

Docket Item # 11
BAR CASE # 2018-00114

BAR Meeting
April 18, 2018

ISSUE: Partial demolition/capsulation

APPLICANT: J. River 699 Prince Street LLC

LOCATION: 699 Prince Street

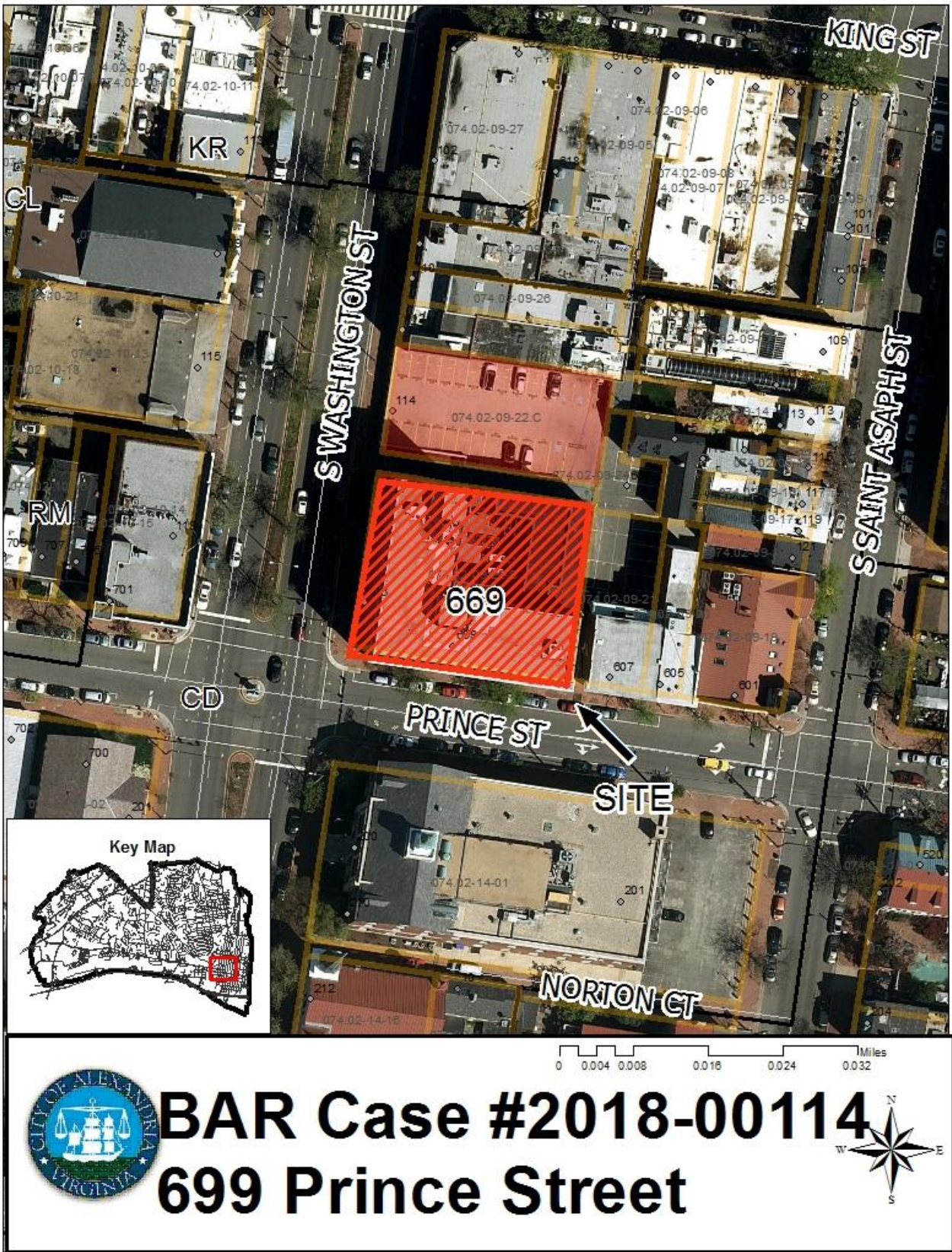
ZONE: CD / Commercial

STAFF RECOMMENDATION

Staff recommends approval as submitted.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped 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.
2. **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.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire 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.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official 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.



I. ISSUE

The applicant requests partial demolition and capsulation at 699 Prince Street.

Proposed areas of demolition

- Storefront bays and entrances on first floor of South Washington Street (west) and Prince Street (south) elevations
- Stair tower in courtyard
- Elevator tower in courtyard
- One-story addition at third floor on courtyard (currently clad in EIFS)

Proposed areas of capsulation

- Portions of the third, fourth and fifth floor on the north elevation at the interior courtyard

II. HISTORY

The six-story brick building, originally built in **1926** as the George Mason Hotel, was designed by prominent urban hotel architect William Lee Stoddart for the Northern Virginia Hotel Corporation. The brick building features an “L” shape with primary frontage on both the Washington Street and Prince Street elevations. The hotel had 106 rooms and drew upon the principles of scientific management with respect to its design, efficiency and functionality. According to Sanborn Fire Insurance Maps, the original “L” shaped portion of the building was “Fire Proof Construction—steel frame, concrete floors and roof, 12” brick curtain walls.” A two-story addition to the hotel (at the northeast corner of the lot) in the courtyard was constructed in 1946 and was described as “Fire Proof Construction—cinder block with brick faced walls” according to the 1958 Sanborn Fire Insurance Maps. The 1958 Sanborn Fire Insurance Map also shows that the front entrance to the hotel was located in the center of the Washington Street elevation with separate shops on either side.

This building is one of the best large-scale examples of the Colonial Revival in Alexandria. Colonial Revival elements include the use of red brick laid in a wide variety of bonding patterns, quoins, and five pairs of Corinthian columns at the storefronts on Washington Street. The hotel opened shortly before the dedication of the George Washington Memorial Parkway in 1929, though it certainly contributes to the memorial character of the Parkway. In 1971, the hotel filed for bankruptcy and closed. The building was then converted to commercial office space and most recently has been occupied by The Center for Missing and Exploited Children.



Figure 1. Postcard image of George Mason Hotel shortly after construction, circa late 1920s.



Figure 2. Photograph of hotel with additional signs (roof, blade, canopy and flag), circa 1940s.



Figure 3. Current view of building, circa 2018.

Previous BAR approvals

- Alterations to front entrance (8/12/1954)
- Signs (11/10/1954, 2/13/1957, 9/25/1963, 3/21/1973, 6/7-21/1978, 2/21/1979, 9/5/1979, 12/18/1996)
- Alterations (9/14/60)
- Parking lot booth and alterations to booth (9/9/1964, 12/14/1966)
- Alterations and signs (11/17/1976)
- Satellite Dish Antenna (BAR Case #86-89, 9/3/1986)
- Stair addition at second floor of north elevation (BAR Case # 99-0012, 2/17/99)
- Replacement windows (BAR Case #99-0064, approved by staff 4/29/99)
- Signs (BAR Case #99-0116, 7/21/99; BAR Case #2005-00292, 1/4/2006)
- Replacement columns (fiberglass composite) at the Prince Street entrance (BAR Case #2002-0219, 9/4/02)
- Addition for computer servers, one-story above existing two-story wing and 20' by 39' (BAR Case #2005-0037, 4/20/2005)
- Entrance Canopy (BAR Case #2005-00079, 5/18/2005)

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 specifically to the portions of such properties proposed for partial demolition and capsulation, 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

Staff supports the request for partial demolition and capsulation of the building, noting that the areas proposed for demolition and capsulation are almost all later additions. The computer server room that will be removed dates to 2005 and the stair tower addition to 1995; staff does not object to the removal of these later additions and supports restoration of the original features of the building.

The multi-light window projecting bay storefronts on the first floor are also later alterations. Staff was unable to definitively date the current configuration. Historic photographs through at least the 1940s and 1950s showed the original storefront design which featured a large single-pane window with a divided light transom above. Staff suspects that the 1976 alterations approved by the BAR, after the hotel had closed, included the storefront alterations which appear even more Colonial Revival than originally designed, consistent with the Colonial fervor occurring in anticipation of the nation's bicentennial.

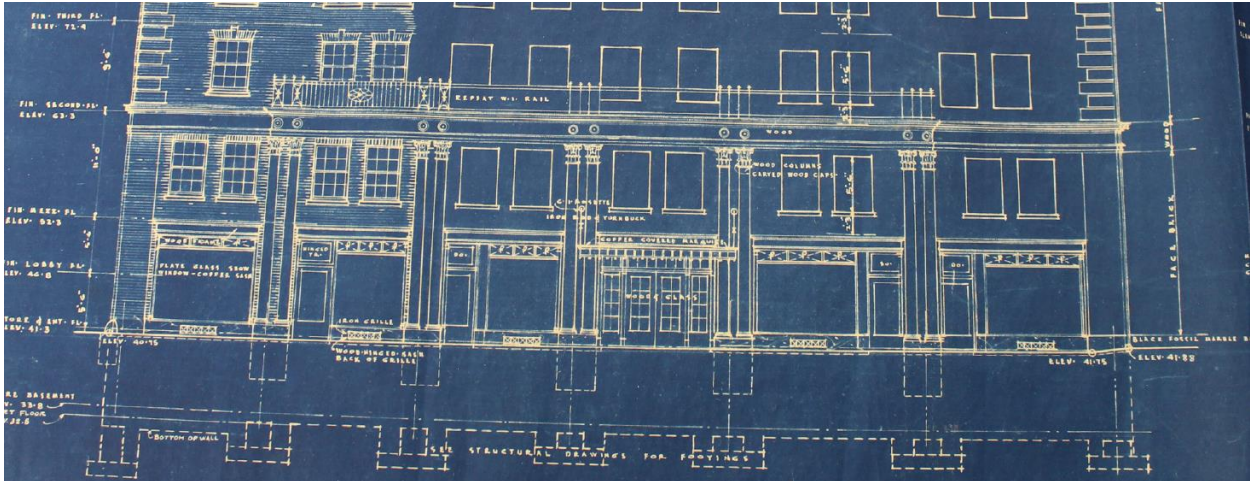


Figure 4. Original storefront design, 1925.



Figure 5. Area of original building proposed for capsulation on north elevation.

There is an area of historic fabric on the north elevation proposed to be capsulated. While this area dates to the original construction of 1926, it is located on the interior courtyard where the materials and design are extremely utilitarian with the ornamented elements of the building only located on street-facing elevations (Figure 5). As this area is not of an uncommon design and could easily be reproduced, staff does not object to the limited area of demolition.

STAFF

Catherine K. Miliaras, Principal Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Code Administration

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

Transportation and Environmental Services

C-1 Comply with all requirements of [DSP2018-00003] (T&ES)

C-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

R-1. There is low potential for significant archaeological resources to be disturbed by this above-ground demolition project. No archaeological action is required.

However, for later stages of development at 114 S. Washington St. and 699 Prince St. under DSP2018-00003, the applicant will need to refer to comments from Alexandria Archaeology.

F-1 This lot is plotted by 1763, when it appears on the West map. By 1845, the Ewing map shows two points of interest on this block- a Methodist and Presbyterian Church. Trinity Methodist Church (the congregation's second meeting house) was located on the northern portion of the property along the east side of Washington Street and was built in 1803 and extensively renovated in 1880. The Presbyterian Church is located to the east of the subject property along the north side of Prince Street. Both churches were active sites during the Civil War. By 1865, there is a hospital and supporting structures to the north of the Methodist Church and the Presbyterian Church additionally serves as a hospital. In 1941, Trinity held its final service in the Washington Street building before moving the congregation. Bricks and other building materials were reused in the construction of the new church on Cameron Mills Rd. In 1920, the home of Dr. J.H. Bitzer on this parcel (formerly 615 Prince Street) served as the meeting place for a Unity Study class of Christianity, a fairly new sect founded in the 1890s and described as part of the "New School of Spiritual Thought". The extent of subsurface disturbance on the northern half of the subject property, where Trinity's Second Meeting House was located, is unknown. This portion of the block has the potential to contain significant archaeological deposits that pertain to the early growth and development of the Methodist Church in Alexandria as well as the role of faith organizations during the Civil War.

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

V. ATTACHMENTS

- 1 – Application for BAR 2018-00114: 699 Prince Street*
- 2 – Supplemental Materials and History Report*
- 3 – Comment Letter from National Park Service*

ADDRESS OF PROJECT: _____

TAX MAP AND PARCEL: _____ ZONING: _____

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)* Contract purchaser

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail : _____

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

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

- ☐ **Yes** ☐ **No** Is there an historic preservation easement on this property?
- ☐ **Yes** ☐ **No** If yes, has the easement holder agreed to the proposed alterations?
- ☐ **Yes** ☐ **No** Is there a homeowner's association for this property?
- ☐ **Yes** ☐ **No** If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

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

- ☐ NEW CONSTRUCTION
☐ EXTERIOR ALTERATION: *Please check all that apply.*
 ☐ awning ☐ 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).*

Please see the attached project narrative.

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.

Electronic copies of submission materials should be submitted whenever possible.

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.

699 Prince Street

DESCRIPTION OF THE REASON FOR DEMOLITION/ENCAPSULATION

699 Prince Street was constructed in 1925 as the George Mason Hotel and is a contributing resource to the Alexandria Historic District, listed in the National Register of Historic Places in 1966 (period of significance 1700-1949). It is also a contributing resource to the corresponding locally-designated Old and Historic Alexandria District. It is a six-story brick building in the Colonial Revival style. The proposed demolition includes portions of the building that are not original to the 1926 construction. These demolitions include storefront at S. Washington Street and Prince Street that were renovated from 1949-1971 and post 1973. The new storefronts will be similar to the original storefront plate glass design. The 1999 renovation included a new stair and partial wing. This renovation would be demolished for the addition of full floor wings over the 1946 east wing renovation. This addition totals 2,774 sf on top of the existing building within the 50' height limit and encapsulates approximately 713 sf of the existing north façade at the northeast corner. This corner is the farthest point of the building from S. Washington Street and Prince Street and not visible from these streets. New marquees at S. Washington and Prince street entrances will re-establish the site's hospitality history. The renovated building will include approximately 100 hotel guestrooms, amenities, retail/restaurant, and meeting facilities. The proposed exterior alternations will be in compliance with the Washington Street Standards and Guidelines.

The proposed demolition/encapsulation of portions of the existing building will allow the Applicant to renovate/reuse the existing building for a new hotel use.

Section 10-105 (B) – Permit to move, remove, capsule 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, capsule 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?*

699 Prince Street was constructed in 1926 as the George Mason Hotel and is a contributing resource to the Alexandria Historic District, listed in the National Register of Historic Places in 1966 (period of significance 1700-1949). It is also a contributing resource to the corresponding, locally-designated Old and Historic Alexandria District. It is a six-story brick building in the Colonial Revival style. The proposed demolition includes portions of the building that are not original to the 1926 construction. The proposed additions encapsulate approximately 713 sf of the existing north façade at the northeast corner. This corner is the farthest point of the building from S. Washington Street and Prince Street and not visible from S. Washington Street and Prince Street.

699 Prince Street is significant under National Register Criterion A as a building associated with events that have made a significant contribution to the broad patterns of our history. The George Mason Hotel was part of a new trend in hotels that reflected the changing nature of the hospitality industry in the early twentieth century. During this period, hotels adapted to serve the changing needs of both travelling salesman and leisure travelers, who increasingly travelled by automobile.

699 Prince Street is further significant under National Register Criterion C as a representative example of American hotel architecture during the early twentieth century. Hotels of this period were often constructed by architects who specialized in hotel design, such as William L. Stoddert, architect of the George Mason Hotel. Changes in hotel design and organization reflected the new diversity of services offered by hotels as well as the principals of scientific management.

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

No, due to prior renovations, there are very few historical interior elements remaining from the original hotel use. The building changed from hotel to office use in 1976. The exterior has undergone three distinct renovations. In 1946, the basement at the northeast corner was expanded with a 2-story addition above. From 1949-1971, the storefronts along S. Washington Street were renovated to the current oriel windows. After 1973, two storefronts at the southwest corner along Prince Street were renovated to match the divided lite storefront design on S. Washington Street.

(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 building is constructed of relatively modern materials and techniques without uncommon design, texture or material. It could easily be reproduced.

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

Yes, the George Mason hotel is a contributing resource to the Alexandria Historic District and the Old and Historic Alexandria District thereby helping to preserve the memorial character of 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?

Yes, 699 Prince Street sits on a prominent intersection with several other buildings of high historic interest and significance, including the Lyceum.

(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?

Yes, the proposed renovations will promote the general welfare by maintaining or increasing real estate values with various site improvements, generating new business, increasing public interest, and attracting tourists, thereby making the city a more lively and desirable place to visit. This is an opportunity to mark historical trends in the hospitality industry and its direct impact on hotel architectural design.

(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.

Alternative to Demolition:

In order to create a viable hotel, there is no alternative to the proposed demolition/encapsulation. Demolition and encapsulation will be sensitive to the existing conditions and meet all City requirements. The applicant is proposing to remove obsolete additions to the existing building (for example, the data center) and other non-historic elements and maintaining these elements would not be feasibility for the new hotel.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

- N/A
- ☐ ☐ Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
 - ☐ ☐ FAR & Open Space calculation form.
 - ☐ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
 - ☐ ☐ Existing elevations must be scaled and include dimensions.
 - ☐ ☐ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
 - ☐ ☐ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
 - ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
 - ☐ ☐ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- N/A
- ☐ ☐ Linear feet of building: Front: _____ Secondary front (if corner lot): _____.
 - ☐ ☐ Square feet of existing signs to remain: _____.
 - ☐ ☐ Photograph of building showing existing conditions.
 - ☐ ☐ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
 - ☐ ☐ Location of sign (show exact location on building including the height above sidewalk).
 - ☐ ☐ Means of attachment (drawing or manufacturer's cut sheet 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
- ☐ ☐ 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 3 sets of 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: Printed Name: M. Catharine PuskarDate: March 5, 2018

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. Kevin Riegler	1010 Wisconsin Ave NW Suite 600 Washington DC 20007	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. National Center for Missing and Exploited Children is a non-stock, not-for-profit entity with no shareholders.		
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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. Kevin Riegler	None	None
2. National Center for Missing and Exploited Children	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.

3/13/18
Date

Mary Catherine Paskar
Printed Name

MC Paskar
Signature

March 1, 2018

J. River 699 Prince Street LLC
1010 Wisconsin Avenue, NW, Suite 600
Washington, DC 20007

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


Re: Consent to File Application for a Permit to Demolish
699 Prince Street TM ID: 074.02-09-22.C (the "Property")

Dear Mr. Moritz:

J. River 699 Prince Street LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of an application for a Permit to Demolish on the Property and any related requests.

Very Truly Yours,

J. River 699 Prince Street LLC

By: _____

Its: KEVIN RIEGLER
MANAGER

Date: 3/5/18



Charles B. Wang International
Children's Building
699 Prince St.
Alexandria, VA 22314-3175
USA

Telephone 703.224.2150

Facsimile 703.224.2122

www.missingkids.org

www.cybertipline.org

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/missingkids

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@missingkids

 Watch us
/missingkids

 Gram us
/1800thelost

Other offices
California
Florida
New York
Texas

March 5, 2018

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

Re: Consent to File Application for a Permit to Demolish
699 Prince Street TM ID: 074.02-09-22.C (the "Property")

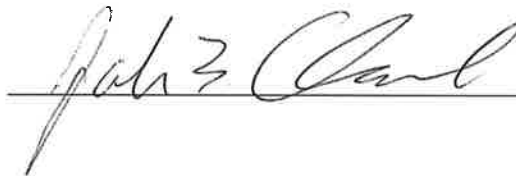
Dear Mr. Moritz:

As owner of the above-referenced Property, The National Center for Missing and Exploited Children hereby consents to the filing of an application by J. River 699 Prince Street LLC for a Permit to Demolish on the Property on the form attached hereto.

Very Truly Yours,

The National Center for Missing and Exploited Children

By:



Its: President and CEO

Date: March 5, 2018



699 PRINCE STREET

BAR Demolition Package



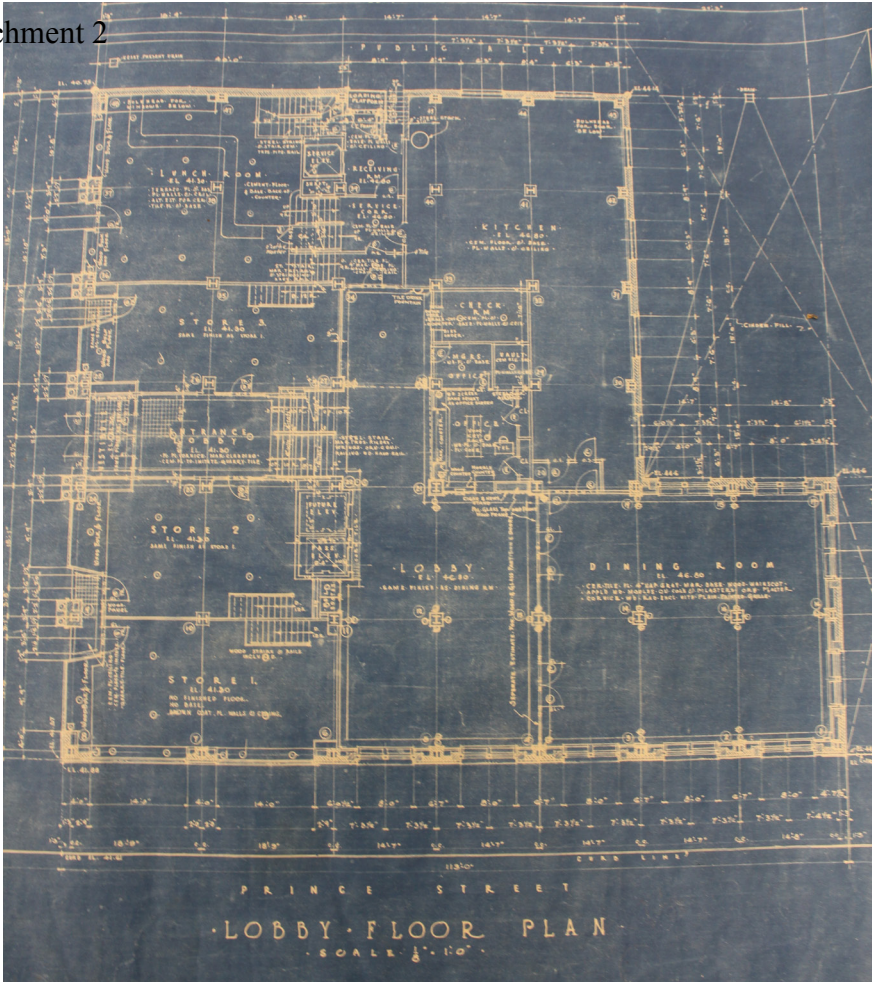
Corner of Prince and S. Washington - 1920s



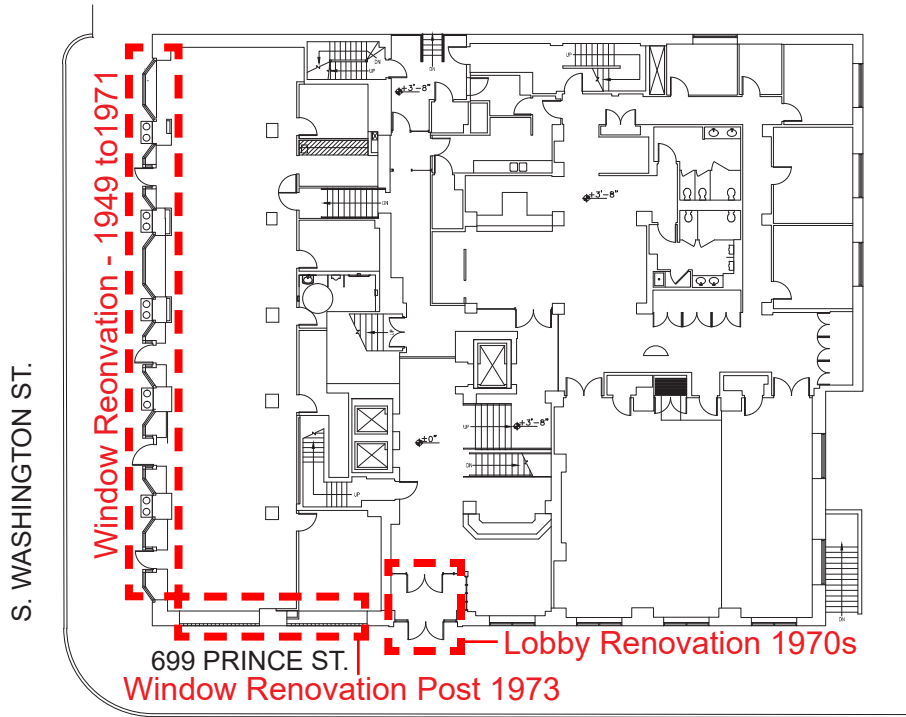
Corner of Prince and S. Washington



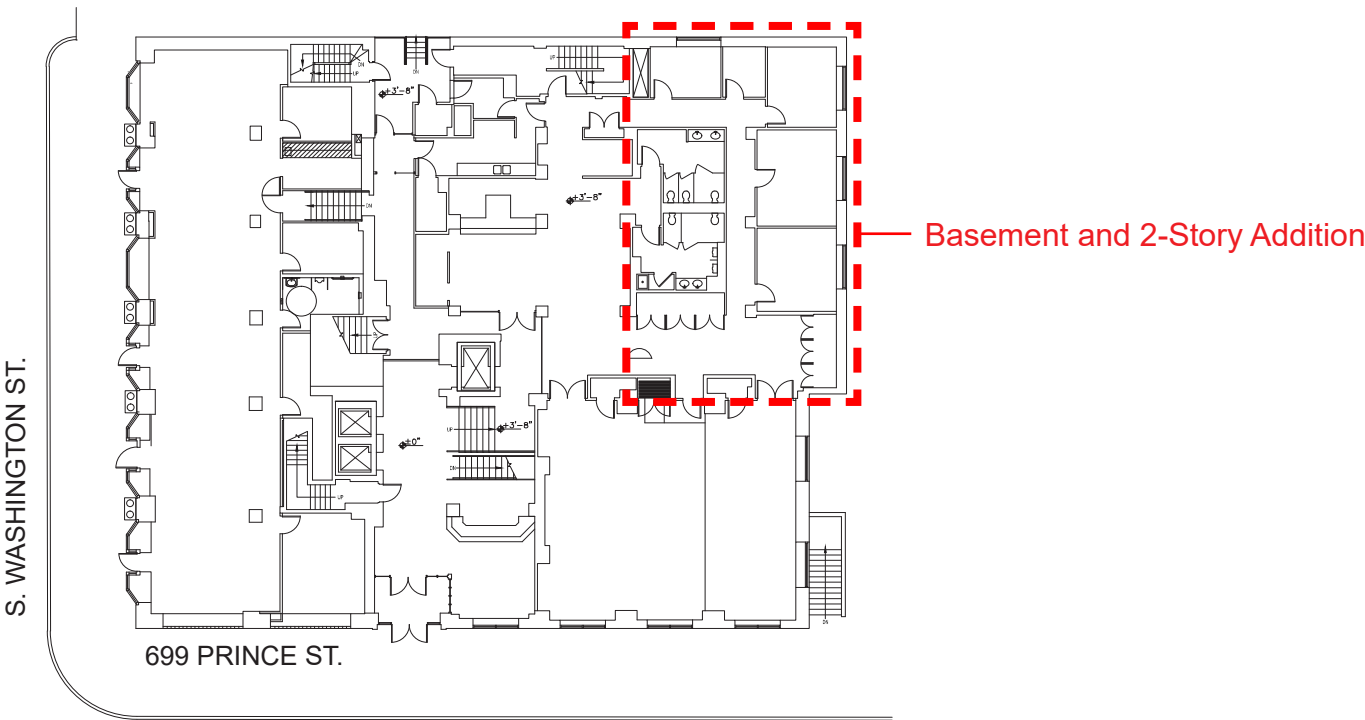
View Looking North on S. Washington



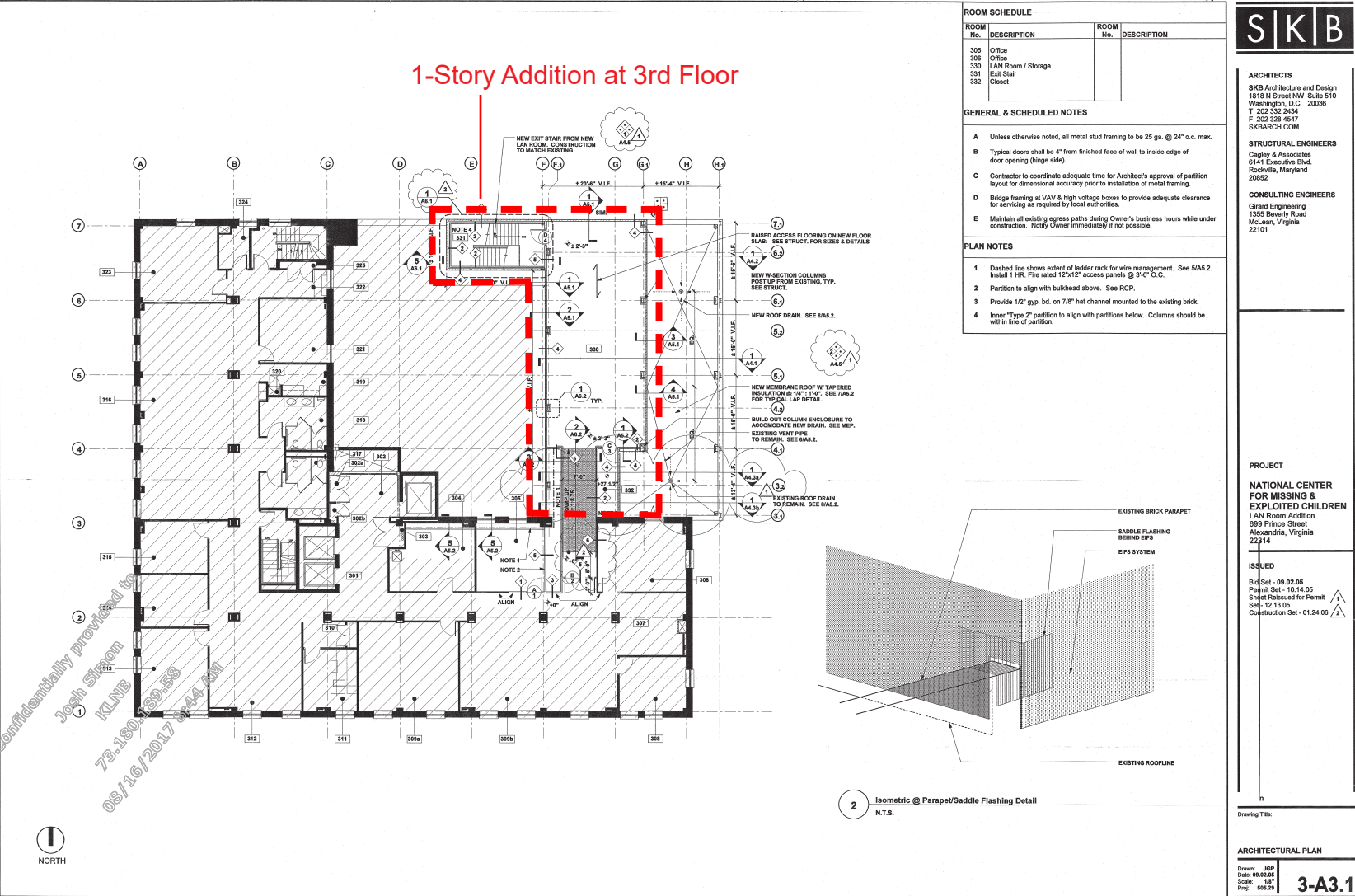
Hotel Geoge Mason Original Blue Print - 1920s



Street Facade Renovation - 1940s to 1970s

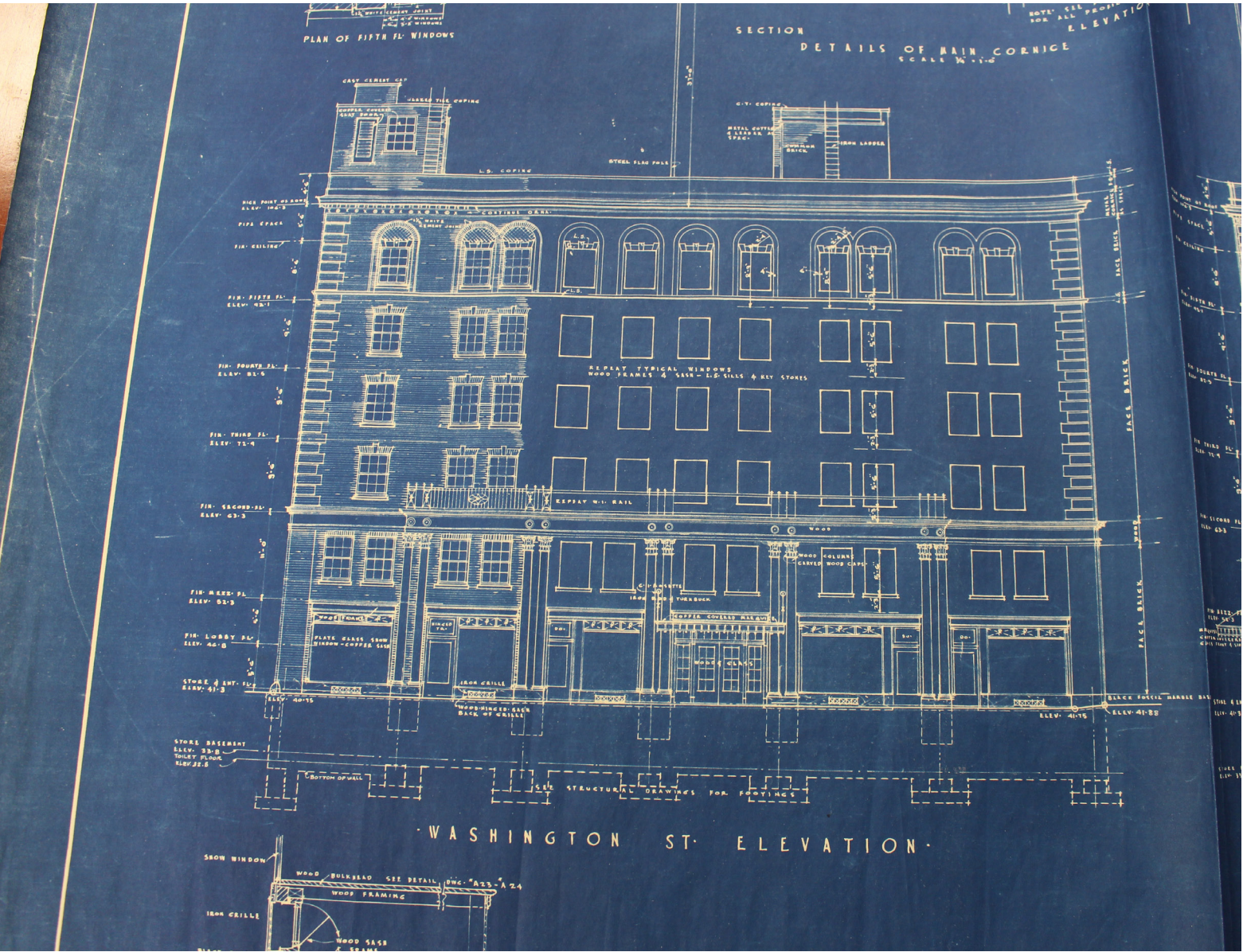


East Wing Renovation - 1946

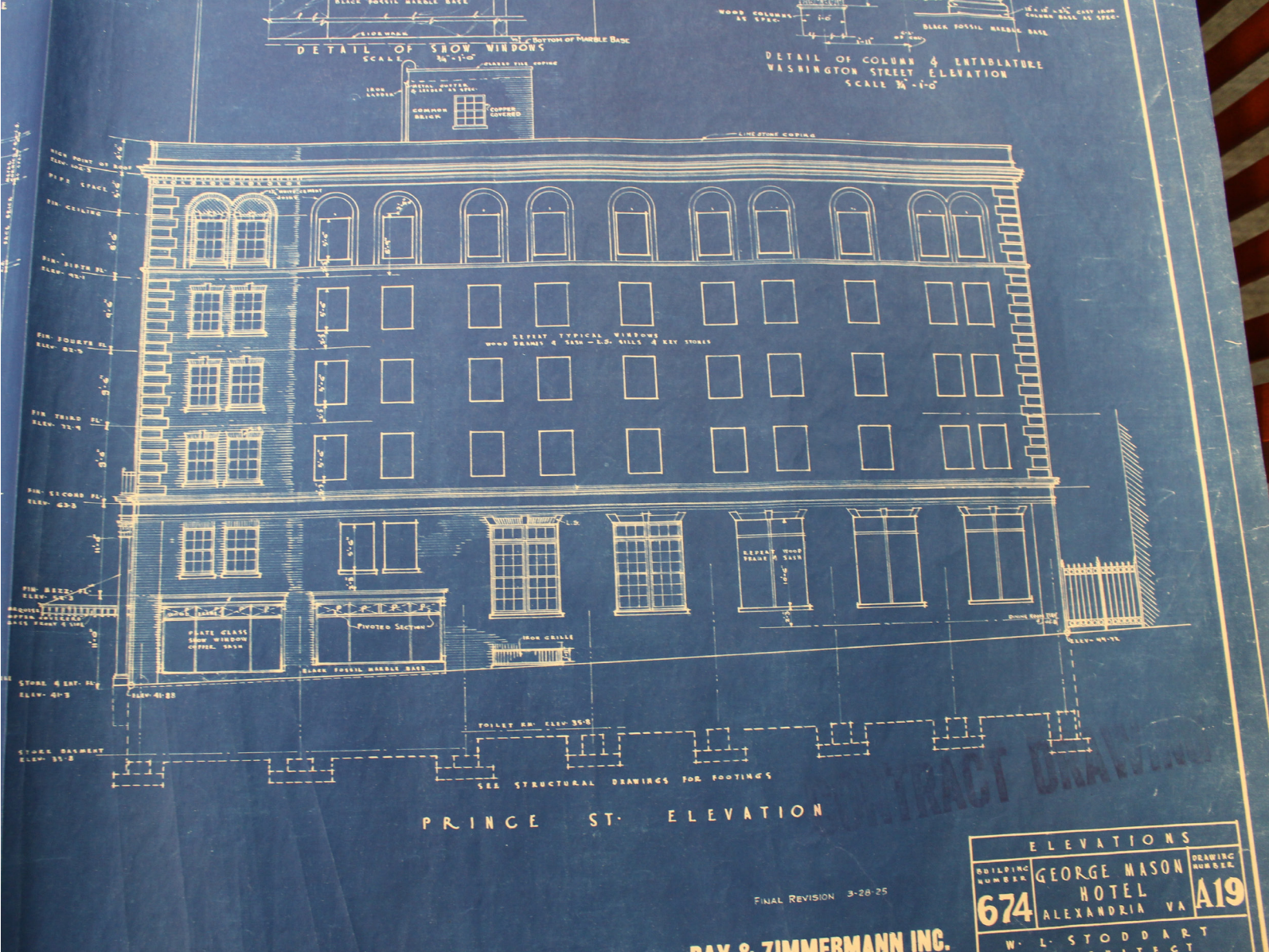


Data Center Renovation - 1999

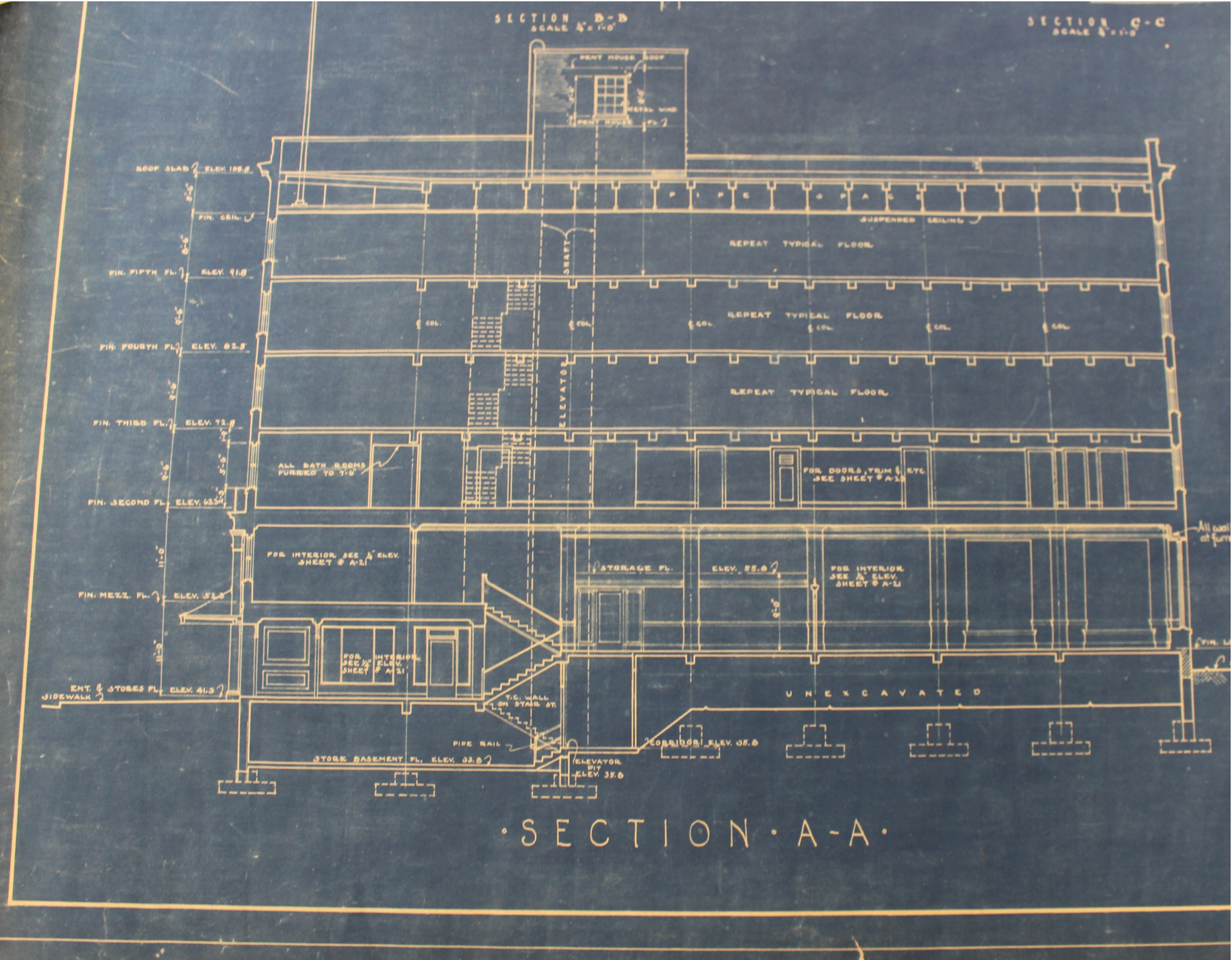




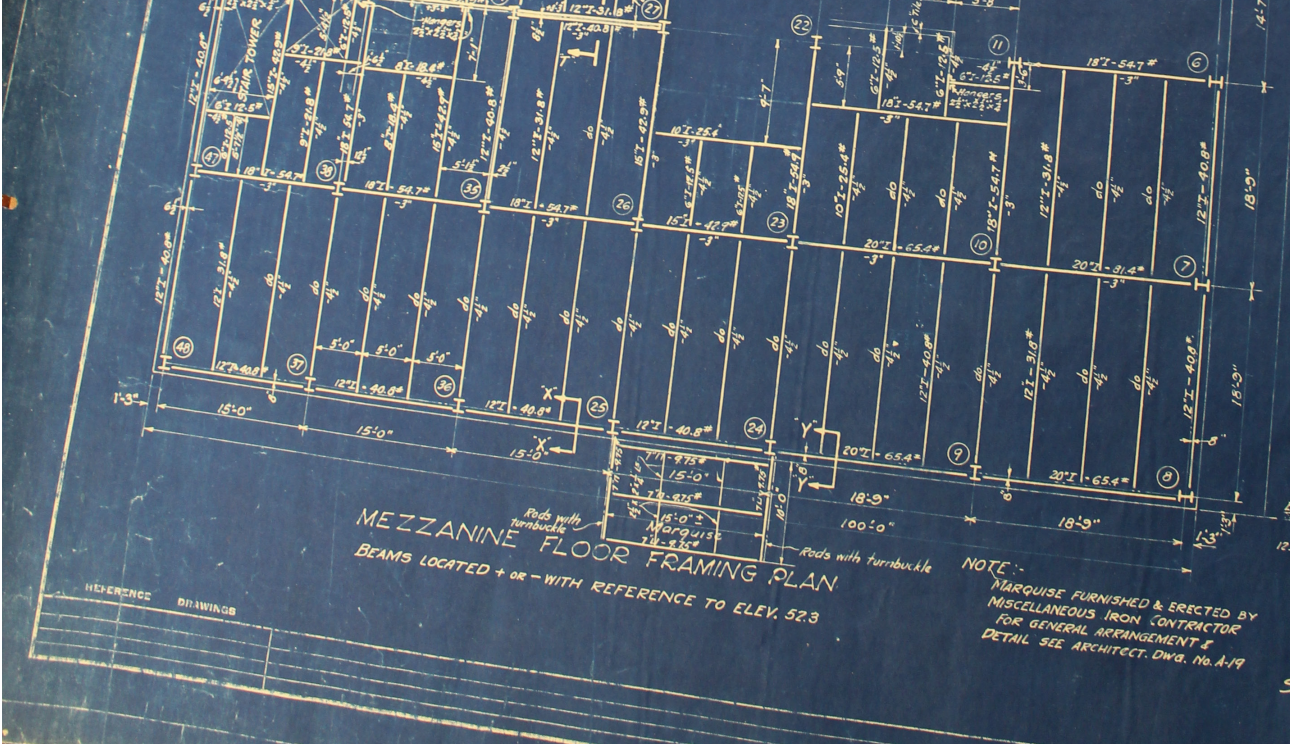
Original Elevation along S. Washington Street



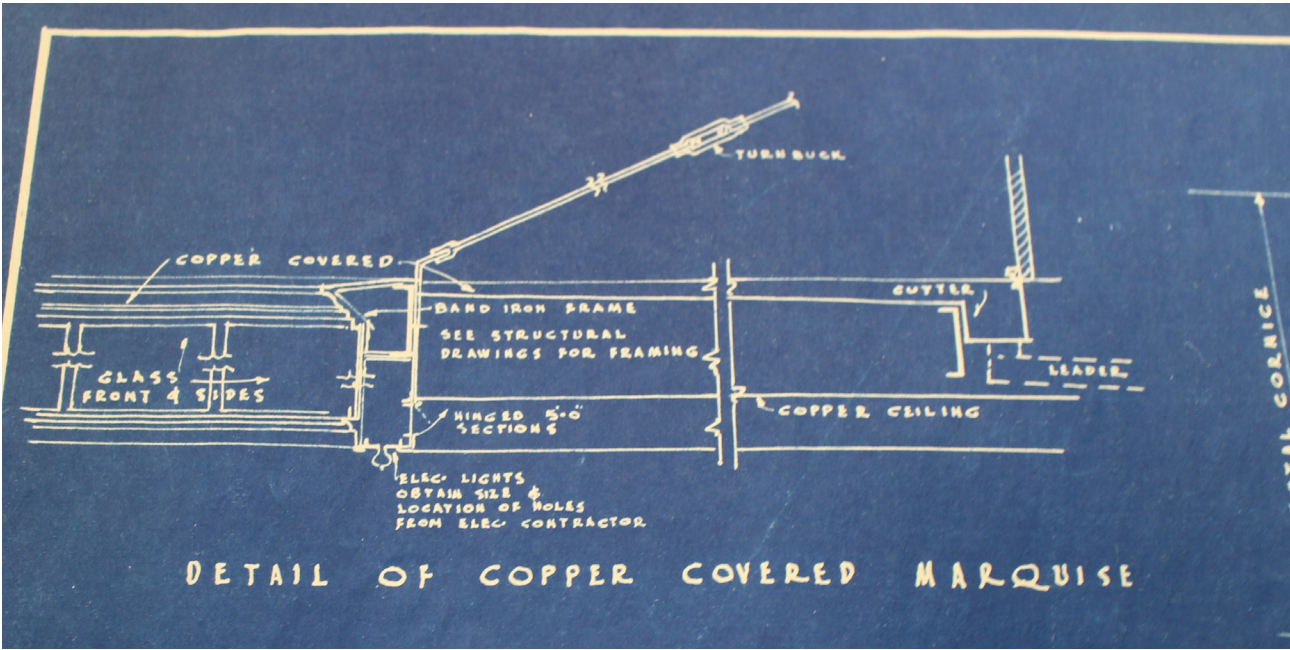
Original Elevation along Prince Street



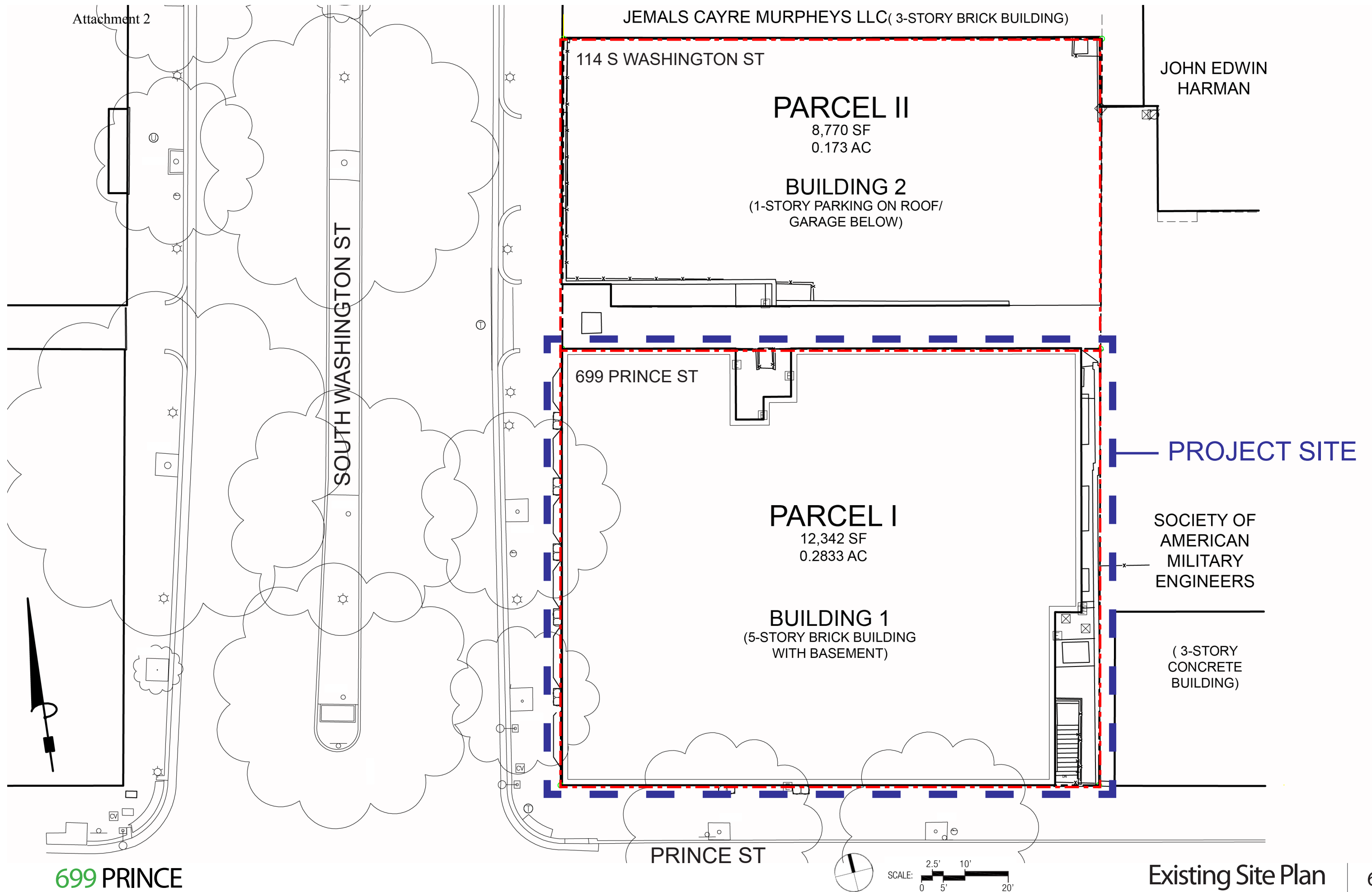
Original Building Section at Entry



Original Framing Plan at Marquee



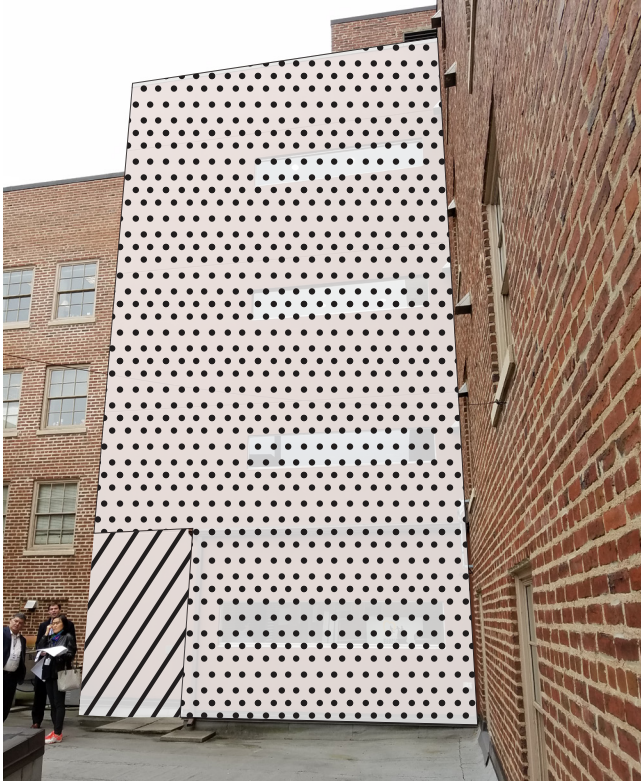
Original Section Detail at Marquee







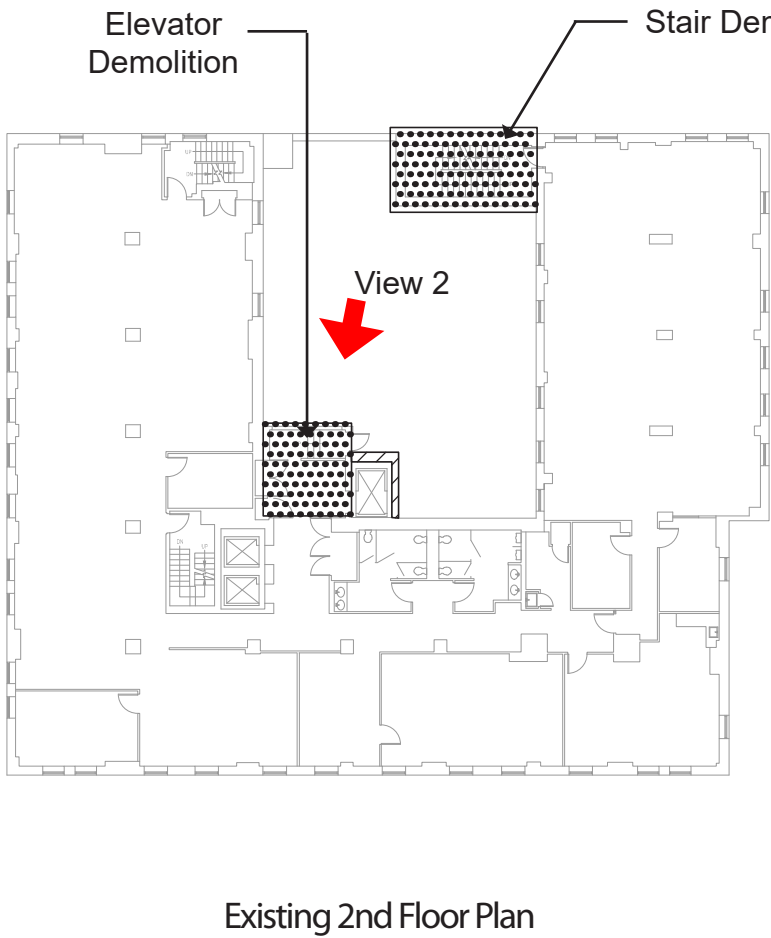
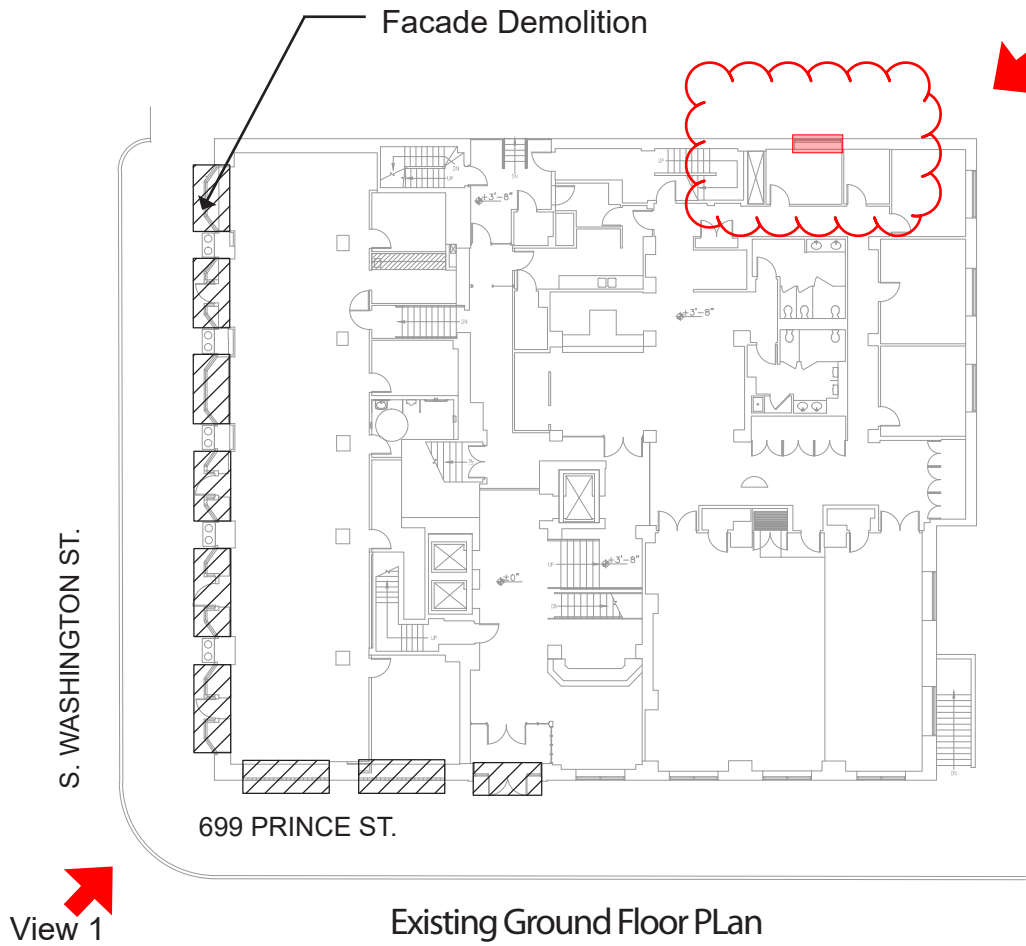
View 1



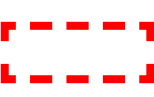


View 2

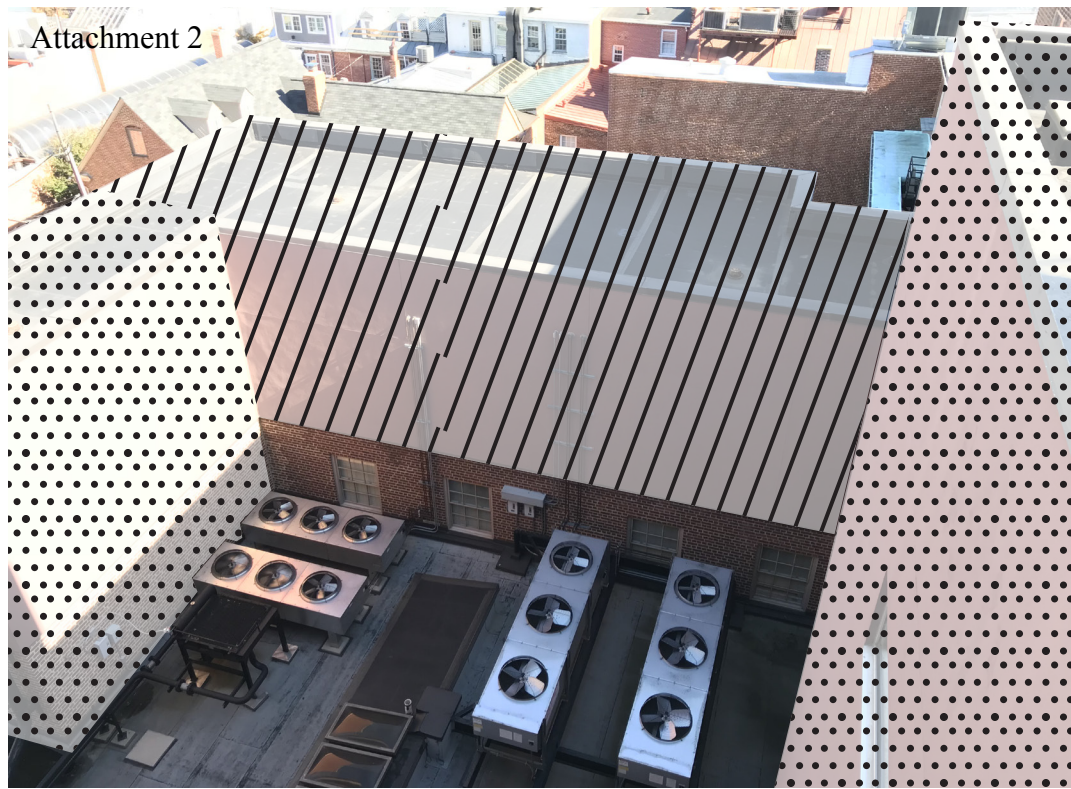


View 3



-  FACADE DEMOLITION
-  BUILDING DEMOLITION
-  ENCAPSULATION AREA AT EXISTING FACADE

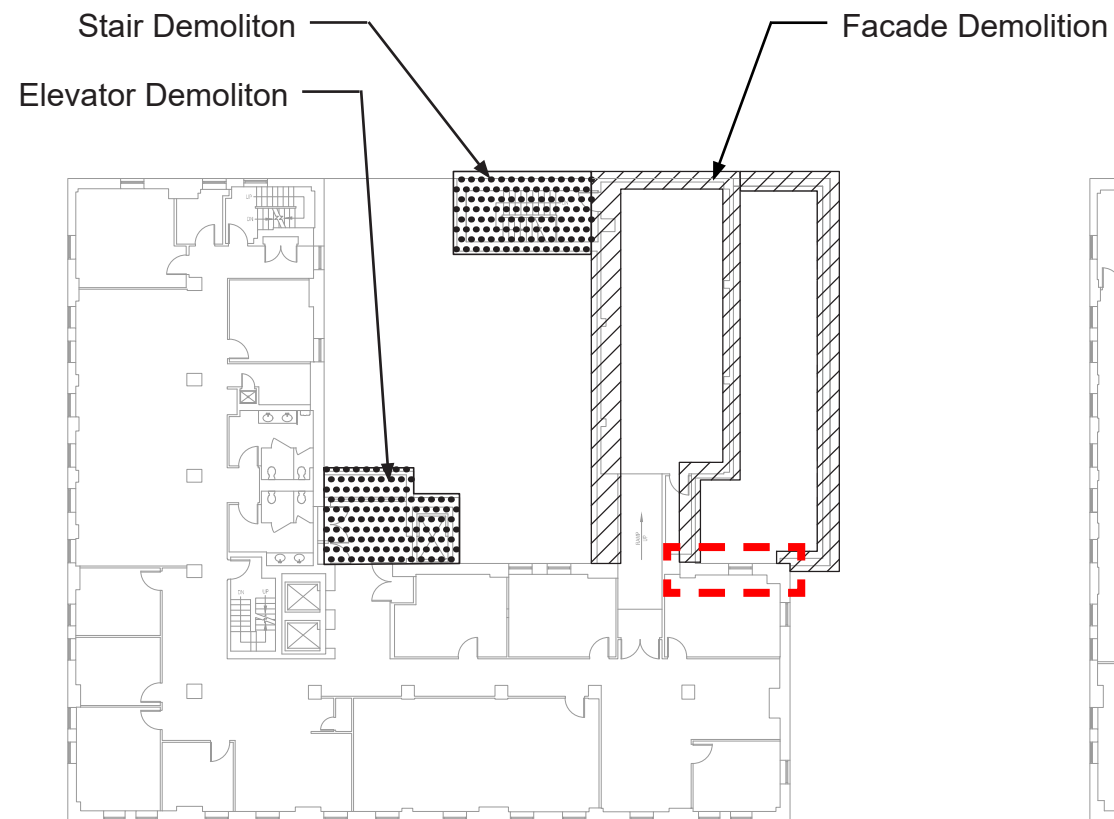




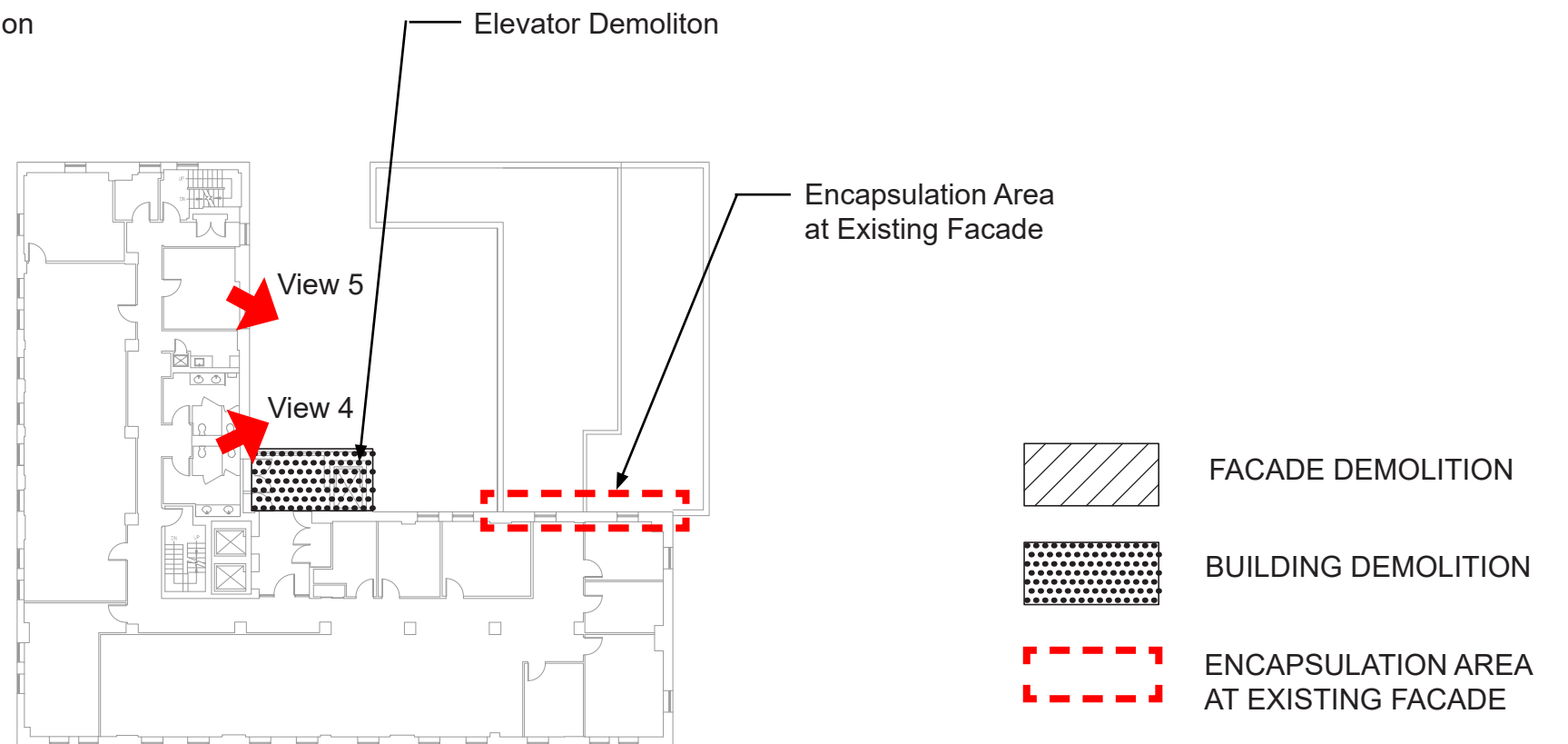
View 4






View 5



Existing 3rd Floor Plan



Existing 4th/ 5th Floor Plan

-  FACADE DEMOLITION
-  BUILDING DEMOLITION
-  ENCAPSULATION AREA AT EXISTING FACADE





United States Department of the Interior

NATIONAL PARK SERVICE
George Washington Memorial Parkway
c/o Turkey Run Park
McLean, VA 22101

Alexandria Board of Architectural Review
City of Alexandria, Town Hall
300 King Street
Alexandria, VA 22314-3212

Reference:

BAR Case: 2018-00146.00147 (114 S. Washington Street)

April 2, 2018

Dear Sir/Madam:

The following are George Washington Memorial Parkway's (Parkway) comments on the above referenced proposal:

BAR2017 - 2018-00146.00147 (114 S. Washington Street)

- The proposed demolition of the single story parking structure (built in 1977) will not have any bearing on the memorial character of the George Washington Memorial Parkway.
- The proposed concept for a new commercial use building (5-storeys) has certain design elements that bear further design considerations:
- Unclear why the proposed building exceeds the maximum height of 50'-0" along Washington Street, as shown in the Overall Street Elevation drawing (sheet 9).
- The proposed large plate glass storefronts on 114 S. Washington St is stated to be similar to the original storefronts of 699 Prince Street, however, given that older photos of 699 Prince Street showcase separate entrances into each storefronts, the proportions of the new storefront glazing should be further analyzed that what is currently shown.
- One of the characteristics of Colonial Revival architecture (of the adjacent 699 Prince Street) is the symmetrical façade – the proposed building should consider this important design element in the Washington Street elevation, and in particular an emphasis on the main doorway into the restaurant – consider refining the piers and the proportions of the bays.
- Unclear how the 'unique brick detailing at the top level arched windows are brought into the brickwork of 114 S. Washington St and how the brick detailing

of 699 Prince Street will be incorporated in the 'spandrel bands and false windows.' Elegant brick detailing can bring a richness to a modern building that is complementary to historic buildings.

- In the new massing diagram, 699 Prince Street indicates new awning constructions on both S. Washington St and Prince Street and façade renovation (not to mention the signage and new roof construction) – however details on this proposed work were not provided in this concept review. Further review required as the design develops.

Thank you for the opportunity to comment on the architecture that affects the Parkway. If you have any questions, please contact Jason Newman, Chief of Lands, Planning and Design at 703-289-2515.

Sincerely,

Blanca Stranly

bn
Alexcy Romero
Superintendent