

Docket Item # 10  
BAR CASE # 2018-00146

BAR Meeting  
April 18, 2018

**ISSUE:** Complete demolition of a parking structure

**APPLICANT:** J. River 699 Prince Street LLC

**LOCATION:** 114 South Washington Street

**ZONE:** CD / Commercial

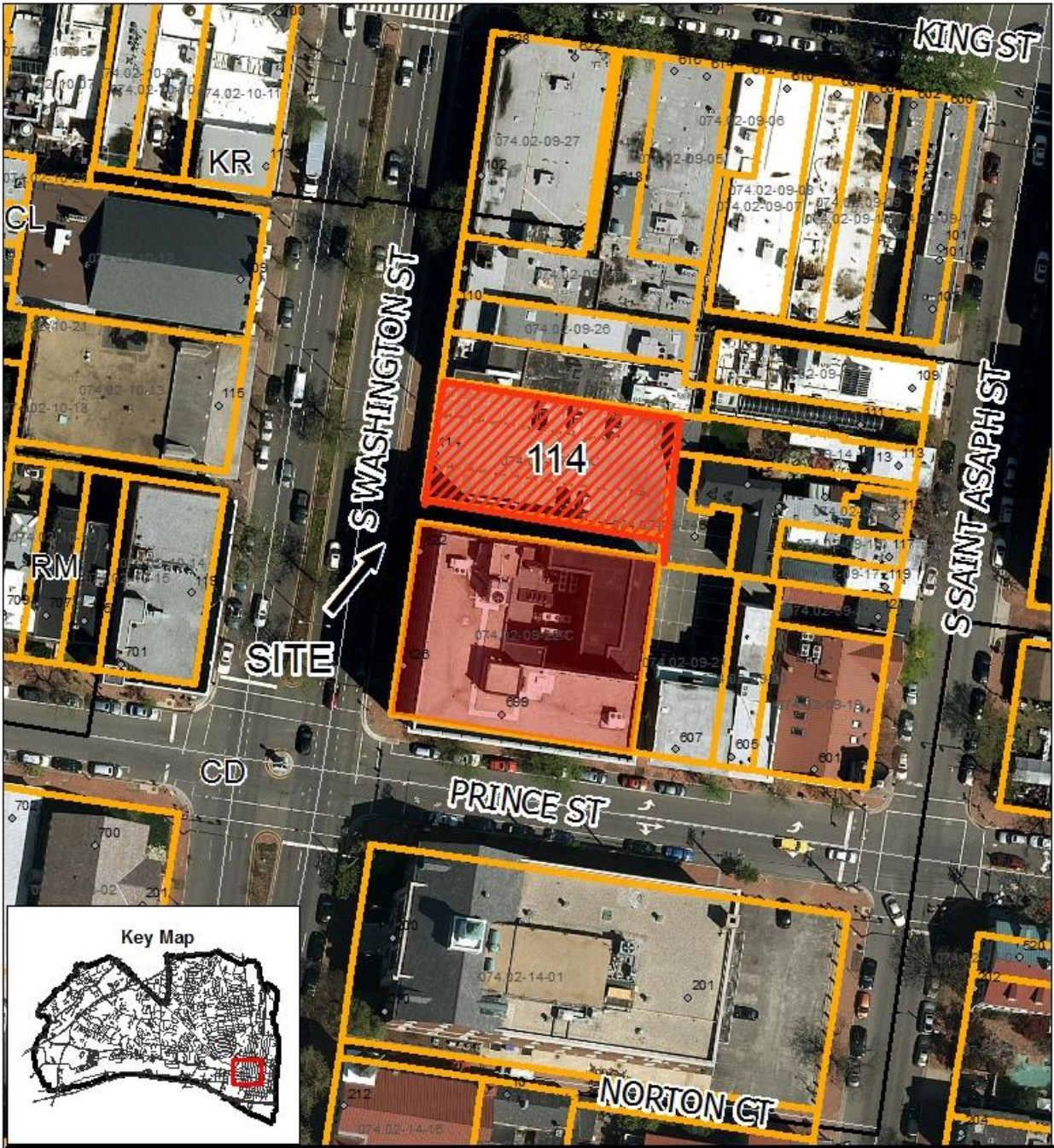
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#### **STAFF RECOMMENDATION**


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](mailto: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.



0 0.004 0.008 0.016 0.024 0.032 Miles

 **BAR Case #2018-00146  
& 2018-00147  
114 South Washington Street**



## **I. ISSUE**

The applicant requests complete demolition of a one-story parking garage at 114 South Washington Street.

## **II. HISTORY**

The existing building is one-story in height with two levels of above-grading parking and features red brick and cast-stone banding to echo similar elements at the adjacent building to the north. It is the only freestanding parking garage in the Old and Historic Alexandria District.

The garage was approved by the BAR in **1976** (12/15/1976) as part of a larger initiative that included alterations and signs for the building at 130 South Washington Street (the former George Mason Hotel).

## **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.

<b>Standard</b>	<b>Description of Standard</b>	<b>Standard Met?</b>
(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 completely supports the demolition of this late-20<sup>th</sup>-century intrusion on the historic district that in no way contributes to the memorial character of the George Washington Memorial Parkway. The materials and details are not old and unusual or uncommon and this structure could be reproduced easily.

#### **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

##### **Planning & Zoning**

No comments received.

##### **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 2018-00146: 114 South Washington Street*
- 2 – Supplemental Materials*
- 3 – Comments from the National Park Services*

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.

114 S. Washington Street

DESCRIPTION OF THE REASON FOR DEMOLITION/ENCAPSULATION

The 2-story parking garage at 114 S. Washington Street was constructed after 1977 and is currently used as private parking for the existing office use at 699 Prince Street. The existing exterior skin is brick on block with precast cornices and banding. The roof structure is made of precast double T's. The new design will completely demolish the existing structure, making way for a new 4-story mixed-use building. The new building will contain retail/restaurant, trash/loading, and hotel guestrooms. The existing 10' alley will be widened to 20'. The new design will improve the frontage experience on S. Washington Street and will invite public use. 114 S. Washington Street will be within the 50' height limit and the FAR permitted with an SUP. The new exterior skin 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.

*(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?*

No, the current parking structure built after 1977 has no historical or architectural interest. The building is constructed of brick, concrete masonry, and precast concrete double T roof structure. The building has minimal utilities as required to support parking only.

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

No, there is no historical significance attached to this structure.

- (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 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?*

No. Given that the parking structure was constructed after 1977, retention of the building will not preserve the memorial character of the Parkway.



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

No, the George Mason Hotel and the parking structure were built approximately 52 years apart. Though 114 S. Washington Street was designed to comply with Washington Street standards, there is seems to be no conscious design effort to help support an existing historic place or area of interest.

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

No, the retention of the building does little to promote the general welfare. Its current use is solely to provide private parking for the office use in 699 Prince St. This structure does not increase real estate values, generate business, create new jobs nor attract any interest.

- (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 will be sensitive to the existing conditions and meet all City requirements.

WASHINGTON STREET STANDARDS – CONCEPT REVIEW

Article X. – Historic Districts and Buildings, Section 10-105(A)(3)

*(3) Additional standards—Washington Street.*

*(a) In addition to the standards set forth in [section 10-105\(A\)\(2\)](#), the following standards shall apply to the construction of new buildings and structures and to the construction of additions to buildings or structures on lots fronting on both sides of Washington Street from the southern city limit line north to the northern city limit line:*

*(1) Construction shall be compatible with and similar to the traditional building character, particularly including mass, scale, design and style, found on Washington Street on commercial or residential buildings of historic architectural merit.*

- i. Elements of design consistent with historic buildings which are found on the street shall be emphasized.*

The design for 114 S. Washington Street incorporates a number of design elements found on the adjacent historic building at 699 Prince Street and other nearby historic buildings. The building exterior is of a brick tone consistent with surrounding buildings along S. Washington Street. A “cornice” line above the retail mimics the storefront zone expression at many of the buildings along this street. The applicant intends to provide large plate glass storefronts on the proposed building at 114 S. Washington Street similar to the original storefronts at 699 Prince Street. Large plate retail storefronts are evident throughout the Washington Street corridor.

- ii. New buildings and additions to existing buildings shall not, by their style, size, location or other characteristics, detract from, overwhelm, or otherwise intrude upon historic buildings which are found on the street.*

The site for 114 S. Washington Street is a small footprint when compared to 699 Prince Street. Building height restrictions, restrained design, and a 20’ enhanced alley will ensure that the design does not overwhelm 699 Prince Street and other historic buildings found on the street.

- iii. The design of new buildings and additions to existing buildings shall be complementary to historic buildings which are found on the street.*

The design of 114 S. Washington Street is restrained yet uses some of the detailing from 699 Prince Street. As noted previously, the applicant intends to provide large plate glass storefronts similar to the original storefronts at 699 Prince Street. This will help to aesthetically connect the two buildings. In addition, 114 S. Washington Street will incorporate the unique brick detailing found at the top level arched window recesses at 699 Prince Street. The fenestrations of the new building above the ground floor are “punched openings” and they create a similar rhythm on the façade to other historic structures along the street, yet they are detailed in a modern way.

- iv. *The massing of new buildings or additions to existing buildings adjacent to historic buildings which are found on the street shall closely reflect and be proportional to the massing of the adjacent historic buildings.*

The current building height regulations limit new construction to 50' from average grade. 699 Prince Street (contributing to historic OHAD as National Register Criterion A/C) is a non-conforming structure that exceeds the current building height regulation.

- v. *New buildings and additions to existing buildings which are larger than historic buildings which are found on the street shall be designed to look separate and shall not give the impression of collectively being more massive than such historic buildings. This design shall be accomplished through differing historic architectural designs, facades, setbacks, roof lines and styles. Buildings should appear from the public right-of-way to have a footprint no larger than 100 feet by 80 feet. For larger projects, it is desirable that the historic pattern of mid-block alleys be preserved or replicated.*

By following the current building height regulations for new construction, 114 S. Washington Street will be shorter than 699 Prince Street. Separation is enhanced via a 20' mid-block alley (widened from the existing 10' alley). The building façade facing S. Washington Street is approximately 50.52' long. The building at level 1 runs east 76' and steps back (to the north) 6'. This is intended to break up the alley façade and provide vehicle circulation space. The floors above will extend to the edge of 20' alley (separation between the two buildings).

- vi. *Applications for projects over 3,000 square feet, or for projects located within 66 feet of land used or zoned for residential uses, shall include a building massing study. Such study shall include all existing and proposed buildings and building additions in the six block area as follows: the block face containing the project, the block face opposite, the two adjacent block faces to the north and the two adjacent block faces to the south.*

The project site is not within 66 feet of land zoned for residential uses. However, a massing study is included in this submission.

- vii. The massing and proportions of new buildings or additions to existing buildings designed in an historic style found elsewhere in along Washington Street shall be consistent with the massing and proportions of that style.

114 S. Washington Street follows the current zoning guidelines for building height. The structure will be of similar height or smaller than adjacent properties.

- viii. New or untried approaches to design which result in new buildings or additions to existing buildings that have no historical basis in Alexandria or that are not consistent with an historic style in scale, massing and detailing, are not appropriate.

114 S. Washington Street will incorporate several design elements found at historic buildings along Washington Street allowing it to be consistent with the historic style.

*(2) Facades of a building generally shall express the 20- to 40-foot bay width typically found on early 19th century commercial buildings characteristic of the Old and Historic Alexandria District, or the 15- to 20-foot bay width typically found on townhouses characteristic of the Old and Historic Alexandria District. Techniques to express such typical bay width shall include changes in material, articulation of the wall surfaces, changes in fenestration patterns, varying roof heights, and physical breaks, vertical as well as horizontal, within the massing.*

The street frontage along S. Washington Street, exclusive of the alley, is about 50' wide. The façade treatment articulates different program spaces to help break up the patterning.

*(3) Building materials characteristic of buildings having historic architectural merit within the district shall be utilized. The texture, tone and color of such materials shall display a level of variety, quality and richness at least equal to that found abundantly in the historic setting.*

The building will be predominantly brick. The color and tone are similar to the adjacent buildings. Brick detailing found at 699 Prince Street will be incorporated at 114 S. Washington Street at spandrel bands and false windows. Cornice band expressions will mimic the existing streetscape and the color relates back to the original marquees at 699 Prince Street and its dark metal roof coping.

*(4) Construction shall reflect the traditional fenestration patterns found within the Old and Historic Alexandria District. Traditional solid-void relationships exhibited within the district's streetscapes (i.e., ratio of window and door openings to solid wall) shall be used in building facades, including first floor facades.*

The first floor storefront brick piers and bays are a foundation for the solid/fenestration patterning above. The window patterning is deliberate to allow a balanced solid/fenestration pattern and to resemble the traditional patterning.

*(5) Construction shall display a level of ornamentation, detail and use of quality materials consistent with buildings having historic architectural merit found within the district. In replicative building construction (i.e., masonry bearing wall by a veneer system), the proper thicknesses of materials shall be expressed particularly through the use of sufficient reveals around wall openings.*

114 S. Washington's ornamentation is restrained in order to not overwhelm its historic neighbor, 699 Prince Street. Building materials design and detailing will maintain a high quality for architectural merit and construction standards.



**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](http://www.missingkids.org)

[www.cybertipline.org](http://www.cybertipline.org)

 Like us  
/missingkids

 Follow us  
@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")

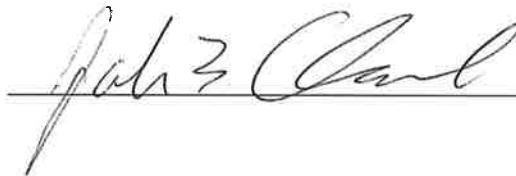
Dear Mr. Moritz:

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





# 114 S. WASHINGTON STREET

BAR Demolition Package

1





Corner of Prince and S. Washington - 1920s



View Looking North on S. Washington -1920s

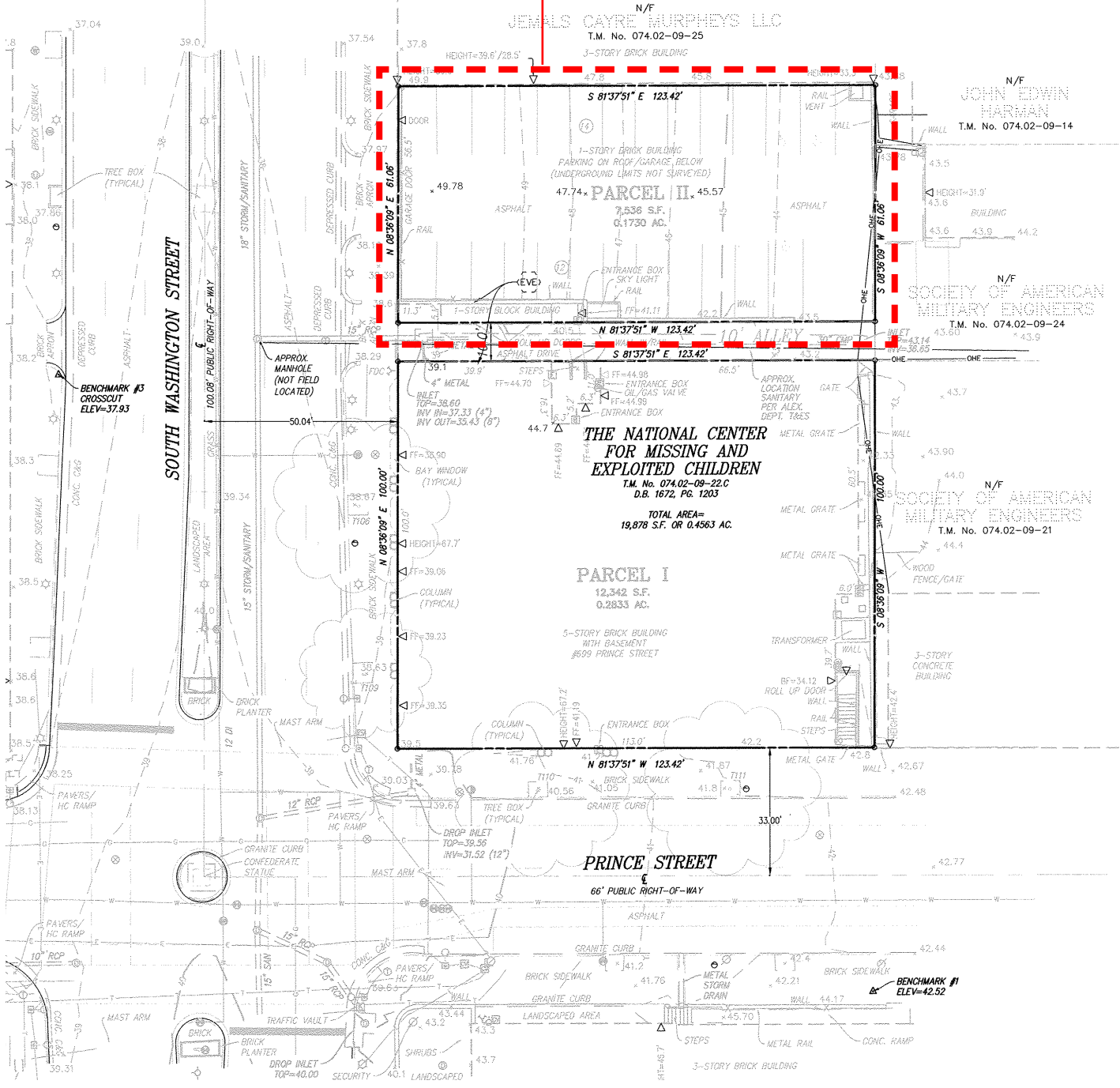


1-Story Church



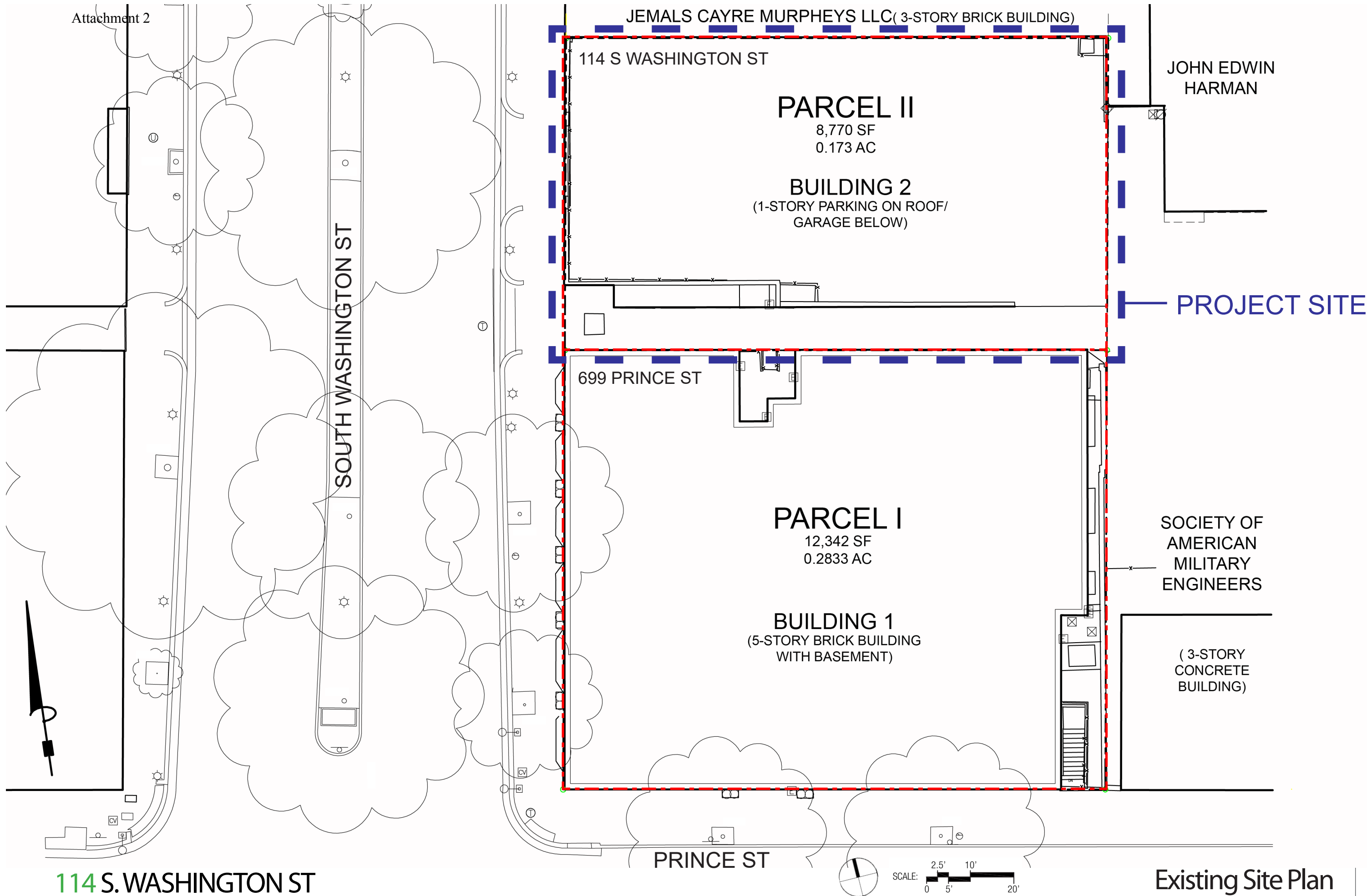
Original Trinity M.E. Church - Before 1920s

1-Story Parking on Roof/ Garage Below



Current Parking Garage - Post 1977



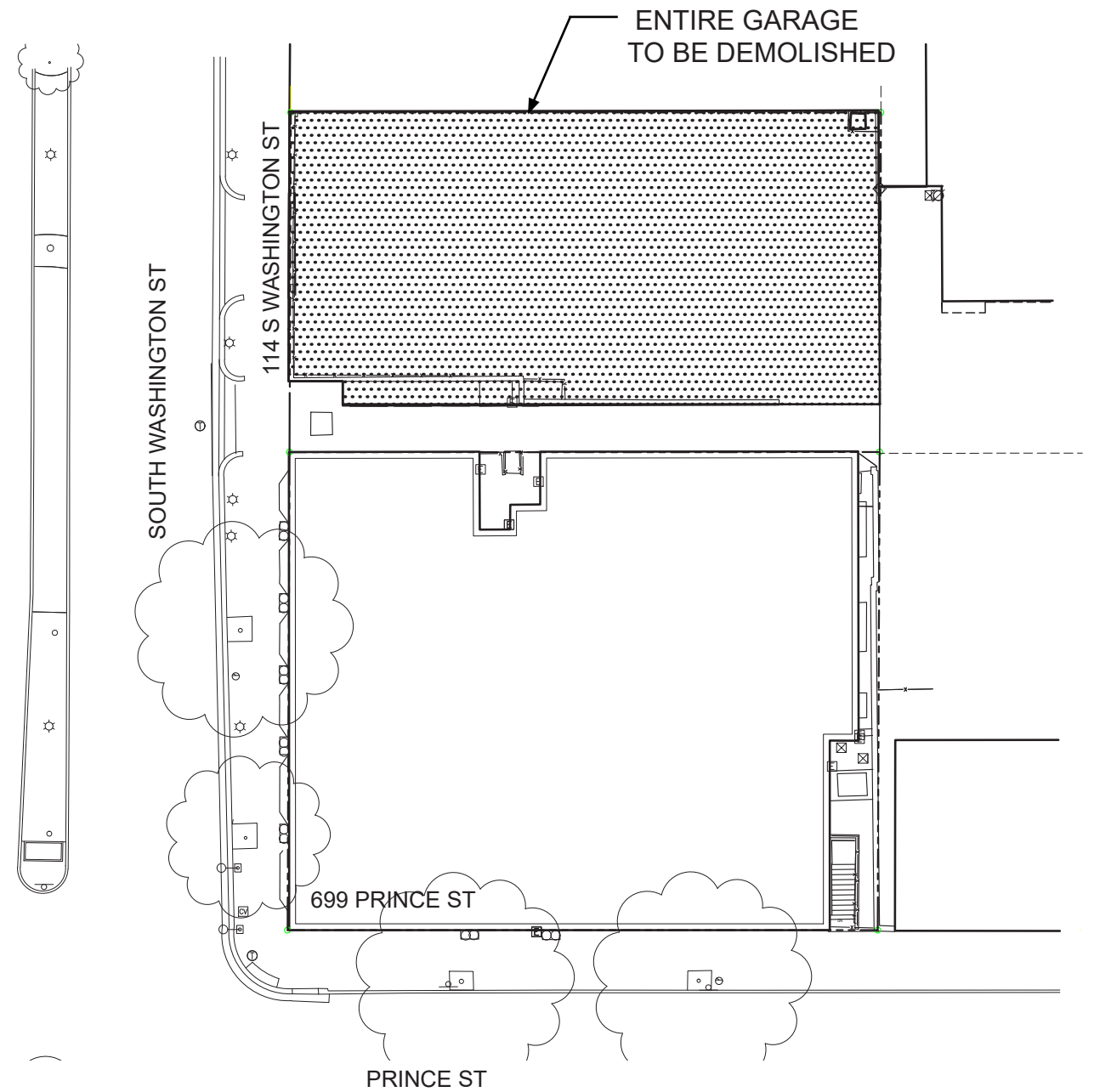
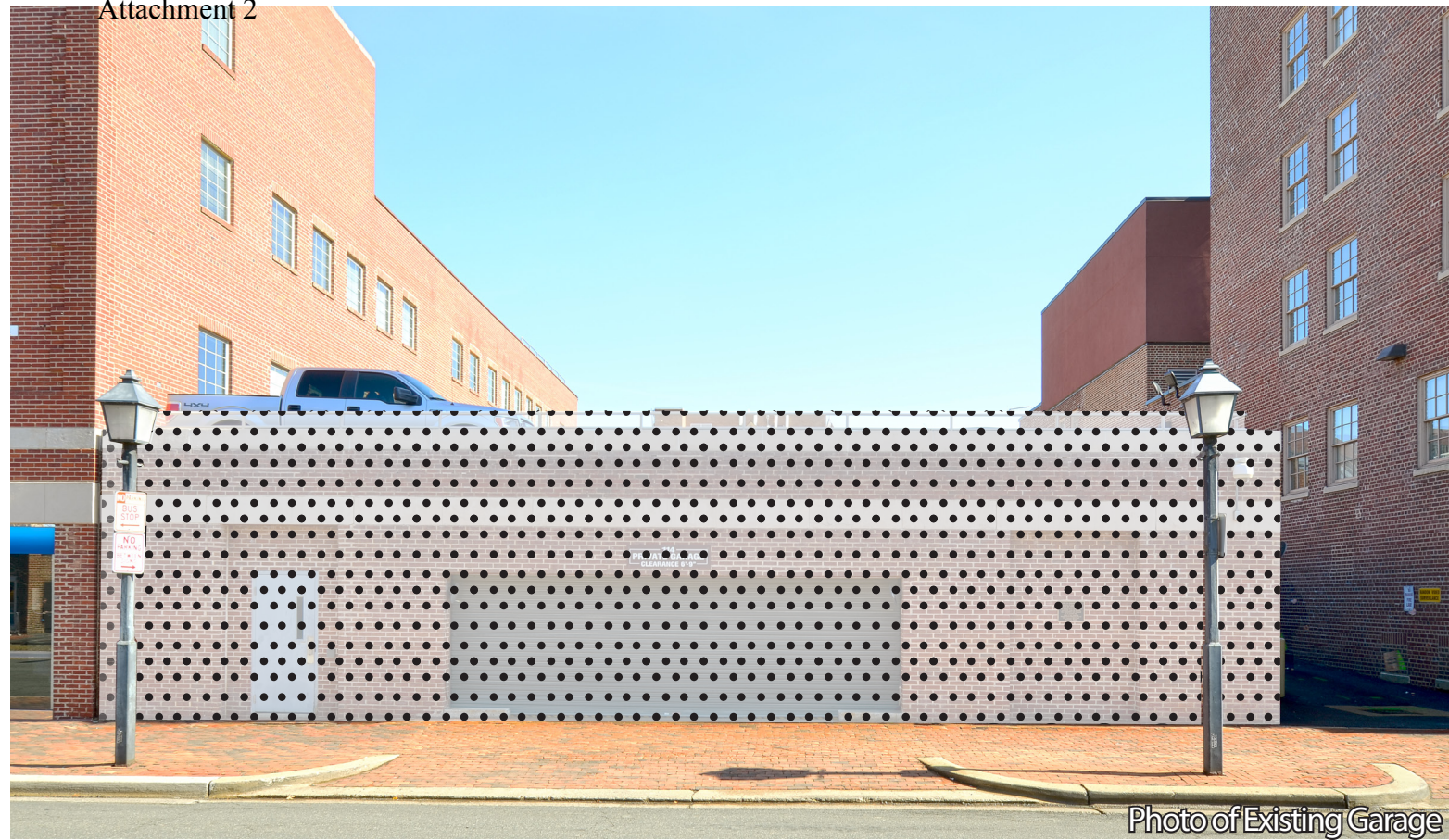






114 S. WASHINGTON ST





PARKING GARAGE SITE PLAN



BUILDING DEMOLITION







## 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