

# CONCEPT REVIEW #3

BAR Case # 2015-00154

ADDRESS OF PROJECT: 802/808 N. Washington Street

TAX MAP AND PARCEL: 054.04-02-07/054.04-02-06

ZONING: CDX

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

☒ CERTIFICATE OF APPROPRIATENESS "CONCEPT PLAN"

☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH  
(Required if more than 25 square feet of a structure is to be demolished/impacted)

☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION  
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT  
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ☒ Property Owner ☐ Business *(Please provide business name & contact person)*

Name: Shakti LLC

Address: 808 N. Washington St.

City: Alexandria

State: VA

Zip: 22314

Phone: 571-232-9048

E-mail: townmotel808@gmail.com

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

Name: John Rust, Rust Orling Architecture

Phone: 703-836-3205

E-mail: jrust@rustorling.com

Legal Property Owner:

Name: Shakti LLC

Address: 808 N. Washington St.

City: Alexandria

State: VA

Zip: 22314

Phone: 571-232-9048

E-mail: townmotel808@gmail.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).*

This project consists of construction of a new five story hotel at 802/808 N. Washington Street. The project has been previously approved for demolition of the existing motel and relocation of the existing townhouse as well as endorsed for the general height, mass, scale, and architectural character of the proposed new construction.

This submission requests a concept work session of the modifications to the exterior elevations based on comments received from the Board as well as City staff.

**Modifications made for the 2<sup>nd</sup> BAR Concept worksession:**

- Reduction in height of the “hyphen” element adjacent to the historic townhouse for improved transition between the new construction and historic townhouse and to make the townhouse more prominent.
- Refinements to the Washington Street elevation for additional height variation, including refining the cornice at the corn exchange façade, and adding a mansard roof
- Refinements to the north façade, including opening the ground floor passageway for increased articulation, additional fenestration (windows with spandrel glass), and setting back the corner element from Washington street to improve the transition with the neighboring property.

**Modifications made for the 3<sup>rd</sup> BAR Concept worksession:**

- The “hyphen” element between the two proposed Washington Street façade types has been changed to match the all glass element. The top floor of the hyphen has been set back for additional height variation.
- The elevations have been colored with the proposed materials. Painted brick has also been added to provide additional variation between facades at the front and rear.
- The glass mansard roof has been changed to a traditional standing seam metal roof with dormers
- The north façade has been adjusted to provide additional windows and detail changes to the pilasters.
- The proportions to the building egress door on Washington Street have been adjusted.

**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.

Electronic copies of submission materials should be submitted whenever possible.

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

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

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

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

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

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

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

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

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

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

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

**APPLICANT OR AUTHORIZED AGENT:**

Signature: 

Printed Name: JOHN RUST

Date: September 21, 2015



**OWNERSHIP AND DISCLOSURE STATEMENT**  
Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. RAJNIKANT PATEL	4892 Annamohr Dr. Fairfax, VA 22030	50%
2. BHARTI PATEL	4892 ANNAMOH R DR. FAIRFAX, VA 22030	50%
3.		

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

Name	Address	Percent of Ownership
1. Same		
2.		
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.

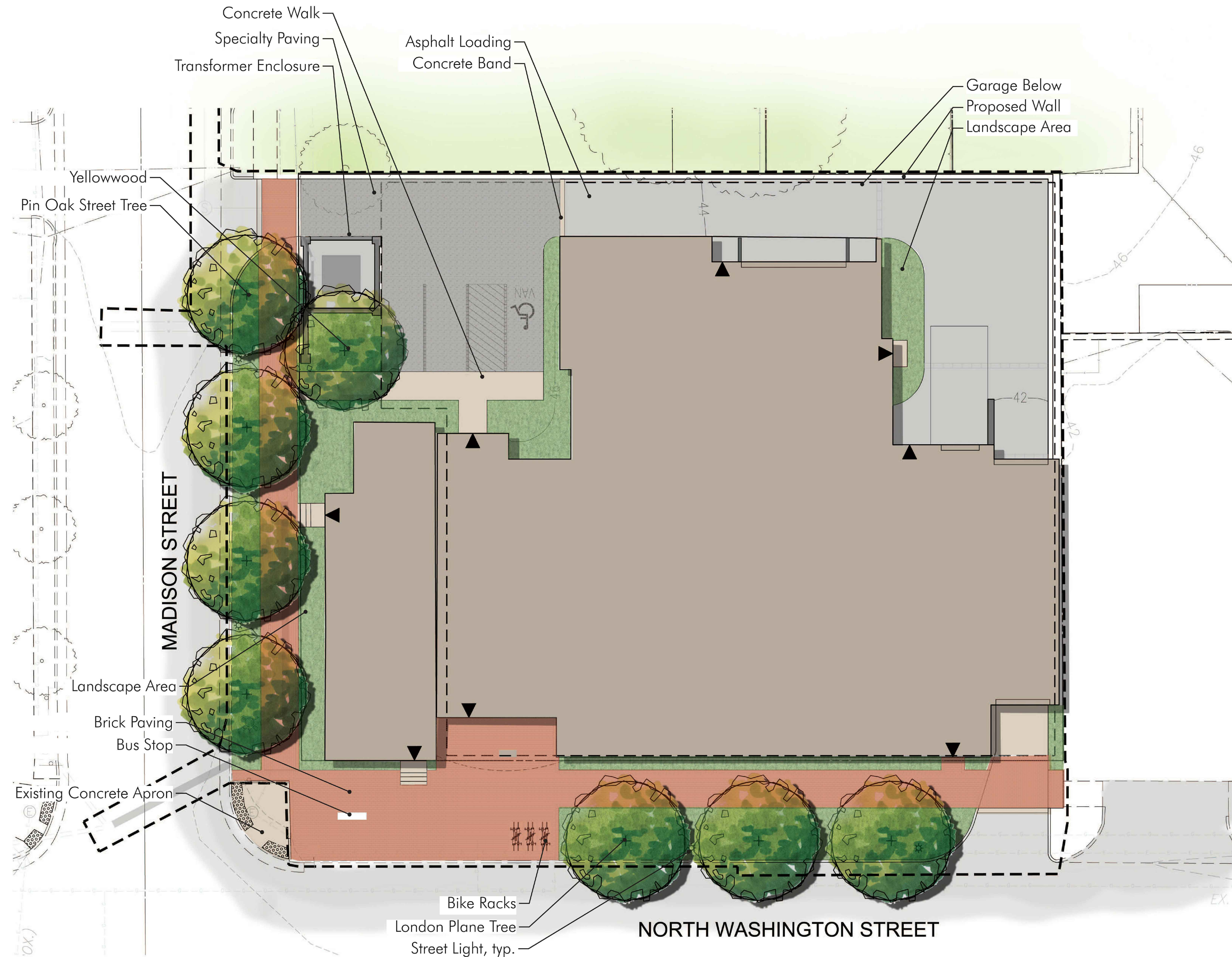
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. N/A		
2.		
3.		

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

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

5/18/15      RAJNIKANT PATEL        
Date      Printed Name      Signature



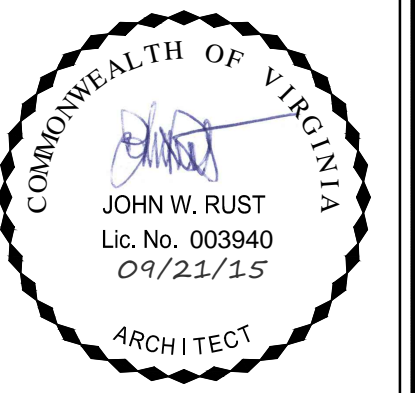


# 800 N WASHINGTON

## Overall Site Plan

Scale: 1" = 10'-0"

0 5' 10' 20'



**RUST | ORLING**  
ARCHITECTURE

1215 CAMERON STREET  
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### REVISIONS

DATE	DESCRIPTION

BAR CONCEPT-III  
SUBMISSION  
09.21.15

OVERALL SITE  
PLAN

SHEET NO.

**A1.0**



CURRENT ELEVATION



EXISTING 802 N. WASHINGTON ST. (RELOCATED)

HOTEL MAIN ENTRANCE

BUILDING EGRESS

VEHICULAR ENTRANCE TO REAR DROP OFF & SERVICE AREA

PROPOSED EAST ELEVATION (WASHINGTON STREET) CURRENT

1/8" = 1'-0"

A



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09.21.15

EXTERIOR  
ELEVATIONS

SHEET NO.

A2.1a



CURRENT ELEVATION



A

PROPOSED EAST ELEVATION (WASHINGTON STREET) CURRENT  
1/8" = 1'-0"



B

PREVIOUS EAST ELEVATION (WASHINGTON STREET) - BAR CONCEPT 1  
ENDORSED BY THE BAR FOR HEIGHT, SCALE, MASS AND GENERAL ARCHITECTURAL CHARACTER  
1/8" = 1'-0"



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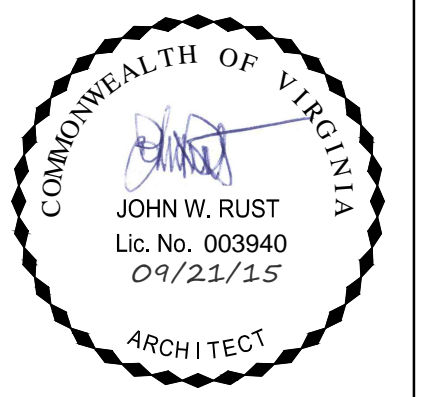
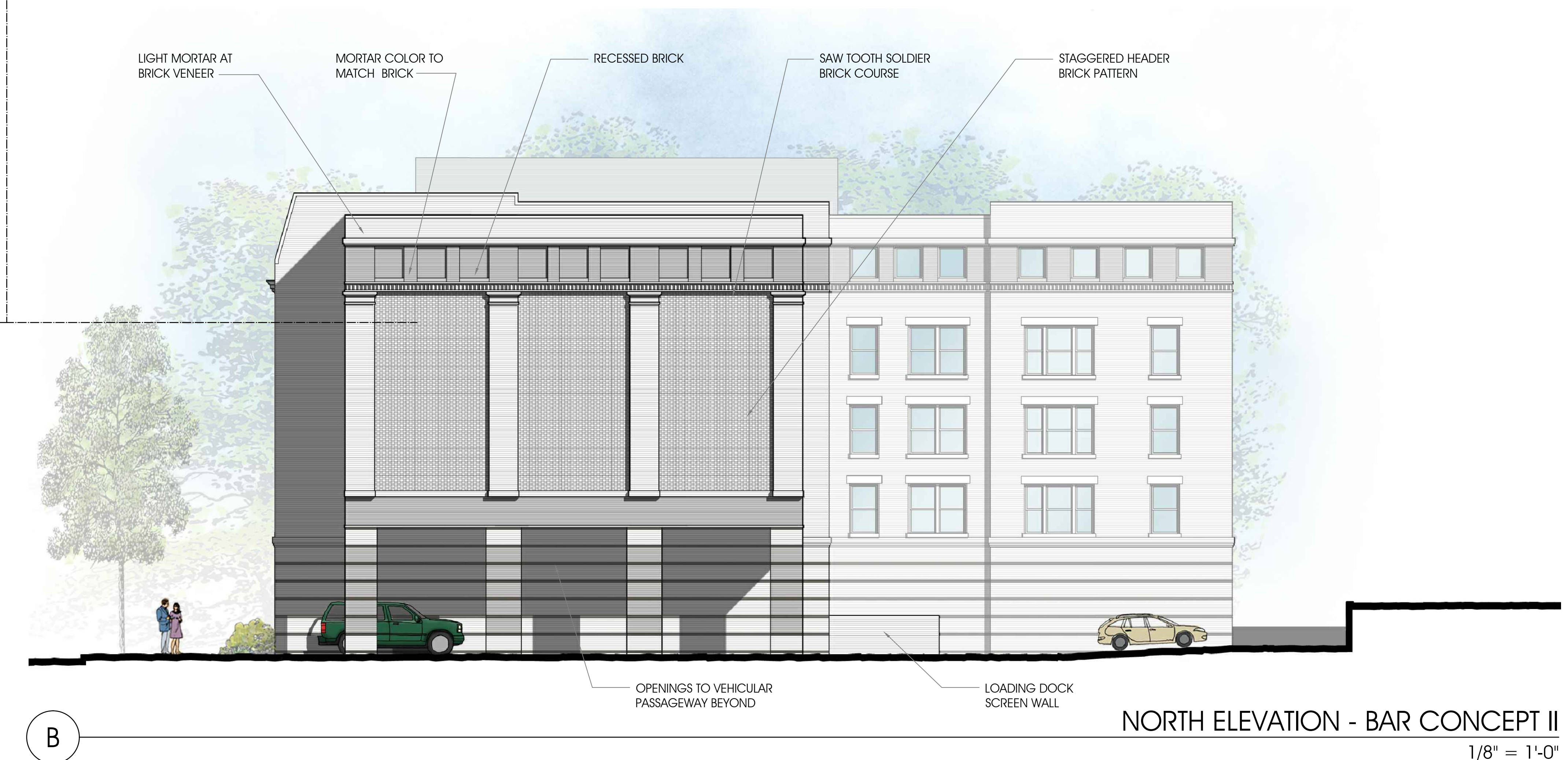
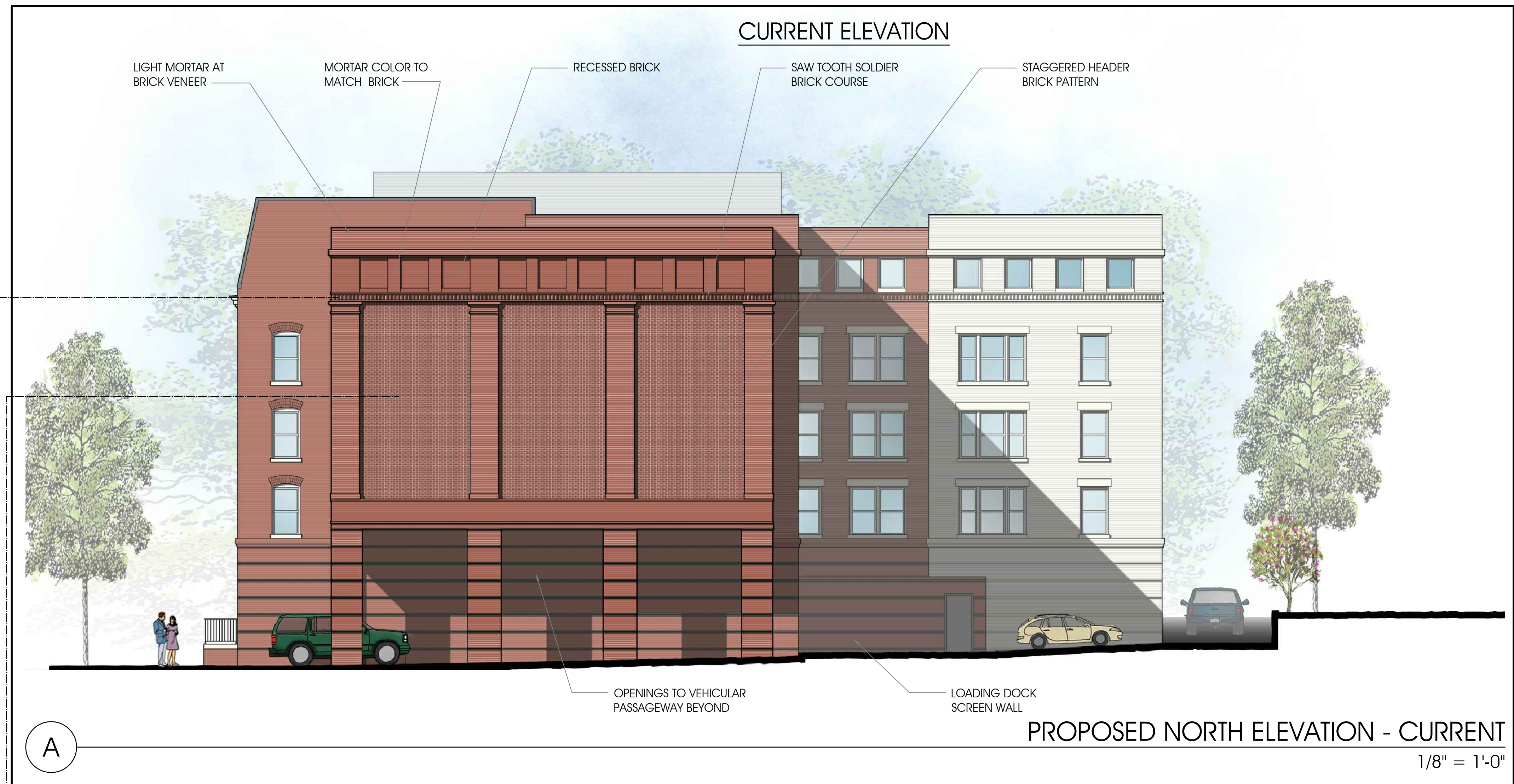
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EXTERIOR  
ELEVATIONS

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**A2.1b**





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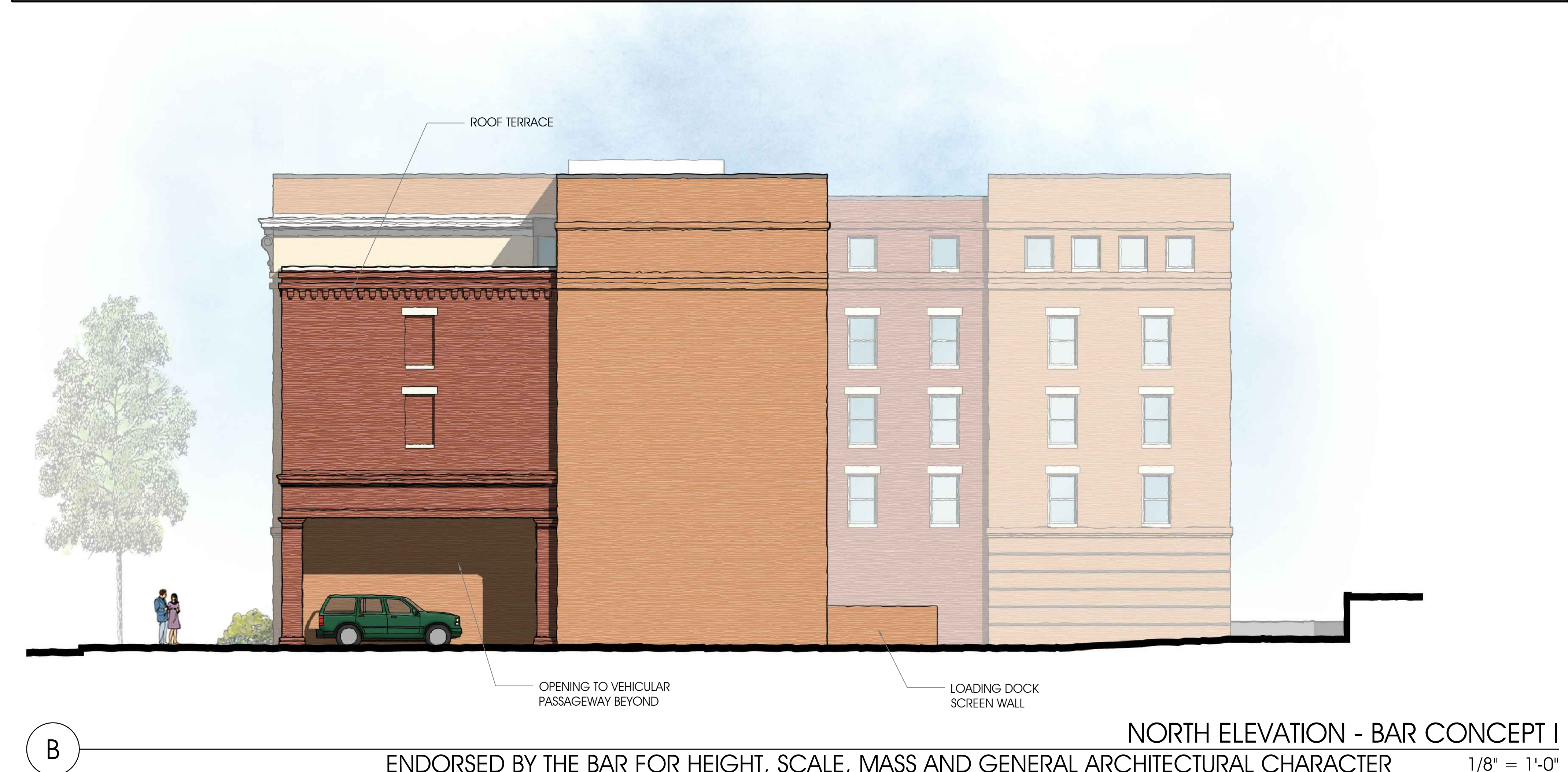
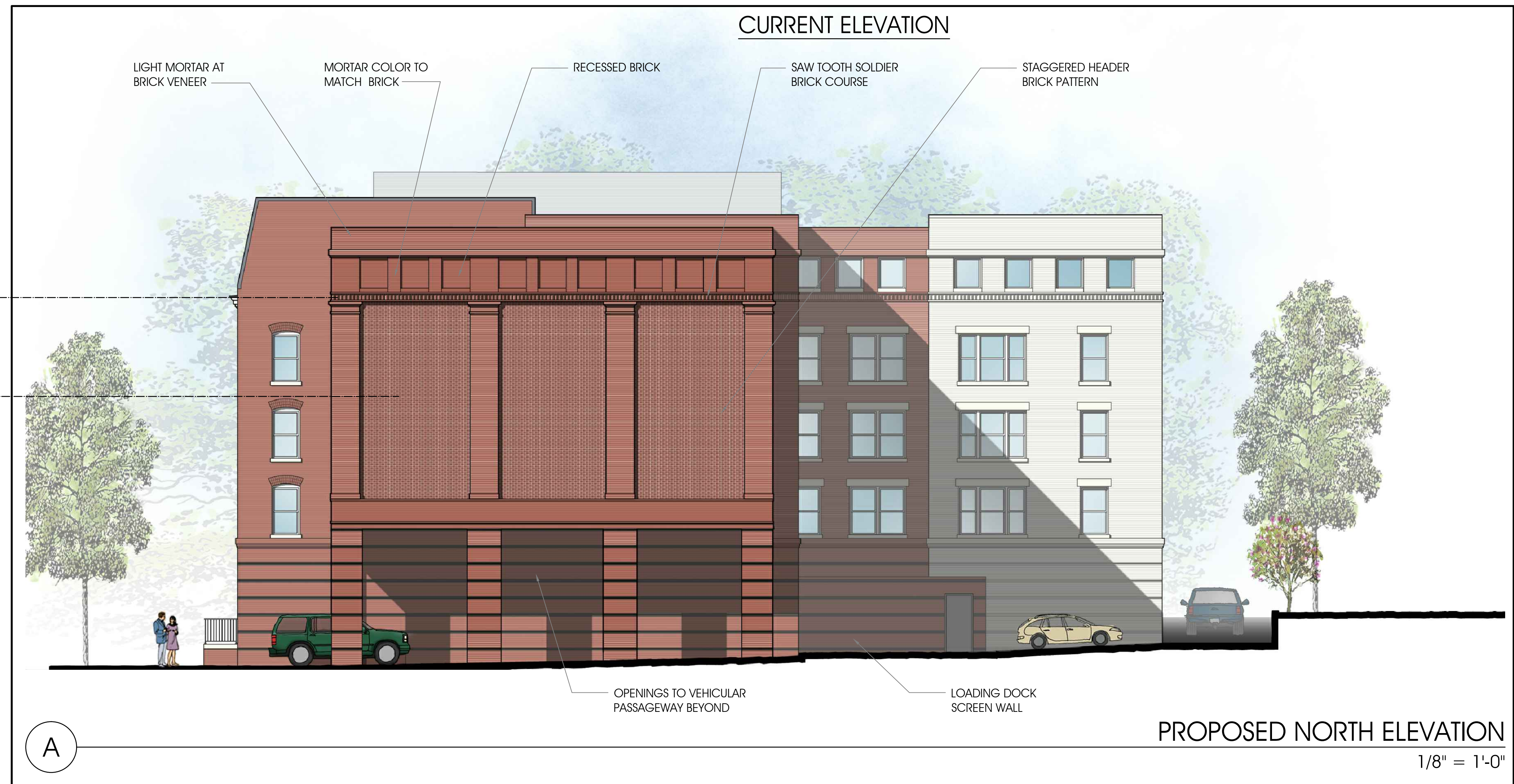
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SUBMISSION  
09.21.15

EXTERIOR  
ELEVATIONS

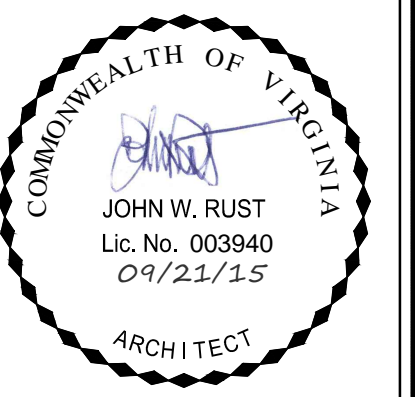
SHEET NO.

**A2.2a**





ENDORSED BY THE BAR FOR HEIGHT, SCALE, MASS AND GENERAL ARCHITECTURAL CHARACTER



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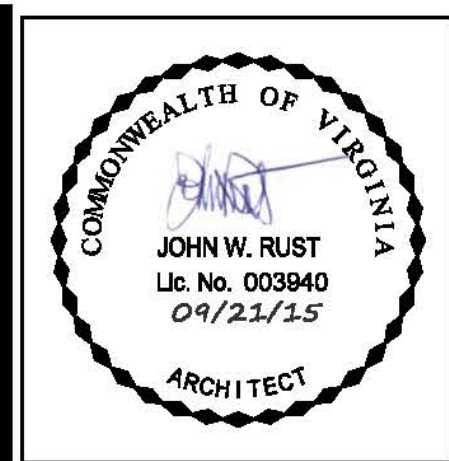
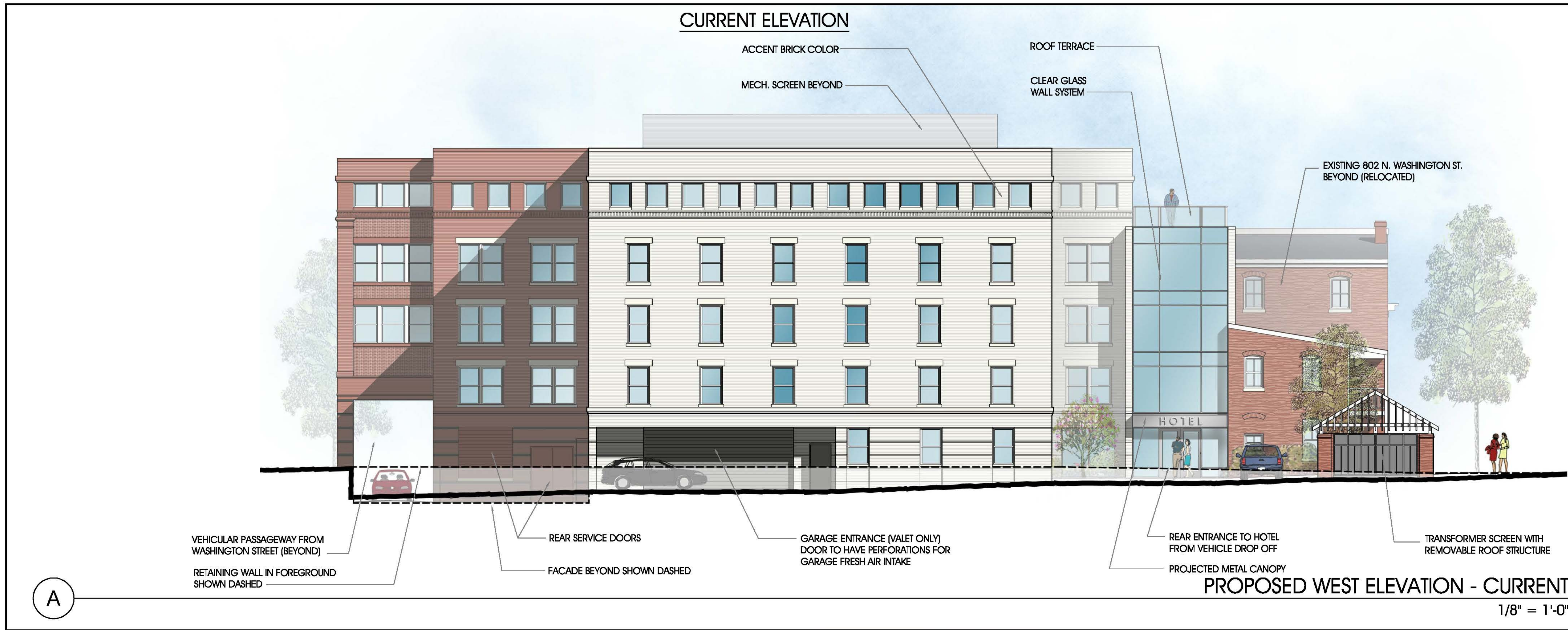
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EXTERIOR  
ELEVATIONS

SHEET NO.

**A2.2b**





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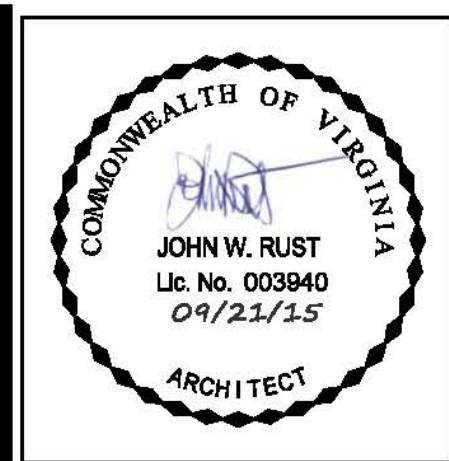
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EXTERIOR  
ELEVATIONS

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**A2.3a**





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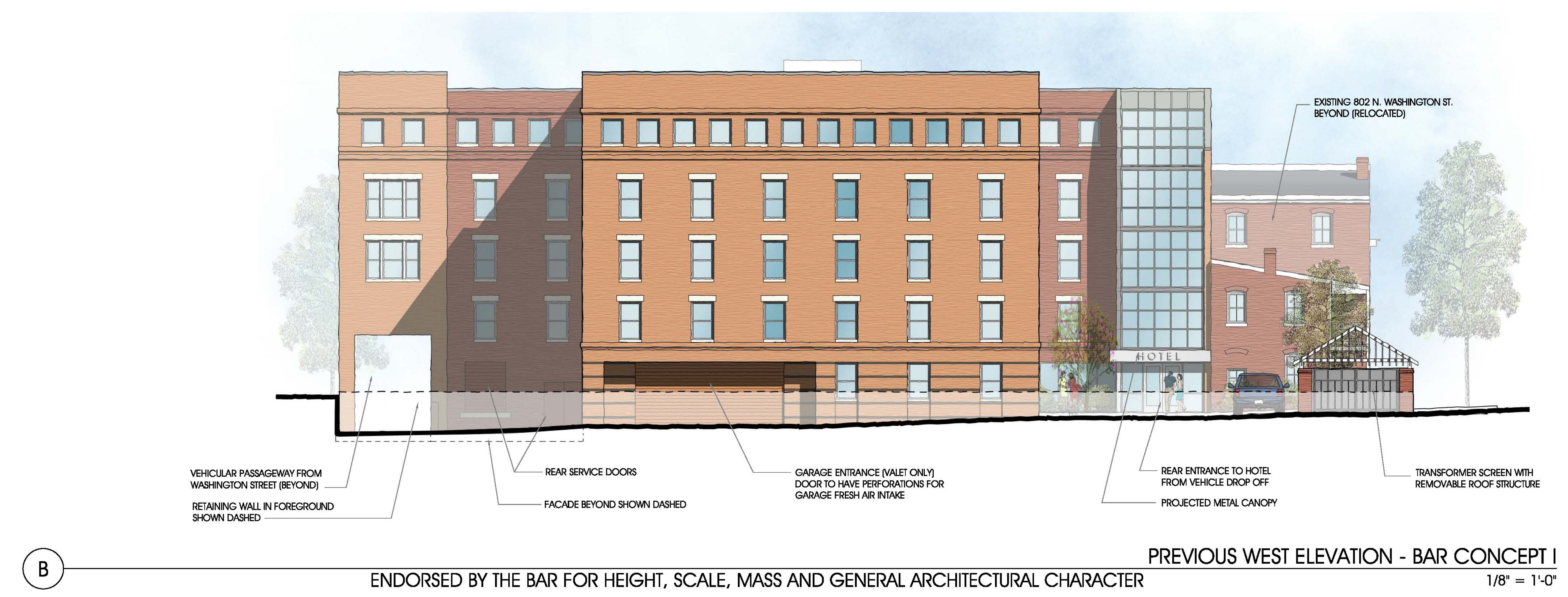
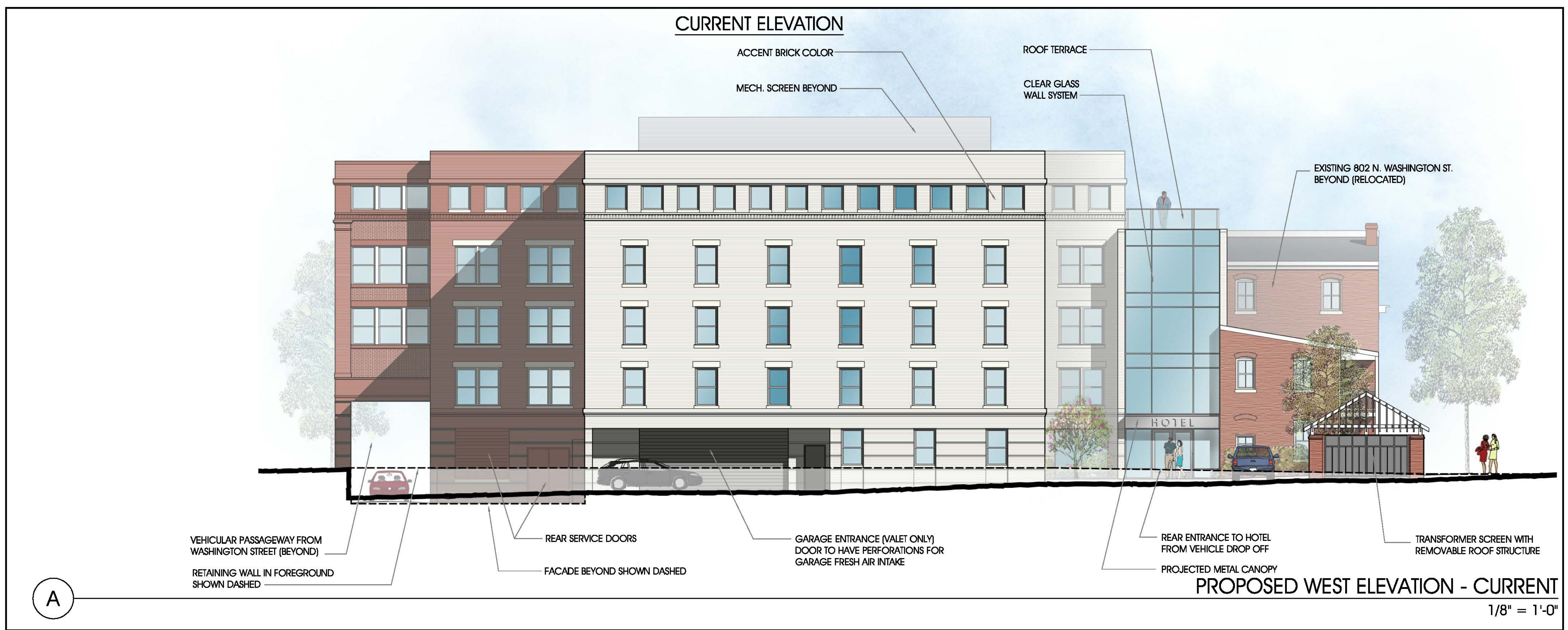
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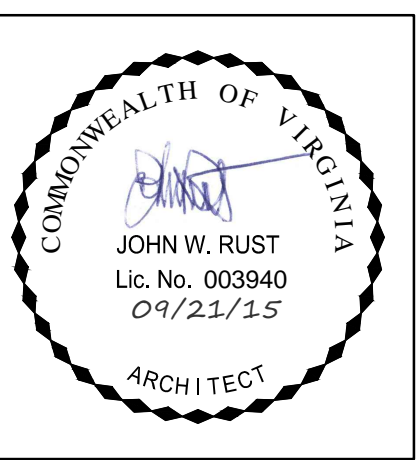
EXTERIOR  
ELEVATIONS

SHEET NO.  
**A2.3b**



ENDORSED BY THE BAR FOR HEIGHT, SCALE, MASS AND GENERAL ARCHITECTURAL CHARACTER





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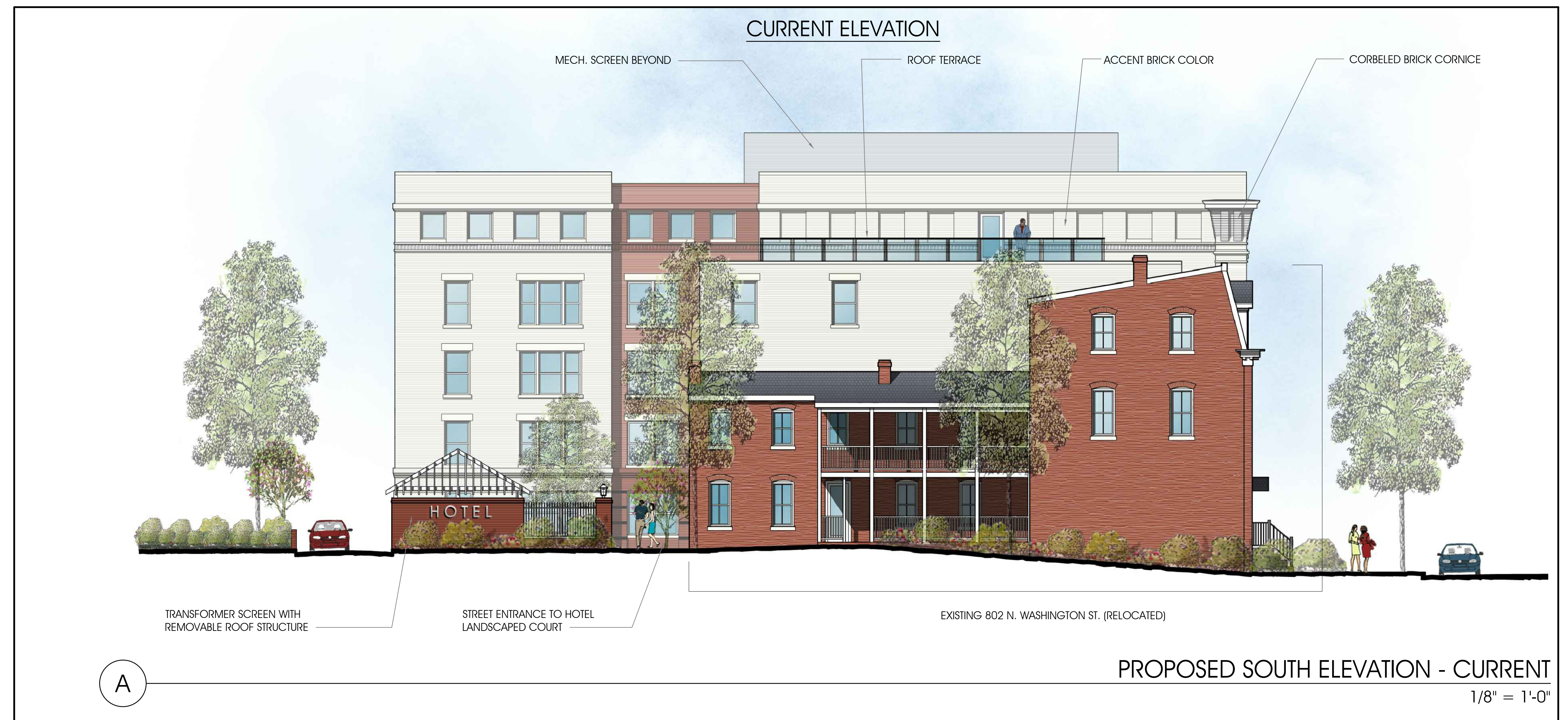
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EXTERIOR  
ELEVATIONS

SHEET NO.

**A2.4a**





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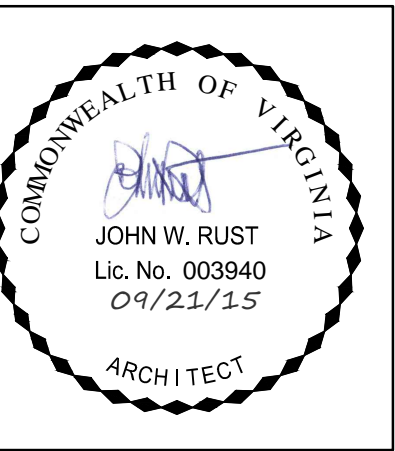
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EXTERIOR  
ELEVATIONS

SHEET NO.  
**A2.4b**

ENDORSED BY THE BAR FOR HEIGHT, SCALE, MASS AND GENERAL ARCHITECTURAL CHARACTER





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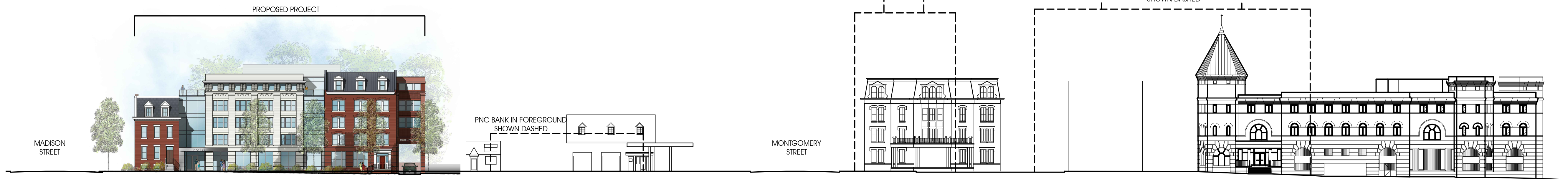
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09.21.15

STREETSCAPE

SHEET NO.

A2.5



WEST ELEVATION STREETSCAPE BLOCK 800-900 (WASHINGTON STREET)  
1" = 30'



WEST ELEVATION STREETSCAPE BLOCK 600-700 (WASHINGTON STREET)  
1" = 30'



WEST ELEVATION STREET SCAPE (WASHINGTON STREET)  
1" = 60'





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BAR CONCEPT-III  
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09.21.15

MASSING MODEL

SHEET NO.

A4.1







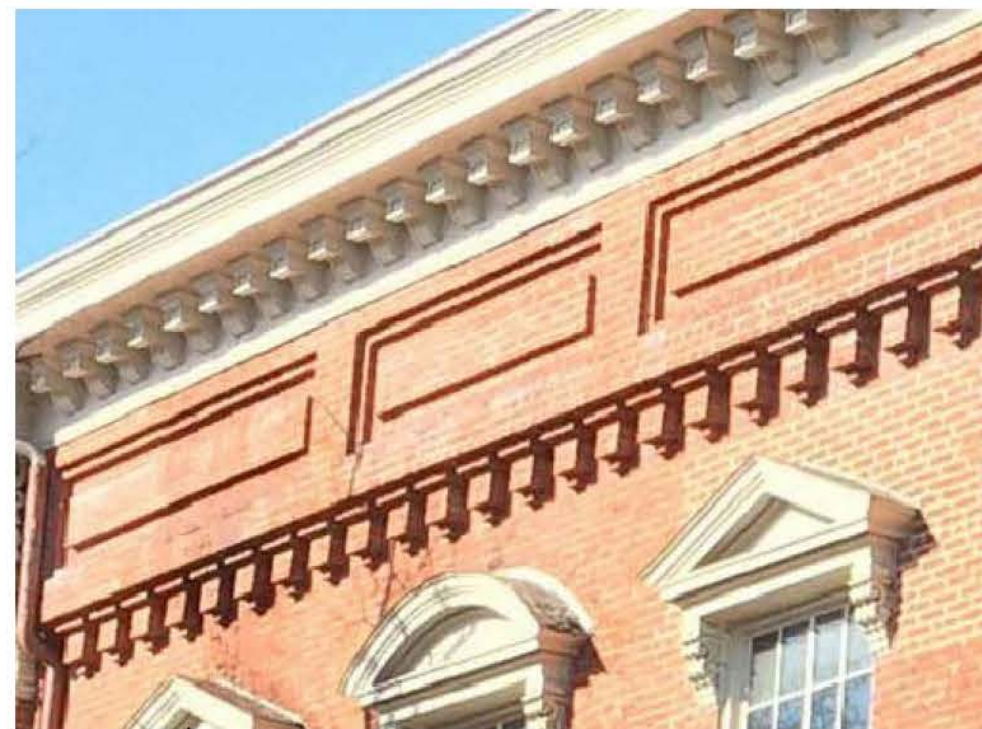
109 S. WASHINGTON STREET  
RENAISSANCE REVIVAL STYLE



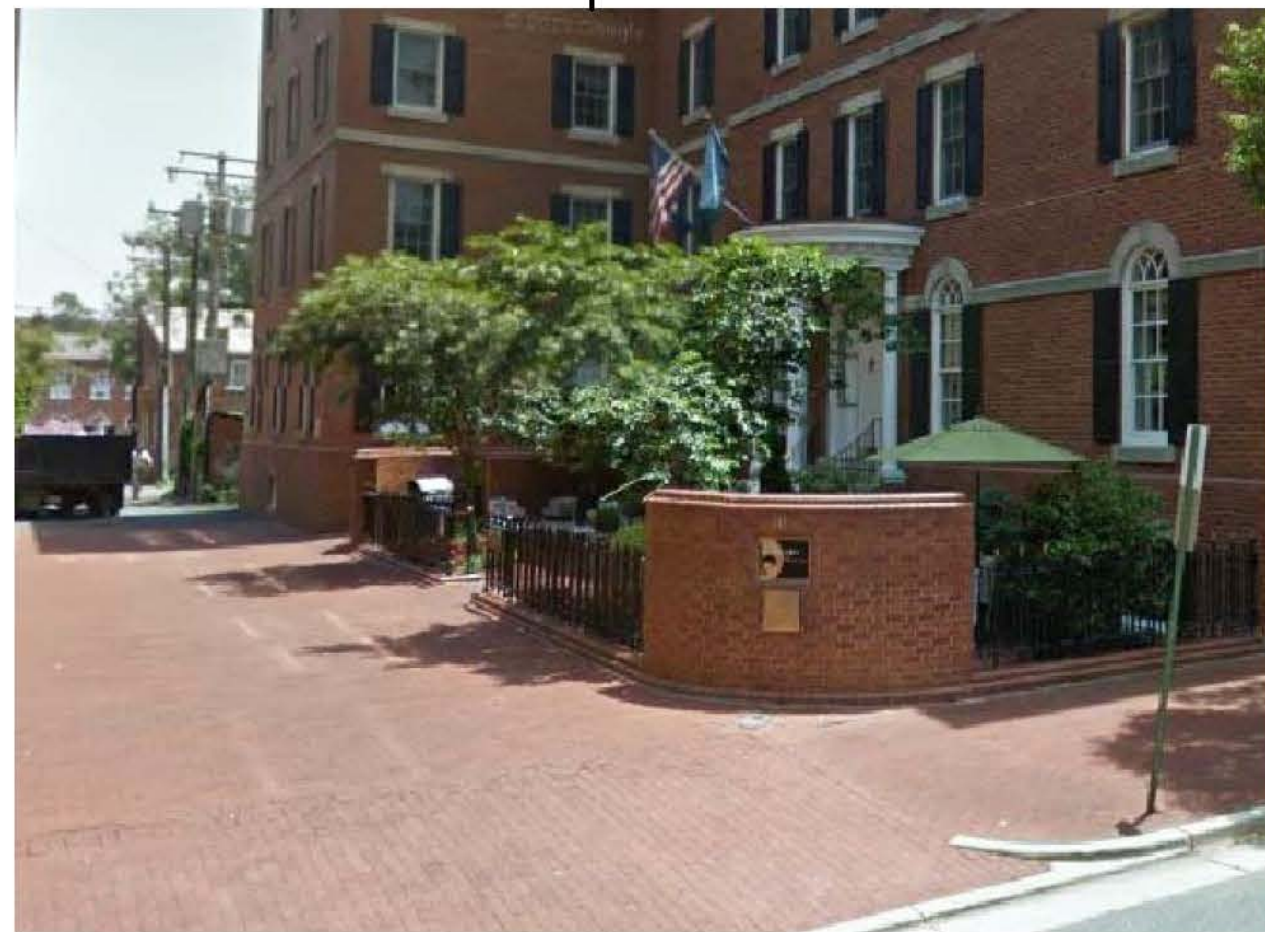
EXISTING BUILDING



EXISTING BUILDING WITH  
NEWLY EXPOSED BRICK  
PARTY WALL



BRICK CORBELING



LANDSCAPED COURT



WROUGHT IRON FENCING WITH  
BRICK PIERS



PAINTED BRICK



RUSTICATED BASE

A PROPOSED SOUTH ELEVATION (MADISON STREET)  
3/32" = 1'-0"

B PROPOSED EAST ELEVATION (WASHINGTON STREET)  
3/32" = 1'-0"



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REVISIONS

DATE	DESCRIPTION
5/27/15	REVISED

PRELIMINARY  
SITE PLAN  
08.13.15

WASHINGTON  
STREET ELEVATION

SHEET NO.

A6.1