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.

Minutes from March 16, 2022 BAR Hearing:

BOARD ACTION: Deferred
By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2022-00079. The motion carried on a vote of 6-0.

CONDITIONS OF APPROVAL
None

REASON
The Board requested that the applicant explore ways in which the existing South façade may be kept in place.

SPEAKERS
Cathy Puskar, attorney representing the owner, introduced the project
Leejung Hong, project architect, presented the project

DISCUSSION
Ms. Irwin asked if the upper portion of the 615 King Street façade had been in place since the original construction. Ms. Hong responded that the windows have been changed over time but that the window openings have remained the same.

Ms. Ossman asked the applicant if the central arched opening at the ground floor of the 621 King Street building was original. Ms. Hong indicated that this feature appears to be original to the building.

Ms. Ossman stated that she felt that the 615 King Street building had been significantly compromised from its original condition and was less concerned about the demolition inthis area. She expressed an interest in retaining the central arched opening at the ground floor of the 621 King Street building.

Ms. Roberts indicated that the second floor of the 615 King Street building should be retained.

Ms. Irwin noted that she would like to retain the arched opening at the ground floor of 621 King Street and that the upper portion of the 615 King Street façade has some historic value.

Mr. Sprinkle asked the applicant to re-study the need to demolish the upper portion of the 621 King Street façade.

Mr. Spencer agreed with his colleagues that the arched opening at the 621 King Street façade and the upper portion of the 615 King Street facades should be retained.

Ms. Irwin asked the applicant for additional information on the second floor windows at the 621 King Street elevation.

Ms. Roberts asked the applicant for additional historic information regarding the north façade.

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.

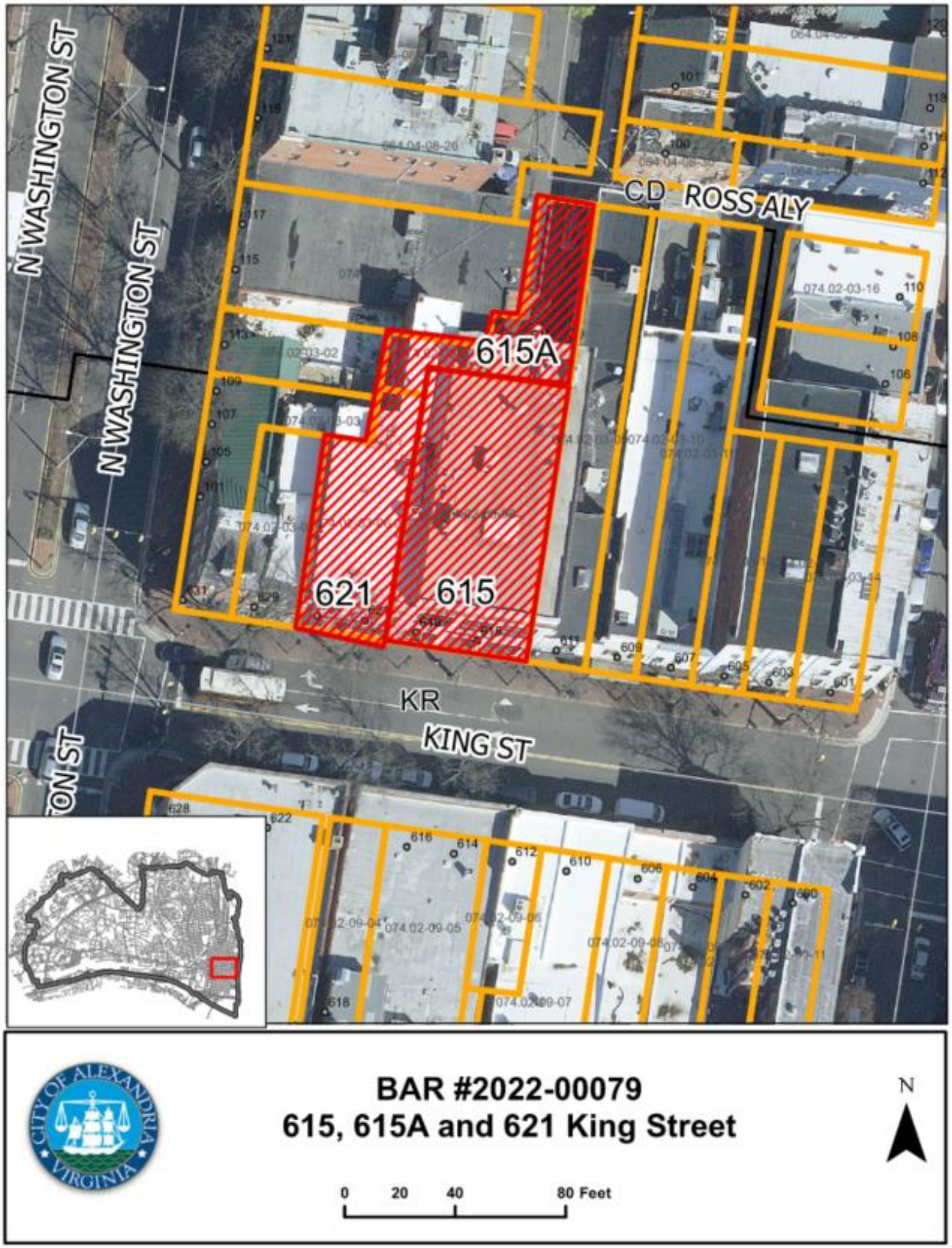
2. COMPLIANCE WITH BAR POLICIES: All materials must comply with the BAR's adopted policies unless otherwise specifically approved.

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.


N WASHINGTON ST
N WASHINGTON ST
CD ROSS ALY
615A
621
615
KR
KING ST
BAR #2022-00079
615, 615A and 621 King Street
N
0 20 40 80 Feet

Update

The case was deferred at the March 16, 2022, hearing to allow the applicant to explore design alternatives that would not require the complete demolition of the south façade at the 615 King Street building. The applicant has modified the design and returns to the Board requesting a Permit to Demolish

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

- Partial King Street (South) Façade: 1,184 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: 463 sf
- Portion of Ross Alley (North) Façade: 967 sf
- Portion of west exterior wall above neighboring building: 1,040 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 Gramaphone 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. 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. Per comments from the Board, the applicant has explored ways in which significant portions of the King Street façade may be kept in place and restored. The applicant returns to the Board with a modified design that removes the ground floor area of the façade between the decorative pilasters and the second-floor windows. In the current proposal, the pilasters, second floor window openings, decorative cornice, and parapet will all remain in place and be restored.

The second-floor windows are modern, aluminum storefront that is similar in configuration to the windows seen in early photos of the building. These windows most likely date to the 2006 renovation of the building as documented in BAR 2006-0082. As seen in the series of historic photos included in the submission, the ground floor area between the pilasters and approximately to the level of the second-floor slab has been dramatically altered over time. In 1965, this area included large storefront windows and stone cladding. By 1974, the stone cladding was removed, and the storefront openings were smaller with brick infill located above an applied canopy. In its current configuration, the canopy has been removed and the smaller punched storefront openings with the brick infill remains (Figure 5).

Staff notes that the applicant has modified the proposed extent of demolition in response to comments from the Board regarding concerns about the complete demolition of the King Street façade. The applicant is proposing to remove the second-floor windows, the ground floor storefront windows and door, and an area of brick in the approximate location of the previous stone cladding. As these areas of the façade have been heavily modified as recently as 1974 and 2006, and are not original to the structure, staff supports the approval of the demolition of these areas.

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. Based on field observation, staff has verified that the existing second floor windows feature metal tracks and glued joinery, indicating that they are modern and not original to the structure. 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. The area of the façade that has been most modified is the ground floor storefront. As noted above, the punched storefront openings have evolved over time and were originally much taller than the current configuration. 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. It is difficult to see the central entry in the old photos, but it does appear that the current arched entry has been in place for much of the history of the structure. Based on feedback from the Board, the applicant is now proposing to keep the arched opening in place, removing only the modern doors. The demolition associated with the punched storefront openings is now limited to the width of the openings, extending from the ground to align with the top of the arched entry opening. This is the approximate area of the opening as shown in early photographs, returning the configuration to be similar to the original design.

Staff finds that the applicant has responded to comments from the Board regarding the retention of a significant portion of the 615 King Street façade and the arched entry at the 621 King Street façade and supports the proposed design. 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)

BAR Case # _____

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.

BAR Case # _____

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

☐ NEW CONSTRUCTION
☒ EXTERIOR ALTERATION: *Please check all that apply.*

- ■ awning
- ☐ fence, gate or garden wall
- ■ HVAC equipment
- ☐ shutters
- ■ doors
- ■ windows
- ■ siding
- ☐ shed
- ■ lighting
- ☐ pergola/trellis
- ☐ painting unpainted masonry
- ☐ other _____

☐ 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.

BAR Case # _____

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	
x	☐	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.
x	☐	FAR & Open Space calculation form.
x	☐	Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
x	☐	Existing elevations must be scaled and include dimensions.
x	☐	Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
x	☐	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.
x	☐	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	
x	☐	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.
x	☐	Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
x	☐	An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
x	☐	Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

BAR Case # _____

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

- [x] 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.)
- [x] 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.
- [x] I, the applicant, or an authorized representative will be present at the public hearing.
- [x] 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: MC Puskar

Printed Name: M. Catharine Puskar

Date: 4/4/2022

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 LL(	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 615, 615A, 621 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. KING STREET LLC	c/o Silverman Group	See attached ownership breakdown
2. 621-623 KING STREET LL(	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 the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

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

4/4/2022	M. Catharine Puskar	MCPuskar
Date	Printed Name	Signature

Address: 615 King Street

Owner: KING STREET LLC, which is owned 50% by Claudia Silverman and 50% by the Susan Freeman Trust

Mailing Address: c/o The Silverman Group

195 Morristown Rd, Basking Ridge, NJ 07920

History: This property was never owned by Walgreens; they were tenants. This property has been in the Silverman family for years.

Addresses: Claudia Silverman, 195 Morristown Road, Basking Ridge, NJ 07920

Susan Freeman Trust, 195 Morristown Road, Basking Ridge, NJ 07920

Address: 621 King Street

Owners: 621-623 King Street LLC & 621-623 King Street II LLC (tenants in common)

Mailing address: c/o The Silverman Group

195 Morristown Rd, Basking Ridge, NJ 07920

History: This property was purchased by the above mentioned entities in 2021 from an unrelated party.

Ownership Breakdown:

621-623 King Street LLC, which is owned 100% by SL Financial Portfolio LLC, which is then owned by the family members –

Kenneth Silverman 27.5%, 195 Morristown Road, Basking Ridge, NJ 07920

Claudia Silverman 27.5%, 195 Morristown Road, Basking Ridge, NJ 07920

Blake Silverman 35%, 195 Morristown Road, Basking Ridge, NJ 07920

Britany Silverman, 10% 195 Morristown Road, Basking Ridge, NJ 07920

621-623 King Street II LLC, which is owned 100% by SL Dyer Business Center LLC, which is then owned by the family members—

Kenneth Silverman 27.5%, 195 Morristown Road, Basking Ridge, NJ 07920

Claudia Silverman 27.5%, 195 Morristown Road, Basking Ridge, NJ 07920

Blake Silverman 25%, 195 Morristown Road, Basking Ridge, NJ 07920

Britany Silverman 20%, 195 Morristown Road, Basking Ridge, NJ 07920

195 Morristown Road| Basking Ridge, NJ 07920

P: 973.765.0100 | www.silvermangroup.net |

February 14, 2022

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Consent/Authorization to File an Application for a Board of Architectural Review Permit to Demolish and Encapsulate and Concept Review
615 King Street
Parcel ID #074.02-03-08 (the "Property")

Dear Mr. Moritz:

As owner of the above referenced Property (615 King Street), KING STREET LLC d/b/a The Silverman Group, hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of applications for a Permit to Demolish and Certificate of Appropriateness from the Board of Architectural Review, and any related requests for the Property.

Very Truly Yours,

KING STREET LLC

By: _____

Its: Manager

Date: 2/14/22

195 Morristown Road| Basking Ridge, NJ 07920

P: 973.765.0100 | www.silvermangroup.net |

February 14, 2022

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Consent/Authorization to File an Application for a Board of Architectural Review Permit to Demolish and Encapsulate and Concept Review
621 King Street
Parcel ID #074.02-03-06.0 (the "Property")

Dear Mr. Moritz:

As owner of the above referenced Property (621 King Street), 621-623 KING STREET LLC / 621-623 KING STREET II LLC d/b/a The Silverman Group, hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of applications for a Permit to Demolish and Certificate of Appropriateness from the Board of Architectural Review, and any related requests for the Property.

Very Truly Yours,

621-623 KING STREET LLC / 621-623 KING STREET II LLC

By: _____

Its: Manager

Date: 2/14/22

615 and 621 King Street

Project Overview and Description of the Reason for Demolition/Encapsulation

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.

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 two structures into a combined mix-use building. The proposed building sets back the new upper floor addition and retains the massing and proportions of the existing facades along King Street.

For the 621 King street building, the ground floor storefront on either side of the center entry door of the existing building will be demolished in order to restore the retail character of the building on King Street. The proposed height of the storefront opening will align with the entry door arch keystone per the historic photos that indicate the original opening height. The existing windows & building entry door will be replaced, and new signage proposed. While the upper story facades will remain, 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.

For 615 King Street, the Applicant proposes to demolish the ground floor storefront per the historic photos that indicate the original opening height. The existing windows will be replaced, and new signage proposed. Once again, while the upper story facades will remain, the Applicant proposes to remove the existing floors and provide new floors that will be aligned to the 621 King Street proposed floor levels, and provide floor heights in compliance with the King Street Retail Strategy and appropriate for current multifamily use.

The integration of the existing buildings with the proposed building will preserve the general character of this area of King Street and allow the buildings to continue to reflect differentiation in outward appearance while creating a cohesion on the interior. The proposed building will be within the 50' height limit and, with Special Use Permit approval, will achieve a maximum 2.5 FAR in accordance with Zoning Ordinance requirements.

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

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

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

621 King & 615 King will be substantially retained. The proposed demolition/encapsulation is limited in scope and will have no detrimental impact on the public interest.

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

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

(3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?

No. The portions of the building to be demolished consist of additions & alterations to the original buildings that were added in the mid-twentieth century. The additions were constructed of modern materials and techniques without unique design, texture or material. It could be reproduced without difficulty.

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

This criterion is not applicable as the Subject Property is not located on the George Washington Memorial Parkway.

(5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?

No. The portions of the building to be demolished/encapsulated will have no adverse impact on the Old and Historic Alexandria District.

(6) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place in which to live?

No. The retention of the portion of the building to be demolished/encapsulated would do little to promote the general welfare. 621 King Street's prior use as a bank building and 615 King Street's prior use as a high ceiling-ed drugstore chain (Walgreens) does not increase real estate values, generate business or advance the other objectives set forth in this criterion. The proposed retention and renovation of the existing buildings to house future retail tenants (as one anchor retail or multiple tenants) with proposed ceiling height per the King Street Retail Strategy will, however, further activate King Street and generate additional business and activity along this commercial corridor.

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

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

<u>Alternative to Demolition</u>:

In order to create a viable project, there is no alternative to the proposed demolition. The proposed demolition/encapsulation is necessary to integrate the existing buildings into the proposed mixed-use development. The buildings will be appropriately retained and renovated to accommodate continued retail use, while maintaining the overall character of the 621 King Street building and the historic King Street Retail corridor.

615 - 621 KING STREET

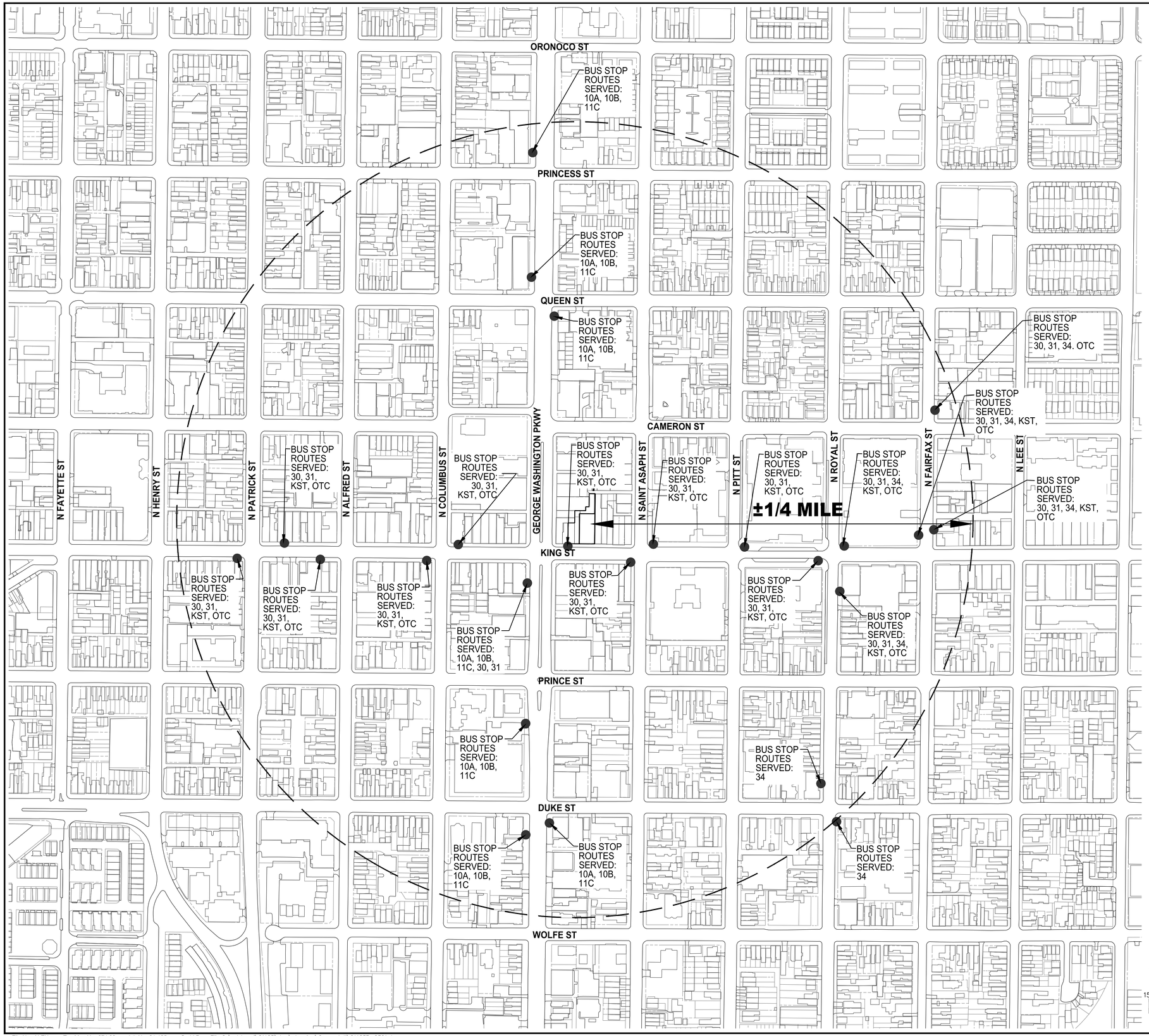
Alexandria, VA 22314

WINSTANLEY
ARCHITECTS & PLANNERS

02/11/2022	CONCEPT STAGE 1 & 2
02/14/2022	DEMOLITION / ENCAPSULATION PERMIT
02/14/2022	BAR CONCEPT REVIEW
04/04/2022	DEMOLITION / ENCAPSULATION PERMIT R1
04/18/2022	BAR CONCEPT II REVIEW
04/18/2022	DEMOLITION/ ENCAPSULATION R2

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

COPYRIGHT 2021, WINSTANLEY ARCHITECTS AND PLANNERS



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.

150 0 75 150 300 600
(IN FEET)
1 INCH = 150'

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-8163 Fax (703) 533-1301 www.WLPINC.com

SCALE: 1" = 150' | DATE: 02/11/2022 | DRAWN: SC | CHECKED: PB/AV

CONCEPT STAGE I & II - 02/11/2022

COMMONWEALTH OF VIRGINIA PROFESSIONAL ENGINEER AARON M. VANSON LIC. NO. 039351 02/11/22

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

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.

File No. ALEX Tax Map No. 074.02 Job No. 21-125 Cadd Dwg. File:Q:\sdskpro\21125\dwg\planning\Concept II\21125P-0301.dwg

SHEET: P-0301

LEGEND

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..... STORM SEWER STRUCTURE
SMH..... SANITARY SEWER STRUCTURE
SQ.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
..... OVERHEAD WIRES
E ..... UNDERGROUND ELECTRIC LINE
G ..... UNDERGROUND GAS LINE
S ..... UNDERGROUND SANITARY LINE
..... UNDERGROUND STORM SEWER LINE
W ..... UNDERGROUND WATER LINE
..... TREE
..... LIMITS OF TREE CANOPY/VEGETATION
..... CURB AND GUTTER
..... BOLLARD
..... SPOT ELEVATION
..... SIGN
..... ELECTRIC MANHOLE
..... WATER MANHOLE

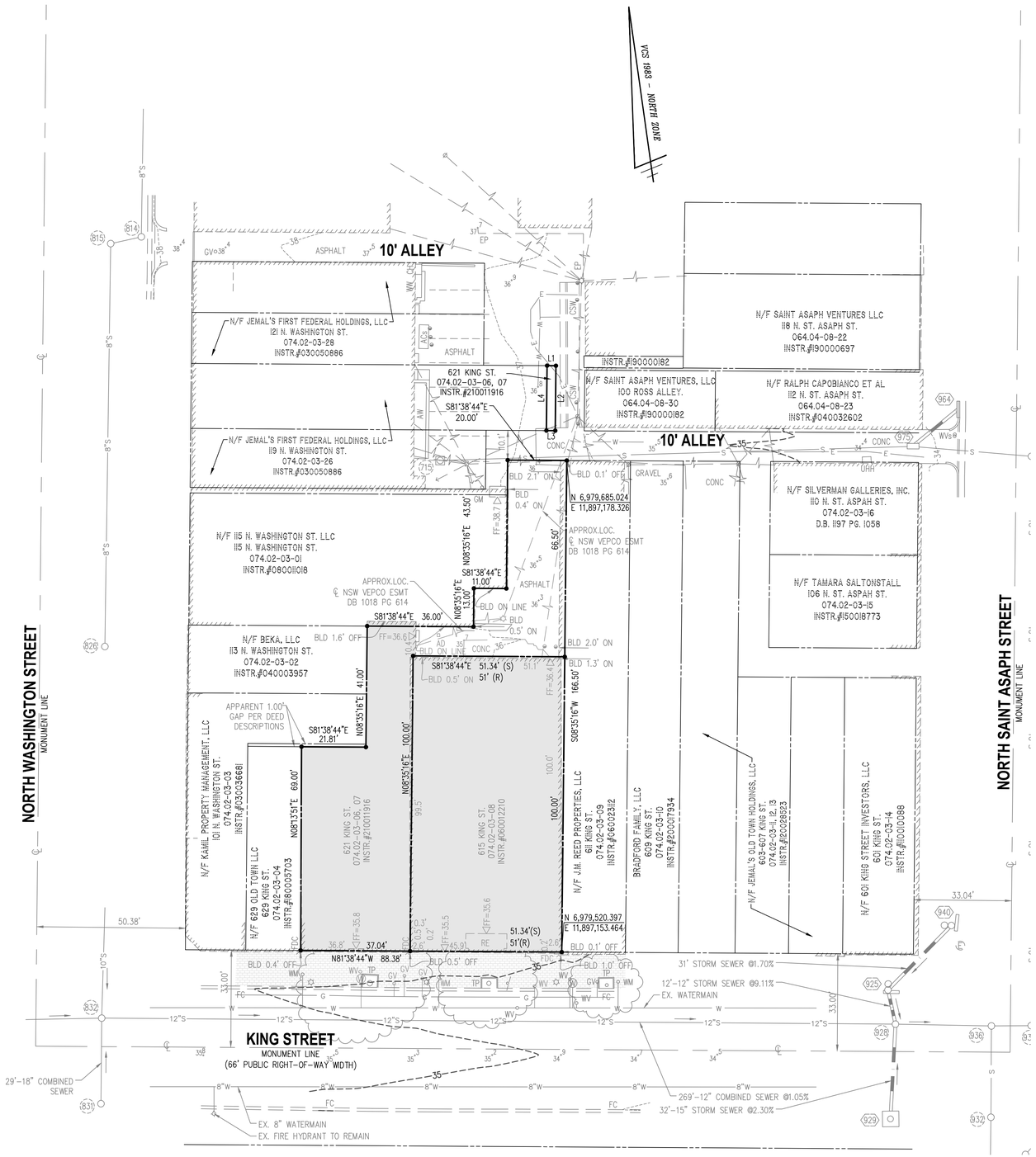
COMBINED SANITARY AND STORM SEWER AS-BUILTS

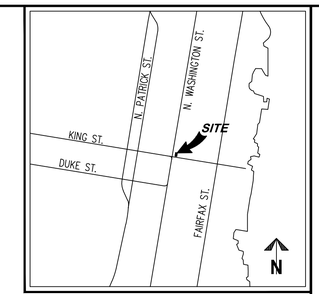
SMH 715		
MANHOLE TOP =		37.77
INACCESSIBLE - ABANDONED		
SMH 832		
MANHOLE TOP =		36.19
10"INV IN	(NORTH)=	29.39
18"INV IN	(SMH 831)=	25.44
36"INV IN	(WEST)=	24.79
12"INV OUT	(SMH 928)=	25.04
SD 940		
CURB INLET TOP		33.25
INV OUT	(SD 925)=	29.15
SD 925		
CURB INLET TOP =		33.40
INV IN	(SD 940)	28.63
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"INV IN	(SD 925)=	27.27
15"INV IN	(SD 929)=	26.77
12"INV IN	(SMH 832)=	25.22
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)=	22.83
12"INV OUT	(SMH 935)=	22.65

PIPE SIZES ARE PER RECORD INFORMATION

SD 942		
CURB INLET TOP =		33.18
15"RCP OUT	(SMH 935)=	27.68
SD 964		
CURB INLET TOP =		
INACCESSIBLE - NO TOP		
SD 975		
GRATE TOP =		34.21
INV IN	(SD 964)=	30.96
INACCESSIBLE - DEBRIS		
AND WATER		
SMH 967		
MANHOLE TOP =		33.75
INV IN	(EAST)	28.60
INV IN	(NORTH)=	25.55
10"INV OUT	(SMH 935)=	25.30
SMH 935		
MANHOLE TOP =		33.43
15"RCP IN	(SD 942)=	25.53
10"INV IN	(SMH 967)	23.28
12"INV IN	(SMH 936)=	22.63
INV OUT	(EAST)=	22.63
SMH 933		
MANHOLE TOP =		33.56
10"INV IN	(SOUTH)	24.29
12"INV OUT	(SMH 934)=	23.23
SMH 934		
MANHOLE TOP =		33.01
12"INV IN	(SMH 933)=	22.71
15"INV OUT	(EAST)=	19.96

PIPE SIZES ARE PER RECORD INFORMATION





VICINITY MAP SCALE: 1"=2000'

NOTES:

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 060012211

   ALL 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-RGR 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 RUN VERTICAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(2011) (EPOCH:2010.0000)] AS COMPUTED FROM A FIELD RUN 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.

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

SCALE: 1"=20' | DATE: 02/11/2022 | DRAWN: SC | CHECKED: PBJAV

CONCEPT STAGE I & II - 02/11/2022

COMMONWEALTH OF VIRGINIA AARON M. INSKIP LS No. 2051 02/11/22 PROFESSIONAL ENGINEER SURVEYOR

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

615-623 KING STREET

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 TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

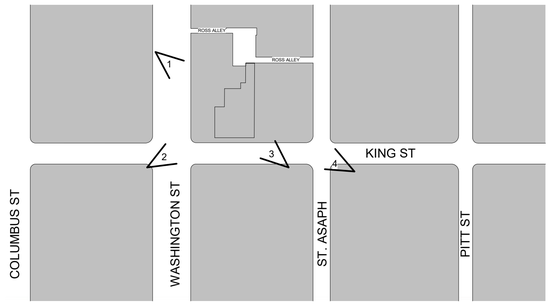
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

20 0 10 20 40 80
(IN FEET)
1 INCH = 20'

File No. ALEX Tax Map No. 074.02 Job No. 21-125 Cadd Dwg. File: Q:\sdskproj\21125\dwg\planning\Concept II\21125P-0302.dwg

SHEET: P-0302

KEY PLAN



1.

2.

3.

4.

THE MANSLY ON KING

The Silverman Group

615-621 KING STREET

Alexandria, VA 22314

WINSTANLEY ARCHITECTS & PLANNERS

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 040101257, expiration date 08/31/2022

COMMONWEALTH OF VIRGINIA
MICHAEL P. BURKE
WINSTANLEY
No. 012577
02/11/2022
ARCHITECT

REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	02/11/2022	CONCEPT STAGE 1 & 2
	02/14/2022	DEMOLITION / ENCAPSULATION PERMIT
	02/14/2022	BAR CONCEPT REVIEW
	04/04/2022	DEMOLITION / ENCAPSULATION PERMIT R1

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

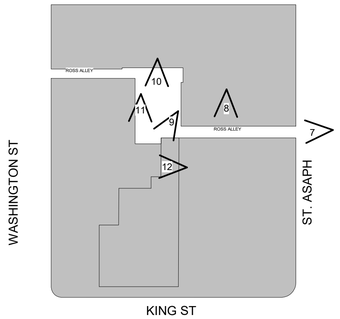
APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. DATE

SHEET TITLE:
EXISTING CONDITIONS -- CONTEXT IMAGES

SHEET NUMBER:
A-011

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

KEY PLAN -Alley



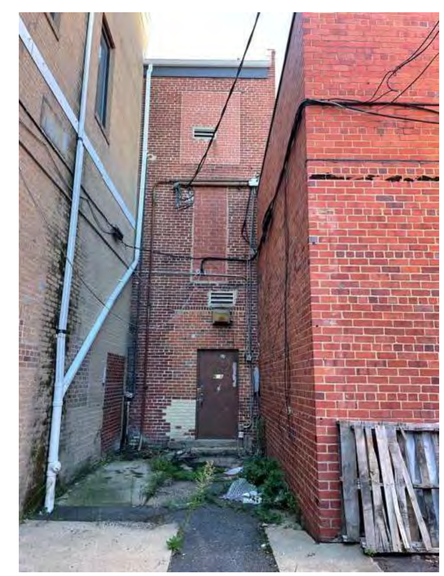
7.

8.

9.

10.

11.



12.

THE MANSLY ON KING

The Silverman Group

615-621 KING STREET

Alexandria, VA 22314

WINSTANLEY ARCHITECTS & PLANNERS

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 040101257, expiration date 08/31/2022

COMMONWEALTH OF VIRGINIA
ARCHITECT
WINSTANLEY
No. 012577
02/11/2022

REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	02/11/2022	CONCEPT STAGE 1 & 2
	02/14/2022	DEMOLITION / ENCAPSULATION PERMIT
	02/14/2022	BAR CONCEPT REVIEW
	04/04/2022	DEMOLITION / ENCAPSULATION PERMIT R1

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:
EXISTING CONDITIONS -- CONTEXT IMAGES

SHEET NUMBER:
A-012

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

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

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

THE MANSLY ON KING

The Silverman Group

615-621 KING STREET

Alexandria, VA 22314

WINSTANLEY ARCHITECTS & PLANNERS

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

COMMONWEALTH OF VIRGINIA
ARCHIBALD R. WINSTANLEY
No. 012577
02/11/2022
ARCHITECT

REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	02/11/2022	CONCEPT STAGE 1 & 2
	02/14/2022	DEMOLITION / ENCAPSULATION PERMIT
	02/14/2022	BAR CONCEPT REVIEW
	04/04/2022	DEMOLITION / ENCAPSULATION PERMIT R1

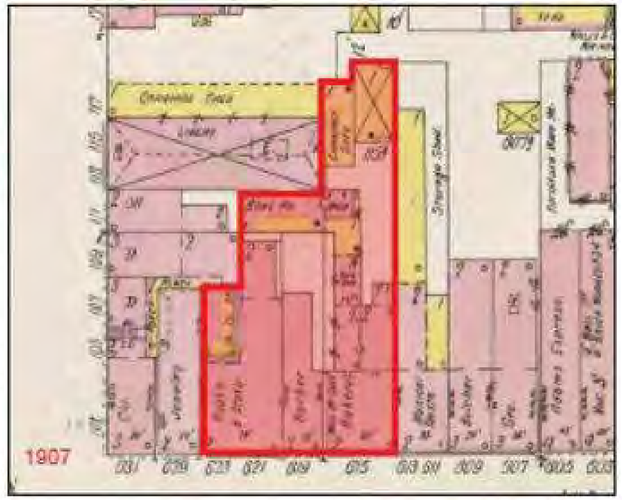
A/E PROJECT NO: ## - ##
DRAWN BY: XX
CHECKED BY: XX

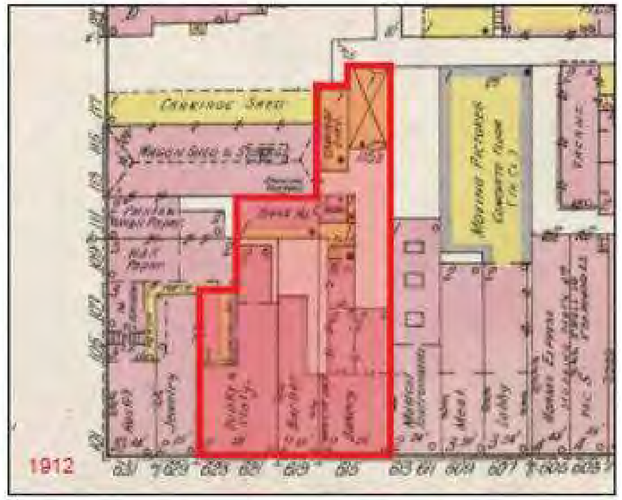
APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. DATE

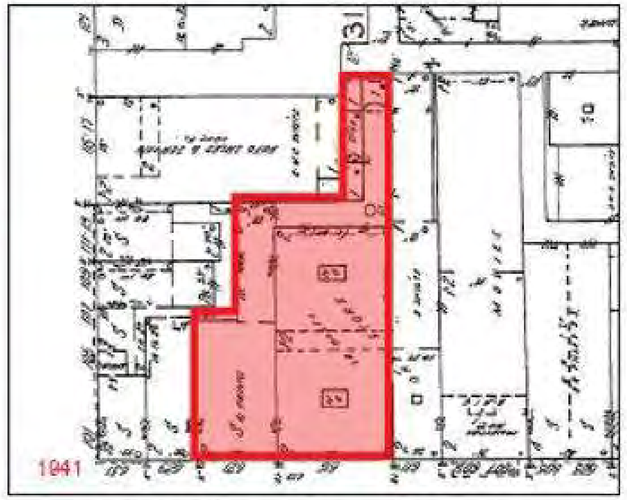
SHEET TITLE:
STREET ELEVATIONS

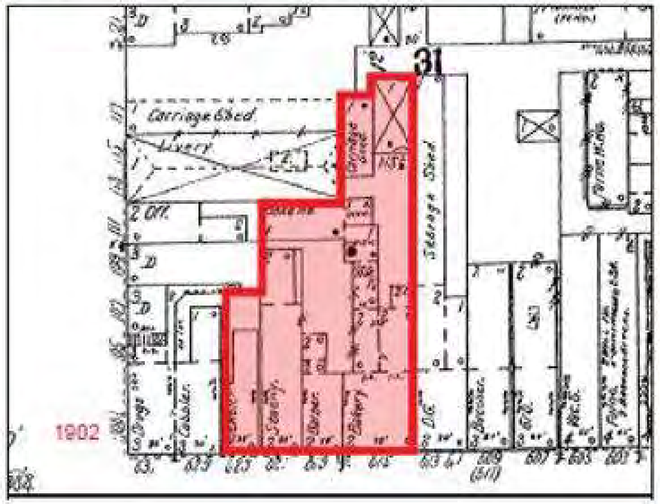
SHEET NUMBER:
A-200

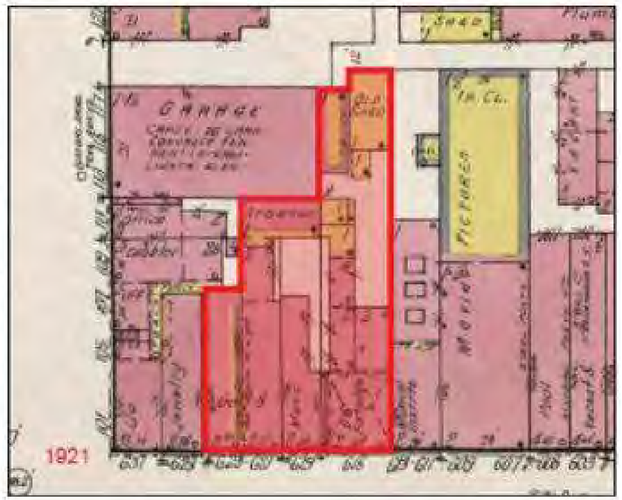
Original drawing is 24" x 36". Scale entities accordingly if reduced.

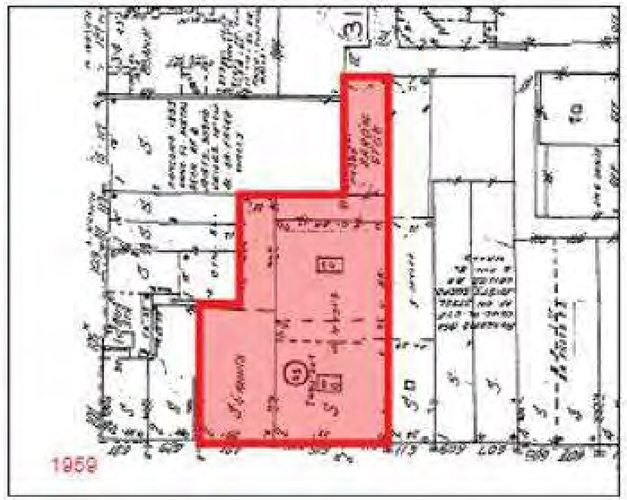












THE MANSLY ON KING

The Silverman Group

615-621 KING STREET

Alexandria, VA 22314

WINSTANLEY ARCHITECTS & PLANNERS

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

COMMONWEALTH OF VIRGINIA
WINSTANLEY
No. 012577
02/11/2022
ARCHITECT

REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	02/14/2022	DEMOLITION / ENCAPSULATION PERMIT
	04/04/2022	DEMOLITION / ENCAPSULATION PERMIT R1

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:
HISTORICAL OVERVIEW - SANBORN MAPS

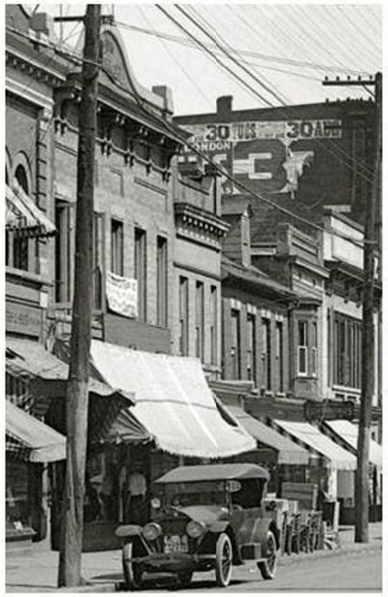
SHEET NUMBER:
A-200.1

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

STOREFRONT: UNDERGONE NUMEROUS ALTERATIONS, INCLUDING BRICK INFILL ABOVE THE STOREFRONT

621 KING

615 KING



1921: Fabric awning and signage board above retail.

1928 PromInent retail signage mounted to exterior & retail storefront projected onto sidewalk with new fabric awnings.

1963: Retail fenestration is boxed out. Cornice above ground floor is visible above new fabric awning. New prominent signage.

1965: Brick is painted. Retail entrance is behind street facade. Second floor windows have painted shutters

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

THE MANSLY ON KING

The Silverman Group

615-621 KING STREET

Alexandria, VA 22314

WINSTANLEY ARCHITECTS & PLANNERS

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

COMMONWEALTH OF VIRGINIA
ARCHITECT
WINSTANLEY
No. 012577
02/11/2022

REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	02/14/2022	DEMOLITION / ENCAPSULATION PERMIT
	02/14/2022	BAR CONCEPT REVIEW
	04/04/2022	DEMOLITION / ENCAPSULATION PERMIT R1

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:
HISTORIC OVERVIEW - 621 KING

SHEET NUMBER:
A-200.2

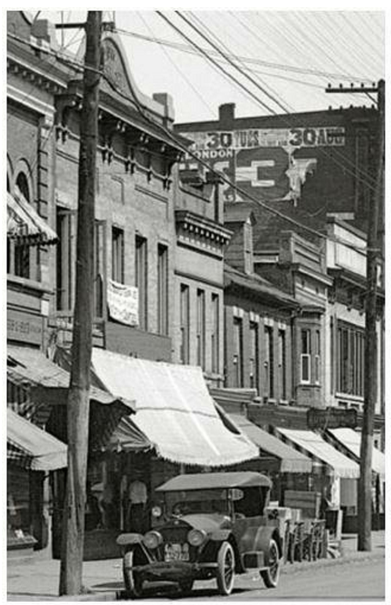
Original drawing is 24" x 36". Scale entities accordingly if reduced.

WINDOWS: UNDERGONE NUMEROUS FENESTRATION REPLACEMENTS.

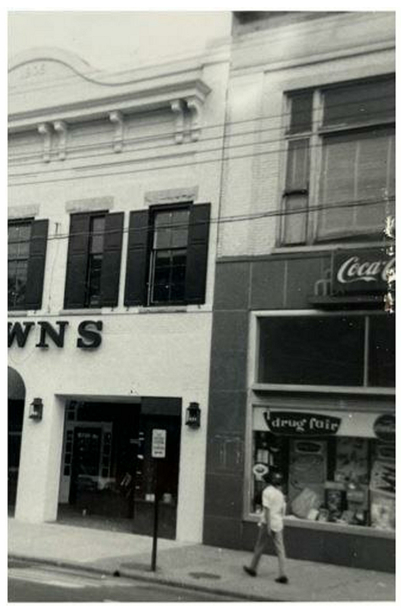
621 KING

615 KING

STOREFRONT: UNDERGONE NUMEROUS ALTERATIONS, INCLUDING BRICK INFILL ABOVE THE STOREFRONT, STONE CLADDING ADDITION & REMOVAL, AND AWNING/ ROOF OVER STOREFRONT ALTERATIONS.



1921: Orginally built as two separate buildings, the buildings were razed and combined into a single building in the twentieth century.



1965: Stone cladding below second-story fenestration, with storefront as large punched windows.

1974: Metal awning above a reduced retail storefront height, and brick masonry infill and signage above.

2019 (CURRENT): Windows have been replaced since 1974. Retail awnings are absent. New storefront with individual bay header, infill brick above and signage.

THE MANSLY ON KING

The Silverman Group

615-621 KING STREET

Alexandria, VA 22314

WINSTANLEY ARCHITECTS & PLANNERS

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 040101257, expiration date 08/31/2022

COMMONWEALTH OF VIRGINIA
MICHAEL P. WINSTANLEY
No. 012577
02/11/2022
ARCHITECT

REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	02/14/2022	DEMOLITION / ENCAPSULATION PERMIT
	02/14/2022	BAR CONCEPT REVIEW
	04/04/2022	DEMOLITION / ENCAPSULATION PERMIT R1

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:
HISTORIC OVERVEW - 615 KING

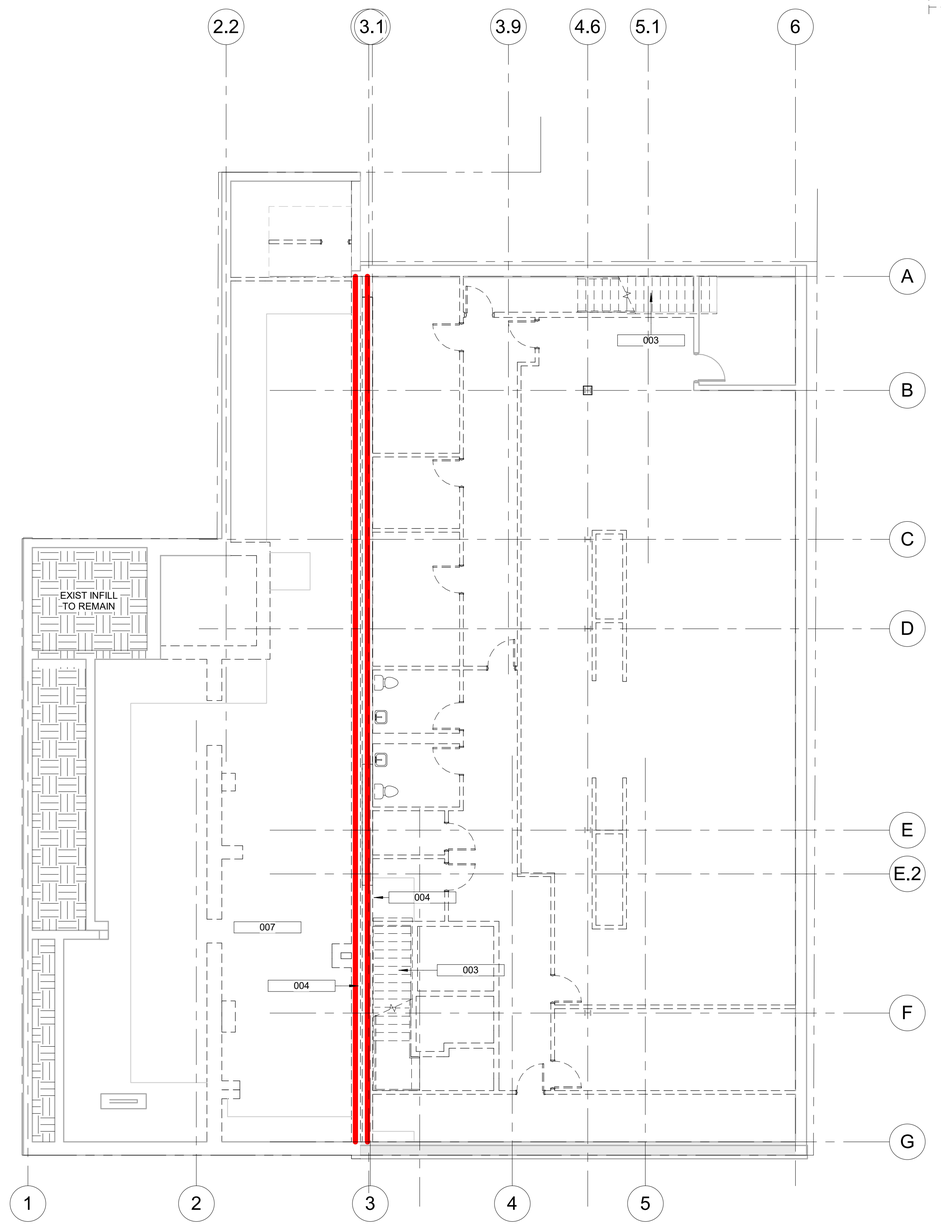
SHEET NUMBER:
A-200.3

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

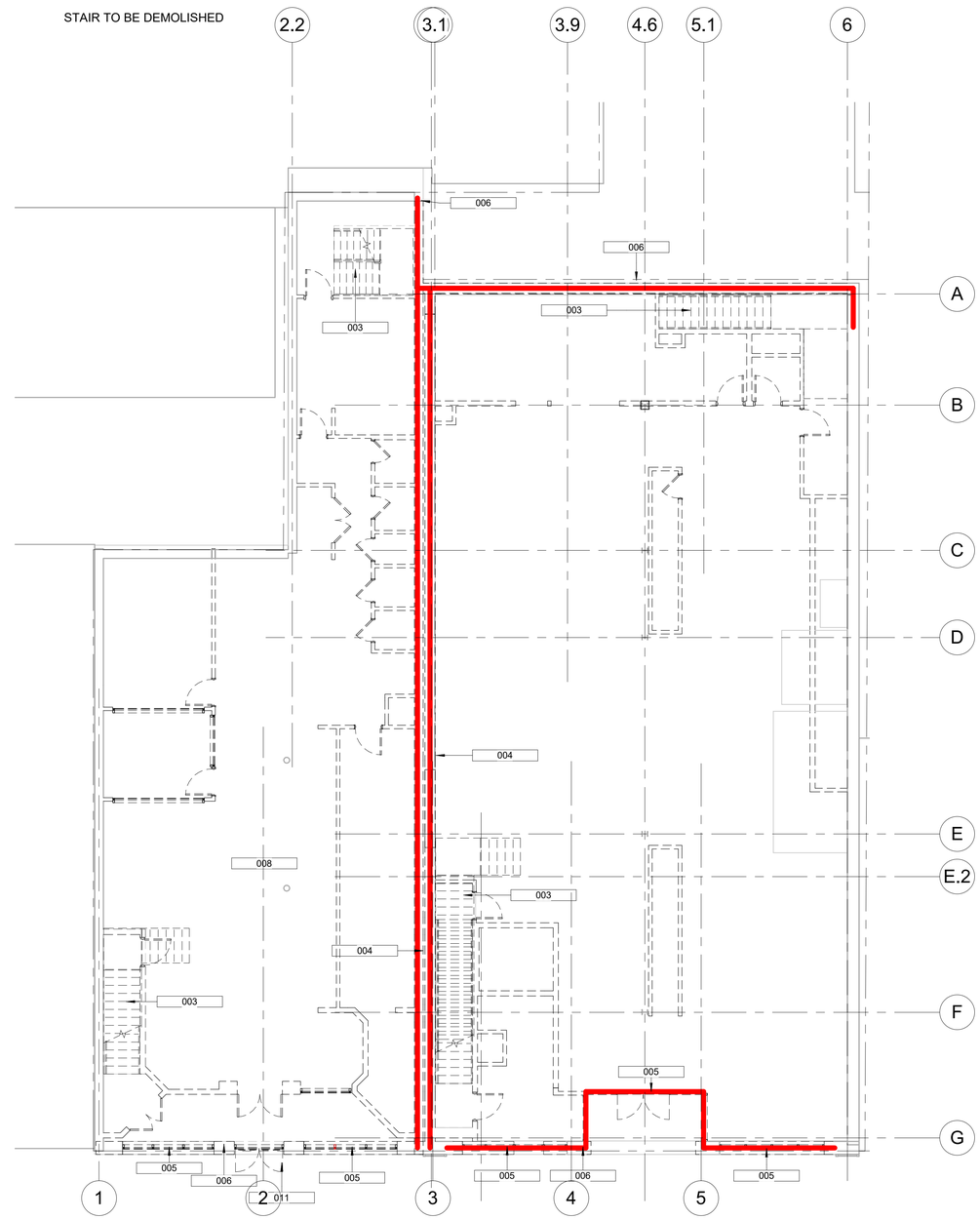
DEMOLITION LEGEND

- 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.



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



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

THE MANSLY ON KING

The Silverman Group

615-621 KING STREET

Alexandria, VA 22314

WINSTANLEY ARCHITECTS & PLANNERS

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

COMMONWEALTH OF VIRGINIA
MICHAEL P. BURKE
WINSTANLEY
No. 012577
02/11/2022
ARCHITECT

REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	02/14/2022	DEMOLITION / ENCAPSULATION PERMIT
	02/23/2022	DEMOLITION / ENCAPSULATION PERMIT Rev. 1
	04/04/2022	DEMOLITION / ENCAPSULATION PERMIT R1

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

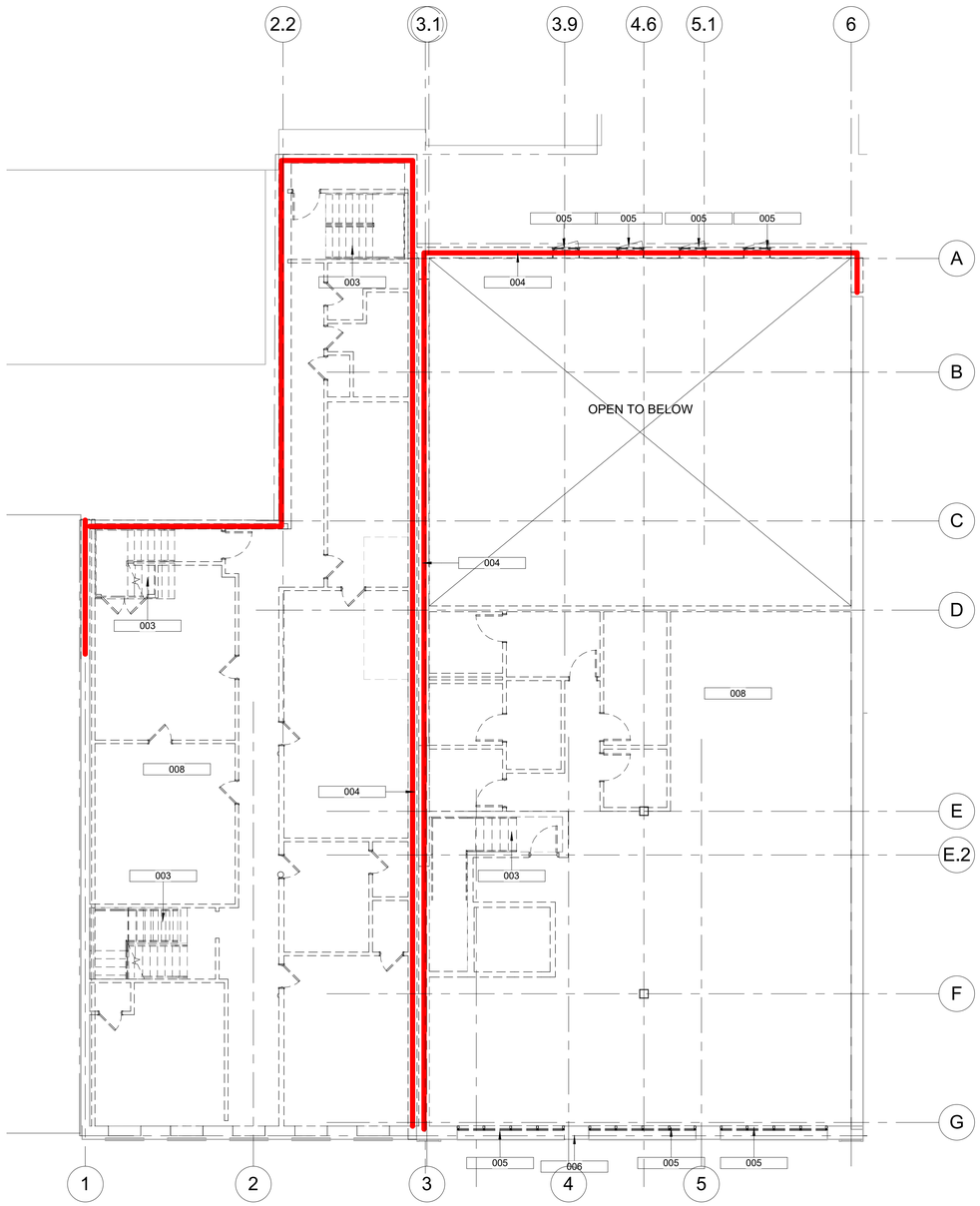
SHEET NUMBER:
AD-111

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

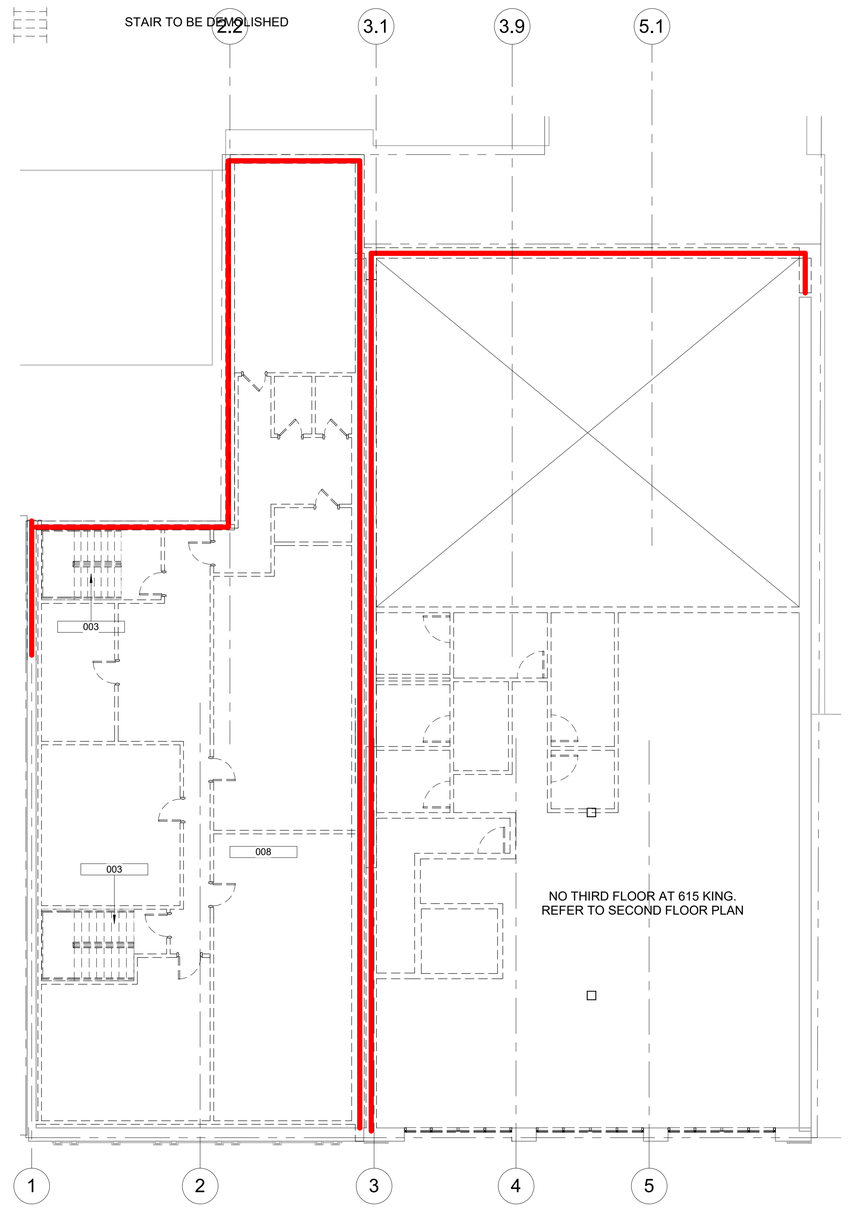
DEMOLITION LEGEND

- 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



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



2 DEMOLITION PLAN - LEVEL 3
1/8" = 1'-0"

THE MANSLY ON KING

The Silverman Group

615-621 KING STREET

Alexandria, VA 22314

WINSTANLEY ARCHITECTS & PLANNERS

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

COMMONWEALTH OF VIRGINIA
ARCHITECT
WINSTANLEY
No. 012577
02/11/2022

REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	02/14/2022	DEMOLITION / ENCAPSULATION PERMIT
	02/23/2022	DEMOLITION / ENCAPSULATION PERMIT Rev. 1
	04/04/2022	DEMOLITION / ENCAPSULATION PERMIT R1

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

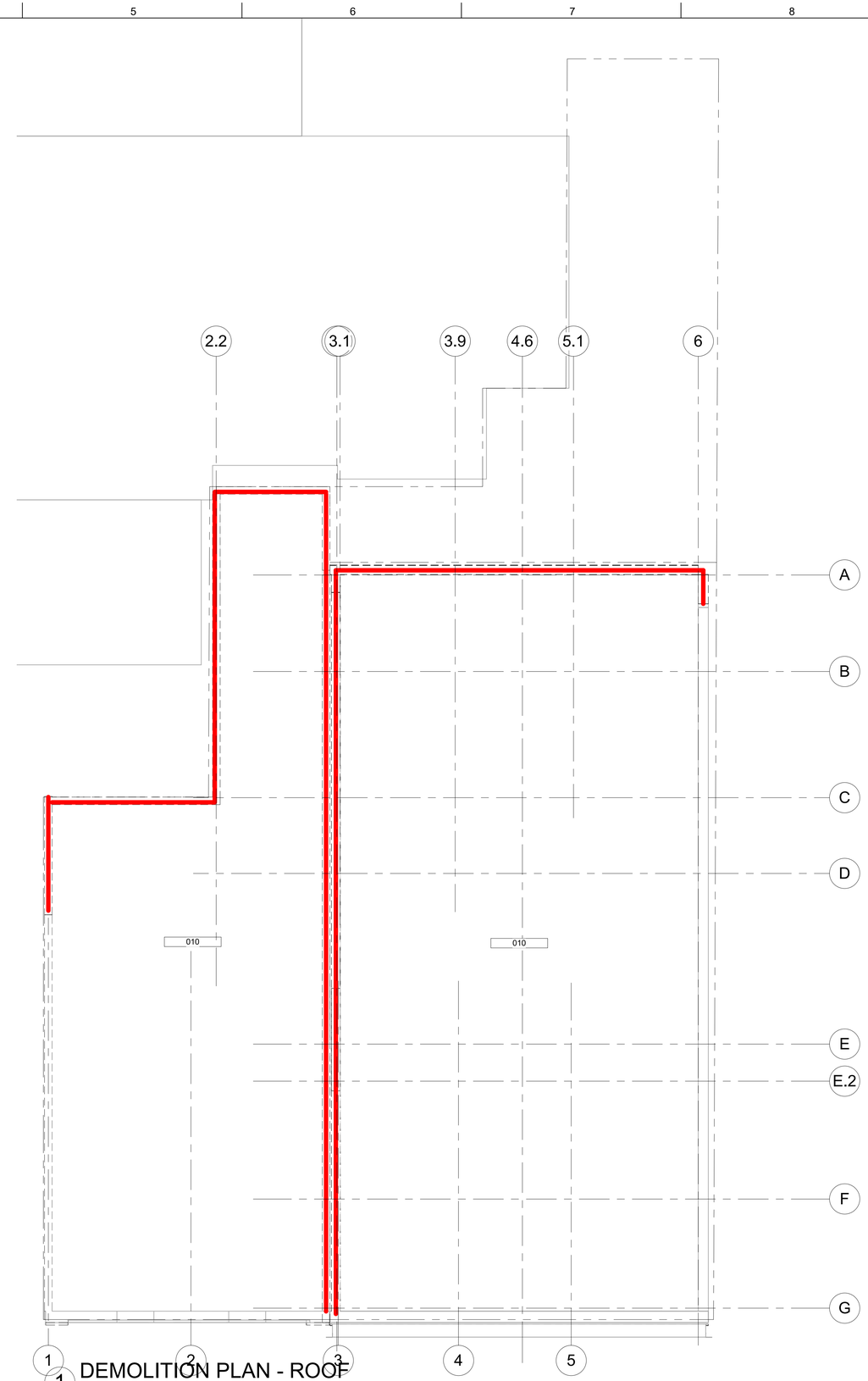
SHEET NUMBER:
AD-112

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

Keynote Legend	
Key Value	Keynote Text
010	REMOVE EXIST MEMBRANE ROOF

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

THE MANSLY ON KING

The Silverman Group

615-621 KING STREET

Alexandria, VA 22314

WINSTANLEY ARCHITECTS & PLANNERS

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

COMMONWEALTH OF VIRGINIA
ARCHITECT
WINSTANLEY
No. 012577
02/11/2022

REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	02/14/2022	DEMOLITION / ENCAPSULATION PERMIT
	02/23/2022	DEMOLITION / ENCAPSULATION PERMIT Rev. 1
	04/04/2022	DEMOLITION / ENCAPSULATION PERMIT R1

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-113

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

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

DEMOLITION AREAS

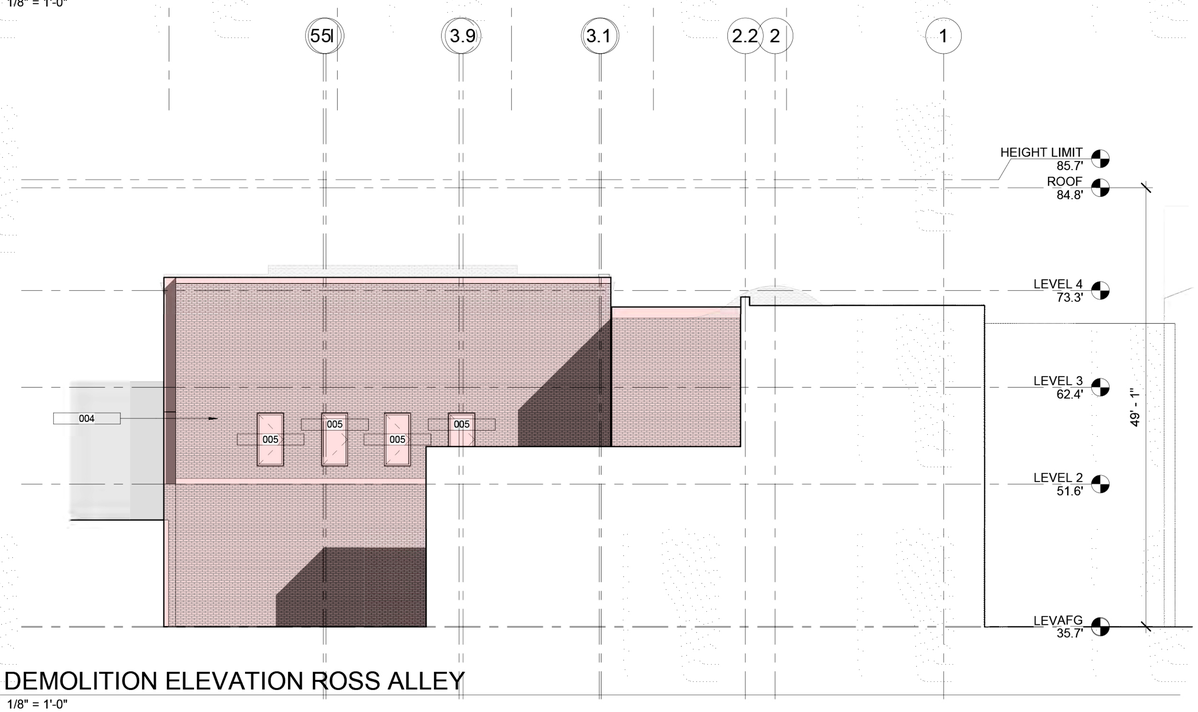
615 KING ST

- GROUND FLOOR STOREFRONT AREA AND THREE SECOND FLOOR WINDOWS: 1,184 SF
- COMPLETE ROSS ALLEY (NORTH) FACADE: 1,962 SF
- PARTIAL EAST FACADE: 216 SF
- COMPLETE ROOF: 5,608 SF

621 KING ST

- GROUND FLOOR STOREFRONT AREA, PORTION OF THE INFILL ABOVE AND FIVE SECOND FLOOR WINDOWS: 463 SF
- PORTION OF ROSS ALLEY (NORTH) FACADE: 967 SF
- PORTION OF WEST ELEVATION: 1,040 SF
- COMPLETE ROOF: 3,237

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



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

THE MANSLY ON KING

The Silverman Group

615-621 KING STREET

Alexandria, VA 22314

WINSTANLEY ARCHITECTS & PLANNERS

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 040101257, expiration date 08/31/2022

COMMONWEALTH OF VIRGINIA
WINSTANLEY
No. 012577
02/11/2022
ARCHITECT

REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	02/14/2022	DEMOLITION / ENCAPSULATION PERMIT
	02/23/2022	DEMOLITION / ENCAPSULATION PERMIT Rev. 1
	04/04/2022	DEMOLITION / ENCAPSULATION PERMIT R1

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

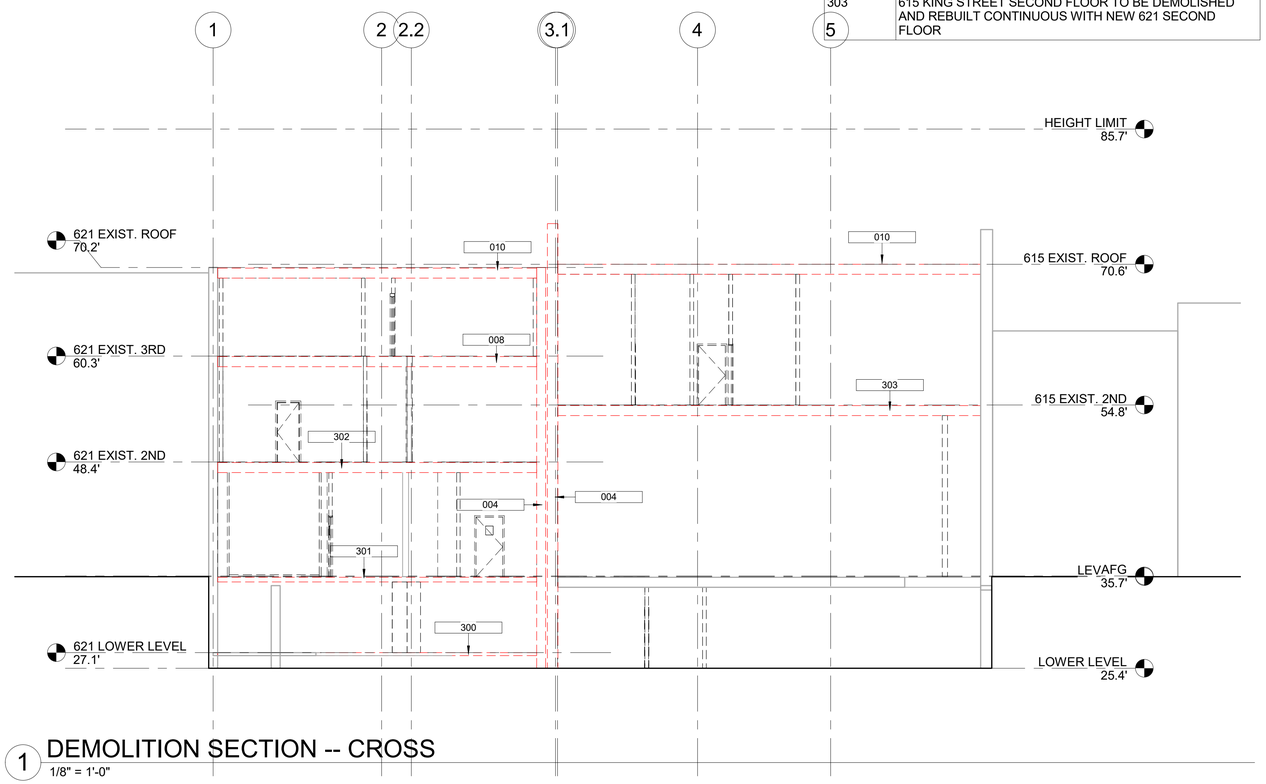
APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. DATE

SHEET TITLE:
DEMOLITION ELEVATIONS

SHEET NUMBER:
AD-201

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

Keynote Legend	
Key Value	Keynote Text
004	REMOVE EXIST. DEMISING WALLS BETWEEN BUILDINGS
008	REMOVE EXIST. FLOOR AND FLOOR FRAMING
010	REMOVE EXIST MEMBRANE ROOF
300	DEMOLISH BASEMENT SLAB AND LOWER FLOOR TO ALIGN WITH EXISTING 615 BASEMENT SLAB
301	DEMOLISH FIRST FLOOR TO ALIGN WITH EXISTING FLOOR AT 615
302	SECOND FLOOR TO BE DEMOLISHED AND REBUILT AT A HEIGHT REQUIRED FOR RETAIL USE BELOW
303	615 KING STREET SECOND FLOOR TO BE DEMOLISHED AND REBUILT CONTINUOUS WITH NEW 621 SECOND FLOOR



1 DEMOLITION SECTION -- CROSS
1/8" = 1'-0"

THE MANSLY ON KING

The Silverman Group

615-621 KING STREET

Alexandria, VA 22314

WINSTANLEY ARCHITECTS & PLANNERS

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

COMMONWEALTH OF VIRGINIA
ARCHITECT
WINSTANLEY
No. 012577
02/11/2022

REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	02/14/2022	DEMOLITION / ENCAPSULATION PERMIT
	04/04/2022	DEMOLITION / ENCAPSULATION PERMIT R1

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 SECTIONS

SHEET NUMBER:
AD-301

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