

ISSUE: Permit to Demolish

APPLICANT: Alexandria Redevelopment Housing Authority

LOCATION: Parker Gray District
899 & 999 North Henry Street

ZONE: RB/Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish with the following condition(s):

1. The applicant shall provide a professional documentary study of the full history of the project site. The documentary study will consist of maps in addition to primary and secondary source information. The archival research shall include, but is not limited to, deeds, plats, title documents, probate and other court records, tax and census records, business directories, published and unpublished manuscripts of first-hand accounts, historical maps, newspaper articles, and oral histories. The study should also include photographs and measured drawings of the buildings in the development. Said photographs and drawings must be to HABS/HAER standards.
2. The applicant shall provide a public summary of the documentary study suitable for posting on the City's website.
3. The applicant shall provide on-site interpretive signage based on the findings of the documentary study. The signage will be reviewed by City staff prior to fabrication.
4. The applicant shall include a component of oral history into the site interpretation.
5. If this project is a federal undertaking or involves the use of any federal funding, 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.
6. Hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. 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.
7. Staff also notes the recommendations of Alexandria Archaeology.

BOARD ACTION May 18,2022 :

On a motion by Ms. Roberts and seconded by Ms. Irwin, the Board voted unanimously to accept the deferral of the application.

REASON

The Board wanted more information regarding potential alternatives to demolition, the protection status of any Alexandria buildings designed by Joseph Saunders, the impact to the historic district of the project, and the percentage of World War II housing remaining in the City. They also wanted to add conditions.

SPEAKERS

Steven Kulik represented the applicant, gave a presentation, and answered questions. He was assisted by architects Stephanie Farrell and Sherief Elfar. Mr. Kulik agreed with staff recommendations.

DISCUSSION

Ms. Roberts complimented staff on the incredibly detailed staff report and agreed that the buildings do not meet the demolition criteria and that Alexandria has many Colonial Revival buildings and many building designed by Saunders. She noted that the applicant can mitigate the loss of the buildings with extensive research and documentation.

Ms. Irwin agreed with staff but suggested adding laser scanning of the entire site as a condition, as the layout of the buildings is important. In regards to condition #3 which requires interpretive signage, she wanted to add a condition that there be proper oversight for the final product.

Ms. Sennott agreed with staff recommendations.

Mr. Adams agreed with staff recommendations and with Ms. Roberts' and Ms. Irwin's comments.

Mr. Sprinkle requested more information on alternatives to demolition and asked if any of the Saunders buildings have some level of protection, such as a preservation easement. He wanted to know the impact to the historic district of the area and space, as well as the percentage of extant World War II housing. He noted that HABS/HALS drawings must go to the Library of Congress, and suggested adding a condition to include a component of oral history.

Dr. Ossman felt that although the BAR purview is over buildings, this is a long-standing community and the "better future" for residents was poorly defined. She was therefore ambivalent about the demolition.

Mr. Spencer agreed with Dr. Ossman, struggling with the demolition for similar reasons.

UPDATED INFORMATION FROM THE APPLICANT, 6/6/2022

As the applicant has made no changes to the original demolition application, the staff report that follows below is identical to that presented at the May 18, 2022 Board of Architectural Review hearing. At that hearing, the Board had several requests for additional information from the applicant. That information is summarized here for easy access and clarity. The full document from the applicant is included in the docket.

At the May 18 hearing, Ms. Irwin recommended that staff add laser scanning of the entire site as a condition of approval, as the layout of the buildings is important. The applicant would like for the BAR to provide some guidance on this issue. Would the BAR like a laser scan of the exterior of a single building or of all the buildings? The BAR should also be aware that a 3D laser scan of a landscape records fences, walkways, cars, personal items, etc. A measured 2D site plan would probably be a better way to document the landscape without including unrelated items. Would the BAR agree to this?

The applicant has indicated that they fully intend to comply with staff conditions. EHT Tracerics will complete HABS documentation with a formal submittal to Library of Congress with copies to the Alexandria Barrett Branch Library Local History/Special Collections, the City of Alexandria Archives and Records Center, and others as may be appropriate. Given the simplicity of the original landscape, Tracerics does not recommend HALS documentation. Tracerics will also prepare interpretive signage, submitting draft and final product to City staff for review and editing.

Mr. Sprinkle recommended adding an oral history component to the site interpretation. Tracerics will assist the developer in identifying potential long-term residents of the Homes and Uptown to better understand the social history of the neighborhood. The team will consult with city staff and will build upon the oral histories completed as part of the Ramsey Homes redevelopment project. This may also include interviews with relatives or associates of architect Joseph Saunders, Jr.

Mr. Sprinkle also requested more information on Joseph Saunders. Tracerics has agreed to undertake more in-depth research on Mr. Saunders, providing a better understanding of where the Samuel Madden Homes fit within the context of his career.

Regarding the effect to the historic district of demolishing the 13 buildings on this 3.44-acre site, the NRHP Historic District encompasses 201.6 acres and includes a total of 984 contributing buildings and 325 non-contributing buildings. The local historic district is slightly smaller, encompassing approximately 40 blocks and including 1,210 buildings. The Samuel Madden Homes are located at the northwestern most boundary line of the local historic district. The property is surrounded by new large-scale development including the redeveloped James Bland Homes site (Old Town Commons) to the east and new multi-family developments to the west outside the local historic district. The Charles Houston Recreation center and a mix of low-scale contributing and non-contributing buildings are located to the south of the development area. The Samuel Madden Homes are essentially located on an island within the historic district, surrounded by contemporary large developments that do not contribute to the historic district.

The integrity of this area of the historic district, particularly its setting, is diminished. The demolition and redevelopment of the Samuel Madden Homes will have minimal negative impacts on the integrity of the historic district, impacting only 13 of the 1,210 buildings located within the local historic district.

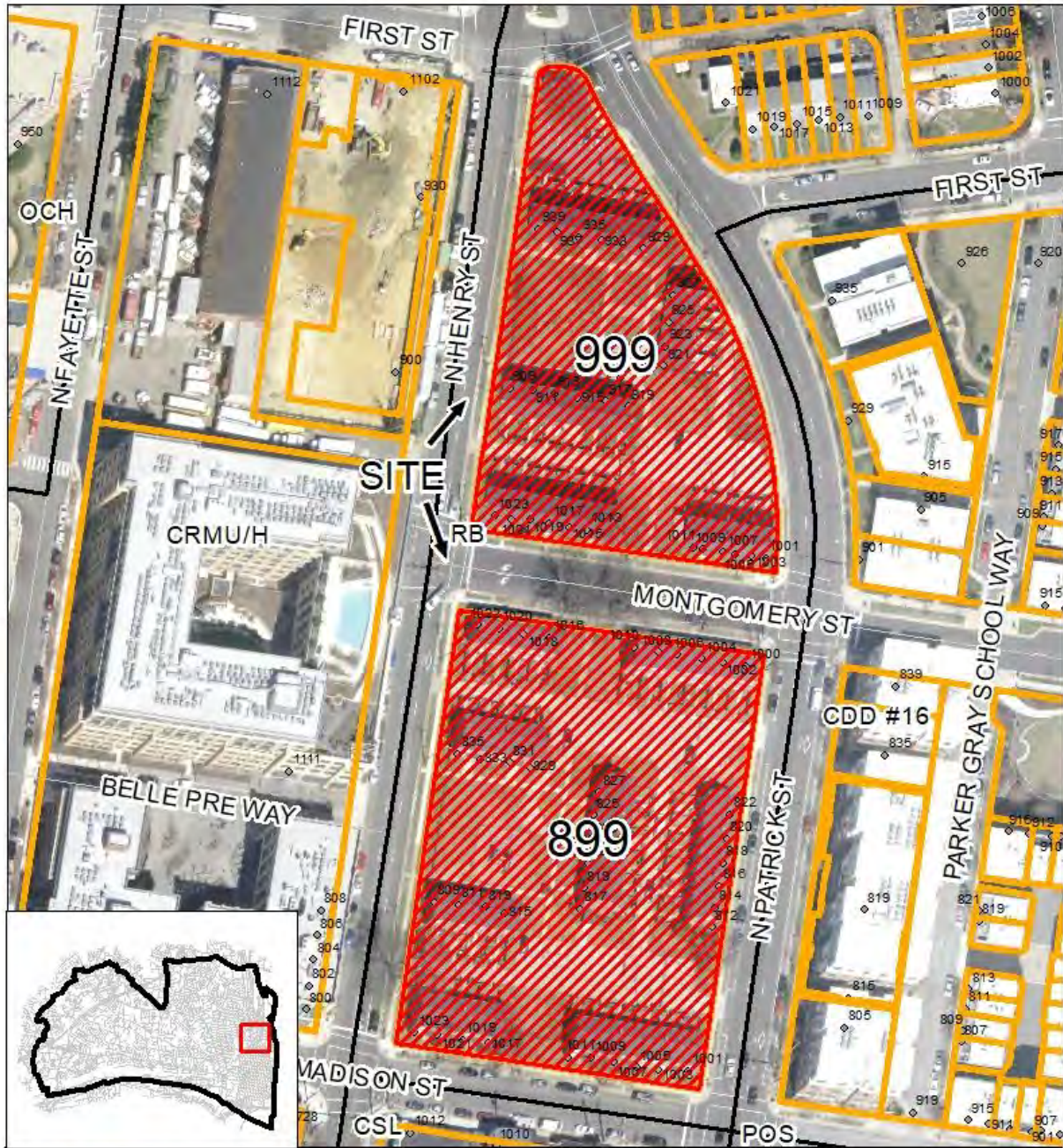
As far as World War II housing is concerned, many examples of World War II-era public and workforce housing developments are extant and protected within the region. All developments were segregated by race. Additional research is being performed to identify extant World War II-era housing developments for African Americans. A few examples of comparable and protected housing developments constructed for African Americans in the World War II-era in the region are listed in the full response document provided by the applicant.


Finally, the Board requested that the applicant provide information on potential alternatives to demolition. According to the applicant, ARHA performed an analysis prior to issuing an RFP for a development partner and determined that it would be more economical and financially feasible to demolish the buildings and build completely new structures. The cost of preserving and renovating the existing buildings and bringing them up to Code was prohibitively expensive as compared to new construction. In addition, in order to rebuild the number of existing units that are affordable to households earning at or below 30% of the Area Median Income (AMI), the density of the site must be increased to the extent where the demolition of the existing buildings is the only viable path. Furthermore, in order to achieve the levels of affordability desired by ARHA and other local stakeholders (to both double the number of units affordable at or below 30% AMI, and where the combination of any new units would target roughly one-third at or below 30% AMI, one-third affordable between 50-60% AMI, and one-third market), redevelopment of the entire site is needed to accommodate the necessary density.

The demolition of the existing thirteen buildings would represent a relatively small number out of the remaining buildings originally designed in the Garden City style in Alexandria and the rest of the D.C. area.

GENERAL NOTES TO THE APPLICANT

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any 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.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



 **BAR #2022-00174 & BAR #2022-00175**
899 and 999 North Henry Street

0 50 100 200 Feet

N

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish to demolish 13 two-story Colonial Revival garden apartments with 66 dwelling units in the Samuel Madden Homes community to redevelop the site into two multi-story residential mixed-use buildings with over 500 residential units, at 899 and 999 North Henry Street. The applicant has also requested a Concept Review (BAR2022-00175), which will be reviewed separately an hour prior to this hearing.

Site context

This 3.44-acre site sits between North Patrick and North Henry streets, just south of the point where Route 1 divides into these two one-way streets. It is bounded by First Street to the north, North Henry Street to the west, Madison Street (one-way east) to the south and North Patrick Street to the east. Montgomery Street (one-way west) divides the site into two blocks. As such, this is a highly visible and important gateway location.

II. HISTORY

According to the information compiled for the nomination of the Uptown/Parker-Gray District to the National Register of Historic Places, the Samuel Madden Homes project was built in **1945**, creating 66 units of the more than 200 units of public housing constructed in this historic district. The two-block Samuel Madden Homes area was adjacent to the slightly larger James Bland Homes project to the east, constructed in two different phases, 1954 and 1959.¹ The report prepared by Thunderbird Archaeology in 2015 for the Ramsey Homes goes into further detail, explaining that the Samuel Madden Homes on North Henry Street were known as Samuel Madden (Uptown) to avoid confusion with the Samuel Madden Homes (Downtown). Downtown Samuel Madden was in the blocks bordered by Pendleton, Princess, North Royal, and North Pitt streets. Samuel Madden was named for the first African American pastor of the Alfred St Baptist Church. Oral histories from residents in the 1940s and 50s indicate that locals made little distinction between Uptown Madden and the later and adjacent Bland. Both were known as “the projects.” Perhaps due to confusion between the two Maddens, locals often referred to Uptown Madden as James Bland.²

Pre-Samuel Madden Homes

Before the established Alexandria street grid expanded in the 19th-century into the area now known as Parker-Gray, the area was sparsely populated and contained several service-related buildings. The 1941 Sanborn Fire Insurance map shows the 40' wide “not opened” Georgetown Road extending diagonally across the two blocks, running from Madison Street to the intersection of North Henry and First streets. The map shows that the southern block of what is now the Samuel Madden Homes is vacant except for a junkyard and a store at the southwest corner of Madison and North Henry (Figure 1). The northern block contains a one-story frame church on Montgomery Street, east of its intersection with Georgetown Road, and two frame dwellings just east of the church (Figure 2). Across North Henry stands Wallace & Herring Lumber & Mill Work (not shown in Figure 2).

¹ Necciai and Drummond, “Uptown/Parker-Gray Historic District,” National Register of Historic Places nomination form, VDHR file #100-0133, NRHP listing number 09001232, NRHP listed 1/12/2010.

² Thunderbird Archaeology, “Ramsey Homes, City of Alexandria, Virginia, WSSI #22386.02: Historic Context and Significance Statement,” August 2015.

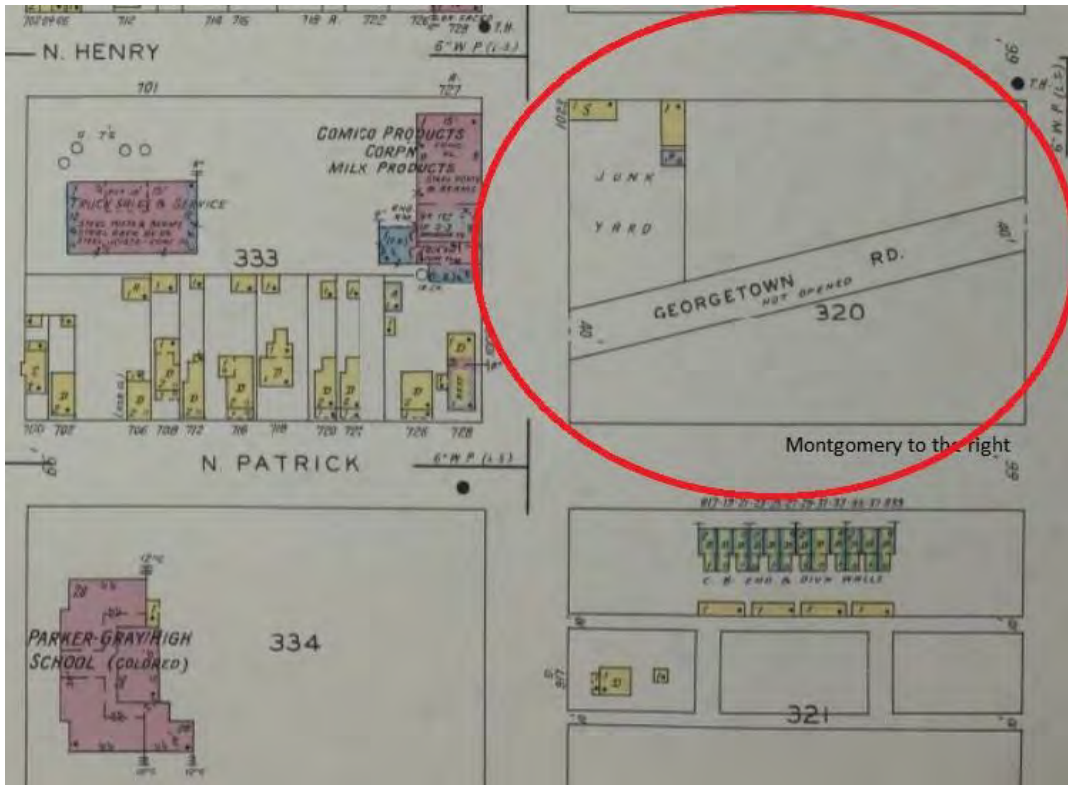


Figure 1: 1941 Sanborn south block of Samuel Madden circled; note nearby businesses and Parker Gray School

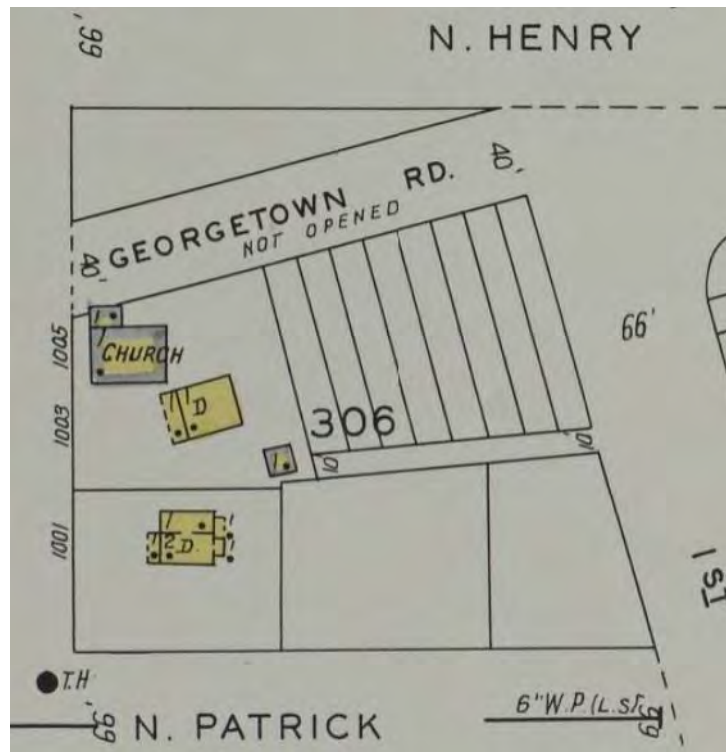


Figure 2: 1941 Sanborn, north block

The construction of Samuel Madden Homes

The 1945 construction of the Samuel Madden Homes was part of the Federal Public Housing Authority's (PHA) War Housing Project established to create affordable housing for defense workers during World War II. PHA partnered with the Alexandria Housing Authority to develop this residential complex for African American defense workers. In 1947, PHA transferred ownership of the Samuel Madden Homes to the Alexandria Housing Authority (AHA), which later became the Alexandria Redevelopment and Housing Authority (ARHA). The public housing communities in Alexandria remained segregated until the 1960s. ARHA continues to operate the property as an affordable public housing complex. The northern block has changed somewhat since its original construction due to the 1960s – 1970s realignment of North Patrick and First streets. It appears that the northernmost building may have been moved or reconstructed during this realignment.³

The two Samuel Madden communities and the James Bland community were both designed by the prolific Alexandria architect Joseph Henry Saunders, Jr., who had studied under the great Walter Gropius at Harvard in the 1930s. In planning Samuel Madden Homes, Saunders used a streamlined Colonial Revival architectural style in a garden setting, a popular trend at the time of construction. He designed side-gabled rowhouses, with four to six units per row, placed around landscaped garden areas. The individual units have little ornamentation, but the detailing is all consistent with the Colonial Revival style, incorporating brick walls laid in American bond, subtle corbelled brick cornices, side-gabled forms, wood lintels, shed roofs over primary entrances, and multi-pane double hung windows. Each unit contains an interior chimney and a rear entrance accessed by a concrete stoop.

ARHA sold Downtown Samuel Madden in 2004 and EYA developed the property into the Towns at Chatham Square. The BAR approved the demolition of James Bland for redevelopment on September 24, 2008. ARHA redeveloped the site into the Old Town Commons, with 134 affordable housing units and 245 market rate units.

On April 2, 2022 the City of Alexandria and the Alexandria African American Hall of Fame unveiled the Historical State Marker honoring Earl Francis Lloyd at 1020 Montgomery Street, the site of his childhood home. Lloyd was born in Alexandria in 1928, played basketball at the Parker-Gray High School, served in the Army during the Korean War, and became the first African American to play in a National Basketball Association game. He was also the NBA's first African American assistant coach and its fourth African American head coach. City Council approved an honorary street name, Earl Lloyd Way, for this stretch of Montgomery Street.

Previous BAR Approvals

BAR97 – 00028	approval of a new fence
BAR98 – 00004	approval of more fences
BAR98 – 00080	administrative approval for changes to previously approved fence plan

Other work for which staff found no BAR records:

³ EHT Tracerics, "Samuel Madden Homes – Historical Overview," draft, May 2022.

Plans dated 7/18/97 for various minor changes to the buildings, including removing screen doors, replacing light fixtures, handrails, and address plates. The plans indicate that downspouts were to be moved to accommodate new shutters but the original 1944 plans and the existing conditions do not include shutters.

Building permit BLD09-01312, dated 7/31/09, approved reroofing the buildings.

III. ANALYSIS

The applicant proposes demolishing all units on the site and replacing them with two buildings which the BAR will review during the Concept Review. As a reminder, the BAR should not consider the potential replacement buildings when evaluating the criteria for a Permit to Demolish. This redevelopment is part of an ARHA process to upgrade sites they manage throughout the City, working in partnership with private developers. As the BAR is aware, many of Alexandria’s wartime housing projects have been demolished or are slated for future demolition. Although not in BAR purview, staff feels that the BAR should be aware of this background information on housing. City Council approved the Housing Master Plan in 2013 which has several goals, including the replacement of redeveloped public housing units on a one-for-one basis plus an increase in the amount of safe and affordable housing for all income levels. Many initiatives have sought to create mixed-income communities as well. The approved Housing Master Plan can be found here:

<https://alexandriava.gov/uploadedFiles/housing/info/Housing%20Master%20Plan%20Final.pdf>

Both the Braddock Metro Neighborhood Plan, adopted in 2008, and the Braddock East Master Plan, adopted in 2008 and amended in 2012 and 2021, recommend redevelopment of the Samuel Madden community. The plans can be found here:

<https://media.alexandriava.gov/content/planning/SAPs/BraddockMetroNeighborhoodPlanCurrent.pdf>

<https://media.alexandriava.gov/content/planning/SAPs/BraddockEastMasterPlanCurrent.pdf>

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-205(B):

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-205(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historic interest that its removal would be to the detriment of the public interest?	No

(2)	Is the building or structure of such interest that it could be made into an historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(5)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place to live?	No
(6)	Would retention of the building or structure help maintain the scale and character of the neighborhood?	No

Samuel Madden Homes are contributing structures to the Uptown/Parker Gray National Register Historic District. As such, demolition of these structures requires a higher degree of scrutiny than non-contributing structures. Staff is always reluctant to recommend demolition of any building that has historic or architectural significance, but several factors mitigate against retaining these buildings. Based on the National Register contributing status, one could argue that the buildings meet criteria 4 and 6. Regarding both criteria, the buildings maintain their historic and architectural integrity, representing a style of construction popular in the Parker Gray district in the post-World War II period. Yet Alexandria has many examples of Colonial Revival architecture scattered throughout the City, thus negating these standards. Under criterion 6, while the existing scale and character of the Samuel Madden Homes were once generally reflective of much of the architecture of Parker-Gray, the area now consists of numerous high-rise multi-use buildings. Since the construction of this community, the scale and character of the neighborhood has undergone radical change. Samuel Madden now appears out of scale with the surrounding community, as seen in Figures 3 and 4.

As for the work of Alexandria architect Joseph Saunders, student of Walter Gropius, one could argue that his designs would fall under criterion 1. However, numerous Alexandria buildings designed by Saunders still stand, including the Church of St. Clement (1948), the office building at 113 S. Columbus (1948), the educational wing at Trinity Methodist Church (1950), the INOVA building at 325 S. Washington (1953), the Minnie Howard School (1954), the rowhouses at 406 – 412 Gibbon (1954), the former Chamber of Commerce building at 400 S. Washington (1956), the Alexandria Hospital (ca. 1962), the office building at 901 North Washington (1963), and the Alexandria City High School (1965). He also worked on the National Education Association’s

headquarters in Washington, D.C. (1957), the Congregational Christian Church in Fairfax County (1959), the master plan for George Mason University (1960), the Central Intelligence Agency facility in McLean (1970), and the White House (1970). See Figure 5 for 406 – 412 Gibbon.



Figure 3: Looking south on N. Henry with Samuel Madden to the left



Figure 4: Looking north on N. Patrick with Samuel Madden to the left



Figure 5: 406 - 412 Gibbon, designed by Joseph Saunders

Staff finds that preservation of the units is not necessary, and that appropriate mitigation will do more to educate the public about the history of public housing and this particular community than retaining the buildings would do. Staff also finds that the appropriate mitigation for the demolition of the Samuel Madden Homes is the construction of more units of affordable housing within this block. These efforts would be appropriate mitigation for loss of the resource.

Staff therefore recommends approval of the demolition, with the following conditions:

1. The applicant shall provide a professional documentary study of the full history of the project site. The documentary study will consist of maps in addition to primary and secondary source information. The archival research shall include, but is not limited to, deeds, plats, title documents, probate and other court records, tax and census records, business directories, published and unpublished manuscripts of first-hand accounts, historical maps, newspaper articles, and oral histories. The study should also include photographs and measured drawings of the buildings in the development. Said photographs and drawings must be to HABS/HAER standards.
2. The applicant shall provide a public summary of the documentary study suitable for posting on the City's website.
3. The applicant shall provide on-site interpretive signage based on the findings of the documentary study.
4. The applicant shall include a component of oral history into the site interpretation.
5. If this project is a federal undertaking or involves the use of any federal funding, 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.

6. Hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. 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.
7. Staff also notes the recommendations of Alexandria Archaeology.

STAFF

Susan Hellman, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

III. CITY DEPARTMENT COMMENTS

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

Zoning

No comments received.

Code Administration

C-1 Demo permit is required.

Transportation and Environmental Services

1. Comply with all requirements of CDSP2022-00014 and associated future site plan. (T&ES)
2. The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

Alexandria Archaeology

Archaeology Findings

1. Prior to the Civil War historic maps indicate that Old Georgetown Road passed through the two blocks diagonally. During the Civil War the Union Army established a stockaded compound in the southwest corner of the 899 N. Henry block oriented with the railroad tracks that ran down the center of North Henry St. The compound served as the Alexandria Branch Depot for Quartermaster Supplies and consisted of 17 structures, a 5 ft. by 8 ft. sink (privy), and a well 4 ft. in diameter. The buildings included two kitchens, two mess houses, a cook house, two armories, offices, bunk houses, a commissary, and a storehouse. The two blocks remained largely vacant after the Civil War until the early twentieth century when a house was built on the corner of Madison and N. Henry Street, and several buildings were erected on the north side of Montgomery Street. Topographic maps in the 1940s and 1950s indicate that a church stood on the corner of Madison and N. Henry Street. Later in the 1950s the Samuel Madden Homes were built.

2. If this project is a federal undertaking or involves the use of any federal funding, 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.

Landscape/Open Space/Historic and Archaeological Interpretation

1. Incorporate and interpret elements of the site history and archaeological findings into the design of the public realm with a professional archaeological consultant or qualified historian, in consultation with Staff. The site plan shall indicate themes and locations of interpretive elements such as interpretive signs, markers, specialty paving, historic features, and the like.

a. Interpretive Signage

A professional archaeological consultant or qualified historian, in consultation with Staff, shall write text and graphically design interpretive signage using a template provided by the Office of Historic Alexandria. Once approved by the Office of Historic Alexandria/Alexandria Archaeology, install the interpretative signage prior to issuance of the Certificate of Occupancy. Alternatively, the applicant may opt to have Alexandria Archaeology write, design, fabricate, and install the interpretive signage for a one-time fee.

b. Interpretive Elements

A professional landscape architect or designer, in consultation with Staff, shall provide graphics, and descriptions for interpretive elements such as markers, plaques, monuments, inscriptions, specialty paving, specialty railings, historic features, and the like, prior to Final Site Plan release subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Director of P&Z. Install the interpretative elements prior to issuance of the Certificate of Occupancy. (P&Z) (Arch) *, ***

Archaeology Comments

1. Hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. 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. The Archaeological Evaluation and implementation of the Resource Management Plan shall be completed prior to submission of the Final Site Plan unless archaeological work is required in concert with demolition and construction activities, which must be demonstrated to the satisfaction of the City Archaeologist.

2. The Final Site Plan, Grading Plan, or any other permits involving 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) shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Archaeological Evaluation plan and any required Resource Management Plans will be implemented to recover significant resources before or in concert with construction activities. *

3. Call Alexandria Archaeology (703/746-4399) two (2) weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for City archaeologists can be arranged. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities.

4. Call Alexandria Archaeology immediately (703-746-4399) 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. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities.

5. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities.

6. The final certificate of occupancy shall not be issued for this property until interpretive elements have been constructed, interpretive markers have been erected, and the final archaeological report has been received and approved by the City Archaeologist.***

Archaeology Code

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

V. ATTACHMENTS

1 – Application Materials

2 – EHT Tracerics Samuel Madden Homes Response to BAR comments 2022.06.07

2 – Supplemental Materials

BAR Case # _____

ADDRESS OF PROJECT: 899 N. Henry St. and 999 N. Henry St.

DISTRICT: Old & Historic Alexandria Parker – Gray 100 Year Old Building

TAX MAP AND PARCEL: 054.02-12-01, 054.02-13-02 ZONING: RB

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

CERTIFICATE OF APPROPRIATENESS

PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA *(Section 7-802, Alexandria 1992 Zoning Ordinance)*

WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

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

Name: Please See Attachment for Co-Applicants

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

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

Name: Steven Mikulic Phone: 703-712-5375

E-mail: SMikulic@mcguirewoods.com

Legal Property Owner:

Name: Alexandria Redevelopment Housing Authority

Address: 600 N. Fairfax Street

City: Alexandria State: VA Zip: 22314

Phone: _____ E-mail: kwbrown@ARHA.US

- Yes No Is there an historic preservation easement on this property?
- Yes No If yes, has the easement holder agreed to the proposed alterations?
- Yes No Is there a homeowner's association for this property?
- Yes No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

Applicant Information Attachment
BAR Concept Review
899 and 999 N. Henry Street

CO-APPLICANTS:

Name: Samuel Madden Fairstead Developer, LLC c/o Noah Hale
Address: 4416 East West Hwy, Suite #250, Bethesda, MD 20814
Phone: 646.973.5566
Email: Noah.Hale@Fairstead.com

Name: MCRT Old Town LLC c/o Joe Muffler
Address: 6701 Democracy Blvd., Suite #500, Bethesda, MD 20817
Phone: 301.255.6047
Email: JMuffler@MCRTrust.com

NATURE OF PROPOSED WORK: *Please check all that apply*

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
 - awning
 - doors
 - lighting
 - other _____
 - fence, gate or garden wall
 - windows
 - pergola/trellis
 - HVAC equipment
 - siding
 - painting unpainted masonry
 - shutters
 - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

Applicant seeks approval of a permit for demolition of 66 existing dwellings to permit redevelopment of site. Please see attached Statement of Justification for additional context and details.

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- Survey plat showing the extent of the proposed demolition/encapsulation.
 - Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
 - Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
 - Description of the reason for demolition/encapsulation.
 - Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

BAR Permit to Demolish
Statement of Justification
899 and 999 N. Henry Street

The Alexandria Redevelopment Housing Authority's ("ARHA") Samuel Madden Homes (Uptown) ("Samuel Madden") were originally built in 1945 as part of a well-documented wartime effort by the Federal Public Housing Authority to construct cost-effective housing for defense workers during the second World War. Since the end of World War II, the 66 dwelling units in Samuel Madden have been administered by ARHA for the provision of low-income housing, primarily for African American families.

Now, some 77 years later, in order for ARHA to continue to provide affordable housing to existing and new residents alike in Samuel Madden, the 66 dwellings require increasing levels of reinvestment and rehabilitation. Practically speaking, redevelopment of Samuel Madden with increased density is required in order to activate new sources of funding that will permit ARHA to continue to provide desirable, safe, low-income housing there.

Accordingly, the Applicant seeks Board of Architectural Review ("BAR") approval of a permit to demolish Samuel Madden. Section 10-203(B) establishes six factors for the BAR to consider when determining whether to grant a permit to demolish any building or structure in the Parker-Gray District. Below, we address each subsection of Section 10-203(B)(1)-(6) as it relates to the proposed demolition of Samuel Madden.

1. Is the building or structure of such architectural or historic interest that its removal would be to the detriment of the public interest?

Samuel Madden is an example of wartime Federal Public Housing Authority projects meant to house defense workers during the second World War, constructed as permanent dwellings to be used as low-income housing once the war had ended. The historic significance of the architecture is derived not from unique elements of Samuel Madden, but from the broader history of the federal government's efforts to provide permanent housing during wartime.

As such, significant resources exist on the architecture and history of Samuel Madden and other related projects, such as the George Parker Homes public housing (later renamed Hopkins-Tancil Courts), and the Samuel Madden Homes (Downtown) complex. The Applicant shall work closely with the City's Historic Preservation Staff and its consultant team to add to this record by comprehensively recording and interpreting the history of Samuel Madden.

Given the comparable examples of this wartime housing in and outside of Alexandria, and the Applicant's efforts to complement a robust existing historic record, demolition will not be to the detriment of the public interest. In fact, demolition supports the public interest in providing affordable housing to some of Alexandria's lowest-income households. Samuel Madden is also recommended for redevelopment by the Braddock East Master Plan.

2. Is the building or structure of such interest that it could be made into an historic shrine?

Neither Samuel Madden as a whole, or the 66 dwellings it is comprised of, commemorate or memorialize any particular person, or event. Instead, it serves as an example of a practical, cost-controlled type of architecture used to address significant housing shortages during World War 2 and the post-war period.

3. Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?

Samuel Madden, like similar projects, was constructed as inexpensive and utilitarian housing. The dwellings are constructed of structural clay tile faced in brick veneer, on a reinforced concrete foundation, and do not feature any unique or unusual features or materials. Aided by the historic record, reproduction of a representative building is possible without great difficulty.

4. Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?

While the Samuel Madden site undoubtedly has significance as one of the limited housing choices for Alexandria's African American residents, there are no specific larger historic events tied to Samuel Madden. The site serves, much as it did upon construction in 1945, as dwellings. The existing residents will have the opportunity to return to new, modern homes at this location upon redevelopment.

5. Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place to live?

The general welfare is in large part served by the demolition and redevelopment of Samuel Madden. Redevelopment will permit an increased number of mixed-income residents who will contribute to the character and economic vitality of the area in and around Samuel Madden.

Additional residents across a mix of incomes will benefit the businesses in and around the area of Samuel Madden and increase real estate assessments. Moreover, the current residents of Samuel Madden will benefit from improved housing, incorporating the sort of modern amenities and features expected by their neighbors in adjacent developments.

6. Would retention of the building or structure help maintain the scale and character of the neighborhood?

The area in the vicinity of Samuel Madden has experienced significant redevelopment over the years both within and without the Parker-Gray District. The existing low density of Samuel Madden is an anomaly when compared to newer developments featuring increased density and

height that can be found across N. Henry Street to the west, and N. Patrick Street to the east. Examples of new higher density housing in the Parker-Gray District include the 800 and 900 blocks of North Patrick, and the Lineage at North Patrick Street located at 625 N. Patrick Street.

Taller buildings and new construction will also help reduce the noise and other impacts of traffic on Patrick and Henry Streets on the residents. The arrangement of the existing houses in Samuel Madden is also atypical of the townhouse blocks in the Parker-Gray District because they were built as a public housing project and don't all front on the street.

As set forth above, the demolition of the existing structures at Samuel Madden meets the criteria set forth in the Zoning Ordinance. This is reinforced by the Braddock Metro Neighborhood Plan and the Braddock East Master Plan in which the Planning Commission and City Council evaluated the existing public housing including Samuel Madden and recommended redevelopment. We respectfully request your approval of the demolition permit.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.

- ^{N/A} Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- FAR & Open Space calculation form.
- Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- Existing elevations must be scaled and include dimensions.
- Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- ^{N/A} Linear feet of building: Front: _____ Secondary front (if corner lot): _____.
- Square feet of existing signs to remain: _____.
- Photograph of building showing existing conditions.
- Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- Location of sign (show exact location on building including the height above sidewalk).
- Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: Check N/A if an item in this section does not apply to your project.

- ^{N/A} Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

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

APPLICANT OR AUTHORIZED AGENT:

Signature:  _____

Printed Name: Steven Mikulic _____

Date: 4/4/2022 _____

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. See Attachment		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1 See Attachment		
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. See Attachment		
2.		
3.		

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

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

4/4/2022

Date

Steven M. Mikulic

Printed Name

Signature

Ownership and Disclosure Attachment
BAR Concept Review Application
899 and 999 N. Henry Street

Tax Map Parcels: 054.02-12-01; 054.02-13-02

1. APPLICANT

A. Samuel Madden Fairstead Developer, LLC

Name	Address	Percentage of Ownership
Jeffrey Goldberg	c/o Fairstead, 250 West 55 th Street, 35 th Floor, New York NY 10019	22%

B. MCRT Old Town LLC

Name	Address	Percentage of Ownership
MCRT Mid-Atlantic LLC	6701 Democracy Blvd., Suite 500, Bethesda, MD 20817	100%

2. OWNER

Alexandria Housing and Redevelopment Authority

Name	Address	Percentage of Ownership
Alexandria Housing and Redevelopment Authority	401 Wythe Street, Alexandria, VA 22314	100%

3. DISCLOSURES

NO BUSINESS OR FINANCIAL RELATIONSHIPS TO DISCLOSE



Department of Planning and Zoning
 Floor Area Ratio and Open Space Calculations
 as of 12/20/18

B

A. Property Information

A1. 899 N. Henry St. and 999 N. Henry St. Street Address			RB Zone
A2. 149,475.00 Total Lot Area	x 0.75 Floor Area Ratio Allowed by Zone	= 112,106.25 Maximum Allowable Floor Area	

B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement		Basement**		B1. <input type="text" value="58,884.00"/> Sq. Ft. Existing Gross Floor Area*
First Floor	29,442.00	Stairways**		B2. <input type="text" value="990.00"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	29,442.00	Mechanical**	660.00	B3. <input type="text" value="57,894.00"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor		Attic less than 7***		<p>Comments for Existing Gross Floor Area</p> <div style="border: 1px solid gray; padding: 5px; min-height: 50px;"> Estimated based on existing building footprints </div>
Attic		Porches**		
Porches		Balcony/Deck**		
Balcony/Deck		Lavatory***	330.00	
Lavatory***		Other**		
Other**		Other**		
B1. Total Gross	<input type="text" value="58,884.00"/>	B2. Total Exclusions	<input type="text" value="990.00"/>	

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement		Basement**		C1. <input type="text" value="0.00"/> Sq. Ft. Proposed Gross Floor Area*
First Floor		Stairways**		C2. <input type="text" value="0.00"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor		Mechanical**		C3. <input type="text" value="0.00"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor		Attic less than 7***		
Attic		Porches**		
Porches		Balcony/Deck**		
Balcony/Deck		Lavatory***		
Lavatory***		Other**		
Other		Other**		
C1. Total Gross	<input type="text" value="0.00"/>	C2. Total Exclusions	<input type="text" value="0.00"/>	

Notes

*Gross floor area is the sum of *all areas under roof of a lot*, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

D. Total Floor Area

D1. Sq. Ft.
Total Floor Area (add B3 and C3)

D2. Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space

E1. Sq. Ft.
Existing Open Space

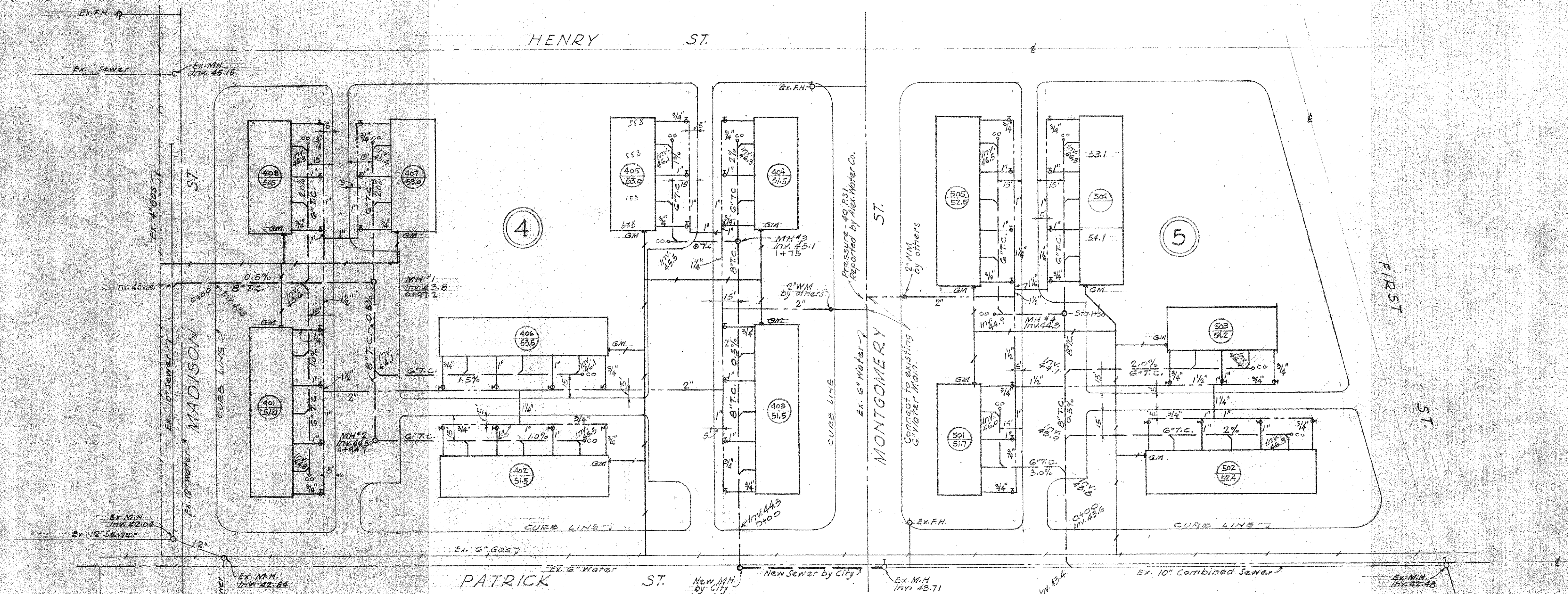
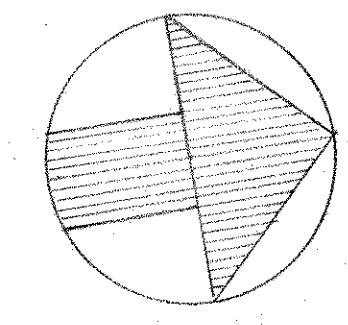
E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: Stephen Farrell

Date: 4/4/2022



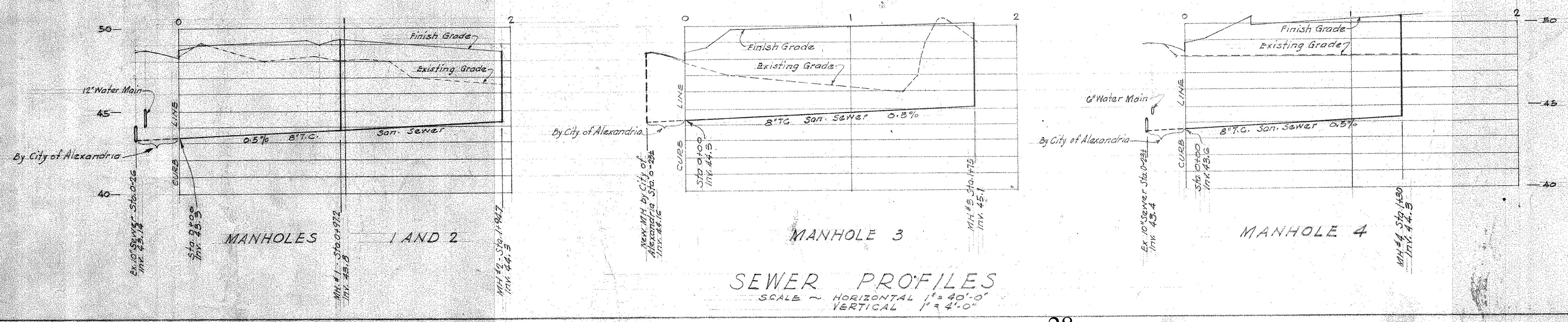
UTILITIES SITE PLAN
BLOCKS 4 AND 5
SCALE - 1" = 40'-0"

LEGEND

---	SEWER
---	WATER
---	GAS
+	FIRE HYDRANT
○	MANHOLE
●	WATER METER
●	GAS METER
⊥	STOP AND WASTE VALVE

NOTES

City of Alexandria to install sewers in streets and sewer services from main to curb line.
Water meters to be furnished and installed by Alexandria Water Co.
All gas mains, services, meters, valves & regulators to be furnished and installed by Rosslyn Gas Co.
All work indicated is new unless marked "ex." (existing)
All house sewer connections to be G.T.C. sloped at a min. of 1/4" per ft to a point 5'-0" from outside face of bldg. and connected at that point to C.I. stub from bldg.
All water mains & services to be extended to a point 5'-0" from outside face of bldg. and connected at that point to stub from bldg. Rosslyn Gas Co. to determine size of gas services.
For Utility Details see sheet 32.



SEWER PROFILES
SCALE - HORIZONTAL 1" = 40'-0"
VERTICAL 1" = 4'-0"

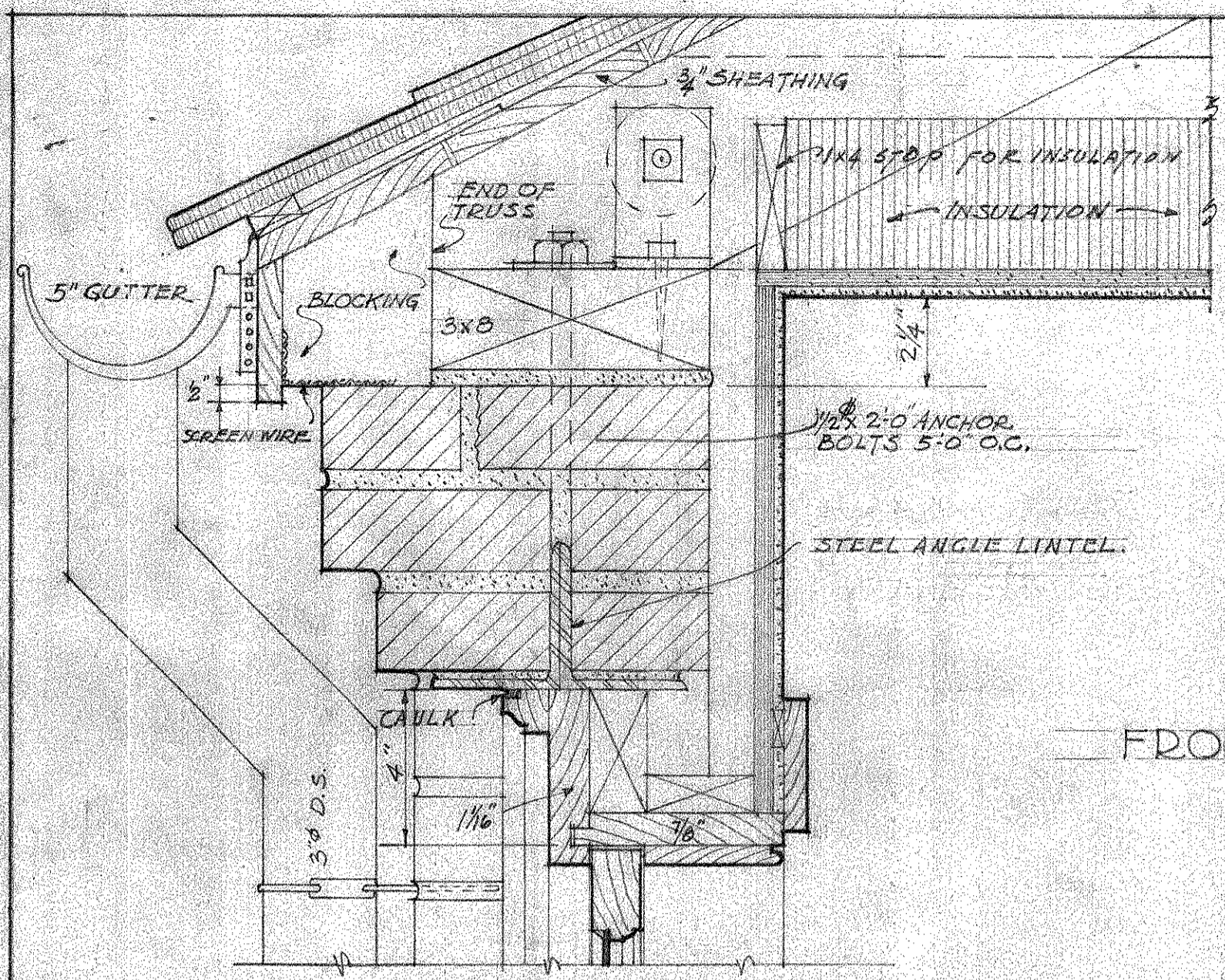
UTILITY SITE PLAN - BLOCKS - 4 & 5
WAR HOUSING PROJECT VA-4-3
ALEXANDRIA, VIRGINIA

NATIONAL HOUSING AGENCY
FEDERAL PUBLIC HOUSING AUTHORITY
PHILIP M. KLUTZNICK, COMMISSIONER
OLIVER C. WINSTON, DIRECTOR REGION III

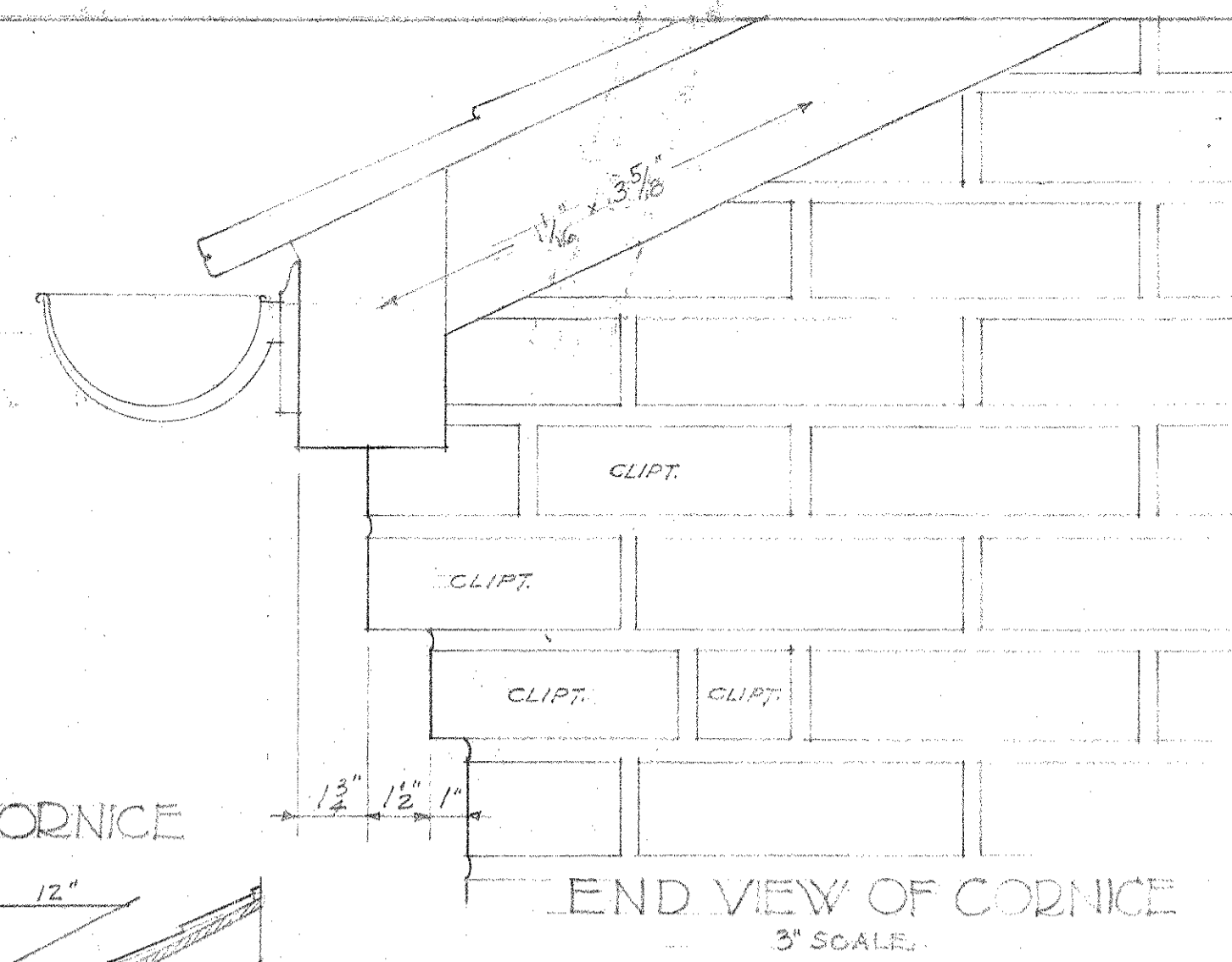
HOUSING AUTHORITY OF THE CITY
OF ALEXANDRIA, VIRGINIA
JOHN BARTON PHILLIPS, CHAIRMAN
R. S. MARSHALL, JR., EXECUTIVE DIRECTOR

DRWG. NO.	JOSEPH H. SAUNDERS, JR., ARCHITECT 815 KING ST. ALEXANDRIA, VA.	SHEET NO.
M-502		34
DATE	WILBERDING CO., INC., ENGINEERS 1822 I ST. N.W. WASHINGTON, D. C.	OF 38
REVISED		

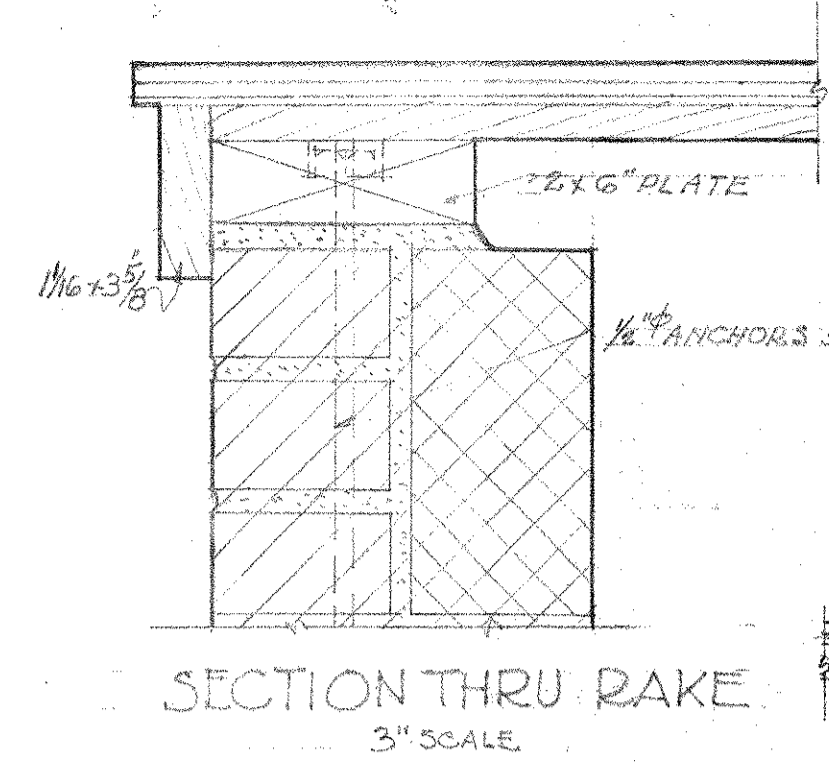
WILBERDING COMPANY, INC.
1822 EYE STREET, N.W.
WASHINGTON, D.C.



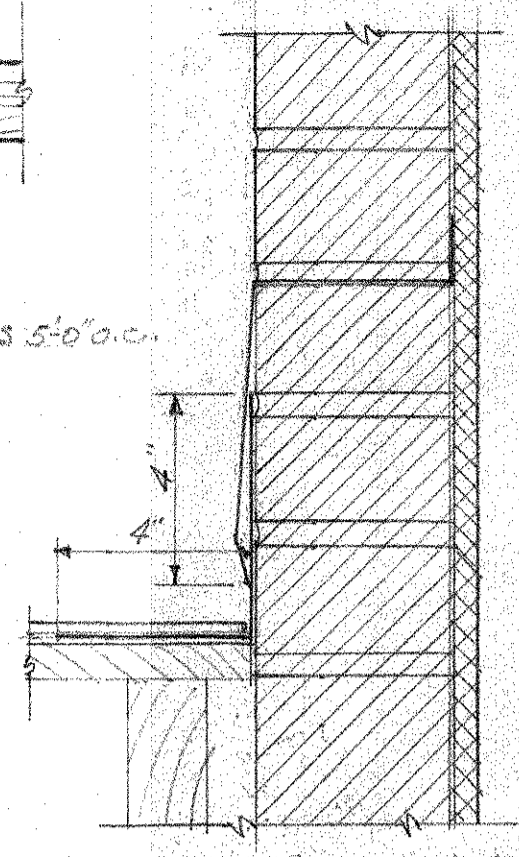
FRONT END OF CORNICE
3" SCALE



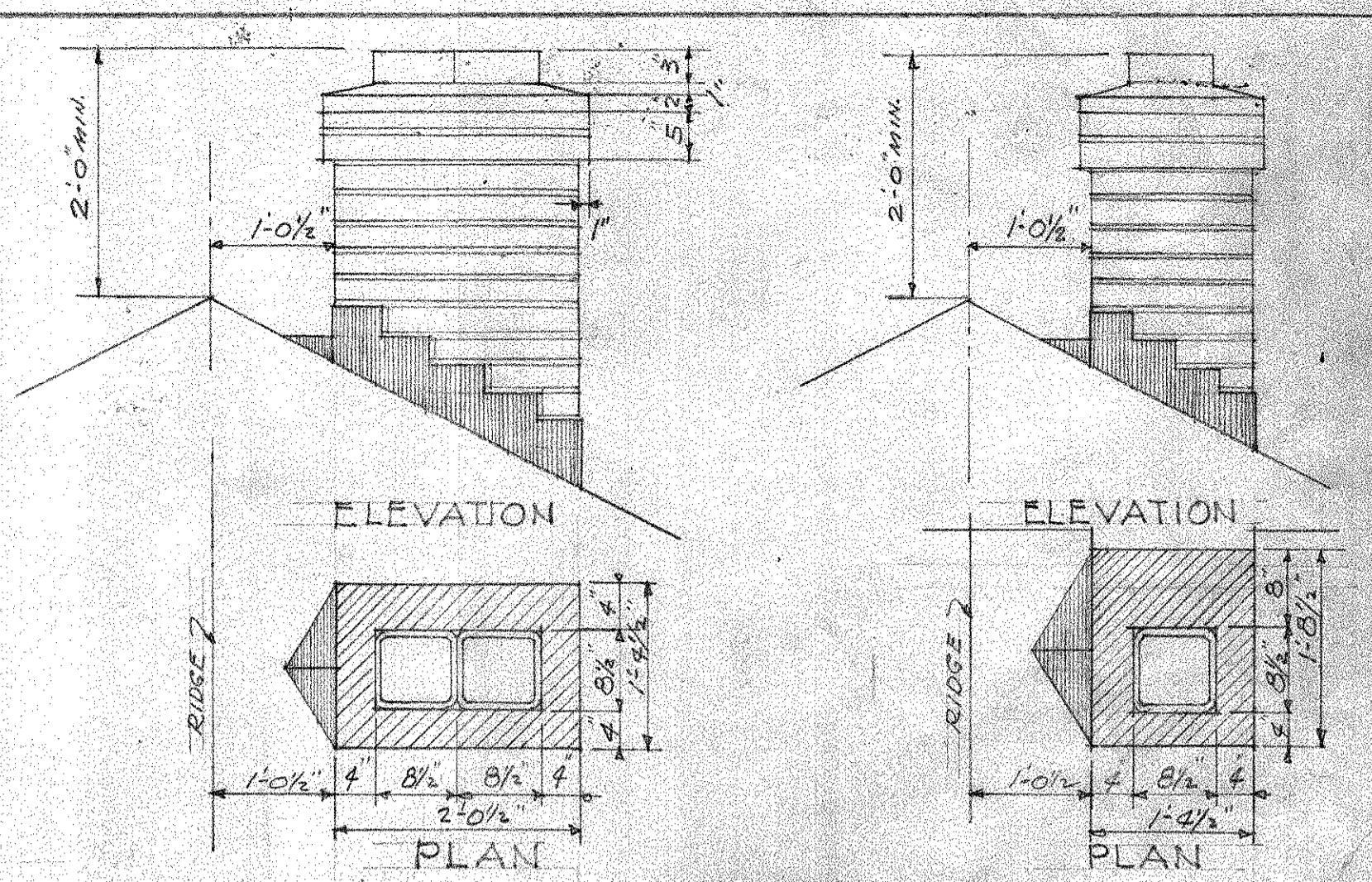
END VIEW OF CORNICE
3" SCALE



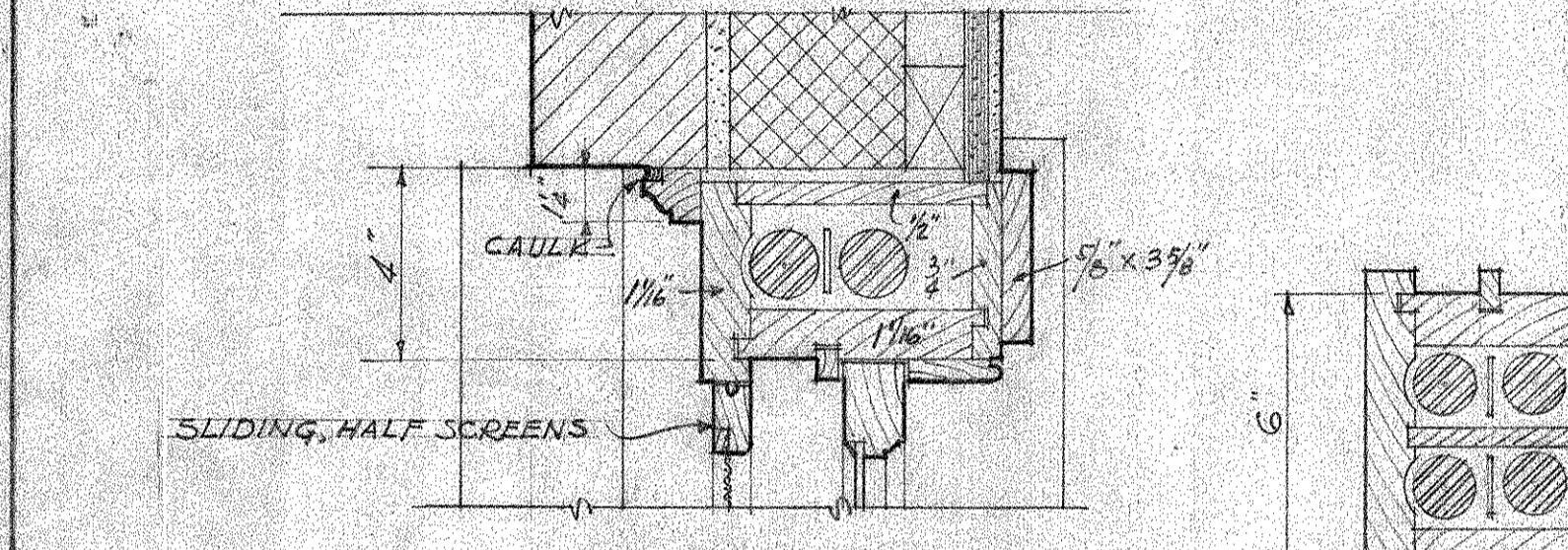
SECTION THRU RAKE
3" SCALE



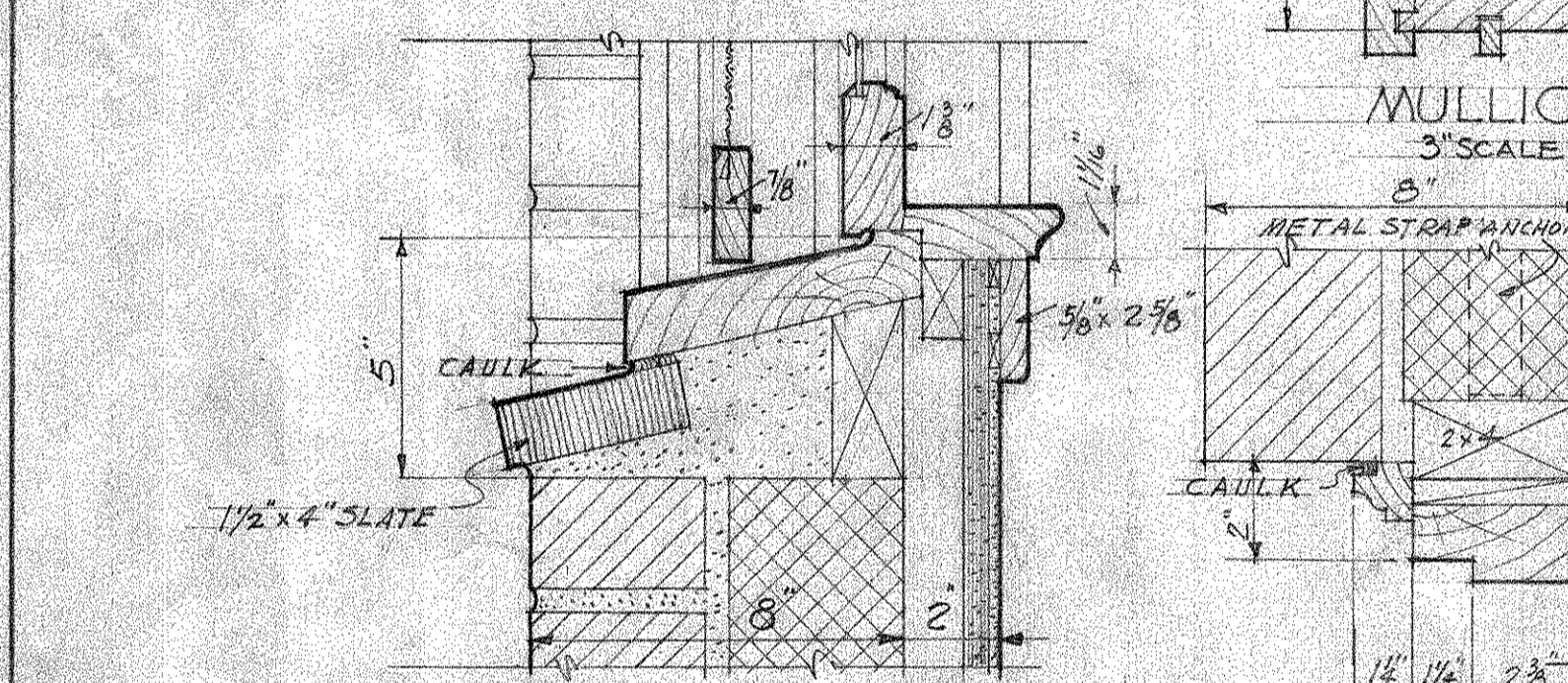
FLASHING DETAIL
FOR CHIMNEYS & WHEEL ROOFS INTER SECT. WALLS
SCALE 3/4" = 1'-0"



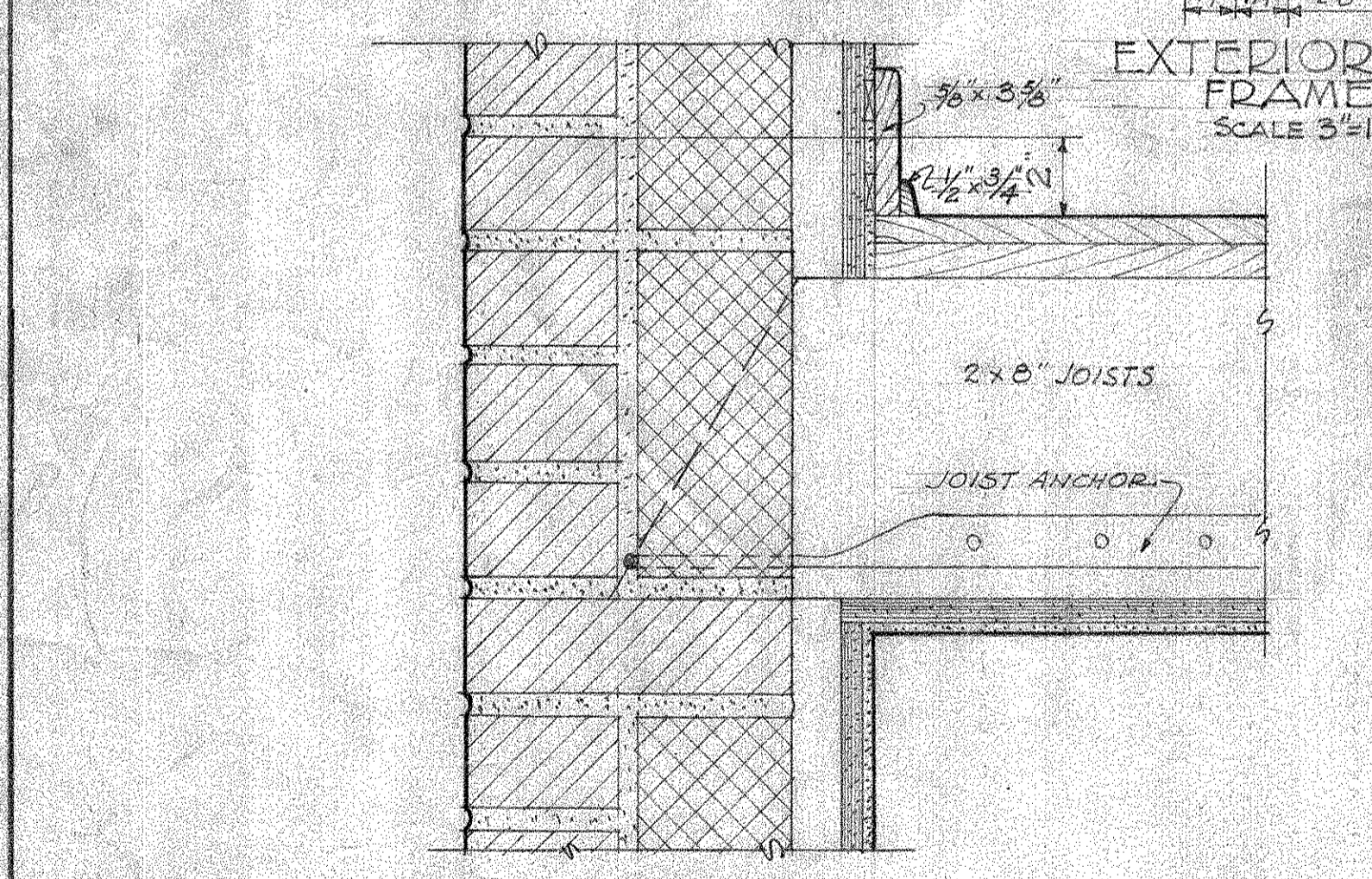
TYPICAL CHIMNEY CAP & FLASHING DETAILS
SCALE 3/4" = 1'-0"



MULLION
3" SCALE

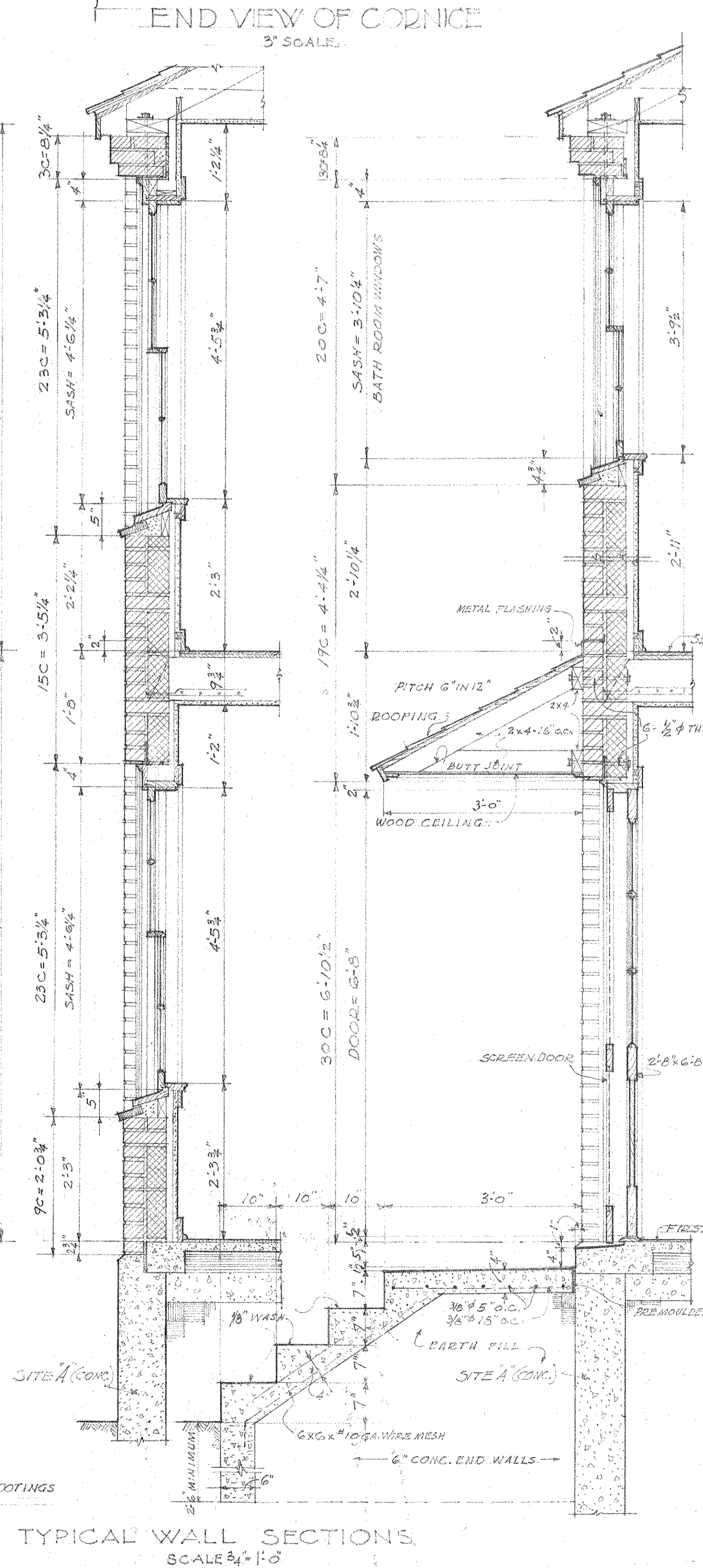
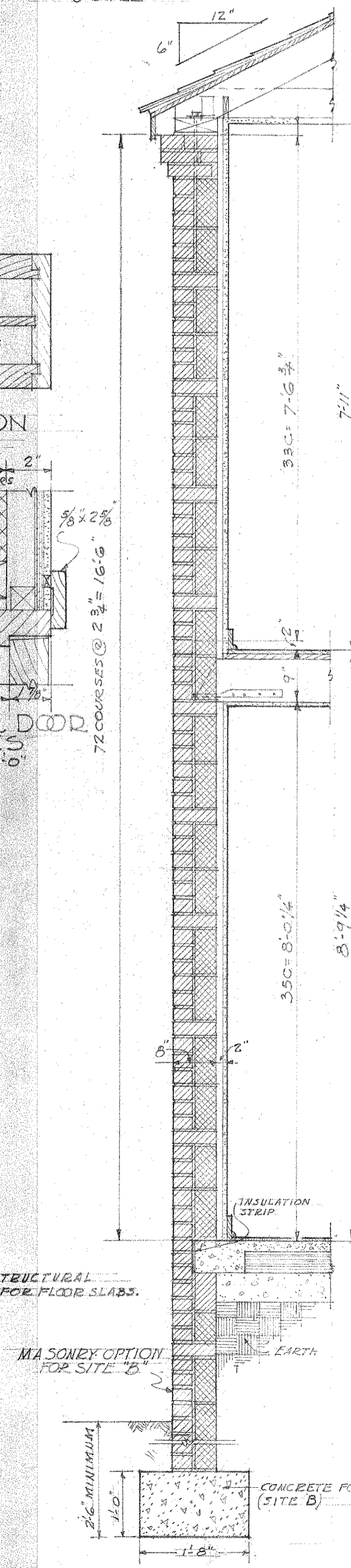


EXTERIOR DOOR FRAMES
SCALE 3" = 1'-0"

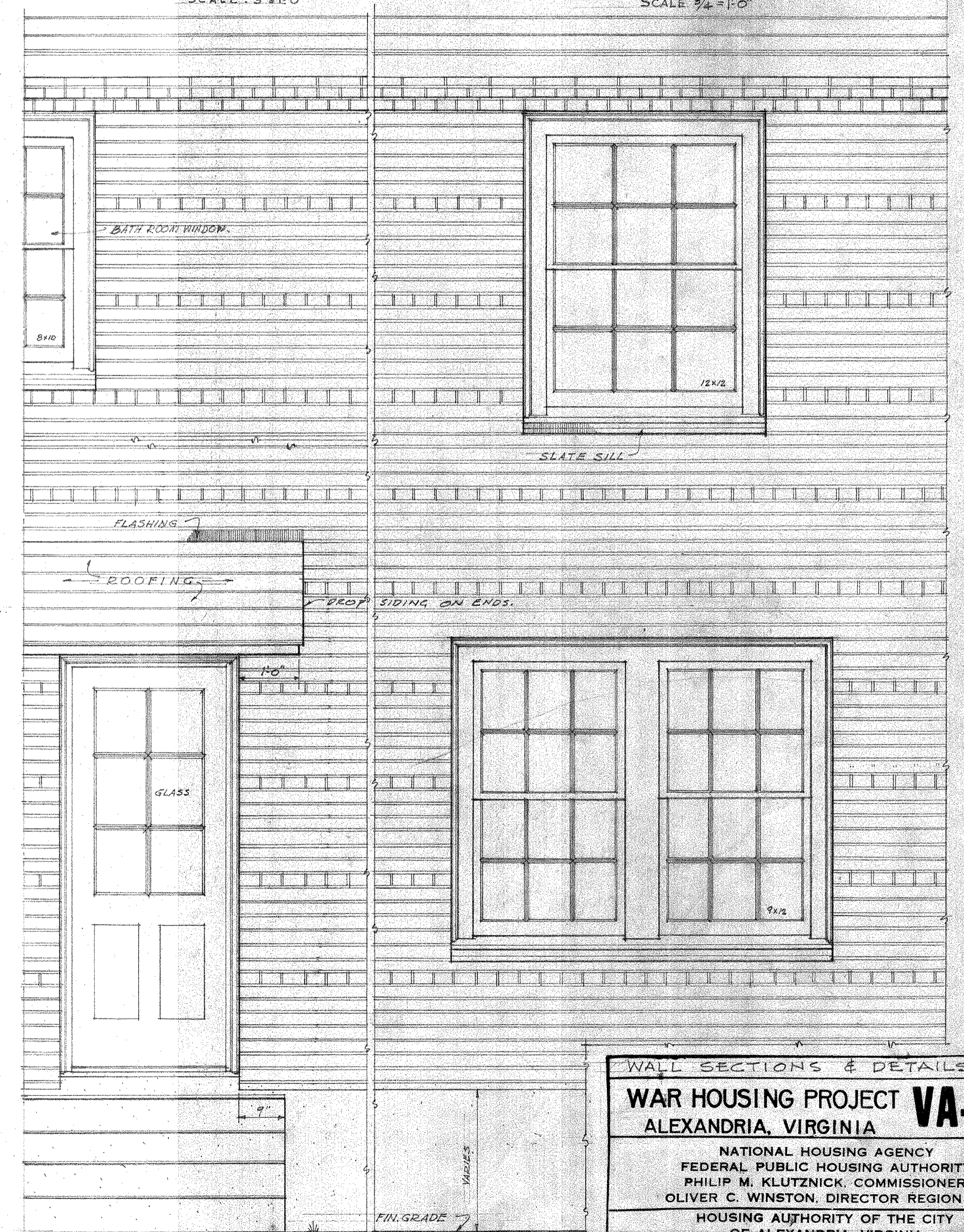


TYPICAL WALL SECTION
SCALE 3" = 1'-0"

NOTE: ALL PLAN DIMENSIONS ARE TO THIS LINE.



TYPICAL WALL SECTIONS
SCALE 3/4" = 1'-0"



TYPICAL ELEVATIONS
SCALE 3/4" = 1'-0"

WALL SECTIONS & DETAILS

WAR HOUSING PROJECT VA-4-3

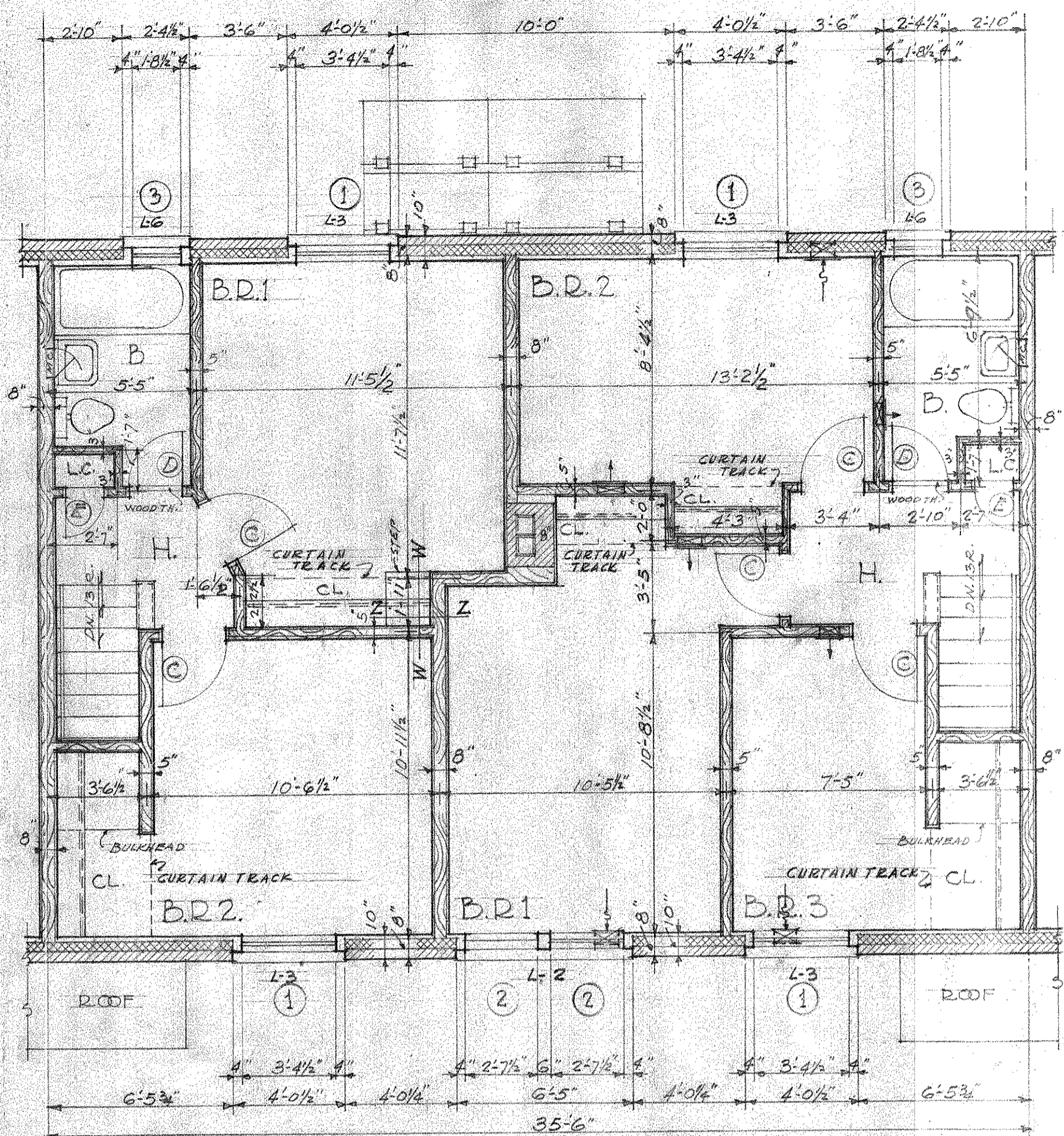
ALEXANDRIA, VIRGINIA

NATIONAL HOUSING AGENCY
FEDERAL PUBLIC HOUSING AUTHORITY
PHILIP M. KLUTZNICK, COMMISSIONER
OLIVER C. WINSTON, DIRECTOR REGION III

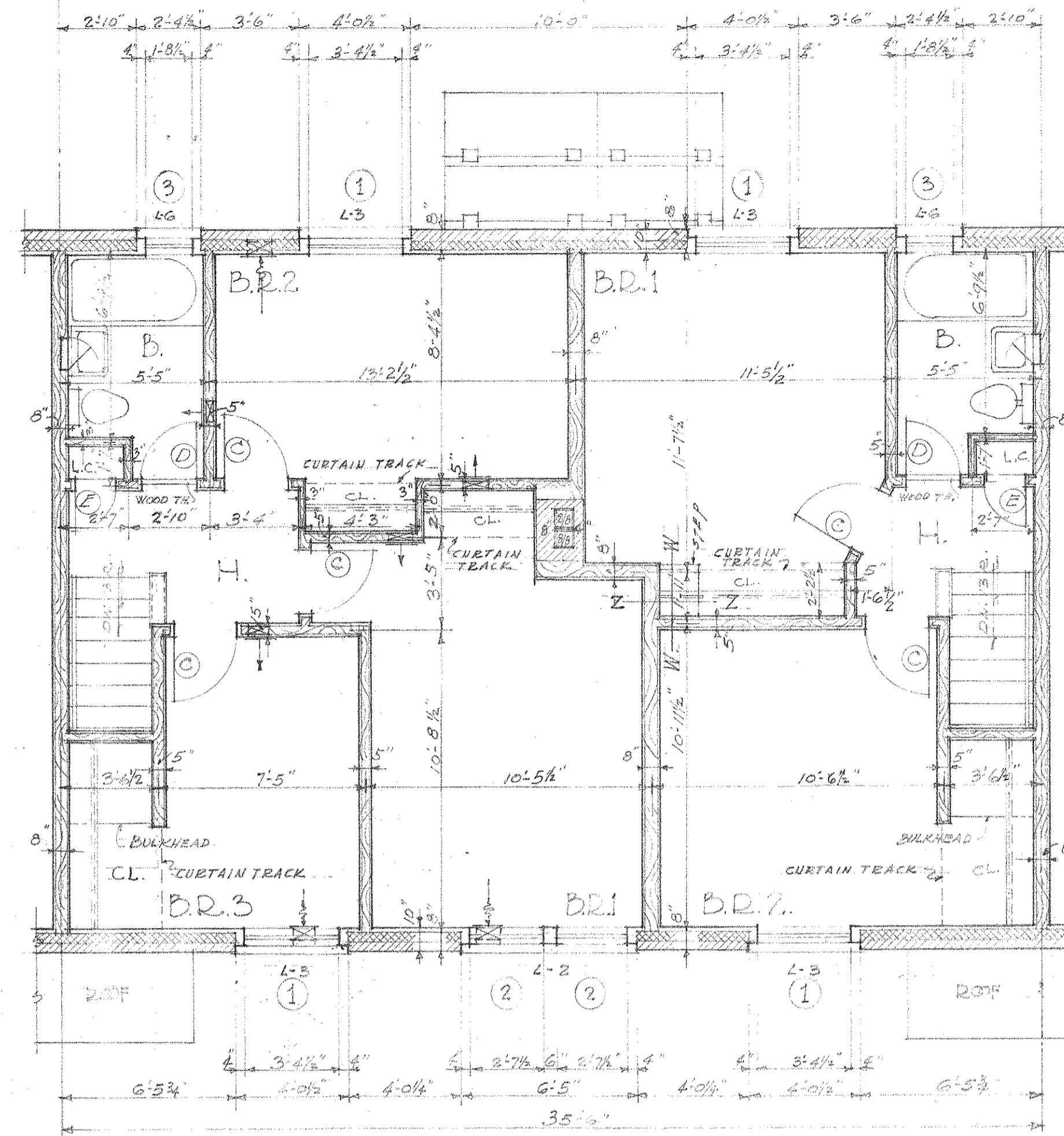
HOUSING AUTHORITY OF THE CITY OF ALEXANDRIA, VIRGINIA
JOHN BARTON PHILLIPS, CHAIRMAN
R. S. MARSHALL, JR., EXECUTIVE DIRECTOR

DRWG. NO. **A-206** SHEET NO. **14**
DATE 6/20/44 WILBERDING CO., INC., ENGINEERS
1822 I ST. N. W. WASHINGTON, D. C. OF 35
REVISED 7-5-44

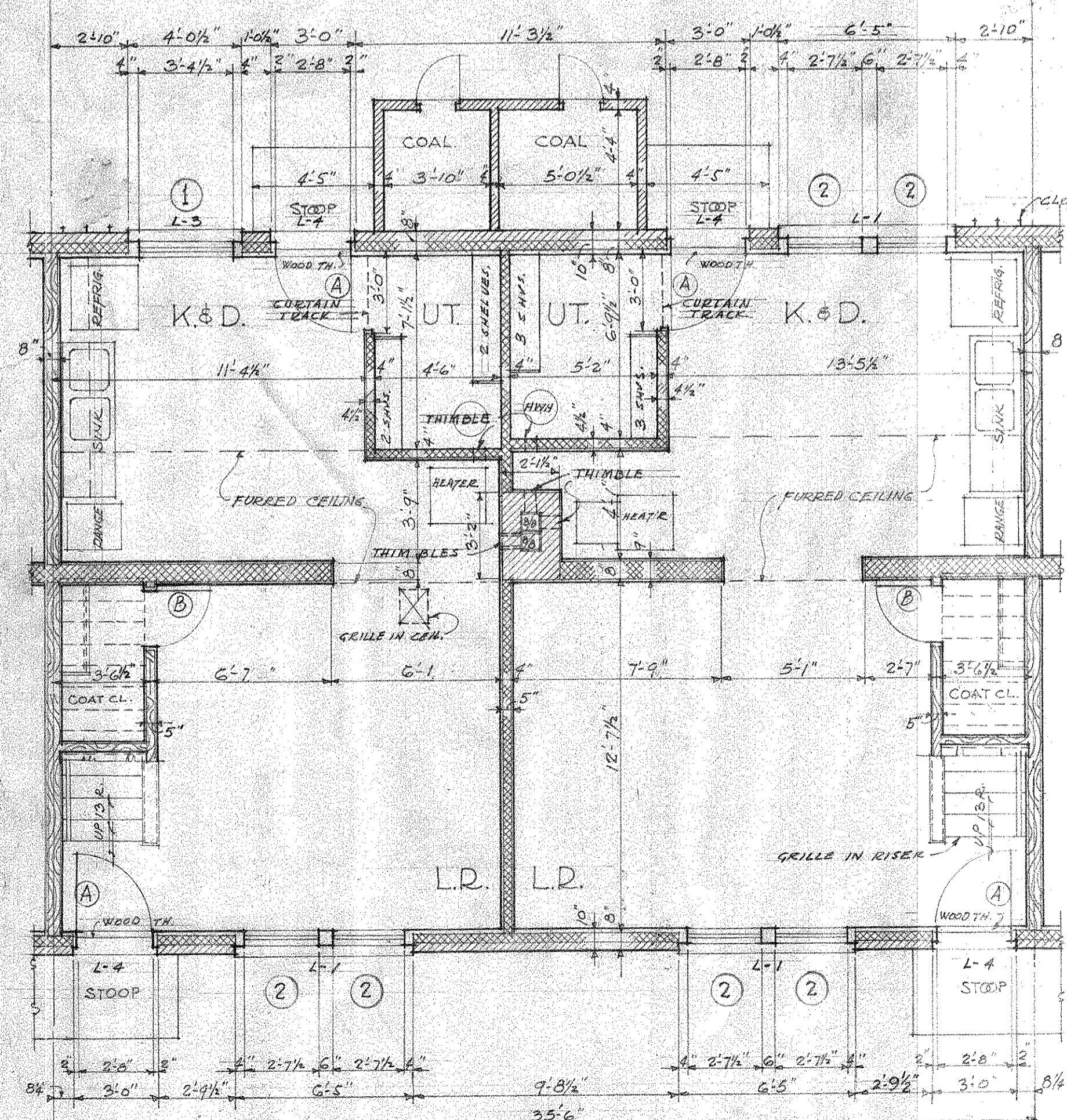
JOSEPH H. SAUNDERS, JR., ARCHITECT
815 KING ST., ALEXANDRIA, VIRGINIA



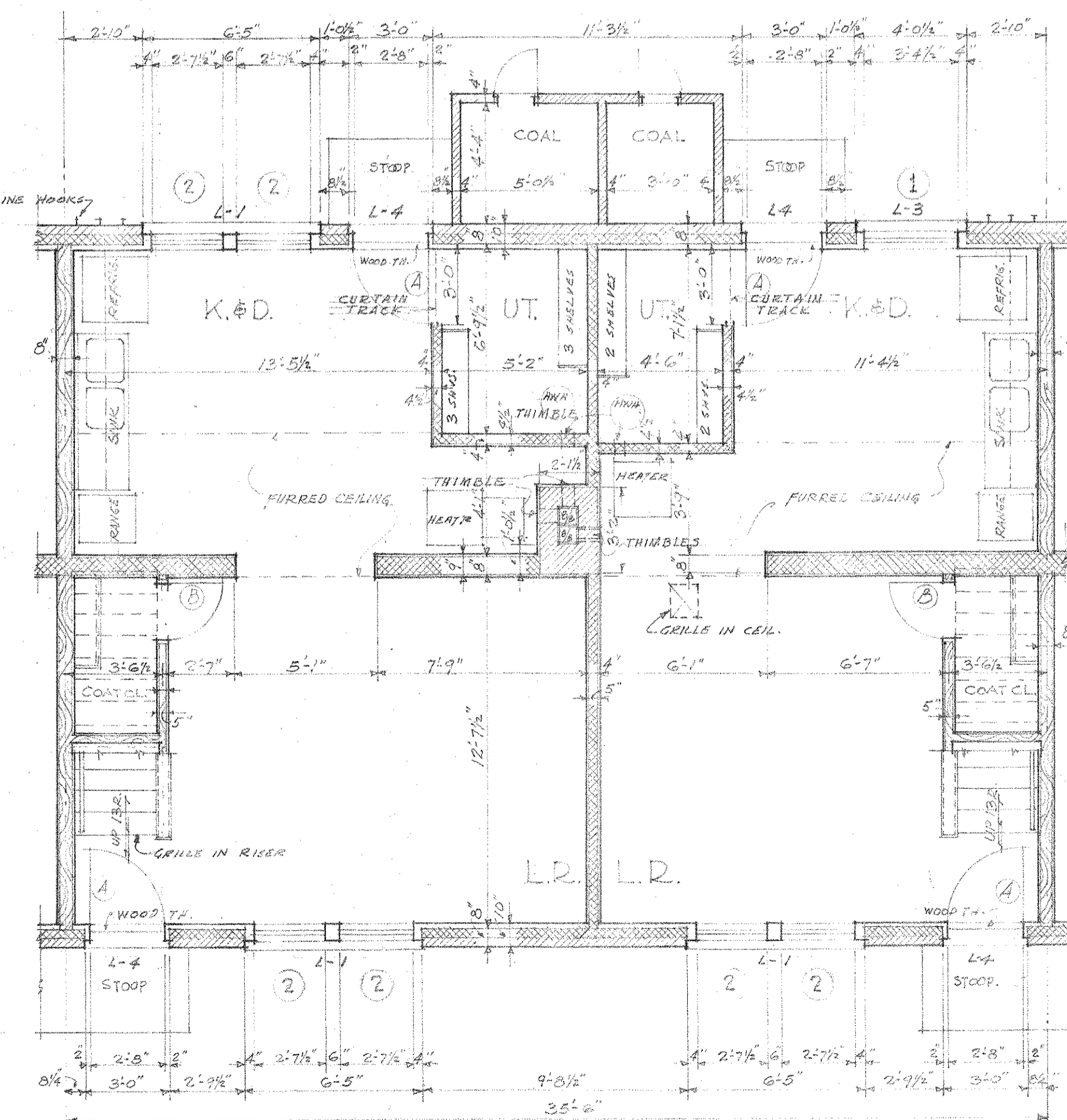
SECOND FLOOR



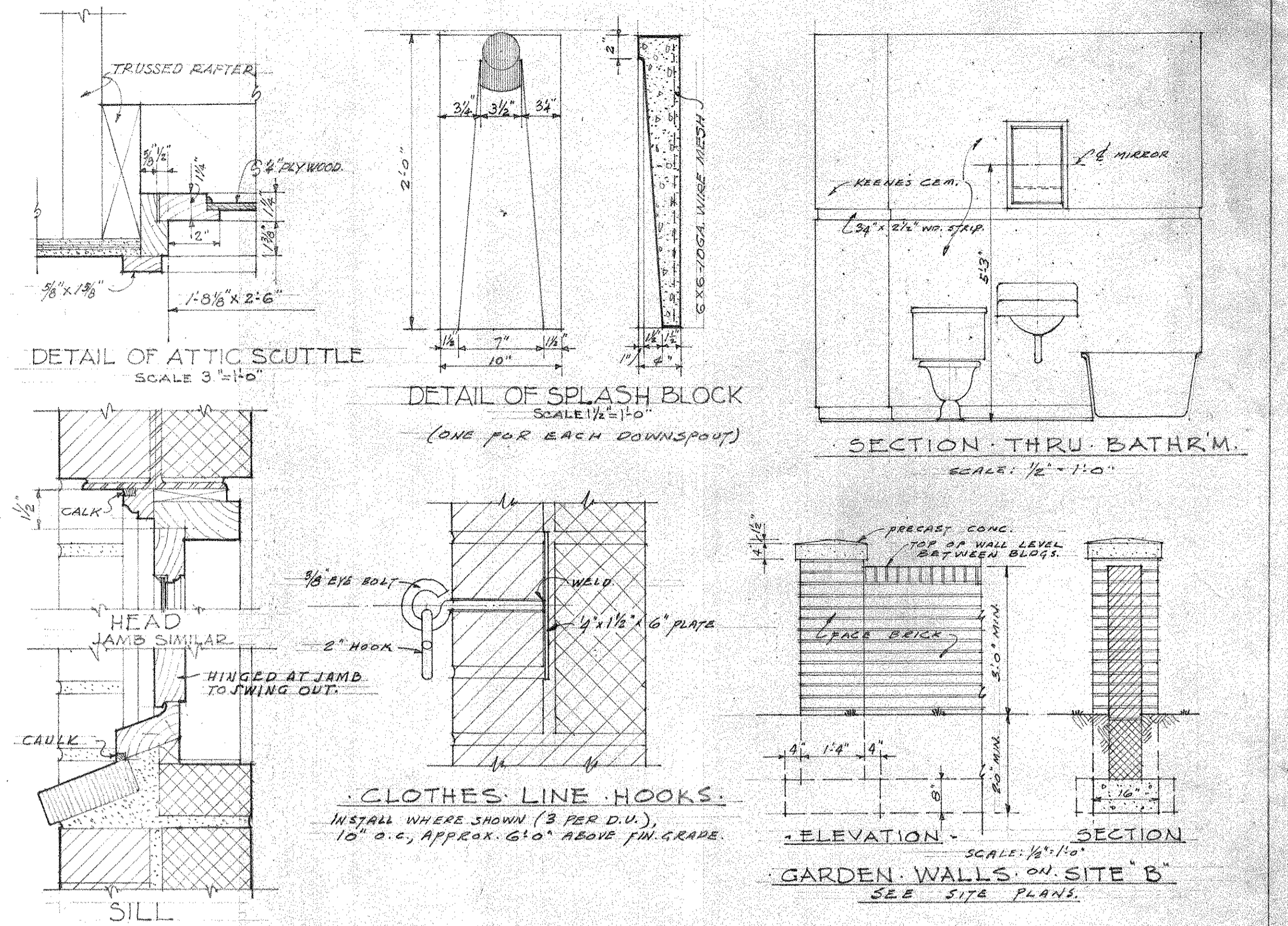
SECOND FLOOR



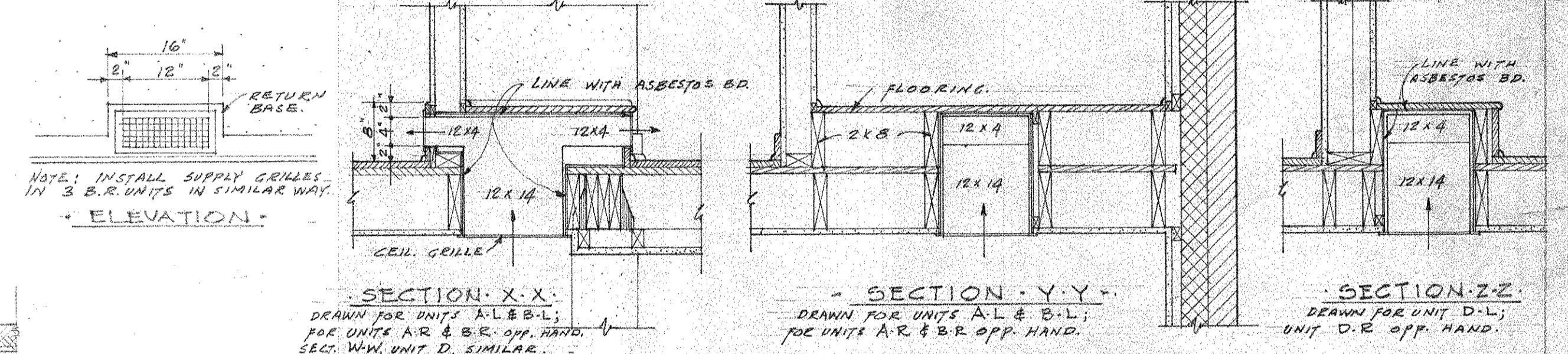
FIRST FLOOR
UNIT "D" RIGHT (D.R.)



FIRST FLOOR
UNIT "D" LEFT (D.L.)

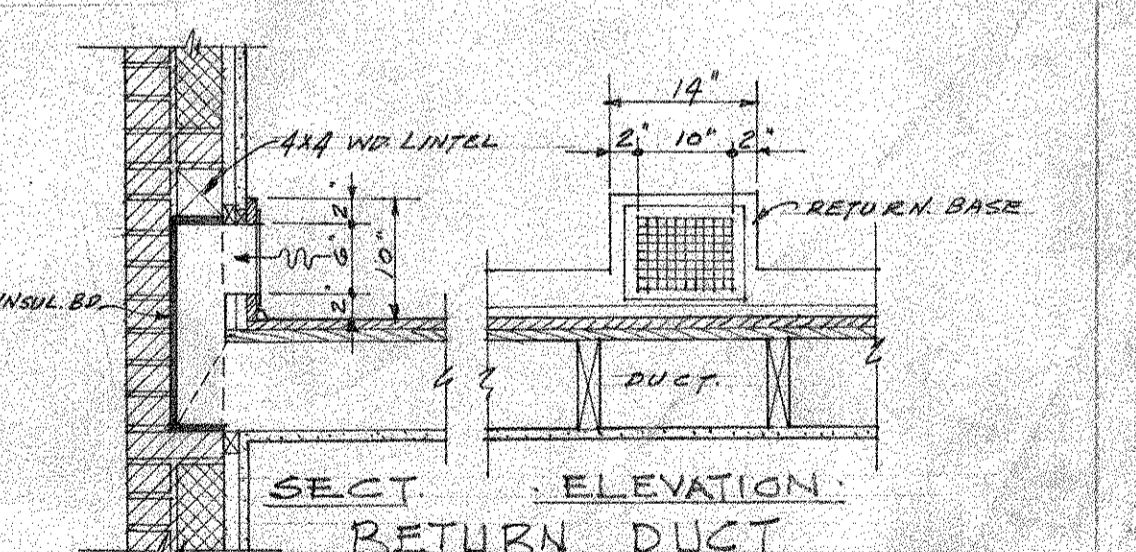


DETAILS OF GABLE
END WINDOW
SCALE 3"=1'-0"



KEY TO MATERIALS
AS SHOWN ON UNIT PLANS:

- 4" BRICK, 4" BACK UP, 2" FURRING [LATH & PLASTER]
- 4" BRICK
- 8" MASONRY, 5/8" PLASTER EACH SIDE
- 4" MASONRY, NO PLASTER
- 4" MASONRY, 5/8" PLASTER ONE SIDE
- 4" MASONRY, 5/8" PLASTER EACH SIDE
- 2x4 STUDS 12" O.C. STAGGERED 1/2" LATH & 1/2" PLASTER EACH SIDE. (NOTE: STUDS IN PARTITIONS BETWEEN KITCHENS, BATHS AND STAIRS EXTEND THRU FULL HEIGHT FROM 1ST FLOOR TO CEILING OF 2ND FLOOR.)
- 2x4 STUDS 16" O.C. 3/8" LATH & 1/2" PLASTER EACH SIDE. (NOTE: MAKE ALL FRAME PARTITIONS NOT OTHERWISE NOTED THUS.)
- 2x4 STUDS 16" O.C. FLATWISE, 3/8" LATH & 1/2" PLASTER EACH SIDE.



SECT. ELEVATION
RETURN DUCT

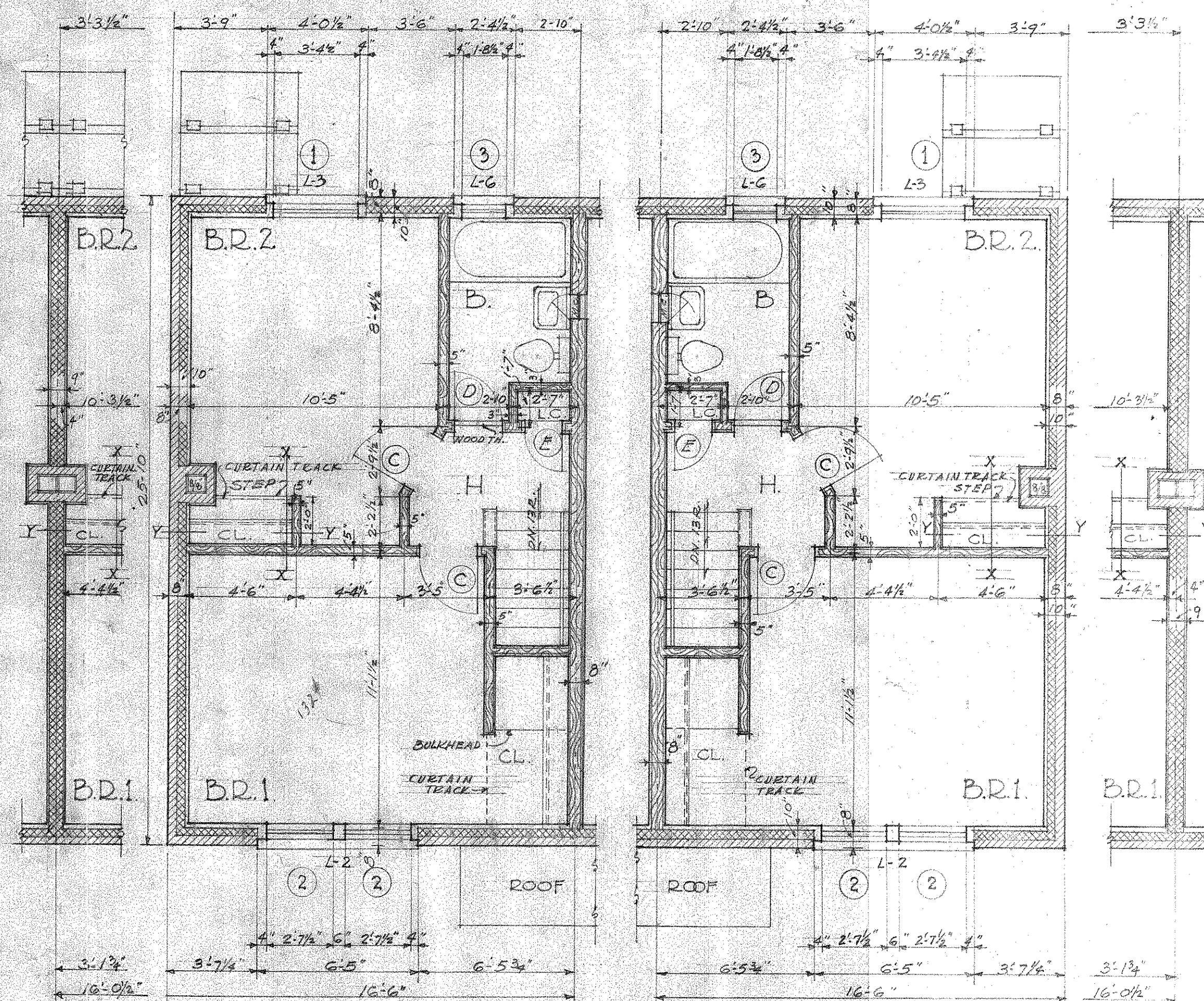
UNIT PLANS D.

WAR HOUSING PROJECT VA-4-3
ALEXANDRIA, VIRGINIA

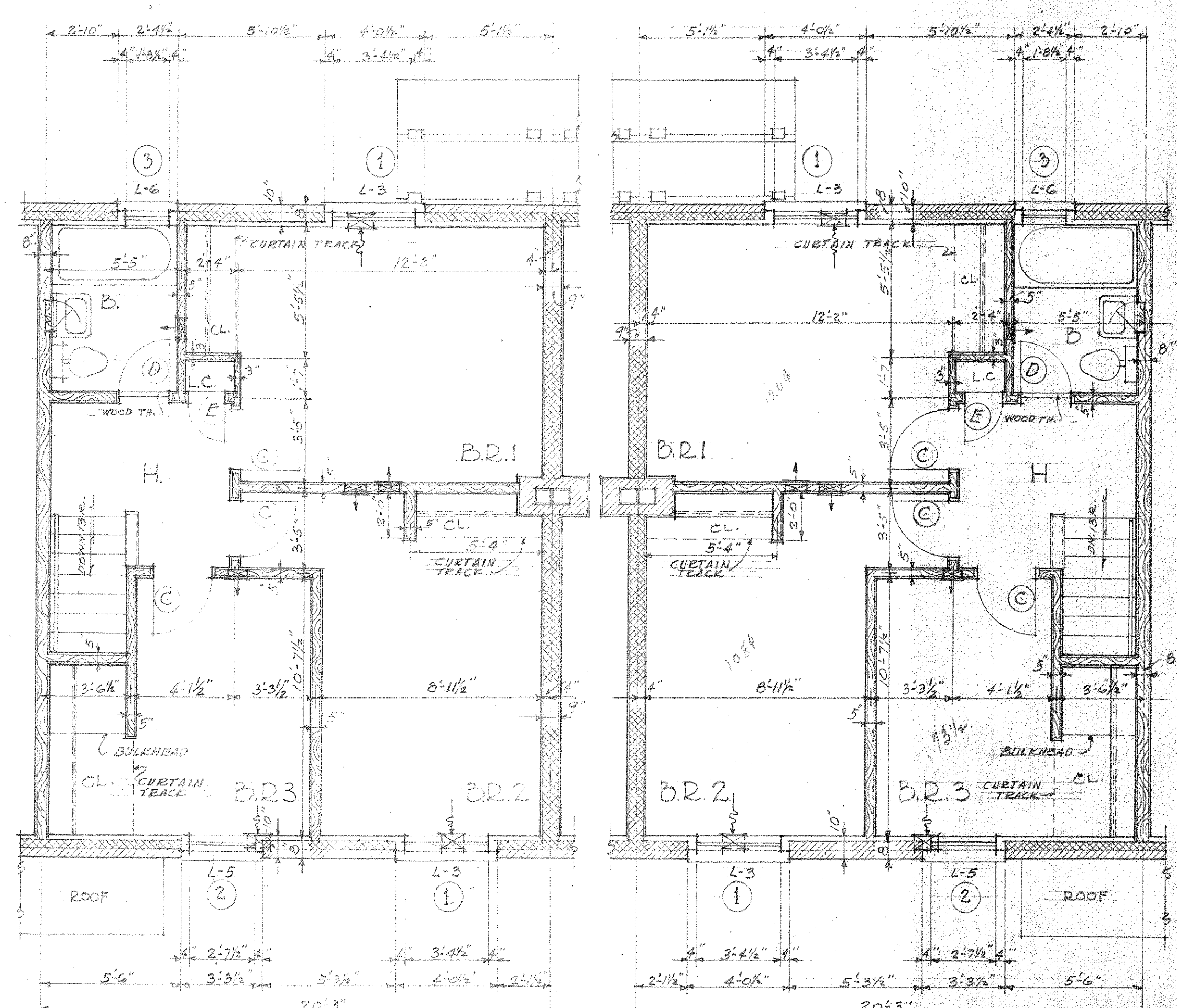
NATIONAL HOUSING AGENCY
FEDERAL PUBLIC HOUSING AUTHORITY
PHILIP M. KLUTZNICK, COMMISSIONER
OLIVER C. WINSTON, DIRECTOR REGION III

HOUSING AUTHORITY OF THE CITY
OF ALEXANDRIA, VIRGINIA
JOHN BARTON PHILLIPS, CHAIRMAN
R. S. MARSHALL, JR., EXECUTIVE DIRECTOR

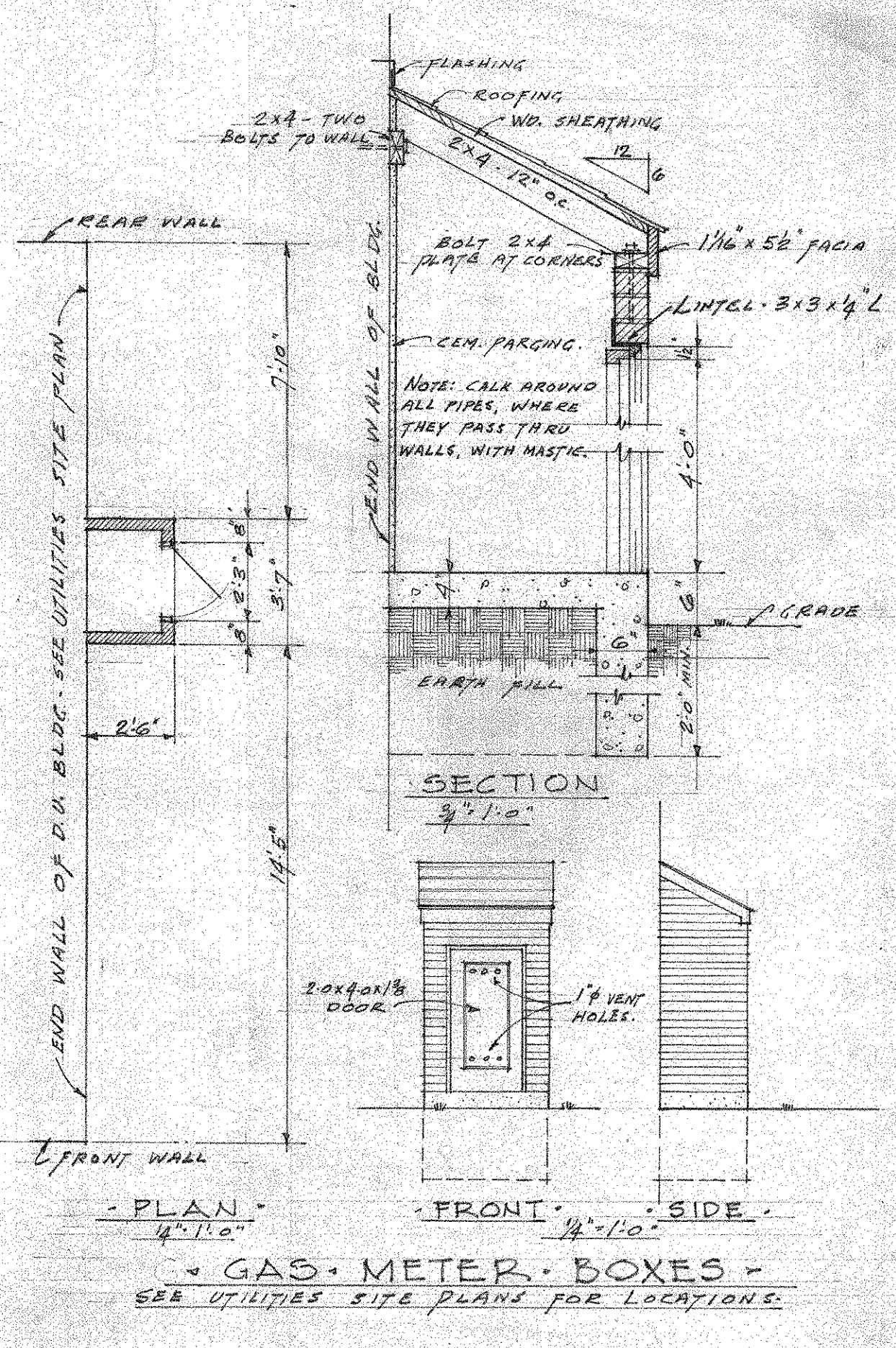
DRWG. NO. **A-205** SHEET NO. **13**
DATE 6-30-44
JOSEPH H. SAUNDERS, JR., ARCHITECT
815 KING ST., ALEXANDRIA, VIRGINIA
WILBERDING CO., INC., ENGINEERS
1822 I ST. N. W., WASHINGTON, D. C.



(B.R.) UNIT A RIGHT (AR) SECOND FLOOR
 (B.L.) UNIT A LEFT (AL) SECOND FLOOR
 B UNITS IDENTICAL EXCEPT FOR END WALLS AS SHOWN



UNIT C LEFT (CL) SECOND FLOOR
 UNIT C RIGHT (CR) SECOND FLOOR

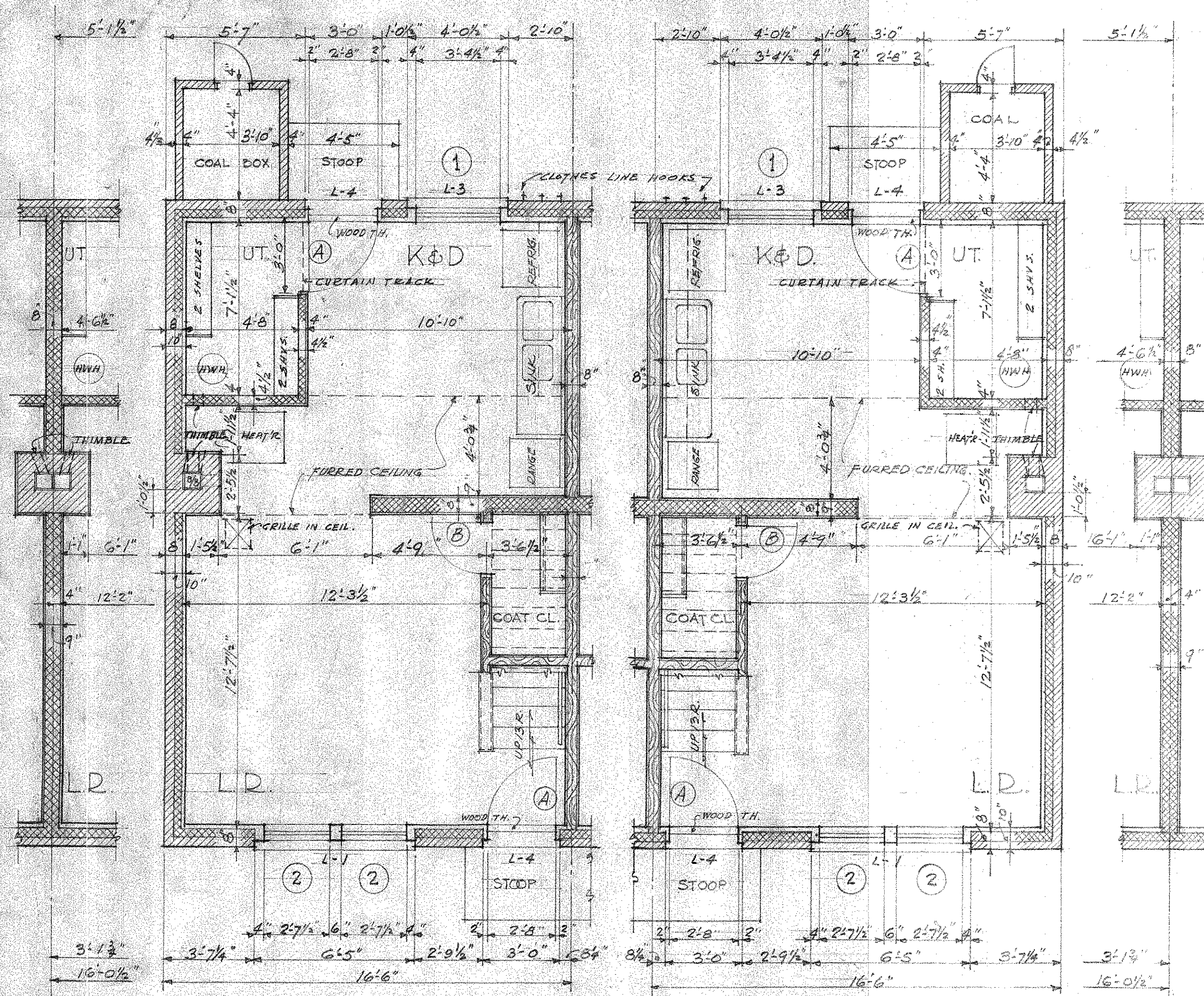


SECTION 3'-1" x 1'-0"

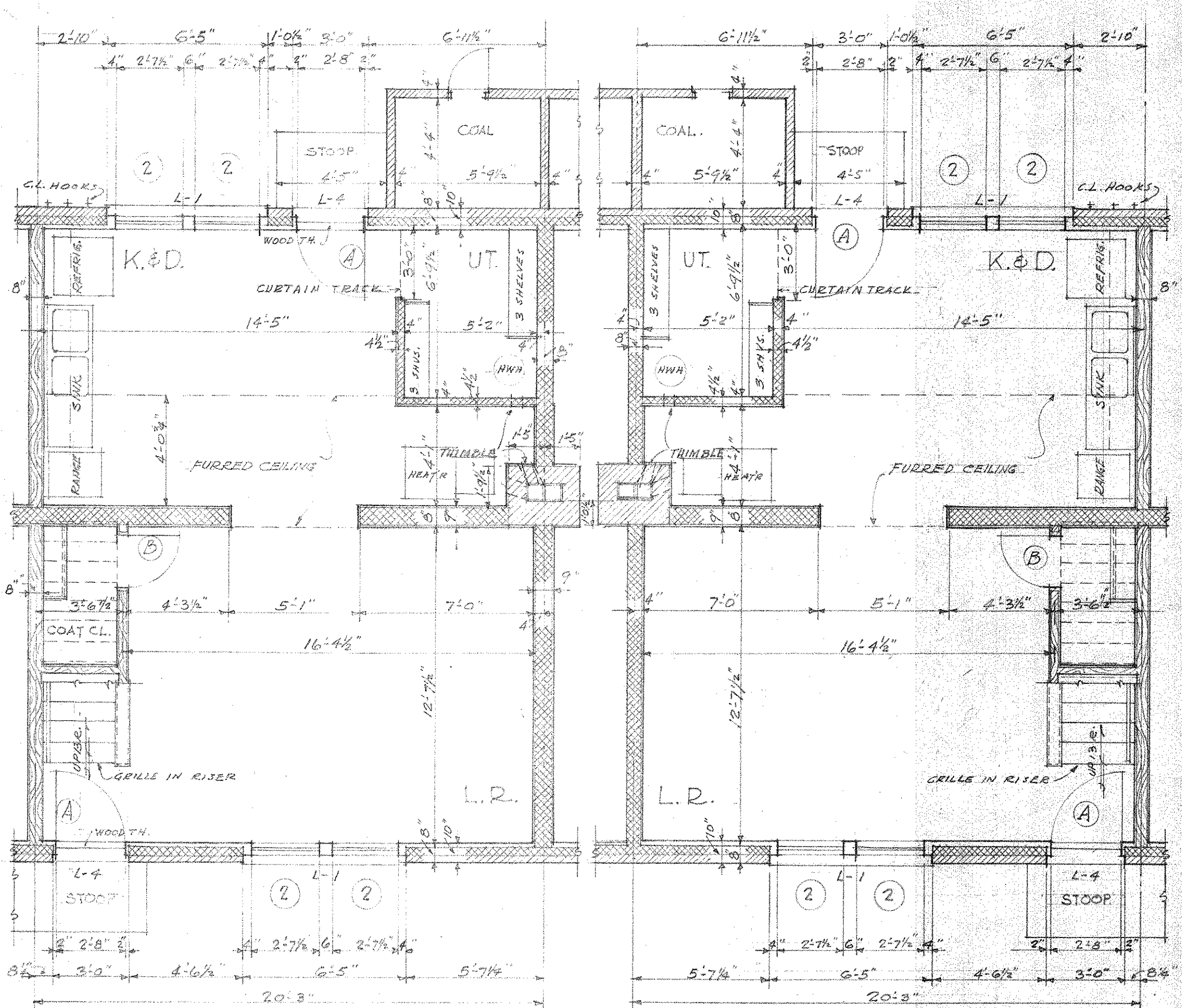
PLAN 4'-11" x 0"

GAS METER BOXES - SEE UTILITIES SITE PLANS FOR LOCATIONS.

LINTEL SCHEDULE	
L1	= 2 ANGLES 6" x 4" x 3/8" x 7'-5"
L2	= 2 " 4 x 3 1/2" x 3/4" x 7'-5"
L3	= 2 " 4 x 3 x 1/4" x 4'-8 1/2"
L4	= 2 " 4 x 3 x 1/4" x 3'-8"
L5	= 2 " 4 x 3 x 1/4" x 3'-11 1/2"
L6	= 2 " 4 x 3 x 1/4" x 3'-0 1/2"
L7	= 2 " 4 x 3 x 1/4" x 2'-6" (ATTIC WINDS)



(B.R.) UNIT A RIGHT (AR) FIRST FLOOR
 (B.L.) UNIT A LEFT (AL) FIRST FLOOR
 B UNITS IDENTICAL EXCEPT FOR END WALLS AS SHOWN



UNIT C LEFT (CL) FIRST FLOOR
 UNIT C RIGHT (CR) FIRST FLOOR

FINISH SCHEDULE						
MARK	NAME	FLOOR	BASE	WALLS	CEILING	NOTES
L.R.	LIVING ROOM	ASPH/TL	WOOD	PLAST.	PLAST.	
K&D	KITCHEN & DINING	DO	DO	DO	DO	
UT	UTILITY CLO.	DO	DO	DO	DO	EXTERIOR WALL PLASTERED
H.	HALL	WOOD	DO	PLAST.	DO	
B.	BATH	LINOLEUM	DO	KRENESE GLENT	DO	WOOD TOWEL
B.R.	BED ROOMS	WOOD	DO	PLAST.	DO	
CL.	CLOSETS	DO	DO	DO	DO	
COAT CL.	COAT CLOSET	ASPH/TL TILE	DO	DO	DO	
L.C.	LINEN CLOSET	WOOD	DO	DO	DO	

UNITS A & B

UNIT C

SCALE 1/4" = 1'-0"

UNIT PLANS

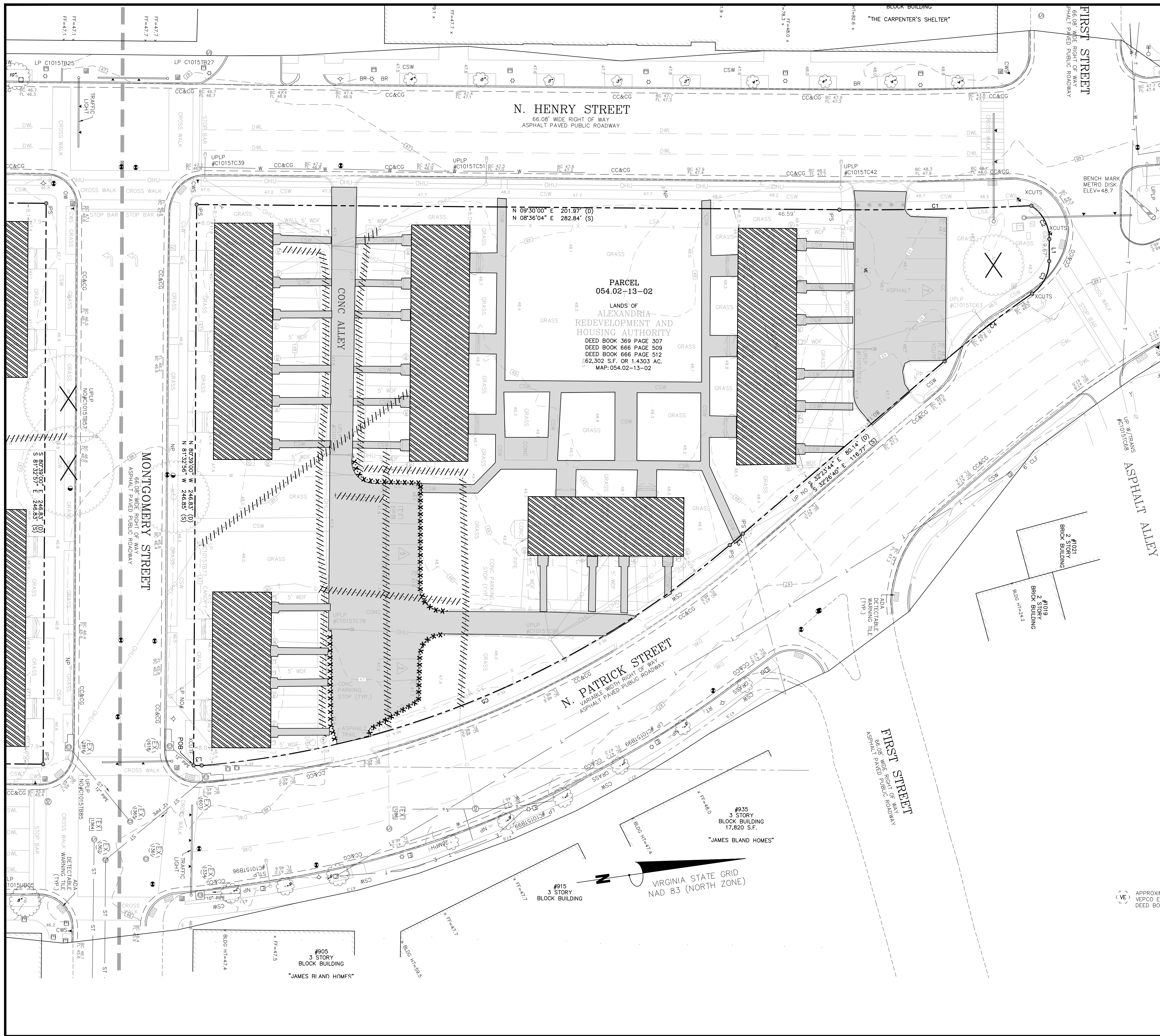
WAR HOUSING ALEXANDRIA, VIRGINIA

NATIONAL HOUSING AGENCY
 FEDERAL PUBLIC HOUSING ADMINISTRATION
 PHILIP M. KLUTZNIK, COMMISSIONER
 OLIVER C. WINSTON, DIRECTOR

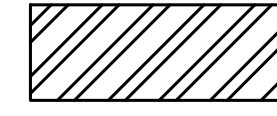
HOUSING AUTHORITY OF ALEXANDRIA, VIRGINIA
 JOHN BARTON, PRESIDENT
 R. S. MARSHALL, EXECUTIVE DIRECTOR

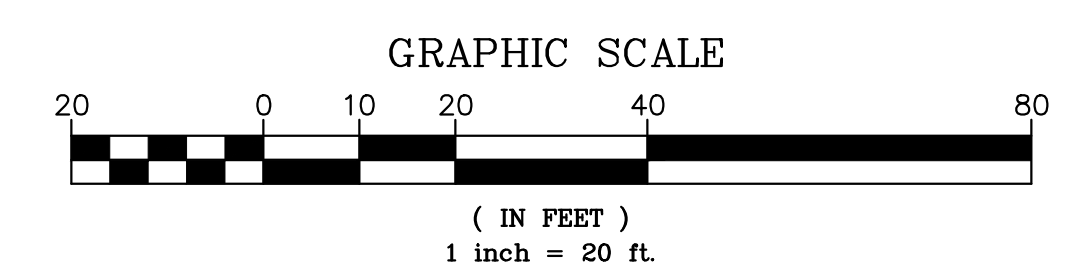
DRWG. NO. A-204
 DATE 6/30/44
 JOSEPH H. SAUNDERS, JR., ARCHITECT
 815 KING ST., ALEXANDRIA, VIRGINIA

WILBERDING
 1822 I ST. N.E.
 1-5-44



LEGEND

 EXISTING BUILDING TO BE DEMOLISHED



APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

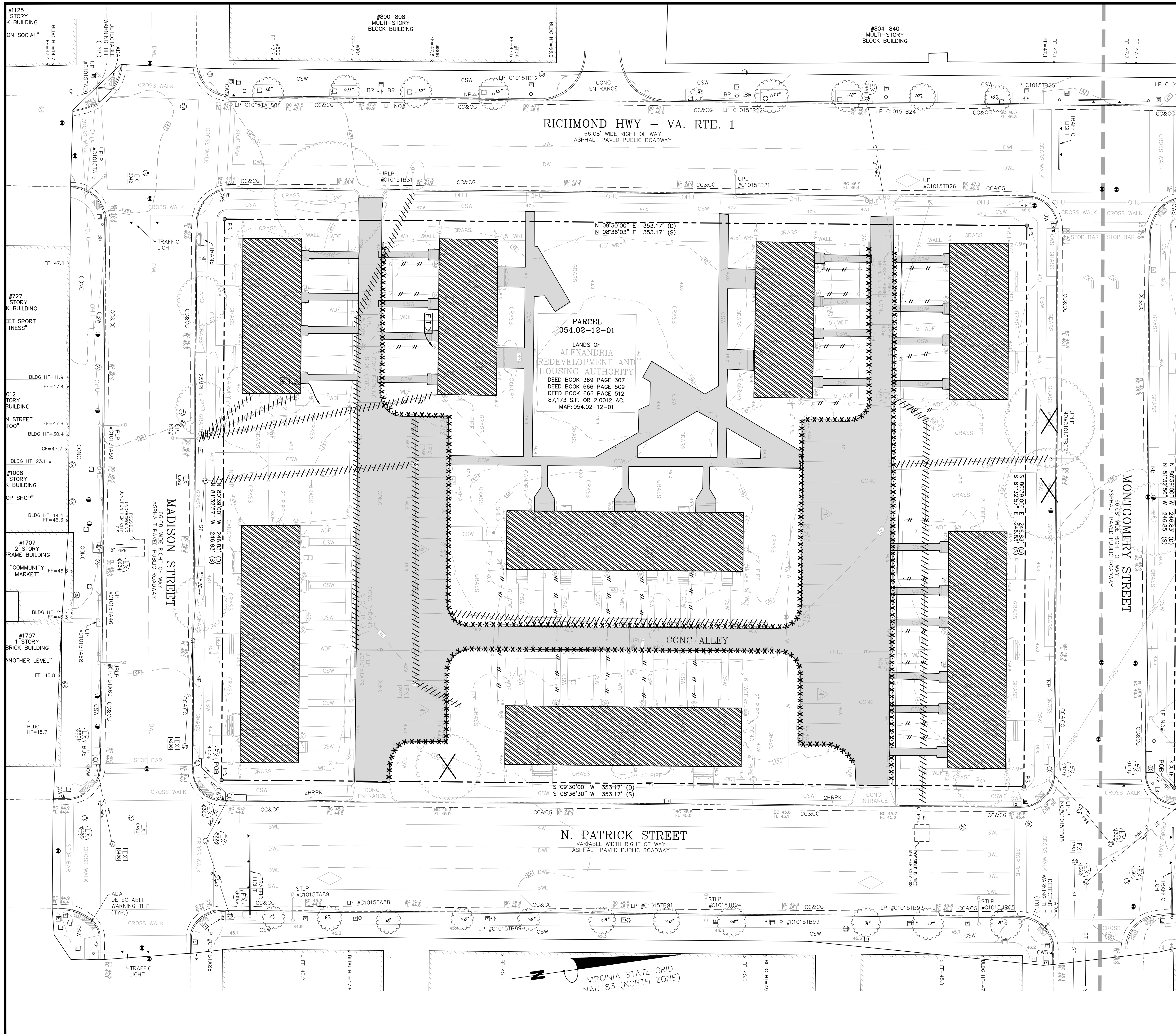
Bowman
CONSULTING

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www.bowmanconsulting.com
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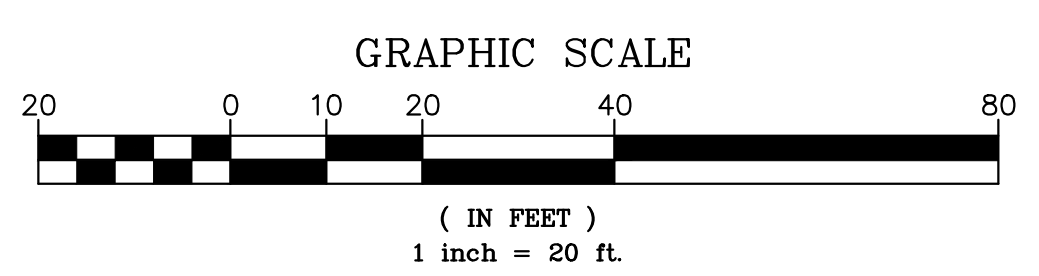
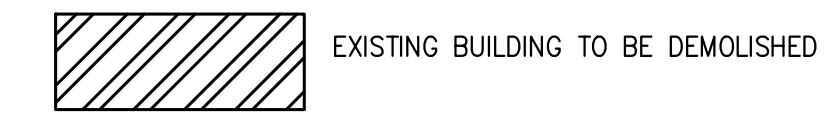
DEMOLITION PLAN
ARHA SAMUEL MADDEN
DEVELOPMENT CONCEPT PLAN - STAGE I
CITY OF ALEXANDRIA
VIRGINIA

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
03/15/2022
PROFESSIONAL ENGINEER

PLAN STATUS	
3/15/2022 FIRST SUBMISSION	
DATE	DESCRIPTION
KJB	PBT STL
DESIGN	DRAWN CHKD
SCALE H: 1"=20' V: _____	
JOB No. 140194-02-001	
DATE : MARCH, 2022	
FILE No. _____	
SHEET C5.00	



LEGEND



APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

PARCEL 054.02-12-01
LANDS OF ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
DEED BOOK 369 PAGE 307
DEED BOOK 666 PAGE 509
DEED BOOK 666 PAGE 512
87,173 S.F. OR 2.0012 AC.
MAP: 054.02-12-01

N. PATRICK STREET
VARIABLE WIDTH RIGHT OF WAY
ASPHALT PAVED PUBLIC ROADWAY

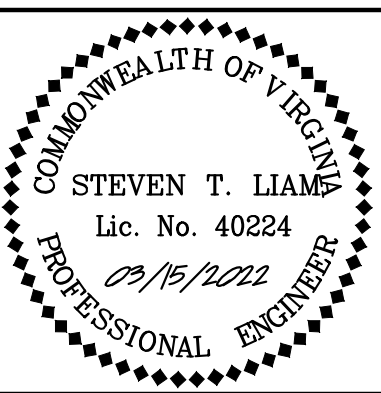
VIRGINIA STATE GRID
NAD 83 (NORTH ZONE)

Bowman
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www.bowmanconsulting.com

DEMOLITION PLAN
ARHA SAMUEL MADDEN
DEVELOPMENT CONCEPT PLAN - STAGE I

CITY OF ALEXANDRIA VIRGINIA



PLAN STATUS
3/15/2022 FIRST SUBMISSION

DATE	DESCRIPTION
3/15/2022	PBT STL
	DESIGN DRAWN CHKD
	SCALE H: 1"=20' V: _____
	JOB No. 140194-02-001
	DATE: MARCH, 2022
	FILE No. _____
	SHEET C5.10