

Docket Item # 5  
BAR CASE # 2017-00344

BAR Meeting  
November 15, 2017

**ISSUE:** Demolition (serpentine wall)

**APPLICANT:** Toll Mid-Atlantic LP., Inc.

**LOCATION:** 1101 North Washington Street

**ZONE:** CD / Commercial

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### **STAFF RECOMMENDATION**

Staff recommends approval of the request to demolish the serpentine wall with the condition that the serpentine wall is documented as part of the documentation required for the demolition of the motel.

### **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](mailto: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 November 15, 2017 hearing.*

## **I. ISSUE**

On October 4, 2017, the BAR approved complete demolition of the existing Old Colony Inn building, a two-story brick motel. The BAR deferred action on the demolition of the existing serpentine wall, finding that additional information was necessary before making a determination.

## **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.

On October 4, 2017, the BAR approved complete demolition of the existing Old Colony Inn building, a two-story brick motel. 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):

<b>Standard</b>	<b>Description of Standard</b>	<b>Standard Met?</b>
(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

The BAR previously found that none of the criteria were met when considering the complete demolition of the motel. Staff previously supported demolition of the serpentine wall finding that none of the above criteria met. Staff again supports the demolition of this element noting that once the last remaining vestige of the motel complex (the 1967 conference center now approved for demolition) is demolished, there will be no context for the serpentine wall which was originally constructed to screen a parking area and visually join this later building with the earlier motel complex to the south which also had a serpentine wall around the pool complex.

The serpentine walls were first designed by Thomas Jefferson to enclose the gardens at the “Academical Village” at the University of Virginia and were an innovative way to combine both beauty and utility by the construction of a wall that needed only be one brick thick instead of the more typical two. The UVA serpentine walls now, therefore, possess great historical significance *in that context*. However, the serpentine walls found at this motel were a pastiche of Jefferson’s work in the vein of mass-produced mid-20<sup>th</sup>-century Colonial Revival elements rather than a thoughtful design intent. Thomas Jefferson did not design any buildings in Alexandria and this wall has nothing to do with Alexandria or the George Washington Memorial Parkway. The serpentine garden wall was retained at Liberty Row project to the south but it is set back behind a significant green space and there will be additional landscape elements added in that southeast quadrant of the Memorial Circle when the remaining historic tree is replaced.



Figure 1. Old Colony Inn historic postcard with detail of the 1967 conference center with serpentine wall.



The applicant has provided an exhibit showing the location of the serpentine wall and illustrating that portions of the wall are in the location of the proposed townhouses or sidewalk. Therefore, *if* a portion of the wall were to be retained, it would be a small portion at the northwestern portion of the property and it would bear no relationship to its previous design intent or the new design program proposed for the site.

Staff finds that the serpentine wall constructed in 1967 does not meet any of the criteria outlined in the zoning ordinance. The existing wall 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.



Figure 2. Detail of serpentine wall screening existing parking.

Therefore, staff does not object to the Permit to Demolish to demolish the serpentine wall in its entirety.

#### **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 – Previous staff report with approved minutes from October 4, 2017 for BAR 2017-00344: 1101 North Washington Street*

ADDRESS OF PROJECT: 1101 North Washington StreetTAX MAP AND PARCEL: 044.04-05-02ZONING: CDAPPLICATION FOR: *(Please check all that apply)*☒ CERTIFICATE OF APPROPRIATENESS "CONCEPT PLAN (RESUBMISSION)"☒ ~~PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH~~~~(Required if more than 25 square feet of a structure is to be demolished/impacted)~~CONTINUATION OF  
PREVIOUS DEMOLITION  
APPLICATION☐ 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 250City: AshburnState: VA Zip: 20147Phone: 571-291-8000E-mail: msimms@tollbrothers.comAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ \_\_\_\_\_Name: John Rust, Rust Orling ArchitecturePhone: 703-836-3205E-mail: jrust@rustorling.com

Legal Property Owner:

Name: CIA Colony Inn, LLC.Address: 3147 Woodland LaneCity: AlexandriaState: VA Zip: 22309Phone: 703-836-1634E-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).*

See attached letters.

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 be approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets 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 fo.*

- ☐ 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.

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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 RUSTDate: October 16, 2017



**Attachment 1**

**Application Materials**  
 BAR2017-00344 & BAR2017-00345  
 1101 N Washington  
 Date Routed: 10.19.2017

**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       SR. VICE PRES.  
 Date      Printed Name      Signature

## Attachment 2



16 October 2017

Ms Catherine Miliaras  
Department of Planning and Zoning  
City of Alexandria  
301 King Street, Room 2100  
Alexandria, Virginia 22313

RE: Demolition Submission (BAR Case #2017-00344)

As requested at the October 4, 2017 BAR meeting, the Applicant has prepared an exhibit to show the conflicts between the existing wall and the proposed development to determine whether it is feasible to retain the serpentine wall. As discussed at the hearing, and as reflected on the attached Serpentine Wall Overlay Exhibit, the serpentine wall conflicts with the proposed streetscape, which is in keeping with the Old Town North Small Area Plan, and the proposed building layout, which establishes an urban frontage along Second Street. The Applicant still maintains that the wall, which was built in the 1960's, is not historic or architecturally significant, and should be demolished. However, to the extent that the BAR determines it is worthy of preservation, please see the Serpentine Wall exhibit which reflects revisions that could be made to the plan without running afoul of the streetscape and urban design guidelines while maintaining a portion of the wall.

Please don't hesitate to call me if you have any questions.

Regards,

A handwritten signature in dark ink, appearing to read "John Rust", with a large, looping flourish underneath. Below the signature is the printed name "John Rust, AIA".

John Rust, AIA





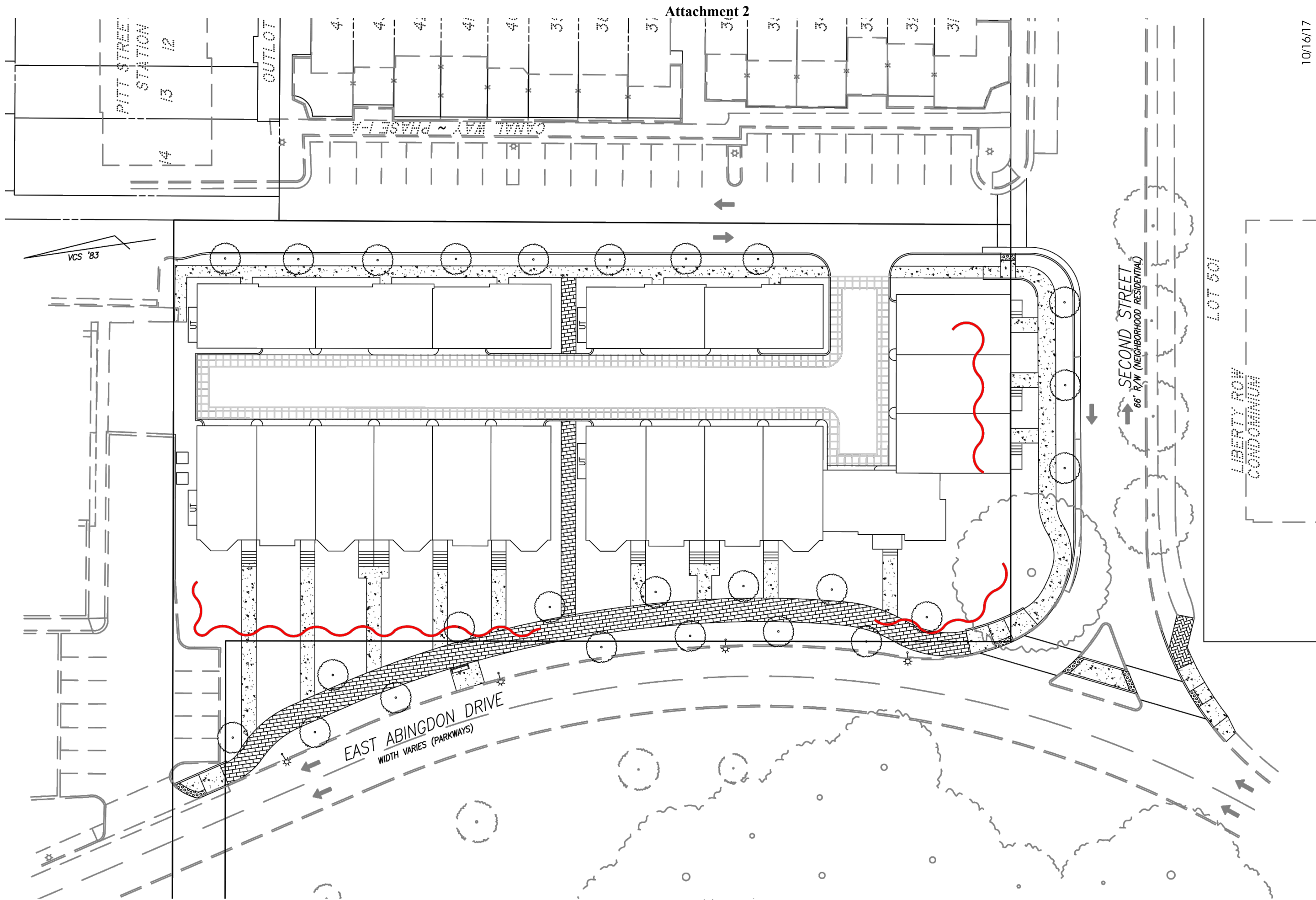
EXISTING SERPENTINE  
WALL TO BE  
DEMOLISHED ———

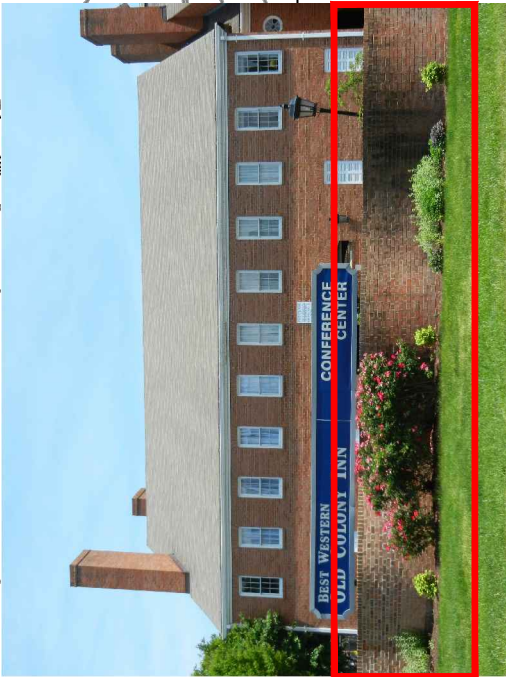


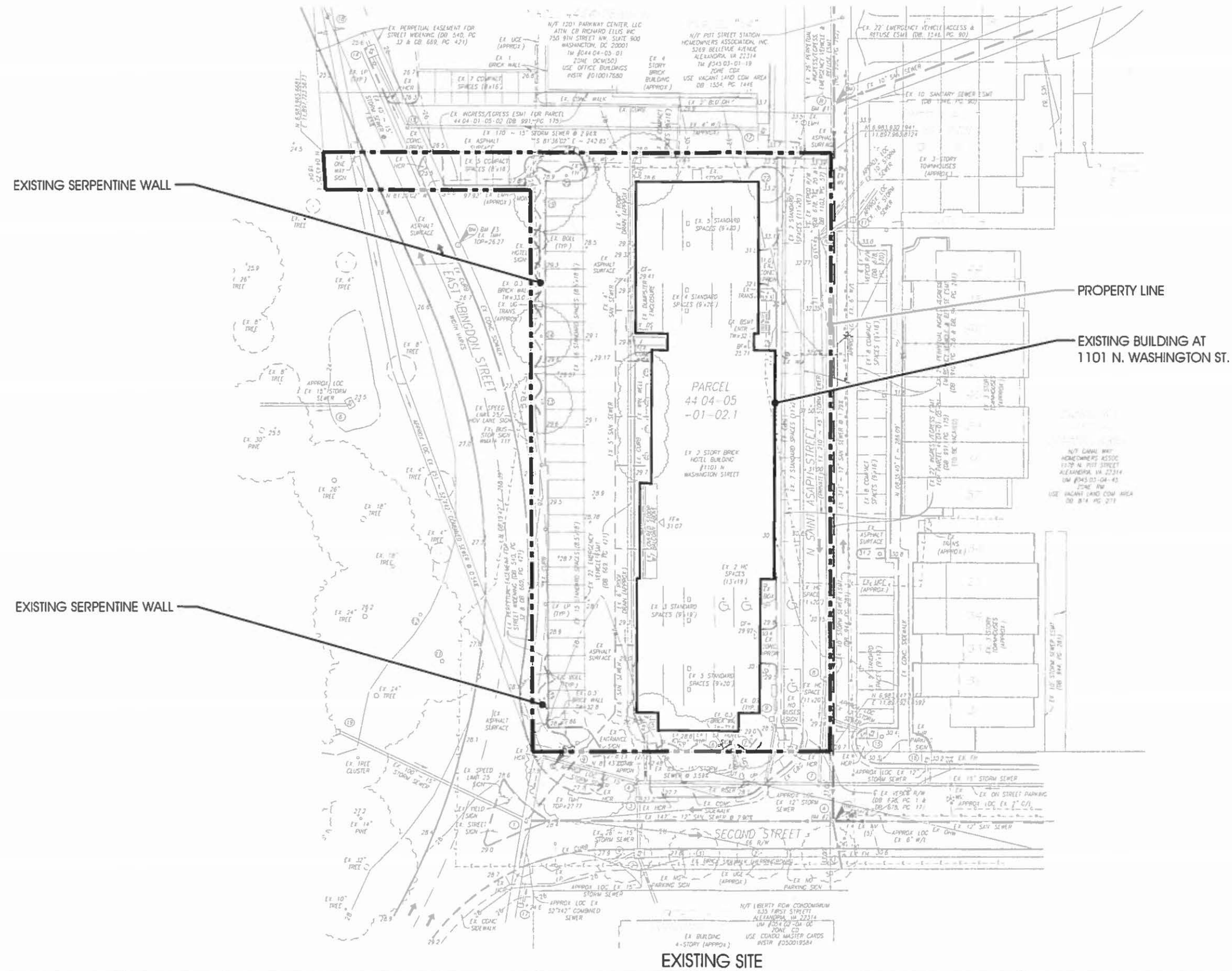
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**RUST | ORLING**  
ARCHITECTURE









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Page 1

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1101 N. Washington Street

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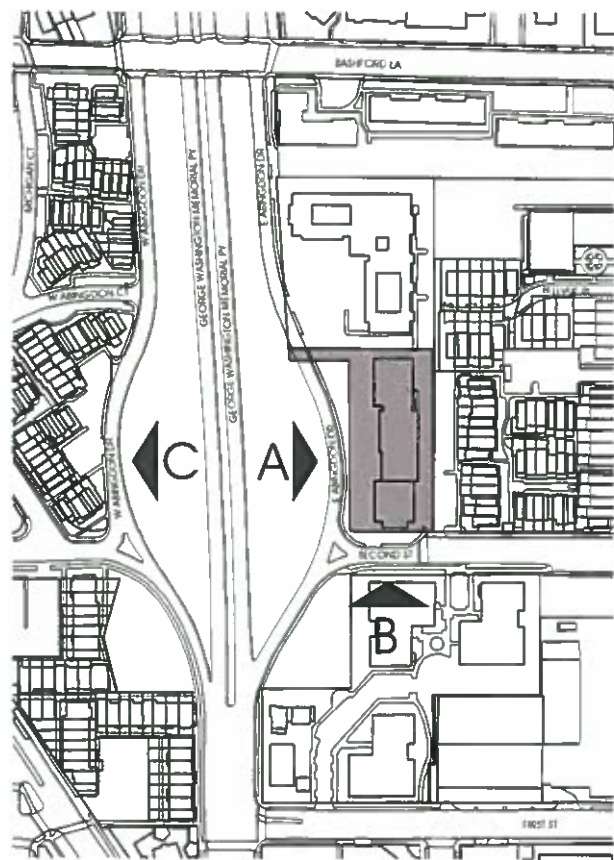
Application Materials  
 BAR2017-00344 & BAR2017-00345  
 1101 N Washington  
 Date Routed: 10.19.2017

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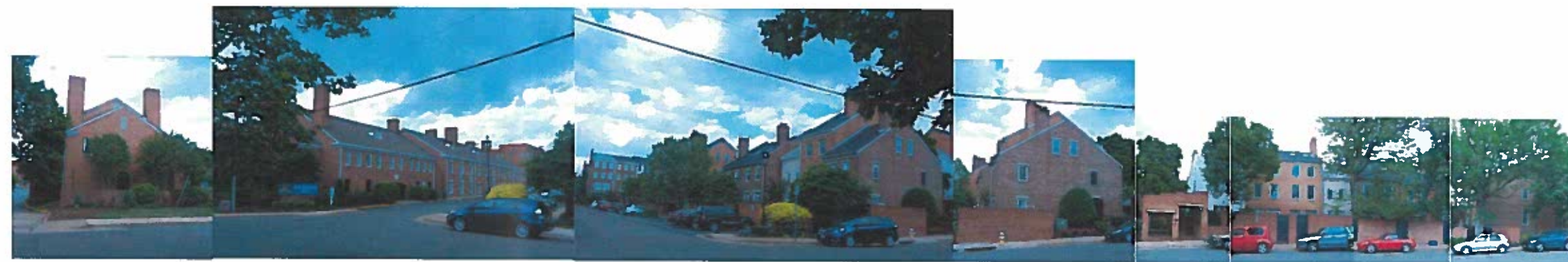




WEST ABINGDON DRIVE (NORTH-SOUTH) C



VICINITY MAP



PROJECT SITE

SECOND STREET (EAST-WEST) B



PROJECT SITE

EAST ABINGDON DRIVE (NORTH-SOUTH) A