Docket Item # 5
BAR CASE # 2006-0263

BAR Meeting
December 13, 2006

ISSUE: New Construction of Charles Houston Recreation Center

APPLICANT: City of Alexandria Department of General Services

LOCATION: 901 Wythe Street

ZONE: POS/Recreation

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

1) That the applicant works with staff to identify an alternate roofing material, rather than the proposed Galvalume, for the pitched roof sections of the building;

2) That the applicant work with staff to refine the overhanging eaves by reducing the height of the fascia of the overhanging eaves and that the termination gable of the enclosed gutter be reduced in scale;

3) That the secondary exit doors on the pavilions shown as single doors with side windows be revised to be either double doors or different door and window configuration and approved by staff;

4) That the precast concrete lintels be more robust in depth but shortened in length, by about 1/2 brick, with revisions approved by staff;

5) That any additional garden walls, playground and trash enclosures, and any other landscape structures be brought back to the Board for approval;

6) Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds; and

7) The above statement must appear in the General Notes of the site plan and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.

**EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

**BUILDING PERMIT NOTE: Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by the Code Enforcement Bureau (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Enforcement, Room 4200, City Hall, 703-838-4360 for further information.

(Insert sketch here)

I. EXECUTIVE SUMMARY:

The applicant is requesting a Certificate of Appropriateness for final design details and materials approval for the construction of a new Charles Houston Recreation Center at the same location as the existing center, occupying the block bordered by Wythe Street, North Alfred Street, Madison Street, and North Patrick Street in the Parker-Gray Historic District. The existing Charles Houston Center is proposed to be demolished

The Parker-Gray Board of Architectural Review approved a Permit to Demolish the existing Charles Houston Center and the concept on May 10, 2006 (BAR Case #'s 2006-0092 and 2006-0093). The Planning Commission recommended approval of the Concept Plan for Charles Houston on October 4, 2006, and the City Council approved the Concept Plan on October 14, 2006 (DSUP Case #2005-0022).

Figure 1 - Rendering of proposed Charles Houston Recreation Center

Design Approach: The applicant has approached this project with the design scheme of form following function, with the exterior expression relating to the interior uses. Since this building will be used as a community recreation center with a variety of uses, the applicant has worked with the concept that the building is a series of pods, connected together to form a village of uses. At the same time, the applicant recognizes that the Charles Houston Center is a civic building and will be a community landmark building for the Parker-Gray Neighborhood. Parker-Gray is primarily a low-scale residential neighborhood. The applicant's design attempts to respect the low-scale context of the district and historic forms, while still designing a civic building for multiple uses. The site plan pushed the building out to the edge of three of the street frontages to create street walls and tucked parking behind the building off Madison Street.

Community Direction: As a project of the City, several factors were predetermined and approved by the City Council prior to the design phase, including limiting the building to one-story and ensuring the capacity to accommodate specific uses and user groups. The applicant met with the community and user groups to receive input as the design developed. In addition, the applicant met with other city agencies, including Planning and Zoning Staff, to discuss the evolution of the site plan and the overall design of the project.

II. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for the new construction of the Charles Houston Recreation Center to replace the existing center which was constructed in 1976. As proposed, the project consists of building pods connected by loggia sections, which relate to the applicant's desire to create a building that is a village of recreational and community serving uses.

Figure 2 - Proposed site plan

The proposed site plan of the project will change the current site layout on the site. The building will be u-shaped encircling a pool, with the primary entrance to the facility being from Wythe Street. Parking will be located off Madison Street and accessed from Madison and North Alfred Streets. The building will maintain a street wall presence along North Patrick Street, formed most significantly by the gymnasium. On North Alfred Street, a porch area for the senior citizen users of the facility will provide pedestrian activity. Landscape issues, including plaza areas, planters, and sidewalks will be reviewed during the site plan review phase of the project.

The demolition of the existing Charles Houston Center was reviewed and approved by the Board on May 10, 2006 (BAR Case #2006- 0092). On the same date, the Board approved the conceptual design for the project (BAR Case #2006-0093). 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 Development Site Plan approval was granted on October 14, 2006 (DSUP Case #2005-0022). The current BAR submission provides fully developed design drawings. The current plans deviate from the design presented in the approved conceptual plans by attempting to respond to the conditions and concerns of the BAR, as well as the Planning Commission and the City Council. The current plans provide substantially more information in terms of design details and materials. This final BAR review will focus on materials, proportions, relationship between architectural elements and detailing for a determination that the project is consistent with the Design Guidelines and appropriate for the Parker-Gray Historic District.

Materials:
The materials for the exterior include two shades of red brick, precast stone and concrete, standing seam Galvalume metal roofing, and painted aluminum storefront windows and doors.

Description of Elevations:

A. Wythe Street:

Figure 3 - Proposed Wythe Street elevation

The Wythe Street elevation contains the primary entrance into the facility, located within a projecting gabled section of the building, with a large window and a curved steel canopy. At the Board's and staff's recommendation, the applicant has made efforts to highlight this section of the building as the focal point and to anchor the corner with Patrick Street. This component includes a front facing gabled roof section with six windows in two rows, with each window in four sections. Precast concrete lintels are used above and below each window. At staff's suggestion, the applicant has incorporated a brick pattern to highlight this section of the building (see rendering A3.9). The center section of the main pod with a series of four windows connects the corner segment with the entrance pavilion. The entrance pavilion has a projecting gabled roof with an open metal truss system. A window is located in the gable section. A metal curved canopy is located beneath the window and under the gabled truss roof (see rendering A3.11). The canopy contains the name of the building and the address—"Charles Houston Recreation Center, 901". The pavilion projects out from the building and rests on two columns of metal on top of precast stone piers with brick bases. In response to Board and staff comments, the applicant has incorporated a raised sidewalk and plaza area that leads to the entrance pavilion.

This primary pod is connected by a flat-roof section loggia with ten windows to another pod with a gabled roof. The loggia is clad in cast stone panels, with a concrete base. On the remaining pod section, four sections of windows are shown on this elevation with smaller transom-like windows over larger four-sectioned windows. The last section contains a door in place of a window. The senior porch facing North Alfred Street is visible from this elevation.

B. North Alfred Street:

Figure 4 - Proposed North Alfred Street elevation

At the corner, the North Alfred Street elevation begins with a gabled roof section that contains a grouping of four windows with precast concrete lintels. A small section clad in cast stone contains a door and connects to a larger pod area that has a side gabled roof with a projecting porch area that has a shed roof. The porch area contains two doors and four windows. The windows are divided into four sections. The shed roofed-porch will be supported by brick supports. Another cast stone clad loggia section of four windows connects the porched section with another pod that also has a side-gabled metal roof and a grouping of four windows, with transom-like window components above. This elevation ends with a brick and wrought iron walled area containing gates to the pool area.

Ramps needed for delivery functions into kitchen uses and to allow accessibility for senior users have been incorporated into this street frontage, with a sloping sidewalk to the seniors' porch and a separate ramp into the kitchen.

C. Madison Street:

Figure 5 - Proposed Madison Street elevation

The Madison Street elevation serves as the "rear" elevation, with access to the new parking lot. The end gabled elevation of the last pod area facing North Alfred Street is visible and contains a grouping of four windows, in two rows. As the area containing the pool and service functions for the facility, this elevation is characterized by the brick and wrought iron wall enclosing the pool area. Moving towards North Patrick Street, the applicant has incorporated blind brick window panels recessed ½" to break up the large expanse of the elevation of the gymnasium section of the building and three exit doors. A canopy repeating the motif on the Wythe Street entrance pavilion provides coverage over a rear set of doors. The identifying sign "Charles Houston Recreation Center" in raised aluminum lettering will be installed on this canopy.

Towards North Patrick Street and directly behind the gymnasium segment of the building, a

lower segment clad in precast concrete is located to serve utility functions. There are also a series of brick screen walls in this area which serve to conceal the trash container and necessary transformers.

D. North Patrick Street:

Figure 6 - Proposed North Patrick Street elevation

The North Patrick Street elevation is comprised of the gymnasium, a loggia connector, and the end of the first pod fronting Wythe Street. The flat-roof gymnasium is comprised of six bays, with two stacked sections of windows. The interior bays of windows are sectioned into fours. The outer bays have entrances with a window above and to the sides. This loggia connector, rather than flat roofed as the others, has what appears to be standing seam metal roof to screen the HVAC equipment. Other mechanical units are set within gable roofs.

The side elevation of the gym section has four groupings of windows, with one door. The windows are divided into four sections with transoms-like windows above.

Materials:
Consistent with the entire building, the main pod segments, including the gym, will be constructed of brick, manufactured by Redland Brick, in two tones of red—one lighter, the other darker. The pod containing the boxing room, the entry pavilion, and the short connector segment incorporates a subtle brick pattern. The applicant has provided elevations and renderings showing the brick pattern. The bases will be precast concrete. The standing seam metal roof is Galvalume. All windows will be white coated aluminum storefront windows (while the drawings show anodized aluminum, the applicant has indicated the aluminum will be coated in a white color and provided a sample). The truss system is metal and the canopy is curved steel.

The connector loggia segments will have precast concrete bases and will be clad in cast stone panels with chamfered corners on alternate edges, so that four panels read as one larger one.

III. HISTORY:
The site of the Charles H. Houston Recreation Center is significant in Alexandria's history as the home of the Parker-Gray School. The square bounded by Madison, Wythe, North Alfred, and North Patrick streets was part of the Henry Daingerfield estate in the last quarter of the 19th century. The *Hopkins Atlas* of 1877 shows that the main house and other outbuildings were generally located to the south of the subject square, which remained undeveloped. The use of the subject square over the next forty years is unknown. In 1920 the Parker-Gray Elementary School was constructed on the southern end of the square, facing Wythe Street. The Parker-Gray Elementary School was constructed for the education of African American boys and girls, replacing the deteriorating and inadequate Hallowell (boys) and Snowden (girls) schoolhouses.

The new building was named for John F. Parker and Sarah J. Gray, beloved teachers in those two schools.

Initially, the school served grades one through eight. In 1932, Parker-Gray became Alexandria's first African-American high school. Prior to this, African-American students who wished to continue their education had to travel by bus to Washington, D.C., to attend either Dunbar High School or Armstrong High School. Parker-Gray's first four-year high school class graduated in 1936. Over time the Parker-Gray High School gained a reputation for its dedicated teaching staff that, despite the constraints of segregation, were able to provide a positive learning experience. Despite a series of additions in the intervening years, increased enrollment created a need for larger quarters for the high school by 1950. That year, the high school relocated to a new building at 1207 Madison Street. The high school retained the name, Parker-Gray. The old school on Wythe Street was then renamed Charles Houston Elementary School, in appreciation of the famous NAACP lawyer who wrote the brief that upheld the cause of integration in the Supreme Court. Integration of Alexandria's schools was achieved in 1964. During the desegregating years, Charles Houston Elementary School closed and it eventually burned.

The existing Charles Houston Recreation Center building was constructed in 1976. The well-known Alexandria firm, VVKR designed the facility in partnership with Turner Associates, a Washington, D.C. firm. The center was renovated in 1990 at which time a boxing arena was added on the west side. These plans were prepared by Rust, Orling and Neale. Inadequate to present day needs, a 2005 study by Lukmire Partnership identified a desired program for a new or renovated facility at this site. Lukmire Partnership then investigated three options including one which would renovate and expand the existing facility and two for entirely new one-story facilities with differing footprints. On October 25, 2005, City Council determined that the project would be entirely new construction rather than a combination of renovation and new construction.

The Parker- Gray Board approved the Permit to Demolish the existing facility and the concept scheme for the new construction of a new Charles Houston Recreation Center of May 10, 2006 (BAR Case #'s 2006-0092 and 2006- 0093). The Planning Commission approved the plan on October 4, 2006 and the City Council followed with an approval on October 14, 2006 (DSUP Case #2005-0022).

IV. ANALYSIS:

The subject property is zoned POS.

In the review for a Certificate of Appropriateness, approving design details and materials, the Board is looking to see that all of the conditions placed on the project during concept approval are met—as well as conditions by other reviewing bodies, and that the design details and materials are appropriate to the project and in keeping the character and historic context of the Parker-Gray District, while meeting the standards and guidelines.

General Design Comments:

1. Height: The building will be one story in height, as determined by the City Council when approving the new construction. The one-story height is compatible with the low-scale character of the Parker-Gray Neighborhood.

2. Civic Building: The Charles Houston Recreation Center serves as a community landmark building for the Parker-Gray Neighborhood. As a civic building, it merits the use of high quality materials and design to reflect its importance in the neighborhood.

3. Style/Form: The proposal uses design cues from the neighborhood. The project uses both pitched and flat roof forms in the scheme. Both roof types are found in the Parker-Gray neighborhood. Elements of the architecture of the building reflect both the vernacular residential structures of the late 19th-century and early 20th-century and the early 20th-century industrial buildings found in the neighborhood. The gable roof form is unusually prevalent in this section of the historic district. Nearby examples include the house at 716 North Patrick Street, the church at 634 North Patrick Street, the Watson Reading Room, and the Black History Museum, both located on Wythe Street, and the Samuel Madden Homes.

As stated in the introduction, the present submission is generally in keeping with the concept plan approved in May, while responding to the conditions placed by the Board.

The Conditions of the Board's Concept Approval in May were:

> 1) **Main Entrance: The main entrance to the building should be refined so as to enhance its appearance as a more prominent feature. Suggestions to enhance this important element would be to explore projecting the entrance bay from the remainder wall faces on the Wythe Street elevation or incorporating a portico-type element to emphasize its importance as the entry feature.**
>
> The applicant has responded to this condition by incorporating a projecting entrance pavilion/portico entry feature and using a raised sidewalk and walkway area. The entrance includes an exposed metal truss system and a large window as well as a metal inner canopy, contained under the portico, which contains signage for the building. The landscape design has evolved to support this concept, with an inner, curved sidewalk that arcs from the intersections through the portico, creating areas for social interaction and informal gathering before and after events.

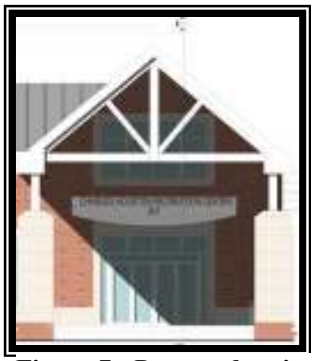

Figure 7 - Proposed main entrance

2) Civic building: The new building should be a community landmark building for the Parker-Gray neighborhood, just as the existing building and the prior Parker-Gray School were. As a civic building, it is essential that high quality materials and detailing are used which reflect the importance of the building for the community. The applicant should explore and restudy architectural refinements for the corner elements at North Patrick Street and Alfred Street at their intersection with Wythe Street that would clearly communicate the civic nature of the building, such as a tower or cupola element.

To respond to this condition, the applicant has addressed the primary segments of the Wythe Street façade—the boxing room area and the entrance pavilion, as the focal point to the building. The applicant has incorporated a brick pattern for this segment of the building as a unifying element and that further enhances its position as the primary segment of the building.

3) Window rhythm: As currently shown, the windows do not demonstrate a consistent rhythm within the elevations. The windows within the loggia/connecting elements should be consistent, while the windows within the larger pod sections should demonstrate the hierarchy of uses. Windows should be used to create variety through the use of multiple rhythms.

The applicant has responded to this condition and has refined the window rhythm.

4) Details/Materials: In the next phase of the review, the applicant should make efforts to incorporate some relief to the exterior of the building. As currently proposed, the building appears rather flat and lacks relief. Also, the use of high quality materials is essential. With the use of steep pitched gable roofs as a dominant visual features of the building, the choices of quality roofing materials is imperative.

To respond to this condition, the applicant has met with staff to explore options for incorporating ways to incorporate relief to the exterior of the building. The applicant is using two shades of brick on the main pods of the building and cast stone on the loggias. Cast stone will also be used as lintels and headers for windows on the brick pods. Brick corbelling has been incorporated as well on the individual pavilion segments. As noted previously, the main pod on Wythe Street containing the boxing room and the entrance pavilion will have a brick pattern to distinguish it from the other pods.

The loggia sections will be clad in cast stone and the base of the building will be precast concrete.

Staff does have a concern that the precast concrete lintels appear to be to too thin in respect to the overall scale of the building and that they project too far beyond the jambs of the windows. Staff recommends the precast concrete lintels be more robust in thickness (depth) but shortened in projection (length), by about 1/2 brick, with revisions to be approved by staff.

In respect to the roofing material, the applicant is proposing to use standing seam metal Galvalume. Staff is concerned about this material and how it will age over time. The applicant has provided two samples of the Galvalume, with one having a coating. Staff is concerned that the coating could erode over time producing an increase in reflectivity of the metal. Staff would encourage the applicant to provide examples of other buildings that have used Galvalume as a roofing material and demonstrate how it ages over time. Staff would recommend that the applicant work with staff to identify an alternative roofing material for the steeply pitched gable roofs, which are a dominant visual feature.

As a condition of the DSUP approval, the project was to incorporate projecting eaves for the sloping roof sections of the project. The applicant has incorporated a projecting gutter system clad in such a manner as to read as an integrated roof projection of approximately 8-12", which still allows for downspouts to exit vertically from the bottom of the gutter. While staff commends the applicant for incorporating this feature, staff is concerned about the proportional relationship of the eaves with the scale of the building. Therefore, staff recommends that the applicant work with staff to refine the overhanging eaves by reducing the height of the fascia of the overhanging eaves and that the termination gable of the enclosed gutter be reduced in scale

The windows and doors will be a white coated aluminum storefront system. A concern of staff is the relationship between the single doors and the side windows. Staff recommends that the secondary exist doors shown as single doors with side windows be revised with either double doors or different door and window configuration to be approved by staff.

Applicable Guidelines:

The following elements are discussed in the Guidelines for New construction:

Style: No single architectural style is mandated. However, there is a strong preference on the part of the Boards for buildings which reflect the traditional architectural styles found in the historic districts. Designs generally should complement and reflect the architectural heritage of the city. For example, abstraction of historic design elements is preferred to a building design which introduces elements that have no historic basis in the districts. Additionally, direct copying of buildings is discouraged.

The Parker-Gray District is characterized by mostly vernacular styles of the late 19th-century and early 20th-century, with simple facades and detailing. Both pitched gable roofs and flat roofs are found in the neighborhood. Also found on the edges of the district are more industrial building of the early and mid- 20th-century. The neighborhood has a low-scale character.

The proposed new building uses both flat and gabled roof forms. The gabled roofs are steeper pitched than most of the roofs found in the neighborhood. Using the design approach of a "village of uses", the building has larger segments or pods, with mostly gabled roofs (with the exception of the gym,) connected by flat roofed loggias. The gym is

reflective of the industrial buildings found in the neighborhood, while the remaining pods have characteristics of the late 19th-century vernacular styles.

The building's width is broken-up by the use of the larger scaled pods connected by the loggia.

Siting: In general new commercial buildings should be sited so the front plane of the building reflects the prevailing front setback pattern along the blockface.

The proposed site plan is appropriate. By fronting the primary entrance on Wythe Street, the new building mimics the orientation of the former Parker-Gray School and focuses the project on the more active street. The building also maintains a strong street wall presence on North Patrick Street, which has heavy vehicular activity.

Roof: The roof form should reflect the roof forms expressed along the blockface. In addition, roofing materials should reflect the traditional use of wood, metal, and slate in the historic districts.

The project uses both flat and gabled roofs, which are found in the neighborhood. The applicant should make every effort to use high quality roofing materials due to the dominance of the steep pitched gabled roofs as a design feature.

Architectural Detailing: Architectural detailing such as cornices, lintels, arches, and chimneys should express the traditional quality and quantity of architectural detailing found on historic structures throughout the districts.

In staff's opinion, the project complies with the Design Guidelines for new construction, and complements and respects the architectural heritage of the Parker-Gray Historic District.

V. <u>STAFF RECOMMENDATION</u>: Staff recommends approval of the application with the following conditions:

1) That the applicant works with staff to identify an alternate roofing material, rather than the proposed Galvalume, for the pitched roof sections of the building;

2) That the applicant work with staff to refine the overhanging eaves by reducing the height of the fascia of the overhanging eaves and that the termination gable of the enclosed gutter be reduced in scale;

3) That the secondary exit doors on the pavilions shown as single doors with side windows be revised to be either double doors or different door and window configuration and approved by staff;

4) That the precast concrete lintels be more robust in depth but shortened in length, by about 1/2 brick, with revisions approved by staff;

5) That any additional garden walls, playground and trash enclosures, and any other landscape structures be brought back to the Board for approval;

6) Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds; and

7) The above statement must appear in the General Notes of the site plan and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

F-1 Maintain ambulance access to parking lot for swimming pool. Ambulance shall be able to enter and exit parking area without turning around. The plan as submitted provides sufficient access. Revised plans provide ample ambulance access. A Fire Department Connection is located in the area of the Emergency Vehicle Easement. If the connection is to remain in this area, the emergency vehicle easement will need to conform to the minimum turning radius requirements for fire apparatus. A curb radii of at least R-25 will be required. The proposed FDC in the area within the Emergency Vehicle Easement exceeds the maximum 100 foot distance (as measured along the travelway) from the nearest hydrant. The FDC is also behind parked vehicles and is considered partially obstructed. The FDC and hydrant shall be relocated and coordinated to be between 40 and 100 feet of each other as measured along the travelway. The inner radii of the Emergency Vehicle Easement shall conform to R-25 radii should the FDC require access via the Emergency Vehicle Easement. **Condition met, FDC has been relocated maintaining ambulance access.**

F-2 Clearly identify all entrances and exits apart from service access doors. Finding resolved.

F-3 Consolidate Building Code Analysis data. Data shall include:
a) use group; b) number of stories; c) type of construction; d) floor area per floor ; e) fire protection plan. Finding resolved on Sheet AC-1. **Building code analysis on Sheet AO-1.**

C-1 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers. Condition met, Rodent Note provided on Sheet C-02.

C-2 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property. Acknowledged by applicant.

C-3 A soils report must be submitted with the building permit application. Acknowledged by applicant.

C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). Condition met, shown as Construction Note on Sheet C-02.

C-5 Condition Deleted.

C-6 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. Acknowledged by applicant.

C-7 Required exits, parking, and accessibility for persons with disabilities must be provided to the building. Acknowledged by applicant.

C-8 Provide two Siamese connections located to the satisfaction of the Director of Code Enforcement. The two provided siamese connections exceed the maximum distance from the hydrant served. One siamese is located in the area of the emergency vehicle easement for ambulance access (See F-1 above). Fire hydrants shall be located within on hundred (100) feet of each FDC, as measured along the vehicle travelway. Relocate FDCs. Condition not met, see F-1 above. **Condition met, FDC's have been relocated. One FDC is now remote west of the parking lot entrance on Madison Street and is 50'-feet from the hydrant at the corner of Madison and North Patrick Street. The second FDC is located on the face of the building to the right of the main entrance on Wythe Street and is located 60' -feet from the proposed hydrant on Wythe Street.**

C-9 A separate tap is required for the building fire service connection. Condition met.

C-10 Prior to submission of the Final Site Plan #1, the developer shall provide a fire flow analysis by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. Virginia American Fire Flow is insufficient to meet this condition. A Fire Flow Analysis shall be conducted by a certified, licensed Fire Protection Engineer. **Condition not met, The Fire Flow Analysis shall be submitted under separate cover. Three (3) copies shall be submitted with each copy wet stamped and over-signed in contrasting ink.**

C-11 A fire prevention code permit is required for the proposed operation at the time of Certificate of Occupancy. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application. Incorrect response by applicant. Code analysis is not a Fire Prevention Permit. A Fire Prevention Permit shall be applied for at the time of application for Certificate of Occupancy. **Acknowledged by applicant.**

C-12 Before a building permit can be issued on any proposed future alterations or demolition, a certification is required from the owner or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos. Acknowledged by applicant.

Alexandria Archaeology:

F-1 The G.M. Hopkins Insurance map from 1877 indicates that this property was part of a large estate owned by Henry Daingerfield. The main house and most of the other mapped structures were located on the block to the south. The 1850 tax records note that John Foster was probably the occupant of the house at the middle of the 19th century. In the early 20th century, the property was the site of one of the City's African American schools–Parker Gray. While it is likely that construction of the current structure on the property would have destroyed much of the evidence of earlier historic activities, there is a possibility that deep features may still be present.

C-1 Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

C-2 The above statement (in C-1) must appear in the General Notes of the site plan and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.