

City of Alexandria, Virginia

MEMORANDUM

DATE: May 19, 2021

TO: CHAIR AND MEMBERS OF THE
BOARD OF ARCHITECTURAL REVIEW

FROM: HISTORIC PRESERVATION STAFF

SUBJECT: 3rd CONCEPT REVIEW OF 101 DUKE STREET
BAR CASE # 2020-00612

MARCH 3, 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

Barbara Saperstone, 100 ½ Duke Street, thanked the applicant for their engagement with neighbors. She stated that she preferred the design as presented at the previous concept review and felt that the current design is too boxy. She asked that the applicant look at adding greater articulation to the south elevation would help the appearance of the design.

Felipe Gomez-Acebo, 100 Duke Street, referred the Board to a letter that he had written regarding the project. He stated that the building as designed is too large and relates to the hotel on the opposite side of Union Street rather than the homes on Duke Street. He suggested that the building could be lowered at the south end of the site.

Lindsey Reading, 224 South Lee Street, was concerned about the privacy of homeowners on the west side of the site due to the new roof deck.

Gail Rothrock, 209 Duke Street, suggested that the proposed building is too tall and would be more appropriate on route 1 than in this location. She suggested that the proposal would be improved if the applicant could build 4 townhomes instead of 6. She further asked if it would be possible to lower the ground floor and add greater articulation to the south elevation.

Yvonne Callahan, 735 South Lee Street, agreed with the comments of Ms. Saperstone and felt that the design is too modern and industrial. She also felt that the project would be improved by removing 2 townhomes from the design. She liked the introduction of the alley but is concerned about the distance between the entry stoops at the sidewalk level.

The public comment period was closed

DISCUSSION

Mr. Adams felt that the proposed building is too large and agreed with public comments that fewer townhomes on the site would improve the design. He suggested that the applicants consider the idea of having one building with a residential design and one with a more industrial design motif.

Mr. Spencer appreciated the introduction of the alley between the two buildings and the variation in designs for the entry stoops. He suggested that the applicant look at adjusting the design to provide variation between the two buildings on the site.

Ms. Neihardt thanked the applicant for responding to the comments made during the previous concept review and liked the proposed alley between the buildings. She suggested that if the development could include 5 townhomes instead of the proposed 6 with one block of 2 and one block of 3 then that would provide additional open space on the site. She liked the use of the industrial motif but agreed that some variation between the buildings would help the design.

Ms. Irwin stated that she likes the direction of the design evolution from the previous submission and indicated that she has provided staff with some warehouse precedent images for the applicant to consider, these were passed along to the applicant. She liked the introduction of the alley but was concerned about how the space will be used. Regarding the options for the design of the 4th floor, she preferred the option without the extended canopy as this helped to reduce the visual impact of this floor. She agreed with the staff recommendation regarding the use of a hierarchy for the elevations with the rear elevation being less decorative than the street facing elevation. She recommended that the applicant consider adding additional brick detailing at places such as the cornice to provide visual interest. She stated that the proposed height is acceptable and that the differences between the buildings could be successful but that they should not be dramatically different.

Mr. Sprinkle noted that the design featured what appeared to be a cornice design from the 19th century and windows more from a 20th century building. He suggested that the applicant consider revising the design to include a prominent corner element to the south east corner of the building and inquired about the possibility of there being a variation in the architectural style between the Duke and Union Street elevations. He noted that fewer townhomes on the site would make for a more successful project.

Ms. Roberts suggested that the applicant explore ways in which additional variation could be included between the two buildings and referenced details of historic warehouses that had been shared with the Board. She noted that the south elevation building with the blank masonry panels was too stark and would be improved with additional articulation. She stated that turning the building to front on Duke Street would draw more attention to the building in competition with the historic buildings nearby and would no longer function as a background building.

Mr. Spencer noted that historic homes throughout the district that are located at the corner of blocks do not typically include strong corner elements but instead address the street with the main entrance and have a side elevation on the other street facing side. He further noted that he found the proposed height acceptable when viewing the site from the south and along Duke Street.

Ms. Irwin agreed that it is typical for historic buildings to not include a strong two-sided corner element.

Mr. Adams suggested that the applicant step the southern townhome back at the top floor. He noted that while this area may have historically been industrial it is currently residential in nature.

Ms. Neihardt agreed with Mr. Adams that an effective strategy to reduce the overall perceived height would be to eliminate the top floor on the southernmost townhome.

Ms. Irwin felt that it was not necessary to remove the fourth floor if the overhang was removed and the windows were enlarged.

Mr. Spencer suggested that under the current design the building steps down significantly towards the houses to the west of the site through the inclusion of single-story garages on this elevation. He stated that he found the fourth-floor overhang to be helpful in reducing the overall perceived height.

CONCEPT III UPDATE

This is the third 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 appreciated the modifications to the design including the introduction of an alley to break the site up into two separate buildings. The majority of the Board found this revision helped to temper the overall perceived size of the project but suggested that some variation in the design of the buildings would further break down the massing on the site. There were several comments about the design of the cornice. The Board suggested that the applicant provide a greater level of detail for the cornice and other brick elements around the site. There was extensive discussion regarding the design for the Duke Street elevation and the treatment of the corner at Duke Street and South Union Street. Some Board members contemplated the creation of a front elevation facing Duke Street or the inclusion of a strong architectural element on the corner. Others pointed out that most corner houses in the historic district include a prominent front elevation to coincide with the main entrance and a secondary face on the side elevation. There was a split opinion regarding the treatment of the fourth floor. There was general consensus that the element felt too tall, but some Board members felt that the proposed sunshade drew attention to the fourth floor where others felt that it helped to add a horizontal proportion to the floor.

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 diagonal 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 19th 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.”¹

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.

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

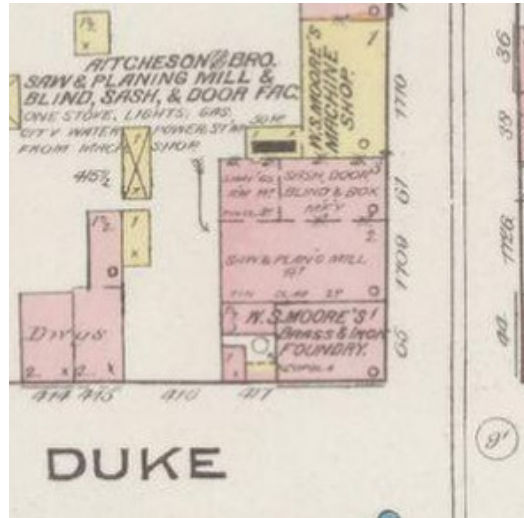


Figure 1: 1885 Sanborn Map showing complex of industrial buildings

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 March 3, 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:

Prior to the previous hearing, the applicant introduced a pedestrian alley into the midpoint of the site, breaking the large single building into two smaller buildings. This helped to break down the scale of the project and add porosity to the site. The Board suggested that the applicant revise the design so that the two buildings are slightly different from one another. In response to these comments, the applicant is proposing designs for the two buildings that have subtle but significant differences (Figure 2 & 3).

The north building is divided into three sections by brick pilasters that start at the second-floor windowsill and extend above the parapet. This creates a roof line that is not continuous and is lower than the parapet on the south building. Two rectangular windows per each bay define the extent of each townhouse. The detailing on this building uses brick, including brick window heads and sills and matching parapet and pier caps. The stoops on this building are made of brick piers with an open metal grating and metal stairs.

The south building is divided into six equal sections with a single rectangular window in each bay. The brick pilasters on this building begin at a precast concrete band that is engaged with the second-floor windowsills and stops below the top of the parapet with a sloped concrete cap. This

parapet is capped with precast concrete and is continuous around the perimeter of the building. Detailing on this building includes both brick and precast concrete; the heads and sills of the ground floor windows, along with the third-floor window heads are precast concrete while the head of the second-floor windows and the sill of the third-floor windows are brick. The brick stairs and stoops on this building include an open area below the landing with a metal grate.

The large horizontal sunshades above the windows on the fourth floor that were included in the previous design have been replaced with a stronger horizontal coping and sunshades that are much more shallow. The overall effect of this emphasizes the horizontal proportions of the top of the building. It is unclear at this concept stage what the material will be for the proposed sunshades; it is possible that they could be a trellis material, or they could be solid.



Figure 2: Previously submitted view of South Union Street elevation



Figure 3: View of revised South Union Street elevation

At the south elevation, the applicant is carrying the precast concrete pilaster caps and parapet cap around the corner from the Duke Street elevation to approximately one third of the depth of the building. This acknowledges the important corner while maintaining the hierarchy of elevations found throughout the historic district. The western two thirds of the south elevation include recessed brick panels and vertical windows in a grid pattern. The simple parapet cap in this location extends around the rear of the building at a continuous elevation.

The west elevation has been simplified with the removal of the previously proposed cornice and precast concrete detailing at the windows (Figure 4 &5). This modification is in response to Board comments that there should be a hierarchy of elevations with the front of the building being more ornate than the side and rear elevations. The proposed design includes pairs of vertical punched windows with recessed brick panels above each window. Surface mounted downspouts extend from the upper roof to the roof deck above the garages at the rear of the building. These downspouts occur at third points and serve to break up the elevation into sections that correspond with the breakdown of the townhouses.

The previous design for the fourth floor included vertical slot windows at regular intervals with a deep sunshade on all sides. The sunshades were broken at each of the party walls to create three equal length segments. The Board commented that the fourth floor felt too tall and seemed out of proportion with the remainder of the building. In response to these comments, the applicant has revised the design for the fourth floor to include paired windows centered on the windows below with a recessed panel between the windows that is painted to match the windows. The sunshade has been removed from the south and west elevations. The effect of this change is that the fourth-floor massing has taken on a horizontal proportion in opposition to the vertical proportion of the first three floors. This helps to streamline the massing and make it appear to be shorter, lowering the perceived height.



Figure 4: Previously submitted view from Duke Street



Figure 5: View of revised design from Duke Street

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 3 design to be responsive to the Board's comments. While there were a variety of different comments from the Board members, the larger themes were regarding differentiation between the buildings, addressing the design for the Duke Street elevation and modifying the design for the fourth floor to change the proportions and minimize the perceived building height.

The current proposal shows designs for the two buildings that are significantly different while still using the same architectural language. This variation adds visual interest to the block while

maintaining a consistency that ties the project together. They are both rooted in the industrial historic fabric of the waterfront with design elements that make them clearly modern.

By turning the pilasters and precast concrete detailing around the southeast corner of the building, the new design acknowledges this important urban corner without creating an oversized element that would seem out of place. The western two thirds of this elevation consists of recessed masonry panels and punched windows with a vocabulary similar to the west elevation. While the final detailing and arrangement of this elevation needs refinement, Staff supports this as an approach to turn the corner and create a meaningful south elevation.

Staff finds that the revised design for the fourth floor is successful in changing the proportion from vertical to horizontal and lowering the perceived height of this portion of the building. Reducing the size of the sunshade on the east elevation and eliminating it from the other sides helps to extend the horizontal roof line towards the east without becoming a visual focal point. The creation of a recessed area that groups the punched windows together gives the impression of larger openings while maintaining the functional use of the interior spaces and reinforces the horizontal lines of this portion of the building in contrast to the vertical lines of the first three floors.

V. STAFF RECOMMENDATION

Staff recommends that the BAR endorse the proposed design for height, mass, scale, and general architectural character as outlined in the Concept Review Policy. It is the opinion of Staff that the revisions to the design have effectively addressed comments from the Board, the public, and Staff recommendations. This project will come back to the BAR for a Certificate of Appropriateness review after approval from the Planning Commission and City Council. The types of outstanding design issues to be addressed are appropriate for that level of review. In addition to comments provided by the Board, continued design development should include the following items.

Masonry 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. Using layers of brick detailing around wall openings can help organize the elevations and give the impression of a more accessible scale.

The north building in particular uses brick for the window heads and sills, and projecting bands (Figure 6). It is unclear from the renderings what the proposed material will be at the pier caps and parapet cap at the top of the building, but they appear to match the brick in color. The articulation of these masonry elements will be an important way in which the building will relate to the historic fabric. Care should be taken as the detailing evolves to look to historic precedent for inspiration.



Figure 6: Masonry detailing at north building

Stoop Design

The design for the entry stoops on Union Street has evolved over the course of the design process on this project. The applicant has worked on the grade issue identified in the first BAR hearing to lower them as much as possible and has proposed a variety of different designs. The current proposal includes different designs for each of the buildings (Figure 7). The north building uses brick piers to support a brick landing with metal stairs and a metal screen below the landing. The south building has a similar landing but with brick stairs in lieu of the metal stairs. Staff is supportive of the different approaches for each building to further differentiate the buildings and make for a more pleasant pedestrian experience on Union Street.

At this concept design phase, the details for how these stairs will be built remains unclear. The use of a metal screen below the landing does recall some raised entry stairs located throughout the district but those are largely located in conjunction with English basements. As the design progresses into the Certificate of Appropriateness stage, the detailing of how this area works will be critical to a successful streetscape. The applicant should explore options for how the screen engages with the piers and what is behind the screens. If it is to be a shadow box configuration then the depth will be important in order to be believable. If it is completely open under the landing, then that will help with the transparency, but provisions will need to be made for maintenance of this area. Staff encourages the applicant to explore options for this design and look to decorative metalwork in the historic district for inspiration.



Figure 7: Elevations of entry stoops at north building (above), and south building (below)

Duke Street Elevation

As noted above, the applicant is carrying the design for the Union Street elevation around the south east corner of the building to approximately the third point. At this point the elevation changes to a simpler design with brick window heads and sills and recessed brick panels. The corner element helps to draw attention to this as an important entry point to the historic district from the south. The more simple portion of the elevation is aligned with the design for the rear of the building and is compatible with the traditional notion of there being a hierarchy between the front and other elevations. Similar to previous versions of the design, this elevation includes recessed masonry panels that are similar in size and configuration to the punched windows (Figure 8). These panels are meant to provide a level of articulation to the exterior wall and manage the use of the interior space.

Staff supports the idea of turning the corner with the design motif from the Union Street elevation to the Duke Street elevation as a reinforcement of the corner and a clearly identifiable modern building design. The composition of the remainder of the Duke Street elevation should be further studied to balance the recessed masonry panels with the punched openings. The adjacent houses on Duke Street provide some typical window spacing and ratios between solid and void that can be studied to provide direction for a compatible design. This type of study is appropriate for the Certificate of Appropriateness phase along with a greater level of detail for the recessed masonry panels.



Figure 8: Proposed Duke Street elevation

Alley Elevation

The alley elevation has been simplified from previous designs to reinforce the hierarchy of elevations found throughout the historic district. The punched windows are similar to those found on the Union Street elevation but have more simple surrounds and brick detailing. The recessed panels above the second-floor windows help to reduce the unbroken area of masonry made necessary by the raised brick parapet at the third floor (Figure 9).

The elevation is broken into thirds by the inclusion of surface mounted downspouts that extend from the upper roof. The division of the elevation into thirds helps to break down the massing, but the use of surface mounted downspouts to achieve this relies on an auxiliary building element rather than an integrated architectural expression. The applicant should explore ways in which to integrate the downspouts into the architecture of the wall to create an intentional architectural response to this practical need. One option could be to create vertical notches in the exterior wall with the downspouts recessed into these notches. This would clearly divide the elevation into thirds while collecting and organizing the downspouts.



Figure 9: Proposed alley 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)*
- 3 – [January 21, 2021 Staff Report with Minutes](#)*
- 4 – [March 3, 2021 Staff Report with Minutes](#)*

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
☐ doors
☐ lighting
☐ other _____

☐ fence, gate or garden wall
☐ windows
☐ pergola/trellis

☐ HVAC equipment
☐ siding
☐ painting unpainted masonry

☐ shutters
☐ shed
- ☐ ADDITION
☐ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

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 or 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~~ 4-16-2021

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).**

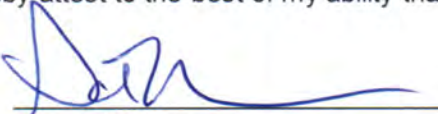
For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

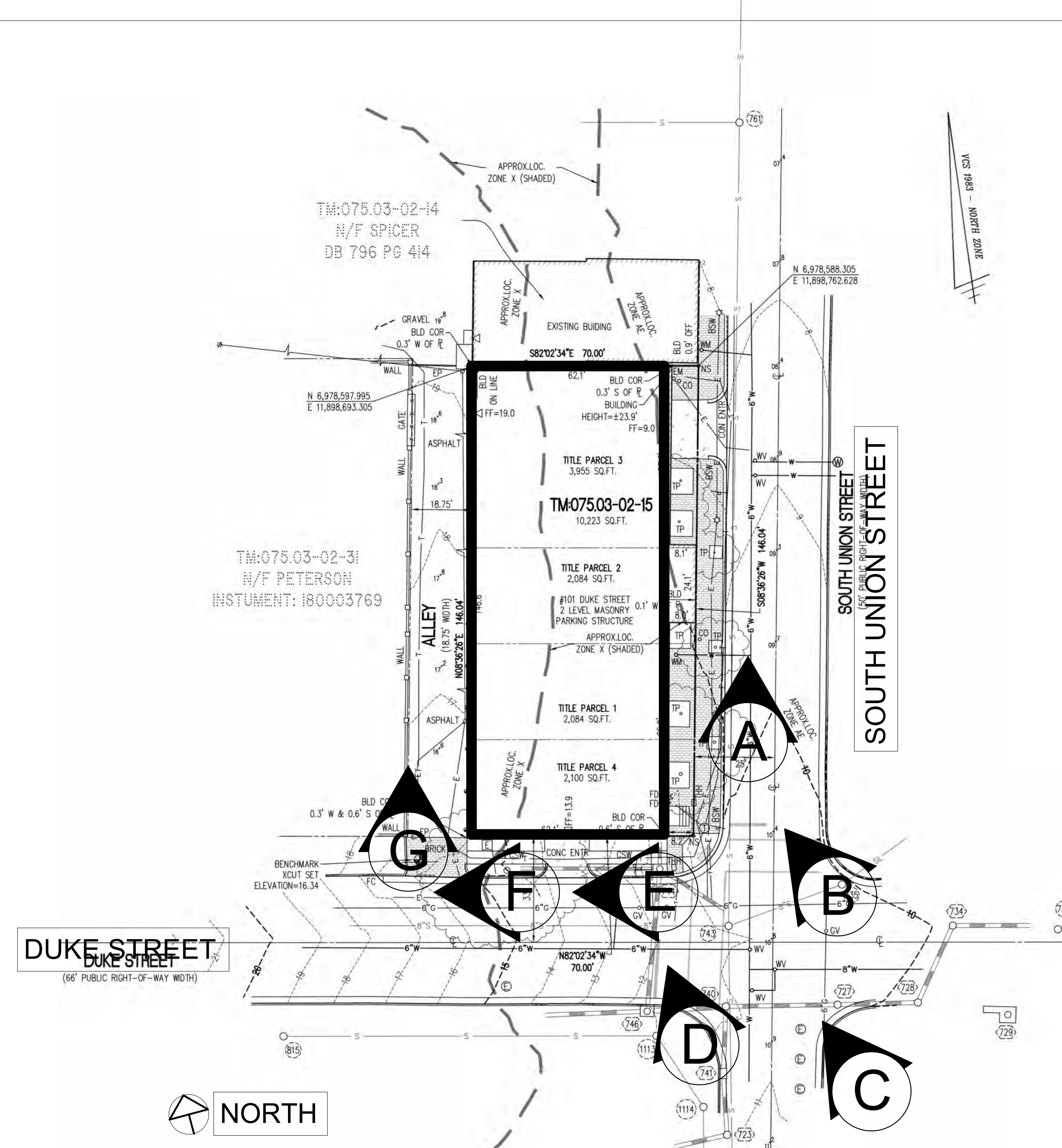
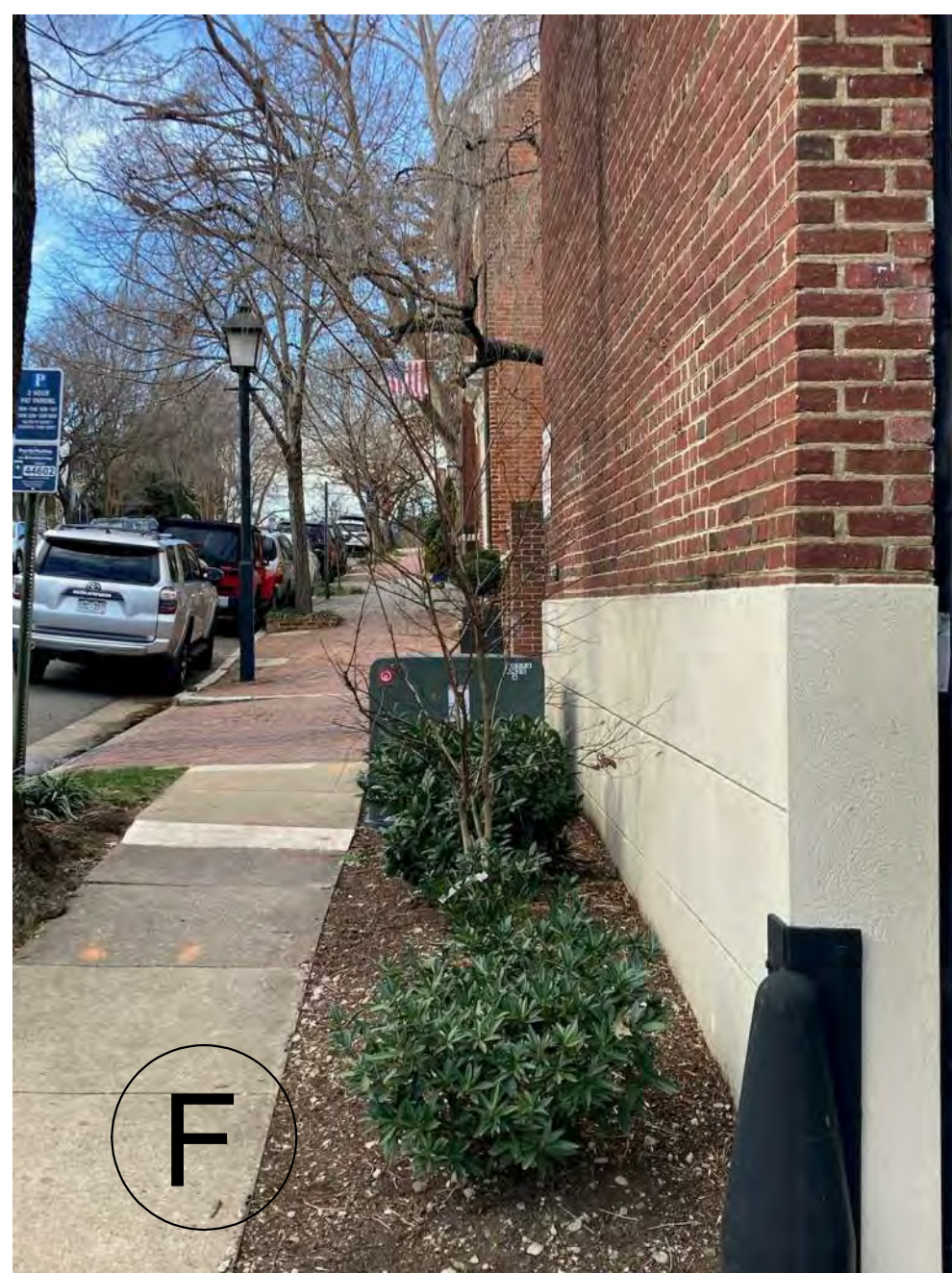
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. GARRETT ELOLE	NONE	
2. ALLISON ELOLE	NONE	
3. DIANA COMMINGS 4. SUSAN COMMINGS	NONE NONE	

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









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

TH06



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

TH01



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

TH06

TH05

TH04

TH03

TH02

TH01



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

TH01

TH02

TH03

TH04

TH05

TH06

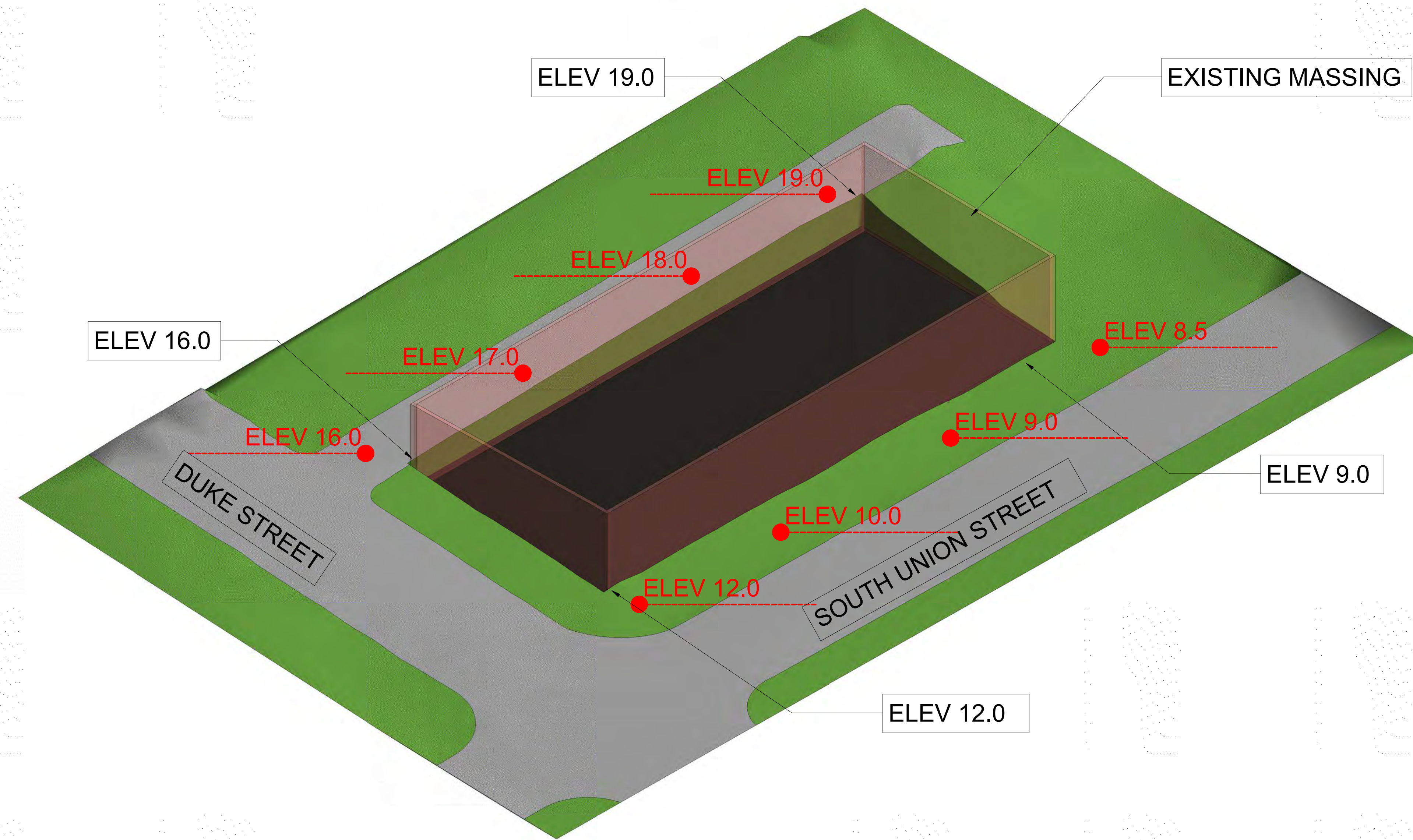
ELEVATIONS

NW CORNER OF SOUTH UNION AND DUKE STREETS

04

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101 Duke Street
Alexandria, VA

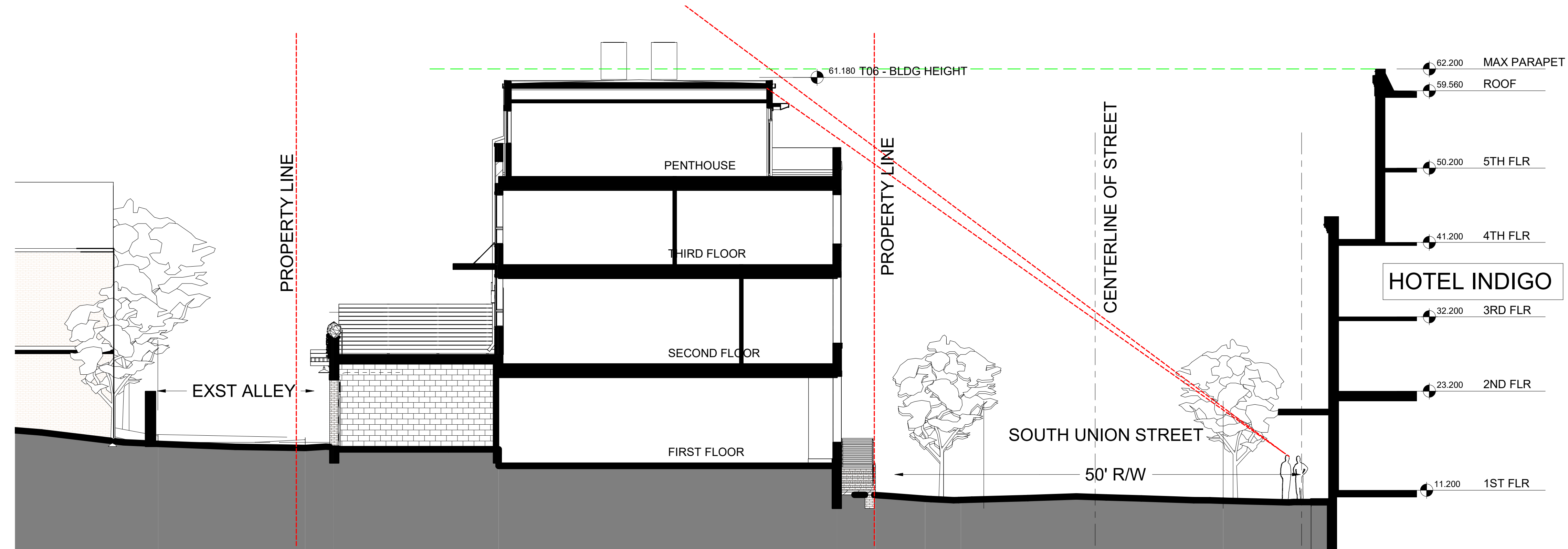


1 EXISTING TOPOGRAPHY AND MASSING



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

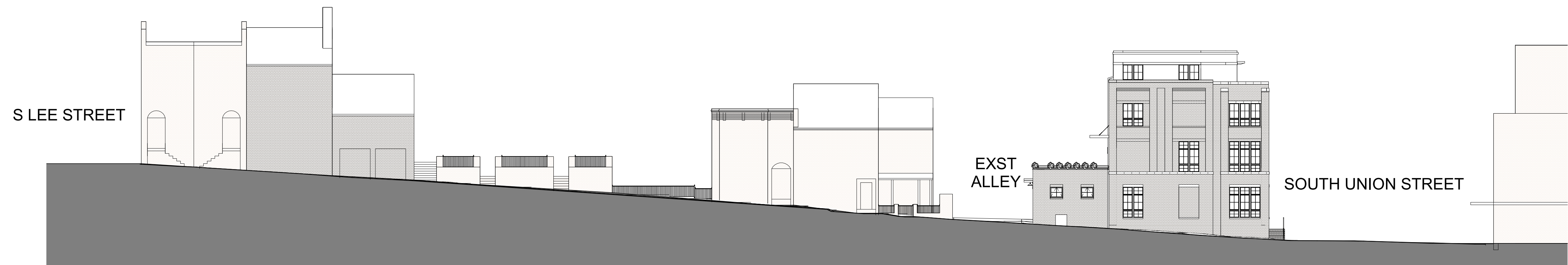




3 SITE SECTION THRU ALLEY AND SOUTH UNION STREET
1/8" = 1'-0"

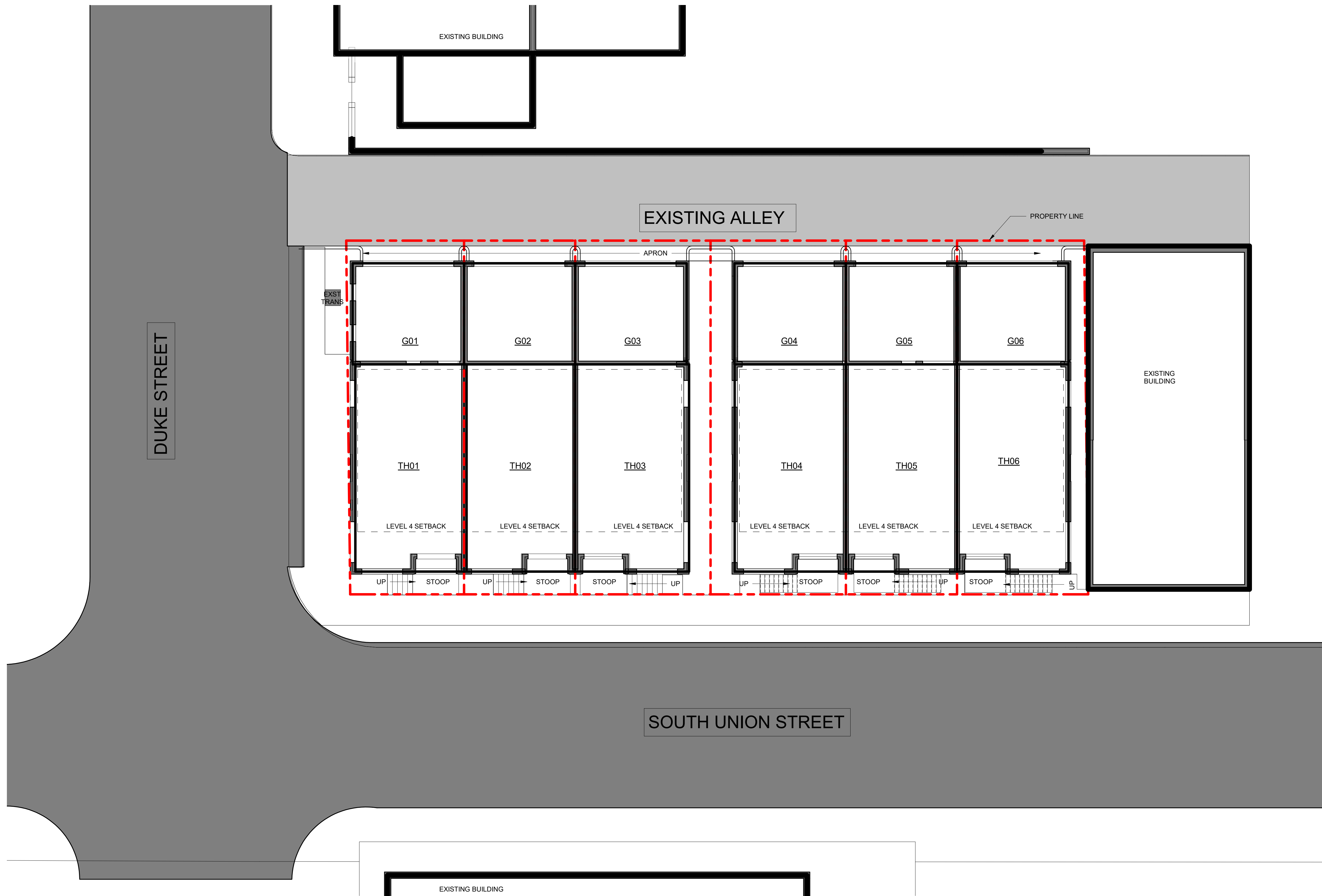


2 SOUTH UNION STREET SITE SECTION
1/16" = 1'-0"

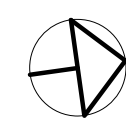


1 DUKE STREET SITE SECTION
1/16" = 1'-0"





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



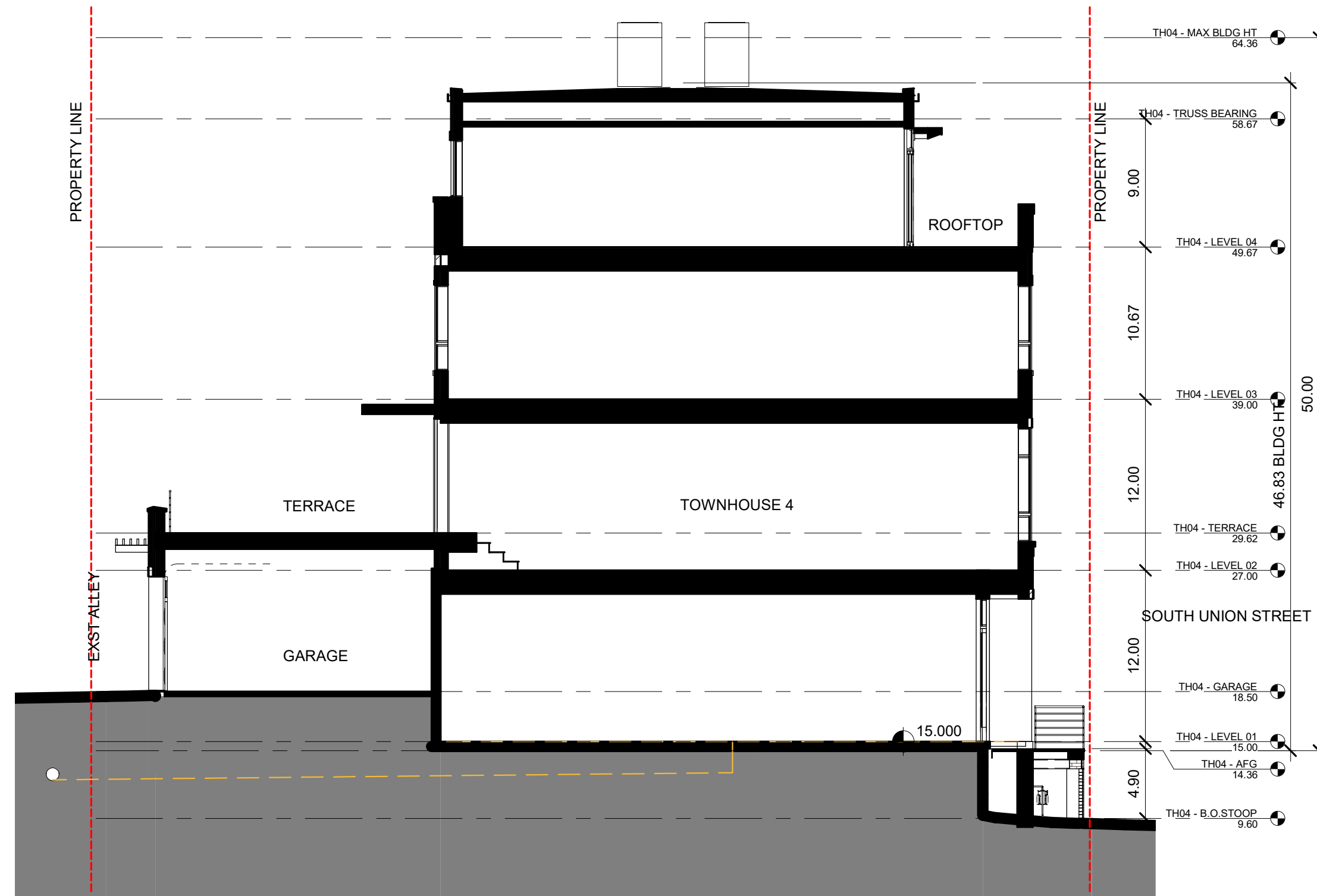
ARCHITECTURAL SITE PLAN

NW CORNER OF SOUTH UNION AND DUKE STREETS

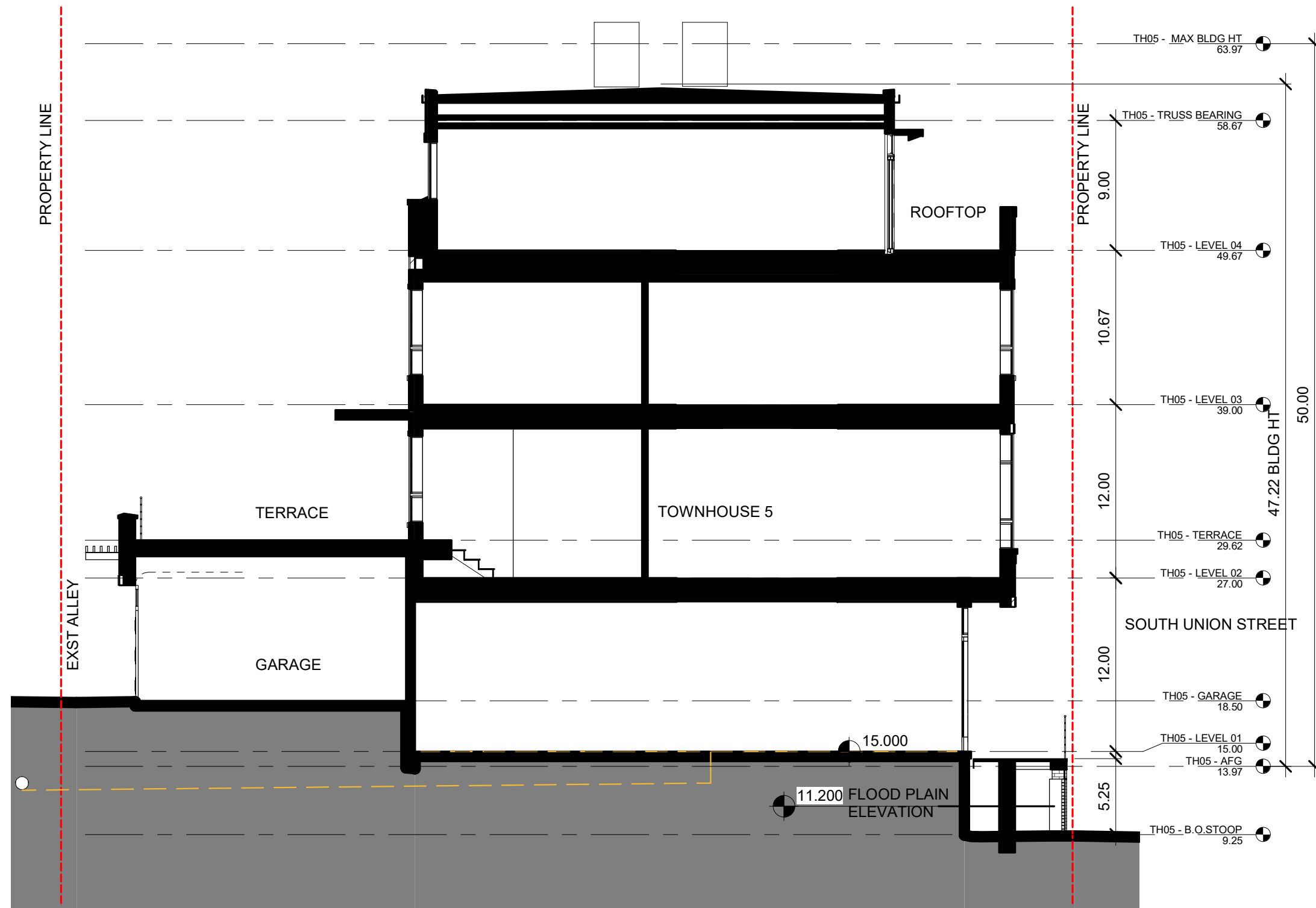
07

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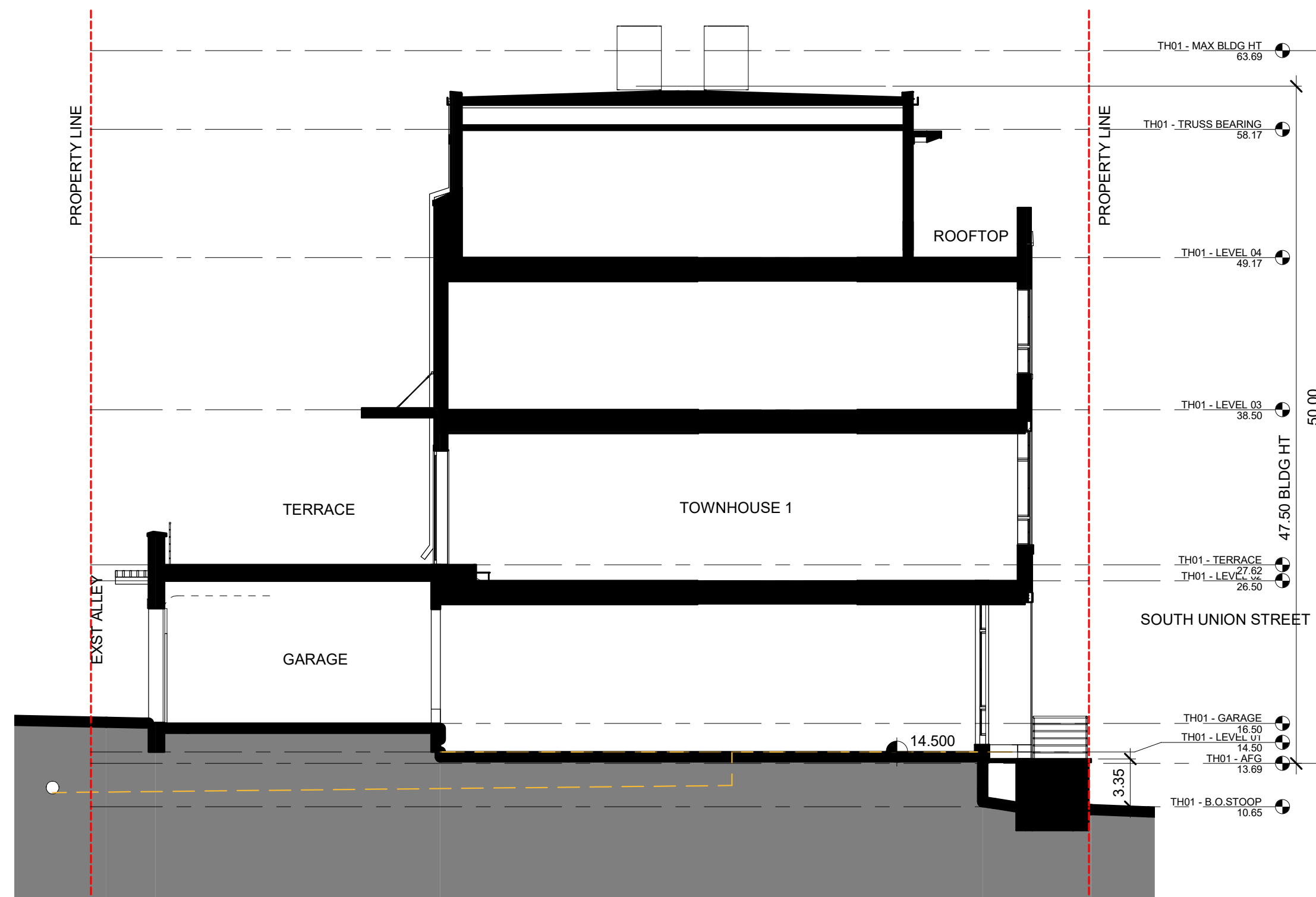
101 Duke Street
Alexandria, VA



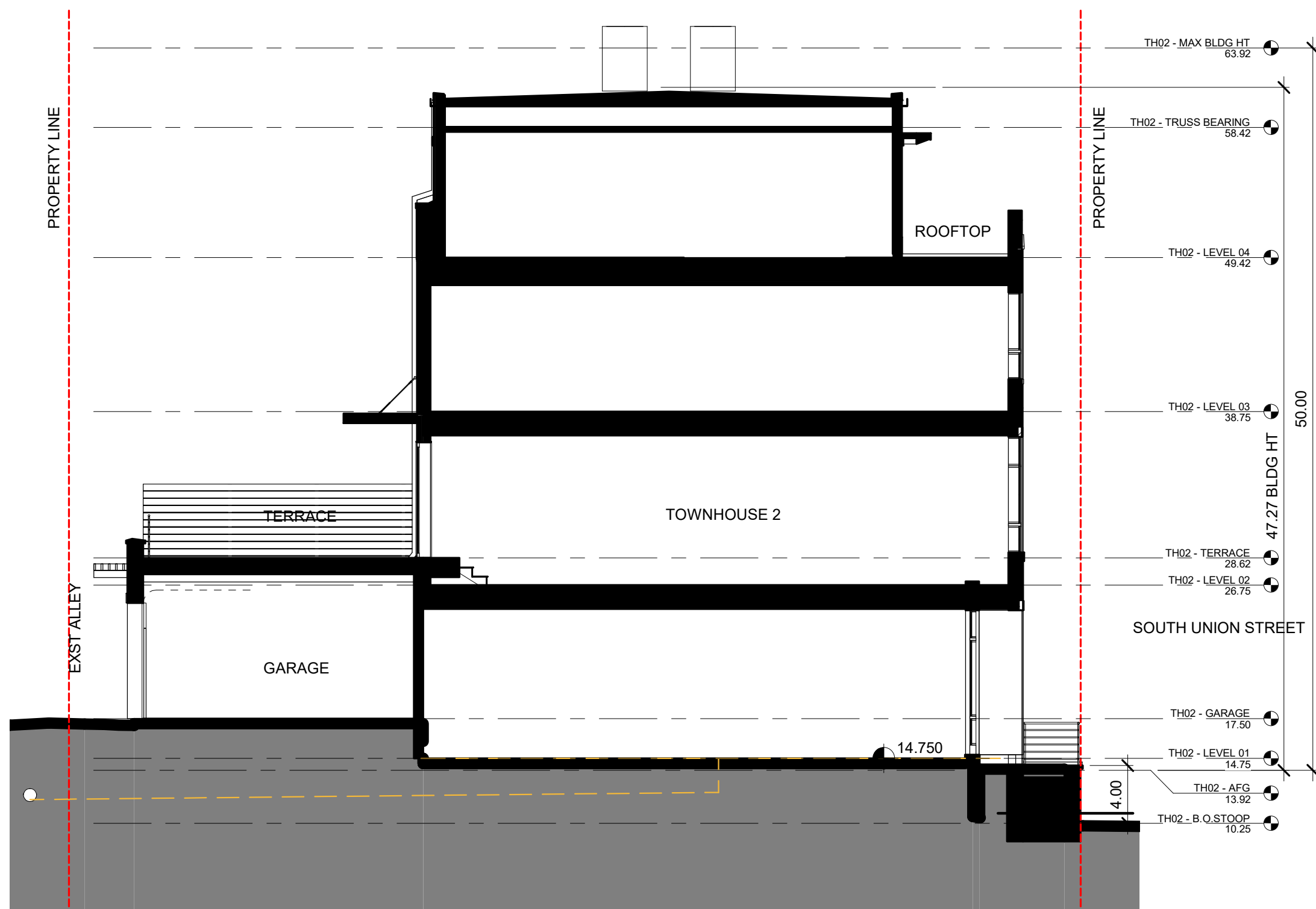
4 TH 4 GRADING SECTION
 1/8" = 1'-0"



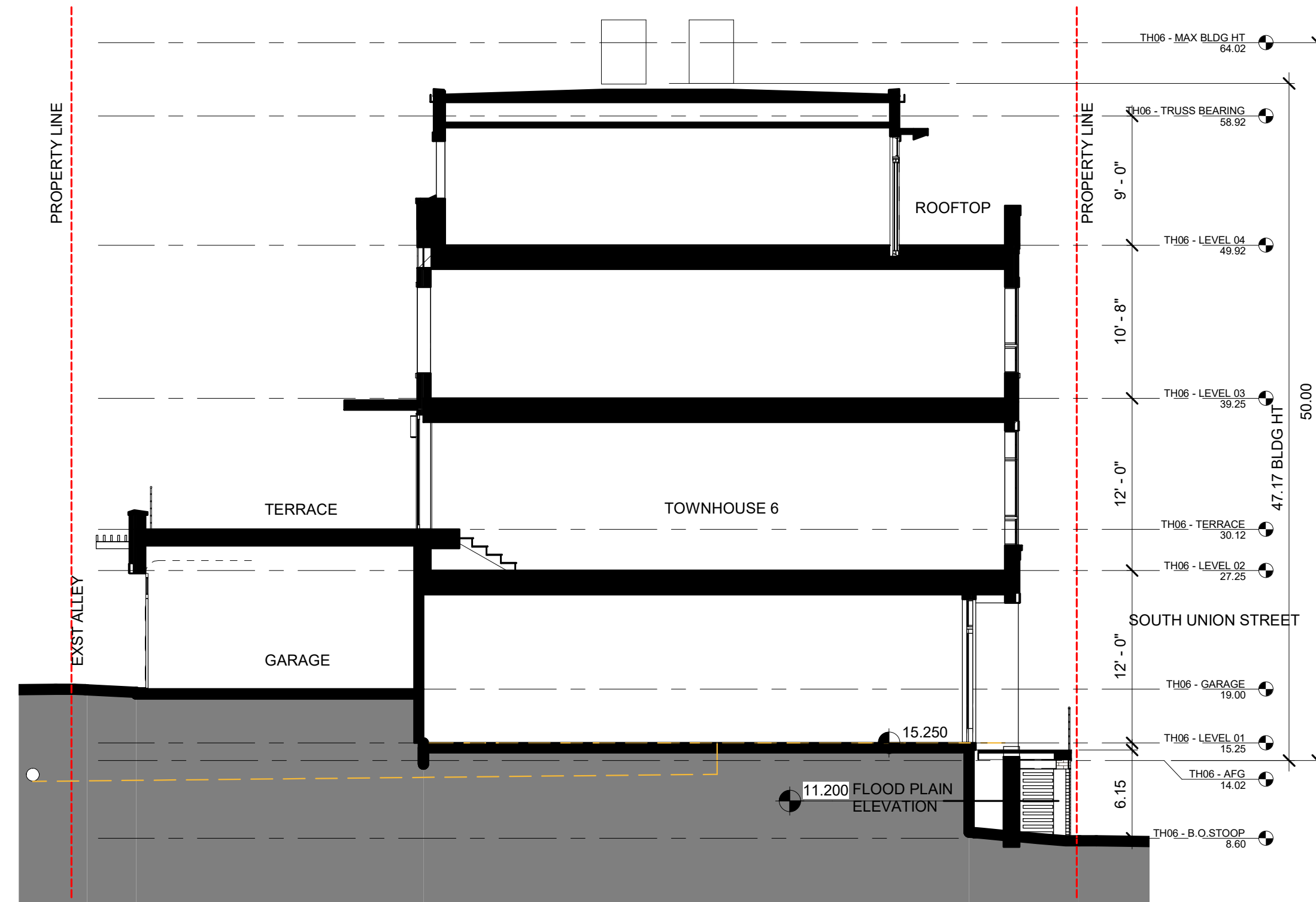
5 TH 5 GRADING SECTION
 1/8" = 1'-0"



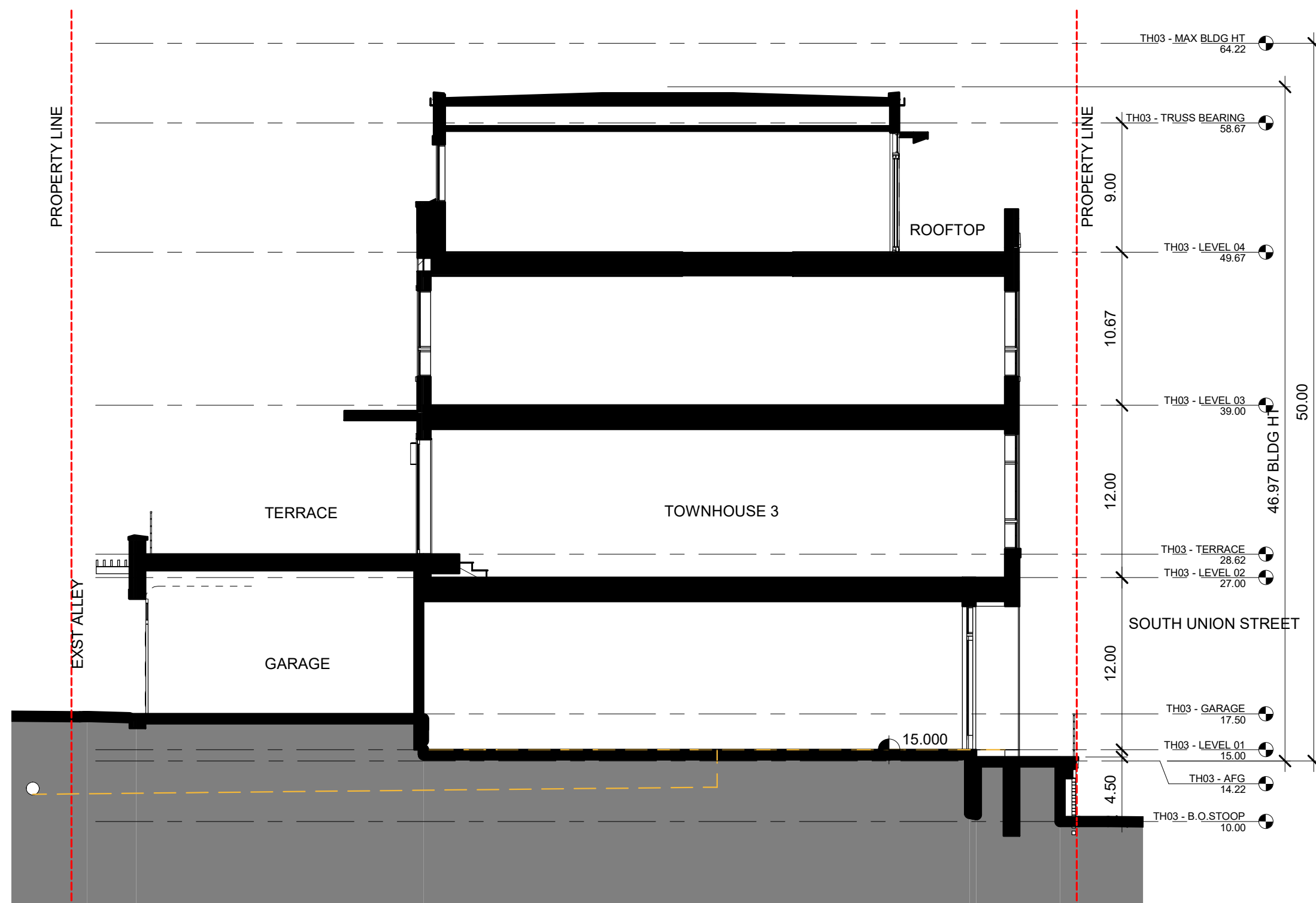
1 TH 1 GRADING SECTION
 1/8" = 1'-0"



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



6 TH 6 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







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.