

BAR Meeting
March 4, 2015

ISSUE: Permit to Demolish/Capsulate and New Construction

APPLICANT: Mahmood Investment Corp.

LOCATION: 700-710 North Washington Street

ZONE: CDX / Commercial

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness with the following conditions:

1. Pursue the two story tall bow window alternative shown in the Wythe Street elevation drawings dated February 2, 2015, with a projection of approximately 36" from the building wall. The applicant must acquire approval of an Encroachment from City Council for the bow window before approval of a building permit or must redesign an alternate scheme that does not encroach and return to the BAR for final approval of this elevation.
2. The applicant shall submit enlarged details and sections for elements such as corbelling, cornices, ornamental trim and the like for final approval by staff as part of the building permit review process.
3. All specifications for windows, doors, light fixtures and other materials must be in conformance with the BAR's adopted policies, with final approval by staff. The applicant may elect to use a fiberglass and glass door if they can find a version without raised molding, with final approval by staff.
4. The applicant shall submit a sample of the proposed spandrel glass to ensure that it will appear as natural, clear glass in the field. If no acceptable spandrel glass can be located, then the applicant shall install interior shutters or similar in its place, with final approval by staff.
5. The applicant shall utilize different roof colors or materials for the two different mansard roof forms on Washington Street to increase the appearance of two separate buildings. The applicant may elect to use metal shingles in different colors or to introduce an alternate, appropriate material such as slate or synthetic slate shingles.
6. The applicant shall construct a mock-up of the proposed materials on site with final approval of material selection by BAR staff.
7. The front fencing on the new construction shall be distinct from, but compatible with, the existing fencing in front of 710-12 North Washington Street.
8. The applicant shall work with staff for the necessary alterations to reconfigure the roof of the one-story rear porch at 710 North Washington Street.

9. Include the following archaeology comments on all construction documents relating to ground disturbing activity, so that on-site contractors are aware of the requirements:
 - a. The applicant/developer shall 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.
 - b. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

****EXPIRATION OF APPROVALS:** 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.

****BUILDING PERMIT:** 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.

****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.



BAR2015-00026 & BAR2015-00027



Note: Staff coupled the reports for BAR #2015-0026 (Permit to Demolish/Capsulate) and BAR #2015-0027 (Certificate of Appropriateness) for clarity and brevity. This item requires a roll call vote.

I. ISSUE

The applicant is requesting approval of a Permit to Demolish/Capsulate and a Certificate of Appropriateness for new construction at 700-710 North Washington Street. The BAR endorsed the scale, mass and architectural character of this project in February 2013.

Permit to Demolish/Capsulate:

- Demolish the existing Travelodge motel at 700 North Washington Street
- Capsulate south elevation of the two-story brick townhouse at 710 North Washington Street

Certificate of Appropriateness for New Construction

The current submission is for one large building that will visually appear to be four visually separate buildings with a range of architectural styles and three- and four-story tall elements, as required by the Washington Street Standards to maintain the scale of this important street. On Washington Street, the southernmost building will be a three-story Italianate brick building with a prominent first-floor storefront. The center building, the largest element at four-stories and with prominent projecting bays, is designed to look like a late-19th-century apartment building in the late 19th century Richardsonian Romanesque architectural style. The northernmost element will appear to be a substantial three-story brick townhouse set back from the sidewalk with a raised terrace. The Wythe Street elevation also provides the visual appearance of multiple buildings and relates to the styles on the Washington Street elevation as the three-story Italianate building wraps the corner and the prominent center building from Washington Street also dominates this elevation. The western part of this elevation steps down significantly toward the alley.

Changes since Concept Review

Since the BAR's concept review of this project, the applicant has made a number of changes and improvements. The changes include the following:

- Reduction in overall square footage of building, including the elimination of one residential unit
- Increase rooftop open space
- Addition of Juliet balconies on the front and side elevations at the second and third stories
- Revision of main front entry on center section on Washington Street elevation
- Refinements to the storefront façade at the corner
- Redesign of the rear elevation along alley, including the introduction of balconies, use of fiber cement siding, and increased setback from alley
- Removal of encroaching planters on Washington Street elevation
- Reconfiguration of parking to allow for an additional parking spot off the alley
- Possible redesign of Wythe Street elevation, if an encroachment is not pursued

The proposal includes a request for a waiver of the rooftop mechanical equipment screening requirement.

Materials

- Wood and fiberglass windows and doors
- Metal railings
- Fypon/Azek trim
- Fiber cement siding
- Brick
- Stone, cast-stone and architectural CMU
- Aluminum storefront system

The applicant proposes a rather subdued color palette featuring deep red brick and dark grey accent brick with either cream or reddish mortar; a deep red architectural rock-like CMU block base; red, cream, dark green and pewter paint colors. The metal roof shingles are proposed to be moss green in a diamond pattern.

II. HISTORY

The BAR approved construction of the Colonial Revival style Virginia Motel in **1955**. It was altered and expanded in **1965**. The motel is an example of mid-century roadside architecture. Over the years, the BAR has approved minor alterations and a number of signs for this location.

710 North Washington Street is a semi-detached two-story building constructed of masonry common brick and built around **1920**. The original form of the structure is intact, with minimal alterations made to either 712 or 710 North Washington and features a front porch in the Wardman style, found throughout the Washington, D.C. region dating to the first decades of the twentieth century.

III. ANALYSIS

The proposed development must comply with DSUP 2013-00002. As of the publication of this report, no comments from the National Park Service have been received.

Permit to Demolish/Capsulate

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?

In the opinion of Staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. Although the motel was constructed in the mid-1950s as the Virginia Motel, it was later significantly altered and expanded in 1965. The motel is a local example of mid-century roadside architecture. However, staff finds that it has been significantly altered and is not one of the district's better examples of roadside architecture, lacking unique character-defining features and historic integrity. While there are several good examples of roadside architecture on Washington Street for which staff would support preservation, this particular motel is not among them. Therefore, staff finds that none of the criteria for demolition are met.

Additionally, while the row house at 710 North Washington Street is historic, the proposed capsulation of the south elevation is acceptable and will not remove any uncommon design features or change one's understanding of the building. Row houses such as this, often referred to as Wardman-style row houses after the prolific early 20th century Washington, D.C. area developer, were typically attached on both sides and appeared in rows of four or more units. This particular house has several windows on the south elevation that will be eliminated as part of the capsulation. Extensive alterations to the existing one-story rear porch on this building and a new porch roof will also be required, as the porch overhang extends beyond the building wall. The applicant should work with staff to retain and appropriately modify this element.

New Construction

The BAR's *Design Guidelines* only require that new buildings be compatible with nearby buildings of historic merit and do not mandate the use of historic styles for new construction but do state that where new buildings recall historic buildings, that the architectural details used throughout the building should be consistent with that same style and that the building should not be a slavish replica of any particular building in the district. The Washington Street Standards dictate that "the design of new buildings and additions to existing buildings shall be complementary to historic buildings which are found on the street." In addition, it is noted in the Standards and Guidelines that "new buildings...shall be designed to look separate and shall not give the impression of collectively being more massive than such historic buildings."

At the concept review in February 2013, the BAR enthusiastically supported this project, noting that it was consistent with all of the standards set forth in the Washington Street Standards, as the project draws on historic architectural styles found on Washington Street. Staff continues to support this project proposal.

Addition of Balconies

The applicant has added several single and double Juliet balconies on the Washington Street and Wythe Street elevations. Staff has no objection to this addition, noting that it adds visual interest and conveys the residential character of this project. The metal railings offer an opportunity for creative detailing and craftsmanship.

Rear Elevations

The most significant change to this project has been a reconfiguration of the rear elevations. Figure 1 shows the previous rear (west) elevation shown to the BAR at concept review. As the

design has evolved since that time, the applicant has reconsidered unit layout and the desire to add outdoor space in the form of balconies and terraces. Figure 2 shows the proposed rear elevation. The current rear elevation is less massive and less formally composed than what was previously proposed. The scale is broken down and it has a strong set back above the third story, providing a better transition to St. Joseph's Catholic Church to the west. The previous concept version had an awkward roof line as the mansard changed planes and turned corners and had a large, bland masonry wall surrounding the parking garage and loading bays. The current rear elevation also introduces simpler forms and materials, typical of secondary elevations on both new and old buildings, and features greatly increased articulation of the building mass. Additionally, the rear now offers balconies and terraces as well as more refined brickwork along the alley for the garage and loading areas. This alley façade is visible from both Wythe Street and the play yard at the adjacent Church. Staff has no objection to the changes to the rear elevation and finds the current proposal to be a substantial improvement, representing appropriate changes and refinements from concept review to Certificate of Appropriateness final review.



Figure 1. PREVIOUS rear (west or alley) elevation presented at concept review in February 2013.



Figure 2. CURRENT rear (west or alley) elevation.

Projecting Bow on Wythe Street

The concept proposal and current proposal include a pronounced two-story rounded projecting bay, or bow window, onto Wythe Street that is the central design feature of this facade. The depth of the window projection was not specified in the concept review drawings and projections into the City right-of-way are limited to 10" in the City Code. The bay is well-proportioned and a prominent visual feature on this elevation which will also be highly visible from Washington Street. Staff does not believe 10" is adequate and recommends that the BAR require this projection to be increased. Historic bays such as this would typically extend approximately three feet from the building face (see Figures 3 & 4 below). Construction of the bay at the recommended three foot projection will require approval of an encroachment by Planning Commission and City Council.



Figure 3. 417 North Washington Street bow window



Figure 4. 208 North Washington Street windows

The applicant has submitted an alternative elevation design for Wythe Street, dated February 26, 2015, that stays within the 10" projection limitation of the Code. However, staff believes this simplified alternative lacks the strong focus of the original design and does not recommend its approval.

Materials

As this is new construction, the applicant has the option to utilize a range of appropriate, high-quality natural and composite modern and sustainable materials. Generally, staff supports the proposed materials palette, finding the brick selection and use of both stone and architectural CMU in a rusticated form, to be appropriate. The applicant has proposed composite material for trim and the storefront system. The BAR's Window Policy permits the applicant to use fiberglass, wood, or aluminum-clad wood windows. At this point, the applicant has proposed using wood windows for the arched windows and fiberglass in other locations. Staff will review

the final window specifications as part of the building permit to ensure complete compliance with the BAR's adopted policy.

The applicant has requested to use fiberglass full-light doors. The BAR's adopted policy specifically does not permit the administrative approval of fiberglass doors with any lights because of the prominence of the molding where the rails/stiles meet the glass, as these typically have either exposed stainless screws or large button caps. As with all modern materials, they continue to evolve and be refined each year. The applicant understands the BAR's concern and is working to select a fiberglass door whose perimeter molding is flush with the door panel to eliminate the awkward and oversized appearance. The applicant has submitted a preliminary specification that indicates this condition can be appropriately addressed. Therefore, staff



Figure 3. Left: Fiberglass door with raised sticking where glass meets rails and stiles. **Right:** Wood door with flush sticking where glass meets wood.

recommends that the BAR allow for staff level approval of a fiberglass door with a single light provided all trim and molding is flush with the main door. Should the applicant be unable to meet this condition, then a wood door must be used.

There are two locations on the Washington Street elevation and two windows on the rear elevation where the applicant proposes to use spandrel glass. The *Design Guidelines* note that “reflective and tinted glass are not appropriate.” The BAR rarely approves tinted, spandrel or reflective glass, or any obscuring of windows. In the case of the two windows proposed for the rear elevation, staff recommends that they be eliminated and just left as siding, noting that such a revision will not negatively affect the elevation. On the front elevation, the window arrangement where the proposed spandrel sash are located cannot be so easily changed without disrupting the

rhythm of the fenestration. The applicant is proposing spandrel glass for the bottom sash in these locations due to the interior layout of the dwelling units. As the applicant continues to work on the construction drawings, it is strongly recommended that they pursue an option with an interior layout that permits a full-sized window, as drawn. Should this not be possible on the second and third stories, the applicant can work with staff to determine an appropriate option, pursuing a spandrel glass color that is as unobtrusive and unreflective as possible, to be approved with a sample in the field. If a satisfactory sample is not found, then the applicant may install interior shutters in a permanently fixed position for the two lower sash.

As this is, perhaps, the final Certificate of Appropriateness review, staff recommends that any approval be conditioned on the submission of details and sections of a number of elements, not limited to cornices, railings, mansard roof window trim, and other details, as part of approval of the building permit review by staff. During that review staff can ascertain whether style, proportions, depth and detailing, and quality of the materials are appropriate.

Waiver of Rooftop Screening Requirement

The applicant has provided sight lines showing that the proposed rooftop equipment will be minimally visible. The proposed rooftop equipment will be located near the center of the roof and there will be a parapet for much of the roof. Therefore, staff supports the request for a waiver of rooftop mechanical screening with final unit locations to be confirmed by staff on construction drawings and in the field.

Fencing on Washington Street

The applicant has proposed fencing in front of the new townhouse adjacent to the existing historic townhouses at 710-712 North Washington Street that matches the adjacent historic fencing. Staff's preference is to allow the historic fencing to retain its distinction and therefore recommends a simpler and less ornamented but compatible fence in front of the new construction.

Standards to Consider for a Certificate of Appropriateness on Washington Street

In addition to the general BAR standards outlined in the Zoning Ordinance, due to the project's location fronting on Washington Street, the Board must also find that the Washington Street Standards are met. Staff has included below the additional standards for Washington Street described in the Zoning Ordinance.

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.

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

- (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.*

As noted in the concept review memo (Attachment 3) during the concept review process, staff finds that each of the Washington Street Standards is satisfied. Staff will continue to work with the applicant to ensure the ornamentation, detailing and materials are all consistent with the expectations of the Board and public for this area of the historic district.

STAFF

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

IV. CITY DEPARTMENT COMMENTS

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

Code Administration

No comments received.

Transportation and Environmental Services

1. Comply with all requirements of DSP2013-00002 (TES)
2. The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

Alexandria Archaeology

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.
- F-1 Quartermaster's maps of the Union Army occupation of Alexandria during the Civil War indicate that a 260 ft. wide horse corral encompassed the entire street face on Wythe Street from N. Washington to N. Columbus and included all three subject lots. Later, according to the G.M. Hopkins Insurance Atlas, by 1877 there were two houses present near the southwest corner of the lot abutting the alley. While it is likely that twentieth-century construction has destroyed much of the evidence of past activities on this property, it is possible that portions of deeper features (such as wells or basement foundations) could remain intact. If present, these could provide insight into military activities and residential life in nineteenth-century Alexandria.
- 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.
- C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

V. ATTACHMENTS

1 – Supporting Materials

2 – Application for BAR2015-0027 & BAR2015-0027 at 700 North Washington Street

3 – Concept Review Memo with Minutes from February 20, 2013



DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 700 - 710 N. Washington Street, Alexandria VA Zone CRMU-X (Per DSUP)

A2. 17804 x 2.01 (per DSUP) = 35,786 SF
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	
Total Gross *			

B1. Existing Gross Floor Area *
2,224 Sq. Ft.

B2. Allowable Floor Exclusions**
566 Sq. Ft.

B3. Existing Floor Area minus Exclusions
1,658 Sq. Ft.
 (subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	
Total Gross *			

C1. Proposed Gross Floor Area *
37,756 Sq. Ft.

C2. Allowable Floor Exclusions**
3,793 Sq. Ft.

C3. Proposed Floor Area minus Exclusions
33,963 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 35,621 Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 35,786 Sq. Ft.

*Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

**Refer to the zoning ordinance (Section 2-145(B)) and consult with zoning staff for information regarding allowable exclusions.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations

Existing Open Space	N/A
Required Open Space	25% (4,451 SF)
Proposed Open Space	26% (4,606 SF)

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

Signature: _____

Date: 2/2/2015

January 22, 2013

Mr. Al Cox, Historic Preservation Manager
Department of Planning and Zoning
City Hall, 301 King Street, Room 2100
Alexandria, Virginia 22313

RE: 700 N. Washington Street – BAR Submission

Al,

Based on the email from Catherine Milliaras to me dated January 16, 2013 regarding anticipated Development Concept 2 comments from the City, we would like to offer the following narrative regarding how the proposed project meets the Washington Street Standards:

The overall style, as well as individual elements of the proposed building, has been drawn from historic buildings from the Victorian era existing on Washington Street; in terms of architectural style, the new building will be both compatible with and complementary to its historic context.

The massing of the northern portion of the new construction reflects that of the existing adjacent building to the north. Further, the relationship of the height and mass of the proposed new construction to that of the immediately adjacent historic building at 710-712 N. Washington Street is similar to that existing between 210 and 216 N. Washington Street; because it steps down to the north, the new building will not “detract from, overwhelm, or otherwise intrude” on the adjacent building.

Because different roof lines and varying projecting elements break up the massing of the proposed building, it appears to be multiple buildings. Different historical styles, executed in multiple colors and materials, with details and proportions appropriate to each style, all contribute to this impression. No individual portion of the façade appears to be a building more than 80’ wide.

The designs of the various “buildings” that make up the proposed building have a historical basis in Alexandria and are consistent with their respective historic styles in scale, massing, and detailing.

Facades of the individual “buildings” consist of both 20’-40’ bays, as expressed by changes in architectural style, materials, roof heights, massing, and articulation.

Proposed building materials (brick, cast stone lintels and belt courses, metal roofs), as well as fenestration patterns and proportions (vertically proportioned punched openings) and solid-void relationships reflect those found throughout the Old and Historic Alexandria District.

RUST | ORLING

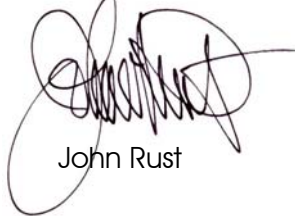
A R C H I T E C T U R E

The quality of materials and richness of detail proposed is consistent with that of historic buildings with architectural merit existing within the Old and Historic Alexandria district. Construction documents will substantiate this at a later time.

In addition, I'm enclosing the report prepared by Anne Adams, an architectural historian with Pillsbury Winthrop Shaw Pittman, evaluating the existing building at 702 N. Washington Street with respect to the "Criteria for demolition in the Old and Historic Alexandria District and for 100-Year Old Buildings."

Please don't hesitate to let me know if you need additional materials or clarification.

Regards,

A handwritten signature in dark ink, appearing to read 'John Rust', with a large, loopy flourish extending from the bottom left.

John Rust

Enclosure

cc: Ray Mahmood



Pillsbury Winthrop Shaw Pittman LLP
2300 N Street, NW | Washington, DC 20037-1122 | tel 202.663.8000 | fax 202.663.8007

Anne H. Adams
202-663-8884
anne.adams@pillsburylaw.com

BY ELECTRONIC DELIVERY

June 1, 2009

Mr. Ray Mahmood
President
Mahmood Investment Corporation
700 North Washington Street
Alexandria, VA 22314

Re: Evaluation of the Travelodge,
702 North Washington Street, Alexandria, VA

Dear Mr. Mahmood:

You have asked that I evaluate the Travelodge at 702 North Washington Street, Alexandria, VA ("Building") in the context of the "Criteria for demolition in the Old and Historic Alexandria District and for 100-Year Old Buildings" found in Chapter 4 of the City of Alexandria, Virginia Design Guidelines ("Criteria"). In order to do that I have: visited the Building several times; evaluated research on the Building; and considered the Building in the context of the Old and Historic Alexandria District ("Historic District") and the George Washington Memorial Parkway ("Parkway"). I have also considered whether the Building possesses any significance in its own right. I understand that your interest in this evaluation is to determine whether there is any historic preservation reason that the Building should not be demolished. It is my professional opinion that there is no reason under the relevant Criteria or any other generally accepted historic preservation criteria that the Building should not be demolished.

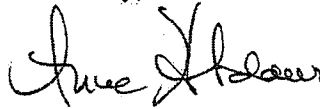
The Building was originally constructed in the mid-1950s as the Virginia Motel. It took on its current appearance c. 1965. At that time the Building was almost doubled in size, the shape of its footprint was changed, and a second floor was added to part of the original Building. The Building's front façade along North Washington Street was also altered. This mid-1960s Building does not contribute to the character of the Old and Historic Alexandria District, the period of significance of which may run through the 1930s. It is not a contributing element of the George Washington Memorial Parkway. Nor is its design or its form consistent with the architectural character or quality of the historic buildings in the District that line the Parkway as it travels through the District. Furthermore, the Building does not possess the exceptional significance generally

Mr. Ray Mahmood
June 1, 2009
Page 2

recognized as a requirement for buildings less than fifty (50) years old to deserve or warrant special protection or consideration in the name of historic preservation.

The report attached to this letter addresses six (6) of the seven (7) Criteria (the seventh not being relevant in this context) and elaborates on my conclusion that the Building is not worthy of preservation. In support of that conclusion the report includes background information on the Building and the Old and Historic Alexandria District and the Parkway. It also briefly discusses the evaluation of buildings less than fifty (50) years old. Should you have any questions about my conclusion, or need any additional information, please let me know.

Sincerely,

A handwritten signature in dark ink, appearing to read "Anne H. Adams". The signature is fluid and cursive, with the first name "Anne" being more prominent.

Anne H. Adams
Architectural Historian

cc: Mary Catherine Gibbs

Evaluation of the Travelodge at 702 North Washington Street, Alexandria, VA

Background on 702 North Washington Street

In order to evaluate the Travelodge at 702 North Washington Street ("Building"), in the context of the Criteria for demolition in the Old and Historic Alexandria District and for 100-Year Old Buildings ("Criteria") it is necessary to first understand the nature of that Building, specifically, when it was constructed, whether it is significant in any way, and how it relates to the character and significance of the Old and Historic Alexandria District ("District") and the George Washington Memorial Parkway ("Parkway"). While extensive information about the Building has not been located, sufficient information exists for such an evaluation.

The Building was constructed as the Virginia Motel in the mid 1950s; the Board of Architectural Review minutes of April 15, 1955 reference the application of Thomas Meletis for a motel at 700-702 North Washington Street and a motel at that location appears on the 1958 Sanborn map. It was a C-shaped building, fronting on North Washington Street, with a parking court facing Wythe Street (see copy of period post card at Exhibit 1)). The identity of the architect of the Building is unknown at this time. The Virginia Motel was a fairly late and architecturally uninteresting example of the tourist accommodations that proliferated along Route 1 from the 1920s through the mid twentieth century. Most of the Building, which was constructed of brick, was two-stories. However, the part of the building at the corner was only one story; its chamfered corner featured the entrance to the motel's "Coffee Shoppe". Large multi-light show windows defined the faces of the Coffee Shoppe. The two-story gable-end element on North Washington Street featured two doors at the first floor, two windows at the second floor, and a round window in the peak of the gable.

The twenty-four rooms fronted on the C-shaped courtyard. The second floor of the motel projected beyond the lower level, creating an arcade at the first floor. Decorative metal columns appeared at both levels of the building and may or may not have been structural at the first floor. Through-the-wall heating and air conditioning units provided individual temperature control for motel guests.

To the extent that the building could be assigned an architectural label it could be described as vaguely Colonial Revival, in as much as it had a gable roof, multi-light double-hung windows, and traditional detailing such as jack arches with keystones. Its design is in keeping with the continuous use of traditional design features that began in the late nineteenth century and continues to this day. With each decade after World War I the quality of Colonial Revival design, particularly in commercial buildings, has generally waned; diluted examples of the style predominated over more stylistically rigorous examples. The Virginia Motel is a fairly generic example of the style.

Throughout 1965 owner Thomas Meletis received a number of permits to alter the Virginia Motel. The architect for these substantial alterations was Dwight G. Chase, whose office was at 1817 Richmond Highway, Alexandria, VA. In order to make space for the proposed additions, the two buildings to the north of the original Virginia Motel were demolished; the motel was then expanded on the newly-vacant property. Chase designed an L-shaped addition that backed up to the original building and created a parking lot on North Washington Street. The alterations to the original Building obliterated whatever odd charm and architectural interest the original motel originally had. While the design of the addition and alterations generally conformed to the design of the original, the details of the addition are even more diluted than in the original Building.

The addition more than doubled the number of rooms in the motel. Also part of these alterations was the addition of a second floor over the Coffee Shoppe and the reconfiguration of the North Washington Street elevation. The chamfered corner was squared off. The show windows of the Coffee Shoppe were replaced by a single show window flanked by doors, all within a heavy wood frame. The two doors at the first floor of the original gable end were replaced by a single large show window. The North Washington Street elevation of the addition features show windows and an entrance near the corner (see copies of construction photographs at Exhibit 2). Some of the alterations to the original building were accomplished in a less than finely detailed manner, with residual pieces of the original building simply left in place and worked around.

Although 1965 drawings show a balcony on both sides of the L-shaped addition the balcony currently only exists along the back (west) leg of the L. The railing at the second floor of the balcony is metal, and the balcony is supported by brick piers. It is possible that the brick piers at the first floor of the original Building were added at the same time the addition was constructed. The windows in the courtyard face of the addition are similar to the windows in the original motel. However, the windows in parts of the North Washington Street elevation and along the back of the building are metal, perhaps replacements since the date of the addition. Other alterations have occurred over the years, including the replacement of one of the show windows on the front of the Building and alterations to doors. The original signage was removed and new Travelodge signage was added when the latter replaced the former in the Building (see Exhibit 3 for current pictures of the Building).

The addition is simpler in its design and detailing than that the original Building; it is essentially another decade removed from the origins of the Colonial Revival style. Its design intent is to be expected, given the location of the Building in the Old and Historic Alexandria District, but it is no more than a passing reference to the historic architectural character of the District. The Building may be compatible with the historic character of the District (except the street-facing parking lots) but it is certainly neither contributing to character of the District nor of the architectural quality associated with the District.

Dwight Chase, the architect responsible for the 1965 appearance of the Building, was born in Portland, Oregon on September 29, 1924. He received his architecture degree from the University of Virginia in 1949. He worked for a number of firms, most notably Faulkner and Kingbury in the District of Columbia and Robert Willgoos in Alexandria, before establishing a solo practice in 1959. Interestingly, the former was known for its Modern buildings and the latter, at one time a member of the Board of Architectural Review, was known for his Colonial Revival designs. Chase maintained an office in Virginia and was registered in the District, Maryland, and Virginia. He was a member of the American Institute of Architects (Washington Metropolitan Chapter) from 1956 to 1965 and then again from 1976 through the early 1980s. He was living in California during the second period of membership.

Chase's work encompassed a variety of building types, including churches, schools, houses, and commercial buildings. Known buildings designed by Chase include: Hammond High School (1956), Alexandria, VA; and St. James Episcopal Church, Mount Vernon, VA; Groveton Baptist Church, Alexandria, VA; Mantua Elementary School, Fairfax, VA; and various buildings for the Potomac Chemical Corporation, Fairfax, VA, all dating before 1962. The Groveton Baptist Church is an interesting Mid-Century Modern design, typical of the predominant architectural thinking of the period, when Modernism was the fashion. It is stylistically more interesting and rigorous than the reworking of the Virginia Motel. Of course, a Modern building would certainly not have been approved within the boundaries of the District.

As it stands, the Building is an undistinguished example of its building type and it does little to enhance the North Washington Streetscape. Its design is ordinary. The parking lot that was created as part of the 1965 addition detracts from the streetscape. There is nothing about this Building that suggests significance, particularly the exceptional significance generally acknowledged to be required for a building less than fifty years old to warrant special historic preservation consideration or protection. It is architecturally ordinary, generally and for its building type. Although Chase may have been a competent architect there is nothing that suggests that he was a significant architect.

The Building is not significant in the context of the Old and Historic Alexandria District. Originally laid out in 1749, Alexandria is most noted for its exceptional collection of architecturally and historically significant late-eighteenth and early-nineteenth century buildings. Its collection of early urban buildings, both residential and commercial, is truly remarkable. Ongoing development in the District included examples of architectural styles popular through the later nineteenth-century and into the early-twentieth century. Buildings dating from as late as the 1930s, such as the US Post Office and Courthouse at 200 South Washington Street (1930) and the Art Deco office building at 117 South Washington Street (c. 1930s) have been determined to contribute to the character of the District.

Accordingly, although the exact end date of the period of significance of the historic district is undefined, based on the National Register of Historic Places

documentation the period of significance runs through the 1930s. It certainly does not extend to the 1950s when the Virginia Motel was originally constructed, or to 1965, when the Building took on its current appearance. Therefore, by definition the Building cannot be deemed to contribute to the character or significance of the District. Additionally, the architectural quality of the Building is substantially inferior to the buildings that define and contribute to the architectural character of the historic district.

The Building also does not contribute to the Mount Vernon Memorial Parkway, which is that part of the George Washington Memorial Parkway that travels through Alexandria along Washington Street, which was incorporated into the Parkway when it was constructed. Constructed between 1929 and 1932 (which is the period of significance of the Parkway), the Parkway was conceived and built as part of the celebration of the bicentennial of George Washington's birth. It was the first parkway constructed by the federal government and the first with a commemorative association. It is the road itself, ending at Washington's Mount Vernon, with its abutting greensward, vistas to the Potomac River, landscaping, and its dignified arched bridges that are the defining features of the Parkway. Washington Street, laid out in the eighteenth century and lined by historic buildings dating from the late eighteenth century through the first three decades of the twentieth century, is incorporated into the Parkway where it runs through Alexandria. These buildings are contributing elements of the Old and Historic Alexandria District. And while they may be located within the National Register of Historic Places boundaries of the Parkway, they are not components of the Parkway itself.

Consideration of Criteria in Chapter 4

Given the nature of the Building, how do the Criteria apply to this ordinary building which is less than fifty years old? Generally speaking, they do not apply, certainly not in any meaningful way or in any way that does not also apply to any building along Washington Street in the District just because the building exists. The Criteria are individually addressed below.

Criteria for demolition in the Old and Historic Alexandria District and for 100-Year Old Buildings:

(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. The Building is not of such architectural or historical interest that its razing would be a detriment to the public interest. The Building is not a contributing element in the District and it contributes nothing to the understanding of the history or architecture that makes the District significant. Nor is the Building a component of the Parkway. It is not significant in its own right. It contributes little to the quality of the streetscape along North Washington Street or the Parkway and its parking lot creates a hole in the streetscape where a building would be preferable.

(2) Is the building or structure of such interest that it could be made into an historic shrine?

No. There is nothing about the Building that even suggests that it should be made into a historic shrine. The elevation of buildings to such status should be reserved for the best and most important buildings, those buildings that transcend the ordinary, the good, and even, when in a district, the general overall importance of that district. Such building should be exceptionally important and must be able to convey that extraordinary importance. Such is not the case with this Building.

(3) Is the building or structure of such old or unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?

No. There is nothing old, unusual, or uncommon about the design, texture, or material of this Building such that it could not be reproduced if there were any reason to do so. There is, of course, no reason to reproduce such an architecturally-undistinguished building, particularly one constructed of ordinary, commonly available materials, with fairly crudely executed details, particularly those that resulted from the 1965 addition and alterations to the Building.

(4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?

No. The Building does not contribute to the memorial character of the Parkway. Indeed, the Parkway is not about buildings but rather it is about the character of the greenway itself, with its expansive views to the Potomac River, its landscaping, and the bridges and hardscape directly associated with the road itself. While this Building and others may be included in the boundaries of the Parkway that does not mean they are significant to any aspect of the Parkway, including its memorial character. The only buildings mentioned in the National Register of Historic Places documentation on the Parkway are the eighteenth and nineteenth century buildings lining Washington Street in Alexandria that were there when the street was incorporated into the Parkway and the Mount Vernon Inn and a Park Police office that were built in conjunction with the Parkway. The Virginia Motel, built more than thirty years after the completion of the Parkway, cannot be considered to contribute in any way to the character of the roadway.

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

No. The Building is not part of the historic places that are the Old and Historic Alexandria District or the George Washington Memorial Parkway and its preservation would not help protect the significant character of either. The Building post-dates the period of significance of both by several decades. It cannot convey anything about the reasons the District or the Parkway are significant. Nor is it a significant piece of design or a significant example of its building type.

(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, 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 to live?

I can only address those aspects of this question relating to stimulating interest and study of architecture and design, educating citizens in American culture and heritage, and making the city a more attractive place to live. Here, again, the answer is no. One can appropriately note what this Building is. It is a 1965 motel executed in the Colonial Revival style, as was likely required given its location within the District, but with relatively few stylistic features of that style. The Building has little to offer beyond the lowest common expression of architectural and design. It is neither a good example of its style nor a good example of the prevailing architectural trends of the time. It cannot educate people about what is significant about the District in which it happens to be located. And it does little to contribute to making the District an attractive and desirable place to live. Indeed, its parking lot on North Washington Street is a detriment to the quality and integrity of the streetscape.

(7) is not applicable in this current situation.

Conclusion

The former Virginia Motel, now a Travelodge, is an ordinary example of a 1965 tourist motel executed in an architectural vocabulary that was deemed acceptable for the its location in the District. The Building was perhaps more interesting in its original form than in its altered and expanded current form, but even then it contributed to the significance of neither the District nor the Parkway. There is nothing about this Building that warrants the protection or special consideration due architecturally or historically significant buildings. It post-dates the periods of significance of both the District and the Parkway and therefore, by definition, cannot be a contributing element in either. The Building is less than fifty years old and has no exceptional significance in its own right. The Criteria do not apply in any way that requires that the Building be retained for any historic preservation reason.



Exhibit 1 1965 postcard of the
Virginia Motel

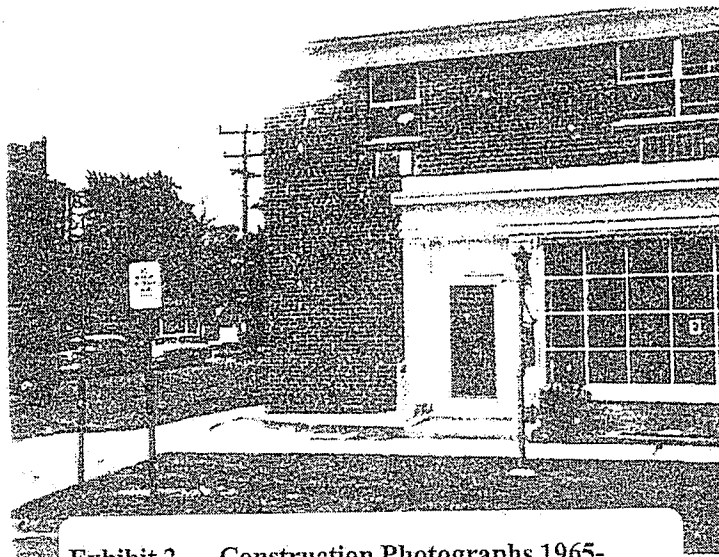
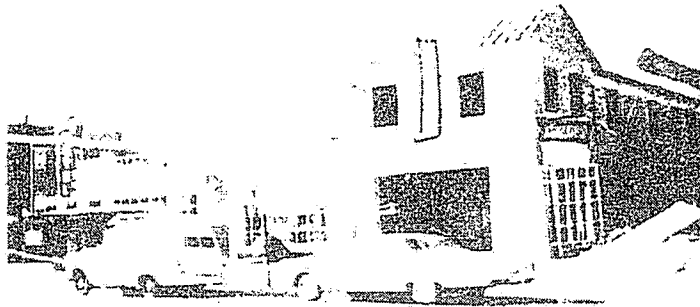


Exhibit 2 Construction Photographs 1965-1966

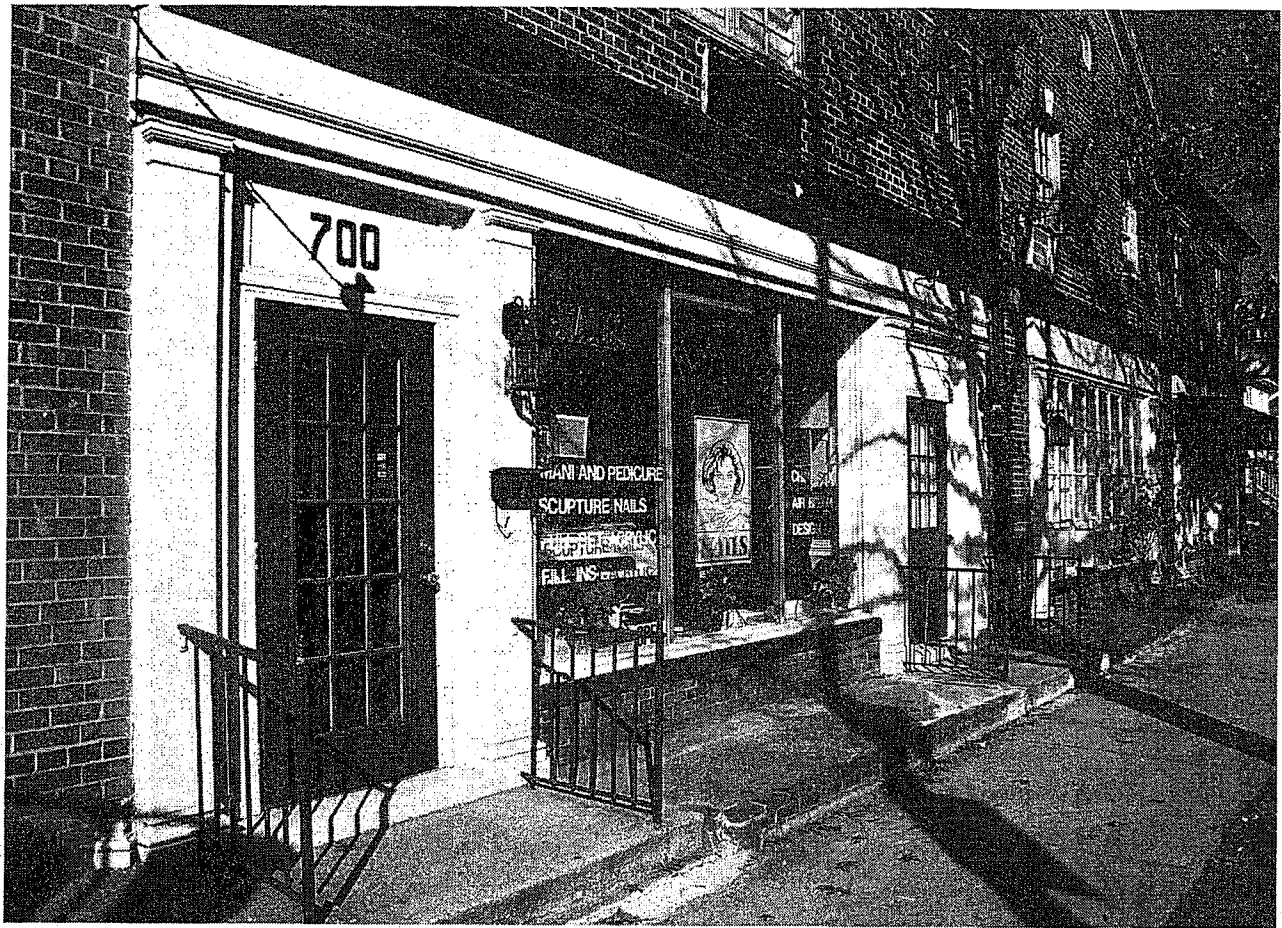


Exhibit 3a North Washington Street façade
Note remnant of original cham-
fered corner at lower left of picture.

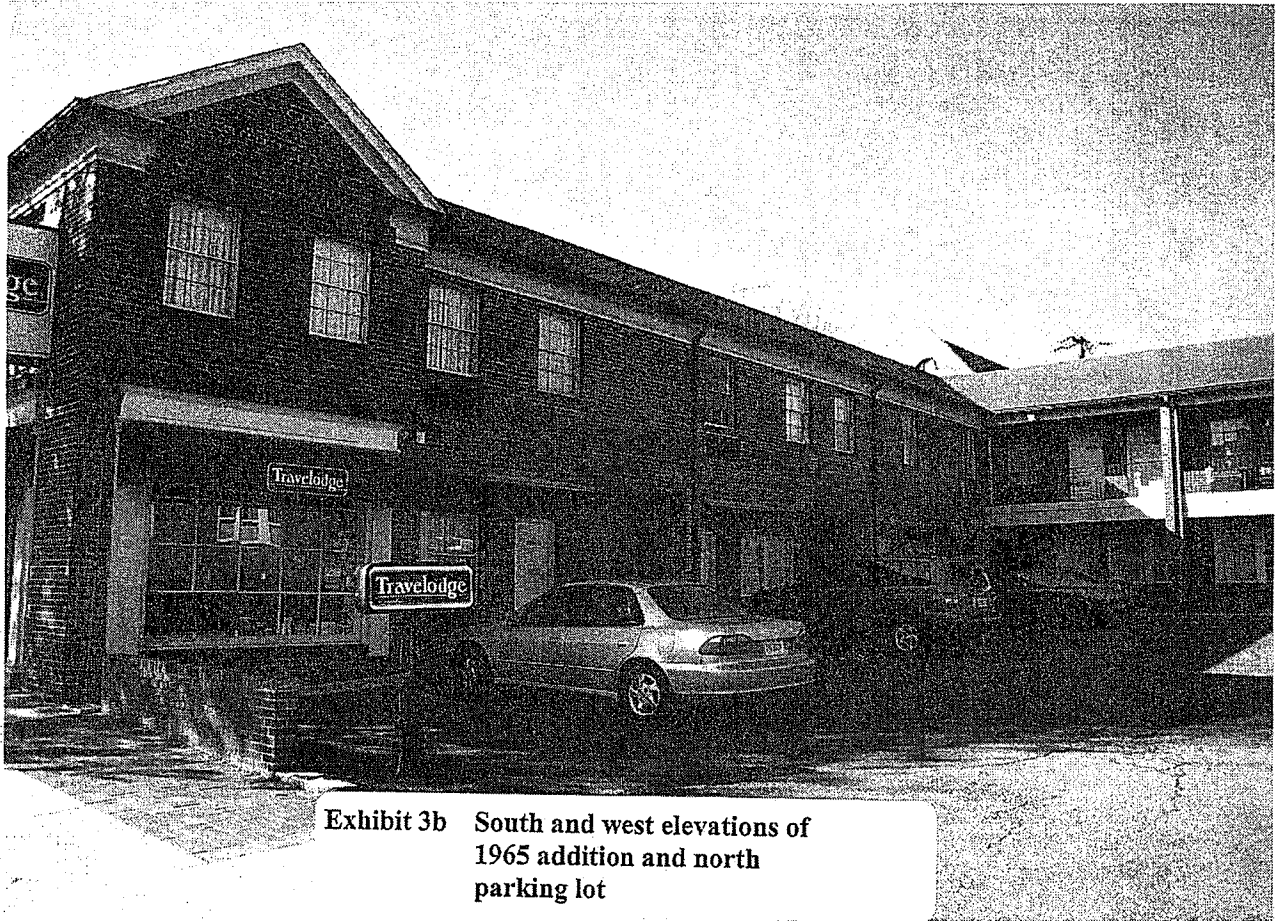


Exhibit 3b South and west elevations of
1965 addition and north
parking lot

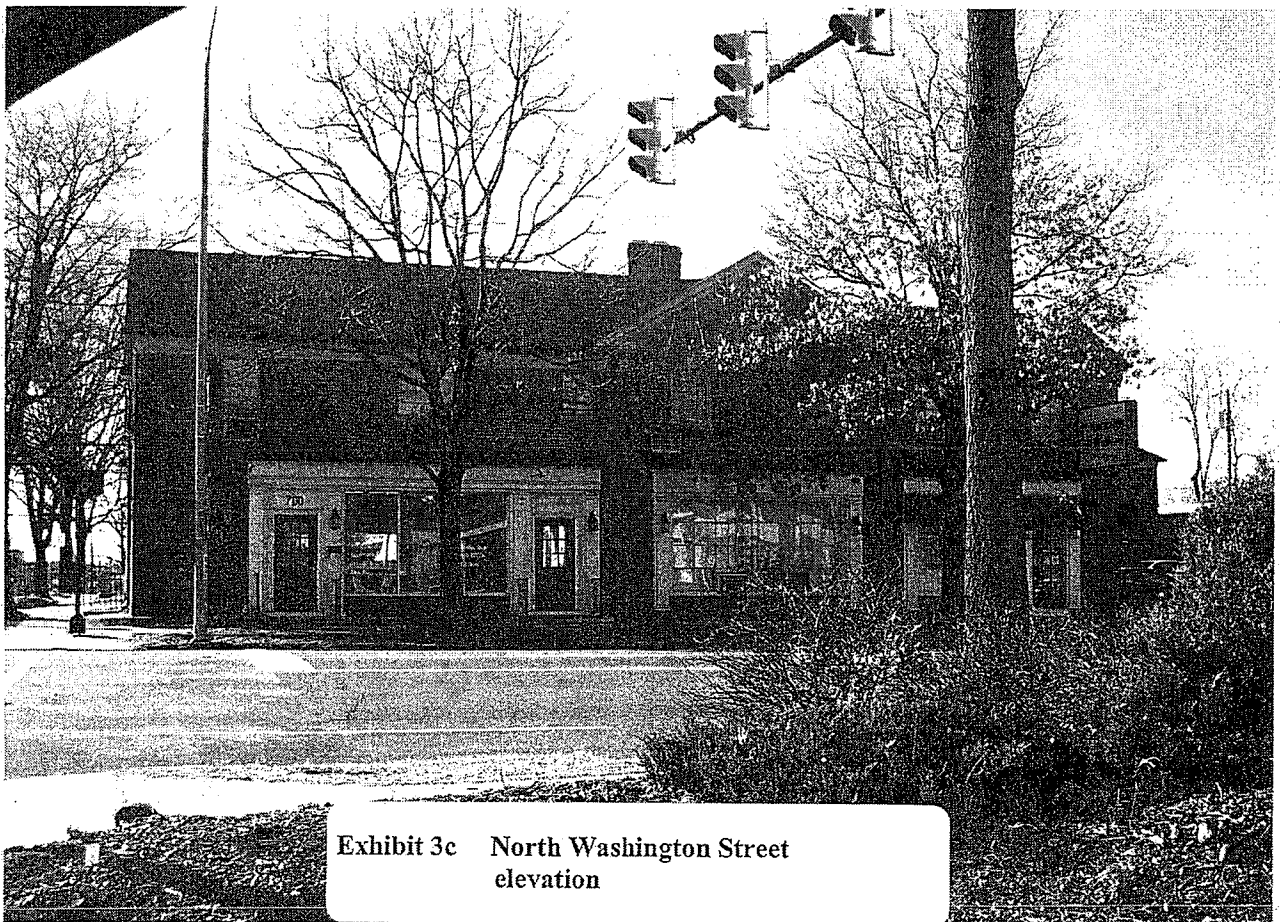


Exhibit 3c North Washington Street
elevation

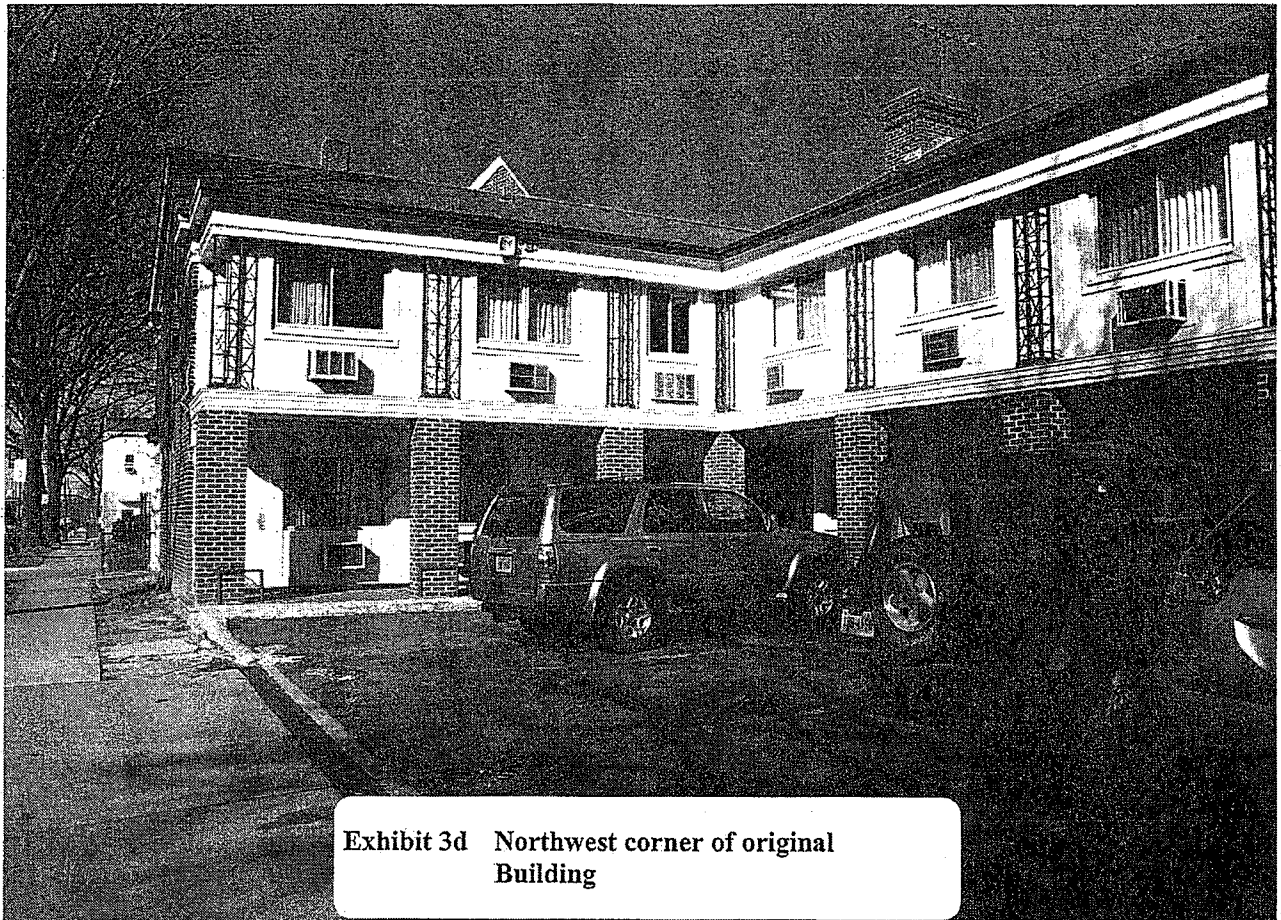


Exhibit 3d Northwest corner of original Building

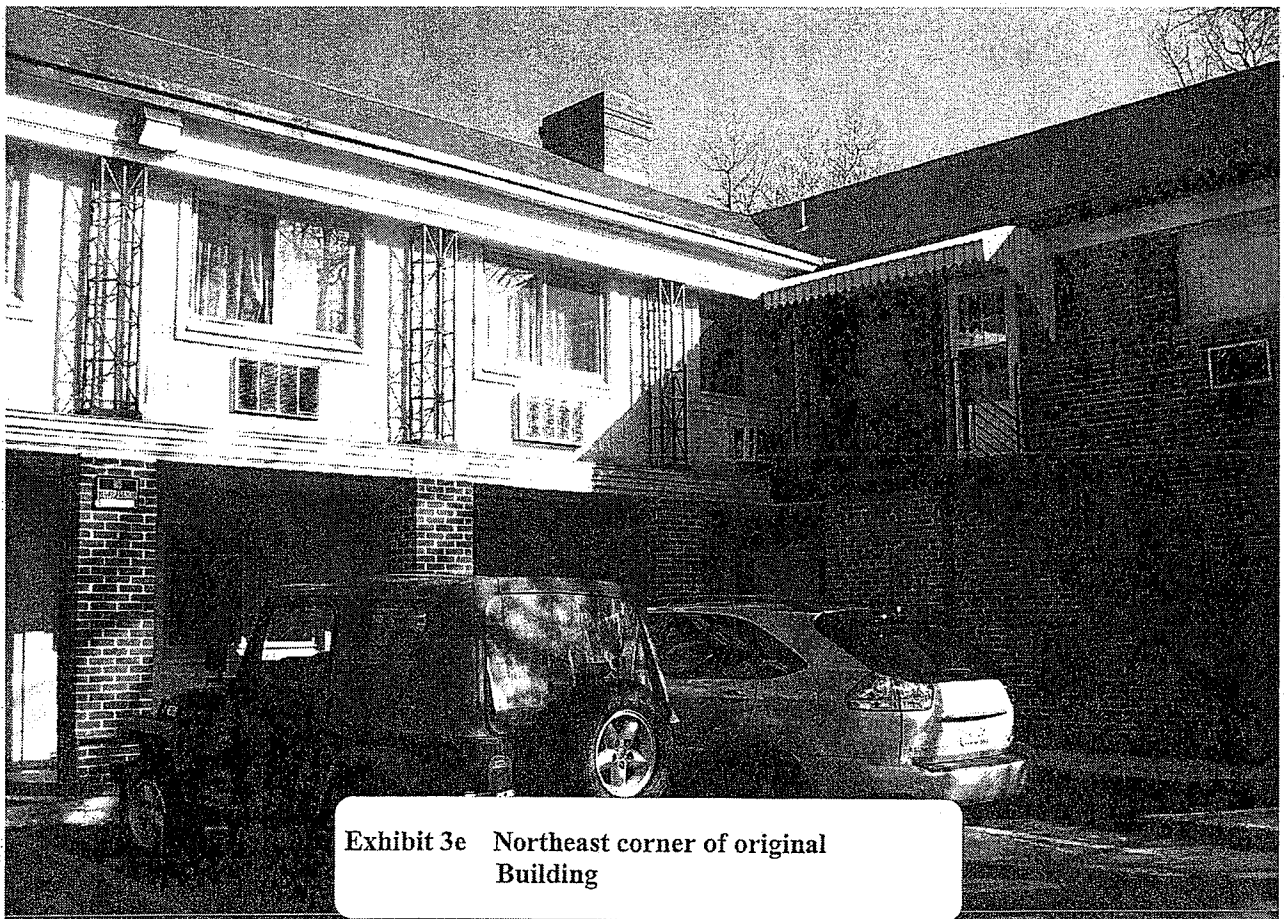
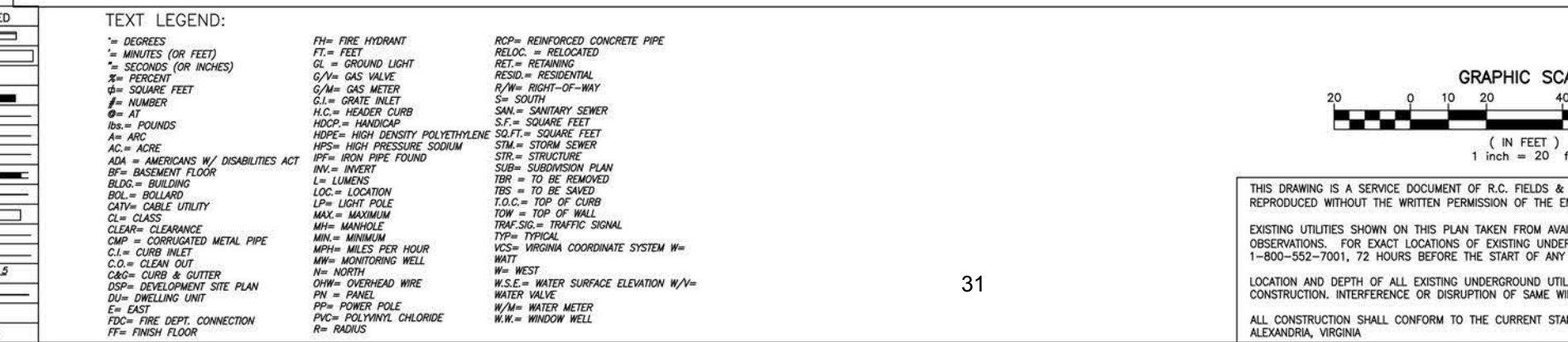


Exhibit 3e Northeast corner of original Building



— EXISTING BUILDING TO REMAIN
— EXISTING BUILDING TO BE DEMOLISHED

DATE	REVISION

DESIGN: JCB
DRAWN: JCB
SCALE: 1" = 20'
DATE: JULY 2013
SHEET 3 **OF** 9
FILE: 12-157



B

WYTHE STREET EXISTING

N.T.S.



A

WASHINGTON STREET EXISTING

N.T.S.

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www.rustorling.com

700-710 N. WASHINGTON STREET

THE CITY OF ALEXANDRIA, VIRGINIA

14.049

REVISIONS

DATE	DESCRIPTION

BAR REVIEW
02.02.15

EXISTING
ELEVATIONS

SHEET NO.

A0.1

NOT INCLUDED
IN
PROJECT

EXISTING
BLDG
TO
REMAIN



B

ALLEY EXISTING
N.T.S.



A

SIDE EXISTING
N.T.S.

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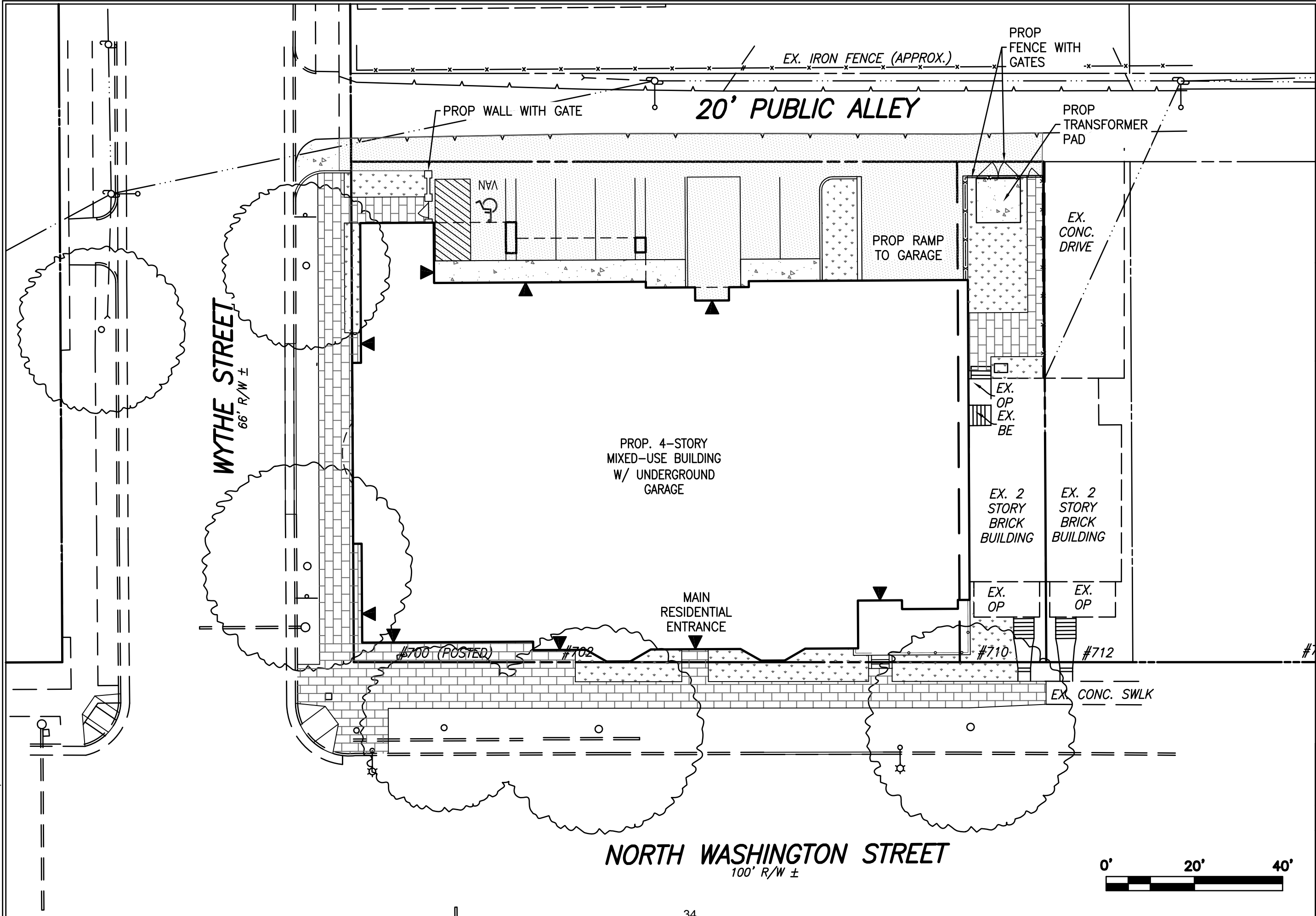
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DATE	DESCRIPTION

BAR REVIEW
02.02.15

EXISTING
ELEVATIONS

SHEET NO.
A0.2

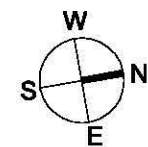
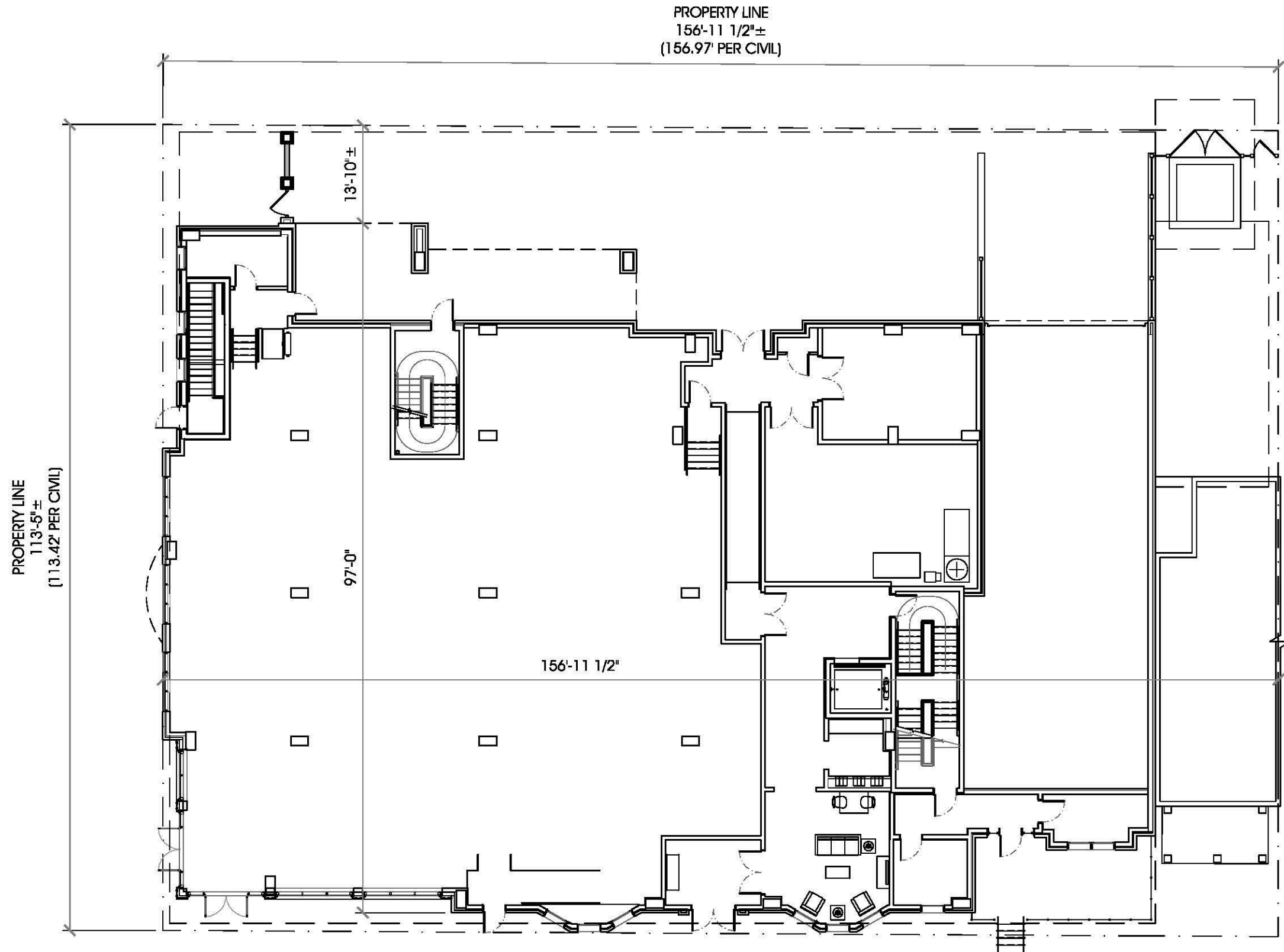
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Tue, Feb 03 2015 - 1:52:42pm



DESIGN: ACS		DATE	REVISION
DRAWN: ACS			
SCALE: 1"=20'			
DATE: FEB 2015			
SHEET 1 OF 1			
FILE: 12-157			

BUILDINGS & STRUCTURES MAP
For the Property Located at
#700-710 N. Washington Street
City of Alexandria, Virginia

RCFIELDS & ASSOCIATES, inc.
ENGINEERING • PLANNING • LAND SURVEYING
730 S. Washington Street
Alexandria, Virginia 22314
www.rcfields.com
(703) 549-6422



1ST FLOOR PLAN
1/16"=1'-0"

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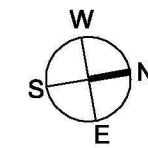
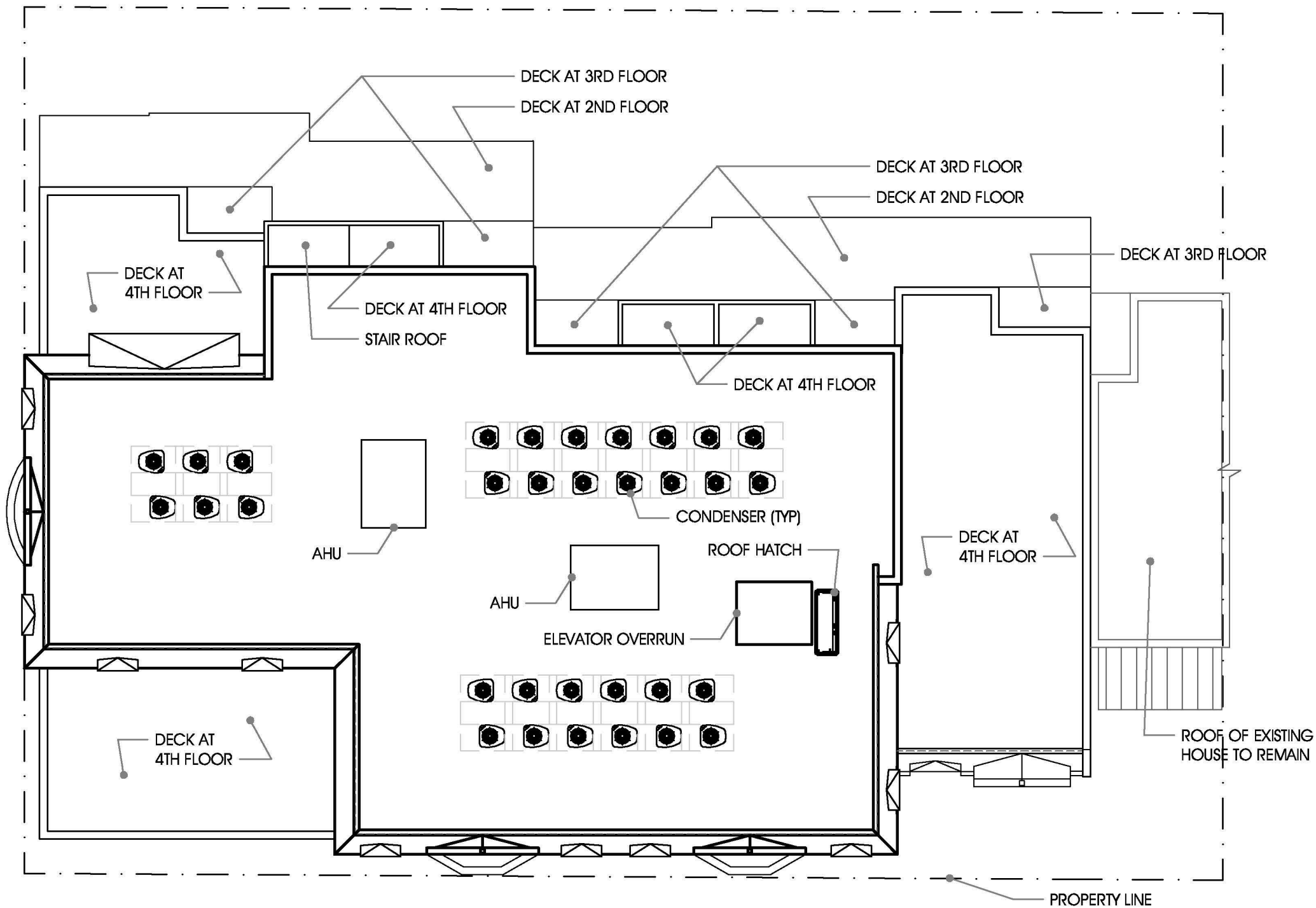
DATE	DESCRIPTION

BAR REVIEW
02.02.15

1ST
FLOOR PLAN

SHEET NO.

A1.1



ROOF PLAN

1/16"=1'-0"

Lot Area (gsf)		
700 N. Washington St.		15,580
710 N. Washington St.		2,224
Total		17,804
Existing To Remain (710 N. Washington)		
Building Floor Area (Note 1)		1,658
Units In Existing Building		1
Proposed Area		
Garage		15,983
1st Floor		10,280
2nd Floor		10,665
3rd Floor		10,350
4th Floor		7,027
Total Gross Area = Exist. Bldg + Prop. Bldg (w/o garage)		39,980
Retail Gross Area		6,259
Residential Gross Area		33,721
FAR deductions (residential)		12%
FAR deductions (retail)		5%
Retail Net Area		5,946
Residential Net Area		29,674
Total Net Area		35,621
Zoning Tabulations		
	Proposed (Includes Existing)	
Total Residential Units	30	
Lot Size per Unit	593	
Overall FAR	2.00	
Units (Includes 710 Washington)		
Studio	3	10%
1 Br	13	43%
1 Br + Den	8	27%
2 BR	5	17%
3 BR	1	3%
Total	30	100%
Parking Required		
	Ratio	Required
Residential Parking 1BR	1.3	31.2
Residential Parking 2BR	1.75	8.75
Residential Parking 3BR	2.2	2.2
Residential Required		42.2
Retail Parking Required	1/220	28.5
Total Required Parking		70.6
Parking Provided		
	Ratio	Provided
Residential		
Grade	n/a	0
2BR or less (Garage)	1:1	29
3BR (Garage)	1.5:1	1.5
Visitor Parking (Garage)	15%	5
Residential (total)	per calcs	36
Retail (Grade)	n/a	7
Retail (Garage)	n/a	0
Retail (total)		7
Total Parking Provided		43
Open Space		
Open Space At Grade	1,420	
Open Space Above Grade	3,186	
Total Open Space	4,606	
Open Space	26%	

Note 1: All information determined without building survey

Preliminary Building Code Analysis	
Use Groups	R-2, M, S-2
Stories Above Grade	4
Construction Type	IA (podium), VB (residential)
Fully Sprinklered	Yes

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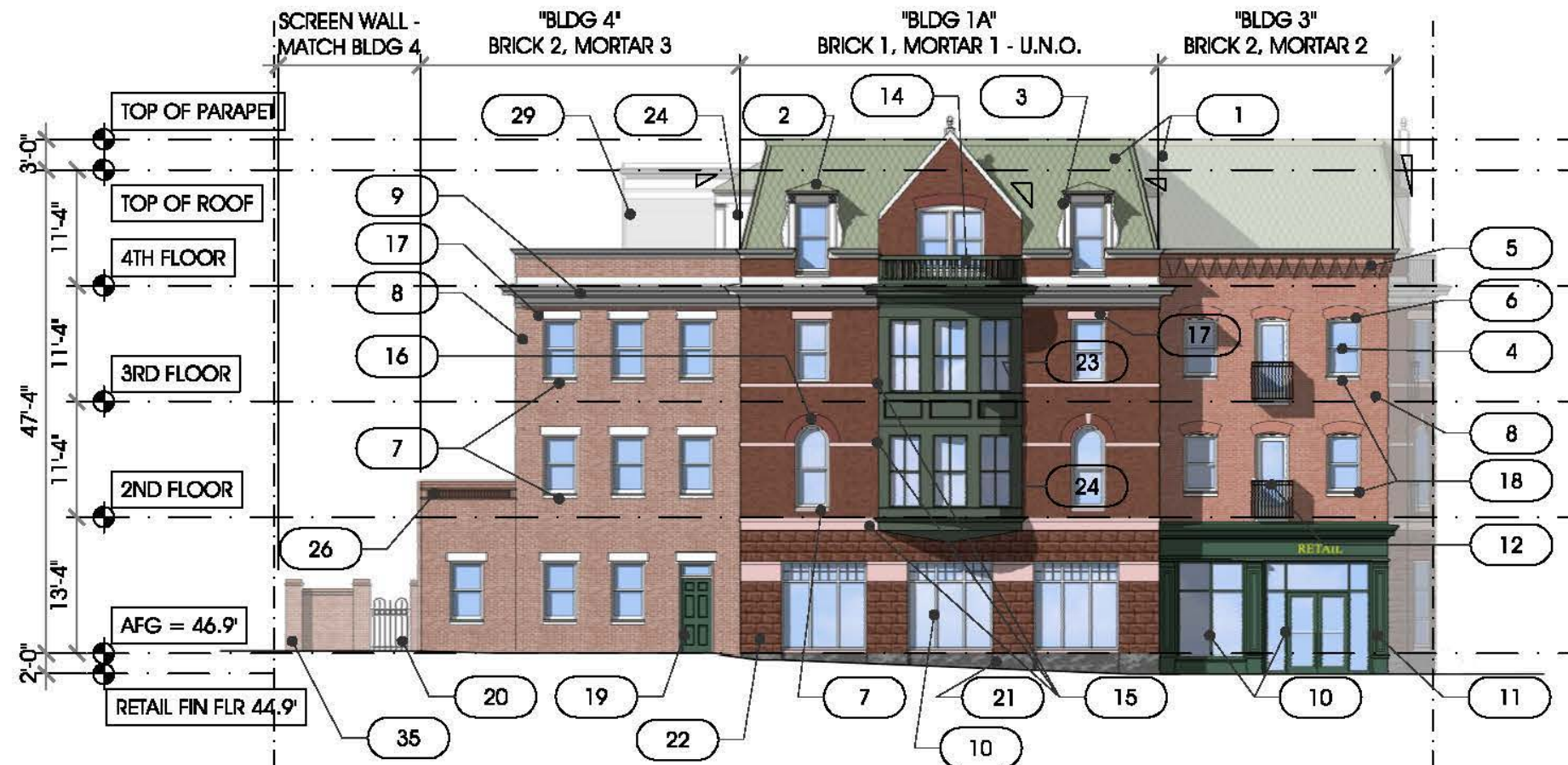
DATE	DESCRIPTION

BAR REVIEW
02.02.15

ROOF PLAN

SHEET NO.

A1.1



WYTHE STREET (SOUTH) ELEVATION



WASHINGTON STREET (EAST) ELEVATION

- 1 METAL SHINGLE MANSARD ROOF
- 2 METAL ROOF AT DORMER
- 3 SYN. WOOD TRIM
- 4 FIBERGLASS DOUBLE HUNG WINDOW
- 5 CORBELLED BRICK CORNICE
- 6 ROWLOCK BRICK ARCH
- 7 CAST STONE SILL
- 8 FACE BRICK
- 9 SYN. WOOD FRIEZE/CORNICE - PTD
- 10 ALUMINUM STOREFRONT
- 11 SYN. WOOD PILASTER WITH RECESSED PANEL
- 12 FIBERGLASS DOOR W/ JULIET BALCONIES
- 13 METAL DOOR - PTD.
- 14 SYN. WOOD BALUSTRADE
- 15 CAST STONE BELT COURSE
- 16 ROWLOCK BRICK ARCH W/ CAST STONE KEYSTONE
- 17 CAST STONE LINTEL
- 18 P.T. WOOD SILL - PTD.
- 19 RAISED PANEL FIBERGLASS DOOR AND TRANSOM
- 20 METAL RAILGATE
- 21 STONE BASE
- 22 CHISELED FACE MASONRY UNIT
- 23 SYN. WOOD TRIM
- 24 SYN. WOOD RECESSED PANEL
- 25 BRICK STEPS
- 26 BRICK CORNICE
- 27 WOOD TRIPLE HUNG WINDOWS TO MATCH FIBERGLASS
- 28 BRICK JACKARCH
- 29 HORIZONTAL SIDING
- 30 METAL CORING
- 31 METAL COILING DOOR - PTD.
- 32 METAL GUTTER AND DOWNSPOUT
- 33 WOOD FENCE AND GATE
- 34 CAST STONE PILASTERS AND SURROUND
- 35 BRICK PIER W/ ROWLOCK CAP
- 36 NOT USED
- 37 ALUMINUM FOLDING GLASS WALL SYSTEM
- 38 SPANDREL GLASS
- 39 TRANSFORMER
- 40 RECESSED BRICK PANEL
- 41 WOOD ARCH TOP DOUBLE HUNG WINDOW TO MATCH FIBERGLASS

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DATE	DESCRIPTION

BAR REVIEW
02.02.15

EXTERIOR
ELEVATIONS

SHEET NO.

A2.1



WYTHE STREET (SOUTH) ELEVATION

1/16"=1'-0"

B



WASHINGTON STREET (EAST) ELEVATION

1/16"=1'-0"

A

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ARCHITECTURE

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EXTERIOR
ELEVATIONS

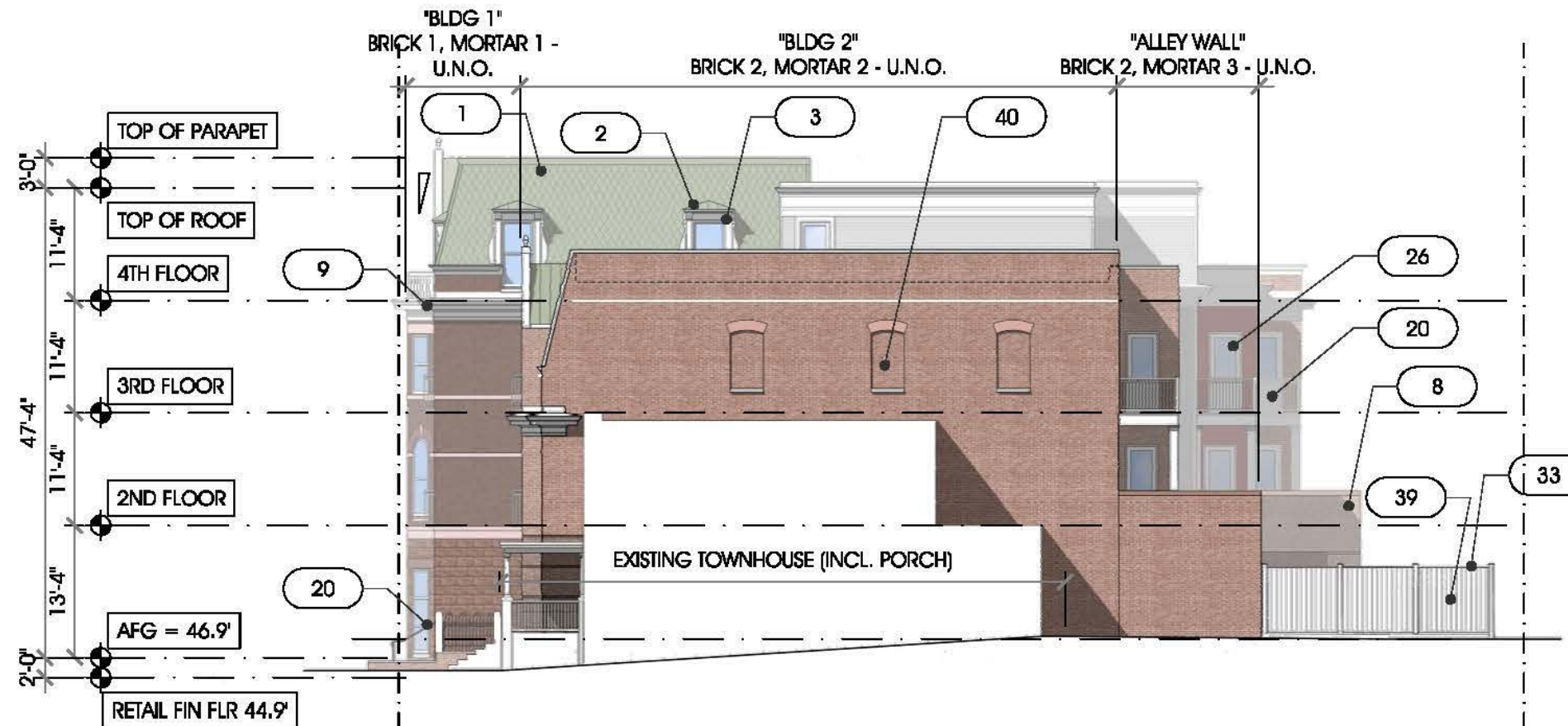
SHEET NO.

A2.1a



ALLEY (WEST) ELEVATION

1/16" = 1'-0"



SIDE (NORTH) ELEVATION

1/16" = 1'-0"

- 1 METAL SHINGLE MANSARD ROOF
- 2 METAL ROOF AT DORMER
- 3 SYN. WOOD TRIM
- 4 FIBERGLASS DOUBLE HUNG WINDOW
- 5 CORBELLED BRICK CORNICE
- 6 ROWLOCK BRICK ARCH
- 7 CAST STONE SILL
- 8 FACE BRICK
- 9 SYN. WOOD FRIEZE/CORNICE - PTD
- 10 ALUMINUM STOREFRONT
- 11 SYN. WOOD PILASTER WITH RECESSED PANEL
- 12 FIBERGLASS DOOR W/ JULIET BALCONIES
- 13 METAL DOOR - PTD.
- 14 SYN. WOOD BALUSTRADE
- 15 CAST STONE BELT COURSE
- 16 ROWLOCK BRICK ARCH W/ CAST STONE KEYSTONE
- 17 CAST STONE LINTEL
- 18 P.T. WOOD SILL - PTD.
- 19 RAISED PANEL FIBERGLASS DOOR AND TRANSOM
- 20 METAL RAIL/GATE
- 21 STONE BASE
- 22 CHISELED FACE MASONRY UNIT
- 23 SYN. WOOD TRIM
- 24 SYN. WOOD RECESSED PANEL
- 25 BRICK STEPS
- 26 BRICK CORNICE
- 27 WOOD TRIPLE HUNG WINDOWS TO MATCH FIBERGLASS
- 28 BRICK JACK ARCH
- 29 HORIZONTAL SIDING
- 30 METAL COPING
- 31 METAL COILING DOOR - PTD.
- 32 METAL GUTTER AND DOWNSPOUT
- 33 WOOD FENCE AND GATE
- 34 CAST STONE PILASTERS AND SURROUND
- 35 BRICK PIER W/ ROWLOCK CAP
- 36 NOT USED
- 37 ALUMINUM FOLDING GLASS WALL SYSTEM
- 38 SPANDREL GLASS
- 39 TRANSFORMER
- 40 RECESSED BRICK PANEL
- 41 WOOD ARCH TOP DOUBLE HUNG WINDOW TO MATCH FIBERGLASS

RUST | ORLING
ARCHITECTURE

1215 CAMERON STREET
ALEXANDRIA, VA
22314

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www.rustorling.com

700-710 N. WASHINGTON STREET

THE CITY OF ALEXANDRIA, VIRGINIA

14.049

REVISIONS

DATE	DESCRIPTION

BAR REVIEW
02.02.15

EXTERIOR
ELEVATIONS

SHEET NO.

A2.2

REVISIONS

DATE	DESCRIPTION

BAR REVIEW
02.02.15

EXTERIOR
ELEVATIONS

SHEET NO.

A2.2a



ALLEY (WEST) ELEVATION

1/16"=1'-0"

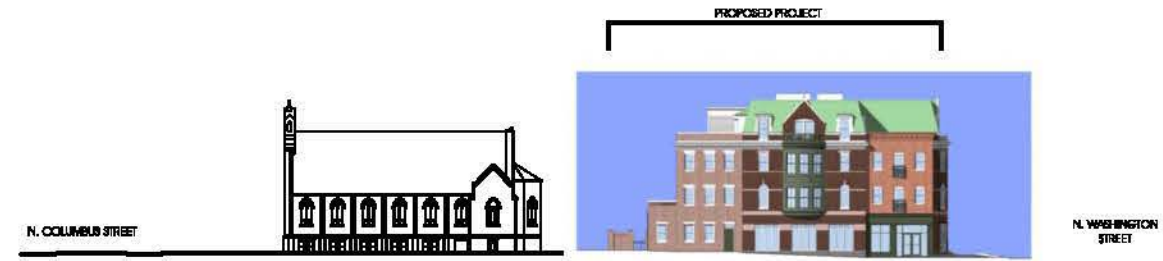
B



SIDE (NORTH) ELEVATION

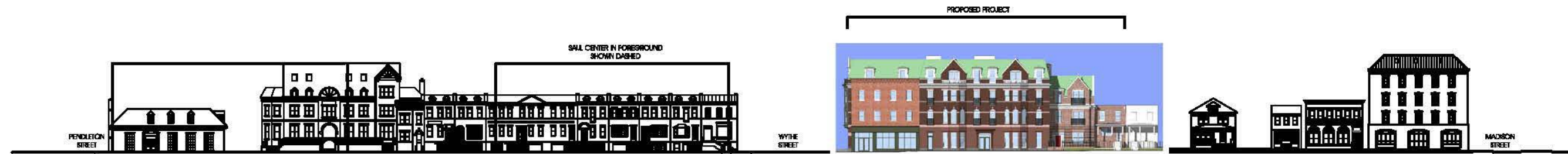
1/16"=1'-0"

A



B

WYTHE STREET
1/64" = 1'-0"



A

WASHINGTON STREET
1/64" = 1'-0"

RUST | ORLING
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700-710 N. WASHINGTON STREET

THE CITY OF ALEXANDRIA, VIRGINIA

14.049

REVISIONS

DATE	DESCRIPTION

BAR REVIEW
02.02.15

STREETSCAPES

SHEET NO.

A2.3

DATE	DESCRIPTION

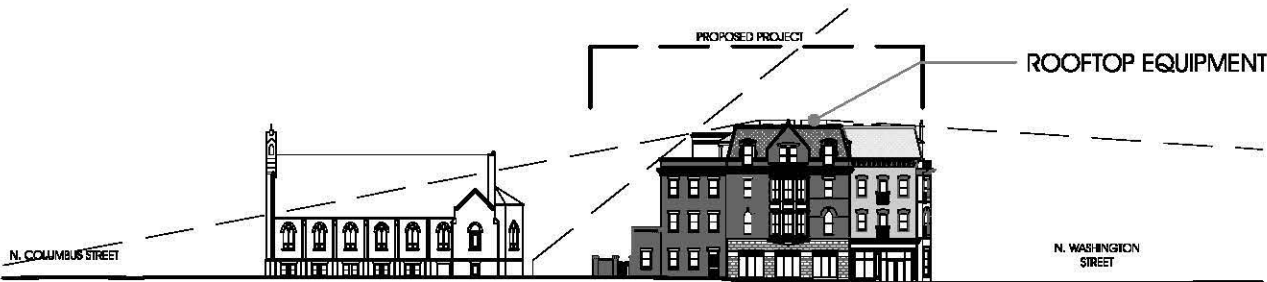
ROOFTOP EQUIPMENT



C

ALLEY ELEVATION WITH EQUIPMENT

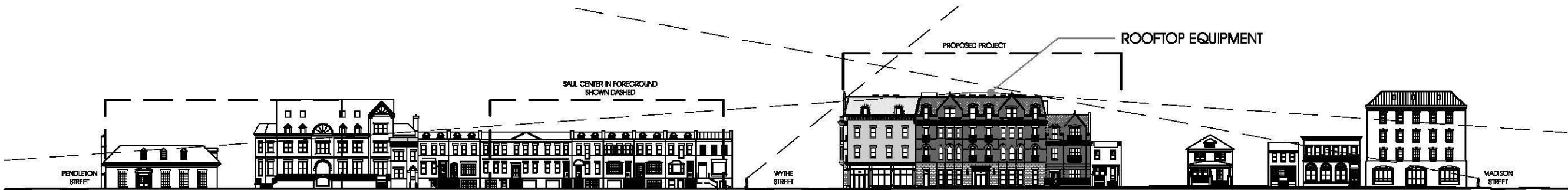
1/64" = 1'-0"



B

WYTHE STREET ROOF EQUIP SIGHT LINES

1/64" = 1'-0"



A

WASHINGTON STREET ROOF EQUIP SIGHT LINES

1/64" = 1'-0"



SOUTHWEST CORNER



NORTHEAST CORNER



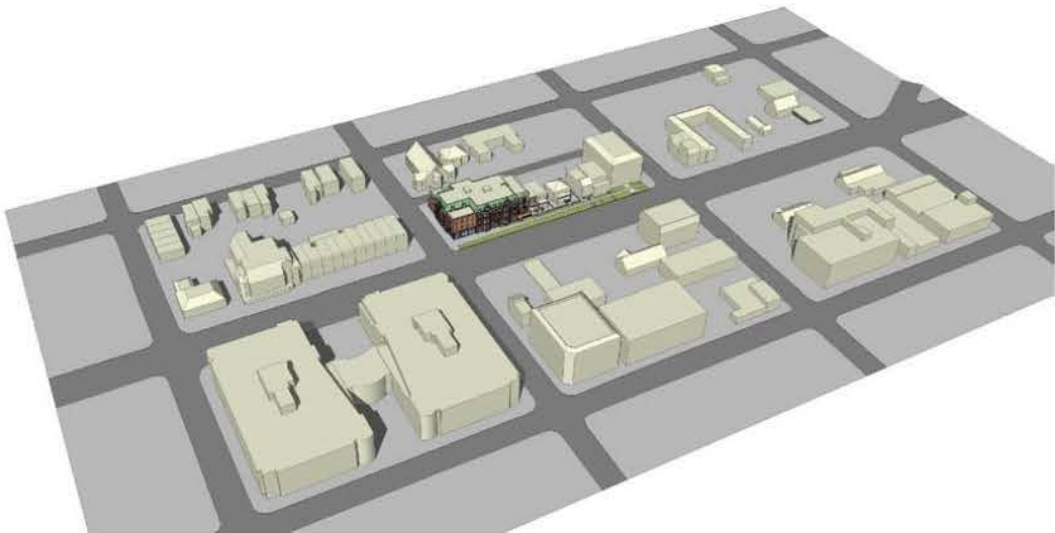
SOUTH LOOKING NORTH



NORTH LOOKING SOUTH



SOUTHEAST CORNER



NEIGHBORHOOD MASSING

RUST | ORLING
ARCHITECTURE

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700-710 N. WASHINGTON STREET

THE CITY OF ALEXANDRIA, VIRGINIA

14.049

REVISIONS

DATE	DESCRIPTION

BAR REVIEW
02.02.15

3D MODEL
VIEWS

SHEET NO.

A3.1











February 26, 2015

Proposed Wythe Street Elevation
 700 N. Washington Street
 14049

1/8"=1'-0"

ADDRESS OF PROJECT: 700 and 710 N. Washington Street

TAX MAP AND PARCEL: 700 = 054.04-08-10
710 = 054.04-08-11 ZONING: CRMU-X (PER DSUP)

APPLICATION FOR: (Please check all that apply)

☒ CERTIFICATE OF APPROPRIATENESS☒ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)Applicant: ☒ Property Owner ☐ Business (Please provide business name & contact person)

Name: MAHMOOD INVESTMENT CORP.

Address: 700 N. WASHINGTON STREET

City: ALEXANDRIA State: VA Zip: 22314

Phone: 703.683.8000 E-mail :

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: MAHMOOD INVESTMENT CORP.

Address: 700 N. WASHINGTON STREET

City: ALEXANDRIA State: VA Zip: 22314

Phone: 703.683.8000 E-mail:

- ☐ Yes ☒ No Is there an historic preservation easement on this property?
☐ Yes ☐ No If yes, has the easement holder agreed to the proposed alterations?
☐ Yes ☒ No Is there a homeowner's association for this property?
☐ Yes ☐ No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

NATURE OF PROPOSED WORK: *Please check all that apply*

- ☒ NEW CONSTRUCTION
☐ EXTERIOR ALTERATION: *Please check all that apply.*
 ☐ awning ☐ fence, gate or garden wall ☐ HVAC equipment ☐ shutters
 ☐ doors ☐ windows ☐ siding ☐ shed
 ☐ lighting ☐ pergola/trellis ☐ painting unpainted masonry
 ☐ other _____
☐ ADDITION
☒ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

Demolition of the existing 2-story Travelodge motel in order to construct a new multi-family building. There are not any alternatives to demolition of the existing structure that are economically feasible.

Construction of a new, 30 unit, 4-story apartment building with first floor retail immediately adjacent to an existing townhouse (710 N. Washington St) that is to remain. The new structure will have one level of below grade parking and is approximately 40,000 square feet (gross).

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 W. Rust, AIADate: February 2, 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. Mahmood Invest. Corp.	700 N Washington St.	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 700-710 N Washington St. (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. Mahmood Invest. Corp.	700 N Washington St.	100%
2. Rafat Mahmood	710 N Washington St.	50%
3. Shaista Mahmood	710 N Washington St.	50%

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. Mahmood Investment Corp.	None	None
2. Rust Orling Architecture	None	None
3.		

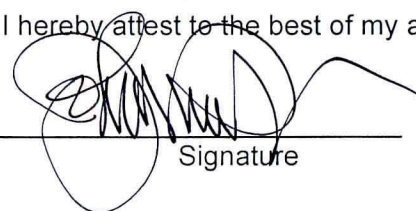
NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

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

2.2.15
Date

John W. Rust

Printed Name


Signature

City of Alexandria, Virginia

MEMORANDUM

DATE: FEBRUARY 20, 2013

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

FROM: HISTORIC PRESERVATION STAFF

SUBJECT: CONCEPT REVIEW OF 700 NORTH WASHINGTON STREET
BAR CASE #2013-0015

MINUTES: FEBRUARY 20, 2013

An informal work session with public testimony regarding the proposed development at **700 North Washington Street**.

SPEAKERS

John Rust, architect for the project, spoke in support of the application. He gave an overview of the project proposal and responded to questions from the Board.

Poul Hertel, local resident, spoke in support of protecting the memorial character of the George Washington Memorial Parkway and provided a brief history of the establishment of the Parkway and the Old and Historic Alexandria District. He described his efforts as part of the Washington Street Task Force in 2001 and identified concerns with the proposed scheme at 700 North Washington Street. He expressed concern about a monolithic roofline/continuous mass of the building, concern about shadow effects, parking and construction noise on the adjacent St. Joseph's Church.

Bud Hart, counsel for the project, spoke in support of the project and noted that they had met with the current priest who stated that the church was most concerned with light access to the uppermost window, not the lower windows.

BOARD DISCUSSION

Mr. Neale recused himself from the discussion.

Chairman Hulfish expressed support for the project and noted that the computer generated shadow study was particularly useful.

Mr. von Senden noted that the project was well presented. He supported the overall massing and found that the inclusion of dormers, pediments and other such elements could help to visually break up the large Mansard roof form on the sides.

Dr. Fitzgerald stated that it was an excellent proposal however he did note that the view from North Washington Street, looking south toward the project, did have a long, expansive roofline on the north elevation that should be broken up. He stated a preference for the original proportions of the storefront on the middle building. In response to the NPS letter, he noted that the height of the project was well within what the Zoning Ordinance permitted and stated that Washington Street had lots of large buildings.

Mr. Keleher supported the proposal.

Mr. Carlin said that it was not appropriate for the BAR to react to the letter submitted by the National Park Service and noted that staff should work with NPS for a positive outcome. He commented that the project reflected the architect's ability to master scale by tying in the existing two-story townhouse to a larger building. He understood the comments about the proposed Mansard roof but noted that the corner building provided an appropriately scaled transition on the blockface. He thought the project was sited sufficiently back from the church.

Chairman Hulfish noted that this was a conceptual review of the project and told the applicants that he looks forward to the next review.

I. SUMMARY

Concept Review

The material now before the Board is part of a BAR *Concept Review* for the mixed-used project proposed at 700 North Washington Street, the site of the current Travelodge. The Concept Review Policy was adopted by the two Boards of Architectural review in May 2000 (attached). Concept Review is an 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 drawings in the applicant's present package have significantly more detail than is typical for a Concept Review and this amount of detail is more commonly what is provided for the BAR's initial review of a Certificate of Appropriateness application. Therefore, it is important for the

Board to express any concerns and to provide general design comments now but the applicant must remember that the design details, materials, textures, colors, and the like are subject to further architectural refinements when the Board formally reviews the Certificate of Appropriateness following City Council approval of the DSUP. Therefore, not commenting on a design detail or material should not necessarily be interpreted as support by the Board.

Standards to Consider for a Certificate of Appropriateness on Washington Street

In addition to the general BAR standards outlined in the Zoning Ordinance, due to the project's location fronting on Washington Street, the Board must also find that the Washington Street Standards are met. Staff has included below the additional standards for Washington Street described in the Zoning Ordinance. However, these are for reference only and are not intended to bind the Board during the Concept Review phase.

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

- 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.*
- 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.*
- (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.*
- (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.*
- (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.*
- (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.*
- (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.*

In addition, although the applicant has not submitted an application for a Permit to Demolish, the Board should comment and advise upon the proposed demolition of the existing motel, with respect to the criteria for a Permit to Demolish outlined in the Zoning Ordinance. Again, these comments are for advice only and are not intended to bind the Board during the Certificate of Appropriateness approval phase, should additional information be presented in the future.

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, 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?

III. STAFF ANALYSIS

Initial Proposal and Site Context

The applicant first contacted City staff to discuss the demolition of the existing motel and new construction on the site in 2008 but the application was later withdrawn due to activity. In 2009, although no formal application was submitted, the Board held an information session to consider

a request for demolition of the motel. No formal action was taken at that time though the July 29, 2009 minutes state that the “Board expressed general agreement that the building at 702 North Washington Street, known as the Travelodge, did not meet the Criteria for Demolition in the Ordinance.” However, the project did not proceed at that time because of the changing economy.

700 North Washington Street, being located on Washington Street, must conform not only to the Design Guidelines and Zoning Ordinance standards, but also to the Washington Street Standards and Washington Street Guidelines. Therefore, 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.

Permit to Demolish

In the present application, the owner has included previously submitted materials regarding the history of the existing Travelodge motel building at 702 North Washington Street. Although the motel was constructed in the mid-1950s as the Virginia Motel, it was later significantly altered in 1965. The motel is an example of mid-century roadside architecture. However, staff finds that it has been significantly altered and is far from one of the district’s better examples of roadside architecture, lacking unique character-defining features and historic integrity. While there are several good examples of roadside architecture on Washington Street for which staff would not support demolition, this particular motel is not among them. Therefore, at this time and based on current information, staff finds that the criteria for demolition are not met. However, if the Board has any hesitation regarding demolition of the motel or has additional information that would support its preservation, members should let the applicant and staff know at this time.

Current Proposal

The current submission is for one large building that will visually appear to be three distinct buildings with a range of heights and architectural styles. On Washington Street, the southernmost building will be a three-story Italianate brick building with a prominent first-floor storefront. The center building, the largest element at four-stories and with prominent projecting bays, is designed to look like a late-19th-century apartment building in the Richardsonian Romanesque style. The northernmost element will appear to be a substantial three-story brick townhouse set back from the sidewalk with a raised terrace. Also included in the project, but to remain in its current form, is one half of an early 20th-century semi-detached townhouse with a front porch. The Wythe Street elevation also provides the visual appearance of multiple buildings and relates to the styles on the Washington Street elevation as the three-story Italianate building wraps the corner and the prominent center building from Washington Street also dominates this elevation. The western part of this elevation steps down significantly toward the alley.

The BAR’s *Design Guidelines* only require that new buildings be compatible with nearby buildings of historic merit and do not mandate the use of historic styles for new construction but do state that where new buildings recall historic buildings, that the architectural details used throughout the building should be consistent with that same style and that the building should not be a slavish replica of any particular building in the district. The Washington Street Standards dictate that “the design of new buildings and additions to existing buildings shall be

complementary to historic buildings which are found on the street.” In addition, it is noted in the Standards and Guidelines that “new buildings...shall be designed to look separate and shall not give the impression of collectively being more massive than such historic buildings.” A walk down Washington Street reveals a range of architectural styles and building types spanning three centuries. From Georgian to Italianate to Art Deco to Colonial Revival, the styles found throughout the historic district can all be seen on Washington Street. Furthermore, Washington Street includes a range of historic building masses, heights and scales, from modest two-story frame townhouses to the freestanding 4 ½ story brick, mid-19th century Mount Vernon Cotton Manufactory at 515 North Washington Street or the 6-story George Mason Hotel.

Analysis of Plans

Staff finds that the proposed new construction is in keeping with the scale and character of this particular section of North Washington Street as well as the overall scale and character of Washington Street as a whole. Because an existing 1920s townhouse is incorporated into the project, the overall project appropriately steps down and respects historic buildings immediately to the north of the site. The proposed new construction is oriented to face both Wythe and North Washington streets. This site placement allows for full use of the rear alley and will result in an improved streetscape along this portion of Washington Street. Staff has observed the presence of historic stone curbs on the project site and recommends that they be retained visibly *in situ* as sidewalk and landscape plans evolve.

Staff has met with the applicant as part of the initial development review process and in preparation for the BAR concept review. Staff has reviewed a few iterations of the plans and it is important to note that the applicant has addressed staff's concerns with the current submission. What follows is a review of earlier comments made by staff and how they have been addressed by the applicant.

Set back from St. Joseph's Church

Staff has continually stated that the proposed project should not overwhelm the adjacent historic St. Joseph's Church located directly to the west and fronting on North Columbus Street. The applicant has added several transition elements that allow the project to step down by the alley. The applicant also provided a sun study to illustrate that the uppermost rose window above the apse of the church will never be in shadow. Staff believes that the current proposal appropriately steps back at the upper stories and will not overwhelm the church.

Planters on North Washington Street

Staff previously suggested that planters be added on the northernmost building as it is set back from the sidewalk and has a raised terrace above a parking garage ramp. The planter softens the transition from the raised terrace to the sidewalk. The addition of the planter creates a more interesting streetscape and provides a smooth transition to the historic townhouses with porches to the north which are set back even farther.



Figure 1. Original BAR Submission, Washington Street Elevation.



Figure 2. Revised (current) BAR Submission, Washington Street Elevation.

Prominence of Center Building

A commendable aspect of this project is that it includes what visually appears as three buildings with a clear hierarchy. Each building is not trying to compete visually or architecturally with the other two. Rather, the center element, which is also the largest and tallest, assumes a sense of prominence with its design and architecture. Staff identified this middle building as similar to earlier traditional, distinguished apartment buildings constructed in the late 19th and early 20th centuries throughout the Washington, DC area. Historically, such buildings had a slightly elevated first story or plinth. Recognizing that height constraints prevent a true plinth here, staff recommended that the entrance be made more visually prominent and that the first story windows be slightly raised in order to convey the residential nature of the building and distinguish it from the corner commercial building. The applicant appropriately responded by raising the height of the entry transoms and surround as well as the first story windows.

Wythe Street Storefront Windows

Although the project reads as three buildings, it will be constructed as one building and the corner will feature a large retail space. As a result, two of the “building facades” on the Wythe Street elevation have storefront windows. However, the middle building’s storefront windows seemed to not relate to the building above or to the adjacent storefront at the corner. Staff suggested refining these storefront windows and the applicant did so by clearly differentiating the Wythe Street’s middle building storefront windows through the addition of multi-light transoms. Staff finds the minor revision a great improvement at the sidewalk level.



Figure 3. Original Wythe Street elevation.



Figure 4. Revised (current) Wythe Street elevation.

Relocation of Transformer

While not a suggestion made by BAR staff, the applicant has relocated the transformer from a brick enclosure adjacent to Wythe Street to the interior of the project off the alley and at the rear of the 1920s townhouse yard. This change allows for a green space with open gate on the Wythe Street elevation and is a clear improvement.

Staff finds that the proposed height, scale and general architectural character of the buildings are consistent with the adjacent buildings as well as this particular section of North Washington Street. The present proposal is very well studied and the stylistic details are consistent on each; these buildings represent a collection of architectural styles and forms historically found in this particular section of North Washington Street without copying any specific building. Staff also notes that due to the high visibility of this location, that the applicant utilized high-quality materials with great care taken for design details.

On Wednesday, February 13, the Old Town North Urban Design Advisory Committee (UDAC) unanimously supported the applicant's proposal.

Next Steps

At this time, it is anticipated that the proposal will be reviewed by Planning Commission and City Council in June 2013 and that the applicant will return to the BAR with a formal application for a Permit to Demolish and Certificate of Appropriateness, which may include any necessary waivers, such as for the rooftop HVAC screening requirement, in June or July of 2013. The applicant should continue to work with staff as plans are refined to ensure continued conformance with BAR requirements and to work out final design details, including the preservation of the existing stone curbs.

IV. STAFF RECOMMENDATION

Staff recommends that the Board find that none of the Criteria for a Permit to Demolish as described in the Zoning Ordinance are met and that the Board find that the concept design for the proposed development to be appropriate with respect to the scale, mass and general architectural character of the Old and Historic Alexandria District and the Washington Street Standards with the following considerations when the applicant returns for a Permit to Demolish and Certificate of Appropriateness:

1. That the design team will work with Staff on refining the materials and architectural details on the buildings prior to submission for Certificate of Appropriateness.
2. That the historic stone curbs associated with the property be incorporated into sidewalk improvements related to the project.

V. CITY DEPARTMENT COMMENTS

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

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.

Archaeology Findings

F-1 Quartermaster's maps of the Union Army occupation of Alexandria during the Civil War indicate that a 260 ft. wide horse corral encompassed the entire street face on Wythe Street from N. Washington to N. Columbus and included all three subject lots. Later, according to the G.M. Hopkins Insurance Atlas, by 1877 there were two houses present near the southwest corner of the lot abutting the alley. While it is likely that twentieth-century construction has destroyed much of the evidence of past activities on this property, it is possible that portions of deeper features (such as wells or basement foundations) could remain intact. If present, these could provide insight into military activities and residential life in nineteenth-century Alexandria.

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.

Code

C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Code Administration

F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Supervisor at ken.granata@alexandriava.gov or 703-746-4193. (Code)

C-1 Building and trades permits are required for this project. Five sets of *construction documents* sealed by a *Registered Design Professional* that fully detail the construction as

well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s)

- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 A soils report must be submitted with the building permit application.
- C-4 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof.
- C-5 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

Transportation and Environmental Services (T&ES)

Recommendations:

1. Comply with all requirements of DSP2013-00002 (T&ES)
2. 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)

ATTACHMENTS

- ~~1 – Supporting Materials~~
- ~~2 – Application for 700 N Washington Street Concept Review~~
- ~~3 – BAR Conceptual Review Policy, 5/3/00~~