

City of Alexandria, Virginia

MEMORANDUM

DATE: SEPTEMBER 2, 2015

TO: CHAIRMAN AND MEMBERS OF THE
OLD AND HISTORIC ALEXANDRIA DISTRICT
BOARD OF ARCHITECTURAL REVIEW

FROM: HISTORIC PRESERVATION STAFF

SUBJECT: 2nd CONCEPT REVIEW OF 802-808 NORTH WASHINGTON STREET
(TOWNE MOTEL)
BAR CASE # 2015-0154

I. SUMMARY

Concept Review

The material before the Board is part of a second BAR Concept Review for the redevelopment of the property at 802-808 North Washington Street. The applicant has received approval of a Permit to Demolish for the existing motel and frame addition, as well as to relocate a historic townhouse on June 17, 2015 (BAR 2015-0153). At that same hearing, the BAR did an initial review of a new five-story hotel building attached to the north side of the relocated townhouse. The BAR endorsed the proposed height, scale, mass and general architectural character at that work session. The current submission reflects changes made based on the Board's previous comments.

The Concept Review Policy was adopted by the two Boards of Architectural review in May 2000 (attached). Concept Review is an optional, informal process at the beginning of a Development Special Use Permit (DSUP) application whereby the BAR provides the applicant, staff, the Planning Commission and the City Council with comments relating to the overall appropriateness of a project's height, scale, mass and general architectural character. The Board takes no formal action at the Concept Review stage. However, if, for instance, the Board believes that a building height or mass, or area proposed for demolition, is not appropriate and would not be supported in the future, the applicant and staff should be advised as soon as possible. This early step in the development review process is intended to minimize future architectural design conflicts between what is shown to the community and City Council during the DSUP approval and what the Board later finds architecturally appropriate under the criteria in Chapter 10 of the Zoning Ordinance and the BAR's adopted *Design Guidelines*.

The proposed DSUP project is tentatively scheduled for Planning Commission and City Council review in the fall.

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 open wood porch with Eastlake trim along the rear ell.

The Towne Motel located at 808 North Washington Street is a two-story brick-faced motel in a U-shape formation 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 properties have historically been under common ownership. The BAR approved a Permit to Demolish to demolish the existing motel and to relocate the historic townhouse to the southern part of the property on June 17, 2015 (BAR 2015-0153). The Board endorsed the proposed height, scale, mass and general architectural character of a five-story motel at the June 17, 2015 work session and gave some suggestions for further design development. At that time, the Board supported the approach of the general building design but noted that it needed to better read as one articulated mass and building rather than four disparate elevations. The Board supported the use of glass hyphens and noted that the north elevation needed additional refinement and detailing due to its prominent visibility. The Board found that the transition to the historic building needed improvement. The minutes are noted as Attachment 1.

Proposal

As the Board previously endorsed the proposed height, scale, mass and general architectural character of a five-story motel, the current submission only focuses on refinements made since that time. The changes include the following:

1. Reduction in height of the hyphen element adjacent to the historic townhouse and refinement of the transition from the new to the old; and changes to the “hyphen” design in the center and northernmost elements;
2. Conversion of the north “building” roof form from a pronounced cornice to a glass mansard roof at the fifth story and revised detailing of the pronounced cornice on the south “building”; and
3. Refinement of north elevation through addition of pilasters, blind windows, changes in brickwork and opening the first floor vehicular passage to the adjacent property.

II. ANALYSIS

As a reminder, many aspects of this development are not within the BAR’s regulatory purview, such as use and parking, and should not be considered by the Board during their deliberation about the appropriateness of the proposed design. The Planning Commission and City Council will consider the zoning aspects of the project. The BAR’s purview in a concept review work session is limited to providing guidance on height, scale, mass and general architectural character. As the BAR has already endorsed those all of those aspects conceptually, the discussion should focus primarily on the refinements since the June review. The applicant will

ultimately return to the Board for approval of a Certificate of Appropriateness for this project after approval of a DSUP.

Hyphens

Previously, staff had supported the glass hyphen adjacent to the historic townhouse but found that it needed refinement. The current submission features a reduction in height from five stories to four stories, which is much more deferential to the historic townhouse, and a simplified and lightened window configuration. Staff finds this revision satisfies the BAR's request to better respect the historic townhouse. While some of the Board members supported the use of the glass hyphen elements as part of the design, the applicant has altered the middle and northern hyphen element to better integrate with the overall building design. For example, what was the middle hyphen now relates to the larger building element with the pronounced corbelled cornice at the fifth story. The northernmost element is now recessed more than previously shown and the removal of some of the glass allows this element to better relate to the revised north elevation. Staff finds the cumulative effect of the changes to these tangent elements to be very positive. By focusing on only one transparent and glassy hyphen adjacent to the townhouse, the new construction reads as clearly separate from the historic building.

Fifth Floor Roof Variety and Cornice

One of the concerns with new development projects throughout the historic district and particularly on Washington Street is the incorporation of what appears from the ground to be a variety of roof heights and forms. Having adequate variety provides architectural interest and results in varying scale and massing. The previous version appeared to be two strong and individual buildings but they shared a common roof form with a pronounced top floor cornice at the attic story. The current proposal entirely changes the roof form at the northernmost block to read as a four story building with a de-emphasized fifth story due to the addition of a glass mansard. The glass mansard is a contemporary feature that has been used successfully in several previous projects and references a 19th century roof form found on Washington Street and throughout the historic district. The previous scheme featured a pronounced cornice at the attic story that was derived from the old Corn Exchange Building at 100 King Street. The revised scheme maintains a very strong cornice but it is less replicative and features prominent brick corbelling. Both of these changes at the roof level contribute to these buildings drawing from historic precedent without historicism and staff finds them to be a significant improvement.

North Elevation

The Board had been very concerned about the five-story blank wall on the north elevation. The current proposal successfully addresses this concern for this property line wall which cannot have any window openings. Keeping the vehicular drive more open reduces the tunnel effect that was previously a concern by adding light and transparency to this functional element. The introduction of pilasters and blind windows significantly enhances this elevation, making it feel unified as part of the overall building composition.

As previously noted, staff finds the proposed new construction generally in keeping with the scale and eclectic character of this particular section of North Washington Street which is removed from both the historic core around King Street and the more pastoral sections that largely contain mid-20th century garden apartments. The site is within the Pendleton Street to

Bashford Lane sector in the Washington Street chapter of the BAR's *Design Guidelines*. The Scale and Character description states:

This section is predominantly commercial with a number of modern office buildings and highway oriented uses. New buildings in this area should be oriented to the street, create an attractive pedestrian environment and foster a sense of place, arrival and community. (p.8)

The applicant also prepared revised rear (west) and south elevations, both of which staff finds to be greatly improved and to contribute to the overall appropriateness of the design.

At this point, staff has no recommendations for further refinement at the concept stage, except to note that high-quality materials and well-executed design details should be incorporated into the final design for Certificate of Appropriateness review.

WASHINGTON STREET STANDARDS

Standards to Consider for a Certificate of Appropriateness on Washington Street

In addition to the general BAR standards outlined in the Zoning Ordinance, and the Board's *Design Guidelines*, the Board must also find that the Washington Street Standards are met. A project located on Washington Street is subject to a higher level of scrutiny and design to ensure that the memorial character of the George Washington Memorial Parkway is protected and maintained based on the City's 1929 agreement with the federal government.

Staff repeats the analysis related to the additional standards for Washington Street described in the Zoning Ordinance. Staff's comments as to how the Standards are satisfied or need further study are found below.

Washington Street Standards

Alexandria Zoning Ordinance Sec. 10-105(A)(3): Additional standards—Washington Street.

(a) In addition to the standards set forth in section 10-105(A)(2), the following standards shall apply to the construction of new buildings and structures and to the construction of additions to buildings or structures on lots fronting on both sides of Washington Street from the southern city limit line north to the northern city limit line:

(1) Construction shall be compatible with and similar to the traditional building character, particularly including mass, scale, design and style, found on Washington Street on commercial or residential buildings of historic architectural merit.

i. Elements of design consistent with historic buildings which are found on the street shall be emphasized.

The overall design intention draws inspiration from late 19th-century and early 20th-century architecture, similar to that found historically on Washington Street. The buildings feature several elements that draw from these styles, illustrating this lineage.

- ii. New buildings and additions to existing buildings shall not, by their style, size, location or other characteristics, detract from, overwhelm, or otherwise intrude upon historic buildings which are found on the street.*

The proposed design for the project will allow the historic townhouse to remain visually prominent. Further, the project includes rehabilitating and reusing the historic townhouse which has been vacated and boarded up for many years. The glass hyphen provides a clear separation between the new and old buildings that allows the historic townhouse to be a part of, yet stand separate from the block face. Overall, the proposal seeks to create background “buildings” that will not overwhelm the historic buildings on Washington Street.

- iii. The design of new buildings and additions to existing buildings shall be complementary to historic buildings which are found on the street.*

As noted above, the design, siting and materials are consistent with historic patterns of development and design found on Washington Street without being a slavish replication, therefore complementing the historic buildings.

- iv. The massing of new buildings or additions to existing buildings adjacent to historic buildings which are found on the street shall closely reflect and be proportional to the massing of the adjacent historic buildings.*

The proposed mass does not overwhelm the existing historic townhouse and the revised massing and design suggests two distinct buildings as part of the new construction.

- v. New buildings and additions to existing buildings which are larger than historic buildings which are found on the street shall be designed to look separate and shall not give the impression of collectively being more massive than such historic buildings. This design shall be accomplished through differing historic architectural designs, facades, setbacks, roof lines and styles. Buildings should appear from the public right-of-way to have a footprint no larger than 100 feet by 80 feet. For larger projects, it is desirable that the historic pattern of mid-block alleys be preserved or replicated.*

Although one building, the proposal implements the appearance of two “buildings” by separating the facades by hyphens and two differing architectural styles, as has been done successfully on other projects in Old Town. Additional roof line changes and slight setbacks will also help to define this as separate buildings rather than one large composition.

- vi. Applications for projects over 3,000 square feet, or for projects located within 66 feet of land used or zoned for residential uses, shall include a building massing study. Such study shall include all existing and proposed buildings and building additions in the six block area as follows: the block face containing the project,*

the block face opposite, the two adjacent block faces to the north and the two adjacent block faces to the south.

The applicant has included massing models of the surrounding blocks illustrating that the proposed massing, with some refinements, will be consistent with the context of this area of North Washington Street.

vii. *The massing and proportions of new buildings or additions to existing buildings designed in an historic style found elsewhere in along Washington Street shall be consistent with the massing and proportions of that style.*

The proposed massing of the two “buildings” appropriately employs the traditional massing, details and proportions of the architectural styles from which they derive inspiration. The overall proportions of the scheme are appropriate.

viii. *New or untried approaches to design which result in new buildings or additions to existing buildings that have no historical basis in Alexandria or that are not consistent with an historic style in scale, massing and detailing, are not appropriate.*

The two brick “buildings” each derive from historic styles found on Washington Street and the concept of an architectural hyphen is a common way for buildings to be joined together as their design and program evolve over the years. Historically, as enterprises, businesses, church or other institutions have expanded, they often create hyphens or connections that physically connect multiple structures but allow the main structures to visually retain their prominence. On Washington Street, one example would be the Downtown Baptist Church which has a hyphen to the south side.

(2) *Facades of a building generally shall express the 20- to 40-foot bay width typically found on early 19th century commercial buildings characteristic of the Old and Historic Alexandria District, or the 15- to 20-foot bay width typically found on townhouses characteristic of the Old and Historic Alexandria District. Techniques to express such typical bay width shall include changes in material, articulation of the wall surfaces, changes in fenestration patterns, varying roof heights, and physical breaks, vertical as well as horizontal, within the massing.*

The building features bay widths consistent with a commercial building from the late 19th and early 20th centuries.

(3) *Building materials characteristic of buildings having historic architectural merit within the district shall be utilized. The texture, tone and color of such materials shall display a level of variety, quality and richness at least equal to that found abundantly in the historic setting.*

The materials proposed include high-quality, historically-appropriate materials generally found in the district such as red brick. As new construction, high-quality modern materials may be permitted.

(4) *Construction shall reflect the traditional fenestration patterns found within the Old and Historic Alexandria District. Traditional solid-void relationships exhibited within the district's streetscapes (i.e., ratio of window and door openings to solid wall) shall be used in building facades, including first floor facades.*

The proposed fenestration generally utilizes traditional solid-void relationships within a load-bearing masonry construction form. The first floor features large windows with strong masonry piers that are appropriately scaled and consistent with traditional commercial fenestration throughout the district.

(5) *Construction shall display a level of ornamentation, detail and use of quality materials consistent with buildings having historic architectural merit found within the district. In replicative building construction (i.e., masonry bearing wall by a veneer system), the proper thicknesses of materials shall be expressed particularly through the use of sufficient reveals around wall openings.*

The Board's final approval of a Certificate of Appropriateness will require that high-quality materials and appropriate detailing be used consistently throughout the project. The concept plans indicate that this will be fully met.

(b) *No fewer than 45 days prior to filing an application for a certificate of appropriateness, an applicant who proposes construction which is subject to this section 10-105(A)(3), shall meet with the director to discuss the application of these standards to the proposed development; provided, that this requirement for a preapplication conference shall apply only to the construction of 10,000 or more square feet of gross building area, including but not limited to the area in any above-ground parking structure.*

(c) *No application for a certificate of appropriateness which is subject to this section 10-105(A)(3) shall be approved by the Old and Historic Alexandria District board of architectural review, unless it makes a written finding that the proposed construction complies with the standards in section 10-105(A)(3)(a).*

(d) *The director may appeal to city council a decision of the Old and Historic Alexandria District board of architectural review granting or denying an application for a certificate of appropriateness subject to this section 10-105(A)(3), which right of appeal shall be in addition to any other appeal provided by law.*

(e) *The standards set out in section 10-105(A)(3)(a) shall also apply in any proceedings before any other governmental or advisory board, commission or agency of the city relating to the use, development or redevelopment of land, buildings or structures within the area subject to this section 10-105(A)(3).*

(f) *To the extent that any other provisions of this ordinance are inconsistent with the provisions of this section 10-105(A)(3), the provisions of this section shall be controlling.*

(g) *The director shall adopt regulations and guidelines pertaining to the submission, review and approval or disapproval of applications subject to this section 10-105(A)(3).*

- (h) Any building or addition to an existing building which fails to comply with the provisions of this paragraph shall be presumed to be incompatible with the historic district and Washington Street standards, and the applicant shall have the burden of overcoming such presumption by clear and convincing evidence.
- (i) The applicant for a special use permit for an increase in density above that permitted by right shall have the burden of proving that the proposed building or addition to an existing building provides clearly demonstrable benefits to the historic character of Washington Street, and, by virtue of the project's uses, architecture and site layout and design, materially advances the pedestrian-friendly environment along Washington Street.

Next Steps

At this time, it is anticipated that the DSUP will be reviewed by Planning Commission and City Council in the fall of 2015. The applicant should continue to work with staff as plans are refined to ensure continued conformance with BAR requirements and to make revisions based on the Board's comments.

IV. STAFF RECOMMENDATION

Staff recommends that the Board endorse the refinements made to the concept proposal. Architectural details and materials selection will be reviewed and approved as part of the Certificate of Appropriateness request.

STAFF

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

V. 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:

Comments carried over from DSUP2015-00004

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.

Response: Still Required

C-2 Staff suggests the applicant clarify what uses/services will be provided in the associated amenity space to ensure use and parking requirements.

Response: Still Required

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.

Response: Acknowledged

C-4 The loading space must have a minimum clearance height of 14.5 feet.

Response: Still Required; Clearance heights must be specified on the plan

C-5 Show the location and size of all proposed exterior mechanical, HVAC equipment, and screening at ground level and/or on rooftop.

Response: Acknowledged

C-6 Show the location and size of all dumpsters and enclosures at ground level.

Response: Still Required; Dumpsters must be shown

C-7 Applicant must submit parking tabulations.

Response: Acknowledged

Previous Comments from BAR2015-00152/00154

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.

Previous findings carried over from DSUP2015-00004

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.

Response: Acknowledged

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.

Response: Acknowledged

F-3 The applicant is proposing tandem parking, special use permit approval is required for tandem parking.

Response: Acknowledged

F-4 The applicant is proposing valet parking, an administrative Special Use Permit is required for valet parking within the CD-X zone.

Response: Acknowledged

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.

Response: Still Required; Staff could not find mention of a parking management plan.

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).

Response: Acknowledged

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).

Response: Acknowledged

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.

Response: Acknowledged

F-9 The proposed development must comply with the Washington Street Standards and the design guidelines of the Old Town North Area Plan.

Response: Acknowledged

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)
 - Please submit Insurance Certificate:**
 - City of Alexandria**
 - T&ES / Permit Section**
 - Attn: Kimberly Merritt**
 - 301 King Street, Room 4130**
 - 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.
- R-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.
- R-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.

VI. NATIONAL PARK SERVICE COMMENTS

No comments received.

ATTACHMENTS

- 1 – Minutes from June 17, 2015 BAR work session*
- 2 – Supporting Materials*
- 3 – Application for 802-808 North Washington St Concept Review Work Session*

ATTACHMENT 1

BOARD ACTION on June 17, 2015: The Board endorsed the height, scale, mass and general architectural character, 5-0.

SPEAKERS

Mary Catherine Gibbs, representing the applicant, introduced the project team and responded to questions.

John Rust, project architect, gave an overview of the proposed design.

Gail Rothrock, 209 Duke Street and representing Historic Alexandria Foundation, disagreed with the analysis of the Washington Street Standards, particularly Standard #2, and said that the proposed hotel will overwhelm the historic townhouse. She thought that the massing was too heavy and boxy and recommended reducing the overall height by one story. She asked that a condition of approval include a requirement to provide an interpretive display of all of the motels formerly on Washington Street.

Poul Hertel, 3716 Carriage House Court, expressed concerns with the design, finding it appeared as one solid mass. He said the design of the rear should be considered as well, that the transition from the historic townhouse was too abrupt and that the auto entrance should be permitted from Washington Street. He supported the glass hyphens if they were visually transparent and exposed a masonry return on the building blocks.

Chuck Trozzo, 209 Duke Street, stated that the townhouse would be overwhelmed by the hotel and the glass hyphen was not enough to respect the historic townhouse.

BOARD DISCUSSION

Mr. Carlin stated that it was a well-conceived project but noted that the ends may need to transition down to the townhouse.

Mr. von Senden observed that North Old Town was an interesting neighborhood with a combination of low scale buildings and really large buildings. He said the current design read as four different elevations rather than one articulated mass and building. He thought the north elevation needed additional architectural detail because it was highly visible beside the Little Tavern. He preferred Alt. #1 but recommended stepping back both the hyphen and the top floor on the east side, though he liked the Corn Exchange detailing for the main mass. He recommended restudying the transition to the historic townhouse and looking at setbacks at the top story.

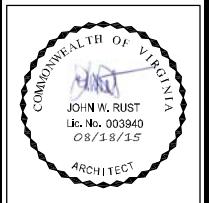
Ms. Miller was concerned about turning from Washington Street into the site. She agreed that the townhouse needed more prominence and that the north elevation needed more refinement.

Ms. Roberts agreed with the comments already made. She preferred the glass hyphens. She also preferred the concept of one general architectural style to allow the townhouse to retain a singular prominence. She wanted to see more refinement and detailing on the

brick work. She agreed that the north elevation needed work.

Chairman Fitzgerald agreed with the others and stated that the north elevation would be highly visible and needed more work. He also supported the use of glass hyphens to separate the building masses.

Ms. Roberts made a motion to endorse the height, scale, mass and general architectural character of the project. Mr. Carlin seconded the motion and it carried, 5-0.



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14.074

REVISIONS

DATE	DESCRIPTION
8/18/15	REVISED

BAR CONCEPT
SUBMISSION
08.03.15

EXTERIOR
ELEVATIONS

SHEET NO.

A2.1

REVISED MATERIAL
RECIEVED 8/18/2015



REVISED MATERIAL
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REVISIONS

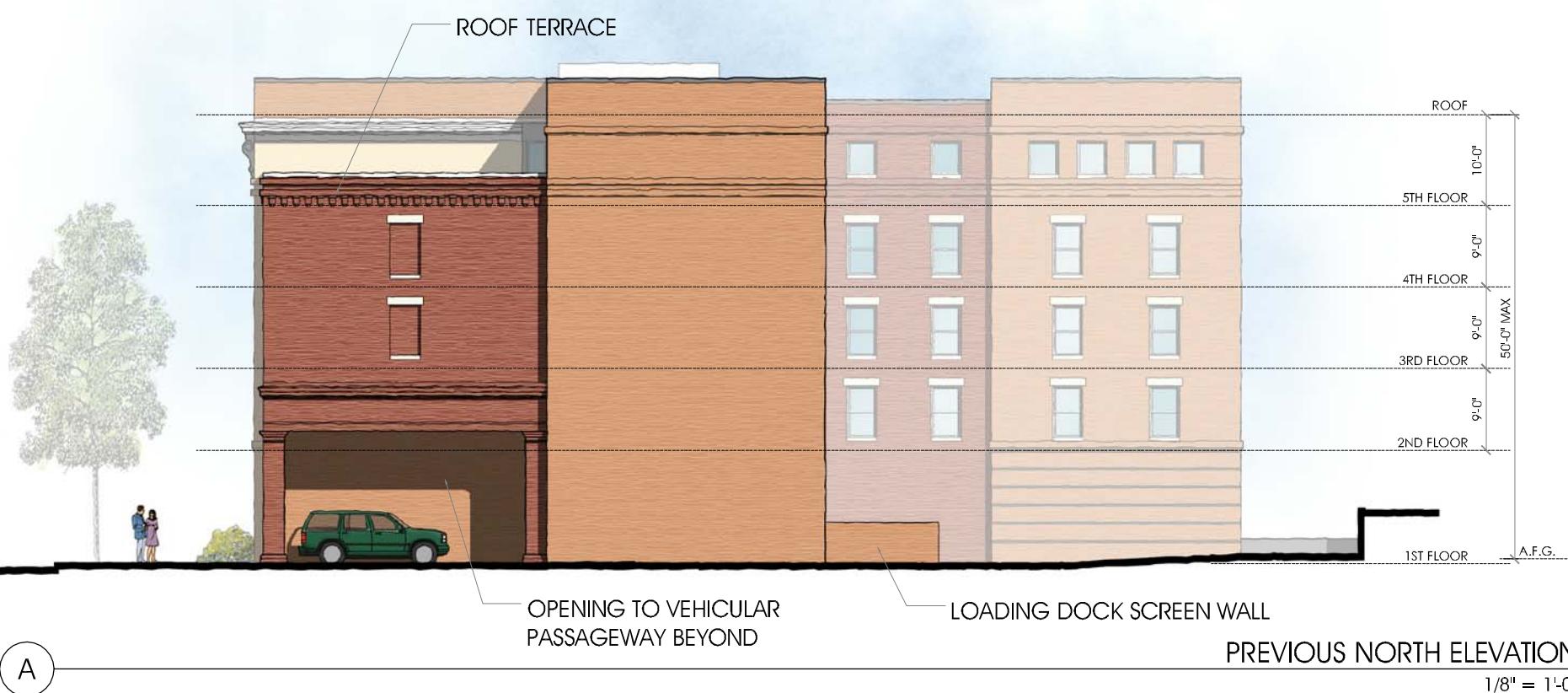
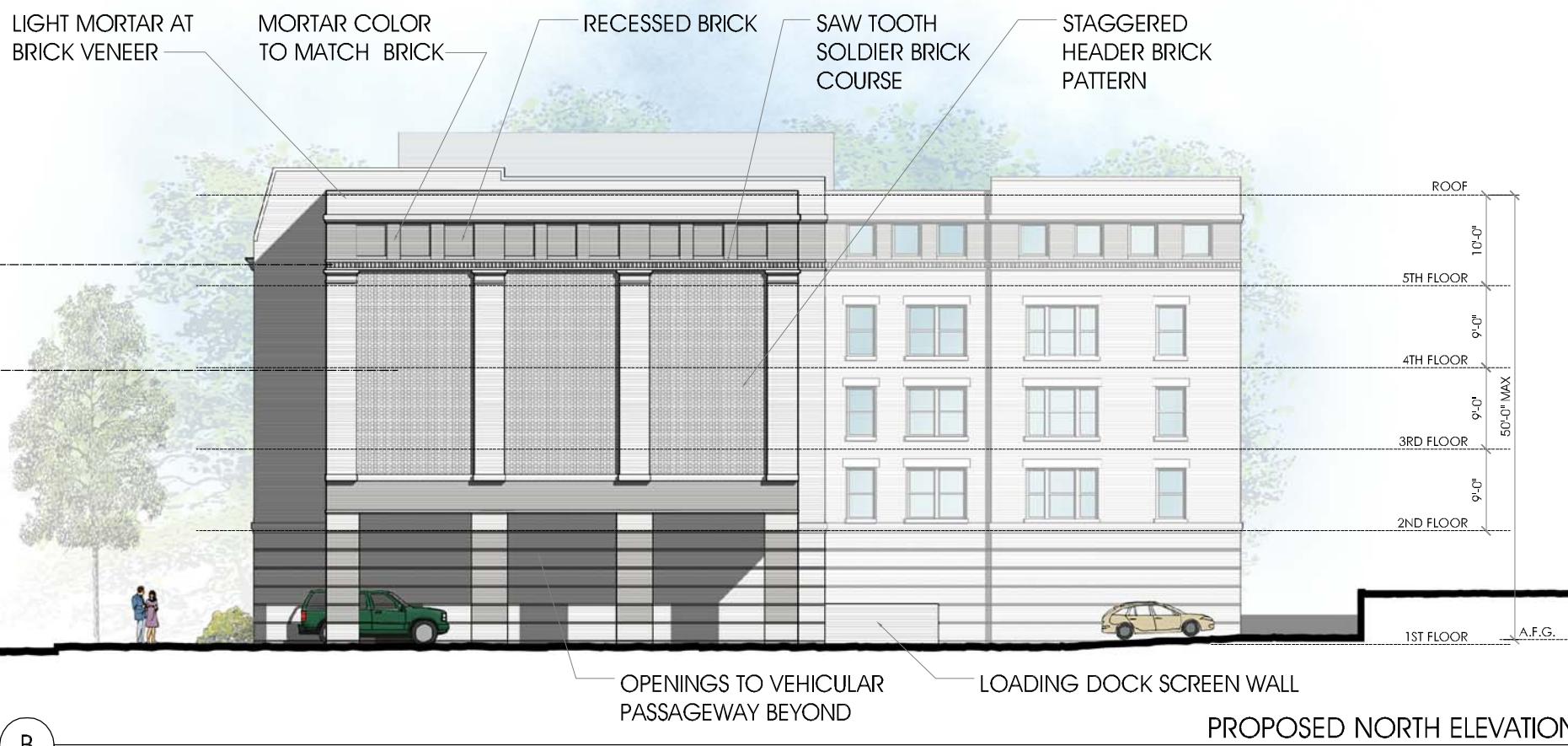
DATE DESCRIPTION
8/18/15 REVISED

BAR CONCEPT
SUBMISSION
08.03.15

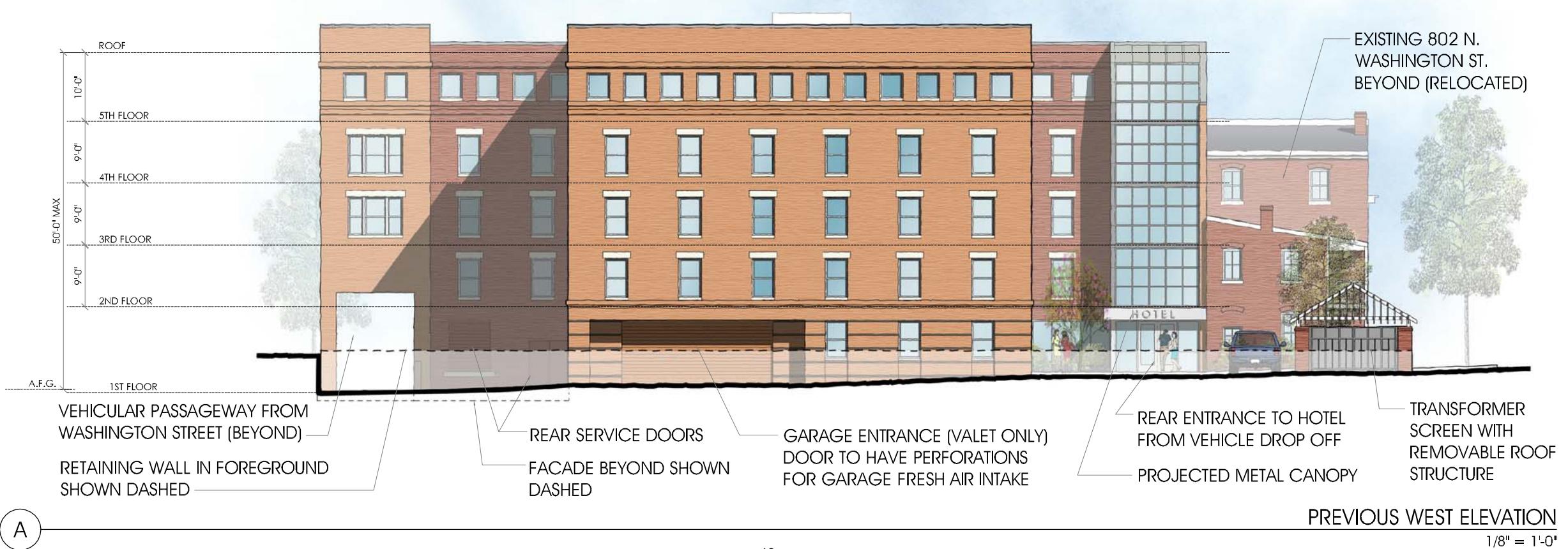
EXTERIOR
ELEVATIONS

SHEET NO.

A2.2



REVISED MATERIAL
RECEIVED 8/18/2015



RUST | ORLING
ARCHITECTURE

1215 CAMERON STREET
ALEXANDRIA, VA
22314

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F - 703.548.4779
admin@rustorling.com
www.rustorling.com

800
North
Washington
Street

802 & 808 North
Washington Street
Alexandria, VA



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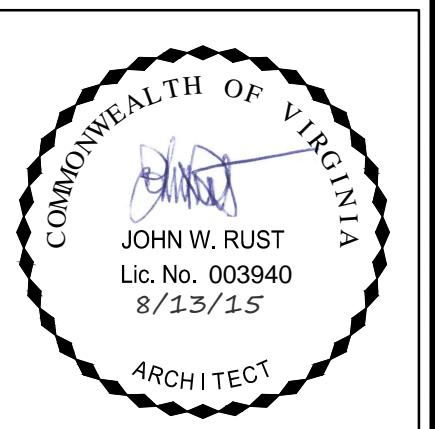
800
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REVISED MATERIAL
RECIEVED 8/18/2015

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RECIEVED 8/17/2015



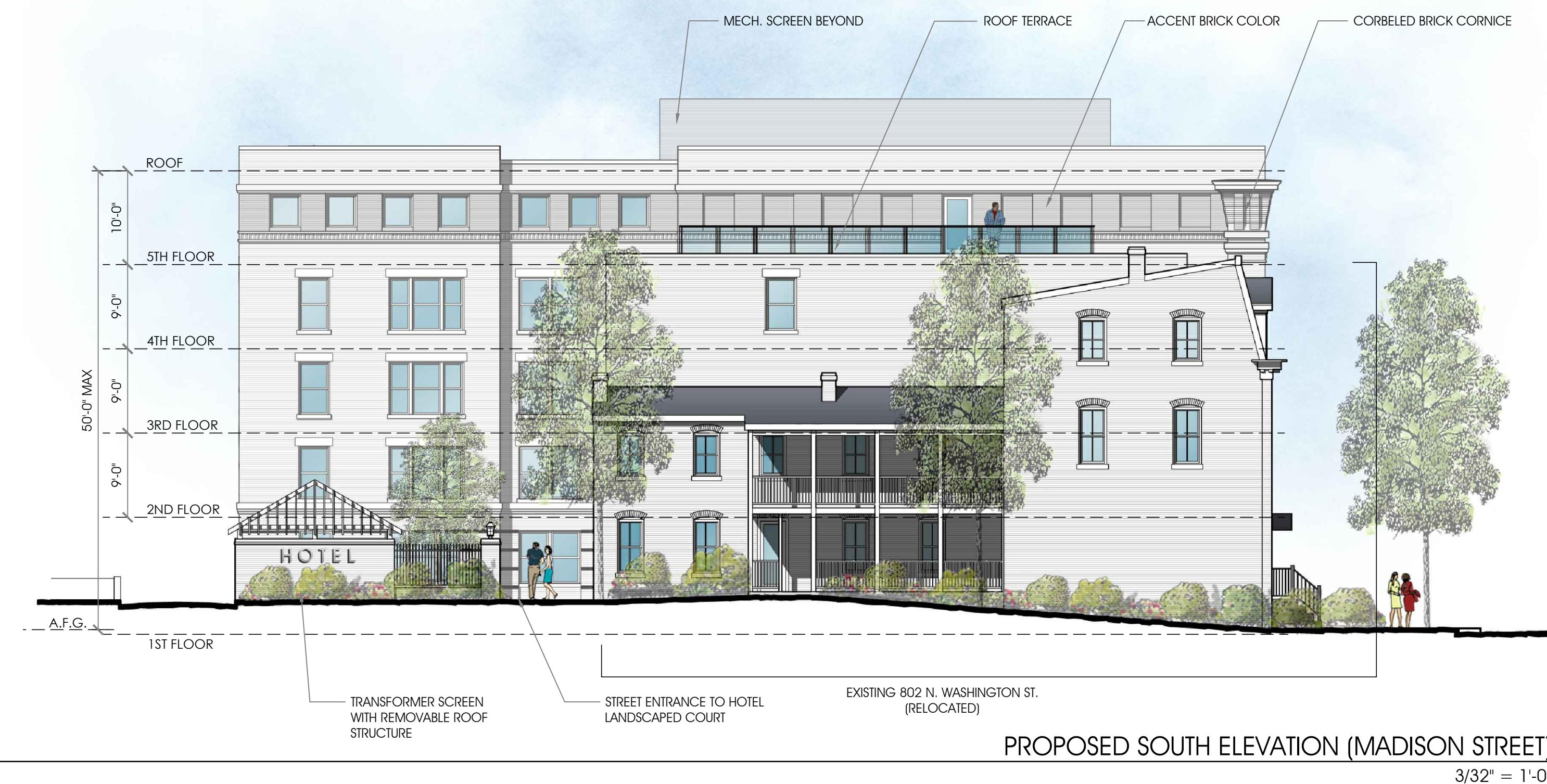
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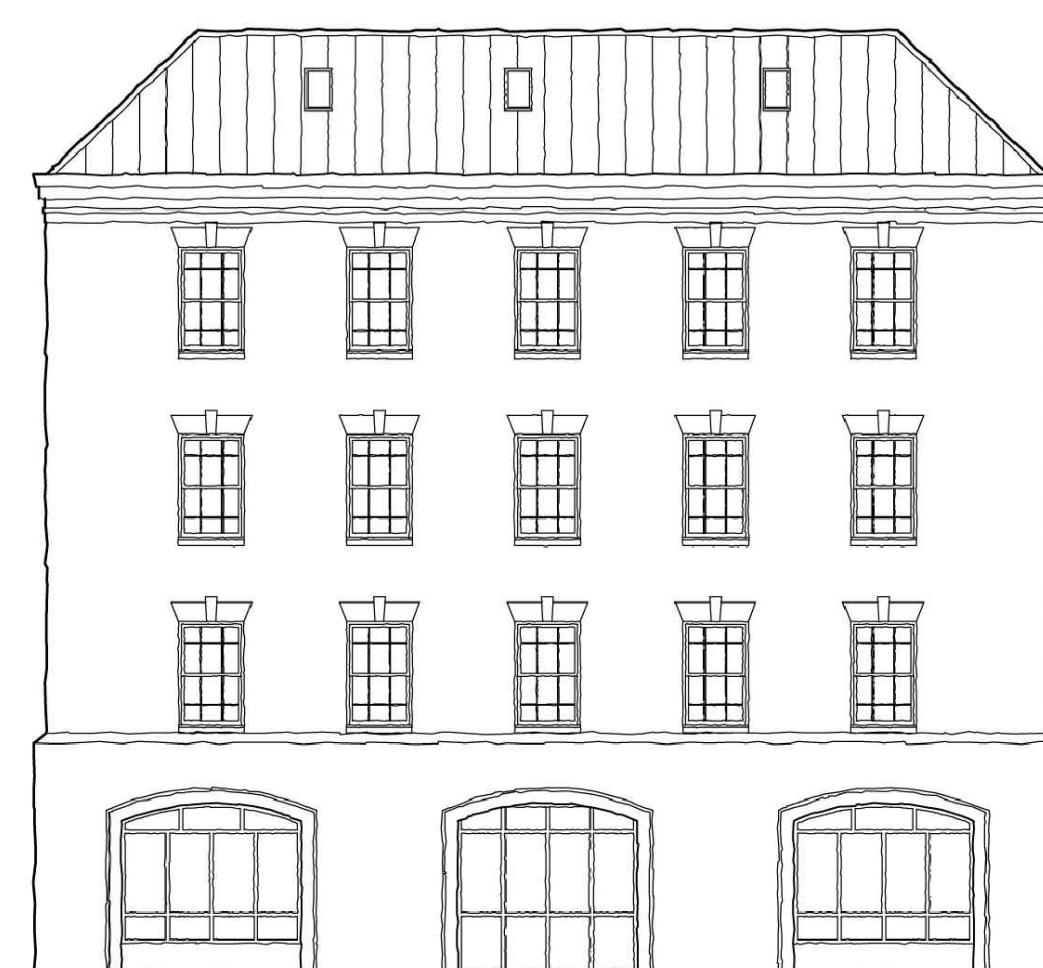
802 & 808 North
Washington Street
Alexandria, VA



B

PROPOSED SOUTH ELEVATION (MADISON STREET)

3/32" = 1'-0"



MADISON STREET

732 N. WASHINGTON STREET

[ONE WAY]



A

PROPOSED EAST ELEVATION (WASHINGTON STREET)

3/32" = 1'-0"

REVISIONS

DATE DESCRIPTION
5/27/15 REVISED

PRELIMINARY
SITE PLAN
08.13.15

WASHINGTON
STREET ELEVATION

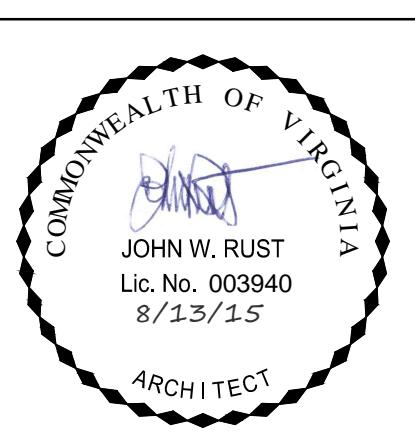
SHEET NO.

A2.1

APPROVED	
SPECIAL USE PERMIT NO. 2015-0004	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR	DATE

CHAIRMAN, PLANNING COMMISSION	DATE
DATE RECORDED _____	
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO. _____	

REVISED MATERIAL
RECIEVED 8/17/2015



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800
North
Washington
Street

802 & 808 North
Washington Street
Alexandria, VA



14.074

REVISIONS	
DATE	DESCRIPTION
5/27/15	REVISED

PRELIMINARY
SITE PLAN
08.13.15

EXTERIOR
ELEVATIONS

SHEET NO.

A2.2

APPROVED	
SPECIAL USE PERMIT NO. 2015-0004	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	DATE
DATE RECORDED _____	
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO. _____	

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" #2

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.*

<input type="checkbox"/> awning	<input type="checkbox"/> fence, gate or garden wall	<input type="checkbox"/> HVAC equipment	<input type="checkbox"/> shutters
<input type="checkbox"/> doors	<input type="checkbox"/> windows	<input type="checkbox"/> siding	<input type="checkbox"/> shed
<input type="checkbox"/> lighting	<input type="checkbox"/> pergola/trellis	<input type="checkbox"/> painting unpainted masonry	
<input type="checkbox"/> 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 mass, scale and architectural character of the proposed new construction.

This submission requests a concept work session of the modifications to the Washington Street elevation and the North elevation based on comments received from the Board as well as City staff.

These modifications include:

- 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.

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.

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: August 3, 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 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. Sameer		
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
Date

RAJNIKANT PATEL
Printed Name


Signature