

Docket Item # 10
BAR CASE #2006-133

BAR Meeting
September 6, 2002

ISSUE: Demolish portions of facade and entrance

APPLICANT: Kimpton Hotels and Restaurant

LOCATION: 480 King Street

ZONE: KR/King Street Urban Retail

STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish/Capsulate.

BOARD ACTION, JULY 19, 2006: The Board combined discussion of docket item #'s 12 and 13. On a motion by Mr. Smeallie, seconded by Ms. Quill, the Board deferred the application for restudy to address the proposed signage, exterior colors, and the number and function of doors in the new storefront to the restaurant along King Street. The vote was 4-0.

REASON: The Board found the proposed signage problematic, particularly the corner hanging sign, and were also concerned about the new door treatment along King Street, which appear to violate Board of Health regulations, which do not allow opening into an eating space without a screen. The Board suggested to the applicant to look at revising the proposed signage and address the issues of the doors in the new storefront.

SPEAKERS: Ken Reynolds, representing the applicant, spoke in support
Jeff Barber, project architect, spoke in support
Ellen Pickering, Roberts Lane, spoke in opposition

STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish/Capsulate.

(Insert sketch here)

Update: There have been no change to the demolition/capsulation application and Staff here repeats the Staff report from July 19, 2006.

NOTE: This docket item requires a roll call vote.

I. ISSUE:

The applicant is requesting a Permit to Demolish/Capsulate portions of the first floor of the King Street facade of the six story hotel building at 480 King Street. Those portions to be demolished include all of the first floor west of the Long and Foster offices to the four westernmost bays terminating at South Pitt Street

The demolition proposed is in conjunction with a number of alterations proposed to convert the building from a Holiday Inn Select to a Kimpton Hotel.

II. HISTORY:

The Kimpton Hotel (nee Holiday Inn) is a six story brick commercial building which occupies the south side of the 400 block of King Street. It was constructed as part of the urban renewal project in 1975 and designed by the Alexandria architectural firm of Vosbeck, Vosbeck, Kendrick and Redinger. It was specifically designed to mimic the 18th century warehouses flanking the Fanueil Hall markets in Boston.

The Board has reviewed a number of alterations to this building over the years. Most recently, in 2002 the Board approved demolition of portions of the facade for construction of a new entryway (BAR 2002-0155, 7/17/02). In August 1996, the Board approved the "Holiday Inn Select" signs at several locations on Royal, Pitt and King Streets (BAR Case #96-0158, 8/21/1996). In June of 1996, the Board approved flag poles and flags for the King Street elevation (BAR Case #96-0113). In April 1992, the Board approved the existing marquee awning (BAR Case #92-19, 4/1/92) to provide a more visible entrance to the hotel. In 1990, the Board denied the infilling of the pedestrian arcade on the east side of the building front South Royal Street (BAR Case #90-193, 10/13/90). The Board's decision was overturned on appeal to Council.

III. ANALYSIS:

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(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?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (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?
- (4) Would retention of the building or structure help 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?

(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?

In the opinion of Staff none of the criteria are met because this is a late 20th century commercial structure. Therefore, Staff recommends approval of the Permit to Demolish/Capsulate.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

C-1 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

Historic Alexandria:

Generally, the proposal seems appropriate. However, the Art Deco styling of the hotel entrance and signage might not be preferable for the historic district. Historically, the present-day hotel is located on the site of the 19th century Marshall House, where Union commander Col. Elmer Ellsworth and local innkeeper James Jackson were killed during the Federal occupation of Alexandria on May 24, 1861. The historic marker on the exterior of the building cites this incident. This block of King Street was part of the urban renewal movement of the 1960s.