

**ISSUE:** Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for an addition and alterations

**APPLICANT:** 901 King LLC

**LOCATION:** Old and Historic Alexandria District  
508 North Washington Street

**ZONE:** KR/King Street Retail zone.

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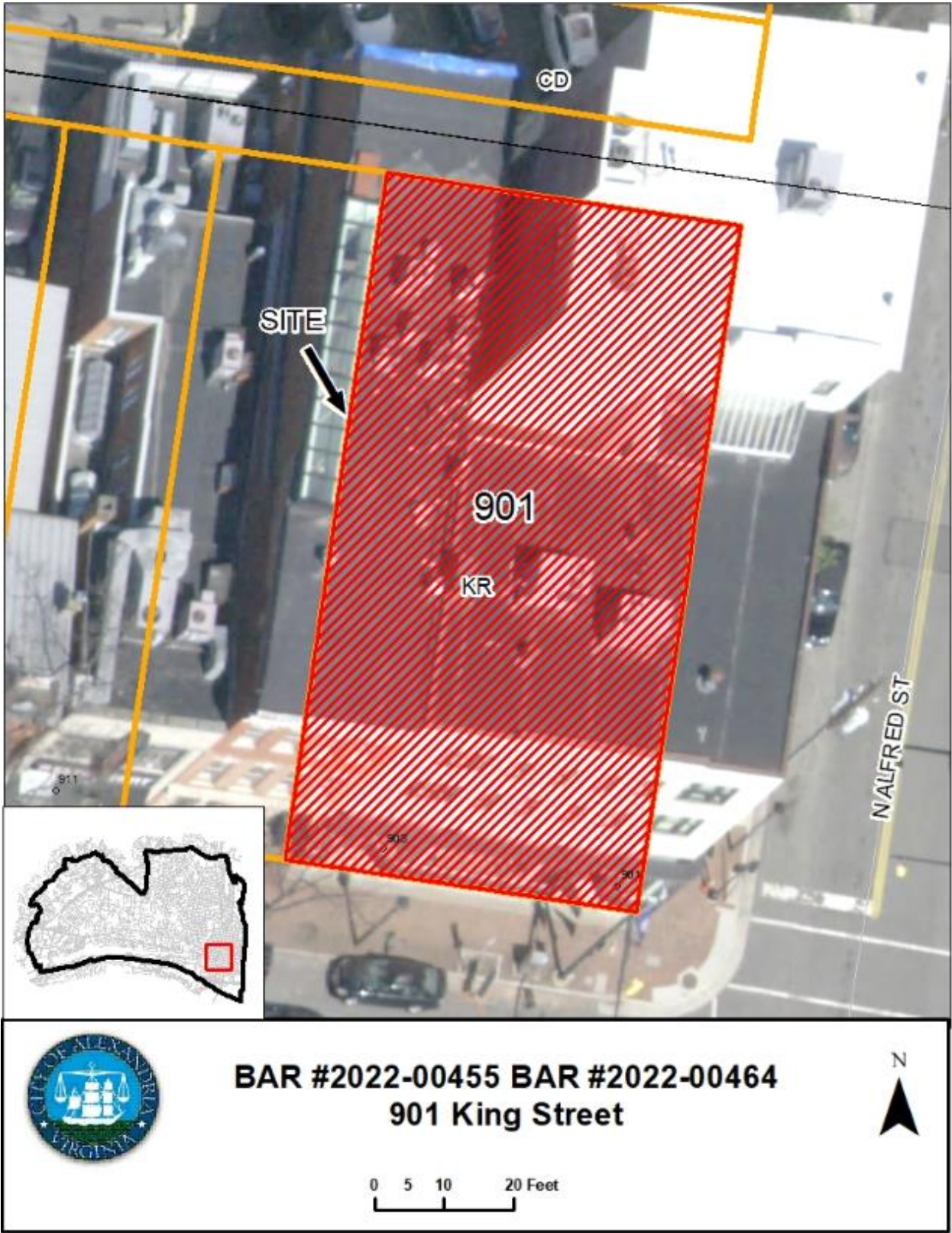
**STAFF RECOMMENDATION**

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for an addition and alterations with the following conditions:

1. The proposed exterior stair be revised with stairs only on the north side and a vertical masonry plane aligned with the north edge of the stair tower on the south side. The face of the new exterior stair will include an inset section similar to existing stair.
2. The proposed fourth floor stair enclosure be differentiated from the existing structure and the proposed cornice be replaced with a parapet similar to the adjacent on the southern portion of the building.
3. Glazing in existing and proposed vertical slot of stair enclosure be fritted glass to be similar to glazing above storefront.

**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](mailto: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.



**Note:** Staff coupled the applications for a Permit to Demolish (BAR2022-00455) and Certificate of Appropriateness (BAR2022-00464) for clarity and brevity. The Permit to Demolish requires a roll call vote.

## **I. APPLICANT'S PROPOSAL**

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations and an addition at 901 King Street

### Permit to Demolish/Capsulate

1. Relocate basement window opening, 9 sf.
2. Extend slot in existing stair tower, 16 sf.
3. Enlarge window to accommodate new exterior door at first floor, 30 sf
4. Area of exterior wall encapsulated by new exterior stair, 112.5 sf.
5. Encapsulated wall at stair tower extension, 154 sf
6. Area of roof to be demolished for extended stair tower enclosure, 190 sf.

### Certificate of Appropriateness

1. Upon removal of the existing exterior stair, a new stair similar in design to the existing stair will be constructed south of the current location.
2. One basement and one first floor window will be reconfigured to accommodate this new stair location.
3. A new black metal canopy will be installed above a new entry door at the relocated exterior stair.
4. The existing glass block slot in the stair tower will be replaced with new storefront.
5. The stair tower will be extended to the fourth floor to allow for access to a new roof deck.
6. A metal railing will be constructed around a new roof deck.
7. HVAC screening made of stained wood will be constructed adjacent to the roof deck.
8. Existing glass block at the southern portion of the building will be replaced with fritted glass.
9. Inset tiles will be replaced with lower gloss tiles of a similar color.
10. Painted graphic depicting the street address will be applied to the east elevation

### Site context

The alley to the north, behind the subject property, is private. Because of the size of the building and the configuration of the neighboring properties, the north, east, and south elevations are all visible from a public right of way.



## II. HISTORY

The masonry building at 901 and 903 King Street appears to have two separate sections. The four story northern section features five bays of six over six windows arranged in a symmetrical configuration with the elevated first floor accessed by an exterior masonry stair. This portion of the building includes a decorative cornice painted to match the window heads and sills that protrude from the adjacent walls.

The three story southern portion of the building has a distinctive art deco style with one over one punched windows and horizontal bands above the ground floor retail space facing King Street to the south. This retail space is defined by the storefront that wraps around the east elevation including a knee wall, and a projecting sign band with a horizontal strip of glass block above. The first floor features limestone cladding and inset sections of glass block and dark tile. A vertical strip of glass block is centered above an entry door featuring a painted metal canopy on the east elevation.

In 1874 the Alexandria School Board purchased the three structures that were located on the site and in 1875 they were combined into a single building by the prominent local builder Benjamin Franklin Pierce (Figure 1). This building served as the Peabody School Building which served Alexandria students and featured water piped into each of the rooms and included a large hall that was used for a variety of civic uses. In 1909 the City of Alexandria sold the building to J.D. Rodgers for \$18,000 who converted it into an apartment building called the Cameron.



Figure 1: The Peabody School Building built in 1875

In 1933 the building was gutted by a major fire inflicting significant damage to the southern portion (Figure 2). George Warfield purchased the building in 1935 and rebuilt the southern section, eliminating the fourth floor and replacing the existing façade with the art deco design that remains.



Figure 2: Photo of the fire that gutted the building from the December 31, 1933 Washington Sunday Star

*Previous BAR Approvals*

December 13, 1961 – BAR approval of relocation of signage  
BAR 86- 198 – Revisions to building entry including exterior stair at east elevation  
BAR 87- 54 – Revisions to entry door and exterior materials  
BAR 87-80 – Approval of signage  
BAR 2002-0207 – Replacement of door  
BAR 2012- 00379 – Window replacement  
BAR 2013- 00116 – Approval of signage  
BAR 2013-00333 – Tile replacement

### III. ANALYSIS

#### Permit to Demolish/Capsulate

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

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

The analysis of the standards indicated above relate only to the specific portions of the building proposed for demolition/capsulation, not the overall building.

The majority of the proposed demolition breaks down into two main areas. The applicant is proposing to demolish the existing exterior entry stair on the east side and alter nearby window openings to accommodate the proposed relocation of the building entry. As noted above, the existing exterior stair was approved by the BAR in 1986 and as such, the construction is not of an uncommon design or material and could easily be reproduced today. The windows are not original

to the structure and the proposed modifications to the window openings do not alter the character of the building.

The facades on the southern portion of the building date from the reconfiguration completed in 1935. This structure is an important example of art deco design within the historic district. The proposed demolition to this portion of the structure is limited and does not detract from this architectural character. The entry stoop and canopy at the entrance to the stair on the North Alfred Street elevation were a part of the original 1935 renovation, however, they were modified and new finishes were applied in the 1986 scope of work. The area of roof and upper level south wall of the northern portion being demolished to allow for the extension of the stair tower do not contribute to the overall building character and are not of a unique or unusual construction.

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

### Certificate of Appropriateness

The proposed redevelopment of the existing structure at 901 and 903 King Street includes several different components in an effort to upgrade the building and convert the current office use to a new multi-family residential use.

#### Retail upgrade

The existing retail space on the first floor of the southern section of the building includes a storefront that extends along the King Street frontage and wraps around the southeast corner extending onto the Alfred Street elevation. The storefront projects from the building face and includes a dark stone clad knee wall, dark metal glazed storefront, a projecting sign band, and glass block clerestory windows flush with the face of the building (Figure 3).



**Figure 3: Existing retail storefront at 901 & 903 King Street**



The applicant is proposing to retain much of the existing storefront including the framing and the sign band. The high gloss tiles on the knee wall and at the clerestory are damaged and will be replaced with dark stone or tile. The existing limestone tiles will be cleaned or replaced as necessary. Much of the existing glass block at the clerestory window has been damaged over time or has become obscured. The applicant is proposing to replace the glass block with a fritted glass.

Staff supports the proposed work on the ground floor retail storefront. The replacement of the damaged tiles with a similar material will give a modern look to the storefront while still retaining the art deco design motif. Recently the Board endorsed the use of fritted glass at the 615 King Street storefront as a modern material that recalls glass block. Staff finds that the proposed fritted glass in this location will similarly recall the original material while remaining clearly modern.

#### Exterior entry stair

Currently, the first floor of the northern section of the building is accessed from a two sided exterior stair and entry door centered on this portion of the east elevation. This entry stair dates from 1986 and includes a painted brick base with an inset arched opening, stone treads and a simple black metal railing. The applicant is proposing to relocate the entrance two window bays to the south, at the edge of the northern portion of the building. The window in this location will be enlarged to accommodate a new entry door and a simple metal canopy will be installed above the new door opening (Figure 4).



**Figure 4: Proposed east elevation showing new exterior entry stair and reconfigured windows**

As noted above, the exterior entry stair is not original to the structure. As shown in the photograph in Figure 1, the existing location of the entry door does appear to be original. While this location is original, the overall composition of the elevation has been dramatically changed by the 1935 reconfiguration of the south end of the building.

The proposal includes a new exterior stair configured similar to the existing stair with a landing at the top accessed by stairs from both the north and south sides with the southern stairs in front of the stair tower on the southern portion of the building. Staff supports the relocation of the stair

and finds the asymmetrical composition compatible with the overall east elevation. However, staff recommends that the design for the stair be modified to eliminate the stairs on the south side of the landing, leaving access only from the north side (Figure 5). An important hallmark of the existing building is that there is a clear differentiation between the northern and southern sections. Extending the new exterior stair in front of the stair tower blurs this differentiation and does not allow the stair tower to read as a distinct form. The recommended reconfiguration of the exterior stair would reinforce the basic organization of the east elevation and the differentiation between the two building portions.

According to the minutes from the 1986 BAR hearing where this entry was discussed, one of the conditions of approval was that the applicant introduce a recessed panel into the face of the masonry on the base of the stair to “reduce the visual mass of the masonry.” The current stair includes a small, recessed arch centered on the stair in response to this comment. Staff recommends that the applicant include a similar detail in the new exterior stair.



**Figure 5: East elevation showing portion of exterior stair staff is recommending be removed**



#### Stair extension and roof deck

Under the current configuration, the interior stair in the building is accessed from the exterior through a ground floor entry with a stoop and canopy located at the north edge of the southern portion of the east elevation. The stair tower features a vertical slot of glass block similar to the glass block above the storefront. The massing sits proud of the adjacent building massing and the parapet is taller than the adjacent parapet on the southern portion of the building (Figure 5).



**Figure 5: View of current stair tower configuration**

The applicant is proposing to replace the existing internal stair with a new one in the same location but a different configuration, and will extend the stair to the fourth floor of the building. This extension will provide access to a new roof deck and provide a second means of egress for the residential units on the fourth floor. Under the proposed reconfiguration, the entrance will be relocated to the new exterior stair and an addition will be added to the roof of the southern portion of the building to house the vertical extension. The proposed design for this extension includes a painted masonry enclosure aligned with the stair tower massing below, featuring a vertical slot window and decorative cornice to match the one on the northern portion of the building. The applicant is also proposing to replace the glass block in the existing vertical slot with a clear storefront.

Staff finds that the vertical extension of the stair is compatible with the design of the building but that the addition should be clearly differentiated from the existing stair tower, allowing the addition to read as clearly separate from the original construction (Figure 6). According to the *Design Guidelines*, “An addition to a historic building should be clearly distinguishable from the original structure. An addition should not obscure or dilute the architectural and historic importance of an existing building by creating a false sense of the past.” The proposed design includes a decorative cornice on the addition similar to the one on the northern portion of the building. Staff recommends that the addition include a simple parapet similar to the rest of the southern portion of the building. In lieu of the proposed clear storefront glazing at the new and existing vertical slot, staff recommends that the applicant install fritted glass similar to what is being used above the storefront to recall the original glass block.



**Figure 6: Rendering with new portion of stair tower highlighted**

The applicant is proposing to add an occupiable roof deck to the southern portion of the building with access from the new stairway extension. The edge of the roof deck will be set back from the existing parapet and will be enclosed with a painted metal railing. Adjacent to the roof deck will be a stained wood enclosure to conceal the roof top HVAC equipment. As shown in the provided renderings (Figure 6), the railing and screening enclosure will only be minimally visible from the public right of way. There are a number of other roof decks nearby on King Street that are more visible from the public right of way than the proposed for this property, including the one at 815 King Street and the one across the street from the subject building at 904 King Street. Staff finds that the proposed roof deck will only be minimally visible from the public right of way and that the design of the proposed railing and HVAC screening are appropriate for the building and the nearby context.

#### Painted graphic

The applicant is proposing to paint the building address on the upper portion of the east elevation of the building and has submitted two options for the design. The structure is a previously painted masonry building so the *Design Guidelines* section on painted masonry does not apply to this proposal. Per the comments from the Zoning Department below, the proposed painting is considered to be a sign and as such must comply with the zoning requirements associated with the size and extent of building signage. Staff recommends that the applicant work with staff on the final design for the graphic to ensure that it complies with all relevant Zoning Ordinance sections.

Staff finds that the proposed design is consistent with the character of the existing building and compatible with the surrounding structures. This building has undergone extensive revisions since the three original buildings were combined into a public school in 1875 including a devastating fire and subsequent remodeling that changed the style of half of the structure. The proposed modifications do not alter the architectural character and the proposed repairs reinforce the art deco design. With the following conditions, staff recommends approval of the Permit to Demolish (partial) and Certificate of Appropriateness for an addition and alterations.

1. The proposed exterior stair be revised with stairs only on the north side and a vertical masonry plane aligned with the north edge of the stair tower on the south side. The face of the new exterior stair will include an inset section similar to existing stair.
2. The proposed fourth floor stair enclosure be differentiated from the existing structure and the proposed cornice be replaced with a parapet similar to the adjacent on the southern portion of the building.
3. Glazing in existing and proposed vertical slot of stair enclosure be fritted glass to be similar to glazing above storefront.

#### **STAFF**

Bill Conkey, AIA Historic Preservation Architect, Planning & Zoning  
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**

The subject property is zoned KR and the applicants propose to renovate the building and revert the upper and rear portion of the first floor to 14 residential dwelling units. The proposed renovations and reversions will comply with zoning.

- F-1 The reversion to 14 multi-family dwelling units will comply with section 12-101(B) based on information submitted by the applicant permit and real estate records.

- F-2 The extended stairwell, roof top access, roof top screening and railing will all comply with the maximum 50' height limitation.
- F-3 Confirm with TES that no encroachment is required for the relocated stairs that exceed the allowance in 5-2-29(a).
- C-1 The proposed sign and any other future signs must comply with section 9-202(A)(6) or (7) regarding size and location.

**Code Administration**

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

**Transportation and Environmental Services**

No comments received

**Alexandria Archaeology**

- F-1 No Archaeology oversight is required for this undertaking

**V. ATTACHMENTS**

- 1 – Application Materials for BAR 2022-00455 & 2022-00464
- 2 – Supplemental Materials

BAR Case # \_\_\_\_\_

ADDRESS OF PROJECT: 901 King Street Alexandria VA 22314DISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 064.04-05-40ZONING: KRAPPLICATION FOR: *(Please check all that apply)*☐ CERTIFICATE OF APPROPRIATENESS☒ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH  
(Required if more than 25 square feet of a structure is to be demolished/impacted)☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION  
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT  
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)Applicant: ☒ Property Owner ☐ Business *(Please provide business name & contact person)*Name: 901 King LLCAddress: 2401 Mt. Vernon Avenue Unit BCity: Alexandria State: VA Zip: 22301Phone: 703-989-7399 E-mail: mike@wmhhomes.comAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☒ OwnerName: Mike Dameron Phone: 703-989-7399E-mail: mike@wmhhomes.com**Legal Property Owner:**Name: 901 King Street LLCAddress: 2401 Mt. Vernon Avenue Unit BCity: Alexandria State: VA Zip: 22301Phone: 703-989-7399 E-mail: mike@wmhhomes.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

Roof Deck \_\_\_\_\_

☒ ADDITION☒ DEMOLITION/ENCAPSULATION☒ SIGNAGE**DESCRIPTION OF PROPOSED WORK:** *Please describe the proposed work in detail (Additional pages may be attached).*

901 King LLC is proposing to convert existing commercial space on upper floors into 14 apartments above ground floor retail. "901 King Street" painted mural at King/Alfred St. Existing retail along King Street will remain unchanged. Facade improvements will include replacement of black tile with natural stone - replacement of glass block with fritted glass or equivalent. Existing entrances on N. Alfred elevation will be demolished and consolidated into one door entrance and similar entry stairs. New ornamental metal awning will be constructed. New 4th floor stairwell cavity will be constructed to allow egress stairwell to be brought up to code. Glass block will be replaced with new multistory window. Roof deck will be constructed with metal/glass rail and HVAC screen

**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.*

- ☒ ☐ <sup>N/A</sup> 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.*

- ☒ ☐ <sup>N/A</sup> Linear feet of building: Front: 51.42' Secondary front (if corner lot): 100'.
- ☐ ☒ 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.*

- ☒ ☐ <sup>N/A</sup> 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.

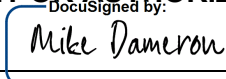
BAR Case # \_\_\_\_\_

**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:   
72CAF9B90F7C428...

Printed Name: 901 King LLC - Mike Dameron

Date: 10/03/2022



# Department of Planning and Zoning

## Floor Area Ratio and Open Space Calculations

as of 12/20/18

**B**

PLEASE SEE FAR EXHIBIT ATTACHED

### A. Property Information

A1. 901 King Street Alexandria VA 22314  
Street Address

CL  
Zone

A2. 5142 x 0 = 0  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

### B. Existing Gross Floor Area

#### Existing Gross Area

Basement  
First Floor  
Second Floor  
Third Floor  
Attic  
Porches  
Balcony/Deck  
Lavatory\*\*\*  
Other\*\*

#### Allowable Exclusions\*\*

Basement\*\*  
Stairways\*\*  
Mechanical\*\*  
Attic less than 7'\*\*\*  
Porches\*\*  
Balcony/Deck\*\*  
Lavatory\*\*\*  
Other\*\*  
Other\*\*

B1. 0 Sq. Ft.  
Existing Gross Floor Area\*

B2. 0 Sq. Ft.  
Allowable Floor Exclusions\*\*

B3. 0 Sq. Ft.  
Existing Floor Area Minus Exclusions  
(subtract B2 from B1)

#### Comments for Existing Gross Floor Area

B1. **Total Gross** 0 B2. **Total Exclusions** 0

### C. Proposed Gross Floor Area

#### Proposed Gross Area

Basement  
First Floor  
Second Floor  
Third Floor  
Attic  
Porches  
Balcony/Deck  
Lavatory\*\*\*  
Other

#### Allowable Exclusions\*\*

Basement\*\*  
Stairways\*\*  
Mechanical\*\*  
Attic less than 7'\*\*\*  
Porches\*\*  
Balcony/Deck\*\*  
Lavatory\*\*\*  
Other\*\*  
Other\*\*

C1. 0 Sq. Ft.  
Proposed Gross Floor Area\*

C2. 0 Sq. Ft.  
Allowable Floor Exclusions\*\*

C3. 0 Sq. Ft.  
Proposed Floor Area Minus Exclusions  
(subtract C2 from C1)

C1. **Total Gross** 0 C2. **Total Exclusions** 0

### D. Total Floor Area

D1. 0 Sq. Ft.  
Total Floor Area (add B3 and C3)

D2. 0 Sq. Ft.  
Total Floor Area Allowed  
by Zone (A2)

### E. Open Space

E1. 0 Sq. Ft.  
Existing Open Space

E2. 0 Sq. Ft.  
Required Open Space

E3. 0 Sq. Ft.  
Proposed Open Space

### Notes

\*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

\*\* Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

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

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

Signature: \_\_\_\_\_

Date: 10/03/2022

## 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. Mike & Leigh Dameron	303 East Oxford Avenue Alexandria VA 22301	50%
2. Sean & Andi Creeley	337 Richards Ave. Portsmouth, NH 03801	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 901 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. Mike & Leigh Dameron	303 East Oxford Avenue Alexandria, VA 22301	50%
2. Sean & Andi Creeley	337 Richards Ave. Portsmouth, NH 03801	50%
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. N/A		
2.		
3.		

**NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.**

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

10/02/2022  
Date

901 King LLC - Mike Dameror  
Printed Name

DocuSigned by:  
Mike Dameron  
72CAF9B90F7C428...  
Signature



## CERTIFICATION OF NOTICE BOARD OF ARCHITECTURAL REVIEW

TO: DIRECTOR OF PLANNING & ZONING  
CITY OF ALEXANDRIA, VIRGINIA

Article XI, Section 11-301(A)(3), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia states:

At least five days prior to the hearing, the applicant shall supply the director of Planning & Zoning with:

- a) a copy of the NOTICE OF PUBLIC HEARING sent;
- b) a copy of the PROPERTY OWNERS LIST; and,
- c) this completed CERTIFICATION OF NOTICE.

The applicant shall use the records and maps maintained by the Department of Real Estate Assessment to determine the proper recipients of notice and reliance upon such records shall constitute compliance with the requirements of this section. §11-301(A)(3).

THE UNDERSIGNED HEREBY CERTIFIES that the notice to adjoining property owners (copy attached), as required pursuant to Article XI, §11-301(A) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia, was **sent** to the attached list of property owners concerning the following issue:

**DATE MAILED:**

11/02/2022

**HEARING DATE:**

**PROPERTY ADDRESS:** 901 King Street Alexandria VA 22314

**ISSUE DESCRIPTION:** Partial demolition of exterior stairwell and door entrances along N. Alfred Street elevation. New "901 King Street" painted mural at King/Alfred corner. Construction of new stairwell and door entrance along Alfred Street elevation. Minor improvements to exterior facade to include replacement of glass block and marble tile New 4th floor stairwell cavity and roof deck with HVAC screening to be constructed.

901 King LLC - Mike Dameron

Print Name

703-989-7399

Telephone

mike@wmhhomes.com

E-mail address

DocuSigned by:

Mike Dameron

72CAF9B90F78428

Signature

10/3/2022

Date

**NOTE:** Applicant to return this copy at least 5 days prior to the hearing to: Department of Planning and Zoning, 301 King Street, Room 2100.



## NOTICE OF PUBLIC HEARING BOARD OF ARCHITECTURAL REVIEW

Dear Property Owner:

You are hereby notified of the following public hearing to be held on the issue described below by the Board of Architectural Review:

**BOARD OF ARCHITECTURAL REVIEW MEETING DATE:** 11/02/2022  
**7:00 P.M., City Hall**  
**301 King Street**  
**City Council Chambers, 2<sup>nd</sup> Floor**  
**Alexandria, Virginia 22314**

**ISSUE DESCRIPTION:** Partial demolition of exterior stairwell and door entrances.

Construction of new stairwell and door entrance along Alfred Street elevation. Minor  
improvements to exterior facade to include replacement of glass block and marble tile  
New 4th floor stairwell cavity and roof deck with HVAC screening to be constructed.

**PROPERTY ADDRESS:** 901 King Street Alexandria VA 22314

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

**TAX ASSESSMENT MAP NUMBER:** 064.04-05-40

As a citizen and party of interest, you are invited to attend these meetings and express your views concerning the above issue. If you have any questions regarding the request, you can reach me at 703-989-7399 and mike@wmhhomes.com(e-mail optional).

Sincerely,  
DocuSigned by:

Mike Dameron  
 Applicant Signature

901 King LLC

Applicant Printed Name

\*Date Mailed: \_\_\_\_\_

**\*Applicant to mail this notice to adjoining and abutting property owners at least ten but no more than thirty days prior to the hearing.**

**NOTE:** Applicant to return this copy at least five days prior to the hearing to: Department of Planning and Zoning, 301 King Street, Room 2100.





## PROPERTY OWNER LIST

### BOARD OF ARCHITECTURAL REVIEW

901 King Street Alexandria VA 22314

064.04      05      40

**SUBJECT ADDRESS**

**TAX ASSESSMENT MAP NUMBER**

Adjoining property owner names and addresses can be obtained by visiting the City website at [www.alexandriava.gov](http://www.alexandriava.gov) and following the link to Real Estate Assessments, or by visiting the Office of Real Estate Assessments at City Hall, 301 King Street, Room 2600.

ADJOINING PROPERTY OWNER  
NAME & MAILING ADDRESS

TAX ASSESSMENT  
MAP NUMBER

<b>Property Address</b>	907 KING ST, ALEXANDRIA	064.04-05-41 - -
<b>Owner Name</b>	907 KING LP	
<b>Mailing Address</b>	3307 M STREET NW 4TH FLOOR	
<b>City, State, Zip</b>	WASHINGTON DC 20007	

<b>Property Address</b>	108A N. ALFRED ST, ALEXANDRIA, VA	064.04-05-39 - -
<b>Owner Name</b>	A & H LIMITED LIABILITY COMPANY	
<b>Mailing Address</b>	901 King Street	
<b>City, State, Zip</b>	Alexandria VA 22314	

<b>Property Address</b>	105 N. ALFRED ST, ALEXANDRIA, VA	064.04-13-25 - -
<b>Owner Name</b>	105 NORTH ALFRED LLC I 105 NORTH ALFRED	
<b>Mailing Address</b>	203 S FAIRFAX ST	
<b>City, State, Zip</b>	ALEXANDRIA VA 22314-3303	

<b>Property Address</b>	821 KING ST, ALEXANDRIA, VA	074.02-01-01 - -
<b>Owner Name</b>	TRANSCEND LC	
<b>Mailing Address</b>	103 1/2 N ALFRED ST	
<b>City, State, Zip</b>	ALEXANDRIA VA 22314	

<b>Property Address</b>	824 KING ST, ALEXANDRIA, VA	074.02-11-28 - -
<b>Owner Name</b>	RESTREPO LLC	
<b>Mailing Address</b>	824 KING ST	
<b>City, State, Zip</b>	ALEXANDRIA VA 22314	

<b>Property Address</b>	900 KING ST, ALEXANDRIA, VA	074.01-06-08 - -
<b>Owner Name</b>	PREVENTION OF BLINDNESS SOCIETY OF THE	
<b>Mailing Address</b>	415 2ND ST NE STE 200	
<b>City, State, Zip</b>	WASHINGTON DC 20002-4900	

<b>Property Address</b>	902 KING ST, ALEXANDRIA, VA	074.01-06-07 - -
<b>Owner Name</b>	FIREHOUSE SQUARE LLC	
<b>Mailing Address</b>	5620 LINDA LN	
<b>City, State, Zip</b>	CAMP SPRINGS MD 20748	

<b>Property Address</b>	906 KING ST, ALEXANDRIA, VA	074.01-06-06 - -
<b>Owner Name</b>	FIREHOUSE SQUARE LLC	
<b>Mailing Address</b>	5620 LINDA LN	
<b>City, State, Zip</b>	CAMP SPRINGS MD 20748	

<b>Property Address</b>	108 N. ALFRED ST. ALEXANDRIA VA	064.04-05-38 - -
<b>Owner Name</b>	A & H LIMITED LIABILITY COMPANY	
<b>Mailing Address</b>	901 KING STREET	
<b>City, State, Zip</b>	ALEXANDRIA, VA 22314	

**NOTE:** Applicant to return this copy at least 5 days prior to the hearing to: Department of Planning and Zoning, 301 King Street, Room 2100.



### Legend

- Tax Map Index
- Parcels
- Blocks
- Fire Stations
- Addresses
- Metro Stations
- Metro Lines
- Yellow
- Yellow Blue
- City Boundary
- Rail Lines
- Parcels
- Buildings
- Surface Water
- Streams
- Parks
- City of Alexandria

### Notes

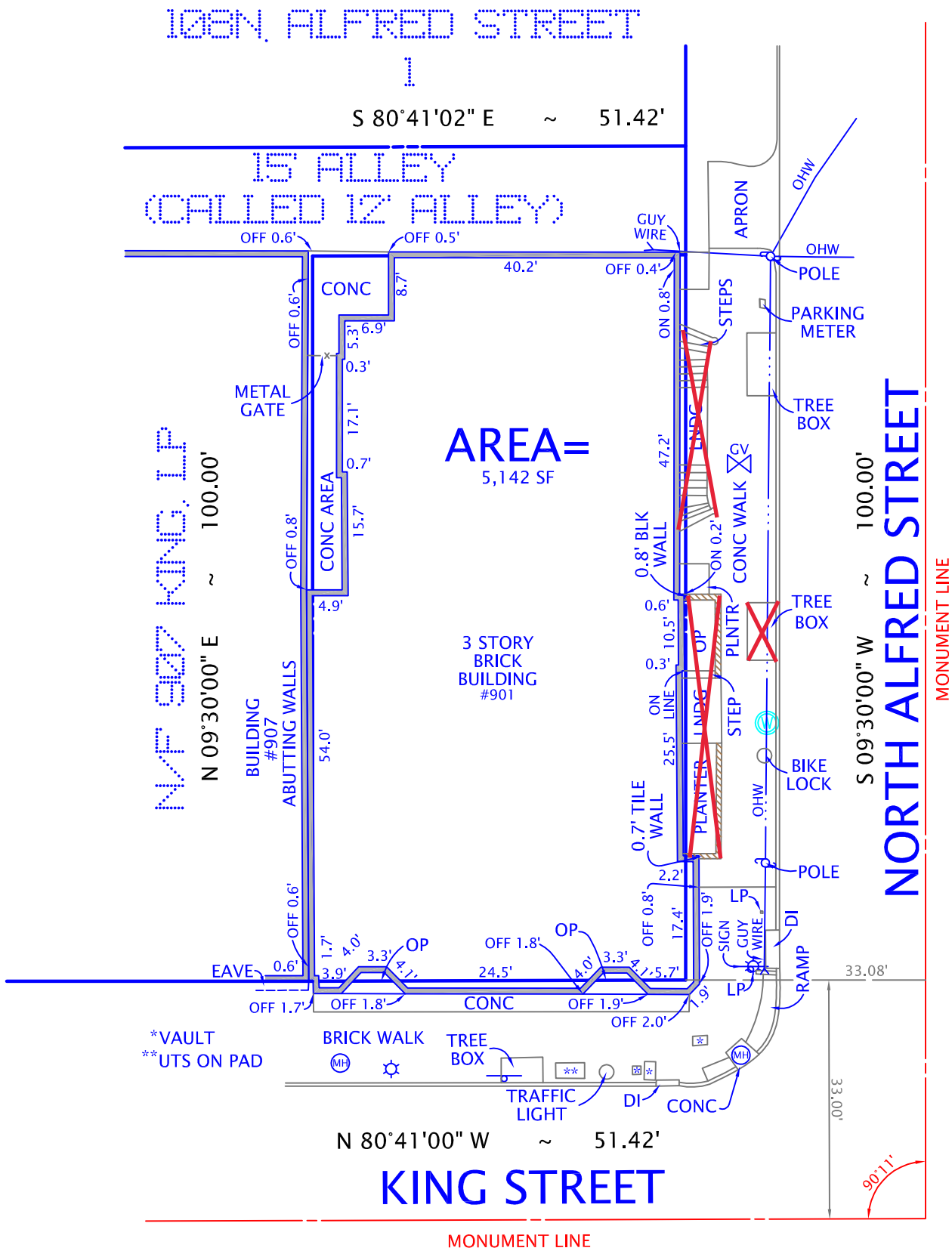
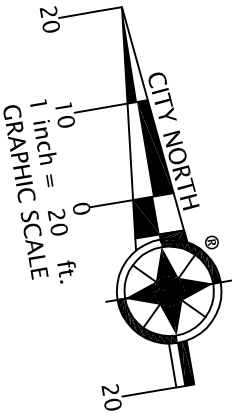
188.1 0 94.04 188.1 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
City of Alexandria, VA

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

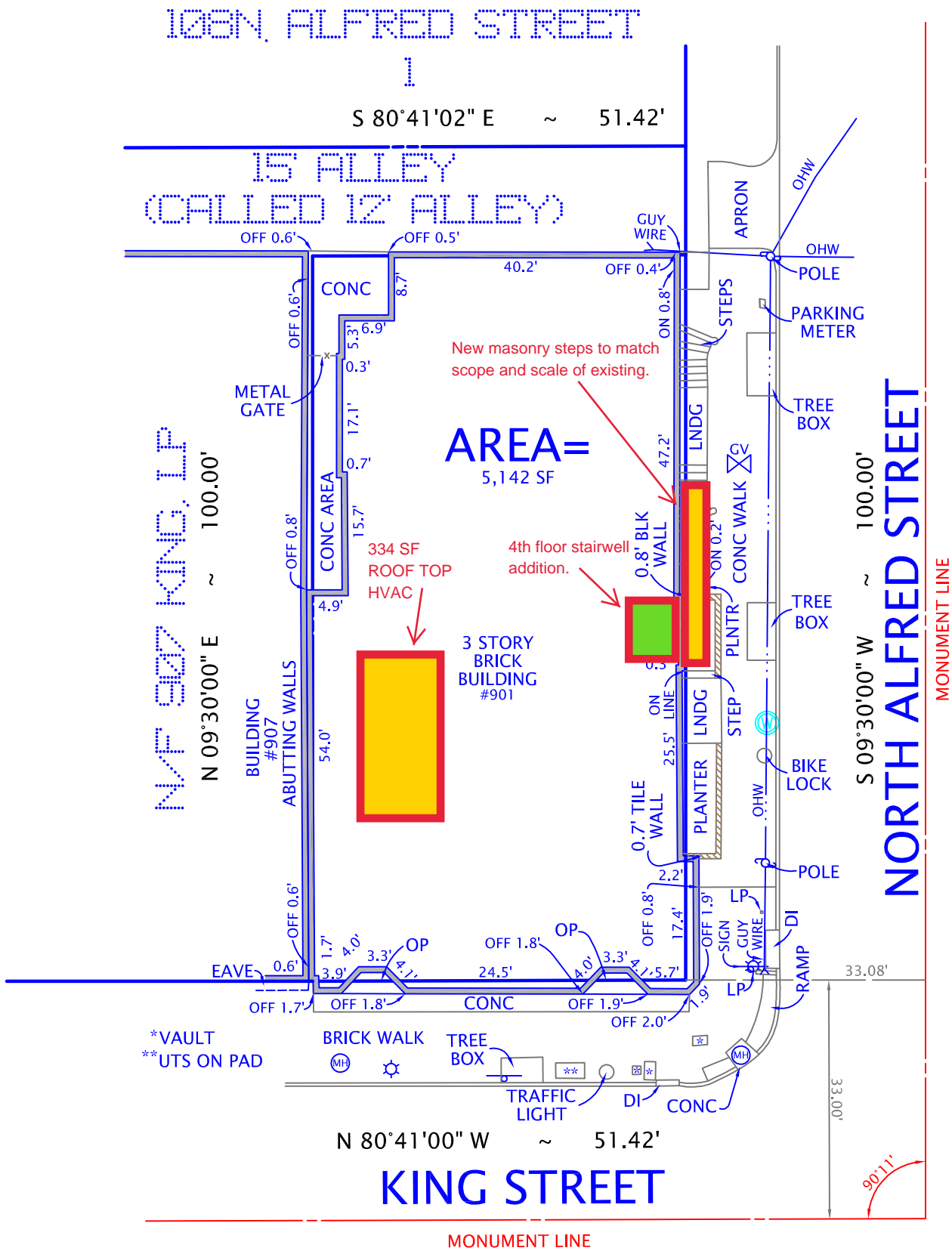
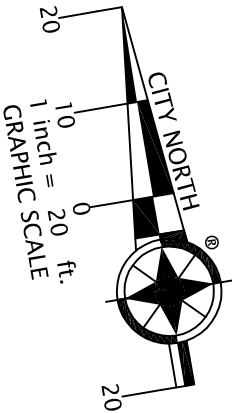
NOTES: 1. FENCES ARE METAL.  
2. UTILITIES ARE UNDERGROUND.



PLAT  
SHOWING BUILDING LOCATION ON  
THE PROPERTY LOCATED AT  
**#901 KING STREET**  
(DEED BOOK 1495, PAGE 49)  
**CITY OF ALEXANDRIA, VIRGINIA**  
SCALE: 1" = 20'      JUNE 6, 2022

<p>I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:</p>		<p>Ordered by:</p> <p>2401 Mount Vernon Avenue, Suite B Alexandria, Virginia 22301 Phone: 703-989-7399 Web: wmhhomes.com</p>
<p>THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.</p> <p>A TITLE REPORT WAS NOT FURNISHED.</p> <p>NO CORNER MARKERS SET.</p>		<p>8808-H PEAR TREE VILLAGE COURT ALEXANDRIA, VIRGINIA 22309 703-619-6555 FAX: 703-799-6412</p>

NOTES: 1. FENCES ARE METAL.  
2. UTILITIES ARE UNDERGROUND.



PLAT  
SHOWING BUILDING LOCATION ON  
THE PROPERTY LOCATED AT  
**#901 KING STREET**  
(DEED BOOK 1495, PAGE 49)  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 20' JUNE 6, 2022

<p>I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:</p>	<p>06/06/2022 GEORGE M. O'QUINN LICENSE NO. 2069 George M. O'Quinn</p>	<p>Ordered by:  2401 Mount Vernon Avenue, Suite B Alexandria, Virginia 22301 Phone: 703-989-7399 Web: wmhhomes.com</p>
<p>THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD. A TITLE REPORT WAS NOT FURNISHED. NO CORNER MARKERS SET.</p>		<p> 8808-H PEAR TREE VILLAGE COURT ALEXANDRIA, VIRGINIA 22309 703-619-6555 FAX: 703-799-6412</p>

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901 King Street Alexandria VA 22314  
Existing Conditions Photos

King Street Elevation





## Alfred Street Elevation



Alfred Street Elevation – Looking towards King



## Alfred Street Elevation – Existing bushes and steps






Alleyway – Looking at rear building unpainted masonry



901 King Street - Exterior Lighting

Alfred Street Door x 2




Portland AssembledContract Grade

**EVERETT NARROW LED WALL SCONCE**  
Item #A1343

LIMITED TIME OFFER  
**\$359.00** ~~\$449.00~~

FINISH - OIL-RUBBED BRONZE




1

▼

ADD TO CART

SAVE FOR LATER

Alfred Street “901 King Street” Wall Mural x 1




Portland AssembledContract Grade

**CARSON L-ARM LED WALL FIXTURE**  
Item #A6611

LIMITED TIME OFFER  
**\$527.00** ~~\$659.00~~

START WITH A POPULAR COMBINATION



PROJECTION - 3 CHOICES  
18 INCHES WALL TO CENTER SOCKET


SHADE - 118 CHOICES  
MATTE BLACK & POLISHED

ARM SUPPORT - 6 CHOICES  
NONE

CONTINUE CUSTOMIZING

ADD TO CART | SAVE FOR LATER

Roof Deck Exterior Doors & Wood Screen Wall x 6




Portland AssembledContract Grade

**EVERETT NARROW LED WALL SCONCE**  
Item #A1343

LIMITED TIME OFFER  
**\$359.00** ~~\$449.00~~

FINISH - OIL-RUBBED BRONZE



1

▼

ADD TO CART

SAVE FOR LATER



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

**B**

## A. Property Information

A1.  KR   
Street Address Zone

A2.  x  =   
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

## B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	B1. <input type="text"/> Sq. Ft. Existing Gross Floor Area*
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	B2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	B3. <input type="text"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	Comments for Existing Gross Floor Area <input type="text"/>
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other**	<input type="text"/>	Other**	<input type="text"/>	
B1. <u>Total Gross</u>	<input type="text"/>	B2. <u>Total Exclusions</u>	<input type="text"/>	

## C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	C1. <input type="text"/> Sq. Ft. Proposed Gross Floor Area*
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	C2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	C3. <input type="text"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other	<input type="text"/>	Other**	<input type="text"/>	
C1. <u>Total Gross</u>	<input type="text"/>	C2. <u>Total Exclusions</u>	<input type="text"/>	

## D. Total Floor Area

D1.  Sq. Ft.  
Total Floor Area (add B3 and C3)

D2.  Sq. Ft.  
Total Floor Area Allowed  
by Zone (A2)

## E. Open Space (RA & RB Zones)

E1.  Sq. Ft.  
Existing Open Space

E2.  Sq. Ft.  
Required Open Space

E3.  Sq. Ft.  
Proposed Open Space

## Notes

\*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

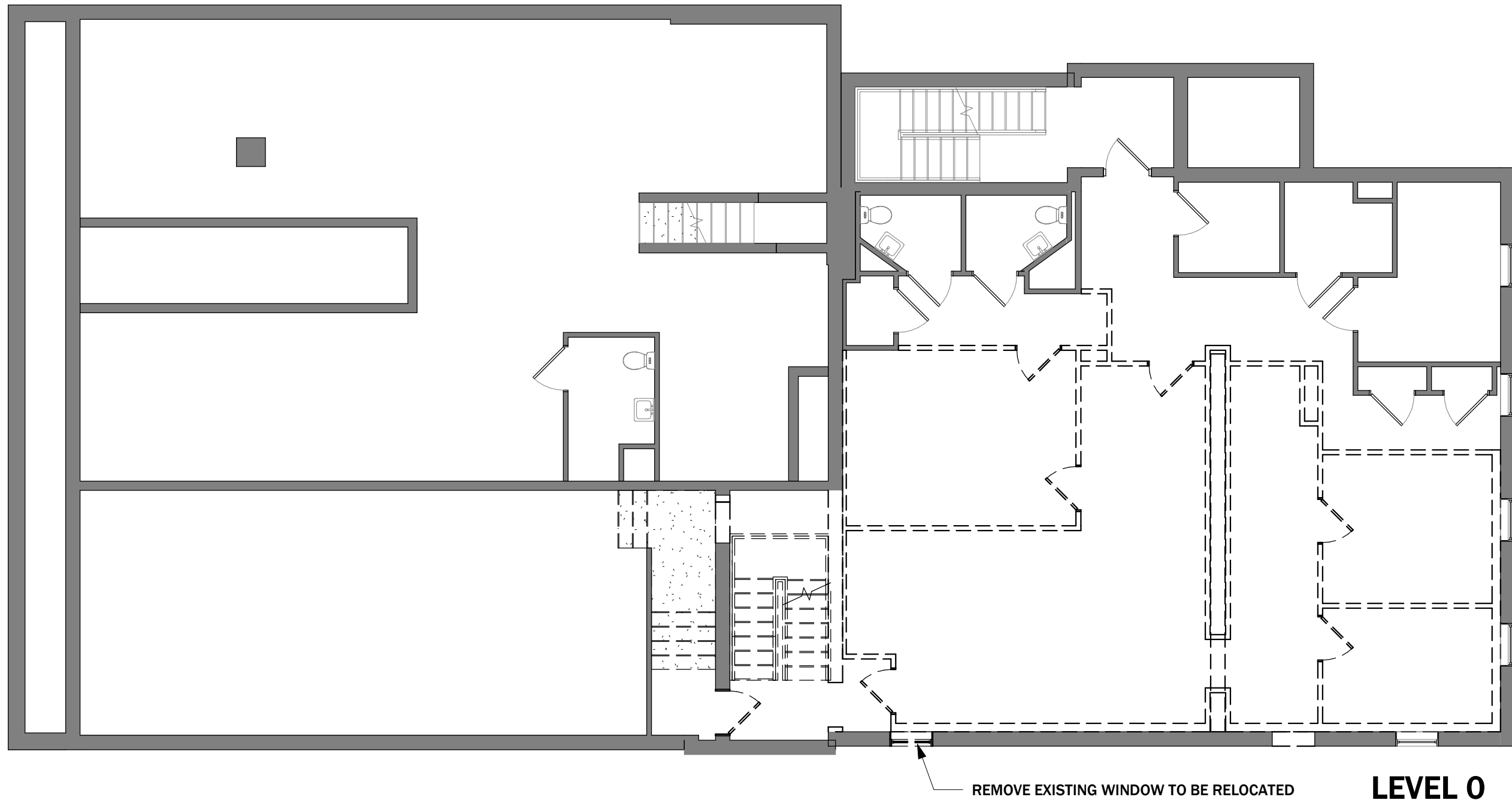
\*\* Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

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

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

Signature: \_\_\_\_\_ 33 Date: \_\_\_\_\_



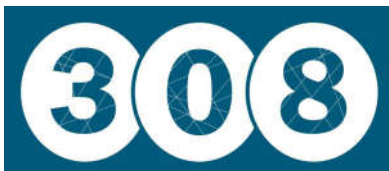
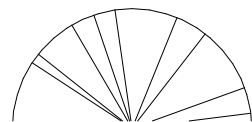
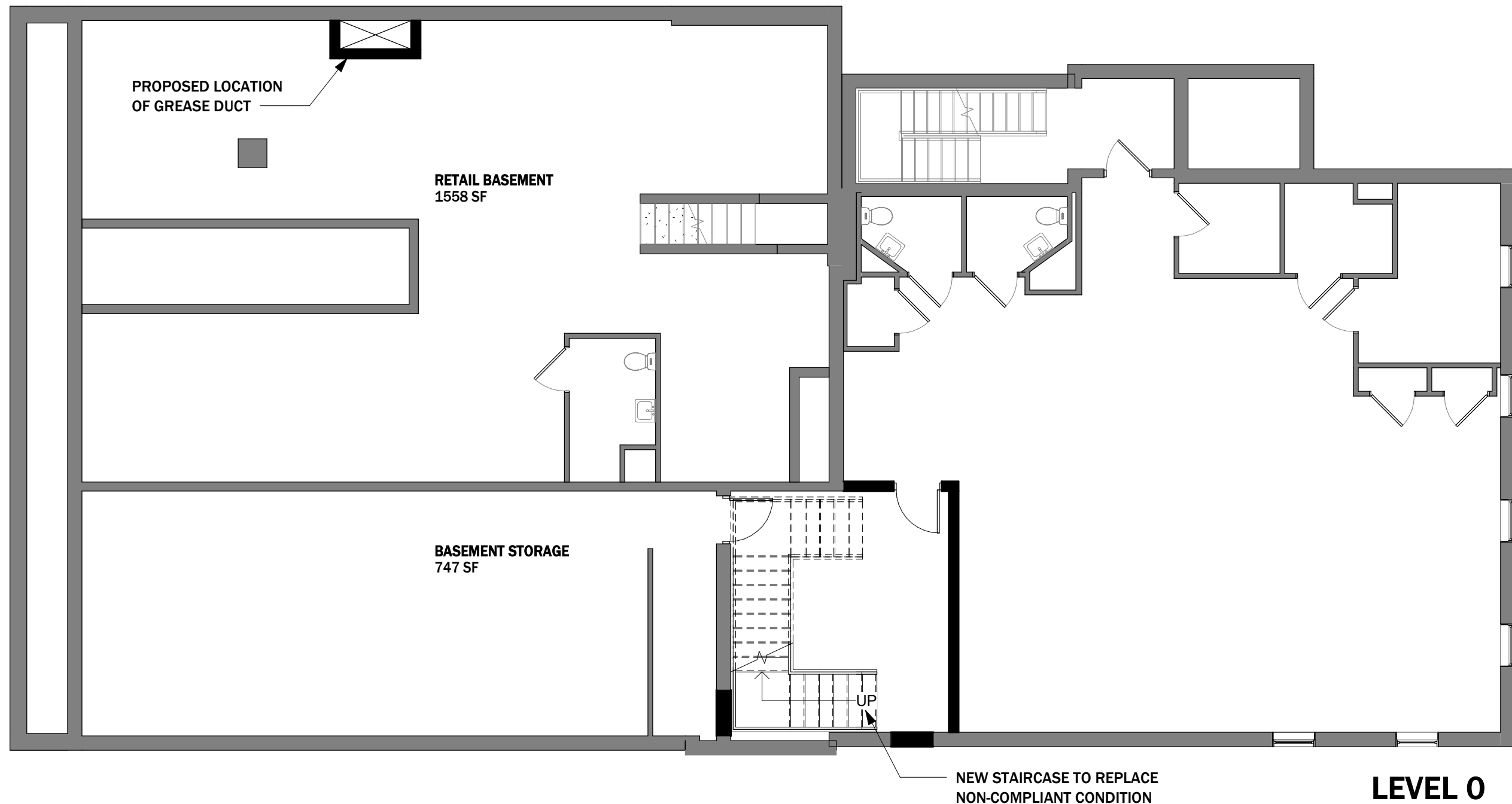


ARCHITECTURE  
INTERIORS  
BRANDED GRAPHICS  
PLANNING

## 901 KING STREET RENOVATION

BOARD OF ARCHITECTURAL  
REVIEW SUBMISSION

**SDASK-00**  
**DEMO BASEMENT FLOOR PLAN**  
ISSUE DATE: 09/30/2022 | PROJECT NUMBER: 22C043

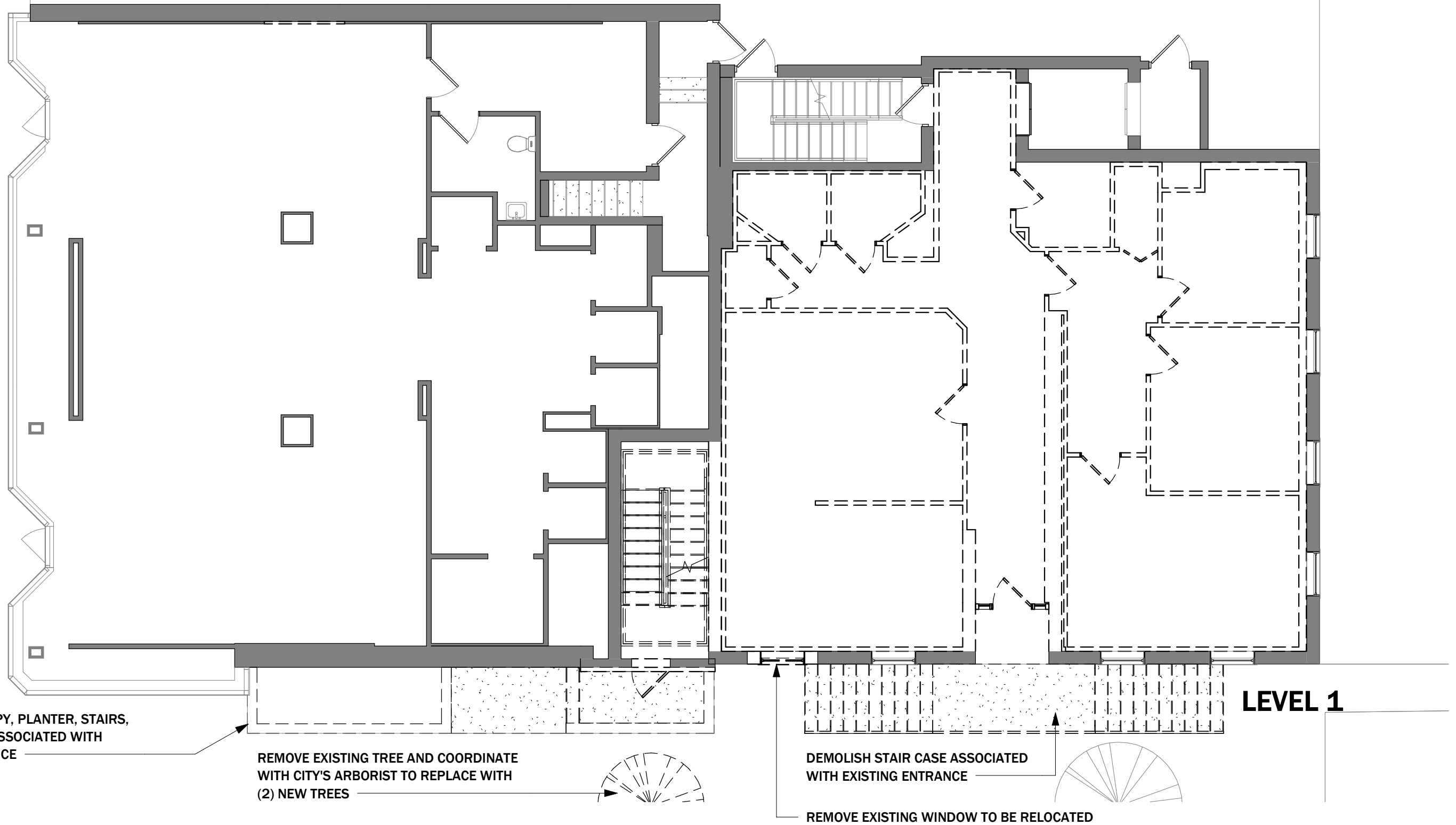


ARCHITECTURE  
INTERIORS  
BRANDED GRAPHICS  
PLANNING

# 901 KING STREET RENOVATION

BOARD OF ARCHITECTURAL  
REVIEW SUBMISSION

**SDASK-01**  
**NEW BASEMENT FLOOR PLAN**  
ISSUE DATE: 09/30/2022 | PROJECT NUMBER: 22C043



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INTERIORS  
BRANDED GRAPHICS  
PLANNING

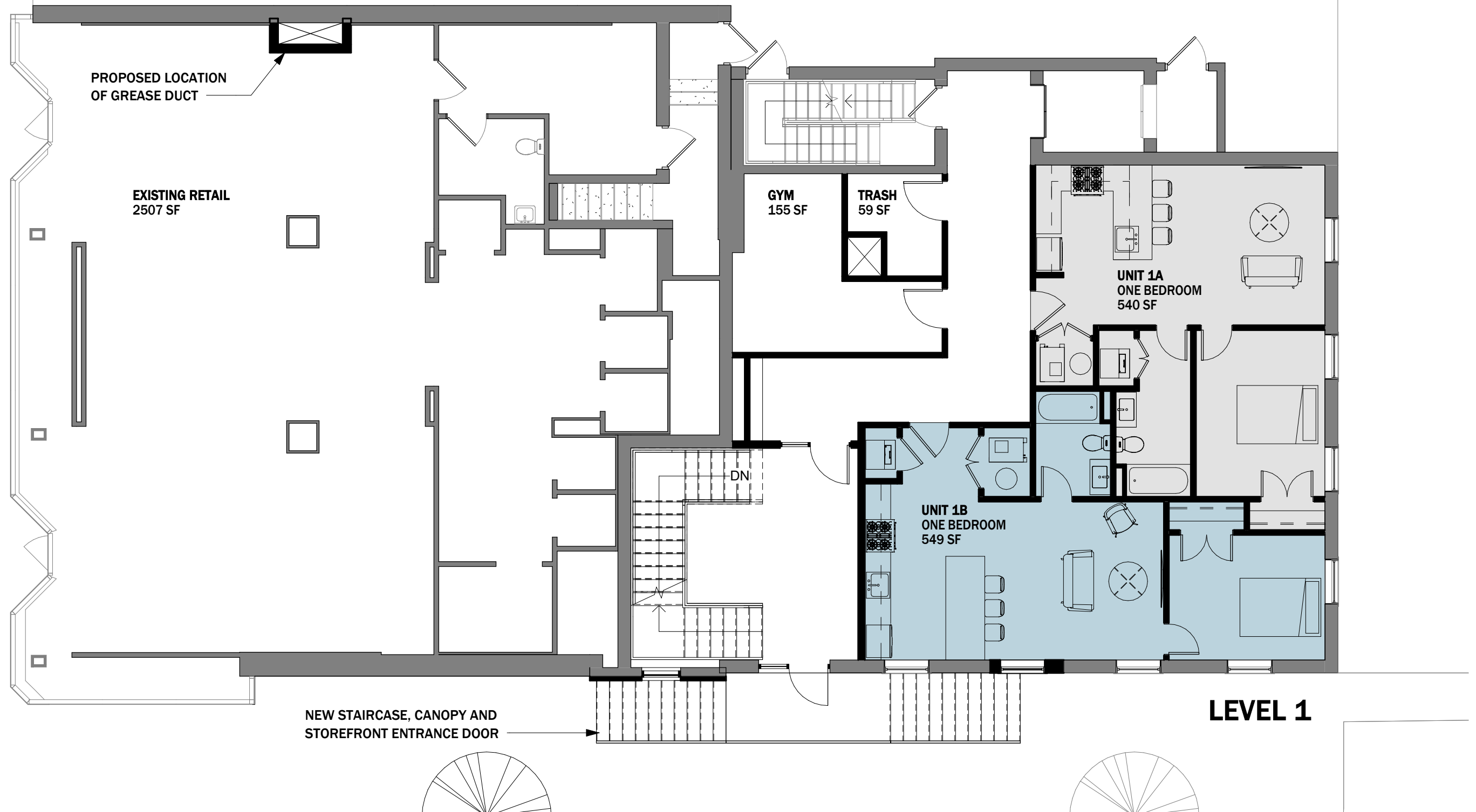
# 901 KING STREET RENOVATION

BOARD OF ARCHITECTURAL  
REVIEW SUBMISSION

SDASK-02

DEMO FIRST FLOOR PLAN

ISSUE DATE: 09/30/2022 | PROJECT NUMBER: 22C043



ARCHITECTURE  
INTERIORS  
BRANDED GRAPHICS  
PLANNING

## 901 KING STREET RENOVATION

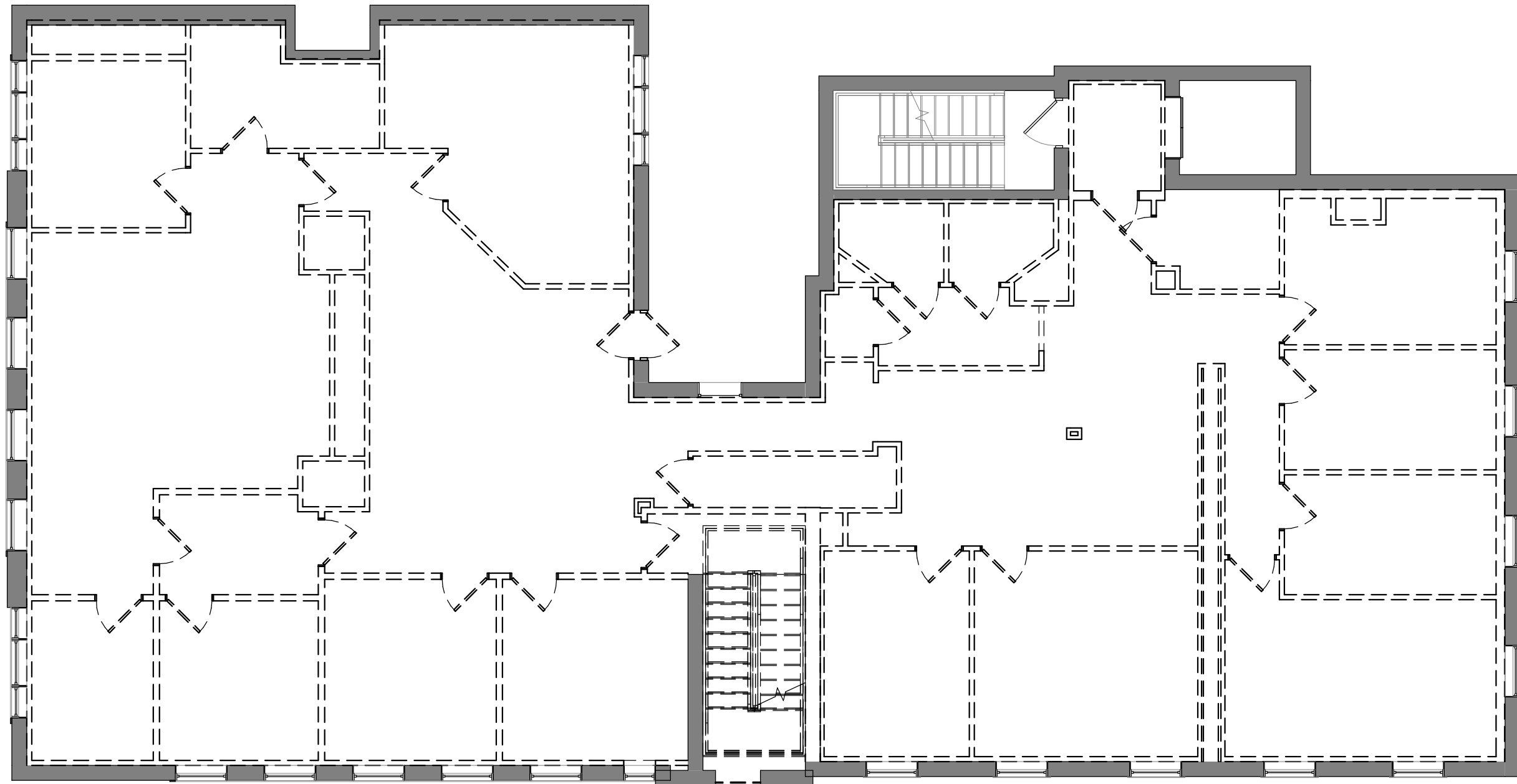
BOARD OF ARCHITECTURAL  
REVIEW SUBMISSION

**SDASK-03**

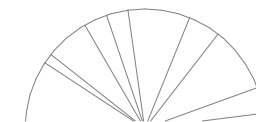
**NEW FIRST FLOOR PLAN**

ISSUE DATE: 09/30/2022 | PROJECT NUMBER: 22C043

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PROJECT 308 DESIGN, PLLC | 1101 KING STREET | SUITE 560 | ALEXANDRIA, VA 22314 | 571-458-7308 | [www.project308design.com](http://www.project308design.com)



**LEVEL 2**



ARCHITECTURE  
INTERIORS  
BRANDED GRAPHICS  
PLANNING

## 901 KING STREET RENOVATION

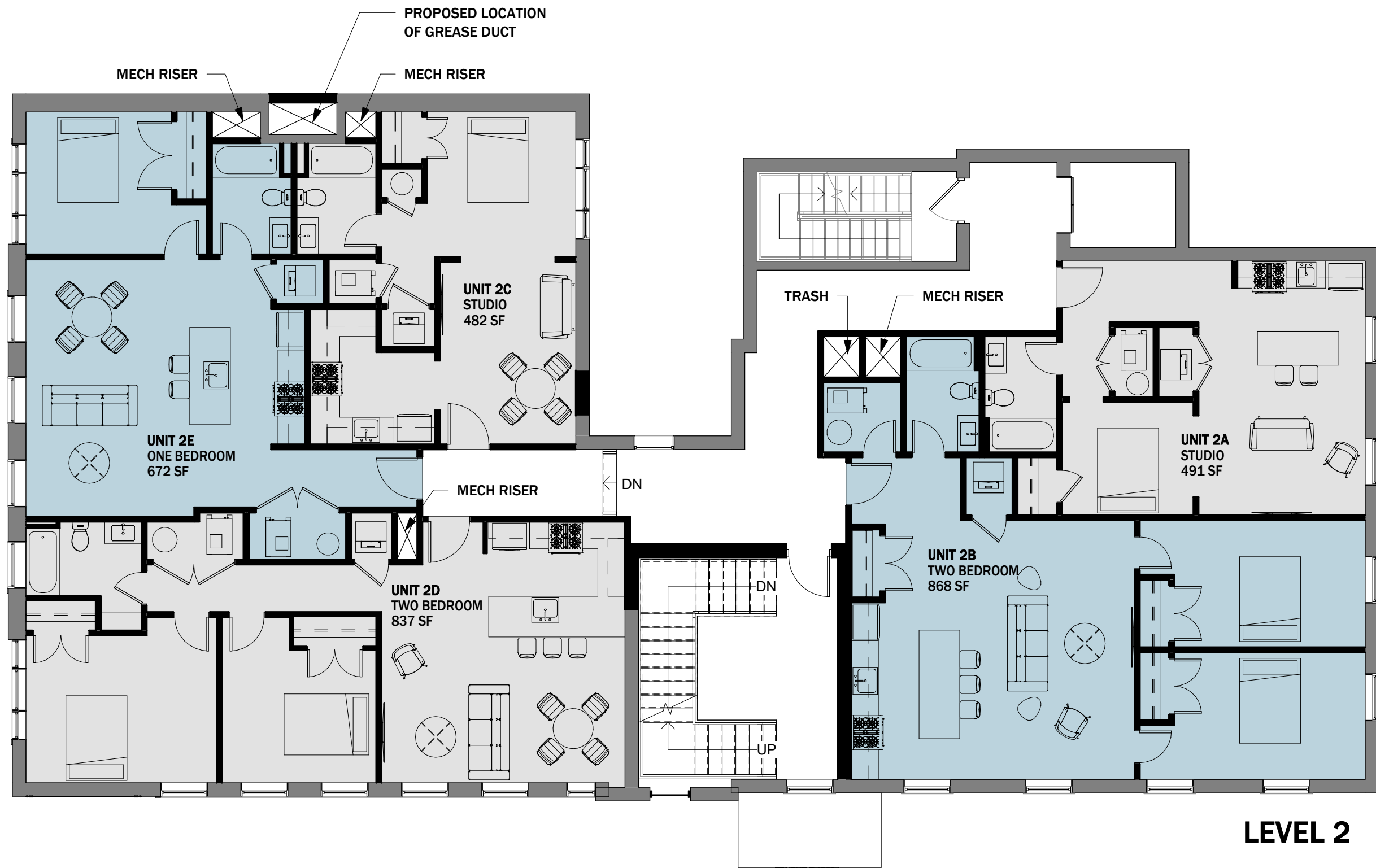
BOARD OF ARCHITECTURAL  
REVIEW SUBMISSION

**SDASK-04**

**DEMO SECOND FLOOR PLAN**

ISSUE DATE: 09/30/2022 | PROJECT NUMBER: 22C043

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ARCHITECTURE  
INTERIORS  
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PLANNING

# 901 KING STREET RENOVATION

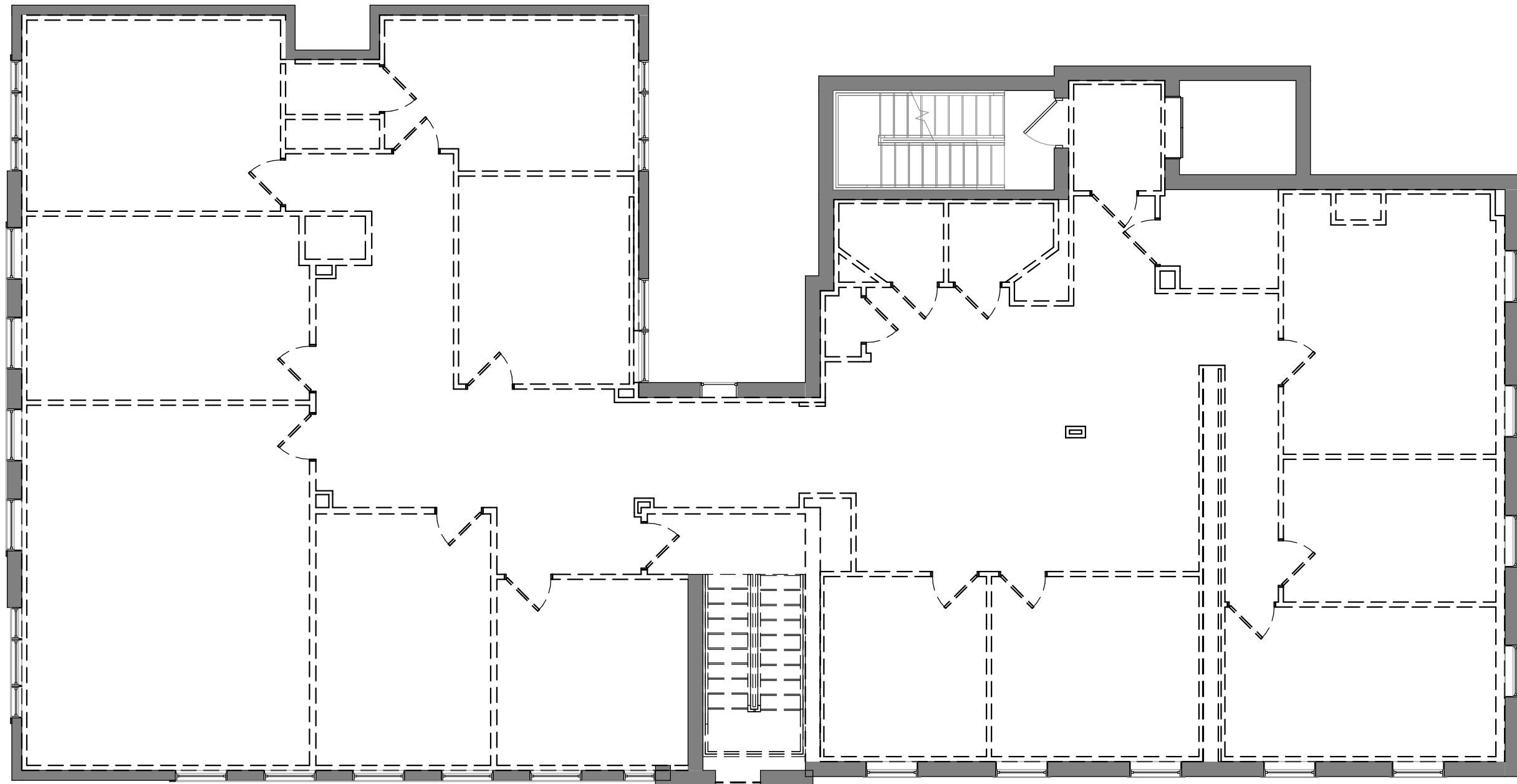
BOARD OF ARCHITECTURAL  
REVIEW SUBMISSION

**SDASK-05**

**NEW SECOND FLOOR PLAN**

ISSUE DATE: 09/30/2022 | PROJECT NUMBER: 22C043





**LEVEL 3**



**ARCHITECTURE  
INTERIORS  
BRANDED GRAPHICS  
PLANNING**

## **901 KING STREET RENOVATION**

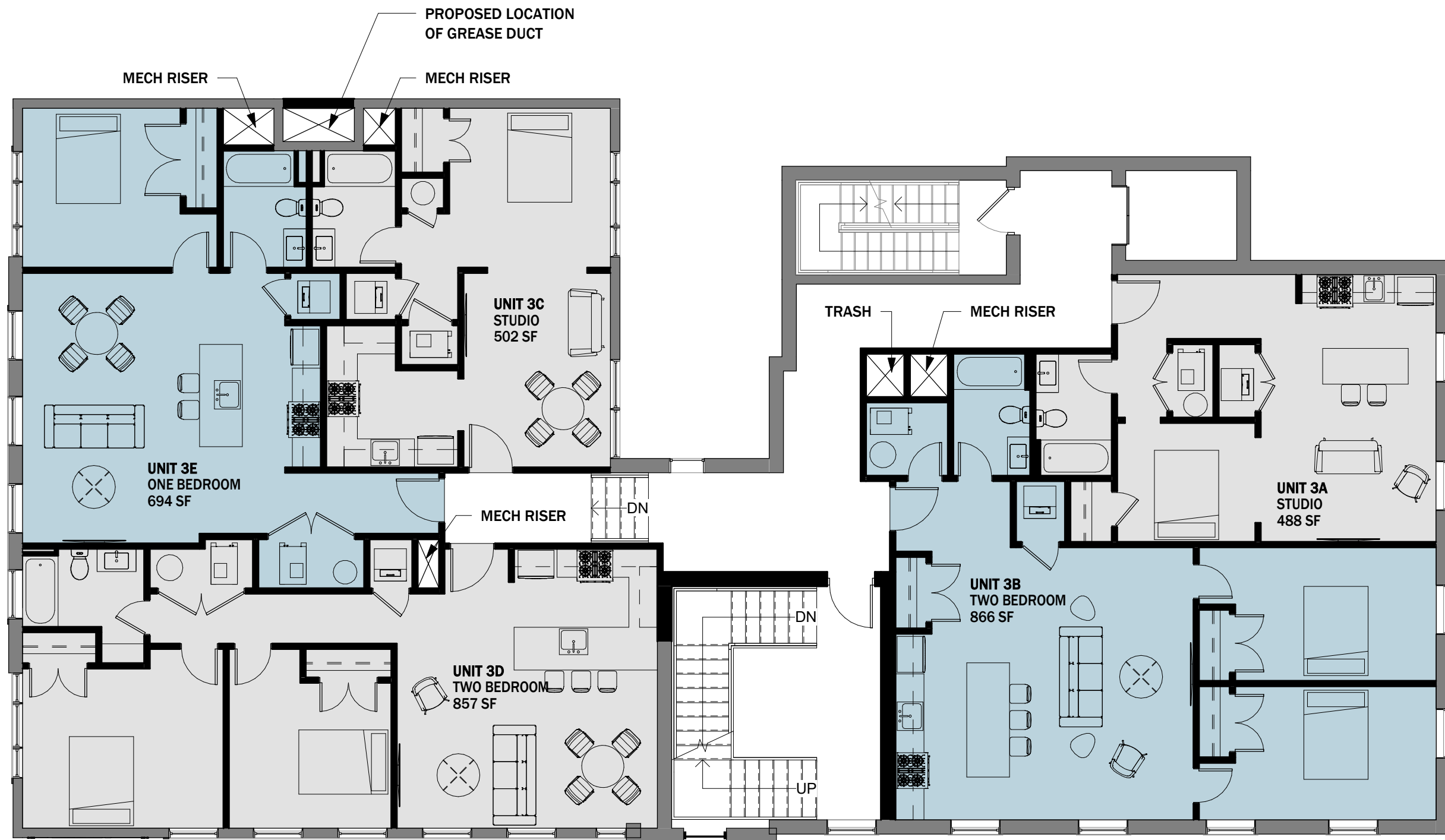
**BOARD OF ARCHITECTURAL  
REVIEW SUBMISSION**

**SDASK-06**

**DEMO THIRD FLOOR PLAN**

ISSUE DATE: 09/30/2022 | PROJECT NUMBER: 22C043

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**LEVEL 3**



ARCHITECTURE  
INTERIORS  
BRANDED GRAPHICS  
PLANNING

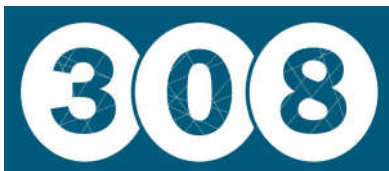
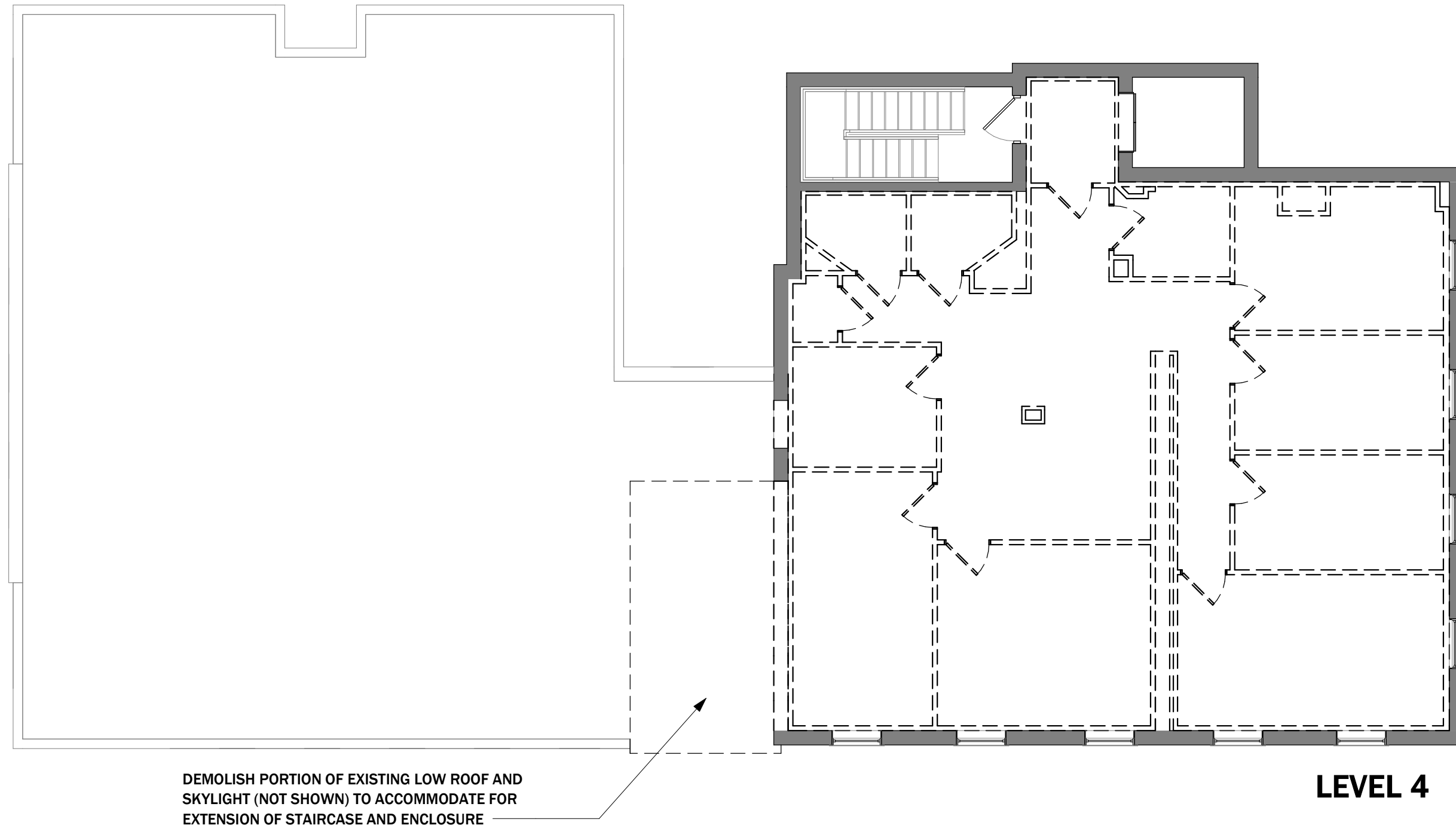
# 901 KING STREET RENOVATION

BOARD OF ARCHITECTURAL  
REVIEW SUBMISSION

**SDASK-07**

**NEW THIRD FLOOR PLAN**

ISSUE DATE: 09/30/2022 | PROJECT NUMBER: 22C043

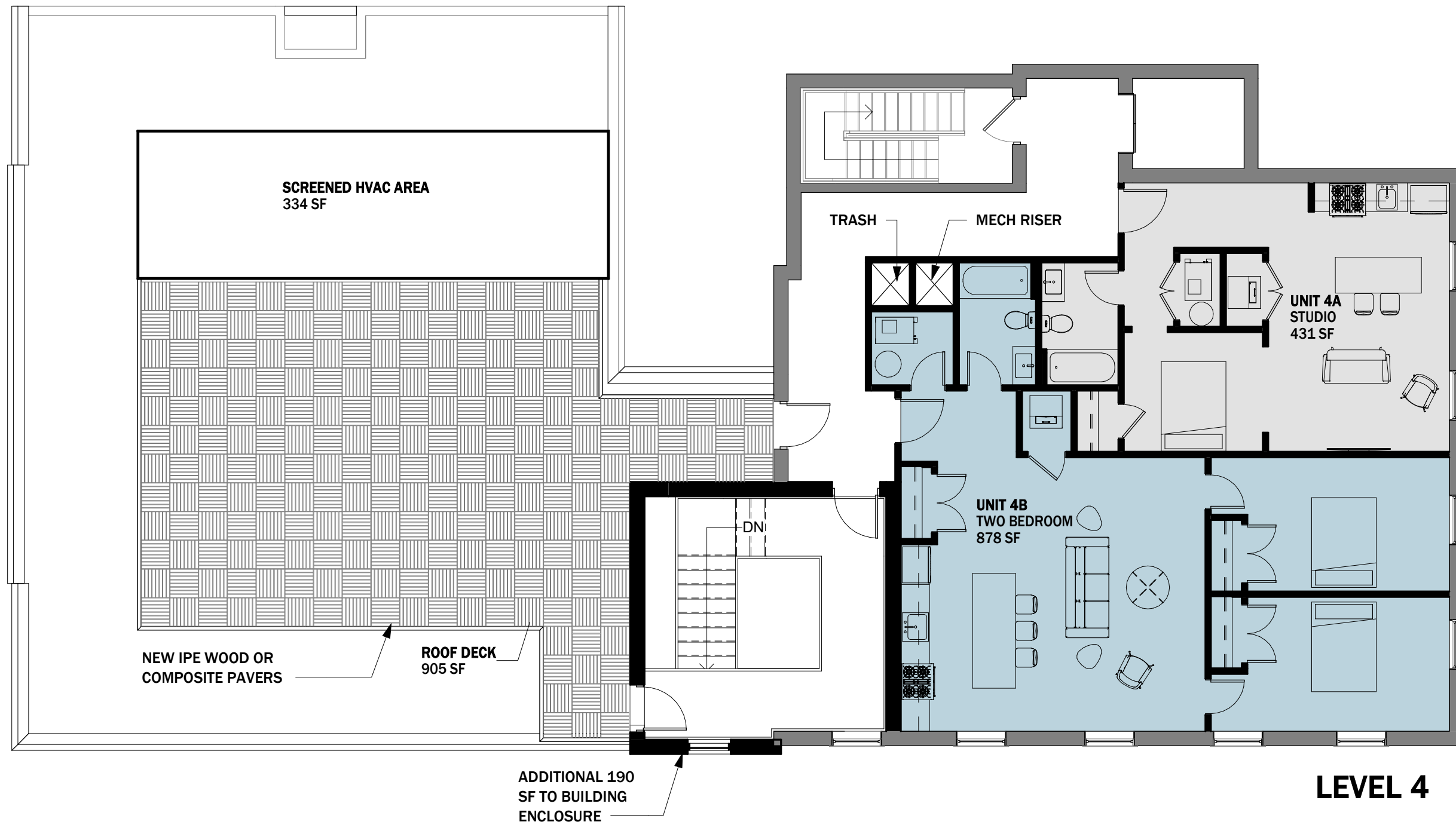


ARCHITECTURE  
INTERIORS  
BRANDED GRAPHICS  
PLANNING

# 901 KING STREET RENOVATION

BOARD OF ARCHITECTURAL  
REVIEW SUBMISSION

**SDASK-08**  
**DEMO FOURTH FLOOR PLAN**  
ISSUE DATE: 09/30/2022 | PROJECT NUMBER: 22C043

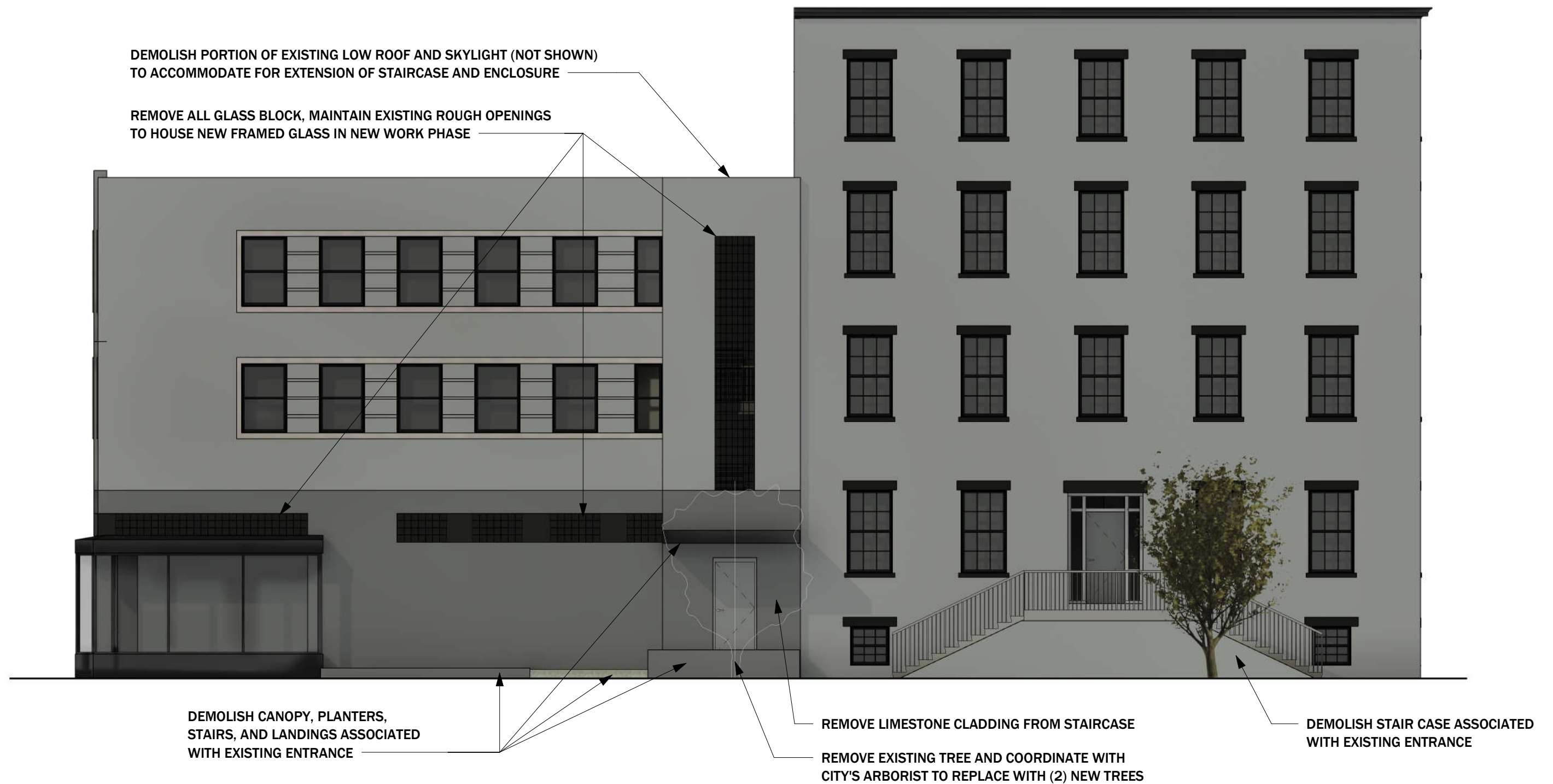


ARCHITECTURE  
INTERIORS  
BRANDED GRAPHICS  
PLANNING

## 901 KING STREET RENOVATION

BOARD OF ARCHITECTURAL  
REVIEW SUBMISSION

**SDASK-09**  
**NEW FOURTH FLOOR AND ROOF PLAN**  
ISSUE DATE: 09/30/2022 | PROJECT NUMBER: 22C043



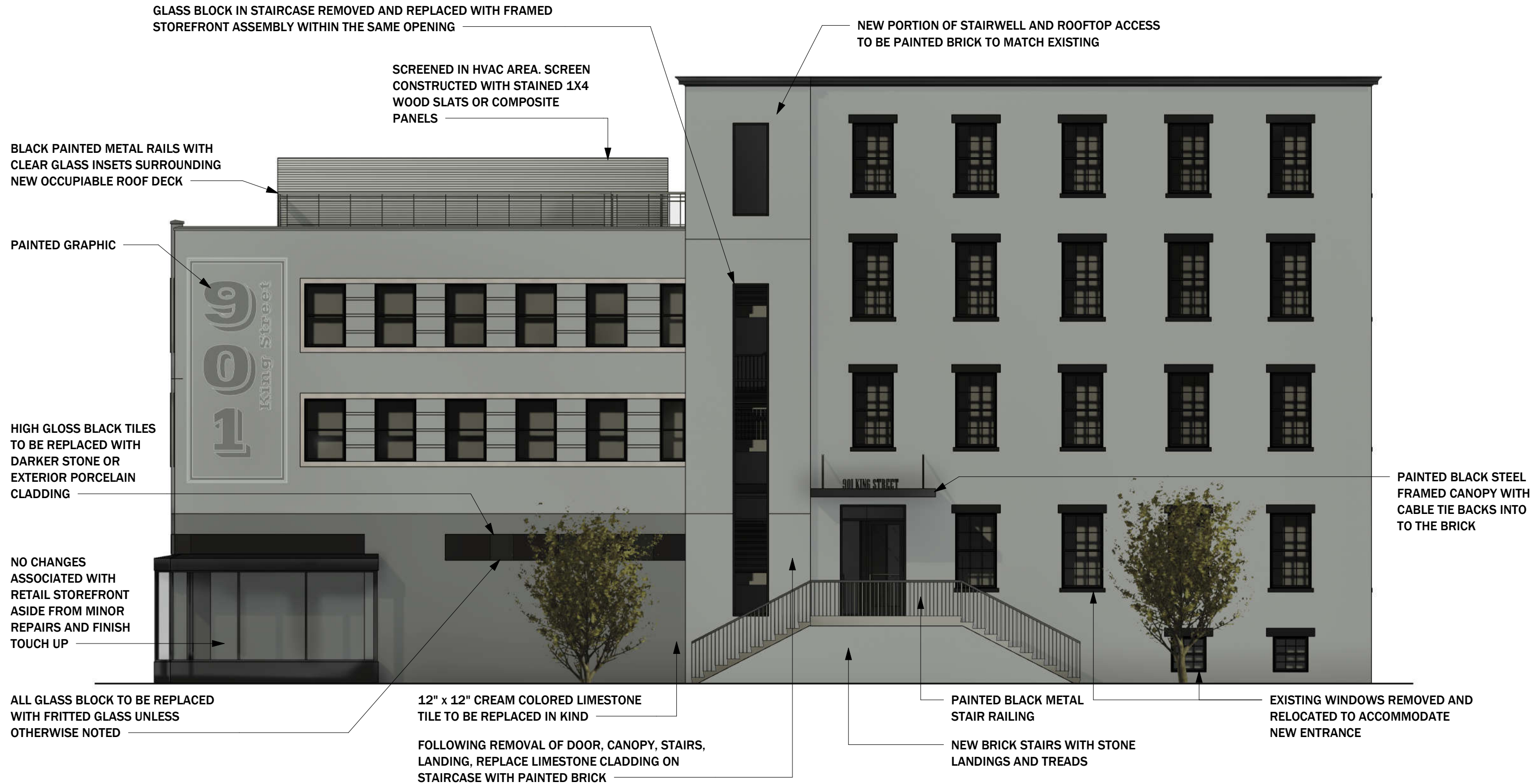
ARCHITECTURE  
INTERIORS  
BRANDED GRAPHICS  
PLANNING

# 901 KING STREET RENOVATION

BOARD OF ARCHITECTURAL  
REVIEW SUBMISSION

**SDASK-10**  
**ALFRED ST EXISTING ELEVATION**  
ISSUE DATE: 10/03/22 | PROJECT NUMBER: 22C043





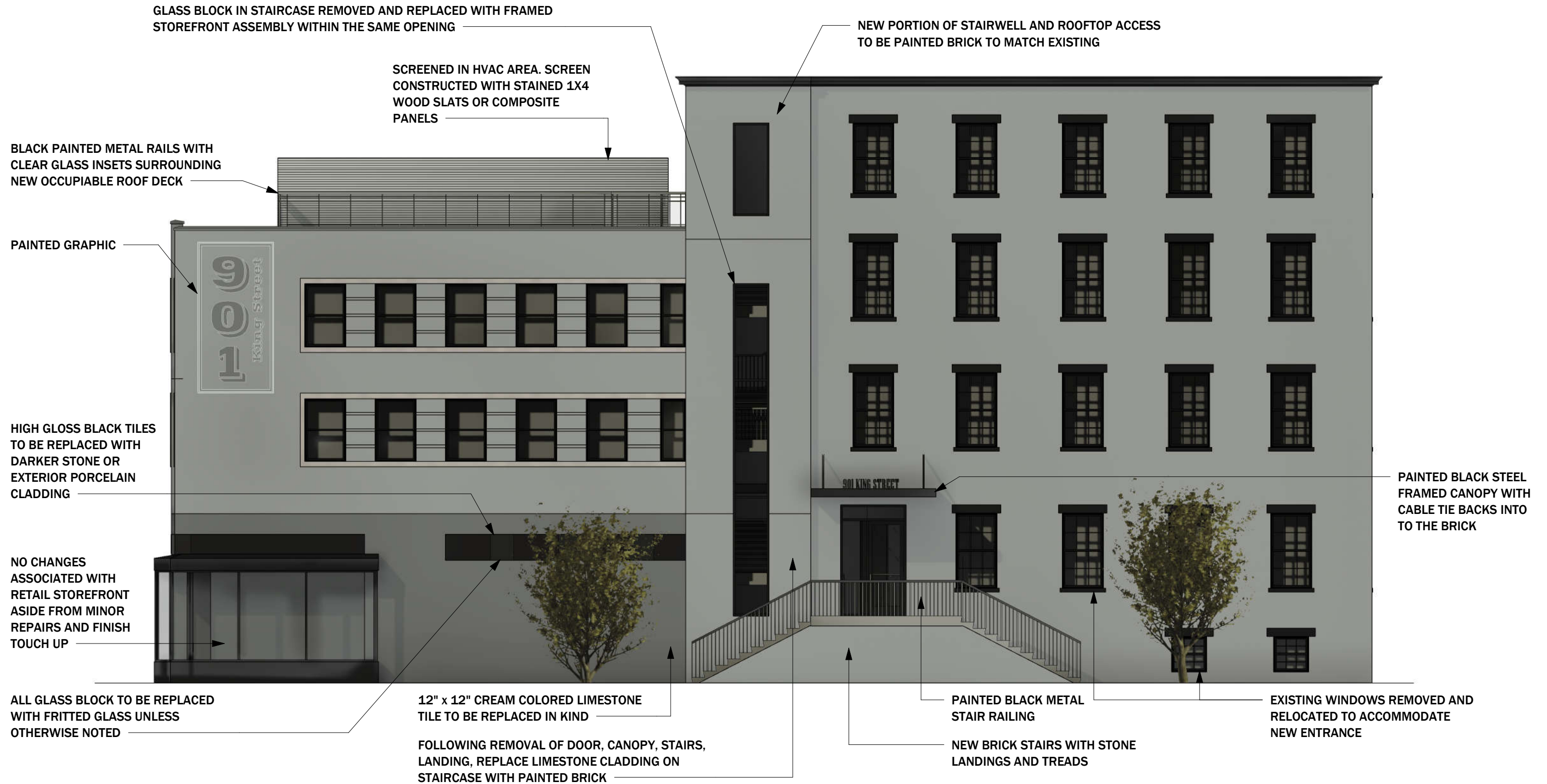
ARCHITECTURE  
INTERIORS  
BRANDED GRAPHICS  
PLANNING

## 901 KING STREET RENOVATION

BOARD OF ARCHITECTURAL  
REVIEW SUBMISSION

**SDASK-11**  
**ALFRED ST ELEVATION OPTION 1**  
ISSUE DATE: 09/30/2022 | PROJECT NUMBER: 22C043





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## 901 KING STREET RENOVATION

BOARD OF ARCHITECTURAL  
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**SDASK-12**  
**ALFRED ST ELEVATION OPTION 2**  
ISSUE DATE: 09/30/2022 | PROJECT NUMBER: 22C043

REMOVE ALL GLASS BLOCK, MAINTAIN  
EXISTING ROUGH OPENINGS TO HOUSE  
FRITTED GLASS IN NEW WORK PHASE



DEMOLISH WINDOW AND PORTION OF  
EXTERIOR WALL TO ACCOMMODATE FOR  
EXTENSION OF STAIRCASE ENCLOSURE



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# 901 KING STREET RENOVATION

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**SDASK-13**  
**KING ST EXISTING ELEVATION**  
ISSUE DATE: 10/03/22 | PROJECT NUMBER: 22C043

NEW CORNICE TO MATCH EXISTING  
ON PORTIONS OF NEW BRICK

SCREENED IN HVAC AREA. SCREEN CONSTRUCTED  
WITH STAINED 1X4 WOOD SLATS

HIGH GLOSS BLACK TILES TO BE  
REPLACED WITH DARKER STONE OR  
EXTERIOR PORCELAIN CLADDING

ALL GLASS BLOCK TO BE REMOVED  
AND REPLACED WITH FRITTED GLASS  
UNLESS OTHERWISE NOTED

NO CHANGES ASSOCIATED WITH RETAIL  
STOREFRONT ASIDE FROM MINOR  
REPAIRS AND FINISH TOUCH UP

NEW PORTION OF STAIRWELL AND ROOFTOP ACCESS  
TO BE PAINTED BRICK TO MATCH EXISTING

BLACK PAINTED METAL RAILS WITH CLEAR GLASS  
INSETS SURROUNDING NEW OCCUPIABLE ROOF DECK

PAINTED BLACK STEEL FRAMED CANOPY WITH  
CABLE TIE BACKS INTO BRICK

12" x 12" CREAM COLORED LIMESTONE TILE  
TO BE REPLACED IN KIND, COLOR TO  
MATCH AT NEW STAIR TREAD AND LANDING

PAINTED BLACK METAL STAIR RAILING



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## 901 KING STREET RENOVATION

BOARD OF ARCHITECTURAL  
REVIEW SUBMISSION

**SDASK-14**  
**KING ST ELEVATION**

ISSUE DATE: 09/30/2022 | PROJECT NUMBER: 22C043

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## 901 KING STREET RENOVATION

BOARD OF ARCHITECTURAL  
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**SDASK-15**

EXTERIOR PERSPECTIVE - GRAPHIC OPTION 1

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## 901 KING STREET RENOVATION

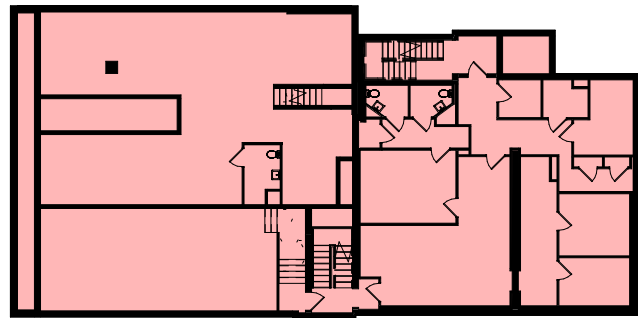
BOARD OF ARCHITECTURAL  
REVIEW SUBMISSION

**SDASK-16**

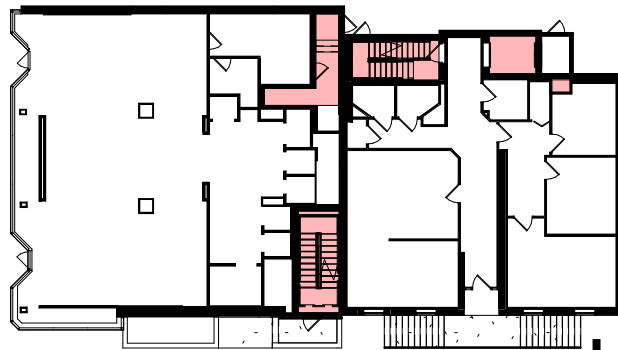
EXTERIOR PERSPECTIVE - GRAPHIC OPTION 2

ISSUE DATE: 09/30/2022 | PROJECT NUMBER: 22C043

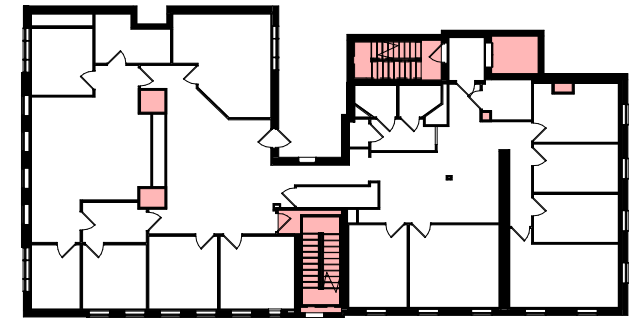
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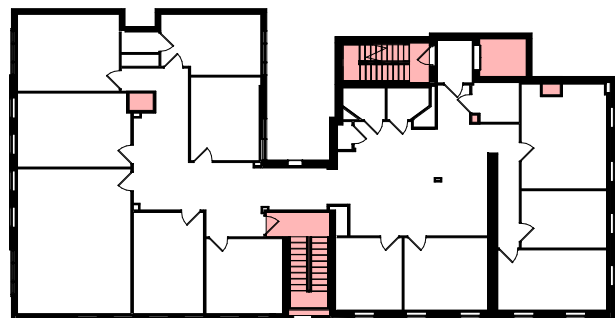
**LEVEL 0**



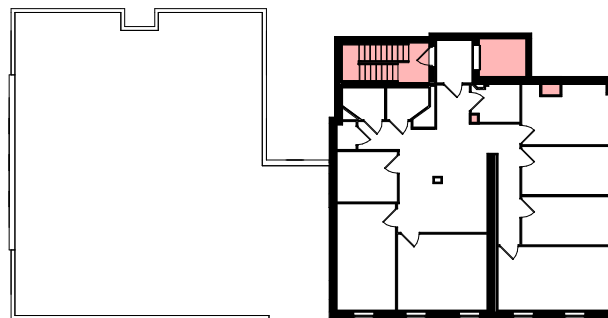
**LEVEL 1**



**LEVEL 2**







**LEVEL 3**



**LEVEL 4**

## FAR CALCULATION LEGEND

LIMITS OF EXCLUSION ASSOCIATED WITH THIS PHASE	
LIMITS OF EXCLUSION ASSOCIATED WITH PREVIOUS PHASE	
LIMITS OF EXCLUSION ASSOCIATED WITH NEW FLOOR AREA	
LIMITS OF EXCLUSION RESTORED FROM PREVIOUS PHASE	



**ARCHITECTURE  
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## 901 KING STREET RENOVATION

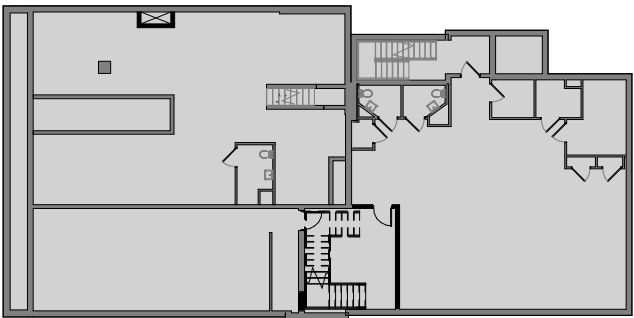
BOARD OF ARCHITECTURAL  
REVIEW SUBMISSION

**SDASK-17**

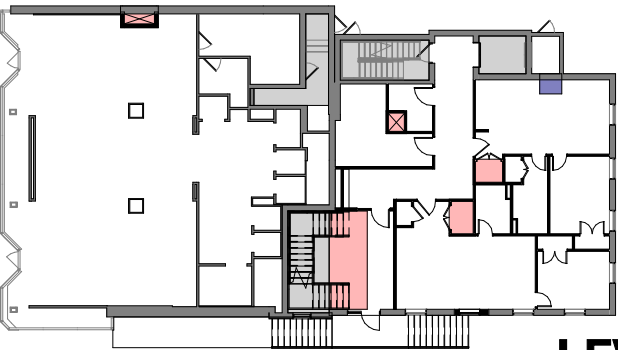
**F.A.R. EXISTING DIAGRAMS**

ISSUE DATE: 09/30/2022 | PROJECT NUMBER: 22C043

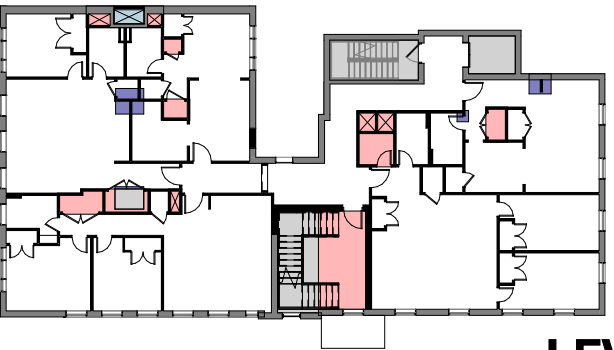




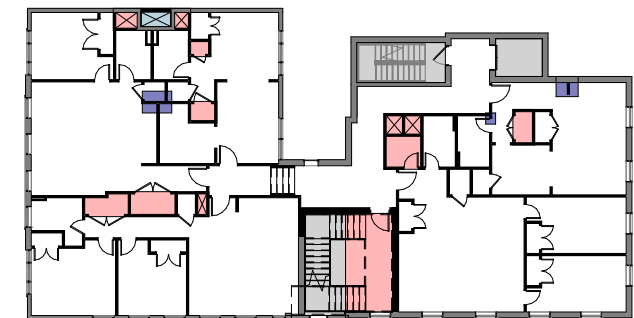
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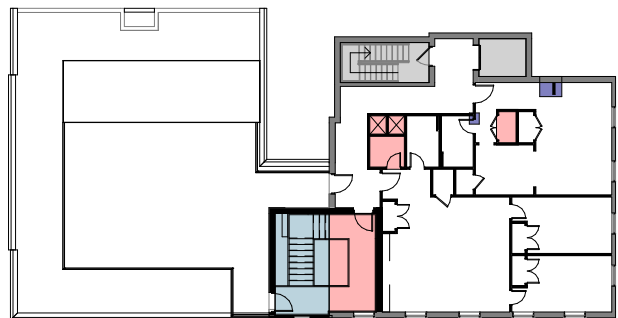
**LEVEL 1**



**LEVEL 2**







**LEVEL 3**



**LEVEL 4**

**FAR CALCULATION LEGEND**

LIMITS OF EXCLUSION ASSOCIATED WITH THIS PHASE	
LIMITS OF EXCLUSION ASSOCIATED WITH PREVIOUS PHASE	
LIMITS OF EXCLUSION ASSOCIATED WITH NEW FLOOR AREA	
LIMITS OF EXCLUSION RESTORED FROM PREVIOUS PHASE	

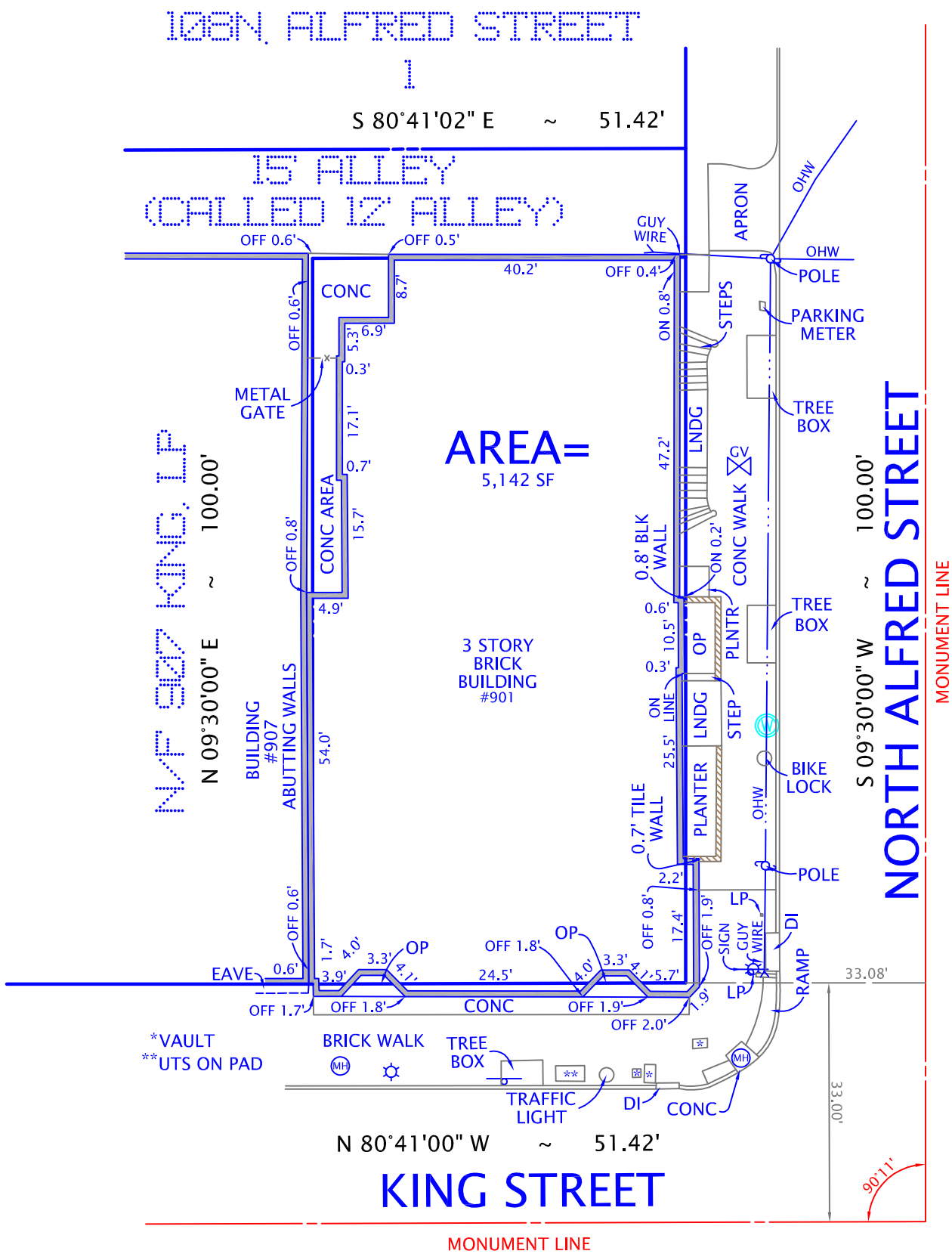
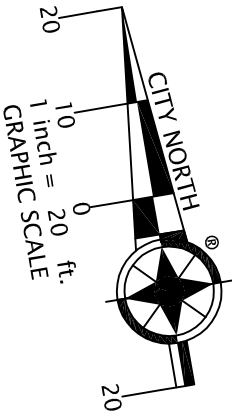


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**901 KING STREET RENOVATION**  
BOARD OF ARCHITECTURAL  
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**SDASK-18**  
**F.A.R. NEW WORK DIAGRAM**  
ISSUE DATE: 09/30/2022 | PROJECT NUMBER: 22C043

NOTES: 1. FENCES ARE METAL.  
2. UTILITIES ARE UNDERGROUND.



PLAT  
SHOWING BUILDING LOCATION ON  
THE PROPERTY LOCATED AT  
**#901 KING STREET**  
(DEED BOOK 1495, PAGE 49)  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 20' JUNE 6, 2022

<p>I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:</p>		<p>Ordered by:</p> <p>2401 Mount Vernon Avenue, Suite B Alexandria, Virginia 22301 Phone: 703-989-7399 Web: wmhomes.com</p>
<p>THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.</p> <p>A TITLE REPORT WAS NOT FURNISHED.</p> <p>NO CORNER MARKERS SET.</p>		<p>8808-H PEAR TREE VILLAGE COURT ALEXANDRIA, VIRGINIA 22309 703-619-6555 FAX: 703-799-6412</p>

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