Docket Item #s 13 & 14
BAR CASE #2006-0180 &
BAR CASE #2006-181

BAR Meeting
October 4, 2006

ISSUE: 18 townhouses and waiver of HVAC rooftop screening requirement

APPLICANT: Van Metre Investments, LLC

LOCATION: 1300, 1306, 1320 Duke Street; 318, 320 S. West Street; 320 S. Payne St

ZONE: OC Office/Commercial

STAFF RECOMMENDATION: Staff recommends approval of the application with the following conditions:

1. That the height of the front roof on locations 9 and 10 be reduced by at least 1';

2. That the design of the doors and door surrounds be further refined in consultation with Staff to be more consistent with the style of each facade;

3. That the design of the cornices be further refined to ensure that they have sufficient visual weight and projection;

4. That the brick sills be precast rather than brick;

5. That the paint color for the exterior brick walls shown in Color Scheme 4 be revised in consultation with Staff;

6. That Staff be consulted in the final selection of the faux slate roofing;

7. That the height of the parapet at all eight locations be at least as high as the rooftop condenser units as installed (including pads); and,

8. That the following archeological conditions be incorporated as conditions to the Board's approval:

A The site plan must include the map prepared by Thunderbird Archaeological Consultants that delineates disturbance areas on the site.

B The applicant will hire an archaeological consultant to monitor all the ground-disturbing

activities in Area 1-, the section on the site where previous disturbance is thought to have been only 3-feet in depth. The monitor will be on site during all ground disturbance: removal of the asphalt or concrete, bedding material foundations, slab, and utilities, fill, etc. until natural soil is observed. In Areas 2 and 3, monitoring does not have to be continual, but an archaeologist shall make periodic site visits to confirm the levels of disturbance described in the oral historical accounts. The construction crews must notify the archaeological consultant and Alexandria Archaeology (703-838-4399) if natural soils are reached in the excavation of these areas or if concentrations of artifacts or evidence of buried foundations, cisterns, wells, privies, etc. are observed during construction activities. Work must stop in the area of these finds until the consultant is on-site to evaluate their significance.

C If significant archaeological features are discovered during the archaeological monitoring, a Resource Management Plan with a new scope of work, will be written to deal with their excavation. The requirements for any additional investigation, including documentary research, will be determined in consultation with Alexandria Archaeology. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented.

D The statements in B and C above must appear in the General Notes of all site plans, on the disturbance map, and on each site plan sheet that involves any demolition or ground disturbing activity (include sheeting and shoring and grading). This will insure that on-site contractors are aware of the requirements. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.

E Certificates of Occupancy will not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist.

F If warranted by the City Archaeologist, the developer will erect a historic marker on the property according to specifications provided by Alexandria Archaeology. The marker will highlight the historical and archaeological significance of the property**.**

G If warranted by the City Archaeologist, the developer will produce a booklet for the public on the history and archaeology of the property, according to specifications provided by Alexandria Archaeology.

H All archaeological work will be carried out in accordance with the *City of Alexandria* Archaeological Standards *and is subject to the approval of the City Archaeologist*.

I The applicant should not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

(Insert sketch here)

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for 18 new condominium units to be grouped in three buildings. Each building will have six units and will have the appearance of a row of six townhouses. The buildings will occupy the entire south side of the 1300 block of Duke Street with the two end buildings wrapping the corners to extend approximately 100' to the south along South Payne and South West streets. The three buildings fall within the boundaries of the Old and Historic Alexandria District. In addition to these buildings, the proposed project includes a single, four story, 40-unit condominium building to be located behind the townhouses. There will be an underground parking facility that will provide all required parking for the entire development project. Between the backyards of the townhouses and the four story condominium building, there will be a large rectangular courtyard with a raised planter bed and utility building at the center. The courtyard also falls within the historic district.

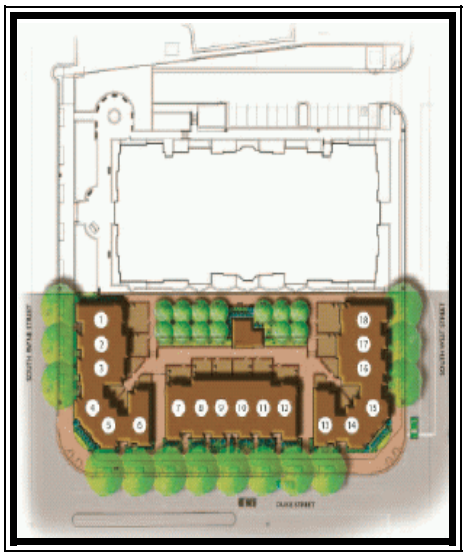

Figure 1 - Proposed site plan

In addition to the request for approval of Certificate of Appropriateness for the 18 new condominium (townhouse) buildings, the applicant has applied for a waiver of the rooftop screening requirement for sixteen HVAC condenser units located on the roofs of eight of the townhouses.

The demolition of the existing buildings on the site was reviewed and approved by the Board on October 19, 2005 (BAR Case #2005-0240). On the same date, the Board approved the conceptual design for the project (BAR Case #2005-0202). The purpose of the conceptual design review is for the BAR to make a finding of appropriateness on the *scale, mass and architectural character* of the proposed project.. The only condition to the Concept Plan approval concerned archeological requirements for the site. The Development Site Plan approval was granted on January 3, 2006 (DSP2005-0016). The current BAR submission provides fully developed design drawings. The current plans deviate from the design presented in the approved conceptual plans in only the most minor respects, while providing substantially more information in terms of design details and materials. This final BAR review will focus on materials, proportions, relationships between architectural elements and the detailing of specific elements such as cornices, windows and doors for a determination that the project is consistent with the *Design Guidelines* and appropriate for the Old and Historic District.

Site Description

The site, located on the south side of the 1300 block of Duke Street, is adjacent to the western and southern boundaries of the Old and Historic Alexandria District. To the west, the district ends at Peyton Street, one block away. For a short section of Duke Street, including the subject block, the historic district extends only 100' south of the Duke Street right-of-way line. The surrounding development reflects the transitional nature of this area in its diversity of size, architectural character, period of construction and use.

The northern face of the 1300 block of Duke Street includes a number of historic residential and commercial structures, including the highly significant Franklin and Armfield Slave Pen at 1315 Duke Street, now the offices of the Northern Virginia Urban League. The largest of the historic buildings on the blockface, the mansard-roofed brick building is three bays wide and three-and-a-half stories high. To the east of 1315 Duke Street, the adjacent mid- and late-19th century brick houses are smaller, generally only two bays wide and two or two-and-a-half stories high. To the west is the large, four story brick office building which was built in 1985 and is occupied by the American Society of Consultant Pharmacists. Beyond this, at the corner with West Street, is the circa 1890 house at1323 Duke Street. In 2005, the Board approved the alterations and additions to the two bay wide, two story brick building (BAR Case #2005-0202, 2/16/2005). The addition will be located to the east and north of the existing building and will serve as senior housing. The brick addition will be three bays wide on Duke Street with a height of three stories.

To the east of the site, the north face of the 1200 block of Duke Street consists of small scale residences of the 19th and early 20th centuries. These brick houses are generally two bays wide and two stories high. The south face of the 1200 block of Duke Street is occupied by two large, low utilitarian buildings and parking area serving the Fannon Companies. Filling out the block behind the Fannon property and outside the historic district are the two-and-one half story brick townhouses of the Old Town Village development which were constructed in 1998.

To the west of the site, the north face of the 1400 block of Duke Street is dominated by the historic Shiloh Baptist Church building at 1401 Duke Street. The red brick Gothic Revival style church was constructed in 1891. On the south side of the blockface is the sprawling brick office/warehouse building at 1400 Duke Street and 301 South West Street. One and two stories in height, the 37,674 square foot building was built in 1981 in a modern vocabulary.

Directly behind the subject site and outside the historic district, on the south half of the block bounded by Duke, South Payne, South West streets and Roundhouse Lane, are two large condominium buildings oriented to Payne and West streets with surface parking on the interior of the lot. These six story brick and fiber cement clad buildings were constructed in 1999 as part of the Old Town Village development.

Townhouses

The proposed project consists of three buildings, labeled Building #s 2, 3, and 4 on site plans. Each building consists of six condominium units. Building #3 is centered on the Duke Street blockface. Building #4 is located to the east of Building #3. It has two units on Duke Street and continues around the corner with four units on Payne Street. Building #2 is located to the west of Building #3. It has two units on Duke Street and continues around the corner with four units on South West Street. Thus, the two end buildings (Building #s 2 and 4) are mirror images of each other. (For ease of discussion, most plan and elevation sheets label the townhouse units as location 1 through 18, proceeding from the southernmost unit on South Payne Street to the southernmost unit on South West Street). Each unit consists of three vertically stacked stories and is expressed on the exterior as a separate townhouse facade. Thus each of the three buildings is broken into six townhouse facades. There are six different townhouse facade types which we will call elevation A, B, C, D, E and F. The facades are arrayed in the three buildings in the following pattern showing location number and facade type: Building #4 (1/E, 2/A, 3/C, 4/F, 5/F, 6/C), Building #3 (7/D, 8/A, 9/B, 10/B, 11/A, 12/E), and Building #2 (13/C, 14/F, 15//F, 16/C, 17/A, 18/E).

Figure 2 - Proposed Duke Street elevation

Figure 3 - Proposed South Payne/South West Street elevation

All units will be accessed through front doors oriented to the street and will have a small open

front yard of varying depth as well as an enclosed rear yard. Except for the corner units, each unit is either 16', 18' or 20' wide. The four corner units are wedge shaped with angled front elevations totaling 42' in width and rear elevations approximately 13' wide.

The buildings will be clad in a six different types of red brick laid in a running bond. Six units (two at the center of Duke Street and two at each corner) will have painted brickwork. The inset wall of the third floor balcony areas on the rear facades will be clad in lap fiber cement siding. Otherwise the rear will be the same brick as the front and sides. The color schemes for each unit will be the same front and back. There will be eight different color schemes. In addition to the color scheme package showing each scheme and how they will be arrayed along the strings of townhouses, the applicant has prepared boards representing these color schemes which will be made available to the Board at the hearing. All windows and rear doors will be Pozzi wood windows with simulated divided lights manufactured by JeldWen. The muntins will be wood and 3/4" wide. Nearly all windows will be double hung, but there will be fixed and casement windows in a few locations. The window trim will be wood. The windows and trim will be painted in a variety of colors. The window headers will be Fypon, brick and precast concrete. The window sills will be brick and precast concrete. There will be three different shades of precast: white, light buff and buff. There will be four different door surrounds (see sheet 6.01). All will be painted Fypon. The front doors will be wood, either six panel or two panel with two lights, and will have either an arched two-light transom or a retangular 4-light transom (see sheet 6.01). Steps will be red brick. The railings at the front steps will be one style made of powder coated steel while those on the rear balconies will be two styles in aluminum (see sheet 6.01). The visible roofs will be either standing seam metal and faux slate shingles manufactured by Da Vinci Roofscapes or equal. Both the metal and shingles will be a dark grey. The cresting and finials manufactured by Capital Crestings will be painted steel (see sheet 6.02). The dormers will have Fypon trim and will have roofs and sides of either faux slate shingles or metal to correspond with the roof of the townhouse unit. The exterior light fixtures will be black cast iron finish lanterns of two different types (see sheet 6.02). Where visible, the gutters will be ogee and downspouts will be rectangular. The gutters and downspouts will be aluminum. The downspouts will be finished to match the wall color and the gutters the trim color for each unit. Samples of the brick, faux slate and precast concrete will be available at the hearing.

The appearance of the houses is almost identical to that of the concept plans. The heights of the houses have increased slightly. The increases range from approximately 2' to approximately 4'. However, the tallest units do not exceed 37' in height from average finished grade to the midpoint of the roof, as required under the approved Development Site Plan. For the most part, the increases in height from the concept plans are not readily discernible. A more notable change is the simplification of the rear facades. The concept plans had large expanses of glazed areas, more ornate window and door treatments, heavier cornices and more ornate railings.

As in the concept plans, the six facade types are based upon mid- to late-19th century rowhouse design and have architectural features typical of the Greek, Italianate and Queen Anne styles. A sense of variety and rich architectural character is conveyed through the use of projecting bays, a variety of roof forms and heights, a variety of window configurations and types, bracketed and corbeled cornices, stringcourses and watertables, door and window trim and details like decorative brickwork and rooftop cresting and finials. The window configuration that predominates on the front of each unit (either one-over-one or two-over-two) is carried through to the side and rear of that unit.

The six different facade types will be briefly described below:

Facade A (locations 2, 8, 11, 17)- This facade is found in all three buildings. The flat roofed, three bay wide house has a two story square bay. The bay projects 2' from the face of the building. There is a projecting brick cornice at the top of the bay and house (see sheet A6.02 - Detail 1), a stringcourse at between the first and second stories and a brick watertable at the base of the first story. There will be no gutters or downspouts on the front elevation of this facade type. The windows are one-over-one and are paired in the two story bay. The window sills are brick. The lintels are flat and segmental arches of brick. The paired window in the second story and third story windows have key stones. There is a precast medallion over the single window in the second story. The fypon door surround has a segmental arched head supported by flat pilasters (see sheet 6.01- Detail 9). As with all the townhouses, the door is recessed within a small, open vestibule. The six panel wood door is surmounted by a curved two-light transom. The door trim has a segmental arch head with keystone. The front steps will be clad in red brick and will have a black steel railing composed of straight pickets with a circle inset below the top rail and a lambs tongue return (see sheet 6.01- Detail 2). All front steps will be identical.

Facade B (locations 9 and 10) - These three bay wide flat front units are the tallest of the townhouses and are only found at the center of the Duke Street string (Building #3), where the units are mirror images of each other. The sloped roof at the front is clad in standing seam metal. The brick walls are painted a medium gray. There is a bracketed fypon and brick cornice at the roofline (see sheet A6.02-Details 2 and 8), string courses above the first and second stories and brick watertable at the base of the first story. There will be an integral gutter within the cornice and rectangular downspouts with leader boxes on either end of the pair. The windows are two-over-two with precast flat arches with a keystone and brick sills. The first story windows are paired. There are two semicircular louvered fypon vents in each the roof near just above the cornice. The fypon door surround has a flat head with simple molding at the top and is supported by brackets and paneled pilasters (see sheet 6.01- Detail 10). The door within the recessed vestibule is a six panel wood door with four light transom. The door trim has a flat head with keystone.

Facade C (locations 3, 6, 13 and 16) - These three bay wide, flat front townhouses have a flat roof and are found in Buildings 2 and 4. There is a tall molded cornice of fypon at the roofline (see sheet A6.02-Details 2 and 8, brick stringcourses at the top of the first and second stories and a brick watertable at the base of the first story. There will be no gutters or downspouts on the front elevation of this facade type. The windows are two-over-two with segmental arch fypon hoods and precast sills supported on fypon or precast dentil blocks. The first story windows are paired. The fypon door surround has a segmental arched head supported by flat pilasters (see sheet 6.01-Detail 6). The door within the recessed vestibule is a six panel wood door is surmounted by a curved two-light transom. The door trim has a segmental arch head with keystone. The steps at the house at location 13 are turned to the side rather than aligned with the door as in the other houses. The grade is such at this location that the steps would project too far into the sidewalk if aligned with the door.

Facade D (location 7) - This two bay wide townhouse has a mansard roof and two story square bay and is found only on the east end of Building #3. The bay projects 2' from the face of the house and terminates in a low triangular roof form topped with a finial (see finial C on Sheet 6.02). The front roof slope and roof on the bay will be clad in faux slate shingles. There is a corbelled brick cornice at the top of the second story, a brick stringcourse at the top of the first story and a brick watertable at the base of the first story. There will be an ogee gutter at the top of the cornice and rectangular downsput with leaderbox on the right side of the facade. The first and second story windows are one-over-one. The windows in the bay are paired. There is a triangular fixed window in the roof of the bay and a arched dormer in the mansard roof. The dormer has two-over-two window sash. The window heads are segmental and flat arches of brick with keystone. The sills are also of brick. The fypon door surround has a flat head with molding at the top and dentils at the bottom supported by brackets and paneled pilasters (see sheet 6.01-Detail 7). The door within the recessed vestibule is a two panel wood door with two lights and is surmounted by a curved two-light transom.

Facade E (locations 1, 12, 18) - Very similar to Facade D, this two bay wide townhouse has a mansard roof and two story square bay and is found in all three buildings. The bay projects 2' from the face of the building and terminates in a tall triangular roof form topped with a finial (see finial B on Sheet 6.02). The front roof slope and roof on the bay will be clad in faux slate shingles. There is a molded fypon cornice at the top of the second story (see sheet 6.02, Detail 3), a brick stringcourse at the top of the first story and a brick watertable at the base of the first story. There will be an ogee gutter at the top of the cornice and rectangular downsput with leaderbox on the left side of the facade. The first and second story windows are one-over-one. The windows in the bay are paired. There is an arched dormer in the bay roof and in the mansard roof. The dormers have two-over-two window sash. The second story windows have arched precast headers. The notes on the plans show the first story flat arch in brick. According to the architect, this is an error and the headers on both stories are intended to be precast. Both headers

have keystones. The sills are brick. The fypon door surround has a flat head with molding at the top and dentils at the bottom supported by brackets and paneled pilasters (see sheet 6.01- Detail 7). The door within the recessed vestibule is a two panel wood door with two lights and is surmounted by a curved two-light transom.

Facade F (locations 4, 5, 14, 15) - The most complex of the facade types, mirror units of this facade type form the corners on Buildings 2 and 4. This mansard roofed facade has a two faces set at angles to each other. The main face is parallel to the street and has the entrance and a prominent two story square bay which projects 2' from the face of the building. The secondary face is at an angle with the street and has a two story square bay that projects only 1'. The large bay has a tall triangular roof form topped with metal cresting (see cresting on sheet 6.02). The mansard roof and bay roof are clad in faux slate shingles. The brick exterior is painted white. There is a simple wood fascia board and trim at the top of the second story and a more elaborate synthetic cornice at the top of the mansard and at the base of the bay roof (see sheet 6.02 - Details 4 and 5). There will be an ogee gutter following the top of the main roof cornice and jumping up at the large bay. The rectangular downspouts with leaderboxes will be located on either side of the large bay. There is a brick stringcourse at the top of the first story and a brick watertable at the base of the first story. The windows are one-over-one. The large bay has windows grouped in a tripartate grouping. The shallow bay has paired windows. The windows on the first and second stories have flat arched headers with keystones. The second story window above the door has a segmental arch header. The headers and sills are of precast concrete. The dormers have arched heads. The dormer trim is of fypon. The fypon door surround has an arched head with keystone and inset fan supported by brackets and paneled pilasters (see sheet 6.01-Detail 6). The door within the recessed vestibule is a two panel wood door with two lights and a three light transom above.

Unlike the front elevations, the rear facades of the townhouses make no attempt to appear as a particular historical style, but instead use traditional elements in a contemporary fashion. The rear elevations of the three buildings appears to be composed of six somewhat similar facade types arranged in patterns echoing the patterns used to compose the front facades. The materials used for the rear elevations are identical to those used for the front with the exception of the small area of fiber cement siding used on the rear wall of the third level balcony areas. The rear elevations feature single and grouped windows, full view single and paired doors with transoms above. The windows will be either one-over-one or two-over-two to correspond to the front elevation. The window and door heads will be flat arches, either brick or pre-cast. It is not clear from the notes on the drawings, but Staff assumes that the materials of these elements will correspond to the materials used on the front. Some units will have headers with keystones. Many of the units (locations 1, 3, 4, 5, 6, 7, 12, 13, 14, 15, 16 and 18) will have two story bays or other projections on the rear facade, leaving only 6 units with flat rear facades. Each townhouse will have an inset and open balcony on the third story. The balconies have two different styles of aluminum railing.

One has two rails at the top and straight pickets while the other has an additional decorative pattern in the center section (see sheet 6.01 - Details 8 and 11). Some units will have stringcourses at the top of the first and second stories. As on the front, the gutters will be ogee and downspouts rectangular, finished to match the wall and trim color of each unit. The rears of the buildings will be minimally visible from the public right of way, but will be quite visible from within the development's private courtyard. The first stories will be partially blocked from view by the 6' brick walls which will surround the rear yards.

Figure 4 - Rear elevation Building #3 at center and Building #s2 & 4 at sides

Figure 5 - Rear elevation Building #s2 & 4

The side elevations at locations 1, 6, 7, 12, 13 and 18 will be more readily visible than the rear elevations from the public right-of-way. There will be two types: one having a mansard profile and corresponding to front elevation type D and E; and one with a flat roofline corresponding to front elevation type C. The side elevations are clad in brick and have brick watertables and string courses. The window configuration (either one-over-one or two-over-two) is continued from the

front. The flat arched window heads and the sills will be of brick. Each story will have a different fenestration pattern, with single or grouped windows. Four windows on the side elevation for location 6 and 13 will have panels in the lower portion of the opening, due to interior constraints. The drawings do not give the material for the panels, but the architect has described them as synthetic board with MDO trim. An arched, recessed blind opening is utilized at the front of the first story. An arched opening with railing at the rear of the third story opens onto the rear inset balcony. The side elevation for locations 1, 7, 12 and 13 will have a oriel window on the first story toward the rear. This window will project slightly from the facade.

Figure 6 - Side elevation corresponding to locations 1, 7, 12 &18

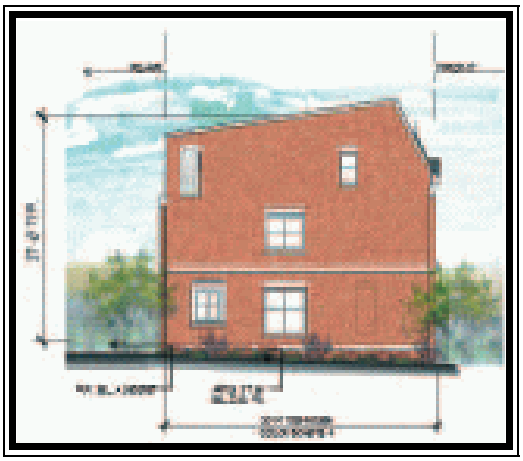

Figure 7 - Side elevation corresponding to locations 6 & 13

Site

There will be 10'5" and 11'7" wide pedestrian alleyways on either end of Building #3. These will provide access to residents and the public from Duke Street to an interior courtyard which will have bi-level raised planter bed, paved walks, seating areas and a utility building. The south end of the courtyard will be defined by the four story, forty-unit condominium building that is also part of the development but outside the historic district boundaries. This building will be surrounded by additional areas of raised planters and paved walkways. Access to the underground parking for the entire development will be at the southwest corner of the site from South West Street. All other existing curb cuts into the site will be eliminated. The walkways and courtyard will be clad in red brick pavers laid in a herringbone pattern (a sample of the paver will be available at the hearing). There will be a brick paved ramp at the entrance to the eastern alleyway while the western alleyway will be accessed by a brick stairway. The stairway will have a simple black steel handrail with lambs tongue termination (see hardscape sheet L-2.3, Detail 9).

Also within the historic district portion of the project, there will be a brick paved pedestrian alleyway to the courtyard at the south end of Building #2 on South West Street. There will not be an similar alleyway across the courtyard at the south end of Building #4 on South Payne Street. There, the gap between the townhouses and the four story condominium building will be filled with raised planter beds. The planter beds will have brick walls with precast concrete caps (see hardscape sheet L-2.2 - Details 7, 8 and 9). The courtyard will be furnished with Victorian style wood and iron benches slatted black metal trash receptacles, both by Victor Stanley (see hardscape sheet L-2.3, Details 6 and 8). The rear yards of the townhouse units will have small backyards paved in brick with brick walls. The walls will be 6' high and will have a precast concrete cap (see hardscape sheet L-2.3, Details 1 and 2). Site lighting includes Gadsby style street lamps, black finished lantern style fixtures to be pier mounted, wall mounted fixtures and landscape lighting as shown on hardscape sheet L-4.0.

A small service building housing an elevator and stairway for the parking garage and a trash room will be located a center of the courtyard. The service building will be clad in brick and will have a faux slate roof composed of two intersecting hipped forms. The windows and doors will have arched brick heads. The front (north) elevation will have an arched opening to the elevator, a six-paneled door with arched transom leading to the stairs and another six-paneled door with transom leading to the trash room. This elevation will have quoining on either side of the entrances to the elevator and stairs. There will be a triangular vent in the roof above these entrances. The right (west) elevation will have no openings. There will be a vent in the smaller hip roof. The rear (south) elevation have a louvered opening corresponding to the trash room location and two four-light windows lighting the stairway. The left (east elevation) will be without openings. The material of the windows and doors is not provided. It is not anticipated that this building will be very visible from the public right-of-way.

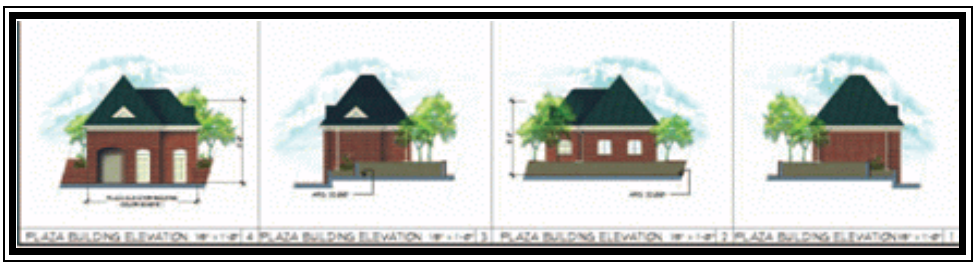

Figure 8 - Courtyard service building

Rooftop HVAC

Section 6-403(B) (1) of the zoning ordinance requires that "rooftop mechanical appurtenances be concealed by or constructed of exterior architectural materials or features of the same type of quality used on the exterior walls of the main building in question." Section 6-403(B)(3) allows

the Board of Architectural review to waive this requirement within the historic district if the Board finds that the requirement is architecturally inappropriate. Although the applicant has applied for a waiver, the applicant has also sought to screen the units from view through their placement on the roof and the use of building parapets rather than constructing enclosures around the units themselves. Two condensers will be located on the roofs of each of the following townhouses: locations 3, 4, 5, 6, 13, 14, 15, 16. Plan sheet A4.0 shows the unit locations. Plan sheet A5.01 provides sections and lines of sight for the townhouses at locations 4, 5, 14 and 15. A supplemental sheet shows lines of sight for the townhouses at 3, 6, 13, and 16. All other condenser units will be located on the ground in the rear yards and will be screened by the 6' high brick walls surrounding the rear yards.

II. HISTORY:
The subject block has always been lightly developed. Well into the 20th century it held only two 19th century residential buildings (1300 and 1318 Duke Street) with their associated outbuildings. The present buildings on the site were constructed from 1951 through 1978 for a variety of light industrial/commercial uses, most associated with the Fannon Petroleum Company operations. As mentioned above, the demolition of the existing buildings on the site was reviewed and approved by the Board on October 19, 2005 (BAR Case #2005-0240). On the same date, the Board approved the conceptual design for the project (BAR Case #2005-0202). The Development Site Plan approval was granted on January 3, 2006 (DSP#2005-0016).

III. ANALYSIS:
The subject property is zoned OC, office commercial. The residential condominium development is approved pursuant to DSP #2005-0016 with conditions.

The location of the project is at the western gateway to the historic district on heavily traveled Duke Street. The existing development on the site, consisting of scattered light industrial/commercial buildings, does not relate positively to the district in terms of use or appearance. The redevelopment of the site offers an important opportunity to create a new streetscape linking the large scale office development at the west end of Duke Street with the small scale and dense residential development of the historic district to the east. Staff believes the proposed project successfully achieves this goal and will serve to enhance and reinforce the historic district.

The exterior appearance is of three townhouse clusters or rows. Although each "townhouse" is actually a condominium rather than a fee simple house, the exterior appearance corresponds directly to the interior arrangement. This honesty in appearance is carried through to the functioning front entrances and individual rear yards. The project has been broken into three clusters, reducing the bulk and allowing breaks in the streetwall, as is common in the historic district. The proposed structures will be three stories and will be no higher than 37'. This height

is compatible with the historic single family residential development nearby, which range from two stories to three-and-one-half stories. Modern buildings in the immediate area are up to four and even six stories.

Staff believes composition of the street front elevations of the three buildings is extremely well-thought out. The six facade types are used through the three buildings in a way that provides both variety and harmony. As commonly seen in historic rows, each of the three clusters contains repeated facades (in reverse pairs or as bookends). The mid- to late-19th century detailing reflects the Greek, Italianate and Queen Anne style houses of the historic district without directly copying. For the most part, design elements are appropriate to the style of the facade. The architectural detailing is generally commensurate with the quality and quantity of detailing found on historic structures in the district. The side elevations are also acceptable. They relate well to the adjacent front facade and are appropriately treated as simpler, secondary elevations. The rear elevations have been improved through a series of revisions which have resulted in a simpler appearance, more appropriate to a secondary elevation, and more closely related to the appearance of the front facade.

The present submission is in keeping with the concept review approved last year. The additional details and materials presented in this submission are commensurate with the concept design and reflect a high level of design. The project complies with the *Design Guidelines* for new residential construction, complementing and reflecting the architectural heritage of the city. Although generally comfortable with the proposed project, Staff does not recommend several conditions to the approval at this time due to the number of minor concerns as detailed below:

1. Roof at Locations 9 and 10 - The height of the roof on these units has been increased by several feet from the concept plans. Staff believes the lower pitched roof of the previous plans was more in keeping with the somewhat Greek revival appearance of the facade type and recommends that the roof height be reduced for these units. The earlier roof pitch can still be seen in the current rendering (Sheet A2.0) which was not changed to reflect the higher roof height shown on the elevation (Sheet A3.0). The applicant is willing to reduce the height of the roof as seen on Sheet A3.0 by 1'.

2. Doors and Door Surrounds - Each facade type relates fairly closely to historic examples of a particular period and style. However, this clarity of design is less apparent when it comes to the door types and surrounds. Further work is needed to ensure the doors and surrounds are compatible with the facade type. For example, the six panel door is inappropriate for the late Victorian townhouse style of Facade A (locations 2, 8, 11, 17). In addition, further work is needed to ensure the surrounds make sense stylistically. For example, the elements composing the door surrounds for Door Types 57A and 57B appear to be particularly confused, mixing a variety of generally 18th and early 19th century elements. Staff recommends that the applicant

refine the design of the doors and door surrounds in consultation with Staff.

3. Cornices - The cornice for Facade C is not shown. The other facade types have cornices which project from 10" to approximately 1'3" from the face of the building. Staff is concerned that the projections are too shallow and will appear inadequate for the late 19th century style facades. Staff recommends that the applicant refine the design of the cornices in consultation with Staff.

4. Sills - All facade types except Facade C have brick sills. Staff believes precast sills are more in keeping with 19th century building practices and will be more attractive the proposed brick sills. The applicant is willing to change the sills to precast. Staff recommends that the brick sills be changed to precast.

5. Paint Color - Staff believes the white paint shown in Color Scheme 4 and proposed for the four corner units (locations 4, 5, 14, and 15) is not compatible with the richness of the late-19th century architectural character evoked by the design. Staff recommends that the applicant select a more appropriate color in consultation with Staff.

6. Faux Slate - The applicant has indicated that they wish to have leeway for the final faux slate selection. Staff is ammenable to different manufacturer but wishes to be consulted in the selection.

7. Waiver of Rooftop Screening - It is always preferable to screen through careful placement and architectural elements integral to the building rather than to add screen walls specifically for the HVAC units. Staff believes the sections provided convincingly demonstrates that the units will not be readily visible from the public right-of-way. Subsequent to the submission of Sheet A 5.01, the architect has made further calculations concerning the height of the condenser unit and parapets and now affirms that the rooftop units (including the pad on which they will sit) will not exceed the height of the parapet at any of the locations. If this is the case, the units will not be visible from the public right-of-way ***and*** will be screened as required by Section 6-403(B) (1) of the zoning ordinance, thereby making the waiver unnecessary. As the applicant has indicated that this is possible, Staff recommends that the approval include a condition that the height of the parapet at all eight locations be at least as high as the rooftop condenser units as installed (including pads).

Lastly, Staff notes the comments of Alexandria Archeology and recommends that they be included as a condition of the approval.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. That the height of the front roof on locations 9 and 10 be reduced by at least 1';

2. That the design of the doors and door surrounds be further refined in consultation with Staff to be more consistent with the style of each facade;

3. That the design of the cornices be further refined to ensure that they have sufficient visual weight and projection;

4. That the brick sills be precast rather than brick;

5. That the paint color for the exterior brick walls shown in Color Scheme 4 be revised in consultation with Staff;

6. That Staff be consulted in the final selection of the faux slate roofing;

7. That the height of the parapet at all eight locations be at least as high as the rooftop condenser units as installed (including pads); and,

8. That the following archeological conditions be incorporated as conditions to the Board's approval:

A The site plan must include the map prepared by Thunderbird Archaeological Consultants that delineates disturbance areas on the site.

B The applicant will hire an archaeological consultant to monitor all the ground-disturbing activities in Area 1-, the section on the site where previous disturbance is thought to have been only 3-feet in depth. The monitor will be on site during all ground disturbance: removal of the asphalt or concrete, bedding material foundations, slab, and utilities, fill, etc. until natural soil is observed. In Areas 2 and 3, monitoring does not have to be continual, but an archaeologist shall make periodic site visits to confirm the levels of disturbance described in the oral historical accounts. The construction crews must notify the archaeological consultant and Alexandria Archaeology (703-838-4399) if natural soils are reached in the excavation of these areas or if concentrations of artifacts or evidence of buried foundations, cisterns, wells, privies, etc. are observed during construction activities. Work must stop in the area of these finds until the consultant is on-site to evaluate their significance.

C If significant archaeological features are discovered during the archaeological monitoring,

a Resource Management Plan with a new scope of work, will be written to deal with their excavation. The requirements for any additional investigation, including documentary research, will be determined in consultation with Alexandria Archaeology. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented.

D The statements in B and C above must appear in the General Notes of all site plans, on the disturbance map, and on each site plan sheet that involves any demolition or ground disturbing activity (include sheeting and shoring and grading). This will insure that on-site contractors are aware of the requirements. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.

E Certificates of Occupancy will not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist.

F If warranted by the City Archaeologist, the developer will erect a historic marker on the property according to specifications provided by Alexandria Archaeology. The marker will highlight the historical and archaeological significance of the property**.**

G If warranted by the City Archaeologist, the developer will produce a booklet for the public on the history and archaeology of the property, according to specifications provided by Alexandria Archaeology.

H All archaeological work will be carried out in accordance with the *City of Alexandria* Archaeological Standards *and is subject to the approval of the City Archaeologist*.

I The applicant should not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

C-1 A soils report must be submitted with the building permit application.

C-2 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 119.0.

C-3 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

C-4 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

C-5 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

Historic Alexandria:

No comments.

Alexandria Archaeology:

F-1 The primary significance of the site stems from its use as an urban estate and its occupation by the Union army during the Civil War. Tax records indicate that at least one house was present by the early 19th century. There is evidence for the presence of a free African American household on this street face in 1810 and 1830, but the exact address is unknown. For much of the period from 1813 into the 1840s, there was also a brickyard on the site. John Emerson owned most of the block from about 1844 into the 1870s, and lived on the property. During the Civil War, the property was just outside of the large 12-block area stockaded for defense by the U. S. Military Railroad. The western third of the lot was part of Soldier's Rest, and at the southern edge, the Union army built structures labeled on the Quartermaster's map as "Contraband Quarters," "Quarters," and "Watchman's Room." The development lot therefore had potential to yield archaeological resources that could provide insight into domestic activities of free African Americans in the early 19th century, possible brick-manufacturing, activities on an urban estate during the middle of the century, and activities of free African Americans and soldiers during the Civil War Tax records indicate that at least one house was present on this property by the early 19th century. John Emerson owned most of the block from at least 1850 into the

1870s, and lived on the property. In addition, there is evidence for the presence of a free African American household on this street face in 1810 and 1830, but the exact address is unknown. The development lot therefore has potential to yield archaeological resources that could provide insight into life in early Alexandria, perhaps relating to free blacks. While there has been considerable disturbance on the property, including the burial of numerous oil tanks, and there is evidence that contaminated soils are present, the significance of the potential resources is high enough that archaeological monitoring is required to insure that information about the City's past is not lost as a result of the development project.

C-1 The site plan must include the map prepared by Thunderbird Archaeological Consultants that delineates disturbance areas on the site.

C-2 The applicant will hire an archaeological consultant to monitor all the ground-disturbing activities in Area 1-, the section on the site where previous disturbance is thought to have been only 3-feet in depth. The monitor will be on site during all ground disturbance: removal of the asphalt or concrete, bedding material foundations, slab, and utilities, fill, etc. until natural soil is observed. In Areas 2 and 3, monitoring does not have to be continual, but an archaeologist shall make periodic site visits to confirm the levels of disturbance described in the oral historical accounts. The construction crews must notify the archaeological consultant and Alexandria Archaeology (703-838-4399) if natural soils are reached in the excavation of these areas or if concentrations of artifacts or evidence of buried foundations, cisterns, wells, privies, etc. are observed during construction activities. Work must stop in the area of these finds until the consultant is on-site to evaluate their significance.

C-3 If significant archaeological features are discovered during the archaeological monitoring, a Resource Management Plan with a new scope of work, will be written to deal with their excavation. The requirements for any additional investigation, including documentary research, will be determined in consultation with Alexandria Archaeology. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented.

C-4 The statements in C-2 and C-3 above must appear in the General Notes of all site plans, on the disturbance map, and on each site plan sheet that involves any demolition or ground disturbing activity (include sheeting and shoring and grading). This will insure that on-site contractors are aware of the requirements. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.

C-5 Certificates of Occupancy will not be issued for this property until the final archaeological

report has been received and approved by the City Archaeologist.

C-6 If warranted by the City Archaeologist, the developer will erect a historic marker on the property according to specifications provided by Alexandria Archaeology. The marker will highlight the historical and archaeological significance of the property**.**

C-7 If warranted by the City Archaeologist, the developer will produce a booklet for the public on the history and archaeology of the property, according to specifications provided by Alexandria Archaeology.

R-1 All archaeological work will be carried out in accordance with the *City of Alexandria* Archaeological Standards *and is subject to the approval of the City Archaeologist*.

R-2 The applicant should not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

Transportation and Environmental Services:
"No comments."