



City of Alexandria

BAR Appeal to City Council

BAR Case # 2025-00370

301 King Street – City Hall

City Council Legislative Meeting

January 13, 2025



Agenda



1. Summary and Land Use Requirements
2. Restoration
3. Market Square Façade
4. Fifth Floor Addition
5. Market Square Structures
6. Project History
7. Staff Recommendations



Summary and Land Use Requests

Land Use Requests

- Appeal of BAR decision granting a Certificate of Appropriateness with Conditions at 301 King St for alterations and addition

Action

- Affirm, reverse, or modify the decision of the BAR

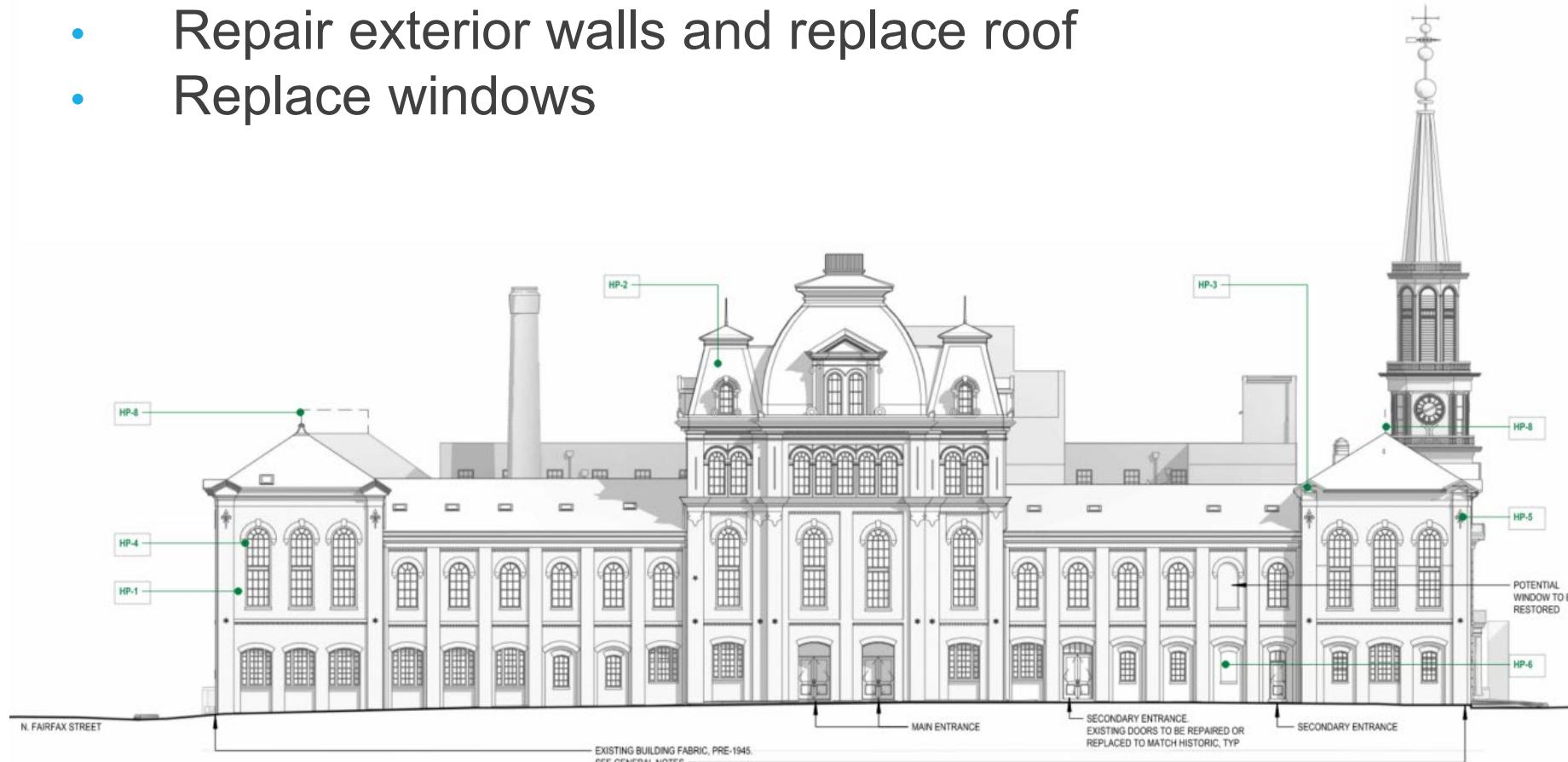
Key Elements

- Restoration of historic portion of building
- Modifications to Market Square façade
- Fifth floor addition
- Design of Market Square structures



Restoration

- Restore historic portion of building to original configuration
- Repair exterior walls and replace roof
- Replace windows





Market Square Facade

- Construct glazed hyphens separating parts of building
- Create prominent entrance and central focal point



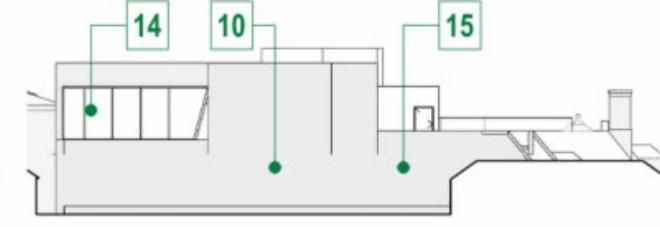


Fifth Floor Addition

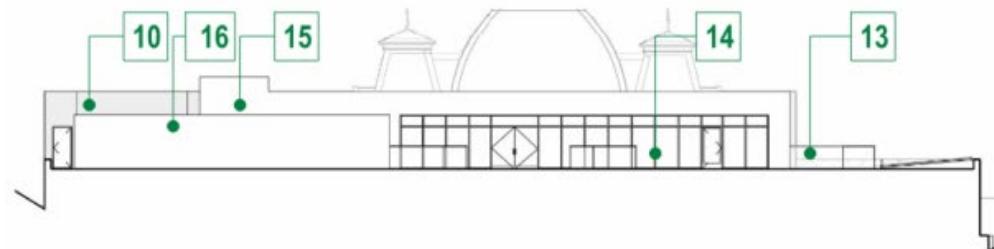
- Demolish unnecessary fifth floor enclosures
- Create new cohesive fifth floor addition
- Exterior of addition will match adjacent slate roofs



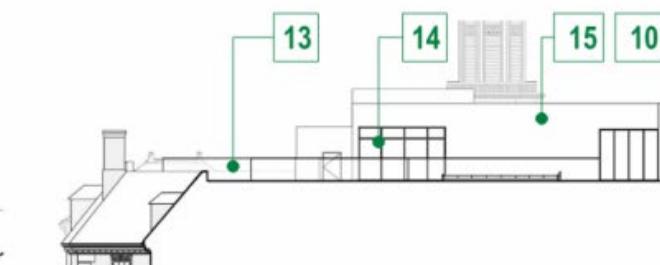
PROPOSED 5TH FLOOR - NORTH ELEVATION



PROPOSED 5TH FLOOR - WEST ELEVATION



PROPOSED 5TH FLOOR - SOUTH ELEVATION



PROPOSED 5TH FLOOR - EAST ELEVATION



Market Square Structures

- Construct garage elevator and stair lobby
- Create stage and canopy adjacent to elevator and stair lobby
- Construct shade structure with seating steps on axis with stage





Project History

BAR Concept Reviews

- April 16, 2025 – BAR provided feedback on proposed design
- June 18, 2025 – BAR responded to design changes and provided additional feedback

BAR Permit to Demolish and Certificate of Appropriateness (C of A)

- October 16, 2025 – Permit to Demolish approved and C of A deferred
- October 22, 2025 – BAR work session to discuss proposed design
- November 5, 2025 – BAR continued discussion to the next hearing
- November 19, 2025 – BAR voted to approve C of A with conditions



Staff Recommendations

City Council modify the BAR action on November 19, 2025, and approve the Certificate of Appropriateness with the following summarized conditions in place of those approved by the BAR.

- 1. Design will be consistent with presented and submitted materials and applicant memo for the November 5/19, 2025 hearing**
- 2. Restoration materials will match historic materials**
- 3. The exterior of the fifth floor will be similar to the adjacent slate roofs and glazing will be minimally visible from the ground level**
- 4. The Market Square structures detailing will be consistent with the submission and presentation materials**
- 5. The ground floor entry details will be consistent with the submission materials**