

Docket Item # 12
BAR CASE # 2018-00275

BAR Meeting
July 11, 2018

ISSUE: Alterations and Addition

APPLICANT: IDI Strand, L.C.

LOCATION: 205 The Strand (205 Strand Street)

ZONE: W-1 / Waterfront

STAFF RECOMMENDATION

Staff recommends approval with the following conditions:

1. Pursue the design alternative that reveals portions of the historic stone foundation to the greatest extent feasible and extend the stone where possible on the south elevation.
2. If the raised planter in the alley on the south elevation is no longer necessary to comply with storm-water requirements, the applicant must work with staff to install a first-floor show window in that general location, consistent with the other first floor retail space, with final approval by staff.
3. Refine the first-floor windows on the east elevation to relate to the overall first-floor character as a commercial/retail space by enlarging the openings and developing a relationship with the retail doors and windows on the south elevation.
4. Allow the option to install small Juliet balconies on the third floor of the south elevation, with final approval by staff.
5. The applicant must work with staff in the field to determine an appropriate brick for patching and the addition, with final brick selection and mortar color to be approved by staff as part of the permitting process.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 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.



I. ISSUE

The applicant is requesting a Certificate of Appropriateness for alterations and a third-story addition. The proposed work includes the following:

- Rearrangement of doors and windows at the first floor of the east and south elevations to accommodate retail spaces including three entrances, a show window and one residential entrance
- Removal of EFIS and application of lime stucco on the south and west elevations with an alternate scheme offering exposure of the existing stone foundation at the first floor, pending additional site investigation
- Reorganization of the window arrangement at the second story of the east and south elevations with balconies added at the south elevation
- The addition of a full third story addition separated by a simple brick belt course and to have brick to match the existing at the east elevation, stucco on the south elevation and either stucco or brick and stone on the west elevation, pending additional site investigation of the stone foundation

The proposed materials include storefront windows and doors at the first floor, multilight aluminum-clad windows and doors at the second and third stories, stucco and exposed stucco and rooftop HVAC mechanical units with screening.

II. HISTORY

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 at the first floor 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 tangible vestiges of the Alexandria waterfront's industrial heritage.

The land which the two buildings occupy is fill that stretched the Potomac River's natural shoreline eastward; the man-made parcels are thought to have been created by landowner George Gilpin circa 1800. 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. 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 three-story, flat-roofed covered 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 roofed 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.

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. 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. 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.

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. 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.”

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. In 1979, a new construction permit was issued to Chadwick’s on Strand for 203 The Strand; 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 was most recently occupied by Old Town Coffee Tea and Spice.

In 2016, the BAR approved partial demolition at 205 Strand Street with the condition that any historic fabric (brick, heavy timber beams and the like) identified by staff in the field once the interior finishes are removed be salvaged and reused on site to the greatest extent possible (BAR Case #2016-00416, 12/21/16).

In February 2018, the BAR approved a Development Special Use Permit to redevelopment the site occupied by 203, 205 and 211 Strand Street (DSUP 2016-00003).

III. ANALYSIS

In general, the proposed alterations to 205 Strand Street are very sympathetic to a historic waterfront warehouse building that was significantly altered in the 1970s. Staff appreciates the applicant’s efforts to remove the EFIS stucco on the south elevation and initial investigation has revealed that the way in which the stucco was applied has damaged the underlying brick. The investigation has also shown that there is historic fieldstone stone on the first floor. However, the stone was clad with concrete block and EFIS and openings on the ground floor have been significantly altered, so the stone is not continuous. To the extent possible, staff prefers the option that will reveal portions of the authentic stone foundation at the first floor. Staff believes that the historic stone can be matched and extended relatively easily where necessary but this will require further investigation. The stone is a character defining feature of this building and the alley level will be highly visible to the public. Staff does not object to new lime stucco or parging on the south elevation finding that it may be the best solution due to the damage caused by the existing stucco.

Relating to commercial additions, the Design Guidelines state:

It is not the intention of the Boards to dilute design creativity in commercial additions. Rather the Boards seek to promote compatible development that is, at once, both responsive to the needs and tastes of the [21st]-century while being compatible with the historic character of the districts. This balancing act will clearly be different in different sections of the historic districts...Additions must be designed so that they are compatible with both the architectural character of the existing building and the immediate neighborhood.

Additionally, the BAR also has *Design Guidelines* specifically for buildings along the waterfront and is it noted:

The additional requirements provide that building massing reflect the traditional expressed bay configuration found in the majority of 19th-century buildings in the historic district; that building materials be of a high quality; that fenestration systems on new buildings reflect traditional patterns; and, that overall design attempt to reflect the traditional vernacular architecture found along the waterfront.

The proposed addition is appropriate and simply detailed, consistent with historic waterfront architecture which was utilitarian by design. The addition of the belt course will help distinguish the new brick from the old however the form, massing and fenestration will all be compatible with the historic warehouse. Additionally, the addition will not overwhelm the nearby historic buildings which include the warehouses to the west on South Union Street and the warehouse to the north that houses Chadwick's. The proposal alternative that will allow the stone foundation, parged over in a 1970s renovation, will highlight the surviving historic fabric and result in an authentic expression of this building.

Window Arrangement and Juliet Balconies

Many historic buildings throughout Old Town have a different first floor window arrangement to allow the buildings to successfully function for retail or other commercial uses. This appears to be the case here where the large-pane show windows and single-light doors are designed for retail space. The Strand elevation features two 1/1 windows at the first floor which appears to have a minor conflict with the multilight windows above. Staff recommends that the applicant work to better differentiate the first-floor windows to make them more compatible, either by enlarging the opening or making them single-light, with final approval by staff as part of the permitting process.

The addition of simple Juliet balconies on the south elevation of the second floor are an appropriate adaptation to transform this former warehouse into a mixed-use building. Staff recommends that the applicant have the option to study how to successfully integrate similar balconies at the third floor on the south elevation, with final approval by staff as part of the permitting process.

Materials

Most of the proposed materials are appropriate and consistent with the BAR's adopted policies. The applicant must work with staff on final selection of a brick to use for the patching of the historic brick walls and for the third-story addition. The applicant also requests aluminum-clad wood windows at the second and third stories. Based on the BAR's policies, wood windows would be recommended at the historic portion of the building (second floor) and any high-quality material at the third floor. In order to promote design consistency, and in recognition that the openings on the historic building were extensively altered throughout the 20th-century, staff supports the request for aluminum-clad wood windows at this building.

In summary, staff is very supportive of the proposed alterations and addition, finding the design to be an appropriate and sensitive treatment of this historic waterfront building.

STAFF

Catherine K. Miliaras, Principal 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

Development

- F-1 The building heights, massing, scale, and zoning/floor area tabulations are consistent with the Preliminary Plans approved by City Council on February 6, 2018.
- F-2 The building design and elevations are substantially consistent with the Preliminary Plans approved by City Council on February 6, 2018 with the following exceptions:
- a. Pages 6 & 8: Decorative stars are added to the east, west, and north elevations of the building at 211 Strand.
 - b. Page 16: The rooftop mechanical units are now located within the north-western section of the roof on 205 Strand.
 - c. Page 17: The storefronts on the south elevation of 205 Strand are revised:
 - i. The western-most storefront no longer has sidelites framing the single enlarged opening. Further, a canopy is now proposed over this storefront.
 - ii. The two central storefronts are now single openings, rather than double openings.
 - iii. A proposed storefront window located between the two central storefronts is now eliminated.
 - iv. A new BMP planter is now shown between the two central storefronts. The BMP planter shown in this elevation appears incorrectly located, as the planters are proposed in the site plan on page 2 and in elevation on page 8 on the north side of 211 Strand.
- F-3 A conflict exists between the BMP planters located on the north side of 211 Strand and the turning movements of the transformer boom truck required for maintenance of the electric transformers. Staff has communicated to the applicant that they must provide a solution to accommodate the turning movements of the boom truck and also meet the project's stormwater management requirements. Therefore, it is likely that the BMP planters will be relocated.
- C-1 Page 15: Specify the color of the proposed rooftop mechanical screen to be used.
- C-2 Verify the height of the height of the rooftop mechanical screen on 205 Strand.
- C-3 Show the potential location of the green screen to be relocated from the adjacent hotel property at 220 S. Union Street.

Code Administration

- C-1 A building permit, plan review and inspections are required 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 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.
- R-1 There is low potential for significant archaeological resources to be disturbed by the undertaking at 205 Strand St. No archaeological action is required. However, the applicant is required to conduct an archaeological evaluation on the 211 Strand St. portion of the project area.

V. ATTACHMENTS

- 1 – Application for BAR 2018-00275: 205 Strand Street*
2 – Supplemental Materials

ADDRESS OF PROJECT: 205 Strand StreetTAX MAP AND PARCEL: 075.03-03-06 ZONING: W-1APPLICATION FOR: *(Please check all that apply)*☒ CERTIFICATE OF APPROPRIATENESS☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)Applicant: ☒ Property Owner ☐ Business *(Please provide business name & contact person)*Name: IDI Strand, L.C.Address: 1700 North Moore Street, Suite 2020City: Arlington State: VA Zip: 22209Phone: 703.558.7300 E-mail: ccecchi@idigroup.comAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____Name: John W. Rust, Rust | Orling Architecture Phone: 703.836.3205E-mail: jrust@rustorling.com

Legal Property Owner:

Name: IDI Strand, L.C.Address: 1700 North Moore Street, Suite 2020City: Arlington State: VA Zip: 22209Phone: 703.558.7300 E-mail: ccecchi@idigroup.com

- | | | |
|------------------------------|--|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there an historic preservation easement on this property? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | If yes, has the easement holder agreed to the proposed alterations? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there a homeowner's association for this property? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> 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).*

205 Strand St.: Add 3rd floor to existing building and renovate existing 1st and 2nd floors.

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: 34'-6" Secondary front (if corner lot): 78'-0".
- ☐ ☒ 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 W. RustDate: May 29, 2018

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 North Moore Street, Suite 2020 Arlington, VA 22209	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 203/205/211 Strand Street (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. IDI Strand, L.C.	1700 North Moore Street, Suite 2020 Arlington, VA 22209	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. IDI Virginia Holdings, L.C. None	None	BAR None
2. IDI Strand, L.C.	None	BAR
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.

6.18.18
~~May 29, 2018~~

Date

Carlos Cecchi

Printed Name



Signature



A SOUTH UNION STREET

B SOUTH UNION STREET

C SOUTH UNION STREET

D SOUTH UNION STREET



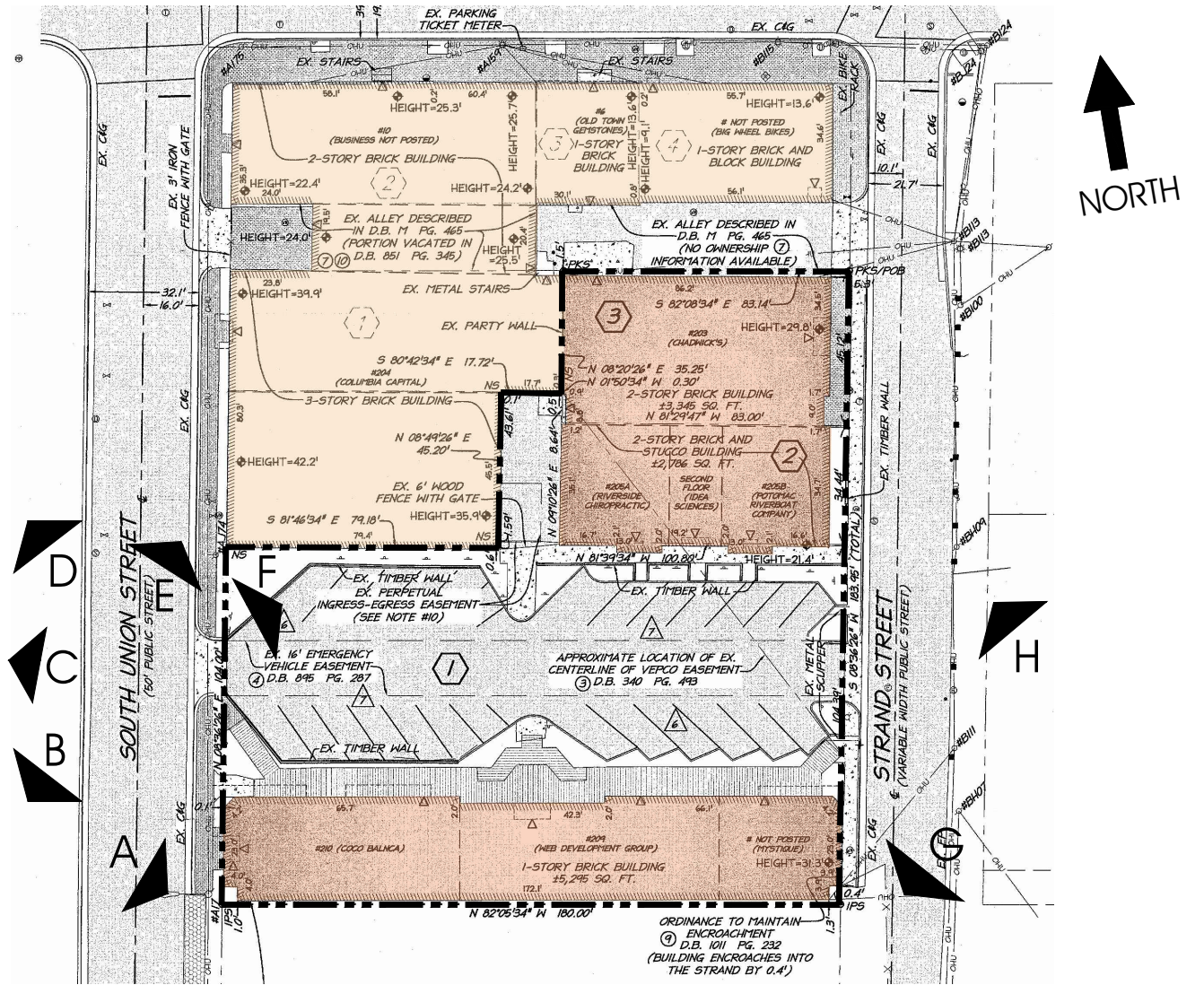
E SOUTH UNION STREET

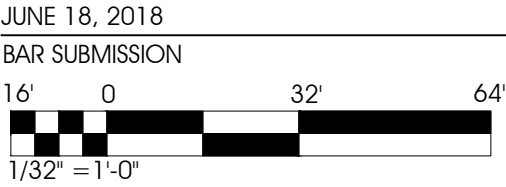
F ALLEY



G STRAND STREET

H ALLEY & STRAND STREET



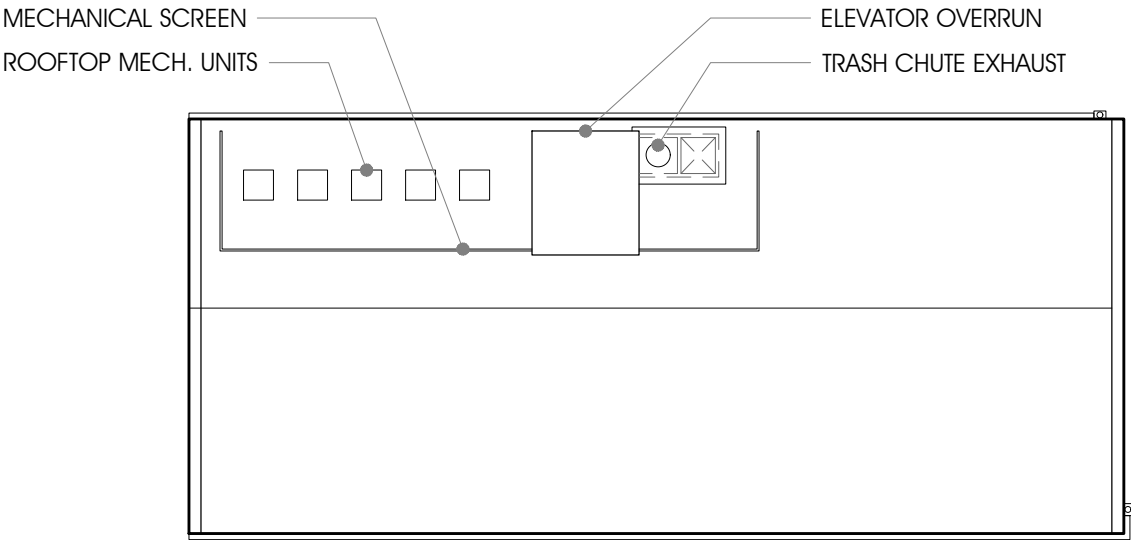


ARCHITECTURAL SITE PLAN / GROUND FLOOR PLAN

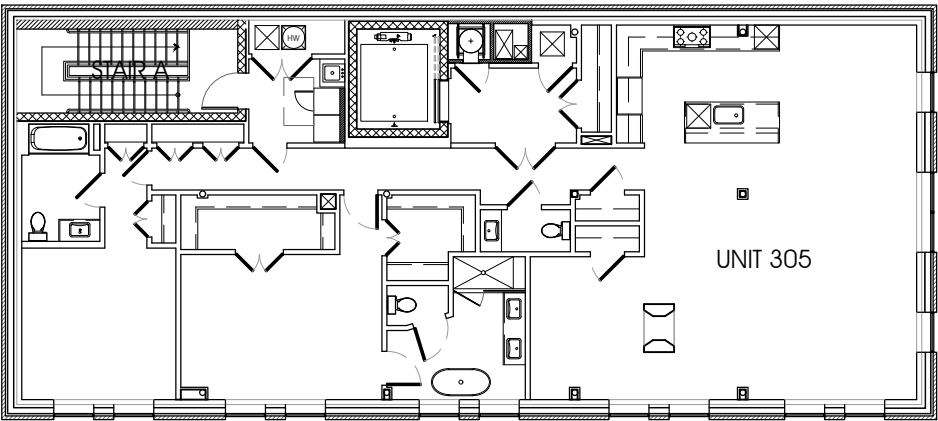
205 Strand Street
16002

SCALE: 1/32" = 1'-0"
PAGE 2

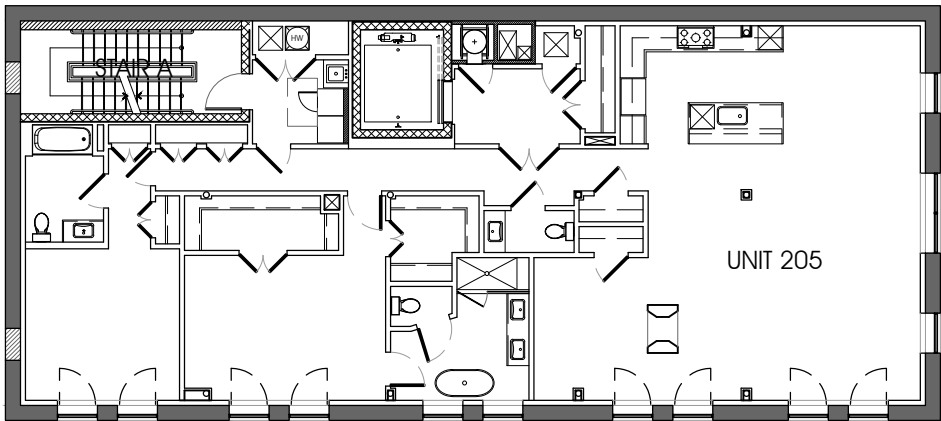
Attachment 2



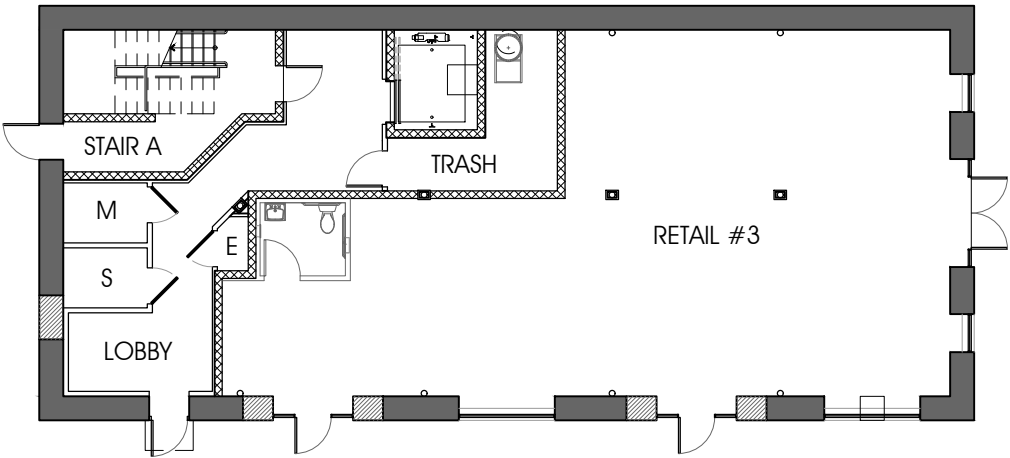
PROPOSED ROOF



PROPOSED THIRD FLOOR ADDITION

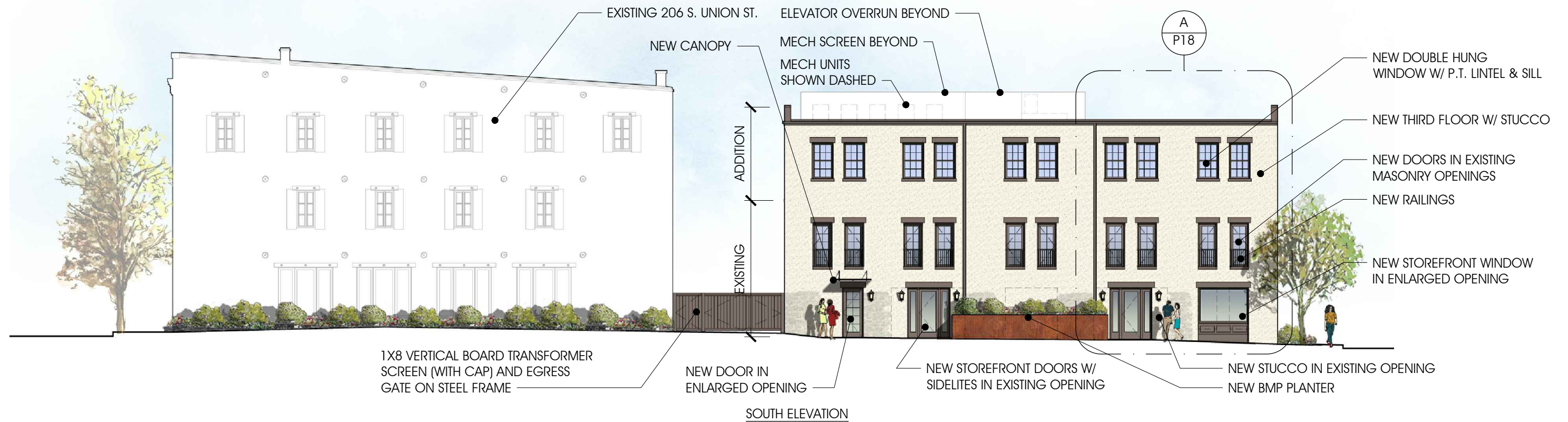
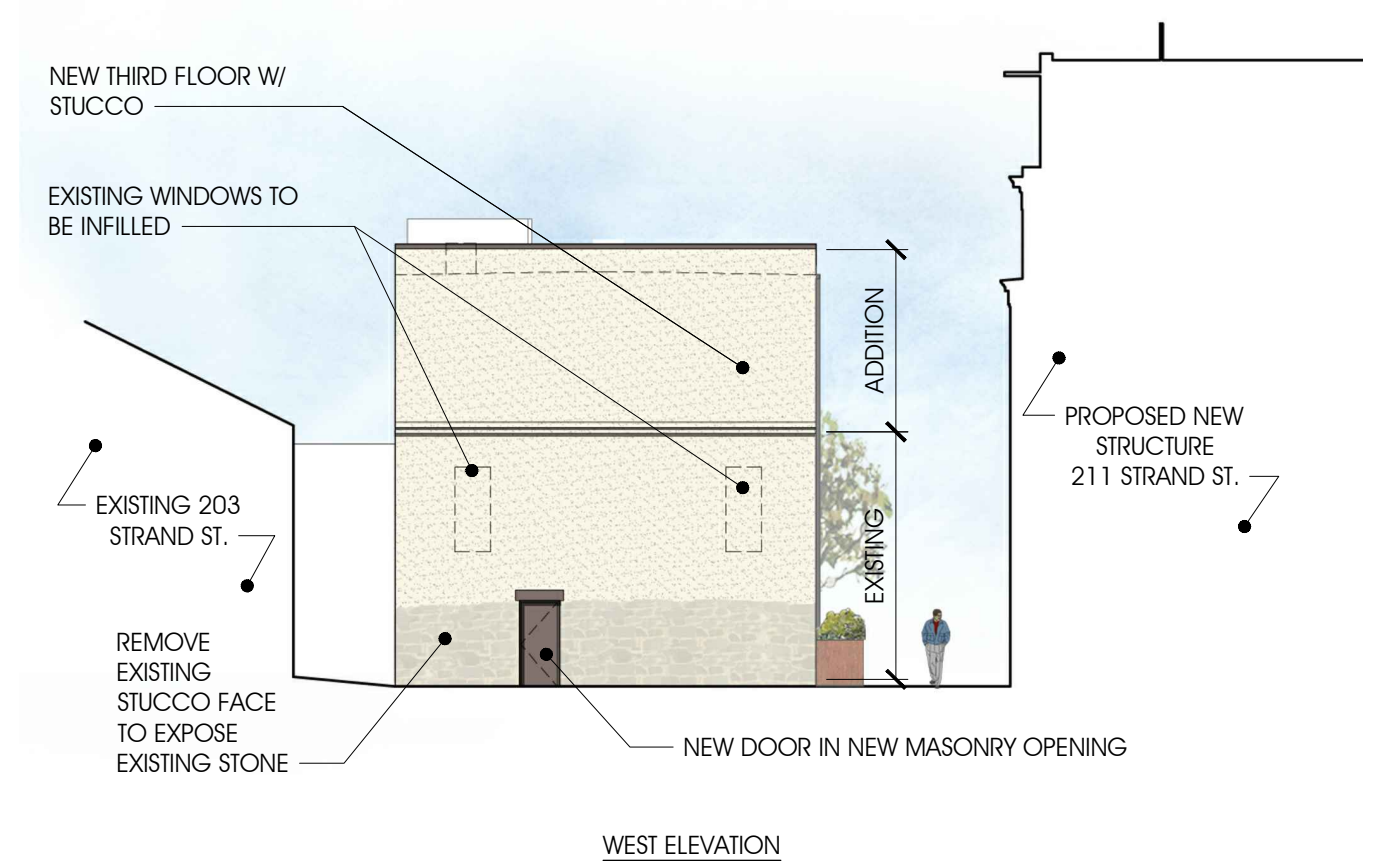


EXISTING SECOND FLOOR MODIFICATIONS

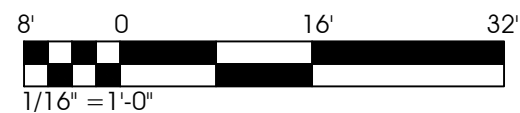


EXISTING GROUND FLOOR MODIFICATIONS





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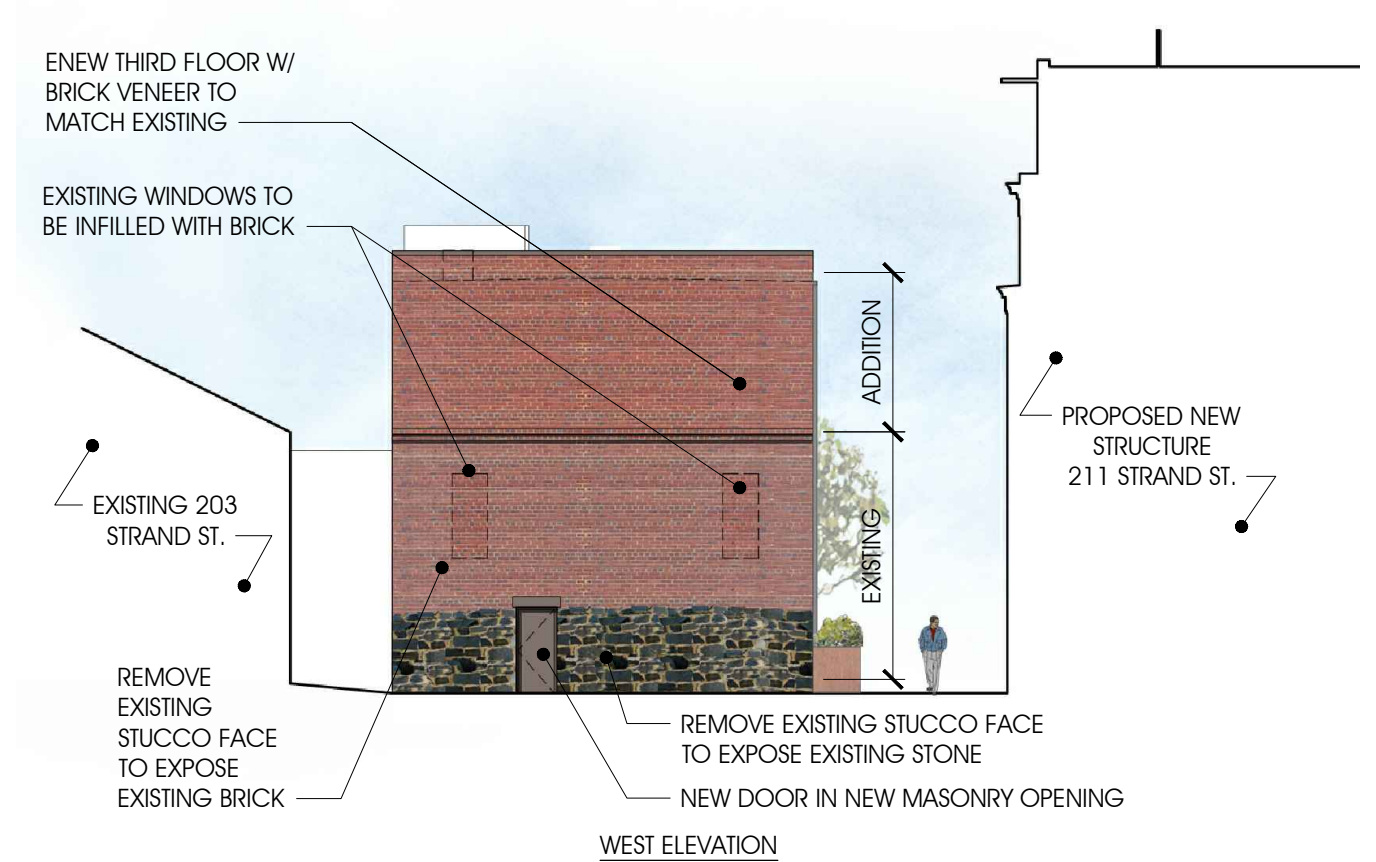
PROPOSED EXTERIOR ELEVATIONS

205 Strand Street
16002

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

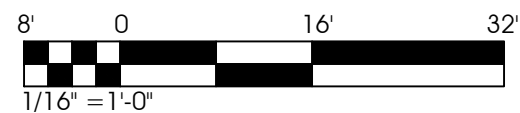
PAGE 4

RUST | ORLING
ARCHITECTURE



JUNE 18, 2018

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PROPOSED EXTERIOR ELEVATIONS (ALTERNATE)

205 Strand Street
16002

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

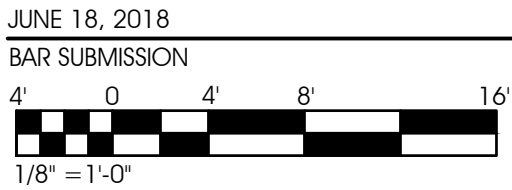
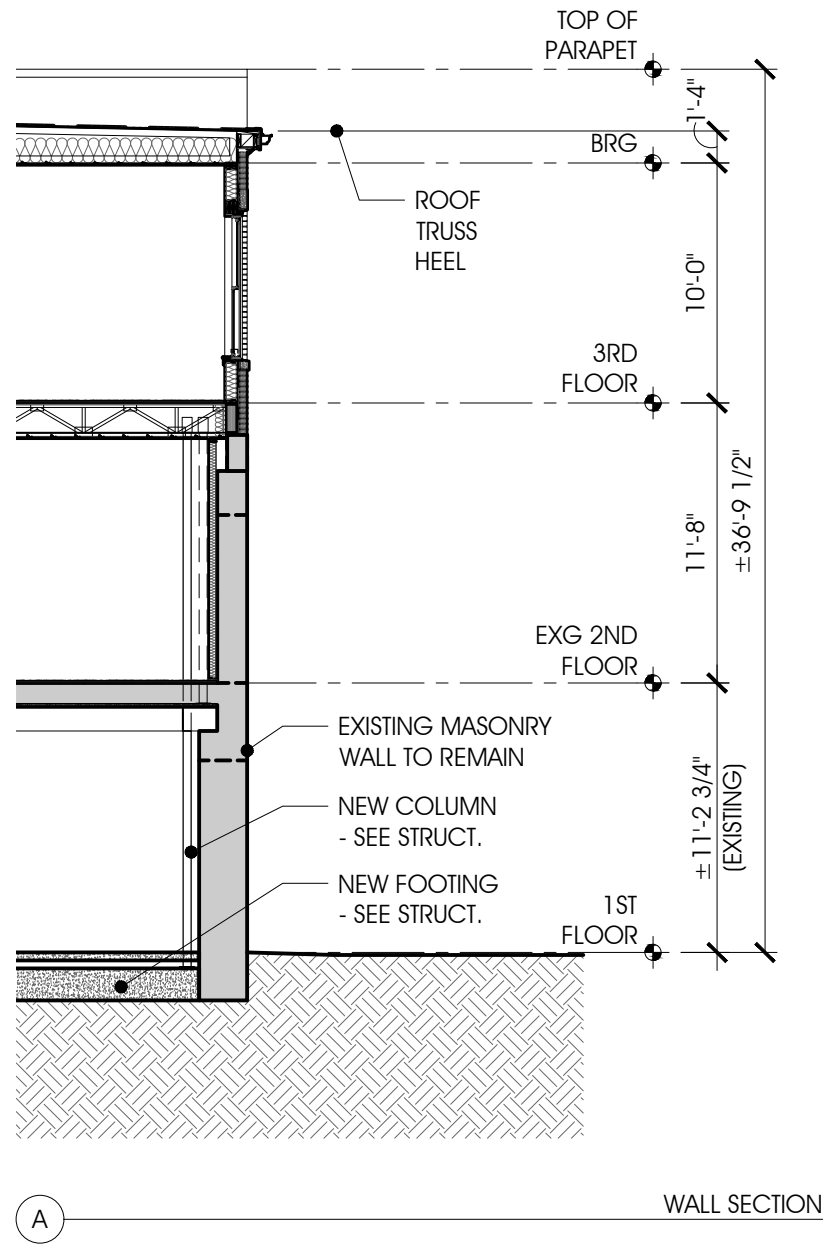
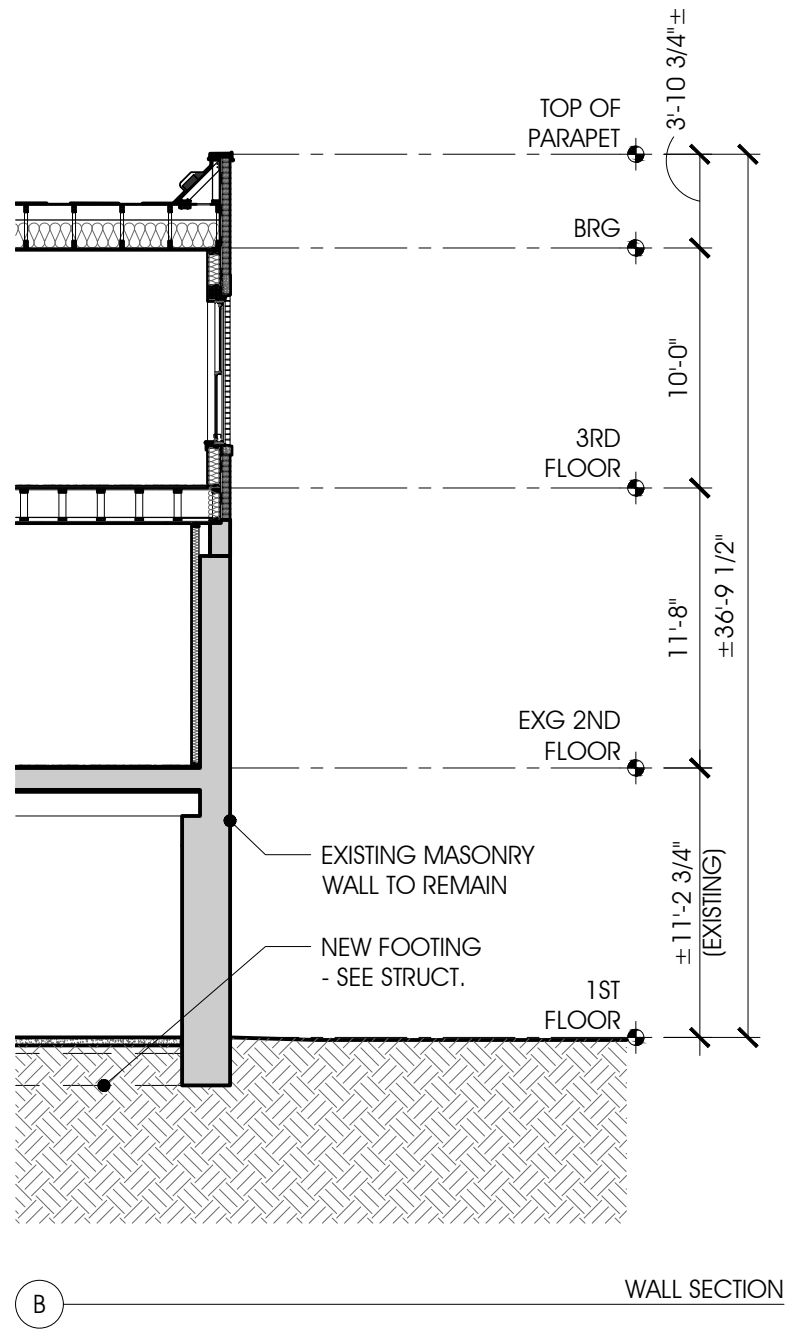
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RUST | ORLING
ARCHITECTURE



B PARTIAL ENLARGED EAST ELEVATION

A ENLARGED SOUTH ELEVATION



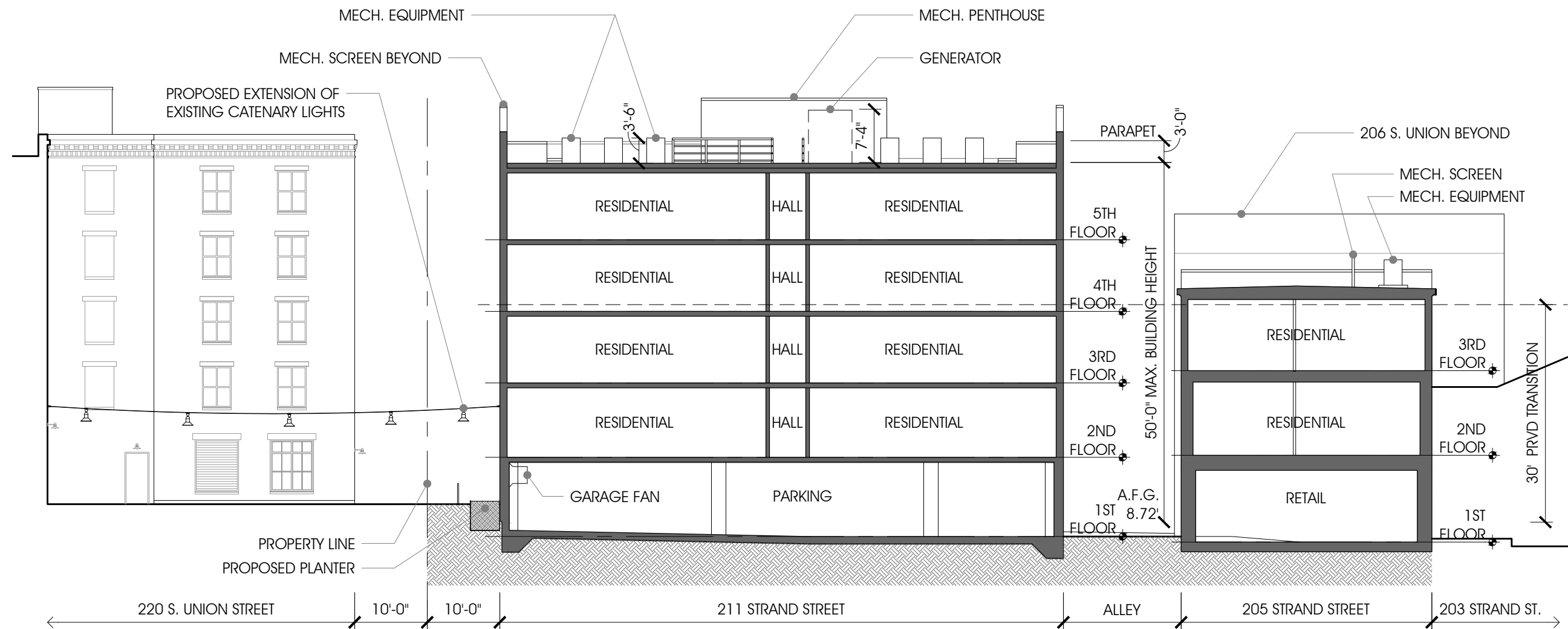
WALL SECTIONS

205 Strand Street

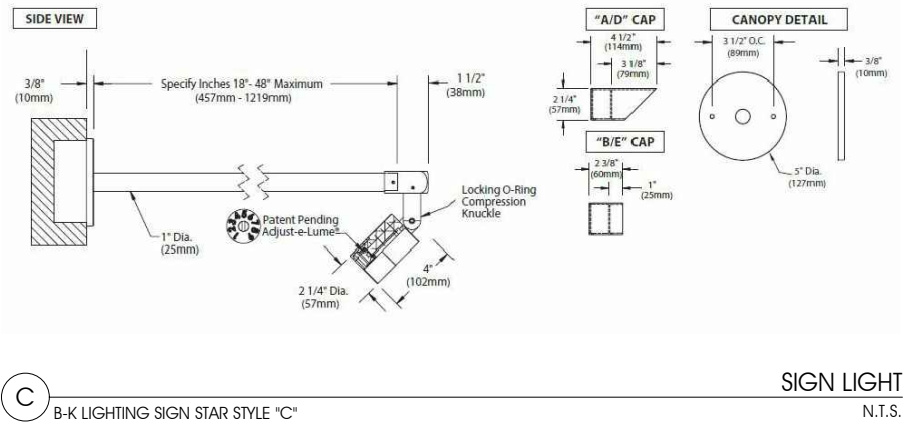
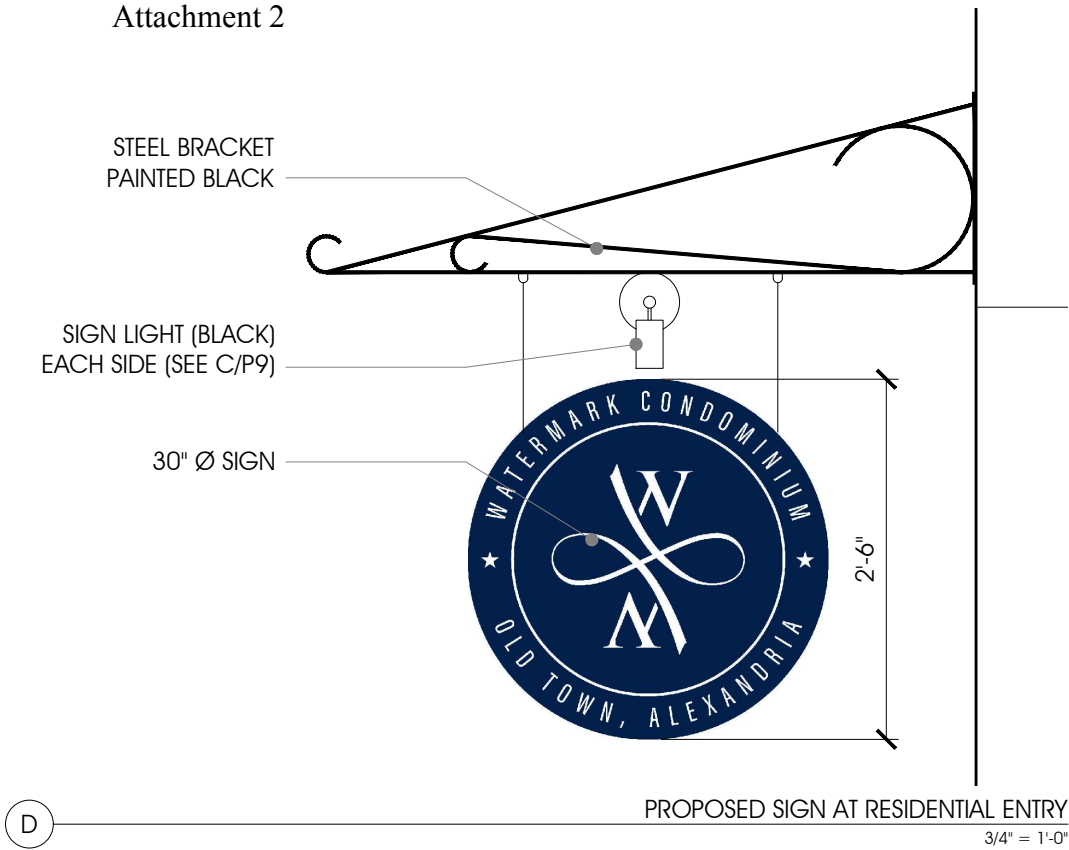
16002

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

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A BUILDING SECTION



EXTERIOR SIGNAGE SCHEDULE:

PROPOSED SIGN TYPES:

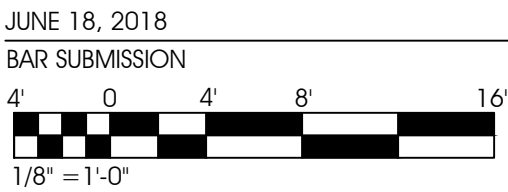
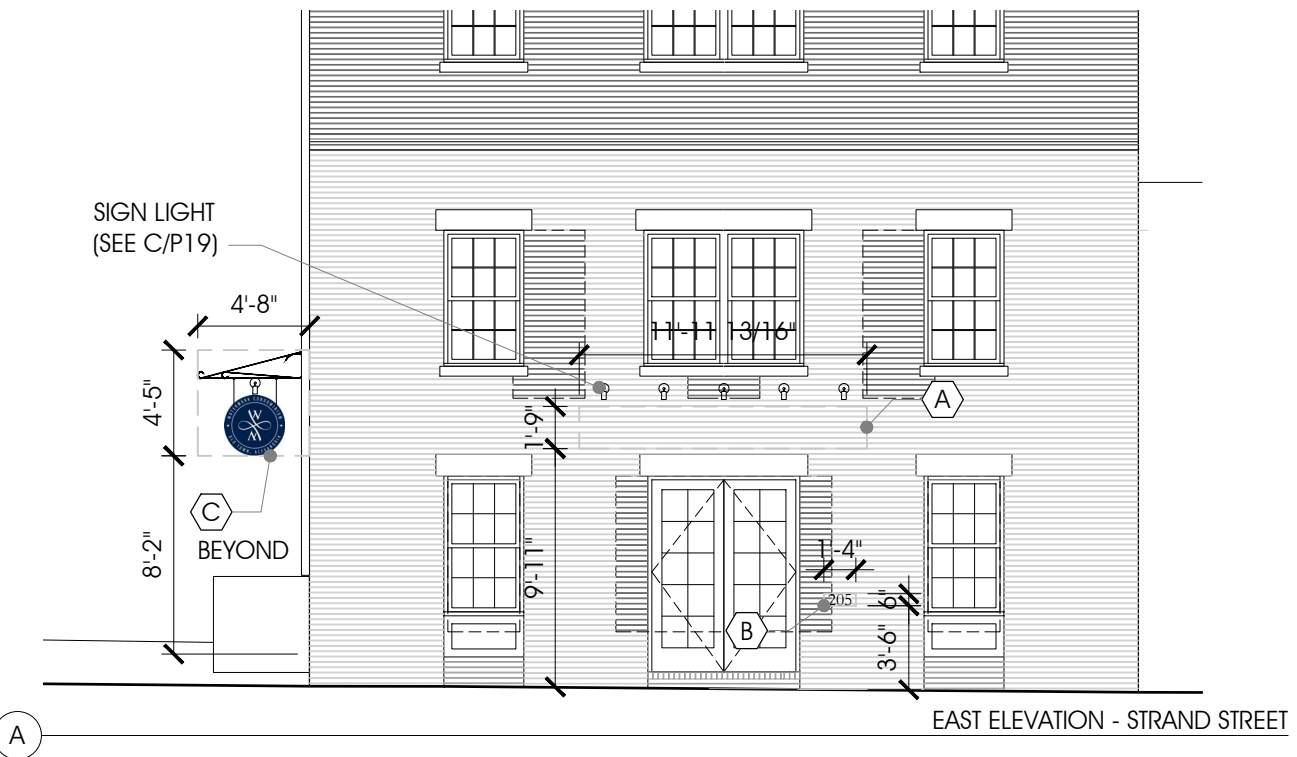
- A - SIGN BOARD
- B - ADDRESS NUMBERS MOUNTED TO BRICK MORTAR JOINTS
- C - HANGING SIGN
- D - ADDRESS NUMBERS MOUNTED TO STUCCO OR MORTAR JOINTS

NOTE: ALL ADDRESS NUMBERS SHALL BE CONFIRMED.

EXTERIOR SIGNAGE CALCULATIONS:

FRONTAGES:	LF	SF OF ALLOWED SIGNAGE
STREET		
STRAND ST.	34'-6"	34.5sf
SOUTH ALLEY	78'-0"	78.0sf
TOTAL ALLOWED SIGNAGE		112.5sf

PROPOSED SIGNAGE:	SF
STREET	
STRAND STREET	
A - RETAIL 1 SIGNAGE	21.0sf
B - RETAIL ADDRESS	0.7sf
SOUTH ALLEY	
D - RESIDENTIAL SIGNAGE	20.5sf
E - RESIDENTIAL ADDRESS	0.8sf
TOTAL PROPOSED SIGNAGE	43.0sf (38% OF ALLOWED SIGNAGE)



PROPOSED RESIDENTIAL & RETAIL 1 SIGNAGE

205 Strand Street

16002

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

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PRELIMINARY FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address	203/205/211 Strand Street			Zone	W-1
A2.	26,944	x	3.0	=	80,832
	Total Lot Area		Floor Area Ratio Allowed by Zone		Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions (Note 1)	
Basement		Basement**	0
First Floor	11,370	Stairways**	0
Second Floor	5,852	Mechanical**	0
Third Floor		Other**	0
Porches/Other		Total Exclusions	0
Total Gross*	17,222	Note 1: Existing exclusions were not surveyed and have been omitted.	

B1. Existing Gross Floor Area *
17,222 Sq. Ft.
B2. Allowable Floor Exclusions**
0 Sq. Ft.
B3. Existing Floor Area minus Exclusions
17,222 Sq. Ft.
(subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor	8,278	Stairways**	2,606
Second Floor	11,385	Mechanical**	1,063
Third Floor	16,323	Other**	4,737
Fourth Floor	13,474	Total Exclusions	8,406
Fifth Floor	12,566		
Porches/Other			
Total Gross*	62,026		

C1. Proposed Gross Floor Area *
62,026 Sq. Ft.
C2. Proposed Floor Exclusions**
8,406 Sq. Ft.
C3. Proposed Floor Area minus Exclusions
53,620 Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3)	70,842	Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2)	80,832	Sq. Ft.

E. Open Space Calculations

Existing Open Space	0
Required Open Space	Note 2
Proposed Open Space	Note 2

Note 2: See Final Site Plan

*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.
** Refer to the zoning ordinance (Section2-145(B)) and consult with zoning staff for information regarding allowable exclusions.
If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.



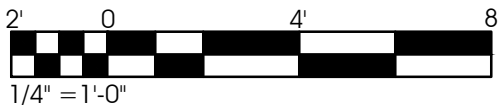
EXISTING BRICK W/ NEW BRICK TO MATCH



EXISTING STONE (TO BE VERIFIED)



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EXTERIOR MATERIALS
205 Strand Street
16.002

205 Strand Street

Materials Specification List

Sierra Pacific Windows: Monument Series, Simulated Divided Lite



MONUMENT

SINGLE & DOUBLE HUNG WINDOWS



Our Monument single & double hung windows are designed and built for architectural and light commercial applications. True, they have superior structural performance, but it's their fine craftsmanship and attention to detail that homeowners appreciate.

With no unsightly jamb liners inside or out, Monument single & double hung windows frame your view with the natural beauty of real wood. They're ideal for historic renovations, but come in a wide assortment of options to fit any home style.



Monument single and double hung windows feature single or dual locks to ensure a secure, energy-efficient seal. Sash remove completely for safe, easy cleaning.

Monument hardware is available in these six beautiful finishes.



Oil-Rubbed Bronze-FB



Nickel Bronze



Antique Brass



Burnished Brass



White



Matte Black

Optional finger lifts



Other Monument styles.



Arched
Single or Double Hung



Springline
Single Hung

Exterior Light Fixture Schedule:

A. WAC Lighting wall mounted at Residential and Garage Entries:

Model – WS-W1616-BZ (LED; 3000K)



B. B-K Lighting Sign Light at Signage:

Model – SN-24-C-LED-e65-MFL-A9-BLP-12-11-A

Lamp - LED; 3000K

