

City of Alexandria, Virginia

MEMORANDUM

DATE: OCTOBER 4, 2023

TO: CHAIR AND MEMBERS OF THE
BOARD OF ARCHITECTURAL REVIEW

FROM: HISTORIC PRESERVATION STAFF

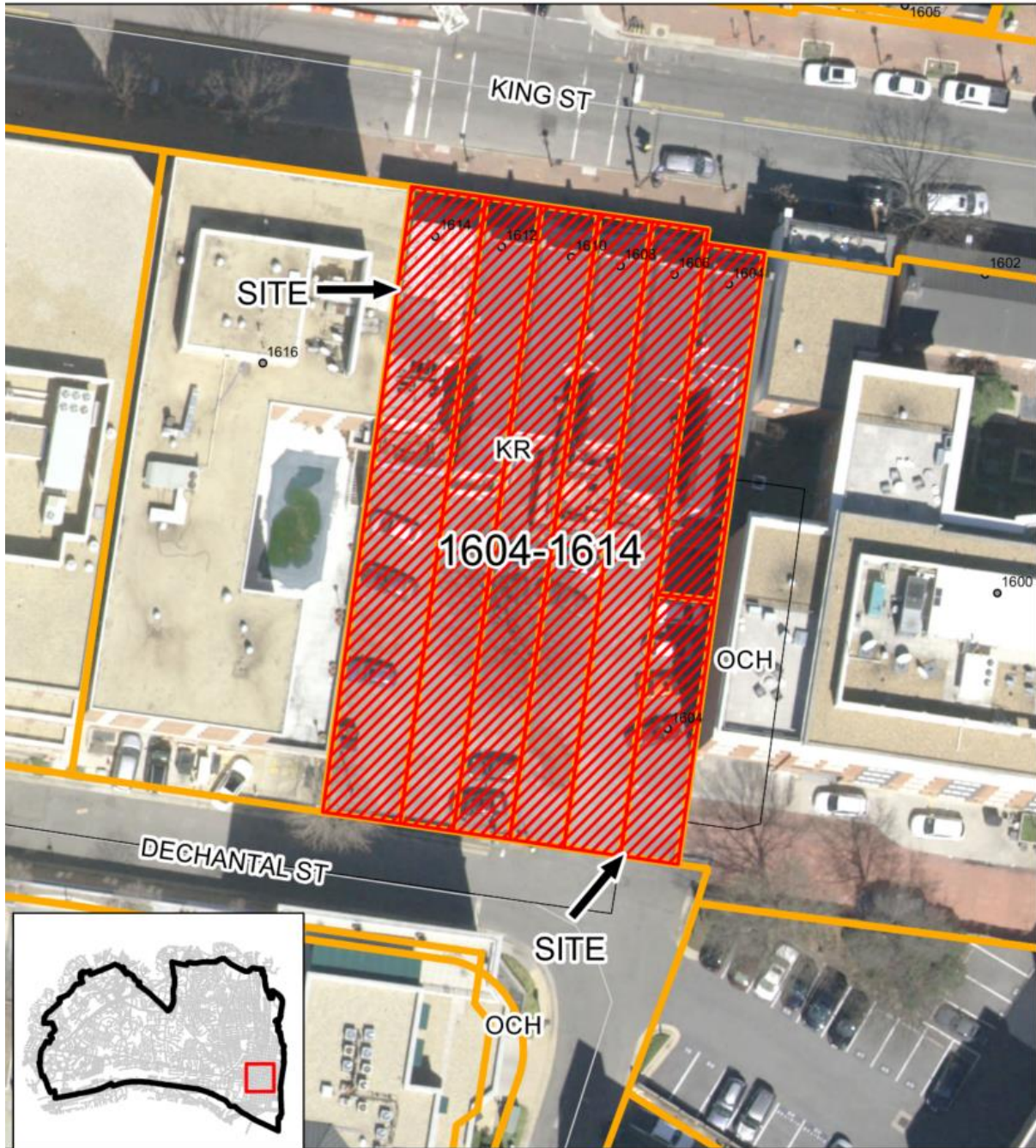
SUBJECT: CONCEPT REVIEW OF 1604-1614 KING STREET
BAR CASE # 2023-00376


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.



 **BAR#2023-00376**
1604-1614 King Street

0 15 30 60 Feet

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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 1920². 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 house³. 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 Wilkinson's 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. The applicant has submitted two options for the design of the proposed multi-family building, both of which include balconies across the north and south elevations and recessed slots in the east and west elevations to allow for windows facing the adjacent property line.

This project has been reviewed by the BAR on five previous occasions with different designs but all of them including a multi-family structure at the south end of the site and modifications to the existing townhouses to allow for their conversion from the current retail to the proposed residential use.

The project was first reviewed by the BAR in 2014. At that time, the applicant proposed retaining most of the existing five townhouses with the exception of the rear ell and the second floor of the townhouse at 1614 King Street, with the ground floor of this structure becoming an open pedestrian arcade leading to the internal courtyard and entrance to the multi-family building. The multi-family building in this iteration included vertical masonry piers between two bay wide balconies

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

with metal guard rails and an exposed slab edge at both the north and south elevations (Figure 2). At that time, the Board provided feedback and asked the applicant to return for additional Concept Reviews. The Board supported the height and scale of the proposed design, noting that the proposed design would be similar to other structures in the immediate vicinity and that the lower section of the new structure would not be visible due to the location of the townhouses to remain. The Board supported the removal of the ells at the rear of the property and the pedestrian arcade concept for 1614 King Street.



Figure 2: Proposed design from the 2014 Concept Review

In December 2016, the applicant returned to the Board with a new design for the project which included the extensive use of glazing including balconies with both solid and glass railings (Figure 3).



Figure 3: Proposed design from 2016 Concept Review

The Board continued to support the size and scale of the proposed multi-family building but expressed concern with the character of the design, remarking that the design was too much of a departure from the character of the historic district. In addition, this design included the removal of the entire structure at 1614 King Street. Board members were split regarding the proposed demolition of this structure and asked for additional study regarding the feasibility of retaining the fire damaged structure. The Board asked the applicant to return to the Board with modifications to the design in response to these comments.

The applicant returned to the Board three more times with the final Concept Review being held on July 5, 2017. The design for the multi-family building had evolved at this point into a simple eight bay building with vertical brick piers separating alternating windows and balconies. The applicant proposed two options for the upper two floors (Figure 4), both of which included a completely glazed exterior wall system. One of the options included a decorative metal screen in front of this glazed exterior wall. Both options included the retention of the upper-level of 1614 King Street with an open ground floor arcade leading to the interior courtyard. The Board ultimately endorsed the height, mass, and scale of the project, asking the applicant to continue to develop the architectural character.



Figure 4: Two proposed options from July 5, 2017

The applicant now returns to the Board for a Concept Review with a proposed project of a similar height, scale and mass as previously proposed with a different architectural character.

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 submitted documents are somewhat unclear as to the proposed scope of demolition for the existing townhouses from 1604 – 1612 King Street, originally built in 1913. The existing structures currently include the original masonry ell at the rear of the property with some properties including porch additions or accessibility features. From discussions with the applicant and from the documents associated with the deferred Permit to Demolish associated with this case, it is the understanding of staff that the applicant intends to demolish the majority of these townhouses, leaving the façade intact and rebuilding the townhouses as part of the larger construction process. 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.

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. The Board found that these elements are not uncommon or unusual in the historic district so there are other intact examples of these forms that remain and are visible from the public right of way. Modifications and the enclosure of these types of ells on much older buildings are commonly approved by the Board, so they were comfortable with 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, despite the fact that 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 previously approved demolition and the proposed removal of a portion of the main body of these townhouses. 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 that 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. Practically, this is a case of demolition by neglect and the building should have been secured at the time of the fire, when its rehabilitation may have been less difficult and costly. 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 (see Figure 4 above).

In the current proposal, the applicant is proposing the complete demolition of the townhouse at 1614 King Street and that the space become an open pathway to the multi-family building beyond. 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.

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 building 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-family structure.

The current proposal for the multi-family building differs from previous versions, including two options that are more traditional than some of the previous options. The first option includes eight equal bays of two-story openings starting at the third floor with a strong horizontal band at the fifth and eighth floors. This strong horizontal band creates a solid railing to recessed balconies. At the other levels, a railing extends across the bay, enclosing the recessed balcony. Separating the bays are two story columns with decorative bases and capitals. At the top of each bay is an arched opening (Figure 6).

The second option for the west elevation similarly includes eight equal bays separated by a vertical pier. In this option, each floor between the second and seventh floors are the same and include railings extending between the vertical piers. The eighth floor is set back from the others and includes a terrace with railings spanning between piers aligned with those below. At this level, the double doors leading to the terrace include an arched opening (Figure 7). The submission includes one option for the south, east, and west elevations that is similar to the second option.

It should be noted that the provided north elevations show the building as seen from the internal courtyard, not from King Street. Given the height of the existing townhouses, the lower section of the multi-story building will be hidden from view (Figure 5).



Figure 5: View of proposed building from King Street

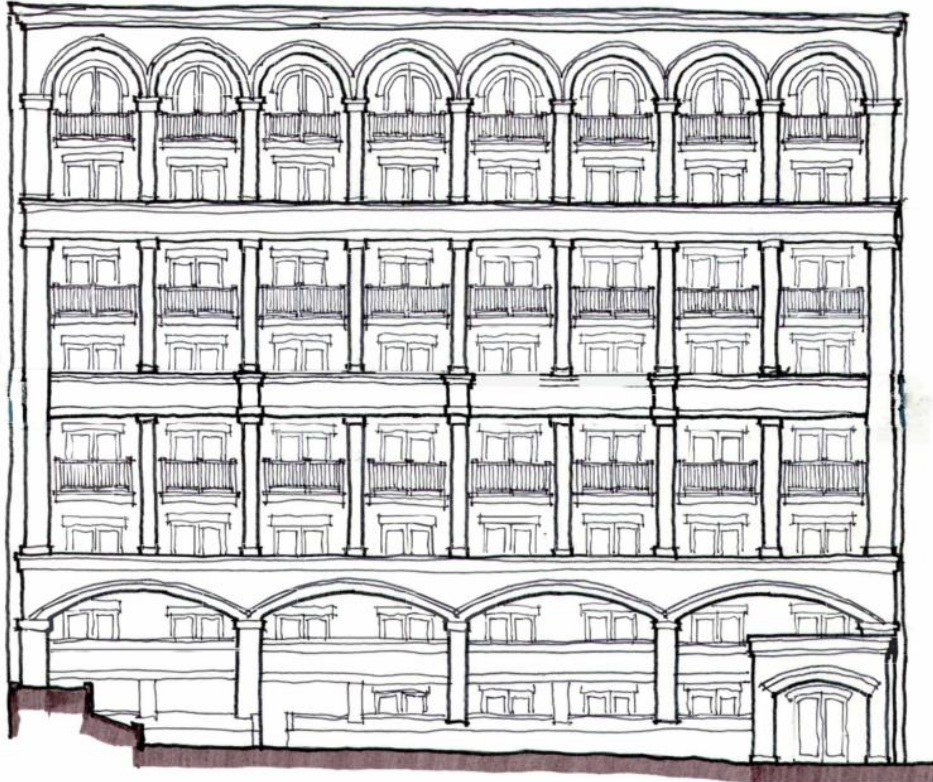


Figure 5: North elevation of option including arched openings and strong horizontal bands

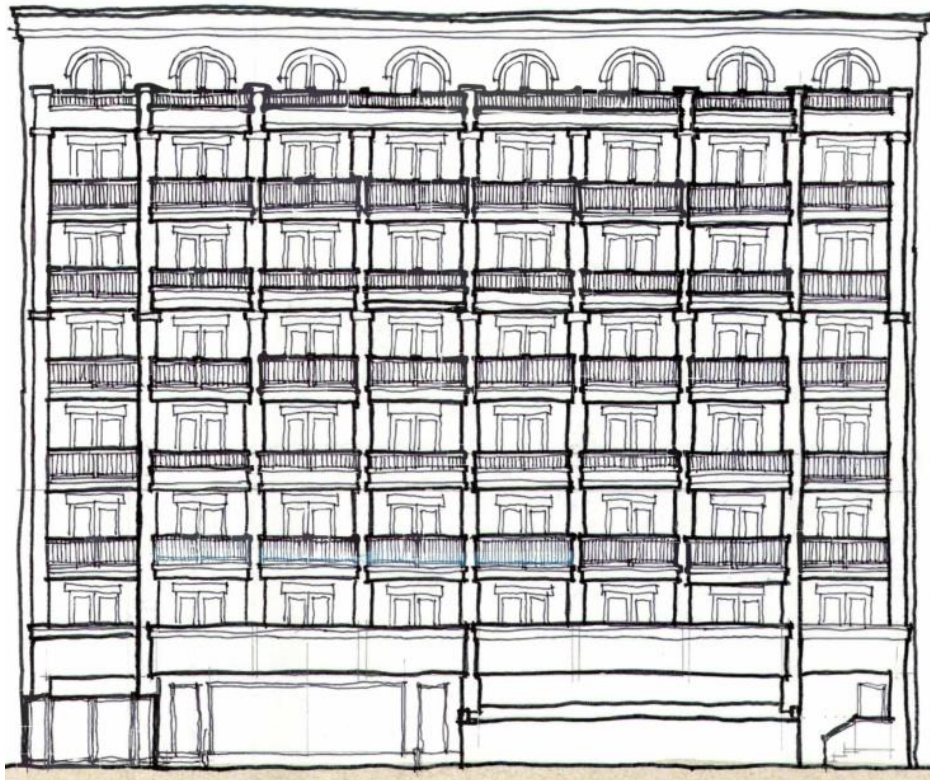


Figure 6: North elevation of option including railings at each recessed balcony

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 extent of demolition being proposed is unclear, however based on discussions with the applicant the demolition being considered would leave only the façade 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 7). 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 7: 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 does not support the complete demolition of the structure at 1614 King Street but the extensive damage to the building would allow for potential alternatives that would not be considered for the other adjacent townhouses. While it is certainly difficult to retain the entire structure, the façade could be retained in place or in a modified location. In 2016 the Board supported the reconstruction of the second floor with a ground floor pedestrian arcade. This is certainly still a potential alternative, but staff is concerned that the rebuilt building would be so far from the original that its historic integrity would be lost. Another alternative would be to deconstruct the façade and rebuild it in another location on the site. How this façade would be integrated into the overall project would be up to the applicant, but this should be considered as a potential alternative. Staff recommends that the Board ask the applicant to explore options that do not require the complete demolition of the building at 1614 King Street and return to the Board to discuss these options.

Concept Review: New Construction

Staff appreciates the applicant approaching the Board at this early stage of the development of the design for this project. This is an unusual project in that it has been reviewed many times with different architectural designs but with the same basic building envelope. The size, scale, mass, and site configuration remain largely unchanged from the earliest version of the project. During previous Board hearings, these elements were discussed, including some Board members expressing concern regarding the height and size of the multi-family building. 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 commercial buildings nearby that the height, scale and mass of the building are compatible with the nearby historic buildings and with the historic

district. Staff recommends that the Board endorse the height, scale, and mass of the proposed multi-family building.

As this is clearly very early in the design process, there are few details to discuss and as such it is helpful to consider the basic building parti and some potential design principles to be integrated into the project as the design evolves. Both of the provided options include a base at the lower levels, full length recessed balconies in the middle section of the building, and a more articulated top section. In the first option, the base is made up of four large arches with full length balconies beyond. In this option the openings in the middle floors are grouped into two story wall openings with horizontals alternating between solid bands and open railings. The top includes a cornice above arched window openings. The second option is a simpler version of a similar design. In this option, the base includes the first floor only and includes a strong horizontal band. Above this band, the next six floors are full length balconies separated into eight equal bays by vertical piers with open railings spanning between these piers. At the top of this design the upper level is recessed and features arched door heads. The east, south, and west elevations are the same for both options.

The basic parti for each of these designs is a building within a building. There is a framework at the outside edge of the full-length balconies with the exterior wall located at the back of the balconies. The design vocabulary for how this parti is executed changes but this is the basic organizing concept. A concept as simple as this can be elegant and give us a design that is quiet and compatible with the historic district while being clearly modern in its execution.

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.” Both of the proposed alternates include narrow bays that break up the overall massing into components that are similar to the adjacent townhouses.

Staff does not support either of the proposed designs specifically but does endorse the parti as described above and recommends that the applicant return to the Board with a revised design that addresses the design principles outlined in the *Design Guidelines*. Specific comments to be addressed include the following:

- The variation in horizontal expressions included in the first option is more successful than the open railings in the second option.
- In both options, the applicant should consider some variation in the width of the bays and the vertical components. Groupings of two bays will establish a rhythm that is more complex than the repetitive single bay pattern currently shown.
- In the first option, the vertical elements are decorative columns that span two stories. In the second option, these elements are more simple vertical piers. The vertical elements

should have a visual weight that corresponds to their height and regardless of the decorative nature of these elements, the detailing should be simple and elegant.

- In order to reinforce the building within a building parti, the wall at the back of the balconies should be distinctly different than the exterior framework. One option would be to have a heavy exterior framework and a glassy wall at the rear of the balconies.
- It is unclear what is happening at the base of the second option, but the base of the first option is an opportunity to reflect the variation in pier and bay widths described above. Thicker vertical elements that align with the spring point of each arch would give a hierarchy to the overall composition.
- The recessed upper floor in the second option is another opportunity to reinforce the design parti. If this recess aligns with the inner wall below, the architectural language could be similar, allowing the inner wall to extend above the outer framework.
- As submitted the south elevation is similar to the north elevation. Ultimately, these two elevations should read as a single building. While the south elevation is less prominent than the north, it does face a public right of way and is equally important.
- It appears that the applicant is proposing notches at the east and west elevations to allow for windows in this area without being directly on the property line. These notches represent an opportunity to reinforce the building within a building motif. The outer wall could have an opening that allows the glassy inner wall to be revealed.
- Building materials are not included in the application. When considering the material for the exterior wall, the applicant should look to historic cast iron facades for inspiration. While this material is not feasible for this project the idea of a cast material that creates the outer wall could be rendered in a variety of ways.

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

ADDRESS OF PROJECT: 1604-16K KINGST

DISTRICT: Old & Historic Alexandria Parker - Gray 100 Year Old Building

TAX MAP AND PARCEL: ~~09-1109-10~~ ZONING: KR

X INFORMAL CONCEPT REVIEW

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)

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08.09 09.18
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CHECK

Applicant: Property Owner Business (Please provide business name & contact person)

Name: DECBANTAL ASSOCIATE, LLC

Address: 510 WOLFE STREET

City: ALEXANDRIA

State: _____ Zip: _____

Phone: 703-684-3925

E-mail: teralloyd3@gmail.com

Authorized Agent (if applicable): Attorney Architect _____

Name: _____

Phone: _____

E-mail: _____

Legal Property Owner:

Name: DECBANTAL ASSOCIATES, LLC

Address: 510 WOLFE STREET

City: ALEXANDRIA

State: VA Zip: 22314

Phone: 703-684-3225

E-mail: teralloyd3@gmail.com

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.

- 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 understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

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

APPLICANT OR AUTHORIZED AGENT:

Signature: _____

Printed Name: _____

Date: _____

TARA G. LLOYD

8/4/23

MANAGER
*

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 within 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.



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

B

A. Property Information

A1. 1604-1614 King Street KR
 Street Address Zone

A2. 17,525.00 x 3.00 = 52,575.00
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement	5,100.00	Basement**	5,100.00	B1. 15,300.00 Sq. Ft. Existing Gross Floor Area*
First Floor	5,100.00	Stairways**		B2. 5,100.00 Sq. Ft. Allowable Floor Exclusions**
Second Floor	5,100.00	Mechanical**		B3. 10,200.00 Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor		Attic less than 7'***		Comments for Existing Gross Floor Area B3 should not TO BE DEMOLISHED 'be included in TFA. 10,200 added to exclusions to fix PDF model
Attic		Porches**		
Porches		Balcony/Deck**		
Balcony/Deck		Lavatory***		
Lavatory***		Other**		
Other**		Other**		
B1. Total Gross	15,300.00	B2. Total Exclusions	5,100.00	

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement	35,000.00	Basement**	35,000.00	C1. 124,908.00 Sq. Ft. Proposed Gross Floor Area*
First Floor	11,446.00	Stairways**	26,677.00	C2. 82,533.00 Sq. Ft. Allowable Floor Exclusions**
Second Floor	12,266.00	Mechanical**		C3. 42,375.00 Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor	54,836.00	Attic less than 7'***		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.
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	

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

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

Signature: *[Handwritten Signature]* MANAGER Date: 9/5/23

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 ¹	510 Wolfe St Alexandria, VA 22314	50%
2. Sharon M. Labovitz Trust 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 ¹	510 Wolfe St Alexandria, VA 22314	50% of Dechantal Ass., LLC
2. Sharon M. Labovitz Trust 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 the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

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

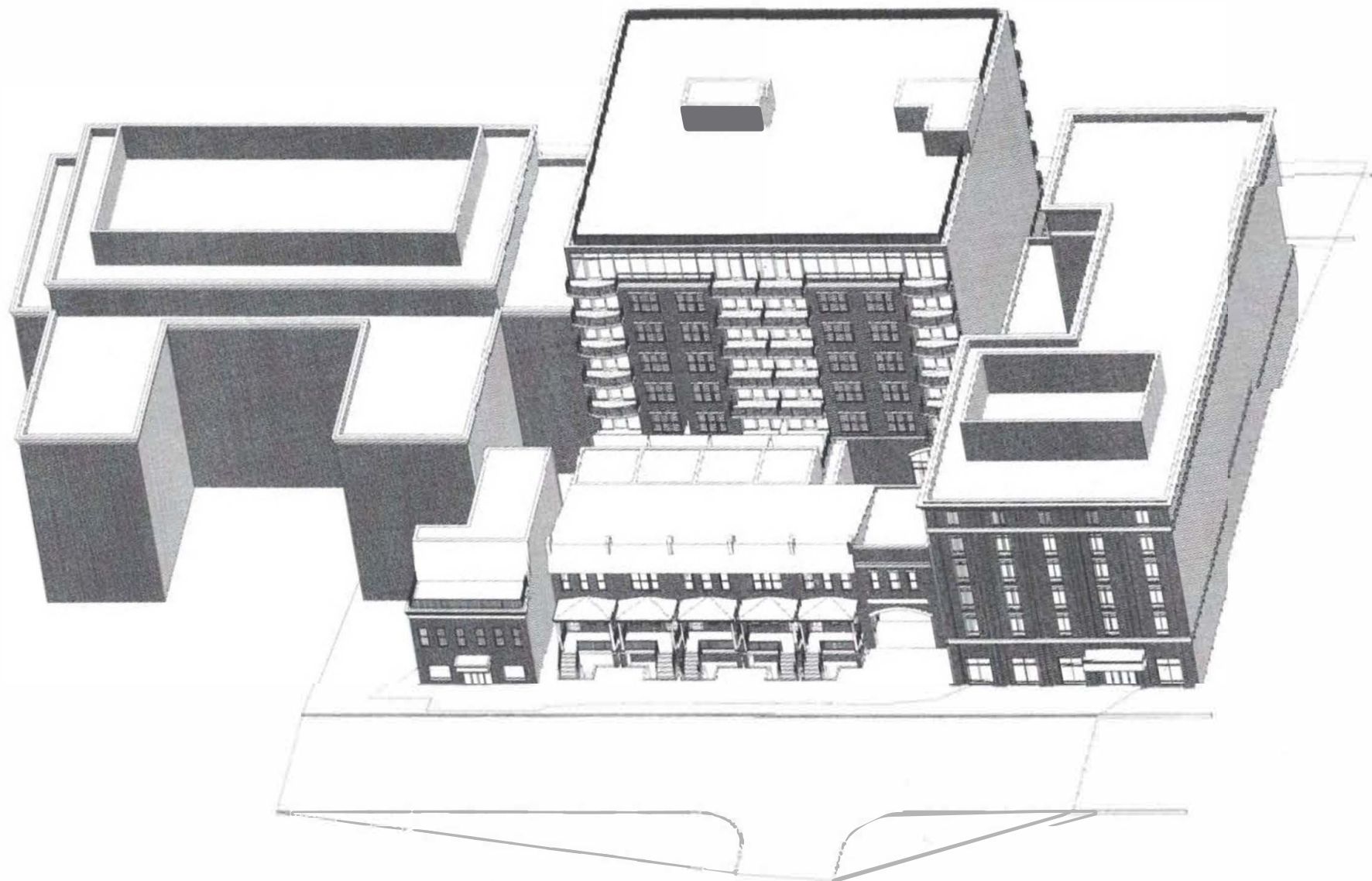
Date

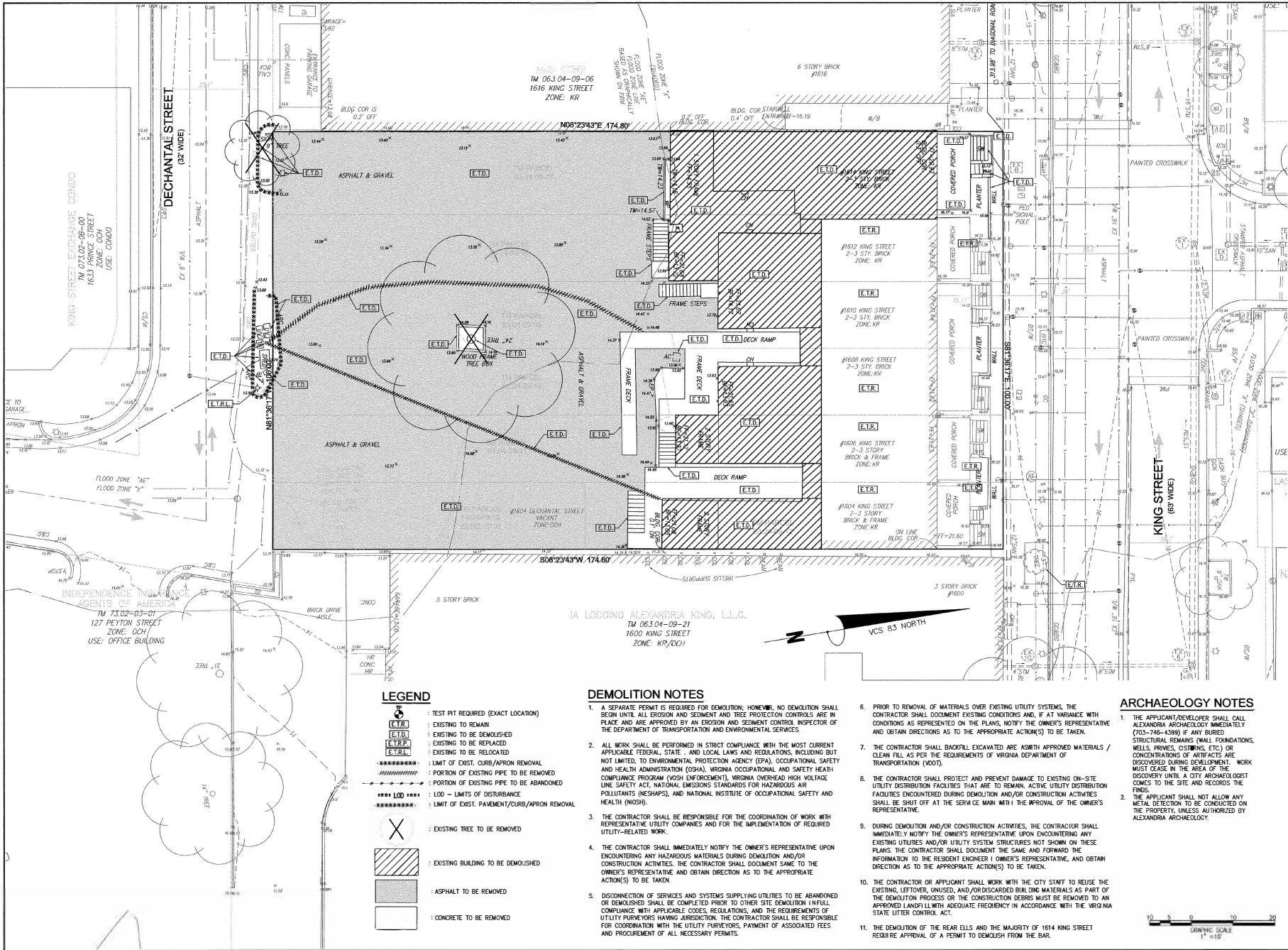
TARA LLOYD, MANAGER
 Printed Name

Signature









LEGEND

- TEST PIT REQUIRED (EXACT LOCATION)
- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- EXISTING TO BE REPAIRED
- 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 - 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 CONTROL MEASURES 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 HEALTH 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.

ARCHAEOLOGY NOTES

1. THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PILES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEMOLITION. 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.
3. 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.
4. THE CONTRACTOR SHALL BACKFILL EXCAVATED AREAS WITH APPROVED MATERIALS / CLEAN FILL AS PER THE REQUIREMENTS OF VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
5. 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 MAN WITH THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
6. 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'S REPRESENTATIVE, AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
7. THE CONTRACTOR OR APPLICANT SHALL WORK WITH THE CITY STAFF TO REUSE THE EXISTING, LEFTOVER, UNUSED, AND/OR DISCARDED BULK LINE 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.
8. THE DEMOLITION OF THE REAR ELLS AND THE MAJORITY OF 1614 KING STREET REQUIRE APPROVAL OF A PERMIT TO DEMOLISH FROM THE BAR.

Bowman CONSULTING
 DESIGN ENGINEER / SURVEYOR
 Project: 2016-0038
 8. Bowman Consulting, LLC
 10000 Old Dominion Blvd., Suite 200
 Fairfax, VA 22031
 www.bowmanconsulting.com
 DATE: 11/10/16
 PLAN STATUS: SUBMISSION

SEAL

 STEVEN T. LAM
 Lic. No. 40822
 PROFESSIONAL ENGINEER
 CIVIL

NO.	DESCRIPTION	DATE	APPROVED BY	DATE

1604-1614 KING STREET
 PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
 CITY OF ALEXANDRIA, VIRGINIA
 SHEET NAME: **DEMOLITION PLAN**

ESI
 Peer Review

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

DIRECTOR	DATE
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	DATE
DATE RECORDED	
APPLICANT NO.	GRID BOOK NO.

Top 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.



TOTAL WIDTH 100'

1604-1612 King Street RESTORATION*

1614 King Street DEMOLITION

16'

16'

16'

16'

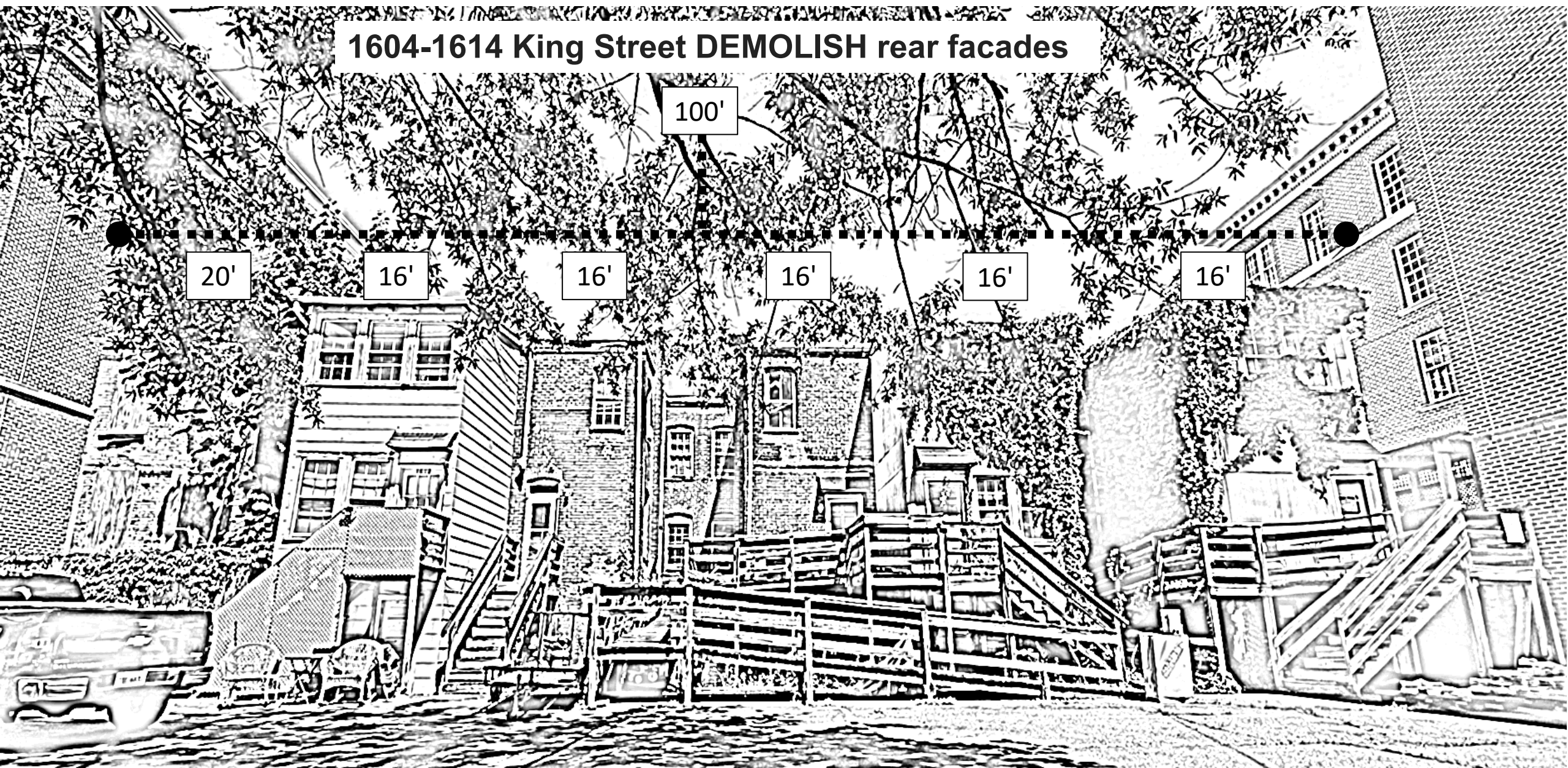
16'

20'

2nd Floor:
31.15
1st Floor:
21.63

* Secretary of Interior, "Standard for the Treatment of Historic Properties" (36CFR Part 68, 1995)

1604-1614 King Street DEMOLISH rear facades



100'

20'

16'

16'



16'

16'

16'

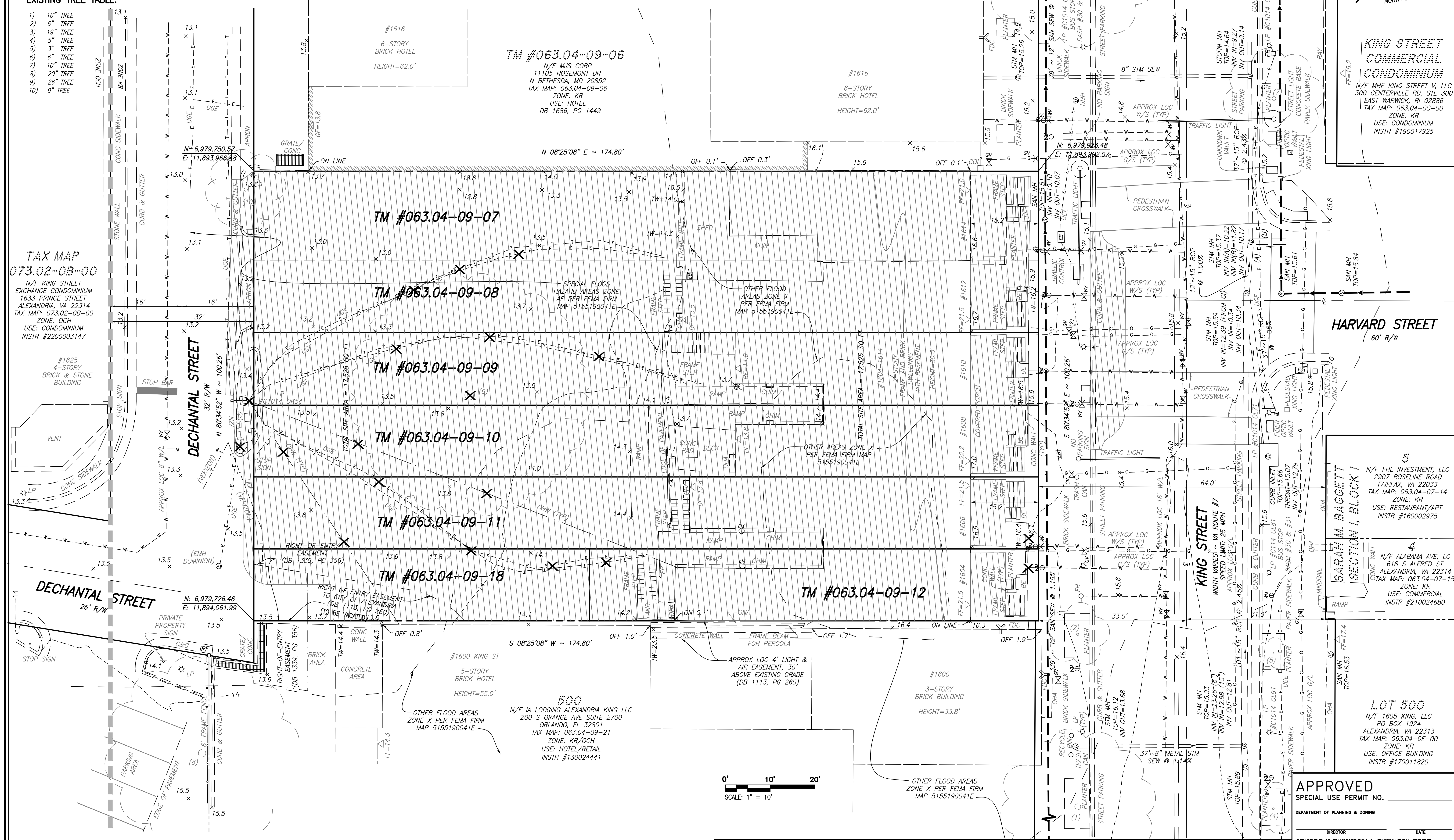




- LEGEND:**
-  EXISTING IMPERVIOUS AREA TO BE REMOVED
 -  EXISTING IMPROVEMENTS TO BE REMOVED

GENERAL PLAN INFORMATION NOTE:
SEE PROJECT GENERAL NOTES, CIVIL LEGEND, AND TEXT LEGEND ON SHEET 03.

- EXISTING TREE TABLE:**
- 1) 16" TREE
 - 2) 6" TREE
 - 3) 19" TREE
 - 4) 5" TREE
 - 5) 3" TREE
 - 6) 6" TREE
 - 7) 10" TREE
 - 8) 20" TREE
 - 9) 26" TREE
 - 10) 9" TREE



TAX MAP 073.02-08-00
N/F KING STREET EXCHANGE CONDOMINIUM
1633 PRINCE STREET
ALEXANDRIA, VA 22314
TAX MAP: 073.02-08-00
ZONE: OCH
USE: CONDOMINIUM
INSTR #2200003147

DECHANTAL STREET
26' R/W
N: 6,979,726.46
E: 11,894,061.99

KING STREET COMMERCIAL CONDOMINIUM
N/F MHF KING STREET V, LLC
300 CENTERVILLE RD, STE 300
EAST WARRICK, RI 02886
TAX MAP: 063.04-0C-00
ZONE: KR
USE: CONDOMINIUM
INSTR #190017925

HARVARD STREET
60' R/W

SARAH W. BASSETT SECTION 1, BLOCK 1
N/F FHL INVESTMENT, LLC
2907 ROSELINE ROAD
FAIRFAX, VA 22033
TAX MAP: 063.04-07-14
ZONE: KR
USE: RESTAURANT/APT
INSTR #160002975

LOT 500
N/F ALABAMA AVE, LC
618 S ALFRED ST
ALEXANDRIA, VA 22314
TAX MAP: 063.04-0E-00
ZONE: KR
USE: OFFICE BUILDING
INSTR #170011820

EXISTING CONDITIONS SURVEY NOTES:

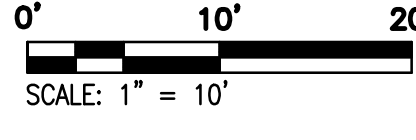
1. UTILITY INFORMATION, AS SHOWN ON THIS PLAN, IS TAKEN FROM THE RECORDS AND/OR FIELD SURVEY COMPLETED AND CANNOT BE GUARANTEED. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.
2. LOCATION AND 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.

THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS & ASSOCIATES, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR LAND SURVEYOR.

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.



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.rcfields.com
(703) 549-6422

COMMONWEALTH OF VIRGINIA
TAYLOR J. DOYLE
Lic. No. 060022
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**



Tadjer-Cohen-Edelson Associates, Inc.
Consulting Structural Engineers
www.tadgerco.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.

Brian Rose

2

March 19, 2008

Faison

1614 King Street, Alexandria, VA

Site Visit Report

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,

Tadger 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