

ISSUE: Permit to Demolish/Capsulate (partial and complete)

APPLICANT: 1300 King, LLC

LOCATION: Old and Historic Alexandria District
1300, 1304 and 1310 King Street

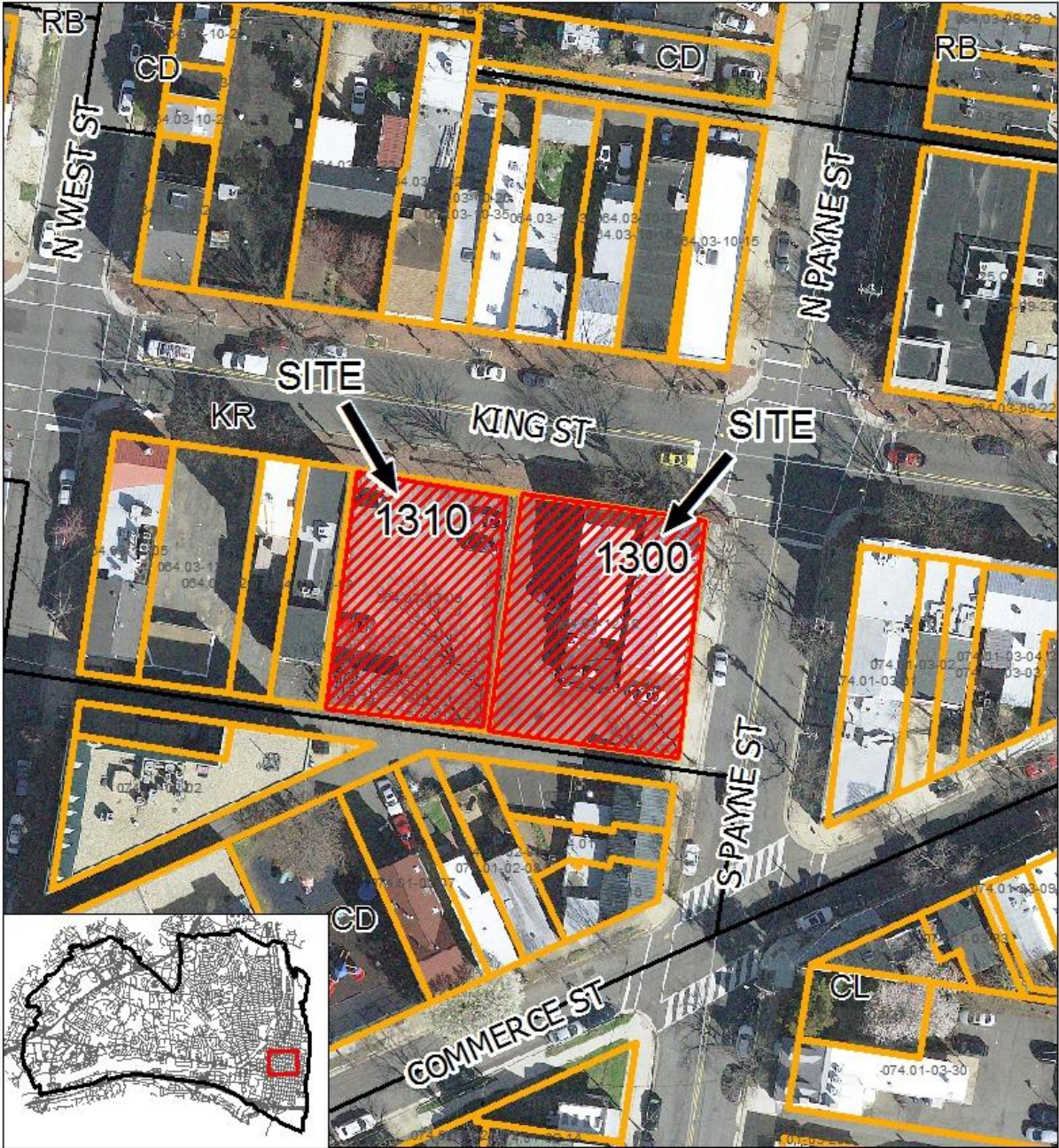
ZONE: KR/King Street Retail

STAFF RECOMMENDATION

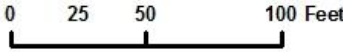
Staff recommends approval of the Permit to Demolish/Capsulate, as submitted.

GENERAL NOTES TO THE APPLICANT

1. **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 for further information.
2. **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.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **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.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
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 #2019-00006 & BAR #2019-00007
1300 & 1310 King Street



Note: *An associated Concept Review for the proposed development at 1300-1310 King Street is going forward simultaneously (BAR #2019-0007). The Permit to Demolish/Capsulate requires a roll call vote.*

I. APPLICANT'S PROPOSAL

The applicant is requesting a Permit to Demolish/Capsulate at 1300 and 1304 King Street (partial), and 1310 King Street (full) as part of a larger development project on the site.

Permit to Demolish/Capsulate

- The one-story rear addition at 1304 King will be demolished.
- The second story shed addition and exterior fire stair located between 1300 and 1304 King Street will be demolished.
- Portions of the first-floor alley walls on both buildings (1300 and 1304 King) between the existing fire stair and the front building wall will be demolished for a one-story addition.
- The gable end of 1300 King will be demolished and rebuilt as an adjoining wall with the new construction.
- The existing angled entry door and canopy, and a minor amount of wall area, will be demolished for a new entrance.
- The existing storefront windows and some surrounding masonry will be demolished at 1300 and 1304 King Street for a new storefront.
- The one-story frame structure at the rear of the parking lot (1310 King Street) will be demolished.
- A one-story addition will wrap around the west elevation of 1304 King Street and the rear of both historic buildings resulting in capsulation of those masonry walls.



Figure 1: Area of demolition on the south (rear)

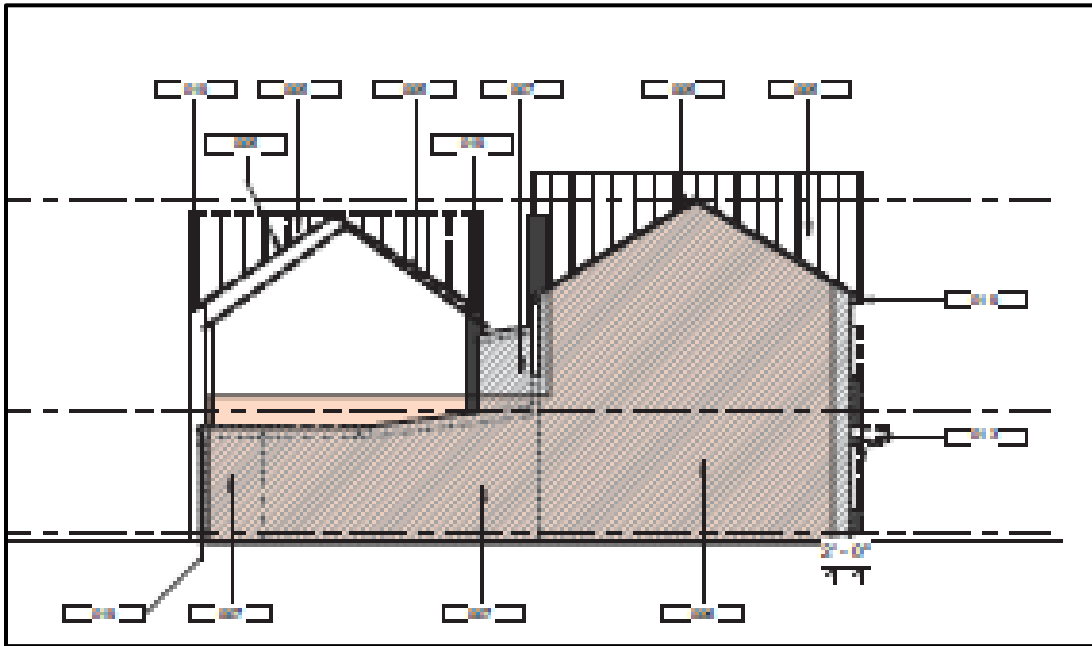


Figure 2: Area of capsulation on the south (rear)

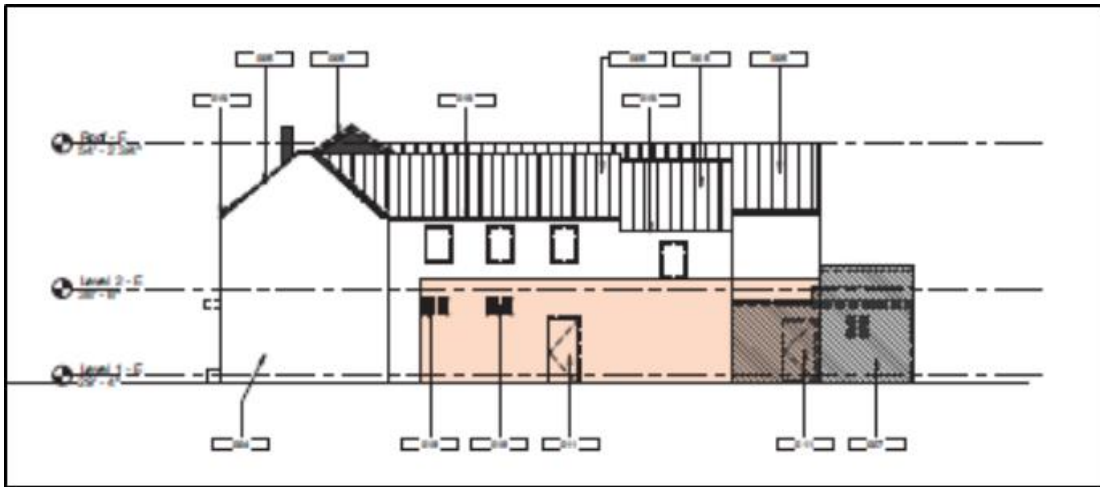


Figure 3: Area of capsulation on the west side of 1304 King Street

II. HISTORY

There are three properties that occupy the project site: 1300 King Street, 1304 King Street and 1310 King Street. Both 1300 and 1304 are two-story, three-bay gable-roof historic masonry buildings and 1310 is a one-story 20th century utilitarian building at the rear of a former used car sales lot.

Ethelyn Cox states in *Historic Alexandria, Street by Street*, that the building at 1300 King Street was built in **1813** and that the building at 1304 King Street was constructed between **1800-1805**. Both masonry buildings are two-stories in height with three bays and metal-clad gable roofs. The corner property has had several one and two-story rear additions over the years, with commercial uses fronting on King Street and service and automobile related uses on the South Payne Street elevation. At some point between 1941 and 1958, a one-story addition in the narrow alley between

1300 and 1304 King Street connected the two buildings. A one-story addition was also constructed at the rear of 1304 King so that the combined space could be used as a restaurant. Prior to that date, 1304 King Street was a residence with few modifications. The second floor of both buildings most recently served as a rooming house. The two-story addition behind 1300 King Street was demolished between the late 1950s and the mid-1980s. Staff located a building permit from 1957 (#13096) that outlined several significant changes to the buildings, including fenestration changes and the addition of “bondstone,” which was likely the brand name of the faux stone applied to the street facing elevations of the buildings. Stucco was applied to the brick walls sometime after the synthetic stone was installed.

Although there was a one-story structure at the back of the lot at 1310 King Street as early as 1941, the building today dates to the last quarter of the 20th century.

Previous BAR Approvals

Staff was unable to locate any BAR approvals for the subject property since 1984, when this portion of King Street was included in the expanded Old and Historic Alexandria District.

III. ANALYSIS

Both the demolition/capsulation plans reference several improvements to 1300 and 1304 King Street (roof replacement, removal of the synthetic stone, new windows, doors and light fixtures) which will be approved by the Board as part of the Certificate of Appropriateness approval process. The applicant and staff have met several times on the proposed redevelopment project, including a site visit to both historic buildings, and staff is supportive of the applicant’s request to rehabilitate the two buildings. However, only after the fake stone is removed will staff have a clear understanding of the early fenestration on the buildings and the appropriate rehabilitation plan. The applicant has indicated that the second story floors will be removed in both buildings to create a large retail volume. Staff has explored the basement and attic of both buildings with the architect to confirm which portions are original and this is reflected in the building sections proposed for retention. The roof framing of 1304 indicates that the rear was constructed first, followed by the side-gable portion on King Street and then these two volumes were connected shortly thereafter. All of the roof timbers appeared to be hand hewn and pit sawn, reflecting a construction date prior to the 1820s. And although the BAR has no purview over the interiors, staff strongly encourages the retention and interpretation of as much original framing as possible, as the lumber at this time was hand hewn and is quite rare.

Permit to Demolish/Capsulate

BAR consideration of a Permit to Demolish/Capsulate in the zoning ordinance is independent of any proposed development and must be considered on its own merits. While it is often combined in staff reports or during BAR discussion for convenience in smaller cases, it is a separate action by the Board. In larger development projects, the BAR often votes separately on the Demolition/Capsulation request before spending time considering new construction and that is the case here, where the BAR is being asked to approve a permit to demolish before the applicant proceeds with development approvals.

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(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?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(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?	No

Staff has no objection to the demolition of the freestanding one-story building at 1310 King Street, as it is not historic and the utilitarian structure has no architectural merit. Likewise, the one-story addition at 1304 King Street and the second story shed and fire stair between the two properties all date to the 20th century or were constructed prior to that but have been modified so significantly that they would no longer have any historic integrity. Staff also supports the demolition of the south facing gable end of 1300 King Street because up until the mid-20th century this elevation abutted a two-story addition, which likely compromised the original masonry wall.

As described in the zoning ordinance criteria for demolition, the specific amount that can be supported depends upon the importance of the structure and the quality or rarity of the material and craftsmanship being demolished or capsulated. In the opinion of staff, the retention of these features is not necessary to aid in one's understanding of this property or the history of Old Town. The proposed demolition is limited to those portions of buildings that are not considered historic and capsulation is only what is necessary to accommodate the new development. None of the material which will be demolished is of unusual or uncommon design, texture or material and

could be reproduced easily today. Staff is pleased that the applicant recognizes the importance of these historic buildings and is willing to work with staff to develop an appropriate rehabilitation plan for the two historic buildings once the faux stone and stucco are removed.

STAFF

Stephanie Sample, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

The following comments are provided based on the DSUP plans currently being routed to various city departments and are included in the BAR report for information only.

Zoning/Development

- F-1 The site is located in the KR zone (Section 6-700 of the Zoning Ordinance), and the boundaries of the King Street Retail Strategy.
- F-2 The applicant has submitted a Concept I/II submission (DSUP2019-0001) to the City and received comments on January 25, 2019.
- F-3 For residential uses in the KR zone, “ground level open space shall be a qualitatively significant component of the total open space,” per Section 6-705(B) of the Zoning Ordinance. The applicant may need to request a zoning modification to the open space requirement.
- C-1 The King Street Retail Strategy recommends that buildings fronting King Street are contained within a 30-degree control plane established from the north curb 5 feet above King Street. As shown on Sheet A-301 (Sheet 26), a portion of the fourth story and rooftop are not contained within this bulk control plane. Staff supports the massing as proposed on King Street based on the 9-foot setback of the upper floors and massing that is contextually appropriate on King Street.
- C-2 The project shall comply with the amendments to Section 6-400 (Height Districts) approved by City Council in February. Staff recommends the removal of screening at the alley property line in order to reduce the height at that portion of the building.

Code Administration

C-1 A building permit, plan review and inspections are required prior to the start of construction.

Transportation and Environmental Services

1. Comply with all requirements of [DSP2019-00001](T&ES)
2. The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

Alexandria Archaeology

F-1 In its original configuration this property consisted of six lots, 1300 to 1312. The first lot to be developed at 1302/1304 King St. was around the year 1800 by Ann Peyton who soon sold the dwelling to John McKinney in 1805. Subsequently, Benjamin Baden built a dwelling on the corner lot at 1300 King St. in 1813 and sold it to Bernard Bryan a year later in 1814. By the mid-nineteenth century a dwelling had been built at 1312 King St. owned by a “Colonel Ashby.” This property the potential to yield significant archaeological information pertaining to the development of early Alexandria from the late eighteenth century into the early twentieth century.

F-2 If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.

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

Open Space and Landscaping

1. Hire a professional consultant to work with staff and the landscape designers to incorporate and interpret elements of the historical character and archaeological findings into the design of the open space and to prepare interpretive elements, which shall be erected as part of the development project. The site plan shall indicate themes and locations of interpretive elements. Prior to release of the final site plan, the consultant shall provide text and graphics for the signage subject to approval by the Office of Historic

Alexandria/Alexandria Archaeology and the Directors of P&Z and/or RP&CA.*
(Arch)(P&Z)(RP&CA)

Archaeology Comments

2. Hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. (Archaeology)
3. The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Resource Management Plan is in place to recover significant resources in concert with construction activities. * (Archaeology)
4. Call Alexandria Archaeology (703/746-4399) two weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for city archaeologists can be arranged. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
5. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
6. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
7. Certificates of Occupancy shall not be issued for this property until interpretive elements have been constructed, interpretive markers have been erected, and the final archaeological report has been received and approved by the City Archaeologist.*** (Archaeology)

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2019-00006: 1300-1310 King Street

ADDRESS OF PROJECT: 1300 King Street and 1310 King Street

TAX MAP AND PARCEL: 064.03-12-10 and 064.03-12-09 ZONING: KR

APPLICATION FOR: *(Please check all that apply)*

- CERTIFICATE OF APPROPRIATENESS Concept Review
- 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)* Contract purchaser

Name: 1300 King, LLC

Address: 3400 Idaho Avenue, Suite 500

City: Washington State: DC Zip: 20016

Phone: (202) 362-2400 E-mail: rbamberger@holladaycorp.com

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

Name: M. Catharine Puskar

Phone: 703-528-4700

E-mail: cpuskar@thelandlawyers.com

Legal Property Owner:

Name: 1300 King, LLC

Address: 3400 Idaho Avenue, Suite 500

City: Washington State: DC Zip: 20016

Phone: (202) 362-2400 E-mail: rbamberger@holladaycorp.com

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

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

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

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

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

Please see the attached project narrative.

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- 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.

1300 and 1310 King Street

Project Overview and Description of the Reason for Demolition/Encapsulation

The Applicant proposes to redevelop 1300 and 1310 King Street (the "Property") with a four story building that will include 33 multifamily units and ground floor retail. The western portion of the Property is developed with a one-story frame structure that was used in conjunction with the automobile oriented use on 1310 King Street. The northeast portion of the Property at the intersection of King Street and S. Payne Street is currently developed with two connected two-story buildings, originally constructed in the early 1800's, that are currently occupied by retail/restaurant uses on the ground floor and residential uses on the second floor. The original structures have undergone a number of alterations. While originally constructed as two separate structures, the buildings were connected in the mid-1900's to accommodate the use of the ground floor as a restaurant. A one-story addition was added around this time to serve as the kitchen for the restaurant, and it continues to do so today. The original masonry of both buildings has been clad in formstone, and the original west and south elevations have been covered in stucco. The fenestration of the buildings has also been altered since the time of original construction.

As part of the redevelopment, the Applicant proposes to demolish the one-story frame structure in its entirety, and retain, renovate and integrate the existing buildings at the intersection into the proposed mixed use building. Portions of the existing buildings will be demolished/encapsulated in order to tie into the proposed mixed-use building. The one-story addition in the rear of the building will be demolished, and the southern and western walls will be encapsulated. The existing staircase between the buildings that provides access from the sidewalk on King Street to the second story residential units will be removed, and this space will be enclosed. The second floors within both buildings will be removed, and internal connections between the buildings will be created through openings within the interior walls. The existing roofs will be removed and replaced with metal standing seam roofs. The existing windows and awnings will be replaced, and the formstone cladding will be removed to expose the original masonry. While the condition of the original masonry is currently unknown, the Applicant intends to maintain and/or restore it, if feasible. The renovated buildings will continue to be occupied by retail uses.

The proposed mixed-use building, which is the subject of a concurrent request for Concept Review, will be architecturally integrated into the existing buildings. The integration of the existing buildings with the proposed building will preserve the general character of this area of King Street. The proposed building will be within the 50' height limit and, with Special Use Permit approval, will achieve a maximum 2.5 FAR in accordance with Zoning Ordinance requirements.

The proposed demolition will allow the Applicant to renovate and upgrade the structures while integrating them into the proposed development. The proposed demolition meets the criteria set forth in Section 10-105(B) of the Zoning Ordinance as follows:

(B) Permit to move, remove, capsulate or demolish in whole or in part buildings or structures. The Old and Historic Alexandria District board of architectural review or the city council on appeal shall consider any or all of the following criteria in determining whether or not

to grant a permit to move, remove, capsule or demolish in whole or in part a building or structure within the Old and Historic Alexandria District.

- (1) *Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?*

No. The existing buildings on the northeast portion of the Property will be substantially retained and renovated. The proposed demolition/encapsulation is limited in scope and will have no detrimental impact on the public interest. The one-story frame structure to be demolished has no architectural or historic interest.

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

No. There is no historical significance attached to these structures other than being part of the Old and Historic Alexandria District.

- (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?*

No. The portions of the existing buildings to be demolished consist of an addition to the original buildings that was added in the mid-twentieth century. The addition was constructed of modern materials and techniques without unique design, texture or material. It could be reproduced without difficulty.

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

This criterion is not applicable as the Subject Property is not located on 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?*

No. As stated above, the existing buildings on the northeast portion of the Property will be substantially retained. The proposed partial demolition/encapsulation will have no adverse impact on the Old and Historic Alexandria District, nor will the removal of the one-story frame building on the western portion of the Property.

- (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?*

No. The retention of the portion of the building to be demolished/encapsulated would do little to promote the general welfare. Its current use as a kitchen for the restaurant does not increase real estate values, generate business or advance the other objectives set forth in this criterion. The proposed retention and renovation of the existing buildings to house future retail tenants will, however, further activate King Street and generate additional business and activity along this commercial corridor.

(7) In the instance of a building or structure owned by the city or the redevelopment and housing authority, such building or structure having been acquired pursuant to a duly approved urban renewal (redevelopment) plan, would retention of the building or structure promote the general welfare in view of needs of the city for an urban renewal (redevelopment) project?

As a privately owned property, the criterion is not applicable to this project.

Alternative to Demolition:

In order to create a viable project, there is no alternative to the proposed demolition. The proposed demolition/encapsulation is necessary to integrate the existing buildings into the proposed mixed-use development. The buildings will be substantially retained and renovated to accommodate continued retail use, while maintaining the overall character of the buildings.

Additions & New Construction: *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.*

- ^{N/A} Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- FAR & Open Space calculation form.
- Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- Existing elevations must be scaled and include dimensions.
- Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: *One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.*

- ^{N/A} Linear feet of building: Front: _____ Secondary front (if corner lot): _____
- Square feet of existing signs to remain: _____
- Photograph of building showing existing conditions.
- Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- Location of sign (show exact location on building including the height above sidewalk).
- Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

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

- ^{N/A} Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.

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

APPLICANT OR AUTHORIZED AGENT:

Signature: M. Catharine Prokar Atty/agent
Printed Name: M. Catharine Prokar
Date: 1/7/19



THE HOLLADAY
CORPORATION

3400 Idaho Avenue, N.W.
Washington, D.C. 20016

TEL. (202) 362-2400
FAX. (202) 364-0844

January 4, 2019

1300 King LLC
3400 Idaho Avenue, N.W.
5th Floor
Washington, DC 20016

Mr. Karl Moritz
Director of Planning
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Authorization and Consent to File Application for a Development Special Use Permit,
Permit to Demolish, Certificate of Appropriateness and Related Requests
Applicant/Owner: 1300 King, LLC
1300 and 1310 King Street, Tax Map ID: 064.03-12-10 and -09 (the "Property")

Dear Mr. Moritz:

On behalf of 1300 King LLC, the Applicant and owner of the above-referenced Property, I hereby authorize Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of an application for a Development Special Use Permit, Permit to Demolish, Certificate of Appropriateness and any related applications or requests to allow for the construction of a multifamily residential building with ground floor retail on the Property.

Very truly yours,

1300 KING, LLC

By: 1300 King Manager LLC

By: 

Its: Manager

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. See attached	See attached	See attached
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1300 and 1310 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. See attached	See attached	See attached
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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. None	None	Not applicable
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.

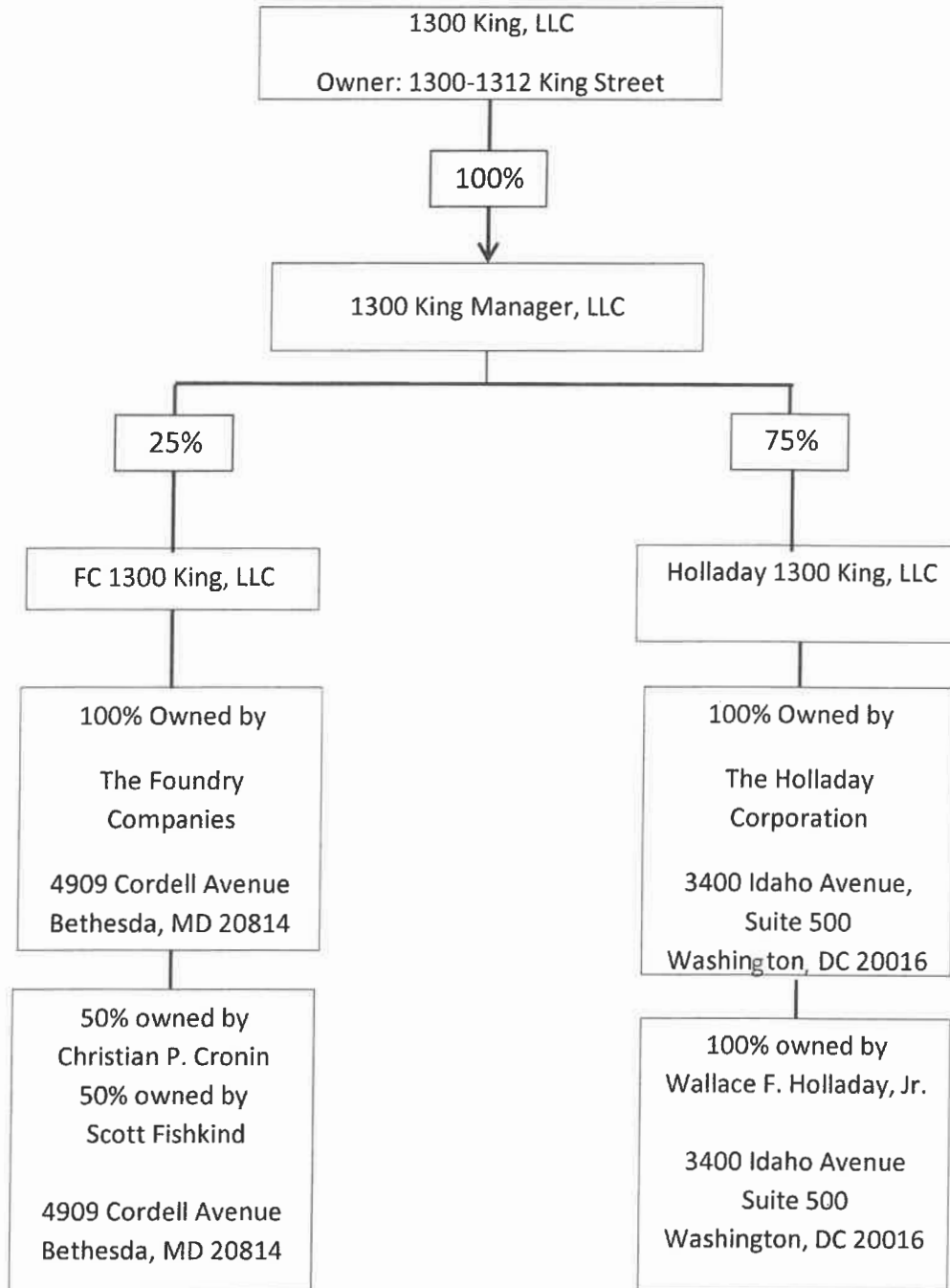
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

1/4/19
Date

Rita J. Baumgardner
Printed Name

Rita J. Baumgardner
Signature

1300 King LLC – Ownership Information January 7, 2019



*None of the entities or individuals listed above have any business or financial relationship as defined by Section 11-350 of the Zoning Ordinance.

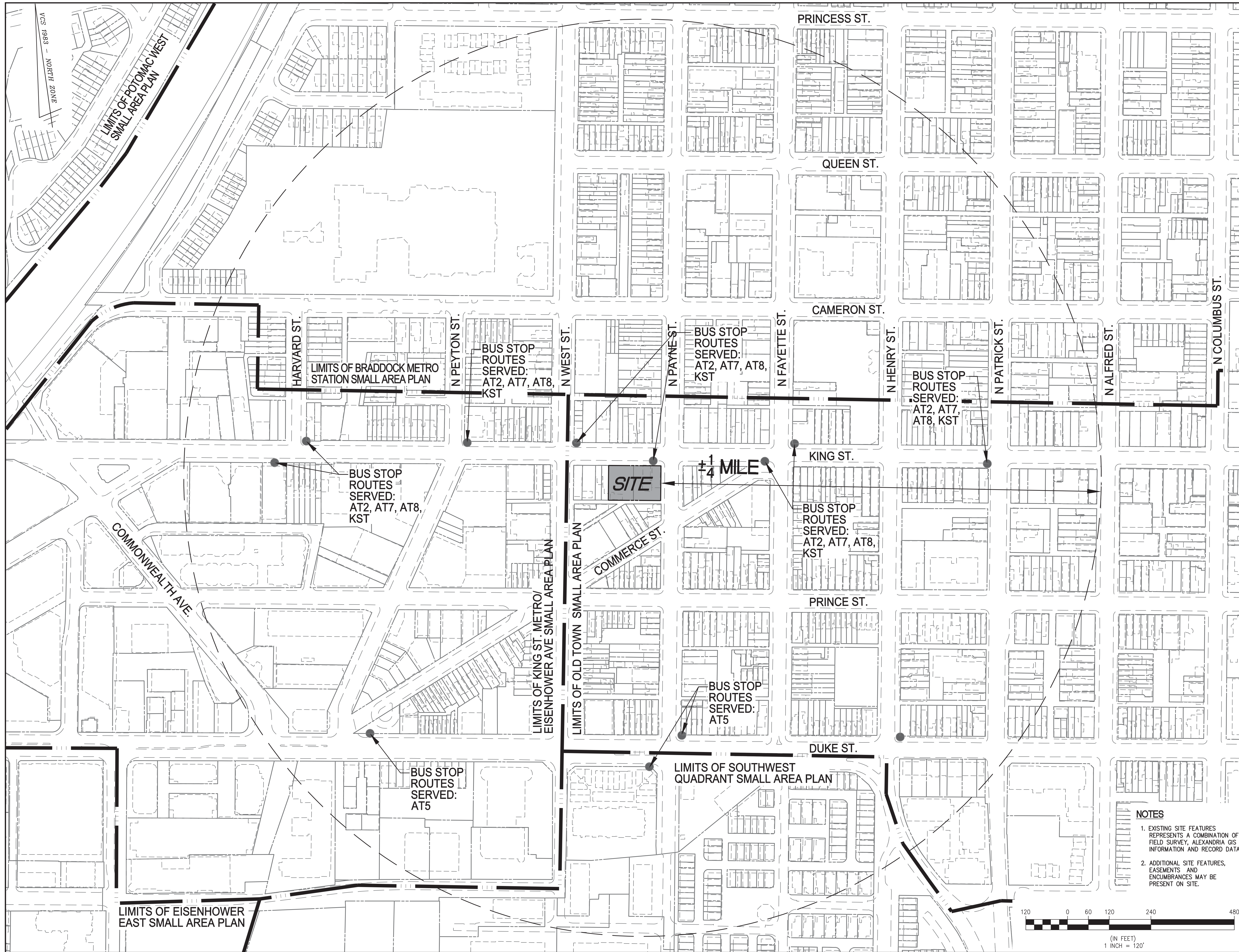
1300 KING STREET

1300 KING STREET
ALEXANDRIA, VA 22314



WINSTANLEY
ARCHITECTS & PLANNERS

02/25/2019 DEMOLITION/ENCAPSULATION REVIEW

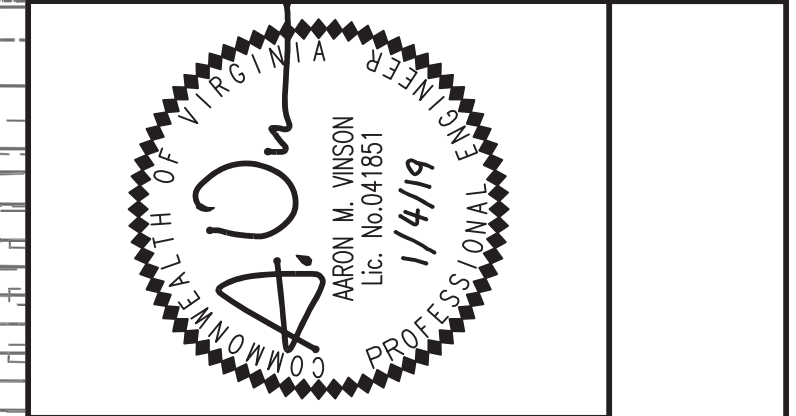


WALTER L. PHILLIPS
 INCORPORATED
 ESTABLISHED 1945
 Engineers • Surveyors • Planners • Landscape Architects • Architects
 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
 (703) 532-9163 Fax (703) 533-1301 www.WLPHINC.com

SCALE: 1" = 120'

CHECKED: DP
 DRAWN: AV
 DATE: 01/04/19

DATE	DESCRIPTION	DATE	DESCRIPTION
1/04/19	CONCEPT 1&2		SUBMISSION



NO.	DESCRIPTION	DATE	APPROVED BY

1300 KING STREET

STAGE I / II CONCEPT PLAN

CITY OF ALEXANDRIA, VIRGINIA

SITE CONTEXT PLAN

APPROVED
 SPECIAL USE PERMIT NO. _____
 DEPARTMENT OF PLANNING & ZONING

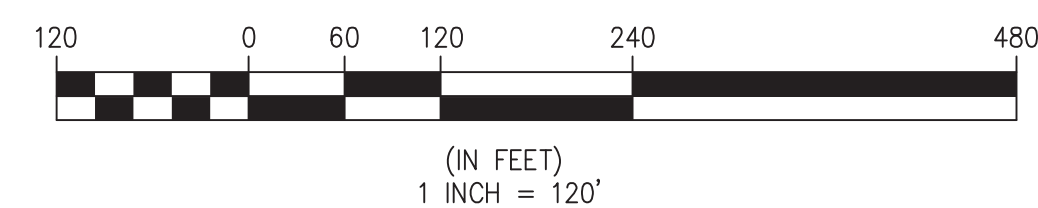
DIRECTOR _____ DATE _____
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
 SITE PLAN No. _____

DIRECTOR _____ DATE _____

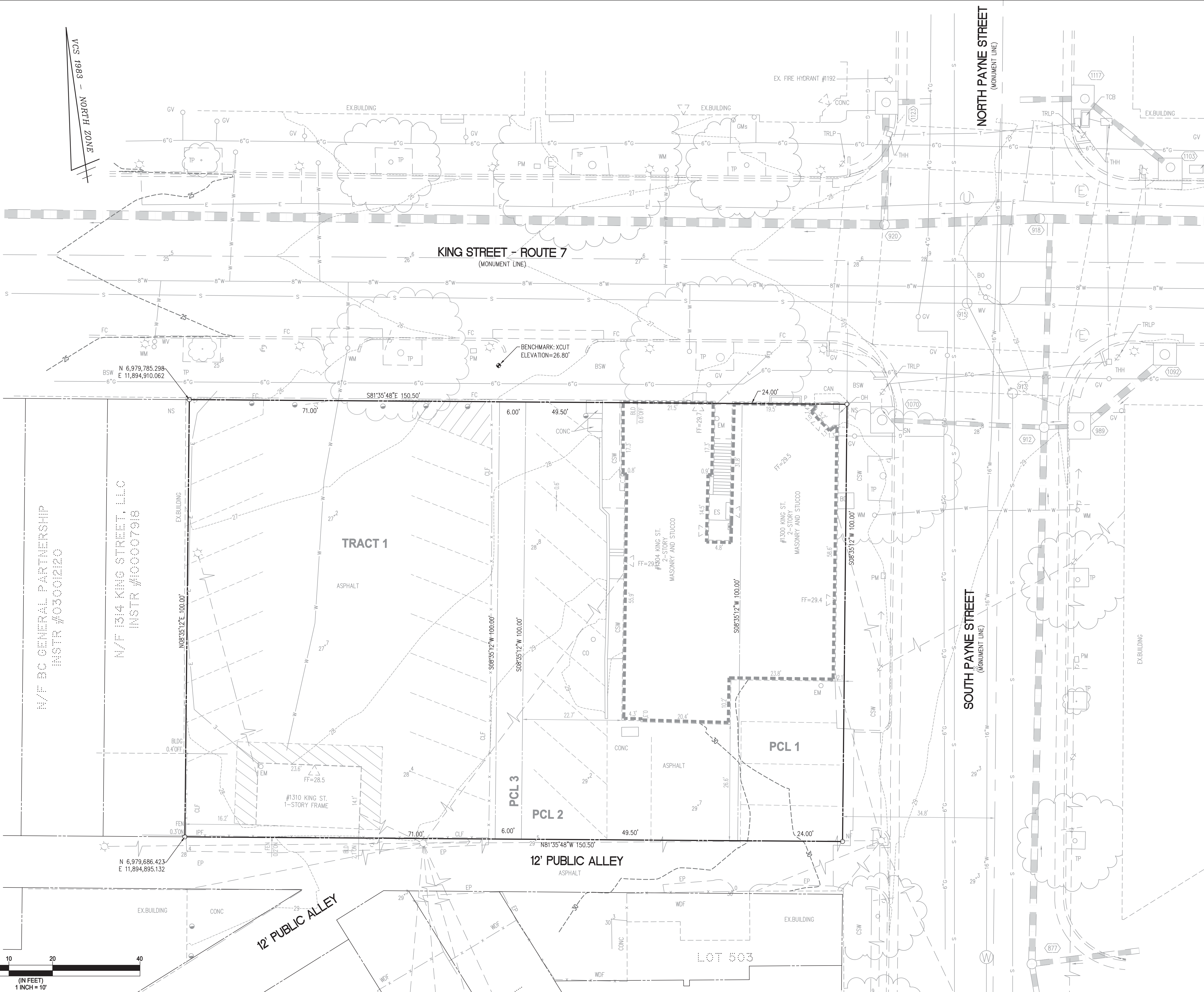
CHAIRMAN, PLANNING COMMISSION _____ DATE _____
 DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

- NOTES**
- EXISTING SITE FEATURES REPRESENTS A COMBINATION OF FIELD SURVEY, ALEXANDRIA GIS INFORMATION AND RECORD DATA.
 - ADDITIONAL SITE FEATURES, EASEMENTS AND ENCUMBRANCES MAY BE PRESENT ON SITE.



VCS 1983 - NORTH ZONE



N/F BC GENERAL PARTNERSHIP
INSTR #0300120

N/F 1314 KING STREET, LLC
INSTR #100007916

TRACT 1

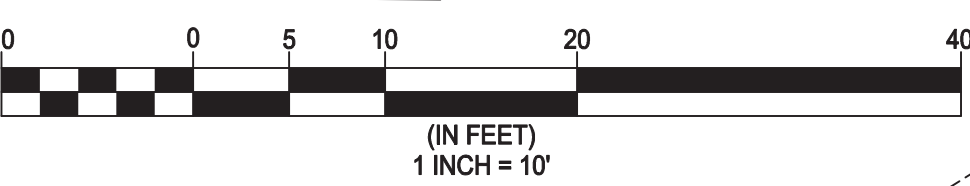
PCL 1

PCL 3

PCL 2

12' PUBLIC ALLEY

LOT 503

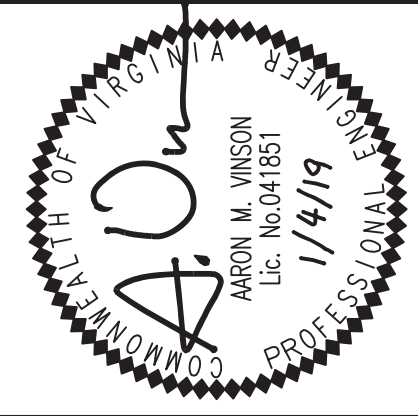


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207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-9163 Fax (703) 533-1301 www.WLPHINC.com

SCALE: 1" = 10'

DATE: 01/04/19
DRAWN: DP
CHECKED: AV

DATE	DESCRIPTION	PLAN STATUS
1/04/19	CONCEPT 1&2 SUBMISSION	DATE
		DESCRIPTION



REVISION APPROVED BY

NO.	DESCRIPTION	DATE	APPROVED	DATE

1300 KING STREET

STAGE I / II CONCEPT PLAN

CITY OF ALEXANDRIA, VIRGINIA

EXISTING CONDITIONS PLAN

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. _____ PAGE NO. _____



1300 KING STREET
Alexandria, VA 22314

MICHAEL WINSTANLEY
ARCHITECTS & PLANNERS

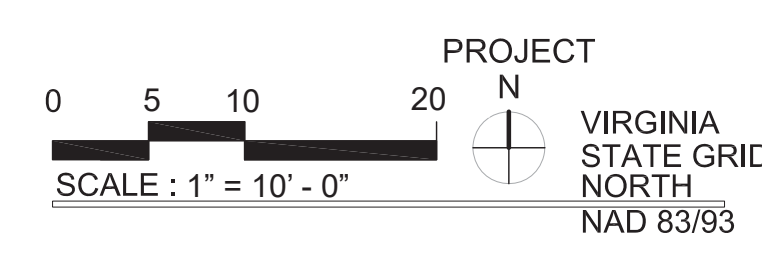
Professional Certification.
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2020.



REGISTRATION:

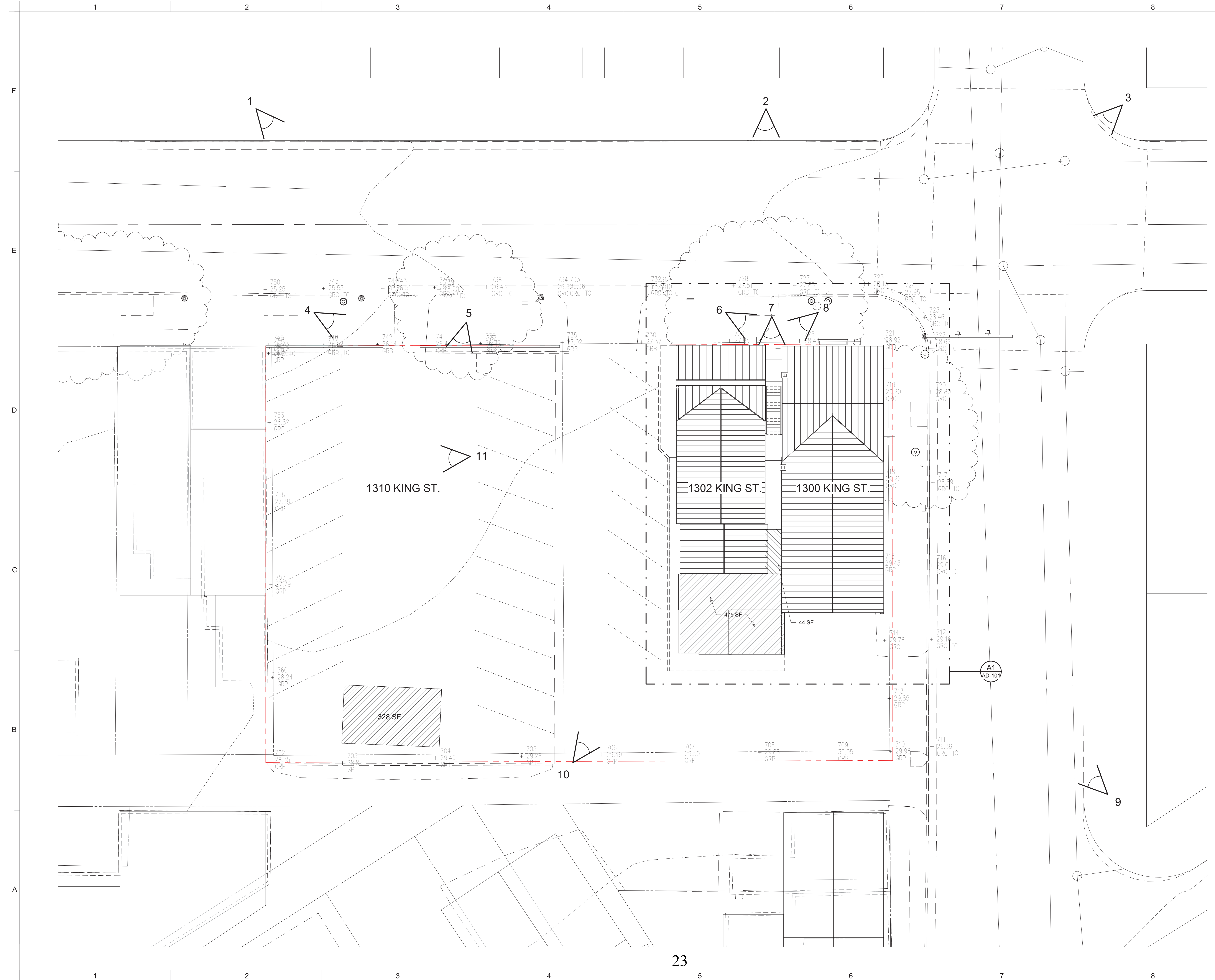
NO.	DATE	ISSUE DESCRIPTION
01/04/2019		STAGE I & II CONCEPT PLAN
02/25/2019		BAR DEMOLITION/ ENCAPSULATION PERMIT
02/25/2019		BAR CONCEPT REVIEW

A/E PROJECT NO:
DRAWN BY:
CHECKED BY:



DEMOLITION SITE PLAN

SHEET NUMBER:
AD-001



F
E
D
C
B
A



THE
FOUNDRY
COMPANIES



1300 KING STREET
Alexandria, VA 22314

MICHAEL **WINSTANLEY**
ARCHITECTS & PLANNERS

Professional Certification.
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2020.



REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	01/04/2019	STAGE I & II CONCEPT PLAN
	02/25/2019	BAR DEMOLITION/ ENCAPSULATION PERMIT
	02/25/2019	BAR CONCEPT REVIEW

A/E PROJECT NO:
DRAWN BY:
CHECKED BY:

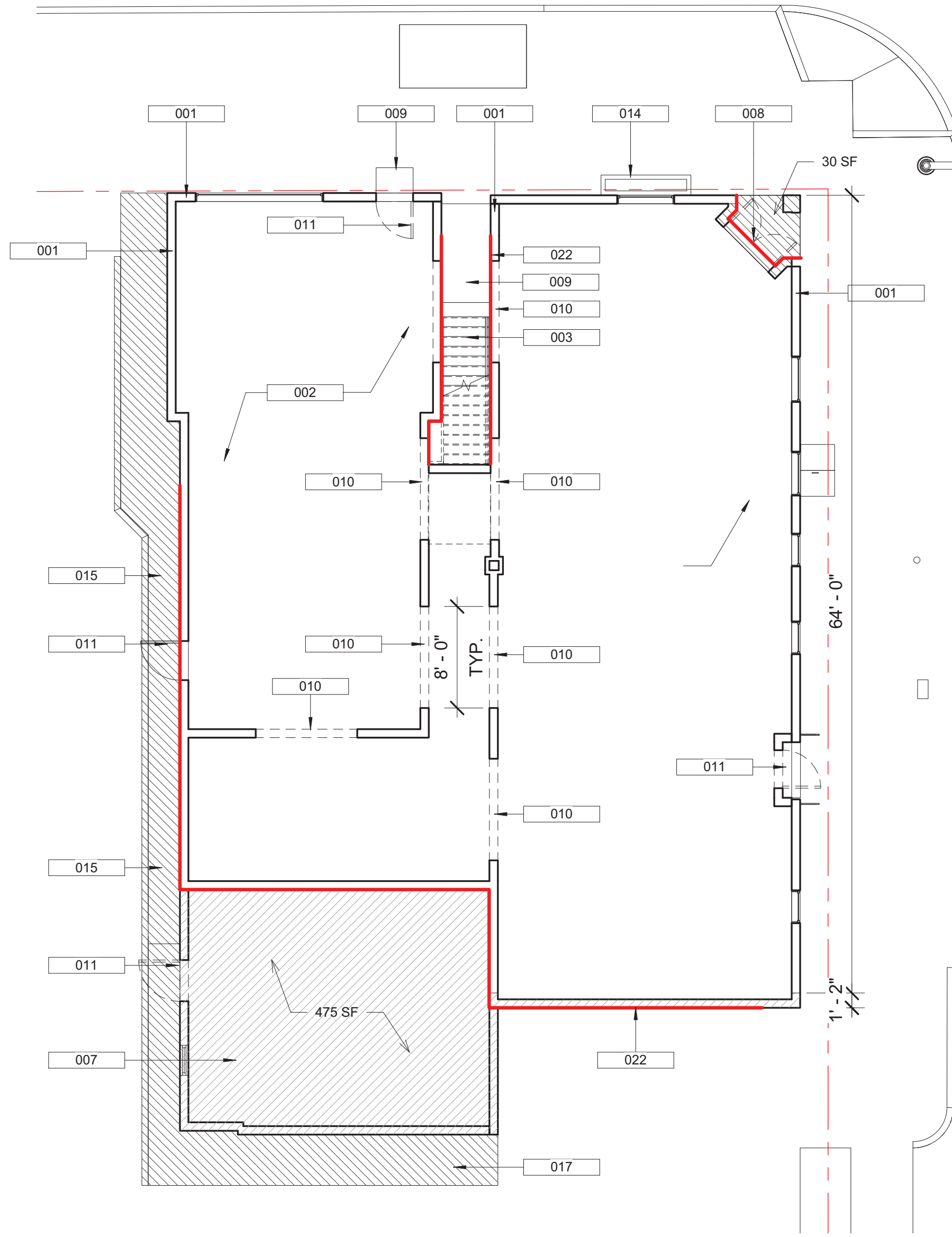
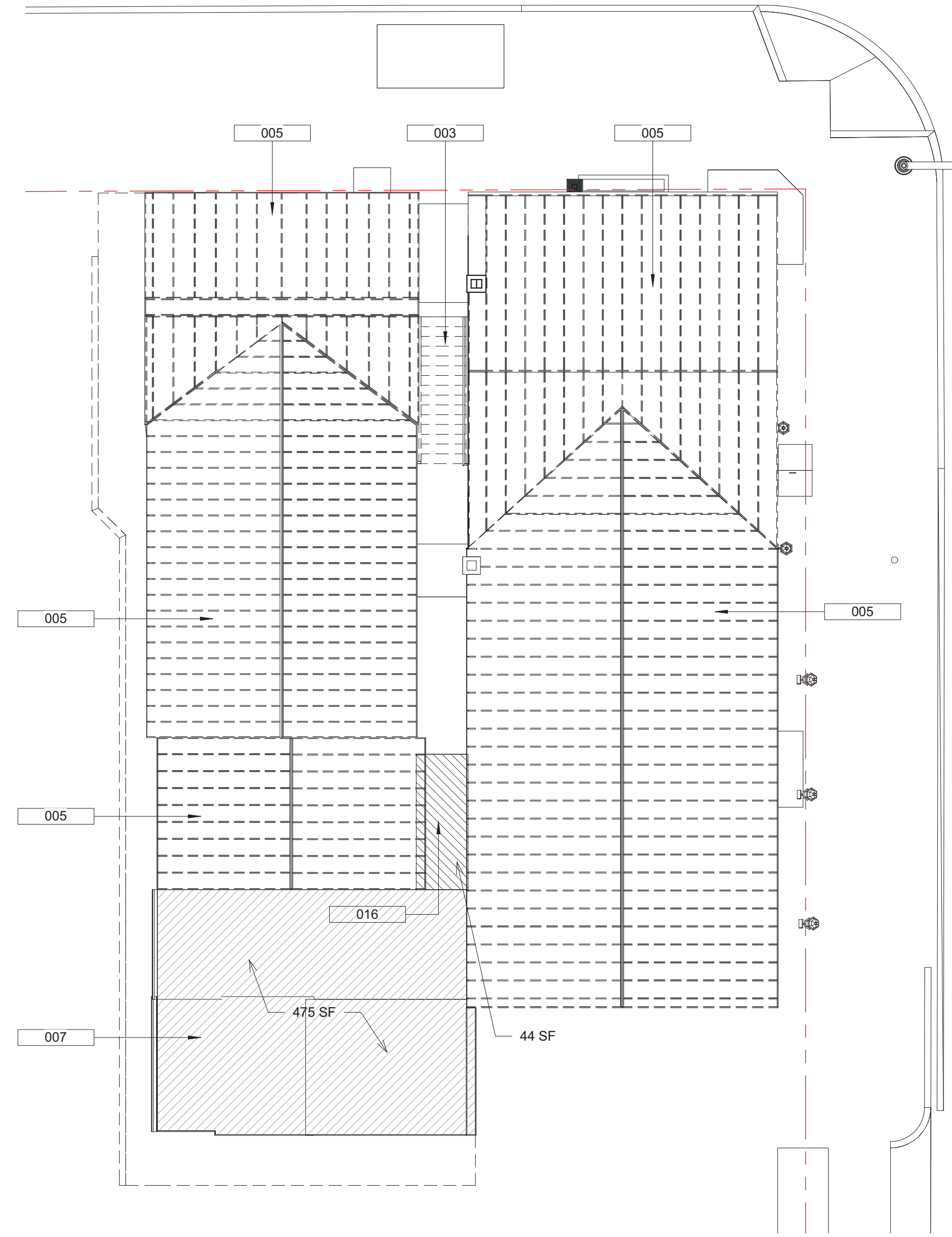
**EXISTING CONDITIONS -
SITE IMAGES**

SHEET NUMBER:

AD-002

1 2 3 4 5 6 7 8

F
E
D
C
B
A



Keynote Legend	
Key Value	Keynote Text
001	REMOVE EXIST. FORMSTONE CLADDING DOWN TO ORIGINAL BRICK EXTERIOR.
002	REMOVE EXIST. INTERIOR 2ND FLOOR STRUCTURE.
003	REMOVE EXIST. EXTERIOR HANDRAIL AND STAIRCASE.
005	REMOVE AND REPLACE EXIST. METAL ROOF.
007	REMOVE EXIST. 1 STORY ADDITION.
008	REMOVE EXIST. ENTRY AND ANGLED EXTERIOR WALLS.
009	REMOVE FRONT STEP.
010	NEW OPENINGS TO BE CREATED AT WALLS.
011	REMOVE EXIST. DOOR TO BE REPLACED.
012	REMOVE EXIST. EXTERIOR HORIZONTAL DECORATIVE BAND.
013	REMOVE EXIST. CANOPY.
014	EXIST. PLANTER TO BE REMOVED.
015	REMOVE EXIST. CONCRETE SIDEWALK.
016	REMOVE EXIST. EXTERIOR SHED STRUCTURE.
017	EXIST. ASPHALT PAVING TO BE REMOVED FOR PROPOSED WORK.
022	EXTERIOR WALL TO BE ENCAPSULATED.

LEGEND	
	PROPERTY LINE
	WALL OF ENCAPSULATION
	EXISTING PARTITION TO REMAIN
	EXISTING PARTITION TO BE DEMOLISHED
	EXISTING DOOR TO BE DEMOLISHED
	EXISTING WINDOW TO BE DEMOLISHED
	EXISTING STAIR TO BE DEMOLISHED
	EXISTING WALL TO BE DEMOLISHED

THE
FOUNDRY
COMPANIES



1300 KING STREET
Alexandria, VA 22314

MICHAEL WINSTANLEY
ARCHITECTS & PLANNERS

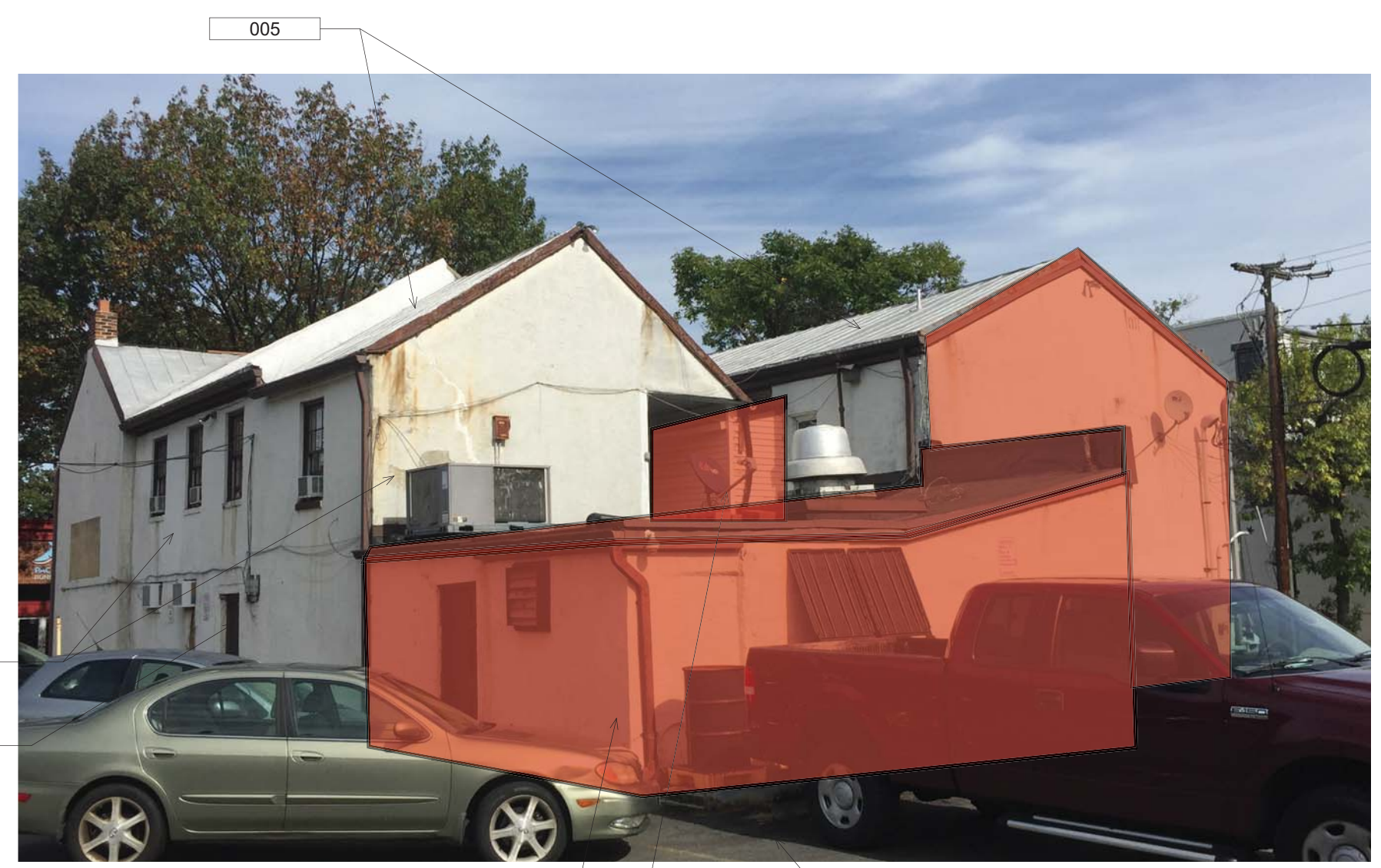
Professional Certification.
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2020.



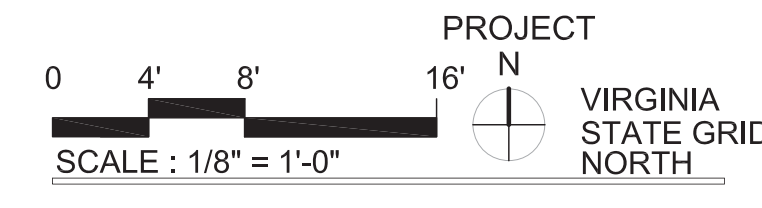
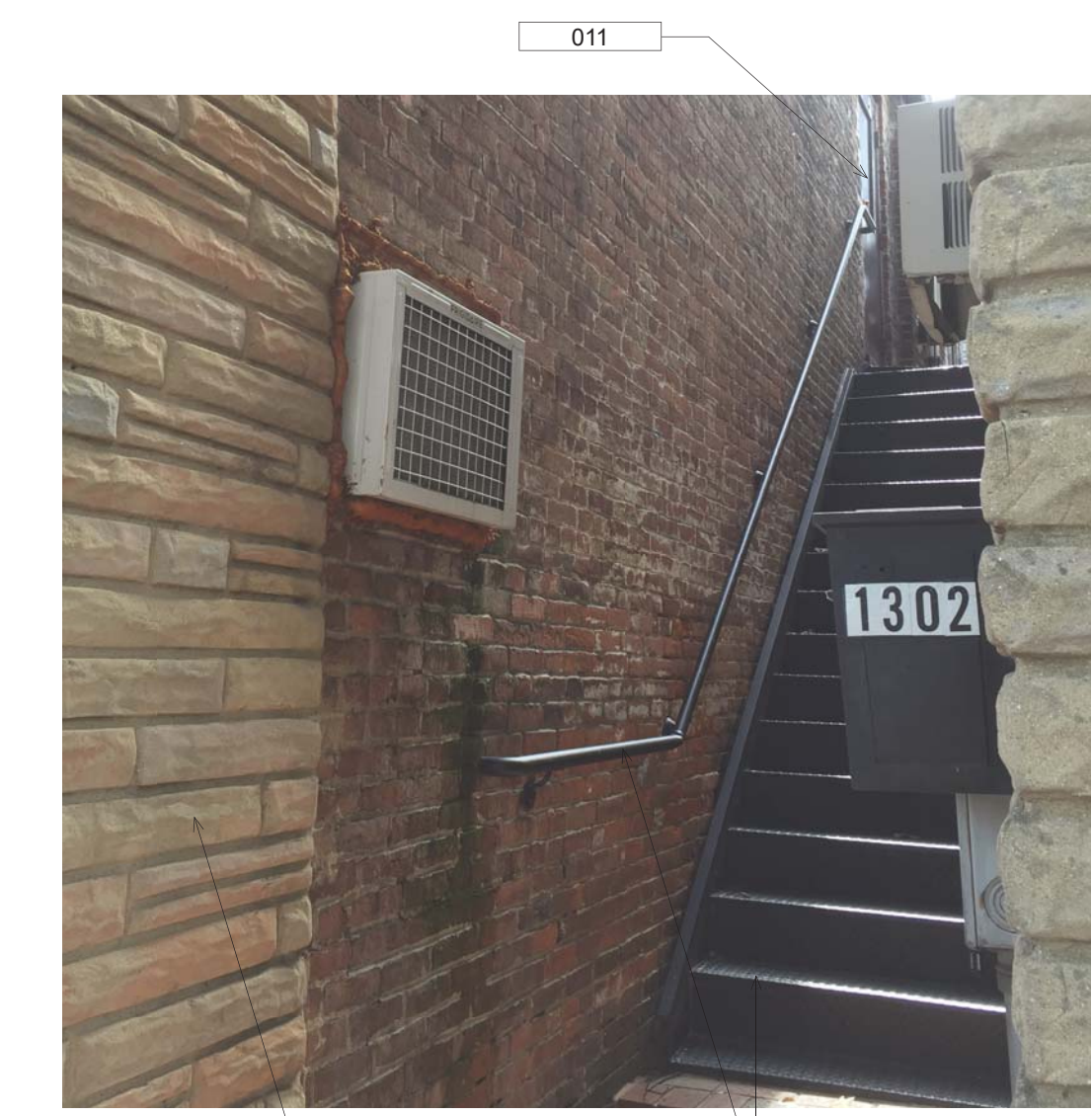
REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
01	01/04/2019	STAGE I & II CONCEPT PLAN
02	02/25/2019	BAR DEMOLITION/ ENCAPSULATION PERMIT
03	02/25/2019	BAR CONCEPT REVIEW

A/E PROJECT NO:
DRAWN BY:
CHECKED BY:



AREA OF DEMOLITION



DEMOLITION PLAN - EXISTING STRUCTURE

SHEET NUMBER:
AD-101

1 2 3 4 5 6 7 8

Original drawing is 24" x 36". Scale entries accordingly if reduced.



1300 KING STREET
Alexandria, VA 22314

MICHAEL WINSTANLEY
ARCHITECTS & PLANNERS

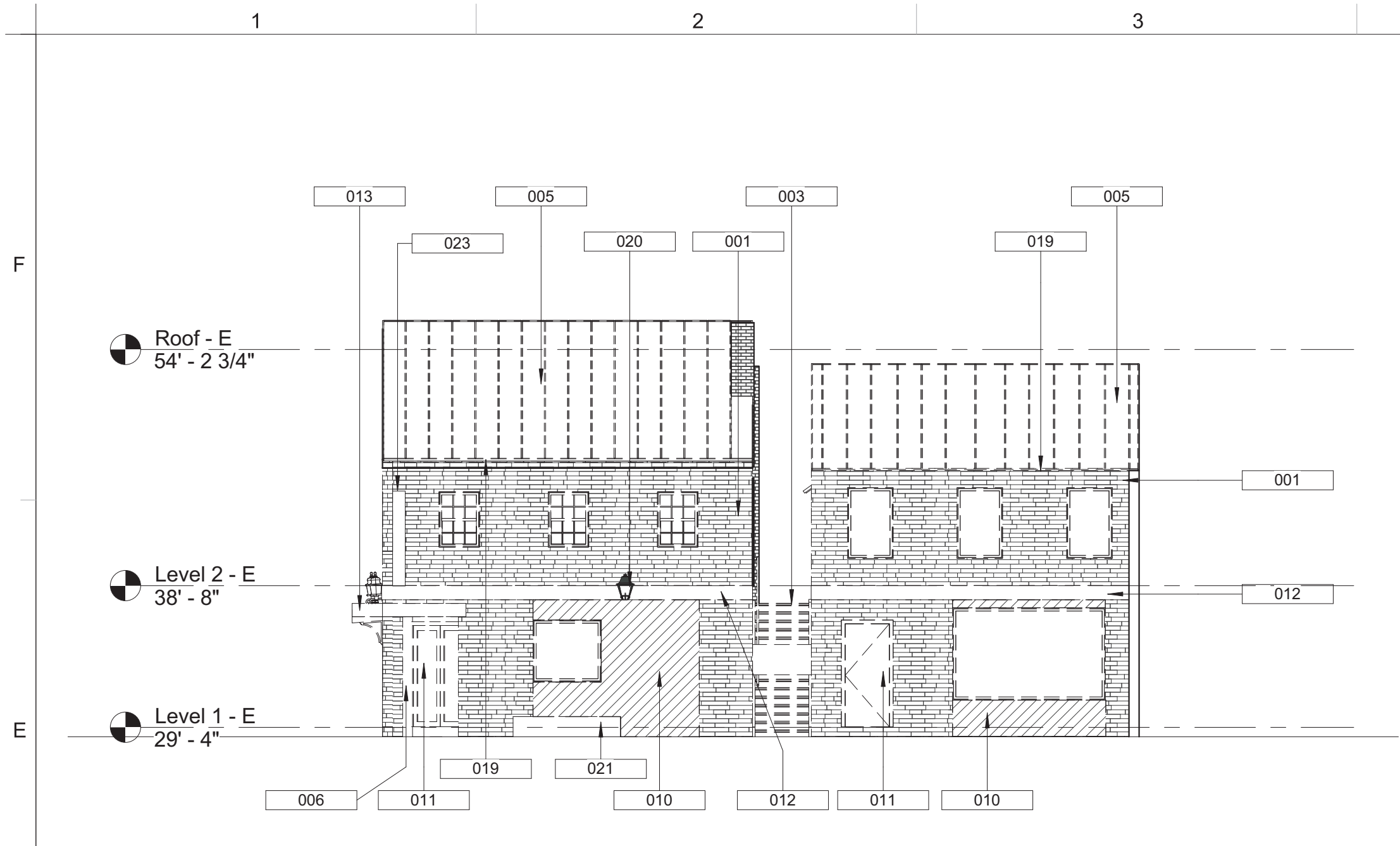
Professional Certification.
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2020.



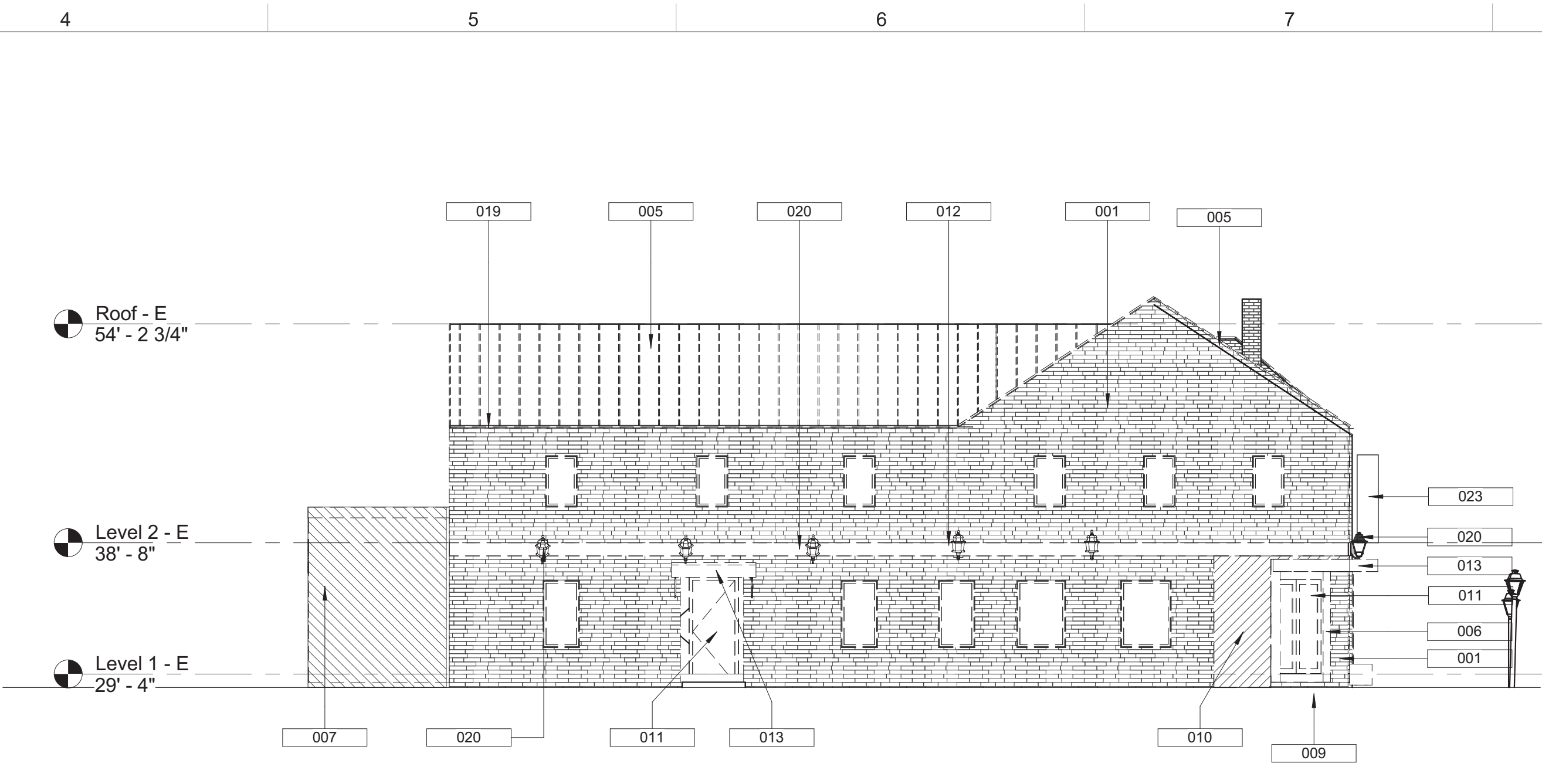
REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
01/04/2019	01/04/2019	STAGE I & II CONCEPT PLAN
02/25/2019	02/25/2019	BAR DEMOLITION/ ENCAPSULATION PERMIT
02/25/2019	02/25/2019	BAR CONCEPT REVIEW

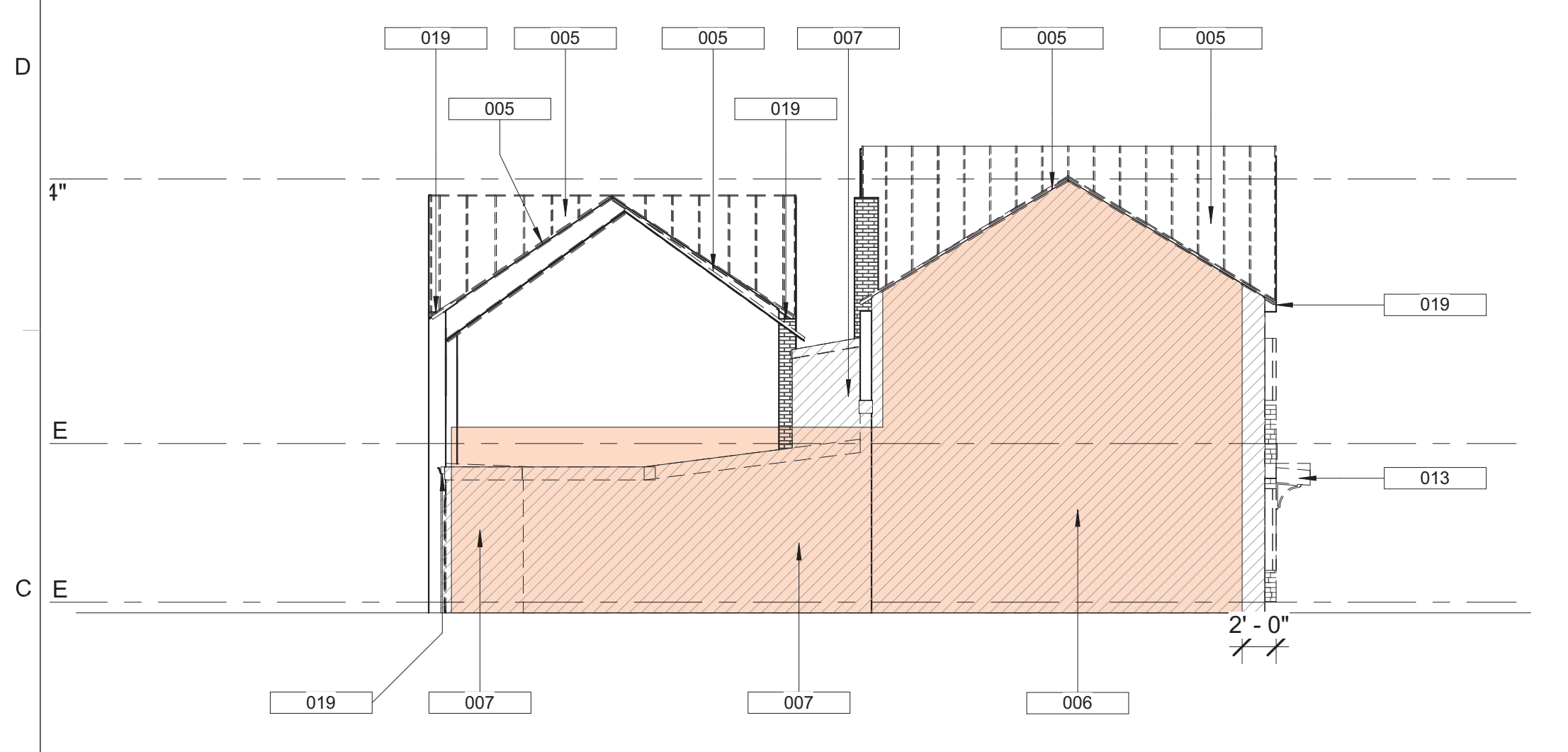
A/E PROJECT NO:
DRAWN BY:
CHECKED BY:



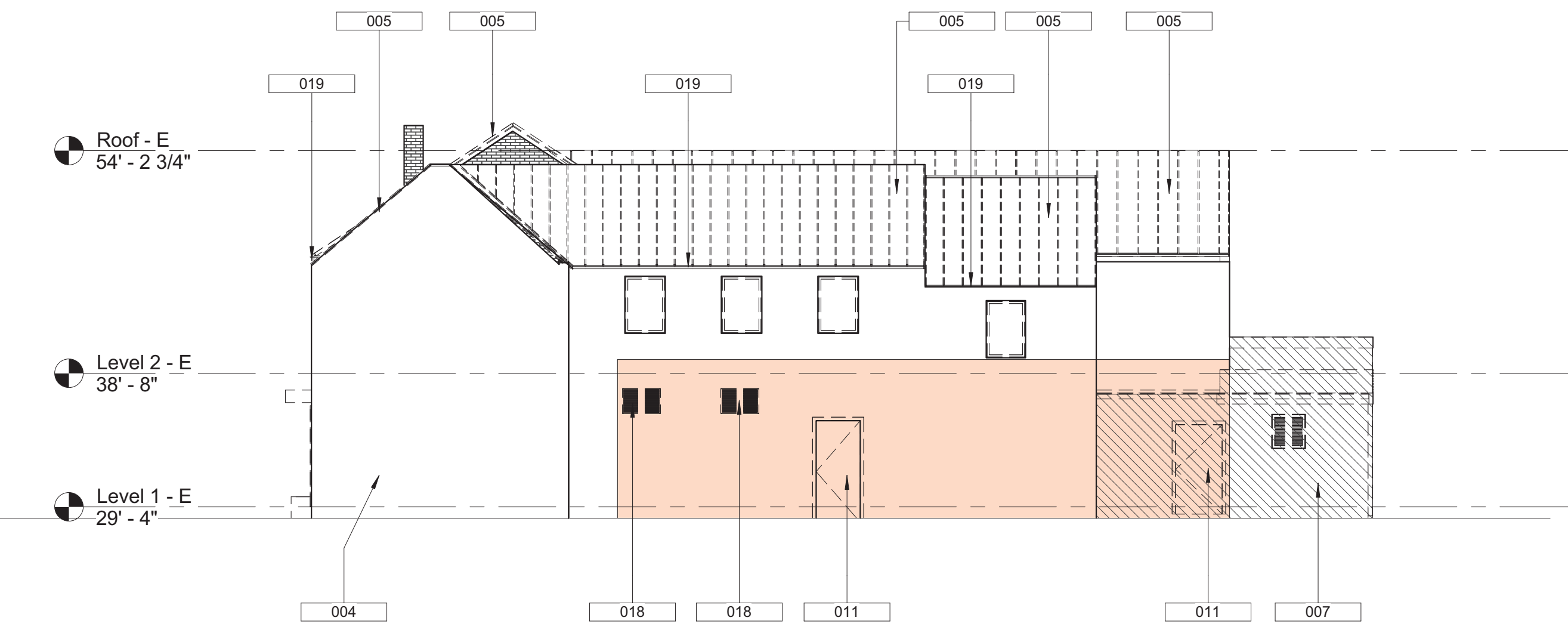
E1 DEMOLITION ELEVATION - NORTH (KING STREET)
1/8" = 1'-0"



E4 DEMOLITION ELEVATION - EAST (PAYNE ST.)
1/8" = 1'-0"



B1 DEMOLITION ELEVATION - SOUTH (ALLEY)
1/8" = 1'-0"

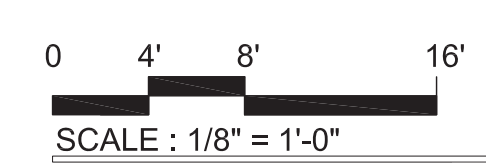


B4 DEMOLITION ELEVATION - WEST (PARKING)
1/8" = 1'-0"

LEGEND

- PROPERTY LINE
- WALL OF ENCAPSULATION
- EXISTING PARTITION TO REMAIN
- EXISTING PARTITION TO BE DEMOLISHED
- EXISTING DOOR TO BE DEMOLISHED
- EXISTING WINDOW TO BE DEMOLISHED
- EXISTING STAIR TO BE DEMOLISHED
- EXISTING WALL TO BE DEMOLISHED
- PROPOSED ENCAPSULATION AREA

Keynote Legend	
Key Value	Keynote Text
001	REMOVE EXIST. FORMSTONE CLADDING DOWN TO ORIGINAL BRICK EXTERIOR.
003	REMOVE EXIST. EXTERIOR HANDRAIL AND STAIRCASE.
004	REMOVE EXIST. STUCCO FINISH DOWN TO ORIGINAL BRICK STRUCTURE.
005	REMOVE AND REPLACE EXIST. METAL ROOF.
006	EXTERIOR WALL TO BE DEMOLISHED AND ENCAPSULATED WITH PROPOSED STRUCTURE.
007	REMOVE EXIST. 1 STORY ADDITION.
009	REMOVE FRONT STEP.
010	NEW OPENINGS TO BE CREATED AT WALLS.
011	REMOVE EXIST. DOOR TO BE REPLACED.
012	REMOVE EXIST. EXTERIOR HORIZONTAL DECORATIVE BAND.
013	REMOVE EXIST. CANOPY.
018	REMOVE EXIST. VENT.
019	DEMOLISH EXIST. GUTTER AND DOWNSPOUTS.
020	REMOVE AND SALVAGE EXIST. LIGHT FIXTURES TO BE RE-USED.
021	REMOVE EXIST. PLANTER
023	SIGNAGE TO BE REMOVED.



DEMOLITION ELEVATIONS - EXISTING STRUCTURE

SHEET NUMBER:

AD-201