

ADDRESS OF PROJECT: 3737 Seminary Road

TAX MAP AND PARCEL: 040.02-03-01 ZONING: R 20

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

- CERTIFICATE OF APPROPRIATENESS
- PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)
- WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA *(Section 7-802, Alexandria 1992 Zoning Ordinance)*
- WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

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

Name: The Protestant Episcopal Theological Seminary in Virginia

Address: 3737 Seminary Road

City: Alexandria State: VA Zip: 22304

Phone: 703 461-1959 E-mail: llanam2@vts.edu

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

Name: Duncan W. Blair Phone: 703 836-1000

E-mail: dblair@landclark.com

Legal Property Owner:

Name: The Protestant Episcopal Theological Seminary in Virginia

Address: 3737 Seminary Road

City: Alexandria State: VA Zip: 22304

Phone: 703 461-1959 E-mail: llanam2@vts.edu

- 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
 - doors
 - lighting
 - other alteration of existing fire damaged structure
 - fence, gate or garden wall
 - windows
 - pergola/trellis
 - HVAC equipment
 - siding
 - painting unpainted masonry
 - shutters
 - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

See Attachment A.

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.

Attachment A
Protestant Theological Seminary in Virginia
BAR Application

March 7, 2011

Description of Request:

The Protestant Theological Seminary in Virginia, a Virginia nonstock corporation (“VTS”) is requesting a Permit to Demolish to permit the partial demolition of portions of the heavily fire damaged shell of Immanuel Chapel on the VTS grounds and for concept approval of the adaptive reuse as an outside space incorporating into the design portions of the Chapel’s walls that are to remain if the Permit to Demolish is granted.

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 12 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 12 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: Duncan W. Blair

Date: 3/7/11

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. The Protestant Episcopal Theological Seminary in Virginia	3737 Seminary Road Alexandria, VA 22304	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 3737 Seminary Road (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. The Protestant Episcopal Theological Seminary in Virginia	3737 Seminary Road Alexandria, VA 22304	100%
2.		
3.		

3. Business or Financial Relationship. 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.

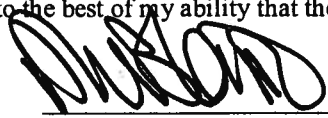
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. The Protestant Episcopal Theological Seminary in Virginia	None	Board of Architectural Review (OHAD)
2.		
3.		

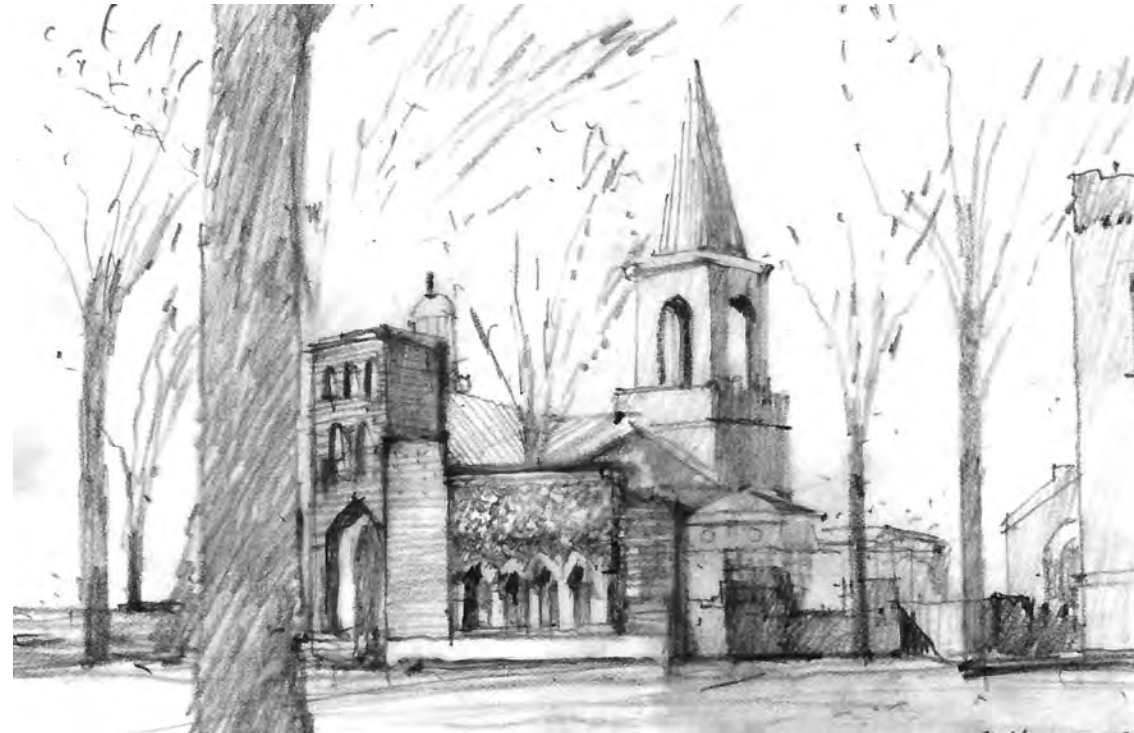
NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

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

3/7/11
Date

Duncan W Blaire
Printed Name


Signature



1881 MEMORIAL GARDEN
VIRGINIA THEOLOGICAL SEMINARY

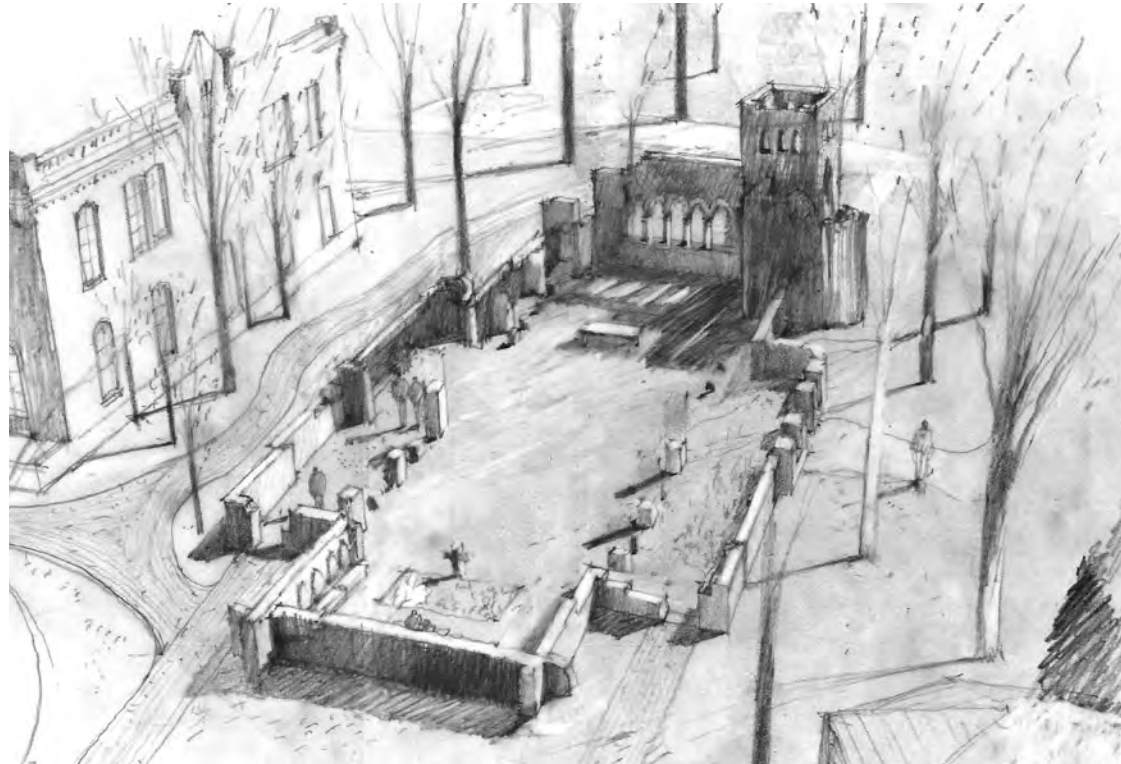
SUBMISSION TO
THE BOARD OF ARCHITECTURAL REVIEW
FEBRUARY 21, 2012

HARTMAN-COX ARCHITECTS
MICHAEL VERGASON LANDSCAPE ARCHITECTS

Context

On October 22, 2010 the building of Immanuel Chapel on the campus of the Virginia Theological Seminary was damaged by fire. Since that sad day, the Seminary has searched for a way to honor the original historic fabric which remains of the 1881 Chapel. The 1881 Chapel was erected on a holy site where one other chapel had stood. The first chapel was torn down in order to build the chapel which was consecrated to the Glory of God in 1881.

Early on, the Seminary decided that rebuilding on this holy site was not wise. We saw the raging flames and know how closely we came to losing Meade Hall and the iconic Aspinwall Hall with its Italianate cupola. Also, the Seminary needs a chapel well-equipped for today's church and for our primary purpose: forming women and men to lead congregations across the landscape of American Christianity. At the same time, however, we were perplexed. How do we honor the historic fabric which remains of the 1881 Chapel on a holy site?



The Vision

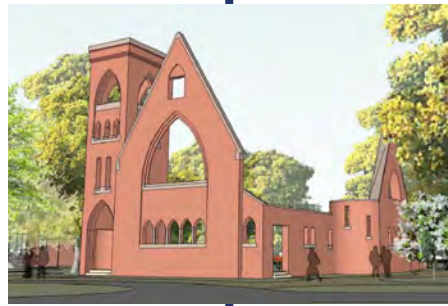
As the vision of Robert A. M. Stern Architects for a new Immanuel Chapel becomes more and more focused, it has become clear that the new must be in conversation with the holy site where two chapels have stood. The preliminary drawings of the new Chapel reveal an oratory which “reaches out” to the holy site. The oratory or small chapel will incorporate some of the treasures which survived the 1881 chapel fire, such as the vintage Rowan LeCompte stained glass windows, the Lee Family baptismal font, the wooden lectern eagle and the pew on which President Gerald Ford sat the first Sunday after he became President of the United States. With the help of Washington architects, Hartman-Cox and renowned landscape architect, Michael Vergason, the Seminary is now convinced that the holy site of two chapels must become the 1881 Memorial Garden and very much part of the new chapel. Virginia Theological Seminary has been blessed to work with some of the great minds in modern-day architecture and landscaping.

The footprint of the 1881 Chapel will be retained. Walls will be retained but with no intrusive stabilization. The architecturally significant east wall of the chapel with its lancet windows, herring-bone brick and brownstone columns will be preserved. The 1881 Memorial Garden will feature a plaque to remember with gratitude the First Responders who tried valiantly to fight the flames of October 22, 2010. The sanctuary of the 1881 Chapel will become an area for the interment of ashes, a place for the faithful to rest in peace. The fine marble plaques of the 1881 Chapel will be installed in the walls of this area, connecting the history of the second chapel to a Memorial Garden “for the ages.”

The Memorial Garden will also be a “beautifully landscaped room” for seminary and parish functions. It will become a large outdoor fellowship area for coffees and services, such as celebrations of the Holy Eucharist, baptisms, weddings and funerals. The Class of 2012 has decided to give a wooden altar for the 1881 Memorial Garden. Easter Egg Hunts, cocktail parties and dinners will make the 1881 Memorial Garden a lively place of purpose for the Seminary and Immanuel Church on the Hill. The design of the 1881 Memorial Garden makes adaptive reuse of the original fabric of the 1881 Chapel—giving us the opportunity to treasure the past as we face the future.

God willing, the new Immanuel Chapel, like the 1881 Chapel, will become a landmark of formation in the Episcopal Church. Most importantly, the site of the 1881 Chapel will remain holy, as it always has been.

May 4, 2011
BAR Approved Interim
Stabilization Plan



May 10, 2011
Interior Walls
Examined



May 16, 2011
Test Pits Recorded

June 29, 2011
Temporary Stabilization
Drawings Issued



August 23, 2011
Earthquake

August/Sept 2011
Earthquake Analysis
Conducted



October 26, 2011
Scaffolding Scheme
Distributed

November 7, 2011
Buttress Scheme
Distributed



January 25, 2011
Tower Stabilized

February 2, 2011
Meeting with BAR
Subcommittee



Scheme retains
entirety of tower
and east and north
gable ends.

Interior finishes
to be removed to
determine if walls
are bonded together

5 courses of brick
below grade (16") on
top of random size
stacked stone (16")

Large bracing
system allows
maximum possible
retention of existing
ruins.

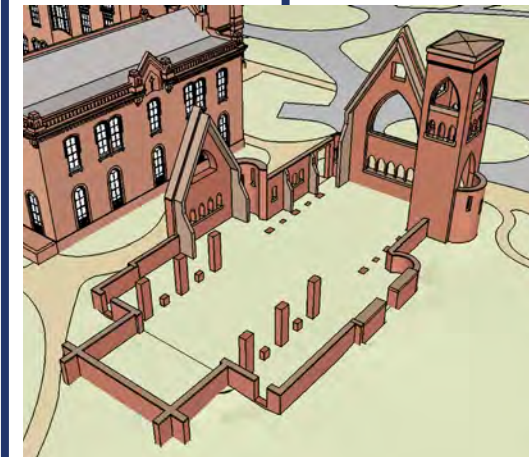


East wall has become
delaminated.
Structural integrity of
wall compromised.



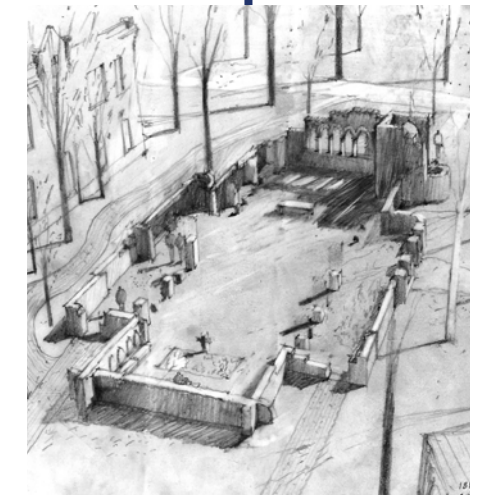
Arch at base
of tower fails
causing brick to
fall compromising
south wall of tower

Open scaffolding
creates risk of
climbing / falling



Intrusive structural
system imposes
on interior garden
space

Temporary bracing
to prevent further
degradation of
tower

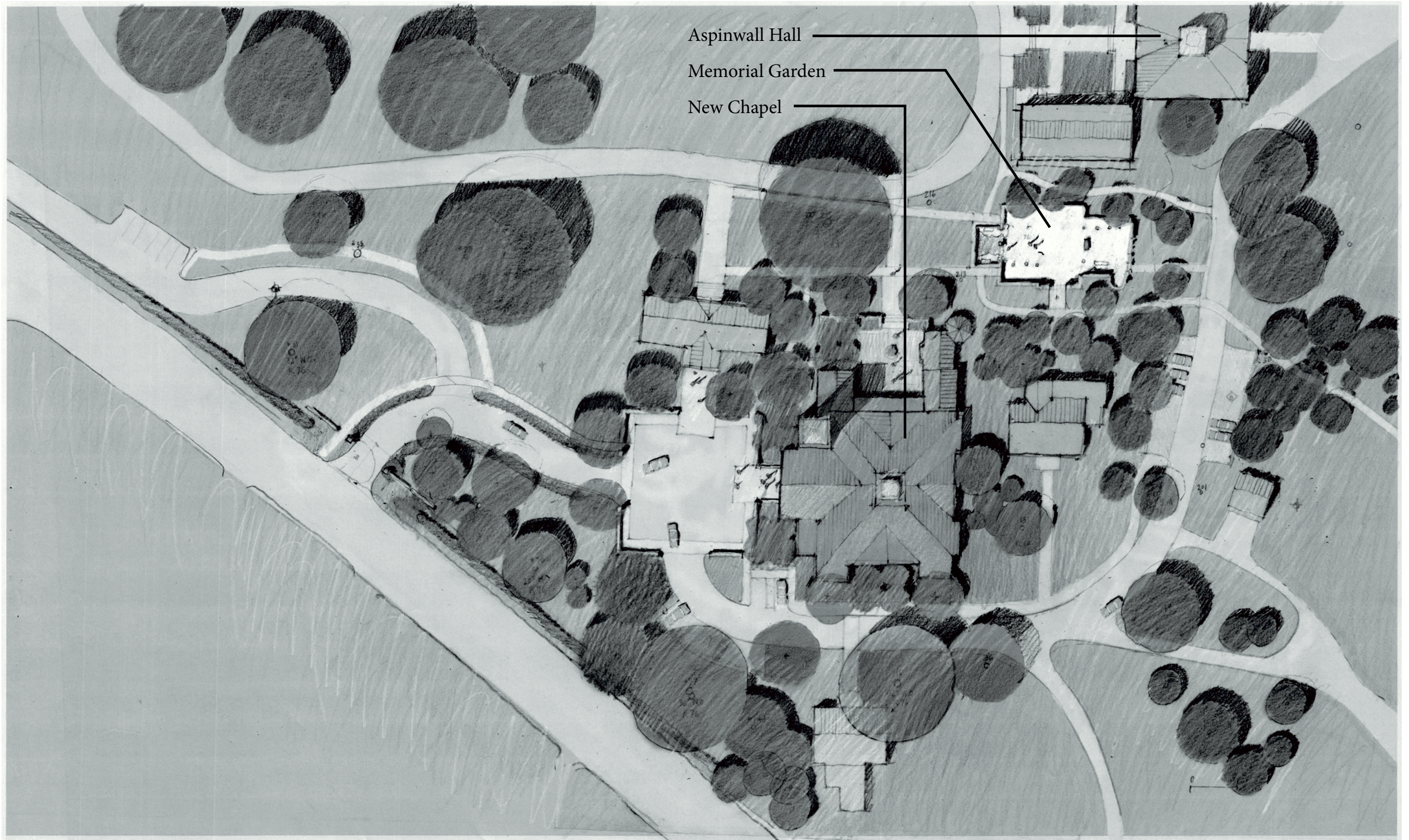


Scheme retains tower at
lowest sill height. BAR
subcommittee encourages
team to retain more of east
facade and tower



MEMORIAL GARDEN AT THE VIRGINIA THEOLOGICAL SEMINARY
HARTMAN-COX ARCHITECTS
MICHAEL VERGASON LANDSCAPE ARCHITECTS

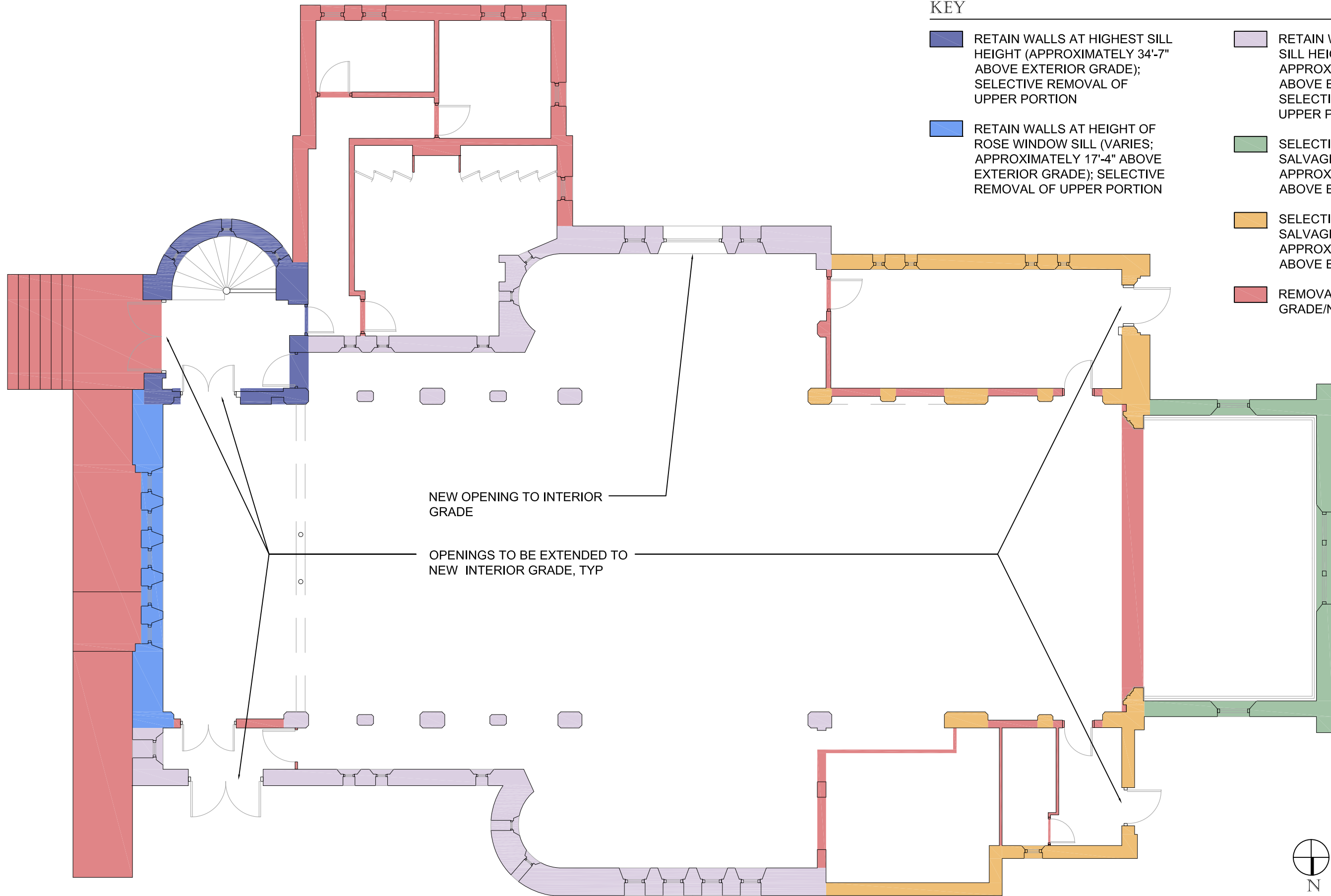
AERIAL PHOTO OF SITE
21 FEBRUARY 2012



KEY

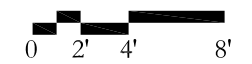
- RETAIN WALLS AT HIGHEST SILL HEIGHT (APPROXIMATELY 34'-7" ABOVE EXTERIOR GRADE); SELECTIVE REMOVAL OF UPPER PORTION
- RETAIN WALLS AT HEIGHT OF ROSE WINDOW SILL (VARIES; APPROXIMATELY 17'-4" ABOVE EXTERIOR GRADE); SELECTIVE REMOVAL OF UPPER PORTION

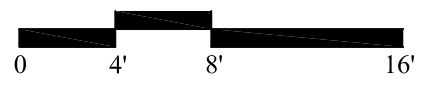
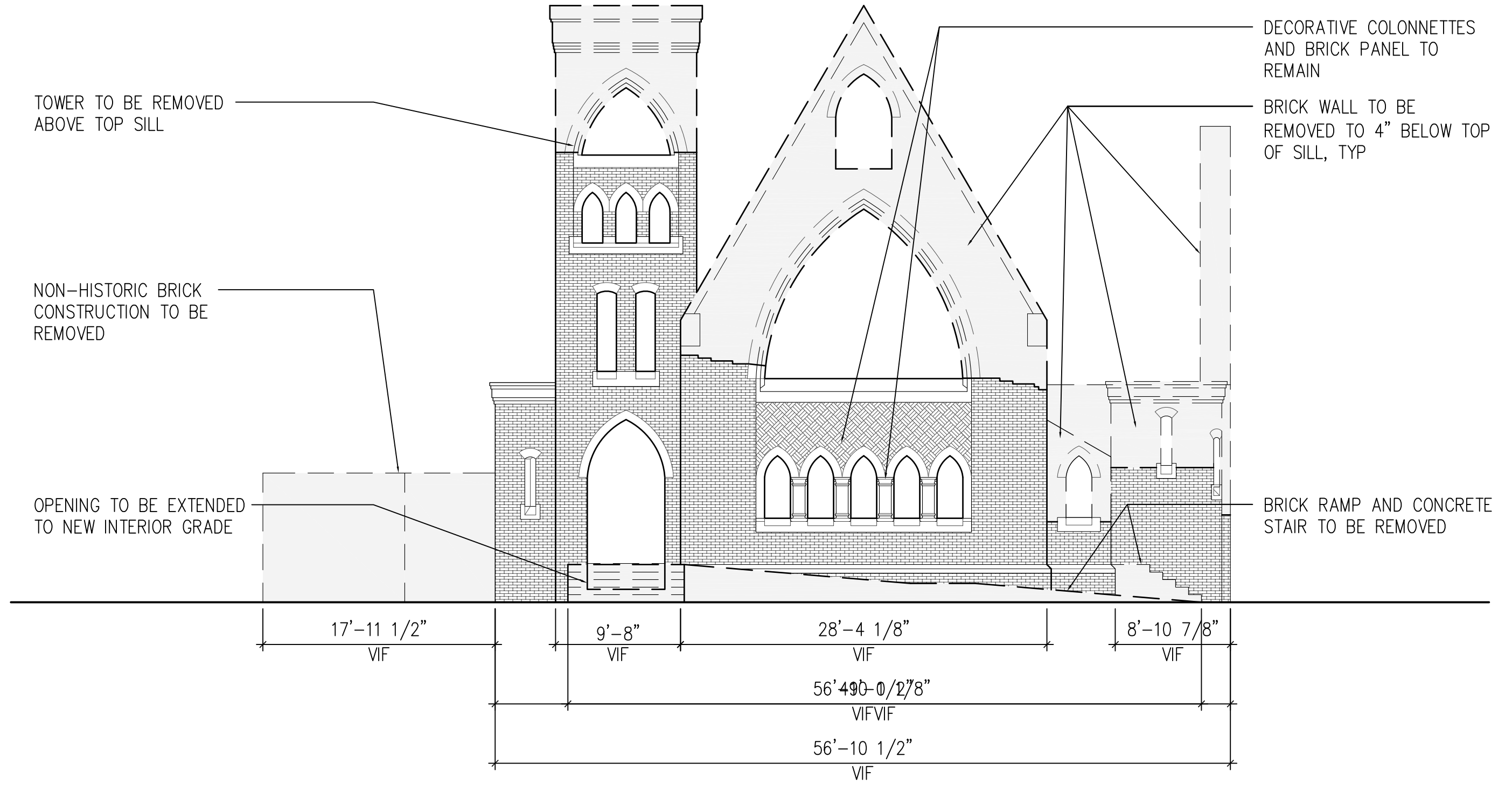
- RETAIN WALLS AT EXISTING SILL HEIGHTS (VARIES; APPROXIMATELY 4'-6" TO 10'-6" ABOVE EXTERIOR GRADE); SELECTIVE REMOVAL OF UPPER PORTION
- SELECTIVE REMOVAL AND SALVAGE OF WALL TO APPROXIMATELY 4'-10" TO 5'-6" ABOVE EXTERIOR GRADE
- SELECTIVE REMOVAL AND SALVAGE OF WALL TO APPROXIMATELY 2'-3" TO 4'-10" ABOVE EXTERIOR GRADE
- REMOVAL OF WALLS TO GRADE/NON-HISTORIC



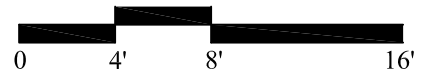
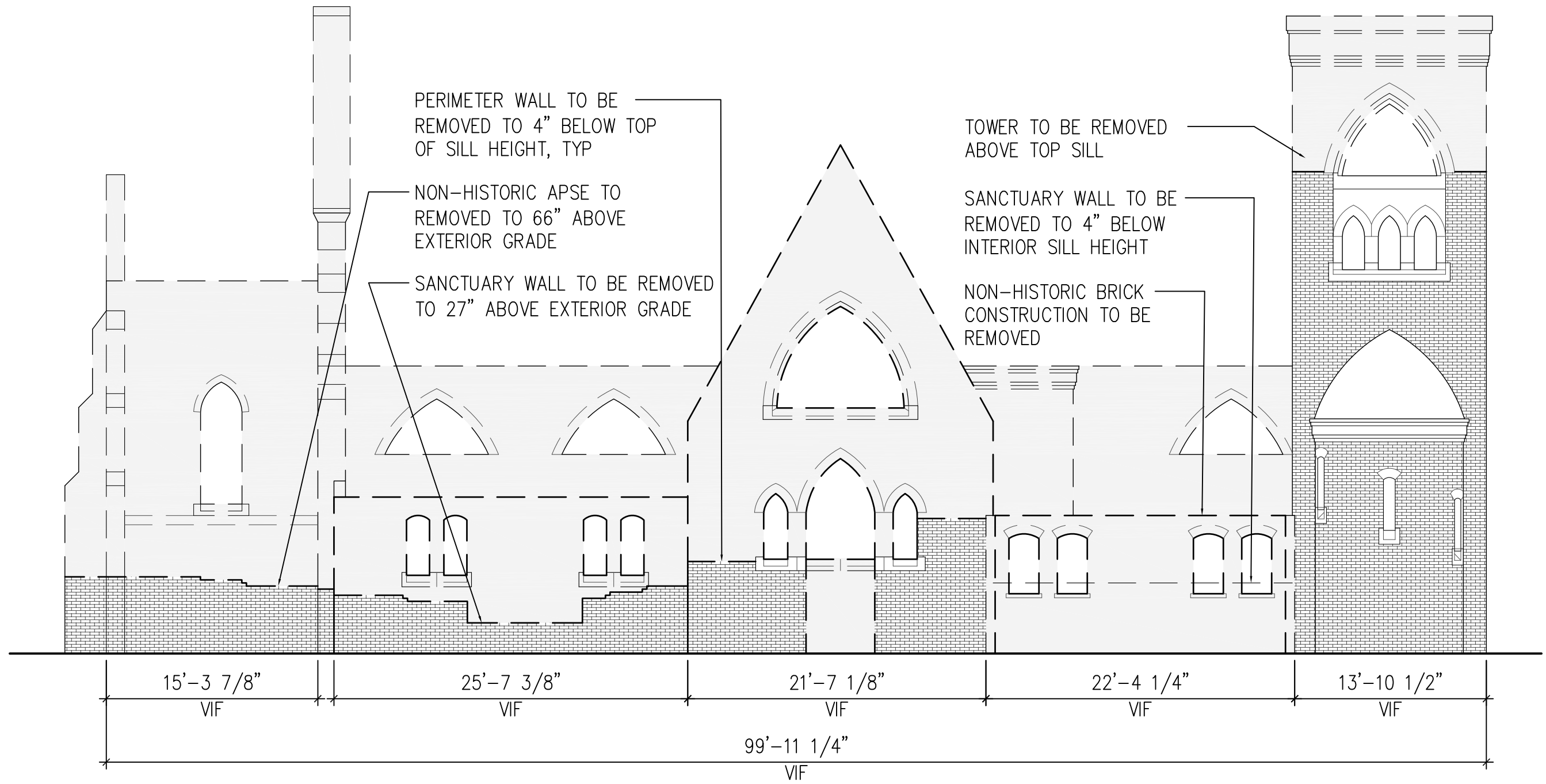
NEW OPENING TO INTERIOR GRADE

OPENINGS TO BE EXTENDED TO NEW INTERIOR GRADE, TYP

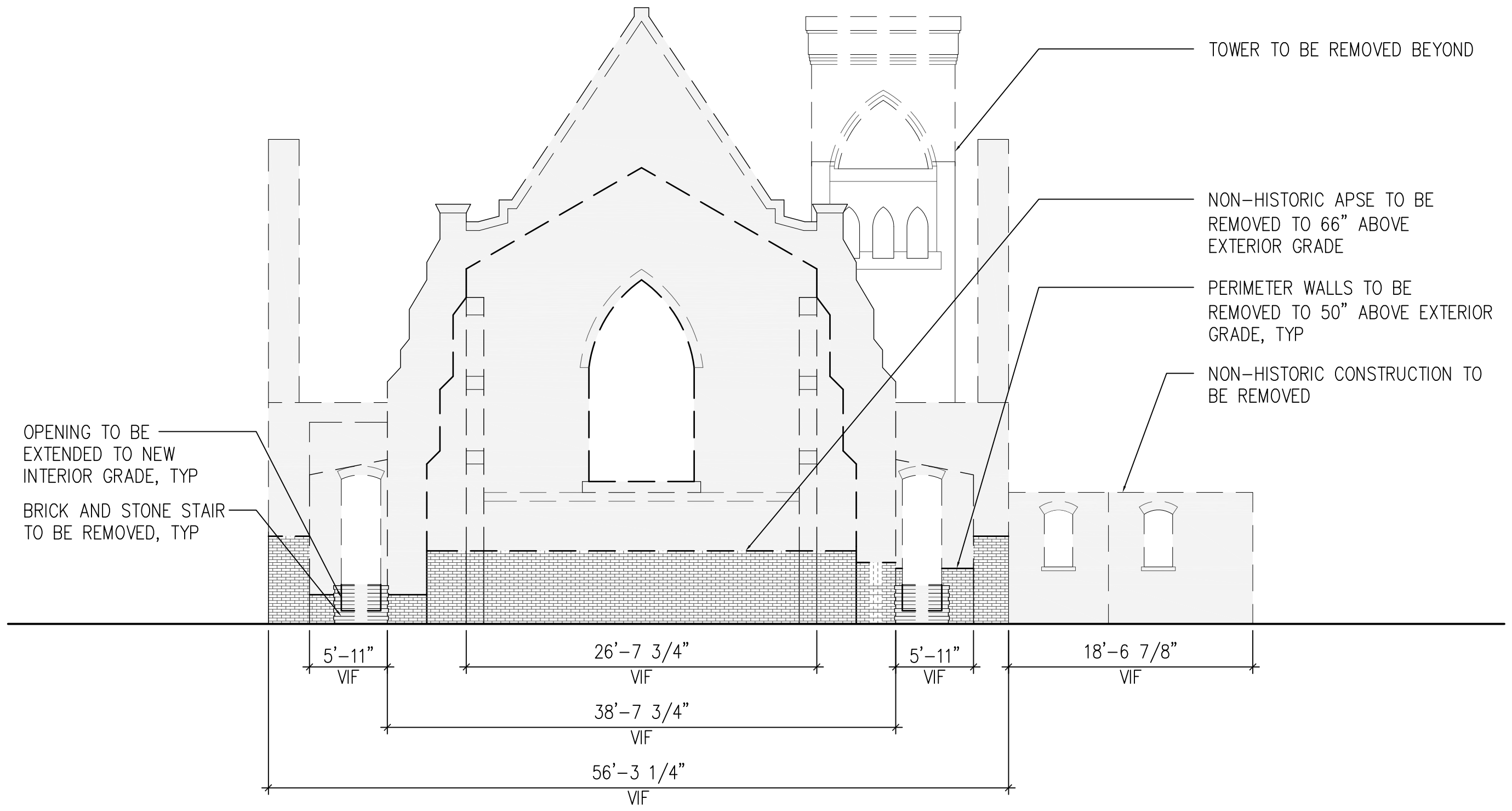




CONSTRUCTION TO BE REMOVED



□ CONSTRUCTION TO BE REMOVED



TOWER TO BE REMOVED BEYOND

NON-HISTORIC APSE TO BE REMOVED TO 66" ABOVE EXTERIOR GRADE

PERIMETER WALLS TO BE REMOVED TO 50" ABOVE EXTERIOR GRADE, TYP

NON-HISTORIC CONSTRUCTION TO BE REMOVED

OPENING TO BE EXTENDED TO NEW INTERIOR GRADE, TYP

BRICK AND STONE STAIR TO BE REMOVED, TYP

5'-11"
VIF

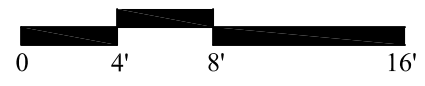
26'-7 3/4"
VIF

5'-11"
VIF

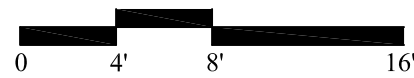
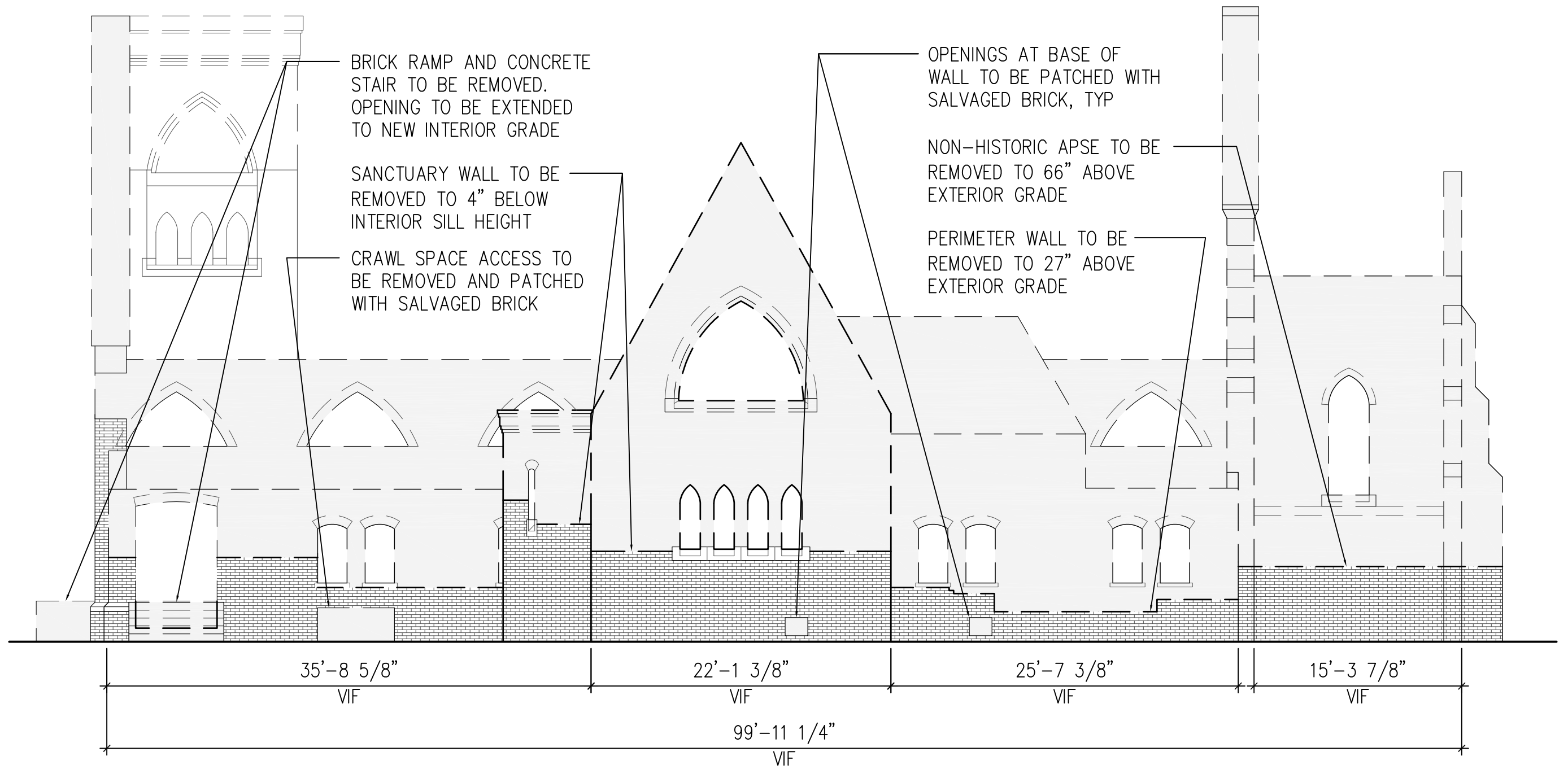
18'-6 7/8"
VIF

38'-7 3/4"
VIF

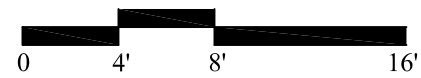
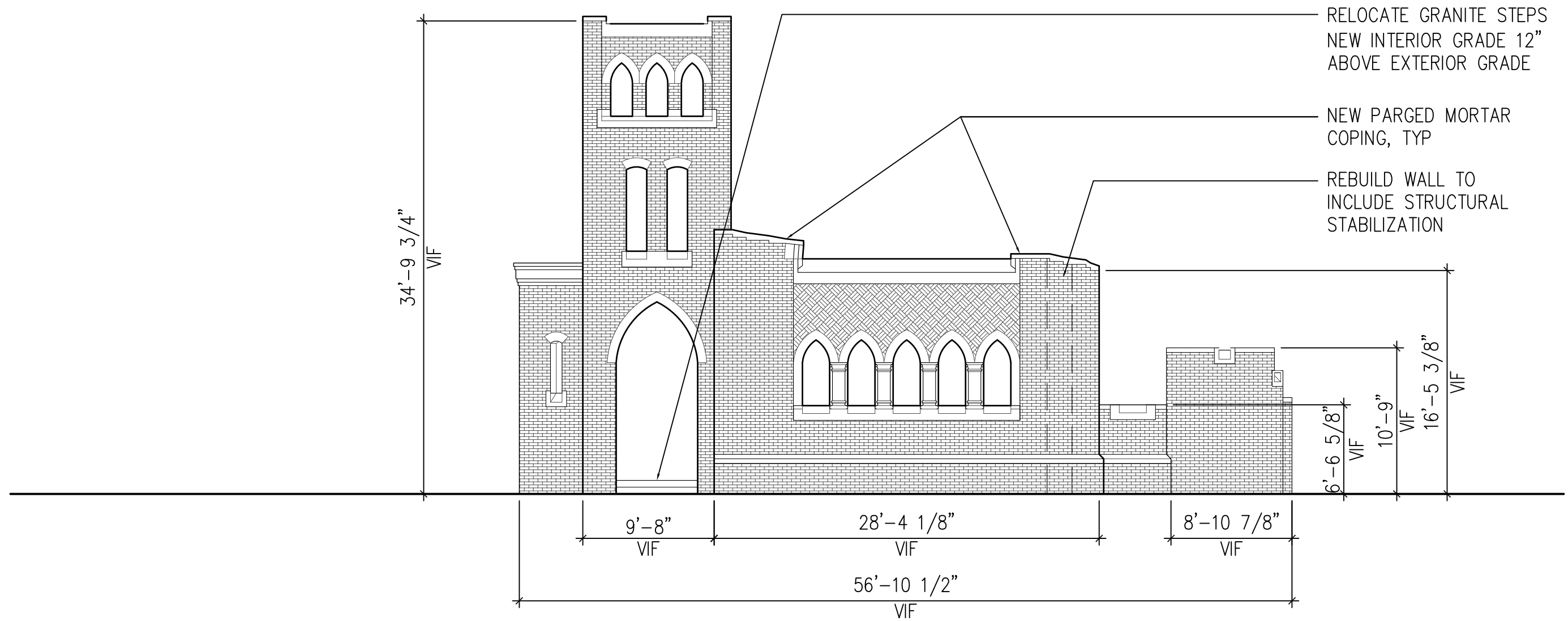
56'-3 1/4"
VIF



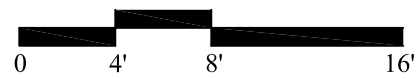
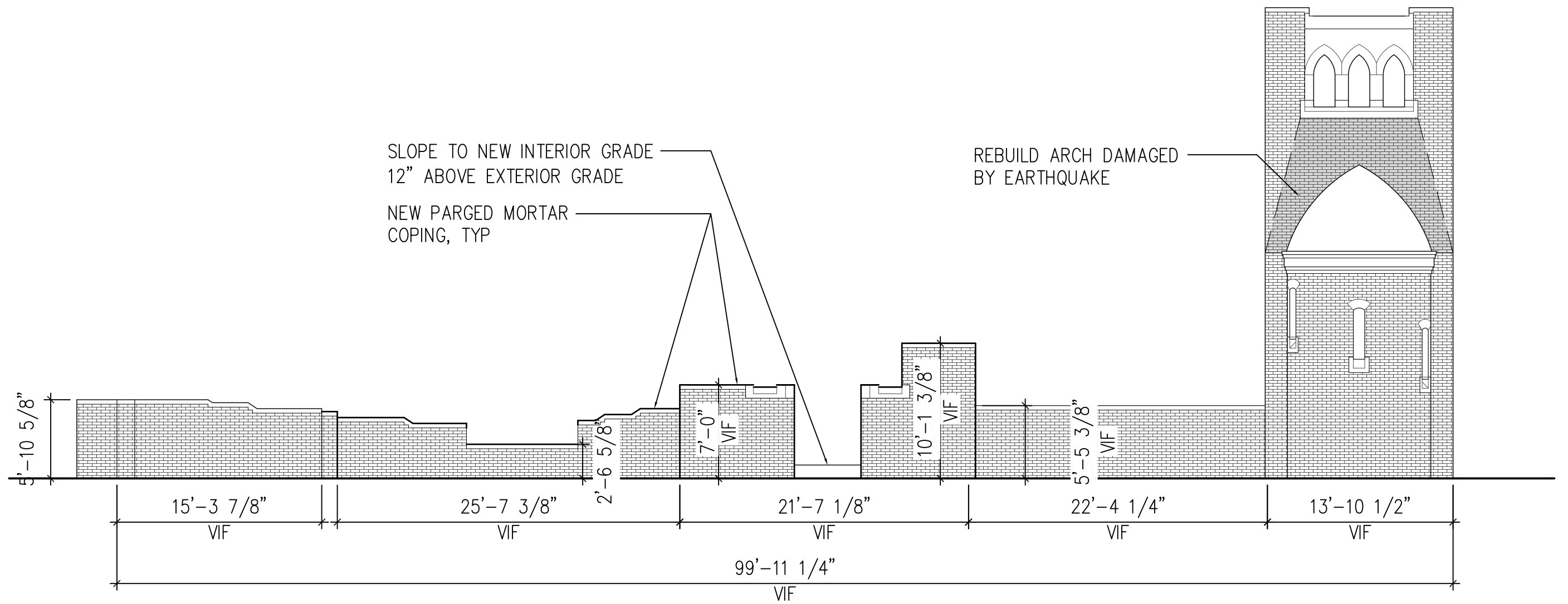
CONSTRUCTION TO BE REMOVED



CONSTRUCTION TO BE REMOVED



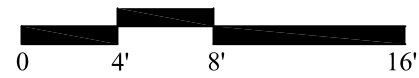
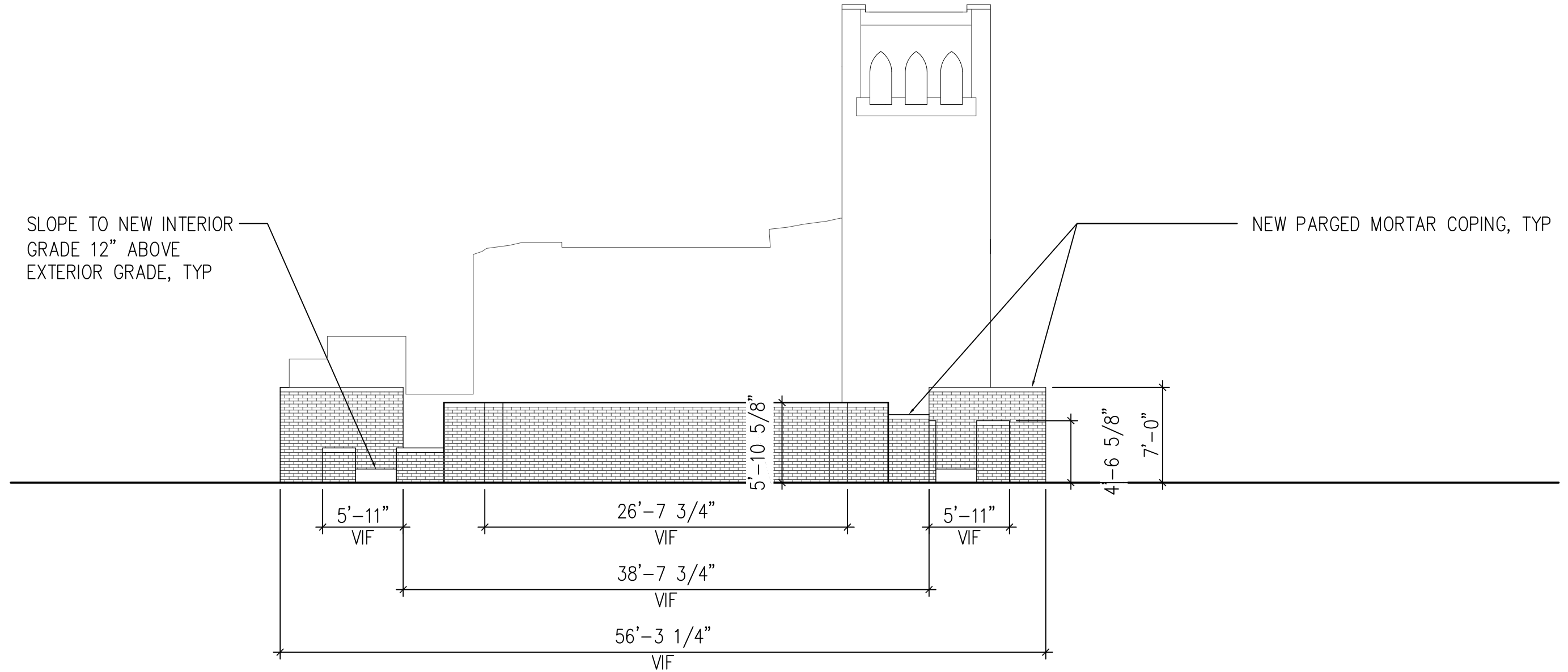
FINAL VERTICAL HEIGHTS MAY VARY BASED ON STRUCTURAL ANALYSIS OF WALL



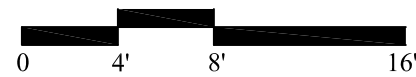
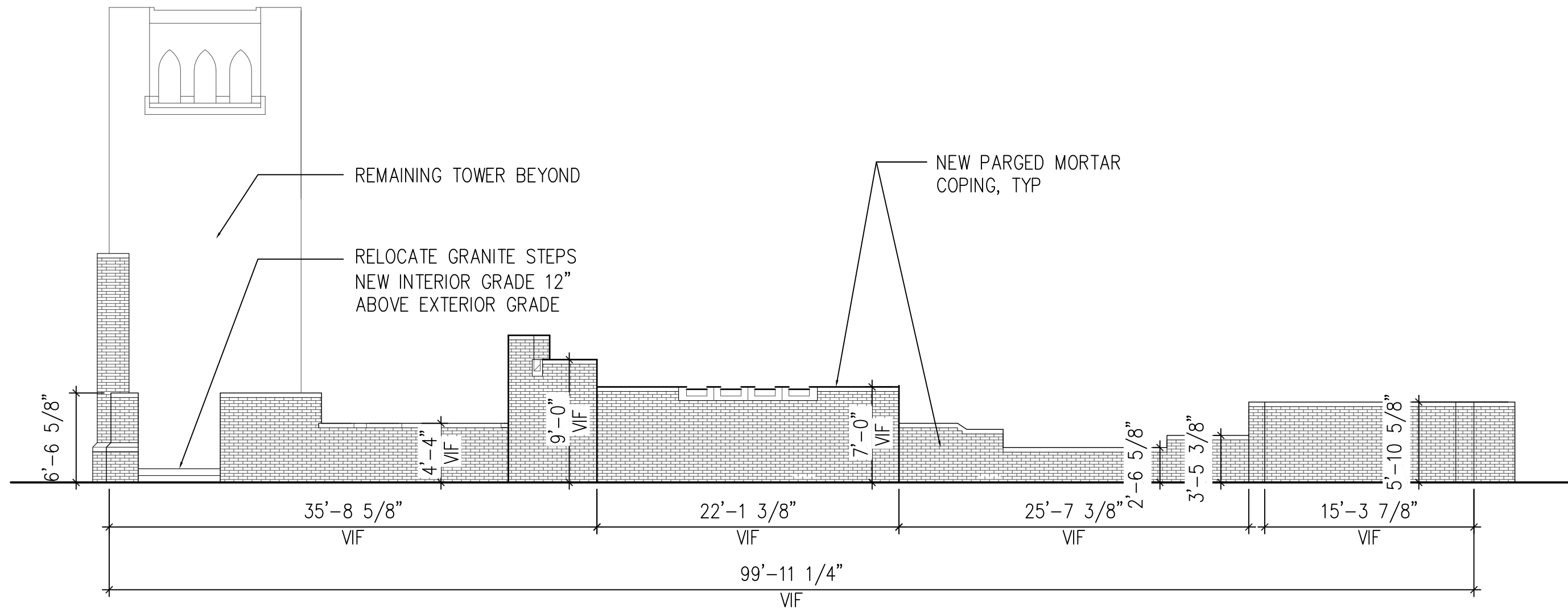
FINAL VERTICAL HEIGHTS MAY VARY BASED ON STRUCTURAL ANALYSIS OF WALL

SLOPE TO NEW INTERIOR
GRADE 12" ABOVE
EXTERIOR GRADE, TYP

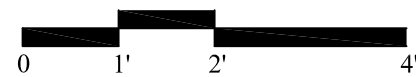
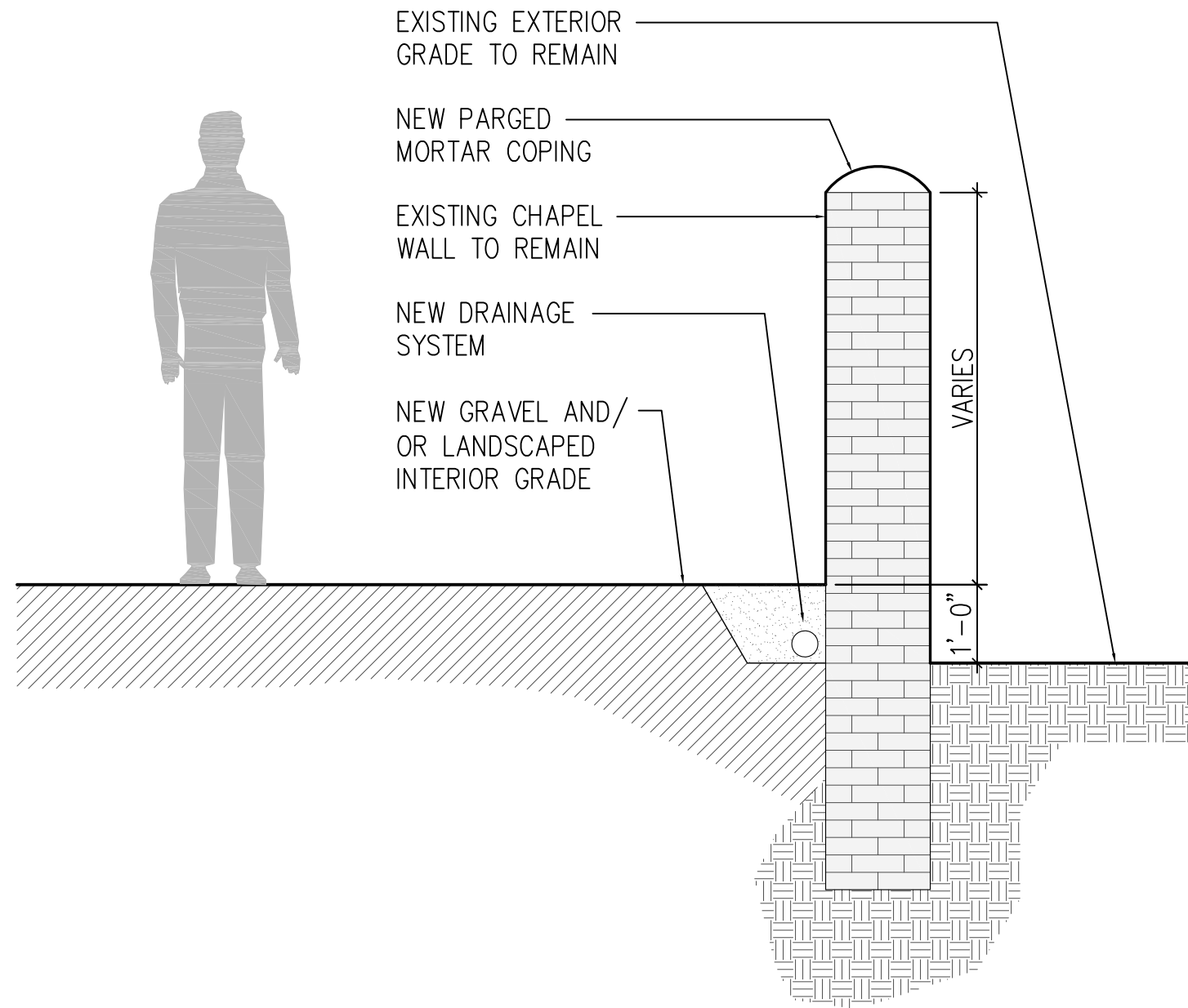
NEW PARGED MORTAR COPING, TYP

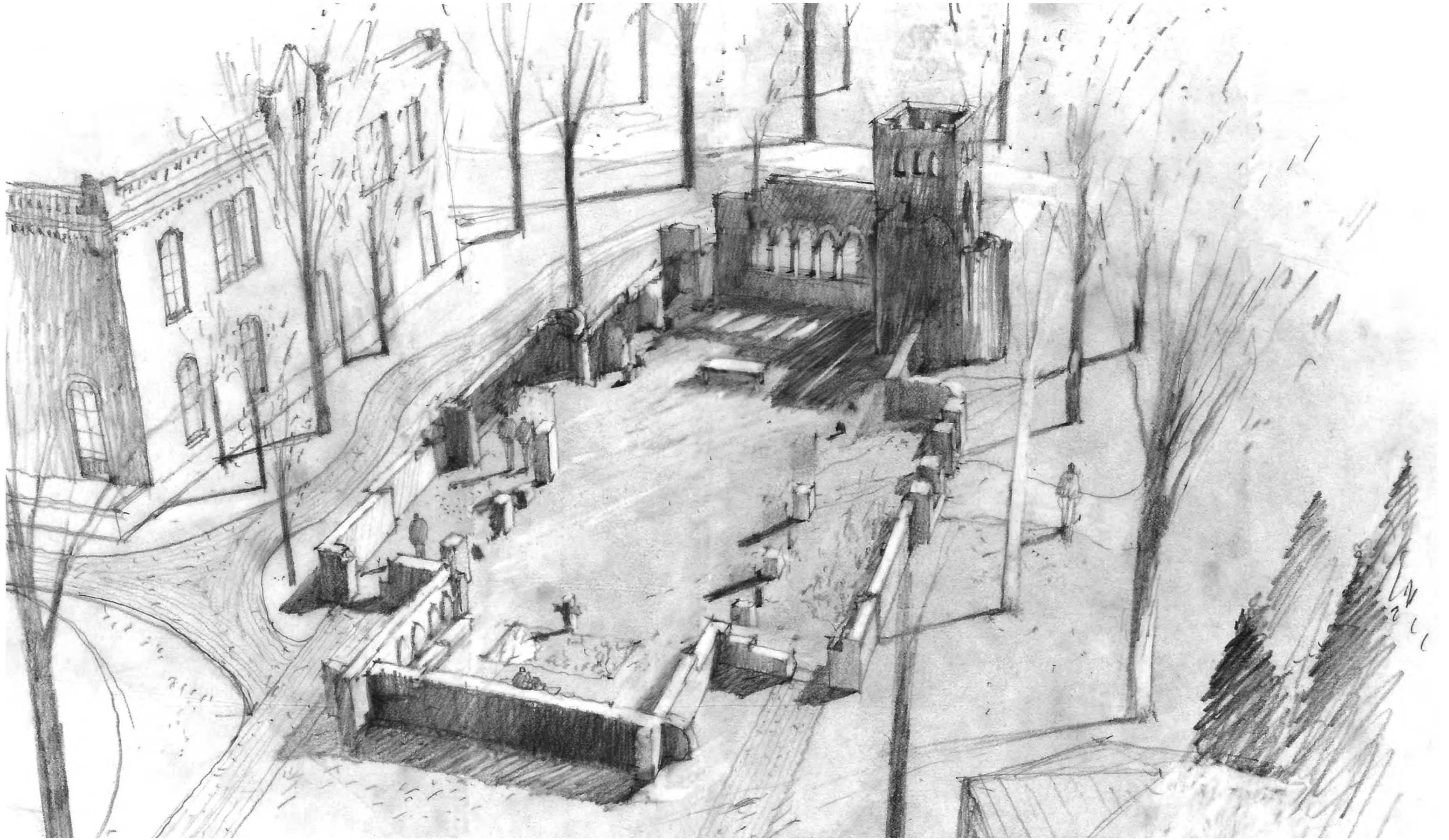


FINAL VERTICAL HEIGHTS MAY
VARY BASED ON STRUCTURAL
ANALYSIS OF WALL



FINAL VERTICAL HEIGHTS MAY
VARY BASED ON STRUCTURAL
ANALYSIS OF WALL





MEMORIAL GARDEN AT THE VIRGINIA THEOLOGICAL SEMINARY
HARTMAN-COX ARCHITECTS
MICHAEL VERGASON LANDSCAPE ARCHITECTS

AERIAL PERSPECTIVE
21 FEBRUARY 2012



MEMORIAL GARDEN AT THE VIRGINIA THEOLOGICAL SEMINARY
HARTMAN-COX ARCHITECTS
MICHAEL VERGASON LANDSCAPE ARCHITECTS

PERSPECTIVE FROM QUAKER LANE
21 FEBRUARY 2012

APPENDIX A

NEW CHAPEL FOR THE AGES
VIRGINIA THEOLOGICAL SEMINARY

ROBERT A. M. STERN ARCHITECTS

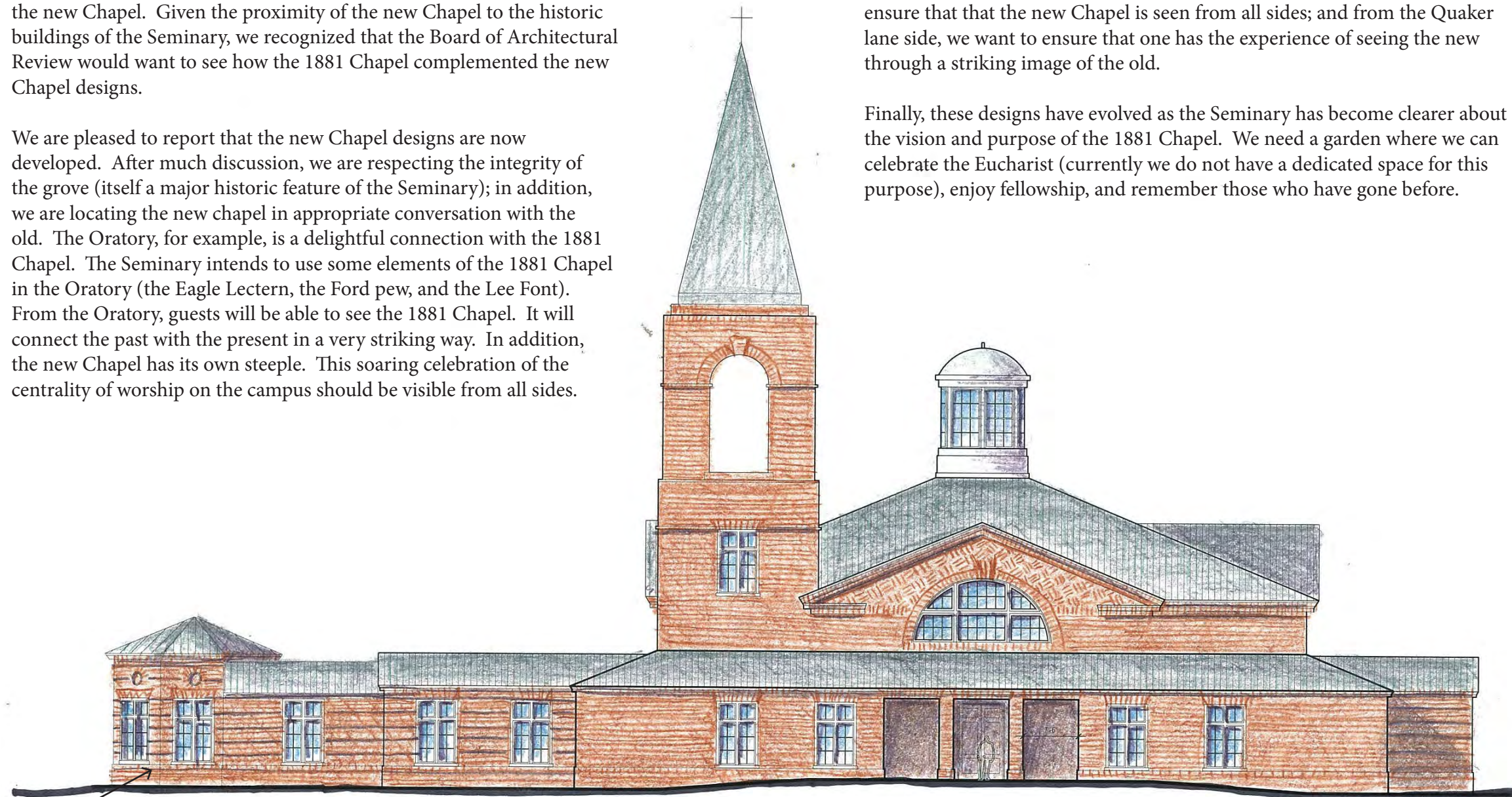
Evolving Designs

The Seminary and the Board of Architectural Review have been in careful conversation around the best way to handle the 1881 chapel since October 2010. In the initial discussions, it was recognized that we were considering the 1881 Chapel in isolation from the plans for the new Chapel. Given the proximity of the new Chapel to the historic buildings of the Seminary, we recognized that the Board of Architectural Review would want to see how the 1881 Chapel complemented the new Chapel designs.

We are pleased to report that the new Chapel designs are now developed. After much discussion, we are respecting the integrity of the grove (itself a major historic feature of the Seminary); in addition, we are locating the new chapel in appropriate conversation with the old. The Oratory, for example, is a delightful connection with the 1881 Chapel. The Seminary intends to use some elements of the 1881 Chapel in the Oratory (the Eagle Lectern, the Ford pew, and the Lee Font). From the Oratory, guests will be able to see the 1881 Chapel. It will connect the past with the present in a very striking way. In addition, the new Chapel has its own steeple. This soaring celebration of the centrality of worship on the campus should be visible from all sides.

Given the obligation of the BAR to look at how the new Chapel will relate to the historic buildings on the campus, the Seminary is offering these new designs as a way of integrating the two. The new proposal seeks to ensure that the two holy spaces do not compete, but compliment. We want to ensure that that the new Chapel is seen from all sides; and from the Quaker lane side, we want to ensure that one has the experience of seeing the new through a striking image of the old.

Finally, these designs have evolved as the Seminary has become clearer about the vision and purpose of the 1881 Chapel. We need a garden where we can celebrate the Eucharist (currently we do not have a dedicated space for this purpose), enjoy fellowship, and remember those who have gone before.



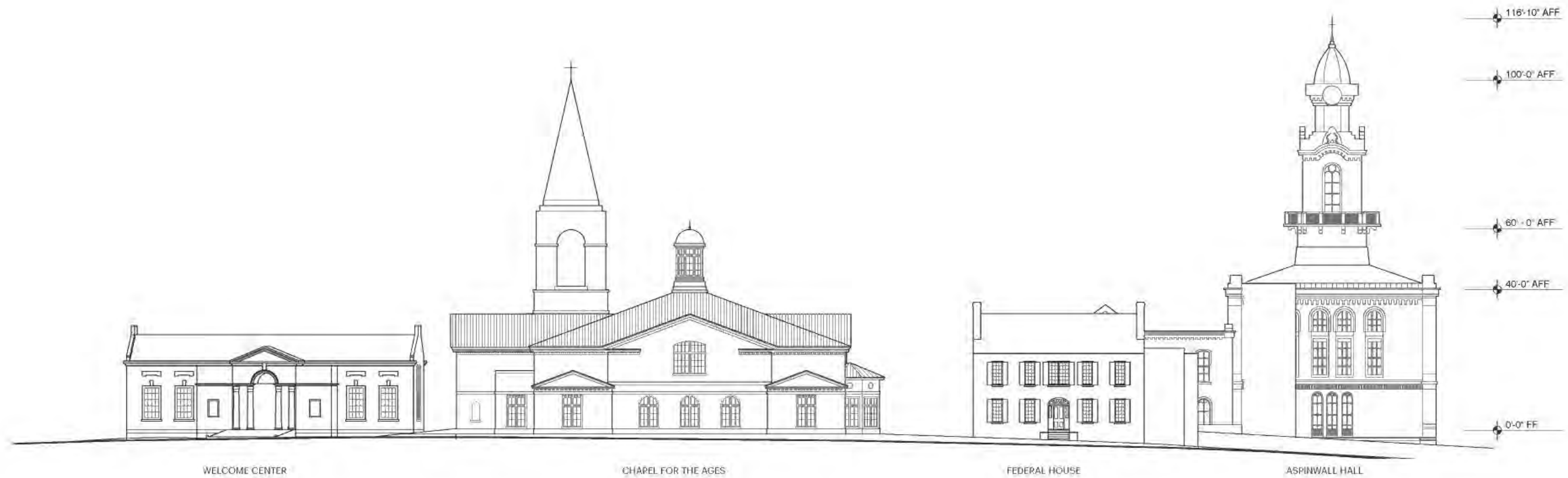
Oratory

Courtesy Robert A. M. Stern Architects



Courtesy Robert A. M. Stern Architects





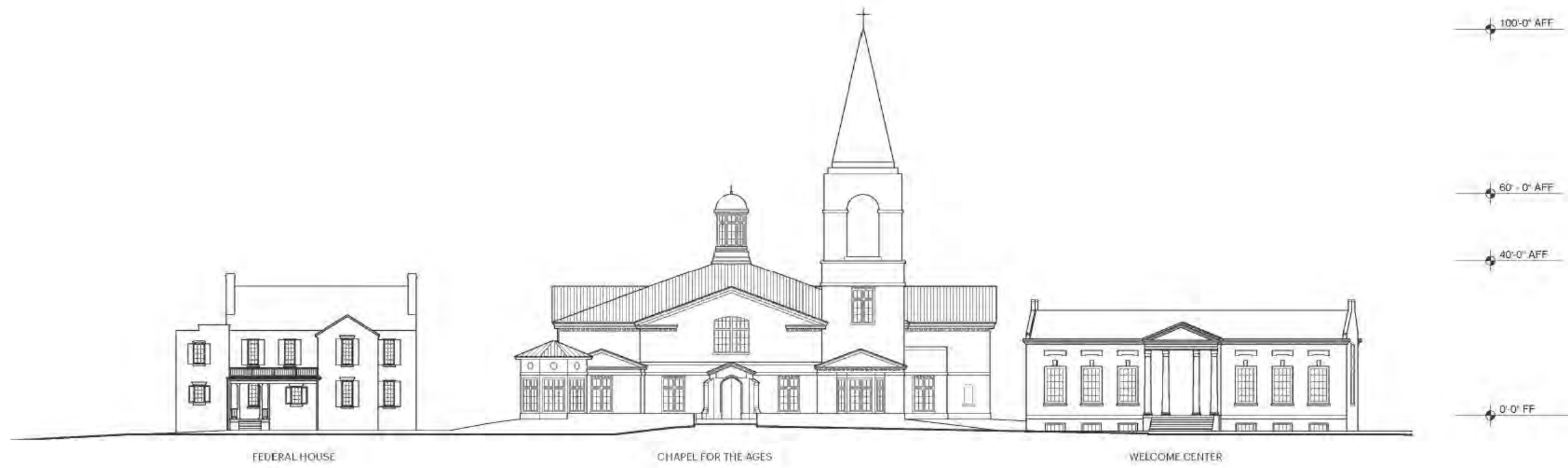
Courtesy Robert A. M. Stern Architects



Courtesy Robert A. M. Stern Architects

MEMORIAL GARDEN AT THE VIRGINIA THEOLOGICAL SEMINARY
 HARTMAN-COX ARCHITECTS
 MICHAEL VERGASON LANDSCAPE ARCHITECTS

SITE ELEVATION LOOKING EAST
 21 FEBRUARY 2012

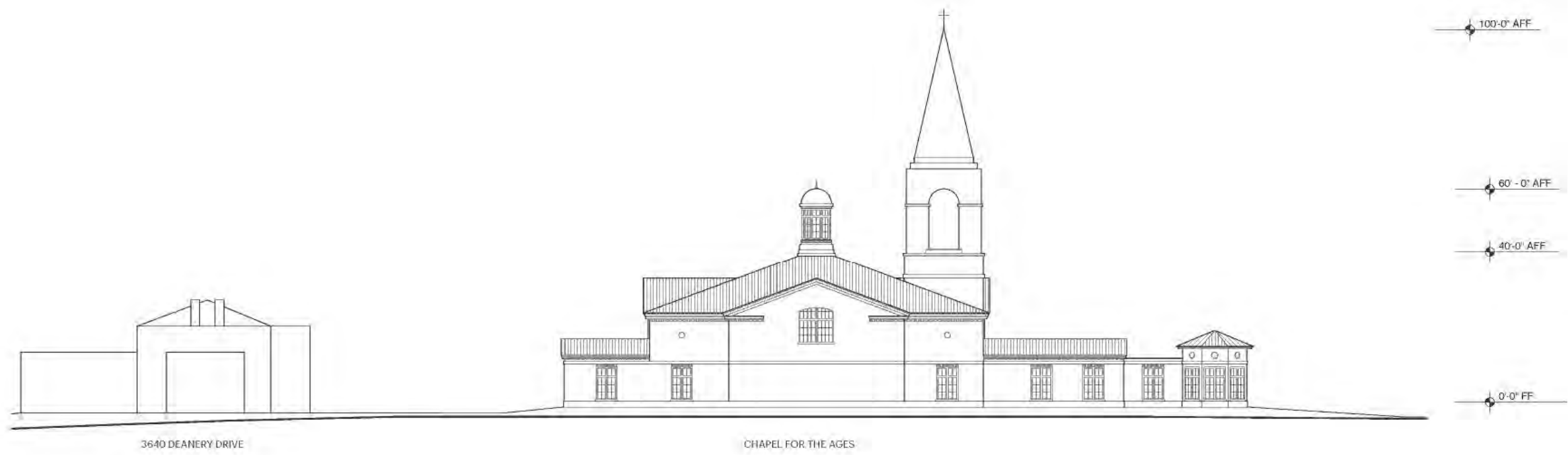


FEDERAL HOUSE

CHAPEL FOR THE AGES

WELCOME CENTER

Courtesy Robert A. M. Stern Architects



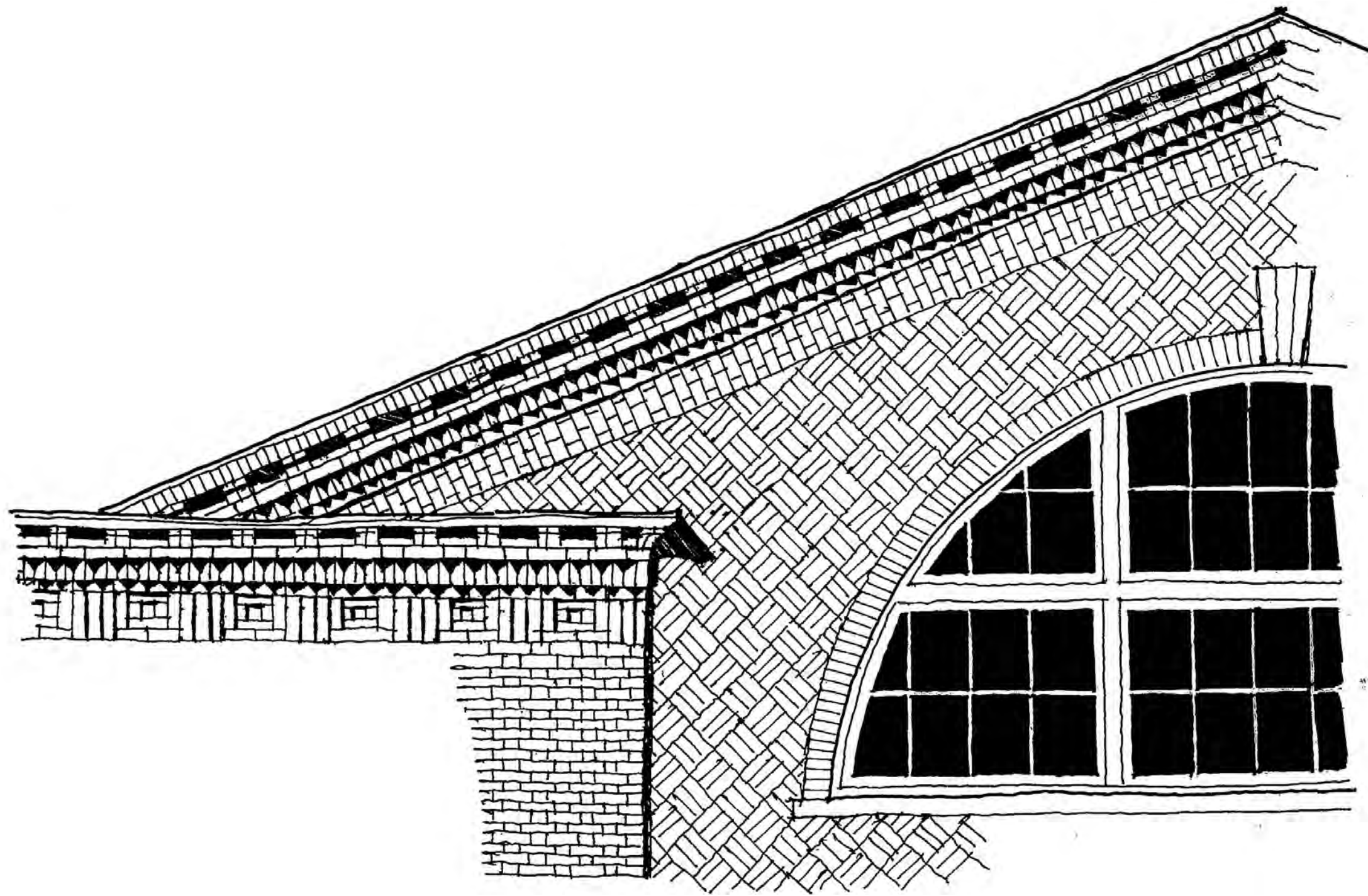
Courtesy Robert A. M. Stern Architects



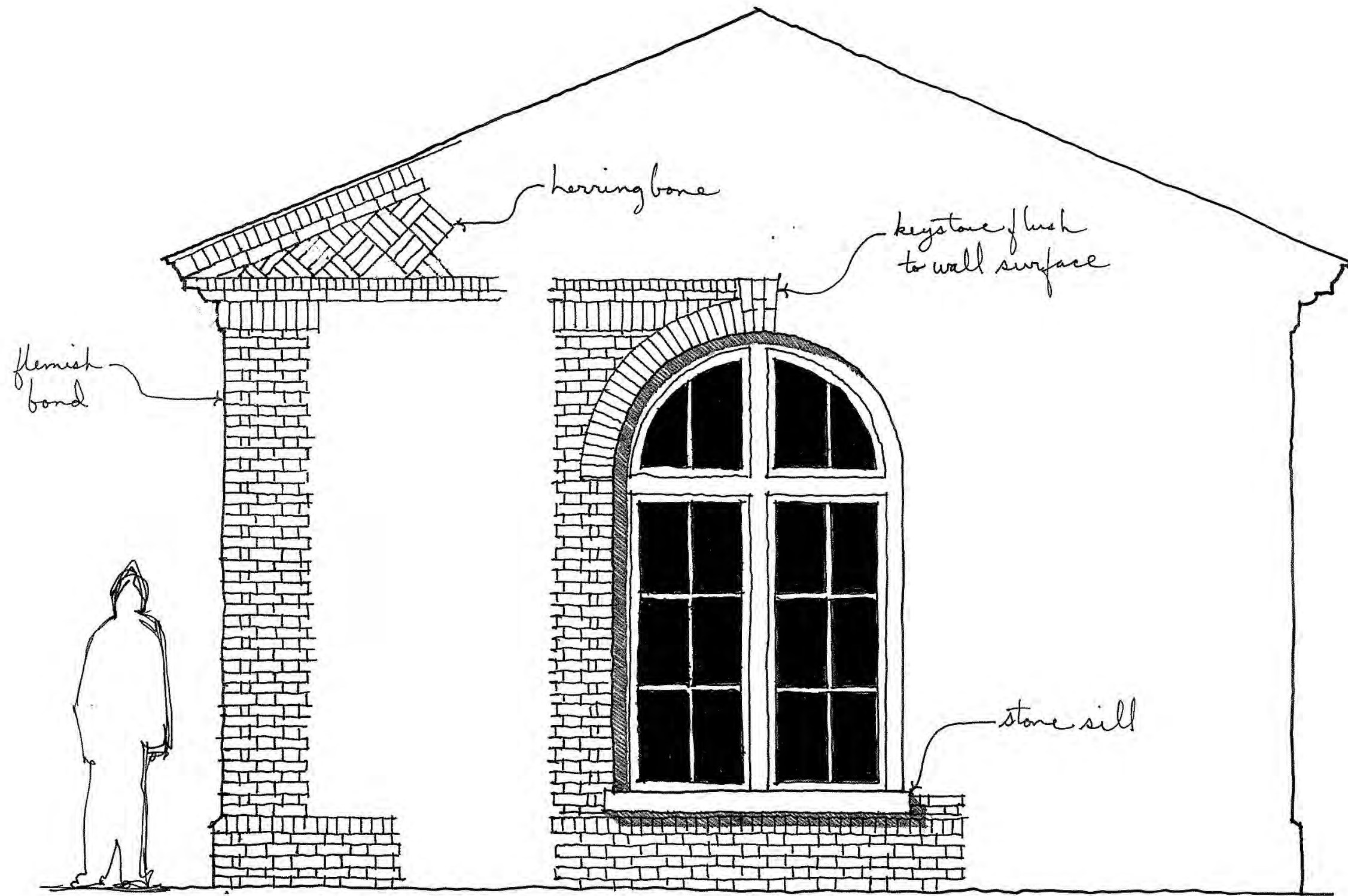
Courtesy Robert A. M. Stern Architects

MEMORIAL GARDEN AT THE VIRGINIA THEOLOGICAL SEMINARY
HARTMAN-COX ARCHITECTS
MICHAEL VERGASON LANDSCAPE ARCHITECTS

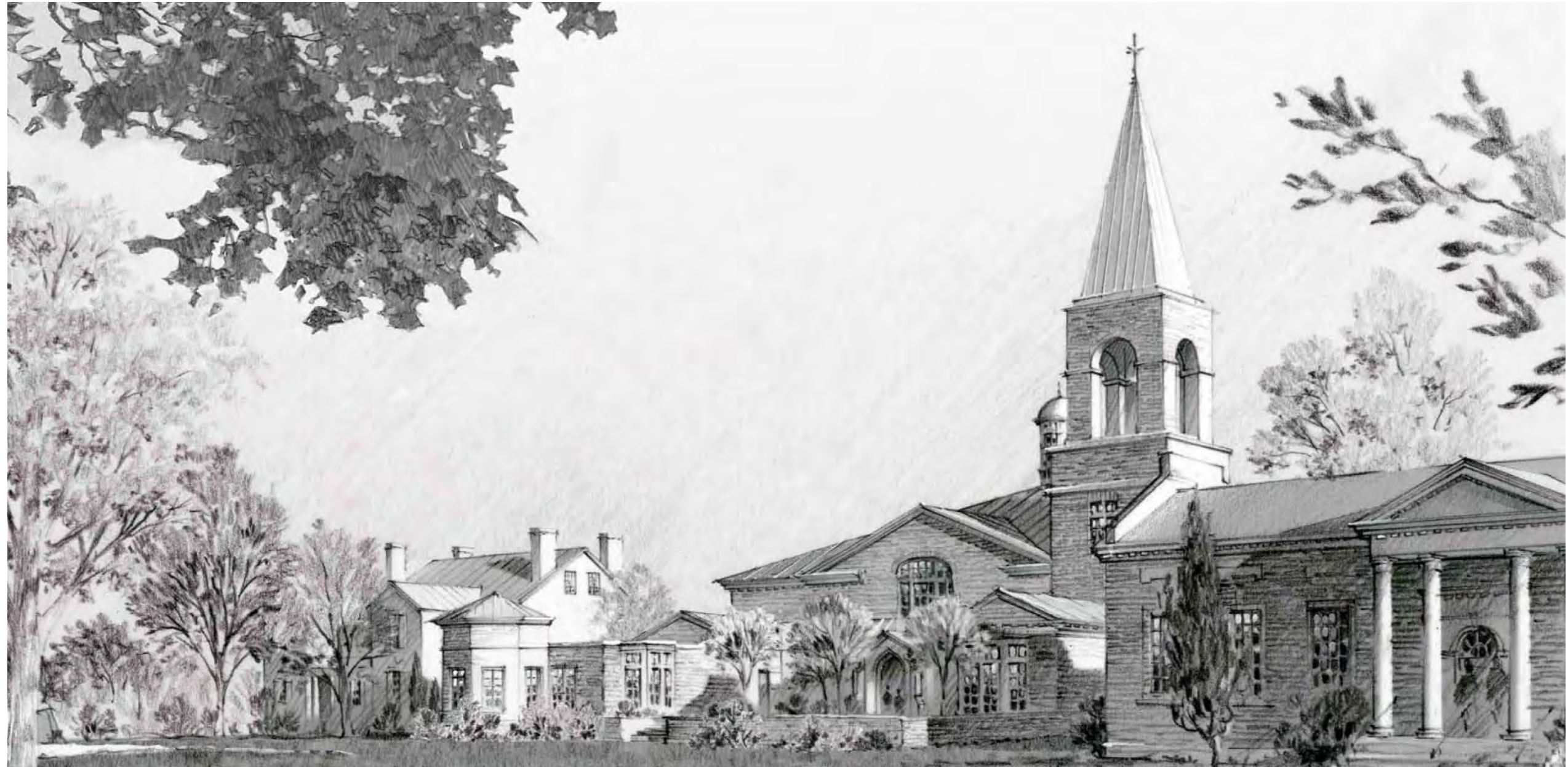
AERIAL PERSPECTIVE
21 FEBRUARY 2012



Courtesy Robert A. M. Stern Architects



Courtesy Robert A. M. Stern Architects



Courtesy Robert A. M. Stern Architects

MEMORIAL GARDEN AT THE VIRGINIA THEOLOGICAL SEMINARY
HARTMAN-COX ARCHITECTS
MICHAEL VERGASON LANDSCAPE ARCHITECTS

PERSPECTIVE FROM GROVE
21 FEBRUARY 2012



Courtesy Robert A. M. Stern Architects

MEMORIAL GARDEN AT THE VIRGINIA THEOLOGICAL SEMINARY
HARTMAN-COX ARCHITECTS
MICHAEL VERGASON LANDSCAPE ARCHITECTS

PERSPECTIVE VIEW FROM SEMINARY ROAD
21 FEBRUARY 2012