

City of Alexandria, Virginia

MEMORANDUM

DATE: JANUARY 30, 2015

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL MORITZ, ACTING DIRECTOR, PLANNING AND ZONING

SUBJECT: SUP2014-0110 AT 815 ½ KING STREET (DOCKET ITEM #4)

A member of the Planning Commission has requested the inclusion of new condition language in the above-referenced Special Use Permit (SUP#2014-0110) to ensure conditions can be adequately enforced. Staff agrees and recommends changes to the language of proposed Condition #2 and Condition #4 to provide additional clarification on regulatory measures to enforce the conditions. It is important to note that while exterior demolition, alterations, or signage is subject to the Old & Historic Alexandria Board of Architectural Review (OHAD BAR) approval. Interior elements, such as the lobby tile work, one of the few remaining original elements, and the arch above the stage, are not and could be removed by right. In the event that original fabric cannot be maintained on site, staff has spoken with Lance Mallamo, Director of Historic Alexandria, and his organization would be willing to take original fabric into its collection.

The amended condition language, see below, clarifies the requirements and level of review for maintaining character-defining features and interior architectural elements.

2. Character-defining features including the tile lobby floor, the marquee and “OLD TOWN” signage shall be retained at their existing locations. If retention of the tile lobby floor is not possible, the applicant shall remove this element for preservation to the satisfaction of the Director of Planning & Zoning and Director of the Office of Historic Alexandria. If retention of the marquee and “OLD TOWN” sign is not possible, the applicant shall obtain approval from the Board of Architectural Review to modify or remove these elements. (P&Z)
4. The applicant shall maintain and preserve interior architectural elements, such as the arch above the stage, to respect to the structure’s historic use as a theater to the satisfaction of the Director of Planning & Zoning and Director of the Office of Historic Alexandria. (P&Z)