

# City of Alexandria, Virginia

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## MEMORANDUM

**DATE:** APRIL 3, 2019

**TO:** CHAIR AND MEMBERS OF THE  
BOARD OF ARCHITECTURAL REVIEW

**FROM:** HISTORIC PRESERVATION STAFF

**SUBJECT:** CONCEPT REVIEW OF 400 GREEN STREET  
BAR # 2019-00067

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### **I. SUMMARY**

The applicant is requesting BAR Concept Review for improvements to the property known as the Basilica School of St. Mary, consisting of a bridge addition and tower structure connecting the elementary school with the middle school, as well as an exterior elevator addition facing Green Street and numerous site improvements. The applicant has applied for a Permit to Demolish/Capsulate which will be reviewed separately at this hearing, and an associated Development Special Use Permit (DSUP #2019-0004) which will be heard by Planning Commission and City Council in Fall 2019.

The Concept Review Policy was adopted in May 2001 and amended and restated in 2016 (attached). Concept Review is an optional, informal process at the beginning of a DSUP application process 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. These comments are not binding on the BAR or the applicant. The Board takes no formal action at the Concept Review stage but will provide comments and may endorse the direction of a project's design by a straw vote. If the Board believes that a building height or mass, or area proposed for construction 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.

### **II. SITE CONTEXT AND HISTORY**

The Basilica School of Saint Mary's (formerly St. Mary's school) Green Street campus consists of two buildings and a large open space at the corner of the property. The main building facing Green Street operates as an elementary school with a connected gymnasium. The smaller building, Stephens Hall, is at the rear of the site along South Royal Street and operates as a middle school.

Both buildings were originally designed in the Colonial Revival style by the Philadelphia architecture firm of Gleeson and Mulrooney.

The large site occupies the southwest corner of Green and South Royal streets and is adjacent to St. Mary's cemetery and I-495 to the south (Figure 1). To the west of the main building and across Green Street are residential townhouses and a condominium building, while immediately across South Royal Street to the east is a vacant parcel owned by the Federal Government. The site slopes from northwest to southeast. The asphalt lot at the corner is used during student drop-off and pick-up but also functions as a playground during school hours.



Figure 1: Existing aerial showing areas of proposed new construction within the red squares

### **III. PROPOSED DEVELOPMENT**

The Basilica school site has grown significantly since the mid-20<sup>th</sup> century and a more cohesive campus plan is needed that can better accommodate the students within the buildings while mitigating the associated traffic which routinely spills out onto adjacent streets at certain times (Figure 2). The site has developed in a piecemeal fashion for years as enrollment has increased and the separate buildings create logistical and safety concerns for the school.

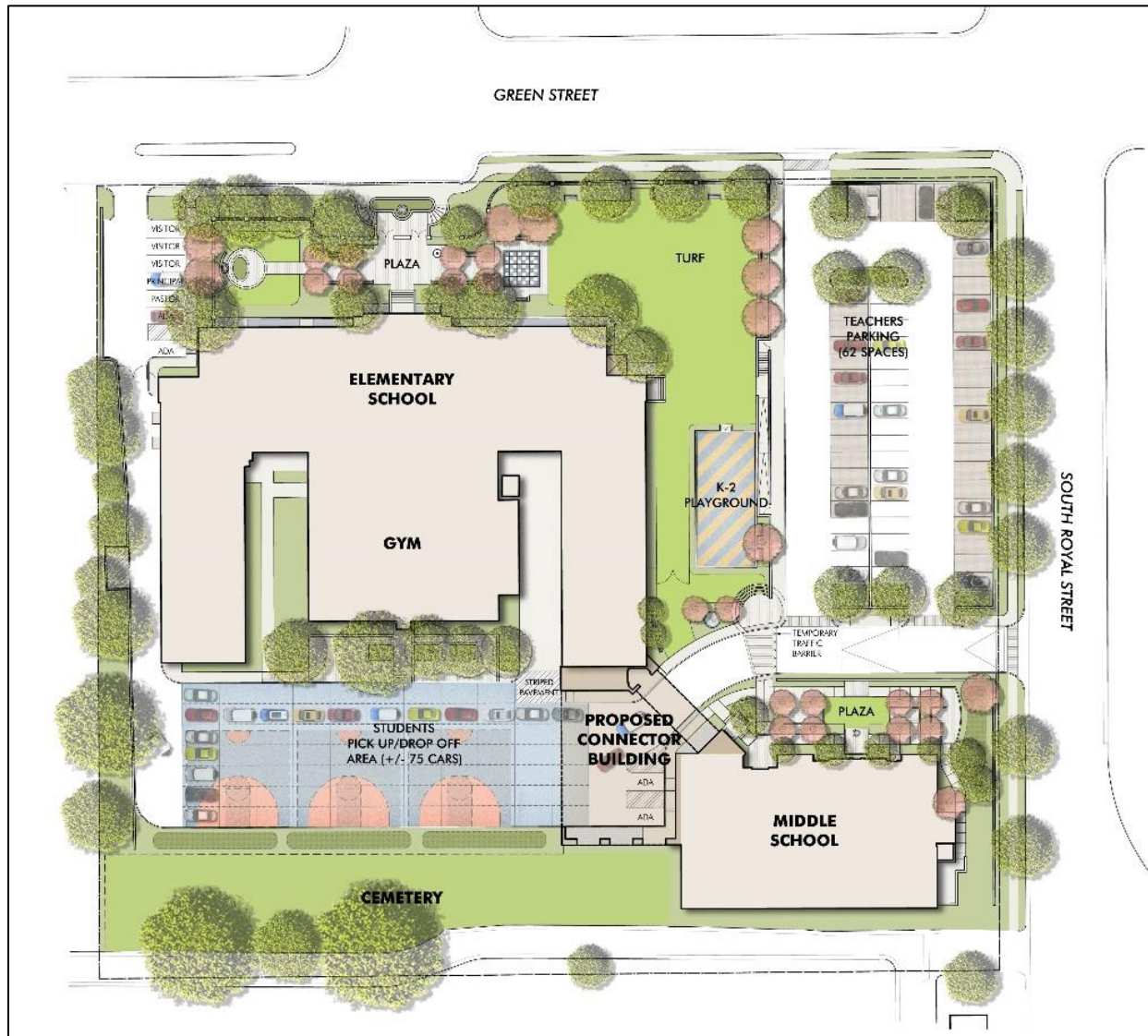


Figure 2: Proposed site plan

#### New construction

On the north elevation of the elementary school new construction is limited to the addition of a 20-foot-tall limestone or cast stone clad elevator tower in the north east corner (Figure 3). In the interior of the site there will be minimal new construction around the gymnasium that will not be visible from the public way.



**Figure 3: Proposed Green Street elevator shown in grey**

A new bridge and tower addition will connect the elementary and middle schools at the upper level and an arched vehicular opening below the bridge will allow thru traffic to drop-off students (Figure 4). The bridge/addition will allow for safe interior passage between the two buildings and eliminate the current pedestrian/vehicular conflict. The triangular form of the addition will contain approximately 7,000 square feet of floor area, with a flat roof and skylights. The design of the connector addition is intended to reflect and compliment the architecture of the existing buildings, utilizing a compatible cast stone or concrete base and red brick to visually tie the buildings together. Likewise, the portion of the addition over the existing one-story wing of Stephens Hall wall be clad with a stone veneer to match the existing building. The windows and detailing are intentionally classical to recall the Colonial Revival style main building, consisting of double-hung, multi-light windows, and a limestone/cast stone cornice and belt courses. While the street-facing elevation of the addition will be visible over the open parking lot, the side elevation facing the cemetery and the rear of the school will be minimally, if at all, visible.





**Figure 4: Proposed bridge and tower addition, east elevation**

#### Site improvements

The site improvements associated with this project are significant and include: transportation/access improvements; on-site parking improvements; creation of outdoor play space, both dedicated and shared; regrading portions of the site; landscape and hardscape improvements, particularly in front of the elementary bundling; and, a cohesive perimeter fence. The most visible improvement to the site will be the perimeter fencing and the addition of landscaping, which will improve the hard edge of the site, which is today devoid of site landscaping and surrounded by a chain link fence (Figure 6).

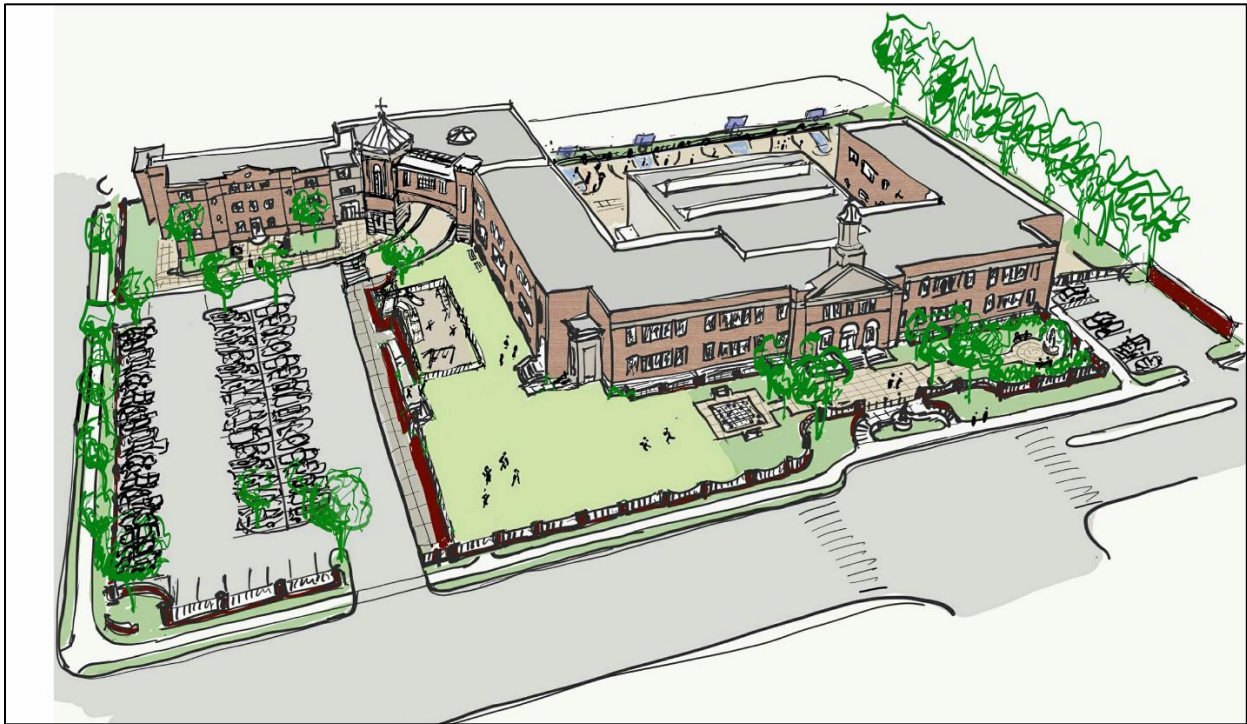


Figure 5: Proposed site rendering



Figure 6: Current site condition

#### **IV. STAFF ANALYSIS**

As a reminder, the BAR's purview in this concept review work session is limited to endorsing the project and providing feedback on its height, scale, mass and general architectural character. The applicant will ultimately return to the Board for approval of a Certificate of Appropriateness for architectural details, finishes and colors after City Council approval of the DSUP. At that time, the applicant will also seek approval of a Waiver of Vision Clearance for the perimeter fence at the corner of Green and South Royal Streets and, if needed, a Waiver of Fence Height.

Within the historic districts, the Board utilizes the *Design Guidelines* to determine if a potential new building would be compatible with nearby buildings of historic merit. The Guidelines do not mandate the use of historic styles for new construction. Specifically, the Design Guidelines for commercial additions state: “As a general rule, the stylistic characteristics of additions to commercial buildings should reflect the historical architectural styles found within the historic districts.: and “...it is the strong preference of the Boards that architectural elements of particular styles not be mixed and matched on the same addition.” “As a general rule, the Boards favor contextual background buildings which allow historic structures to maintain the primary visual importance. Singular building in the latest architectural vocabulary are generally discouraged.” (Additions to Commercial Buildings – Page 2)

Staff finds the proposed new construction to be generally in keeping with the scale and character of the existing campus, and compatible with the overall residential character of this part of the historic district. Based on the BAR’s 1749-1934 period of architectural significance for the OHAD, there are no nearby buildings of historic merit, as this portion of the city did not begin to develop until the mid-1930s and, even by 1941, the subject property and many surrounding blocks were still vacant (Figure 7).

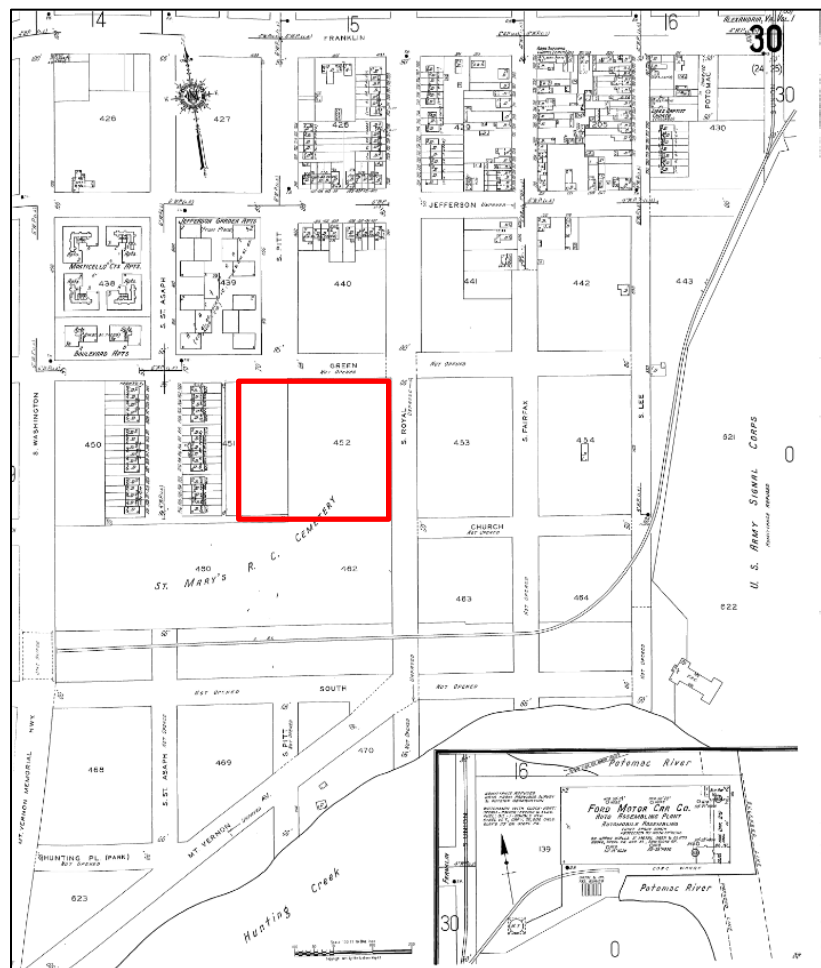


Figure 72: 1941 Sanborn map

Staff has met with the applicant several times and initially suggested a more overt architectural differentiation between the historic school buildings and the new construction, such as a light and transparent glass and steel truss bridge. However, this alternative was rejected by the applicant and staff agreed it was too starkly foreign to be compatible with the architecture of the existing red brick campus. Therefore, a more deferential hyphen was proposed that utilized the same architectural vocabulary as the existing building and a number of alternatives were studied, some with taller towers to signify the student drop-off entrance from a distance and some with smaller arched openings below the bridge that were a more human scale.

As a result of those early discussions, the tower feature has become more deferential to the front cupola on Green Street and the arched vehicular opening has been restudied to be as narrow as possible which still achieving access to the interior of the site, providing visibility and safety for the students. The applicant has consistently stressed their desire for a more traditional design vocabulary in keeping with the existing architecture and staff is in general support. As the DSUP process progresses, staff will continue to work with the applicant on refining the traditional details of the elevator and bridge additions as discussed below.

The elevator addition on Green Street elevation, though set back significantly from the street, appears to have a relatively high degree of design detail that, in the opinion of staff, draws unnecessary attention to this utilitarian feature. Staff would prefer that the design of this addition be secondary to the main façade, which can be achieved using different materials or more subtle detailing.

Likewise, staff believes that the overall form of the bridge addition is compatible with the two adjacent buildings, but the design details need additional study and some proportions may benefit from subtle adjustment. Staff understands that the applicant is replicating design details found on the elementary school building; however, some of the proportions are awkward and some of the detailing may be too high style for the addition. One example is the prominent cornice on the addition and the abutting windows, which appear pinched. Although minimally visible from a public way, staff recommends that the applicant also study the fenestration on the rear (west) elevation of the bridge addition to provide more proportional amount of glazing to the other elevations. These and any other comments from the BAR or the community at the hearing will be addressed during the Certificate of Appropriateness phase.

## **V. STAFF RECOMMENDATION**

Staff recommends that the BAR endorse the height, scale, mass and general architectural character of the proposed project and encourages the applicant to continue to work on the design details of the elevator and bridge addition. Staff also looks forward to seeing details of the perimeter fence, since this will likely be the most visible part of the campus improvement project.

### *Next Steps*

It is anticipated that the DSUP for the project will be reviewed by Planning Commission and City Council in Fall 2019. The applicant should continue to work with both BAR and Development staff to refine the architectural details and return to the BAR following City Council approval of the project.



**STAFF**

Henry Hollander, Planning and Zoning

Stephanie Sample, Acting Principal Planner, Planning & Zoning

Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

**VI. ATTACHMENTS**

*1 – Application for 400 Green Street Concept Review*

BAR Case # \_\_\_\_\_

ADDRESS OF PROJECT: 400 Green Street

TAX MAP AND PARCEL: #080.04-07-36 and -37

ZONING: RM

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

☐ CERTIFICATE OF APPROPRIATENESS

☒ Concept Review

☒ 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: Catholic Diocese of Arlington

Address: 200 North Glebe Road

City: Arlington

State: VA Zip: 22203

Phone: 703-841-2500

E-mail: R.Nashed@arlingtondiocese.org

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

Name: M. Catharine Puskar

Phone: 703-528-4700

E-mail: cpuskar@thelandlawyers.com

Legal Property Owner:

Name: Catholic Diocese of Arlington

Address: 200 North Glebe Road

City: Arlington

State: VA Zip: 22203

Phone: 703-841-2500

E-mail: R.Nashed@arlingtondiocese.org

- ☐ 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).*

Please see attached for a description of the project.

**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.

The Basilica School of St. Mary  
400 Green Street (the “Property”)  
BAR Demolition/Encapsulation Application  
Narrative Description

February 19, 2019

The Catholic Diocese of Arlington (the “Applicant”) hereby requests approval of a BAR Demolition Permit and concept review. The Basilica School of St. Mary (the “School”) has operated on the Property since 1948, and has grown and changed along with the needs of the student body and the community. Located on an approximately 169,271 square foot (3.89 acre) site at the corner of Green Street and South Royal Street, adjacent to St. Mary’s Cemetery, the existing buildings have been modified periodically since their construction in the mid-1940s. This proposal features a new connection between the two school buildings for a library and media center addition in a two-story bridge structure. The Applicant is pursuing the approval of a Development Special Use Permit for the addition and associated site improvements. Site improvements include reorienting the parking lot and student pick-up/drop-off area, adding two elevators for ADA accessibility, minor additions to the School’s gym, and other landscaping and playground improvements.

Since the School’s construction in 1948, several major additions have been added. By way of background, the School was granted Special Use Permit (SUP) #14 to operate the private school in 1951. Per SUP #162, the City Council approved an expansion of the School on October 26, 1954. Subsequently, Stephen’s Hall, located to the southeast of the Main Building, was constructed in 1955. A two-story gym was constructed on the south side of the Main Building in 1979. Per SUP #95-0138, a one-story addition was constructed on Stephen’s Hall in 1997. Neither the Main Building nor Stephen’s Hall are listed on the Virginia Landmarks Register, nor are the buildings included on the National Register of Historic Places.

The Applicant requests a conceptual review of the new addition and approval for the project’s associated demolition and encapsulation. The addition connects the southeast corner of the Main Building with the northwest corner of Stephen’s Hall and contains approximately 7,000 square feet of floor area on the library level. Additionally, the new connection will provide a secure path for students and faculty. Currently, both buildings contain classroom space, and students must travel outside under the supervision of faculty in order to get from one building to the other. The exterior doors are opened up to fifty times per day, and the proposed addition will help eliminate the risk of an unauthorized person entering the building. With this connection, students will be protected from the weather and will be safer from other exterior security hazards. Currently, faculty and students can be stranded in an emergency situation, and unable to proceed to their designated place of safety without going outdoors. The new connection will reduce this risk.

Overall, the improvements to St. Mary’s will increase the FAR of the site to approximately a 0.5 FAR, which is well below the permitted density of a 1.5 FAR in the RM Zone. The addition will create a bridge over a street, which will be primarily used during pick-up and drop-off. During times where there is little automobile traffic on the proposed street, the pick-up and drop-off area will be temporary closed to allow full access for an additional play area for students while



maintaining emergency vehicle access when necessary. The clear width of the area under the bridge is intended to promote easy access and visual connection around the corner from the play areas to the east of the Main Building with the play areas to the south. Additionally, the proposed width in this area will provide a clearer line of sight when the roadway is opened to car traffic.

The Applicant intends to match the proposed materials with the existing building materials, creating a seamless transition from the Main Building through the new library and media center addition to Stephen's Hall. While the height of the two existing buildings is approximately the same, due to grade changes on the site, the addition will provide a connection between the second floor of the Main Building and the third floor of Stephen's Hall. The proposed height of the addition's main roof is comparable to the height of the existing buildings. The proposed tower provides an anchor to the South Royal Street frontage and complements the historic elements of the School. The proposed tower is architecturally distinct from the existing cupola but borrows several key details from the School's Green Street façade. The scale and massing of the proposed addition fit well with the existing buildings and improve the School's ability to provide services for students and faculty.

#### *Proposed Demolition/Encapsulation*

In order to facilitate the School's expansion and the addition of new amenities for students and faculty, several portions of the Main Building and Stephen's Hall will be encapsulated or demolished. The current proposal takes into account the historic nature of the building but there are no feasible alternatives to allow for the addition without the proposed demolition and encapsulation. The Applicant proposes only minimal demolition as necessary to provide doorways and other access points for the new library and media center, as well as the other minor additions at the School's gym and new elevators. To the extent feasible, the Applicant is proposing to reuse some brick material and windows identified for demolition on the addition in order to preserve historic materials and maintain a cohesive building material for the additions.

**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.

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The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

**APPLICANT OR AUTHORIZED AGENT:**Signature: Printed Name: M. Catharine PuskarDate: 2/19/2019



CATHOLIC DIOCESE OF  
ARLINGTON

Office of General Counsel  
200 North Glebe Road, Suite 914 • Arlington, VA 22203  
Office (703) 841-2524 • Fax (703) 524-5028

February 19, 2019

Karl Moritz  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

Re: Consent and Authorization to File an Application for a Board of Architectural  
Review Permit to Demolish  
The Basilica School of Saint Mary; 400 Green Street  
Tax Map IDs: #080.04-07-36 and -37 ("The Property")

Dear Mr. Moritz:

Most Reverend Michael F. Burbridge, Bishop of the Catholic Diocese of Arlington, Va., and his successors and assigns, as owner of the above-referenced Property, hereby consents to the filing of an application for a Board of Architectural Review Permit to Demolish and concept review on the Property and any related requests.

Most Reverend Michael F. Burbridge, Bishop of the Catholic Diocese of Arlington, Va., and his successors and assigns, hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on our behalf for the filing and representation of an application for a Board of Architectural Review Permit to Demolish and concept review on the Property and any related requests.

Very Truly Yours,

Most Reverend Michael F. Burbridge  
Bishop of the Catholic Diocese of Arlington, Va.

By: 

Its: General Counsel

Date: 2/19/19



## 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 three 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. Most Reverend Michael F. Burbidge, Bishop of the Catholic Diocese of Arlington, Va		
2. and his successors and assigns		100%
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 and 400A Green Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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. Most Reverend Michael F. Burbidge, Bishop of the Catholic Diocese of Arlington, Va		
2. and his successors and assigns		100%
3.		

**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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. Most Reverend Michael F. Burbidge, Bishop of the Catholic Diocese of Arlington, Va		
2. and his successors and assigns	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.

2/19/19  
Date

Mark E Herrmann  
Printed Name

  
Signature

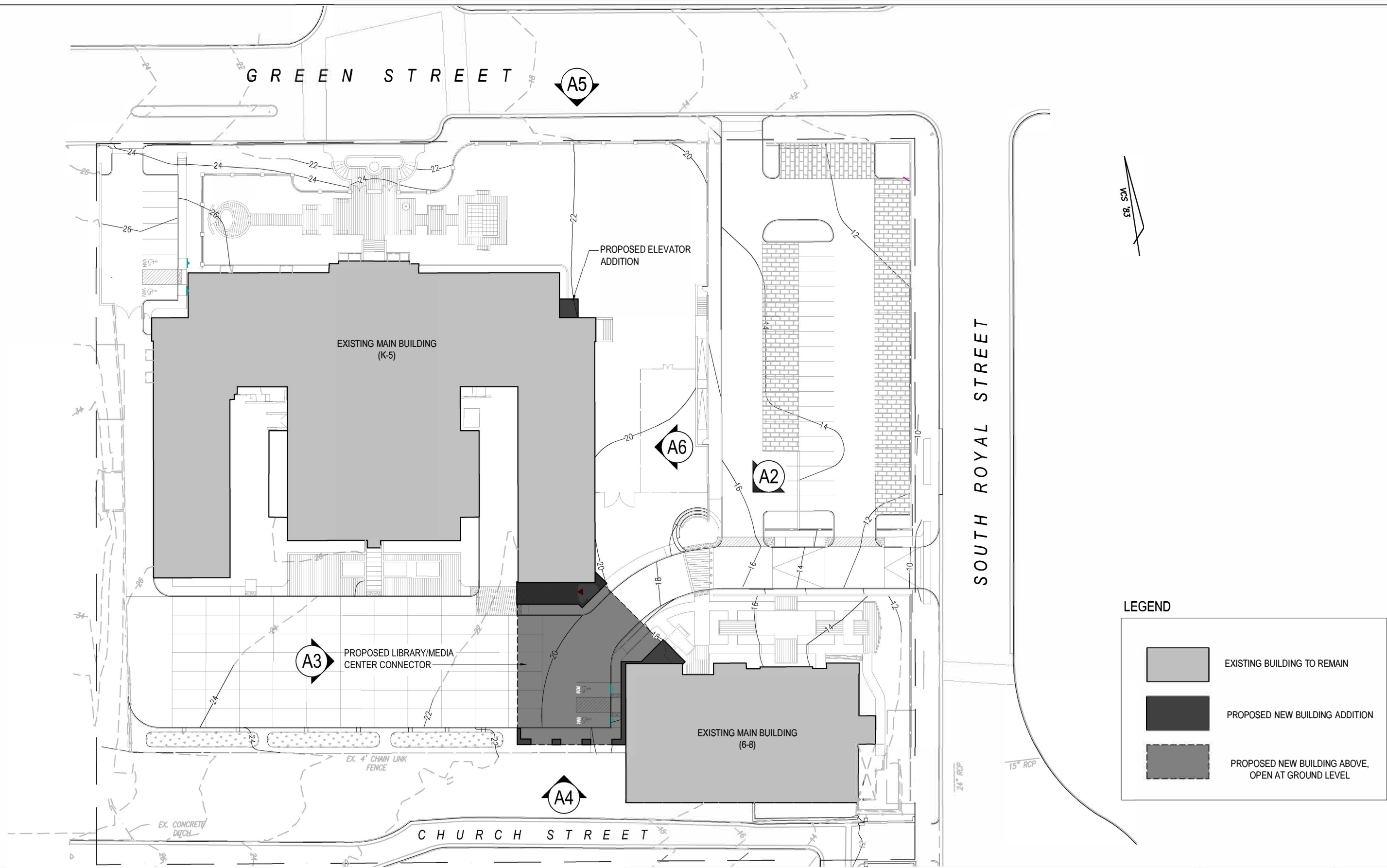
ADDITIONS AND IMPROVEMENTS TO THE

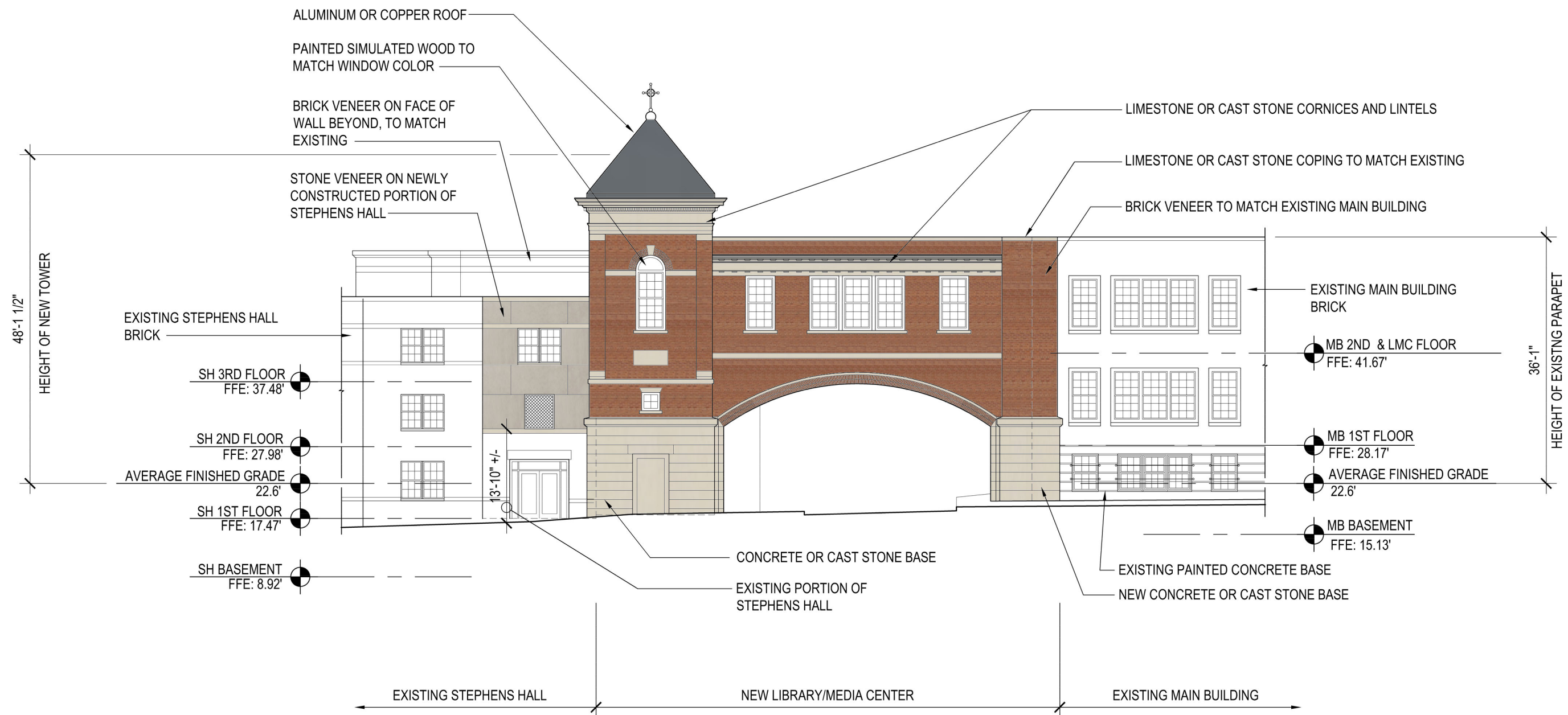
# BASILICA SCHOOL OF ST. MARY

400 GREEN STREET, ALEXANDRIA VA 22314

BOARD OF ARCHITECTURAL REVIEW CONCEPT SUBMISSION

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1000 POTOMAC STREET, NW SUITE L-2 WASHINGTON, DC 20007  
www.barnesvanze.com TELE: 202.337.7255 FAX: 202.337.0609

# BASILICA SCHOOL OF ST MARY

ADDITIONS AND IMPROVEMENTS  
400 GREEN STREET, ALEXANDRIA, VA. 22314

20

ISSUED

2019.02.19

2019.03.11

DRAWING: PROPOSED LIBRARY/MEDIA CENTER EAST ELEVATION

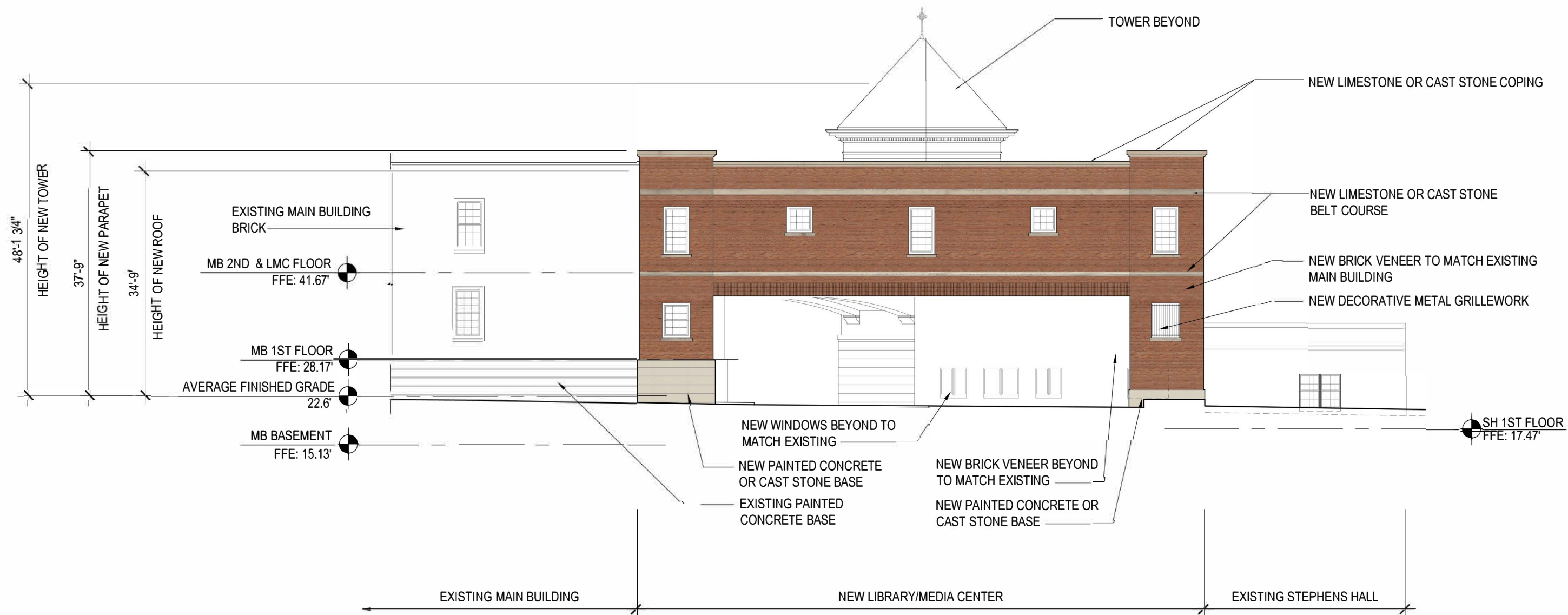
B.A.R. PRELIMINARY CONCEPT SUBMISSION

B.A.R. PRELIMINARY CONCEPT SUBMISSION - REV. 01

SCALE:  $\frac{1}{16}'' = 1'-0''$

A2





1000 POTOMAC STREET, NW SUITE L-2 WASHINGTON, DC 20007  
www.barnesvanze.com TELE: 202.337.7255 FAX: 202.337.0609

# **BASILICA SCHOOL OF ST MARY**

ADDITIONS AND IMPROVEMENTS  
400 GREEN STREET, ALEXANDRIA, VA. 22314

21

ISSUED

2019.02.19

2019.03.11

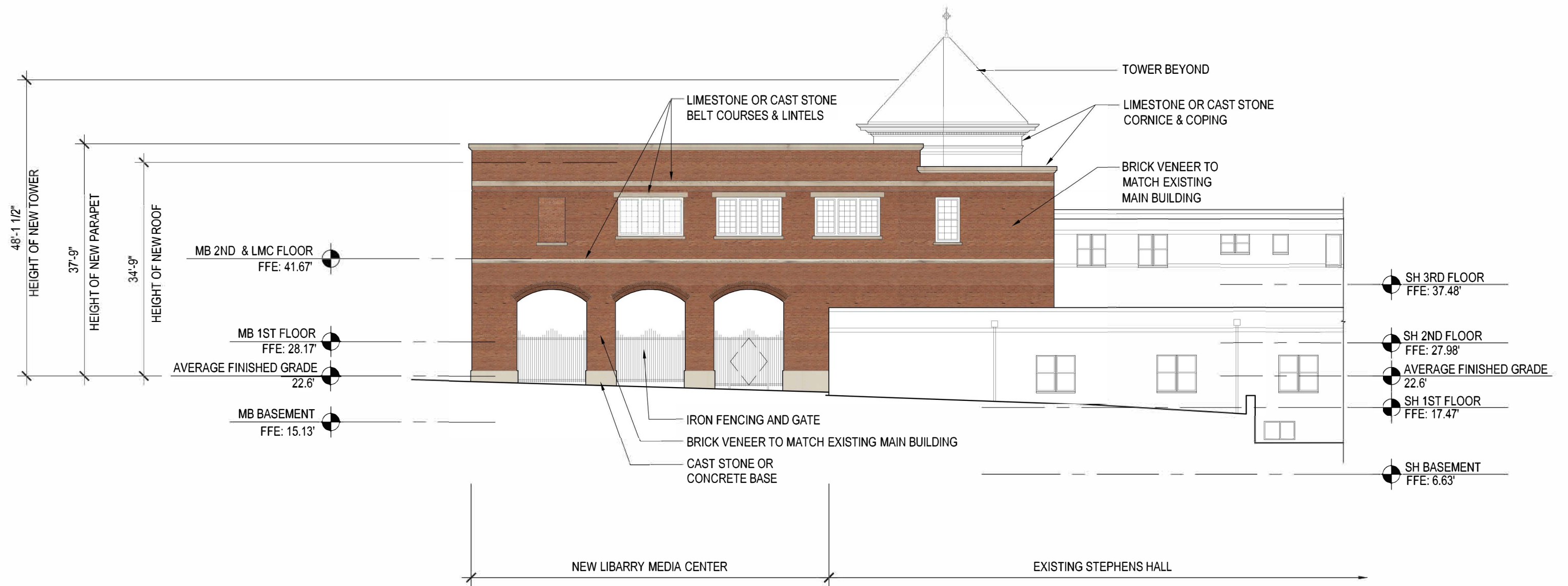
DRAWING: PROPOSED LIBRARY/MEDIA CENTER WEST ELEVATION

B.A.R. PRELIMINARY CONCEPT SUBMISSION

B.A.R. PRELIMINARY CONCEPT SUBMISSION REV.01

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

A3



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# BASILICA SCHOOL OF ST MARY

ADDITIONS AND IMPROVEMENTS  
400 GREEN STREET, ALEXANDRIA, VA. 22314

22

## ISSUED

2019.02.19

2019.03.11

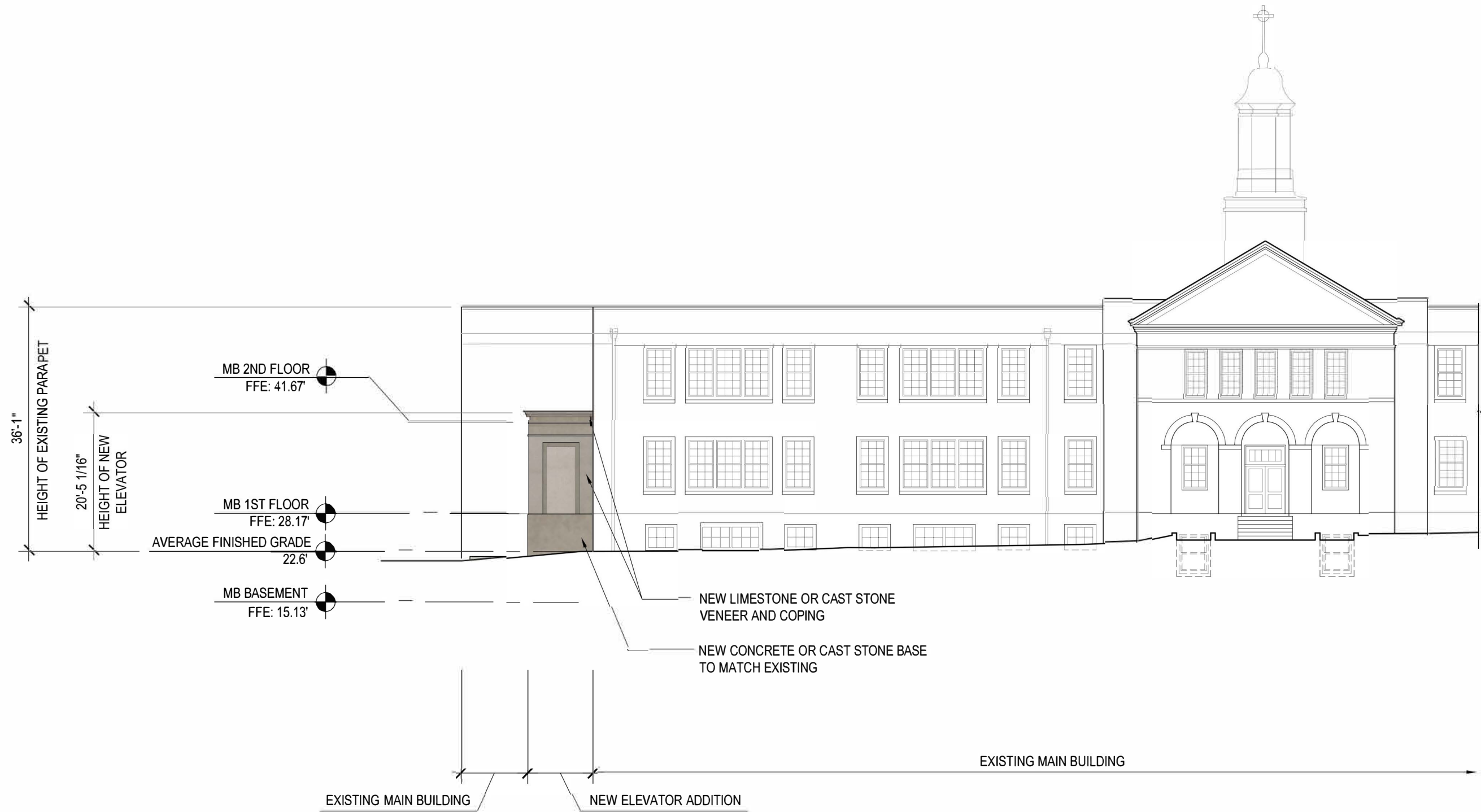
## DRAWING: PROPOSED LIBRARY/MEDIA CENTER SOUTH ELEVATION

B.A.R. PRELIMINARY CONCEPT SUBMISSION

B.A.R. PRELIMINARY CONCEPT SUBMISSION REV.01

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

A4



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ISSUED

2019.02.19

2019.03.11

DRAWING: PROPOSED MAIN BUILDING NORTH ELEVATION

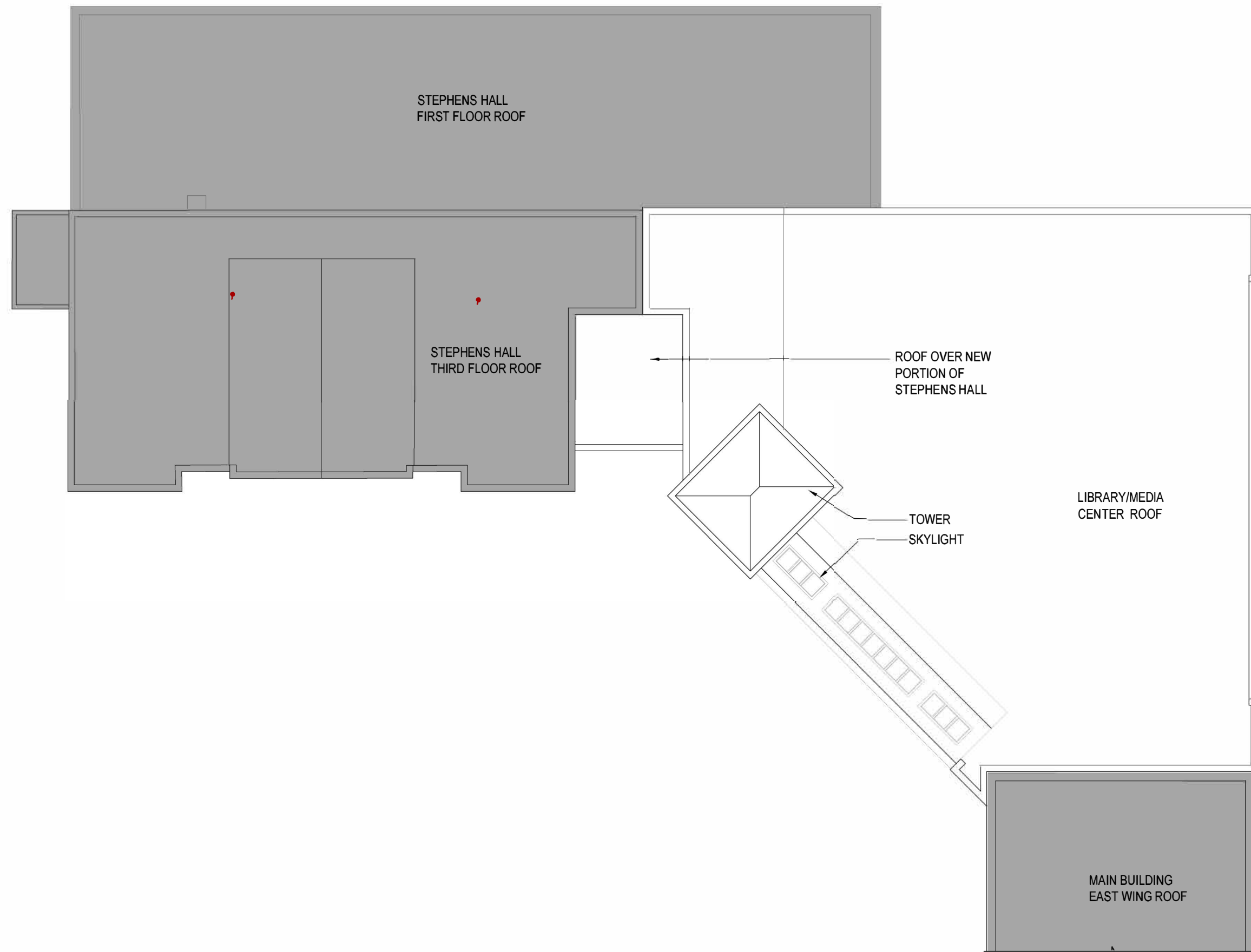
B.A.R. PRELIMINARY CONCEPT SUBMISSION

B.A.R. PRELIMINARY CONCEPT SUBMISSION REV.01

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

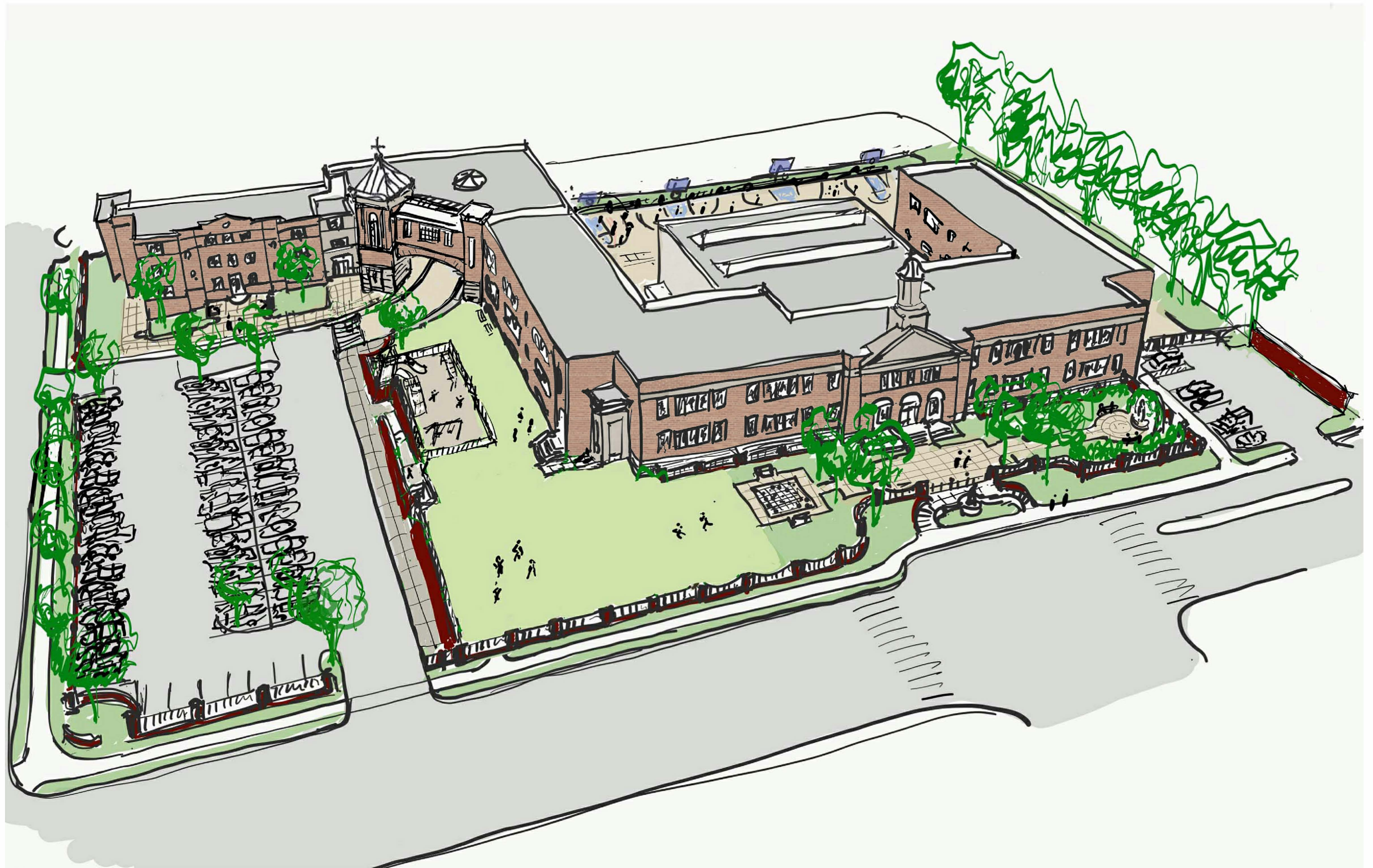
A5





ISSUED	DRAWING: LIBRARY/MEDIA CENTER ROOF PLAN	SCALE: $\frac{1}{16}" = 1'-0"$
2019.02.19	B.A.R. PRELIMINARY CONCEPT SUBMISSION	
2019.03.11	B.A.R. PRELIMINARY CONCEPT SUBMISSION REV. 01	





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## BASILICA SCHOOL OF ST MARY

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ISSUED

2019.02.19

2019.03.11

DRAWING: AXONOMETRIC VIEW

B.A.R. PRELIMINARY CONCEPT SUBMISSION

B.A.R. PRELIMINARY CONCEPT SUBMISSION - REV.01

SCALE: N/A

A8





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## BASILICA SCHOOL OF ST MARY

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### ISSUED

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2019.03.11

DRAWING: PERSPECTIVE VIEW SHOWING LIBRARY/MEDIA CENTER

B.A.R. PRELIMINARY CONCEPT SUBMISSION

B.A.R. PRELIMINARY CONCEPT SUBMISSION - REV. 01

SCALE: N/A

A9





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## BASILICA SCHOOL OF ST MARY

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### ISSUED

2019.02.19

2019.03.11

DRAWING: PERSPECTIVE VIEW SHOWING LIBRARY/MEDIA CENTER

B.A.R. PRELIMINARY CONCEPT SUBMISSION

B.A.R. PRELIMINARY CONCEPT SUBMISSION - REV. 01

SCALE: N/A

# A10





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ARCHITECTS

## BASILICA SCHOOL OF ST MARY

ADDITIONS AND IMPROVEMENTS  
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### ISSUED

2019.02.19

2019.03.11

DRAWING: PERSPECTIVE VIEW SHOWING LIBRARY/MEDIA CENTER

B.A.R. PRELIMINARY CONCEPT SUBMISSION

B.A.R. PRELIMINARY CONCEPT SUBMISSION - REV. 01

SCALE: N/A

# A11





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## BASILICA SCHOOL OF ST MARY

ADDITIONS AND IMPROVEMENTS  
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### ISSUED

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2019.03.11

DRAWING: PERSPECTIVE VIEW SHOWING LIBRARY/MEDIA CENTER

B.A.R. PRELIMINARY CONCEPT SUBMISSION

B.A.R. PRELIMINARY CONCEPT SUBMISSION - REV. 01

SCALE: N/A

A12





MAIN BUILDING NORTH FACADE

- CROSS FINIAL
- METAL ROOF
- ARCH-TOP OPENING
- CLASSICAL STONE CORNICE AND ENTABLATURE
- FLAT STONE PANELING WITH POSSIBLE CARVING
- 9 OVER 9 COLONIAL WINDOW LITE DIVISION
- KEYSTONES
- BLIND PANELS WITHIN BRICK ARCHES
- 9 OVER 9 COLONIAL WINDOW LITE DIVISION
- STONE BELT COURSE
- CONCRETE OR CAST STONE BASE



PROPOSED LIBRARY/MEDIA CENTER TOWER

ISSUED	DRAWING: SCHOOL FACADE COMPARATIVE STUDY	SCALE: N/A
2019.02.19	B.A.R. PRELIMINARY CONCEPT SUBMISSION	
2019.03.11	B.A.R. PRELIMINARY CONCEPT SUBMISSION - REV. 01	





CITY HALL, ALEXANDRIA



CHRIST CHURCH, ALEXANDRIA

TOWER TO MARK SIGNIFICANT PLACE

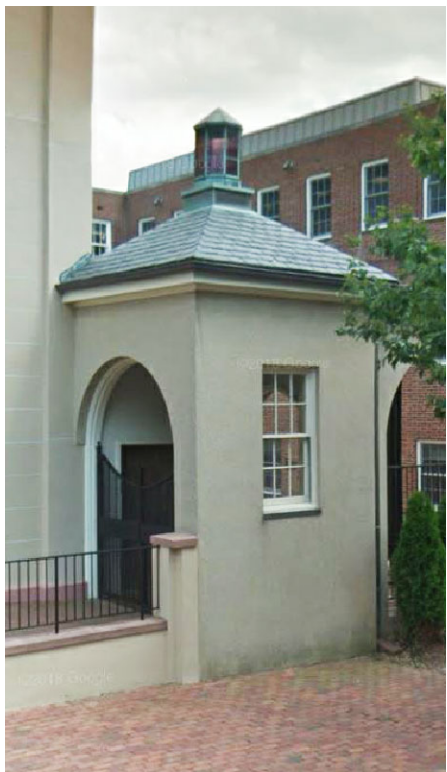


601 PRINCE ST. - HISTORIC



400 N. ROYAL ST. - RECENT

TOWER WITH SIMPLE ROOF FORM - HISTORIC / RECENT

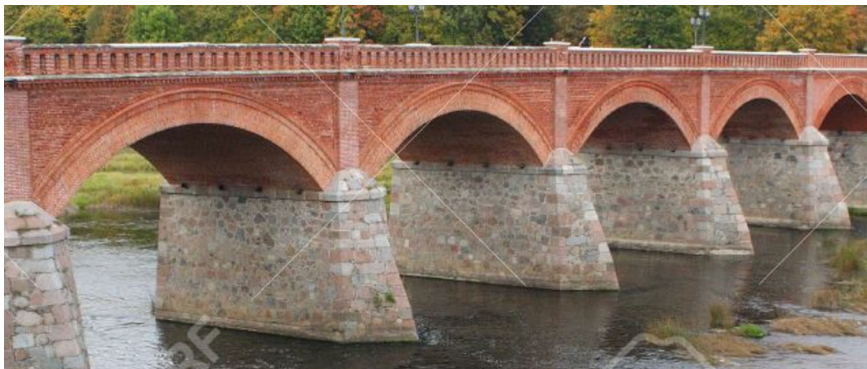


PAVILLION - ST. PAUL EPISCOPAL



PAVILLION - RESIDENCE

PAVILLION WITH SIMPLE ROOF FORM - HISTORIC / RECENT



TRADITIONAL BRIDGE DETAILING



MONNOW BRIDGE



"BRIDGE OF SIGHTS", NEW YORK (DEMOLISHED)

BRIDGE + TOWER PRECEDENTS



BASILICA SCHOOL PROPOSED FACADE  
PROPOSED BRIDGE + TOWER FACADE

ISSUED	DRAWING: PRECEDENT IMAGES	SCALE: N/A
2019.02.19	B.A.R. PRELIMINARY CONCEPT SUBMISSION	
2019.03.11	B.A.R. PRELIMINARY CONCEPT SUBMISSION - REV. 01	





NORTH FACADE OF MAIN BUILDING: SHOWING TYPICAL BRICK WALL; STONE COPINGS, BELT COURSES, AND SILLS, AND ALUMINUM CLAD WINDOWS



SOUTH FACADE OF STEPHENS HALL: SHOWING TYPICAL BRICK, STONE ARCHITECTURAL TRIM AND WINDOW SILLS, STONE COPINGS, PAINTED METAL RAILINGS



EAST FACADE OF MAIN BUILDING: SHOWING TYPICAL BRICK AND PARGED/PAINTED CONCRETE BASE



SOUTH FACADE OF STEPHENS HALL: SHOWING STONE VENEER FACADE



CUPOLA OF MAIN BUILDING: SHOWING METAL ROOFING MATERIAL

ISSUED	DRAWING: MATERIAL PHOTOGRAPHS	SCALE: N/A
2019.02.19	B.A.R. PRELIMINARY CONCEPT SUBMISSION	
2019.03.11	B.A.R. PRELIMINARY CONCEPT SUBMISSION - REV. 01	