

ISSUE: Permit to Demolish/Capsulate (partial)

APPLICANT: King Street LLC, 621-623 King Street LLC, 621-623 King Street II LLC,
d/b/a The Silverman Group

LOCATION: Old and Historic Alexandria District
615, 615A and 621 King Street

ZONE: KR: King Street Urban Retail

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate as submitted, noting the recommendations of Alexandria Archaeology below. All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

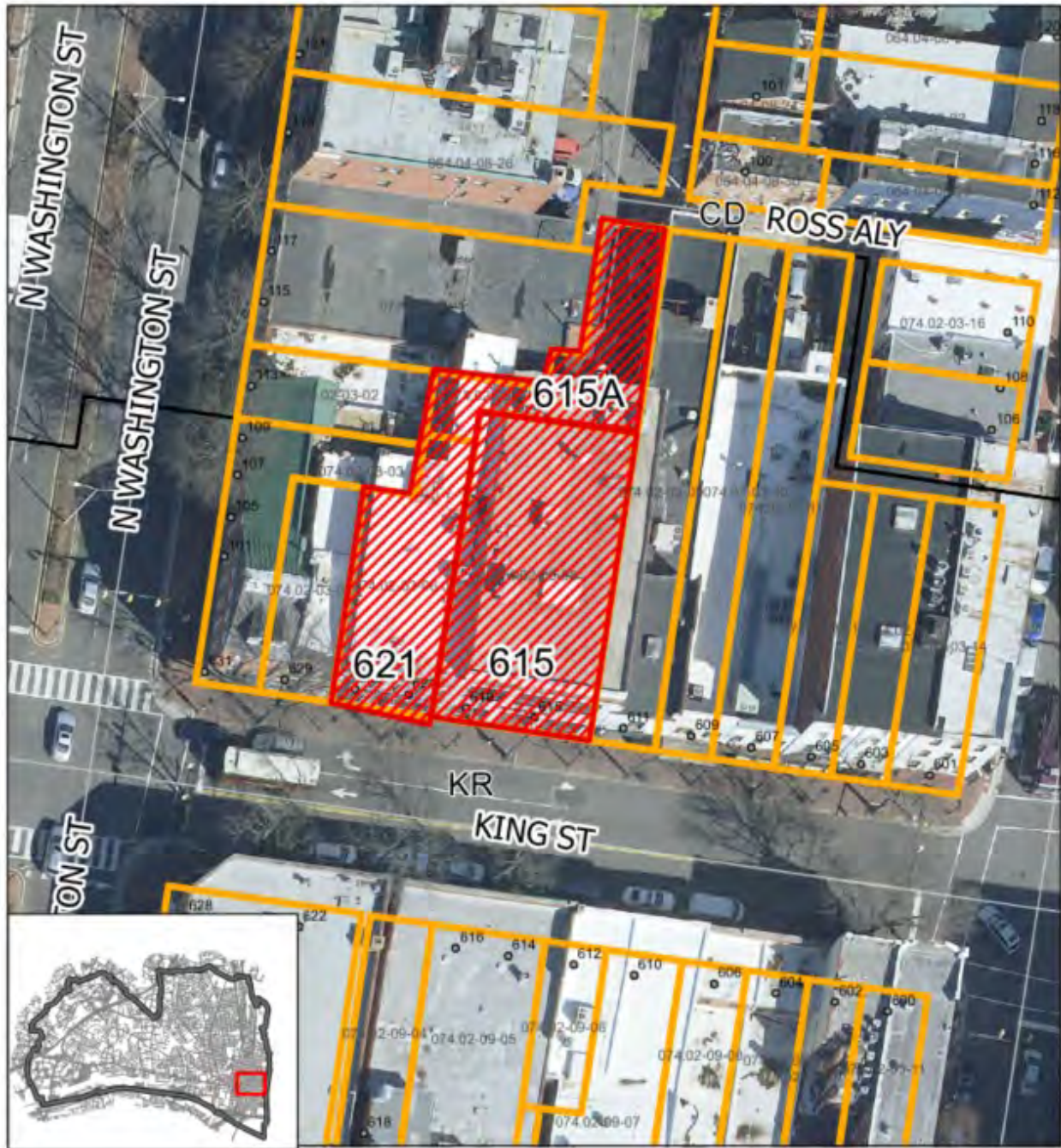
1. Hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation.
2. The footprints of both 615 and 621 King St. currently contain basements. If left in place, no archaeological oversight would be necessary for this project. However, the applicant proposes to demolish the basement slab and lower the floor at 621 King St. to align with the existing basement slab at 615 King Street (see Sheet 14, 2022 02 14_Demolition Permit Revised 3.3.22 (A1023763)_v1). To mitigate any possible adverse impacts that basement lowering may cause to archaeological resources, the applicant must hire an archaeological consultant to develop and implement an Archaeology Monitoring Plan. The Monitoring Plan must outline how the archaeological consultant will identify, record, and report any archaeological resources that are encountered during basement work. 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.
3. The Monitoring Plan must be completed and approved by the City Archaeologist prior to submission of the Final Site Plan, and before any ground disturbing activities (such as basement lowering, coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) begin.
4. The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as basement lowering, 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 fieldwork has been completed or that an approved

Resource Management Plan is in place to recover significant resources in concert with construction activities.

5. 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.***
6. 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.
7. 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.

GENERAL NOTES TO THE APPLICANT

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR #2022-00079
615, 615A and 621 King Street



0 20 40 80 Feet

Note: An associated Concept Review for the proposed development at 615 & 621 King Street is going forward simultaneously (BAR #2022-00078). The Permit to Demolish/Capsulate requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate portions of the buildings located at 615 and 621 King Street (Figure 1 & 2)

Permit to Demolish/Capsulate

615 King Street

- Complete King Street (South) Façade: 2,003 sf
- Complete Ross Alley (North) Façade: 1,962 sf
- Partial East Façade: 216 sf
- Complete Roof: 5,608 sf

621 King Street

- Ground floor storefront area and 5 second floor windows on King Street (South) Façade: 2,003 sf
- Complete Ross Alley (North) Façade: 1,962 sf
- Portion of east exterior wall above neighboring building: 216 sf
- Complete Roof: 3,237 sf



Figure 1: Areas of King Street Façade to be demolished shown in red



Figure 2: Current view of 615 and 621 King Street

II. HISTORY

615 King Street

The current 615 King Street site was originally two historic structures (Figure 3). The townhouse at 615 King Street was built in the early 19th century and was operated as a confectionary by David H. Appich as early as 1858. The bakery was closed in 1917 and the retail space was subsequently used as a women's clothing store.

The building that originally stood at 619 King Street was likely built in the mid-19th century. This building was operated as a barber shop until the 1910s. By 1919, Columbia Gramophone opened its doors and remained in business until December 1921. A footwear sales business operated in this location until 1929.



Figure 3: Circa 1921 Photograph showing two buildings originally located at the 615 King Street site

In 1929, the two buildings that stood at 615 and 619 King Street were demolished and replaced with the two-story commercial building that is located on the site today. The original two buildings were bought by JC Penney and demolished in order to build a new commercial structure to house their Alexandria store. JC Penney shut its doors in 1954. It was replaced by a Drug Fair drug store until 1967 when a women's clothing store took over the property. In 1975 Pier 1 occupied the building and remained until they closed the location in 1979. Despite protests by some citizens, McDonald's moved into the location in 1980, eventually closing the location in 2003. The most recent tenant in the building was Walgreens. As shown in the submitted documents, there have been significant modifications to the building originally built in 1929 that have modified the exterior materials and fenestration on both floors.

621 King Street

In 1906, the two 19th century buildings that stood at 621 and 623 King Street were partially demolished and combined into a single commercial building including the replacement of the King Street façade. The combination of the two buildings was designed by Alexandria architect William Leon Clark to accommodate the R. E. Knight store which operated in this location until 1963. At that time the property became the Brown's Men's Shop and the ground floor storefront was modified. In 1979 the building was purchased by Burke and Herbert Bank, the most recent building tenant, who again modified the storefront. As shown in the submitted documents, the

ground floor storefront for this building has been modified several times since its original construction in 1906.

Previous BAR Approvals

615 King Street:

February 11, 1954 – Alterations to the front of the building to convert it into a drug store
July 17, 1974 – Signage for Pier 1 Imports
September 19, 1979 – Alterations to the front of the building to convert it into a McDonalds
BAR 87-117 – Signage
BAR 91-84 - Signage
BAR 2000-0292 - Signage
BAR 2006-0082 – Modifications to windows on south elevation

621 King Street:

March 16, 1977 - Signage
March 19, 1980 – Modifications to storefront for Burke and Herbert Bank
BAR 2000-0072 - Signage
BAR 2011-00301 – Bank Signage

III. ANALYSIS

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?	No
(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

The analysis of the standards indicated above relate only to the specific portions of the building proposed for demolition/capsulation, not the overall building. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The select portions of the building proposed for demolition are not themselves of unusual or uncommon design.

Roof

The Design Guidelines state that “Roofs of historic buildings are one of the dominant visual elements in the historic district.” In many cases within the historic district the roof is an important character defining feature and the Board has found that the preservation of this element is important to the understanding of historic buildings. In the case of the buildings at 615 and 621 King Street, the existing flat roofs are concealed behind parapets that leave them completely hidden from the public right of way. The roofing material itself is not historic and is of a common design that is easily replicated on a number of structures throughout the historic district. While the applicant is removing the entire roof, this roof should not be considered to be a character defining feature, therefore staff recommends approval of the proposed demolition.

Secondary Elevations

For both the building at 615 and 621 King Street, the applicant is proposing the complete removal of the facades at the north, east, and west elevations. The east and west elevations are minimal as the two buildings are engaged to the existing buildings to the east and west, leaving only a small portion of the facades visible. The portions that are visible are utilitarian in design and not noteworthy. The north elevation of both buildings is visible from the public Ross Alley directly to the north of the project site and minimally visible from North Washington Street. This elevation is made of brick with simple punched window openings. The windows in this area are 20th century in nature and are not particularly unique or uncommon in design. As evidenced by the many areas

of visible brick patches and infills, this area has been heavily modified over time and should also be considered to be utilitarian in design (Figure 4). As these areas are not uncommon or noteworthy, staff supports the applicant's proposed demolition.



Figure 4: Photos of the Alley (North) Elevation

615 King Street Façade

As discussed above, the existing building at 615 King Street was built after the demolition of two previous historic buildings on the site. The building currently in place dates to 1929, making it an Early building by just a few years. While there are some elements of the 1929 façade intact, the majority of the façade has been significantly altered several times including modifications to the ground floor storefront, the upper-level windows, and the material of the façade (Figure 5). The remaining architectural elements on the façade include the decorative cornice, pilasters and upper-level brick openings. The existing configuration of the building dates to 1980 when it was heavily modified for the installation of a McDonald's franchise. As the façade has been heavily modified throughout the 20th century to accommodate a variety of commercial tenants and the construction and design of the façade is not unusual and could easily be reproduced, staff finds that the existing façade has lost its historical integrity and supports the proposed demolition.



Figure 5: Significant modifications to the King Street façade

621 King Street Façade

The King Street façade for 621 King Street dates from 1906 when two existing buildings on the site were combined into a single building with a new façade. The façade includes several architectural components that are noteworthy and remain very much as they were originally designed. The parapet features a curved section centered on the elevation with the date of the construction. As seen in old photos of the building, this area previously included “R.E. Knight,” the person for whom the building was constructed. Below the parapet is a strong horizontal cornice with decorative brackets. The five window openings on the second-floor feature textured stone heads and sills. The ground floor storefront section currently features a curved masonry opening with double entry doors and two large, punched storefront windows. This area of the façade has been heavily modified over time. It has included a variety of awnings and the window openings have varied in size and have included projecting storefront bays. For much of its history, it included a projecting cornice below the second-floor windows that appears to have been removed when the storefront was recessed as shown in the 1965 photograph (Figure 6).



Figure 6: Photos showing evolution of ground floor storefront

Staff is pleased that the applicant is proposing to retain the façade at 621 King Street as part of the proposed development. As noted above, much of the existing fabric on the façade remains as it was originally designed, in contrast to the façade at 615 King Street. Also, in contrast to 615 King Street, this façade includes a high level of detail and is a nice example of the architectural style popular at the turn of the 20th century. The ground floor storefront area has been heavily modified and retains none of the original components. The current version of the storefront is an enclosed version of the 1963 incarnation with the curved entry flanked by two large openings. This area was enclosed when the building was occupied by Burke and Herbert Bank in 1979. As this part of the façade dates from 1979, it has no historic integrity and therefore staff supports the proposed demolition.

In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted.

STAFF

Bill Conkey, AIA, Historic Preservation Architect

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

No Zoning comments received.

Code Administration

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

Transportation and Environmental Services

1. Comply with all requirements of CDSP2022-00006 and the future associated Site Plan. (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

Open Space and Landscaping

- R-1 Incorporate and interpret elements of the site history and archaeological findings into the design of the public realm with a professional archaeological consultant or qualified historian, in consultation with Staff. The site plan shall indicate themes and locations of interpretive elements such as signs, markers, specialty paving, historic features, and the like. Provide text, graphics, and materials for the interpretive elements prior to Final Site Plan release subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Director of P&Z. Install the interpretative elements prior to issuance of the Certificate of Occupancy. (P&Z) (Arch) *, ***

Archaeology Conditions

- R-1 Hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation.
- R-2 The footprints of both 615 and 621 King St. currently contain basements. If left in place, no archaeological oversight would be necessary for this project. However, the applicant proposes to demolish the basement slab and lower the floor at 621 King St. to align with the existing basement slab at 615 King Street (see Sheet 14, 2022 02 14_Demolition Permit Revised 3.3.22 (A1023763)_v1). To mitigate any possible adverse impacts that basement lowering may cause to archaeological resources, the applicant must hire an archaeological consultant to develop and implement an Archaeology Monitoring Plan. The Monitoring Plan must outline how the archaeological consultant will identify, record, and report any archaeological resources that are encountered during basement work. 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)

- R-3 The Monitoring Plan must be completed and approved by the City Archaeologist prior to submission of the Final Site Plan, and before any ground disturbing activities (such as basement lowering, coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) begin. (Archaeology)
- R-4 The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as basement lowering, 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 fieldwork has been completed or that an approved Resource Management Plan is in place to recover significant resources in concert with construction activities. * (Archaeology)
- R-5 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)
- R-6 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)
- R-7 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)

Archaeology Findings

- F-1 Historic maps, deeds, and tax documents indicate that development of this block face began in the late eighteenth century. By the first decade of the nineteenth century at least 15 buildings fronted the north side of the 600 block of King Street between St. Asaph St. and Washington St. In the first decade of the nineteenth century Thomas White owned a 16 ft. by 30 ft. two-story brick house and store with an attached kitchen and portico on the back located approximately within the lot that is now 615 King Street. Directly next door to the west of White's property was a 16.5 ft. by 30.5 ft. dwelling and store with an attached kitchen, yard and garden in the back owned by Dietrich Shekle on the lot that is now approximately 619 King Street. A third property, a wooden house, located at approximately what is now 621-623 King Street, was owned in the early nineteenth century variously by Barney Bryan, Robert Young, and later Mechanics Bank. All three properties changed

hands many times throughout the nineteenth century. By the early twentieth century the block had become largely commercialized and the three properties served as a bakery, a barbershop, and a books and stationary store. The lots at 615-623 King Street may contain highly significant resources that could shed light on the development of early Alexandria.

- 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.

Code

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

V. ATTACHMENTS

- 1 – Application Materials*
- 3 – Supplemental Materials*
- 2 – Historical Report (Attached to the docket)*

ADDRESS OF PROJECT: 615, 615A, & 621 King Street

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

TAX MAP AND PARCEL: 074.02-03-08, 074.02-03-07, & 074.02-03-06.0 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)

Name: Silverman Group

Address: 195 Morristown Road

City: Basking Ridge State: NJ Zip: 07920

Phone: 7035284700 E-mail: cpuskar@thelandlawyers.com

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

Name: Mary Catharine Puskar

Phone: 7035284700

E-mail: cpuskar@thelandlawyers.com

Legal Property Owner:

Name: KING STREET LLC, 621-623 KING STREET LLC, 621-623 KING STREET II LLC d/b/a The Silverman Group

Address: 195 Morristown Road

City: Basking Ridge State: NJ Zip: 07920

Phone: 7035284700 E-mail: cpuskar@thelandlawyers.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).*

See attached.

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.

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

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

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

- ☒ ☐ ^{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 or 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 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 Puskar Printed Name: M. Catharine Puskar Date: 2/14/2022

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. KING STREET LLC	c/o Silverman Group	See attached ownership breakdown
2. 621-623 KING STREET LLC	195 Morristown Road Basking Ridge, NJ 07920	
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (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. KING STREET LLC	c/o Silverman Group	See attached ownership breakdown
2. 621-623 KING STREET LLC	195 Morristown Road Basking Ridge, NJ 07920	
3.		

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. Silverman Group	None	None
2.	None	None
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.

2/14/2022

Date

M. Catharine Puskar

Printed Name



Signature

Narrative Description

615 and 621 King Street BAR Concept Review and Permit to Demolish February 14, 2022

The Applicant requests a BAR Concept Review and approval of a Permit to Demolish. The Applicant proposes to redevelop the two commercial buildings located at 615 and 621 King Street (the “Property”) with a four story building that will include 26 multifamily units and ground floor retail.

The Property is located at 615 and 621 King Street in Old Town. 615 King was most recently occupied by a Walgreens, a drugstore chain, at the ground floor and a pilates studio at the front half of the second floor (the back half of the second floor was sealed off and unbuilt). The building currently remains occupied. The property was originally occupied by two separate buildings (one, built in the early nineteenth century, and the other in mid-nineteenth century), both of which was later was razed in 1929 for a new single building of reinforced concrete and brick masonry construction. This building underwent several exterior alterations throughout the twentieth century which included the addition and removal of stone cladding, removal of the original storefront and windows. The most recent alterations occurred in 2006 with the redesign and of the storefront, and the addition of new first-story brick, new windows and signage for the Walgreens drugstore.

621 King was most recently occupied by a Burke & Herbert Bank and currently remains occupied. Similar to the 615 King site, two nineteenth-century buildings were partially demolished and combined into a single commercial building behind a new façade in 1906. The current façade retains much of the character of the 1906 façade, with the exception of the ground floor retail storefront and building signage, which have undergone a number of alterations for the various retail & commercial uses occupying the space over the years. The 1965 photo shows the exterior brick as painted.

As part of the redevelopment, the Applicant proposes to retain, renovate and integrate the existing the two structures into a combined mix-use building. The proposed building proposes to be set back the new upper floor addition and retain the massing and proportions of the existing facades along King Street.

For the 621 King street building, the ground floor storefront of the existing building will be demolished in order to restore the retail character of the building on King Street. The existing windows will be replaced, and new signage proposed. Due to the change of use from a bank use to retail & multifamily use, the Applicant proposes to remove the existing floors and provide new floors that will provide floor heights in compliance with the King Street Retail Strategy and appropriate for current multifamily use.

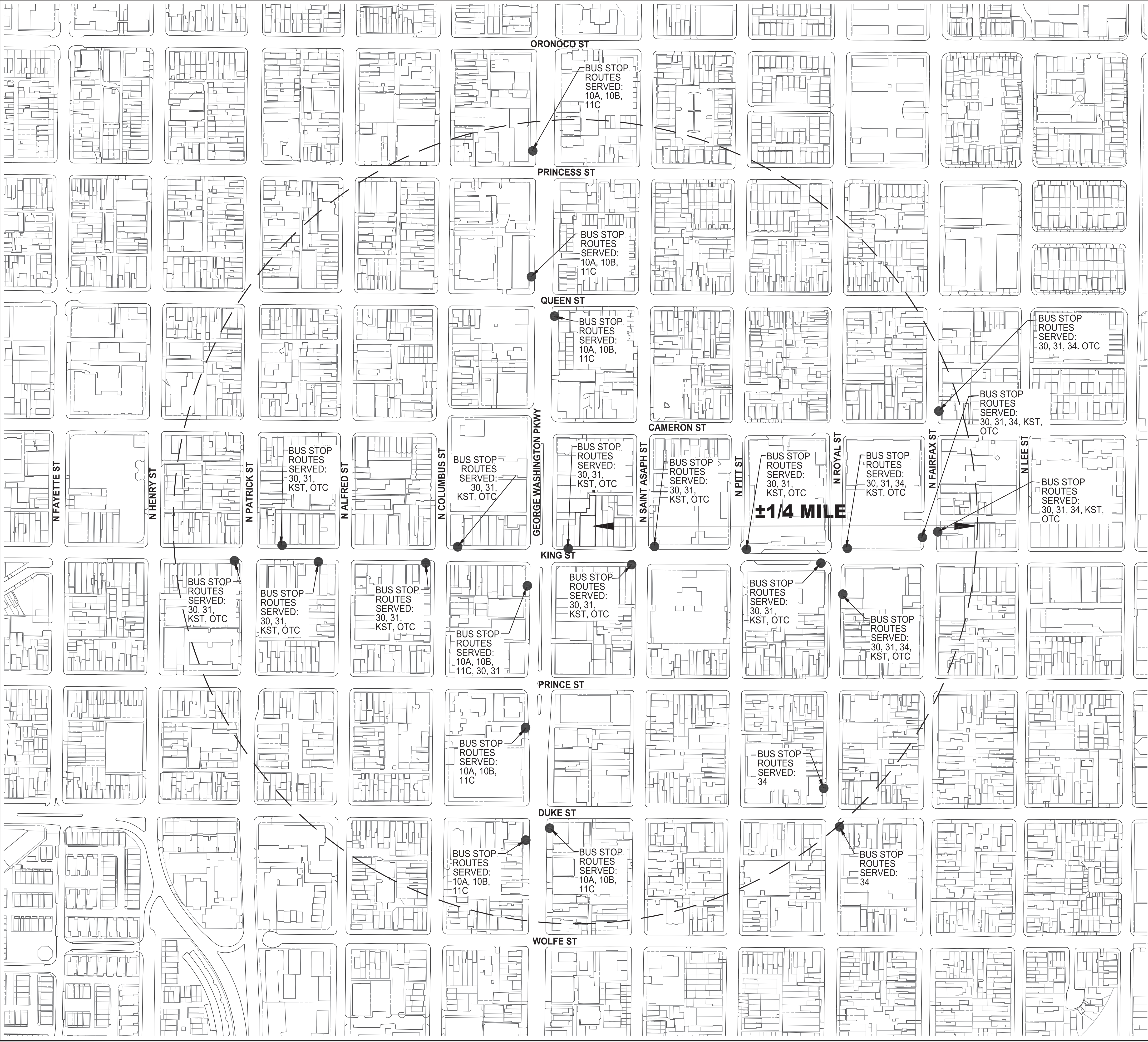
615 - 621 KING STREET

ALEXANDRIA, VA 22314

WINSTANLEY ARCHITECTS AND PLANNERS: 107 N. WEST STREET, ALEXANDRIA , VIRGINIA 22314

WINSTANLEY
ARCHITECTS & PLANNERS

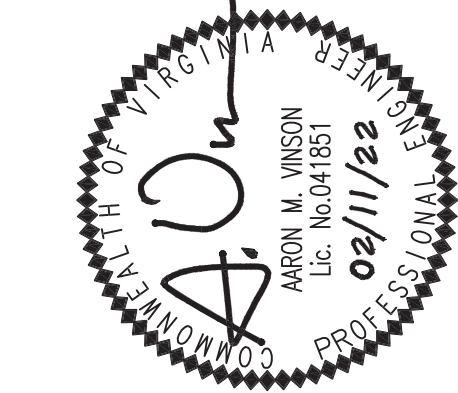
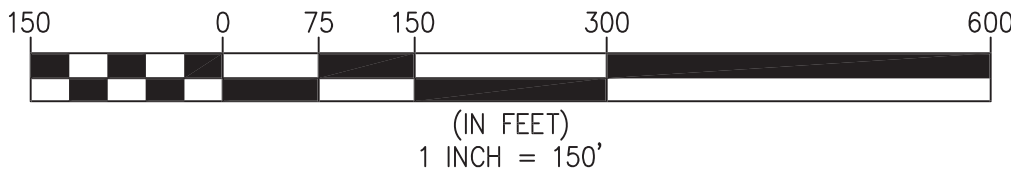
02/11/2022	CONCEPT STAGE 1 & 2
02/14/2022	DEMOLITION / ENCAPSULATION PERMIT
02/14/2022	BAR CONCEPT REVIEW



VCS 1983 - NORTH ZONE

NOTES

- 1. EXISTING SITE FEATURES REPRESENTS ALEXANDRIA GIS INFORMATION AND RECORD DATA.
- 2. ADDITIONAL SITE FEATURES, EASEMENTS AND ENCUMBRANCES MAY BE PRESENT ON SITE.



REVISION APPROVED BY				
NO.	DESCRIPTION	DATE	REV. BY	APPROVED

615-623 KING STREET

615-623 KING STREET

ALEXANDRIA, VIRGINIA 22314

STAGE 1 & 2 CONCEPT PLAN

CITY OF ALEXANDRIA, VIRGINIA

CONTEXTUAL 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.

WALTER L. PHILLIPS INCORPORATED

ESTABLISHED 1945

Engineers • Surveyors • Planners • Landscape Architects • Arborists

207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046

(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

DRAWN: SC
CHECKED: TP/AY
DATE: 02/11/2022
CONCEPT STAGE I & II - 02/11/2022

AC	AIR CONDITIONER
AD	AREA DRAIN
APPROX. LOC.	APPROXIMATE LOCATION
AW	AREAWAY
BSW	BRICK SIDEWALK
CH	CHIMNEY
CONC	CONCRETE
CSW	CONCRETE SIDEWALK
DB	DEED BOOK
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
FC	HEADER CURB
FDC	FIRE DEPARTMENT CONNECTION
FF	FIRST/FINISH FLOOR ELEVATION
GM	GAS METER
GV	GAS VALVE
N/F	NOW OR FORMERLY
NS	NAIL SET (PROPERTY CORNER)
NSW	NON SPECIFIC WIDTH
PG	PAGE
PG	PAGE
(R)	RECORD
RE	RECESSED ENTRANCE
(S)	SURVEYED
SD, (123)	STORM SEWER STRUCTURE
SM, (123)	SANITARY SEWER STRUCTURE
SO, FT.	SQUARE FEET
TP	TREE PIT
UHH	UTILITY HANDHOLE
WM	WATER METER
WV	WATER VALVE
WW	WINDOW WELL
△	FIRE HYDRANT
◇	DOORWAY/ENTRANCE
☆	UTILITY POLE
☼	LIGHT POLE
— X —	FENCE
— > —	GUY WIRE
— E —	OVERHEAD WIRES
— U —	UNDERGROUND ELECTRIC LINE
— G —	UNDERGROUND GAS LINE
— S —	UNDERGROUND SANITARY LINE
— SS —	UNDERGROUND STORM SEWER LINE
— W —	UNDERGROUND WATER LINE
○	TREE
⌒	LIMITS OF TREE CANOPY/VEGETATION
— — —	CURB AND GUTTER
⦿	BOLLARD
23' 4"	SPOT ELEVATION
⦿	SIGN
⦿	ELECTRIC MANHOLE
⦿	WATER MANHOLE

SMH 715	
MANHOLE TOP =	37.77
INACCESSIBLE - ABANDONED	
SMH 832	
MANHOLE TOP =	36.19
10"INV IN (NORTH) =	29.09
18"INV IN (SMH 831) =	25.44
36"INV IN (WEST) =	24.79
12"INV OUT (SMH 928) =	25.04
SD 940	
CURB INLET TOP =	33.25
INV OUT (SD 925) =	29.15
SD 925	
CURB INLET TOP =	33.40
INV IN (SD 940) =	28.63
INV OUT (SMH 928) =	28.35
SD 929	
CURB INLET TOP =	33.56
15"INV OUT (SMH 932) =	28.47
15"INV OUT (SMH 928) =	27.46
SMH 928	
MANHOLE TOP =	33.72
12"RCP IN (SD 925) =	27.27
15"RCP IN (SMH 929) =	26.72
12"INV IN (SMH 832) =	22.22
12"INV OUT (SMH 936) =	22.17
SMH 932	
MANHOLE TOP =	33.48
15"INV IN (SD 929) =	27.60
15"INV IN (S.EAST) =	26.63
18"INV IN (SOUTH) =	25.03
18"INV OUT (SMH 936) =	24.87
SMH 936	
MANHOLE TOP =	33.45
18"INV IN (SMH 932) =	24.35
12"INV IN (SMH 928) =	21.83
12"INV OUT (SMH 935) =	21.65

PIPE SIZES ARE PER RECORD INFORMATION



A map showing the location of the site. The site is located on N. Washington St. between Duke St. and Fairfax St. The map includes labels for King St., Duke St., N. Patrick St., N. Washington St., and Fairfax St. A north arrow is shown in the bottom right corner.

1. THE PROPERTIES SHOWN HEREON ARE DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS TAX ASSESSMENT NUMBERS 074-02-03-06, 07, AND 08, ZONED CD AND KR PER THE CITY OF ALEXANDRIA 2020 ZONING MAP.
2. THE PROPERTIES ARE NOW AS FOLLOWS:
 - * 074-02-03-06 AND 074-02-03-07: NOW IN THE NAME OF KING STREET II, LLC AS RECORDED IN INSTRUMENT NUMBER 210011916
 - * 074-02-03-08: NOW IN THE NAME OF KING STREET, LLC AS RECORDED IN INSTRUMENT NUMBER 060012211ALL AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
3. THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS AND EXISTING RECORDS. THERE ARE NO GUARANTEES, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. WATER AND GAS LINE SIZES ARE FROM RECORD INFORMATION.
4. TOTAL AREA OF THE PROPERTIES IS 10,199 SQUARE FEET OR 0.2342 ACRES.
5. THIS PLAT IS BASED ON A FIELD SURVEY BY THIS FIRM, DATED 10/14/2021.
6. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 5155190041E, EFFECTIVE DATE JUNE 16, 2011, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
7. EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, ARE PER THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 560783-F-VA-CP-RCR COMMITMENT DATE MARCH 23, 2021 (AS TO PARCELS 06 AND 07).
8. THE SITE SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS COMPUTED FROM A FIELD RGN VERTICAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983. [NAD 83(2011) (EPOCH:2010.0000)] AS COMPUTED FROM A FIELD RGN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS BOUNDARY AND THE BENCHMARK(S) SHOWN TO THE TOPCON GNSS RTK REFERENCE NETWORK. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99995726. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS ONE FOOT.
9. THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, DAVID N. ISHERWOOD, L.S., FROM AN ACTUAL [X] GROUND OR [] AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON OCTOBER 14, 2021; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
10. THERE ARE NO RESOURCE PROTECTION AREAS KNOWN TO EXIST ON THE SITE.

[illegible]

615-623 KING STREET
ALEXANDRIA, VIRGINIA 22314

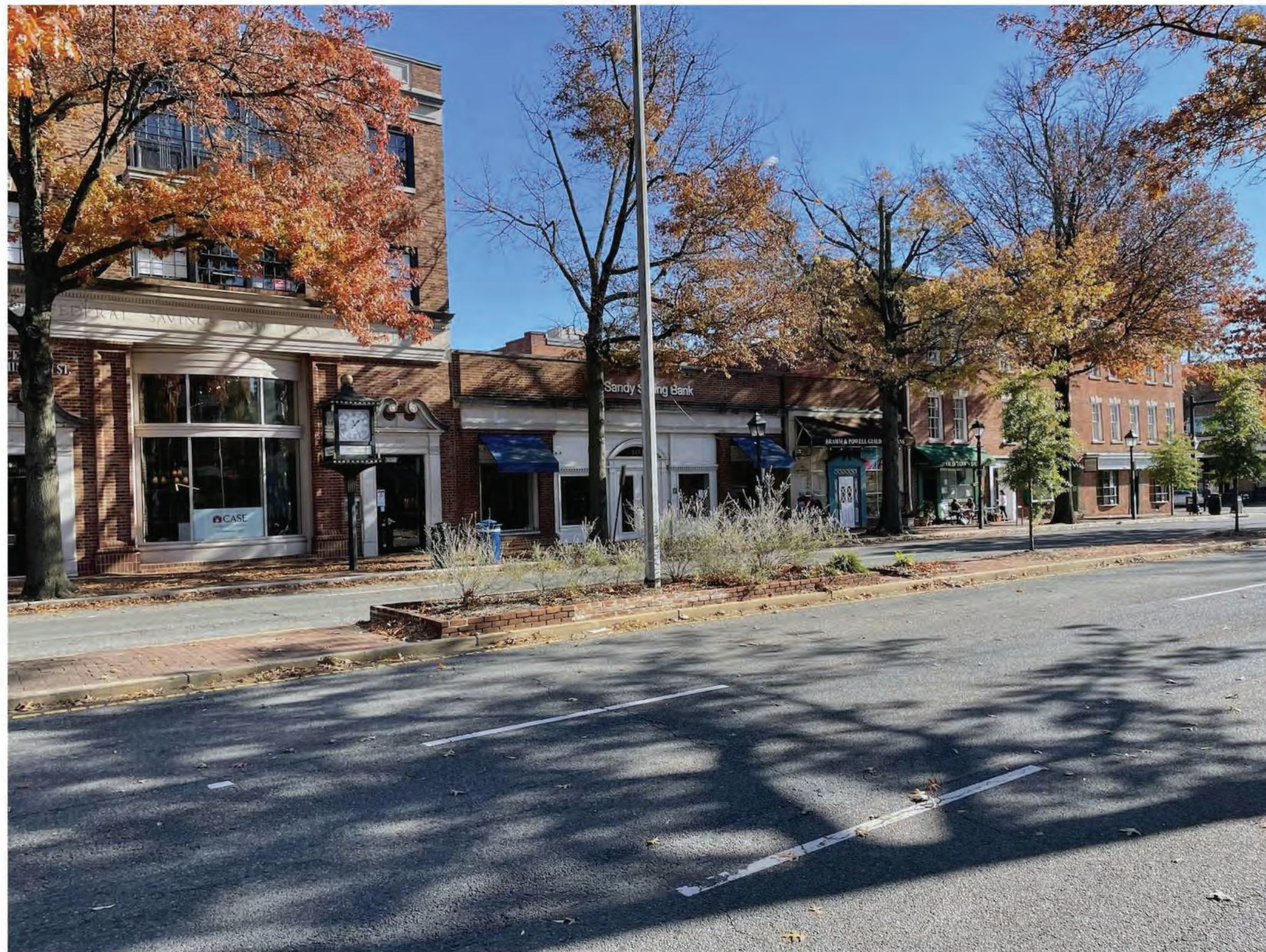
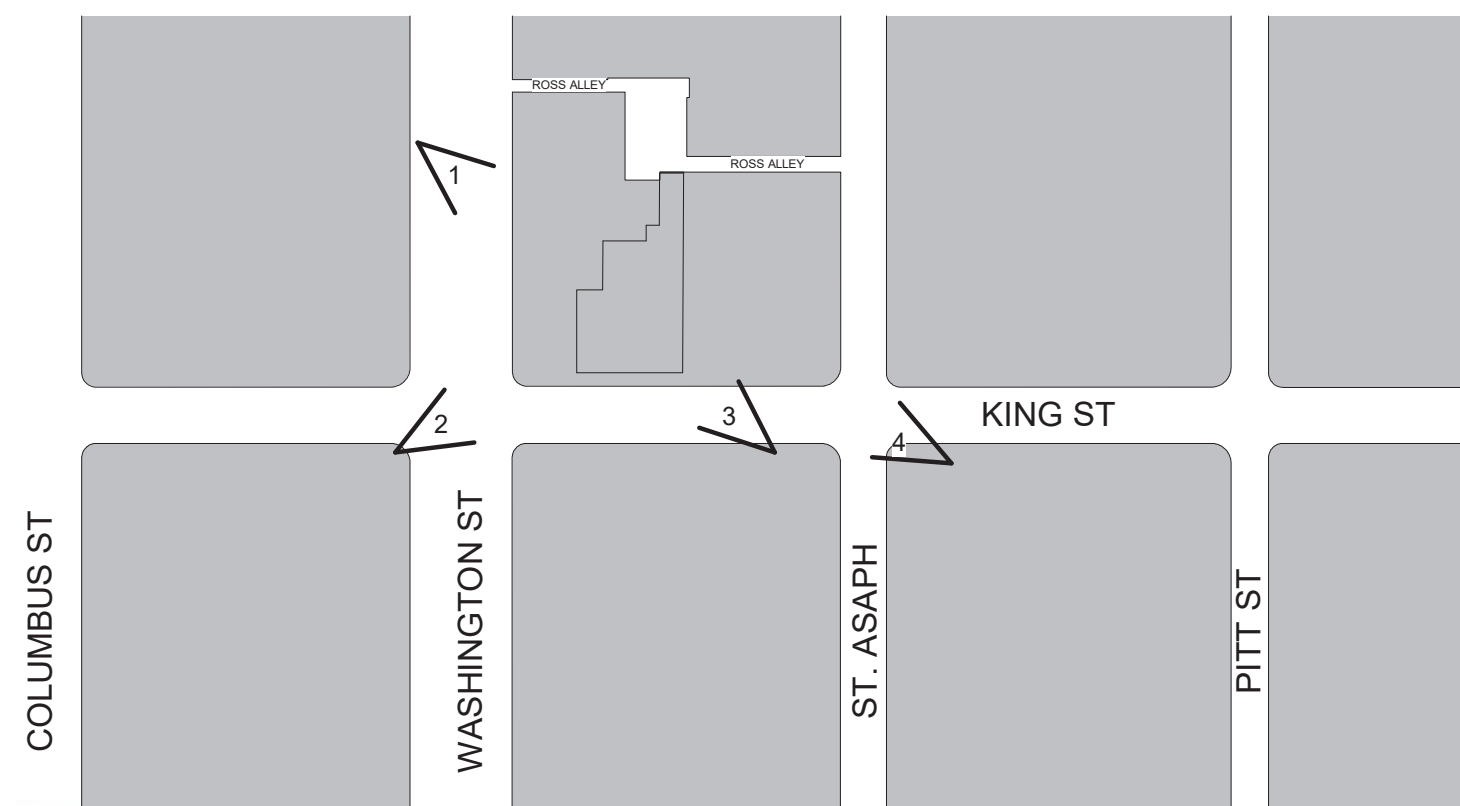
STAGE 1 & 2 CONCEPT PLAN

CITY OF ALEXANDRIA, VIRGINIA

EXISTING CONDITIONS PLAN

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

COLUMBUS ST



1.



3.



2.



4.



Alexandria, VA 22314



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 08/31/2022

[illegible]

A/E PROJECT NO: ## - ##
DRAWN BY: XX
CHECKED BY: XX

<h1>APPROVED</h1>	
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 RECEIVED _____	
_____ INSTRUMENT NO.	_____ DEED BOOK NO.
_____ DATE	

SHEET TITLE:
**EXISTING CONDITIONS --
CONTEXT IMAGES**

A-011

[illegible]

A/E PROJECT NO: ## - ##
DRAWN BY: XX
CHECKED BY: XX

<h1>APPROVED</h1>	
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 _____	

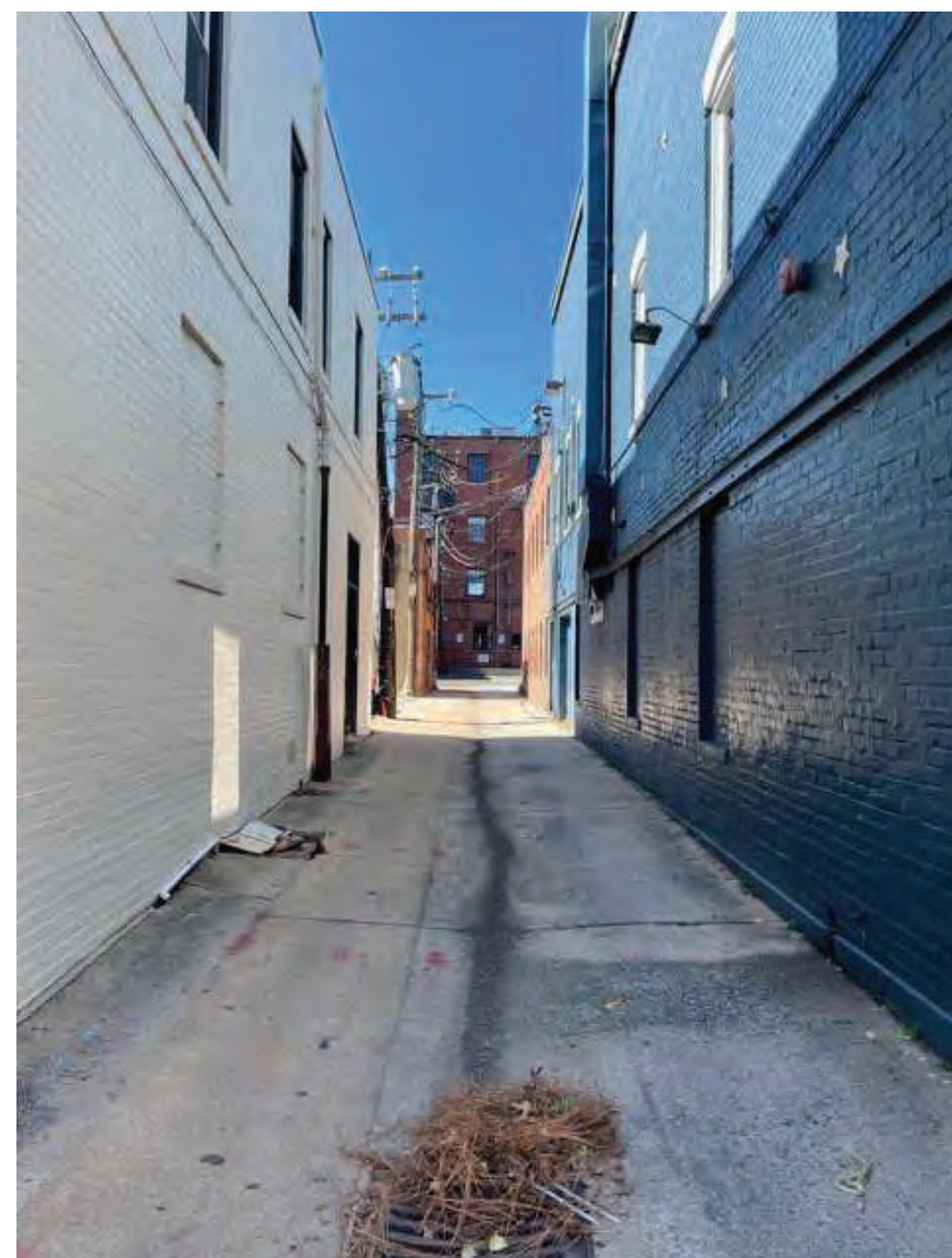
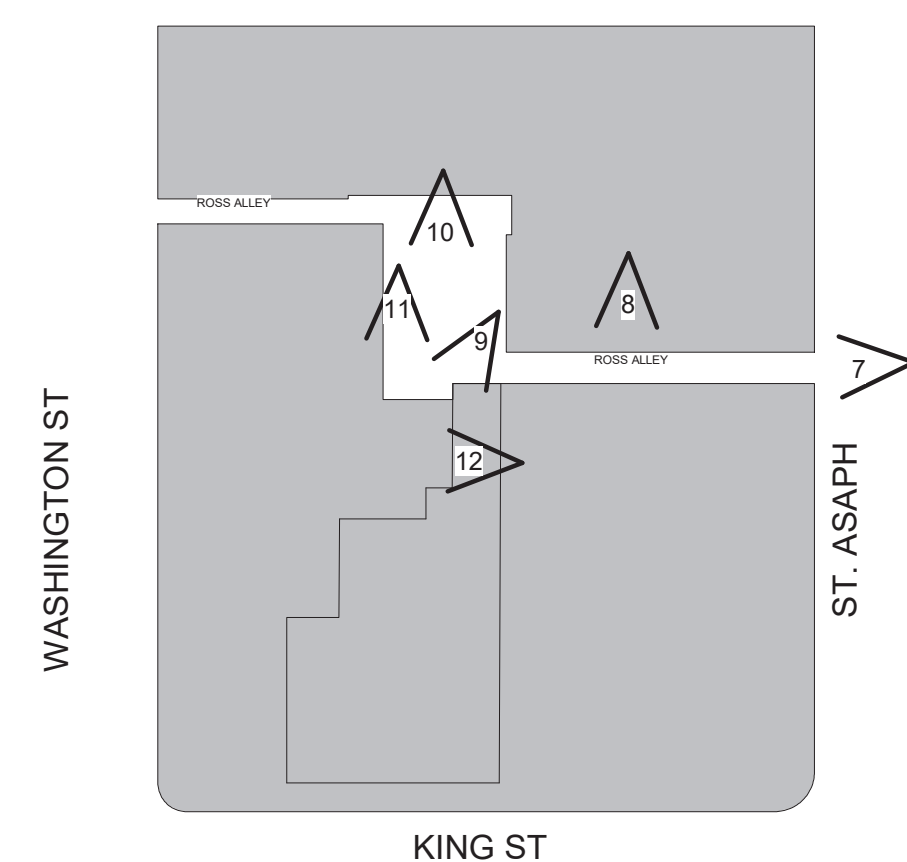
SHEET TITLE:
**EXISTING CONDITIONS --
CONTEXT IMAGES**

SHEET NUMBER:

A-012

Original drawing is 24" x 36". Scale entities accordingly if reduce.

KEY PLAN -Alley



7.



8.



9.



10.



11.



12.

2 Existing King Street Elevation - North Side
1" = 20'-0"

Professional Certificaton. 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 08/31/2022



REGISTRATION:

[illegible]

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DRAWN BY: XX
CHECKED BY: XX

APPROVED
SPECIAL USE PERMIT N

DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DATE

SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION

DATE








SHEET TITLE:
**HISTORICAL OVERVIEW -
SANBORN MAPS**

SHEET NUMBER:

A-200.1

2019 (CURRENT): Earlier retail entry space is enclosed. Shutters at windows are removed. New signage and added signage lighting. New paint color.

DEMOLITION LEGEND

	EXISTING WALL TO REMAIN
	PARTITION TO BE DEMOLISHED
	EXTERIOR WALL TO BE DEMOLISHED
	SURFACE AREA TO BE DEMOLISHED
	PROPERTY LINE
	DOOR TO BE DEMOLISHED
	STAIR TO BE DEMOLISHED

Keynote Legend	
Key Value	Keynote Text
003	REMOVE EXIST. EXTERIOR HANDRAIL AND STAIRCASE.
004	REMOVE EXIST. DEMISING WALLS BETWEEN BUILDINGS
005	REMOVE EXIST FENESTRATION
006	EXTERIOR WALL TO BE DEMOLISHED
007	REMOVE EXIST. SLAB AT BASEMENT AS INDICATED
008	REMOVE EXIST. FLOOR AND FLOOR FRAMING
011	REMOVE EXIST. DOOR TO BE REPLACED.

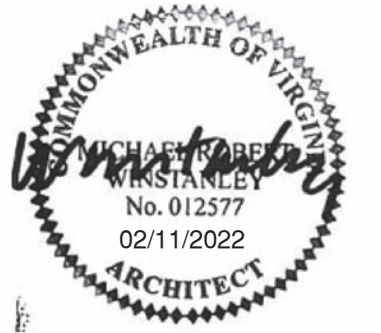


615-621 KING STREET

Alexandria, VA 22314



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 08/31/2022



REGISTRATION:

[illegible]

A/E PROJECT NO: ## - ##
DRAWN BY: XX
CHECKED BY: XX

APPROVED
SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR

CHAIRMAN, PLANNING COMMISSION

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____

SHEET TITLE:
DEMOLITION PLANS

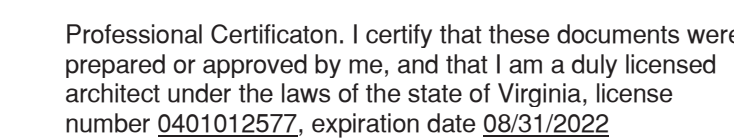
SHEET NUMBER:

AD-111

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

1 DEMOLITION PLAN - LOWER LEVEL

2 DEMOLITION PLAN - LEVEL 1
1/8" = 1'-0"



REGISTRATION:

A/E PROJECT NO: ## - ##
DRAWN BY: XX
CHECKED BY: XX

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	




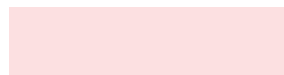


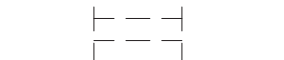
SHEET TITLE:
DEMOLITION PLANS

SHEET NUMBER:

AD-112

Original drawing is 24" x 36". Scale entities accordingly if reduce.

DEMOLITION LEGEND

	EXISTING WALL TO REMAIN
	PARTITION TO BE DEMOLISHED
	EXTERIOR WALL TO BE DEMOLISHED
	SURFACE AREA TO BE DEMOLISHED
	PROPERTY LINE
	DOOR TO BE DEMOLISHED
	STAIR TO BE DEMOLISHED

Keynote Legend	
Key Value	Keynote Text
003	REMOVE EXIST. EXTERIOR HANDRAIL AND STAIRCASE.
004	REMOVE EXIST. DEMISING WALLS BETWEEN BUILDINGS
005	REMOVE EXIST FENESTRATION
006	EXTERIOR WALL TO BE DEMOLISHED
008	REMOVE EXIST. FLOOR AND FLOOR FRAMING










A/E PROJECT NO: ## - ##
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CHECKED BY: XX

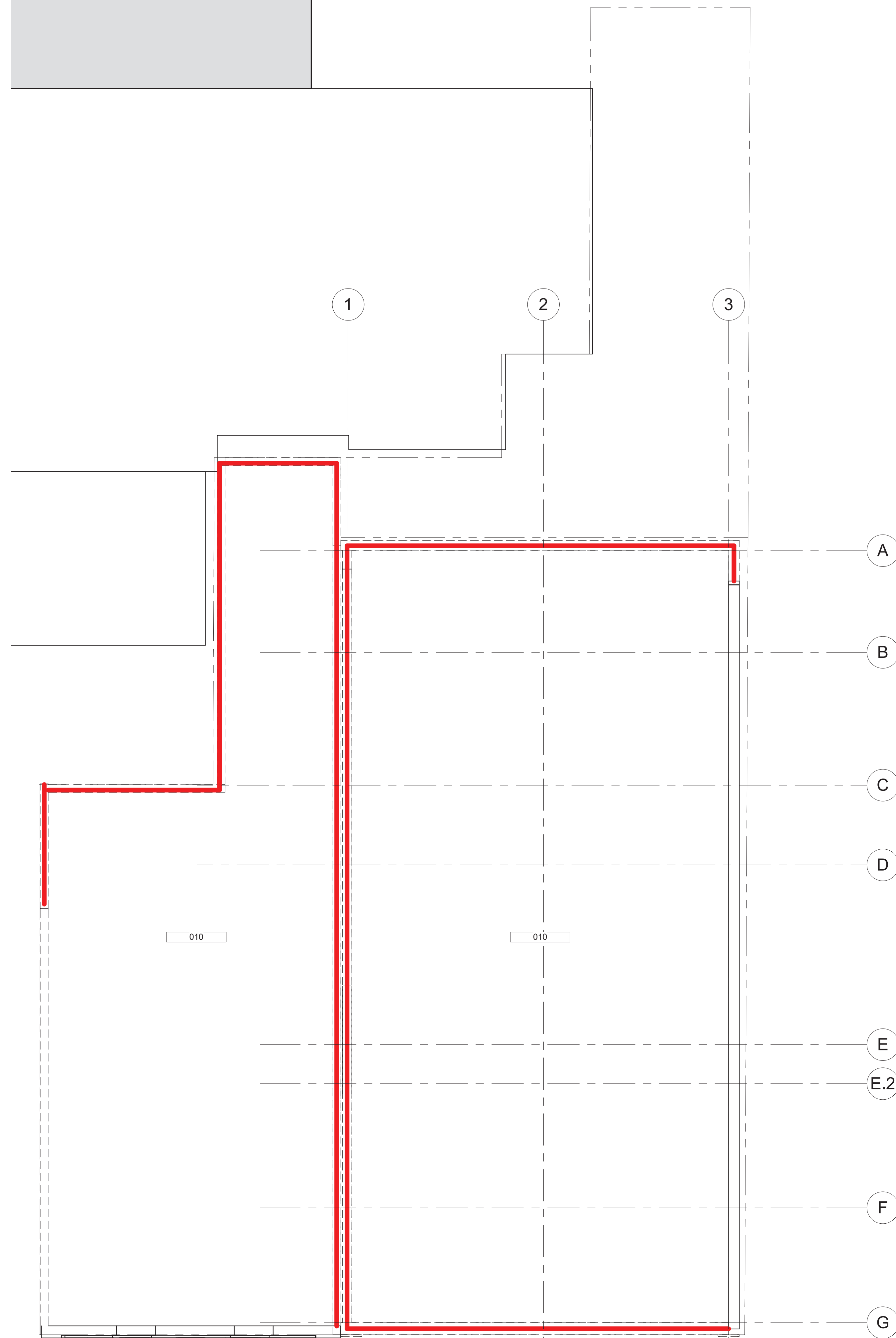
<h1>APPROVED</h1>	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
_____ DIRECTOR	_____ DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
_____ DIRECTOR	_____ DATE
_____ CHAIRMAN, PLANNING COMMISSION	
_____ DATE	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
DATE _____	

SHEET NUMBER:

AD-113

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








	EXISTING WALL TO REMAIN
	PARTITION TO BE DEMOLISHED
	EXTERIOR WALL TO BE DEMOLISHED
	SURFACE AREA TO BE DEMOLISHED
	PROPERTY LINE
	DOOR TO BE DEMOLISHED
	STAIR TO BE DEMOLISHED



1 DEMOLITION PLAN - ROOF
1/8" = 1'-0"

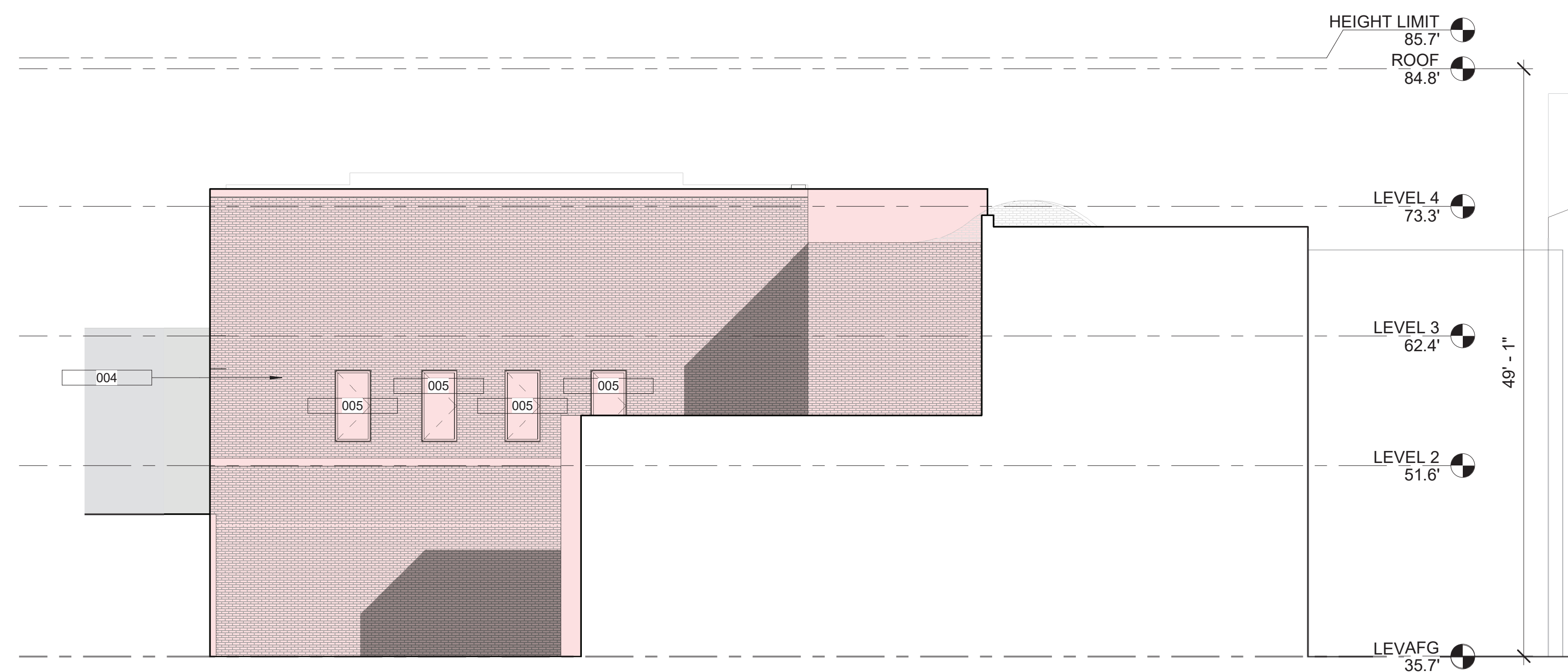
Keynote Legend	
Key Value	Keynote Text
004	REMOVE EXIST. DEMISING WALLS BETWEEN BUILDINGS
005	REMOVE EXIST FENESTRATION
006	EXTERIOR WALL TO BE DEMOLISHED
011	REMOVE EXIST. DOOR TO BE REPLACED.

DEMOLITION LEGEND

	EXISTING WALL TO REMAIN
	PARTITION TO BE DEMOLISHED
	EXTERIOR WALL TO BE DEMOLISHED
	SURFACE AREA TO BE DEMOLISHED
	PROPERTY LINE
	DOOR TO BE DEMOLISHED
	STAIR TO BE DEMOLISHED



1 DEMOLITION ELEVATION KING STREET
1/8" = 1'-0"



2 DEMOLITION ELEVATION ROSS ALLEY
1/8" = 1'-0"



615-621 KING STREET

Alexandria, VA 22314



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 08/31/2022



REGISTRATION:

[illegible]

A/E PROJECT NO: ## - ##
DRAWN BY: XX
CHECKED BY: XX

<h1>APPROVED</h1>	
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	

SHEET TITLE:
DEMOLITION ELEVATIONS

SHEET NUMBER:

AD-201

