

City of Alexandria, Virginia

MEMORANDUM

DATE: SEPTEMBER 2, 2015

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

FROM: HISTORIC PRESERVATION STAFF

SUBJECT: 2nd CONCEPT REVIEW OF 1101 NORTH WASHINGTON STREET
(BEST WESTERN OLD COLONY INN)
BAR CASE # 2015-0156

I. SUMMARY

Concept Review

The material before the Board is part of a BAR Concept Review for the redevelopment of the property at 1101 North Washington Street. The applicant previously received approval of a Permit to Demolish to remove the existing gable roof and all exterior walls and finishes (brick, windows, doors, etc...) on June 17, 2015. The applicant is requesting a second concept review of a two story addition and renovation within the footprint of the existing two-story hotel structure, in response to comments made by the Board and community at the last hearing.

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

The proposed DSUP project is tentatively scheduled for Planning Commission and City Council review in the fall of 2015.

History

The two-story brick Colonial Revival style building was constructed in **1967** as a conference center addition to the Old Colony Inn. It was designed by the firm of Vosbeck & Vosbeck, architects for several urban renewal buildings in Old Town. It was approved by the Board on January 11, 1967. The associated Old Colony Inn complex to the south was demolished but this building remained and functions independently today as a small hotel. It features both surface parking and at-grade, internal parking. A serpentine wall from the original design generally screens the existing parking from the GW Parkway.

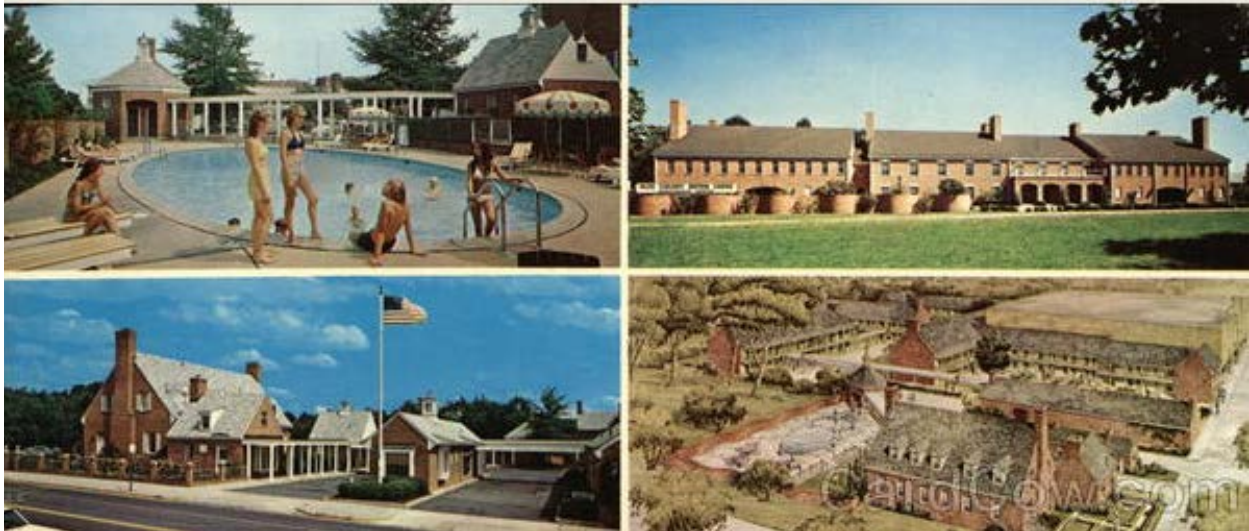


Figure 1. Old Colony Inn historic postcard, conference center portion on upper right.

At the June 17, 2015 BAR meeting, the Board performed an initial concept review of the project during a work session. The complete minutes are found as Attachment 1. In summary, the Board made the following comments regarding the proposal:

- General support for the overall height, scale, mass and general architectural character of third and fourth floor additions to this mid-century motel building
- Make the cornice at the hyphens more pronounced to create a true and differentiated attic story that will lower the perceived height of these elements
- Recess the fourth story on the rear elevation
- Use high-quality materials
- Mixed preferences for arches vs. a strong cornice at a restaurant on the southernmost portion
- Continue to study changes to visually minimize the garage entrance on the front elevation
- Maintain red brick with white accents (no painted brick)

Since this hearing, the applicant met with neighborhood groups and sponsored a community meeting on July 21, 2015 that included residents from Canal Way, Pitt Street Station, Liberty Row and the broader community.

Current Submission and Changes since 1st Concept Review

The current submission reflects many of the Board's and community's previous comments. The current proposal generally retains the height, scale, massing and general architectural character on the front elevation with more substantial revisions occurring on the rear (east) elevation. The overall mass has been reduced and the hotel will now have 104 rooms in contrast to the 111 rooms previously proposed. The following changes have been made:

- Overall: The roof form of the main block changed from gable to hipped form, the chimneys were eliminated to reduce the building mass and the loading area was relocated
- Front: More pronounced cornice and refinement of the tympanum (the Neo Classical triangular front gable sitting above pilasters) by making it white and adding an elliptical window
- Rear:
 - Recessed fourth-story terrace at center block and two adjacent hyphens.
 - Introduction of three-story "townhouse" scale elements on majority of rear elevation with changes in plane and architectural style and the addition of bay windows and Juliet balconies
 - Reduced height of center block to three stories and refinement of the tympanum

II. STAFF ANALYSIS

As a reminder, many aspects of this development are not within the BAR's regulatory purview, such as use, zoning setbacks, parking and deliveries, and should not be considered by the Board. The Planning Commission and City Council will consider these aspects of the project. The BAR's purview in this concept review work session is limited to providing guidance on height, scale, mass and general architectural character.

The applicant will ultimately return to the Board for approval of a Certificate of Appropriateness for architectural details and finishes for this project after approval of a DSUP.

General Analysis of Revised Plans and Further Study

Staff continues to find the proposed new construction to be in keeping with the scale and character of this particular section of North Washington Street which is far removed from the landmark core around King Street. The proposed scale and mass are generally appropriate for this location, which has a five story office building to the north, four story multifamily condo buildings to the south and 2 ½ to 3 ½ story townhouses across the private alley to the east. There are no nearby buildings of historic merit, so the design's focus must be on compatibility with the district overall as well as protection of the memorial character of the George Washington Memorial Parkway. Staff finds that the revised plans continue to be compatible and appropriate with the historic district and the Parkway.

The current plans have refined and improved the Colonial Revival style and details, particularly on the west elevation fronting the Parkway. The project will enhance and revive the urban design of the adjacent memorial traffic circle that previously existed in this location as the

northern gateway to the City in the original 1932 Parkway design. The creation of a distinct and differentiated attic story on the two hyphens greatly improves the proportions of this elevation and adds visual interest. The change from a gable roof to a hipped roof is also an improvement that better relates to the end roof forms. The change in the tympanum material from brick to white to match the trim and the addition of an elliptical window in this location also indicate the further refinement of the Colonial Revival character. Staff fully supports the improvements to the west elevation.

Regarding the revisions to the rear elevation, staff supports the reduction in height for the majority of this elevation from four stories to three stories and the addition of terraces at the fourth story. This approach successfully reduces the overall building mass in the rear. Additionally, the use of the “townhouse” module for the hyphens further reduces the scale of the rear elevation. While, in concept, it may be stylistically preferable to maintain the larger and more formal Colonial Revival forms from the west elevation to the east elevation, the reduced scale and massing successfully addresses many of the concerns of the neighbors and relates to the adjacent context of the townhouse developments to the east. The two sides are not visible at the same time and are similar enough that there will be no dramatic visual disruption to the overall architectural character as one walks around the building. Staff notes that it will be important to warrant that the detailing related to the hyphens—the Juliet balconies, projecting bays and cornices—be high-quality and stylistically consistent to look integrated into the overall project.

III. WASHINGTON STREET STANDARDS

Standards to Consider for a Certificate of Appropriateness on Washington Street

In addition to the general BAR standards outlined in the Zoning Ordinance, and the Board’s *Design Guidelines*, the Board must also find that the Washington Street Standards are met. A project located on Washington Street is subject to a higher level of scrutiny and design to ensure that the memorial character of the George Washington Memorial Parkway is protected and maintained based on the City’s 1929 Memorandum of Agreement with the federal government (Attachment #1). Staff notes that there is no definition of Memorial Character in the 1929 agreement and that this document does not reference architectural style, building size or use but the NPS staff did participate in the work group that developed the additional standards for Washington Street Standards in Sec. 10-105(A)(3) of the zoning ordinance in 2000.

Staff has included the additional standards for Washington Street below. **Staff repeats the comments as to how the Standards are satisfied from the previous report as the current scheme does not substantively change the prior analysis regarding the overall project’s conformance with the standards.**

Washington Street Standards

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

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

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

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

The proposed design intention is for a hotel designed in a Colonial Revival style. The George Washington Memorial Parkway was constructed in large part to transport visitors to Mt. Vernon and so buildings that have served the tourism and hospitality industries have been common since its opening in 1932. The use of a Colonial Revival vocabulary is an appropriate style both in general and specific to this site, the former Old Colony Inn, which was perhaps the Parkway's best example of a roadside motel. The elements of design consistent with historic buildings on Washington Street, (such as the Cotton Manufactory at 515 N Washington, the Courthouse at 200 S Washington, or the Paff Shoe Factory at 520 S Washington), include the pediment, portico, multi-paned single windows, gable roof and other features.

- 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.*

There are no nearby historic buildings, and the style, size and location of the proposed building does not detract from or overwhelm any historic buildings found on Washington Street. The historic garden apartments to the north are far larger in size than the proposed hotel.

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

While the proposal is technically an addition, it will effectively create the appearance of a new building. However the Colonial Revival architectural character will complement historic buildings along the street, many of which are constructed in that particular style over a number of years.

- 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.*

There are no adjacent historic buildings. The proposed massing is consistent with nearby late 20th century buildings, many of which are four, five and six stories in height and substantial in scale and massing.

- 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.

The building footprint will remain unchanged from the current structure. The overall mass is broken down due to setbacks along the building façade and the use of distinct building sections, distinguished by roof changes (flat, gable and hipped) as well as changes in architectural detailing (pediments and cornices).

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

The applicant has included digital massing models of the surrounding blocks illustrating that the proposed massing is consistent with the context of this area of North Washington Street.

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

The proposed massing of the building appropriately uses proper proportions for this style. There are no exaggerated or over-scaled elements and the building is broken down into separate components, recalling a historic five part Palladian plan. For example, the two-story porte-cochère is appropriately scaled for a four-story building and the proportions are consistent with the Colonial Revival 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.*

The use of the Colonial Revival design has a strong foundation in Alexandria's building traditions on Washington Street.

- (2) *Facades of a building generally shall express the 20- to 40-foot bay width typically found on early 19th century commercial buildings characteristic of the Old and Historic Alexandria District, or the 15- to 20-foot bay width typically found on townhouses*

characteristic of the Old and Historic Alexandria District. Techniques to express such typical bay width shall include changes in material, articulation of the wall surfaces, changes in fenestration patterns, varying roof heights, and physical breaks, vertical as well as horizontal, within the massing.

The building features bay widths consistent with a commercial building in a Colonial Revival style. Window tiers are approximately 10' to 12' on center and building blocks defined by façade setbacks are roughly 20 to 40 feet in width.

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

The materials proposed include high-quality, historically-appropriate materials generally found in the district such as red brick and a standing seam metal roof. As new construction, the BAR's policy also permits high-quality modern materials.

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

The proposed fenestration generally utilizes traditional solid-void relationships of "punched" windows within what appears to be a traditional load-bearing masonry construction form.

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

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

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

architectural review, unless it makes a written finding that the proposed construction complies with the standards in section 10-105(A)(3)(a).

- (d) The director may appeal to city council a decision of the Old and Historic Alexandria District board of architectural review granting or denying an application for a certificate of appropriateness subject to this section 10-105(A)(3), which right of appeal shall be in addition to any other appeal provided by law.*
- (e) The standards set out in section 10-105(A)(3)(a) shall also apply in any proceedings before any other governmental or advisory board, commission or agency of the city relating to the use, development or redevelopment of land, buildings or structures within the area subject to this section 10-105(A)(3).*
- (f) To the extent that any other provisions of this ordinance are inconsistent with the provisions of this section 10-105(A)(3), the provisions of this section shall be controlling.*
- (g) The director shall adopt regulations and guidelines pertaining to the submission, review and approval or disapproval of applications subject to this section 10-105(A)(3).*
- (h) Any building or addition to an existing building which fails to comply with the provisions of this paragraph shall be presumed to be incompatible with the historic district and Washington Street standards, and the applicant shall have the burden of overcoming such presumption by clear and convincing evidence.*
- (i) The applicant for a special use permit for an increase in density above that permitted by right shall have the burden of proving that the proposed building or addition to an existing building provides clearly demonstrable benefits to the historic character of Washington Street, and, by virtue of the project's uses, architecture and site layout and design, materially advances the pedestrian-friendly environment along Washington Street.*

IV. STAFF RECOMMENDATION

At this time, staff recommends endorsement of the height, scale, mass and general architectural character of this revised proposal with some recommendations for further refinement as design development continues. It is recommended that the applicant continue to meet with BAR staff to refine the design during the DSUP review process. Staff recommends the following refinements to enhance the design and architectural character prior to returning for the Certificate of Appropriateness:

- *Refine the at-grade garage entrance on the front elevation and use stylistically appropriate vents/screens for the parking area.* As mentioned previously, study the elimination of the parking garage entrance on the Washington Street elevation. While this is an existing condition, it would improve the overall composition to remove this vehicular entry since there is also an entry on the rear elevation and it only provides access to a few parking spaces. Additionally, the drawings show non-descript vented openings adjacent to the garage area on the front elevation. While the need to properly ventilate this garage space is well understood, these elements should be intentionally designed, reading as doors or windows with stylistically appropriate metalwork.
- *Continue to refine window proportions and arrangement.* The windows above the porte-cochère need further refinement, particularly the arrangement of the two smaller windows adjacent to a regular window. This is also an opportunity to do a feature window, typical of the Colonial Revival style. As the design evolves, the applicant should continue to

refine the fenestration and where appropriate, align windows. The choice of eight lights over four lights for the attic windows needs additional study and while these smaller windows will likely be different from the rest of the windows, other options should be considered, such as multi-light casement windows or a different light configuration than 8/4 which is rather uncommon.

- *Continue to refine the rear elevation.* While the current proposal addresses many of the concerns previously identified by the community, the applicant should continue to refine the newly introduced “townhouse” elements to ensure that window types are appropriate for each particular section. For example, the 8/8 window beneath single-light doors appears somewhat incongruous. However, multi-light windows might be more appropriate for the enclosed porch elements. As the design evolves it is important to maintain stylistic compatibility for the individual elements as well as be appropriate and balanced with the larger composition of the project.
- *Show location and type of signs proposed.* As this building will be so well-detailed and the architecture itself will convey its use, the signs must be carefully placed and consistent with the architectural style.

Staff recommends that the Board endorse the concept proposal, finding the height, scale, mass and general architectural character to be appropriate and consistent with the letter and intent of the BAR’s Design Guidelines, the Washington Street Standards and the memorial character expressed in the 1929 Memorandum of Agreement. Staff recommends that the applicant continue to refine the design to address the following prior to returning for a Certificate of Appropriateness:

- *Refine the at-grade garage entrance on the front elevation and use stylistically appropriate vents/screens for the parking area.*
- *Continue to refine window proportions and arrangement.*
- *Continue to refine the rear elevation.*
- *Show location and type of signs proposed.*

Next Steps

At this time, it is anticipated that the DSUP will be reviewed by Planning Commission and City Council in the fall of 2015. Following City Council approval, the applicant would then return to the BAR later in the fall or early winter with a formal application for a Certificate of Appropriateness. The applicant should continue to work with staff as plans are refined to ensure continued conformance with BAR requirements and to make revisions based on the Board’s comments at the work sessions.

STAFF

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

V. CITY DEPARTMENT COMMENTS

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

Code Administration (from previous report)

- F-1 The following comments are for site plan review only. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon the building permit plans and the additional information submitted. If there are any questions, the applicant may contact Charles Cooper, Plan Review Division at Charles.cooper@alexandriava.gov or 703-746-4197.
- C-1 Building and trades permits are required for this project. A plan that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s) The building official shall be notified in writing by the owner if the registered design professional in the responsible charge is changed or is unable to continue to perform the duties.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Required means of egress shall be maintained at all times during construction, demolition, remodeling or alterations and additions to any building.
- C-4 Provisions shall be made to prevent the accumulation of water or damage to any foundation on the premises or adjoining property.
- C-5 Construction equipment and materials shall be stored and placed so as not to endanger the public, the workers or adjoining property for the duration of the construction project, materials and equipment shall not be placed or stored so as to obstruct access to fire hydrants, standpipes, fire or police alarm boxes, catch basins or manholes,
- C-6 During Construction dwellings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible for the street or road fronting the property.
shall be designed and constructed to resist the effects of flood hazards and flood loads.

Transportation and Environmental Services (from previous report)

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- R-4 Comply with all requirements of [DSP201-00043](TES)

- R-5 The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)
- C-7 The owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the City as an Additional Insured, against claims, demands, suits and related costs, including attorneys' fees, arising from any bodily injury or property damage which may occur as a result of the encroachment. (Sec. 5-29 (h)(1)) (T&ES)

Please submit Insurance Certificate:

**City of Alexandria
T&ES / Permit Section
Attn: Kimberly Merritt
301 King Street, Room 4130
Alexandria, VA 22314**

Alexandria Archaeology

F-1 There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

ATTACHMENTS

1 – Minutes from June 17, 2015 Work Session

2 – Supporting Materials

3 – Application for 1101 North Washington St Concept Review Work Session

ATTACHMENT 1

BOARD ACTION on June 17, 2015: The OHAD BAR held a work session on the proposed development at 1101 N Washington St. and requested that the applicant return for an additional concept review work session.

SPEAKERS

Cathy Puskar, representing the applicant, introduced the project and spoke to the community outreach that was being undertaken as this project began.

John Rust, project architect, gave a brief presentation and responded to questions. He noted that the proposed project was in the same footprint and used the same structure as the existing building, except for the new porte cochere entrance on the east side.

Scott Fleming, project architect, gave a brief presentation and responded to questions.

Bud Marsten, 1172 North Pitt Street, stated that he would be significantly affected by the project. He had concerns about the height and lack of architectural interest on the rear elevation.

Christa Watters, 1186 North Pitt Street, expressed concern about having a large commercial building so close to their townhouses. She acknowledged that the setback only applies to a commercial building and that the existing building was ugly but she requested a deferral for further study.

Elizabeth Sproul, 1128 North Pitt Street, stated that other nearby buildings were too massive and should not be models for this project.

Joan Drury, 1030 North Royal Street, expressed concern about the overdevelopment of Old Town North to expand the City's tax base.

Poul Hertel, 3716 Carriage House Road, stated that the GWMP was a national park. He explained that the building would frame the traffic circle and was a nice building but that the

back side needed work, and that should have good materials. He liked the scheme with the center portion of the building painted white.

Beth Atami, Canal Way resident, stated that the process seemed backward because it did not make sense to approve demolition without considering the new concept.

Jean Bosely, 528 Belle View Place, stated that her community had not yet met with the applicant.

Caitlin Riley, 1164 North Pitt Street, expressed concern about the ability to make changes if the BAR approved the design.

Mr. Cox explained the BAR concept review process. He explained that demolition was a separate item in the ordinance and was reviewed first because it would be a waste of time to review the design of a new building if demolition of the existing one is denied. He further explained that the application was very early in the review process and that the BAR was only giving comments to the applicant at this stage and that there was no binding BAR vote until after City Council approval of the DSUP.

Stephan Pisani, National Park Service, stated that they were concerned with the overall mass of this building and the effect on the whole of this portion of North Washington Street if every building is built to the 50' height limit.

BOARD DISCUSSION

Mr. Carlin noted that the applicant and architect have made a commitment to work with the community. He supported the height, scale, mass and general architectural character. He agreed with the staff recommendations, specifically: use arches at the restaurant, study changes to the garage, embrace the Greek Revival and Federal Revival styles, create a true and differentiated attic story, work on the rear elevations, consider setting back the upper story on the rear elevation.

Ms. Roberts asked what aspects would be refined with the neighbors. Ms. Puskar stated that as this was the beginning of the review process and they still had not had an opportunity to meet with all of the neighbors, so it would be premature to state what would change. Ms. Roberts found the mass and scale to be acceptable but inquired about adjusting the height of the hyphens. She expressed a preference for the original scheme but liked the arched windows for the restaurant. She did not favor the center white portion.

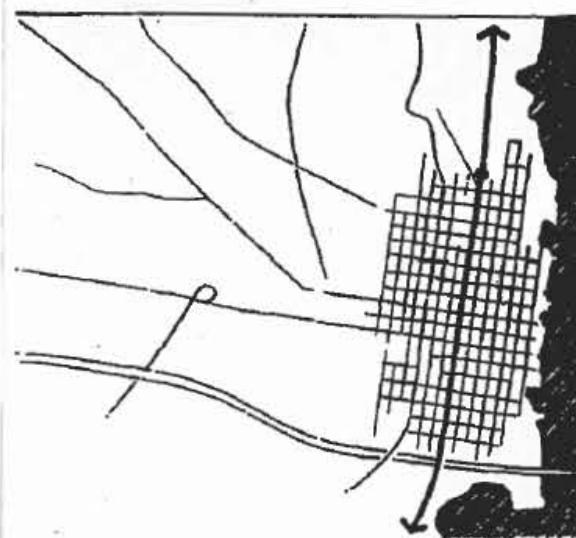
Ms. Miller stated she was sympathetic to the neighbor's concerns because the proposal seemed to double the height. She inquired whether the proposal was within the permitted FAR. Ms. Puskar responded it was actually just below the permitted by-right FAR. She agreed that the choice of materials was very important.

Mr. von Senden recommended that the applicant continue to meet with the neighbors. He also inquired about the comments submitted by NPS (see above under SPEAKERS). He stated that the alternatives for the front elevation show variations that could be applied to the rear/east

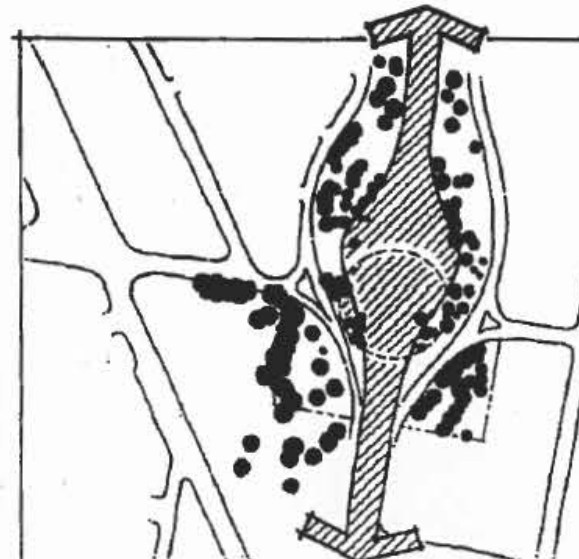
elevation to reduce the apparent scale of the structure for the neighbors. He noted that this project was within the 50 feet permitted height limit. He also commented that the question of the zone transition setback was a matter for the Planning Commission. He appreciated the attempt to vary the heights. He preferred Alternative 1 because the white fourth floor on the hyphens accentuated the perception of differing heights. He also recommended considering a setback at the 4th story. He preferred a strong cornice at the restaurant instead of the arches. He noted that high-quality materials would be required. He thought this could be a successful project but recommended an additional concept review work session.

Chairman Fitzgerald stated his support for the mass and scale. He recommended further work on the rear elevation and wanted to see high-quality materials.

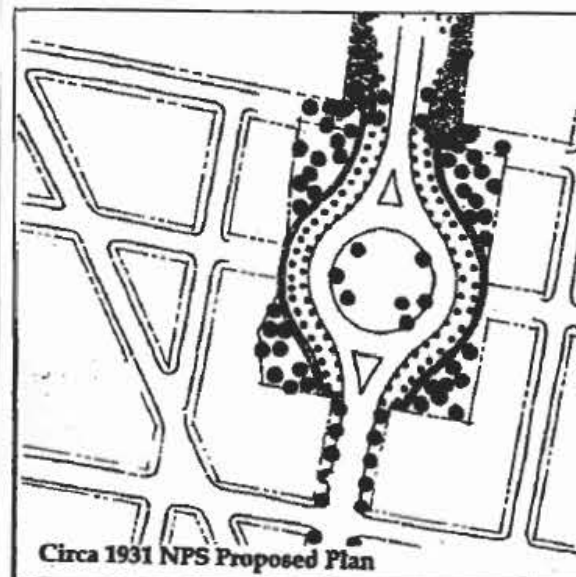
Mr. Carlin made a motion to defer endorsement of the height, scale, mass and general architectural character until the applicant has had the opportunity to meet with all interested neighbors and make refinements. Ms. Roberts seconded the motion and it passed, 5-0.



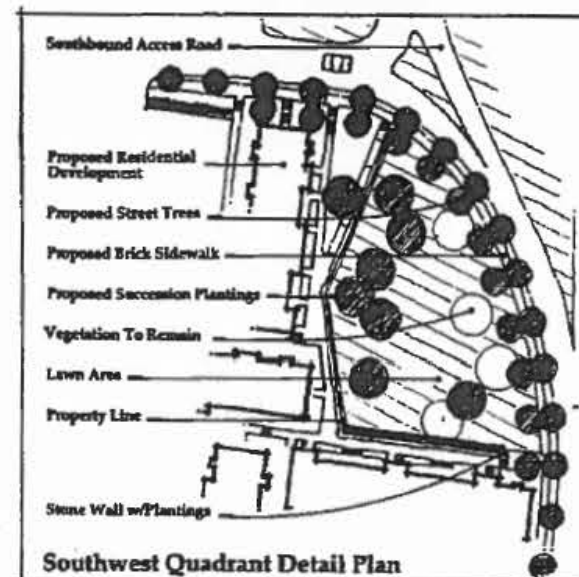
Site Context



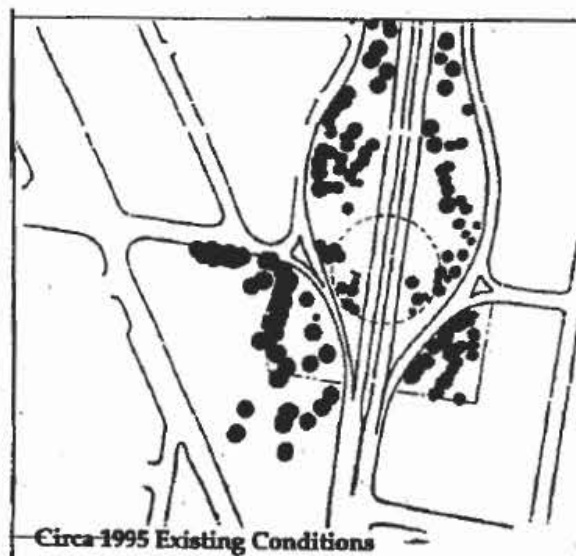
Concept



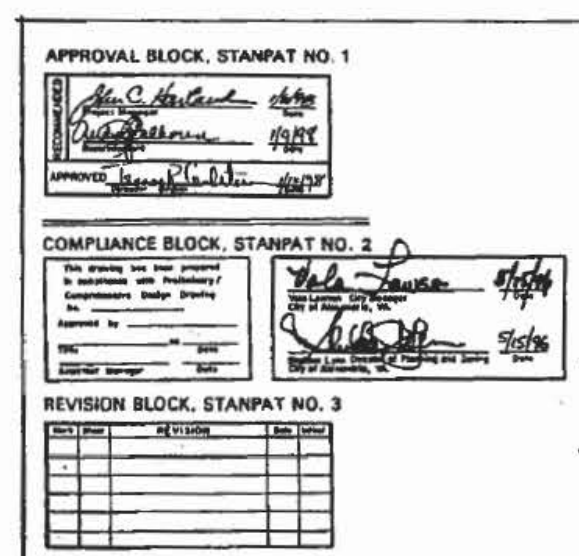
Circa 1931 NPS Proposed Plan



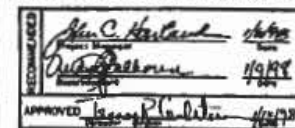
Southwest Quadrant Detail Plan



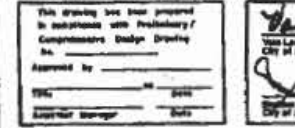
~~Circa 1995 Existing Conditions~~



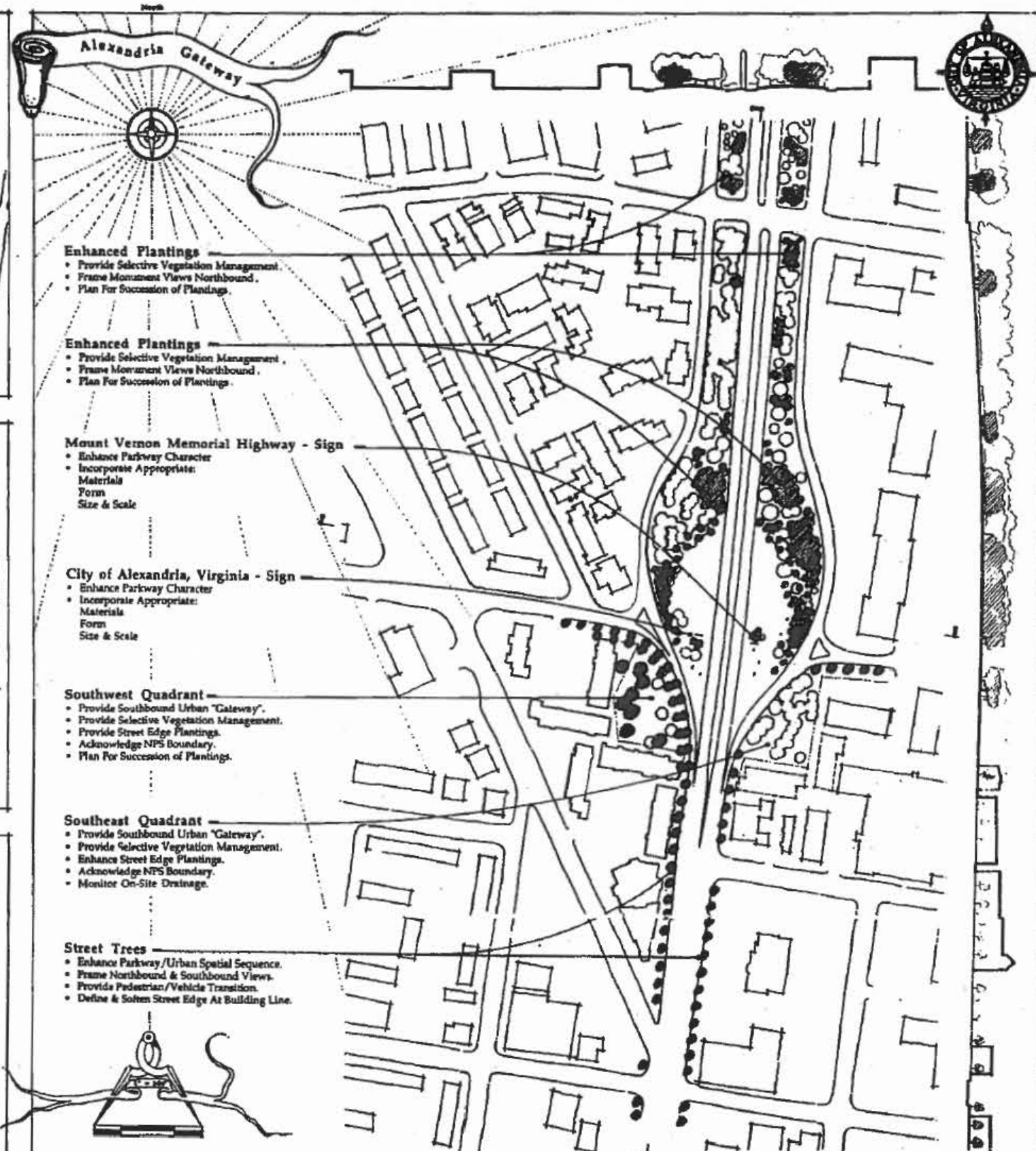
APPROVAL BLOCK, STANPAT NO. 1



COMPLIANCE BLOCK, STANPAT NO. 2



REVISION BLOCK, STANPAT NO. 3

[illegible]

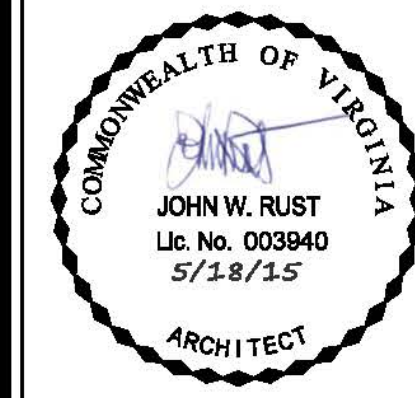
Concept Master Plan

NO.	DT	DATE	REMARKS	SIGNATURE
				P. P. P.
				A. A. A.
				B. B. B.



GEORGE WASHINGTON
MEMORIAL PARKWAY
Public Road Service - National Capital Region
EXHIBIT 4
CONCEPT PLAN

84-0000000000 <u>050</u> 06041	
FBI NO.	INDEX 1



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Washington
Street

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Washington Street
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14.059

REVISIONS

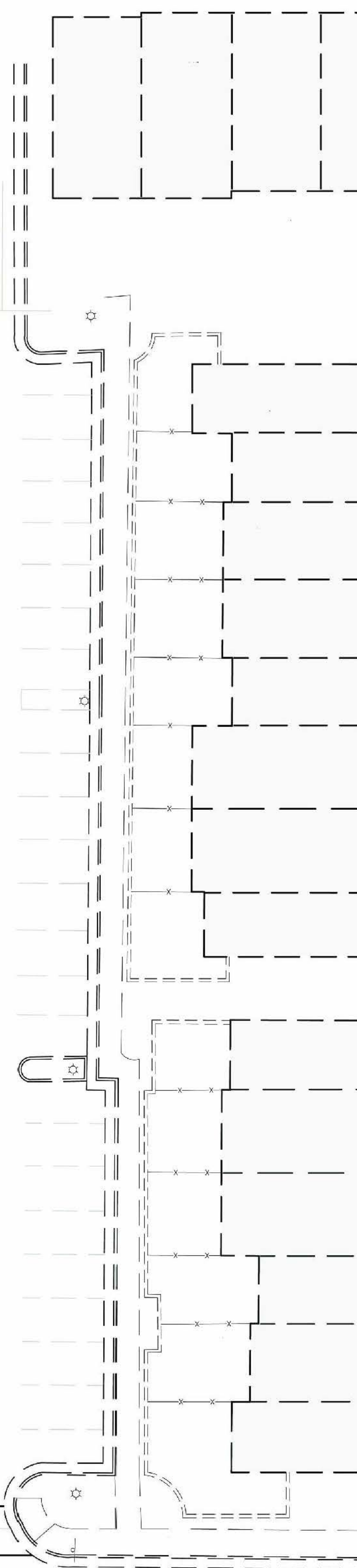
DATE	DESCRIPTION

BAR
CONCEPT II
08.05.15

CONCEPT SITE PLAN

SHEET NO.

A0.1



SITE PLAN (PREVIOUS)
N.T.S.



SITE PLAN (CURRENT)
N.T.S.

APPLICATION MATERIALS
BAR2015-00156
1101 N Washington St.
8/5/2015



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REVISIONS	
DATE	DESCRIPTION

BAR
CONCEPT II
08.05.15

NEIGHBORHOOD
CONTEXT
EXISTING

SHEET NO.

A0.2

APPLICATION MATERIALS
BAR2015-00156
1101 N Washington St.
8/5/2015

A

NEIGHBORHOOD CONTEXT (EXISTING)
N.T.S.



A

SOUTH VIEW (ST ASAPH ST)
N.T.S



A

NORTH VIEW (ST ASAPH ST)
N.T.S

APPLICATION MATERIALS
BAR2015-00156
1101 N Washington St.
8/5/2015



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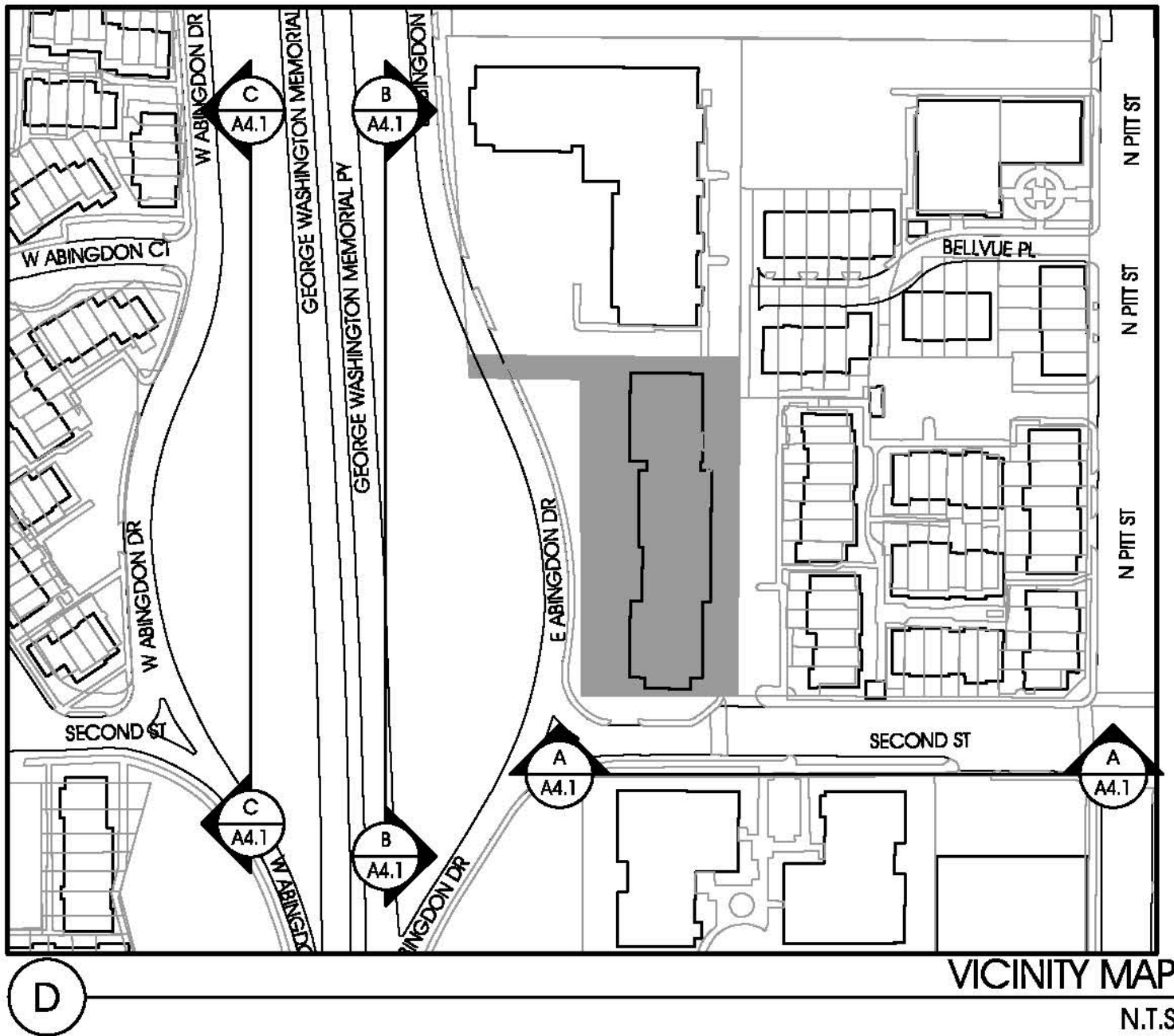
14.059

REVISIONS	
DATE	DESCRIPTION

**BAR
CONCEPT II**
08.05.15

NEIGHBORHOOD
IMAGES

SHEET NO.
A0.3



WEST ABINGDON DRIVE (NORTH-SOUTH)

EXISTING ADJACENT CONDITION
N.T.S.



PROJECT SITE
EAST ABINGDON DRIVE (NORTH-SOUTH)

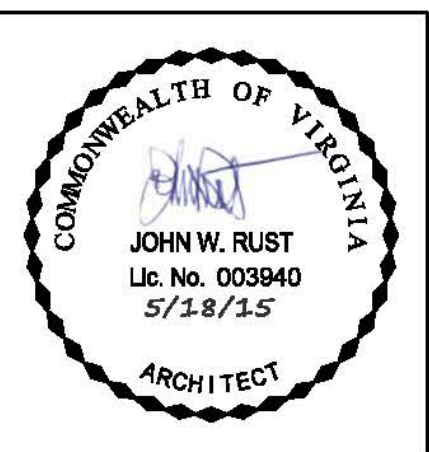
EXISTING ADJACENT CONDITION
N.T.S.



PROJECT SITE

SECOND STREET (EAST-WEST)

EXISTING ADJACENT CONDITION
N.T.S.



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REVISIONS

DATE	DESCRIPTION

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CONCEPT II
08.05.15

EXISTING
CONDITION AND
CONTEXT
PHOTOGRAPHS

SHEET NO.

A0.4

FLOOR AREA AND OPEN SPACE COMPUTATIONS

Property Information

Street	1101 North Washington Street		
Zone	CD	Total Lot	42,746

FAR Information

Floor Area Ratio (F.A.R.) allowed by the zone	1.5		
42,746	x	1.5	= 64,119
Lot Area	Max Permitted F.A.R.		Maximum Allowable Net Floor Area

Gross Area Computations

New Gross Area (sf)	
Existing (above grade)	30,054
Proposed Addition	31,201
Total Gross	61,255

New Gross Floor Area	61,255
Allowable Deductions	3,063
New Net Floor Area	58,192

Open Space Computations

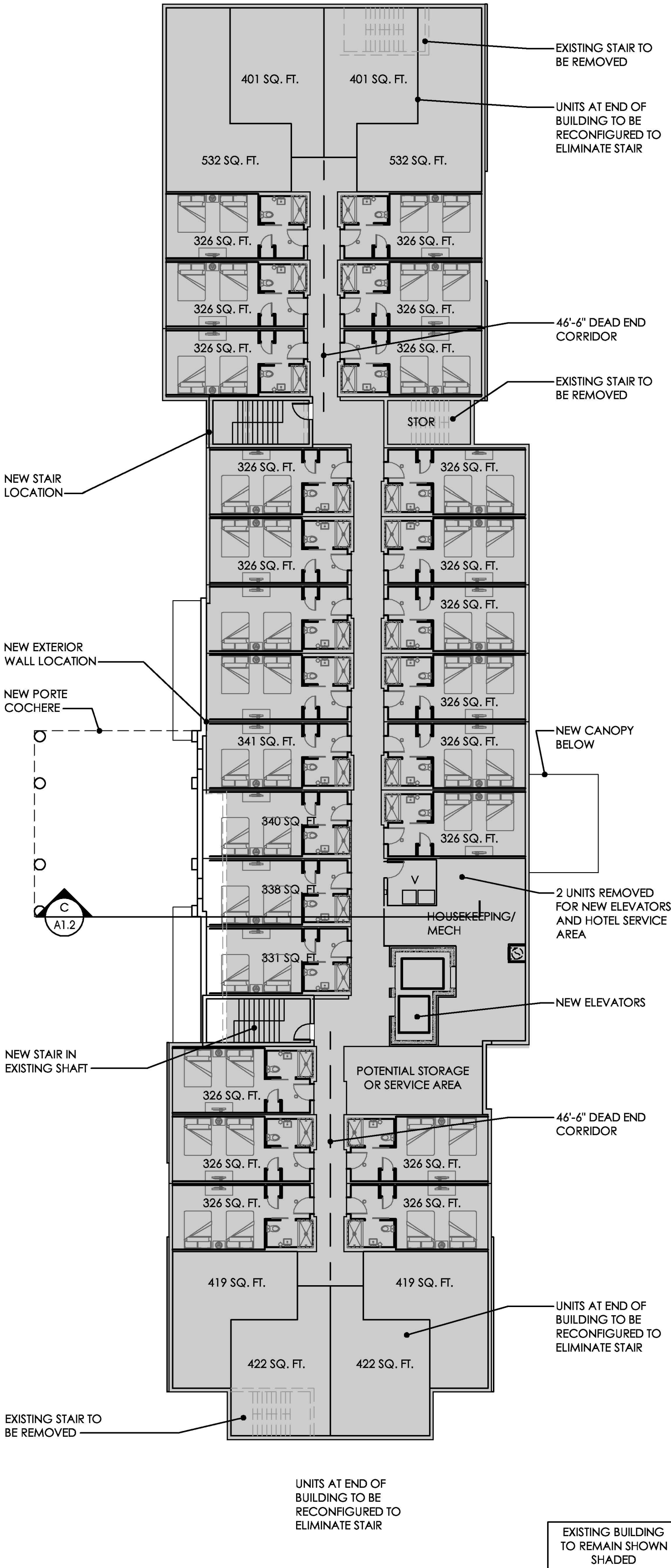
Required Open Space	0	sf
Proposed Open Space	6,137	sf

Building Height

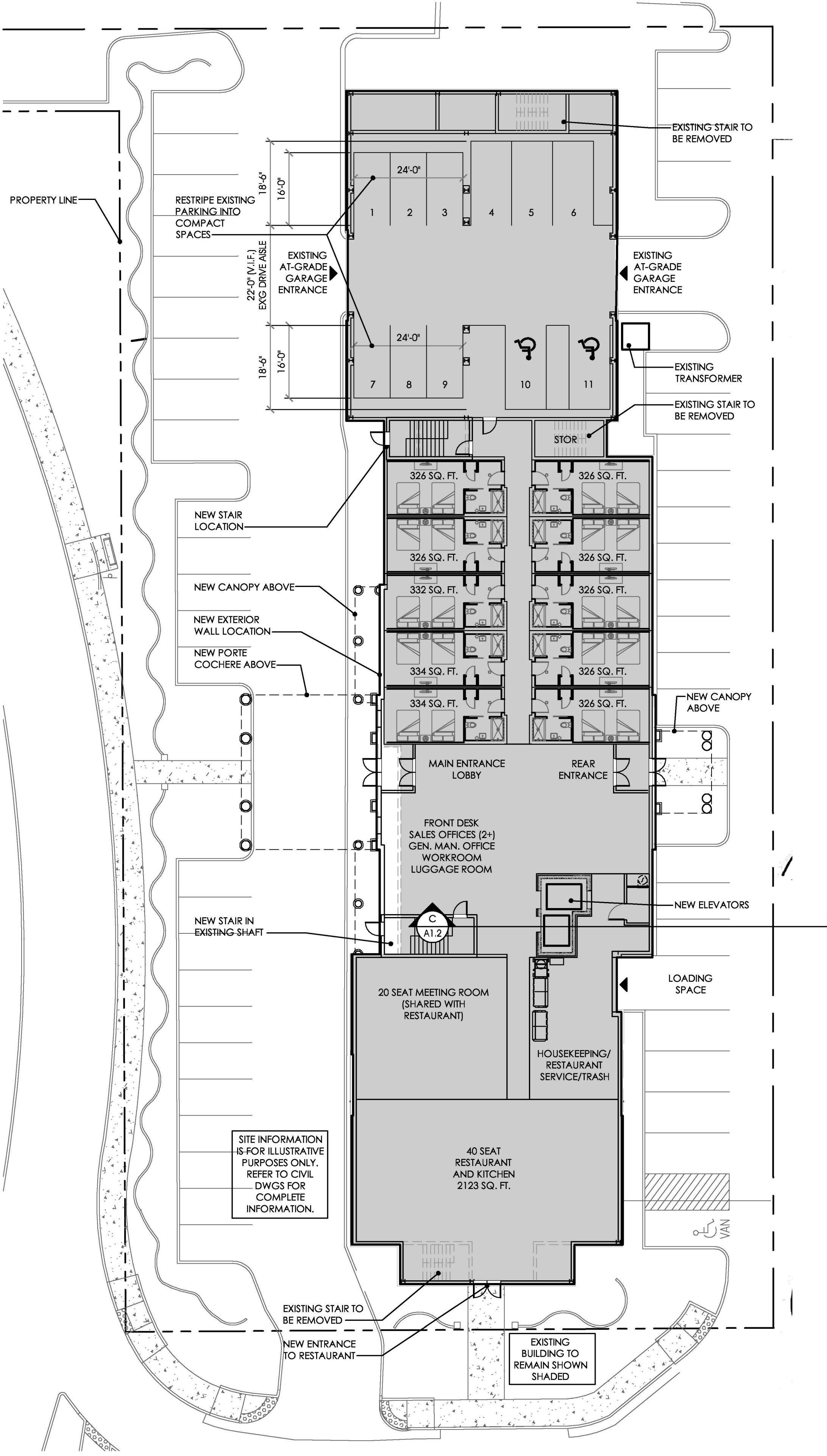
50'

Proposed Use

The project consists of reconfiguring the exterior facade and adding two stories above an existing two story hotel in order to create a hotel with approximately 104 rooms, new ground floor amenity spaces and a full service restaurant.



B EXISTING SECOND FLOOR RENOVATION PLAN (NEW THIRD FLOOR PLAN SIMILAR)
1/16" = 1'-0"



A EXISTING GROUND FLOOR RENOVATION PLAN
1/16" = 1'-0"



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REVISIONS

DATE	DESCRIPTION

BAR
CONCEPT II
08.05.15

1ST FLOOR, & 2ND
FLOOR
RENOVATION PLANS

SHEET NO.

A1.1

APPLICATION MATERIALS
BAR2015-00156
1101 N Washington St.
8/5/2015

REVISED MATERIALS
8/18/2015



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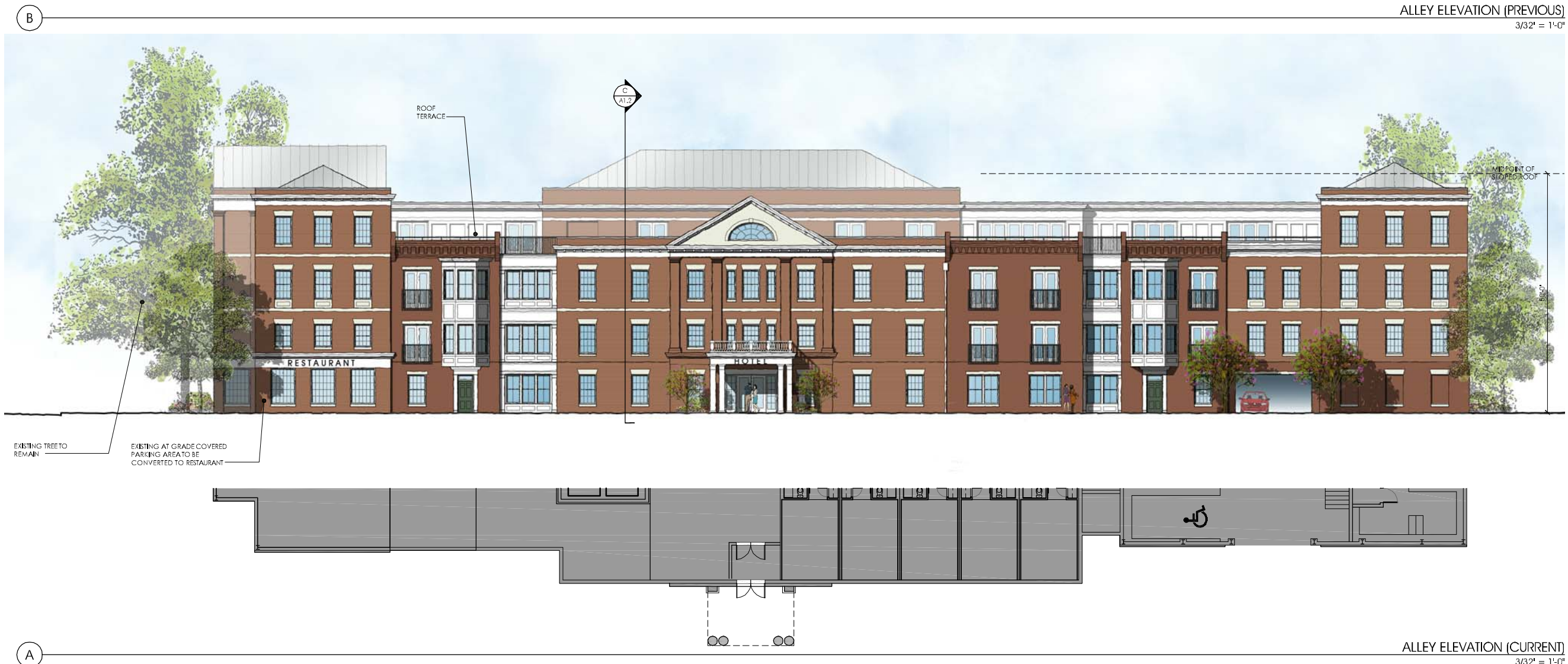
DATE	DESCRIPTION
08.18.15	REVISION

BAR
CONCEPT II
08.05.15

EXTERIOR
ELEVATIONS

SHEET NO.

A2.1



COMMONWEALTH OF VIRGINIA

JOHN W. RUST

Lic. No. 003940

8/18/15

ARCHITECT

RUST | ORLING

ARCHITECTURE

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REVISIONS

DATE	DESCRIPTION
08.18.15	REVISION

BAR

CONCEPT II

08.05.15

EXTERIOR

ELEVATIONS

SHEET NO.

A2.2



B SECOND STREET (SOUTH) ELEVATION (PREVIOUS) 3/32" = 1'-0"



A SECOND STREET (SOUTH) ELEVATION (CURRENT) 3/32" = 1'-0"



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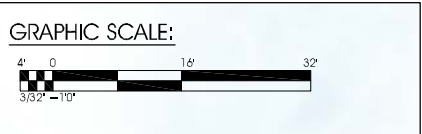
REVISIONS	
DATE	DESCRIPTION
08.18.15	REVISION

BAR
CONCEPT II
08.05.15

EXTERIOR
ELEVATIONS

SHEET NO.
A2.3

REVISED MATERIALS
8/18/2015



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REVISIONS

DATE	DESCRIPTION
08.18.15	REVISION

BAR
CONCEPT II
08.05.15

EXTERIOR
ELEVATIONS

SHEET NO.

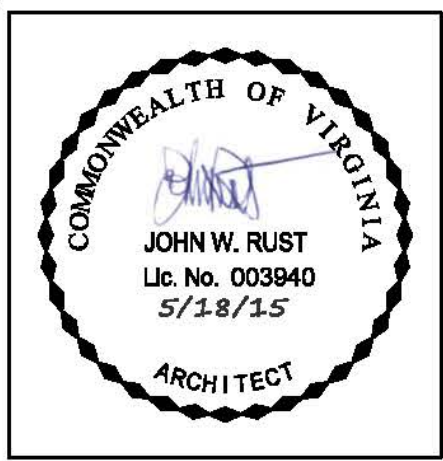
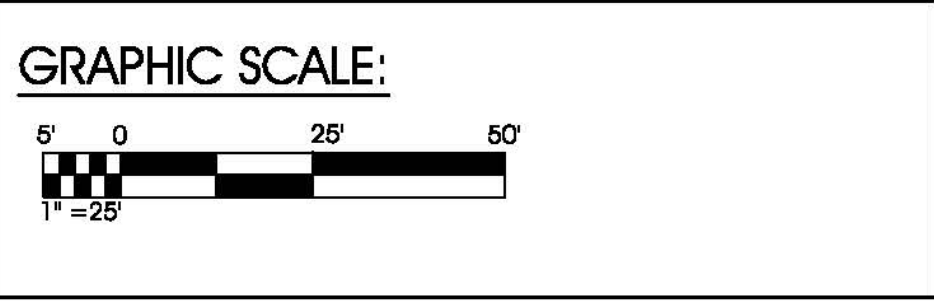
A2.4



B NORTH ELEVATION (PREVIOUS)
3/32" = 1'-0"



A NORTH ELEVATION (CURRENT)
3/32" = 1'-0"



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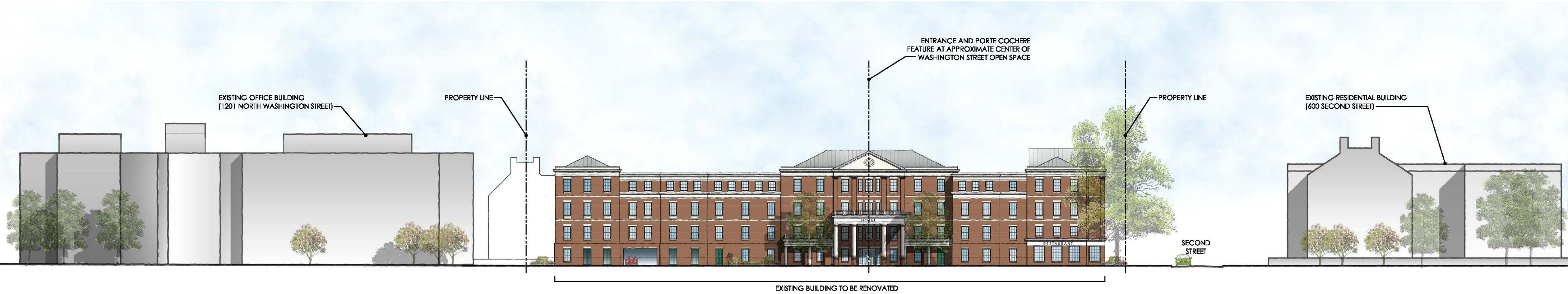
DATE	DESCRIPTION

BAR
CONCEPT II
08.05.15

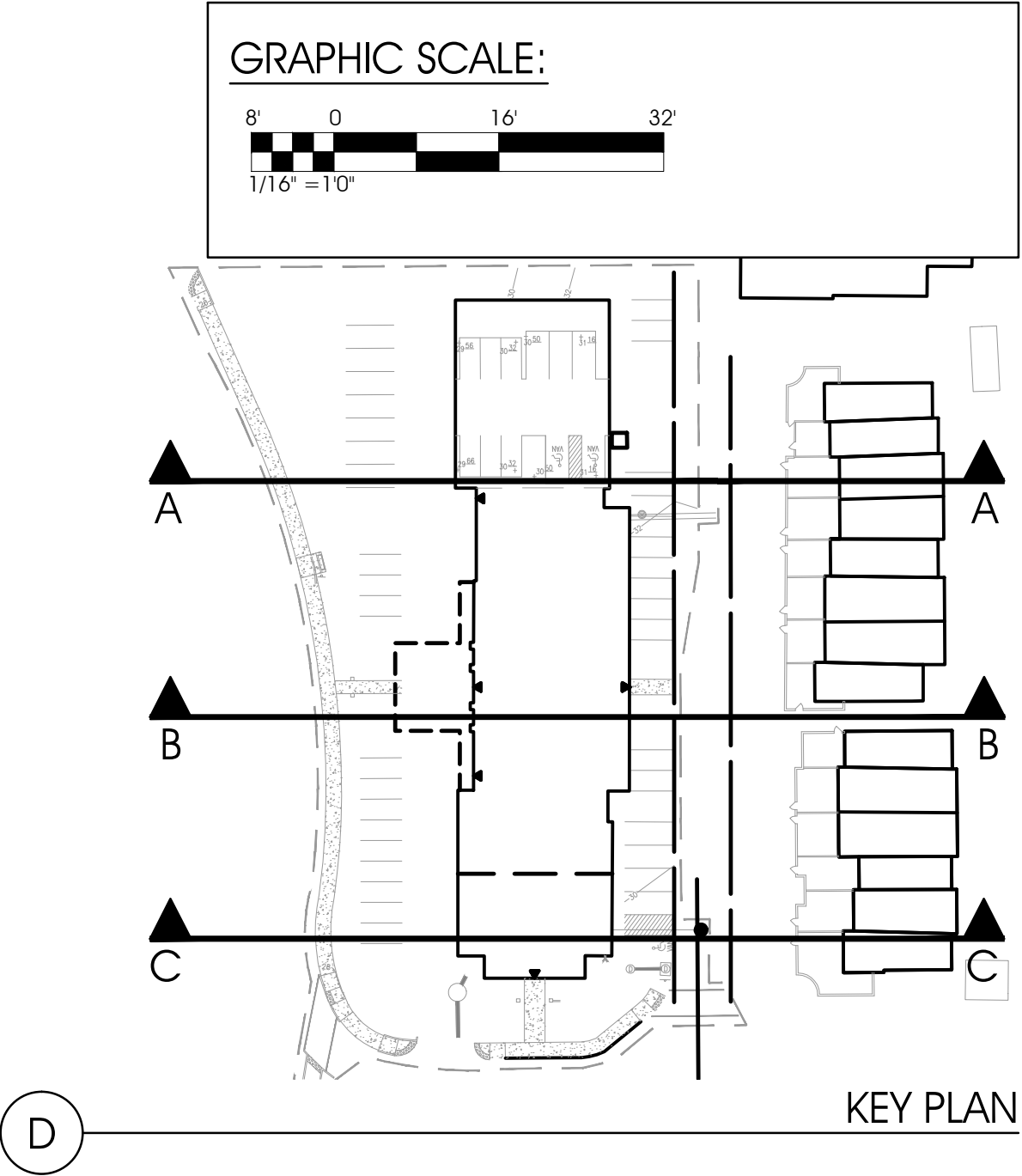
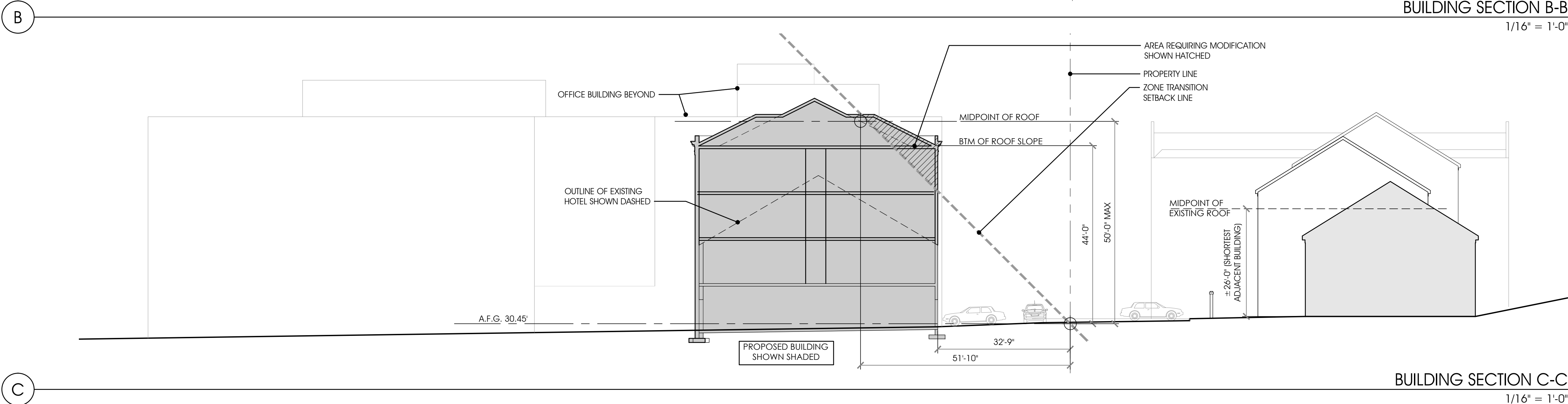
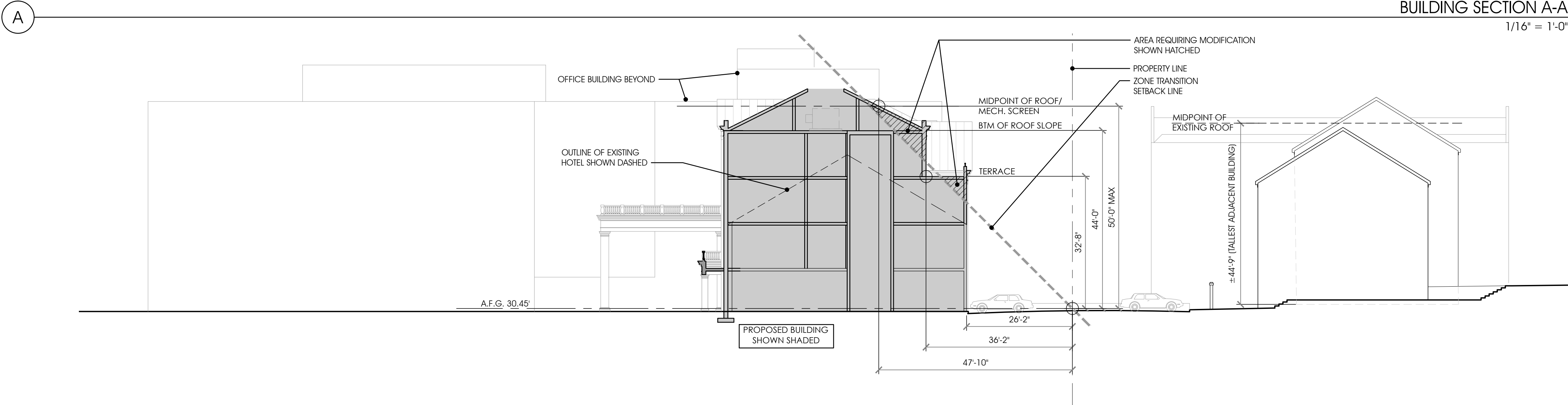
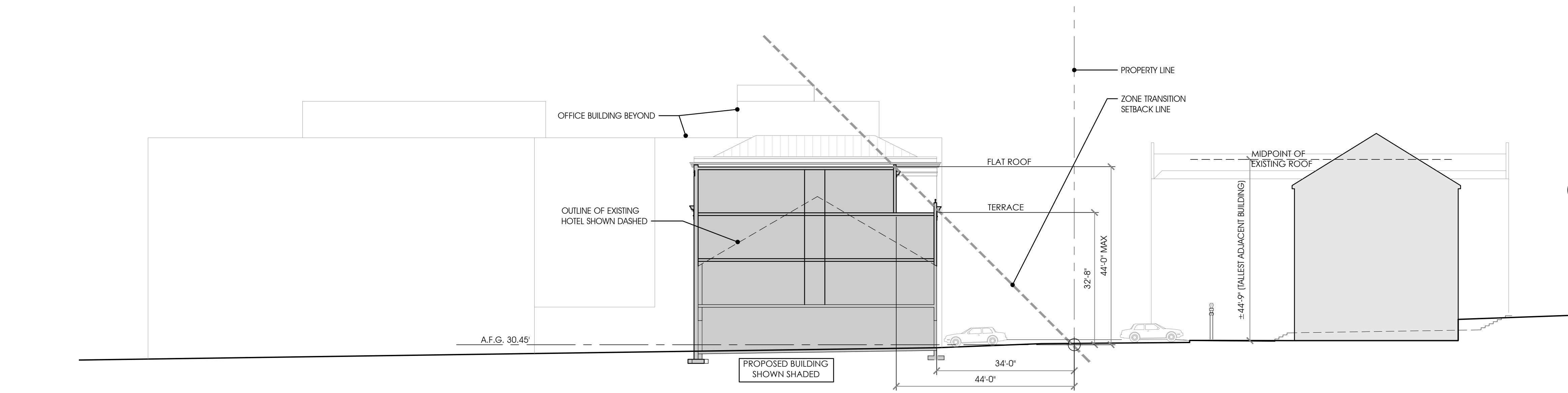
STREETSCAPES

SHEET NO.

A3.1



APPLICATION MATERIALS
BAR2015-00156
1101 N Washington St.
8/5/2015



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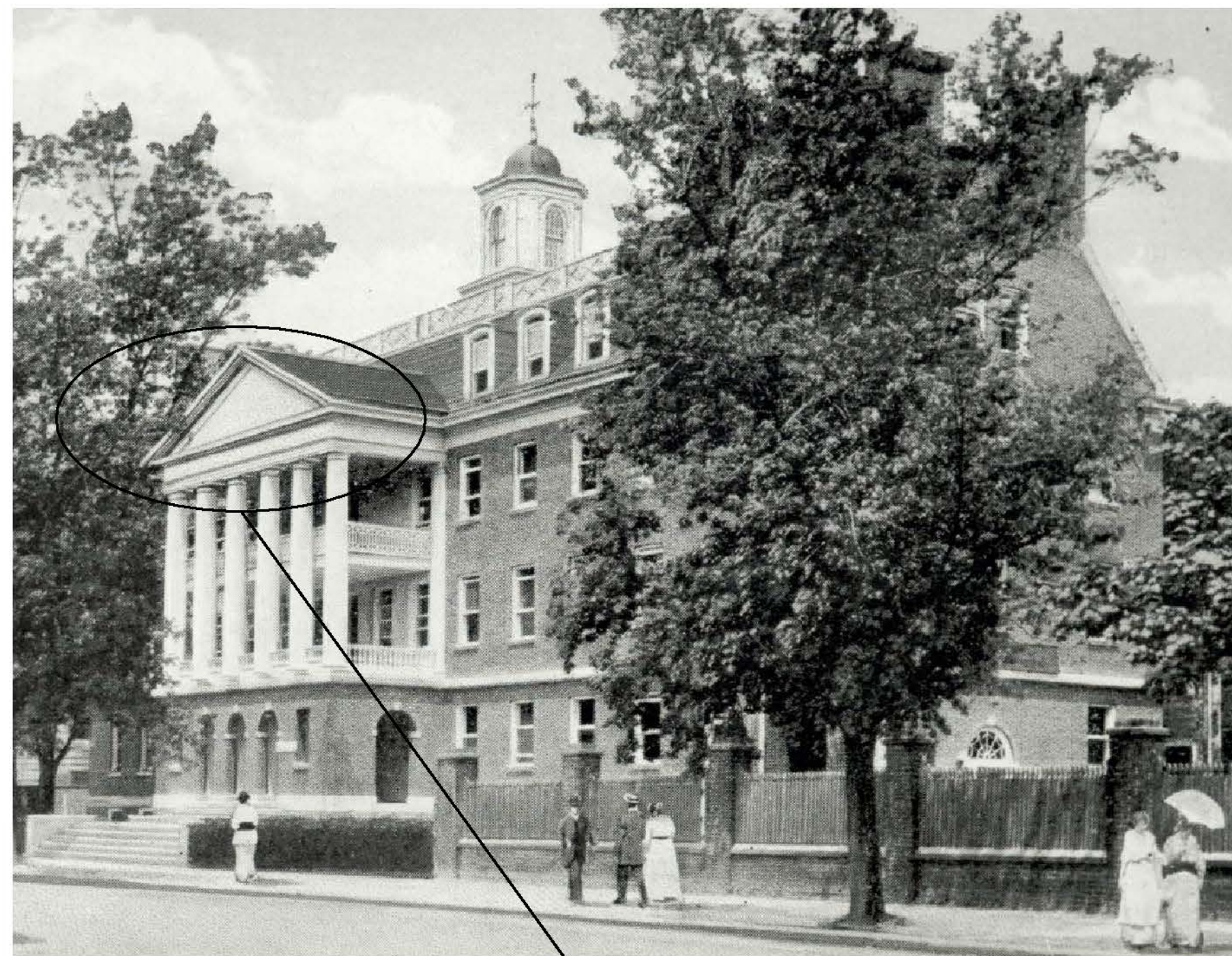
REVISIONS	
DATE	DESCRIPTION

PRELIMINARY
SITE PLAN
08.14.15

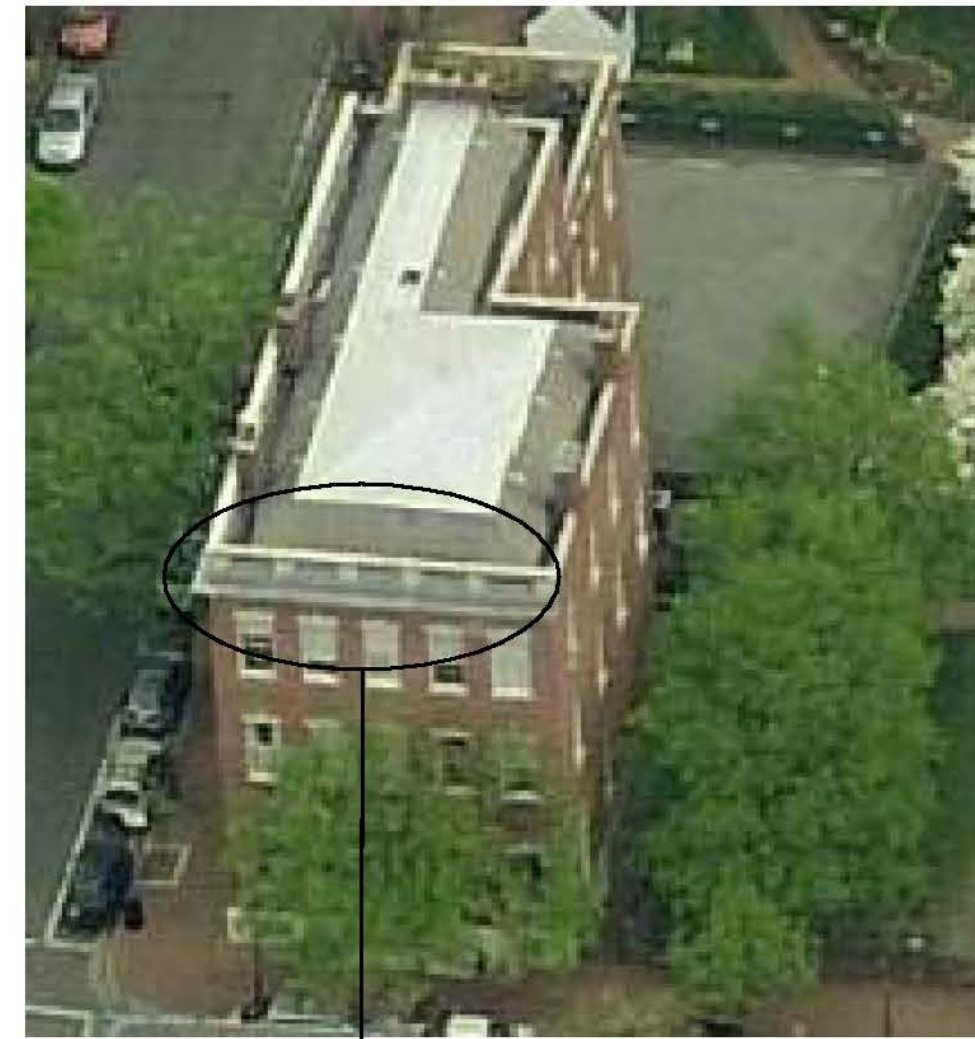
BUILDING SECTION

SHEET NO.
A3.2

APPROVED SPECIAL USE PERMIT NO. 2014-0043 DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE NO. _____	



OLD ALEXANDRIA HOSPITAL



ALEXANDRIA BANK
139 N. FAIRFAX ST.



BOSTETTER U.S. COURTHOUSE
200 S. WASHINGTON ST.



COTTON FACTORY
515 N. WASHINGTON ST.



THE HOMESTEAD RESORT



THE HOMESTEAD RESORT

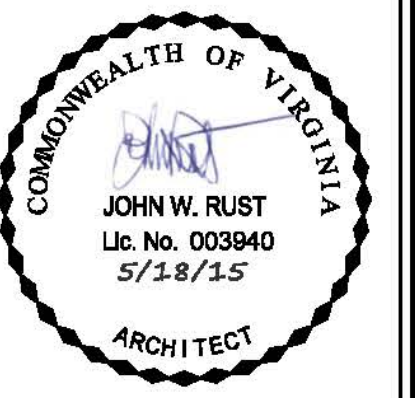
APPLICATION MATERIALS
BAR2015-00156
1101 N Washington St.
8/5/2015

B

SOUTH (SECOND STREET) ELEVATION
3/32" = 1'-0"

A

WEST (WASHINGTON STREET) ELEVATION
3/32" = 1'-0"



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REVISIONS

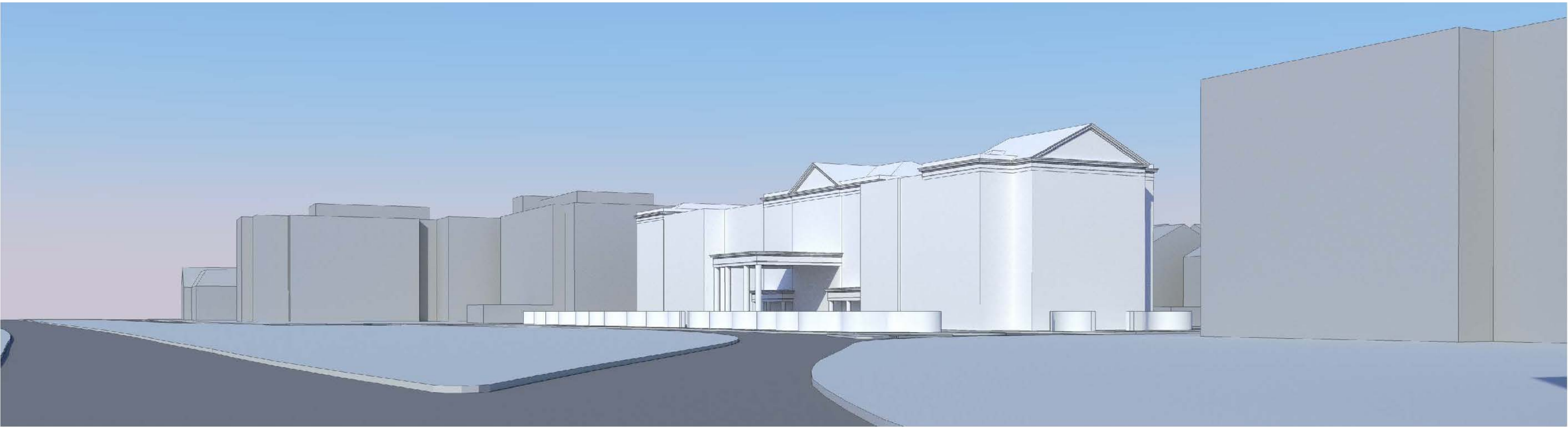
DATE	DESCRIPTION

BAR
CONCEPT II
08.05.15

EXTERIOR
ELEVATIONS

SHEET NO.

A3.3



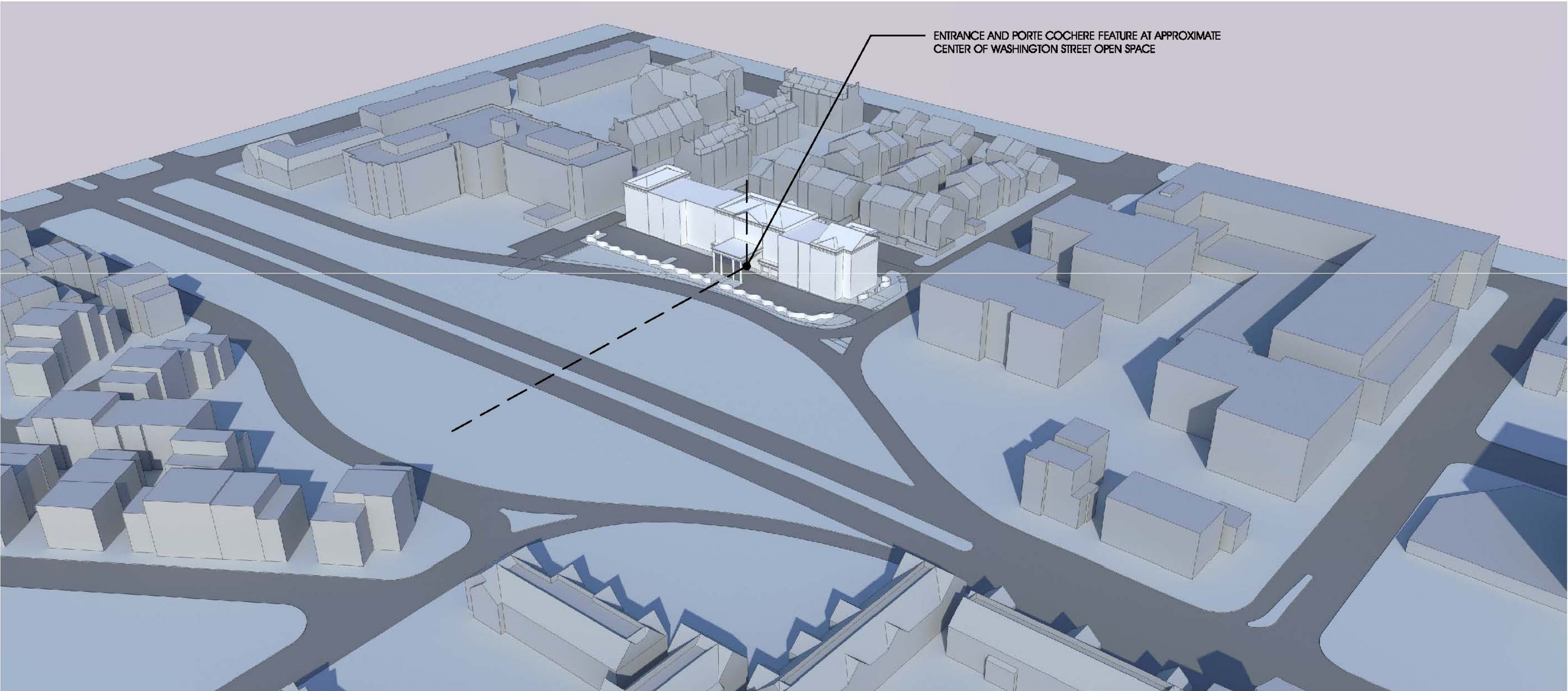
C

VIEW FROM SOUTH
N.T.S.



B

VIEW FROM EAST
N.T.S.



A

AERIAL VIEW
N.T.S.



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REVISIONS

DATE	DESCRIPTION

BAR
CONCEPT II
08.05.15

MASSING MODEL

SHEET NO.

A4.1

ADDRESS OF PROJECT: 1101 N. Washington St.

TAX MAP AND PARCEL: 044.04-05-02

ZONING: CD

APPLICATION FOR: (Please check all that apply)

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

Name: CIA Colony Inn LLC

Address: 3147 Woodland Lane

City: Alexandria State: VA Zip: 22309

Phone: 703-836-1634 E-mail: sbannister@CAPINVESTAD.com

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

Name: John Rust, Rust Orling Architecture Phone: 703-836-3205

E-mail: jrust@rustorling.com

Legal Property Owner:

Name: CIA Colony Inn LLC

Address: 3147 Woodland Lane

City: Alexandria State: VA Zip: 22309

Phone: 703-836-1634 E-mail: sbannister@CAPINVESTAD.com

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

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

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

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

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

This project consists of the construction of an approximately 32,000 square foot addition to the approximately 30,000 square foot existing building to create a 104 room hotel with amenities including a restaurant and meeting facilities. The addition will add two stories above the existing two story hotel within the 50' height limit. The new exterior skin will provide compliance with the Washington Street Standards and Guidelines. Frontage improvements such as increased screening for parking and the reduction of paved areas will reinforce the frame for the landscaped gateway at the north entrance to Old Town on the George Washington Memorial Parkway.

Since the previous BAR work session, refinements have been made to the elevations based on comments received from BAR members and the community. Those refinements include:

- . Modifying the center roof mass from a gable roof with parapets and false chimneys on each end to a hip roof. The fifth floor terrace and the associated elevator overrun have been removed in the process of making the adjustment.
- . Modifying the Washington street facade cornice lines based on comments received at the BAR hearing.
- . Modifying the rear elevation, including providing set backs at the top floor and breaking up the elevation into individual facades to better relate to the townhouses to the rear.

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 RUSTDate: August 3, 2015

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. Stephen A Bandister	800 States Lane	1/3
2. Rebecca O Peluso	✓	1/3
3. Stelldi G. Bati	✓	1/3

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

Name	Address	Percent of Ownership
1. <i>Same</i>		
2.		
3.		

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

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

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

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

5/14/18

Date

Stephen A Bandister

Printed Name

[Signature]

Signature