multifamily assisted living building ranging from three to four stories in height that will have frontage on North Washington, Princess and North Columbus streets.

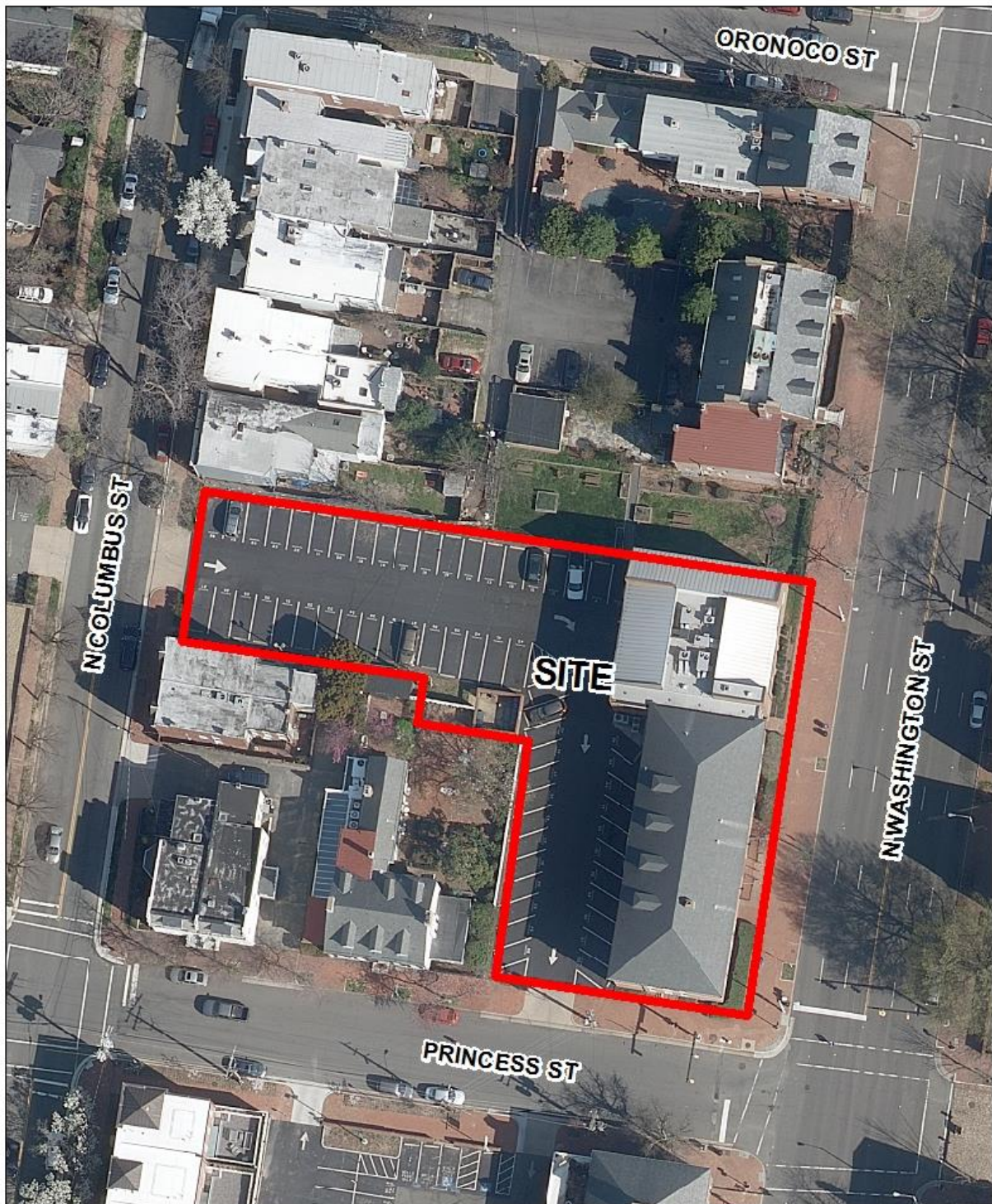
The Concept Review Policy was adopted by the two Boards of Architectural review in May 2000 and restated in December 2016. Concept Review is an optional, informal process at the beginning of a Development Special Use Permit (DSUP) application whereby the BAR provides the applicant, staff, the Planning Commission and the City Council with comments relating to the overall appropriateness of a project's height, scale, mass and general architectural character. The Board takes no formal action at the Concept Review stage. However, if, for instance, the Board believes that a building height or mass, or an area proposed for demolition, is not appropriate and would not be supported in the future, the applicant and staff should be advised as soon as possible. This early step in the development review process is intended to minimize future architectural design conflicts between what is shown to the community and City Council during the DSUP approval and what the Board later finds architecturally appropriate under the criteria in Chapter 10 of the Zoning Ordinance and the BAR's adopted *Design Guidelines*.

The proposed DSUP for this project is tentatively scheduled for Planning Commission and City Council review in the fall of 2017 and the applicant will return to the Board for approval of a Certificate of Appropriateness for this project if that DSUP is approved.

As a reminder, many aspects of this development are not within the BAR's regulatory purview, such as the use, loading, trash and parking, and should not be considered by the Board during their deliberation about the appropriateness of the proposed design. The Planning Commission and City Council will consider these and other zoning aspects of the project. The BAR's

purview in this concept review work session is limited to providing guidance on height, scale, mass and general architectural character.

At the March 15, 2017 BAR hearing, the BAR made a number of comments and deferred the concept review, requesting that the applicant return for a second concept review work session to further study the general architectural character. They generally supported the direction of the height, scale and massing with some qualifications, discussed more fully in Attachment 1.



BAR2017-00064
400 N WASHINGTON STREET



History

The existing office building at 400 North Washington Street, a three-story Colonial Revival brick building, was approved for new construction by the BAR on **July 27, 1960**, and the designer was William Vosbeck, local Alexandria architect. An earlier scheme was denied because it was “inappropriate and not sufficiently colonial in design and appearance.” The postmodern addition to the north, 414 North Washington Street, was approved by the BAR on **February 6, 1980**, and designed by Walter Brown, architect. An earlier scheme for the addition was “disapproved as detracting from the genuine historic buildings on Washington Street.”

Historically there were two prominent and large houses on the lots fronting Washington Street with the corner house featuring a broad porch and a turret. One of these houses on the site constructed in the late 19th-century can be seen in Figure 1, which shows the architectural features including a projecting bay, arched windows, a curving tower element and intricate brickwork. The west side currently has two historic dwellings at 420 and 428 North Washington Street. For context, the east side 400 block of North Washington Street includes a number of historic dwellings, both freestanding and attached, exhibiting a high degree of architectural refinement reflecting the prominence of this street.

Although there are two vacant lots currently on North Columbus Street, there were historically two substantial freestanding houses, each with side yards and projecting front bays, on these lots. These townhouses were constructed circa 1905 and were demolished in 1961. The 400 block of North Columbus Street has a number of late 19th- and early 20th-century two- and three-story townhouses that retain a high level of historic integrity.

Permit to Demolish

The applicant will be requesting a Permit to Demolish in the future for demolition of the existing 1960 building and its 1980 postmodern addition. While the building and addition were approved by the Board of Architectural Review and both are, generally, Colonial Revival style, based on a preliminary review staff does not believe that any of the criteria related to a Permit to Demolish are met. Although staff considers some of the 20th-century buildings on Washington Street to be noteworthy and significant as examples of Alexandria’s early response to the requirement to maintain the memorial character of the George Washington Memorial Parkway and to the early preservation movement in America, staff does not find that this particular building possesses architectural, historic or cultural significance. Neither the BAR nor the public raised any concern regarding the demolition of the existing building at the March 15th BAR hearing; however, should any BAR members express concern regarding the proposed future request for a Permit to Demolish, it is strongly recommended that these concerns be raised now.

General Analysis of Plans and Further Study

The BAR’s *Design Guidelines* only require that new buildings be compatible with nearby buildings of historic merit and do not mandate the use of historic styles for new construction. However, they do state that where new buildings recall historic building styles, that the architectural details used throughout the building be consistent with that same style and that the building should not be a slavish replica of any particular building in the district. The Washington Street Standards and Guidelines further dictate that “...the design of new buildings and additions to existing buildings shall be *complementary* to historically significant buildings found on Washington Street; they may not *detract from, overwhelm, or intrude upon* historic

buildings.” In addition, it is noted in the Standards and Guidelines that “new buildings...shall be designed to look separate and shall not give the impression of collectively being more massive than such historic buildings.”

A walk down Washington Street reveals a range of uses, architectural styles and building types spanning three centuries. From 18th century Georgian and 19th century Italianate style buildings to 20th century Art Deco and Colonial Revival, the styles found throughout the historic district can all be seen on Washington Street. Aside from the visual interest of this outdoor architectural museum, the building styles clearly show the long history and evolution of the City. Furthermore, Washington Street includes a range of historic building masses, heights and scales, from modest two-story frame townhouses, to Christ Church, to the freestanding 4 ½ story brick, mid-19th century Mount Vernon Cotton Manufactory at 515 North Washington Street, or the 6-story George Mason Hotel by nationally prominent hotel designer William Lee Stoddart in 1926.

The project site is located within the historic core section of Washington Street between Pendleton and Wilkes streets. The Washington Street chapter of the BAR’s *Design Guidelines* on this sector of Washington Street describes the scale and character as follows:

This is the historic core of Washington Street and the Old and Historic Alexandria District and is generally smaller in scale than the other sectors on the street. Design of new construction and alteration of buildings along this sector of Washington Street should reflect the low scale pattern. (p.8)

At the present time, this particular block of North Washington Street has a mixed and somewhat eclectic identity with the east side of the 400 block containing an intact collection of 19th century high-style townhouses that all possess a high degree of architectural integrity and also some historic gardens, such as that found to the south of the Lee-Fendall House. The historic townhouses on Washington Street, reflective of the street’s prominence in the late 19th- and early 20th-centuries were often larger and higher style than townhouses in other parts of the historic district. These historic townhouses were often three stories in height and typically wider (25’ at 411-413 North Washington Street, 32’ at 407 North Washington Street and 36’ at 417 North Washington Street) than elsewhere in the historic district where it was not uncommon for townhouses to range from 15’-24’ in width. The west side’s character is defined much more by the two large Colonial Revival commercial buildings which comprise most of the streetscape. There are two historic townhouses on this side of the block as well. To the north, at 515 North Washington Street, is the Mt. Vernon Cotton Factory at four and one-half stories in height. To the south in the 300 block is the well-proportioned and finely-detailed bank building from 1961 contrasting with the imposing and inappropriate seven-story commercial building at the northwest corner of Queen and Washington streets, approved in 1964. These blocks also contain excellent examples of late-18th and 19th-century townhouses. Certainly, the domineering and ill-proportioned Colonial Revival building at 300 North Washington Street is no justification for a large building; however, the range of sizes, massing and architectural styles of the other buildings indicate that there is a range to consider when determining appropriateness at the 400 North Washington Street site.

At the March 15th BAR hearing, the BAR generally supported the proposed direction for the overall height, scale and massing but wanted further refinement of the architectural character and additional refinement of the massing in the interior of the project (as visible from Princess

Street). The refinement to the massing could be a physical reduction in the massing or a visual change in how the massing is perceived (such as transitioning to a porch typology rather than more solid building). In general, the Board supported the North Columbus Street townhouse approach and the overall open space/porosity of the site. There was no clear consensus on the preferred scheme, as some members liked 2B while others preferred the initial proposal that featured a prominent Georgian style building. The following are additional, though not necessarily unanimous, comments made by BAR members.

- Pursue a proud large main building, in the tradition of nearby large buildings such as the Cotton Factory (515 N Washington Street). Emphasize that the main entrance to the project is a more special building on the site and should be treated as such, like a hotel or apartment building.
- Consider separating the main building on Washington Street more and increasing the size of the hyphens; a 14' setback may not be enough.
- Vary the height and size of the windows between building styles to give the impression of a variety of floor heights.
- Those who preferred the originally proposed scheme with its central Georgian building recommended a lower, hipped form roof with a central elevation feature below a pediment or balustrade and suggested chimneys and other details to reduce the scale of the facade, such as stringcourses. Also, consider changing/lowering the windows at the top floor of the Georgian style building section. The former Georgian building could also be reduced in width and still maintain its importance.
- Others preferred the scale and character of Alternate 2B, noting it was a quieter, background building that was based on a number of Victorian buildings historically found on Washington Street.
- Differentiate window sizes for the different building types to better express the different buildings and styles.
- The height of the entire roof, other than architectural features such as chimneys or a cupola, should stay below 50' on Washington Street.

Staff continues to recommend conceptual support for the proposal, specifically the height and scale, overall design composition and massing. Staff also supports the simplification of the overall architectural direction but recommends further refinement of the main central building as the design continues to evolve.

The following analysis will focus on the response to previous comments made by the BAR and how they have been addressed.

Refinement of Massing

While the Board generally supported the overall massing of the project, finding the multiple massing studies to aid in understanding how the project would sit within the existing context, it

was noted that the applicant should continue to refine the massing of the interior of the project since much it will be visible as background elements to historic buildings, particularly on Princess and North Columbus streets. The dashed red line in Figure 1 shows the building as it will be seen over the historic buildings on Princess Street and a similar illustration over the buildings on North Columbus Street in Figure 2. To avoid the appearance of an unrelenting building mass the entire length of the block, the design features changes in architectural character to provide the appearance of different connected buildings and also the visual lightening of some elements at the interior. For example, the portion of the building behind the North Columbus Street “townhouses” now suggests the interior building element as a two-story enclosed porch with a mansard with roof windows. This is a dramatic contrast to the more traditional masonry townhouse form on North Columbus Street. Staff finds the massing refinement as seen from Princess Street to be more successful than from North Columbus Street however, it should be noted that the “buildings” in the background on this elevation will predominantly just be seen through the open spaces between surrounding buildings on the street.



Figure 1. Proposed Princess Street elevation showing interior massing.



Figure 2. Proposed North Columbus Street elevation showing building massing at interior of block (red dashed line).

Architectural Character of Washington Street

The Board did not reach consensus on the Washington Street architectural approach. Some advocated for a quiet building that would peacefully allow the historic buildings of merit on the Parkway to remain prominent. Others found that the Washington Street design should feature a proud central building that would also draw from historic buildings but not function as a background building. They noted that, based on the historic building typology, there should be a clear and prominent front entrance and elegance befitting this multifamily building use. The architect’s current scheme, shown in Figure 4, works to satisfy the comments of both

approaches. The smaller “buildings” have been refined and simplified and now are relatively subdued background elements while the northernmost building reads as a direct reference to what existed historically (Figure 3). Staff supports the design direction of the three smaller buildings and related deep hyphens and believes this very successfully addresses the Washington Street Standards.



Figure 3. Historic photograph, circa 1950, showing one of these houses historically located on project site. The middle house (420 North Washington St) remains in the same form. (Provided to applicant by Allison Ricketts).

The center building, however, strives to balance the BAR’s desire for something that will not overwhelm or compete with historic buildings while also communicating its significance as a large multifamily residential building. This is achieved by the central entrance with canopy and formal, classical organization of the facade. The building calls upon many Colonial Revival architectural elements derived from Georgian/Palladian styles: such as the rusticated base, pilasters, a parapet with recessed panels, and multi-light windows. In response to a concern about perceived height from Washington Street, the roof is now flat with a pronounced parapet with decorative panels and the tall gable-end chimneys have been removed. The entire roof is now completely below the 50 foot height limit in this zone.



Figure 4. Revised Washington Street elevation.

While staff appreciates the applicant's effort to address both viewpoints raised by the BAR, staff finds that some key architectural elements need further refinement to make this approach truly successful. The floating pediment over the center bay appears incongruous and almost an afterthought. The rusticated base supporting a piano noble, double-height pedimented windows, and pilasters that recall the Corn Exchange at 100 King Street are successfully utilized but the fourth, or attic, story seems a jarring scale transition that is crowded and distracting. While smaller windows and a smaller scale are historically appropriate at the fourth floor, and this has the important benefit of visually scaling the body of the building to only three stories in height, staff recommends further study of the detailing of the top floor to better relate to the overall composition. Staff respectfully suggests that other architectural examples from the Renaissance period may be more appropriate references for this upper level than the late 19th century Corn Exchange building, which does not have windows at the top floor because the lighting was originally provided by a roof monitor above. Figure 5, below, shows a primary cornice separating the third and fourth floor with simple windows separated by small pilasters supporting a small cornice and parapet balustrade. Figure 6 illustrates full height pilasters with stacked windows below the cornice. These images are shown only to illustrate classical alternatives for an overall composition of the floor levels, not specific architectural details.



Figure 5. Versailles



Figure 6. The Petit Trianon: Versailles

Finally, staff notes that the side elevations of all of these “buildings” will be highly visible due to the adjacent deep setbacks between them and will be integral to the success of this streetscape and will need to be fully reviewed at a later date.

WASHINGTON STREET STANDARDS

Standards to Consider for a Certificate of Appropriateness on Washington Street

In addition to the general BAR standards outlined in the Zoning Ordinance, and the Board’s *Design Guidelines*, the Board must also find that the Washington Street Standards are met. A project located on Washington Street is subject to a higher level of scrutiny and design to ensure that the memorial character of the George Washington Memorial Parkway is protected and maintained based on the City’s 1929 agreement with the federal government.

Staff has included below the additional standards for Washington Street described in the Zoning Ordinance. Staff’s comments as to how the Standards are satisfied or need further study are found below.

Washington Street Standards

Alexandria Zoning Ordinance Sec. 10-105(A)(3): Additional standards—Washington Street.

(a) In addition to the standards set forth in section 10-105(A)(2), the following standards shall apply to the construction of new buildings and structures and to the construction of additions to buildings or structures on lots fronting on both sides of Washington Street from the southern city limit line north to the northern city limit line:

(1) Construction shall be compatible with and similar to the traditional building character, particularly including mass, scale, design and style, found on Washington Street on commercial or residential buildings of historic architectural merit.

i. Elements of design consistent with historic buildings which are found on the street shall be emphasized.

The overall design intention draws inspiration from late 19th-century and early 20th-century architecture, similar to that found historically on Washington Street. The buildings feature several elements that draw from these styles, illustrating this lineage.

ii. New buildings and additions to existing buildings shall not, by their style, size, location or other characteristics, detract from, overwhelm, or otherwise intrude upon historic buildings which are found on the street.

The proposed design is composed to appear as a collection of multiple buildings on both the Washington Street and Princess Street elevations so as not to overwhelm the historic buildings located on Washington Street and also on Princess Street. While the applicant has provided elevations for four schemes, each scheme reads as a collection of at least four or five “buildings” with portions attached by recessed hyphens. The architectural style and detailing is intended to not be a higher style or more ornamented than the historic buildings of merit. Overall, the proposal seeks to create background “buildings” that will not overwhelm the historic buildings on Washington Street.

- iii. *The design of new buildings and additions to existing buildings shall be complementary to historic buildings which are found on the street.*

As noted above, the design, style, siting and materials are consistent with historic patterns of development and design found on Washington Street in the historic core without being a slavish replication, therefore complementing the historic buildings. The height, scale, mass and setback of the northernmost “building” is deferential to the historic townhouse to the north at 420 North Washington Street.

- iv. *The massing of new buildings or additions to existing buildings adjacent to historic buildings which are found on the street shall closely reflect and be proportional to the massing of the adjacent historic buildings.*

The creation of multiple “buildings” assists in breaking down the overall massing as does the variation in height from three stories to five stories and use of setbacks. Although the scheme does result in avoiding an overwhelming sense of mass, staff recommends that the applicant continue to study ways to reduce the overall mass.

- v. *New buildings and additions to existing buildings which are larger than historic buildings which are found on the street shall be designed to look separate and shall not give the impression of collectively being more massive than such historic buildings. This design shall be accomplished through differing historic architectural designs, facades, setbacks, roof lines and styles. Buildings should appear from the public right-of-way to have a footprint no larger than 100 feet by 80 feet. For larger projects, it is desirable that the historic pattern of mid-block alleys be preserved or replicated.*

The Washington Street elevation is composed of four “buildings”, depending on the scheme, and no building has a footprint larger than 80’ by 100’. In each scheme, the design approach has been to include a signature three-story “building” with a feature roof at the corner and one larger “building” with a clearly defined entrance. The other “buildings” are more of a townhouse scale and stylistically referencing nearby historic buildings. The design schemes also feature different roof styles (Mansard, flat, and pyramidal feature) as well as projecting bays and varying setbacks. There are added setbacks both at the side and front at the northernmost “townhouse” in deference to the historic Second Empire townhouse on the adjacent property to the north.

- vi. *Applications for projects over 3,000 square feet, or for projects located within 66 feet of land used or zoned for residential uses, shall include a building massing study. Such study shall include all existing and proposed buildings and building additions in the six block area as follows: the block face containing the project, the block face opposite, the two adjacent block faces to the north and the two adjacent block faces to the south.*

The applicant has included digital massing models of the surrounding blocks illustrating that the proposed massing, with some additional refinements, will be consistent with the mix of both residential and commercial scale buildings in this portion of North Washington Street.

- vii. *The massing and proportions of new buildings or additions to existing buildings designed in an historic style found elsewhere in along Washington Street shall be consistent with the massing and proportions of that style.*

The proposed massing of the “buildings” is working to appropriately employ the traditional massing, details and proportions of the architectural styles from which they derive inspiration. Staff finds that further refining the massing will greatly improve how the overall projects rests within this streetscape, noting that it is relatively unusual for a site in the historic core sector to connect through the depth of the entire block. The overall proportions of the scheme are appropriate.

- viii. *New or untried approaches to design which result in new buildings or additions to existing buildings that have no historical basis in Alexandria or that are not consistent with an historic style in scale, massing and detailing, are not appropriate.*

No aspect of the proposed design is without historical basis in Alexandria’s rich architectural heritage. Historically, as enterprises, businesses, churches or other institutions have expanded, they often create hyphens or connections that physically connect multiple structures but allow the main structures to visually retain their prominence. On Washington Street, one example would be the Downtown Baptist Church which has a hyphen to the south side. The use of hyphens to connect the multiple “buildings” is both an appropriate and tried approach.

- (2) *Facades of a building generally shall express the 20- to 40-foot bay width typically found on early 19th century commercial buildings characteristic of the Old and Historic Alexandria District, or the 15- to 20-foot bay width typically found on townhouses characteristic of the Old and Historic Alexandria District. Techniques to express such typical bay width shall include changes in material, articulation of the wall surfaces, changes in fenestration patterns, varying roof heights, and physical breaks, vertical as well as horizontal, within the massing.*

The building features bay widths consistent with commercial and substantial residential buildings from the late 19th and early 20th centuries.

- (3) *Building materials characteristic of buildings having historic architectural merit within the district shall be utilized. The texture, tone and color of such materials shall display a level of variety, quality and richness at least equal to that found abundantly in the historic setting.*

As the applicant develops the design, it should be noted that all materials should be high-quality, historically-appropriate materials generally found in the district. As new construction, high-quality modern materials may be permitted.

- (4) *Construction shall reflect the traditional fenestration patterns found within the Old and Historic Alexandria District. Traditional solid-void relationships exhibited within the district's streetscapes (i.e., ratio of window and door openings to solid wall) shall be used in building facades, including first floor facades.*

The proposed fenestration generally utilizes traditional solid-void relationships within a load-bearing masonry construction form.

- (5) *Construction shall display a level of ornamentation, detail and use of quality materials consistent with buildings having historic architectural merit found within the district. In replicative building construction (i.e., masonry bearing wall by a veneer system), the proper thicknesses of materials shall be expressed particularly through the use of sufficient reveals around wall openings.*

The Board's final approval of a Certificate of Appropriateness will require that high-quality materials and appropriate detailing be used consistently throughout the project. The concept plans and precedent images indicate that this will be fully met.

- (b) *No fewer than 45 days prior to filing an application for a certificate of appropriateness, an applicant who proposes construction which is subject to this section 10-105(A)(3), shall meet with the director to discuss the application of these standards to the proposed development; provided, that this requirement for a preapplication conference shall apply only to the construction of 10,000 or more square feet of gross building area, including but not limited to the area in any above-ground parking structure.*
- (c) *No application for a certificate of appropriateness which is subject to this section 10-105(A)(3) shall be approved by the Old and Historic Alexandria District board of architectural review, unless it makes a written finding that the proposed construction complies with the standards in section 10-105(A)(3)(a).*
- (d) *The director may appeal to city council a decision of the Old and Historic Alexandria District board of architectural review granting or denying an application for a certificate of appropriateness subject to this section 10-105(A)(3), which right of appeal shall be in addition to any other appeal provided by law.*
- (e) *The standards set out in section 10-105(A)(3)(a) shall also apply in any proceedings before any other governmental or advisory board, commission or agency of the city relating to the use, development or redevelopment of land, buildings or structures within the area subject to this section 10-105(A)(3).*
- (f) *To the extent that any other provisions of this ordinance are inconsistent with the provisions of this section 10-105(A)(3), the provisions of this section shall be controlling.*
- (g) *The director shall adopt regulations and guidelines pertaining to the submission, review and approval or disapproval of applications subject to this section 10-105(A)(3).*
- (h) *Any building or addition to an existing building which fails to comply with the provisions of this paragraph shall be presumed to be incompatible with the historic district and*

Washington Street standards, and the applicant shall have the burden of overcoming such presumption by clear and convincing evidence.

- (i) The applicant for a special use permit for an increase in density above that permitted by right shall have the burden of proving that the proposed building or addition to an existing building provides clearly demonstrable benefits to the historic character of Washington Street, and, by virtue of the project's uses, architecture and site layout and design, materially advances the pedestrian-friendly environment along Washington Street.*

Next Steps

At this time, it is anticipated that the DSUP will be reviewed by Planning Commission and City Council in the late fall of 2017. The applicant should continue to work with staff as plans are refined to ensure continued conformance with BAR policies and conditions and to make revisions based on the Board's comments.

II. STAFF RECOMMENDATION

In summary, staff supports the revisions and recommends that the BAR endorse the concept design with the following recommendations:

1. Refine the fourth floor of the center building on Washington Street.
2. Minimize the perceived massing of the overall project as seen through the open spaces on North Columbus Street.

Details and materials selection will be reviewed and approved as part of the Certificate of Appropriateness request after approval of the DSUP.

STAFF

Catherine K. Miliaras, Principal Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

III. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F- finding

Zoning

The proposed site consists of the properties addressed as 400 North Washington Street, 418 North Washington Street, 413 North Columbus Street, and 417 North Columbus Street. The two properties fronting North Washington Street is zoned CD. The applicant proposes to rezone the two properties fronting North Columbus Street from RM to CD.

The applicant is requesting a development site plan and special use permits to demolish the existing three-story office building and parking area and construct a four-story building with approximately 90 units of senior housing and a one-story below grade parking garage. The proposed design would include a new pocket park along North Columbus Street.

C-1 Proposed project must comply with all terms and conditions of DSUP2016-00041.

Alexandria Archaeology (from the DSUP Concept 2 letter)

C-1 A stately mansion built ca. 1830 once stood on the lot at 400 N. Washington Street (at the time the street address was 414 N. Washington St.). Four stories tall and containing 20 rooms, the Union Army commandeered the dwelling during the Civil War and used it as a hospital from August 1862 and until April 1865 when the war ended. Known as Grosvenor Hospital during the war, it contained 160 beds in the main building and in a two-story wooden barracks converted into a hospital ward to the west of the main house. A detailed Quartermaster map of the property depicts the main house, the adjacent 20 ft. by 100 ft. hospital ward, a 13 ft. by 16 ft. dead house (morgue), a 12 ft. by 14 ft. laundress's quarters, a 10 ft. by 18 ft. sink (privy), and a 20 ft. by 30 ft. "smoke room" (presumably a smokehouse). After the war the building served as a private residence until it was torn down in 1960 to make way for the current office building on the site. The property has the potential to yield archaeological evidence of Civil War hospitals as well as domestic life in nineteenth-century Alexandria.

IV. ATTACHMENTS

1 – Minutes from March 15, 2017 BAR Hearing

2 – Supporting Materials

3 – Application for 400 North Washington St Concept Review Work Session

4 – March 15, 2017 Concept Review 1 Staff Report

ATTACHMENT 1

BOARD ACTION: Deferred

By unanimous consent, the OHAD Board of Architectural Review voted to defer BAR Case #2017-00064 for further restudy. Mr. Sprinkle recused himself.

BOARD DISCUSSION

The Board generally supported the proposed direction for the overall height, scale and massing but wanted further refinement of the architectural character and additional refinement of the massing in the interior of the project (as visible from Princess Street). The refinement to the massing could be a physical reduction in the massing or a visual change in how the massing is perceived (such as transitioning to a porch typology rather than more solid building). In general, the Board supported the North Columbus Street townhouse approach and the overall open space/porosity of the site. There was no clear consensus on the preferred scheme, as some members liked 2B while others preferred the initial proposal that featured a prominent Georgian style building. The following are additional, though not necessarily unanimous, comments made by BAR members.

- Pursue a proud large main building, in the tradition of nearby large buildings such as the Cotton Factory (515 N Washington Street). Emphasize that the main entrance to the project is a more special building on the site and should be treated as such, like a hotel or apartment building.
- Consider separating the main building on Washington Street more and increasing the size of the hyphens; a 14' setback may not be enough.
- Vary the height and size of the windows between building styles to give the impression of a variety of floor heights.
- Those who preferred the originally proposed scheme with its central Georgian building recommended a lower, hipped form roof with a central elevation feature below a pediment or balustrade and suggested chimneys and other details to reduce the scale of the facade, such as stringcourses. Also, consider changing/lowering the windows at the top floor of the Georgian style building section. The former Georgian building could also be reduced in width and still maintain its importance.
- Others preferred the scale and character of Alternate 2B, noting it was a quieter, background building that was based on a number of Victorian buildings historically found on Washington Street.
- Differentiate window sizes for the different building types to better express the different buildings and styles.
- The height of the entire roof, other than architectural features such as chimneys or a cupola, should stay below 50' on Washington Street.

SPEAKERS

Ken Wire, attorney for the applicant, introduced the project and responded to questions.

John Rust and Scott Fleming, project architects, gave a presentation and responded to questions.

Jerry Liang, Sunrise/applicant, was available for answering questions

Elaine Johnston, representing the Historic Alexandria Foundation, agreed with many aspects of the staff report and favored scheme 2B but wanted more open space on the north side and a front yard setback on Washington Street.

Bill Cromley, 426 North Columbus Street, generally supported the project but noted the scale was not small. He disagreed with the Washington Street Standards, advocating compatible contemporary design on Washington Street rather than historicism and noted that the selected design team was capable of good design.

Greg and Allison Ricketts, 420 North Washington Street, spoke in support and noted that the project should pick up design cues directly from the former Queen Anne style historic house on the site (the May House).



A PRINCESS & NORTH WASHINGTON STREET



B PRINCESS & NORTH WASHINGTON STREET



C NORTH WASHINGTON STREET



D NORTH WASHINGTON STREET



E NORTH WASHINGTON STREET



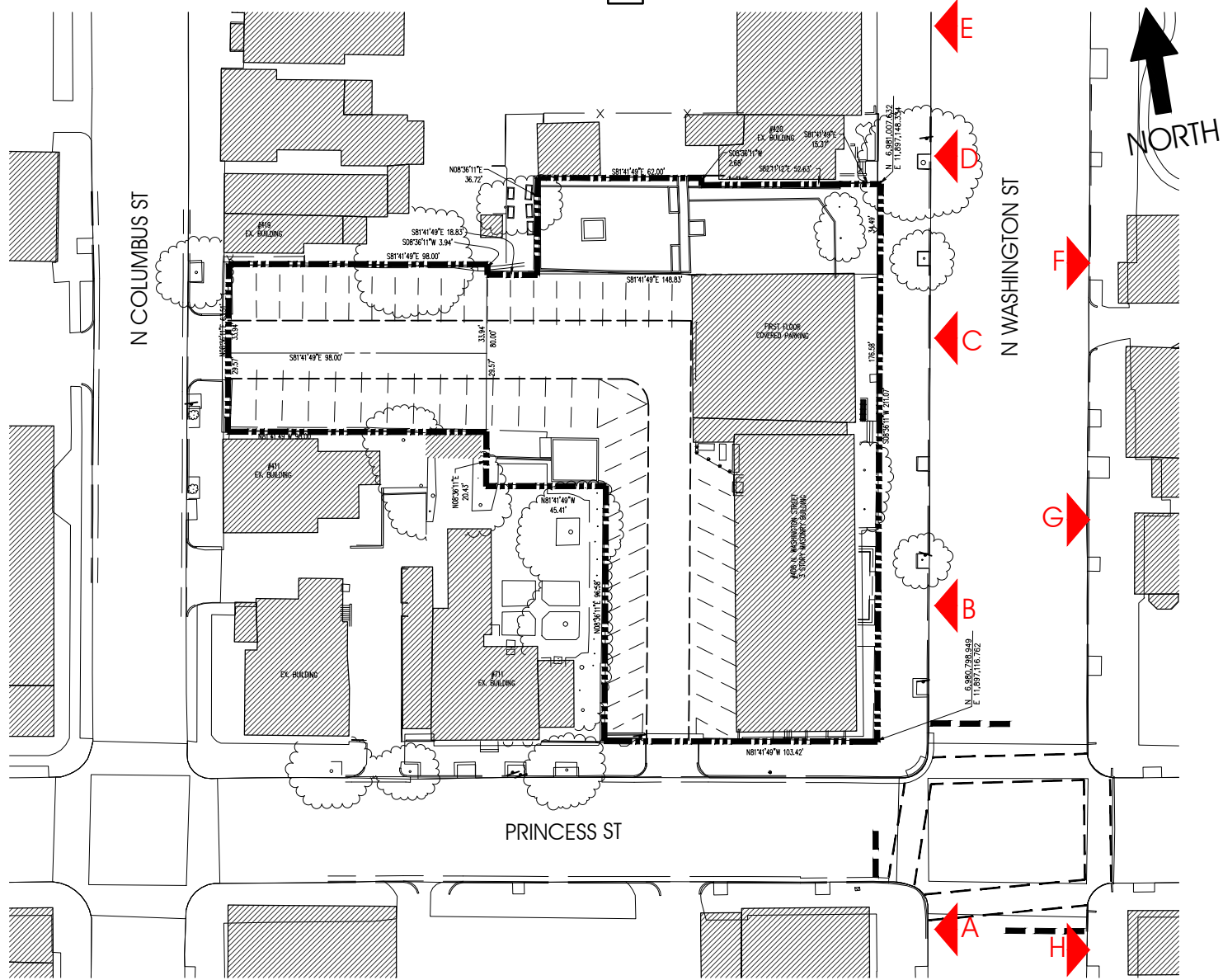
F NORTH WASHINGTON STREET



G NORTH WASHINGTON STREET



H NORTH WASHINGTON STREET



EXISTING CONDITIONS

SCALE: 1"=60'

400 North Washington Street 16040

Application Package
BAR2017-00064
400 N Washington Street
4/3/2017

RUST | ORLING
ARCHITECTURE



J NORTH COLUMBUS & PRINCESS STREET



K PRINCESS STREET



L PRINCESS STREET



M NORTH WASHINGTON & PRINCESS STREET



N PRINCESS & NORTH COLUMBUS STREET



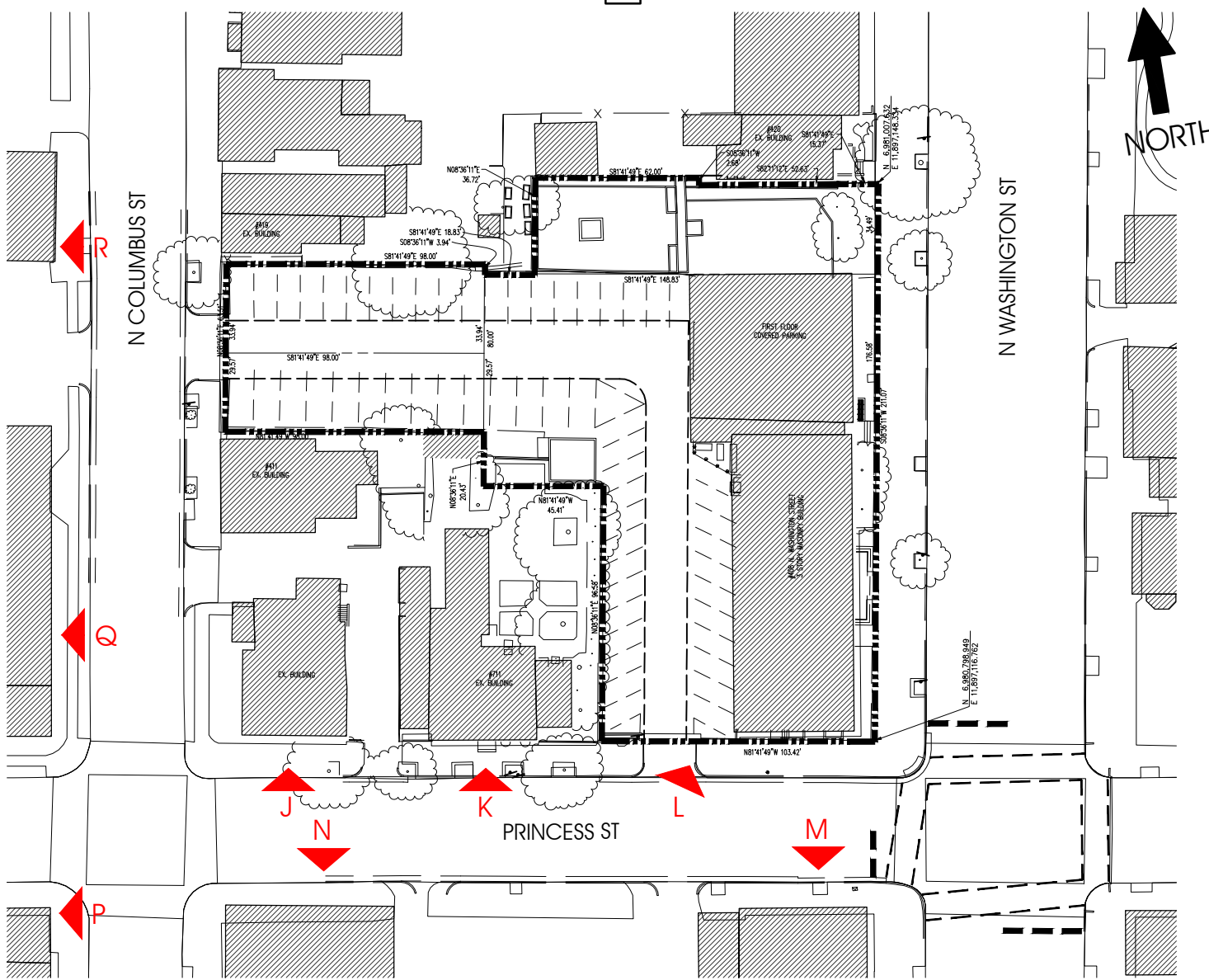
P NORTH COLUMBUS & PRINCESS STREET



Q NORTH COLUMBUS & PRINCESS STREET



R NORTH COLUMBUS STREET



EXISTING CONDITIONS

SCALE: 1"=60'

400 North Washington Street 16040

Application Package
BAR2017-00064
400 N Washington Street
4/3/2017

RUST | ORLING
ARCHITECTURE



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T NORTH COLUMBUS STREET



U NORTH COLUMBUS STREET



V NORTH COLUMBUS STREET



W NORTH COLUMBUS STREET



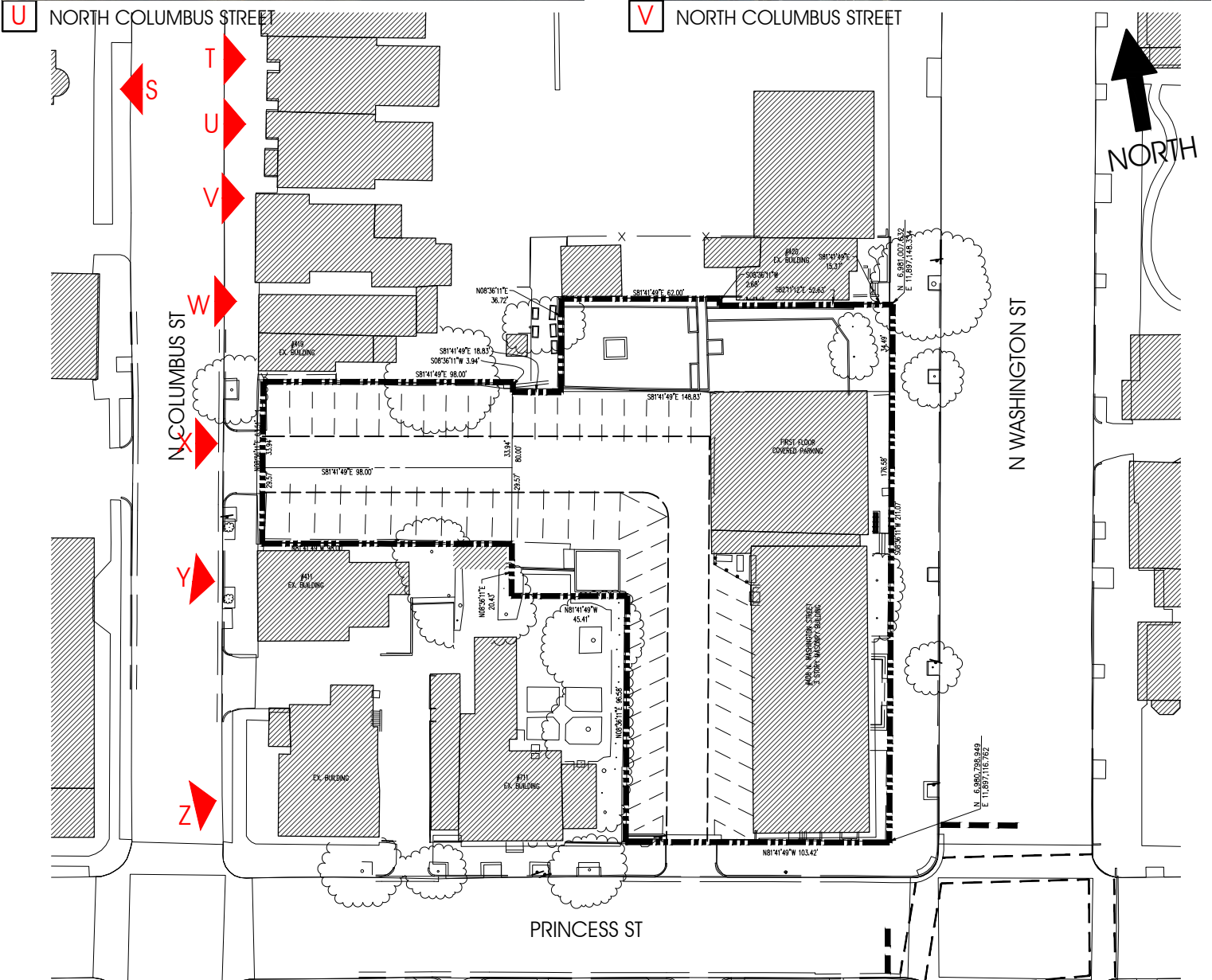
X NORTH COLUMBUS STREET



Y NORTH COLUMBUS STREET



Z NORTH COLUMBUS & PRINCESS STREET



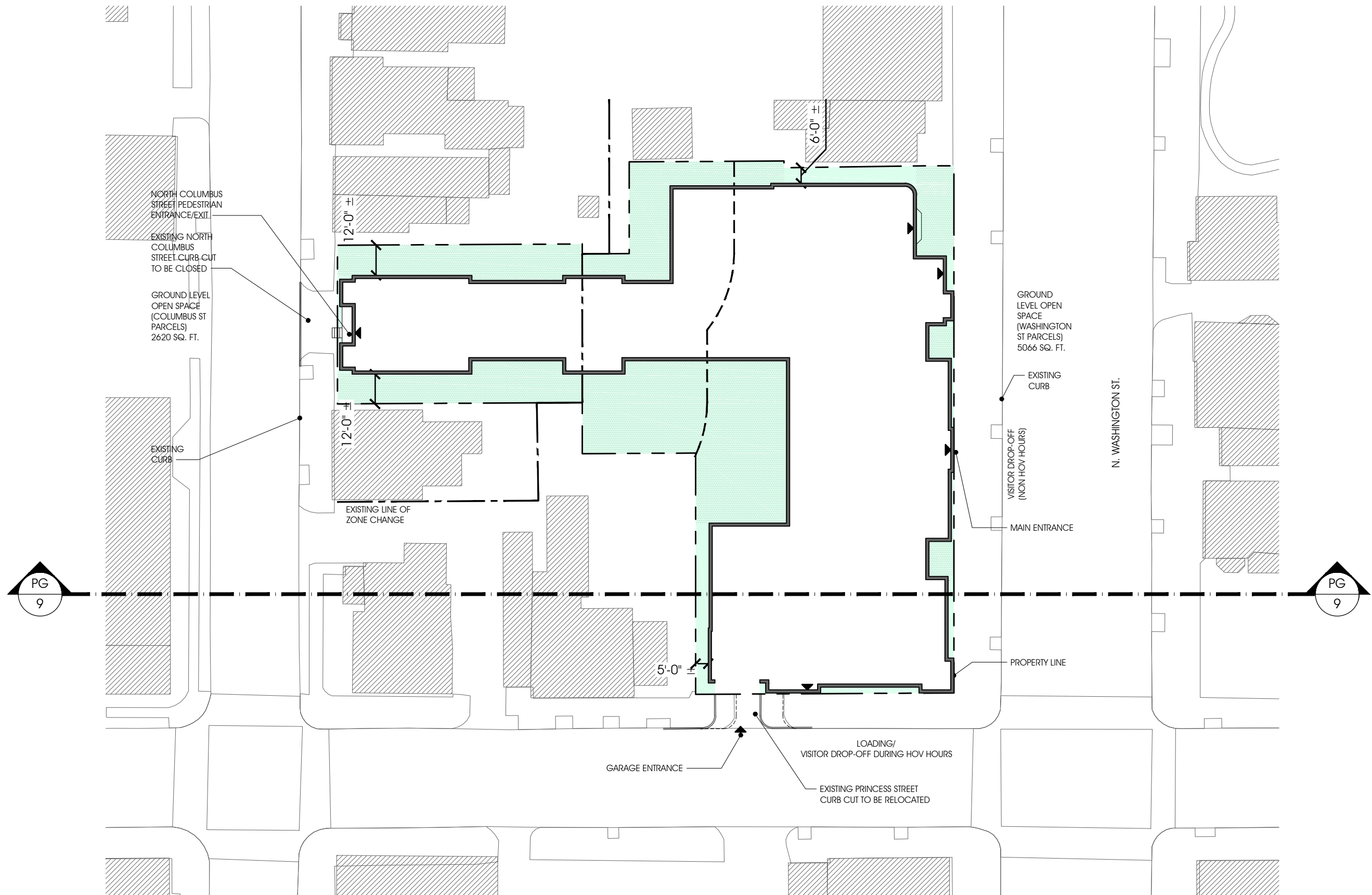
EXISTING CONDITIONS

SCALE: 1"=60'

400 North Washington Street 16040

Application Package
BAR2017-00064
400 N Washington Street
4/3/2017

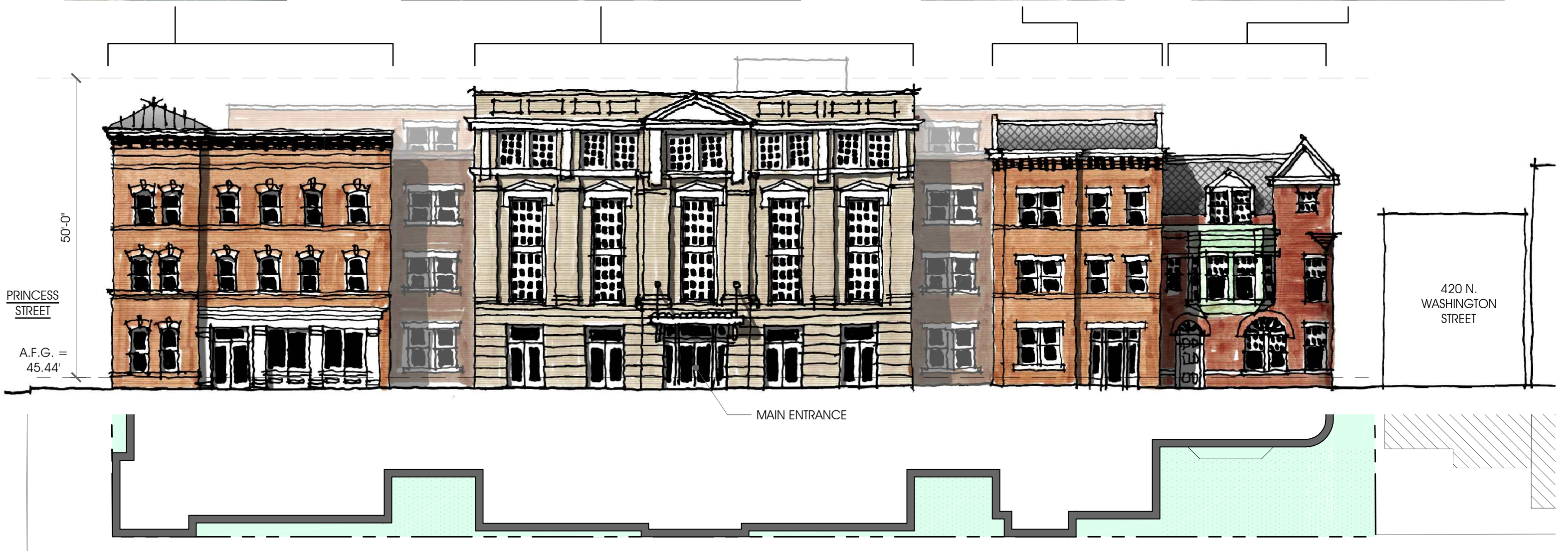
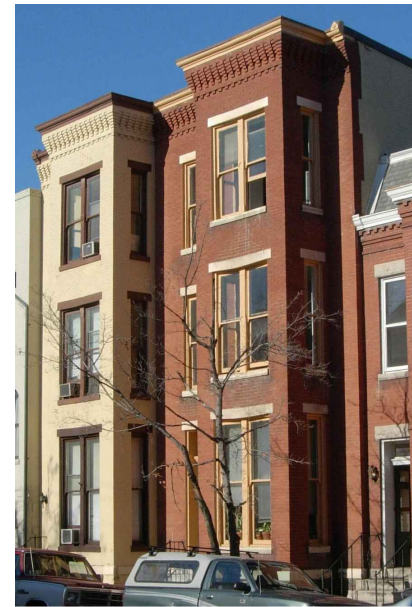
RUST | ORLING
ARCHITECTURE



PROPOSED SITE PLAN
400 N. Washington Street
16040

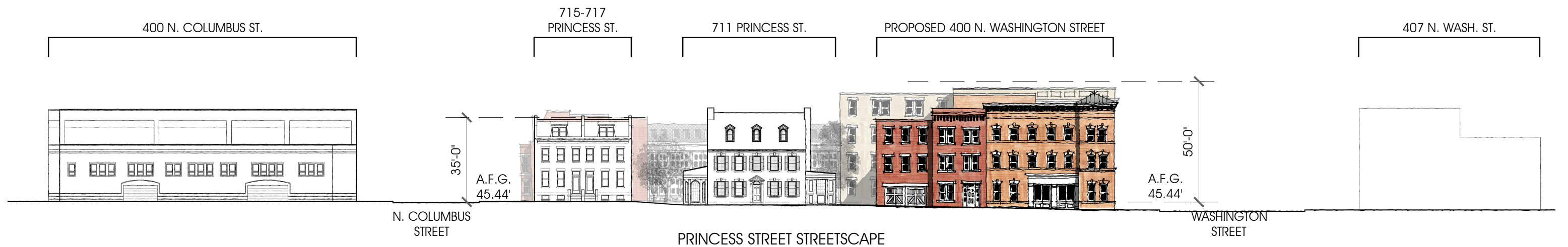
Application Package
BAR2017-00064
400 N Washington Street
4/3/2017

RUST | ORLING
ARCHITECTURE

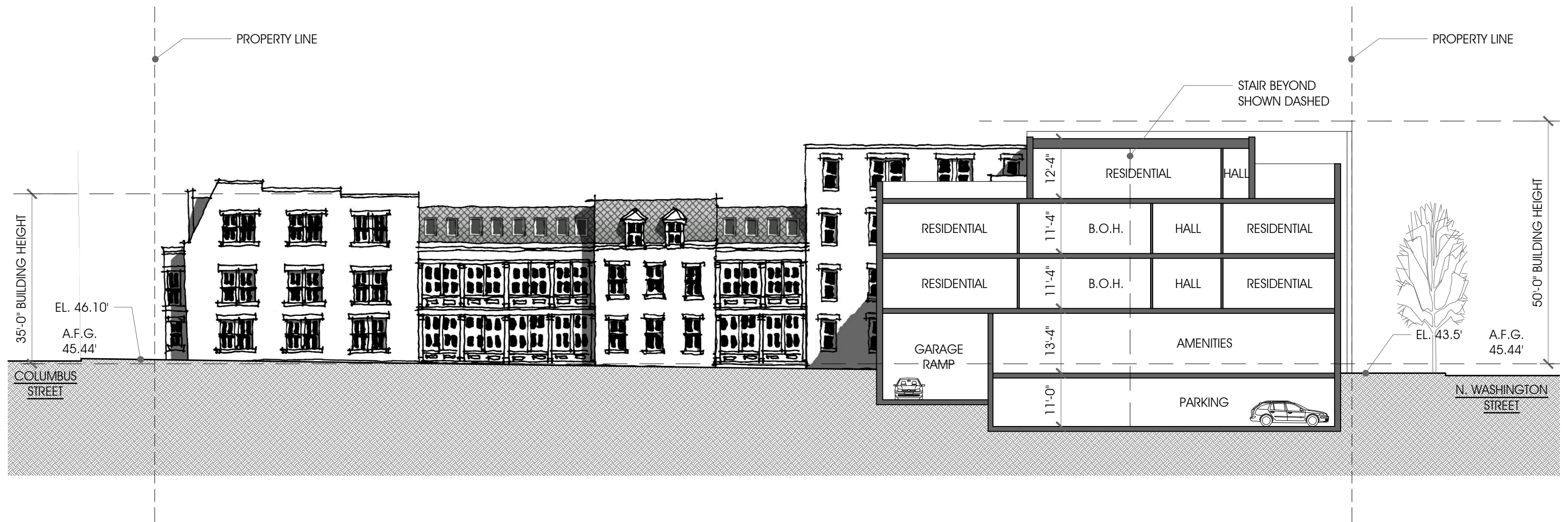






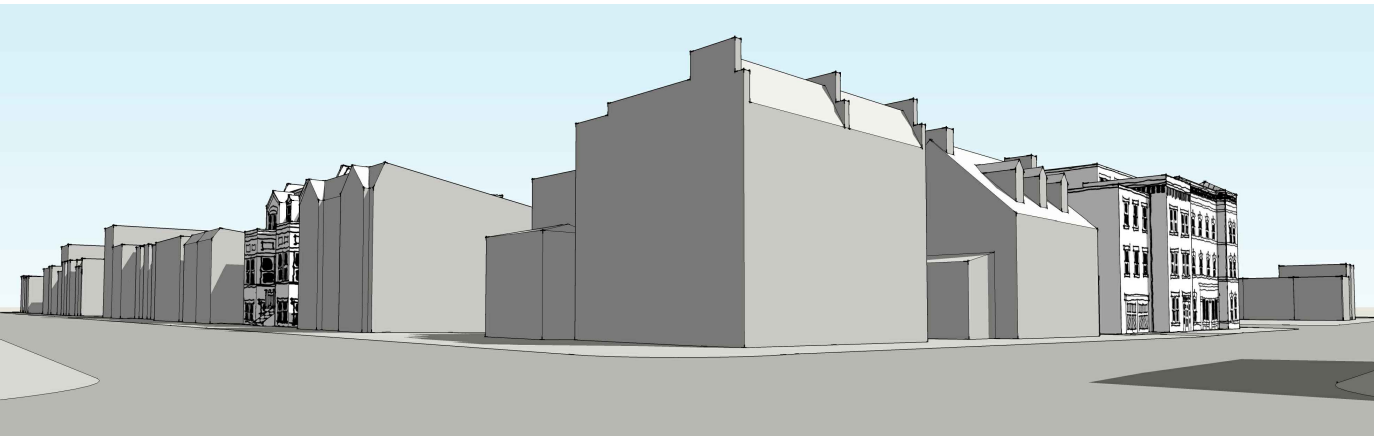


PROPOSED BUILDING IN CONTEXT
400 N. Washington Street
16040



BUILDING SECTION
400 N. Washington Street
16040

Application Package
BAR2017-00064
400 N Washington Street
4/3/2017



STREET VIEW FROM SOUTHWEST



WASHINGTON STREET VIEW FROM SOUTHEAST



WASHINGTON ST. VIEW FROM NORTHEAST



AERIAL VIEW FROM SOUTHWEST



AERIAL VIEW FROM SOUTHEAST

MASSING MODEL
400 N. Washington Street
16040

PRELIMINARY FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS									
A. Property Information									
A1. Street Address		400/414/418 North Washington St. + 413/417 North Columbus Street				Zone		CD	
A2.		32,769	x	2.5	=	81,923			
		Total Lot Area		Floor Area Ratio Allowed by Zone		Maximum Allowable Floor Area			
B. Existing Gross Floor Area									
Existing Gross Area* (Based on Tax Records)		Allowable Exclusions (Based on Tax Records)		B1. Existing Gross Floor Area *					
Basement		Basement**	3,179	28,112 Sq. Ft.					
First Floor	9,371	Stairways**		B2. Allowable Floor Exclusions**					
Second Floor	9,371	Mechanical**		3,179 Sq. Ft.					
Third Floor	9,370	Other**		B3. Existing Floor Area minus Exclusions					
Porches/Other		Total Exclusions	3,179	24,933 Sq. Ft.					
Total Gross*	28,112			(subtract B2 from B1)					
C. Proposed Gross Floor Area (does not include existing area)									
Proposed Gross Area*		Allowable Exclusions (Estimated)		C1. Proposed Gross Floor Area *					
Basement		Basement**	878	53,024 Sq. Ft.					
First Floor	12,876	Stairways**		C2. Proposed Floor Exclusions**					
Second Floor	14,530	Mechanical**		878 Sq. Ft.					
Third Floor	14,395	Other**		C3. Proposed Floor Area minus Exclusions					
Fourth Floor	11,222	Total Exclusions	878	52,146 Sq. Ft.					
Fifth Floor				(subtract C2 from C1)					
Porches/Other									
Total Gross*	53,024			*Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.					
D. Existing + Proposed Floor Area									
D1. Total Floor Area (add B3 and C3)				77,079	Sq. Ft.	** Refer to the zoning ordinance (Section2-145(B)) and consult with zoning staff for information regarding allowable exclusions.			
D2. Total Floor Area Allowed by Zone (A2)				81,923	Sq. Ft.				
E. Open Space Calculations									
Existing Open Space		4,085		(approximate)					
Required Open Space		0							
Proposed Open Space		7,500							
If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.									

ADDRESS OF PROJECT: 400 N. Washington Street

TAX MAP AND PARCEL: 064.02-08-05, -06, -12, -13 **ZONING:** CD

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

- ☒ **CERTIFICATE OF APPROPRIATENESS "CONCEPT PLAN"**
- ☐ **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: Sunrise Senior Living, LLC

Address: 7902 Westpark Drive

City: McLean State: VA Zip: 22046

Phone: 703-744-1873 E-mail: _____

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: National Association of Professional Insurance Agents

Address: 400 N. Washington St.

City: Alexandria State: VA Zip: 22314

Phone: _____ E-mail: _____

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

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

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

- ☒ **NEW CONSTRUCTION**
☐ **EXTERIOR ALTERATION:** *Please check all that apply.*
 ☐ awning ☐ fence, gate or garden wall ☐ HVAC equipment ☐ shutters
 ☐ doors ☐ windows ☐ siding ☐ shed
 ☐ lighting ☐ pergola/trellis ☐ painting unpainted masonry
 ☐ other _____
☐ **ADDITION**
☐ **DEMOLITION/ENCAPSULATION**
☐ **SIGNAGE**

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

This project consists of the construction of an approximately 77,000 square foot building at 400 N. Washington Street with approximately 96 residential units designated as "home for the elderly" and associated amenities. Parking will be provided in a below grade parking garage.

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 RUST

Date: April 3, 2017

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. Sunrise Senior Living, LLC	7902 Westpark Dr. McLean, VA 22102	100%
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 400 N. Washington St. Alexandria, VA 22314 (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. National Association of Professional Insurance Agents	400 N. Washington St. Alexandria, VA 22314	100%
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. Sunrise Senior Living, LLC	none	none
2. National Association of Professional Insurance Agents	none	none
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.

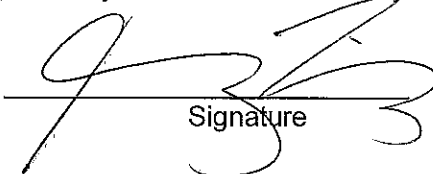
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

2/13/2017

Date

Jerry Liang, VP

Printed Name



Signature