

**Update on Parker Gray Local Historic District Nomination
to the National Register of Historic Places
April 12, 2007**

Prepared by City of Alexandria Department of Planning and Zoning,
Historic Preservation Staff

The Parker-Gray National Register Historic District process is proceeding on schedule. The consultants employed by the City began survey work in the early fall of 2006 and have completed a survey of 1600 structures which includes 1200 structures located within the present locally-designated Parker-Gray District, as well as 400 additional structures surrounding the local district. The consultants must enter information about each resource into the state electronic database and have completed 80% of the required entries, or 1250 of 1600 structures, with 350 remaining. The consultants must also complete photographs of each resource for the state. Throughout the project staff has been working with David Edwards from the State Department of Historic Resources (VDHR), who is the northern Virginia representative based in Winchester. In Virginia, the Department of Historic Resources serves as the State Historic Preservation Office (SHPO)(<http://www.dhr.virginia.gov/>).

Another important part of the process is the National Register form which is currently being drafted by the consultants. The first draft of the form is expected to be provided to the Planning Department's Historic Preservation staff by the end of April or beginning of May. Staff will review and comment on the form which will then be submitted to the SHPO by the end of June or beginning of July. The City's Historic Preservation staff has been advised that the State will need approximately three months to review the application with revisions to be completed prior to the state staff scheduling the application for review by the VA State National Register Review Board for discussion and nomination, which is expected to occur in the fall of this year. If the State Board determines that the application meets the criteria set for establishing a National Register District, the Board nominates the application to the U.S. Department of the Interior who holds the Register. This schedule information is tentative and is City staff's best guess regarding what is expected. Once the application is submitted to the State, the City has no control regarding the schedule.

City Planning staff has attended the following Civic Association community meetings to discuss the National Register process and to distribute information:

1. November and December 2006 - Met with the Inner City Civic Association;
2. December 2006 - Met with Upper King Street Neighborhood Association; and,
3. January 2007 - Met with Old Town Civic Association.

Additionally, staff plans to hold a larger community meeting in June for all who are interested to share the research and survey findings and review the next steps in the National Register process. For further information, contact Lee Webb or Steve Milone in the Department of Planning and Zoning, Phone: 703-838-4666 and visit the Department of Planning and Zoning website at <http://ci.alexandria.va.us/planningandzoning/>

ORDINANCE NO. 4451

AN ORDINANCE to amend and reordain the 1992 Master Plan (1998 ed.) of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment heretofore approved by city council to such master plan as Master Plan Amendment No. 2006-0003 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment.

WHEREAS, the City Council of the City of Alexandria finds and determines that:

1. In Master Plan Amendment No. 2006-0003, the Planning Commission initiated an amendment to the King Street Eisenhower Avenue Metro Station Small Area Plan Chapter of the 1992 Master Plan (1998 ed.) of the City of Alexandria, to expand the Old and Historic Alexandria District in the 1500 and 1600 blocks of King Street.
2. The said amendment has heretofore been approved by the planning commission, and city council with an amendment, after full opportunity for comment and public hearing.
3. All requirements of law precedent to the adoption of this ordinance have been complied with; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the King Street Eisenhower Avenue Metro Station Small Area Plan Chapter of the 1992 Master Plan (1998 ed.) of the City of Alexandria, be, and the same hereby is, amended to include the area shown on the attached sketch plan entitled "MPA #2006-0003 REZ #2006-0001," dated April 4, 2006, within the Old and Historic Alexandria District.

Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing master plan amendment, as part of the King Street Eisenhower Avenue Metro Station Small Area Plan Chapter of 1992 Master Plan (1998 ed.) of the City of Alexandria, Virginia.

Section 3. That all provisions of the 1992 Master Plan (1998 ed.) of the City of Alexandria, Virginia, as may be inconsistent with the provisions of this ordinance be, and same hereby are, repealed.

Section 4. That the 1992 Master Plan (1998 ed.) of the City of Alexandria, as amended by this ordinance, be, and the same hereby is, reordained as the 1992 Master Plan (1998 ed.) of the City of Alexandria, Virginia.

Section 5. That the city clerk shall transmit a duly certified copy of this ordinance to the Clerk of the Circuit Court of the City of Alexandria, Virginia, and that the said Clerk of the Circuit Court shall file same among the court records.

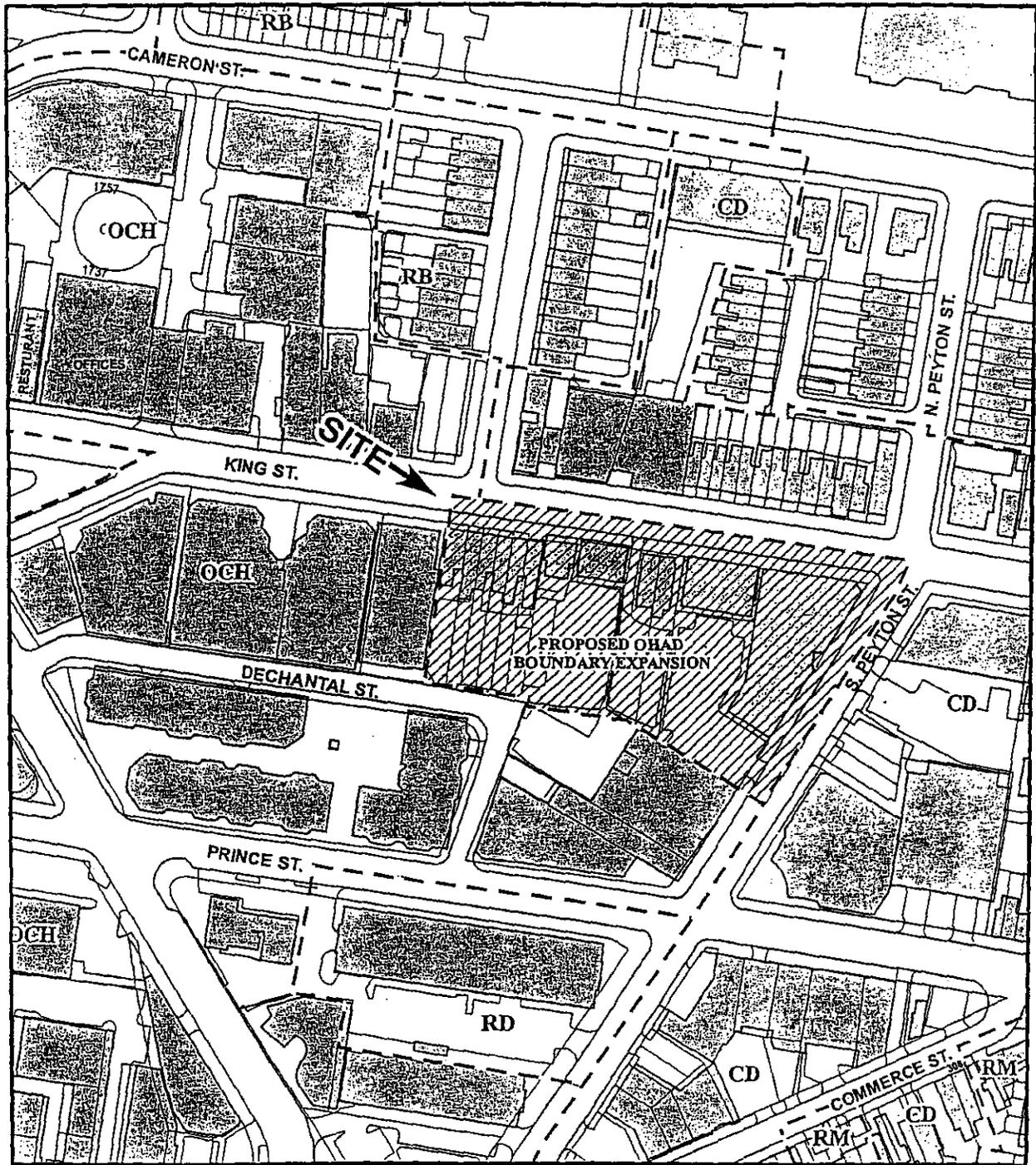
Section 6. That this ordinance shall become effective upon the date and at the time of its final passage.

WILLIAM D. EUILLE
Mayor

Attachment

Final Passage: May 20, 2006

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MPA #2006-0003
REZ #2006-0001

04/04/06





Expansion of the Old & Historic Alexandria District

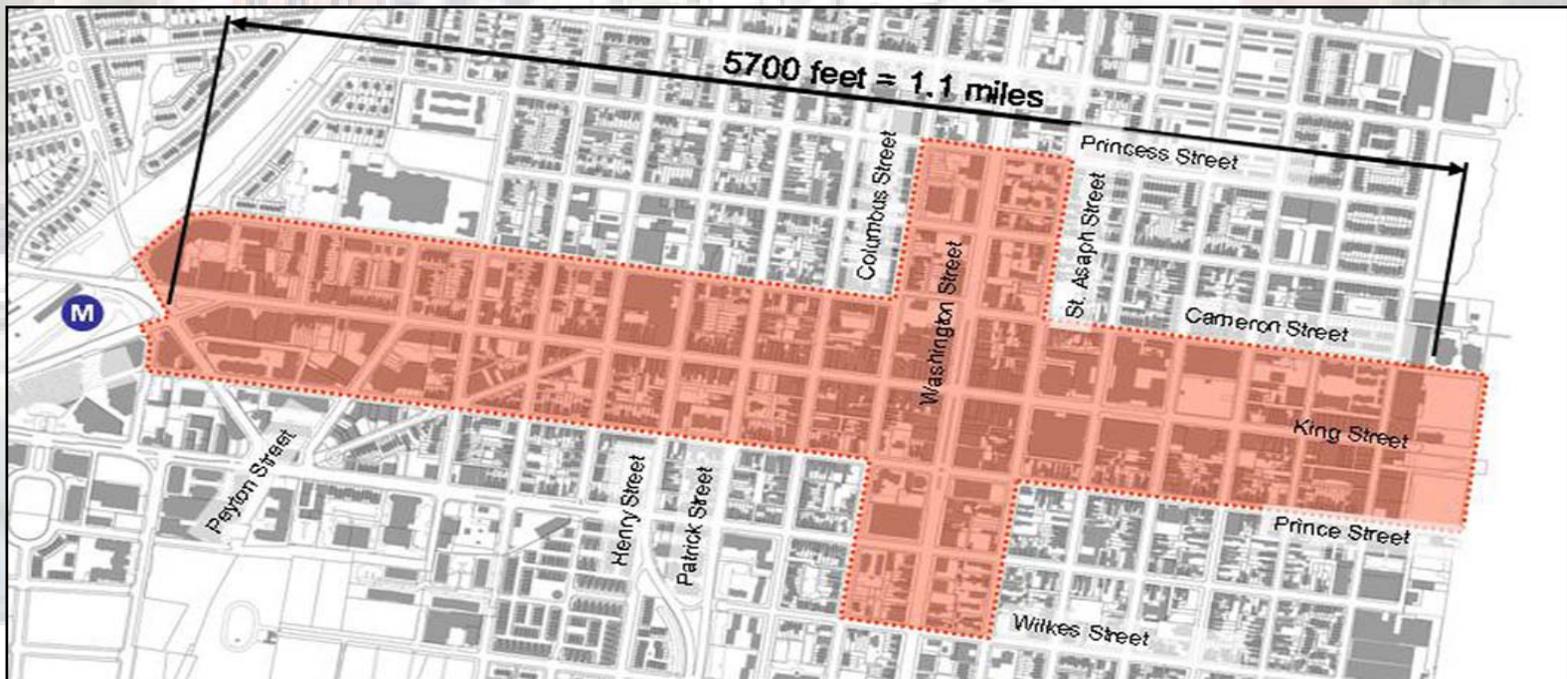
March 8, 2006

Public Forum

Upper King Street Area

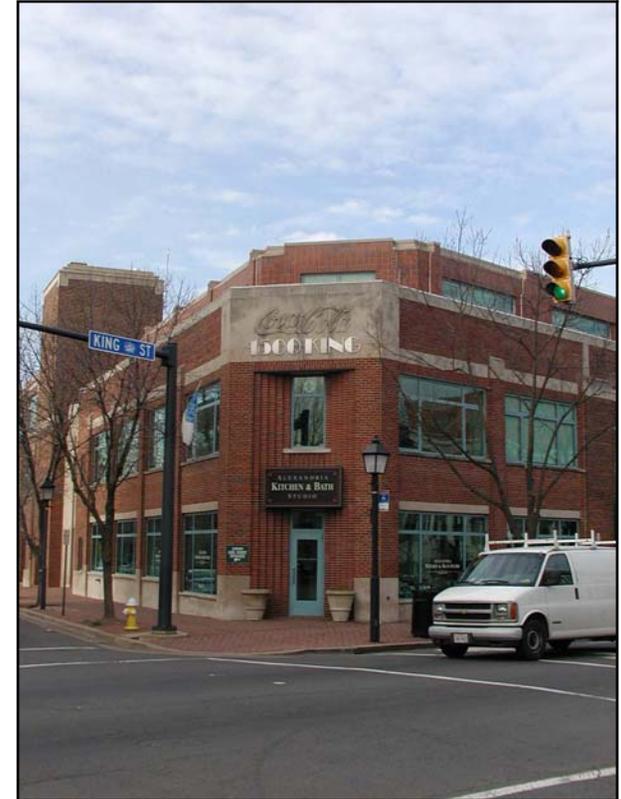
Historic District - Model for Urban Livability

- Old & Historic Alexandria District Sets the Example
 - For City Wide Development
 - For other Jurisdictions Nationwide
- Human Scale Block Size
- Workability/ Pedestrian Activity/Transit-Oriented
- Mixed Use/ Urban Village/Architectural Variety



Upper King Street

The
Preservation of
Alexandria's
Diverse History
and Culture
Establishes the
Unique Urban
Setting



Defines our Culture & Character

Provides Lessons that Guide the Planning for the Future

Establishes a Model for new Urban Livability

Planning & Zoning Initiatives Underway

Expansion of the locally regulated Historic Districts

- Upper King Street: Spring 2006
- Along Cameron Street, West of Patrick: Summer – Fall 2006

100 Year Old Buildings List: Fall 2006

Analysis of existing zoning regulations: Fall 2006

Original Study Area

**Parcels not
included in an
Historic District**



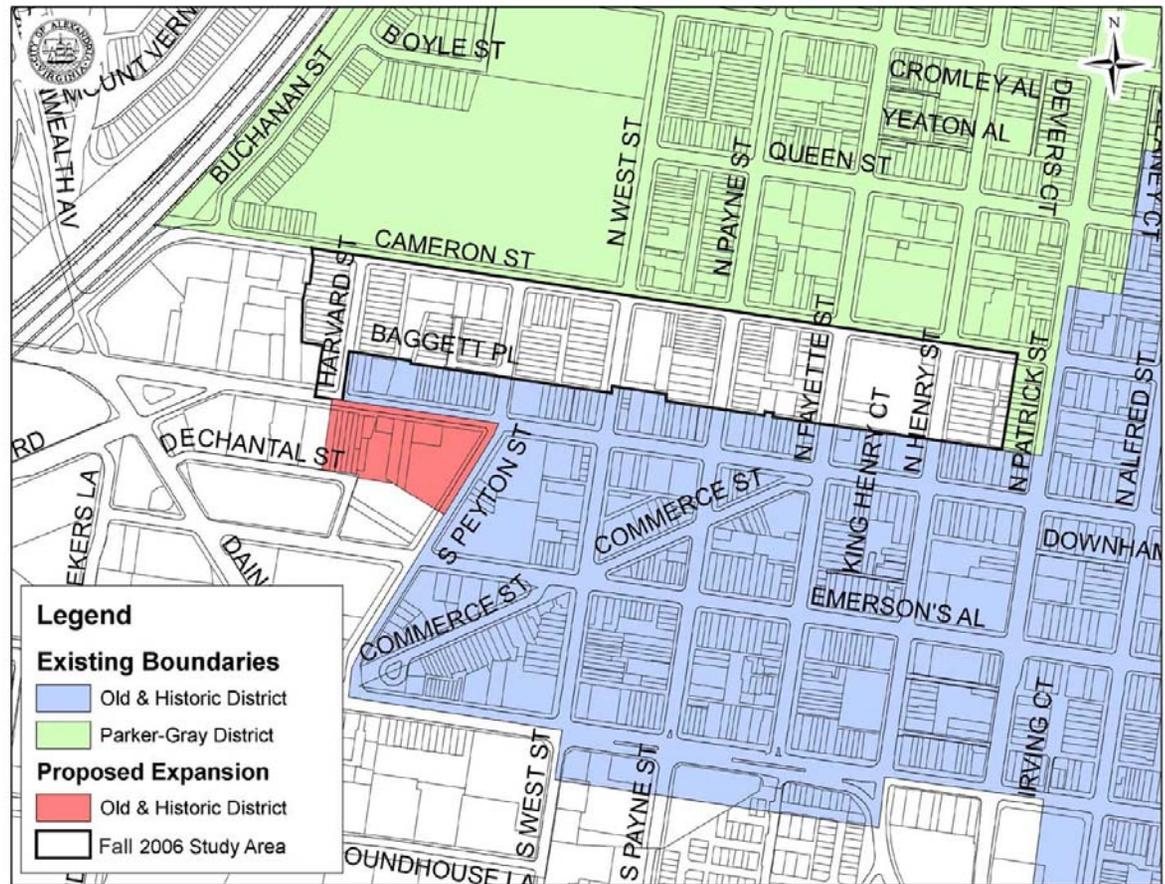
**Parker Gray
Historic
District**

**Old & Historic
Alexandria
District**

Proposed Old & Historic Alexandria District Boundary Extensions

Upper King Street

- 1500 – 1614 King
- Encompasses historic buildings remaining on the block
- Other buildings date from 1980s – Present
- Cameron Street Area to be documented in Summer and Fall 2006



Process for Expansion of Old & Historic District Boundaries

- Survey Properties: Evaluate age and integrity
- Boundaries established: 1500 – 1614 King Street
- Prepared detailed documentation
- Discussions with property owners
- Public Meetings: March 15th BAR Meeting,
7:30pm, City Hall
- Planning Commission and City Council Public Hearings – April 4th and April 22nd
- Adopt Zoning Map Amendment & Ordinance

Benefits of Historic District Expansion

- Promotes the City Council's vision for the retention of unique urban villages
- Protects property owners and the City from inappropriate development
- Preserves the unique historical and architectural aspects of Upper King Street
- Provides for consistent review and known expectations for development and renovations for the entire historic King Street corridor

1500 King Street – Coca Cola Building



1500 King Street – Coca Cola Building

- Site of the Virginia House Hotel and Tavern
- Constructed in 1932
- Original façade on King, corner of King & Peyton open lawn
- Corner addition constructed 1945
- Renovated in 1983. Third floor added and converted to office and retail uses.



1506-1512 King Street



- Frame buildings on site destroyed by fire in 1890s
- Current building constructed in 1950s
- 2 stories retail and residential

1520, 1522, 1524 King Street

- Designated 100-Year Old Buildings
- Constructed 1850s
- Two Story brick with shed addition
- Will be removed from 100-Year Old Building List and incorporated in Old & Historic Alexandria District



1600-1602 King Street

- Constructed circa 1911
- Two story brick retail and apartments
- First construction of the Pentagon Park subdivision
- Demolished except for facade as part of development.
- Building façade to be retained and incorporated into development.



1604-1612 King Street

- **Constructed in 1913 by Frederick and William Schuler. Possibly designed by William Leon Clark.**
- **First large development in Pentagon Park subdivision**
- **Used as rental housing, and sold in 1920s. Used as apartments, retail, and office.**
- **Finest and possible earliest example of “Washington Style” townhouses in the City.**



1614 King Street



- **Constructed in 1918 by William Wilkinson, City Police Sergeant. Designed by William Leon Clark.**
- **Remained in the Wilkinson family until 1970s.**
- **Good example of a “Washington Style” townhouse.**
- **Recent fire damage destroyed large portions of interior.**



Next Steps

- Further discussions with property owners
- Upcoming Public Meetings:
 - March 15th BAR Meeting, 7:30pm, City Hall
- Planning Commission and City Council Public Hearings: April 4th and April 22nd
- Adopt Zoning Map Amendment & Ordinance
- Complete State Information Forms for City Records
- Update SHPO files, Zoning Maps, and other records

Executive Summary

Expansion of the Old & Historic District

Upper King Street

In December 2005, the Planning and Zoning staff presented to the Council an update on historic preservation issues. Included in the P&Z work plan was a review and research into expansion of the historic districts. The first phase of the expansion is an area along Upper King Street. The primary consideration for proposing an expansion of the Old and Historic District is the desire to protect and preserve historic structures. Using the focus of protecting historic structures as a basis in determining proposed areas of expansion, Staff decided at this phase not to include the remainder of the blocks along Upper King Street to the King Street Metro station which contain almost exclusively late 20th and early 21st century commercial and retail structures.

This phase of the expansion of the Old and Historic District covers the 1500 and lower 1600 blocks of Upper King Street. Staff has researched and documented the history of those properties which contain structures that are consistent in age, architectural integrity and historic significance with properties currently located within the district. The building known as 1520, 1522, and 1524 King Street is already certified as a 100 Year Old Building and is already protected under local historic district regulations. The extension of the historic district protection to the additional structures will maintain and enhance the visual attractiveness, cohesion, and human scale of this highly visible and significant corridor.

The properties under consideration are largely commercial, retail and office uses. The proposed district expansion will not affect the use of these spaces, and will bring with it many advantages for these businesses and property owners. Property owners will be required to apply to the Old and Historic Alexandria Board of Architectural Review for any external changes to their buildings visible from a public right-of-way, including changes in signage for their retail tenants. This standard is already being met on the north side of King Street as those blocks are already included in the Historic District. Tenants have not been adversely affected by the District expansion, and the variety and quality of their storefronts are a testament to the high aesthetic standards the District seeks to encourage. High quality historic areas offer significant economic returns to property owners.



Docket Item #9A-B
MASTER PLAN AMENDMENT #2006-0003 (A)
REZONING #2006-0001 (B)
OLD AND HISTORIC ALEXANDRIA DISTRICT
BOUNDARIES

Planning Commission Meeting
April 4, 2006

ISSUE: A) Consideration of a request to amend the City's Master Plan, adopting new boundaries for the Old and Historic Alexandria District, and
B) an amendment to the City of Alexandria zoning map to reflect the new boundaries of the Old and Historic Alexandria District.

APPLICANT: Department of Planning and Zoning

LOCATION: 1500, 1502 , 1504 , 1506, 1508, 1510, 1512, 1514, 1516, 1518, 1520, 1522, 1524, 1600, 1602, 1604, 1606, 1608, 1610, 1612, 1614 King Street, 101, 103, 105 S. Peyton, and 1602, 1604 DeChantal Street

ZONE: KR/King Street Urban Retail
OCH/Office Commercial High

CITY COUNCIL ACTION, APRIL 22, 2006: City Council approved the Planning Commission recommendation.

PLANNING COMMISSION ACTION, APRIL 4, 2006: On a motion by Mr. Dunn, seconded by Mr. Robinson, the Planning Commission voted to adopt the resolution amending the City's Master Plan, and recommended approval of the amendment to the zoning map. The motion carried on a vote of 6 to 0. Mr. Leibach was absent.

Reason: The Planning Commission agreed with the staff analysis.

Speakers:

Ellen Pickering spoke in support of the amendment.

Boyd Walker spoke in support of the amendment.

Michael Hobbs, representing the Old Town Civic Association, spoke in support of the amendment and read his written statement into the record.

SITE GRAPHIC
AVAILABLE IN THE PLANNING AND ZONING OFFICE

I. EXECUTIVE SUMMARY

In December 2005, Planning and Zoning staff presented to the City Council an update on historic preservation issues, including a work plan to review and research the possible expansion of the historic districts. The primary consideration for proposing an expansion of the Old and Historic Alexandria District (OHAD) in this area is the desire to protect and preserve historic structures. The first phase of the proposed expansion is an area along the 1500 and 1600 blocks of Upper King Street. Staff decided at this phase not to include the remainder of the blocks along Upper King Street to the King Street Metro station which contain almost exclusively late 20th and early 21st century commercial and retail structures.

Ten buildings are included in the study area, representing the variety of building forms and styles in Alexandria from the mid-nineteenth to the mid-twentieth centuries. The structures in this area are predominantly commercial and retail in use, though many served originally as residences in the earlier part of the twentieth century. All of the buildings in this survey area are at least fifty years old, with 1520, 1522, and 1524 King Street already listed on the Inventory of 100-Year Old Buildings. The Master Plan Amendment and rezoning will recommend removing 1520, 1522, and 1524 King Street from the 100-Year Old Building List as part of their inclusion in the Old and Historic Alexandria District. Other significant buildings include the Coca Cola Bottling Plant, a circa 1911 rowhouse and store, a 1930s commercial building, and a fine example of “Washington style” townhouses at 1604-1614 King Street. The remainder of the block is comprised of modern office and commercial buildings that do not qualify in terms of age, history, or architectural merit for inclusion in the Old and Historic Alexandria District.

II. DISCUSSION

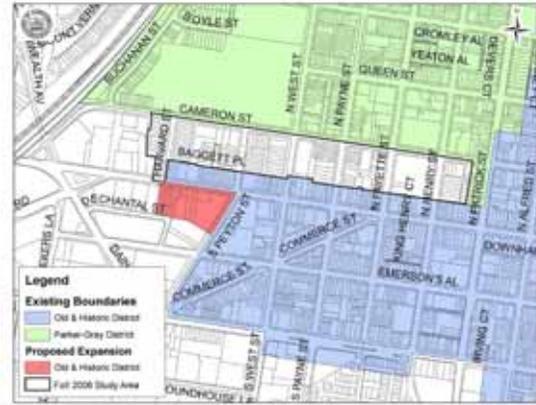
Staff has researched and documented the history of properties in the 1500 and 1600 blocks of King Street which contain structures that are consistent in age, architectural integrity and historic significance with properties currently located within the district. The building known as 1520, 1522, and 1524 King Street is certified as 100-Year Old Building and is already protected under local historic district regulations. The extension of the historic district protection to these additional structures will maintain and enhance the visual attractiveness, cohesion, and human scale of this highly visible and significant corridor.

In addition to protecting the historical and architectural value of these properties, expanding the boundaries of the historic district along Upper King Street conforms with the goals and recommendations set forth in the *King Street Retail Strategy*. The King Street planning process, through its extensive community involvement, has provided a long term vision for King Street. The *Strategy*, approved by City Council in June 2005, provides an overall market, design, land use,

parking, and transit framework for the area, and identifies appropriate types of uses and levels of development. The *Strategy* is designed to direct the future development of King Street through a set of guiding principles. The *Strategy* also specifically identifies the buildings at 1520, 1522, 1524, and 1604-1614 King Street as buildings that should be retained.

- A. Description of Boundary Changes: The proposed boundary change affects the area beginning at the southwest corner of King and Peyton Streets, extending west along King Street ending at the western property line of 1614 King Street, then extending south to DeChantal Street, then east to Peyton Street including the entire property, with parking lot, known as 1500 King Street, and 101-105 S. Peyton Street.

The specific properties affected in this area are:
1500-1524 King Street
1600-1614 King Street
101-105 South Peyton
1602-1604 DeChantal Street.



Boundary Expansion for OHAD (in Red)

The boundary expansion would encompass 10 separate structures, a parking lot, and 5 vacant parcels.

- B. History of Project Area: See the attached background history.

III. EFFECT OF BOUNDARY CHANGES

The properties under consideration are largely occupied by commercial, retail and office uses. The proposed district expansion will not affect the use of these spaces, and will bring with it many advantages, since inclusion in the historic district ensures that there will be continuity and predictability in urban design. Property owners will be required to apply to the OHAD Board of Architectural Review for any external changes to their buildings visible from a public right-of-way, including changes in signs for their retail tenants. This standard is already being met on the north side of King Street, the east side of South Peyton Street, and at 1520-1524 King Street. Those properties are already included in the OHAD, or are included in the 100-Year Old Building List. Tenants have not been adversely affected by the OHAD regulations and BAR review standards. The variety and quality of their storefronts are a testament to the high standards the District seeks to encourage.

As part of the expansion, the building at 1520, 1522, and 1524 King Street will be removed from the 100-Year Old Building List, and placed within the boundaries of the District. It has been the City's longstanding policy to remove 100-Year Old Buildings from the designated list when they become part of one of the City's local historic districts. This avoids redundancy in the historic designation and review process. The building will still be afforded all the same protections as part of the historic district that it had as a designated 100-Year Old Building.



1520, 1522, 1524 King

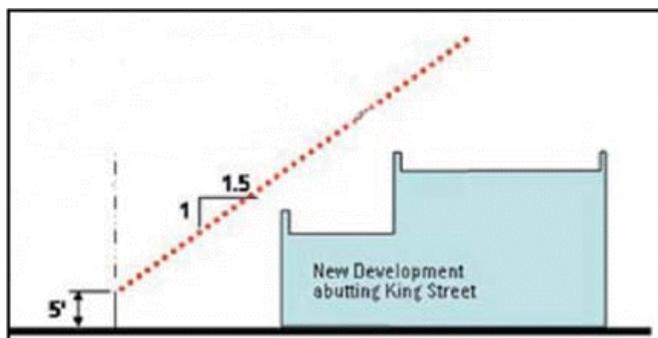
There is no proposed change to the underlying zoning of the parcels in the area, which is primarily King Street Urban Retail (KR), with the exception of two small parcels on DeChantal Street zoned Office Commercial High (OCH). Staff is not recommending a change in the allowable height of the area, which will remain at 77–82 feet as designated by the King Street Metro Station Height District.

IV. ISSUE OF WHETHER TO EXPAND HEIGHT DISTRICT

The City of Alexandria's Zoning Ordinance divides the City into 6 height districts which are as follows: No. 1 - Old and Historic Alexandria Height District, No. 2 - Parker-Gray Height District, No. 3 - Potomac River Vicinity Height District, No. 4 - Old Town North Height District, No. 5 - King Street Metro Station Height District, and No. 6 - that portion of the City not named in the foregoing named height districts. Specific requirements for the height districts are listed in Section 6-400 of the City's Zoning Ordinance. The height districts regulate not only building heights, but building setback relationships, purview over rooftop mechanical reviews, height of church steeples, and radio and television transmission structures.

The height limit in the Old and Historic Alexandria Height District is 50 feet. The boundaries of the OHAD Height District are not required to correspond exactly with the boundaries of the OHAD itself. This issue of corresponding district boundaries was addressed the last time that the OHAD was extended along North Washington Street (see REZ #2000-0007). The previous district expansion extended a half block in each direction so that the entire depth of each block facing Washington Street was included within the Old and Historic Alexandria District. The approved boundary change extended the district border to St. Asaph Street on the east, North Columbus Street on the west, and also included two properties on Montgomery Street, and one property on Wythe Street. In that instance, the Board of Architectural Review, Planning Commission, and City Council voted to allow the existing building heights to be grandfathered as part of the OHAD expansion, and did not recommend limiting heights to 50 feet. The permissible heights along Washington Street remained at 50 feet, and the allowable heights for new construction on the other streets also remained the same at 66 feet.

The properties under consideration in this proposal are currently located in the King Street Metro Station Height District, which restricts heights to 77-82 feet. Given the taller heights of the buildings already located on the block, and the fact that recent development projects both approved and in review would exceed a newly imposed 50 foot limit, staff does not want to effectively downzone this area by lowering permissible heights. Staff believes that buildings in excess of 50 feet, but still



Setback Ratios for New Development on King Street

below the 82 feet allowed in the current height district, can be designed in a manner that is compatible with the historic structures on King Street, while also providing an appropriate visual transition to the larger modern buildings already on the block. The King Street/Eisenhower Avenue Small Area Plan also limits the heights of buildings along King Street to 50 feet at the street. The plan states that additional height must be set back from the street wall. Other regulations on height in this area are set forth in the King Street Urban Retail Zone. Portions of that zoning text regulate mass, scale, and building setbacks for new construction. These restrictions would remain and would be augmented by site plan review and design review by the BAR in order to address compatibility and urban design issues. Therefore, in making its recommendation to extend the boundaries of the Old and Historic Alexandria District, staff recommends that permissible heights not be changed, and that the properties remain in the King Street Metro Station Height District.

V. PUBLIC OUTREACH

In preparation for the Planning Commission hearing on this proposal, staff sent letters to each property owner within the boundary expansion on February 16, 2006. The letter stated that the Planning and Zoning Department was undertaking the proposed district expansion, and that staff would like to meet to discuss the impacts and benefits of inclusion in the OHAD. Staff was able to meet with each property owner, or designated representative, in early March. Questions mostly concerned the procedures for BAR review, and whether the District expansion would alter a property's underlying zone.

Staff also scheduled a public forum on the proposed district expansion that took place March 8, 2006 in City Hall. Notice was posted on the City's website, and invitations were sent to interested civic associations, business organizations, and the City's group of preservation partners. Staff gave a powerpoint presentation discussing the history of Upper King Street, and the benefits that district expansion presented for City property owners and residents. Approximately twenty citizens were in attendance.

VI. COMMENTS FROM BOARD OF ARCHITECTURAL REVIEW

The OHAD Board of Architectural Review discussed this item at its March 15, 2006 public hearing. The Board voted unanimously to support the staff recommendation to expand the District.

VII. STAFF RECOMMENDATION

Staff recommends **approval** of the expansion of the Old and Historic Alexandria District as described in the boundary description and illustrated in the map.

In order to implement the recommendation, the following changes in existing documents are required:

- King Street/Eisenhower Avenue Metro Station Small Area Plan, page 77:
 - Text should be revised to state:
Heights east of Peyton Street and on the north side of King Street in the Old and Historic Alexandria District are limited to 50 feet.
 - Map of revised OHAD boundaries should be included.
- The City Zoning Map should be revised to show the revised boundaries of the Old and Historic Alexandria District.

Staff recommends that the height limits stated in the King Street Metro Station Height District remain the same for this area.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;
Hal Phipps, Chief, Land Use Services;
Lee Webb, Manager, Historic Preservation Section;
Rebeccah Ballo, Urban Planner II.

Attachment: History of Project Area

Attachment

**MASTER PLAN AMENDMENT #2006-0003
REZONING #2006-0001
OLD AND HISTORIC ALEXANDRIA
DISTRICT BOUNDARIES**

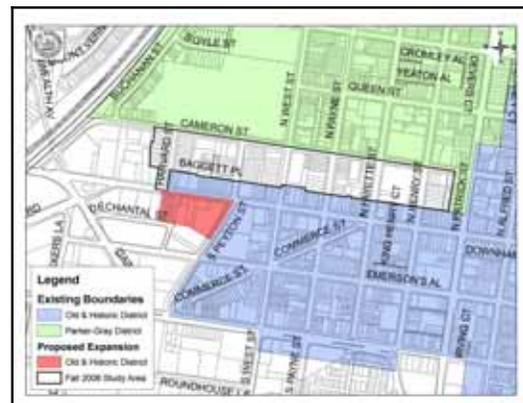
**HISTORY OF PROJECT AREA
April 4, 2006**

PROPOSAL SUMMARY

This study, undertaken by Planning and Zoning staff, will research and document the southern sides of the 1500 and 1600 blocks of Upper King Street to determine if these buildings warrant inclusion in the Old and Historic Alexandria District. Staff has concluded that this area of Upper King Street, from 1500 – 1614 King, contains structures that are consistent in age, architectural integrity and historic significance with properties currently located within the district. The buildings identified as 1520, 1522, and 1524 King Street are already certified as 100-Year Old Buildings and as such are protected under the preservation ordinance. The extension of historic district protection to the additional structures from 1500 – 1614 King will help preserve, maintain, and enhance the visual attractiveness, cohesion, and architectural integrity of this highly visible and significant corridor. The properties under consideration are comprised of commercial, retail and office uses. The proposed district expansion will not affect the use of these spaces, and will bring with it many advantages for these businesses and property owners. This standard is already being met on the north side of King Street, as those blocks are already included in the historic district. Tenants have not been adversely affected by the District inclusion, and the variety and quality of their storefronts are a testament to the high aesthetic standards the District seeks to encourage. High quality historic areas offer significant economic returns to property owners. Staff finds that these buildings meet the standards for designation as described in the Section X of the City of Alexandria’s Zoning Ordinance due to the demonstrated historical and architectural importance of the buildings from 1500-1614 King. Staff recommends that 1500-1614 King (with tax map numbers included in the Appendix) be included in the expansion of the Old and Historic Alexandria District.

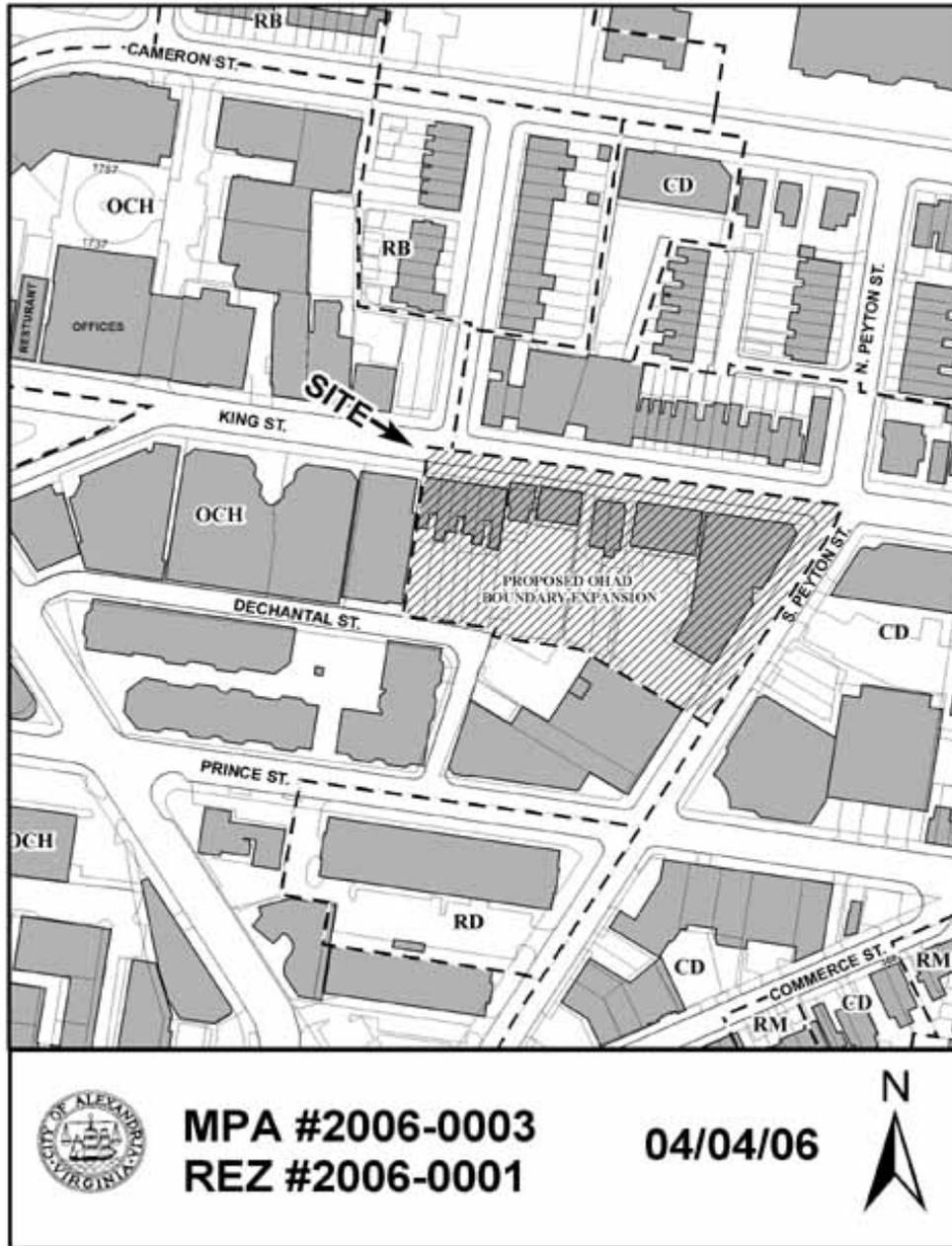
BOUNDARY DESCRIPTION OF PROPOSED ADDITION

The proposed boundary change affects the area beginning at the southwest corner of King and Peyton Streets, extending west along King Street ending at the western property line of 1614 King Street, then extending south to DeChantal Street, then east to Peyton Street including the entire property, with parking lot, known as 1500 King Street, and 101-105 S. Peyton Street. A list of all tax lots appear at the end of this document.



Proposed Boundary Expansion in Red

ZONING MAP



HISTORIC BACKGROUND/STATEMENT OF HISTORIC AND ARCHITECTURAL SIGNIFICANCE

Ten buildings are included in the study area, representing the variety of building forms and styles in Alexandria from the mid-nineteenth to the mid-twentieth centuries. The structures in this area are predominantly commercial and retail in use, though many served originally as residences in the earlier part of the twentieth century. All of the buildings in this survey area are at least fifty years old, with 1520, 1522, and 1524 King Street already listed on the Inventory of 100-Year Old Buildings. The master plan amendment and rezoning will recommend removing 1520, 1522, and 1524 King Street from the 100-Year Old Building List as part of their inclusion in the Old and Historic Alexandria District. Other significant buildings include the Coca Cola Bottling Plant, a circa 1911 rowhouse and store, a 1930s commercial building, and a fine example of “Washington style” townhouses at 1604-1614 King Street. The remainder of the block is comprised of modern office and commercial buildings that do not qualify in terms of age, history, or architectural merit for inclusion in the Old and Historic Alexandria District.

Despite being governed by three separate jurisdictions, Upper King Street has operated a seamless commercial corridor since the eighteenth century. This block, excluding a small portion west of Peyton Street that was incorporated by the City in 1853, was first a part of Fairfax County, and then Alexandria (Arlington) County. It was officially incorporated into the City of Alexandria in 1915 along with large parcels of land in the Del Ray area



City Annexations to 1915

near the railroad tracks.

As the primary commercial artery for the City, King Street's development created a diversity of building types that were constantly modified and altered to meet the changing needs of the City's businesses and residents. This collection of buildings in the study area presents a unique picture of the City's history. The majority of the structures on the block were constructed prior to the incorporation of Upper King Street into the City of Alexandria, and this block has seen a diversity of uses from agricultural to industrial, commercial to residential. The buildings that remain and that warrant inclusion in the Old and Historic Alexandria District illustrate the history of these development patterns and present a lively and eclectic view of the evolution of urban form and development in Upper King Street.

Antebellum Upper King Street, 1820-1861

Although the Upper King Street area was not formally incorporated into the City of Alexandria until 1915, the economic fortunes of this area echoed those of the City prior to the Civil War. Sparsely populated during the eighteenth century, Upper King Street, as well as Cameron and Duke Streets, saw sharp increases in population and commerce after the War of 1812. Those who settled in this area took advantage of the termini of the turnpike roads at the Little River and Leesburg Turnpikes. Little River Turnpike connected with Duke Street, and Leesburg Turnpike connected with Upper King Street. Merchants who opened taverns, cattle and slave pens, and other commercial establishments offered a variety of services as well as lodging to travelers arriving from the west.

While the agricultural industries predominated on this block, the most important industry of this period became steam railroad transportation. In the 1820s, with rail travel still in the future, the Alexandria business elite made a very costly commitment to canal construction to reach the raw materials and markets of the Midwest. With a successful demonstration of the new rail technology in the 1830s, however, and its exploitation by the commercial interests of rival Baltimore, Alexandria belatedly invested in railroads in the 1840s. Alexandria was still a rail hub at the time of the Civil War, with a web of lines running deep into Virginia and the District of Columbia. Lines to Washington, Fredericksburg, Richmond, and the towns of western Virginia were laid down the centers of Henry and Fayette Streets. Passenger and freight depots stood along the north side of Cameron and south of Duke Street. Upper King Street would most directly benefit from the creation of the City's new Union Station terminal at the head of King Street in 1905.

The majority of the block bounded by King, Peyton, and Prince Streets was known as Hooff's Meadow.¹ Hooff's Run, a small stream that was channelized in the twentieth century, runs south through the western portion of the block to Hunting Creek. Well into the late nineteenth-century the only crossing over Hooff's Run near Diagonal Road was by means of a narrow plank bridge.² The crossing at King Street was difficult as the dirt road often flooded and was frequently swampy

¹ Alexandria County Land Taxes refer to a four acre parcel on the block as Hooff's Meadow from 1907-1915.

² *Fireside Sentinel*. "Upper King Street—100 Years Ago." R.E. Lee Tyler. City of Alexandria Library Special Collections. Alexandria, VA. 1937

throughout the year. Hooff’s Meadow was used as a large holding pen for cattle and sometimes horses on their way to sale or the nearby slaughterhouses. The entrance gate to the meadow was located at the corner of Diagonal Road (called Catt’s Road at the time) and King Street.³ The combination of Hooff’s Run, the railroad, animal pens, slaughterhouses, and frequent transient visitors served to keep this area largely undeveloped for urban residential purposes well into the antebellum period.

Tavern and Slave Pen Near 1500 King Street

The corner of King and Peyton Street was an important commercial hub for the area during this time. The Virginia House opened as a hotel here as early as 1823. According to T. Michael Miller, Research Historian with Historic Alexandria, Colonel Francis Peyton, Revolutionary War soldier, coroner, justice of the peace, and Mayor of Alexandria from 1797 to 1799, originally owned the corner parcel. After the Colonel’s death in 1836, he left the tavern to his son William Peyton who in turn sold it to his brother Lucien Peyton in the 1850s.⁴ In November 1853, Peyton advertised in the *Alexandria Gazette* that he would “lease the hotel which had recently been thoroughly repaired, having had a large addition—another story—constructed thereon. The facility contained about thirty bedrooms, many of them double ... a large dining room, bar room, sitting room, and parlor. Besides the tavern house, there is on the premises a new stable... a ted [sic] house, store house, and shedding for carriages.”⁵

The August 27, 1851 issue of the *Gazette* makes note of the upcoming public auction of a Brick Negro Jail that existed “immediately to the west of the Virginia House. The lot is upwards of 100 feet on King Street running back on King 170 feet. The improvements containing seven rooms, a brick Negro jail immediately in the rear recently built of the best materials. The building is 40ft. square. ... To any one engaged or wishing to engage in the purchase of slaves for the Southern market, the property possesses superior advantages, being situated near the principal entrances to the town, a few hundred yards from the Depot of the Orange and Alexandria Rail road and without the limits of the Corporation.”⁶ The main building for auction on the site was listed as a story-and-a-half frame dwelling.

1520,1522,1524 King

The designated 100-Year Old Buildings at 1520, 1522, and 1524 were built during this time period. They were included in a deed of December 1857 when the land was conveyed from Daniel A.



100-Year Old Building at 1520,1522,1524 King

³ Ibid.

⁴ “The Virginia House Hotel; Eli Legg’s Tavern’s; 1520-1522-1524 King—the south side of the 1500 Block of King Street.” T. Michael Miller to Jean Federico, December 3, 2005. Email correspondence.

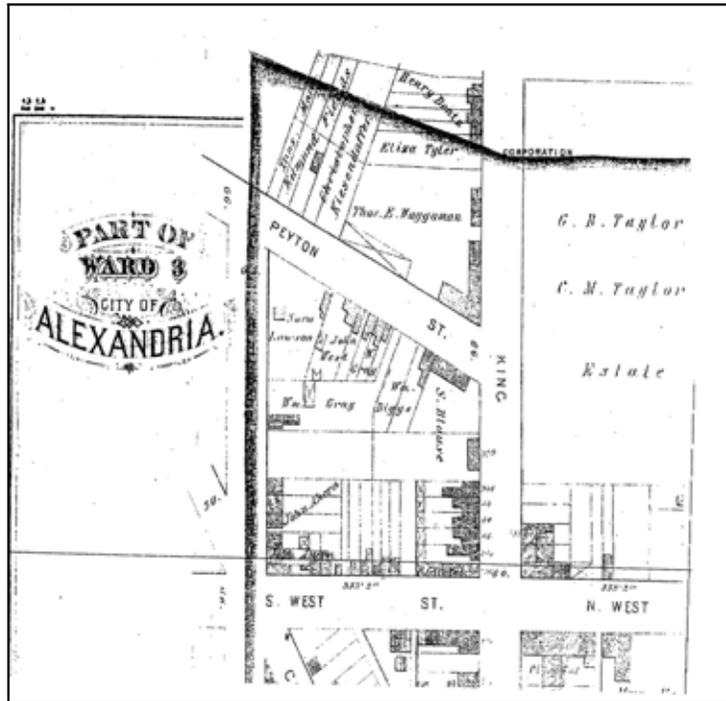
⁵ *Alexandria Gazette*. November 2, 1853.

⁶ *Alexandria Gazette*. August 27, 1851.

Windsor to Henry Bontz.⁷ The three buildings were likely built as simple domestic structures, though they have since been altered with modern commercial shop windows. The buildings are all two stories, constructed of brick with side gable roofs. A brick dentil cornice runs uninterrupted across the length of the facade. Wood beam lintels are still intact over some of the windows and doors.

Civil War and Reconstruction, 1861 - 1877

Due to its immediate proximity to Washington, D.C., Alexandria was occupied by Union troops from nearly the beginning of the Civil War. They held the City as a major defensive position to protect Washington, D.C., and as a major depot and shipment point for troops and supplies headed into Virginia. The most immediate impact of the war on Upper King Street was the usurpation of private lands for the Union Troops. The Federal Army used the property of the Virginia House Tavern, Hooff's Meadow, and the Taylor Estate as cattle yards for the duration of the conflict.⁸



Hopkins City Atlas 1877 showing Corporation Line and Virginia House Tavern

In the decade after the War, Alexandria became economically depressed and never fully regaining its primacy in the shipping and commercial industries in the Washington, D.C. region. The Southern economy as a whole was devastated during this period, and Alexandria's empty wharves, cattle pens, and shipping yards reflected the dilapidated state of the regional economy. Slowly, the City began to realize some of its lost vitality in the 1870s through expansion and redevelopment around the rail yards. The Alexandria Gazette began running articles extolling the boosterism of the City, noting with pride the number of improvements in the buildings of King Street, and declaring this "a cheering indication of the confidence of the business men of the future ... No one promenading King street at this day [1871] can be struck with the many improvements made within the past four years. There are but few of the old frame buildings left, and many additions and enlargements have been made

⁷ C. Richard Bierce. 100-Year Old Buildings Located Outside the Historic District form. City of Alexandria Planning & Zoning Department, Alexandria, VA. The form references City of Alexandria Deed Book M-3, page 605. "...with all singular improvements."

⁸ Alexandria Gazette. October 16, 1861.

to those left standing which were modeled after a style now obsolete.”⁹

Growth, Industrialization, and Early Suburbanization, 1877-1915

By the latter decades of the nineteenth century, land speculators and private businessmen began to build out the blocks of Upper King Street. The entirety of the King Street corridor began to be redeveloped, and many Folk Victorian, Italianate, and vernacular Second Empire rowhouses were built west of Alfred Street. By the time the country entered World War I, the 1500 and 1600 blocks of King Street would be developed according to the pattern of the City grid and would lose many of its earlier defining agricultural characteristics. Anchored at its western end by the new Union Station, Upper King Street functioned as the new gateway to a revitalized and regenerated City.

King Street from Peyton to Hooff’s Run was improved in 1890 and 1891. In 1891, the Board of Aldermen appropriated \$500 for “the purpose of putting King Street from Hooff’s Run to Peyton Street in good order.”¹⁰ That same year a stone bridge was erected at Hooff’s Run at the western end of King Street. The road was graded and shelled to create a smooth, level surface fit for transporting visitors and commerce to the City. A colorful scene is described in an Alexandria Gazette article from September 1891:

KING STREET ON SATURDAY NIGHT: The principal thoroughfare of Alexandria on Saturday night presented a miniature picture of the Bowery in New York. The powerful electric lights on each corner supplemented by the well-illuminated shops and show-windows exhibited everything to the best advantage, and the pavements were filled by moving crowds of people.¹¹

It was during this period that the southern block of 1500 and 1600 King Street developed according to a more urban pattern that resembled the more established retail and residential establishments to the east.

In 1898, the four vacant acres of land known as Hooff’s Meadow were deeded to a Mrs. Bessie M. Wise of Washington, D.C. by Ida V. Murray.¹² This parcel was sold again in June 1903 to Percy McGlue, also of Washington, D.C., again with no structures or other appurtenances recorded on the lot.¹³ McGlue did not hold or improve the land, instead selling it to M.B. Harlow of Alexandria County in September 1904.¹⁴

Unlike the previous two owners, Harlow’s business was real estate. He founded the real estate firm of M.B. Harlow & Co., Inc., which by the turn of the century was one of the most prosperous firms

⁹ *Alexandria Gazette*. March 14, 1871.

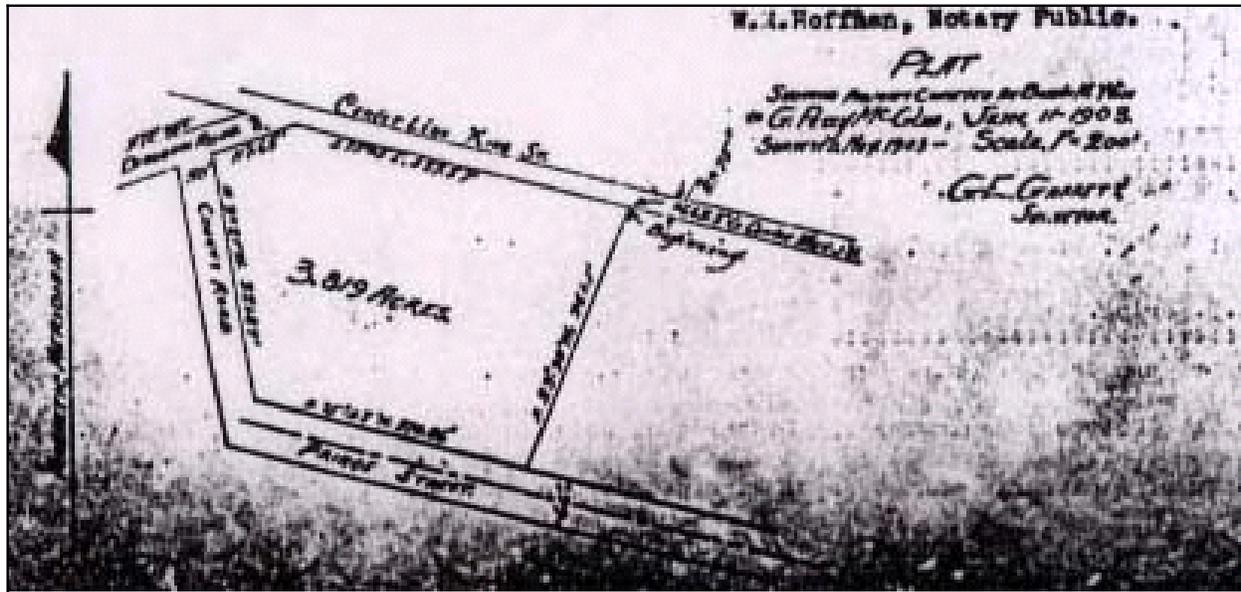
¹⁰ *Alexandria Gazette*. February 25, 1891.

¹¹ *Alexandria Gazette*. August 28, 1891.

¹² Alexandria County Land Records. Arlington County Courthouse, Arlington, VA. Book 4, page 439.

¹³ Alexandria County Land Records. Book 107, page 509.

¹⁴ Alexandria County Land Records. Book 110, page 385.



Plat of Hooff's Meadow 1903

in the City. His office at 119 South Fairfax Street still stands with the “Harlow Building” sign in the front gable end. Harlow saw great potential for urban expansion and development in the western portion of the City and Alexandria County due to the construction of the 14th Street Bridge.¹⁵ Harlow, and other City civic leaders, saw this bridge as a key linkage in a new boulevard that would lead from the Capitol, through Alexandria County and the City, and terminating at Mount Vernon. In the 1880s, Harlow was the originator of the project known as the Mount Vernon Avenue Plan. It envisioned “a proposed boulevard from the Capitol building, through the Mall and over the Memorial Bridge, passing Arlington, through the beautiful counties of Alexandria and Fairfax, along the most picturesque hills to be found, and for miles in full panoramic view of Washington and its magnificent buildings; through Alexandria, Washington’s home town; across Hunting Creek, over another Memorial Bridge to the memory of Lafayette, De Kalb, Rochambeau and the other distinguished French soldiers and sailors who aided our father in their battle for freedom; thence through what was originally a part of Mt. Vernon estate to the home and tomb of Washington.”¹⁶ The highway was proposed to be seventeen miles long and 250 feet wide. Certain sections were designated for prominent civic buildings, memorials, and landscaped gardens as showpieces from each State in the Union. Harlow described the Mount Vernon Avenue as “an Apian Way and a Westminster Abbey combined.”¹⁷ The Mount Vernon Avenue these civic leaders envisioned came to pass in an altered form; the George Washington Parkway instead became the Memorial Route to George Washington’s Mt. Vernon, and Mt. Vernon Avenue became a quieter local main street serving the Del Ray community.

¹⁵ At the turn of the century, the 14th Street Bridge was known as the Memorial Bridge. The present day Memorial Bridge was not constructed until the 1930s.

¹⁶ Alex J. Wedderburn. *Alexandria History*. Sudwarth Printing Company, Washington, D.C., 1899.

¹⁷ *Ibid.*

Harlow; however, owned many lots in Alexandria County in the subdivisions of Rosslyn, Ballston, Rosemont, Cottage Park, and St. Elmo's near the Mt. Vernon Avenue route. His acquisition of Hooff's Meadow may have followed a similar rationale, for it was located directly south of the terminus of Mount Vernon Avenue.

The Hooff's Meadow' property that Harlow acquired in 1904 had not changed in size or description since the mid-nineteenth century. It was bordered on the east by the corporation line of the City, to the south by Prince, to the southwest by the new "County Road" which would become Daingerfield, to the northwest by Diagonal Road, and to the north by King Street.¹⁸ The property did not include the Virginia House Tavern at 1500 King or 1520-1524 King. By 1907, Harlow had platted the property into a subdivision named Pentagon Park, and he began to sell the vacant lots to builders. The lots fronted King, DeChantal, Daingerfield, and Diagonal. The name Pentagon Park is an odd choice considering that no other local buildings or natural features shared that name. One simple explanation could be the 5-sided shape of the original Hooff's Meadow parcel, but there may be other possibilities that have been lost to modern researchers.

The first purchasers of a Pentagon Park lot were Josiah and Isabelle Chichester. They purchased Lot 82, measured at 2943 square feet, in 1907.¹⁹ According to land tax records, the lot remained vacant until it was sold to John Dixon in 1911 with "...all that lot of ground with the improvements thereon and the appurtenances."²⁰ After incorporation into the City, this property was listed as 1600 and 1602 King Street. It seems likely that the current building on the property was built by Chichester prior to the land being sold to Dixon. Alexandria County did not track building permit applications as fastidiously as the City, and records do not show new building permits for this property after 1915, only alterations. The existing building is a brick, three bay, two-story simple Victorian retail structure, similar to other retail buildings found in the business district. In December 2005, the building was partially demolished as part of a condominium project. The facade and portions of the brick sidewalls are being retained for the new development.



**1600-1602 King Street.
Arched windows added in 1960s.**

¹⁸ Prior to 1915, the Corporation line ran approximately 625 feet west of the boundary of West Street.

¹⁹ Alexandria County Land and Tax Records 1908. Volume 3. Library of Virginia Special Collections. Richmond, VA. Alexandria County Land Records. Deed Book 117, page 250.

²⁰ Alexandria County Land Records. Deed Book 130, page 434. The Alexandria County Land Tax Records of 1908 also mention that Chichester installed \$800 in new lamps the previous year. This is somewhat more than that spent on other properties nearby, where the range was \$300-\$700. This change likely reflects the wiring of the property for electric lights.

The next purchasers of Pentagon Park lots were Frederick and William Schuler. In February 1912, they purchased lots 78, 79, 80 and 81 for \$2500. The four lots measured 80 feet by 100 feet for a total of 8,000 square feet.²¹ The Schulers built five Washington style rowhouses on their property in 1913; these properties were given an assessed value of \$6000 in the Alexandria County tax records of 1914.²² After incorporation the properties were numbered as 1604, 1606, 1608, 1610, and 1612 King Street. These properties are perhaps the finest and certainly one of the earliest examples of this style in Alexandria. They are a significant contribution to the architectural heritage of the City, and greatly enhance the character of Upper King Street.



1604-1612 King Street

The Schuler brothers owned a number of other properties in the City. These rowhouses were their only investments in Alexandria County. They had established themselves in the City by 1904 with butcher shops in the 1000 block of King Street and other commercial establishments.²³ Like Harlow, they were not builders, but the identity of the builders or architect for the 1604-1612 King Street buildings is unknown. The buildings strongly resemble the work of George Santmyers, a prolific and talented Washington, D.C. architect who constructed thousands of apartments and townhouses in the area. In 1914, however, Santmyers was still a young architect employed at a Washington, D.C. firm and had not yet branched out with his own office. He was most active professionally from the 1920s through the 1940s. Santmyers was one of the lead architects for the Wardman real estate development company. Numerous other architects and builders in Washington, D.C. and Alexandria were influenced by his work. It seems, however, that these rowhouses may have been designed without Santmyers influence, and as such, they are an early and important example of this local vernacular style. Other buildings nearby on Baggett Place, the 1400 and 1500 block of Cameron Street, Harvard Street, and the 100 block of North Peyton Street, were built in this style; however, the 1600 King Street rowhouses predate these other examples by at least 10 years.

While the builder or architect's identity remains unknown, this row is one of the finest examples of the "Washington townhouse" style in Alexandria. They are two-story, flat roofed brick structures with raised basements and full-width front porches. The buildings are each approximately 16 x 50 feet, with porch additions on the rears dating from the 1920s-1970s. All the buildings have distinctive Mediterranean inspired red tile "roofs" over the cornice, decorative brackets, and cast stone jack arches and sills. The facades are constructed with smooth faced brick, and finished with

²¹ Alexandria County Land Records. Deed Book 132, pages 482-485.

²² Alexandria County Land Tax Records. Volume 3, 1913. Volume 3, 1914.

²³ City of Alexandria, 1904 Directory. City of Alexandria Library Special Collections. Alexandria, VA.

butter joints. The porches have all been repaired, with the columns, floorboards, and stairs replaced by subsequent owners.²⁴

Incorporation – World War II, 1915 – 1945

In 1915 the City incorporated large portions of Fairfax and Alexandria Counties west and north of the railroad tracks. These areas had been subdivided and built out between the 1890s and 1910s with demand for housing fueled by the new Washington, Alexandria and Mount Vernon [electric] Railway. The rail line was completed in 1893. The main track ran down the middle of Commonwealth Avenue and contributed greatly to the development of Rosemont, Potomac, and St. Elmo's.

In 1918, William Wilkinson, a City police sergeant, bought one of Harlow's lots directly adjacent to the Schuler property at 1614 King Street. Wilkinson hired local architect William Leon Clark to design his new house.²⁵ The building was a brick, two story dwelling with a concrete foundation, raised basement, and flat tin roof. This townhouse was constructed with a full front porch designed to match its neighbors at 1604-1612. 1614 shares many of the same decorative features as the other Washington rowhouses; however, many of the details and the use of decorative materials have been simplified. Instead of the red tile shed roof projection, it has a denticulated cornice below a flat brick parapet. The Wilkinson's owned and lived in this property until the 1970s.



1614 King Street

Clark was a prolific architect in Alexandria, designing a number of townhouses and stores in a variety of styles. Most of his work dates from the 1890s to the early 1920s. He also did work for the Schuler brothers, renovating their apartment house at 111-113 N. Patrick Street in 1918. Judging from the type of houses he designed, and his association with builders in the Upper King Street area, it is possible that Clark also designed the Schuler's rowhouses at 1604-1612 King.

The Schuler and Wilkinson rowhouses, and 1600-1602 King Street were the only urban townhouses built on the 84 Pentagon Park lots. This early end to the Pentagon Park subdivision was likely due to the swampy conditions near Hooff's Run that persisted well into the 1980s.²⁶ This pattern of development was continued, however, on the north side of King Street in the 1920s and 1930s when the old Baggett estate was broken up and sold to developers. During that time, Upper King Street

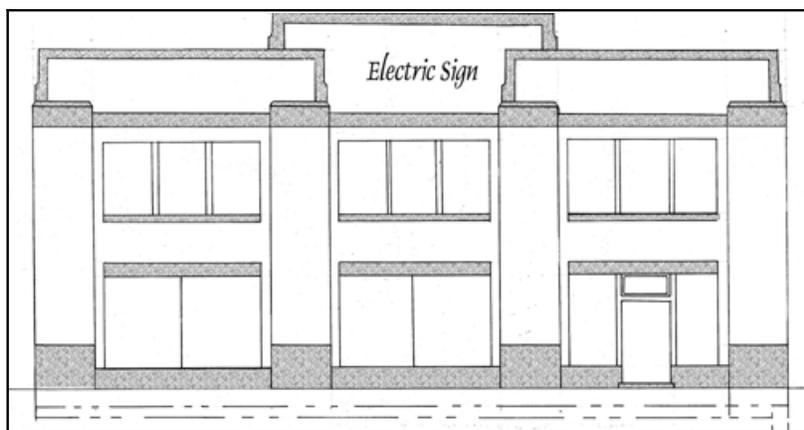
²⁴ City of Alexandria Building Permit no. 3090, July 15, 1974. New deck, front porch, new rails and steps for 1604 King Street. City of Alexandria Building Permit nos. 1688, 1690, 1693, 1694, August 18, 1988. Replaced steps, beams, and wood columns on 1604, 1606, 1608, 1610, and 1612 King.

²⁵ City of Alexandria Building Permit no. 369, June 30, 1918.

²⁶ Building permit records, Sanborn fire insurance maps, 1921.

became home to a number of middle-class city workers. The Schuler's did not live in the 1600 rowhouses. Instead they rented them to a large group of firemen, a family of conductors for the railroad, foremen, bricklayers, and machinists from 1915 to 1920.²⁷ In 1920, the Schulers sold off the rowhouses, allowing many of them to be owner-occupied by the City's blue-collar workforce. Eventually, all of the rowhouses, with the exception of 1614, would be broken up into rental apartments and shops. Many owners also added living spaces in the basements and porch additions in the rear.

Another major development on this block was the destruction and demolition of the Old Virginia House Hotel, also called the Hotel Jackson after its last owners, William and Elizabeth Jackson. The hotel was partially destroyed by a tornado that tore through the western part of the City in 1927; the hotel was subsequently razed.²⁸



**Original Facade of Coca Cola Bottling Plant along King Street.
Cast stone features are highlighted in gray.**

In 1931, the Washington Coca Cola Company bought the 1500 King Street property, and built Alexandria's first Coca Cola Bottling Plant on the site in 1932.²⁹ The original building was an L-shaped design, with the main block fronting King Street, and an auxiliary wing that ran east west off the central block that was used as the loading dock. The main block was concrete with a brick veneer and measured approximately 64 x 100 feet. Unlike the tavern,

the new bottling plant did not extend to the corner of King and Peyton Street. This area was kept as open lawn and enclosed behind a decorative brick wall. The original façade is still visible despite a number of additions and alterations. The building had a two-story, three bay facade that faced King Street, with a three-tiered deco parapet faced with brick and stone accents. The tallest parapet, over the central bay, was meant to hold an electric Coca Cola sign. The first story windows were large plate glass shop windows; the central and left windows looked into the first floor bottling room. The right bay contained the entrance, which was flanked by two smaller plate glass windows. The door was surmounted by a one-light plate glass transom. Each bay was separated by a 5'4" brick column, accented with stone piers at the base. The first floor windows were surmounted by cast stone lintels. The windows on the upper floors were one-over-one hollow metal windows, accented by a soldier course of bricks and cast stone sills. The second story windows illuminated the syrup room. This

²⁷ City of Alexandria 1915 Directory and 1917 Directory. City of Alexandria Library Special Collections. Alexandria, VA.

²⁸ T. Michael Miller & William Francis Smith. *A Seaport Saga*. Norfolk, VA. Donning Press, 2001, page 42.

²⁹ City of Alexandria Building Permit no. 65. January 16, 1932.

architect purposefully located the bottling and syrup rooms at the front of the building facing King Street. This provided for a lively pedestrian experience as people walking on the busy commercial corridor could stop and watch their favorite soft drink being bottled and packaged before their eyes. Old industries such as the glassworks, foundries, and breweries hid their industrial activities from view, either by locating their buildings farther from residential areas, or designing the buildings to shield pedestrian from the sometimes noxious and loud industrial processes. The Coca Cola bottling plant reversed the standard industrial conceit, placing its workers and their labor in the most visible portion of the building. This was a different type of advertising tool for a King Street business, one that made the Coca Cola product highly visible to customers.



1508 King



Modern facade at corner of King and Peyton with 1945 and 1983 additions.

The building was renovated and enlarged in 1944 and 1945, with additions to the rear and side of the original plant. The most visible addition occurred at the corner of King and Peyton and along Peyton at the rear of the plant. The company built out to the corner, replacing the lawn area with the familiar entrance to 1500 King that exists today. The main entrance was

now directly on the corner of king and Peyton, with the door underneath a large cast stone parapet bearing the Coca Cola brand name. The doorway was flanked by two large brick piers with cast stone bases designed to match the original King Street facade. The doorway was covered with a metal marquee and lit by two vaguely art moderne industrial style lights on each side. The doorway recedes into the corner, and is highlighted by alternating vertical rows of flat bricks that recede in a corbeled pattern from the corner to the doorway. The design firm of Davis and Platt carefully designed the new addition to be compatible with the old facade. The roofline was rebuilt with a seamless cast stone cornice and narrower vertical brick piers were constructed between the bays to create a transition between the old and the new.³⁰

Also during the late 1930s, a two story, brick commercial building was constructed at 1506-1512 King. The building has been used as a dance studio, furniture warehouse, and various other commercial uses since its construction. Recently the owners have rehabilitated one of the apartments on the second floor. They intend to continue the renovations so that all four apartments will be

³⁰ City of Alexandria Building Permit no. 6079. November 20, 1944.

renovated and rented to new tenants.³¹

Urban Redevelopment and Expansion, 1945 to the Present

While the Second World War had a major impact on the City's demographics and development, this block of Upper King Street did not experience the same explosive growth during and immediately after the War. The area between King and Cameron Street was built out with more Washington and Moderne styled rowhouses, and many of the City's residents were attracted to the nearby movie theater and amusement park on Cameron Street. Many of the structures on this block were used for rental apartments and small shops that catered to working class people. In 1960, the Alexandria Coca Cola Company built a new bottling plant at 5401 Seminary Road, and the King Street plant closed.³² It was used intermittently during the 1960s and 1970s as a commercial laundry and dry cleaners, and as a wholesale and retail restaurant supply depot.³³ There was little development on the block during the 1970s; vacant lots were used intermittently as car dealerships, but there were few new businesses or housing. Metro construction in the late 1970s helped the economic fortunes of the City; however, this block did not begin to truly redevelop until the mid 1980s.

By 1985, most of the buildings in the study area were occupied by professional services tenants and small-scale retail establishments. The Coca Cola building underwent a complete renovation in 1983 and was converted to office condos with some street level retail stores.³⁴ The roof and windows were removed from the main building, and the outbuildings, loading dock, and south warehouse wings were demolished. A third story was constructed and set back from the original cast stone and brick parapet. This addition blends seamlessly with the old bottling plant and has been enhanced by a number of decorative finishes including earth-toned glazed tile and stone detailing. The original facade and the corner addition on Peyton Street were renovated and provide attractive retail space for tenants on King Street.

The entire block began to truly redevelop in the 1990s with the construction of the King Street Exchange Condominiums, the Hampton Inn Hotel, and large office buildings at 1630, 1640, and 1650 King Street. In the proposed district expansion area, the newest redevelopment project at 1514-1602 King Street includes space for 65 condominium units with ground floor retail. This project will incorporate and restore the designated 100-Year Old Buildings at 1520-1524 King. As a result of this development, the 1913 townhouse at 1514-1516 King was demolished and the building at 1600-1602 was partially demolished. The facade at 1600-1602 will remain; however, 1514-1516 King will be replaced with a new wing of the development. The buildings at 1604-1614 King will also be redeveloped as part of a condominium project that will be heard at the City Council in 2006.

INVENTORY OF BUILDINGS, LOTS, AND INDIVIDUAL UNITS

³¹ Interview with property manager, March 3, 2006.

³² City of Alexandria Building Permit no. 7342. November 21, 1960.

³³ City of Alexandria Building Permit no. 2213. January 14, 1964. City of Alexandria Building Permit no. 3573. March 25, 1965. City of Alexandria Occupancy Permit no. 4655. 1977.

³⁴ City of Alexandria Demolition Permit no. 1609. January 14, 1983. City of Alexandria Building Permit no. 39208. October 24, 1983.

The following is a list of all primary structures, vacant lots, and individual office condominium units located within the proposed addition to the Old and Historic Alexandria District. The addresses with an asterisk denote those properties that are included on the list of designated 100-Year Old Buildings Outside the Historic District.

Address	Year Built	Tax Assessment Map Number	Construction Details
1500-1504 King 101-105 S. Peyton	1932/1945/1983	063.04-0A-00 063.04-0A-03D 063.04-0A-03E 063.04-0A-03C 063.04-0A-01A 063.04-0A-00B 063.04-0A-02A 063.04-0A-02B 063.04-0A-03A 063.04-0A-03B 063.04-0A-01B 063.04-0A-01C	brick veneer over concrete; Deco/Moderne
1508 King (1506-1512)	ca. 1930s	063.04-09-17	brick commercial
1514-1516 King	1913	063.04-09-16 063.04-09-15	recently demolished
1518 King	vacant lot	063.04-09-20	vacant lot
*1520,1522,1524 King	ca. 1857	063.04-09-14	brick commercial buildings

1600,1602 King	ca. 1911	063.04-09-13	brick, simple Victorian. Recently demolished except for facade and portions of side elevations that remain.
1604,1606,1608, 1610,1612 King	1913	063.04-09-12 063.04-09-11 063.04-09-10 063.04-09-09 063.04-09-08	brick, Washington Style rowhouses
1614 King	1918	063.04-09-07	brick, Washington Style rowhouse
1602 DeChantal	vacant lot	063.04-09-19	vacant lot
1604 DeChantal	vacant lot	063.04-09-18	vacant lot