

Board of Architecture Review
Old & Historic Alexandria District
July 5, 2017

Subject: Concept Review of 1604-1614 King Street (BAR CASE # 2016-0419)

First, I would like to thank Michael Winstanley (architect) and Peter Labovitz (owner) for continuing to meet with UKSNA residents (and Old Town Civic board members) in an effort to come up with an appropriate design.

I agree with all the Staff recommendations.

1) My preference is a more solid cast stone or metal design with traditional architecture elements. Given a choice, I would like to see a solid cast metal design reminiscent of the historic cast iron buildings.

2) I believe the architecture details of the cast metal work should have refined visual elements. I also believe the pilasters should be shortened so that the arches spring from their capitol. The nonconformity of the arches springing from the side is even more apparent in Alternative A (and after doing an exhaustive internet search on this topic).

3) I believe the existing design for the 1614 townhome (with metal archway) is quite nice and should remain essentially as is. Ideally, the existing structure should be restored to maintain the patina of townhouse row – an imperfect, retrofitted causeway through a restored structure will add old world charm.

That said, I believe that Alternative B (top floor with metal tracery and cornice) is beautiful and exciting. I would be happy with a more toned down version of this design.

If the BAR finds the tracery too risky, there are ways to reduce the amount of tracery while maintaining a graceful appearance (see example photo below – a cornice would have to be added). Or, the current design could have solid metal panels for the columns and cornice (with refined details), and metal tracery arches – Michael showed us an example of this, which I think strikes a better balance).

Thank you.

K. Scott Brown

111 Harvard Street

kevinscottbrown@yahoo.com

Cell/text 202-805-4108



Kristen Walentisch

From: Stephanie Sample
Sent: Wednesday, July 05, 2017 1:50 PM
To: Kristen Walentisch
Subject: FW: Comments on 1604-1614 King St. Condominium

An email re. 1604-1614 King

From: charles christopher [<mailto:cbchristopher@yahoo.com>]
Sent: Tuesday, July 04, 2017 7:35 PM
To: Al Cox
Cc: Stephanie Sample; Charles Christopher; K. Scott Brown
Subject: Comments on 1604-1614 King St. Condominium

Given a choice I would like to see a cast metal design of the entire building façade reminiscent of the historic cast iron buildings in Soho and other places. See illustration #7 in report. Moreover, the existing 1614 townhouse should not be gutted (or demolished) to provide an entryway into the complex. The portal should be made smaller so that it does not overwhelm the architecture of this building. The portal should also be in the architectural style of the townhouse.

That said, I believe Alternative B (with a bit less tracery and more solid detailed panels) is the best of the existing proposals, and I support it for the reasons specified in the email of K. Scott Brown.

Thank you.

Charles B. Christopher
George Washington Park, Alexandria, homeowner