

**ISSUE:** Request for Complete Demolition and Relocation  
**APPLICANT:** Shakti, LLC  
**LOCATION:** 802-808 North Washington Street  
**ZONE:** CDX / Commercial Downtown Zone

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**STAFF RECOMMENDATION**

Staff recommends approval of the request for a Permit to Demolish with the following conditions:

1. The applicant shall submit drawings and digital photographs documenting the existing conditions of the motel building to the Dept. of Planning & Zoning, with a hard copy of the drawings to be deposited at The Alexandria Library Special Collections prior to issuance of a Permit to Demolish.
2. Provide a detailed description of the means and methods of the proposed relocation process, including the documentation and storage of any materials that must be carefully dismantled prior to the move.
3. Post a bond adequate to fully cover the cost of true restoration of any damage that occurs during relocation.
4. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.
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.

**GENERAL NOTES TO THE APPLICANT**

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or [preservation@alexandriava.gov](mailto:preservation@alexandriava.gov) for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR2015-00153



**Note:** *The proposed new construction on this site will be reviewed separately at a BAR concept review work session under Other Business at the June 17, 2015 hearing.*

## **I. ISSUE**

The applicant is requesting a Permit to Demolish for the following:

1. Relocate the existing three-story brick townhouse approximately 19 feet to the south; and
2. Demolish the existing two-story U-shaped motel located at 808 North Washington Street and the attached two-story frame “hyphen” to the south.

## **II. HISTORY**

The three-story Second Empire style brick townhouse located at 802 North Washington Street was originally constructed by the McCauley family siblings in **1901** as a freestanding dwelling. The original owners had purchased several adjacent lots. The building features dark-red hard-fired brick with thin butter joints and a polychromatic slate mansard roof. The south side elevation features an original two-story porch along the rear ell.

The Towne Motel located at 808 North Washington Street is a two-story brick-faced motel in a U-shape plan around a central parking area. The motel is relatively small with about 26 units and a small office. It was constructed in the Colonial Revival style which is conveyed by the multi-paned windows, hipped roof, two-story loggia and small dormer vents. The motel was designed by respected local architect Joseph Saunders and constructed circa **1954-55**.

The two-story frame addition that connects the motel with the historic townhouse was constructed circa **1977**.

The two properties have historically been under common ownership.

The applicant submitted a thorough history report on these three buildings that includes reference to previous BAR approvals.

## **III. ANALYSIS**

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

- (1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (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?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?

- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (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?

Permit to Move for 802 North Washington Street

Although we generally only refer to a permit to demolish, the zoning ordinance states that such permit is also required for the moving, removing or capsulation of a building. Therefore, the BAR must consider the criteria listed above when considering the request to relocate the historic townhouse.

802 North Washington Street is an excellent example of a late Victorian single-family house and one of the few buildings from this time period located in this section of North Washington Street. The building has not been used regularly for decades, although it was appropriately “mothballed” and is in excellent condition on both the interior and exterior, based on site visits by staff. The building retains an original or early side porch, original front doors and many original windows. The existing house, while set in one lot from the corner of North Washington Street and Madison Street, has effectively always existed as a corner house as the adjacent lot has always functioned as a side yard. The proposal is to move the house approximately 19 feet to the south of the existing location while maintaining the same front setback with respect to Washington Street. The new location will retain the existing side porch as well as a small side yard, approximately 5 feet.

The relocation of historic buildings within the historic district is a rare request and is generally a preservation option of last resort, though it occurred several times during Alexandria’s mid-20<sup>th</sup> century urban renewal and it was not unknown in Alexandria in the 18<sup>th</sup> century. Whenever a historic building is proposed to be relocated from its original site, there is always concern about 1) protecting the historic material during the physical move, and 2) potential loss of the original context. In the case of the latter, staff finds that there will be little, if any, loss of setting or context by relocation of this building 19 feet to the south, as the historic townhouse will continue to read as a prominent corner building facing the same streets it does today and the visual relationship of the structure to both streets will be maintained. At the completion of the move, it is likely that very few people will realize that the building was relocated. The existing electrical transformer in the side yard will be relocated as part of the move and the appearance of the yard on the south side will be significantly improved.

However, even though many buildings have been moved by contractors well versed in this specialty, there is always the possibility of damaging the historic structure during the move. Staff, therefore, recommends detailed documentation of the existing masonry structure and its porch prior to the move; preparation of a detailed description of the means and methods of the proposed relocation process, including documentation and storage of any materials that must be carefully dismantled prior to the move; and further recommends that a bond be posted by the contractor adequate to fully cover the cost of true restoration (not just reconstruction of a similar

appearing brick building) for any damage that occurs during relocation. Staff only recommends approval of this request with the condition that these plans are presented to staff for final review and approval prior to issuance of any construction permits.

Permit to Demolish for 808 North Washington Street

Staff has no objection to the demolition of the two-story frame hyphen element between the motel and the Victorian structure, finding that it is a late-20<sup>th</sup>-century addition that has no character-defining features.

The Colonial Revival style characterizes much of the urban mid-century office and retail architecture on Washington Street, Colonial Revival roadside motels—autocentric by nature—often took advantage of expansive suburban sites by featuring a center “manor house” with a large portico and wide wings or dependencies for the guest rooms. A central parking court and often an area for a pool and other leisure were in the foreground of the central “manor house.” Such a design was found throughout Virginia, referencing the colonial roots of the Commonwealth. There still remain several examples throughout Virginia, some even featuring interesting mid-century signs.

The existing motel is one of three roadside motels constructed on Washington Street in the 1950s. The other two motels included the Old Colony Inn, previously demolished, and the Virginia Motel (now Travelodge), was recently approved for a Permit to Demolish by the BAR. Perhaps the best example of the three roadside motels was the Old Colony Inn which had groups of independent buildings, in the manner of the roadside motels described above, and carefully detailed to recall the architectural character of Williamsburg.

By contrast, the Towne Motel is a very stripped down Colonial Revival motel that lacks much of the ornamentation or many of the unique attributes associated with roadside motels. Even when first constructed, it is quite likely that this was an unremarkable building. In fact, due to site constraints, the building turns its back to the surrounding properties, presenting blank walls to the north and west sides and features a large surface parking lot as the focal point of the site, thus contributing little to the memorial character of Washington Street.

The BAR has recently begun to contemplate the potential significance of 20<sup>th</sup>-century buildings on Washington Street, particularly those constructed after the Mt. Vernon Memorial Highway opened in 1932 and after the Old and Historic Alexandria District was created in 1946. While there are some excellent examples of the Colonial Revival style from this time period, such as Milton Grigg’s Christ Church Parish Hall or the bank at 330 North Washington Street, as well as some intriguing examples of roadside architecture, such as the Suburban Dry Cleaners on South Washington Street (1957) or even the former Little Tavern (1940) to the north, the Towne Motel is not architecturally or culturally distinguished enough to warrant preservation. The National Park Service staff disagrees and their comments are provided in Section V of this report.

Although one could argue that retention of the building would promote the general welfare by educating the public about this type of building and contribute to a broader understanding of the auto-centricity of the mid-20<sup>th</sup>-century, it is not an individually distinguished building and such information can be better conveyed by other structures that do have more individual integrity. Therefore, staff supports the Permit to Demolish, finding that none of the criteria for demolition

are met. However, in order to document the motel in its current form, staff recommends the standard condition in the BAR's *Design Guidelines* requiring that the applicant prepare existing conditions elevations and plans, with electronic and hard copies to be deposited at Special Collections and the Department of Planning & Zoning.

**STAFF**

Catherine K. Miliaras, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

**IV. CITY DEPARTMENT COMMENTS**

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

**Zoning Comments**

The subject property is zoned CD-X – Commercial Downtown Zone and presently is operated as a motel (808 N Washington Street) and an existing townhome (802 N Washington Street). The applicant is proposing to relocate and maintain the existing townhome, and redevelop the hotel site to a 5-story hotel use structure consisting of 100 rooms.

Staff has completed a zoning analysis and confirmed the project complies with the CD-X zone regulations if the following issues are resolved:

- C-1 Per the Zoning Tabulation table on Sheet No. A1, the gross floor area is 58,844 sq. ft. and the net floor area is 49,370 sq. ft., the applicant must show proposed areas excluded from the floor area calculations.
- C-2 Staff suggests the applicant clarify what uses/services will be provided in the associated amenity space to ensure use and parking requirements.
- C-3 There shall be no structure, fences, shrubbery or other obstruction to vision more than three and one-half feet above the curb level within the area enclosed by the centerline of the intersecting streets and a line joining points on such centerlines at distances from their intersections of 75 feet without the approval of a waiver by the BAR.
- C-4 The loading space must have a minimum clearance height of 14.5 feet.
- C-5 Show the location and size of all proposed exterior mechanical, HVAC equipment, and screening at ground level and/or on rooftop. Roof top equipment must be screened or receive a waiver of screening by the BAR.
- C-6 Show the location and size of all dumpsters and enclosures at ground level.
- C-7 Include parking tabulations.

- C-8 Indicate heights of all parapet walls. Plans are not to scale and compliance cannot be determined.
- C-9 Indicate the height of the proposed elevator penthouse. Plans are not to scale and compliance cannot be determined.
- C-10 Provide details about the proposed enclosure for the relocated transformer.
- F-1 The proposed plan exceeds the maximum permitted, by-right floor area, a Special Use Permit must be granted to increase the floor area ratio to 2.50 FAR.
- F-2 Pursuant to Section 8-200(B)(21), hotels within Parking District 1 shall provide a minimum of .7 parking space per room. A total of 70 parking spaces are required. The applicant is proposing 50 parking spaces and requesting a parking reduction of 20 parking spaces. The proposal requires 3 loading spaces be provided, the applicant is requesting a reduction to 1 loading space. The proposed valet and tandem parking spaces count towards the required parking spaces.
- F-3 The applicant is proposing tandem parking, special use permit approval is required for tandem parking.
- F-4 The applicant is proposing valet parking, an administrative Special Use Permit is required for valet parking within the CD-X zone.
- F-5 Pursuant to Section 8-100(A)(4)(b), the requested parking reduction exceeds five parking spaces, a parking management plan is required which shall include reasonable and effective measures, appropriate to the size, scale and location of the use, building or structure, which will mitigate the impacts of the proposed reduction in parking.
- F-6 The proposed use exceeds 30 or more hotel units, therefore the applicant must submit a transportation management plan per section 11-704(B)(1)(a).
- F-7 Relocation of the N Washington Street is permitted, as it serves as the entrance to the sub-grade parking garage, which serves as an interior court for the purposes of Section 8-200(C)(5)(a).
- F-8 No commercial building shall be located within a distance from the nearest residential zone line equal to the height of such commercial building or 25 feet, whichever is greater. A modification of 40 feet must be granted to the zone transition requirement.
- F-9 The proposed development must comply with the Washington Street Standards and the design guidelines of the Old Town North Area Plan.

**Code Administration**

- F-1 The following comments are for site plan review only. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be

based upon the building permit plans and the additional information submitted. If there are any questions, the applicant may contact Charles Cooper, Plan Review Division at Charles.cooper@alexandriava.gov or 703-746-4197.

- C-1 Demolition, building, trades permits and inspections are required for this project. Plans that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s). The building official shall be notified in writing by the owner if the registered design professional in the responsible charge is changed or is unable to continue to perform the duties.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Required means of egress shall be maintained at all times during construction, demolition, remodeling or alterations and additions to any building.
- C-4 Provisions shall be made to prevent the accumulation of water or damage to any foundation on the premises or adjoining property.
- C-5 Construction equipment and materials shall be stored and placed so as not to endanger the public, the workers or adjoining property for the duration of the construction project, materials and equipment shall not be placed or stored so as to obstruct access to fire hydrants, standpipes, fire or police alarm boxes, catch basins or manholes,
- C-6 During Construction dwellings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible for the street or road fronting the property.

**Transportation and Environmental Services**

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- R-4 Comply with all requirements of [DSP2015-00004 ](TES)
- R-5 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)

- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)
- C-7 The owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the City as an Additional Insured, against claims, demands, suits and related costs, including attorneys' fees, arising from any bodily injury or property damage which may occur as a result of the encroachment. (Sec. 5-29 (h)(1)) (T&ES)
- i. **Please submit Insurance Certificate:**
  - ii. **City of Alexandria**
  - iii. **T&ES / Permit Section**
  - iv. **Attn: Kimberly Merritt**
  - v. **301 King Street, Room 4130**
  - vi. **Alexandria, VA 22314**

### **Alexandria Archaeology**

- C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.
- F-1 In the nineteenth century this lot was located on what were the outskirts of Old Town Alexandria. According to 1850 tax lists, Erskin Catlett owned the vacant property as a real estate investment. The property (and entire block) remained vacant as of 1877 when J.W. Green owned it. Eventually, by the 1890s a three-story dwelling was standing on

the lot at 802 N. Washington Street, and remains there to this day. By the mid-twentieth century the Towne Motel was built on the lot adjoining 802 N. Washington Street to the north, and this too still stands.

- 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.

### **Archaeology Comments**

1. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.
2. 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.

### **V. NATIONAL PARK SERVICE COMMENTS**

#### **BAR2015-00153, Request for complete demolition and relocation of 802 N Washington Street at 802-808 N Washington Street**

Constructed in 1955, the property known as the Towne Motel has been identified as an example of Roadside Architecture. The motel was constructed as a respite to drivers in response to the George Washington Memorial Parkway and the growing popularity of American auto tourism. Although not a strong example of the roadside architectural style, it represents a design detail that was adapted to meet the requirements of the 1929 Memorandum of Agreement (MOA) between the City of Alexandria and the United States Government. In part, the agreement's purpose is to preserve the "Memorial Character" of the George Washington Memorial Parkway. The restrained Colonial Revival elements of the motel's design respects the architectural palette of Old Town Alexandria. An important attribute of the motel is that it was designed by Joseph Saunders, a prominent local architect. Several of his structures have already been demolished, including another similar example of motel design. The NPS asks for consideration that the City consider other alternatives to the full demolition of this intact example of Roadside Architecture. This portion of the 800 block of Washington Street serves as the transitional area between the parkway proper and Old Town Alexandria. Here, a gradual shift from smaller to larger scale buildings can be seen. The blocks north of this area are in scale with the adjacent historic buildings located on the square.

The NPS is supportive of the developer's proposal to retain the existing structure at 802 N Washington Street for adaptive re-use. However, the NPS is not supportive of any physical relocation of the structure. The current setback from Madison Street, which provides a buffer between the sidewalk and the rear ell porches, is significant in interpreting the historical character of the house. If the proposed demolition of 802-808 N Washington Street is approved by the BAR, the NPS encourages the BAR to suggest to the developer to re-visit the need of moving the historic building off its original lot. The NPS believes that the structure can remain at its existing location and provide a unique and compelling space for the developer to incorporate into a new design.

**VI. ATTACHMENTS**

*1 – Supplemental Materials*

*2 – Application for BAR 2015-0153: 802-808 North Washington Street*

**HART, CALLEY, GIBBS & KARP, P.C.**

ATTORNEYS AND COUNSELLORS AT LAW

307 NORTH WASHINGTON STREET  
ALEXANDRIA, VIRGINIA 22314-2557Telephone (703) 836-5757  
FAX (703) 548-5443**MEMORANDUM**

TO: BAR Staff  
 FROM: Mary Catherine Gibbs on behalf of the Owner of the Towne Motel  
 RE: Justification for Demolition of Existing Motel Structure  
 808 N. Washington St.  
 DATE: May 18, 2015

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This memorandum provides the justification for demolition of the existing motel structure at 808 N. Washington Street, along with the small hyphen that connects the old motel building to the historic townhouse at 802 N. Washington Street pursuant to § 10-105(B) of the Zoning Ordinance. In filing the BAR application for Demolition, an Applicant must clearly spell out the reason for the demolition and describe any alternatives to demolition and why such alternatives are not feasible.

Reason for Demolition:

The existing motel building sought to be demolished was built in 1954-55. Permits were filed in 1954, but construction did not begin until 1955. The motel building has been in existence and operated as a hotel since its construction. The small hyphen between the motel and the historic townhouse was constructed in 1977 as an addition to the townhouse when it was then used as furniture store. The historical information regarding this site is contained in a "Report on the History of 808 N. Washington Street" by Christine Fisher, dated May 2015, a copy of which is attached for your reference. Previously, Ms. Fisher also completed a report on 802 N. Washington Street for the City Staff.

Based on the historical background for this site and this building in particular, the Applicant asserts that the building has no historic value. It was constructed in 1954-55 as a U-shaped structure typical of many motels constructed at that time. Demolition is required in order to provide the neighborhood and the City with the appropriately designed proposal to build a modest hotel that incorporates the historic townhouse at 802 N. Washington Street.

Alternatives to Demolition:

Many alternatives to redevelopment of the property have been considered, but the alternatives to demolition of the motel building are not feasible because the building is small and is aging. The only realistic alternative is incorporating the existing historic building into the new hotel, which we are proposing.

Criteria for Demolition:

Section 10-105(B) of the Zoning Ordinance provides seven questions that must be answered in the negative in order to satisfy the criteria for Demolition within the Old and Historic Alexandria District. The proposal to demolish the motel building and the small hyphen that connects it to the 802 townhouse answers all these questions in the negative and therefore, satisfies the criteria for demolition within the Old and Historic Alexandria District.

(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**

As the Report on the History of 808 N. Washington (“the Report”) demonstrates, the motel building has no such architectural or historical interest that its demolition would be a detriment to the public interest. In fact, its demolition would be a benefit to the public interest as it would make room for this new hotel development, incorporating the historic townhouse. In addition, the modest request to move the 802 N. Washington Street townhouse will provide the ability to retain that structure and incorporate it into the new hotel site by utilizing it as an amenity to the new hotel.

As the Report indicates in several places, the Towne Motel is simply a “rectilinear box, with almost no ornamentation.” Further, the Towne Motel “did not, and does not, make any clear statement in terms of architectural style, or offer stylized aesthetics.” See p. 4 of the Report. It was built like many simple buildings that were constructed at that time, “red brick, with punched windows, a concrete foundation and a wood framed roof.” See p. 8 of the Report. In particular, while the building was designed by a well-known architect, Joseph Saunders, who also designed the Courthouse building on King Street, and the Old Colony Inn further north on N. Washington Street, as well as most of the public housing units in the area, it is noted that he used “commonly available and industrial materials” on the building. See p. 13 of the Report. In addition, the Report indicates that the motel, “is not designed in a strong architectural vocabulary of the earlier years of Colonial Revival, nor does it express its contemporaneous 1950’s-1960’s stylized motel phenomenon – what is today sometimes part of “Roadside Architecture”.” See p. 4 of the Report. Finally, the building’s layout, with the cars located in the middle of the “U” shape, while perhaps reflective of the dominance of cars as the main means of transportation at that time, it is not in keeping with what the public interest encourages today, less reliance on cars to get to our places of lodging.

(2) Is the building or structure of such interest that it could be made into an historic shrine? **No**

Reference is made to the whole of the Report as there is no indication of any sort that this modest building could in any way be made into a shrine. There simply is no basis for it. “This research found no evidence that either the Towne Motel or the McCauley house (the historic townhouse) have housed or witnessed *per se* historic individuals or events.” See p. 4 of the Report.

- (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**

As stated previously, the Report indicates that the Towne Motel is not uncommon, either in design, texture or material. In fact, it was built like many simple buildings that were constructed at that time, “red brick, with punched windows, a concrete foundation and a wood framed roof.” See p. 8 of the Report. In particular, while the building was designed by a well-known architect, it is noted that he used “commonly available and industrial materials” on the building. See p. 13 of the Report. Finally, it is noted in the Report at p. 13 that the building reflects “affordable housing materials at the time, and easily replicable designs.”

- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway? **No**

The Report further reviews whether the Motel is a reflection of the memorial character of the GW Memorial Parkway and finds that it is not uniquely reflective of either the architecture of Alexandria in 1955 nor of the memorial character of the parkway. See p. 5 of the Report. The motel is not visually distinctive, it is like many other motels constructed in that era, however, it is simple and is pragmatically designed, with the units forming a “U” around the parking lot for convenience only. The building itself, while fronting on N. Washington Street, leaves a blank windowless wall facing north as you drive in to Old Town. See p. 11 of the Report. As stated previously, the Report also states, the building lacks distinctive architectural character. As such, its retention wouldn’t preserve any memorial character along the Parkway.

- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city? **No**

There is nothing historical about this building and the small hyphen. See the Report and the answers to 1-4 above. The history is in the 1901 townhouse that will be restored and incorporated into the new hotel building.

- (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**

On the contrary, demolition of the motel building and the small hyphen would promote the general welfare by maintaining and increasing real estate values, generating business, and making the city a more attractive and desirable place to visit.

- (7) In the instance of a building or structure owned by the city or the redevelopment and housing authority, such building or structure having been acquired pursuant to a duly approved urban renewal (redevelopment) plan, would retention of the building or structure promote the general welfare in view of needs of the city for an urban renewal (redevelopment) project? **N/A**



BAR Case # 2015-00153

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: townemotel808@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: townemotel808@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
  - doors
  - lighting
  - other \_\_\_\_\_  
Relocation of Building
  - fence, gate or garden wall
  - windows
  - pergola/trellis
  - HVAC equipment
  - siding
  - painting unpainted masonry
  - shutters
  - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

- Demolition of the existing two story brick motel and two story frame and siding addition.
- Demolition of an existing surface parking lot facing Washington Street.
- Reduction in size and relocation of curb cut on Washington Street. Providing the potential for eliminating the curb cut in the future pending change of Madison and Montgomery streets to two way traffic and the existence of a continuous through-block alley.
- Construction of a new, approximately 50,000 square foot, five story brick hotel with 98 guest rooms and associated amenities.
- Relocation and restoration/renovation of existing historic two and three story brick building and joining it to the new hotel by means of glass connector.
- Relocation of the existing transformer from Washington Street to the rear of the site and screening it.

**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: 05/18/15

**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 ANNA MOHR 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      *Rajnikant Patel*  
Date                      Printed Name                      Signature