City of Alexandria, Virginia

MEMORANDUM

DATE: DECEMBER 20, 2023

TO: CHAIR AND MEMBERS OF THE
BOARD OF ARCHITECTURAL REVIEW

FROM: HISTORIC PRESERVATION STAFF

SUBJECT: CONCEPT REVIEW OF 1604-1614 KING STREET
BAR CASE # 2023-00376

October 4, 2023 BAR Hearing Minutes

SPEAKERS
Peter Labovitz, applicant, presented the project

Nick Gueterman, Heffner Architects, presented the proposed design

DISCUSSION
Mr. Scott clarified with the applicant that the new building will extend to the east and west property lines and asked if the proposed building will be taller than its neighbors. The applicant described the condition at the east and west property lines and agreed that the new building will be taller than the adjacent structures.

Ms. Zandian asked if the stated building height includes the penthouses and if the townhouses are within the flood plain. The applicant stated that the height is to the roof structure and does not include any penthouses. He further stated that the townhouses are not within the flood plain.

Mr. Spencer expressed his concern with the proposed removal of the facades from the existing townhouses.

Ms. del Ninno asked the applicant why the existing townhouses cannot be kept intact. The applicant noted that the proposed change in use from commercial to residential requires that the structures be brought up to current code and that they intend to excavate below the townhouses for the below grade parking structure.

Mr. Spencer expressed concern that upon the removal of the building at 1614 King Street, the site will lack a sense of arrival and that the blockface will seem incomplete.

Ms. del Ninno suggested the possibility of adding an arched element to create an entry portal.

Mr. Spencer noted that the previous design which maintained the upper level of 1614 King Street and created a pedestrian arcade at the ground floor felt like a false façade.

Mr. Scott supported the inclusion of balconies at the building exterior but encouraged the inclusion of additional variation in the design of the façade. He compared the entry into the internal courtyard to European courtyards which feature a small entry portal from the street. He agreed with previous statements that if the building at 1614 King Street is demolished, there should be an entry element in its location.

Mr. Spencer asked about the line between public and private at the interior courtyard. The applicant noted that the entry to the courtyard would be pulled back from the façade of the townhouses to remain.

Mr. Spencer expressed concern regarding the demolition of all but the facades of the townhouses, noting that they could be preserved. He further noted that the design for the large building requires additional variation.

Mr. Scott noted that the Board has recently approved the demolition of all but the building façade at the multi-family building at 615-621 King Street and that he would support a similar approach in this location.

Mr. Spencer noted his support for the removal of the ells but not for the main portion of the townhouses.

Mr. Lyons stated that the design for the balconies was similar to the design for Robinson Terminal South and that the applicant should look to that design as a precedent.

Ms. del Ninno asked the applicant to include additional information regarding the size and design of neighboring buildings at a subsequent hearing in order to understand the overall blockface. She stated that if the main blocks of the townhouses were demolished, they should be rebuilt in a similar footprint and similar roof configuration.

Ms. Zandian remarked that if 1614 King Street is demolished, the entrance to the courtyard should be more pronounced. She asked if the townhouses will be used for commercial or residential purposes. The applicant responded that they would be a residential occupancy.

Ms. Miller noted that the rebuilt townhouses could be attractive and a welcome addition to the block. She suggested that the design for the new multi-family building be as a secondary background for the historic buildings. She expressed concern about the demolition of 1614 King Street, noting that the retention of the façade in some way could be successful.

Mr. Scott noted that the clay tile roof at the townhouses is a unique feature and asked if that could somehow be incorporated into the design for the multi-family building.

Mr. Adams referenced other projects where all but the building facades were removed and suggested that the applicant consider how these were executed. He was generally supportive of the idea of removing the rear portion of the townhouses. He asked the applicant to find a way for the upper levels of the multi-family building to have a playful design.

Mr. Spencer asked the applicant to explore some options where some portion of the building at 1614 King Street is retained and suggested that the character of the townhouses be reflected in the design for the multi-family building.

CONCEPT II UPDATE December 20, 2023

This is the second Concept Review for the proposed construction of a multi-unit building at the south end of the 1604-1614 King Street properties in addition to the renovation of the existing townhouses at the north end of the site. At the previous concept review, there was a variety of comments from the Board regarding the proposed design, but the Board was generally supportive of the location of a multi-unit development in this location along with the renovation of the existing townhouses. Board members were split on the proposed demolition of 1614 King Street and expressed some concern regarding the extent of retention of the facades of the townhouses to remain.

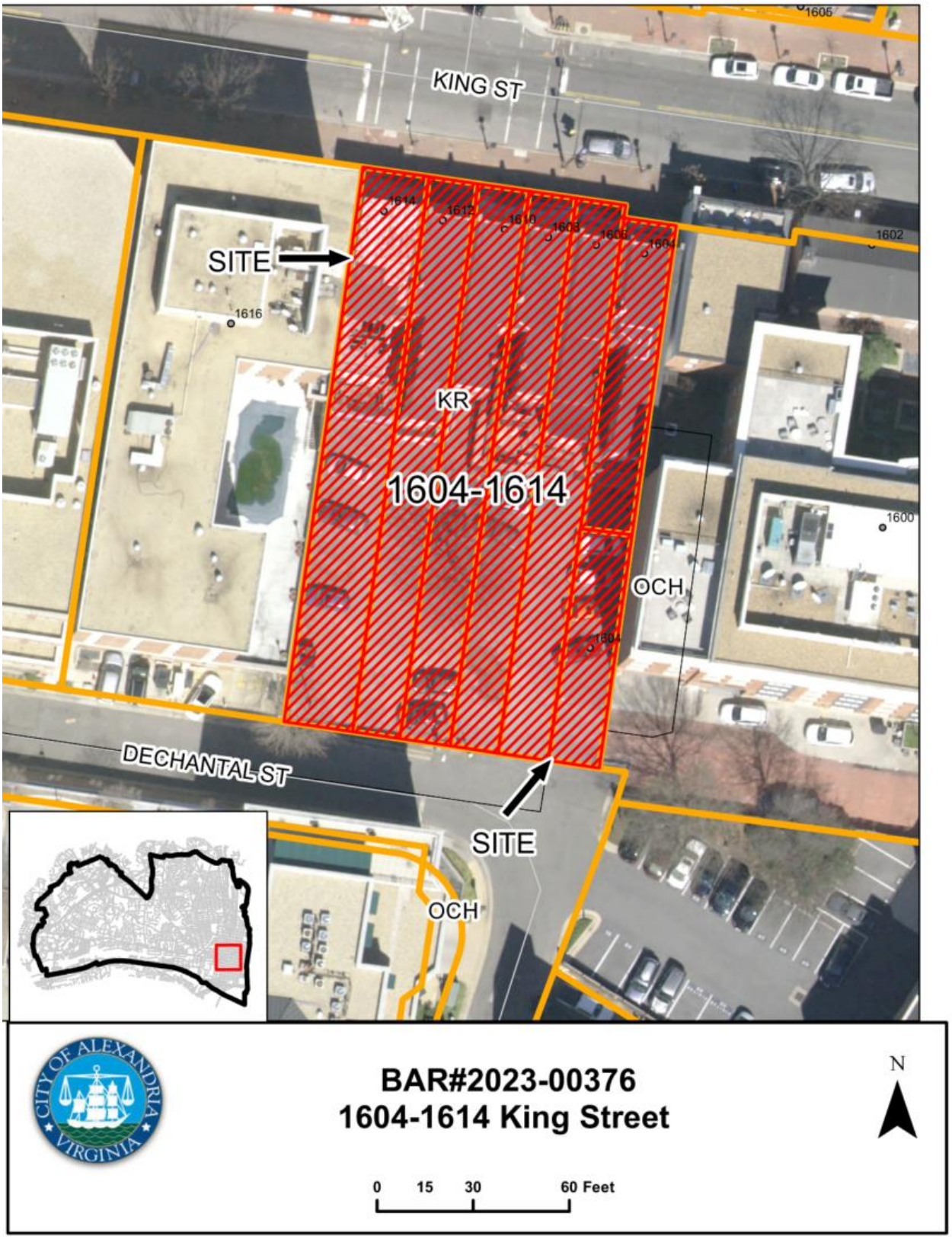
Board members noted that the removal of the building at 1614 King Street left a gap in the blockface and suggested that if the building were demolished that some entry element be located in its place. Regarding the proposed design of the multi-unit building, Board members suggested that additional variation be included in the design to break up the massing. The proposed large building should function as a background to the existing historic townhouses. The Board asked that the applicant include neighboring buildings in their elevations to provide an understanding of the overall blockface.

I. SUMMARY

The applicant is requesting BAR Concept Review of a redevelopment of the properties at 1604-1614 King Street to alter the existing townhouses at 1604-1612 King Street, demolish the existing townhouse at 1614 King Street, and construct a new multi-family building behind the existing townhouses.

The Concept Review Policy was adopted in May 2001 and amended and restated in 2016 (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. These comments are not binding on the BAR or the applicant. The Board takes no formal action at the Concept Review stage but will provide comments and may endorse the direction of a project's design by a straw vote. If 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.*

A Development Special Use Permit associated with this project must be approved by the Planning Commission and City Council through the development review process. The applicant has initiated this development review process, which is running concurrently with the BAR Concept Review.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II. SITE CONTEXT AND HISTORY

Site Context

The project site is currently occupied by six, two-story brick townhouses fronting King Street, with a surface parking lot in the rear accessed from Dechantal Street. The site is surrounded by office, retail and hotel uses (Hampton Inn Hotel to the west, Lorien Hotel and Spa to the east), with residential townhouses located across King Street to the north on Harvard Street. In 2006, the boundaries of the Old & Historic Alexandria District were expanded to include the subject properties, as well as the other buildings in the 1500 and 1600 blocks of King Street. Although they were originally constructed as residences, the townhouses have had a variety of office and retail uses over the years. In 1999, during the construction of the Hampton Inn Hotel, the townhouse at 1614 King Street was damaged by arson.

Figure 1: Photo of existing site

History

Frederick and William Schuler purchased the lots at 1604-1612 King Street in February 1912, and built five "Washington" style rowhouses on their property in **1913**[1]**.** The Schuler brothers owned a number of other properties in the City but these were their only investments in Alexandria County (today's Fairfax County). They had established themselves in the City by 1904 with butcher shops in the 1000 block of King Street and other commercial establishments. The two-story, flat-roofed brick structures have raised basements and full-width front porches. The buildings are each approximately 16 feet wide by 50 feet deep, with some rear porch additions dating from the 1920s-1970s. The buildings have distinctive red tile rooflets over the cornice, decorative brackets, and cast stone jack arches and sills. The facades are constructed with hard fired face brick, with butter joints at the sides of 1604 and 1612. The Schulers did not live in the 1600 townhouses; instead, they rented them to a large group of firemen, a family of conductors for the railroad, foremen, bricklayers, and machinists from 1915 to 1920[2]. In 1920, the Schulers sold off the rowhouses,

[1] Alexandria County Land Records. Deed Book 132, pages 482-485; Alexandria County Land Tax Records. Volume 3, 1913. Volume 3, 1914

[2] City of Alexandria 1915 Directory and 1917 Directory. City of Alexandria Library Special Collections. Alexandria, VA.

allowing many of them to be owner-occupied by the City's blue-collar workforce. Eventually, all of the townhouses were broken up into rental apartments and shops.

All six of the townhouses in this row are designed in a "Washington style," a local name for a style characterized by two to three story buildings, usually with front porches, that were popularized in Washington D.C. and often attributed to the work of Harry Wardman and one of his employees, George Santmyers. Other "Washington style" townhouses in Alexandria are located on Harvard Street, the 1400 and 1500 block of Cameron Street, the 100 block of North Peyton Street, and the 500 and 600 blocks of North Washington Street.

Five years after the construction of 1604-1612 King Street, in **1918**, William Wilkinson, a City police sergeant, bought 1614 King Street and hired local architect William Leon Clark to design his new house[3]. The building was a brick, two-story dwelling with a concrete foundation, raised basement, and flat tin roof. This townhouse was constructed with a full front porch designed to match its neighbors at 1604-1612. The townhouse shares the same "Washington style" features as the adjacent townhouses; however, many of the details and the use of decorative materials have been simplified. Instead of the red tile shed roof projection, it has a denticulated cornice below a flat brick parapet and flat stone lintels. The Wilkinsons owned and lived in this property until the 1970s. Clark was a prolific architect in Alexandria, designing a number of townhouses and stores in a variety of styles. Most of his work dates from the 1890s to the early 1920s. He also did work for the Schuler brothers, renovating their apartment house at 111-113 N. Patrick Street in 1918. Judging from the type of houses he designed, and his association with builders in the Upper King Street area, it is possible that Clark also designed the Schulers' rowhouses at 1604-1612 King.

III. PROPOSED DEVELOPMENT

The applicant is proposing to construct a new eight story, multi-family structure at the south end of the project site, facing Dechantal Street. The façade of 5 of the existing townhouses facing King Street, 1604-1612, will be retained with much of the rear of the properties being demolished. The applicant is proposing to entirely demolish the existing townhouse at 1614 King Street to allow for a pedestrian entrance to the site from King Street.

Following the October 4, 2023 BAR hearing, the applicant has made significant changes to the proposed design in response to comments from the public and Board members (Figures 2-5). These changes are summarized below.

Similar to the previous design, the current proposal includes the complete demolition of the existing townhouse at 1614 King Street. In the previous design, the applicant included an open passage between the sidewalk and the interior courtyard behind the existing townhouses to remain. Board members noted that with the removal of the existing building, the blockface appeared to be missing an element and suggested that the applicant explore potential options for a gateway element of some sort in this location. In response to these comments, the applicant is now proposing an arched masonry opening that is recessed from the sidewalk and approximately at the mid-point of the second floor windows on the townhouses. The proposed arch is similar in design to the arches proposed for the openings on the multi-unit building.

[3] City of Alexandria building permit no. 369, 6/30/1918.

The previous design for the multi-unit building included two options. Both of which featured continuous balconies separated by vertical elements. In one of the options, the top floor was stepped back creating a terrace. Both options included a monolithic design with a single massing articulated by the balconies and vertical elements.

In the revised design, the building is broken down into separate masses that use a similar language to one another but feature different scales of apertures into the masonry. At the north elevation, the massing is broken into three sections including a one bay tower aligned with the arched entryway, a four bay center section with a stepped back top floor and a two bay tower along the east side. The massing has been similarly divided at the south elevation. Here, a two bay full height portion is next to a three bay section stepped back at the top floor and full height recessed bays at the east and west ends. The east and west elevations remain fairly simple with two vertical slots extending from the second floor to the roof. Inset into these slots are windows at each floor.

Figure 2: Previous (top) and proposed (bottom) view of north elevation

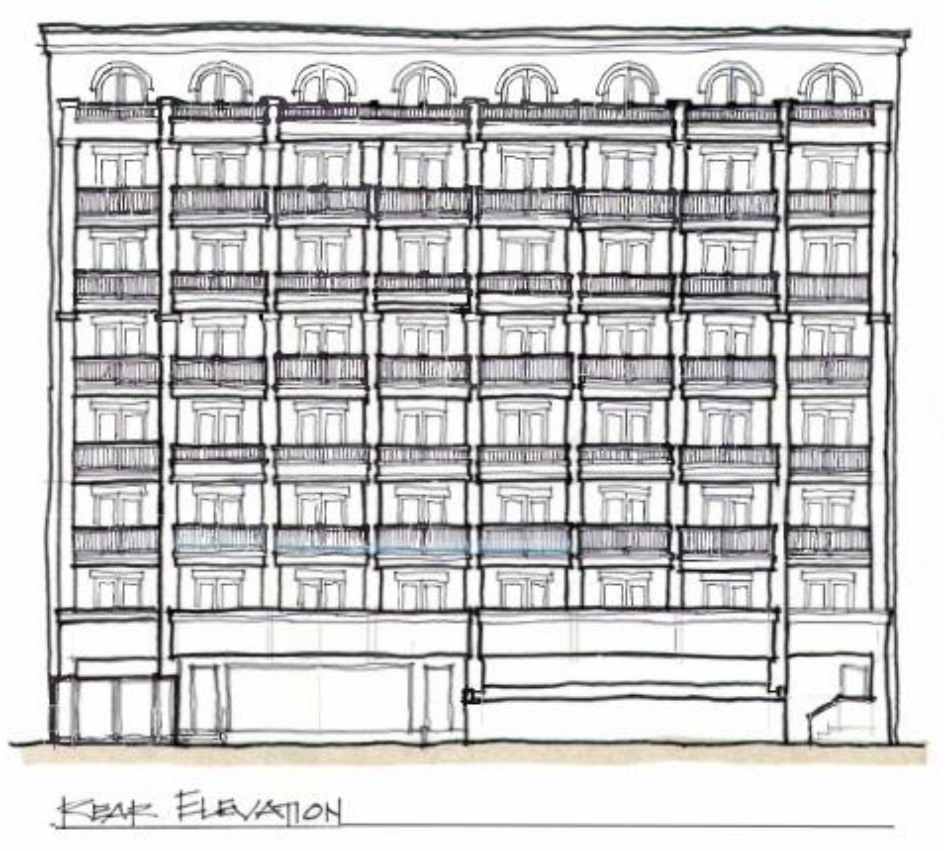

Figure 3: Previous (top) and proposed (bottom) view of south elevation

Figure 4: Previous (left) and proposed (right) view of east and west elevation

IV. STAFF ANALYSIS

As a reminder, the BAR's purview in this Concept Review work session is limited to endorsing the project and providing feedback on its 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, finishes, and colors after City Council approval of the DSUP.

Within the historic districts, the Board utilizes the *Design Guidelines* to determine if a potential new building or additions would be compatible with nearby buildings of historic merit. The proposed development sits at the west end of King Street, surrounded by buildings of a variety of sizes and uses. Six story commercial buildings are located immediately to the west of the site and on the opposite corner of King Street and Harvard Streets. Immediately to the east of the site sits a smaller hotel with a recessed level at the third floor. Across King Street from the site are a combination of two-story buildings with ground floor retail and three-story commercial buildings. Dechantal Street to the south of the project site is a public street but with narrow sidewalks and tall commercial buildings on either side, it is more of a vehicular corridor than a pedestrian friendly streetscape. Given these factors, a large multi-family structure located at the south end of the property would be consistent with the immediate neighboring structures.

When considering the design of a project of this size and scope it is important to consider the portions of the *Design Guidelines* that are specifically relevant to multifamily residential building additions.

- The guidelines should be viewed as a distillation of previously accepted design approaches in historic districts. The guidelines should not be viewed as a device that dictates a specific design response, nor should the guidelines be viewed as prohibiting a particular design approach. There may be better ways to meet some design objectives that have not been reviewed by the Board in the past. New and untried approaches to common design problems are encouraged and should not be rejected simply because they appear to be outside the common practices outlined in the guidelines.
- It is not the intention of the Board to dilute design creativity in residential buildings. Rather, the Board seeks to promote compatible development that is, at once, both responsive to the

needs and tastes of the late 20th century while being compatible with the historic character of the districts.

- New construction must conform to the requirements of the applicable small area plan chapter of the Master Plan.
- As a general rule, the Boards favor contextual background buildings which allow historic structures to maintain the primary visual importance.
- No single architectural style is mandated. The design of an addition should respect the heritage of the historic building to which it is attached as well as adjacent buildings. The Board generally prefers addition designs that are respectful of the existing structure, and which seek to be background statements…
- Building massing is the enclosed volume which constitutes a building's exterior form. In the historic districts, new residential construction should reflect the building massing prevailing along the blockface.
- Multi-family structures such as apartment buildings often exceed the prevailing height of single-family houses. Such structures may be constructed to the maximum permitted height by zone, but should not overwhelm adjacent buildings.
- In general, the roof form should reflect the roof forms expressed along the blockface.
- In general, multi-family structures such as apartment buildings are much wider than single family residential structures. The façade articulation should be compatible with nearby buildings.

Concept Review: Proposed Demolition

Although the applicant is not requesting formal approval of a Permit to Demolish at this time, the feasibility of the overall project is tied to the demolition of specific features and the applicant needs to know whether the BAR supports this proposed demolition, in concept. The applicant will return to the BAR for a formal Permit to Demolish at a later date.

The applicant is proposing the demolition of the majority of the townhouses located at 1604-1612 King Street, originally built in 1913. The applicant intends to retain the existing facades of the townhouses and construct new residential units behind these historic facades upon completion of the below grade work associated with the construction of the new multi-unit building. In both 2014 and 2016, the Board approved of the demolition of the existing ells but did not consider additional demolition.

The applicant is proposing the complete demolition of the existing structure at 1614 King Street, originally built five years after the adjacent five townhouses in 1918. In 2016, the Board supported the demolition of the first floor of 1614 King Street to allow for the construction of a pedestrian arcade providing access to the interior courtyard. Under the current proposal, the complete structure would be demolished and replaced by an entry to the courtyard beyond.

Ultimately, when the applicant returns to the BAR for approval of the Permit to Demolish, the Board will consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

Standard	Description of Standard
(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?

1604-1612 King Street

As noted above, the Board has previously supported the removal of the ells at the rear of these properties. At that time, the Board found that these elements are not uncommon or unusual in the historic district as there are other intact examples of these forms that remain and are visible from the public right of way. Modifications and the encapsulation of these types of ells on much older buildings are commonly approved by the Board, so they supported the removal of these 20th century ells.

In the current proposal, the applicant is requesting the removal of the ells and a large portion of the main body of the townhouses. The proposal is to remove the portion of the townhouses behind the façade in order to construct the new building and the associated below grade parking and rebuild the townhouses as residential units. Staff is concerned about the loss of extensive amounts of historic fabric, even though these townhouses will be re-built in approximately the same footprint. The Board has recently approved a similar condition at 619–621 King Street, where the applicant will be retaining the façade of the two commercial buildings and constructing a new multi-family building attached to these facades.

There are a couple of important differences between the demolition approved in that location and the proposed demolition scope for the townhouses at 1604 – 1612 King Street. The two commercial properties in the 600 block of King Street are three- and four-story commercial buildings with a relatively flat façade that does not include visible articulation of elements behind the façade. In the case of these townhouses, the tile roof and exposed portions of the party walls are more three dimensional than features found on the other commercial buildings. The properties at 619-621 King Street are also typical of commercial properties found all along King Street, where the subject townhouses are a unique example of "Washington Style Townhouses."

Staff recommends that the Board consider the amount of existing structure that would be required to remain which would allow for a complete understanding of these unique structures. Given this determination, the applicant can move forward with detailed demolition plans and will return for a Permit to Demolish.

1614 King Street

During the discussion surrounding the proposed demolition of 1614 King Street in 2016, BAR staff visited the property with the applicant and a representative from Code Administration to see the condition of the building firsthand. The fire, which occurred in 1999 during the construction of the adjacent Hampton Inn hotel, caused damage to the back half of the building and the roof, which sustained the majority of the damage. Unfortunately, the owner failed to repair the roof and the interior of the building remained open to the elements until 2011, when it was finally closed in. In the interior, it appears as if the building may have sustained more damage due to the lack of roof repair than the fire itself. The applicant has provided a copy of a June 2008 report on the *Architectural History and Significance of 1604-1612 and 1614 King Street*, which includes numerous photos of 1614 and a letter from a structural engineering company who surveyed the property for the applicant (attached). There has been no work to stabilize or repair the building in any way since this 2016 discussion, therefore there has been an additional seven years of potential degradation to the structure.

During the 2016 discussion surrounding the proposed demolition, a proposal was made to retain the second floor of the structure in place and construct a pedestrian arcade at the ground floor leading to the interior courtyard and the entrance to the new multi-family building. Ultimately, it was determined that this would be infeasible due to the condition of the structure. At the time, staff and the Board chose an option from the applicant which included the careful deconstruction of the building and construction of a new structure open at the ground floor, re-using as much of the original materials as possible to recreate the original configuration of the second floor.

In the current proposal, the applicant is proposing the complete demolition of the townhouse at 1614 King Street. The applicant has argued that this building has less architectural integrity than the adjacent intact townhouses, which share an architectural unity in their shed roof, designed rhythm of openings, porches, the same lintel and sill treatment and continuous brick. Further, the applicant argues that in addition to its lack of integrity, the structural issues are so great as to warrant demolition as the only alternative. Staff *does* believe that the building has both individual architectural integrity and unity with the streetscape surrounding historic neighborhood and that the Board should consider this in making a determination regarding its complete demolition.

Concept Review: New Construction

During the Concept Review phase, the Board is to provide feedback on the scale, height, mass, and architectural character of a proposed project. As noted above, the multi-family building being proposed at the south end of the property has been reviewed by the Board in several different iterations. As early as the May 5, 2014, BAR hearing, the Board endorsed the scale, height, and mass of the building. The Board found that given the large scale of the surrounding commercial buildings and the fact that the lower section of the building would be concealed by the existing townhouses, the proposed design did not overwhelm historic properties and was compatible with the historic district. As the basic size and shape of the building has not changed since the previous reviews, staff continues to support the scale, height, and mass of the proposed multi-unit structure.

Staff finds the revised design to be responsive to comments from staff and Board members. The revised design retains the basic massing of the previous version but the design parti is fundamentally different. The previous version of the design included a parti that was a building within a building. In that scheme, continuous horizontal balconies at every floor featured a glazed rear wall with doors and windows and an exterior skin of railings and architectural features.

Staff and the Board noted that the previous design had a monolithic appearance that did nothing to reduce the perceived size of the building and did not relate to the historic townhouses at the north end of the site. Board members also noted that with the removal of the westernmost townhouse the blockface appeared to be missing an element. In response to these comments, the applicant has revised the design to be broken down into separate masses and has introduced an entry portal in the area of the removed townhouse.

On the north elevation, the building is broken down into three distinct sections. At the west end of the building a single bay wide tower with a square masonry opening at the lower levels and an arched opening at the top two levels is aligned with the new entry arch and clearly indicates the main building entrance. At the east end of the building, a two-bay wide section with similar openings is aligned with the tower. Between these two elements is a four-bay section with two story tall arched masonry openings. This section of the building is stepped back at the top floor, creating a roof terrace.

The south elevation is similarly broken into separate masses but with a simpler configuration. The two-bay portion from the east end of the north elevation is repeated here along with the three bay section. The east and west elevations feature simple masonry facades with two vertical slots to allow for windows to be installed at close proximity to the adjacent property line.

The applicant is introducing an arched masonry entry to the site that is set back from the north edge of the adjacent townhouses. This entry portal consists of a brick and stone box with a round arch facing the street and into the interior courtyard. The interior of the passage includes arched trusses allowing light into the interior. The masonry arches throughout the proposed design are intended to be reminiscent of similar brickwork found on structures throughout the historic districts.

V. STAFF RECOMMENDATION

Concept Review: Proposed Demolition

As noted above, the Board is being asked to consider the appropriate amount of demolition for the existing townhouses at 1604-1612 King Street. In previous discussions, the Board approved the removal of the existing ells with the understanding that they were not of a unique or unusual character and that examples of more intact ells existing nearby.

The proposed demolition will leave only the facades intact. While the Board has continually expressed concern about the loss of historic character, it is important to understand exactly what would be lost if this proposal is accepted. As these are attached townhouses with a narrow gap between the 1604 King Street building and the neighboring structure, the exterior features to be removed will include the rear wall, which the Board has already said could be modified, the roof, and the east wall at the 1604 King Street building. Due to the size of the gap between the 1604 King Street building and the adjacent structure, this wall will be minimally visible. These buildings include a low slope roof that is concealed by the tile roof at the front elevation. This low slope roof is not unique or character defining. The tile roof and expressed party walls at the front of the building are character defining and are critical to the overall blockface composition (Figure 5). It should be noted that if the building at 1614 King Street is demolished the west wall of 1612 King Street will be exposed. Since this was an exterior wall prior to the construction of 1614 King Street, there is a potential for this wall to include decorative detailing or other unique features.

Staff recommends that the Board require the applicant at a minimum to retain enough of the north end of the townhouses from 1604-1612 King Street as required for the elements visible from the public right of way to be retained in place. The exact dimensions for this amount of demolition will need to be determined by the applicant and appropriately documented prior to the application for the Permit to Demolish. Staff also recommends that if the building at 1614 King Street is demolished, the west wall of 1612 King Street be retained and returned to its original configuration as the exterior wall for the row of five townhouses.

Figure 5: North elevation of 1604-1612 King Street, noting the tile roof and expressed party walls

The proposed demolition at 1614 King Street includes the complete demolition of the existing structure. As noted in the History section of this report, the building at 1614 King Street was built 5 years after the construction of the adjacent row of townhouses in a similar but distinctly different architectural expression. During the 2016 Board discussions, the Board agreed that due to the damage to the structure, it was not feasible to retain the building in place and instead supported the careful deconstruction of the building with the upper portion being rebuilt above a pedestrian arcade. The letter from the structural engineer associated with the project describes the extensive damage to the building and concludes that "the building is now unsafe and potentially a danger to public safety, therefore, we recommend either removal of the building or installation of total building shoring."

There are several factors that the Board should consider in weighing the potential demolition of the structure at 1614 King Street. First it should be noted that the decision regarding the demolition should be based on the criteria listed above and not on the potential use of this space for entrance to a new multi-family building. The demolition of this property would restore the original blockface design of the five identical townhouses, however it is only five years younger than these structures and has a historic significance of its own. This building is unique as a "Washington Style" townhouse of a different design than its neighbors, as noted above there are few examples of this architectural style in the historic district. Given these factors, the Board should consider standards 3 and 5 in the demolition criteria.

Staff remains concerned about the complete demolition of the structure at 1614 King Street but the extensive damage to the existing structure will make it difficult to retain in its current form. Previously the Board approved a scheme wherein the upper level was rebuilt in a configuration similar to the existing configuration with a pedestrian arcade below. This is a possibility that the applicant and the Board should continue to explore but staff does have some concerns regarding this approach. While this approach would retain some amount of the original building material, the character of the building would be dramatically changed. The extent of the damage to the building from the fire and exposure to the elements make it difficult to restore the building in place and any work would almost certainly require the deconstruction of the structure. Staff recommends that the Board ask the applicant for alternatives to the complete demolition or to propose means by which the existing building is fully documented.

Concept Review: New Construction

The Board will recall that this case has been reviewed by the BAR many different times with a variety of different designs but all of them with a similar height, mass and scale. Ultimately, the Board decided that because of the limited visibility of the lower levels, the distance of the building from King Street, and the presence of similar sized commercial buildings nearby, that they could support the proposed height, mass, and scale.

The current proposal continues this trend with a building size, massing, and site configuration that is similar to those previous iterations. Board discussions at the previous concept review hearing were mainly concerned with the proposed architectural character with little comment regarding the size and configuration of the building envelope. Given the previous reviews and the recent Board discussion, staff recommends that the Board endorse the height mass, and scale of the proposed multi-unit building.

When considering the design principles for this project it is useful to look to the *Design Guidelines* for inspiration. The *Design Guidelines* state that "As a general rule, the Boards favor contextual background buildings which allow historic structures to maintain the primary visual importance." As a backdrop to the historic townhouses along the north edge of the project site, this is an important principle. The proposed design should be a quiet backdrop to the historic buildings, allowing them to be prominent while reflecting some of the character of these buildings. The *Design Guidelines* further state that "In general, multi-family structures such as apartment buildings are much wider than single family residential structures. The façade articulation should be compatible with nearby buildings."

At the previous concept review, the project was very early in the design process and the proposed architectural character included a basic design idea of continuous balconies and two options for the exterior enclosure of these balconies. Neither staff nor the Board endorsed either of the two specific options but instead provided feedback indicating that the proposed design should render the building as a well-scaled background for the historic townhouses. Based upon feedback from staff and the Board, the applicant is returning with a much more refined design.

The current design represents a more complete building design with an overall arrangement of masses that is appropriately scaled to this unique setting. The arrangement of the differing sized bays in an asymmetrical composition creates a level of visual interest that was missing in the previous version. At the north elevation, staff finds that the creation of a single bay tower element situated behind the site entry is an effective way to architecturally mark the building entry given that the ground floor of the building is obscured by the existing townhouses. The central portion of this elevation with the recessed upper level is a successful counterpoint to the entry bay and to the two-bay massing at the east end of the building.

Repeating these elements in a slightly different configuration on the south elevation successfully renders this as a secondary elevation while maintaining a cohesive architectural language. The location of the garage entrance at the ground floor of the two-bay massing allows for this large opening to be successfully managed. This secondary elevation includes more railings than the north elevation facing King Street and the design of these railings will be critical to the success of the design.

The east and west elevations remain simple with a blank masonry wall and slots that function as light wells. Staff recommends that these elevations be further developed and that the applicant study their visibility from King Street to determine the correct level of ornamentation.

In response to concerns from the Board about a missing element on the blockface upon the demolition of the westernmost townhouse, the applicant is proposing an arched masonry gateway that is recessed from the adjacent townhouse. This is a new element to the design and will require additional refinement. In the current iteration, the scale of the masonry block is rather large, and staff is concerned that this extent of unadorned masonry could be distracting. With the extent of brick and what appears to be an exposed metal structure, this element is an opportunity to reflect decorative brickwork and metal work that is found throughout the historic districts. Staff recommends that should this approach be endorsed, that the applicant explores traditional detailing to identify how these characteristics can be reflected in the final design.

Staff appreciates the revisions that the applicant has made to the design in response to comments from staff and the Board. The revised documents are more developed, and the current design is more reflective of the context of the historic district. Staff supports this design direction and recommends that the applicant return to the Board with a revised design that continues to address the design principles as outlined in the *Design Guidelines*. Some specific staff comments to be addressed include the following:

- The scope of proposed demolition on the facades of the existing townhouses, including the porches, is somewhat unclear. As much of the existing fabric as possible should remain in place with repairs performed as required.
- The inclusion of the arched entryway resolves the comments from the Board regarding the composition of the overall blockface, but the proposed entry portal needs further development. The applicant should study garden or courtyard entries throughout the historic districts for options for this element.
- The design for the proposed multi-unit building includes several different types of masonry arches. The *Design Guidelines* recommend that when an historic style is referenced that this style be consistently applied to the design. Staff recommends that the applicant study different types of masonry arches throughout the historic district to identify types that can be consistently applied to the design.
- The proposed design includes large masonry openings that include more than a single story. The applicant should study how the intermediate floor slab intersects these openings to reinforce the design parti.
- The two-bay element at the east end of the north elevation includes a narrow brick column that spans three floors. The applicant should study the proportions of vertical masonry piers to ensure that they are appropriate for their span.
- Similar to the previous design, this proposal includes continuous balconies on each floor. As shown, the exterior wall at the back of the balconies includes double doors punched into a brick wall. The applicant should study the composition and materials of this wall as a counterpoint to the heavy masonry at the exterior of the balconies.
- The roof terrace areas will likely include terrace dividers that will be visible above the parapet. The design for these dividers should be integrated into the design for the building and should be included in forthcoming submissions.
- The design for the multi-unit building includes different masses in order to break up the overall building. As shown, the parapet height is consistent across the entire building. The applicant should consider raising or lowering some portions to further the breakdown of the overall mass.
- The submission includes the east and west building elevations that feature vertical slots which create light wells for the interior of these units. It is unclear how visible these slots will be from the public given the location of adjacent buildings. The applicant should study this visibility and include this in upcoming submissions.

STAFF

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

VI. CITY DEPARTMENT COMMENTS

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

Code Administration

F-1 No comments received.

Zoning

C-1 Proposed Concept Development Site Plan will comply with zoning as long as it follows the conditions laid out in CDSP2023-00011.

Transportation and Environmental Services

F-1 No comments received.

Archaeology

F-1 No comments received.

VII. ATTACHMENTS

1 – Application for 1604-1614 King Street Concept Review
2 – Concept Review Policy

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: 1604-16K KING ST

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

TAX MAP AND PARCEL: ~~09.11.03.10~~ **ZONING:** KR

X INFORMAL CONCEPT REVIEW

063.04.09
07.09 09.11
08.03 09.18
09.09
09.10

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: DEGHANTAR ASSOCIATE, LLC

Address: 510 WOLFE STREET

City: ALEXANDRIA State: _____ Zip: _____

Phone: 703-684-395 E-mail: tomlloyd3e@gmail.com

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

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: DEGHANTAR ASSOCIATES, LLC

Address: 510 WOLFE STREET

City: ALEXANDRIA State: VA Zip: 22314

Phone: 703-684-3225 E-mail: tomlloyd3e gmail.a

BAR CASE# _____
(OFFICE USE ONLY)

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

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

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

SEE NARRATIVE ATTACHED

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	
[x]	[ ] Survey plat showing the extent of the proposed demolition/encapsulation.
[x]	[ ] Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
[x]	[ ] Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
[x]	[ ] Description of the reason for demolition/encapsulation. SEE NARRATIVE
[x]	[ ] Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible. SEE NARRATIVE

NARRATIVE DESCRIPTION OF PROPOSED DEVELOPMENT OF 1604-1614 KING STREET

This is one of the only sites with potential for new development near the King Street Metro. The owners have tried a number of times since 2014 to create a feasible development plan that meets the difficult site conditions, planning and zoning requirements, and Old and Historic District requirements of the site.

The site, on the south side of King Street, between the Lorian and Hampton Inn hotels, with frontage as well on Dechantal Street is within 1,000 feet of the King Street Metro. Residential development will be a major addition contributing to the vitality of Upper King Street and meeting a strong need for housing near the metro stop.

Development Considerations

Old and Historic District.

Since the mid-2000's and the King Street Retail Study, the City has been committed to preservation of the 1910-20-era townhouses that front on King Street. The site was added to the Old and Historic District in about 2007. Five of the townhouses were built together in 1913. The townhouse at 1614 was added later in 2019. The 1614 townhouse was destroyed by an arsonist's fire in 1999, is structurally unstable and has been condemned by the City and boarded up since then. The townhouses that can be retained have little potential for effective retail use as they have significant steps. The King Street Retail study recognized this. The KR zone excludes them from a retail requirement. The key element to be retained to provide historic continuity for the buildings are the façades of the five original units. The interior space behind them and rear facades must be reconstructed to permit their repurposing for continuing residential use.

KR Zone

The property is in the KR Zone which provides a 77' height limit, open space requirements and other conditions for Development. It establishes parking requirements for residential development which must be met in below grade parking. It permits up to a 3.0 FAR subject to City Council approval as a part of a DSUP.

Flood Plain

Complicating the development of the Site is the fact that a part of it is located withing the boundaries of the 100-year flood plain (as defined on the FEMA map). Restrictions on developments within the flood plain area were added in 2011 to the Zoning Code which prohibited below-grade parking for residential uses in the flood plain. The City requires all vehicular access to be from Dechantal Street at the rear of the site. If any part of the property is in the flood plain, the City considers the entire property in the flood plain.

Over a number of years, the owner has worked out with the City a procedure to regrade the site and modify it in FEMA maps and a complicated ramping up to the first floor of the proposed building and down to the parking lot to meet these requirements. To accommodate this, however, the rear portions of the existing townhouses will need to be removed to provide the distances required by these ramps to reach the parking levels.

Previous Informal Concept Approval in 2017 and DSUP Approval in 2018

After a number of Concept reviews, considering a range of new building façade treatments, and other development alternatives, with extensive citizen input, the BAR provided an informal Concept Review approval. The BAR supported the removal of the rear elements of the rowhouses, the demolition of 1614 King Street with its façade materials to be used to construct a second story façade of the 1614 townhouse while leaving the lower level open to provide pedestrian access to the main entrance of the building to the rear. After considerable City review and comment, this Concept became the basis for a DSUP approval for the site by the City Council in November 2018.

For a number of reasons, including Covid, the project development has not been able to proceed.

The current DSUP expires in April 2024. Several modifications in the proposed plans are required to improve and make the project feasible.

Proposed Development

The proposed development is designed to provide for residential development of the site that meets the site conditions, planning and zoning requirements, especially parking, the flood plain development requirements, and, to the extent possible, meet the Secretary of the Interior's criterion for restoration of the "Standards for the Treatment of Historic Properties" providing for the restoration suitable for residential use of the five original townhouses on the site. In terms of specific BAR concerns, it differs from the previous Concept in the extent of demolition requested, particularly as it effects a portion of the east exterior wall of 1604 King Street (with little or no visibility by the public), and the party wall (now partially covered) between 1612 and 1614 King Street, and it does not provide for construction of a second floor façade element over the entryway at 1614 King Street, rather leaving this passageway open. Other changes are shown on the site plan with revised courtyard, entryway and public art spaces and in the mid-rise building elevation treatments (for which 2 alternative versions are submitted).

Request for Informal Concept Review (including demolition lines) and Permit to Demolish 1614 King Street

This submission is made to request a BAR informal Concept Review of the revised Development proposal and to seek a permit to demolish the condemned building remains at 1614 King Street.

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 three 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. Sharon M. Labovitz Trust No 1	510 Wolfe St Alexandria, VA 22314	50%
2. Sharon M. Labovitz Trust No 2	510 Wolfe St Alexandria, VA 22314	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1604-1614 King Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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. Sharon M. Labovitz Trust No 1	510 Wolfe St Alexandria, VA 22314	50% of Dechantal Ass.,LLC
2. Sharon M. Labovitz Trust No 2	510 Wolfe St Alexandria, VA 22314	50% of Dechantal Ass.,LLC
3. Dechantal Associates, LLC	510 Wolfe St Alexandria, VA 22314	100%

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 the12-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.		
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.

9/4/2023 TARA LLOYD, MANAGER
Date Printed Name Signature

Department of Planning and Zoning
Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1.	1604-1614 King Street Street Address			KR Zone	
A2.	17,525.00 Total Lot Area	x	3.00 Floor Area Ratio Allowed by Zone	=	52,575.00 Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**	
Basement	5,100.00	Basement**	5,100.00
First Floor	5,100.00	Stairways**	
Second Floor	5,100.00	Mechanical**	
Third Floor		Attic less than 7'**	
Attic		Porches**	
Porches		Balcony/Deck**	
Balcony/Deck		Lavatory***	
Lavatory***		Other**	
Other**		Other**	
B1. Total Gross	15,300.00	B2. Total Exclusions	5,100.00

B1. 15,300.00 Sq. Ft.
Existing Gross Floor Area*

B2. 5,100.00 Sq. Ft.
Allowable Floor Exclusions**

B3. 10,200.00 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

TO BE DEMOLISHED, B3 should not be included in TFA. 10,200 added to exclusions to fix PDF model

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**	
Basement	35,000.00	Basement**	35,000.00
First Floor	11,446.00	Stairways**	26,677.00
Second Floor	12,266.00	Mechanical**	
Third Floor	54,836.00	Attic less than 7'**	
Attic		Porches**	
Porches		Balcony/Deck**	10,656.00
Balcony/Deck	10,656.00	Lavatory***	
Lavatory***		Other**	
Other	704.00	Other**	10,200.00
C1. Total Gross	124,908.00	C2. Total Exclusions	82,533.00

C1. 124,908.00 Sq. Ft.
Proposed Gross Floor Area*

C2. 82,533.00 Sq. Ft.
Allowable Floor Exclusions**

C3. 42,375.00 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

D. Total Floor Area

D1. 52,575.00 Sq. Ft.
Total Floor Area *(add B3 and C3)*

D2. 52,575.00 Sq. Ft.
Total Floor Area Allowed by Zone *(A2)*

E. Open Space

E1. 440.00 Sq. Ft.
Existing Open Space

E2. 3,400.00 Sq. Ft.
Required Open Space

E3. 12,982.00 Sq. Ft.
Proposed Open Space

Notes

**Gross floor area is the sum of all areas under roof of a lot, 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. Sections may also be required for some exclusions.*

****Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.*

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

Signature: [signature], MANAGER Date: 9/5/23

Tadjer-Cohen-Edelson Associates, Inc.
Consulting Structural Engineers
www.tadjerco.com
Engineering Excellence Since 1962

March 19, 2008

Brian Rose
Faison
709 G Street, NW, Suite 300
Washington, DC 20001

Re: **1614 King Street, Alexandria, VA**
Site Visit Report

Dear Brian:

Pursuant to your request, the undersigned conducted a site visit to the above referenced property on March 18, 2008. Our site visit focused on visually observing and examining the property in order to provide a structural evaluation and assessment of the existing structure.

The property is a two-story townhouse with a basement, constructed of exterior brick load bearing walls with conventional wood framing floors and roof.

Our findings are as follows (see attached photos):

1. Substantial fire damage was observed along the floor joists of the first and second floor level framing and roof level structure. The fire damaged a big area of the floor joists, roof rafters, studwalls, and sheathing.

2. Several openings and holes were found at the roof level. These holes and openings have been in the roof for a long time, allowing water infiltration into the interior area, which has caused damage of the entire wood structure (rafters, first and second floor joists, studwalls, wood beams and columns, sheathing....).

In general, the property was found to be in very poor condition. The exterior walls on all four sides have deteriorated mortar joints and were cracked in some areas, most of the floor joists and rafters are rotted, burned, and have also pulled out of the walls, water infiltration has caused rotting of the wood framing. Wood lintels supporting the exterior brick are damaged from wood rot causing additional instability. It is our opinion, with all of the above, that the stability and structural integrity of this building are severely affected.

J. Kelley White
Zivan Cohen, P.E. Eric L. Edelson, P.E. Varinder M. Abrol, P.E. Michael Tabassi, P.E.
Ali R. Tahbaz, P.E. Sanjay Khanna, P.E. Yehuda Nordman, P.E., S.E. Dipak M. Shah, P.E.
1109 Spring Street • Fifth Floor • Silver Spring • Maryland • 20910-4082
Phone 301/587-1820 • Fax 301/588-1966

With the severely affected stability and structural integrity of the existing structure, the building is now unsafe and potentially a danger to public safety, therefore, we recommend either removal of the building or installation of total building shoring.

If you have any questions regarding this report, please feel free to contact us.

Sincerely,
Tadjer Cohen Edelson Associates, Inc.

Sanjay Khanna, P.E.
Principal

Roger Chebib, P.E.
Project Manager

kn
F:\Word Docs\Rep 2008\1614 King St Alexandria VA Site Visit Report_rc_3-19-08.doc

KINGS ROW

2023-11-20

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1500-1650 KING STREET

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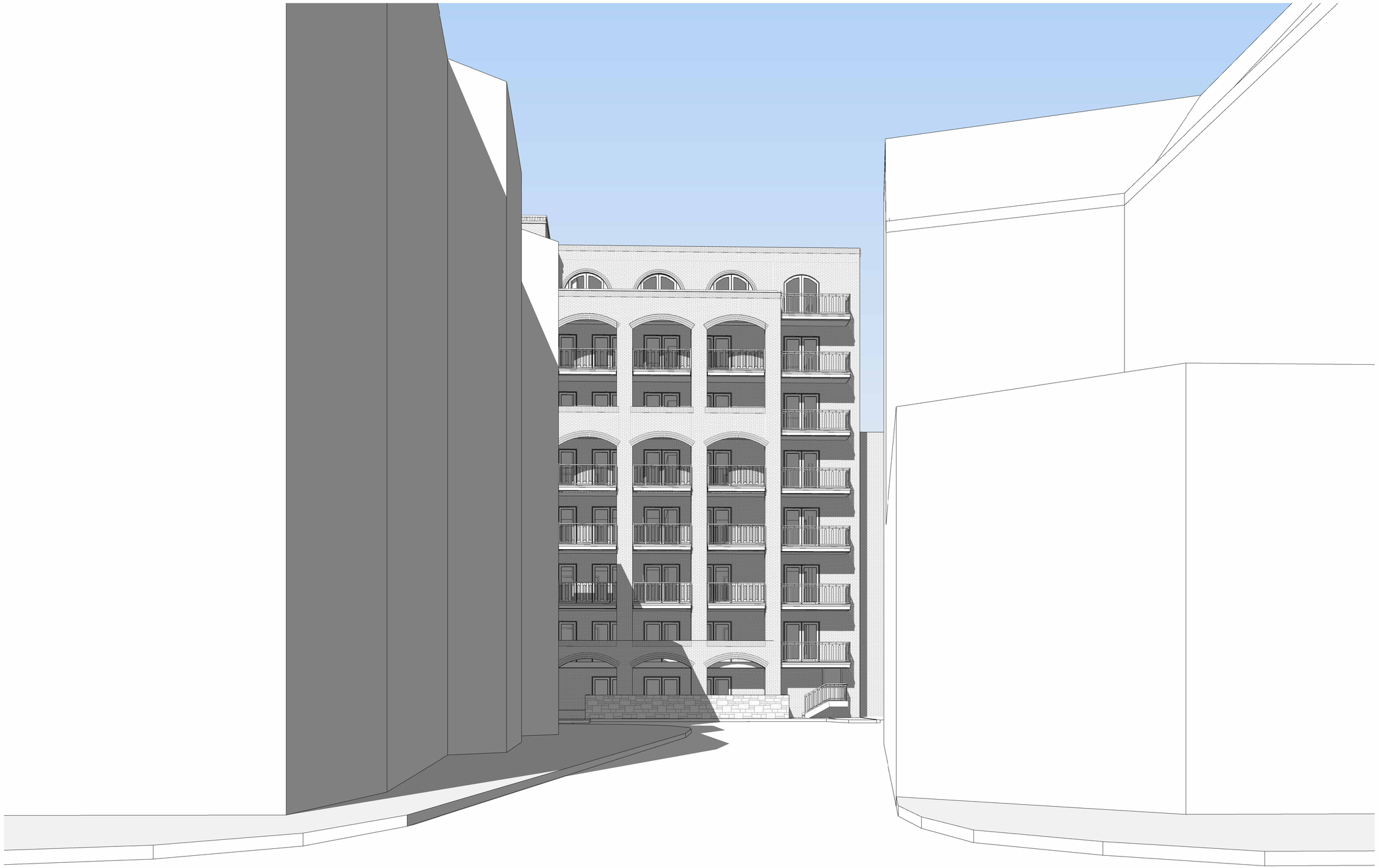

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ARCHITECTS PC

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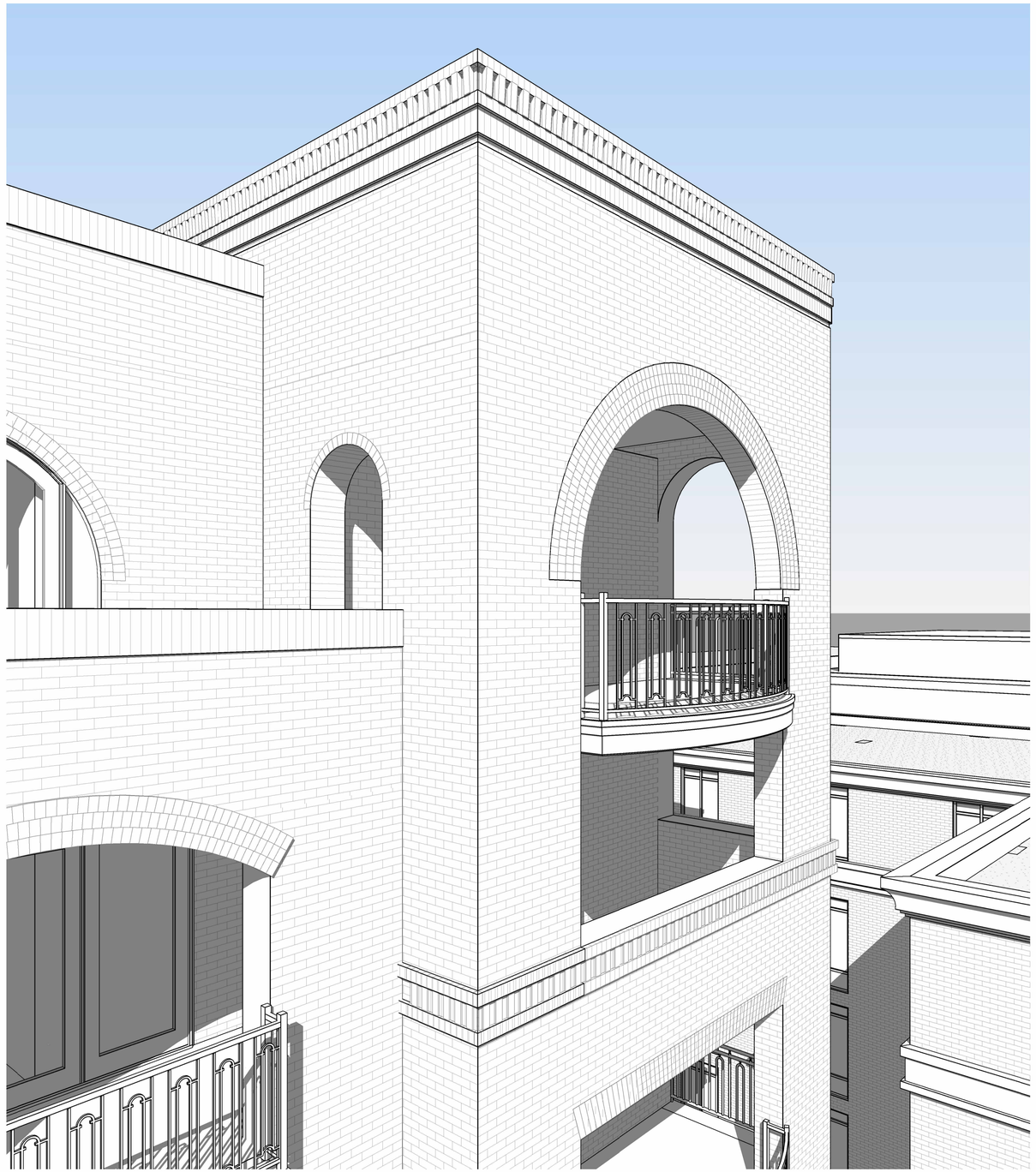

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EAST ELEVATION (BAR)

WEST ELEVATION (BAR)

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ALEXANDRIA, VIRGINIA 22314
(703) 549-7766 PH • (703) 684-6212 FAX

11/17/2023 10:41:07 AM
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TOWNS NORTH ELEVATION

TOWNS SOUTH ELEVATION

KINGS ROW

2023-11-20

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KINGS ROW

2023-11-20

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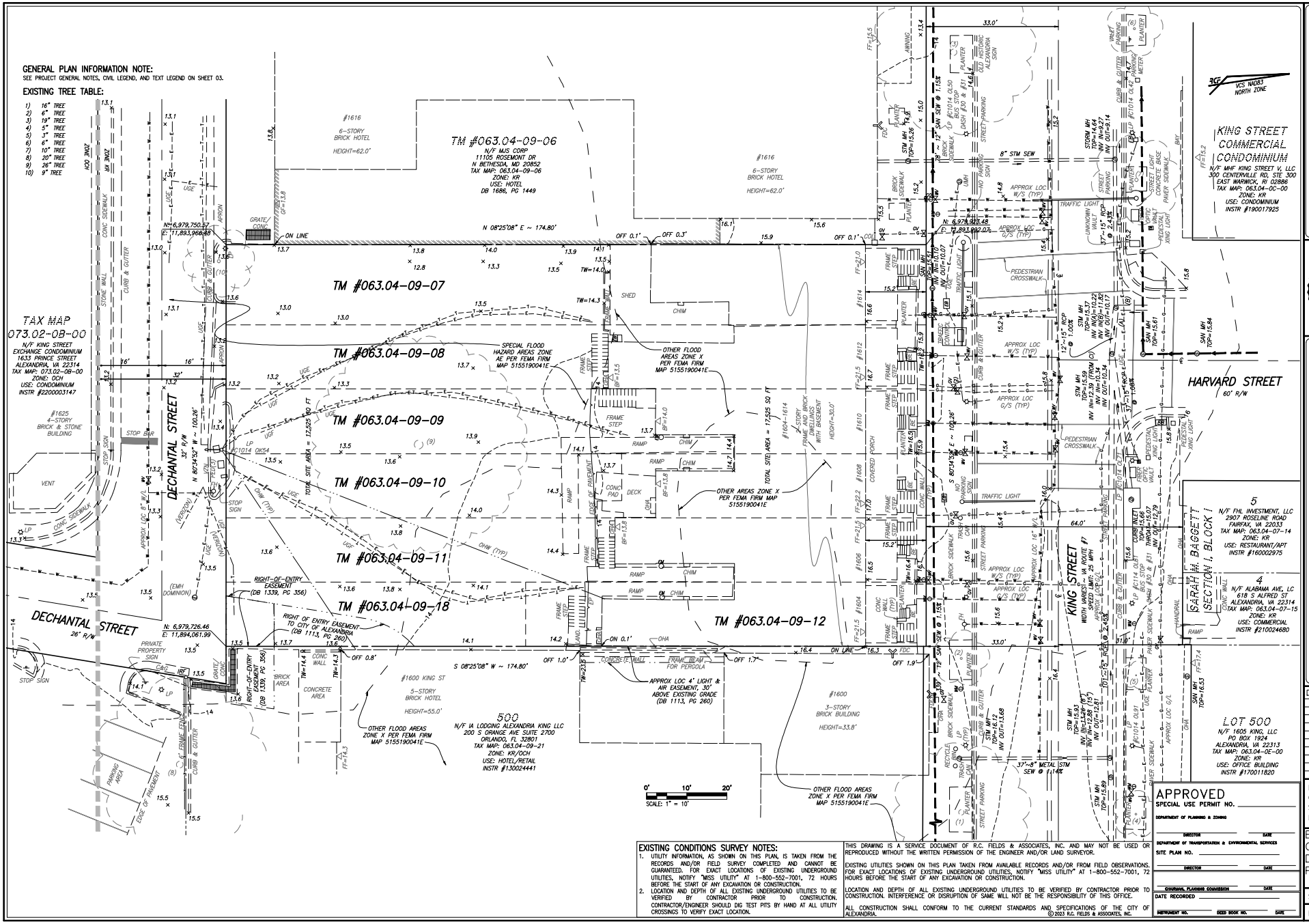

EXISTING CONDITIONS SURVEY NOTES:

1. UTILITY INFORMATION, AS SHOWN ON THIS PLAN, IS TAKEN FROM THE RECORDS AND/OR FIELD SURVEY COMPLETED AND CANNOT BE GUARANTEED. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.
2. LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR/ENGINEER SHOULD DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS TO VERIFY EXACT LOCATION.

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EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.

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

R.C. FIELDS & ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
700 Washington Street, Suite 220
Alexandria, Virginia 22314
www.rcfassoc.com
(703) 549-6422

COMMONWEALTH OF VIRGINIA
TAYLOR J. DOYLE
Lic. No. 060321
MAY 9, 2023
PROFESSIONAL ENGINEER

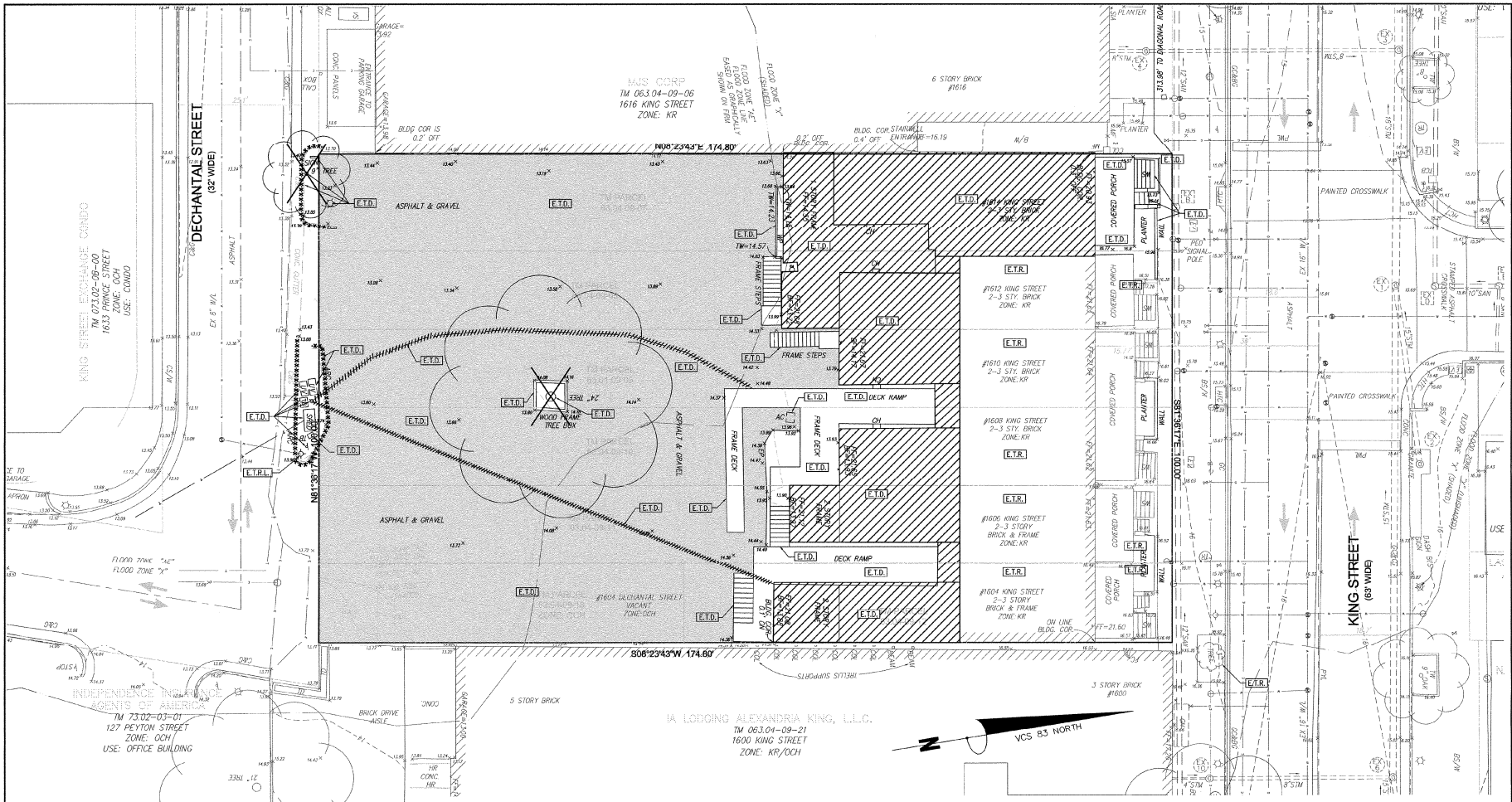
CONCEPT I/II DEVELOPMENT SPECIAL USE PERMIT
1604–1614 KING STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: TJD
SCALE: 1"=10'
DATE: MAY 2023

EXISTING CONDITIONS & DEMOLITION PLAN

SHEET 04 OF 11
FILE: 21-252



LEGEND

- TP : TEST PIT REQUIRED (EXACT LOCATION)
- E.T.R. : EXISTING TO REMAIN
- E.T.D. : EXISTING TO BE DEMOLISHED
- E.T.R.P. : EXISTING TO BE REPLACED
- E.T.R.L. : EXISTING TO BE RELOCATED
- : LIMIT OF EXIST. CURB/APRON REMOVAL
- : PORTION OF EXISTING PIPE TO BE REMOVED
- : PORTION OF EXISTING PIPE TO BE ABANDONED
- LOD : LOD – LIMITS OF DISTURBANCE
- : LIMIT OF EXIST. PAVEMENT/CURB/APRON REMOVAL
- : EXISTING TREE TO BE REMOVED
- : EXISTING BUILDING TO BE DEMOLISHED
- : ASPHALT TO BE REMOVED
- : CONCRETE TO BE REMOVED

DEMOLITION NOTES

1. A SEPARATE PERMIT IS REQUIRED FOR DEMOLITION; HOWEVER, NO DEMOLITION SHALL BEGIN UNTIL ALL EROSION AND SEDIMENT AND TREE PROTECTION CONTROLS ARE IN PLACE AND ARE APPROVED BY AN EROSION AND SEDIMENT CONTROL INSPECTOR OF THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.
2. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE MOST CURRENT APPLICABLE FEDERAL, STATE , AND LOCAL LAWS AND REGULATIONS, INCLUDING BUT NOT LIMITED, TO ENVIRONMENTAL PROTECTION AGENCY (EPA), OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), VIRGINIA OCCUPATIONAL AND SAFETY HEATH COMPLIANCE PROGRAM (VOSH ENFORCEMENT), VIRGINIA OVERHEAD HIGH VOLTAGE LINE SAFETY ACT, NATIONAL EMISSIONS STANDARDS FOR HAZARDOUS AIR POLLUTANTS (NESHAPS), AND NATIONAL INSTITUTE OF OCCUPATIONAL SAFETY AND HEALTH (NIOSH).
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK WITH REPRESENTATIVE UTILITY COMPANIES AND FOR THE IMPLEMENTATION OF REQUIRED UTILITY-RELATED WORK.
4. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY HAZARDOUS MATERIALS DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL DOCUMENT SAME TO THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
5. DISCONNECTION OF SERVICES AND SYSTEMS SUPPLYING UTILITIES TO BE ABANDONED OR DEMOLISHED SHALL BE COMPLETED PRIOR TO OTHER SITE DEMOLITION IN FULL COMPLIANCE WITH APPLICABLE CODES, REGULATIONS, AND THE REQUIREMENTS OF UTILITY PURVEYORS HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE UTILITY PURVEYORS, PAYMENT OF ASSOCIATED FEES AND PROCUREMENT OF ALL NECESSARY PERMITS.
6. PRIOR TO REMOVAL OF MATERIALS OVER EXISTING UTILITY SYSTEMS, THE CONTRACTOR SHALL DOCUMENT EXISTING CONDITIONS AND, IF AT VARIANCE WITH CONDITIONS AS REPRESENTED ON THE PLANS, NOTIFY THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTIONS AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
7. THE CONTRACTOR SHALL BACKFILL EXCAVATED AREAS WITH APPROVED MATERIALS / CLEAN FILL AS PER THE REQUIREMENTS OF VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
8. THE CONTRACTOR SHALL PROTECT AND PREVENT DAMAGE TO EXISTING ON-SITE UTILITY DISTRIBUTION FACILITIES THAT ARE TO REMAIN. ACTIVE UTILITY DISTRIBUTION FACILITIES ENCOUNTERED DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES SHALL BE SHUT OFF AT THE SERVICE MAIN WITH THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
9. DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY EXISTING UTILITIES AND/OR UTILITY SYSTEM STRUCTURES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL DOCUMENT THE SAME AND FORWARD THE INFORMATION TO THE RESIDENT ENGINEER I OWNER'S REPRESENTATIVE, AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
10. THE CONTRACTOR OR APPLICANT SHALL WORK WITH THE CITY STAFF TO REUSE THE EXISTING, LEFTOVER, UNUSED, AND/OR DISCARDED BUILDING MATERIALS AS PART OF THE DEMOLITION PROCESS OR THE CONSTRUCTION DEBRIS MUST BE REMOVED TO AN APPROVED LANDFILL WITH ADEQUATE FREQUENCY IN ACCORDANCE WITH THE VIRGINIA STATE LITTER CONTROL ACT.
11. THE DEMOLITION OF THE REAR ELLS AND THE MAJORITY OF 1614 KING STREET REQUIRE APPROVAL OF A PERMIT TO DEMOLISH FROM THE BAR.

ARCHAEOLOGY NOTES

1. 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.
2. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.

GRAPHIC SCALE
10 5 0 10 20
1" = 10'

DESIGN ENGINEER / SURVEYOR
Bowman CONSULTING
Bowman Consulting Group, Ltd.
14020 Thunderbolt Place, Suite 300
Chantilly, VA 20151
Phone: (703) 549-5188
Fax: (703) 803-3761
www.bowmanconsulting.com
DRAWN: CA
DATE: SEPTEMBER 21, 2016
SCALE: 1" = 10'

PLAN STATUS

DATE	DESCRIPTION
05/17/2016	5TH PDSUP SUBMISSION
06/21/2016	6TH PDSUP SUBMISSION

DATE	DESCRIPTION
09/21/2016	7TH PDSUP SUBMISSION

SEAL:
COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

1604-1614 KING STREET

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

ESI Peer Review

SHEET NAME: **DEMOLITION PLAN**

APPROVED
SPECIAL USE PERMIT NO. 2016-0038
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

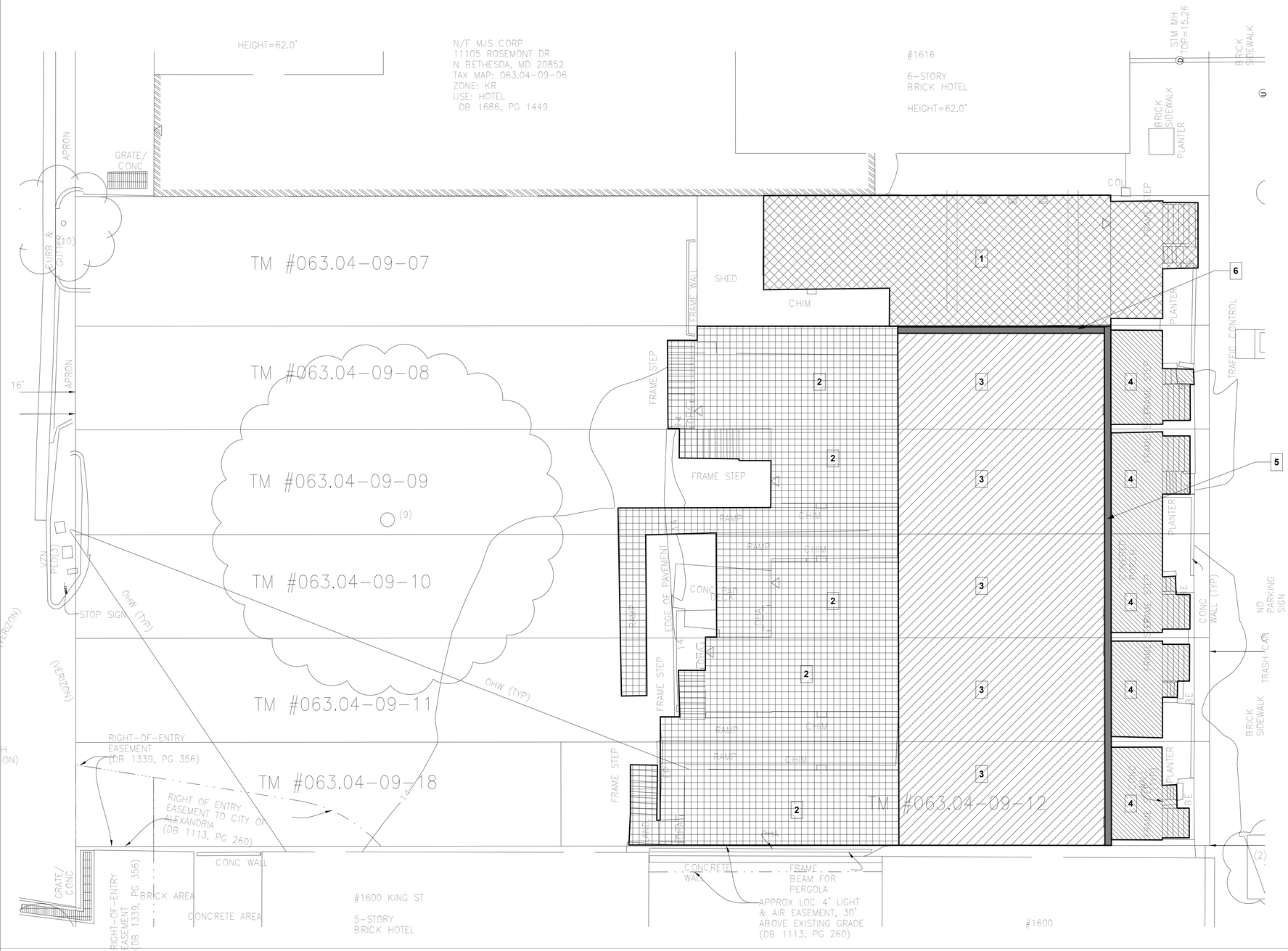
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Tax Map No. 063.04-09-12 File No. 2714-D-PR-001 Job No. 2714-03-001

NOT FOR CONSTRUCTION!!! THIS PLAN IS SUBJECT TO CHANGE AND BCG SHALL NOT BE HELD RESPONSIBLE FOR ANY COSTS DUE TO CHANGES.

SHEET: C5.00

Cad File Name: K:\2714 - 1604 King St\2714-03-001 (DMO) - 1604-1614 King St SUP (Dedicated) (West)\Engineering Plans\PDSUP\2714-D-PR-C5.00-DEMO.dwg



1 DEMOLITION PLAN - TOWNHOMES

1/8" = 1'-0"

DEMOLITION NOTES

1. 1614 KING STREET TO BE REMOVED
2. 1604 - 1612 KING STREET WOOD FRAMED ELLS TO BE REMOVED
3. 1604 - 1612 KING STREET REAR WALLS, ROOFS, INTERIOR PARTITIONS, FLOOR STRUCTURE AND BASEMENTS TO BE REMOVED AND REBUILT
4. 1604 - 1612 KING STREET FRONT PORCHES TO BE REBUILT WITH ELEMENTS RETAINED TO THE EXTENT FEASIBLE AS DETERMINED IN CONSULTATION WITH BAR STAFF
5. 1604 - 1612 KING STREET FRONT WALL AND MANSARD ROOF TILE TO REMAIN AND BE REPAIRED AS REQUIRED
6. 1612 KING STREET WESTERN WALL TO BE RETAINED TO THE EXTENT FEASIBLE OR REBUILT WITH EXISTING BRICKS AS DETERMINED IN CONSULTATION WITH BAR STAFF

APPROVED
SPECIAL USE PERMIT NO. DSUP2016-0038
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
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INSTRUMENT NO. DEED BOOK NO. DATE

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SEAL

COMMONWEALTH OF VIRGINIA
JAMES C. HEFFNER, III
LICENSE NO. 5406
ARCHITECT

KINGS ROW

Enter address here

ISSUE	DESCRIPTION	DATE

PROJECT NUMBER **Project Number**
PRINT DATE **2023-03-27**
SHEET TITLE

DEMOLITION PLAN - TOWNHOMES

SHEET NUMBER

D101

Project Status

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12/1/2023 9:57:12 AM

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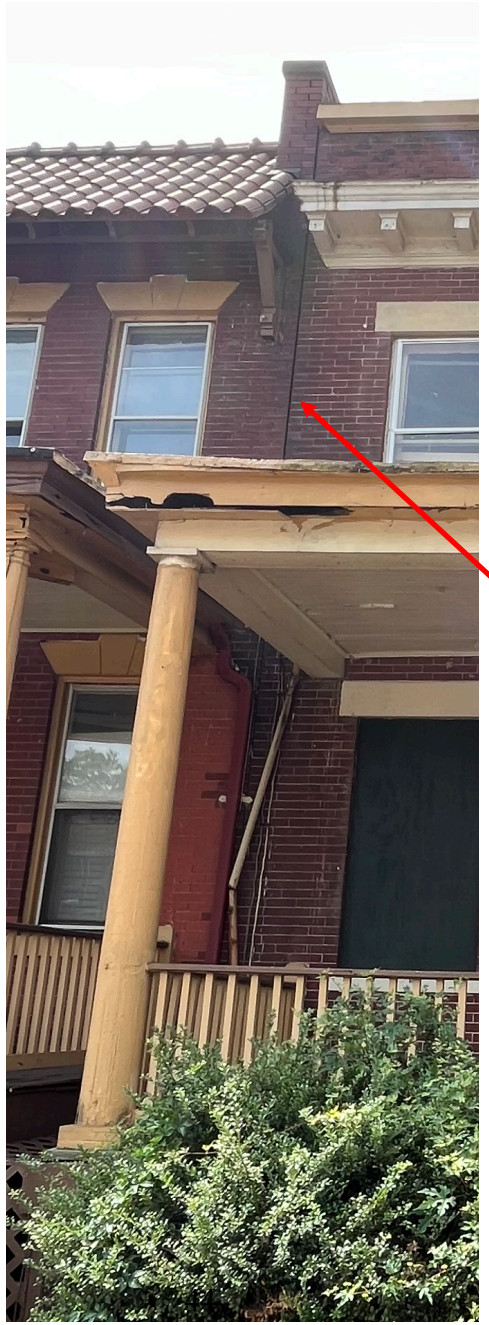

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