

# City of Alexandria, Virginia

## MEMORANDUM

**DATE:** March 3, 2021

**TO:** CHAIR AND MEMBERS OF THE  
BOARD OF ARCHITECTURAL REVIEW

**FROM:** HISTORIC PRESERVATION STAFF

**SUBJECT:** 2<sup>nd</sup> CONCEPT REVIEW OF 101 DUKE STREET  
BAR # 2020-00612

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### JANUARY 21, 2021 BAR HEARING MINUTES

#### **SPEAKERS**

Garrett Erdle, representing the applicant, introduced the project and the project team.

Shawn Glerum, architect with Odell Architects, presented the design for the project.

#### *Public Comments*

Stephen and Ellen Mitchell, 115 Duke Street, felt that the design for the project seems to be relating to the hotel across the street and the design of the rear of the property appears to be less evolved.

Gail Rothrock, 209 Duke Street, stated this is an important site as a gateway into the City when approaching from the South. She suggested that 6 4-story townhouses are not appropriate in this location and would rather see 4 3-story townhouses with entrances direct from the sidewalk.

Kathleen and Bruce Oehler, 108 Duke Street, said that they appreciate the effort that the applicant has made towards public outreach.

Yvonne Callahan, 735 Lee Street, supported the comments from Gail Rothrock and feels that the design seems awkward. She asked that the view from the west side of the site be improved and that the building relate more closely to Union Street.

The public comment period was closed

#### **DISCUSSION**

Ms. Irwin agreed with the staff recommendations regarding the design. She felt that building

feels too tall and that the proportions are wrong. She suggested that the introduction in varying heights of entry stoops could help the building relate better to the street. She stated that it is important for the design for the building to be a reflection of the current time and place and that the building should be special. She felt that the height is too tall. The architectural character should be more of the time and place and that the proportions need further development.

Ms. Sennott stated that she felt that the building is too large and should be designed to be more consistent with the smaller neighboring buildings. She noted that the 100 block of Queen Street has more variety of building entrance heights than the proposed design.

Mr. Adams agreed with the previous comments of the other Board members and felt that the proposed design is too tall and massive. He felt that the architectural character could have additional variety but like the approach to the design. He suggested the possibility of adding additional variety in the setback from the street to the various elements.

Mr. Spencer agreed with comments from other Board members. He noted an architectural disconnect between the modern fourth floor element onto the historicist lower portion of the building when the two are being built at the same time. He felt that the entrances are too tall above the grade at Union Street. He suggested that the applicant look at the possibility of using split level interiors to address the issues with the level of the garage at the rear of the site. He suggested that the proportions of the façade are not correct and that this is a result of the height of the first floor. He stated that the designs should not be a direct replica of historic properties.

Ms. Neihardt agreed with comments from other Board members. She felt that the project is too large and massive and that the project is an opportunity to relate to the character of the waterfront.

Mr. Sprinkle felt that the building is reading as one monolithic building rather than individual townhomes. He suggested that the applicant look to 18<sup>th</sup> and 19<sup>th</sup> century industrial buildings as a possible design inspiration.

Ms. Irwin suggested that the applicant look for ways in which the history of the specific site can be integrated into the design.

## **CONCEPT II UPDATE**

This is the second BAR concept review before the Board for the proposed redevelopment of the property at 101 Duke Street. The project includes the development of six four-story townhomes with frontage on South Union Street. The Board had a number of concerns related to the perceived height of the building and the proportions of the elevations. The use of historic townhomes as a design precedent made for awkward proportions given that the proposed building is taller with different floor to floor heights than those historic townhomes. Some members of the Board suggested that the applicant look to the specific history of the site as industrial warehouses for design precedent; this would tie the building to the site and allow for

greater flexibility in the fenestration proportions. The Board was concerned about the relationship of the entrance stoops to the adjacent sidewalk, feeling that they were too tall and not compatible with the nearby streetscape. There was some concern from the Board that the design for the fourth floor felt too heavy for the building and was not compatible with the architecture of the lower three floors. There was one comment that it seemed incompatible for the fourth floor to be designed as a modern monitor on a historic building when the building is being designed and built at the same time.

## **I. SUMMARY**

The applicant, Eleventh Street Development, LLC, is requesting a BAR Concept Review for the construction of six four-story townhomes with frontage on South Union Street. Each unit will feature a two-car attached garage with vehicular access from the alley to the west of the project site.

The Concept Review Policy was adopted in May 2001 and amended and restated in 2016 (attached). Concept Review is an optional, informal process at the beginning of a Development Special Use Permit (DSUP) application whereby the BAR provides the applicant, staff, the Planning Commission, and the City Council with comments relating to the overall appropriateness of a project's height, scale, mass, and general architectural character. These comments are not binding on the BAR or the applicant. The Board takes no formal action at the Concept Review stage but will provide comments and may endorse the direction of a project's design by a straw vote. If the Board believes that a building height or mass, or area proposed for construction is not appropriate and would not be supported in the future, the applicant and staff should be advised as soon as possible. This early step in the development review process is intended to minimize future architectural design conflicts between what is shown to the community and City Council during the DSUP approval and what the Board later finds architecturally appropriate under the criteria in Chapter 10 of the Zoning Ordinance and the BAR's adopted *Design Guidelines*.

The Development Special Use Permit associated with this project has not yet been docketed.





## II. SITE CONTEXT AND HISTORY

### *Site Context*

The project site is located at the corner of Duke Street and South Union Street, with the longest portion of the site fronting Union Street. The alley to the west of the site is private.

This is a transitional area of the city with the Hotel Indigo directly across Union Street and historic two-story buildings to the immediate north and west of the site. Later three-story townhomes with ground floor garages are on the south side of Duke Street across from the proposed building. The townhouses constructed as part of the Robinson Terminal South are located diagonally from the project site.

### *History*

The project site has a diverse history dating to the 1820s with a variety of uses taking place in this location. According to the 1993 edition of the *Fireside Sentinel*, “In the 1820s the building that stood on the site served as a hotel, or more properly a sailor’s boarding house with a bar room attached...Many of the occupants of this rum house died when yellow fever visited Alexandria in the first third of the 19<sup>th</sup> century. Later, a group of Washingtonians came to Alexandria one evening and set fire to the structure. It was subsequently rebuilt and was known as Monroe’s Cooper Shop. Stephen Shinn, a successful commission merchant, was the occupant of the building before the outbreak of the Civil War.”<sup>1</sup>

The 1885 Sanborn Map shows a complex of industrial buildings on the site which include WS Moore’s Machine Shop and Brass and Iron Foundry and the Aitcheson Brothers Saw and Planing Mill (Figure 1). These structures appear on the Sanborn Map through 1912; in 1921 only the two structures at the corner of Duke Street and South Union Street remain. According to the *Fireside Sentinel* a fire destroyed much of the factory in 1915. The entire site is vacant in the 1941 Sanborn Map.

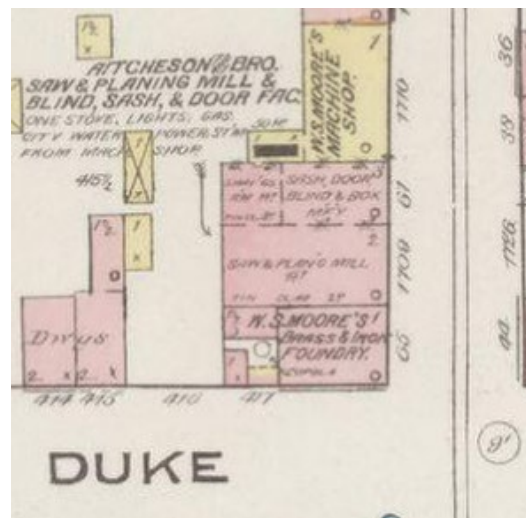


Figure 1: 1885 Sanborn Map showing complex of industrial buildings

<sup>1</sup> Aitcheson Brothers Planing Mill, *The Fireside Sentinel*, November/December 1993, page 9

The 1959 Sanborn Map shows an industrial building labeled as an “Arsenal” in the footprint of the parking garage in place today. In 1988 the BAR approved alterations to the warehouse (BAR #88-182) to convert the building being used by “Interarms Corporation for the storage of weapons and arms” into a multi-level parking garage. Modifications to the property included the removal of the roof, the infill of some existing windows, and the installation of metal shutters at other window openings.

### III. PROPOSED DEVELOPMENT

Following the January 21, 2021 BAR hearing, the architect continued to study the design for the project in response to the Board’s comments and has made significant revisions. The changes are summarized below:

Under the previous design for the project, the plan consisted of a continuous row of 6 townhomes with townhouse one at 27’ wide, townhouse two through five at 22’ wide, and townhouse 6 at 26’ wide (Figure 2). Each of the townhomes features a single story 22’ wide by 20’ deep attached two car garage with roof terrace located at the west side of the site. In response to comments that the design felt too large, the applicant has broken the massing into two separate parts. Under the current design, the building is broken into two equal groups of three townhomes that are all 22’ wide with an approximately 7’ wide pedestrian alley separating the buildings (Figure 3). This alley is reminiscent of the traditional narrow alleys found throughout both the residential and formerly industrial portions of the historic district.

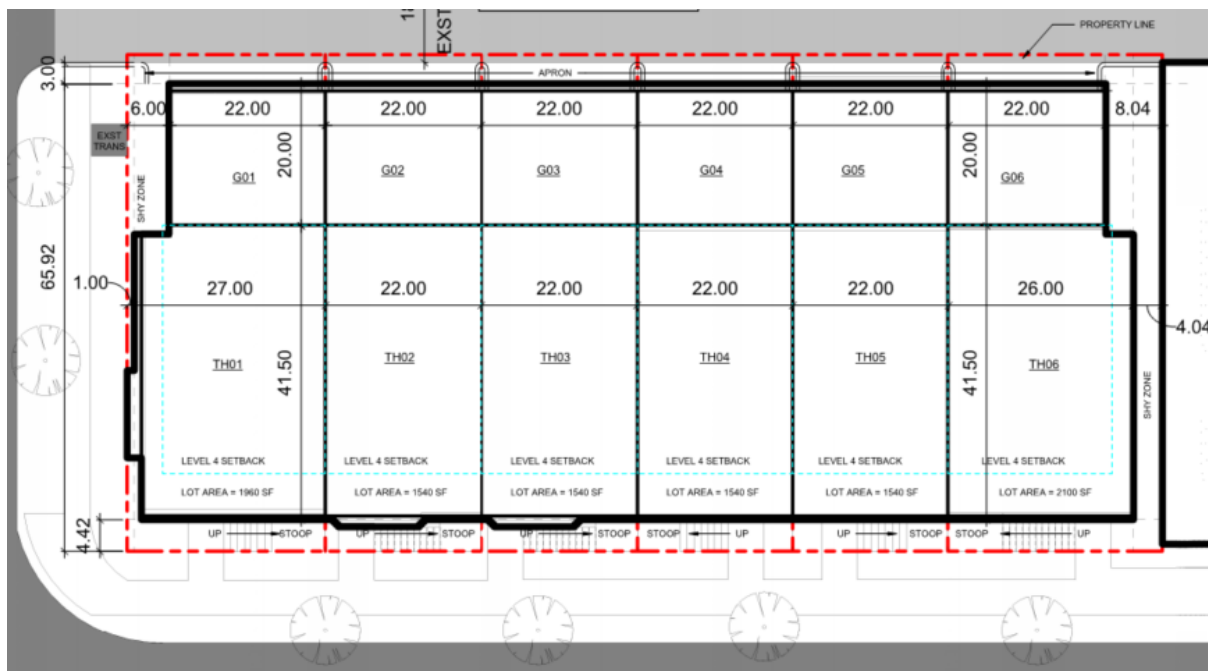


Figure 2: Previously submitted site plan



**Figure 3: Revised site plan showing grouping of 3 townhomes**

In response to concerns from the Board about the use of historic townhouses as the design precedent for the project, the applicant has revised the design to be more consistent with an industrial building, similar to that which would have been located on this and other nearby sites in the second half of the 19<sup>th</sup> century (Figure 4-7). Three- and four-story warehouse buildings were common along the waterfront during that time period and the applicant has redesigned the building to use this as an architectural motif. The use of this design language has multiple benefits. The large, punched windows typical in these buildings is more compatible with the taller floor to floor dimensions required in order to accommodate the difficult site conditions and this language allows for subtle modern detailing to clearly differentiate it from historic buildings.



**Figure 4: Previously submitted view of Union Street elevation**



**Figure 5: View of revised design of Union Street Elevation**



**Figure 6: Previously submitted view from Duke Street**



**Figure 7: View from Duke Street of proposed design**



The Board had concerns regarding the overall height of the proposed project, specifically noting that given the proximity of this building to neighboring residential properties, it should be shorter than the hotel on the opposite side of Union Street. Through the reconfiguration of the building interior, the applicant has been able to reduce the overall height in excess of 3', bringing the top of the tallest portion of the proposed building lower than the neighboring hotel (Figure 8).

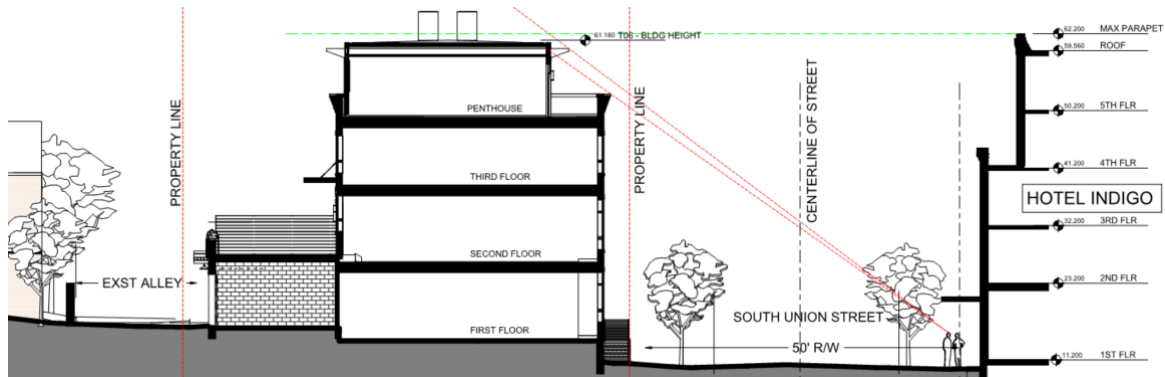


Figure 8: Section through proposed building and adjacent hotel

The previous design included entry stoops that ranged in height above the Union Street sidewalk from 5' at the lowest point to 7' at the highest point. As was discussed at the previous hearing, Union Street is a vibrant pedestrian oriented street and the height of the entries made for an uncomfortable relationship with the sidewalk. The design team was able to modify the interior design for the building so that the height of the stoop is not entirely driven by the elevation of the garages at the rear of the site. Unfortunately, there are other existing site conditions that require an elevated entry for each of the townhomes. In the revised design the applicant is now achieving entry stoop heights that range from 3' at the lowest point to 6' at the tallest. These create a streetscape that is much more friendly to pedestrians and brings the living spaces closer to the level of the sidewalk.

#### IV. STAFF ANALYSIS

As a reminder, the BAR's purview in this concept review work session is limited to endorsing the project and providing feedback on its height, scale, mass, and general architectural character. It is not unusual for projects to return to the BAR for more than one concept review. The applicant will ultimately return to the Board for approval of a Permit to Demolish and a Certificate of Appropriateness for architectural details, finishes and colors after City Council approval of the DSUP.

Within the historic districts, the Board utilizes the *Design Guidelines* to determine if a potential new building would be compatible with nearby buildings of historic merit. The *Guidelines* do not mandate the use of historic styles for new construction. However, they do state that where new buildings recall historic building styles, the architectural details used throughout the building should be consistent with that same style noting, however, that the building should not be a slavish replica of any specific building in the district. Additionally, the *Design Guidelines* also note that "new and untried approaches to common design problems are encouraged and should not be

rejected out of hand simply because they appear to be outside the common practices outlined in the guidelines.”

Staff finds the Concept 2 design to be responsive to the Board’s comments. While there were a variety of different comments from Board members, the larger themes were regarding the height of the building, the relationship to the street and neighbors, and the use of historic townhouses as a design precedent for the project. The applicant has addressed the overall height and has improved the relationship of the building to the adjacent street. Through the use of historic industrial buildings as the design inspiration, the applicant is utilizing an architectural language that is more compatible with the scale of the building and has a direct link to the history of this specific site and the adjacent neighboring properties.

A major move that the applicant is proposing is to break up the building into two, three townhouse sections in lieu of the single monolithic building as previously proposed. This is an important revision to the design that adds a level of porosity to the site and breaks down the building massing in a meaningful way. Narrow alleys such as this are commonly found throughout the historic district and provide unique spaces that give a richness to the urban fabric. As this is a new element in the design and the project is still at the concept phase, the rendering of this element is not yet refined but Staff endorses this design approach as an effective way to deal with multiple issues at one time.

## **V. STAFF RECOMMENDATION**

Staff recommends that the BAR endorse the proposed design direction for the project, utilizing historic industrial buildings as the design precedent and the revised massing to include the breaking of the building into two pieces with an alley through the site. It is the opinion of Staff that it would be helpful to the project for the applicant to continue to develop the design, integrating comments from the Board, and return for an additional concept review prior to seeking approval from the Planning Commission and City Council. In addition to comments provided by the Board, continued design development should include the following items.

### **Fourth Floor**

The design of the fourth floor remains one of the less successful parts of the proposed design. During the previous concept review, the Board expressed concern about the design for the top floor, saying that it seemed incompatible with the design for the lower part of the building. The previous staff report contemplated the idea of a rooftop monitor set back from the edges of the roof as a possible way to reduce the visibility of this element and pointed out examples where this has been successfully achieved. Some Board members had doubts about this approach, feeling that the use of a rooftop monitor is appropriate when adding a floor to an existing building as shown in previous examples but is less successful when building both portions of the building at the same time. The applicant has revised this top floor to be recessed from the edges of the roof below and added an overhanging canopy to the design which has lessened the visibility from the previous design, but this element still feels foreign to the building and gives a heavy sense to the top of the building. In addition, the overhanging canopy competes with the dominant brick cornice being proposed at the top of the lower portion of the building (Figure 9).



**Figure 9: Proposed design for set back fourth floor**

The applicant should explore different options for the design of the fourth floor to integrate it into the design for the rest of the building. Options could include extending the architecture of the lower floors to the top floor in some configuration or exploring alternative materials to limit the visibility of this part of the building. One option would be to consider a revision to the massing where townhouses 1 and 6 have a different language than the other townhouses at this level. If the top floor of units 2-5 were a continuation of the masonry from below and the top floor of units 1 and six were either a different material or stepped down, this could help to place the lighter parts of the building next to the smaller adjacent buildings and give a visual weight to the middle of the building (Figure 10).



**Figure 10: Areas of top floor to consider reducing in visual weight**

## Stoop Design

The current design for the entry stoops shows brick walls with brick pavers and metal rails. While the height of the stoops above the adjacent grade has improved since the last submission, the current design is still somewhat imposing and monolithic. This element represents an opportunity to create a part of the building that engages the sidewalk and helps to bring the scale of the building to a more pedestrian level. It is quite common throughout the historic district to find entry stoops in a variety of different designs. In some cases, where there is an English basement configuration, the entrance to the basement apartment is through stairs below the entry. Staff suggests that the applicant consider options for the design of the entry stair that are similar to those found throughout the historic district (Figure 12). In addition, it may help to provide a variation of approaches based on the height of the stoop which will further serve to break up the overall massing of the building.



Figure 12: Variety of entry stoop designs in historic district



## Hierarchy of Elevations

It is typical throughout the historic district for there to be a hierarchy of elevations on a building. Often, higher quality materials and more elaborate detailing is included on street facing or other prominent elevations with rear elevations using a similar but more simple language. While this was done in an effort to use resources where they would be most prominently displayed, it also serves to delineate a clear front and back to the building. This gives it an orientation to the street and helps to establish clear public and private zones. The proposed design uses a similar architectural language on all sides of the building. This includes the heavy cornice, precast lintels, and brick detailing continuing from the Duke Street and Union Street elevations to the rear alley facing elevation (Figure 13). This is somewhat incongruous with the location of the private roof decks and canopies on this alley elevation. As the project continues to evolve past the initial conceptual design, the applicant should consider ways in which a hierarchy of building elevations can be established similar to that which is typically found throughout the historic district.



**Figure 13: Proposed design including decorative elements extending to the rear elevation**

## Brick Detailing

An effective way to reduce the perceived scale of a building is through the use of highly articulated masonry detailing. It is understood that the design is at an early stage where this level of articulation has not yet been considered. However, as the project continues to evolve, the applicant should explore ways to include detailed brick articulation to the various elements. This can include ways in which the corbelling works at the decorative cornice and recesses around window openings. Through the use of layers around wall openings, the openings can be organized and give the impression of a more accessible scale.

The proposed design includes a series of blank masonry panels in the same pattern and size as the adjacent window openings on the Duke Street facing elevation of the building. These panels make

for a somewhat awkward elevation on this very prominent corner (Figure 14). This corner represents a gateway to the historic district for those travelling from the south along the waterfront. Blank panels in this location seem to ignore the prominence of this elevation instead of celebrating it as a gateway. The applicant should look for different ways to balance the privacy of the building occupants with the public image of the building in this location.



Figure 14: Blank panels on Duke Street facing elevation

#### **STAFF**

William Conkey, AIA, Historic Preservation Architect

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

#### **VI. CITY DEPARTMENT COMMENTS**

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

#### **Code Administration**

C-1 A building permit and plan review are required prior to the start of construction.

#### **Transportation and Environmental Services**

F-1 Comply with all requirements of CDSP2020-00030 and future DSP associated with this address. (T&ES)

C-1 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)

#### **Archaeology**

#### **Open Space and Landscaping**

- R-1 Hire a professional consultant to work with staff and the landscape designers to incorporate and interpret elements of the historical character and archaeological findings into the design of the open space and to prepare interpretive elements, which shall be erected as part of the development project. The site plan shall indicate themes and locations of interpretive elements. Prior to release of the final site plan, the consultant shall provide text and graphics for the signage subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Directors of P&Z and/or RP&CA.\* (Arch)(P&Z)(RP&CA)

Archaeology Comments

- R-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. (Archaeology)
- R-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 Resource Management Plan is in place to recover significant resources in concert with construction activities. \* (Archaeology)
- R-3 Certificates 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)
- R-4 Call Alexandria Archaeology (703/746-4399) two 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. (Archaeology)
- R-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. (Archaeology)
- F-1 The property at 101 Duke St. has been in use since the late eighteenth century. By 1810 a house owned by Mary Copper was sited on the corner, next to another house owned by Thomas Preston. To the north of Copper's house was house and stable owned by Horace Fields, a nailor (nail maker). By the mid-nineteenth century the block had become more industrial in nature and shops and small industries were located there. This property

holds a high potential to contain significant archaeological deposits that speak to the late eighteenth and nineteenth-century development of Alexandria's waterfront.

- F-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.
- F-3 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.
- F-4 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

## **VII. ATTACHMENTS**

*1 – Application Materials*

*2 – BAR Concept Review Policy (adopted 2001 and amended in 2016)*



ADDRESS OF PROJECT: 101 Duke Street Alexandria, Virginia 22314

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

TAX MAP AND PARCEL: 075.03-02-15 ZONING: W-1

APPLICATION FOR: (Please check all that apply)

Concept Review

☐ 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: Eleventh Street Development, LLC

Address: 24 Cedar Street

City: Alexandria State: VA Zip: 22301

Phone: 703-519-3881 E-mail: garrett@eleventhstreetdevelopment.com

Authorized Agent (if applicable): ☐ Attorney ☐ Architect ☒ Contract Purchaser

Name: Garrett Erdle

Phone: 703-519-3881

E-mail: garrett@eleventhstreetdevelopment.com

Legal Property Owner:

Name: Cummings Investment Associates Inc

Address: PO Box 231

City: Alexandria State: VA Zip: 22313

Phone: E-mail: lindawhitmore@cummingsinvestment.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 redevelopment will demolish existing parking garage and replace with six (6) TH units.

The units will measure approximately 22' X 41', plus an attached garage. Lots are ~ 1540sf - - 2100sf. Each unit will contain a two car, attached garage accessible from the western alley. Total FAR will be at/below 2.0, after allowable FAR deductions for stairs, elevators, mechanical and bathrooms. First floor layout will include an attached garage, home office, Rec Room and mechanical areas. The main living area will be at the second level with a third and fourth floors reserved for bedrooms and bathrooms. The garage terrace will be at the second level and a rooftop terrace will be on the fourth level. Open Space of ~ 660sf will be provided for each individual unit.

**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.

**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: Garrett W. Erdle

Printed Name: Garrett W. Erdle

Date: ~~12-17-2020~~ 2-5-2021



# 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. GARRETT ELOLE	24 CEDAR STREET ALEXANDRIA, VA 22301	90%
2. ALLISON ELOLE	24 CEDAR STREET ALEXANDRIA, VA 22301	10%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 101 DUKE STREET ALEXANDRIA, VA 22314 (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. DIANA COMMINGS	3163 LABARON LANE JESSELENDON, VA 22724	50%
2. SUSAN COMMINGS	3163 LABARON LANE JESSELENDON, VA 22724	50%
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

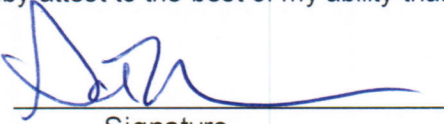
For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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. GARRETT ELOLE	NONE	
2. ALLISON ELOLE	NONE	
3. DIANA COMMINGS	NONE	
4. SUSAN COMMINGS	NONE	

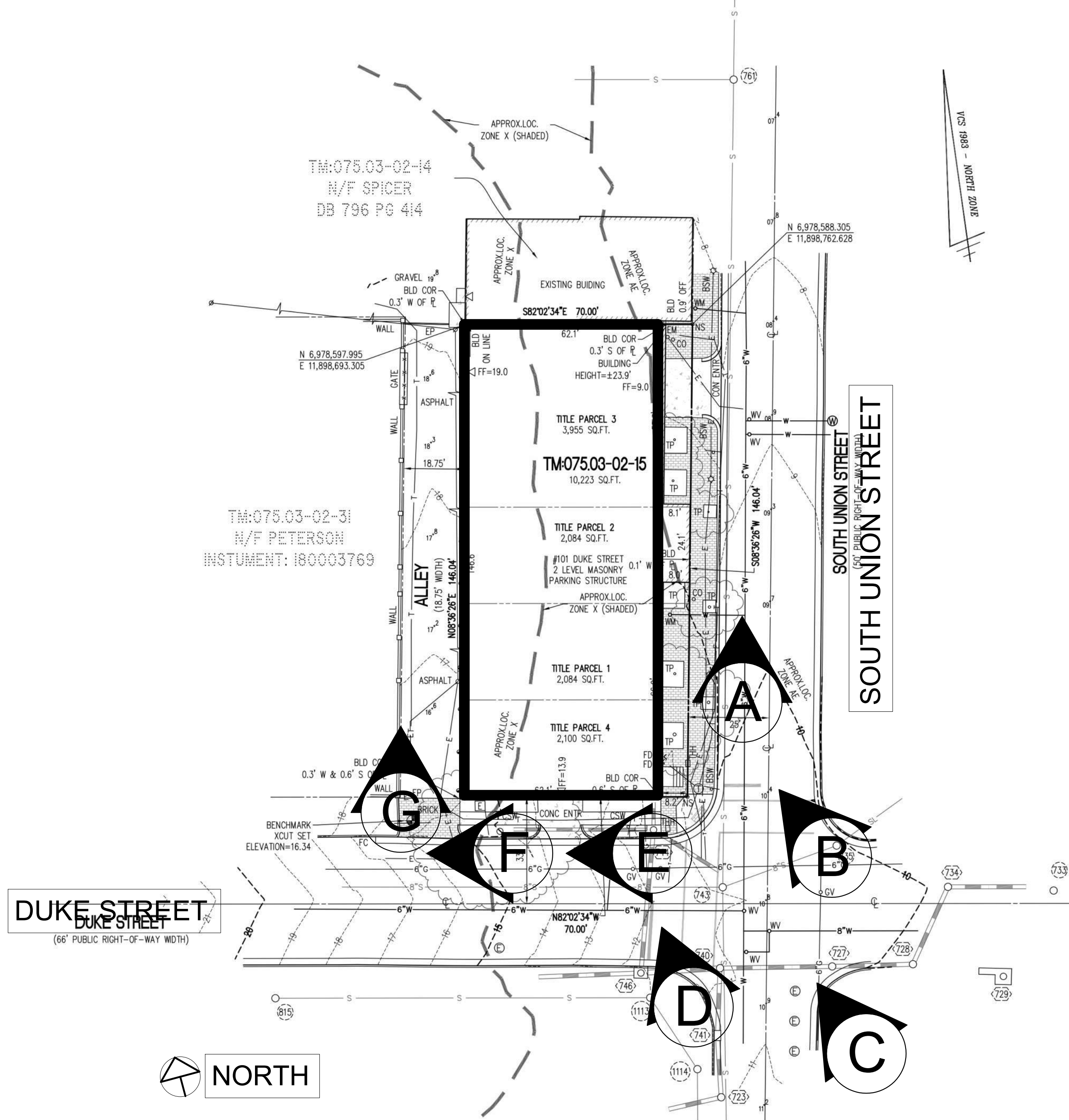
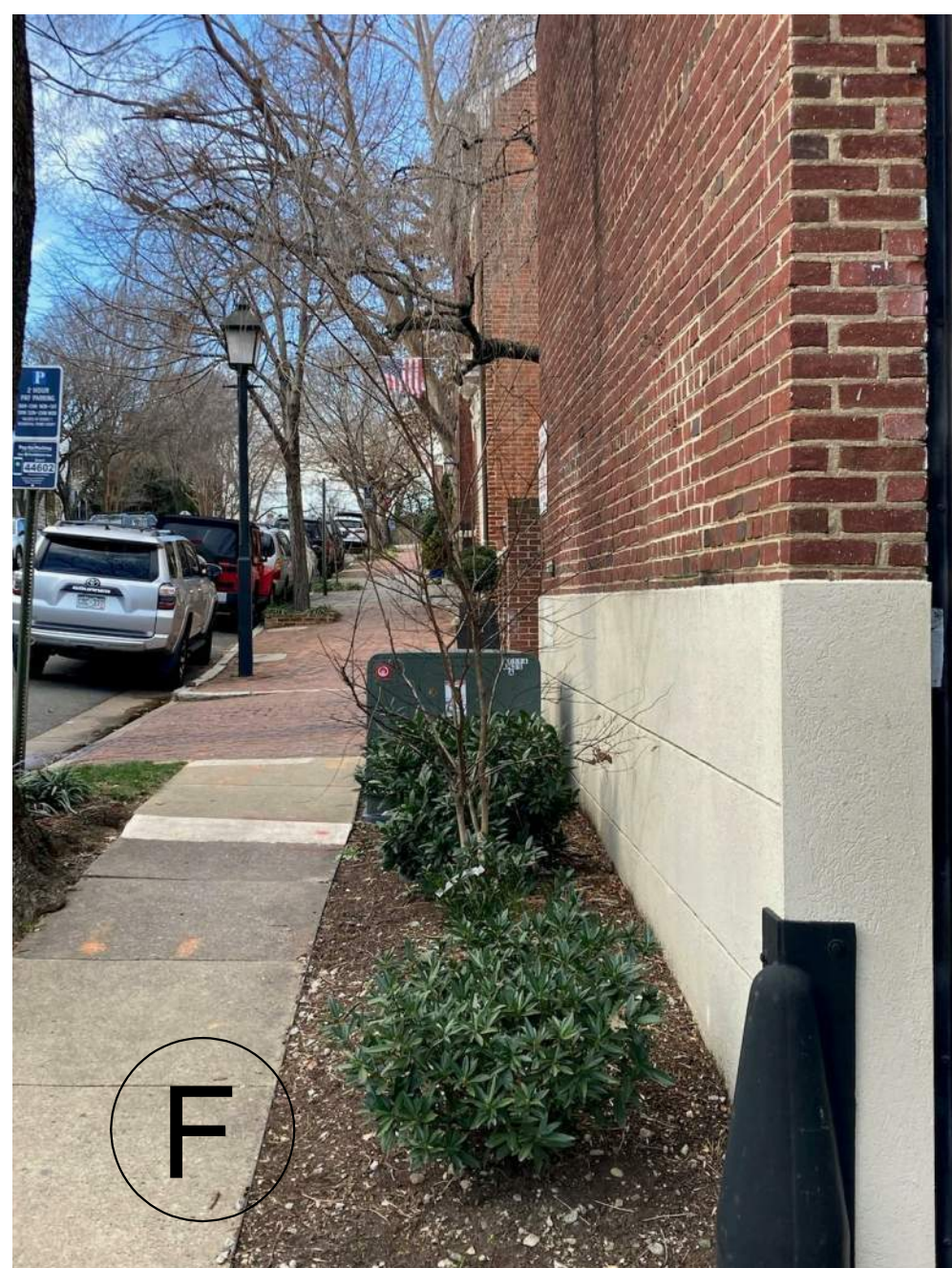
NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

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.

12/18/2020 GARRETT ELOLE  
Date Printed Name

  
Signature





EXISTING PHOTOS

NW CORNER OF SOUTH UNION AND DUKE STREETS

01

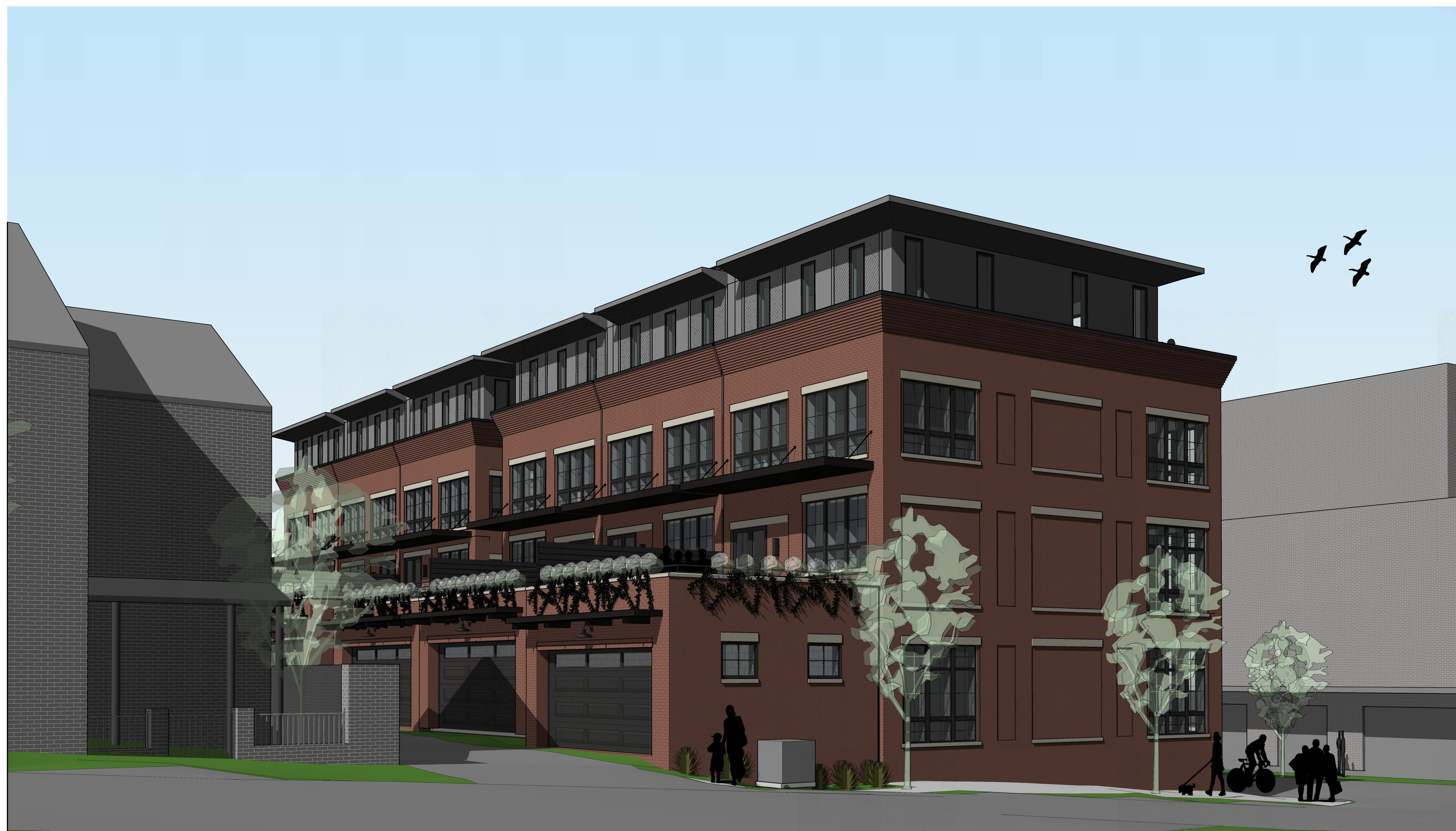
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Alexandria, VA









ALLEY PERSPECTIVE

NW CORNER OF SOUTH UNION AND DUKE STREETS

03

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Alexandria, VA





4 NORTH ELEVATION  
1/8" = 1'-0"

TH06



2 ALLEY ELEVATION  
1/8" = 1'-0"

TH06

TH05

TH04

TH03

TH02

TH01



3 DUKE STREET ELEVATION  
1/8" = 1'-0"

TH01



1 UNION STREET ELEVATION  
1/8" = 1'-0"

TH01

TH02

TH03

TH04

TH05

TH06



ELEVATIONS

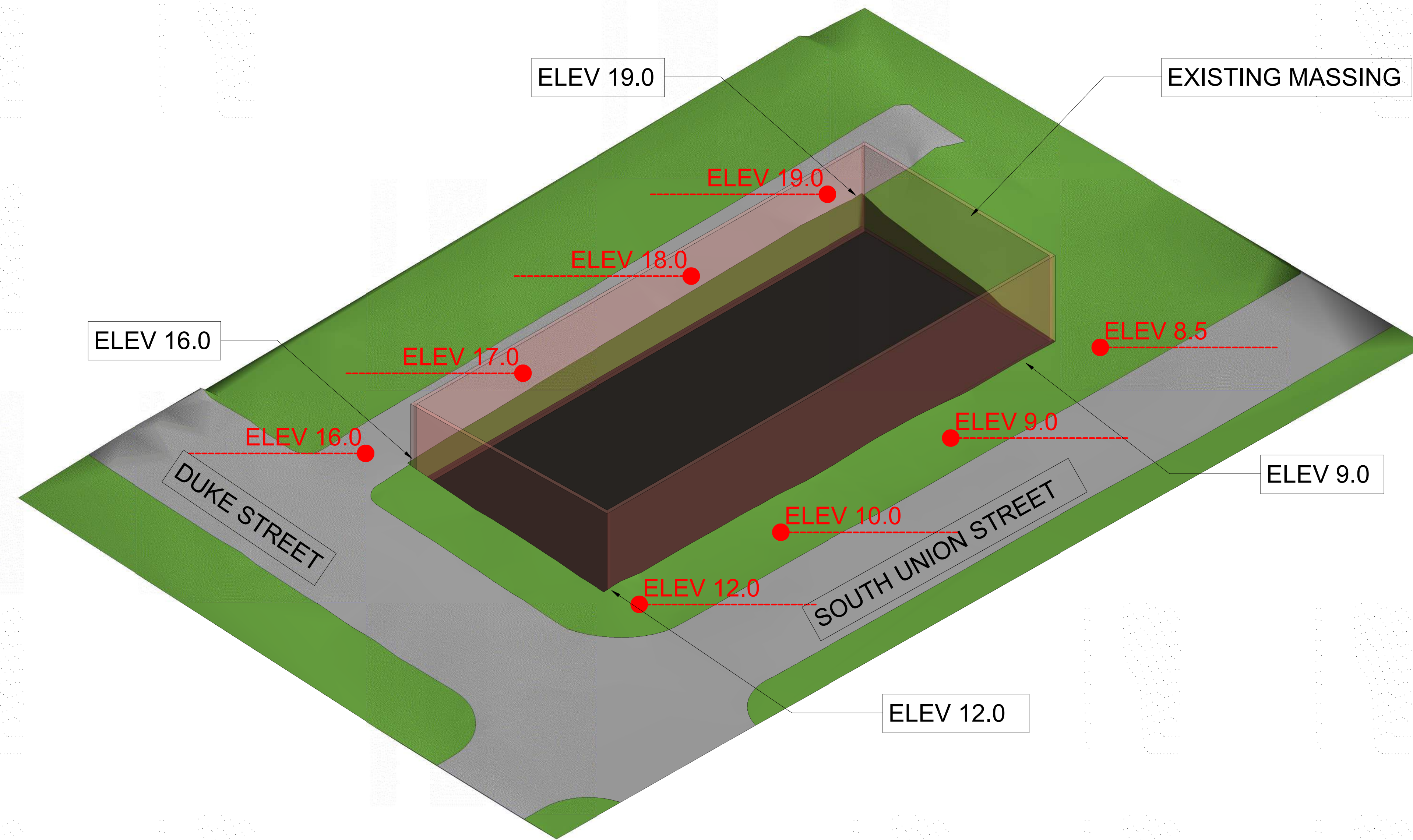
NW CORNER OF SOUTH UNION AND DUKE STREETS

04

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Alexandria, VA

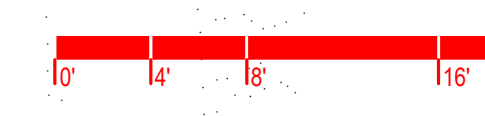




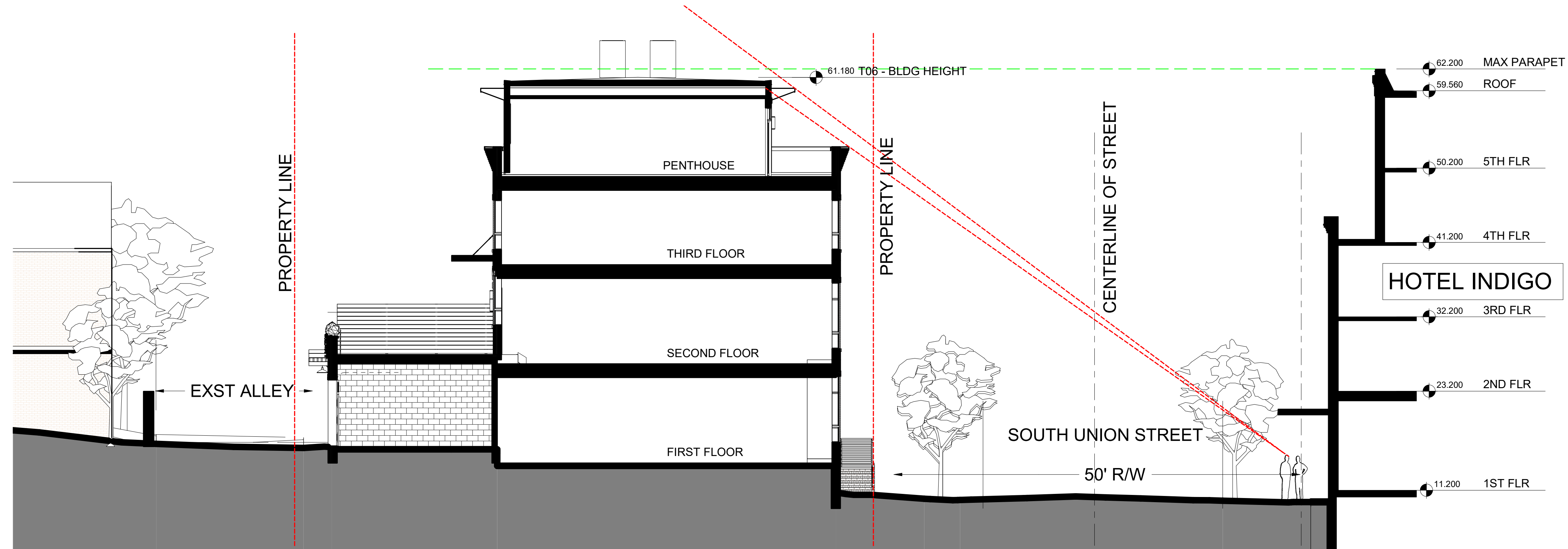
1 EXISTING TOPOGRAPHY AND MASSING



2 EXISTING STREET SECTION  
1/8" = 1'-0"







**3** SITE SECTION THRU ALLEY AND SOUTH UNION STREET  
1/8" = 1'-0"



**2** SOUTH UNION STREET SITE SECTION  
1/16" = 1'-0"



**1** DUKE STREET SITE SECTION  
1/16" = 1'-0"





1 ARCHITECTURAL SITE PLAN  
1" = 10'-0"

TH01 / TH02 / TH03 / TH04 / TH05 / TH06			
GROUND FLOOR	905 SF	440 SF	GARAGE
SECOND FLOOR	905 SF	440 SF	TERRACE
THIRD FLOOR	905 SF		
FOURTH FLOOR	700 SF	175 SF	ROOFTOP
TOTAL INTERIOR	3415 SF		

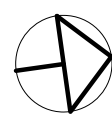
	LOT AREA	GFA		DEDUCTIONS		FAR per LOT
		TH	GARAGE	Mech/Stair	Bathrooms	
TH01	1612	3415	440	-550	-220	1.91
TH02	1540	3415	440	-550	-220	2.00
TH03	1826	3415	440	-550	-220	1.69
TH04	1826	3415	440	-550	-220	1.69
TH05	1540	3415	440	-550	-220	2.00
TH06	1878	3415	440	-550	-220	1.64

SITE AREA	10222
FAR	1.81

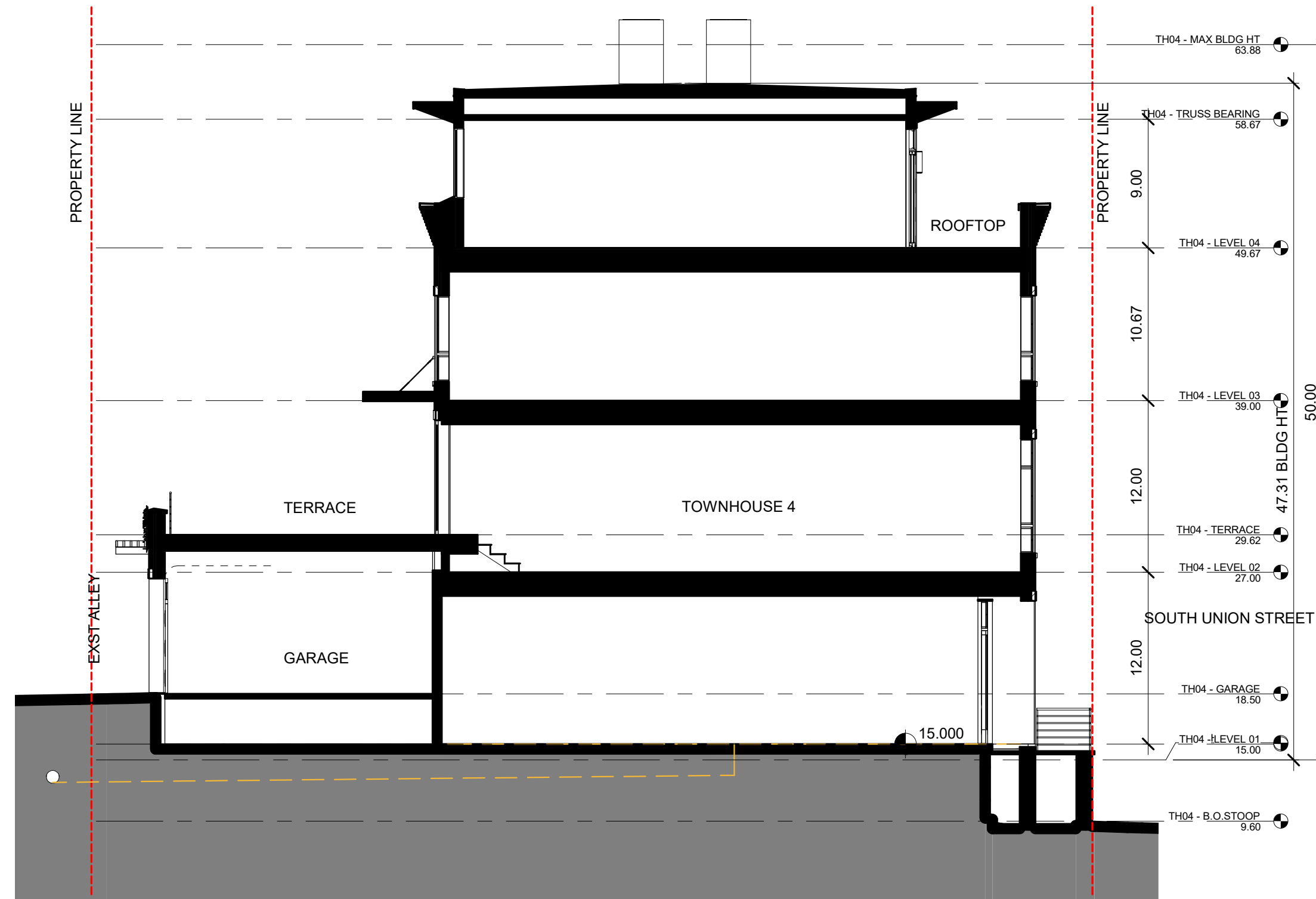
	OPEN SPACE				O/S PER LOT
	LOT AREA	TERRACE	ROOFTOP	TOTAL	
TH01	1612	440	175	615	38%
TH02	1540	440	175	615	40%
TH03	1826	440	175	615	34%
TH04	1826	440	175	615	34%
TH05	1540	440	175	615	40%
TH06	1878	440	175	615	33%

ZONING INFORMATION		
ZONE	W-1	
USE	TOWNHOUSE FEE SIMPLE	
LOT AREA (SF)	10,222 (.235 ACRES)	
LOT AREA (SF MIN)	REQUIRED/ALLOWED	PROVIDED
FRONTAGE (FT MIN)	1,452	1,540 MIN - 1,878 MAX
FRONT YARD (FT MIN)	18' INT, 26' END	22.00' TO 26.78'
REAR YARD (FT MIN)	N/A	N/A
SIDE YARDS (FT MIN)	N/A	N/A
OPEN SPACE (SF/UNIT)	8'	-
FAR	300 SF/UNIT	SEE CHART ABOVE
DENSITY	1	2 MAX
HEIGHT (FT MAX)	30 UNITS/ACRE	25.5 UNITS/ACRE
PARKING	50'	LESS THAN 50'
	2 SP/UNIT	2 SP/UNIT

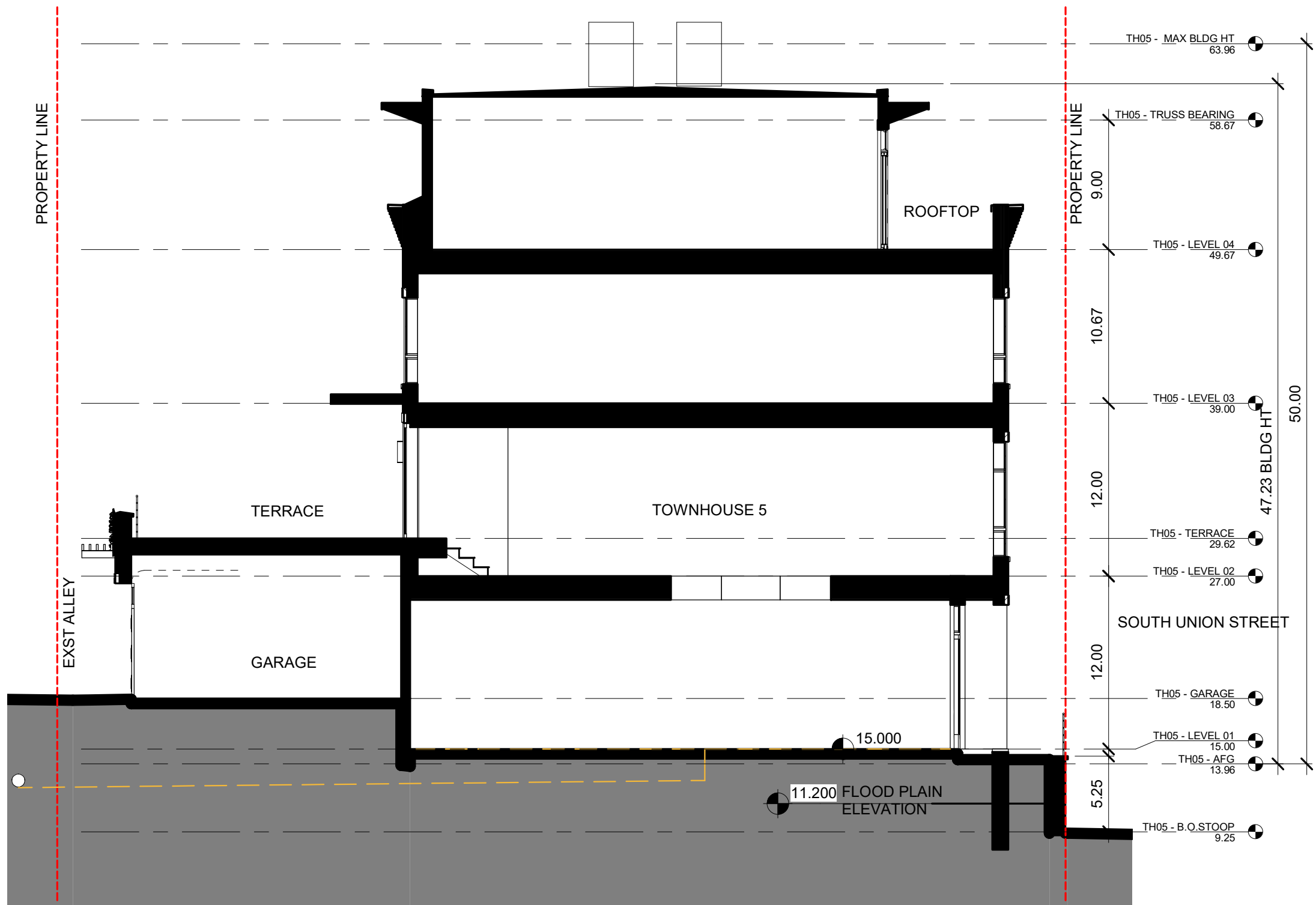
- NOTES:
1. EXHIBIT IS FOR PLANNING PURPOSES ONLY
  2. ALL OPEN SPACE PROVIDED ON ABOVE GRADE ROOFTOPS AND DECKS/BALCONIES
  3. TWO (2) PARKING SPACES PER UNIT PROVIDED IN GARAGE



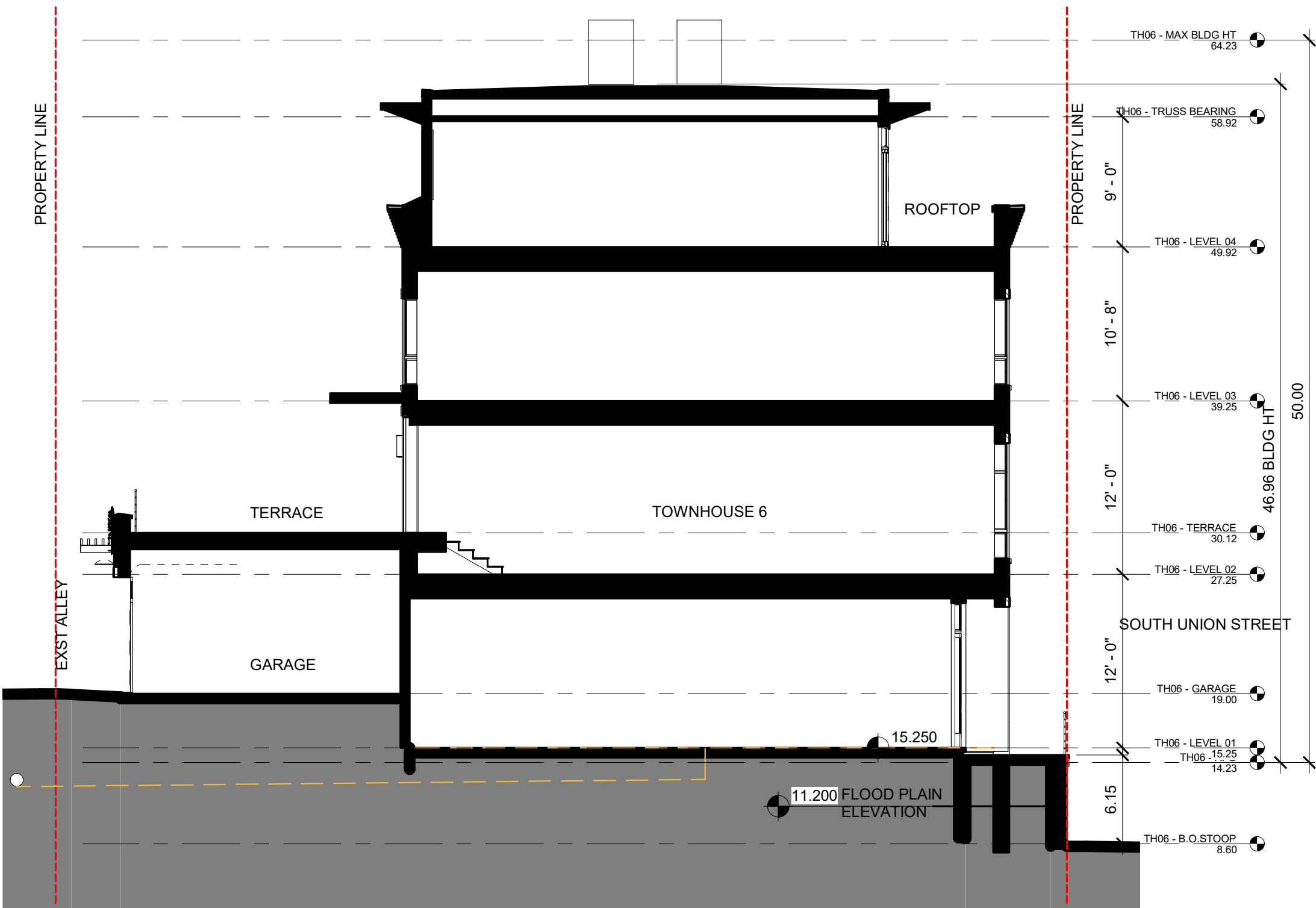




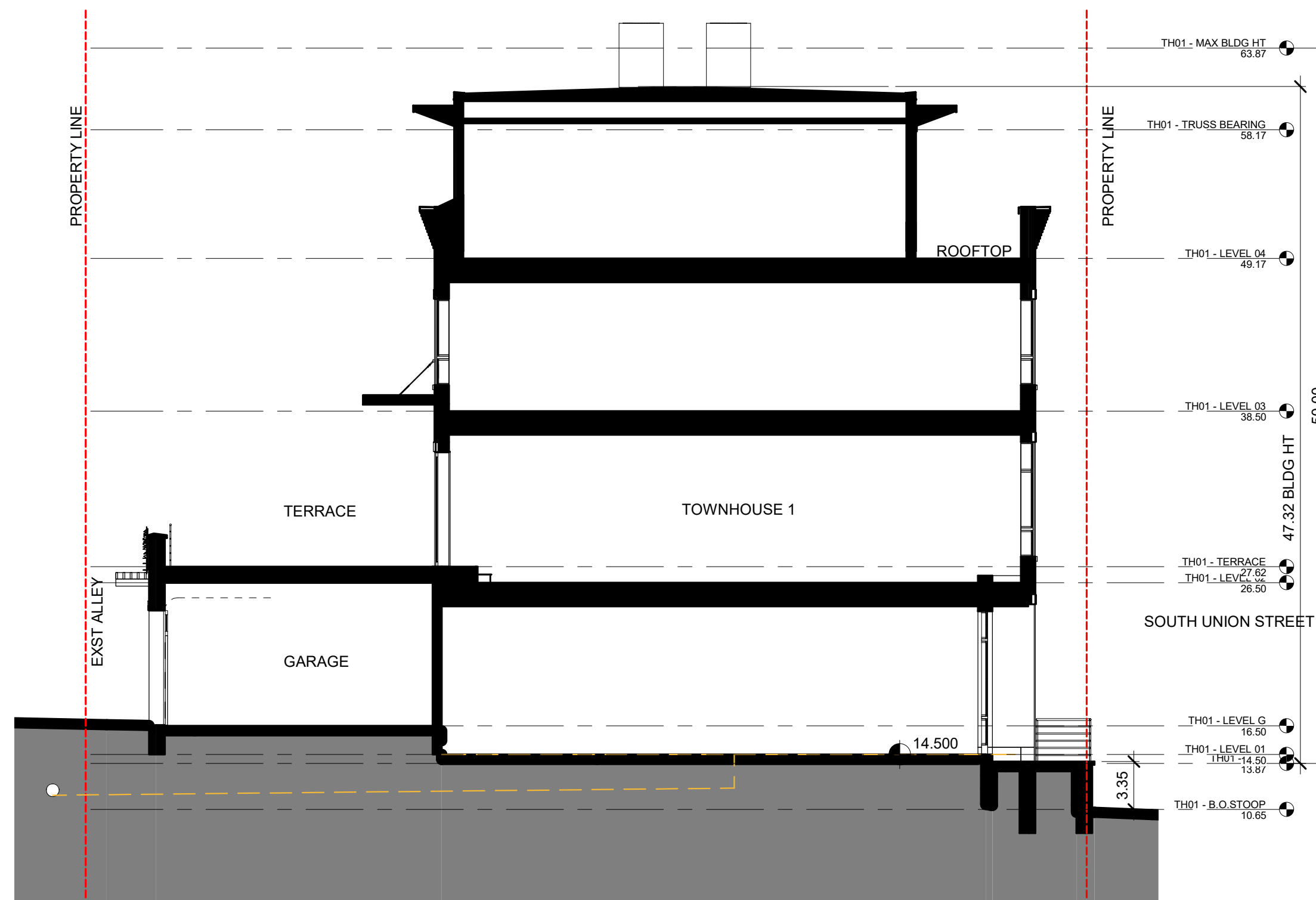
4 TH 4 GRADING SECTION  
 1/8" = 1'-0"



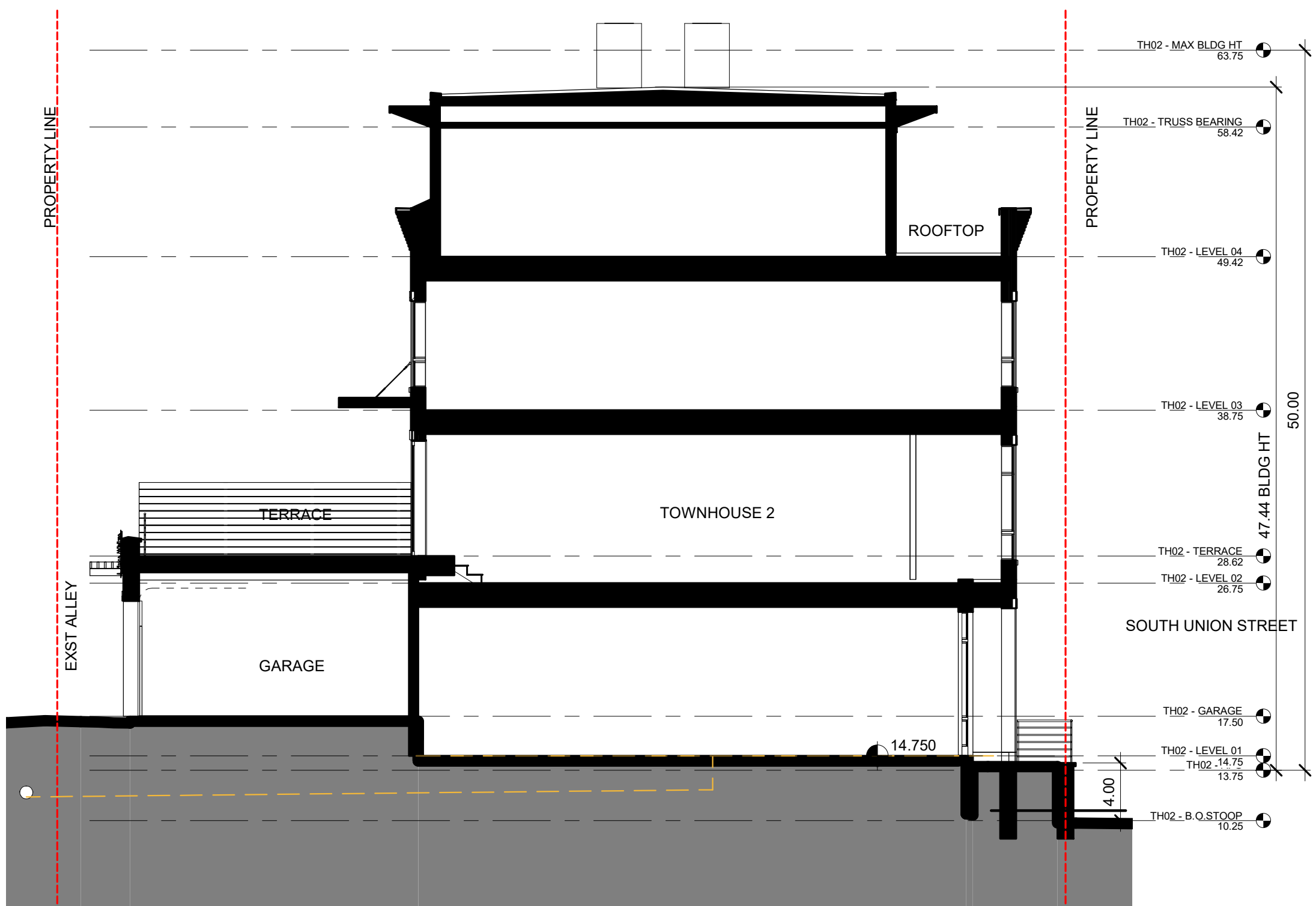
5 TH 5 GRADING SECTION  
 1/8" = 1'-0"



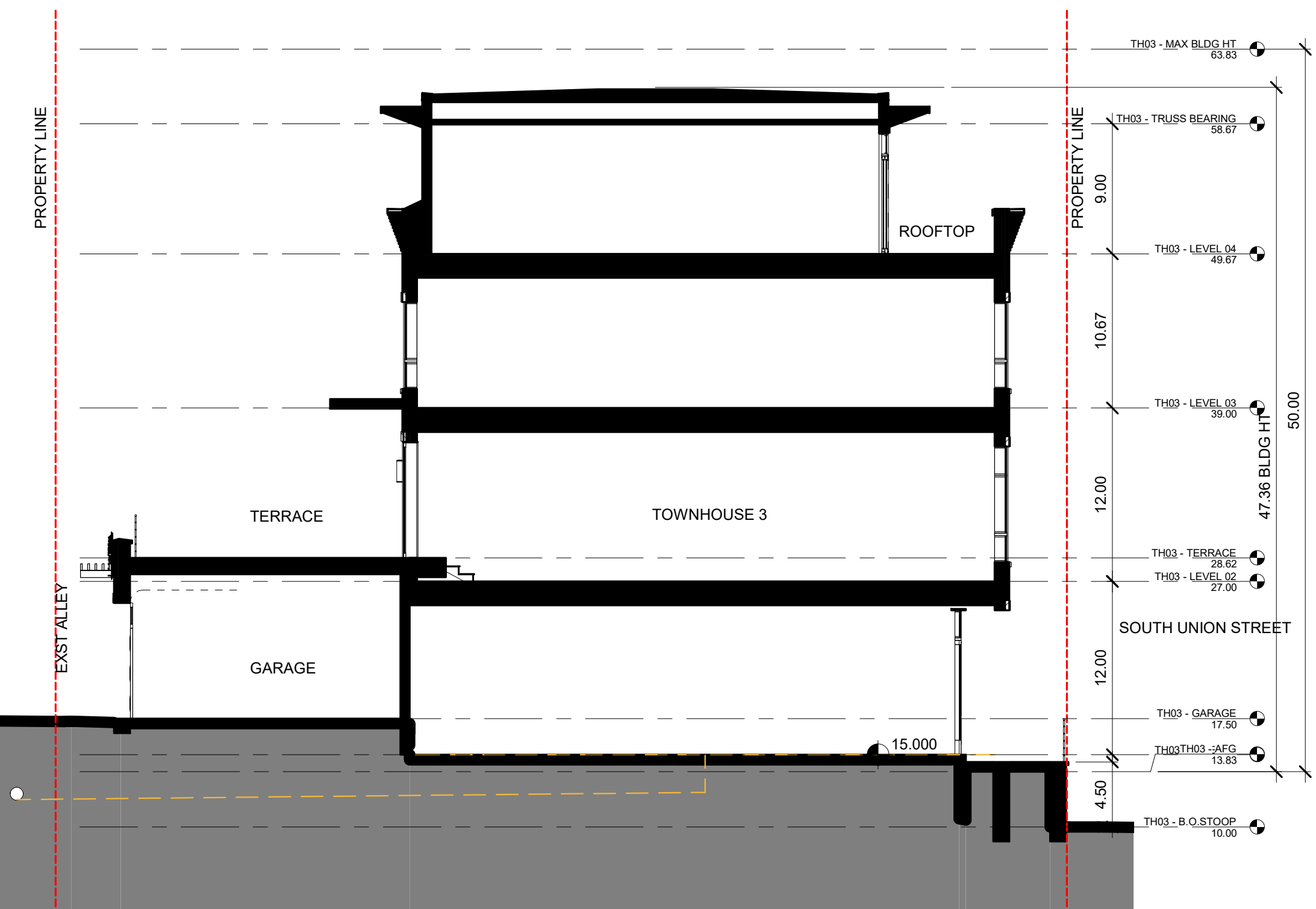
6 TH 6 GRADING SECTION  
 1/8" = 1'-0"



1 TH 1 GRADING SECTION  
 1/8" = 1'-0"



2 TH 2 GRADING SECTION  
 1/8" = 1'-0"



3 TH 3 GRADING SECTION  
 1/8" = 1'-0"



## TH GRADING SECTIONS

## NW CORNER OF SOUTH UNION AND DUKE STREETS

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Alexandria, VA















## BAR Concept Review Policy

adopted January 2001, amended and restated December 2016

### Background & Purpose

In addition to a Certificate of Appropriateness from the appropriate Board of Architectural Review (BAR), applications for development projects of a certain size are required to obtain development approvals (DSP or DSUP) from the Planning Commission and often the City Council. Because the size, footprint or design of a project may be amended during the DSP or DSUP process, a Certificate of Appropriateness is not typically granted until after the DSP or DSUP is approved. Therefore, the Boards of Architectural Review adopted a Concept Review policy in January 2001 as an optional, informal review at the beginning of the development process whereby the BAR provides the applicant, staff, Planning Commission and the City Council, with comments relating to the overall appropriateness of a project's **height, mass, scale and general architectural character**. The Concept Review is intended to minimize future architectural design conflicts between what is shown to the community, the Planning Commission or City Council during the development approval process and what the BAR later finds architecturally appropriate under the criteria and standards in Chapter 10 of the Zoning Ordinance and the BAR's adopted policies and *Design Guidelines*. The information provided by the BAR in the Concept Review will be used by the applicant, staff, Planning Commission and City Council to make decisions regarding the DSP or DSUP and as such serves as an important step in an efficient development review process. This document is an update and clarification of the policy adopted in 2001 and will serve as the current policy.

### Principles

1. The BAR Concept Review process is encouraged – but not required – for any development project prior to submission of a development application to the Planning Commission and, if required, the City Council in order to ensure that each body has the information they need to make their decisions.
2. The Concept Review is not an approval by the BAR. If the application for the development project is approved by the Planning Commission and the City Council, then the applicant must apply for and obtain a Certificate of Appropriateness from the BAR following attainment of the DSP or DSUP.
3. The Concept Review will review:
  - a. The appropriateness of height, mass, scale and general architectural character based on criteria set forth in the BAR *Design Guidelines* for the historic districts.
  - b. If a project is located within the boundaries of Washington Street or the Potomac River Vicinity, the BAR will review the additional standards for these areas, to the extent possible without final architectural details.
  - c. The appropriateness of a Permit to Demolish, when one will be required for the project.
4. The project is discussed in an informal work session and is open to public comment. The BAR may require several work sessions and additional information before they provide comments and guidance. The BAR will then take a poll of its members on what their guidance is related to the height, mass, scale, and general architectural character of a project. They may also provide general feedback as to what additional information they would like to see when, and if, the project returns for a Certificate of Appropriateness and/or a Permit to Demolish.

5. As an informal work session, the applicant is strongly encouraged – but not required – to give public notice to adjoining property owners. Notice of the work session will be posted on the City’s web page and in the BAR’s preliminary docket and the property will be placarded by BAR staff as a courtesy.
6. The Concept Review by the BAR is advisory to the applicant, staff, the Planning Commission and the City Council, and is not intended to create vested or appealable rights.
7. The BAR Concept Review work session comments are shared with the Planning Commission and the City Council and may be used by those bodies for advisory purposes. The final Concept Review drawings shown to the BAR must, therefore, be the same general architectural character as submitted for the Preliminary Site Plan.

#### Typical Proposals Reviewed in Concept by the BAR

- When the proposal requires a DSP or DSUP for additional density or height;
- When the proposal requires Planning Commission review for a new building; and
- When staff determines that the proposal requires preliminary review because the design would be a principal determining factor in the ultimate approval by other bodies.

#### Concept Review Submission Materials

Three 11” x 17” hard copies and one digital copy of the following:

1. An architectural site plan showing, at a minimum, building footprints on the block on which the project is located and the surrounding block faces
2. Schematic architectural drawings which show the proposed height and scale in relation to surrounding properties
3. 3D digital and/or physical massing study models
4. Building materials, precedent images, etc., as required to explain the concept

#### Process

1. The BAR will only review projects when staff has confirmed through the Development Concept Stage 1 review process that a proposed project complies with zoning requirements or where staff supports any required modifications. When the applicant is notified that they may submit a Development Concept Stage 2 package, the applicant may also apply for BAR Concept Review work session.
2. The City will place the Concept Review project on the next available docket and advertise it in the newspaper with the other cases for that hearing and placard the property. Notice by the applicant to abutting property owners is strongly encouraged but is not required.
3. BAR staff may prepare a report which will be available on the City’s web site the Friday evening prior to the BAR meeting.
4. BAR Concept Review requests are docketed for consideration under Other Business at a regular BAR public hearing. Additional work sessions may be requested.
5. The applicant is expected to make a presentation at the meeting to explain the concept.
6. The public will be invited to speak at the BAR meeting to receive their feedback only on issues related to the BAR’s purview.