

**ISSUE:** Certificate of Appropriateness for alterations

**APPLICANT:** Rajat Malhotra

**LOCATION:** Old and Historic Alexandria District  
211 King Street

**ZONE:** KR/King Street Retail Zone

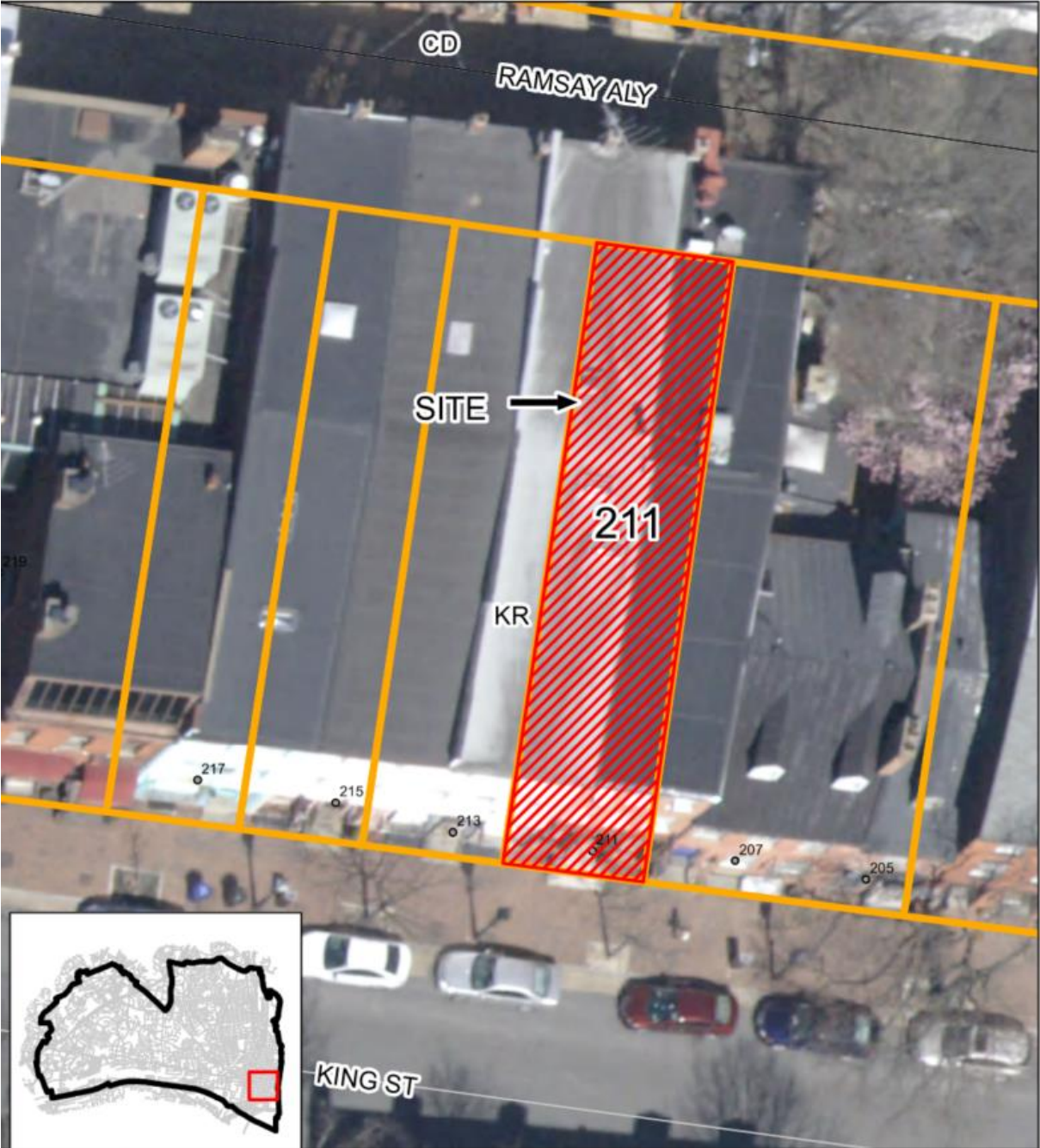
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**STAFF RECOMMENDATION**

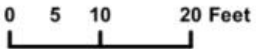
Staff recommends that the Board approve the Certificate of Appropriateness for the proposed alterations with the condition that masonry infill panels of existing window openings be recessed from the adjacent masonry.

**GENERAL NOTES TO THE APPLICANT**

1. **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.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of 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, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or [preservation@alexandriava.gov](mailto:preservation@alexandriava.gov) for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



**BAR#2023-00337**  
**211 King Street**



## **I. APPLICANT'S PROPOSAL**

The applicant requests a Certificate of Appropriateness for various modifications to the alley elevation of the building at 211 King Street. The modifications include the following:

- Install new concrete steps and pipe railings at entry door.
- Replace existing door and frame with new metal door, metal transom panel, and metal sidelight panel in existing masonry opening.
- Install new electrical panels.
- Remove fixed panel and louver at ground floor window opening and infill opening with masonry.
- Remove metal fire escape.
- Remove exterior ductwork.
- Remove second floor and third floor doors, restore window opening and install wood window to match existing.
- Remove second floor window and infill opening with masonry.
- Remove through-wall air conditioning unit and infill opening with masonry.

### Certificate of Appropriateness

The applicant is proposing modifications to the alley elevation of the building at 211 King Street including the removal of the existing exposed ductwork and metal fire escape. This portion of the building has been heavily modified over time and is currently a patchwork of blank doors, mechanical equipment and blank panels. The proposed work will restore the original openings and replace blank panels with masonry. The result of the proposed work will be an exterior wall devoid of superfluous items that is returned to a configuration similar to the original.

### Site context

The subject is located in the middle of the north side of the 200 block of King Street. The proposed work will not be visible from King Street. The public alley to the north of the property is Ramsay Alley and is a public right of way. The proposed work will be visible from this vantage point.

## **II. HISTORY**

The existing structure at 211 King Street was originally constructed sometime between 1877 and 1891. The 1877 City Atlas shows a frame structure in this location while the 1891 Sanborn Insurance Map shows a masonry building matching the footprint of the current building.

### *Previous BAR Approvals*

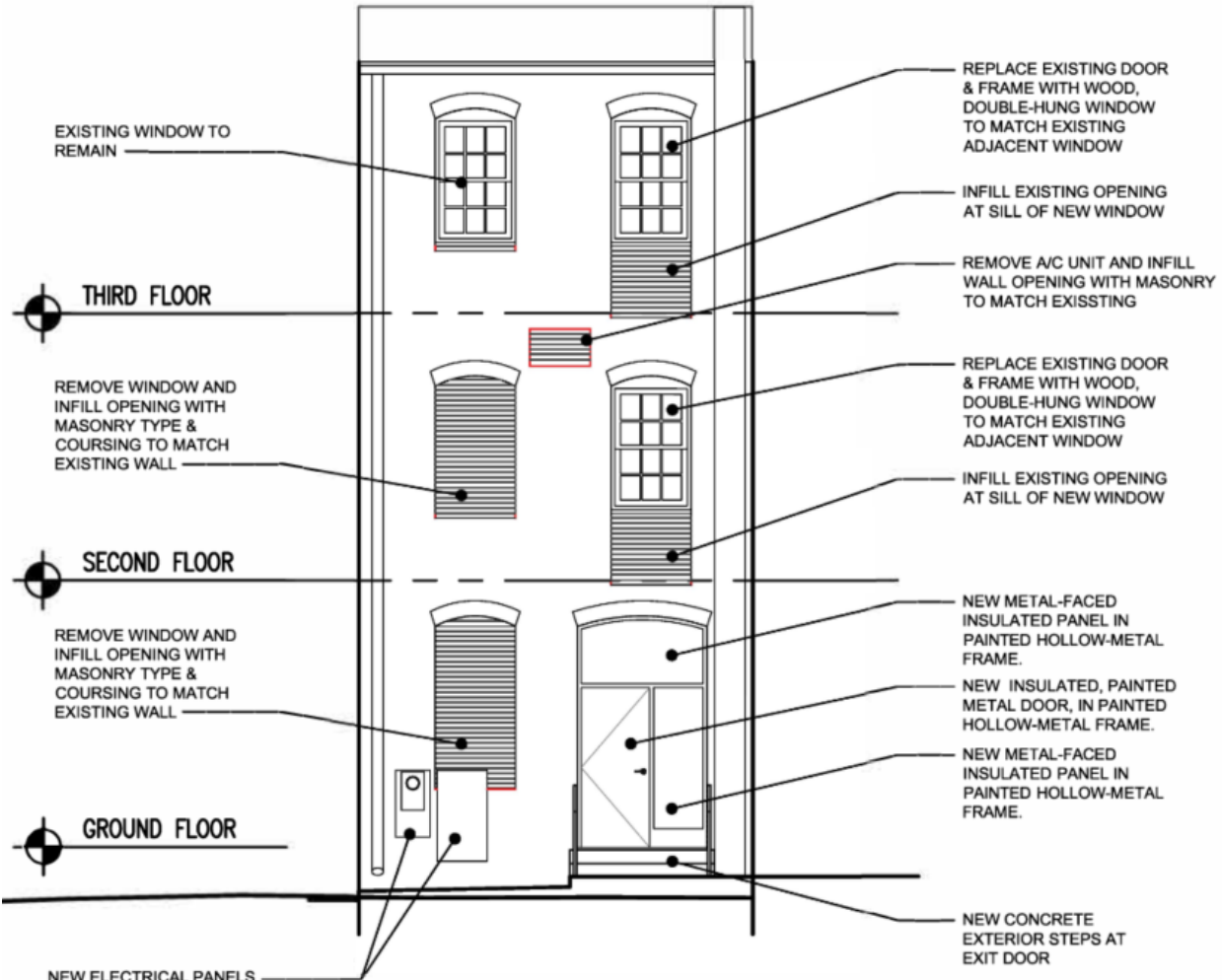
- 11/19/73 – Installation of signage
- 11/29/76 – Installation of signage
- 3/16/77 - Installation of signage
- 5/18/77 – Installation of rooftop mechanical equipment
- 4/4/79 – New canopy, signs, and brass handrail
- 7/18/79 – Fence and signage
- 89-66 – Installation of a hanging sign

- 89-144 – Installation of a hanging sign
- 91-140 - Installation of a sign
- 96-00164 – Installation of ductwork at alley wall

**III. ANALYSIS**

Certificate of Appropriateness

The applicant is modifying the building at 211 King Street to allow for a new restaurant to open in this location. The extensive changes to the building interior are rendering some building components at the exterior of the alley side of the building obsolete. The proposed modifications include the removal of the existing fire escape and the removal of the exposed ductwork. Upon the removal of the fire escape, the second and third floor doors which were originally windows will be restored to the original masonry openings. New masonry infills will take the place of an existing window on the second floor and an existing blank panel on the ground floor. In addition, a through wall mechanical unit is being removed and the brick wall being repaired in its place (Figure 1).



**Figure 1: Alley elevation upon completion of proposed work**



Ramsay Alley, immediately to the north of the property is a public alley so the vantage point from this location should be considered by the Board. Like other properties on this block, the ground floor contains a restaurant use. This alley is historic in nature and features cobblestone paving and historic features at the west end of the alley. The eastern section of the alley is dominated by the more utilitarian features associated with the ground floor restaurants (Figure 2).



**Figure 2: Current view of the subject portion of Ramsay Alley**

The proposed modifications to the alley elevation of this building will have the overall effect of removing extraneous components and generally cleaning up the elevation. The removal of the fire escape will allow window openings that were previously expanded to serve as doors to be returned to their original proportions. The current ground floor door opening includes a solid double door with mechanical ductwork above. The simple solid door with solid transom panel and sidelight panel is an improvement over the existing condition. In addition to the changes to the building, the applicant is proposing to install new concrete stairs with a simple railing at the door. This will replace the existing sloped concrete at the area and will contribute to the overall simplification of the rear of this property.

At the ground floor, the multi-part blank panel infilling the window will be replaced with a more simple masonry infill. The window to be replaced with a masonry infill on the second floor is not original to the building and staff does not consider this modification to be a significant detriment to the overall elevation. Staff recommends that when the masonry infill is installed in these locations, the new brick be set back from the face of the adjacent brick to allow the masonry opening to remain and express the location of the original windows.

Staff finds the proposed modifications to the alley elevation at the property at 211 King Street to be an improvement to the existing conditions and appreciates the efforts of the applicant to restore the building closer to its original configuration. In addition to improving the appearance of this building, the proposed changes will return the southern end of this alley to a condition similar to the northern end of the alley.

Staff recommends that the Board approve the Certificate of Appropriateness for the proposed alterations with the condition that masonry infill panels of existing window openings be recessed from the adjacent masonry.

**STAFF**

Bill Conkey, AIA, Historic Preservation Architect, Planning & Zoning  
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

**III. CITY DEPARTMENT COMMENTS**

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

**Code Administration**

C-1 Building permit is required

**Transportation and Environmental Services**

No comments received

**Alexandria Archaeology**

C-1 No archaeology comments

**V. ATTACHMENTS**

- 1 – Supplemental Materials
- 2 – Application for BAR 2023-00337 211 King Street

**BAR CASE#** \_\_\_\_\_  
(OFFICE USE ONLY)

**ADDRESS OF PROJECT:** \_\_\_\_\_

**DISTRICT:**  Old & Historic Alexandria  Parker – Gray  100 Year Old Building

**TAX MAP AND PARCEL:** \_\_\_\_\_ **ZONING:** \_\_\_\_\_

**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: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Authorized Agent** *(if applicable):*  Attorney  Architect  \_\_\_\_\_

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

**Legal Property Owner:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

**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).*

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**SUBMITTAL REQUIREMENTS:**

Check this box if there is a homeowner’s association for this property. If so, you must attach a copy of the letter approving the project.

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.

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

- <sup>N/A</sup> 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.

- <sup>N/A</sup> 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.

- <sup>N/A</sup> 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 understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- 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 revised materials.

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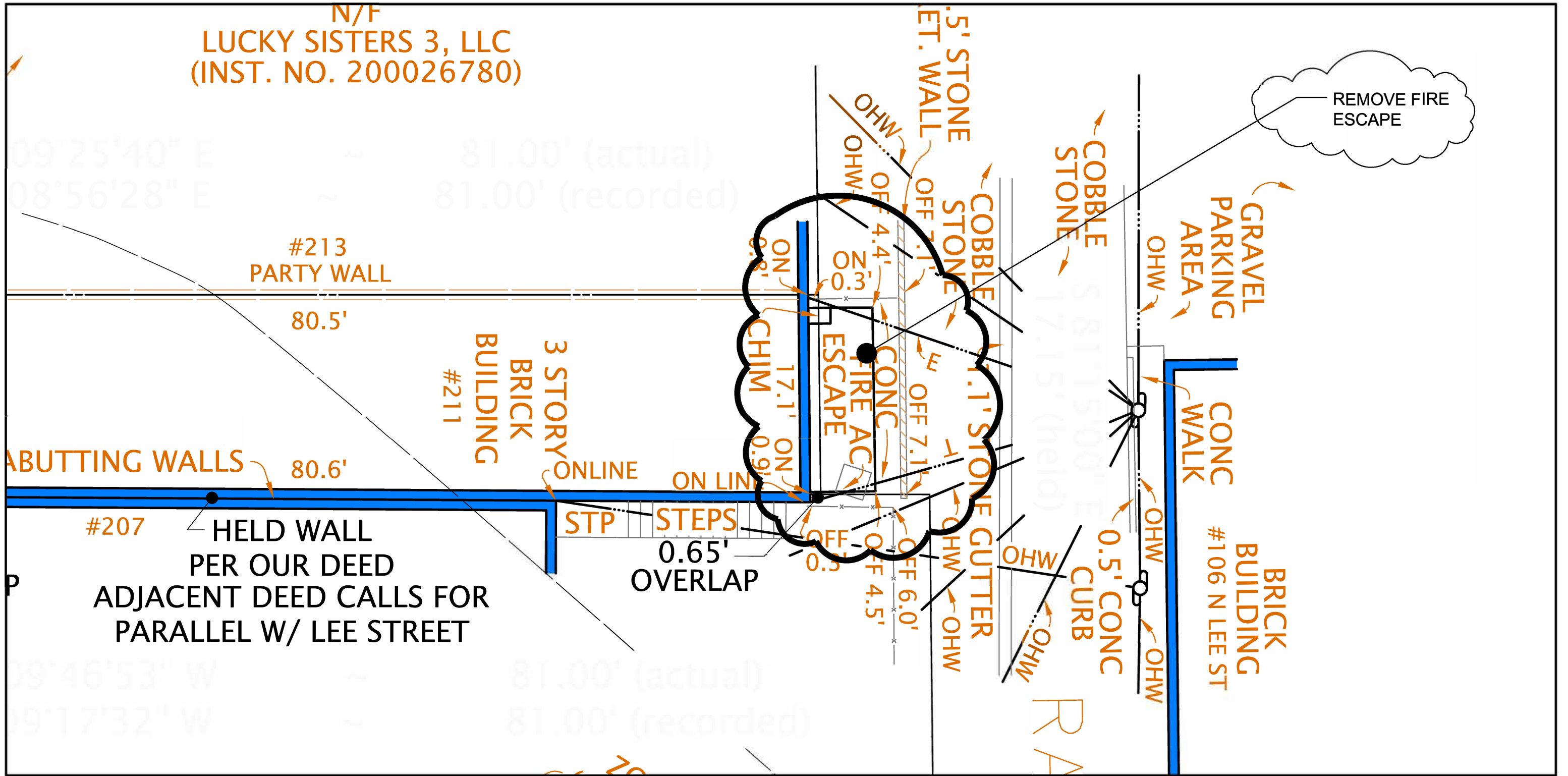
The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found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

**APPLICANT OR AUTHORIZED AGENT:**

Signature: \_\_\_\_\_

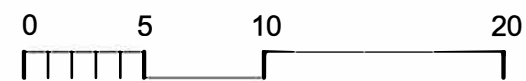
Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_



**PLAT EXCERPT**

Scale: 1/8" = 1'-0"



**Bollywood Masala - BAR application**

211 King Street, Alexandria, VA 22314  
August 6, 2023

**sanchez palmer architects**

215 N Payne Street, Suite 301  
Alexandria, VA 22314  
Ph: 703.549.4033





EXTERIOR PHOTOS - ALLEY SIDE EXTERIOR PHOTOS

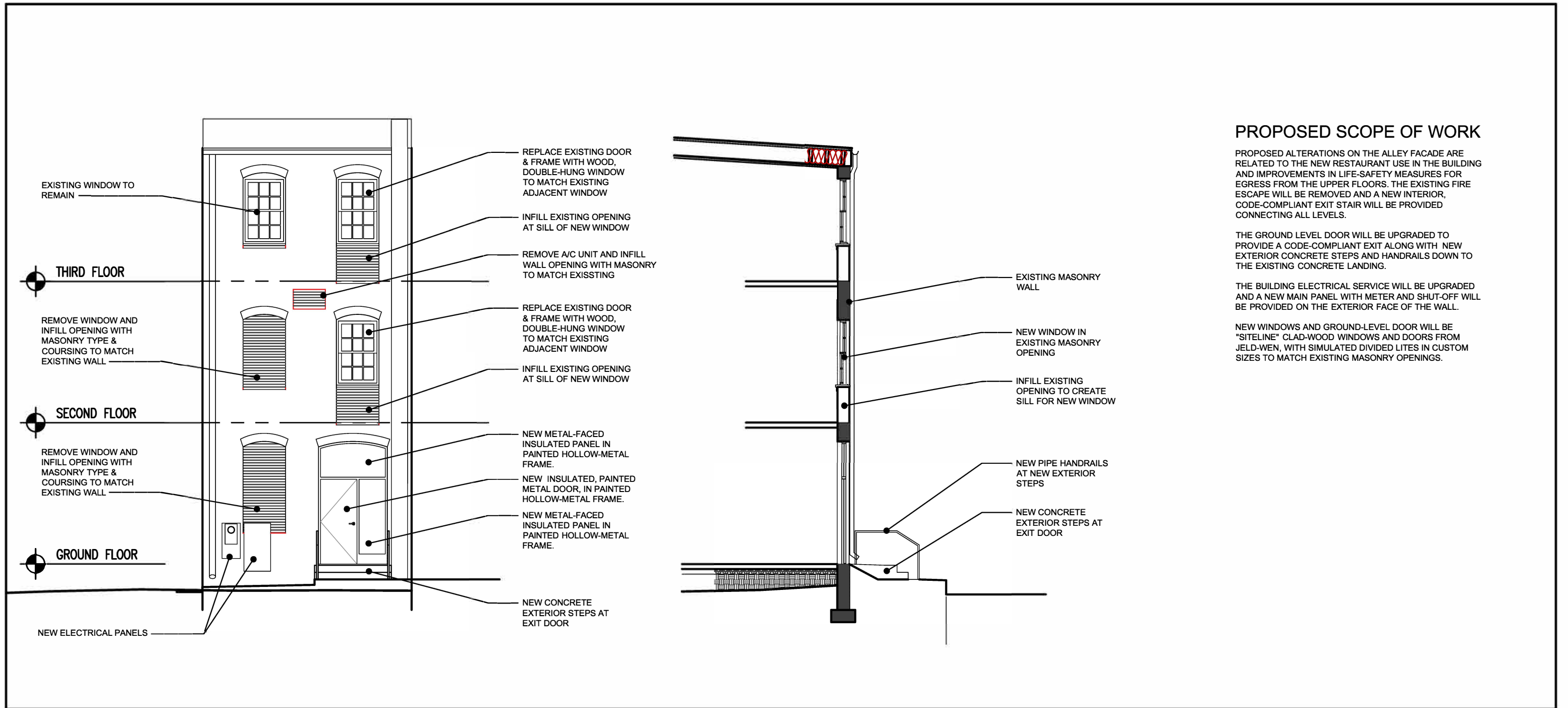
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 Alexandria, VA 22314  
 Ph: 703.549.4033





**PROPOSED SCOPE OF WORK**

PROPOSED ALTERATIONS ON THE ALLEY FACADE ARE RELATED TO THE NEW RESTAURANT USE IN THE BUILDING AND IMPROVEMENTS IN LIFE-SAFETY MEASURES FOR EGRESS FROM THE UPPER FLOORS. THE EXISTING FIRE ESCAPE WILL BE REMOVED AND A NEW INTERIOR, CODE-COMPLIANT EXIT STAIR WILL BE PROVIDED CONNECTING ALL LEVELS.

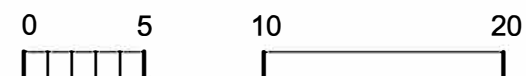
THE GROUND LEVEL DOOR WILL BE UPGRADED TO PROVIDE A CODE-COMPLIANT EXIT ALONG WITH NEW EXTERIOR CONCRETE STEPS AND HANDRAILS DOWN TO THE EXISTING CONCRETE LANDING.

THE BUILDING ELECTRICAL SERVICE WILL BE UPGRADED AND A NEW MAIN PANEL WITH METER AND SHUT-OFF WILL BE PROVIDED ON THE EXTERIOR FACE OF THE WALL.

NEW WINDOWS AND GROUND-LEVEL DOOR WILL BE "SITELINE" CLAD-WOOD WINDOWS AND DOORS FROM JELD-WEN, WITH SIMULATED DIVIDED LITES IN CUSTOM SIZES TO MATCH EXISTING MASONRY OPENINGS.

**EXTERIOR ELEVATION AND WALL SECTION - ALLEY SIDE**

Scale: 1/8" = 1'-0"



**Bollywood Masala - BAR application**

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