

Docket Item # 6
BAR CASE # 2008-0151

BAR Meeting
September 24, 2008

ISSUE: Concept Approval of 379 unit residential development

APPLICANT: EYA, LLC and Alexandria Redevelopment Housing Authority (ARHA)
by Joanna Frizzell

LOCATION: 918 North Columbus Street, 998 & 898 North Alfred Street, 801 & 808
Madison Street

ZONE: RB/Residential

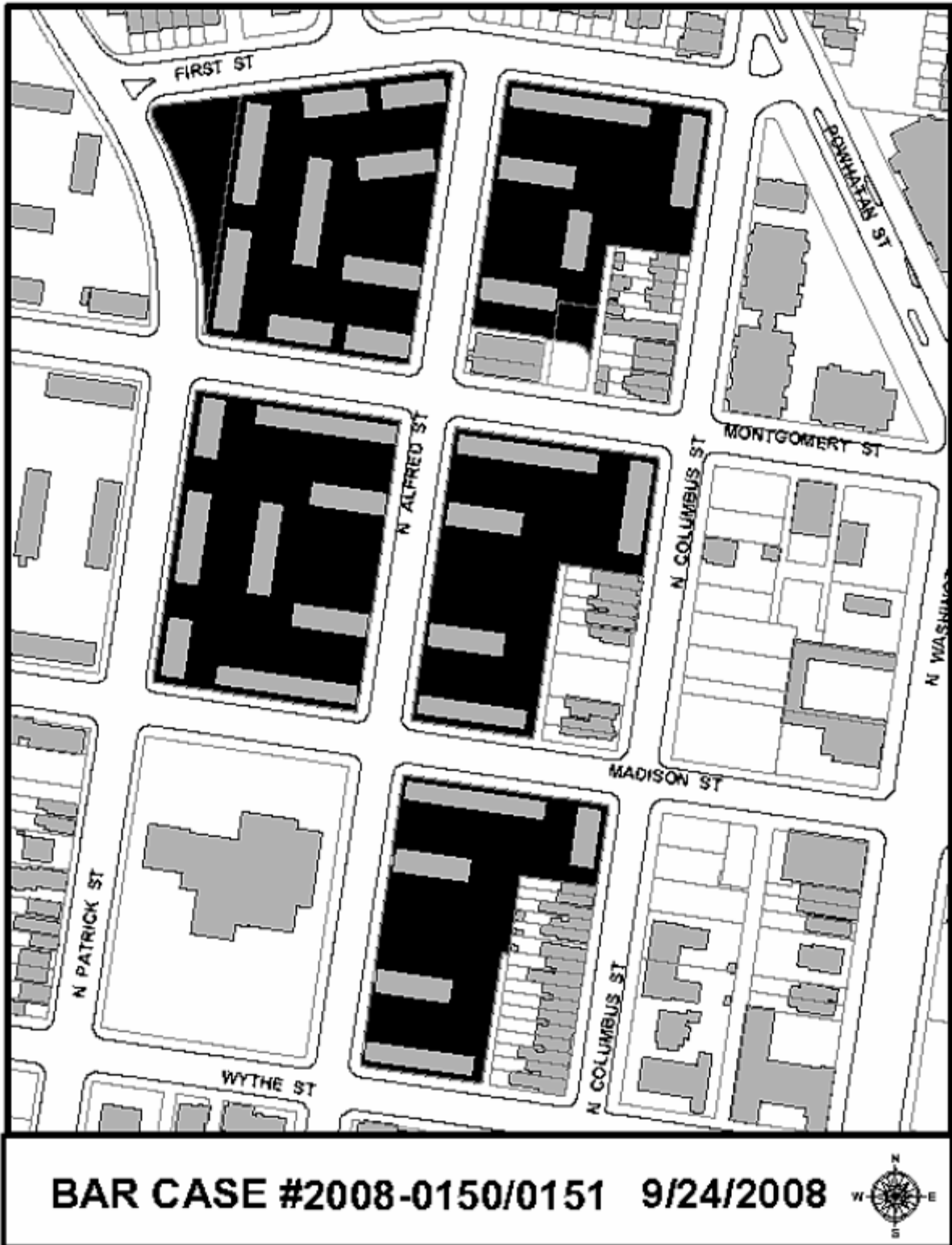
STAFF RECOMMENDATION: Staff recommends concept approval with the following conditions:

1. That the applicant continue to work to reduce the actual or perceived height of the townhouses that border existing buildings—specifically on Wythe Street—to improve the transition from existing buildings to new construction. This can be accomplished in many ways that may include: variation in cornice height, variation in roof height/type, addition of a porch, varied setbacks, or by removal of the recessed top story.
2. That the applicant shall revise the front, side and rear elevations of the townhouse units in order to provide fenestration, solid-to-void ratio, and placement and pattern of windows appropriate to each unit’s architectural style and compatible with the existing architecture of Parker-Gray.
3. Side and rear elevations should relate to their respective front elevations in regard to architecture, materials and color.
4. That the applicant work with Staff to determine a materials palette of historically-appropriate materials. CMU block shall not be permitted. Regarding the use of HardiePanel, the applicant shall provide examples of the successful application of this material for new construction in a historic district for Staff to evaluate and recommend its appropriateness. All sloped roofs shall be metal or slate. Approval of all materials, unless required herein, shall be evaluated and approved as part of the Certificate of Appropriateness.
5. Ornamentation and detailing shall be consistent with the architectural style of the unit or building and be compatible with the vernacular architecture of Parker-Gray.
6. That the applicant reduce the perceived height of the alley buildings and refine the elevations of the alley buildings, including proposed materials selections.
7. That the applicant work with Staff to revise the elevations of the multi-family buildings on North Patrick Street.

8. That the applicant provide appropriate screening for HVAC equipment, trash, utilities and similar areas.
9. That the applicant work with Staff as the design of the park spaces evolves to ensure compatibility with the character of the district as relates to setting, landscape, the street grid and public space.
10. That the applicant work with Staff to determine appropriate selections for design details that include but are not limited to trim, doors, garage doors, windows, exterior lighting, fences, railings, gates, and other items that shall require subsequent review and approval as part of the Certificate of Appropriateness.
11. To ensure that significant information is not lost as a result of the current development project, the applicant shall hire an archaeological consultant to complete a Documentary Study. The Documentary Study shall be completed prior to the first submission of the final site plan or January 1, 2009 (whichever is earlier). If the Documentary Study indicates that the property has the potential to yield significant buried resources, the applicant shall hire an archaeological consultant to complete an Archaeological Evaluation. The Archaeological Evaluation will need to be completed in concert with demolition activities. If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the *City of Alexandria Archaeological Standards*. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented.
12. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation plans, Erosion and Sediment Control, Grading, Landscaping, Utilities, Sheeting and Shoring, etc.) so that on-site contractors are aware of the requirements:
 - a. All required archaeological preservation measures shall be completed prior to ground-disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) or a Resource Management Plan must be in place to recover significant resources in concert with construction activities. To confirm, call Alexandria Archaeology at (703) 838-4399.
 - b. The applicant/developer shall 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. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
13. The final site plan shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Resource Management Plan is in place.
14. Certificates of Occupancy will not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist.

****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. In the case of a certificate or permit for a project that requires a site plan under section 11-400 of this ordinance, the 12 month period of time shall be stayed until final approval thereof by the planning commission or city council.

****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



NOTE: Docket Item # 5 must be approved before this item can be considered.

I. ISSUE:

The applicant is requesting approval of a Concept Plan for the redevelopment of the existing James Bland Homes housing project, roughly bordered by the blocks addressed as 918 North Columbus Street, 898 and 998 North Alfred Street, 801 and 808 Madison Street.

The purpose of the conceptual design review is for the Parker-Gray Board of Architectural Review to make a finding of appropriateness on the issues of *height, scale, mass and architectural character* of the proposed project. Subsequently, after approval of the Development Special Use Permit (DSUP), the BAR will review detailed plans and 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 final design complies with the Board's Standards and the *Design Guidelines* in all respects.

The concept includes approval of townhouses, multifamily buildings, and triplex flats in a mixed-income community with a total of 379 units to replace the existing 194 public housing units currently in 35 multifamily buildings on the property. The existing public housing units are being replaced one for one either on this site or on other ARHA owned sites or other sites in the City that will be developed in conjunction with this project. 134 units in this project will be owned by ARHA and will be publicly-assisted housing for low-income residents. The remainder of the units will be market-rate units.

This proposal is pursuant to a CDD Concept Plan submitted with this application and provides improvements anticipated in the small area plan for these blocks, the Braddock East Master Plan, such as walkable pedestrian streets, heights of buildings that taper down into the surrounding neighborhood and buildings that are compatible with the historic buildings found in the locally designated historic district. The applicants' aim with the proposed redevelopment is to strive to bring the community back into the historic context of the district characteristics such as providing alleys through the blocks and houses that face the street.

The proposal includes three community parks/open space areas that are centrally located in the community and intended for the use of the neighborhood residents. The applicant is also showing open space in the form of front and back yards, and on rooftop decks and terraces.

Project Description:

Block 998, Building #1:

This row will consist of a row of five townhouses, facing "Private Street A." Each unit will have a three bay façade with a side entrance. The perceived height along the private street will be three stories, with a fourth story recessed from the roof edge. The roof heights will range from 43'-45'. Each unit will be approximately 19' wide. Three of the units will have raised one-story front porches, with the other two units at ground level. The three units with front porches will be slightly set back from the other two units and will mimic the Colonial Revival influenced Washington Style townhouses. One unit, in a reduced Italianate style, will have a perceived flat roof with a strong cornice line. The end unit references a Folk Victorian style.

The side elevations will have an asymmetrical window arrangement and will continue the materials and style of the front elevation. The rear elevations will have minimal detailing and will all contain garage door entrances on the ground level, optional decks on the second level, and optional projecting bay windows on the third story.

Block 998, Building #2:

This row will consist of a row of five townhouses, facing "Private Street A." Each unit will have a three bay façade with a side entrance. The perceived height along the private street will be three stories, with a fourth story recessed from the roof edge. The roof heights will range from 43'-45'. Each unit will be approximately 19' wide. Four of the units are brick in a Queen Anne style, expressed by a projecting three-story square bay with pediment and paired windows. The end unit references a Folk Victorian style.

The side elevations will have an asymmetrical window arrangement and will continue the materials and style of the front elevation. The rear elevations will have minimal detailing and will all contain garage door entrances on the ground level, optional decks on the second level, and optional projecting bay windows on the third story.

Block 998, Building #3:

This row will consist of six townhouse units on First Street, with heights ranging from three stories to a perceived three stories, with a fourth story recessed on the center two units. The roof heights will range from 32'-42'. The widths range from 16'-19'. Two units have a one-story front porch and a mansard roof with dormer windows. The two center units reference an Italianate style. The remaining two units are Folk Victorian with two-story front porches.

The side elevations will have an unvaried, symmetrical window arrangement and will continue the materials and style of the front elevation. The rear elevations will have minimal detailing and two will contain garage door entrances on the ground level, optional decks on the second level, and optional projecting bay windows on the third story.

Block 998, Building #4:

This row will consist of six townhouse units, with a perceived height along North Alfred Street of three stories, with a fourth story recessed. Each unit will have a three-bay façade with side entrance. The roof heights will range from 40'-45'. Two units will be 16' wide each and will be mirror images of each other, in an Italianate style. The remaining four units will each be approximately 19' wide. These units reference a Folk Victorian style.

The side elevations will have an asymmetrical window arrangement and will continue the materials and style of the front elevation. The rear elevations will have minimal detailing and will all contain garage door entrances on the ground level, optional decks on the second level, and optional projecting bay windows on the third story.

Block 998, Building #5:

This row will consist of six townhouse units, with a perceived height along North Alfred Street of three stories, with a fourth story recessed. Each unit will have a three-bay façade with side entrance. The roof heights will range from 40'-45'. The units will range from 16'-19' in width.

Two units will be in an Italianate style. Two units will be in a Colonial Revival style with one-story front porches. The remaining three units will each be in a Queen Anne style, with projecting square bays. These units reference a Folk Victorian style.

The side elevations will have an asymmetrical window arrangement and will continue the materials and style of the front elevation. The rear elevations will have minimal detailing and will all contain garage door entrances on the ground level, optional decks on the second level, and optional projecting bay windows on the third story.

Block 998, Building #6:

This row will consist of six townhouse units, with a perceived height along Montgomery Street of three stories, with a fourth story recessed on two units. The front entrance for two of these will be on North Alfred Street. Each unit will have a three-bay façade with side entrance. The roof heights will range from 32'-42'. The units will range from 16'-19' in width. Two units will be in an Italianate style. Two units will be in a Colonial Revival style with two-story projecting bays. The side elevation of the two units fronting North Alfred Street presents a symmetrically window pattern with several openings on this row. The front elevation is in an Italianate style.

The side elevations will have a symmetrical window arrangement and will continue the materials and style of the front elevation. The rear elevations will have minimal detailing and two will contain garage door entrances on the ground level and optional decks on the second level.

Block 918, Building #7:

This row will consist of twelve townhouse units, with a perceived height along North Alfred Street of three stories, with a fourth story recessed. Each unit will have a three-bay façade with side entrance. The roof heights will range from 30'-45'. The units will range from 16'-19' in width. Two units will be mirror images in an Italianate style. Three units will have raised two-story front porches. Two additional units will be in a Folk Victorian style. Two units will be in a Colonial Revival style with a two-story projecting bay. Two units at the southern end will be in a Queen Anne style with a projecting three-story bay.

The side elevations will have an asymmetrical window arrangement and will continue the materials and style of the front elevation. The rear elevations will have minimal detailing and will all contain garage door entrances on the ground level, optional decks on the second level, and optional projecting bay windows on the third story on some units.

Block 918, Building #8:

This row will consist of seven townhouse units on First Street, with heights ranging from three stories to a perceived three stories, with a fourth story recessed on the center three units. The roof heights will range from 32'-45'. The widths range from 16'-19'. Two units have a one-story front porch and a mansard roof with dormer windows. Two interior units reference a Folk Victorian style with a two-story projecting bay. Another unit has Italianate elements. The final section is the side elevation of two units fronting on North Alfred Street.

The side elevations will have an unvaried, symmetrical window arrangement and will continue the materials and style of the front elevation. The rear elevations will have minimal detailing

and three will contain garage door entrances on the ground level, optional decks on the second level, and optional projecting bay windows on the third story.

Block 918, Building #9:

This row will consist of two, two-bay townhouse units on First Street, with a perceived height of two stories with a recessed third story. The roof heights will range from 31'-41'. Each unit will be 14' in width. One unit has Italianate elements and the other Greek Revival.

The side elevations will have an asymmetrical window arrangement and will continue the materials and style of the front elevation. The rear elevations will have minimal detailing and a simple fenestration.

Block 918, Building #10:

This row will consist of eleven townhouse units, with a perceived height along North Columbus Street of two stories, with either a third story recessed or a third story mansard with dormers. The row has a mix of two- and three-bay facades, all with side entrance. The roof heights will range from 31'-33'. The units will range from 14'-16' in width. Four units will be in the Washington townhouse style with a one-story front porch. Three units will be Colonial Revival. Two units will have Folk Victorian elements and one-story front porches. The end of the row has one unit in an Italianate style and one in a Greek Revival style.

The side elevations will have an asymmetrical window arrangement and will continue the materials and style of the front elevation. The rear elevations will have minimal detailing and a simple fenestration.

Alley Dwelling Building #11:

This row will consist of eleven townhouse units located on "Private Street B", with a perceived height of three stories, with a recessed fourth story. This row has a modern, industrial-inspired expression. Each unit features a pronounced two or three window bay element. The row has a mix of two- and three-bay facades, all with side entrance. The roof heights will range from 40'-42'. The units will be approximately 16' in width.

The side elevations will have an asymmetrical window arrangement and will continue the materials and style of the front elevation. The rear elevations will have minimal detailing and three will contain garage door entrances on the ground level, optional decks on the second level, and optional projecting bay windows on the third story.

Block 898, Building #12:

This row will consist of six townhouse units on Madison Street, with heights ranging from three stories to a perceived three stories, with a fourth story recessed on the center two units. The roof heights will range from 32'-45'. The widths range from 16'-19'. Two units are in a Folk Victorian style. Four units alternate between an Italianate style and a Folk Victorian style.

The side elevations will have an unvaried, symmetrical window arrangement and will continue the materials and style of the front elevation. The rear elevations will have minimal detailing

and two will contain garage door entrances on the ground level, optional decks on the second level, and optional projecting bay windows on the third story.

Block 898, Building #13:

This row will consist of four townhouse units, with a perceived height along “Private Street A” of three stories, with a fourth story recessed. The roof heights will range from 40’-45’. The units will range from 16’-19’ in width. Two units will have a two-bay façade in a Queen Anne style. Two units will have a three-bay façade in an Italianate style.

The side elevations will have an asymmetrical window arrangement and will continue the materials and style of the front elevation. The rear elevations will have minimal detailing and will all contain garage door entrances on the ground level, optional decks on the second level, and optional projecting bay windows on the third story.

Block 898, Building #14:

This row will consist of four townhouse units, with a perceived height from “Private Street A” of three stories, with a fourth story recessed. The roof heights will range from 40’ - 45’. The units will range from 16’-19’ in width. Two units will have a two-bay façade in a Queen Anne style. One unit will have a three-bay façade in an Italianate style and one unit will have a three-bay façade in a Folk Victorian style.

The side elevations will have an asymmetrical window arrangement and will continue the materials and style of the front elevation. The rear elevations will have minimal detailing and will all contain garage door entrances on the ground level, optional decks on the second level, and optional projecting bay windows on the third story.

Block 898, Building #15:

This row will consist of six townhouse units fronting on the park on Montgomery Street, with heights ranging from three stories to a perceived three stories, with a fourth story recessed on the center three units. The roof heights will range from 32’ - 45’. The widths range from 16’ - 19’. One part is the side elevation of two units fronting on North Alfred Street. Two units will have a two-story projecting bay element. Two units each reference a Folk Victorian or Italianate style.

The side elevations will have an unvaried, symmetrical window arrangement and will continue the materials and style of the front elevation. The rear elevations will have minimal detailing and two will contain garage door entrances on the ground level, optional decks on the second level, and optional projecting bay windows on the third story.

Block 898, Building #16:

This row will consist of four townhouse units, with a perceived height along North Alfred Street of three stories, with a fourth story recessed. The roof heights will range from 40’ - 45’. The units will range from 16’-19’ in width. Two units will be in a Colonial Revival style with a one-story front porch and two units will be in a Folk Victorian style.

The side elevations will have an asymmetrical window arrangement and will continue the materials and style of the front elevation. The rear elevations will have minimal detailing and

will all contain garage door entrances on the ground level, optional decks on the second level, and optional projecting bay windows on the third story.

Block 898, Building #16A:

This row will consist of five townhouse units, with a perceived height along North Alfred Street of three stories, with a fourth story recessed. The roof heights will range from 40'-45'. The units will range from 16'-19' in width. Two units will be in a Folk Victorian style and three units will be in a Queen Anne style with three-story projecting square bay.

The side elevations will have an asymmetrical window arrangement and will continue the materials and style of the front elevation. The rear elevations will have minimal detailing and will all contain garage door entrances on the ground level, optional decks on the second level, and optional projecting bay windows on the third story.

Block 801, Building #17:

This row will consist of five townhouse units, with a perceived height along North Alfred Street of three stories, with a fourth story recessed. The roof heights will range from 43'-45'. The units will be 19' in width. Three units will be in a Colonial Revival style with a one-story front porch and two units will be in a Folk Victorian style with two-story projecting bay.

The side elevations will have an asymmetrical window arrangement and will continue the materials and style of the front elevation. The rear elevations will have minimal detailing and will all contain garage door entrances on the ground level, optional decks on the second level, and optional projecting bay windows on the third story.

Block 801, Building #18:

This row will consist of none townhouse units, with a perceived height along North Alfred Street of three stories, with a fourth story recessed. Two units will be three stories. The roof heights will range from 32'-34' on the three story units to 40'-45' on the four story units. The units will range from 16'-19' in width. The arrangement includes pairs of the following styles: Italianate, Folk Victorian and Queen Anne. For the remaining three units one will be in an Italianate style and two will be Folk Victorian.

The side elevations will have an asymmetrical window arrangement and will continue the materials and style of the front elevation. The rear elevations will have minimal detailing and all but two will contain garage door entrances on the ground level, optional decks on the second level, and optional projecting bay windows on the third story.

Block 801, Building #19:

This row will consist of seven townhouse units fronting on Montgomery Street, with heights ranging from three stories to a perceived three stories with a fourth story recessed on the center three units. The roof heights will range from 32'-45'. The widths range from 16'-19'. The entire row features elements of the Italianate style.

The side elevations will have an asymmetrical window arrangement and will continue the materials and style of the front elevation. The rear elevations will have minimal detailing and

three will contain garage door entrances on the ground level, optional decks on the second level, and optional projecting bay windows on the third story.

Block 801, Building #20:

This row will consist of six two-bay townhouse units on Montgomery Street, with a perceived height of two stories with a recessed third story or two stories plus a mansard roof with dormers. The roof heights will range from 31'-33'. Each unit will be 14' in width. Two units will have Greek Revival details, one will have Italianate elements and the remaining three will reference a Colonial Revival style.

The side elevations will have an asymmetrical window arrangement and will continue the materials and style of the front elevation. The rear elevations will have minimal detailing and a simple fenestration.

Block 801, Building #21:

This row will consist of five two-bay townhouse units on North Columbus Street, with a perceived height of two stories with a recessed third story or two stories plus a mansard roof with dormers. The roof heights will range from 31'-33'. Each unit will be 16' in width. Three units will be in a Queen Anne style with Stick style details and two units will be Colonial Revival.

The side elevations will have an asymmetrical window arrangement and will continue the materials and style of the front elevation. The rear elevations will have minimal detailing and a simple fenestration.

Alley Dwelling Buildings # 22 & 23:

This row will consist of two rows of townhouses—one with five units and one with seven units—located on "Private Street C." The townhouses will have a perceived height of three stories with a recessed fourth story. Two end units will have no recessed fourth story. This row has a modern, industrial-inspired expression. Each unit features a pronounced two window bay element at the second and third stories. The row generally has three-bay facades, all with side entrance. The roof heights will range from 40'-42'. The units will be approximately 16' in width.

The side elevations will have an asymmetrical window arrangement and will continue the materials and style of the front elevation. The rear elevations will have minimal detailing and three will contain garage door entrances on the ground level, optional decks on the second level, and optional projecting bay windows on the third story.

Block 801, Building #24:

This row will consist of seven townhouse units fronting on Madison Street, with heights ranging from three stories to a perceived three stories with a fourth story recessed on the center three units. The roof heights will range from 32'-45'. The widths range from 16'-19'. One part of this row is the side elevation of two units fronting on North Alfred Street. For the three center units two have in an Italianate style and one is Folk Victorian. The two three-story units are Folk Victorian.

The side elevations will have an unvaried, symmetrical window arrangement and will continue the materials and style of the front elevation. The rear elevations will have minimal detailing and three will contain garage door entrances on the ground level, optional decks on the second level, and optional projecting bay windows on the third story.

Block 808, Building #25:

This row will consist of eight townhouse units fronting on North Alfred Street, with heights ranging from three stories to a perceived three stories with a fourth story recessed. The roof heights will range from 32'-45'. The widths will range from 16'-19'. The row will have one unit in an Italianate style, two in a Folk Victorian style (one with a two-story front porch), three in a Colonial Revival style with one-story porches, and two units in a Folk Victorian style with a projecting two-story bay.

The side elevations will have an asymmetrical window arrangement and will continue the materials and style of the front elevation. The rear elevations will have minimal detailing and all but two will contain garage door entrances on the ground level, optional decks on the second level, and optional projecting bay windows on the third story.

Block 808, Building #26:

This row will consist of six townhouse units, with a perceived height from North Alfred Street of three stories, with a fourth story recessed. The roof heights will range from 40'-45'. The units will be 16-19' in width. One unit will be in the Italianate style and one will be in a Colonial Revival Style. The remaining four units will be Folk Victorian. Three units will be in a Colonial Revival style.

The side elevations will have an asymmetrical window arrangement and will continue the materials and style of the front elevation. The rear elevations will have minimal detailing and will all contain garage door entrances on the ground level, optional decks on the second level, and optional projecting bay windows on the third story.

Block 808, Building #27:

This row will consist of seven townhouse units fronting on Madison Street, with heights ranging from three stories to a perceived three stories with a fourth story recessed on the center three units. The roof heights will range from 32'-45'. The widths range from 16'-19'. Two three-story units are in a Folk Victorian style. For the three center, four-story units two have an Italianate style and one is Folk Victorian. The two three-story units have in a Folk Victorian style and Italianate style.

The side elevations will have an unvaried, symmetrical window arrangement and will continue the materials and style of the front elevation. The rear elevations will have minimal detailing and three will contain garage door entrances on the ground level, optional decks on the second level, and optional projecting bay windows on the third story.

Block 808, Building #28:

This row will consist of a row of six townhouses on Madison Street. Four two-bay townhouse units will have a perceived height of two stories with a recessed third story and two. Two will be

an Italianate style and two will have Colonial Revival elements. Two three-bay townhouses in an Italianate style will be three stories. The roof heights will range from 31'-34'. The units range from 14'-19' in width.

The side elevations will have an asymmetrical window arrangement and will continue the materials and style of the front elevation. The rear elevations will have minimal detailing and a simple fenestration.

Block 808, Building #29:

This row will consist of three two-bay townhouse units on North Columbus Street, with a perceived height of two stories with a recessed third story. The roof heights will range from 31'-33'. Each unit will be 16' in width. The units will be in a Queen Anne style with two-story projecting square bays.

The side elevations will have an asymmetrical window arrangement and will continue the materials and style of the front elevation. The rear elevations will have minimal detailing and a simple fenestration.

Alley Dwelling Buildings 30 & 31:

This row will consist of two rows of townhouses—one with five units and one with seven units—located on "Private Street C." The townhouses will have a perceived height of three stories with a recessed fourth story. Two end units will have no recessed fourth story. This row has a modern, industrial-inspired expression. Each unit features a pronounced two window bay element at the second and third stories. The row generally has two- and three-bay facades, all with side entrance. The roof heights will range from 40'-42'. The units will be approximately 16' in width.

The side elevations will have an asymmetrical window arrangement and will continue the materials and style of the front elevation. The rear elevations will have minimal detailing and three will contain garage door entrances on the ground level, optional decks on the second level, and optional projecting bay windows on the third story.

Block 808, Building #32:

This row will consist of seven townhouse units fronting on Madison Street, with heights ranging from three stories to a perceived three stories with a fourth story recessed on the center three units. The roof heights will range from 32'-45'. The widths range from 16'-19'. One part of this row is the side elevation of two units fronting on North Alfred Street. For the three four-story units, two have an Italianate style and one is Folk Victorian. The two three-story units will be in a Folk Victorian style and Italianate style.

The side elevations will have an unvaried, symmetrical window arrangement and will continue the materials and style of the front elevation. The rear elevations will have minimal detailing and three will contain garage door entrances on the ground level, optional decks on the second level, and optional projecting bay windows on the third story.

Multi-Family Buildings 1 and 2:

These two four-story buildings are currently being proposed of similar design with the exception being the application of color on the upper portions of the façade. The primary (west) elevation of each building is roughly divided into five sections, with a center projecting section. The majority of the windows are paired. The base is brick with individual entrances to townhouse units. There is no primary entrance to the building. The entire façade has a series of brick pilasters on the second and third stories. The fourth story is differentiated by the use of solid HardiePanel—on one building it is a dark charcoal and on the other it is beige in color. The third and fourth stories are proposed to have metal juliet balconies. Corrugated metal is proposed as an accent feature at the cornice on the corners. The side and rear elevations are similar to the front elevations.

Multi-Family Building 3:

This four-story building has a notch where it bends to accommodate the curve of North Patrick Street. As a result, the front elevation covers nearly the entire blockface. The front elevation has three defining projection sections. The base is brick with individual entrances to townhouse units. There is no primary entrance to the building. The entire façade has a series of projecting bays on the second and third stories. The fourth story is differentiated by the use of solid HardiePanel in a dark charcoal color. The third and fourth stories are proposed to have metal juliet balconies. Corrugated metal is shown as an accent feature at the cornice on the corners. The side and rear elevations are similar to the front elevations.

Description of Unit Types, Front elevations:

Unit A, #1:

Front elevation: Perceived two-story from street, third story recessed
Flat roof, with heavy cornice line at top of two-story component
Height range to top of roof: 31'-33"
Height range to top of cornice line: 23'-25'
Two bay rhythm
Italianate

Unit A, #2:

Front elevation: Perceived two-story along street, third story recessed
Flat roof, with heavy cornice line at top of two-story component
Height range to top of roof: 31'-33'
Height range to top of cornice line: 23'-25'
Two bay rhythm
Greek Revival

Unit A, #3:

Three-story (two stories plus mansard roof with dormers)
Height range to top of roof: 31'-33'
Height range to top of cornice line" 19'-21'
Two bay rhythm
Colonial Revival

Unit B, #1:

Perceived two-story along the street, third story recessed
Height range to top of roof: 31'-33'
Height range to top of fascia: 19'-21'
Two bay rhythm, brick, projecting two-story bay component with pediment and corbelled brick cornice
Queen Anne

Unit B, #2:
Perceived two-story along the street, third story recessed
Height range to top of roof, 31'-33'
Height range to top of fascia: 19'-21'
Two bay rhythm, wood-frame, projecting two-story bay component with pediment
Queen Anne influence, with Stick Style elements

Unit B, #3:
Perceived two-story along the street, third story recessed
Height range to top of roof: 34'-36'
Height range to top of fascia: 22'-24'
Three bay rhythm with one-story front porch
Colonial Revival, Washington Style townhouse

Unit B, #4:
Perceived two-story along the street, third story recessed
Height range to top of roof: 31'-33'
Height range to top of fascia: 19'-21'
Three bay rhythm
Colonial Revival

Unit B, #5:
Three-story (two stories plus mansard roof with dormers)
Height range to top of roof: 31'-33'
Height range to top of cornice: 19'-21'
Paired dormers in roof
Two bay rhythm
Colonial Revival

Unit B, #6:
Three-story (two stories plus mansard roof with dormers)
Height range to top of roof: 31'-33'
Height range to top of cornice: 19'-21'
Paired dormers in roof
Two bay rhythm
Colonial Revival

Unit B, #7:
Perceived two-story along the street, third story recessed

Height to top of roof: 31'-33'
Height to top of fascia: 19'-21'
Three bay rhythm, projecting bay with paired windows at ground level, heavy cornice detail
Colonial Revival

Unit C, #1:
Perceived three stories along street with a recessed fourth story
Height to top of roof: 40'-42'
Height to top of fascia: 29'-31'
Three bay rhythm, projecting two-story bay
Colonial Revival

Unit C, #2:
Perceived three stories along street with a recessed fourth story
Height to top of roof: 40'-42'
Height to top of fascia: 29'-31'
Three bay rhythm
Folk Victorian

Unit C, #3:
Perceived three stories along street with a recessed fourth story
Height to top of roof: 40'-42'
Height to top of fascia: 29'-31'
Three bay rhythm
Italianate

Unit C, #4:
Perceived three stories along street with a recessed fourth story
Height to top of roof: 40'-42'
Height to top of cornice: 29'-31'
Two bay rhythm, projecting two-story bay, corbelled brick cornice
Queen Anne

Unit C, #5:
Perceived three stories along street with a recessed fourth story
Height to top of roof: 40'-42'
Height to top of cornice: 29'-31'
Three bay rhythm, two-story front porch
Folk Victorian

Unit D, #1:
Perceived three stories along street with a recessed fourth story
Height to top of roof: 43'-45'
Height to top of fascia: 32'-34'
Three bay rhythm
Italianate

Unit D, #2:

Perceived three stories along street with a recessed fourth story
Height to top of roof: 43'-45'
Height to top of fascia: 32'-34'
Three bay rhythm, projecting two-story bay with paired windows
Folk Victorian

Unit D, #3:

Perceived three stories along street with a recessed fourth story
Height to top of roof: 43'-45'
Height to top of fascia: 32'-34'
Three bay rhythm, projecting bay with gable roof
Folk Victorian

Unit D, # 4:

Perceived three stories along street with a recessed fourth story
Height to top of roof: 43'-45'
Height to top of fascia: 32'-34'
Three bay rhythm, one-story front porch
Colonia Revival, Washington style townhouse

Unit D, #5

Perceived three stories along street with a recessed fourth story
Height to top of roof: 43'-45'
Height to top of fascia: 32'-34'
Three bay rhythm, three-story projecting bay with pediment
Queen Anne

Unit D, #6:

Perceived three stories along street with a recessed fourth story
Height to top of roof: 43'-45'
Height to top of fascia: 32'-34'
Three bay rhythm
Folk Victorian

Unit D, #7:

Perceived three stories along street with a recessed fourth story
Height to top of roof: 43'-45'
Height to top of fascia: 32'-34'
Three bay rhythm
Folk Victorian

Unit E, #1:

Three stories
Height to top of roof: 32'-34'

Height to top of fascia: 28'-30'
Three bay rhythm
Italianate

Unit E, #2:
Three stories
Height to top of roof: 32'-34'
Height to top of fascia: 28'-30'
Three bay rhythm
Folk Victorian

Unit E, #3:
Three stories
Height to top of roof: 32'-34'
Height to top of fascia: 28'-30'
Three bay rhythm
Folk Victorian

Unit E, #4:
Three stories
Height to top of roof: 32'-34'
Height to top of fascia: 28'-30'
Three bay rhythm
Italianate

Unit E, #5:
Three stories
Height to top of roof: 32'-34'
Height to top of fascia: 28'-30'
Two bay rhythm, two-story front porch
Folk Victorian

Unit E, #6:
Three-story (two stories plus mansard roof with dormers)
Height to top of roof: 32'-34'
Height to top of fascia: 28'-30'
Two bay rhythm, one-story front porch and mansard roof with dormers
Colonial Revival

II. HISTORY:

According to the information compiled for the nomination of the Parker-Gray District to the National Register of Historic Places, the James Bland Homes project was built in two different phases, with a four-block area constructed in 1954 and a final block (known as the James Bland Addition) constructed in 1959. The James Bland Homes project was one of several public housing projects that were located and constructed in the Parker-Gray neighborhood during and

following World War II. These projects were designed in streamlined styles found in Alexandria, including Colonial Revival and Prairie (four-square).

Pre-James Bland Homes

As the established Alexandria street grid expanded in the 19th-century into the area now known as Parker-Gray, most of the buildings consisted of residential structures of one and two stories, with intermittent service related buildings. Sanborn Fire Insurance maps and photographs from the 1930s and 1940s show wood-framed buildings, of a vernacular architectural expression, with minimal detailing. One photograph from the late 1920s or 1930s, of the 800 block of North Wythe Street, shows one-story buildings that resemble mill housing, in a dilapidated condition. The Sanborn Fire Insurance maps show alleys within the blocks in this area, running north to south. Structures are also shown located off the alleys, ranging from actual dwellings to service structures.

James Bland in the Context of Other Public Housing

The prolific Alexandrian architect Joseph Saunders designed James Bland Homes, utilizing a Colonial Revival design, in a garden-style residential setting. The use of the Colonial Revival style found in the Parker-Gray neighborhood is evidenced by Saunder's designs for the public housing located in the north end of the district, between 1945 and 1959. The oldest phase of the public housing dates to 1942, located in the 900 blocks of North Patrick and North Henry Streets and the 1000 blocks of Montgomery Street, was actually part of the Samuel Madden Homes project.

The majority of the Samuel Madden Homes development was a complex located several blocks east of the Parker-Gray boundary, close to the Potomac River. Although a government initiative mainly to build houses on a multi-block site east of the district, the project was justified as a blight clearance. The "blighted" area cleared as part of the Samuel Madden Homes, which began in 1942, extended well-beyond the site of the new construction. It included most of the land north of Madison within the Parker-Gray neighborhood. After it was cleared, some of the land became the location of temporary houses built to provide housing for displaced residents while Samuel Madden was being constructed. Beginning in 1954, the three-block area from Wythe Street to First Street, between North Alfred and North Columbus, and the adjoining blocks, between Madison, Montgomery, North Alfred, and North Patrick Street, became the site of the first phase of James Bland Homes.

In 1959, the block bounded by Montgomery, First, North Patrick, and North Alfred streets became the final phase of construction for the James Bland Homes project. Between the five blocks covered by the James Bland Homes project and the two adjoining blocks containing a portion of Samuel Madden, there was little variation in the architectural design and detailing of the units. The lay-out of the project was adjusted to meet the angled streets in both the earliest and last phases of construction. Where the street pattern allowed for longer buildings, some were constructed on an apartment building model, with flats on each of the two stories, in contrast to the townhouse design used on the majority of the units. The middle phases of the projects had the least variations in both the dimensions of the block-sized site and in the units and garden spaces developed on the sites. However, one variable in the 1954 phase of the project is that the portion

of the site along Columbus Street stepped around pre-existing houses, so that the public houses only occupy half of each block on that side of the street.

As previously mentioned, Joseph Saunders used a streamlined Colonial Revival design in a garden-style setting for the Samuel Madden Homes and James Bland Homes. The design involves side-gabled rowhouses, sometimes with six or more repeated in a row, placed around landscaped garden areas that are oriented to face into the north-south streets. The individual units have very little ornamentation, but the detailing is all consistent with the Colonial Revival style, incorporating brick walls, side-gabled forms, pedimented architraves at main entrances to the units, wood lintels, and multi-pane double hung window sashes. Although the units are notably repetitious, the longest rows are along east-west streets that pass through the projects. Some units with wood siding and inset porches were placed in the centers of rows facing the north-south streets to accentuate the character and symmetry of the houses with respect to the garden spaces. About 60% of the houses were placed in “C-shaped” arrangements to form rectangular shared gardens, with the garden areas having carefully landscaped trees and shrubbery.

The public housing units in the Parker-Gray area include at least three other projects, two of which are located in the boundaries of the proposed Parker-Gray National Register of Historic Places District. The earliest public housing in the area is Ramsey Houses, which are a set of four American foursquare house forms built in 1942, containing multiple units (three contain four units and one has three units). Ramsey Houses are located on the east side of Patrick Street between Pendleton and Wythe streets, and have stucco exteriors and low hipped roofs. Ramsey Houses reflect modest detailing associated with the Craftsman and Prairie styles. The other housing projects in the Parker-Gray area include Jefferson Village, a late Modern or Post-Modern complex at West and Princess streets, built in 1988, and Andrew Adkins, located north of Wythe Street and west of Fayette Street, built in 1968.

Parker-Gray and Designations:

Parker-Gray has been recognized as a local historic district since 1984, and architectural changes within the neighborhood are overseen by the Parker-Gray Board of Architecture Review (BAR). The boundaries for the locally designated district include all of James Bland Homes. The district boundary lines for Parker-Gray have not changed since adopted by City Council in 1984.

In October of 2006, the City began the process of nominating Parker-Gray to the National Register of Historic Places. The City, led by the Planning & Zoning Department, contracted with a cultural resources firm, John Milner & Associates, to commence the necessary research, survey, and documentation required to nominate the neighborhood to the National Register. During the process, the James Bland Homes project was surveyed and determined to be contributing structures to the district, due to age (at least 50-years old), architecture, and association with the social and cultural history of the Parker-Gray neighborhood. The National Register has strict guidance as to what determines the contributing nature of buildings and structures for nomination. The City and Consultants met and discussed the nomination with representatives of the Virginia Department of Historic Resources (VDHR), who review the nomination prior to submission to the National Park Service. Guidance from VDHR led to the determination that the resources of James Bland Homes were contributing resources to the nominated Parker-Gray Historic District.

In June of 2008, the Parker-Gray nomination was discussed by the VDHR Historic Resources Boards who voted to support the nomination and directed the state staff to forward the nomination to the National Park Service. It is anticipated that the nomination will be finalized and forwarded to the National Register department of the National Park Service by the end of 2008.

III. ANALYSIS:

The analysis for conceptual design review principally addresses the appropriateness of height, scale, massing and general architectural character. The following analysis focuses on these issues, recognizing that further details will be reviewed at the time of submission for the application for the Certificate of Appropriateness.

Height, Scale and Massing

In respect to the current concept plan, Staff cautions the applicant that the height and scale of the proposed new construction should be compatible with the existing historic buildings in the neighborhood, particularly in areas where the new construction is immediately adjacent to or abuts historic buildings. Historically, Parker-Gray is a small-scale neighborhood with three stories as a maximum height. The vast majority of the residential buildings are two stories in height with low floor-to-floor height ratios.

Since the first review of the proposed redevelopment, Staff has expressed concerns regarding the proposed height. Many of the proposed townhouses and alley dwellings will range from three to four stories in height, with a greater floor-to-floor height (approximately 10'6") than is historically found in the district (approximately 9'). Staff notes that the *Design Guidelines* advise that "building height should generally reflect the existing heights of buildings in the immediate vicinity of the proposed new construction." In addition, the *Guidelines* note that "most single family houses in the historic district are 2 or 3 stories in height. New single family residential construction should generally reflect this prevailing pattern." To ease the height transition on the borders of the project, where the new construction abuts existing historic architecture, Staff has worked with the applicant to reduce the heights to two stories plus a recessed third story or two stories plus a mansard roof with dormers as a third story. Although these townhouses may have a greater height than the existing townhouses, Staff finds that the townhouses on North Columbus Street and First Street provide an appropriate height transition. Staff remains concerned about the transition from the existing historic buildings to the new construction on Wythe Street. Staff finds that some townhouse types are more successful at presenting an appropriate perceived height than others. Staff recommends that the applicant work with Staff to adjust the perceived height of certain townhouse styles.

Staff notes that the scale of the proposed project is significantly greater than what currently exists in Parker-Gray. However, the scale and massing have been addressed through siting and architectural expression in a way that contributes to compatibility with the existing historic fabric. Further, the treatment of the townhouses abutting historic buildings is at a reduced scale and most closely approximates the existing architecture. While the scale and massing of the

majority of the townhouses and alley buildings on the interior of the site are greater than what is traditionally found in Parker-Gray, they are somewhat removed from the historic fabric by the townhouses with the transition height along the edges. The majority of the townhouses will never be on the same scale as a historic Parker-Gray townhouse, however they will be perceived and understood in relation to one another, and so, relative in height, scale and massing for the immediate area.

Staff finds a modern design for the alley buildings appropriate at this location—the interior of the blocks—and an opportunity to increase the sense of variety and texture for the entire project. However, as shown on the elevations, Staff finds that the scale and massing of the alley buildings appear greater due to design and choice of materials. The larger scale and massing do not allow for an appropriate transition in the locations where the alley buildings are adjacent to historic townhouses. A reduction in height on the end units as the applicant has proposed in some locations will improve the transition. Staff recommends that the applicant continue to revise the elevations for a modern design suitable for the district. Staff notes that due to condensed schedule of concept design review, and the large scale of this project, that design discussions have concentrated primarily on the townhouses and the site plan. As a result, there has been less of an opportunity to develop the designs for the alley buildings and multi-family buildings.

Staff finds the proposed four-story height of the multi-family buildings on North Patrick is appropriate at that location. The proposed step down where the northern building turns the corner onto First Street provides an adequate transition. The scale and massing, reinforced by a single architectural expression, is most appropriate for the multi-family buildings.

General Architectural Expression

The architecture of Parker-Gray is comprised of box-like forms, in attached townhouses, of wood-frame construction, nearly flat shed roofs, and simple, vernacular designs. Modest versions of architectural styles dating to the late-19th and early-20th centuries are found throughout Parker-Gray. The architectural styles in this district include Greek Revival, Italianate, Second Empire, and Queen Anne, sometimes combined to form blended styles. Restrained versions of Colonial Revival styles in masonry are located within the neighborhood, and include examples of Washington-style townhouses with one-story front porches.

The restrained use of design details and ornamentation provides variety and texture to these modest vernacular forms. A sense of variety and texture, balanced by repeating forms, both within blocks and between blocks, defines the character of this district and reflect the evolution of the neighborhood over time. Staff notes that texture and variety can be challenging to create in new construction on the scale of several city blocks.

As the exterior design expression develops for the new construction, the applicant should remember that the styles chosen should reflect and relate to the character found within the Parker-Gray neighborhood. While the Old and Historic Alexandria District has many examples of high-style, three-story buildings, the Parker-Gray District is generally a distinct contrast to that type of architecture. Although the historic architecture of Parker-Gray features vernacular interpretations of many popular late 19th- and early 20th-century styles, the architectural

vocabulary of Parker-Gray is defined by a sense of scale, proportion, rhythm and massing. While the application of stylistic details may be appropriately applied to new construction, compatibility is maintained by the continued use of the historic architectural vocabulary. Staff supports the general architectural expression proposed by the applicant. Staff finds the use of vernacular forms and elements of representative architectural styles (Queen Anne, Greek Revival, Italianate and Colonial Revival) to be appropriate and contribute to a sense of variety. Staff finds that the most successful forms of architectural expression distill elements of historic styles to complement the architectural heritage. The *Design Guidelines* advise that “while new residential buildings in the historic districts should not create an appearance with no historical basis, direct copying of buildings is discouraged.” Staff finds that the proposed architectural styles satisfy this guideline through the use of appropriate application of historic styles.

While Staff has found that the majority of the proposed front elevations are appropriate, Staff finds that the side and rear elevations should continue to be studied and revised. The *Design Guidelines* state that “side and rear walls which face open areas should be designed with as much attention to detail as the primary façade.” Staff finds that attention to materials, fenestration, and architectural details will improve the side and rear elevations.

Staff finds that a modern design is appropriate and encouraged for the alley dwellings. Regarding the multi-family buildings on North Patrick Street, Staff notes that a single architectural expression for each building is appropriate.

Staff notes that appropriate design details will be discussed with the applicant for the application of the Certificate of Appropriateness. Such design elements will not be limited to, but will include, the following: ornamentation, window and door types, garage doors, lighting fixtures, screening of trash and utilities, and details such as shutters. High quality materials, details, and finishes are expected for this project due to its location within the Parker-Gray Historic District. Staff encourages the continued use of historically-appropriate materials. Although new materials, such as Hardieplank siding and trim, are approved by the Board on a case-by-case basis, the continued use of historically appropriate materials contributes to the compatibility of new construction with the existing historic fabric. For example, regarding roof materials for new construction, the *Design Guidelines* note that “roofing materials should reflect the traditional use of wood, metal and slate in the historic districts.” Staff recommends that the applicant consult with Staff to determine an appropriate materials palette as the project proceeds.

Site Plan

Landscape features are integral to the character of Parker-Gray. While there is little formal landscaping in this area, open green spaces and canopies of mature trees are found both within blocks and along block edges. Blocks with front yards recessed from the sidewalks and streets are also found within the neighborhood, providing green and open space to residents. Staff has concerns regarding the loss of green space and appropriate replacement plans. The project proposes the establishment of two park spaces, one located at the southwest corner of Montgomery and Alfred streets and the other on First Street behind the northernmost multi-family building. While parks and open space are generally not reviewed by the Board, Staff finds that the size of the redevelopment of five city blocks warrants consideration of this issue as

it relates to the general setting, landscape and open space patterns, and street grid. Staff remains concerned about the reduction of open space to 23%, less than the historic patterns of open space in Parker-Gray, and the loss of mature shade trees along block edges and within blocks.

The concept plan also shows the introduction of wide service lanes or alleys. While alleys are typically found within Parker-Gray, the widths of the proposed lanes are wider and more prominent than what is normally found in the neighborhood. While Staff supports the use of alleys to provide connectivity and porosity within the blocks, the hierarchy of primary streets, subservient secondary streets, and service alleys should be respected. The concept site plan references new streets and alleys as private. Staff finds that such alleys and streets should be publicly accessible and visually impart the public nature of these spaces.

Overall, Staff finds that the proposal is appropriate in terms of height, mass, scale and general architectural character and recommends concept approval with conditions.

IV. STAFF RECOMMENDATION:

Staff recommends concept approval with the following conditions:

1. That the applicant continue to work to reduce the actual or perceived height of the townhouses that border existing buildings—specifically on Wythe Street—to improve the transition from existing buildings to new construction. This can be accomplished in many ways that may include: variation in cornice height, variation in roof height/type, addition of a porch, varied setbacks, or by removal of the recessed top story.
2. That the applicant shall revise the front, side and rear elevations of the townhouse units in order to provide fenestration, solid-to-void ratio, and placement and pattern of windows appropriate to each unit's architectural style and compatible with the existing architecture of Parker-Gray.
3. Side and rear elevations should relate to their respective front elevations in regard to architecture, materials and color.
4. That the applicant work with Staff to determine a materials palette of historically-appropriate materials. CMU block shall not be permitted. Regarding the use of HardiePanel, the applicant shall provide examples of the successful application of this material for new construction in a historic district for Staff to evaluate and recommend its appropriateness. All sloped roofs shall be metal or slate. Approval of all materials, unless required herein, shall be evaluated and approved as part of the Certificate of Appropriateness.
5. Ornamentation and detailing shall be consistent with the architectural style of the unit or building and be compatible with the vernacular architecture of Parker-Gray.
6. That the applicant reduce the perceived height of the alley buildings and refine the elevations of the alley buildings, including proposed materials selections.
7. That the applicant work with Staff to revise the elevations of the multi-family buildings on North Patrick Street.
8. That the applicant provide appropriate screening for HVAC equipment, trash, utilities and similar areas.

9. That the applicant work with Staff as the design of the park spaces evolves to ensure compatibility with the character of the district as relates to setting, landscape, the street grid and public space.
10. That the applicant work with Staff to determine appropriate selections for design details that include but are not limited to trim, doors, garage doors, windows, exterior lighting, fences, railings, gates, and other items that shall require subsequent review and approval as part of the Certificate of Appropriateness.
11. To ensure that significant information is not lost as a result of the current development project, the applicant shall hire an archaeological consultant to complete a Documentary Study. The Documentary Study shall be completed prior to the first submission of the final site plan or January 1, 2009 (whichever is earlier). If the Documentary Study indicates that the property has the potential to yield significant buried resources, the applicant shall hire an archaeological consultant to complete an Archaeological Evaluation. The Archaeological Evaluation will need to be completed in concert with demolition activities. If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the *City of Alexandria Archaeological Standards*. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented.
12. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation plans, Erosion and Sediment Control, Grading, Landscaping, Utilities, Sheeting and Shoring, etc.) so that on-site contractors are aware of the requirements:
 - a. All required archaeological preservation measures shall be completed prior to ground-disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) or a Resource Management Plan must be in place to recover significant resources in concert with construction activities. To confirm, call Alexandria Archaeology at (703) 838-4399.
 - b. The applicant/developer shall 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. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
13. The final site plan shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Resource Management Plan is in place.
14. Certificates of Occupancy will not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist.

V. CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- F-1 The applicant shall comply with Code Administration comments associated with DSP2008-00013.
- C-1 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides of the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line.
- C-2 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.
- C-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-4 A soils report must be submitted with the building permit application.
- C-5 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 Additions and Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-7 Additions and Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-8 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-9 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.

C-10 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Historic Alexandria:
Approved in concept.

Archaeology Conditions

1. To insure that significant information is not lost as a result of the current development project, the applicant shall hire an archaeological consultant to complete a Documentary Study. The Documentary Study shall be completed prior to the first submission of the final site plan or January 1, 2009 (whichever is earlier). If the Documentary Study indicates that the property has the potential to yield significant buried resources, the applicant shall hire an archaeological consultant to complete an Archaeological Evaluation. The Archaeological Evaluation will need to be completed in concert with demolition activities. If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the *City of Alexandria Archaeological Standards*. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented.

2. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation plans, Erosion and Sediment Control, Grading, Landscaping, Utilities, Sheeting and Shoring, etc.) so that on-site contractors are aware of the requirements:

a. All required archaeological preservation measures shall be completed prior to ground-disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) or a Resource Management Plan must be in place to recover significant resources in concert with construction activities. To confirm, call Alexandria Archaeology at (703) 838-4399.

b. The applicant/developer shall 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. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

3. The final site plan shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Resource Management Plan is in place.

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

Open Space

1. The developer shall integrate aspects of the historic character of the property into the design of open space for this project and shall provide and erect interpretive signage that

highlights the history and archaeology of the site. The archaeological consultant (see Archaeology Conditions) shall provide information about the history of the site for use by the designers as early as possible during the review process--prior to the first submission of the final site plan. The themes and potential locations for placement of interpretive markers shall be part of the first submission of the final plan. The consultant shall provide text and graphics for the signage subject to approval by the Office of Historic Alexandria/Alexandria Archaeology, the Department of Recreation, Parks and Cultural Activities, and the Planning Department.

Code

C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Archaeology Findings

F-1 Archaeological resources in the development area have the potential to provide insight into Alexandria's past, but additional documentary study is needed. The limited historical research that has been completed about the development blocks and the vicinity to date indicates that the Henry Daingerfield estate extended onto the recreation center property, with the house situated in the middle of Wythe Street. During the Civil War, the area was the site of the Barracks, Kitchens &c. for Washington Street Corral. A small 18 by 13 foot structure was located near the northeast corner of Columbus and Wythe. Mess rooms, kitchen and bunk rooms extended across Wythe on the west side of Columbus, and a kitchen and privy were located in the middle of Wythe Street. By 1877, there were several structures in the development area. There was a cluster west of the canal near the Alexandria and Washington Turnpike and the Washington and Alexandria Railroad line (Columbus, First and Alfred Streets), and there were structures on Columbus near Madison. In the late 19th century, this was the location of an African American community, "the Hump". Structures are shown on Sanborn maps on most of the blocks by the 1920s and '30s.

F-2 The applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.

VI. IMAGES: Please note that a full set of all images submitted is available for viewing at Planning & Zoning.



Figure 1. Proposed site plan.

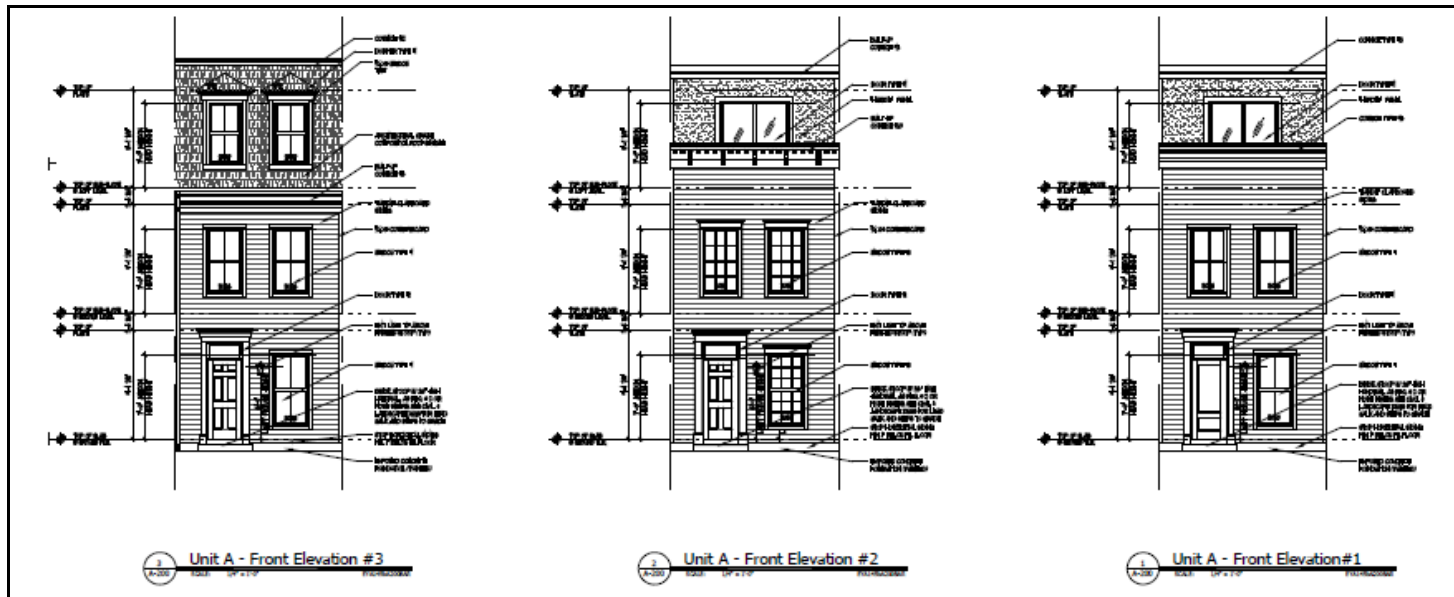


Figure 2. Examples of Unit A front elevations.

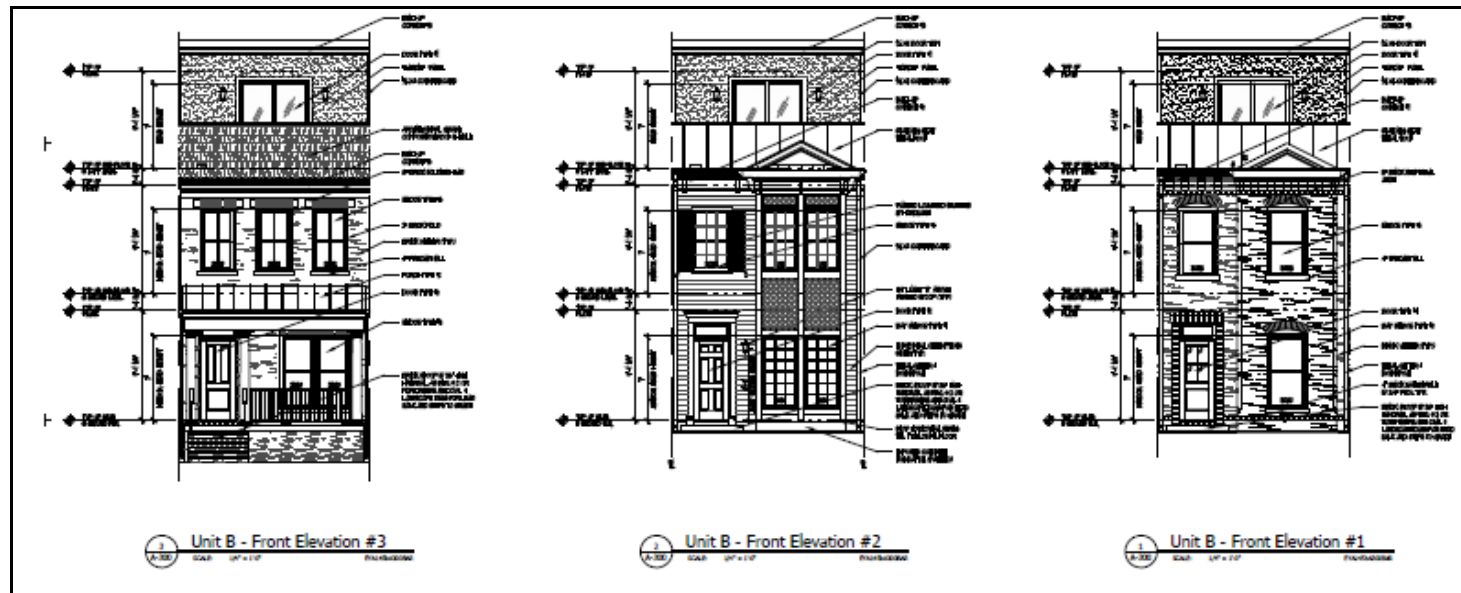


Figure 3. Examples of Unit B front elevations.

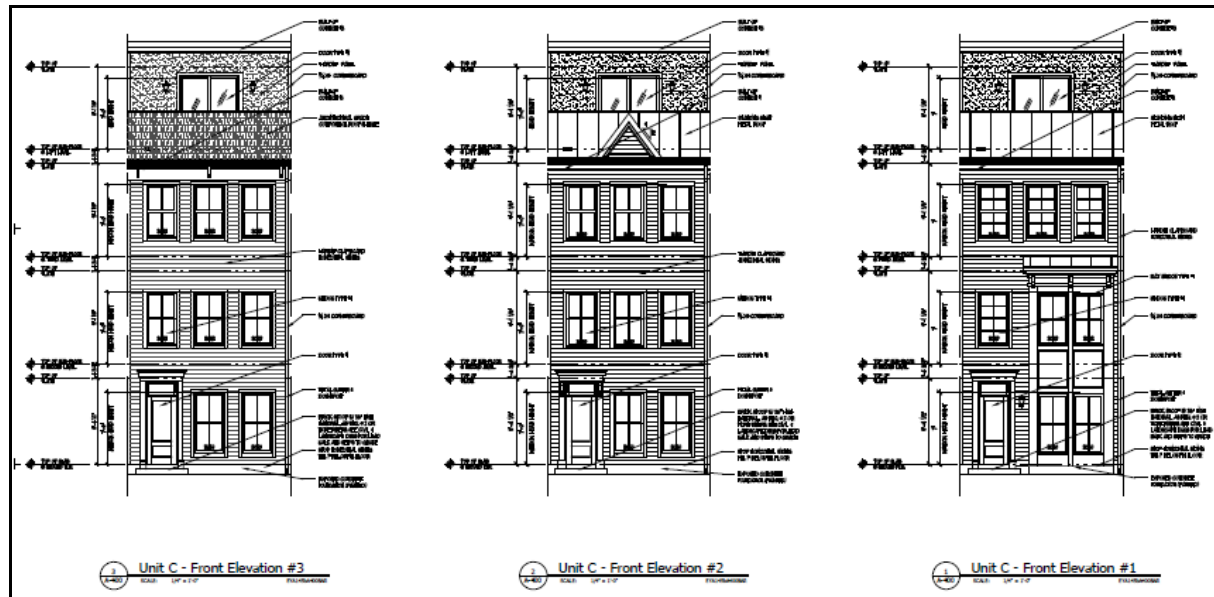


Figure 4. Examples of Unit C front elevations.

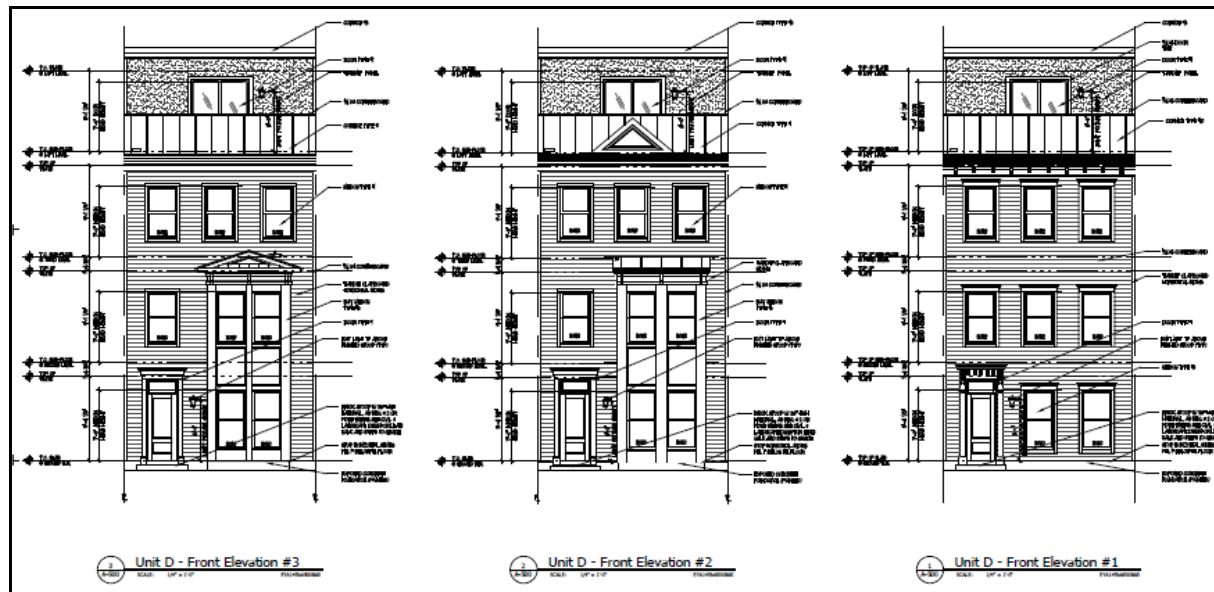


Figure 5. Examples of Unit D front elevations.

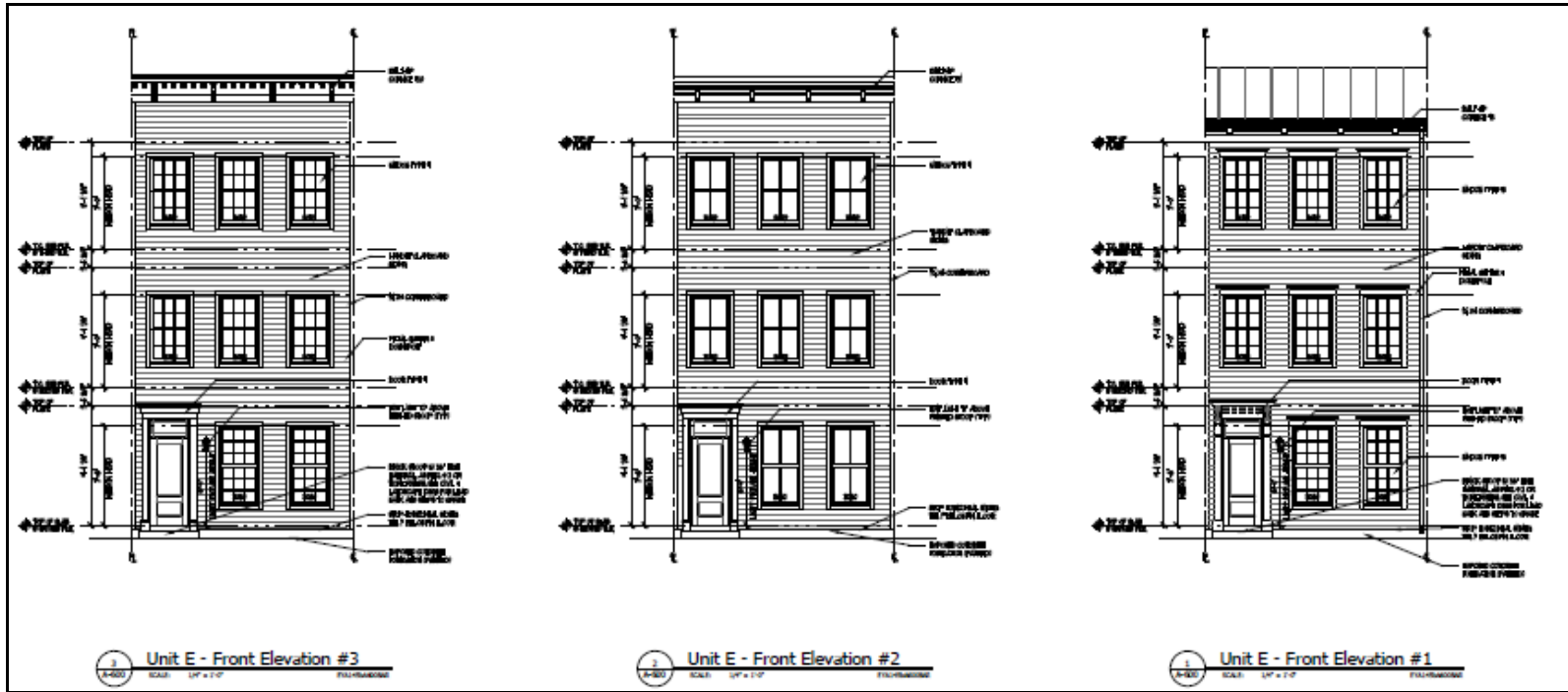


Figure 6. Examples of Unit E front elevations.

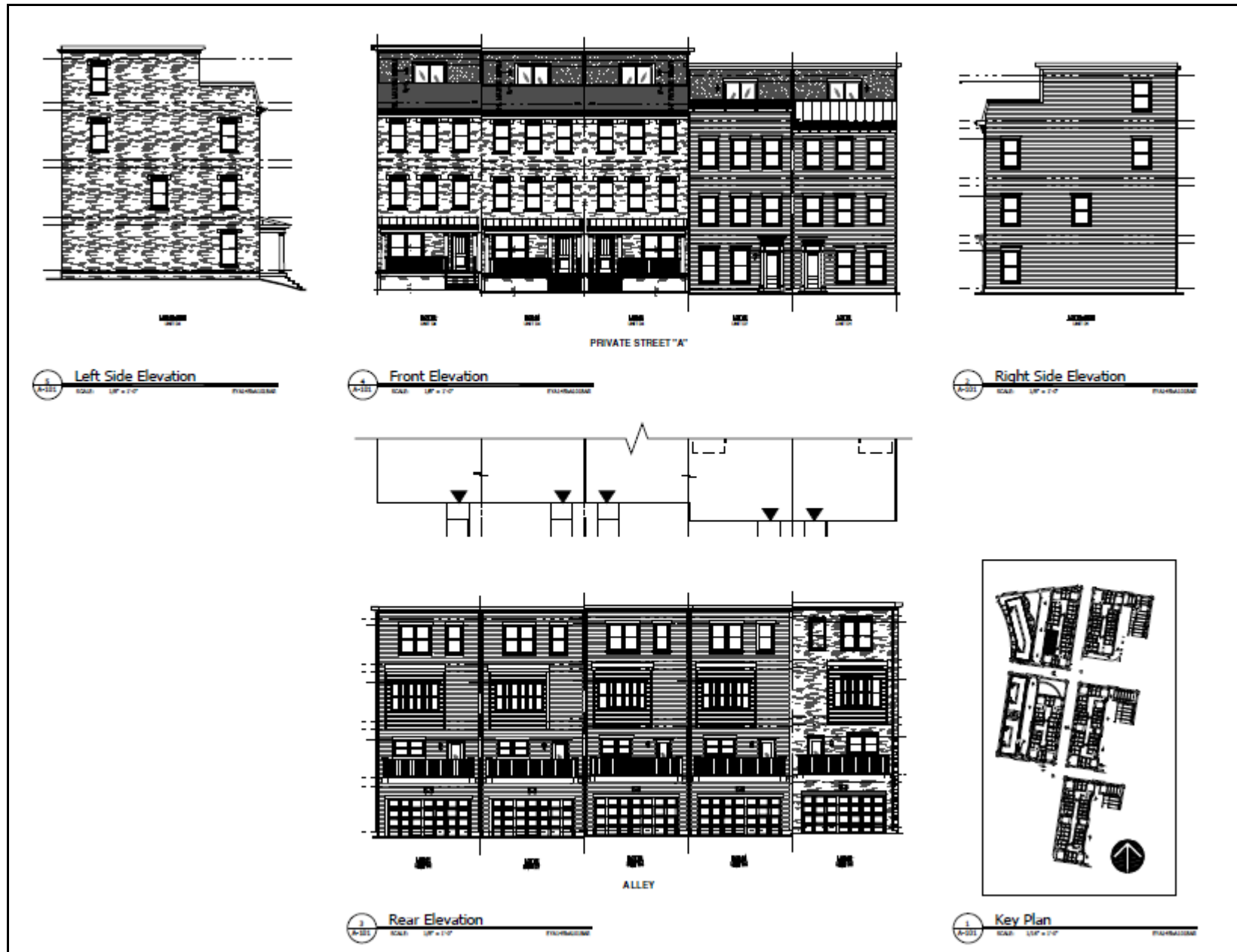


Figure 7. Proposed elevations for townhouses on "Private Street A."



Figure 8. Proposed elevations for townhouses on 800 block of First Street.

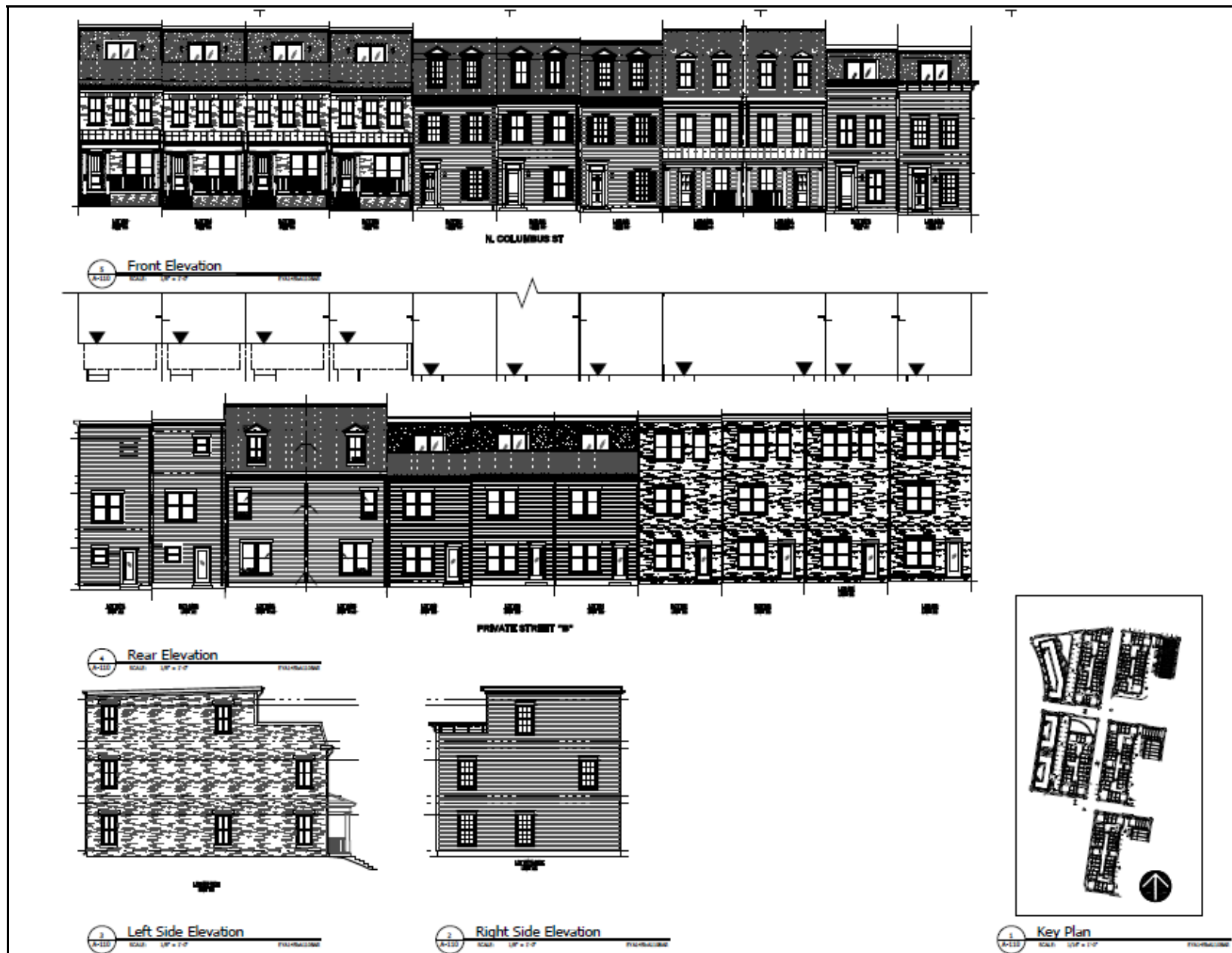


Figure 9. Proposed elevations for townhouses on 900 block of North Columbus Street.



Figure 10. Proposed elevations for townhouses on 900 block of Madison Street.



Figure 11. Proposed elevations for townhouses on 800 block of North Alfred Street.

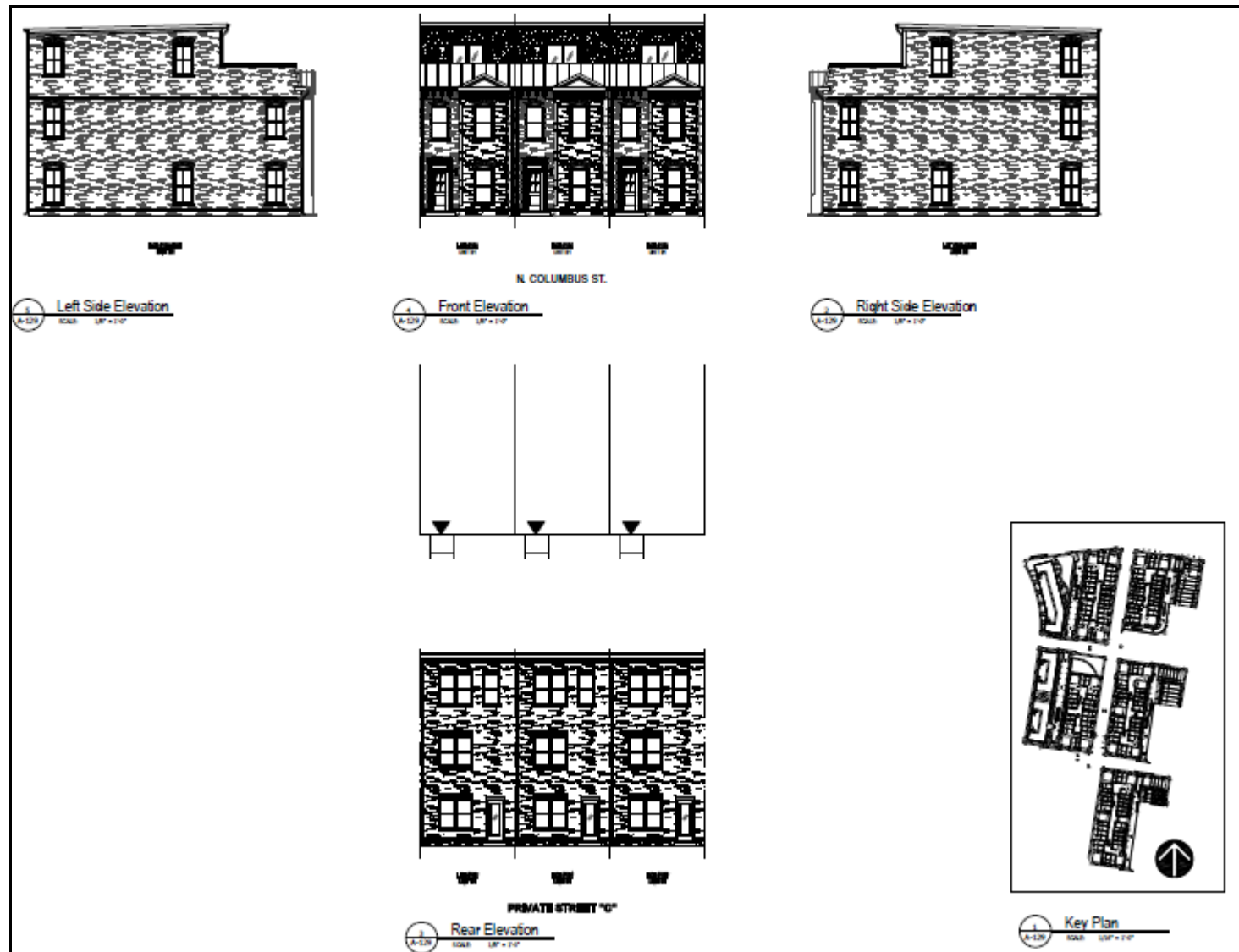


Figure 12. Proposed elevations for townhouses on 700 block of North Columbus Street.

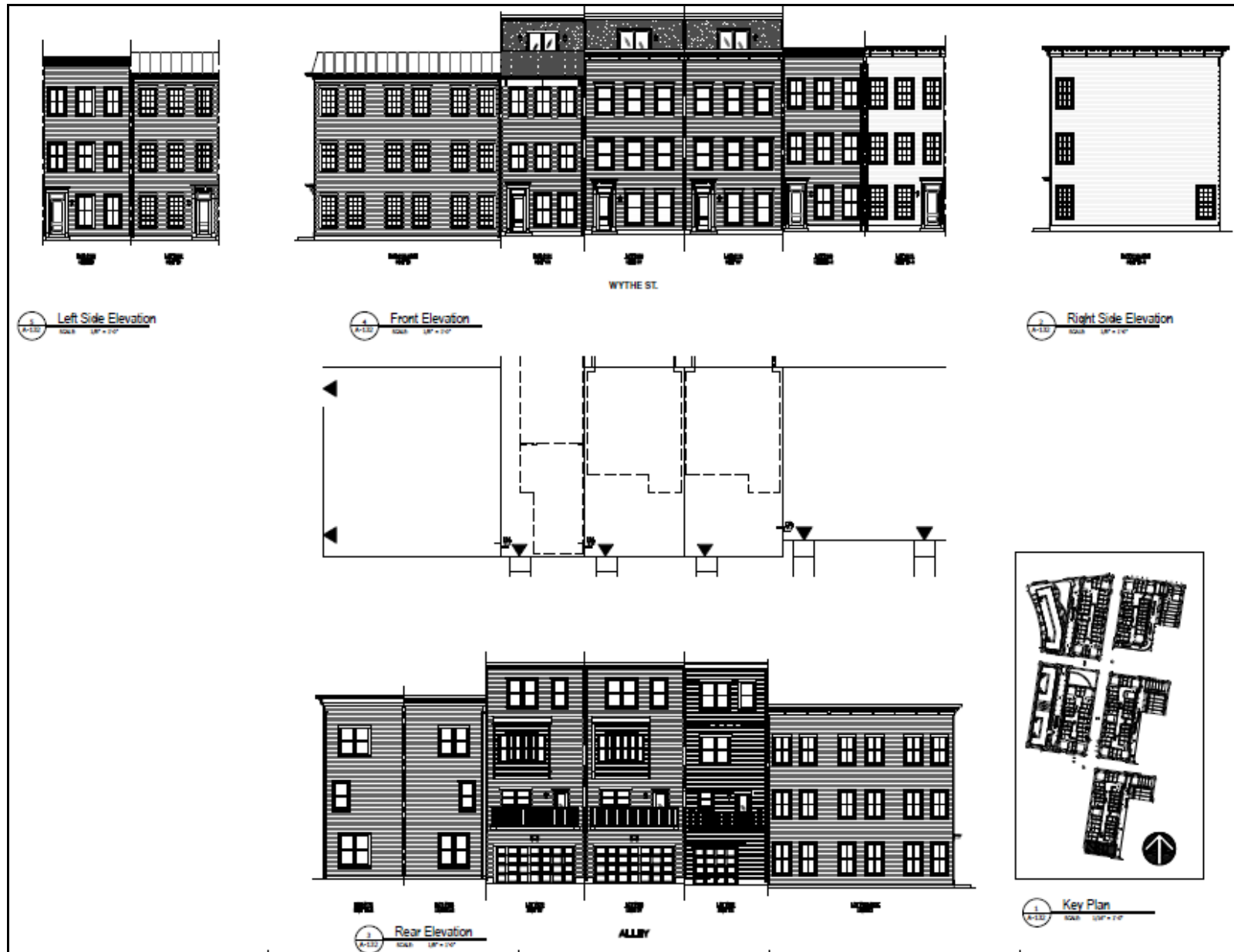


Figure 13. Proposed elevations for townhouses on 800 block of Wythe Street.

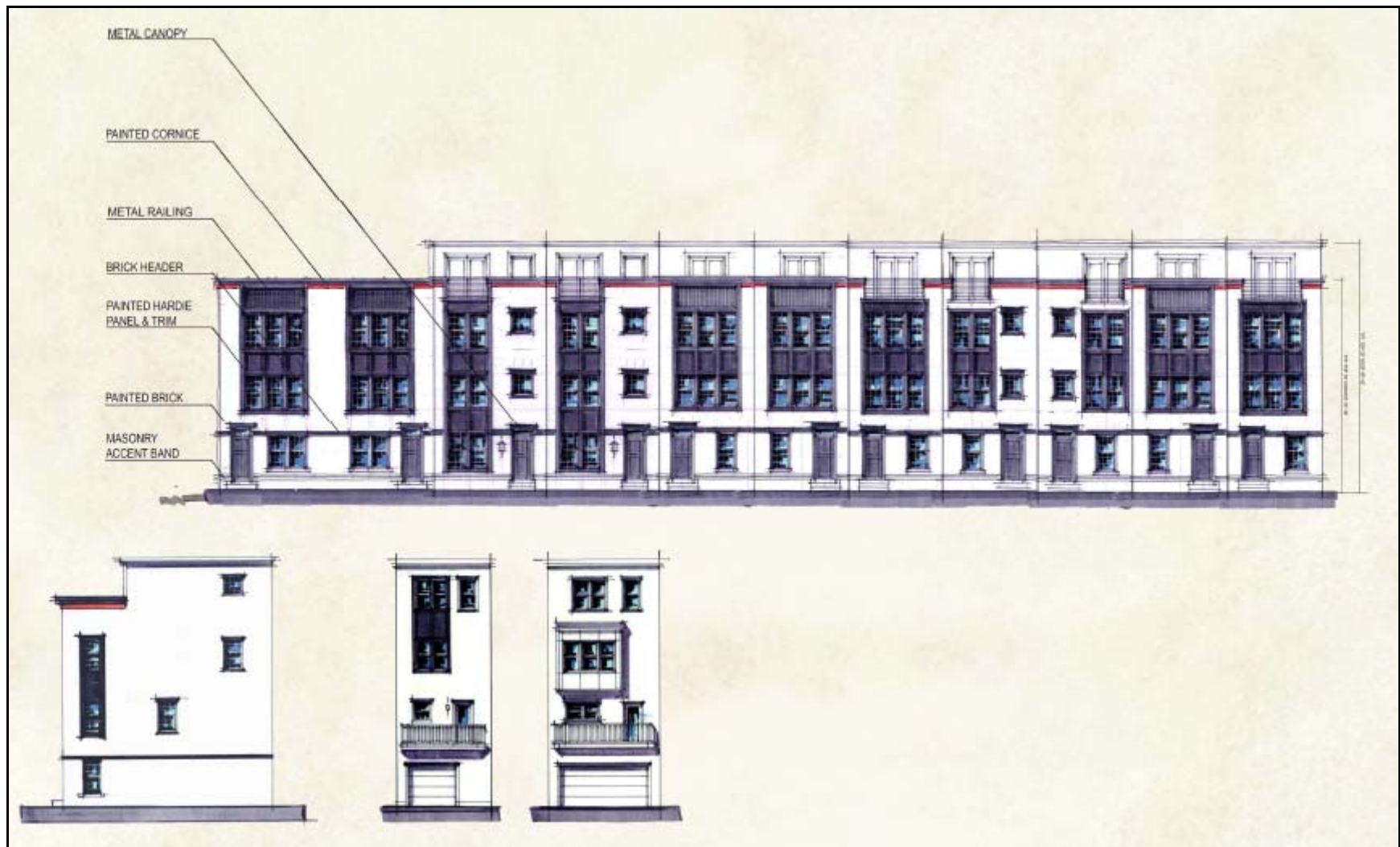


Figure 14. Proposed elevations for alley buildings.

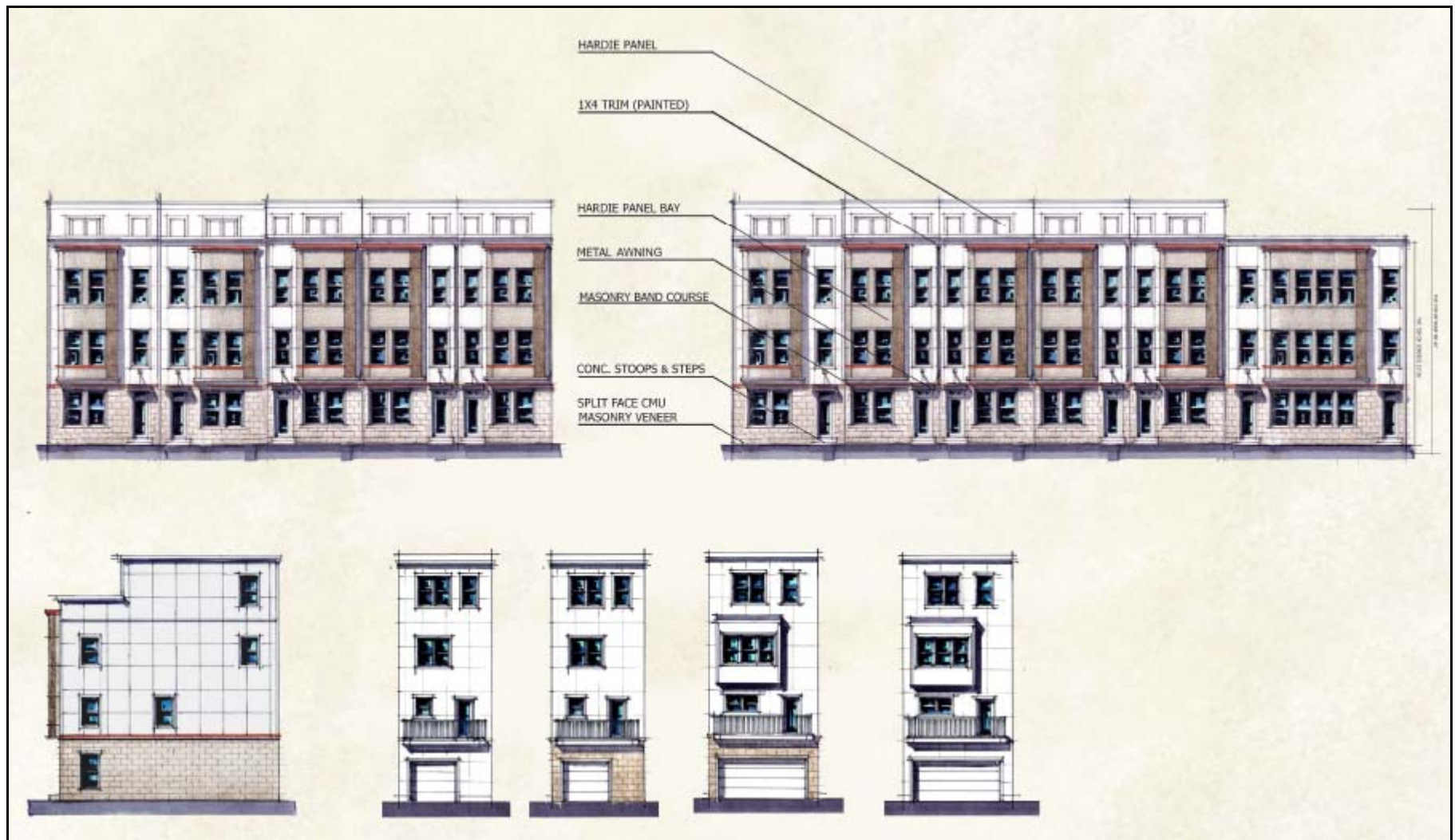


Figure 15. Proposed elevations for alley buildings.



Figure 16. Proposed elevations for Multi-Family Building 1.

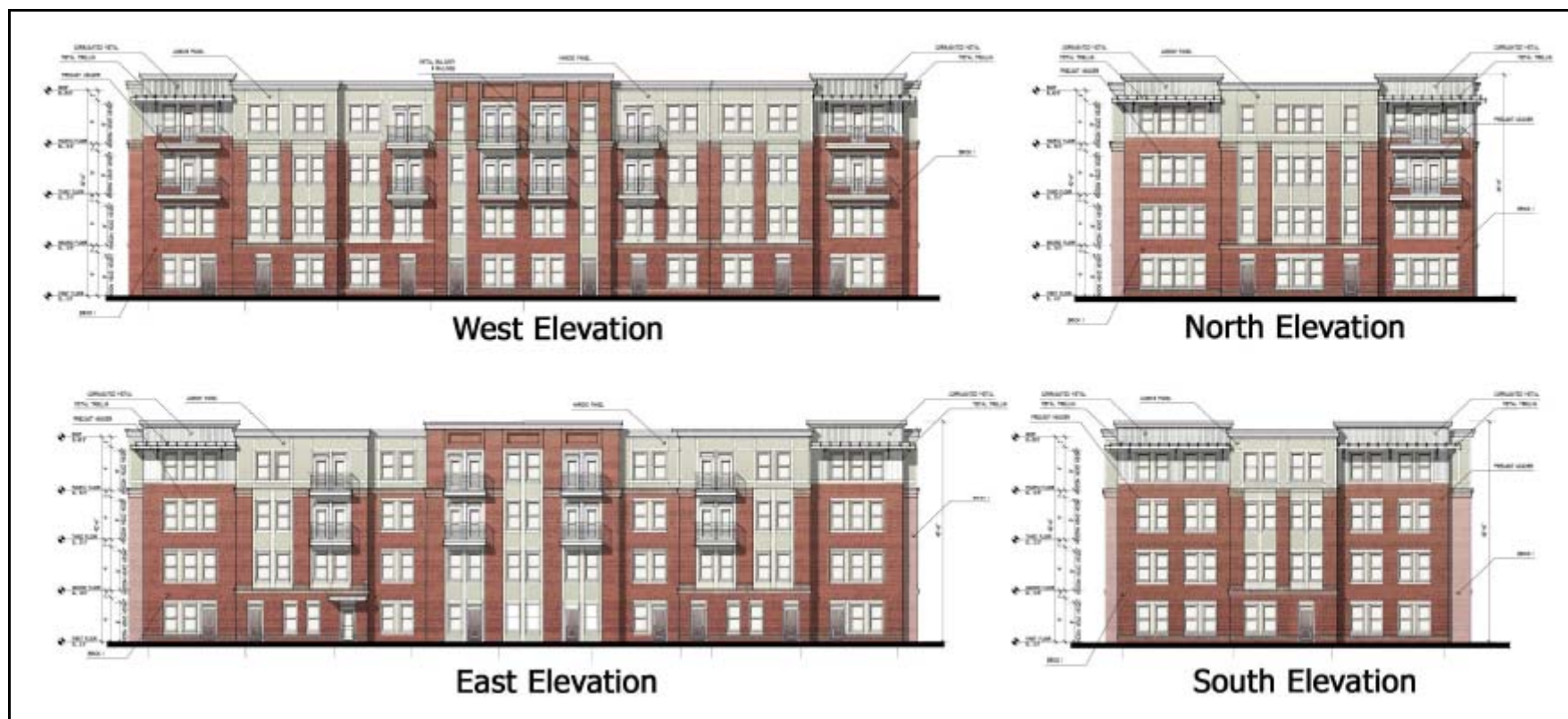


Figure 17. Proposed elevations for Multi-Family 2.



Figure 18. Proposed elevations for Multi-Family Building 3.



Figure 19. Proposed First Street elevation.

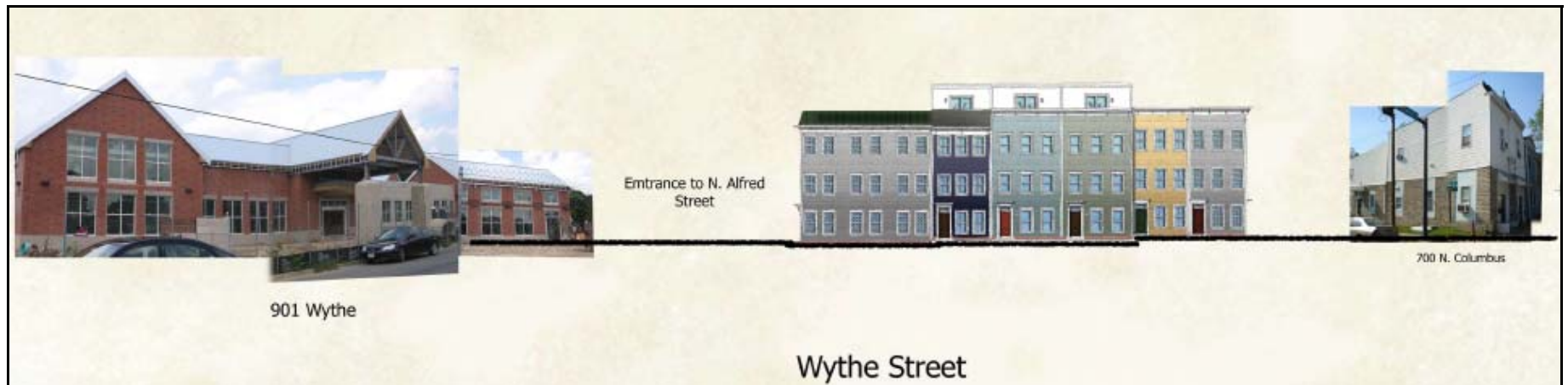


Figure 20. Proposed Wythe Street elevation.



Figure 21. Proposed elevation on North Columbus Street.