

Docket Item # 12&13
BAR CASE # 2017-00344

BAR Meeting
October 4, 2017

ISSUE: Complete Demolition

APPLICANT: Toll Mid-Atlantic LP., Inc.

LOCATION: 1101 North Washington Street

ZONE: CD / Commercial

STAFF RECOMMENDATION

Staff recommends approval of the request for a Permit to Demolish with the condition that the applicant submit photographs and scale elevation and plan drawings documenting the existing conditions of the building, both electronically and in hard copy, with an archival hard copy deposited at Special Collections and the Dept. of Planning & Zoning, prior to issuance of any building permits.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped 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.
2. **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.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire 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.
5. **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.
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 #2017-00344 & 00345
1101 North Washington Street



Note: The proposed new construction on this site will be reviewed separately at a BAR concept review work session under Other Business at the October 4, 2017 hearing.

I. ISSUE

The applicant is requesting complete demolition of the existing Old Colony Inn building. The building is a two-story brick motel.

II. HISTORY

The two-story brick Colonial Revival building was constructed in **1967** as a conference center for the Old Colony Inn. It was designed by the firm of Vosbeck & Vosbeck, architects for several urban renewal buildings in Old Town. It was approved by the Board on January 11, 1967. The associated Old Colony Inn complex to the south was demolished but this building remained and functions today as a small hotel. It features an at-grade garage and has a serpentine garden wall from the original design that screens the existing parking from the GW Parkway.

In 2015, the BAR approved demolition of the roof and all exterior walls, including finishes, doors, windows and the like (BAR Case #2015-00158, 6/17/15.) In 2004, the BAR approved a wall sign for the Best Western Old Colony Inn and three flag poles (BAR Case #2004-0088, 8/18/04). In 2003, the Board approved a sign for this motel that was located at the rear of the building and faced Second Street (BAR Case #2003-0040, 3/19/03). In 2002, the Board approved an accessibility ramp for the front of the motel (BAR Case #2002-0306, 12/18/02).

III. ANALYSIS

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing 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 a 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 the memorial character of the George Washington Memorial Parkway?	No
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No

(6)	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 in which to live?	No
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1101 North Washington Street is an extremely simple Colonial Revival style motel that lacks much of the ornamentation or many of the unique attributes associated with the City's better example of 20th-century Colonial Revival architecture. Due to the demolition of the main Old Colony Inn motel which was located to the south, the existing building has lost most of its context and significance. When it was a later addition/annex to a larger complex, the subject building had more significance than it currently possesses.



Figure 1. Old Colony Inn historic postcard. The conference center portion is on the upper right.

The BAR has recently begun to contemplate the potential significance of 20th-century buildings on Washington Street, particularly those constructed after the Mt. Vernon Memorial Highway opened in **1932** and after the Old and Historic Alexandria District was created in **1946**. While there are some excellent examples of the Colonial Revival style from this time period, such as Milton Grigg's Christ Church Parish Hall or the bank at 330 North Washington Street, as well as some intriguing examples of roadside architecture, such as the Suburban Dry Cleaners on South Washington Street (1957) or even the former Little Tavern (1940) to the north, this building is not so architecturally or culturally distinguished to preclude significant demolition and alteration.

Staff finds that the building does not meet any of the criteria outlined in the zoning ordinance. The existing structure is of little architectural or historic interest and its features are not of unusual materials or design and would be relatively simple to reproduce today. The demolition will not have a negative impact on the historic district or the memorial character of Washington Street.

The National Park Service noted no objections to demolition of this building in their comments. (ATTACHMENT #3)

Therefore, staff does not object to the Permit to Demolish. However, in order to document the building in its current form, staff recommends that the applicant prepare existing conditions elevations and plan drawings, in addition to clear digital photographs of all elevations and details, with electronic and hard copies to be deposited at Special Collections and the Department of Planning & Zoning.

STAFF

Catherine K. Miliaras, Principal Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

F-1 Proposed project consists of the redevelopment of an existing hotel into 19-townhomes style condominium units; the project, a development site plan is currently under review (DSP2017-00014) in concept plan review, stage 2.

Code Administration

No comments received.

Transportation and Environmental Services

C-1 Comply with all requirements of DSP2017-00014. (T&ES)

C-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

F-1 There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

V. ATTACHMENTS

1 – Application for BAR 2017-00344: 1101 North Washington Street

2 – Supplemental Materials

3 – NPS comments

ADDRESS OF PROJECT: 1101 North Washington Street

TAX MAP AND PARCEL: 044.04-05-02 ZONING: CD

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

☒ CERTIFICATE OF APPROPRIATENESS "CONCEPT PLAN"

☒ 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: Toll Mid-Atlantic LP., Inc.

Address: 19775 Belmont Executive Plaza, Suite 250

City: Ashburn State: VA Zip: 20147

Phone: 571-291-8000 E-mail: msimms@tollbrothers.com

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

Name: John Rust, Rust Orling Architecture Phone: 703-836-3205

E-mail: jruster@rustorling.com

Legal Property Owner:

Name: CIA Colony Inn, LLC.

Address: 3147 Woodland Lane

City: Alexandria State: VA Zip: 22309

Phone: 703-836-1634 E-mail: sbannister@capinvestad.com

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

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

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

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

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

The project consists of the demolition of the existing two story brick hotel and serpentine wall and the construction of 19 townhouse-style, four story condominiums. Frontage improvements such as the reduction of paved areas and parking in the front yard setback as well as facades that are in compliance with the Washington Street Standards and Guidelines will reinforce the frame for the landscaped gateway at the north entrance to Old Town on the George Washington Memorial Parkway.

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

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

Electronic copies of submission materials should be submitted whenever possible.

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

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

Additions & New Construction: *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.*

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

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

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

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

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

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

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.

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

APPLICANT OR AUTHORIZED AGENT:

Signature: 

Printed Name: JOHN RUST

Date: September 1, 2017

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. Toll Holdings, Inc.	250 Gibraltar Road	100 %
2.	Horsham, PA 19044	
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1101 N. Washington St. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Stephen A. Bannister	800 Slaters Lane	1/3
2. Rebecca J. Pelino	-	1/3
3. S. Mehdi Falsafi	-	1/3

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. None		
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.

9/1/17 MARK D. SIMMS Mark D. Simms SR. VICE PRES.
 Date Printed Name Signature

DESCRIPTION OF THE REASON FOR DEMOLITION/ENCAPSULATION

The proposed demolition of the existing building and serpentine wall will allow the Applicant to construct nineteen townhouse-style condominium units on the site.

In considering a Permit to Demolish, the BAR must consider whether the existing building meets any of the criteria set forth in Sec. 10-105 (B) of the Zoning Ordinance.

1. *Is the building or structure of such architectural or historical interest that its moving, removing, encapsulating or razing would be to the detriment of the public interest?*

The existing building and wall were constructed in 1967 as a conference center to support the adjacent Olde Colony Motor Lodge which was demolished in the early 2000s as part of the Liberty Row development. Similar to the portion of the Olde Colony Motor Lodge which has already been demolished, the demolition of the existing building would not be detrimental to the public interest. In contrast, the proposed buildings would benefit the public interest, as they are architecturally more compatible with buildings of historic architectural merit found elsewhere on Washington Street. Their Victorian style is richer in architectural detail and changes in plane, architectural details, roof heights, massing, and articulation reduce the expression of the footprint. The existing surface parking visible from the George Washington Memorial Parkway will be replaced with a landscaped lawn while connecting to pedestrian features located along North Washington Street.

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

No, there is nothing historically or architecturally significant about this building.

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, both the existing building and wall are constructed of relatively modern materials and techniques without unusual or uncommon design, texture or material. It could easily be reproduced.

4. *Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?*

Retention of the existing building or serpentine wall will not help preserve the memorial character of the George Washington Memorial Parkway. As stated above, there is nothing historically or architecturally significant about this building and it is not uniquely reflective of the memorial character of the Parkway. The proposed buildings will maintain the existing buffer and streetwall setback in this transitional area from the pastoral Parkway to Urban Washington Street. In addition, the proposed project replaces the surface parking visible from the George Washington Memorial Parkway with a landscaped lawn, enhancing the integrity of the Alexandria Gateway Concept Plan for the George Washington Memorial Parkway. With the removal of the at grade parking, the serpentine wall is no longer necessary to screen the parking and its removal will aid in maintaining the openness of the Alexandria Gateway Concept Plan.

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

Retention of the building would not help preserve or protect a historic place or area of historic interest. When the proposal for the redevelopment of the adjacent Liberty Row Condominiums on the Motor Lodge portion of the Olde Colony Inn was reviewed by BAR staff in 2001, staff determined that since the time of the construction of the complex, "the area of the Parkway from Second Street north to Bashford Lane has changed considerably and there are a number of large and substantial office buildings and complexes such as the Harris Building and the Salvation Army headquarters as well as a large number of townhouses which present nearly the same mass as the office building within the immediate vicinity. Thus, it is the conclusion

of Staff that the appropriate memorial character of the Parkway has evolved during the last nearly 30 years and that a late 1950s motel is no longer an appropriate response along the Parkway at this location.”

The existing Old Colony Inn is immediately bounded by an office building constructed in the 1980s, townhomes constructed in the 1980s – 1990s, and the Liberty Row Condominiums constructed in the early 2000s. The proposed architecture and building scales are compatible with the surrounding uses and the typology is appropriate for this area of North Old Town. In addition, the proposed buildings meet the Washington Street Guidelines and are architecturally more compatible with buildings of historic architectural merit found elsewhere on Washington Street.

6. *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 in which to live?*

The proposed demolition of the existing structure will promote the general welfare by maintaining or increasing real estate values with various site improvements, as well as making the city a more attractive and desirable place to live.

7. *In the instance of a building or structure owned by the city or the redevelopment and housing authority, such building or structure having been acquired pursuant to a duly approved urban renewal (redevelopment) plan, would retention of the building or structure promote the general welfare in view of needs of the city for an urban renewal (redevelopment) project?*

This criterion is not applicable to this project.

DESCRIPTION OF THE ALTERNATIVES TO DEMOLITION/ENCAPSULATION AND WHY SUCH ALTERNATIVES ARE NOT CONSIDERED FEASIBLE.

Alternatives to the redevelopment of the property have been considered, but are not feasible. The proposed project creates the opportunity for compliance with Washington Street Standards and Guidelines while providing improvements such as a landscaped lawn that enriches the character of the Alexandria Gateway Concept Plan for the George Washington Memorial Parkway.



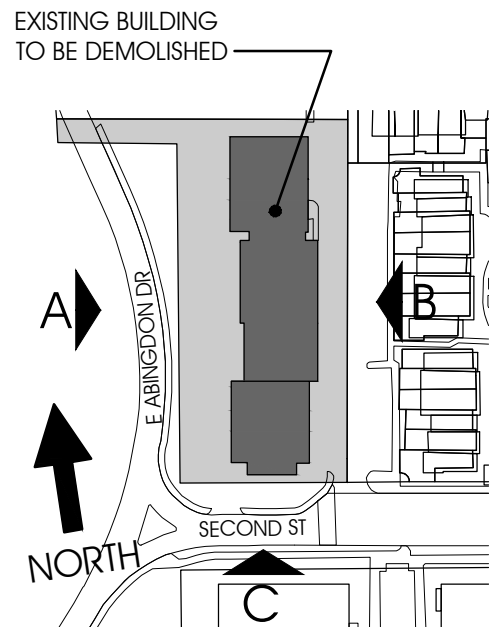
1101 N. Washington Street
17.024



EXISTING SOUTH ELEVATION
(FACING SECOND ST.) C



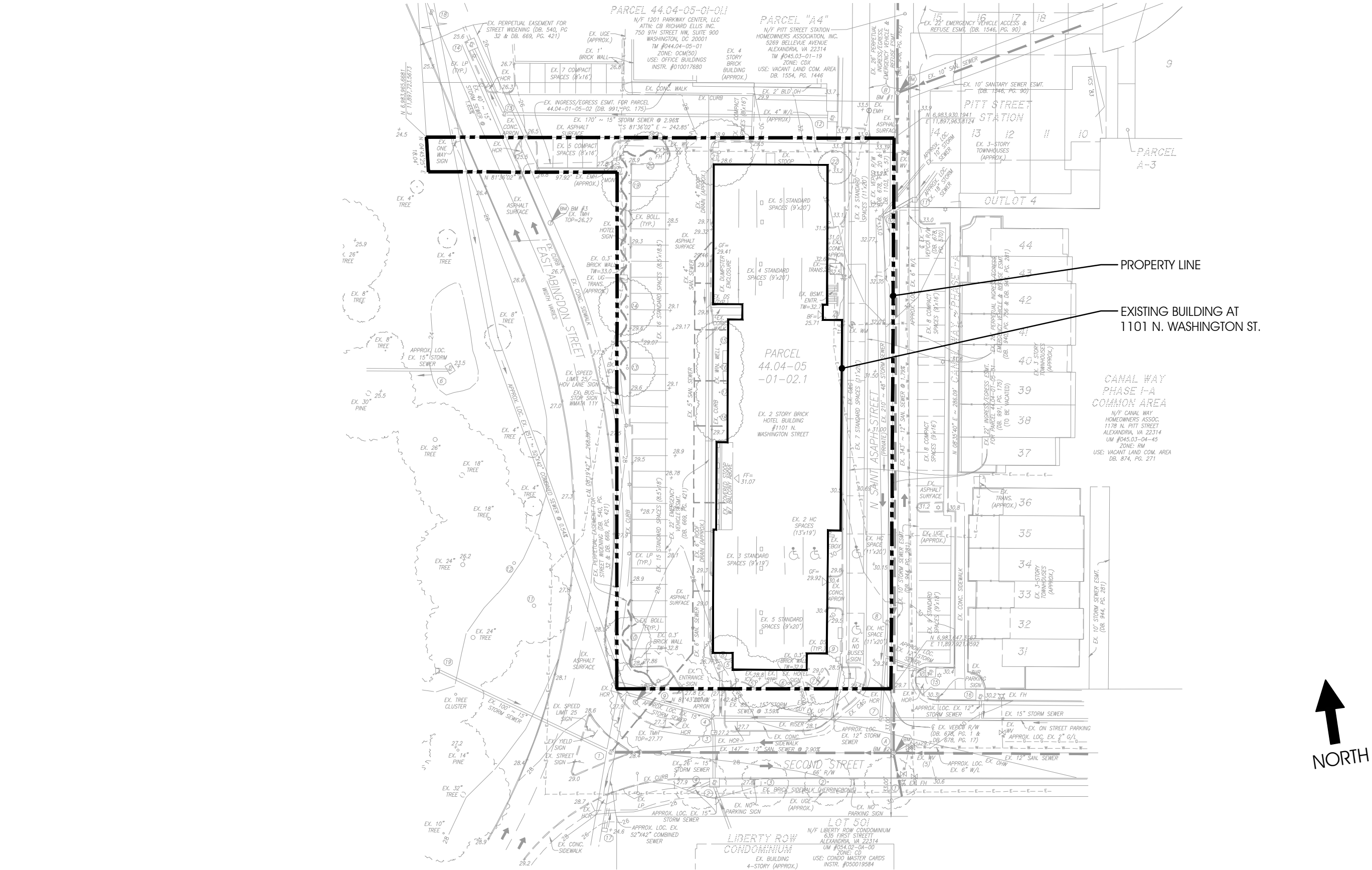
EXISTING REAR ELEVATION (FACING N. SAINT ASAPH ST.) B



VICINITY MAP



EXISTING FRONT ELEVATION (FACING N. WASHINGTON ST.) A



1101 N. Washington Street
17.024



United States Department of the Interior

NATIONAL PARK SERVICE
George Washington Memorial Parkway
c/o Turkey Run Park
McLean, Virginia 22101

Alexandria Board of Architectural Review
City of Alexandria, Town Hall
300 King Street
Alexandria, VA 22314-3212

Reference:
BAR Case: 2017-00344/345 (1101 N Washington Street)

September 22, 2017

Dear Sir/Madam:

The following are George Washington Memorial Parkway's (Parkway) comments on the above referenced proposal:

BAR #2017-00344/345 (1101 N Washington Street)

- The site is located north of the historic core of Washington Street. The site is in the North Washington Street area from Bashford Lane to Pendleton Street.
- The proposed development has similar traditional solid-void relationships as what would be found within the historic district of Alexandria. The fenestration patterns within this proposed development are also reminiscent of the typology found within the historic district of Alexandria.
- The setbacks of the proposed development are within the intent of establishing the relationships between pedestrian and motorists by providing an additional pedestrian zone between the street front and the proposed development.
- Consider applying the same massing as what is illustrated on North Saint Asaph Street to the North Washington Street to further reinforce the pedestrian scale and to articulate different heights along the North Washington Street corridor.
- The small scale massing and vernacular appear to relate to the inherent historical character of the historic core from the entire proposed site relationship.

Thank you for the opportunity to comment on the architecture that affects the Parkway. If you have any questions, please contact Jason Newman, Chief of Lands, Planning and Design at 703-289-2515.

Sincerely,

Simone Monteleone

Simone Monteleone
Acting Superintendent