

ISSUE: Permit to Demolish and Certificate of Appropriateness for New Construction

APPLICANT: Eleventh Street Development, LLC

LOCATION: Old and Historic Alexandria District
101 Duke Street

ZONE: W-1/Waterfront mixed use zone

STAFF RECOMMENDATION

Noting the recommendations from Alexandria Archaeology, staff recommends approval of a Permit to Demolish and a Certificate of Appropriateness for new construction with the following conditions:

1. The applicant work with staff on the final details for the entry stoops on Union Street.

Minutes from the October 6, 2021 BAR Hearing

BOARD ACTION: Deferred

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2021-00495 and BAR #2021-00496.

REASON

The Board provided feedback on the proposed design and asked the applicant to make revisions to the south elevation of the main building and the garage to make it more compatible with the existing buildings on Duke Street. The board also asked the applicant to study the introduction of metal stoops on the north building to reflect those used elsewhere in the historic district.

SPEAKERS

Ken Wire, attorney representing the applicant, introduced the project

Shawn Glerum, architect with Odell, presented the changes that have been made to the design since the last concept review hearing.

The Board asked questions of the applicant, regarding the proposed design. Answers were provided by Shawn Glerum and Ken Wire.

Ms. Irwin asked if there would be a site drain in the area under the stoop to relieve any water accumulation. The applicant responded that the details for drainage in this area would be resolved during the final grading of the site.

Ms. Ossman asked if the renderings of the project reflect the selected materials for the fourth floor portion of the building, she pointed out that the renderings seem to indicate a greater level of contrast between the metal panels. Mr. Glerum indicated that the provided material samples

are correct.

Mr. Sprinkle asked for the width of the proposed townhouses. The applicant responded that they will be twenty two feet wide.

Ms. Roberts asked the applicant to review the supplemental materials provided to the Board by the applicant prior to the hearing. The applicant described the exhibit which compared the height of the proposed building to neighboring structures.

At this time, comments from the public were made.

Barbara Saperstone, 100 ½ Duke Street, appreciated the changes to the design and thinks that the revised south elevation is an improvement. She feels that the corner of South Union and Duke Street is not compatible with the neighboring residential buildings. She preferred the original design based on historic townhouses to the warehouse motif of the current design.

Gail Rothrock, 209 Duke Street, was concerned about the view of the project from Duke Street, specifically the appearance of the garages and the lack of open space at the corner. She disagrees with the use of the warehouse motif for the project and feels that the proposed building will loom over the neighboring gardens. This corner is an important gateway into the city from the south and the design should reflect this, and she asked that the Board deny this application. She recommended that the fourth floor be eliminated from each of the townhouses.

Ana Gomez Acebo, 100 Duke Street, was concerned about the relationship of the building to Duke Street and felt that the proposed design relates more to the hotel than to the houses on Duke Street. She asked for clarification regarding the proposed height of the building relative to its neighbors.

Mr. Wire described the different height measurements provided, indicating that zoning measures from average finish grade which can be different than the perceived heights.

DISCUSSION

Ms. Roberts asked how the height of the proposed building compares to the height of the neighbors. The applicant responded that the proposed building will be approximately five feet taller than the building across Duke Street.

Mr. Adams asked if the southern townhouse could be turned to face Duke Street and have a more residential motif. He also asked if the garages could be a different material.

Ms. Ossman stated that she has no issue with the proposed height of the building but expressed concern about the windows and detailing on the garage.

Mr. Sprinkle asked if the building could face Duke Street and felt that the current design for the south elevation is not compatible with the neighboring structures. He asked if the architect has explored options for the roof of the garages.

Mr. Spencer felt that the Duke Street elevation has been treated as a secondary design and should have a similar level of detail as the Union Street elevation. He did not think that the building should be turned to face Duke Street, just that this elevation needs further development. He did not have any problem with the proposed building height. He asked if the proposed reveal on the Union Street elevation of the south building could extend to the ground.

Ms. Irwin stated that she has no problem with the proposed height of the building. Because of the slope of Duke Street, the proposed building is a similar height to those buildings further west on the block. She felt that the south elevation needs further development and asked the architect to look at including something that appears to be an entrance on this elevation. She appreciated the change in material at the fourth floor to metal panels. She indicated that a change in material for the garage could be an improvement and asked for greater refinement of the garage windows.

Ms. Ossman supported the use of the warehouse motif for the building and asked for greater refinement of the Duke Street elevation.

Mr. Spencer considered the idea that changing the materials of the garages could make them more prominent.

In response to this comment, Ms. Irwin suggested that the architect consider extending some of the masonry detailing from the main building to the garage.

Mr. Sprinkle suggested that the garages have a different architectural expression. He also considered that the use of a mansard could help to obscure the proposed fourth floor.

Mr. Spencer questioned the use of mansard roofs on warehouse buildings and was concerned that a mansard roof in this location could make the building appear taller.

Ms. Irwin suggested that the architect consider using metal stoops and stairs at the north building only, to further differentiate the two buildings.

GENERAL NOTES TO THE APPLICANT

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



N



0 15 30 60 Feet

Note: Staff coupled the applications for a Permit to Demolish (BAR #2021-00496) and Certificate of Appropriateness (BAR #2021-00495) for clarity and brevity. The Permit to Demolish requires a roll call vote.

UPDATE

At the October 6, 2021, hearing of the Board of Architectural Review, the Board approved the request for deferral from the applicant for BAR 2021-00495 & 2021-00496. While there was some difference of opinion, the majority of the Board was in support of the overall building size and design. Board members made specific comments regarding the design of the south elevation, the garage design, and the stoops on the north building.

Previous hearings (January 21, March 3, and May 19).

At the first hearing, the applicant proposed six attached townhouses designed to resemble historic townhomes found throughout the historic district. Board comments at that time included concerns about the use of historic townhomes for the architectural precedent of a building that was much larger than those townhomes. There was also concern about the more modern style of the fourth-floor massing in contrast to the more traditional three-story portions of the building. The Board also noted that the entry stoops on the units were too high above the adjacent sidewalk and made for an unfriendly streetscape. Some Board members were concerned about the height of the building.

In response to Board comments, the applicant returned to the Board for a second Concept Review with a heavily modified design. In place of six attached townhomes, the applicant submitted a design for two freestanding buildings with a break between the buildings. In lieu of the previous design, the new design drew inspiration from the warehouses that once were on this site and dominated the waterfront. The Board generally appreciated the applicant's responsiveness to their comments and liked the addition of the break between the buildings to break up the mass and reduce the feeling of a single monolithic building. The Board also found that the use of the industrial motif for the project was more successful than the use of historic townhomes and allowed for building proportions that are more compatible with the historic precedents. They asked the applicant to provide greater differentiation between the buildings. There was some discussion about the treatment of the southeast corner of the building and how the building fronts on Duke and Union Streets. The applicant also revised the design for the entry stoops, lowering them and providing variation in the heights. There were some comments from Board members noting that fewer units on the site could allow for a smaller building.

At the third hearing, the applicant submitted a design that showed a development of the previous version to include greater variation between the two buildings, continued evolution of the fourth-floor elements, and revisions to the south and west elevations, in response to Board comments. The Board again appreciated the continued design evolution in response to previous comments and noted that the variation between the two buildings helped the overall design. They asked that as the design progressed, greater variation between the two buildings be included and they expressed a preference for the detailing of the north building. There were some comments indicating that while the design had progressed, the overall size of the buildings was too large.

The chair asked each of the Board members to discuss the height, scale, mass, and general architectural character of the project as laid out in the Concept Review Policy. The majority of the members present supported the height and general architectural character, while there was less agreement on the mass and scale.

The project was approved by the City Council on September 18, 2021 (DSUP2021-10012) and the applicant now seeks approval of the Permit to Demolish and a Certificate of Appropriateness. Included in the DSUP was increased FAR and modifications to the side yard setbacks.

I. APPLICANT'S PROPOSAL

Following the October 6, 2021, BAR hearing, the applicant has worked with staff on modifications to the design in response to comments from staff and the Board. Comments from the Board included an interest in the continued development of the south elevation of the south building to make it more compatible with the neighboring buildings on Duke Street, additional articulation of the garages, and the use of metal stoops and stairs at the Union Street side of the north building. Some of the modifications include the following:

The previous design for the south elevation of the south building included a combination of double and single windows arranged such that the elevation was broken into thirds with each third being a different configuration (Figure 1). This is in contrast to the ordered rhythm of windows on the east elevation. Staff and the Board noted that this elevation appeared to be a secondary design and did not reflect a level of composition consistent with the importance of this Duke Street elevation.

The applicant has modified the design of this elevation to address these comments (Figure 2). The revised design retains the division of the elevation into thirds, but the organization of the windows has been revised to be a continuation of the pattern established on the east elevation. The eastern third includes pairs of double windows that match the windows on the east elevation. The middle third includes recessed brick panels with precast heads and sills to match the window openings. The western third includes a stacked column of single windows that match other windows on the elevation. In addition to using the window configuration from the east elevation, the masonry detailing from the east elevation extends across the south elevation and turns the corner at a pilaster on the west elevation of the southwest corner. This includes vertical reveals at the second and third floors marking the third points of the elevation, precast bands at the second floor windowsill level and at the third floor window head level, and recessed brick panels above each window at the parapet level.

The Board noted that the small windows and lack of masonry detailing at the garages gave them the appearance of being too stark for the adjacent building and not compatible with the neighboring residential buildings. The applicant has addressed these comments by revising the windows and continuing aspects of the adjacent design on this component.

To set the garage form off from the main building, the applicant has introduced a recessed reveal between the two forms. The revised design features windows that are aligned with and derived from the top portion of the adjacent windows on the main building. An inset brick area below the windows and brick heads and sills provides a counterpoint to the adjacent precast window heads

and sills. Aligned with the precast band at the second-floor windowsill height, the applicant is including a brick soldier course that turns the corner to the alley directly above the projecting canopy. In place of the simple precast coping, the applicant is now proposing a small brick cornice.



Figure 1: Previous design for south elevation



Figure 2: Revised design for south elevation

The previous design for the entry stoops along South Union Street included brick stairs and stoops with metal grates at the south building and brick stoops with metal stairs at the north building. This was an evolution of the design for the stoops that was intended to add greater differentiation between the two buildings and make for a more vibrant streetscape. During the October 6, 2021, BAR hearing, the Board asked the applicant to consider modifying the design for the stoops on the north building to include metal steps and a metal stoop. There is precedence in the historic district for all masonry and all metal stoops. In response to this request, the applicant is proposing all metal stoops at the north building in contrast to the masonry stoops at the south building.

One of the staff comments related to the previous submission was a recommendation that the applicant create a vertical reveal in the brick at the west elevation between each townhouse unit to accommodate the proposed downspouts. During the October 6, 2021, hearing the Board agreed with this recommendation. In response to these comments, the applicant is proposing a vertical notch in the brick at each of these locations with square downspouts located within the notch (Figure 3).

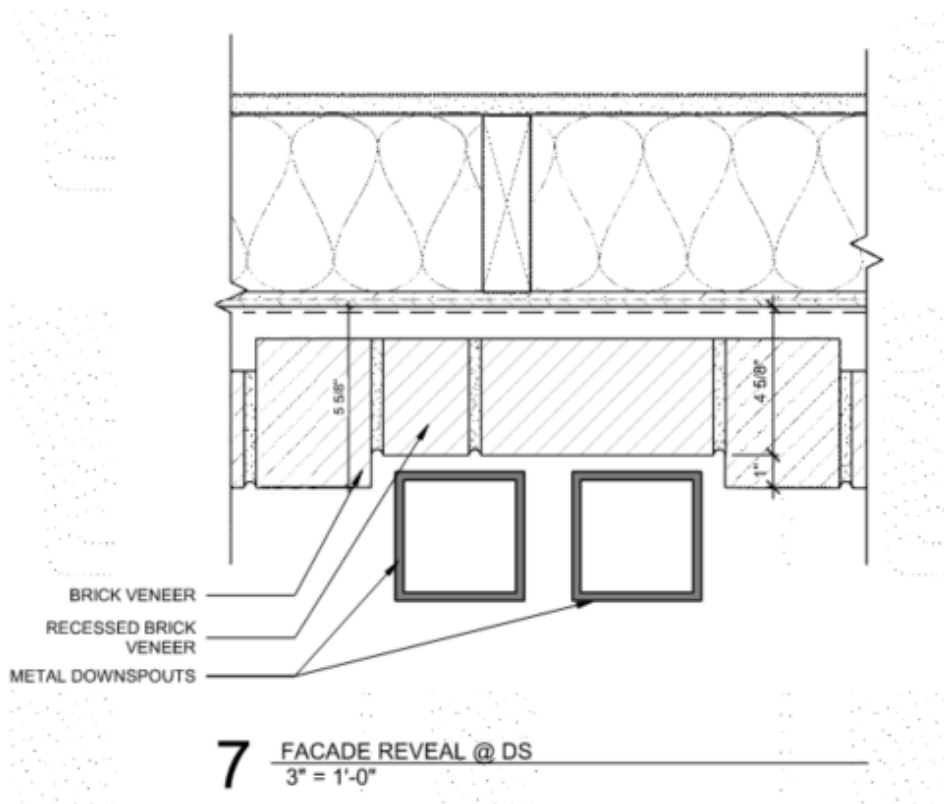


Figure 3: Detail at vertical notch in exterior wall

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 four-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.

II. 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

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 4). These structures appear on the Sanborn Maps 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.

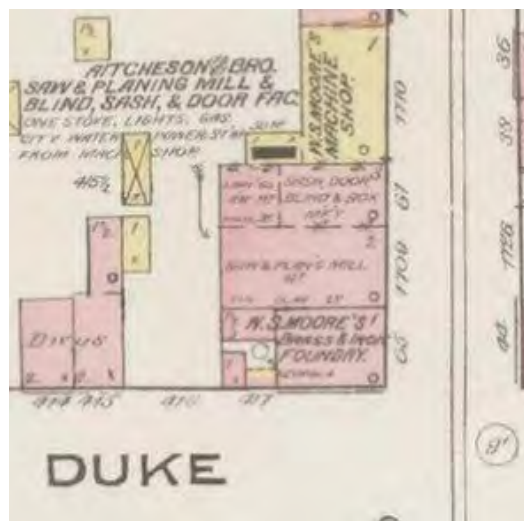


Figure 4: 1885 Sanborn Map showing complex of industrial buildings

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.

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

III. ANALYSIS

Permit to Demolish

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition regardless of visibility.

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

In the opinion of staff, none of the criteria are met for demolition of the existing structure on the site today. The structure is a concrete and brick two story parking garage with punched openings that include decorative exterior shutters. In 1988 the existing warehouse building on the site was dramatically altered to include removal of the roof and the removal of windows and the infill of existing window openings in order to retrofit the building into a three-level parking garage. Any remnant of an older building on the site was altered to such an extent in 1988 that this becomes the date of significance for the existing structure. As such, this modern parking garage does not have any historic significance and staff supports its demolition.

Certificate of Appropriateness

Staff finds the revisions to the design from the October 6, 2021, BAR hearing to be responsive to comments from staff and the Board. The main concern expressed by staff and the Board was the treatment of the south elevation and how it relates to the existing structures on Duke Street. The previous design treated this elevation as clearly secondary to the Union Street elevation and lacked a cohesive organization. The revised design uses the organizational concept of the east elevation where the building is divided into thirds with consistent windows and applies it to the smaller south elevation. The location of double windows at the east side of the elevation that match those facing Union Street creates a strong corner for the building. The single windows at the west side of this elevation are one of the paired windows to the east. Utilizing this window module ties the elevations together while transitioning to the more simple rear elevation. Staff finds that this approach to the composition of the elevation successfully translates the organization of the larger east elevation to the smaller south elevation. Through the use of modules that are similar but scaled down, this elevation has become a primary elevation similar to the side facing South Union Street (Figure 5). Staff finds that the revised design addresses concerns from staff and the Board.



Figure 5: Revised design for south elevation

An additional concern of the Board expressed at the October 6, 2021, BAR hearing was the treatment of the garages, specifically, the southernmost garage which is most prominently visible from Duke Street. The previous design included small square windows and a simple precast coping. Staff and the Board felt that this design was too stark and did not include the level of articulation necessary to be compatible with the nearby existing buildings. Suggestions from the Board included potentially changing the material for the garage and modifying the roof to suggest

a more historic roofline. Staff finds that these suggested modifications made the garages more prominent and competed with the larger building. The design intent is that the garages are a stepped down form that provides a buffer between the proposed building and the nearby existing residential structures. Drawing attention to the garages defeats this purpose and draws more of a comparison with the historic buildings. The applicant has revised the design to include more articulation on the garage form through the introduction of elements such as decorative bands, window heads and sills, and a cornice. Where these elements are rendered in precast on the larger building, they are made of brick on the garage. By echoing the design features of the larger building in a more simple language, the garage becomes a simple background building that still includes enough detail to be compatible with the existing neighborhood (Figure 6). The use of a recessed reveal between the two forms further helps to set the garage apart. Staff finds that the revised design for the garage addresses the concerns expressed by staff and the Board.



Figure 6: Revised design for garage

The introduction of the notch at the rear of the building to accommodate the downspouts is a subtle but effective design element that helps to give order and hierarchy to the elevation. By gathering these necessary building elements into an intentional architectural feature, they become a part of the building architecture rather than a purely pragmatic building component. Staff finds that this modification addresses the comments from staff and the Board.

The previous design included brick stoops at the south building and a combination of brick and metal stoops at the north building. In response to comments from the Board, the applicant has modified the design for the north building to include stoops that are all metal (Figure 7). The use of metal stoops on the north building is reflective of the greater articulation of muntins on that building. The use of brick stoops on the south building helps to ground the building and is compatible with the more horizontal proportions. Entirely metal and entirely brick stoops are commonly found throughout the historic district. This design modification echoes architectural details found within the district while being compatible with the language of each building. Staff finds that this modification successfully addresses the comment from the Board and results in a building that is referential to historic architectural components while being clearly modern. Staff recommends that the applicant work with staff on the final construction detailing for the stoops.

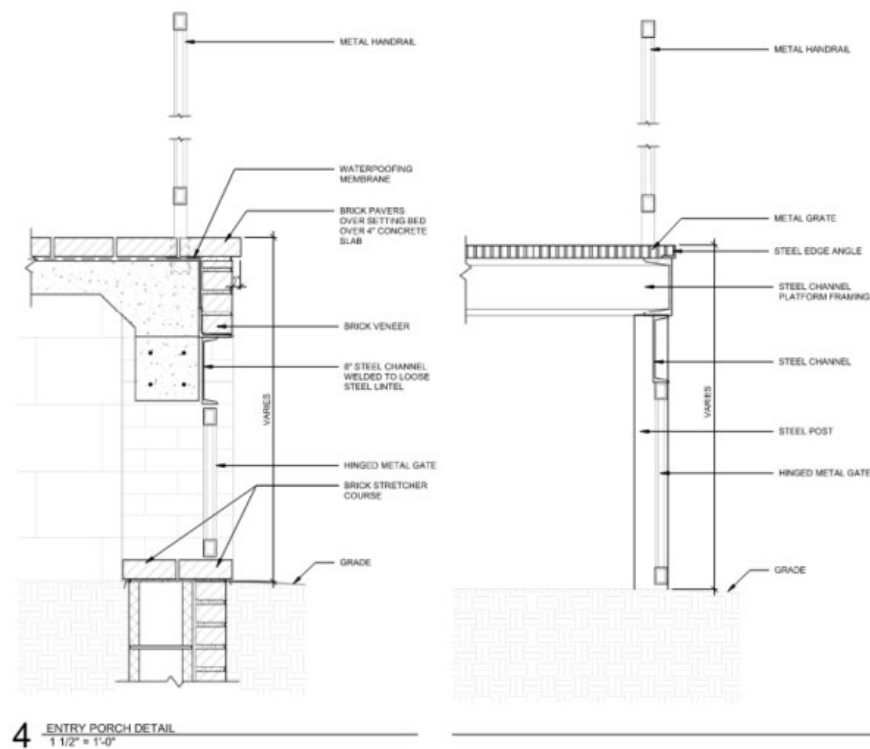


Figure 7: Brick stoop (left) and metal stoop (right)

Conclusion

When considering the request for a Certificate of Appropriateness for the proposed project, the Board will consider the criteria specifically listed in Chapter 10-105 (A)(2) of the City of Alexandria Zoning Ordinance as the determining factors for the issuance of a Certificate of Appropriateness. In making a determination of how the proposed project meets these criteria, the Board should look to Chapter 6, New Construction – Residential, of the *Design Guidelines* for guidance. This chapter applies to all residential construction, including both multi-family and single-family dwellings. There are several specific portions of the *Design Guidelines* that are relevant to the proposed project.

As noted in the History section above, the project site, and much of the waterfront, was historically occupied by warehouse buildings. The area to the west of the site developed as a more residential area but this site and neighboring sites remained warehouses into the twentieth century. The *Design Guidelines* state that “No single architectural style is mandated. Designs should be complementary and reflect the architectural heritage of the city. For example, abstraction of historic design elements would be preferred to a building which introduces design elements that are not commonly used in historic districts. While new residential buildings in the historic districts should not create an appearance with no historical basis, direct copying of buildings is discouraged.” The history of this site has been well documented and clearly the “architectural heritage” of the site lies in the language of the industrial warehouse rather than the single-family residence. The proposed project uses the language of this historic building type but abstracts it such that it complies with this portion of the *Design Guidelines* recommendation that the building does not “create an appearance with no historical basis.”

Using this historic language for the design for the project, the applicant is proposing a building that is clearly modern while maintaining a historic vocabulary. The *Design Guidelines* state that “It is not the intention of the Board to dilute design creativity in residential buildings. Rather, the Board seeks to promote compatible development that is, at once, both responsive to the needs and tastes of the late 20th century while being compatible with the historic character of the districts.” The architectural reference for the project is related to the history of the site, the departures from this style mark it as clearly a modern building and are “responsive to the needs and tastes of the late 20th century while being compatible with the historic character of the districts.”

The *Design Guidelines* state that “New residential structures should be sited so that the front plane of the building is in line with the prevailing plane of the other residential buildings on the street.” The applicant has located the building such that the face of the building on Duke Street is in a similar plane as the neighboring residential buildings. On Union Street, there is more variation of the relationship of the buildings to the sidewalk. Here, the applicant has placed the stoops in a similar plane as the building to the north where the mass of the building is pushed back from the sidewalk in an effort to allow for more space for this busy sidewalk. On both Duke Street and Union Street the proposed project locates the mass of the building such that “the front plane of the building is in line with the prevailing plane of the other residential buildings on the street.”

Staff finds that when considering the criteria listed in Chapter 10 of the Zoning Ordinance and the sections pertaining to new construction in the *Design Guidelines*, the proposed design is compatible with the architecture of the historic district and appropriately uses the history of this specific site for design inspiration. When considering the envelope and placement of the building on the site, the proposed building is similar in height to nearby buildings and the location relative to the sidewalk is similar to adjacent residential buildings.

Staff finds that the revisions made to the design since the October 6, 2021, BAR hearing have addressed the concerns of staff and the Board and have resulted in a building design that meets the guidance of the Design Guidelines and is in accordance with the Zoning Ordinance.

Noting the recommendations from Alexandria Archaeology, staff recommends approval of a Permit to Demolish and a Certificate of Appropriateness for new construction with the following conditions:

1. The applicant work with staff on the final details for the entry stoops on Union Street.

STAFF

William Conkey, AIA Historic Preservation Architect, Planning & Zoning

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

IV. 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 DSUP2021-10012. (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)

Alexandria Archaeology

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

V. ATTACHMENTS

1 – Application Materials

2 – Supplemental Materials

3 – [October 6, 2021 BAR #2021-00495.00496 BAR Staff Report](#)

4 – Comments from the public received prior to publication of the staff report.

ADDRESS OF PROJECT: 101 Duke Street Alexandria, VA 22314DISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 075.03-02-15 ZONING: W-1APPLICATION FOR: *(Please check all that apply)*☒ CERTIFICATE OF APPROPRIATENESS☒ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)Applicant: ☐ Property Owner ☒ Business *(Please provide business name & contact person)*Name: Eleventh Street Development, LLCAddress: 24 Cedar StreetCity: Alexandria State: VA Zip: 22314Phone: 703-519-3881 E-mail: garrett@eleventhstreetdevelopment.comAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☒ Contract PurchaserName: Garrett Erdle Phone: 703-519-3881E-mail: garrett@eleventhstreetdevelopment.com

Legal Property Owner:

Name: Cummings Investment Associates IncAddress: PO Box 231City: Alexandria State: VA Zip: 22313Phone: _____ E-mail: lindawhimore@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).*

We propose to build six, four-story townhouses facing South Union Street with attached two-car garages accessible from the alley along the western boundary. The townhouses will be divided into two separate three-townhouse "buildings" with an 8'4" separation between Lot 3 and Lot 4. The first floor of each townhouse on South Union Street will have raised masonry stoops to accommodate the floodplain at the northeast corner of the site the grade change. The townhouses will be three stories on the South Union Street facade, with the fourth floor setback from the South Union Street plane. The townhouses measure ~ 42 feet deep, with a 20 foot, one-story attached garage with rooftop open space. The height of each townhouse is less than 50 feet.

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.*

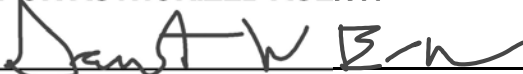
- ☐ ^{N/A} ☐ Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC 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: 

Printed Name: Garrett Weis Erdle

Date: 9-7-2021

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 Allison Ariail Erdle	24 Cedar Street Alexandria, VA 22301	10%
² Garrett Weis Erdle	24 Cedar Street Alexandria, VA 22301	90%
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 Cummings	3163 LaBaron Lane Jeffersonton, VA 22724	50%
² Susan Cummings	3162 LaBaron Lane Jeffersonton, VA 22724	50%
3.		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
¹ Allison and Garrett Erdle	None	
² Diana and Susan Cumming	None	
3.		

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

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

9-7-2021

Date

Garrett Weis Erdle

Printed Name


Signature

ESD | ELEVENTH STREET DEVELOPMENT

September 7, 2021

Bill Conkey, AIA
Historic Preservation Architect
City of Alexandria, Virginia
Dept of Planning & Zoning

RE: Redevelopment of 101 Duke Street

Dear Bill,

The current structure was retrofitted into a parking garage in 1988 and the first level resides within the floodplain. The plan is to construct six new townhouses, with attached garages, within the footprint of the current garage.

We relied on prior experience to identify alternatives which would allow us to retain the structure but were unable to do so after a lengthy review process with our consultants.

We compiled a detailed archaeology report and look forward to sharing it with the City.

Sincerely,



Garrett W. Erdle



Department of Planning & Zoning

Floor Area Ratio and Open Space Calculations for

Single and Two-Family Residential Outside Historic Districts

A

A. Property Information

A1. 101 Duke Street - Lot 1 W-1
Street Address Zone

A2. 1,602.00 x 2.00 = 3,204.00
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement		Basement**		B1. 0.00 Sq. Ft.
First Floor		Stairways**		Existing Gross Floor Area*
Second Floor		Mechanical**		B2. 0.00 Sq. Ft.
Third Floor		Attic less than 7'***		Allowable Floor Exclusions**
Attic		Porches**		B3. 0.00 Sq. Ft.
Porches		Balcony/Deck**		Existing Floor Area Minus Exclusions
Balcony/Deck		Garage**		(subtract B2 from B1)
Garage		Other***		
Other***		Other***		
B1. Total Gross	0.00	B2. Total Exclusions	0.00	

Comments for Existing Gross Floor Area

Lot is being subdivided. Existing building is being demolished.

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	0.00	Basement**		C1. 3,846.00 Sq. Ft.
First Floor	901.00	Stairways**	479.00	Proposed Gross Floor Area*
Second Floor	901.00	Mechanical**	89.00	C2. 916.00 Sq. Ft.
Third Floor	901.00	Attic less than 7'***		Allowable Floor Exclusions**
FOURTH FLOOR	703.00	Porches**		C3. 2,930.00 Sq. Ft.
Porches		Balcony/Deck**		Proposed Floor Area Minus Exclusions
Balcony/Deck		Garage**		(subtract C2 from C1)
Garage	440.00	ELEVATOR	100.00	
Other***		LAVATORY	248.00	
C1. Total Gross	3,846.00	C2. Total Exclusions	916.00	

D. Total Floor Area

D1. 2,930.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 3,204.00 Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space (RA & RB Zones)

E1. 0.00 Sq. Ft.
Existing Open Space

E2. 300.00 Sq. Ft.
Required Open Space

E3. 334.00 Sq. Ft.
Proposed Open Space

Notes

*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof of a lot, measured from exterior walls.

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

*** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for additional allowable exclusions. Additional exclusions may include space under balconies, retractable awnings, etc.

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

Signature: ODELL 24 Date: 09.07.21



Department of Planning & Zoning

Floor Area Ratio and Open Space Calculations for

Single and Two-Family Residential Outside Historic Districts

A

A. Property Information

A1. 101 Duke Street - Lot 2 W-1
Street Address Zone

A2. 1,540.00 x 2.00 = 3,080.00
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement	<input type="text"/>	Basement**	<input type="text"/>	B1. 0.00 <input type="text"/> Sq. Ft.
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	Existing Gross Floor Area*
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	B2. 0.00 <input type="text"/> Sq. Ft.
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	Allowable Floor Exclusions**
Attic	<input type="text"/>	Porches**	<input type="text"/>	B3. 0.00 <input type="text"/> Sq. Ft.
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	Existing Floor Area Minus Exclusions
Balcony/Deck	<input type="text"/>	Garage**	<input type="text"/>	(subtract B2 from B1)
Garage	<input type="text"/>	Other***	<input type="text"/>	
Other***	<input type="text"/>	Other***	<input type="text"/>	
B1. Total Gross	0.00 <input type="text"/>	B2. Total Exclusions	0.00 <input type="text"/>	

Comments for Existing Gross Floor Area

Lot is being subdivided. Existing building is being demolished.

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement	0.00 <input type="text"/>	Basement**	<input type="text"/>	C1. 3,846.00 <input type="text"/> Sq. Ft.
First Floor	901.00 <input type="text"/>	Stairways**	479.00 <input type="text"/>	Proposed Gross Floor Area*
Second Floor	901.00 <input type="text"/>	Mechanical**	89.00 <input type="text"/>	C2. 916.00 <input type="text"/> Sq. Ft.
Third Floor	901.00 <input type="text"/>	Attic less than 7'***	<input type="text"/>	Allowable Floor Exclusions**
FOURTH FLOOR	703.00 <input type="text"/>	Porches**	<input type="text"/>	C3. 2,930.00 <input type="text"/> Sq. Ft.
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	Proposed Floor Area Minus Exclusions
Balcony/Deck	<input type="text"/>	Garage**	<input type="text"/>	(subtract C2 from C1)
Garage	440.00 <input type="text"/>	ELEVATOR	100.00 <input type="text"/>	
Other***	<input type="text"/>	LAVATORY	248.00 <input type="text"/>	
C1. Total Gross	3,846.00 <input type="text"/>	C2. Total Exclusions	916.00 <input type="text"/>	

D. Total Floor Area

D1. 2,930.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 3,080.00 Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space (RA & RB Zones)

E1. 0.00 Sq. Ft.
Existing Open Space

E2. 300.00 Sq. Ft.
Required Open Space

E3. 333.00 Sq. Ft.
Proposed Open Space

Notes

*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof of a lot, measured from exterior walls.

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

*** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for additional allowable exclusions. Additional exclusions may include space under balconies, retractable awnings, etc.

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

Signature: ODELL 25 Date: 09.07.21



Department of Planning & Zoning

Floor Area Ratio and Open Space Calculations for

Single and Two-Family Residential Outside Historic Districts

A

A. Property Information

A1. 101 Duke Street - Lot 3 W-1
 Street Address Zone

A2. 1,875.00 x 2.00 = 3,750.00
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement		Basement**		B1. 0.00 Sq. Ft.
First Floor		Stairways**		Existing Gross Floor Area*
Second Floor		Mechanical**		B2. 0.00 Sq. Ft.
Third Floor		Attic less than 7'***		Allowable Floor Exclusions**
Attic		Porches**		B3. 0.00 Sq. Ft.
Porches		Balcony/Deck**		Existing Floor Area Minus Exclusions
Balcony/Deck		Garage**		(subtract B2 from B1)
Garage		Other***		
Other***		Other***		
B1. <u>Total Gross</u> 0.00		B2. <u>Total Exclusions</u> 0.00		

Comments for Existing Gross Floor Area

Lot is being subdivided. Existing building is being demolished.

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	0.00	Basement**		C1. 3,846.00 Sq. Ft.
First Floor	901.00	Stairways**	479.00	Proposed Gross Floor Area*
Second Floor	901.00	Mechanical**	89.00	C2. 916.00 Sq. Ft.
Third Floor	901.00	Attic less than 7'***		Allowable Floor Exclusions**
FOURTH FLOOR	703.00	Porches**		C3. 2,930.00 Sq. Ft.
Porches		Balcony/Deck**		Proposed Floor Area Minus Exclusions
Balcony/Deck		Garage**		(subtract C2 from C1)
Garage	440.00	ELEVATOR	100.00	
Other***		LAVATORY	248.00	
C1. <u>Total Gross</u> 3,846.00		C2. <u>Total Exclusions</u> 916.00		

D. Total Floor Area

D1. 2,930.00 Sq. Ft.
 Total Floor Area (add B3 and C3)

D2. 3,750.00 Sq. Ft.
 Total Floor Area Allowed by Zone (A2)

E. Open Space (RA & RB Zones)

E1. 0.00 Sq. Ft.
 Existing Open Space

E2. 300.00 Sq. Ft.
 Required Open Space

E3. 333.00 Sq. Ft.
 Proposed Open Space

Notes

*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof of a lot, measured from exterior walls.

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

*** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for additional allowable exclusions. Additional exclusions may include space under balconies, retractable awnings, etc.

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

Signature: _____

[Signature]

ODELL

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Date: _____

09.07.21



Department of Planning & Zoning

Floor Area Ratio and Open Space Calculations for

Single and Two-Family Residential Outside Historic Districts

A

A. Property Information

A1. 101 Duke Street - Lot 4 W-1
Street Address Zone

A2. 1,875.00 x 2.00 = 3,750.00
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	B1. 0.00 <input type="text"/> Sq. Ft.
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	Existing Gross Floor Area*
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	B2. 0.00 <input type="text"/> Sq. Ft.
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	Allowable Floor Exclusions**
Attic	<input type="text"/>	Porches**	<input type="text"/>	B3. 0.00 <input type="text"/> Sq. Ft.
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	Existing Floor Area Minus Exclusions
Balcony/Deck	<input type="text"/>	Garage**	<input type="text"/>	(subtract B2 from B1)
Garage	<input type="text"/>	Other***	<input type="text"/>	
Other***	<input type="text"/>	Other***	<input type="text"/>	
B1. <u>Total Gross</u>	0.00 <input type="text"/>	B2. <u>Total Exclusions</u>	0.00 <input type="text"/>	

Comments for Existing Gross Floor Area

Lot is being subdivided. Existing building is being demolished.

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	0.00 <input type="text"/>	Basement**	<input type="text"/>	C1. 3,846.00 <input type="text"/> Sq. Ft.
First Floor	901.00 <input type="text"/>	Stairways**	479.00 <input type="text"/>	Proposed Gross Floor Area*
Second Floor	901.00 <input type="text"/>	Mechanical**	89.00 <input type="text"/>	C2. 916.00 <input type="text"/> Sq. Ft.
Third Floor	901.00 <input type="text"/>	Attic less than 7'***	<input type="text"/>	Allowable Floor Exclusions**
FOURTH FLOOR	703.00 <input type="text"/>	Porches**	<input type="text"/>	C3. 2,930.00 <input type="text"/> Sq. Ft.
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	Proposed Floor Area Minus Exclusions
Balcony/Deck	<input type="text"/>	Garage**	<input type="text"/>	(subtract C2 from C1)
Garage	440.00 <input type="text"/>	ELEVATOR	100.00 <input type="text"/>	
Other***	<input type="text"/>	LAVATORY	248.00 <input type="text"/>	
C1. <u>Total Gross</u>	3,846.00 <input type="text"/>	C2. <u>Total Exclusions</u>	916.00 <input type="text"/>	

D. Total Floor Area

D1. 2,930.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 3,750.00 Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space (RA & RB Zones)

E1. 0.00 Sq. Ft.
Existing Open Space

E2. 300.00 Sq. Ft.
Required Open Space

E3. 333.00 Sq. Ft.
Proposed Open Space

Notes

*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof of a lot, measured from exterior walls.

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

*** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for additional allowable exclusions. Additional exclusions may include space under balconies, retractable awnings, etc.

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

Signature: _____

ODELL

ODELL

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Date: _____

09.07.21



Department of Planning & Zoning

Floor Area Ratio and Open Space Calculations for

Single and Two-Family Residential Outside Historic Districts

A

A. Property Information

A1. 101 Duke Street - Lot 5 W-1
Street Address Zone

A2. 1,540.00 x 2.00 = 3,080.00
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	B1. 0.00 <input type="text"/> Sq. Ft.
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	Existing Gross Floor Area*
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	B2. 0.00 <input type="text"/> Sq. Ft.
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	Allowable Floor Exclusions**
Attic	<input type="text"/>	Porches**	<input type="text"/>	B3. 0.00 <input type="text"/> Sq. Ft.
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	Existing Floor Area Minus Exclusions
Balcony/Deck	<input type="text"/>	Garage**	<input type="text"/>	(subtract B2 from B1)
Garage	<input type="text"/>	Other***	<input type="text"/>	
Other***	<input type="text"/>	Other***	<input type="text"/>	
B1. <u>Total Gross</u>	0.00 <input type="text"/>	B2. <u>Total Exclusions</u>	0.00 <input type="text"/>	

Comments for Existing Gross Floor Area

Lot is being subdivided. Existing building is being demolished.

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	0.00 <input type="text"/>	Basement**	<input type="text"/>	C1. 3,846.00 <input type="text"/> Sq. Ft.
First Floor	901.00 <input type="text"/>	Stairways**	479.00 <input type="text"/>	Proposed Gross Floor Area*
Second Floor	901.00 <input type="text"/>	Mechanical**	89.00 <input type="text"/>	C2. 916.00 <input type="text"/> Sq. Ft.
Third Floor	901.00 <input type="text"/>	Attic less than 7'***	<input type="text"/>	Allowable Floor Exclusions**
FOURTH FLOOR	703.00 <input type="text"/>	Porches**	<input type="text"/>	C3. 2,930.00 <input type="text"/> Sq. Ft.
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	Proposed Floor Area Minus Exclusions
Balcony/Deck	<input type="text"/>	Garage**	<input type="text"/>	(subtract C2 from C1)
Garage	440.00 <input type="text"/>	ELEVATOR	100.00 <input type="text"/>	
Other***	<input type="text"/>	LAVATORY	248.00 <input type="text"/>	
C1. <u>Total Gross</u>	3,846.00 <input type="text"/>	C2. <u>Total Exclusions</u>	916.00 <input type="text"/>	

D. Total Floor Area

D1. 2,930.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 3,080.00 Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space (RA & RB Zones)

E1. 0.00 Sq. Ft.
Existing Open Space

E2. 300.00 Sq. Ft.
Required Open Space

E3. 333.00 Sq. Ft.
Proposed Open Space

Notes

*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof of a lot, measured from exterior walls.

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

*** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for additional allowable exclusions. Additional exclusions may include space under balconies, retractable awnings, etc.

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

Signature: ODELL 28 Date: 09.07.21



Department of Planning & Zoning

Floor Area Ratio and Open Space Calculations for

Single and Two-Family Residential Outside Historic Districts

A

A. Property Information

A1. 101 Duke Street - Lot 6 W-1
Street Address Zone

A2. 1,791.00 x 2.00 = 3,582.00
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	B1. 0.00 <input type="text"/> Sq. Ft.
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	Existing Gross Floor Area*
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	B2. 0.00 <input type="text"/> Sq. Ft.
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	Allowable Floor Exclusions**
Attic	<input type="text"/>	Porches**	<input type="text"/>	B3. 0.00 <input type="text"/> Sq. Ft.
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	Existing Floor Area Minus Exclusions
Balcony/Deck	<input type="text"/>	Garage**	<input type="text"/>	(subtract B2 from B1)
Garage	<input type="text"/>	Other***	<input type="text"/>	
Other***	<input type="text"/>	Other***	<input type="text"/>	
B1. <u>Total Gross</u>	0.00 <input type="text"/>	B2. <u>Total Exclusions</u>	0.00 <input type="text"/>	

Comments for Existing Gross Floor Area

Lot is being subdivided. Existing building is being demolished.

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	0.00 <input type="text"/>	Basement**	<input type="text"/>	C1. 3,846.00 <input type="text"/> Sq. Ft.
First Floor	901.00 <input type="text"/>	Stairways**	479.00 <input type="text"/>	Proposed Gross Floor Area*
Second Floor	901.00 <input type="text"/>	Mechanical**	89.00 <input type="text"/>	C2. 916.00 <input type="text"/> Sq. Ft.
Third Floor	901.00 <input type="text"/>	Attic less than 7'***	<input type="text"/>	Allowable Floor Exclusions**
FOURTH FLOOR	703.00 <input type="text"/>	Porches**	<input type="text"/>	C3. 2,930.00 <input type="text"/> Sq. Ft.
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	Proposed Floor Area Minus Exclusions
Balcony/Deck	<input type="text"/>	Garage**	<input type="text"/>	(subtract C2 from C1)
Garage	440.00 <input type="text"/>	ELEVATOR	100.00 <input type="text"/>	
Other***	<input type="text"/>	LAVATORY	248.00 <input type="text"/>	
C1. <u>Total Gross</u>	3,846.00 <input type="text"/>	C2. <u>Total Exclusions</u>	916.00 <input type="text"/>	

D. Total Floor Area

D1. 2,930.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 3,582.00 Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space (RA & RB Zones)

E1. 0.00 Sq. Ft.
Existing Open Space

E2. 300.00 Sq. Ft.
Required Open Space

E3. 334.00 Sq. Ft.
Proposed Open Space

Notes

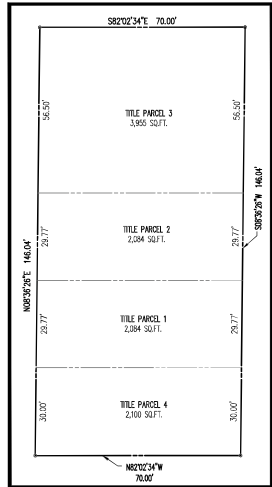
*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof of a lot, measured from exterior walls.

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

Signature: ODELL 29 Date: 09.07.21



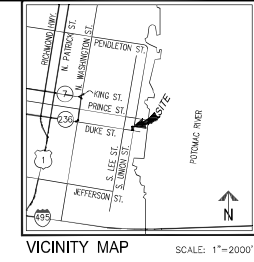
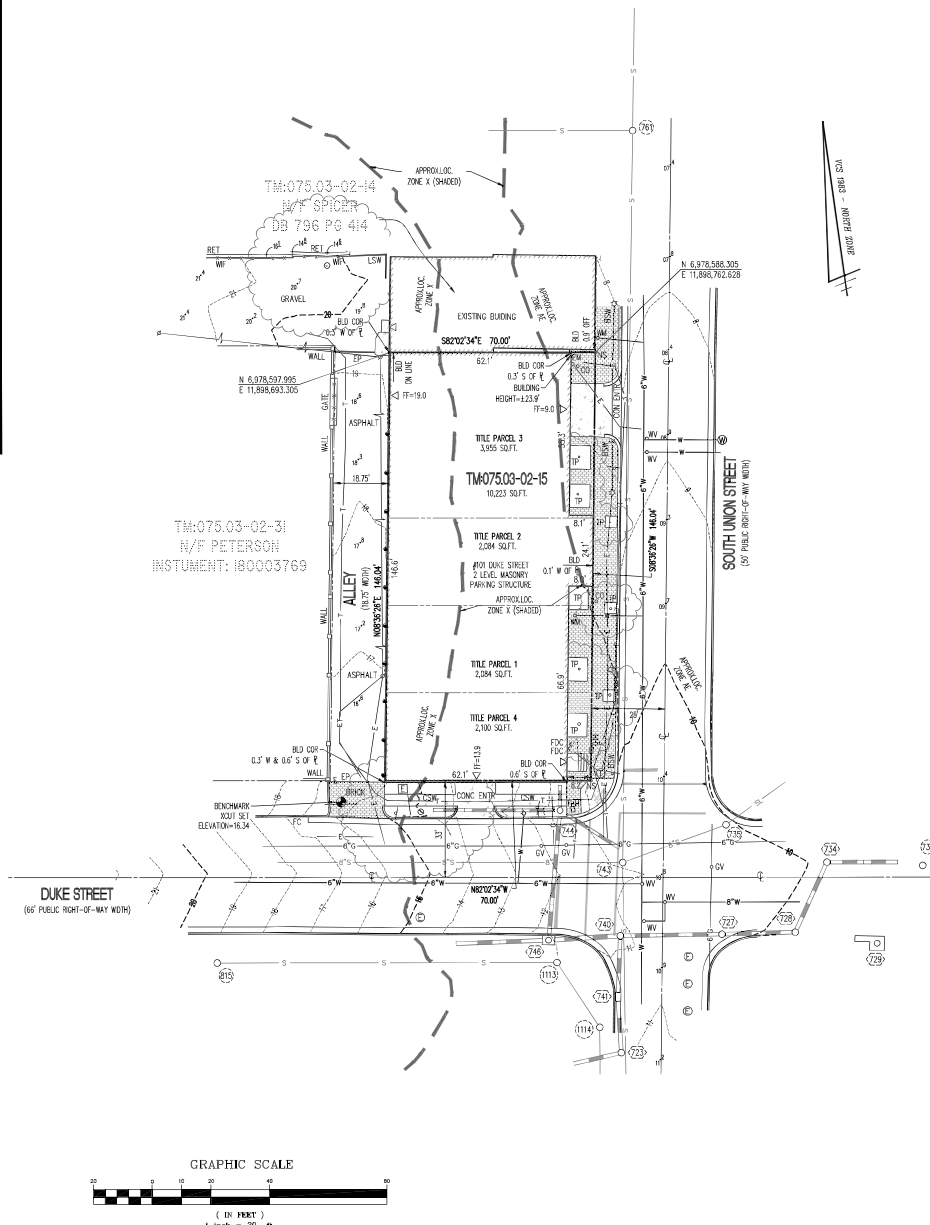
PROPERTY DETAIL

PARKING TABULATION

REGULAR SPACES	71
RESERVED FOR DISABLED	1
TOTAL SPACES	72

LEGEND

APPROX. LOC.	APPROXIMATE LOCATION
BLD.	BUILDING
BSW	BRICK SIDEWALK
CC	CLEANOUT
CONC.	CONCRETE
CONC.	CONCRETE SIDEWALK
DB	DEED BOOK
EM	ELECTRIC METER
ENTR.	ENTRANCE
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
FC	HEADER CURB
FDC	FIRE DEPARTMENT CONNECTION
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR ELEVATION
INV.	INVERT
N/F	NOW OR FORMERLY
NS	NAIL SET (PROPERTY CORNER)
TP	TREE P.I.T.
WM	WATER METER
WV	WATER VALVE
○	FIRE HYDRANT
△	DOORWAY/ENTRANCE
○	UTILITY POLE
○	LIGHT POLE
○	FENCE
○	OVERHEAD WIRES
○	UNDERGROUND ELECTRIC LINE
○	UNDERGROUND GAS LINE
○	UNDERGROUND SANITARY LINE
○	UNDERGROUND SANITARY LATERAL LINE
○	UNDERGROUND STORM SEWER LINE
○	UNDERGROUND TELECOMMUNICATIONS LINE
○	UNDERGROUND WATER LINE
○	LIMITS OF TREE CANOPY/VEGETATION
○	CURB AND GUTTER
○	ROLLING
○	ELECTRIC TRANSFORMER
○	SIGN
○	SPOT ELEVATION
○	ELECTRIC MANHOLE
○	WATER MANHOLE
○	TELECOMMUNICATIONS MANHOLE



NOTES:

1. THE PROPERTY SHOWN HEREON IS DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS TAX ASSESSMENT NUMBER 075.03-02-15 AND IS ZONED W-1 PER THE CITY OF ALEXANDRIA ZONING MAP. A ZONING REPORT WAS NOT PROVIDED TO THE SURVEYOR.
2. THE PROPERTY IS NOW IN THE NAME OF CUMMINGS INVESTMENT ASSOCIATES, INC., AS RECORDED IN DEED BOOK 501 AT PAGE 187, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
3. THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED SHOW ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS AND EXISTING RECORDS. THERE ARE NO GUARANTEES, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. WATER AND GAS LINE SIZES ARE FROM RECORD INFORMATION.
4. TOTAL AREA OF THE PROPERTY IS 10,223 SQUARE FEET OR 0.2347 ACRES.
5. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY BY THIS FIRM.
6. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 5155190041E, EFFECTIVE DATE JUNE 16, 2011, DESIGNATES THE PROPERTY AS BEING IN THE FOLLOWING ZONES:
 - ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
 - ZONE X (SHADDED), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD
 - ZONE AE, SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED. [NOTE: THE LINE SHOWN HEREON IS BASED UPON THE 10' CONTOUR]
7. EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, ARE PER THE TITLE REPORT ISSUED BY WALKER TITLE, LLC, CASE NUMBER A2001356 EFFECTIVE DATE OCTOBER 15, 2020.
8. THE SITE SHOWN HEREON IS REFERENCED TO THE NORTH-AMERICAN VERTICAL DATUM OF 1988 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, (NAD 83(2011) (2004-2010.0000)) AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS BOUNDARY AND THE BENCHMARK(S) SHOWN TO THE TOPCON GNS RIK REFERENCE NETWORK. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99994766. THE FOOT DEFINITION USED FOR CONVERSION OF THE BENCHMARK COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS ONE FOOT.
9. THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, DAVID N. LISHENWOOD, L.S., FROM AN ACTUAL (X) GROUND OR () AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON OCTOBER 19, 2020; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
10. THIS SURVEY WAS PERFORMED AT THE REQUEST OF ELEVENTH STREET DEVELOPMENT.

STORM SEWER AS-BUILTS

SD 744	
CURB INLET TOP =	11.78
12" RCP (N (NORTH))	9.56
12" RCP (N (N.EAST))	9.68
12" RCP (N (S.EAST))	9.56
15" RCP (SD 746)	9.50
SD 746	
CURB INLET TOP =	12.21
15" RCP (N (N.EAST))	9.89
16" RCP (N (N.EAST))	9.41
15" RCP (SD 744)	9.56
18" RCP (SD 740)	9.53
18" RCP (SD 740)	5.53
SD 723	
MANHOLE TOP =	18.88
15" RCP (S (S.EAST))	5.78
15" RCP (SD 741)	5.62
SD 741	
RCP INLET TOP =	18.58
15" RCP (SD 723)	5.58
15" RCP (SD 740)	5.55
SD 740	
MANHOLE TOP =	11.07
18" RCP (SD 741)	5.54
18" RCP (SD 746)	5.54
15" RCP (SD 727)	4.95
SD 727	
MANHOLE TOP =	19.37
15" RCP (SD 740)	4.89
15" RCP (SD 728)	4.89

SANITARY SEWER AS-BUILTS

SD# 745	
MANHOLE TOP =	6.80
12" NTP 18	6.51
42" NTP 18	(NORTH) = +4.43
42" NTP 001	(SOUTH 743) = -8.48
SD# 755	
MANHOLE TOP =	10.13
42" NTP 18	(EAST) = 10.23
6" NTP 002	(SOUTH 743) = 0.18
SD# 763	
MANHOLE TOP =	10.76
6" NTP 18	(SOUTH 755) = -0.58
6" NTP 18	(EAST) = 1.39
42" NTP 18	(SOUTH 761) = -4.62
42" NTP 001	(SOUTH 743) = +4.72

PIPE SIZES ARE PER RECORD INFORMATION

PIPE SIZES ARE PER RECORD INFORMATION

BOUNDARY AND TOPOGRAPHIC SURVEY

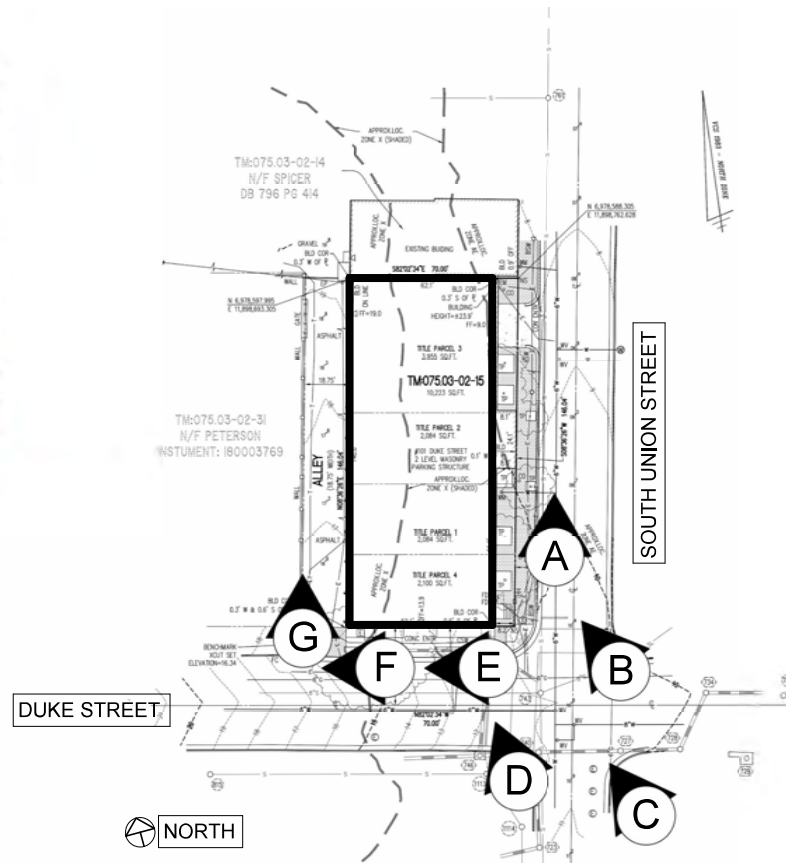
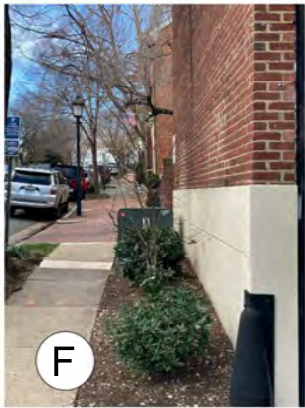
ON THE PROPERTY OF
CUMMINGS INVESTMENT ASSOCIATES, INC.
DEED BOOK 501 PAGE 187
CITY OF ALEXANDRIA, VIRGINIA

WALTER L. PHILLIPS, INC. ENGINEERS & SURVEYORS • PLANNERS
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 534-1863 Fax (703) 534-1301
www.WLPINC.com

REVISIONS

NO.	DESCRIPTION	DATE
1	ADDITIONAL TYPING IN ALLEY	03/17/2021

DATE: OCTOBER 19, 2020
SCALE: 1\"/>



EXISTING PHOTOS

NW CORNER OF SOUTH UNION AND DUKE STREETS

01



UNION ST PERSPECTIVE

NW CORNER OF SOUTH UNION AND DUKE STREETS

02

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ALLEY PERSPECTIVE

NW CORNER OF SOUTH UNION AND DUKE STREETS

03

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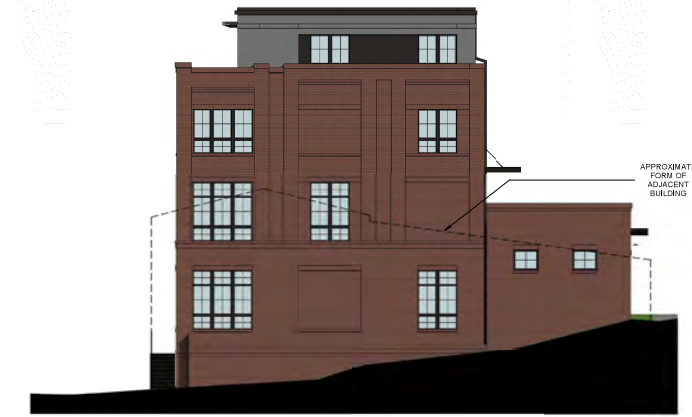
ALLEY PERSPECTIVE CLOSEUP

NW CORNER OF SOUTH UNION AND DUKE STREETS

03A

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TH06

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



TH06

TH05

TH04

TH03

TH02

TH01

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



TH01

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



TH01

TH02

TH03

TH04

TH05

TH06

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



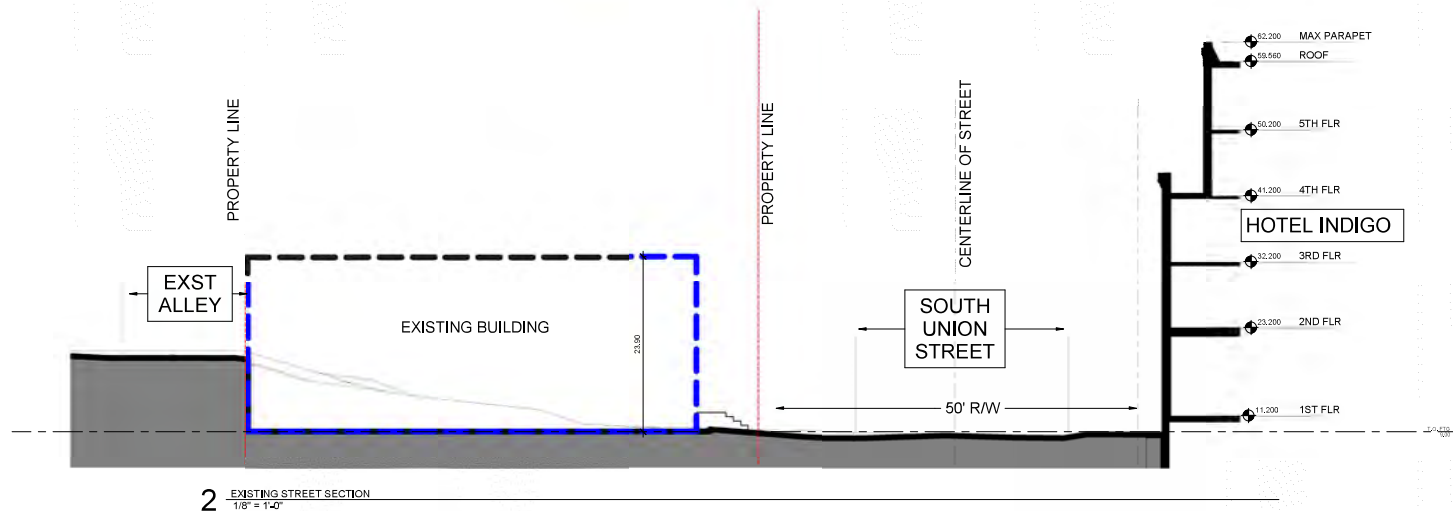
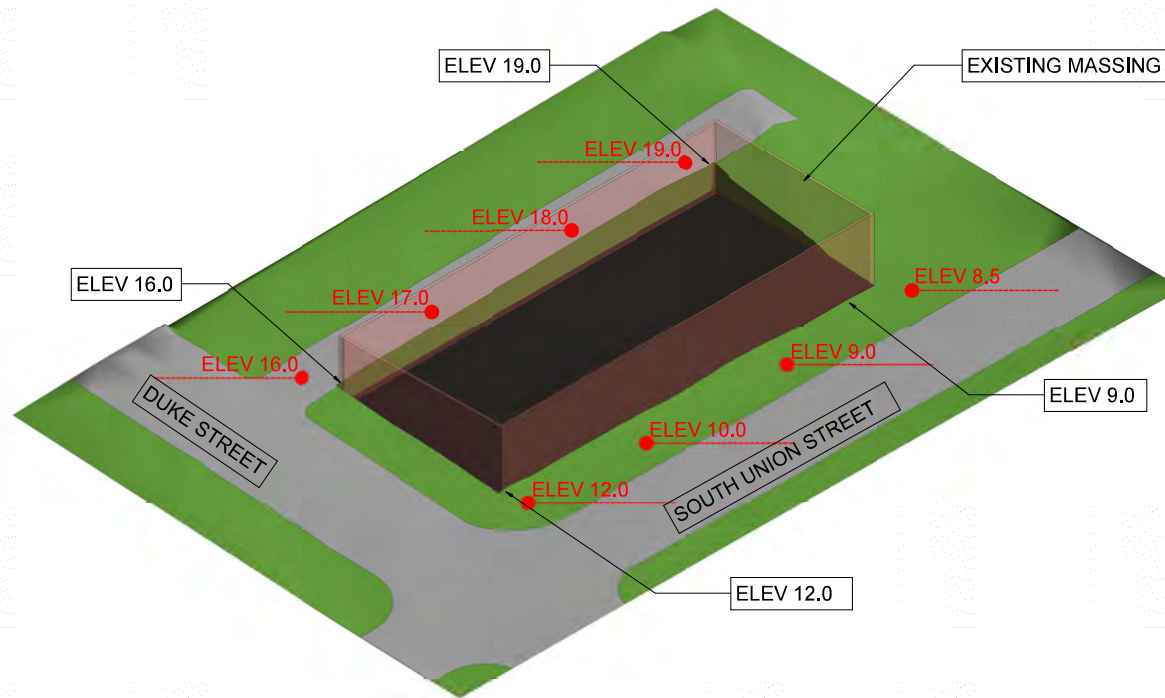
ELEVATIONS

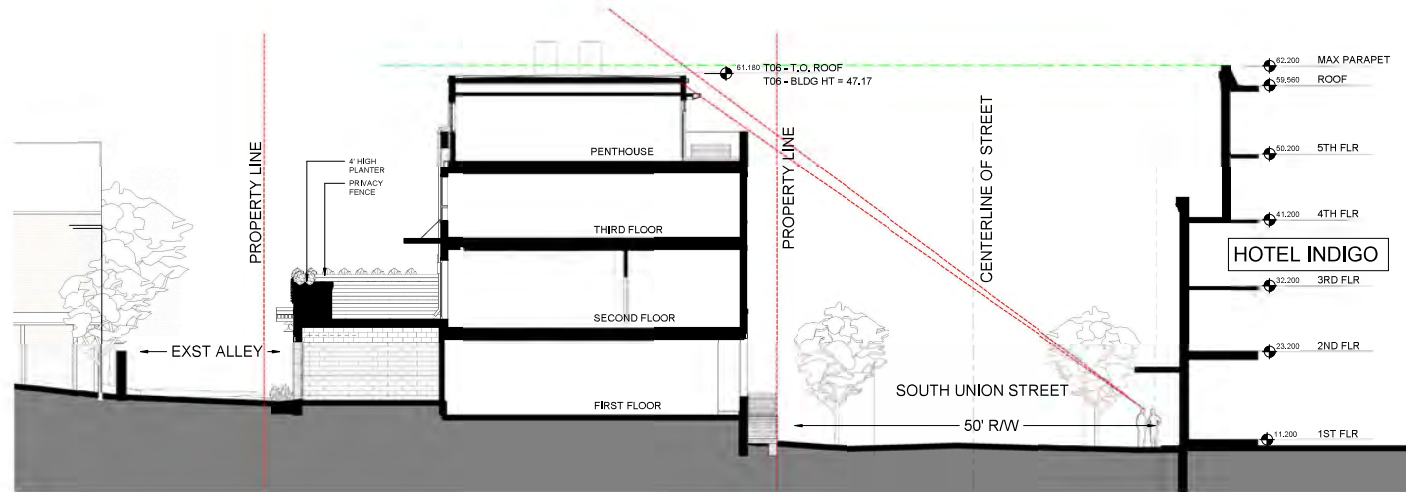
NW CORNER OF SOUTH UNION AND DUKE STREETS

04

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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"



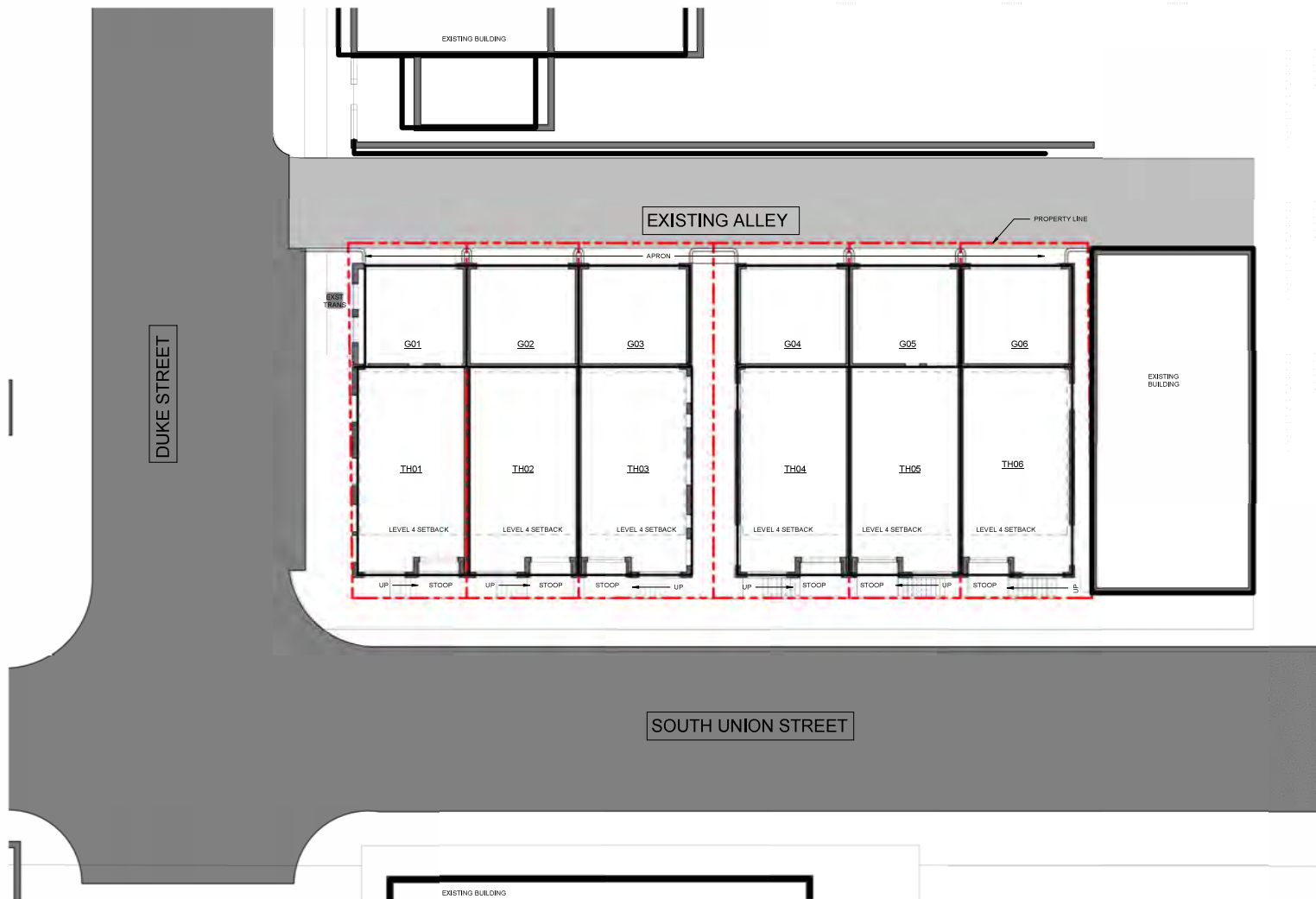
SITE SECTIONS AND STREETSCAPES

NW CORNER OF SOUTH UNION AND DUKE STREETS

06

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



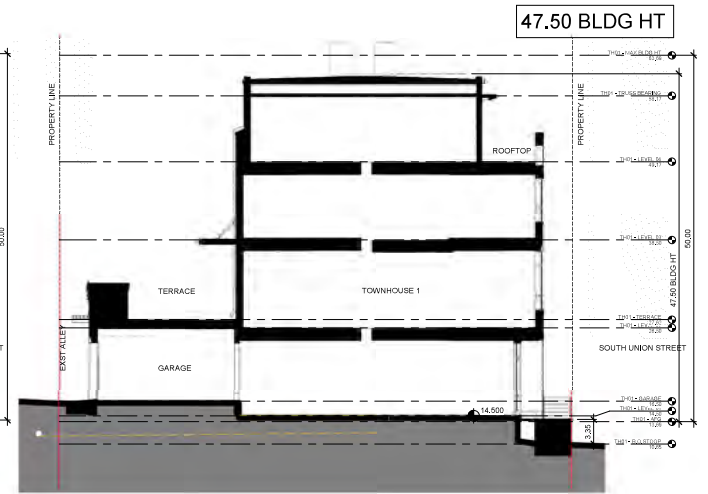
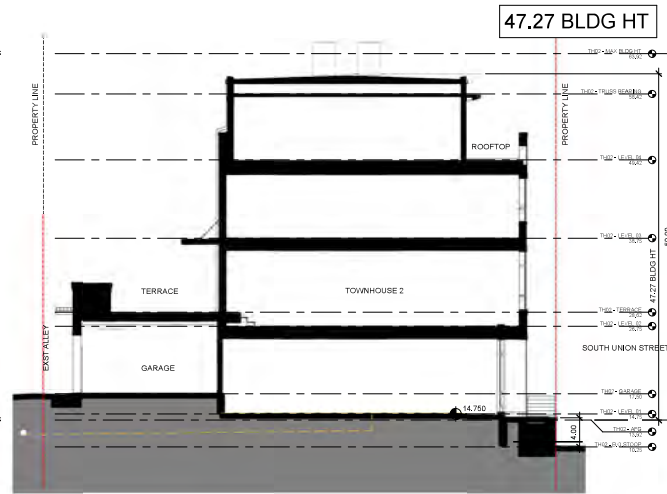
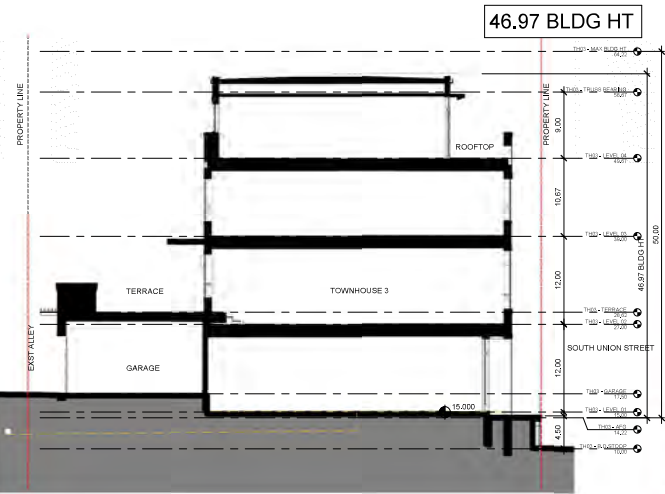
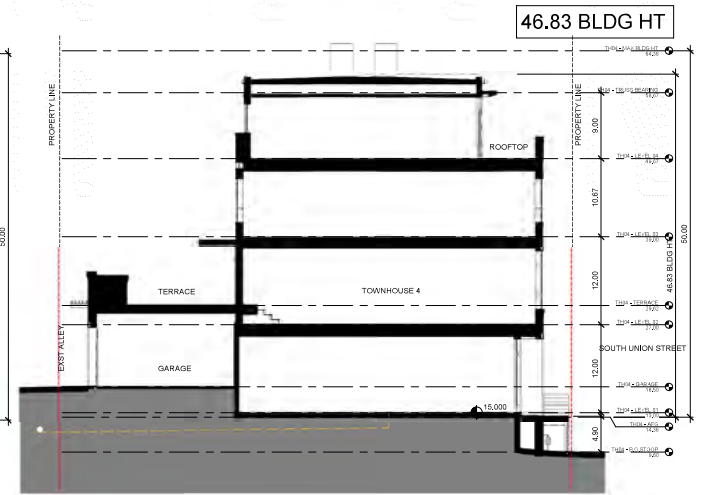
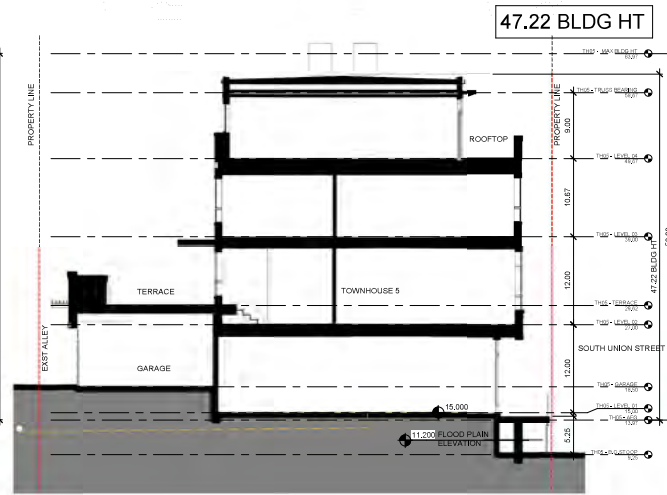
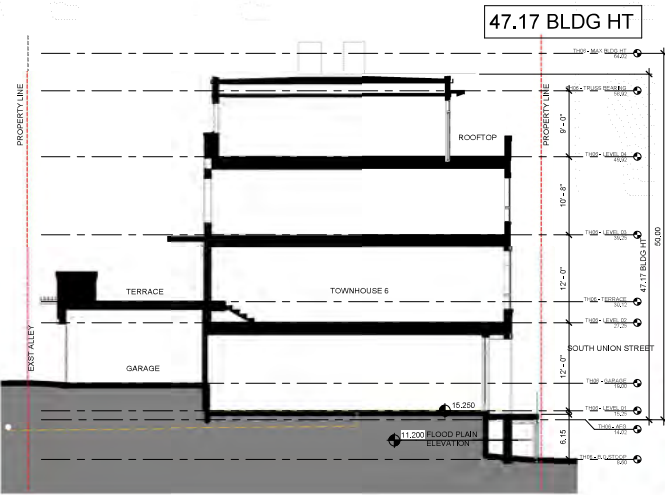
ARCHITECTURAL SITE PLAN

NW CORNER OF SOUTH UNION AND DUKE STREETS

07

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TH GRADING SECTIONS

NW CORNER OF SOUTH UNION AND DUKE STREETS

08

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PHOTO MONTAGE

NW CORNER OF SOUTH UNION AND DUKE STREETS

10

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PHOTO MONTAGE

NW CORNER OF SOUTH UNION AND DUKE STREETS



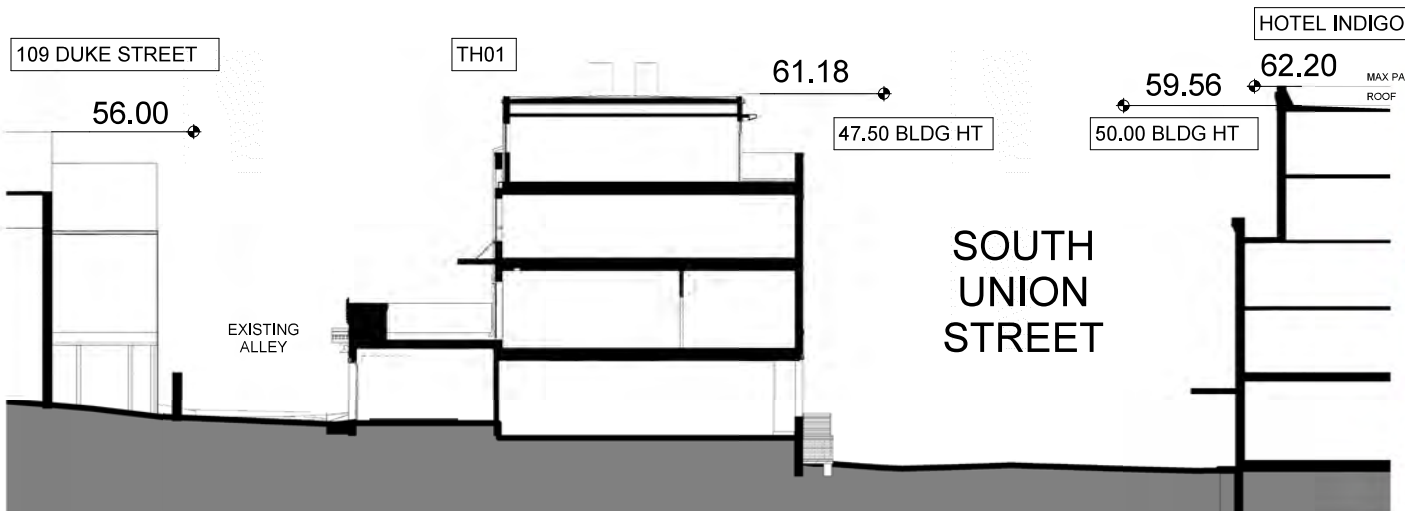
PHOTO MONTAGE

NW CORNER OF SOUTH UNION AND DUKE STREETS

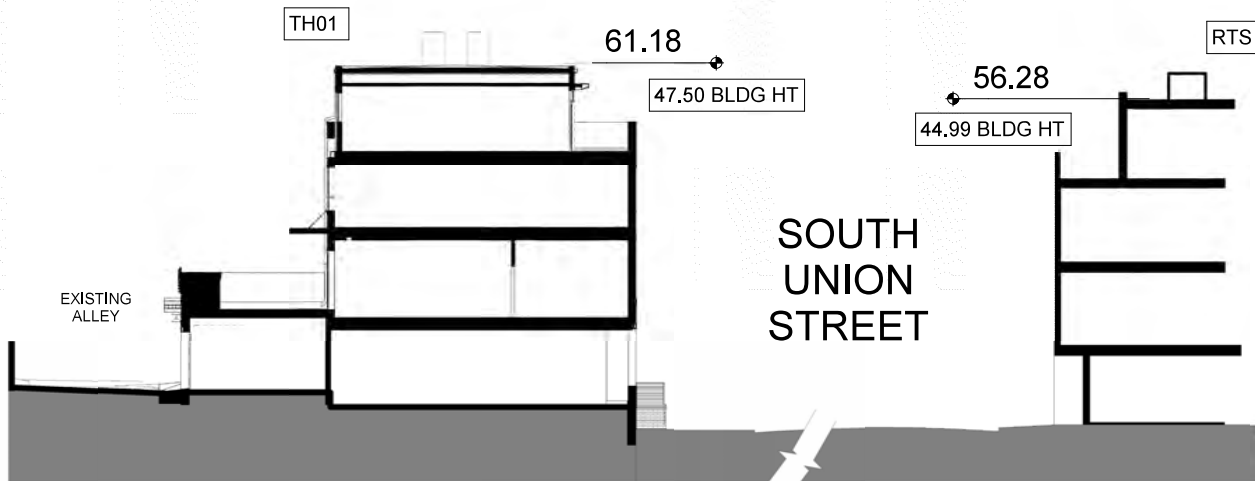
12

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2 SECTION THROUGH UNION STREET @ HOTEL INDIGO
1/8" = 1'-0"



1 SECTION THROUGH UNION STREET @ RTS
1/8" = 1'-0"



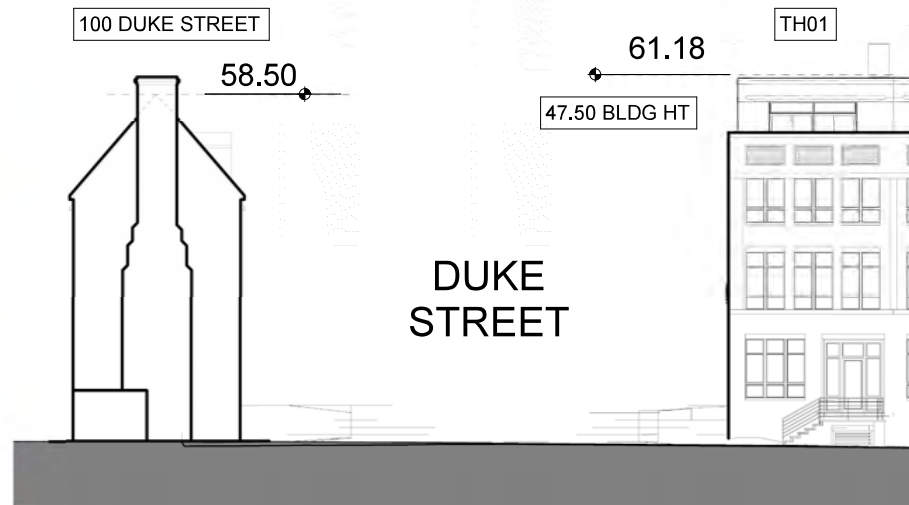
HEIGHT EXHIBIT

NW CORNER OF SOUTH UNION AND DUKE STREETS

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1 SECTION THROUGH DUKE STREET @ 100 DUKE STREET
1/8" = 1'-0"



HEIGHT EXHIBIT

NW CORNER OF SOUTH UNION AND DUKE STREETS

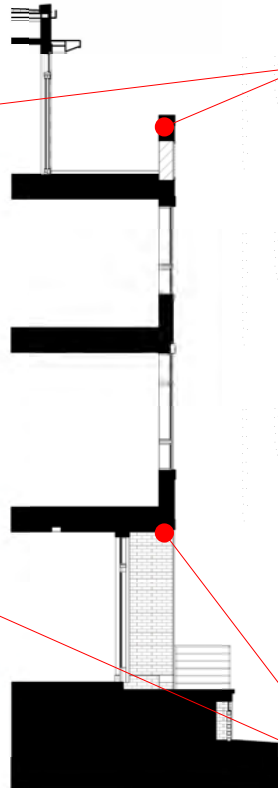
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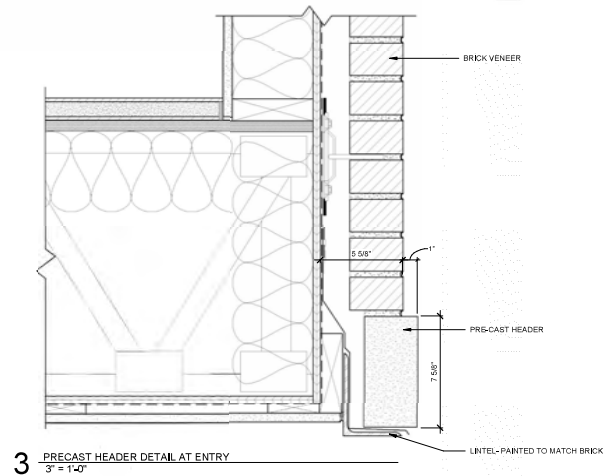
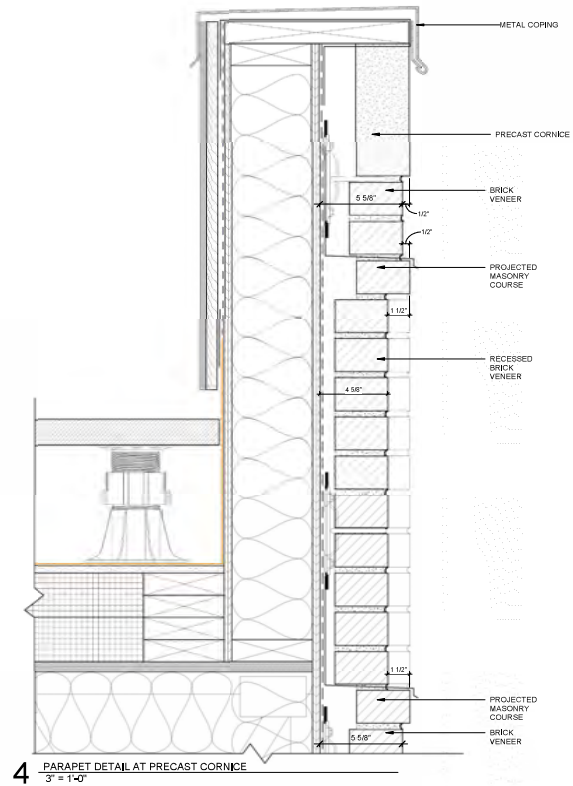
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1 SOUTH BUILDING - ENLARGED ELEVATION
1/4" = 1'-0"



2 WALL SECTION - SOUTH BUILDING
1/4" = 1'-0"



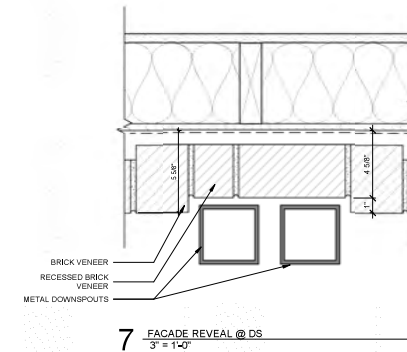
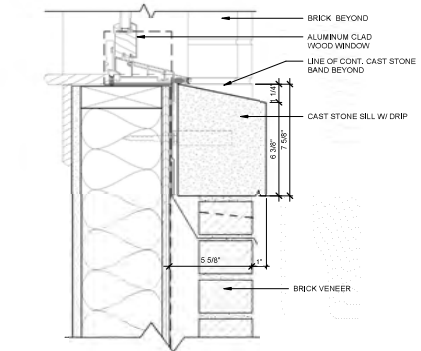
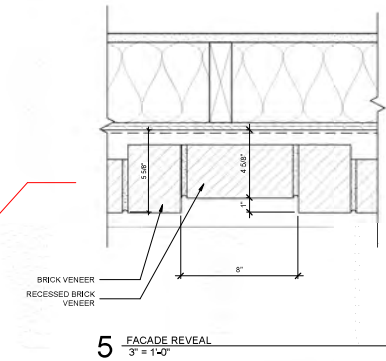
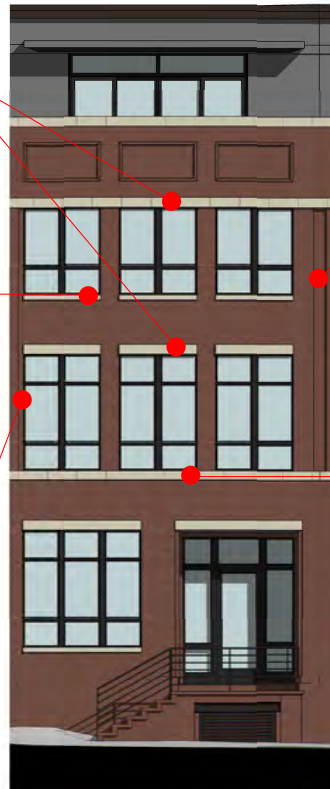
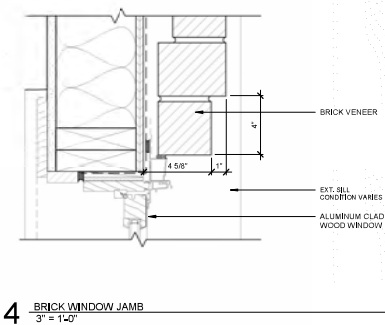
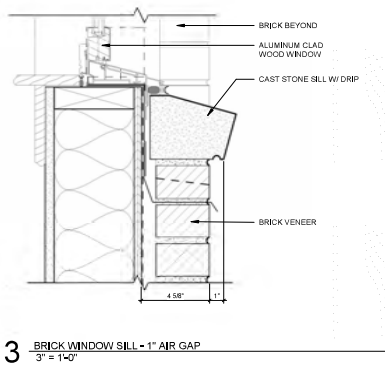
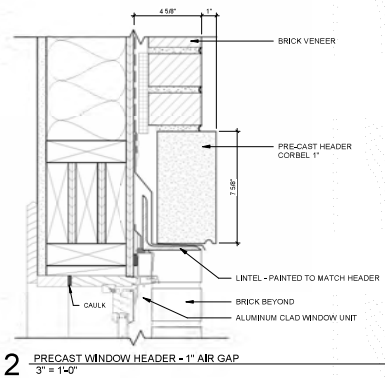
DETAILS - SOUTH BLDG

NW CORNER OF SOUTH UNION AND DUKE STREETS

14

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Alexandria, VA



DETAILS - SOUTH BLDG

NW CORNER OF SOUTH UNION AND DUKE STREETS

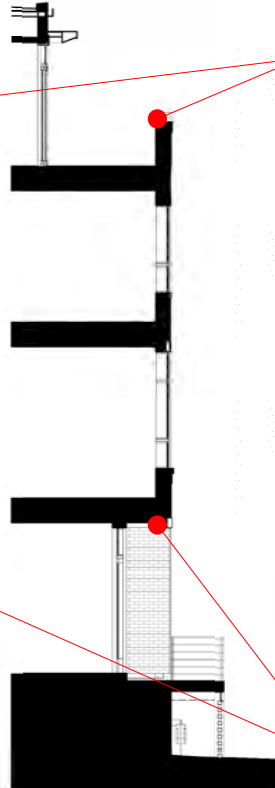
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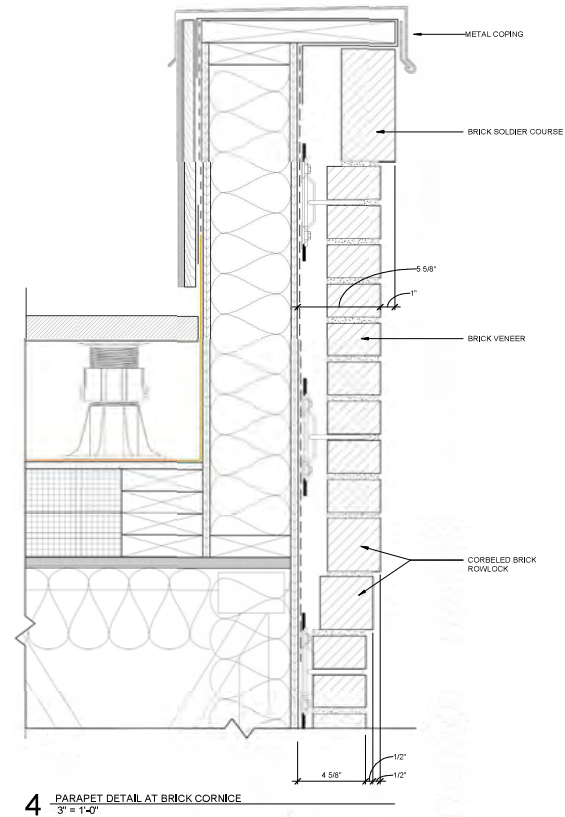
101 Duke Street
Alexandria, VA



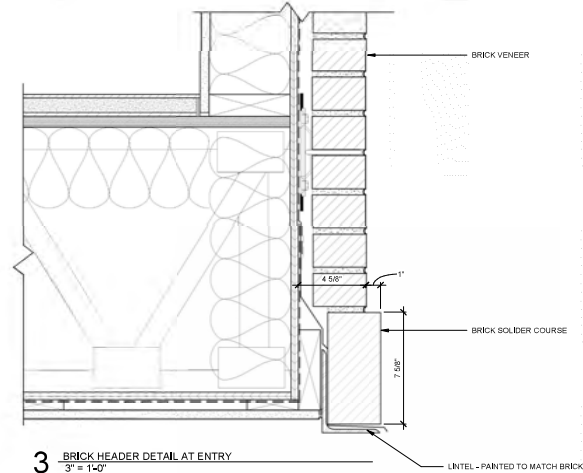
1 NORTH BUILDING ENLARGED
1/4" = 1'-0"



2 NORTH BUILDING WALL SECTION
1/4" = 1'-0"



4 PARAPET DETAIL AT BRICK CORNICE
3" = 1'-0"



3 BRICK HEADER DETAIL AT ENTRY
3" = 1'-0"

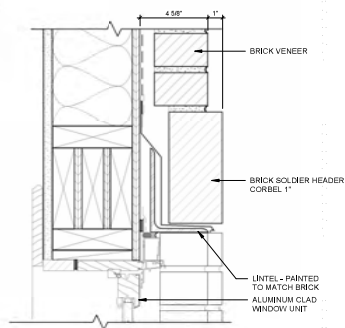
DETAILS - NORTH BLDG

NW CORNER OF SOUTH UNION AND DUKE STREETS

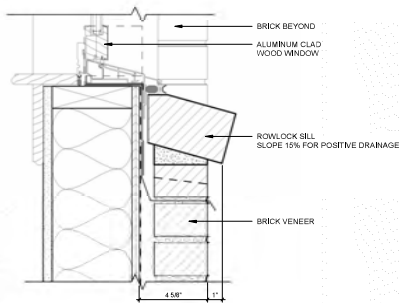
16

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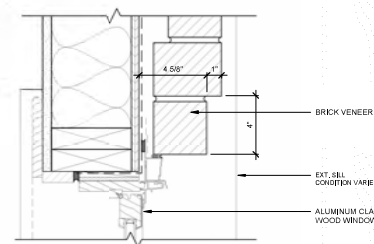
101 Duke Street
Alexandria, VA



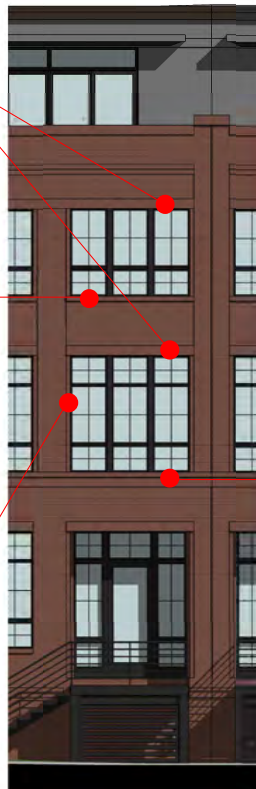
2 BRICK WINDOW HEAD - 1" AIR GAP.
3" = 1'-0"



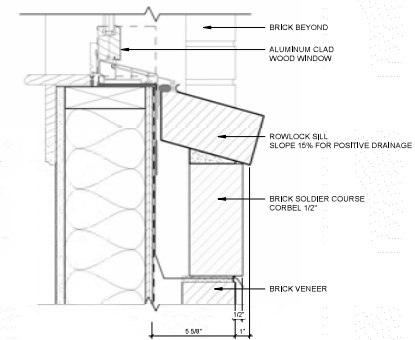
3 BRICK WINDOW SILL - 1" AIR GAP.
3" = 1'-0"



4 BRICK WINDOW JAMB,
3" = 1'-0"



1 NORTH BUILDING ENLARGED\$1
1/4" = 1'-0"



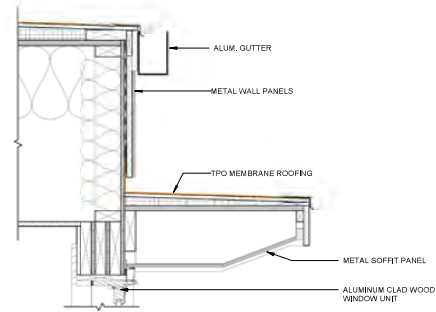
5 BRICK WINDOW SILL - 2" AIR GAP
3" = 1'-0"



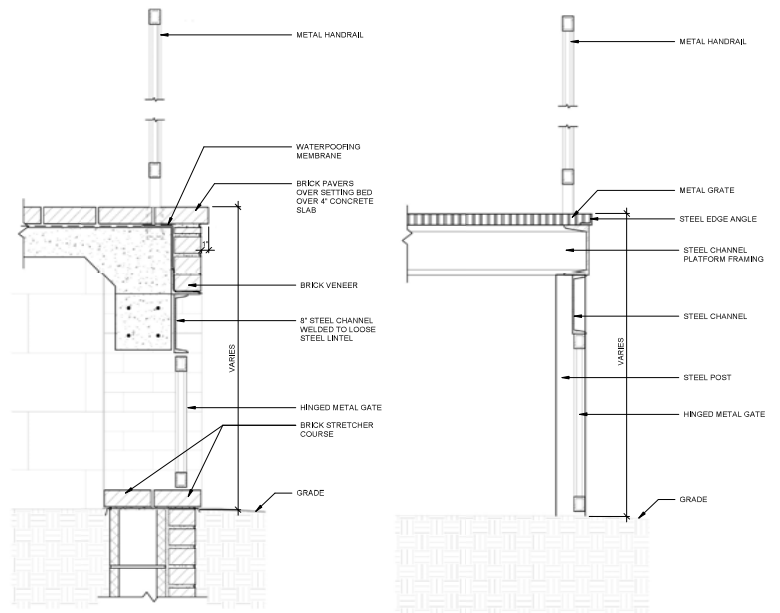
1 SOUTH BUILDING - ENLARGED ELEVATION\$1 Copy 1
1/4" = 1'-0"



2 NORTH BUILDING ENLARGED\$1 Copy 1
1/4" = 1'-0"



3 ROOF EYEBROW DETAIL
1 1/2" = 1'-0"

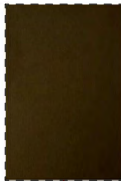


4 ENTRY PORCH DETAIL
1 1/2" = 1'-0"

EYEBROW AND STOOP

NW CORNER OF SOUTH UNION AND DUKE STREETS

PRIVACY FENCE



BRONZE

METAL SIDING #1



DARK BRONZE

METAL SIDING #2



C. CHARCOAL

GROUT



ALMOND

BRICK VENEER



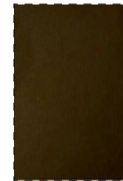
GENERAL SHALE
BALLPARK

CAST STONE
CAP, BAND,
HEADERS



GREAT LAKES
CAST STONE

FENESTRATION
DOOR, WINDOW



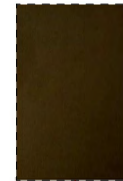
BRONZE

METAL EYEBROW

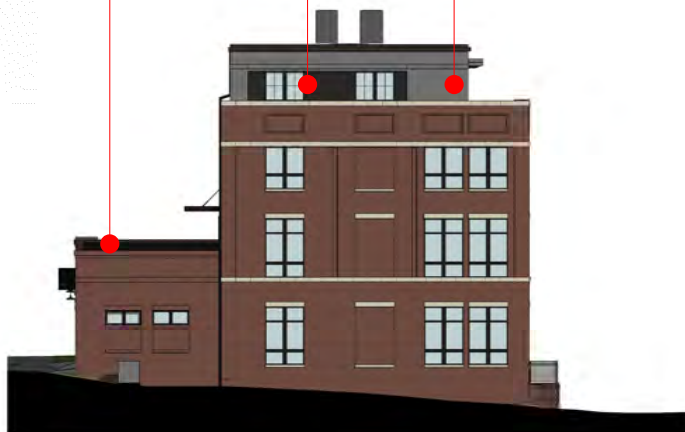


C. CHARCOAL

METAL
GRATE, RAIL,
COPING



BRONZE



TH01

2 DUKE STREET ELEVATION - MATERIALS
1/8" = 1'-0"



TH01

TH02

TH03

TH04

TH05

TH06

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

MATERIALS BOARD

NW CORNER OF SOUTH UNION AND DUKE STREETS

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101 Duke Street
Alexandria, VA

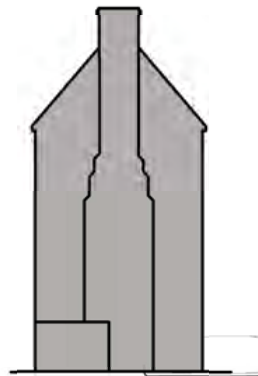
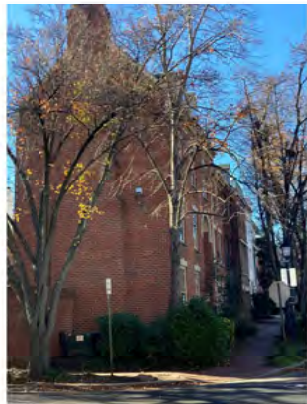
APPROXIMATE
FORM OF
ADJACENT
BUILDING



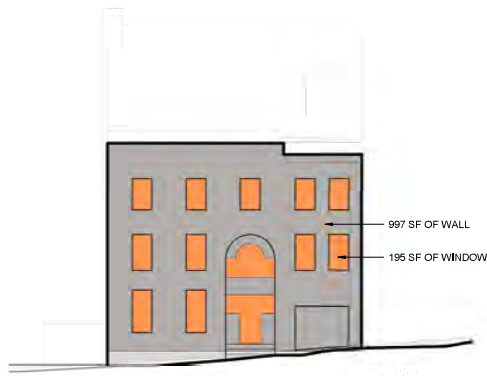
101 DUKE STREET 20.9% OPENING



300 S UNION STREET 19.9% OPENING



100 DUKE STREET



100 DUKE STREET 19.6% OPENING



FENESTRATION COMPARISON

NW CORNER OF SOUTH UNION AND DUKE STREETS

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101 Duke Street
Alexandria, VA

From: [Tim Foley](#)
To: [Lia Niebauer](#)
Subject: [EXTERNAL]BAR Comment
Date: Tuesday, September 28, 2021 9:16:37 PM

Ms. Niebauer,
Looking at BAR #2021-00495, the style of the proposed homes seems to hard and modern. I feel like the builder could use some molding/cornice and maybe take out some of the windows in favor of brick, something that's a little more aligned to some of the historic homes. I'm not an architect, but the style of the proposed homes seems a bit out of place.

Thank you,
Tim

[Sent from Yahoo Mail on Android](#)

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From: [Terence Flanagan](#)
To: [Lia Niebauer](#)
Subject: [EXTERNAL]101 Duke Street plan
Date: Wednesday, October 6, 2021 6:42:45 PM

You don't often get email from td5flanagan@gmail.com. [Learn why this is important](#)

In review of the plan please follow the established requirements for height and look of the project (no waivers). It is unfortunate that the look of the project doesn't also have the style and look of the neighborhood -- it would be preferred for the architect to do what has been done in the past such as the Waterford Place next store as opposed to the new developments recently constructed!!

Terry and Julie Flanagan
124 Waterford Pl

DISCLAIMER: This message was sent from outside the City of Alexandria email system.
DO NOT CLICK any links or download attachments unless the contents are from a trusted source.

My name is Ana Gomez-Acebo and I am a resident of 100 Duke Street.

Firstly, not only do we have 150 signatures from local residents who oppose the plan, yet repeatedly, BAR members have also previously voiced opposition to the excessive height of the building, as well as the massive characterless wall unit facing Duke Street. Comments particularly focused on the end unit facing Duke and its intrusion on the height, scale and style of the existing Duke Street homes.

No compelling reasons were given for the excessive height of the building, especially the unit facing Duke Street. Instead, when local residents voiced their concerns regarding excessive height, Staff fixated on how the building fits in with Union Street (instead of Duke Street) and even claimed that the project will be consistent in height with my home ("also 4 stories") or even 5 ft lower. Please note: my home is 3 floors and 1/2 or 3/4 not fully 4 floors. The City Staff's comments (and applicant's comments) make no sense since the proposed project will be closer in height to Hotel Indigo, which is massive in height and lower in elevation compared to Duke Street homes. I will now read an excerpt from a City Council member from 9/18 Public Hearing.

- "In terms of the height, they are exactly the same height. Her house and the house that is being proposed. Or within 5 ft of each other. Technically, the height of 100 Duke Street is 55 ft and proposed house is 50 ft"

I respectfully request that the Board, Applicant or City Staff provide the following answers to three questions in written form.

1. Can the project (or at the very least the Duke Street corner unit) be higher than the existing Duke Street homes, where many are historic like 109 Duke Street or from the 80's (yet have historic character) like 100 Duke?
2. Given Duke Street slopes upwards in elevation, what is the exact height of the project when you measure from the ground at S. Union to the top vs. when you measure from the back of the building on Duke Street's Alleyway? And how does this compare to the exact height of 100 Duke Street from both of these same vantage points? Please include all 4 measurements.
3. Finally, can you please specify which part of the building you are measuring as the top of the building vs. 100 Duke Street given drastic inconsistencies? For example, the image shown by Ken Wire (first time I am seeing these diagrams) erroneously compares the height of the chimney on 100 Duke Street to the "top of the proposed building," using different vantage points of comparison. Moreover, please note the differences in elevation in question #2 are not taken into account in the drawings' height measurements. It's evident that the drawings shown tonight are not accurately scaled, making the proposed building look less prominent than in reality.

If the City truly has guidelines & regulations, it should follow them and provide the necessary specificity noted in my three questions. It is simply not enough to say the proposed building is "similar in height to nearby buildings" as noted in Docket.

Similarly, it's incomprehensible that the developer sent me the notice for today's BAR meeting before the project was even approved by City Council. We received this paper on September 14th, which was SEVERAL days prior to the City Council even reaching a decision on September 18th. Unsurprisingly, the City Staff claims it was an honest mistake despite clearly going against guidelines. This makes me ask myself, are the decisions already predetermined?

On behalf of over 150 neighbors, I urge you to preserve our historic Duke Street by ensuring that the redevelopment of this site is at least equal in height to the existing Duke Street homes (vs. comparing the project to Union Street buildings), as well as compatible with their historic style and mass.