ISSUE: Permit to Demolish/Capsulate (BAR 2025- 00371)

Certificate of Appropriateness for alterations (BAR 2025-00370)

APPLICANT: City of Alexandria represented by Lisa Lettieri, Architect

LOCATION: Old & Historic Alexandria District

301 King Street

ZONE: CD (Commercial downtown zone), KR (King Street Urban retail zone)

STAFF RECOMMENDATION

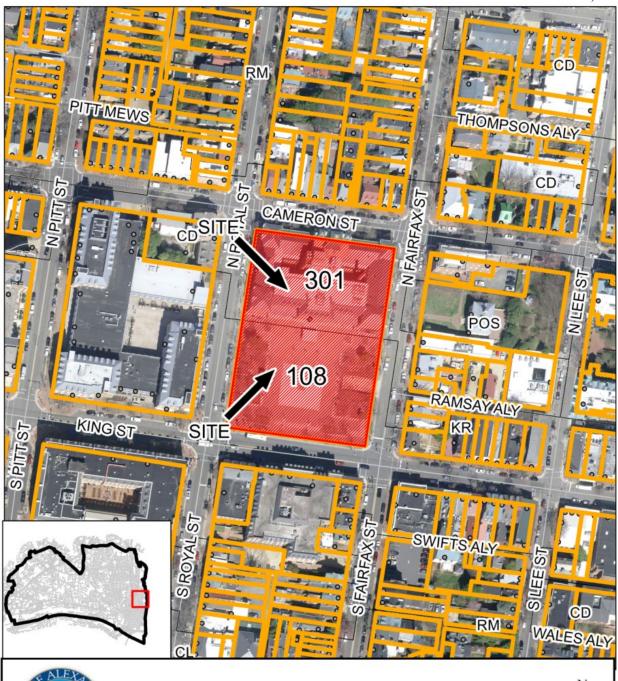
Staff recommends approval of the Permit to Demolish/Capsulate.

Staff recommends **approval** of the Certificate of Appropriateness for alterations, with the following conditions.

- 1. The Board select Option 1 of the proposed designs for the south elevation.
- 2. Work with staff during construction to ensure that restoration materials match the historic materials in color and texture.
- 3. Work with staff on the final design and detailing at the fifth-floor exterior skin so that it is similar in appearance to the adjacent slate roofs.
- 4. Work with staff on the final detailing at the full height glazed hyphens on the south elevation to minimize visible muntins.
- 5. Work with staff on the final detailing for the Market Square structures to be consistent with the precedent images included in the submission materials.

GENERAL NOTES TO THE APPLICANT

- 1. 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.
- 2. COMPLIANCE WITH BAR POLICIES: All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
- 3. BUILDING PERMITS: Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by the Department of 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.
- 4. ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH: Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
- 5. EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any 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 <u>Virginia Department of Historic Resources (VDHR)</u> prior to initiating any work to determine whether the proposed project may qualify for such credits.





BAR#2025-00370 & BAR#2025-00371 OHAD 301 King Street & 108 N Fairfax Street



0 65 130 260 Feet

UPDATE

The Board reviewed the proposed design for the project at Concept Review sessions dated April 16, 2025 and June 18, 2025. In addition to the BAR hearings, historic preservation staff has attended several working sessions with the applicant to review the proposed design and provide feedback.

The applicant made significant changes to the proposed design in response to comments from staff and the Board. Feedback from the Board during the second concept review meeting included the following:

- The Board members were split regarding the retention or re-building of the existing chimneys. Some members noted that they are important character defining elements while other stated that their design detracts from the overall building.
- The Board supported the creation of the glazed hyphens between the historic section and the 1960s era addition. Board members expressed a desire for this glazing to include minimal muntins and for the interior lighting of the stair to not result in the hyphens becoming beacons at night. They also asked for these interior stairs to be decorative with minimal impact on the building exterior.
- Board members supported the plan to stop the loggias short of the historic walls, aligning them with the newly created glazed hyphens.
- Board members supported the proposed fifth floor with an understanding that its visibility from the public way will be highly limited. Board members asked the design team to minimize this visibility as much as possible as the design progresses.
- Some Board members expressed concern regarding the design for the main building entry
 on the south elevation, noting that the proposed design was not significant enough for the
 importance of this element. One Board member asked that the cornice on the entry be
 simplified.
- The Board members supported the design for Market Square, asking the design team to modify the amorphous shaped planters into a more formal design.

The property required a Development Site Plan to be reviewed by the Planning Commission. The DSP associated with this project was approved and the project now returns to the Board of Architectural Review for a Certificate of Appropriateness.

1. <u>APPLICANT'S PROPOSAL</u>

The City Of Alexandria is requesting a Permit to Demolish/Capsulate and Certificate of Appropriateness for alterations of the existing structure and 301 King Street, City Hall, and the related Market Square plaza, occupying the block surrounded by King Street, North Royal Street. Cameron Street, and North Fairfax Street.

The proposed work to be included in this project can be broken down into three separate segments. The first is a detailed restoration of the historic portion of the City Hall building. The City Hall building is comprised of the original "U" shaped section built in **1871** and the section facing

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Market Square which was constructed in **1961**. The City will be performing restoration work on the 1871 section of the building which will include repairs to all portions of the building exterior. Some elements of this work include re-pointing the masonry where required, repairing and replacing roofing material as required, replacing all windows throughout and, in some locations, re-opening previously enclosed wall openings.

The existing Market Square was designed and built in 1967 in place of a series of buildings that were demolished as part of an urban renewal project. The current configuration includes a large square fountain, raised planters, and a temporary stage all located above two levels of below grade parking. The square and the below grade parking are in need of repair, allowing for a re-imagining of the civic space. The proposed design includes a smaller water feature with improved circulation, a dedicated stage, and improved functionality.

Where the work on the 1871 section of the building is limited to restoration activities, the proposed scope of work on the 1961 portion of the building is more of an intervention into the existing structure. These interventions include a new building entry with canopy, glazed stair towers creating a hyphen between the two building sections, and a fifth floor which creates additional usable space within the structure.

The proposed scope of work includes the following:

Demolition

- Existing fifth-floor structures, including stair tower and mechanical enclosures, will be removed.
- An area of the existing roof will be removed for the installation of the proposed fifth floor.
- The smoke stack will be demolished.
- The central section of the 1961 building will be demolished, including the façade and a portion of the roof.
- The loggias on the 1961 building will be demolished and partially rebuilt.
- The east and west ends of the 1961 elevation will be removed for the installation of the proposed hyphens.
- The existing chimneys will be demolished.
- The Market Square will be demolished in its entirety.

Restoration

- Masonry to be re-pointed and damaged bricks to be replaced to match historic mortar and bricks.
- Damaged sills to be repaired or replaced as necessary to match existing.
- Slate roof to be removed and replaced to match existing. Slate tiles to be salvaged wherever possible.
- Slate roof at west tower to be replaced with slate to match the original pattern (Figure 1).
- Sections of metal cornice to be replaced to match original configuration.
- Wood repairs at clock tower as required. Paint analysis will be undertaken to determine original colors.

- Windows to be replaced with wood windows in pattern and profiles to match original
 windows (Figure 1). Replacement windows will use vacuum insulated glazing to simulate
 single glazing. The Board will have an opportunity to review a sample of this product
 during the Certificate of Appropriateness review.
- Existing metal brick ties and pattress plates to be cleaned, repaired, and repainted (Figure 1).
- Stone and bronze plaques to be restored or replaced.
- Original door openings may be restored.

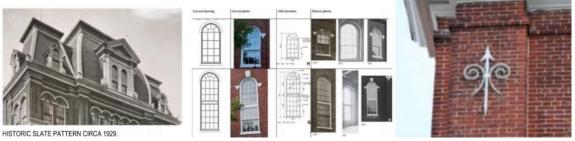


Figure 1: Areas of proposed restoration

Alterations

- Fifth floor addition
- New central portion of 1961 addition with additional entry pavilion and modified roof.
- New ground floor loggias.
- Glazed hyphens at the east and west ends of the 1961 addition
- A new Market Square to include site walls, paving, an elevator enclosure, shade structures, and exterior stairs and ramps.

Site Context

City Hall and Market Square occupy the entire block that is surrounded by King Street, North Royal Street, Cameron Street, and North Fairfax Street. The City Hall building sits at the north end of the block with the historic section facing Cameron Street. The 1960s era addition with the current main entrance faces south and Market Square. All portions of the proposed work will be visible from a public right of way.

II. <u>HISTORY</u>

The original Market House complex located on the site of the current City Hall building was constructed in 1817 and was destroyed by fire in May 1871. In June **1871**, City Council approved plans for a new civic building designed by the architect Adolph Cluss. Cluss was a German-American architect who was one of the most prolific and prominent architects working in the Washington DC area during the latter half of the 19th century. Among the many buildings that he designed in the region are Eastern Market, Sumner School, and the Smithsonian Institution Arts and Industries Building.

The Alexandria City Hall building was designed in the Second Empire style and includes large mansard roofs and Baroque detailing similar to other buildings designed by this architect (Figure 2). A prominent feature of the City Hall building is the clock tower located on the Royal Street side of the building. This tower was designed to resemble the clock tower on the previous building located on the site designed by well-known architect Benjamin Henry Latrobe. When it was designed, the City Hall building contained many civic functions, including market stalls that dominated the ground floor, government offices, police and fire department facilities, and courtrooms. In 1961, a large addition in the colonial revival style was built on the south side of the building, infilling the original courtyard.



Figure 2: View of Alexandria City Hall northwest corner circa 1890

The current Market Square that occupies the southern half of the block features large planters and a square fountain above two levels of below grade parking. The current configuration replaces numerous buildings and internal alleys that were razed in 1966-1967 as part of the urban renewal movement that included the construction of the office buildings on the opposite side of North Royal Street. Prior to this demolition, Sharpshin Alley bisected the block immediately to the south of the City Hall building and provided access to many of the markets within the block. The buildings that faced King Street, North Royal Street and North Fairfax Street on the southern half of the block included a historic tavern and a number of buildings similar to those found elsewhere in the commercial core of historic Alexandria (Figure 3).

The Market Square that now occupies this area was designed by Neer and Graef Architects along with landscape architect Lester A. Collins and was constructed in **1967**. As such, Market Square was a contemporary of the southern addition to City Hall and re-oriented the building to face King Street instead of Cameron Street as originally designed.



Figure 3: Photo showing Hullfish Hardware at 315 King Street and other buildings demolished to make way for the current Market Square

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.

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No

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(6)	Would retention of the building or structure promote the general	No
	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?	

The analysis of the standards indicated above relate only to the portions of the wall areas proposed for demolition/capsulation. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The extent of demolition is limited to areas of the building that were constructed in the mid-twentieth century and are not historic. As such, staff recommends the approval of the requested Permit to Demolish/Capsulate.

Certificate of Appropriateness

The City of Alexandria is proposing renovation and restoration of the existing City Hall building and adjacent Market Square. The work on the 1871 section of the building that faces Cameron Street with wings along North Royal Street and North Fairfax Street will be a careful restoration of this Early building. The modifications to the 1961 portion of the building which faces Market Square will include interventions into the building intended to clearly delineate this Late addition from the historic construction and to emphasize the central portion of the façade as the focal point of the south elevation. The renovation of Market Square will include a complete re-imagining of this important public square.

Restoration of 1871 Building

The historic portion of the building was originally constructed in 1871 and was designed by Adolph Cluss. This portion of the building represents one of the most important historic and civic structures in the City of Alexandria. A variety of modifications and repairs to the building have been made over the decades, some of which have been consistent with the original design while others have obscured the historic elevations. The proposed restoration will reverse the more destructive modifications and restore the building to the original design intent as closely as possible.

The existing slate roof will be removed throughout; once water infiltration issues are identified and resolved, any slate that can be salvaged will be reinstalled and new slate to match the existing will be installed where it cannot be salvaged. Using historic photographs, the design team has identified the original decorative patterns on the historic roof and will be re-creating them upon replacing the roof. Also using the historic photographs, the team will be recreating the original roof cresting at the building corners. In addition to new roofing, copper flashing, downspouts, and gutters will be installed throughout.

The existing windows and doors throughout the building are not original to the structure and in many cases do not resemble the original configuration. Windows and doors throughout the Early portion of the building will be replaced. Using historic photographs, the team will be recreating

the original muntin configurations to the greatest extent possible. The *Design Guidelines* state for Early buildings "On street facing sides, windows should be made of wood. Multi-lite windows should be made of wood..." The design team proposes to use wood windows with vacuum insulated glass throughout. These windows are an emerging technology that places two layers of glass in close proximity to one another, separated by a vacuum. This differs from the traditional double pane glass where the panes are separated by a spacer bar and an inert gas. Staff supports the use of these windows, finding that unlike traditional double pane windows, this product closely resembles the original single pane windows while providing a level of thermal performance that is required of a modern building.

Fifth Floor

The design team is proposing a modification to the existing fifth floor that would transform the area currently occupied by mostly utilitarian functions into an occupiable space with roof deck. In the current configuration, the fifth floor is a collection of forms that have been added over time and include an elevator overrun, mechanical equipment, and roof access. These forms are highly visible from the street and are not composed into a single enclosure. In the proposed design, much of this equipment will no longer be required, so in its place there will be a single linear form clad in a metal rainscreen system and curtain wall glazing. The simple form of the fifth floor has been designed to minimize its visibility from the street and to not draw attention away from the historic section of the building (Figure 4).

Staff supports the design for the proposed fifth floor. The proposed metal panels will be a similar color to the slate roof and the subtle design will be an improvement to the existing forms. The submission material does not include a high level of detail regarding the final configuration of the metal panels. Staff recommends that the design team works with staff on this final design.



Figure 4: View of fifth floor from intersection of North Royal and Cameron Streets

South Elevation

During the Concept Review hearings, BAR members discussed the proposed modifications to the south elevation. The two areas of focus in this area are the connection between the 1961 addition and the original portion of the building and adding a greater level of prominence to the main building entrance. In the current submission, an area that is the width of the stairs on the east and west ends of this portion of the building are being converted into a full height glazed hyphen and the loggias are being rebuilt to align with this hyphen.

Since this is the functional main entry to the building, the Board has been interested in creating a prominent feature central to the south elevation that announces this as the focal point of the elevation. In response to these comments, the design team has prepared three options for this elevation (Figure 5). In each of these options, the central bay of the elevation projects into the square with a raised section of the roof aligned with this bay. At the ground floor, a three-bay entrance pavilion projects further into the square. Option 1 includes a brick water table and rebuilt chimneys. Option 2 is similar but the water table is stone and the chimneys have been removed. In Option 3, the entrance pavilion is clad in stone that extends to the top of the second-floor windows.







Figure 5: Option 1 (top), Option 2 (middle) and Option 3 (bottom) for the south elevation

Staff finds that the revisions to the south elevation are responsive to Board comments from the Concept Review hearings. Staff recommends that the Board approve the Option 1 design. The simplicity of the brick is more compatible with the colonial revival design for the 1961 portion of the building than the stone in the other options. If the Board finds that the chimneys are character defining features, the proportion of the proposed design is an improvement on the existing design.

The full height glazed hyphen successfully separates the two portions of the building, allowing the historic portion to regain its integrity as a complete design. Shortening the two loggias furthers this effect and allows for them to be respaced so that the overall composition is more symmetrical than in the existing configuration. The use of a glazed hyphen and separated masses is a concept that the Board often looks for when new construction abuts an historic building. Staff finds that the introduction of this element in the design achieves a goal that the Board would have wanted in the original design. Several Board members suggested that the hyphens have as few muntins as possible to further the effect of separating these parts of the building. The submission materials do not include a high level of detail regarding this glazing system; staff recommends that the design team work with staff on the final details of this system.

Market Square

In the current submission, the design for Market Square remains much the same as in the last Concept Review Hearing (Figure 6). The layout is organized around a central axis extending from the main building entry to King Street. A series of curved planters and stairs adjacent to King Street creates a dynamic entry to the plaza which is more rigid and rectilinear. The plaza includes a series of "outdoor rooms" along the east and west sides which bring the scale of the space into a pedestrian level. An east-west axis is created through the construction of shade structures on either side of the plaza. A glass and brick enclosed structure on the west side of the plaza encloses the elevator entry to the parking garage below.

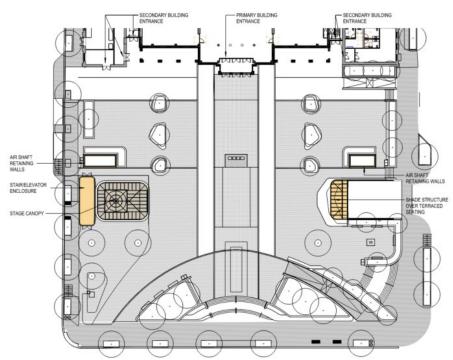


Figure 6: Proposed design for Market Square

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The design team is proposing similar designs for each of the shade structures located in Market Square (Figure 7). On the west side, the shade structure is directly adjacent to the elevator enclosure for the parking garage. This elevator enclosure will be clad in brick and full height glazing. The glazing has been maximized to the greatest extent possible. The shade structure in this area is a flat structure with rounded corners and a raised center section. It will be constructed of metal and obscured glass. The shade structure on the east side of the plaza will similarly be constructed of metal and obscured glass but instead of a flat roof supported by columns, the roof will turn down and become the rear wall of the enclosure.



Figure 7: Design for proposed shade structures in Market Square

As a reminder to the Board members, BAR purview when reviewing the proposal for the Market Square design includes all above grade structures and any site walls over two feet in height. Atgrade paving that is not used for parking is not within the purview of the BAR. Staff supports the proposed design for the shade structures and other structures within the plaza. The submitted materials portray the design intent but lack details on the final construction of these structures. Staff recommends that the design team work with staff on these details as the design progresses.

With these comments, Staff recommends **approval** of the Permit to Demolish/Capsulate and Certificate of Appropriateness for alterations, with the following conditions.

- 1. Work with staff during construction to ensure that restoration materials match the historic materials in color and texture.
- 2. Work with staff on the final design and detailing at the fifth floor exterior.
- 3. The Board select Option 1 of the proposed designs for the south elevation.
- **4.** Work with staff on the final detailing at the full height glazed hyphen on the south elevation.
- **5.** Work with staff on the final detailing for the Market Square structures.

STAFF

Bill Conkey, AIA, Historic Preservation Architect, Planning & Zoning Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

- C-1 Proposed renovation of City Hall, new plaza improvements and reconstruction of the existing parking garage will comply with zoning.
- C-2 Proposed scope of work must follow all conditions of DSP 2025-00005

Code Administration

F-1 A building permit is required.

Transportation and Environmental Services

- 1. Comply with all requirements of CDSP2025-00005(T&ES)
- 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)

Archaeology

- F-1 Incorporate and interpret elements of the site history and archaeological findings into the design of the public realm with a professional archaeological consultant or qualified historian, in consultation with Staff. The site plan shall indicate themes and locations of interpretive elements such as interpretive signs, markers, specialty paving, historic features, and the like.
 - a. Interpretive Signage:
 - A professional archaeological consultant or qualified historian, in consultation with Staff, shall write text and graphically design the historical interpretive signage using a template provided by the Office of Historic Alexandria (OHA) (or an alternative template as approved by OHA).
 - b. Alternatively, the applicant may opt to have the Office of Historic Alexandria write, design, fabricate, and install interpretive signages for a fixed fee of \$7,500 per sign. If a consultant does the work, they must provide text and graphics for the interpretive signage to the Office of Historic Alexandria/ Alexandria Archaeology for review prior to the issuance of the initial Building Permit for this project. Once approved, the historic interpretive sign must be installed prior to issuance of the Certificate of Occupancy. (P&Z) (Arch) *, ***
 - c. Interpretive Elements:
 - A professional landscape architect or designer, in consultation with Staff, shall provide graphics, and descriptions for interpretive elements such as markers, plaques, monuments, inscriptions, specialty paving, specialty railings, historic features, and the like, prior to Final Site Plan release subject to approval by the Office of Historic

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Alexandria/Alexandria Archaeology and the Director of P&Z. Install the interpretative elements prior to issuance of the Certificate of Occupancy. (P&Z) (Arch) * ***

- d. Also note that dressed canal stones salvaged from the historic Alexandria Canal may be available for use on this project for seat walls or other elements. Contact Matthew Landes Matthew.Landes@alexandriava.gov or Sara Brandt-Vorel Sara.BrandtVorel@alexandriava.gov for additional information.
- F-2 Certificates of Occupancy shall not be issued for this property until interpretive elements have been constructed, interpretive markers have been erected. *** (OHA) (P&Z) (Arch)
- F-3 A research historian (under a grant) is writing a historical documentary study for the block. This study is not part of this Development Site Plan project. The project area will not require any preplanned archaeological fieldwork. However, if project plans change and there will be excavation on the City Hall site, then the consultant shall complete a Resource Management Plan, as outlined in the City's Archaeological Standards. Implement the preservation measures listed in the Resource Management Plan, as approved by the City Archaeologist. (Archaeology)
- F-4 If warranted, prepare a Resource Management Plan (RMP) subject to review and approval by the City Archaeologist prior to any ground disturbing activities as indicated on the Final Site Plan, Grading Plan, or Building Permit. Ground disturbing activities that might trigger an RMP could include grading, underground utilities, or excavation at a depth greater than 24 inches within an area greater than 25 square feet, as defined in § 2-151 of the Zoning Ordinance. Direct questions to the City Archaeologist for clarification (Archaeology).
- F-5 Call Alexandria Archaeology at 703-746-4399 two weeks before starting any ground disturbance activities to establish an inspection or monitoring schedule with City archaeologists. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *
- F-6 Call Alexandria Archaeology immediately 703-746-4399 if you discover any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts during development. Cease work in the discovery area until a City archaeologist inspects the site and records the finds. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *
- F-7 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failing to comply shall result in project delays. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *

- F-8 Construct and install all interpretive elements or markers and submit the final archaeological report for review and approval by the City Archaeologist prior to receipt of the final Certificate of Occupancy. (Archaeology) ***
- F-9 Market Square has been the center of civic activity for Alexandrians since the City's founding in 1749. The current City Hall, built in 1871, is a great source of community pride and serves as a workplace for more than 300 City employees. Alexandria's City Hall and Market House were listed in 1984 on the National Register of Historic Places in the architecture, commerce, and politics/government areas of significance. After many years of service, major updates are needed throughout City Hall to repair aging building components, improve operating systems, optimize space utilization, improve building circulation and wayfinding, and enhance security. Equally as important, Market Square spaces also will be re-envisioned and transformed. As the center of this historic city, it is important that this prominent renovation project be grounded in an understanding of how the City Hall and Market Square block developed and changed over time.
- F-10 If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.
- C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

V. <u>ATTACHMENTS</u>

- Application Materials
- Completed application
- Plans
- Material specifications
- Scaled survey plat if applicable
- Photographs
- Supplemental Materials
- Public comment
- Any other supporting documentation

(OFFICE USE ONLY)

ADDRESS OF PROJECT: 301 King Street, 108 N. Fairfax Street
DISTRICT: ■ Old & Historic Alexandria
TAX MAP AND PARCEL: 075.01-01-01 (1274850), 075.01-01-02 (12749020) ZONING: CD, KR
APPLICATION FOR: (Please check all that apply)
■ CERTIFICATE OF APPROPRIATENESS
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)
Name: Jeremy McPike
Address: 301 King Street
City: Alexandria State: VA Zip: 22314
Phone: 703.746.4770 E-mail: Jeremy.McPike@alexandriava.gov
Authorized Agent (if applicable): Attorney
Name: Lisa A. Lettieri Phone: 703.836.3205, ext 108
E-mail: llettieri@rustorling.com
Legal Property Owner:
Name: City of Alexandria
Address: 301 King Street
City: Alexandria State: VA Zip: 22314
Phone: 703.746.4770 F-mail: Jeremy.McPike@alexandriava.gov

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 doors windows siding pergola/trellis painting unpainted masc other ADDITION DEMOLITION/ENCAPSULATION SIGNAGE	shutters shed		
be att	DESCRIPTION OF PROPOSED WORK: Please describe the proposed work in the attached).	detail (Additional pages may		
Renov	Renovation of City Hall, demolish and re-build the parking garage with a new plaza above it and streetscape improvements.			
SUE	SUBMITTAL REQUIREMENTS:			
□с	SUBMITTAL REQUIREMENTS: Check this box if there is a homeowner's association for this property. If so, yoopy of the letter approving the project.	you must attach a		
Copy Items	\Box Check this box if there is a homeowner's association for this property. If so, y	cations. Staff may		
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Copy Items reque Desi Appli mate dock All ap	Check this box if there is a homeowner's association for this property. If so, yeopy of the letter approving the project. Items listed below comprise the minimum supporting materials for BAR application additional information during application review. Please refer to the relevonesting Guidelines for further information on appropriate treatments. Applicants must use the checklist below to ensure the application is complete. Internaterial that are necessary to thoroughly describe the project. Incomplete application of the application for review. Pre-application meetings are required for	cations. Staff may vant section of the clude all information and ations will delay the all proposed additions. ed application.		

(OFFICE USE ONLY)

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.

	Ν/Δ	
х	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 occurrent.
х		equipment. FAR & Open Space calculation form. Clear and labeled photographs of the site, surrounding properties and existing structures, if
x		applicable. Existing elevations must be scaled and include dimensions. Proposed elevations must be scaled and include dimensions. Include the relationship to
х		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.
х		For development site plan projects, a model showing mass relationships to adjacent properties and structures.
illun	ninat	& Awnings: One sign per building under one square foot does not require BAR approval unless ed. All other signs including window signs require BAR approval. Check N/A if an item in this section does y to your project.
x x x		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.
Alt	erat	tions: Check N/A if an item in this section does not apply to your project.
x	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.
x		Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
х		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.

(OFFICE USE ONLY)

ALL	APPLICATIONS. Please read and check that you have read and understand the following items:
х	I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
х	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.
х	I, the applicant, or an authorized representative will be present at the public hearing.
х	I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 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:		Lisa A. Lellieri	
Printed Name:		Lisa A. Lettieri	

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. City of Alexandria	301 King St	100	
2.			
3.			
an interest in the property locate entity is a corporation or partner percent. The term ownership int time of the application in the rea	rship, in which case identify each terest shall include any legal or ea al property which is the subject of	(address), unless the owner of more than three quitable interest held at the theapplication.	
Name	Address	Percent of Ownership	
1. City of Alexandria	301 King St	100	
2.			
3.			
3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is 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 the12-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.			
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.	_		
2.			
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.			
09.08.25 Jeremy McPike Jeremy McPike			
Date Printed		Signature	





CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

CITY HALL, MARKET SQUARE GARAGE AND PLAZA ALEXANDRIA, VA

LEO A DALY PROJECT NO: 058-10046-000

CONTRACT NO: 2953

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CITY HALL, MARKET SQUARE PLAZA AND **GARAGE RENOVATION**

ALEXANDRIA, VA

PROJ NO.

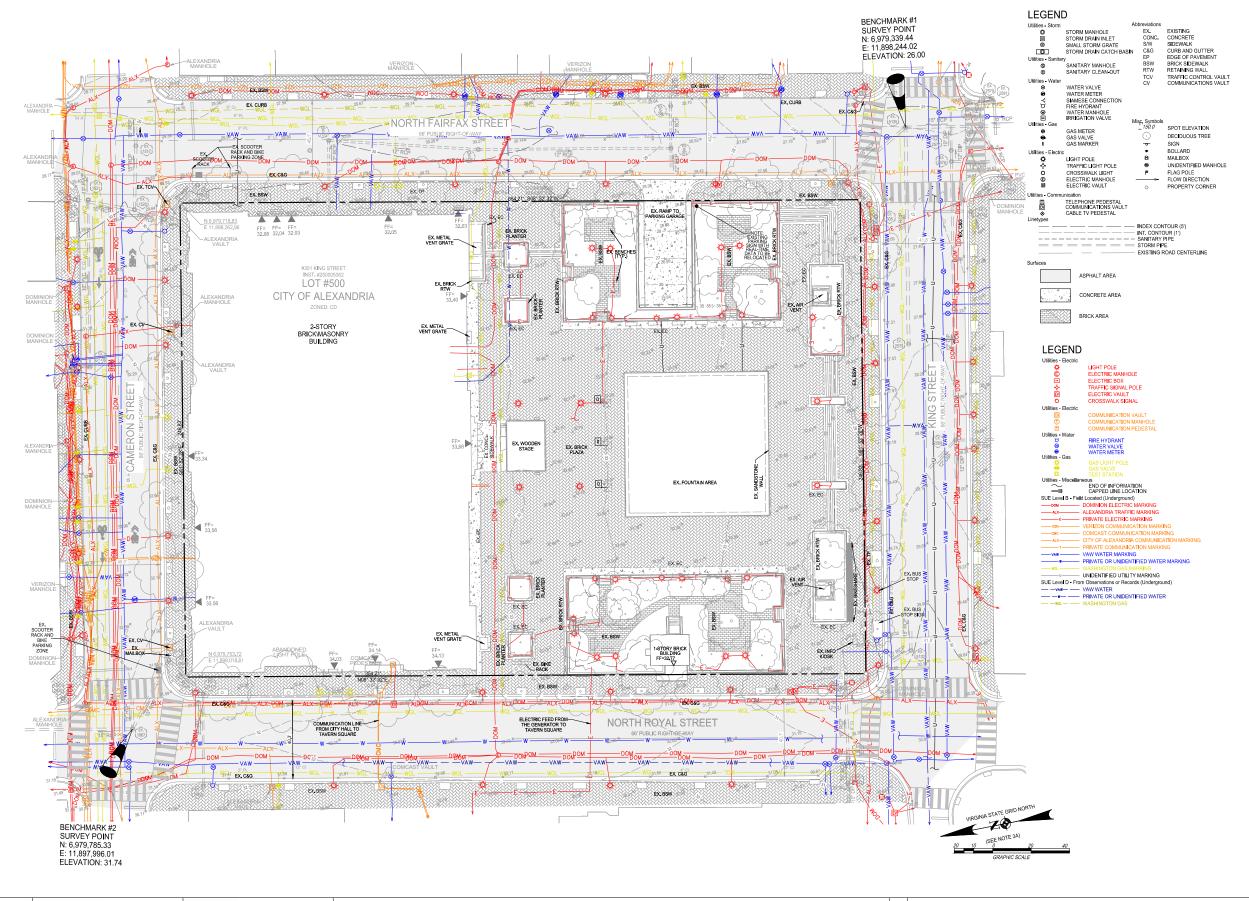
BAR CERTIFICATE OF **APPROPRIATENESS**

(REV 09/18/25)

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058-10046-000



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EXISTING CONDITIONS SITE PLAN

CITY HALL, MARKET SQUARE PLAZA AND **GARAGE RENOVATION**

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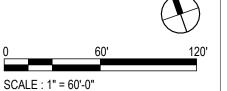
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GARAGE RENOVATION

ALEXANDRIA, VA

PROJ NO. 058-10046-000 APPROPRIATENESS

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205

CARLYLE GARDENS

210

222

→ CITY HALL

S ROYAL ST GADSBY'S TAVERN

AMERICAN LEGION

418

CAMERON STREET (NORTH FACE) «

ightarrow CAMERON STREET (NORTH FACE) \leftarrow

→ CAMERON STREET (NORTH FACE)



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EXISTING CONDITIONS

CITY HALL, MARKET SQUARE PLAZA AND **GARAGE RENOVATION**

ALEXANDRIA, VA

PROJ NO. 058-10046-000 BAR CERTIFICATE OF **APPROPRIATENESS**

DATE: 09/08/25







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109 - 105

ALEXANDRIA, VA 22314

KING ST

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→ CITY HALL ←

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112

SOUTH ROYAL ST (EAST FACE)

SOUTH FAIRFAX STREET (EAST FACE) <

→ NORTH FAIRFAX STREET (EAST FACE)



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LANDSCAPE 200 S PEYTON ST ALEXANDRIA, VA 22314

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EXISTING CONDITIONS

CITY HALL, MARKET SQUARE PLAZA AND **GARAGE RENOVATION**

ALEXANDRIA, VA

PROJ NO. 058-10046-000 BAR CERTIFICATE OF **APPROPRIATENESS**

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HISTORIC BACKGROUND

The Alexandria City Hall and Market Square has played a central role in the city's civic and commercial life since the 18th century. The current structure, designed by prominent Washington architect Adolph Cluss, was built between 1871 and 1873 following the destruction of the previous Market House by fire. Cluss' design consolidated multiple municipal functions under one roof, including the Market House, city government offices, and a Masonic lodge, while maintaining a large courtyard for public market activity. The original U-shaped structure, designed in the Second Empire style, featured three-dimensional massing, mansard roofs, superimposed orders, and flamboyant Baroque detailing, making it one of the most significant Second Empire buildings designed by Cluss in Virginia. It also featured a clocktower, a gift to the city by its citizens, designed by Benjamin F. Price to resemble Benjamin Latrobe's design for the previous building.

From its opening in 1873, City Hall served multiple functions:

- Market & Commerce: Much of the ground level housed Alexandria's public market. with butchers, florists, soap makers, dairy vendors, and restaurant operators leasing space within the building. Market operations were critical to Alexandria's economy, linking rural farmers and merchants with city residents. Operating a store in addition to selling goods at the city market was a common practice amongst vendors; most of these establishments were located nearby on King Street or North Royal Street.
- Government & Civic Use: The Cameron Street and North Royal Street wings contained municipal offices, including the mayor's office, council chambers, tax collector, auditor, board of health, and city gas works. The Fairfax Street wing housed the police and fire departments on the first floor with courtrooms and other functions
- Masonic Lodge (Cameron Street Wing): The Alexandria-Washington Lodge, No. 22, occupied the three-story central pavilion on the north Cameron Street wing. It included a chapter room, two anterooms, a banquet hall, and meeting space for organizations such as the Mount Vernon Royal Arch Chapter and Old Dominion Commandery of the Knights Templar.

Built to flexibly accommodate Alexandria's civic and commercial needs, the City Hall and Market House was altered often in the decades after its construction to meet changing programmatic needs. In 1945, the Masonic Temple relocated to the newly constructed George Washington Masonic National Memorial. By this time, the market activities on the ground floor had largely been moved to the courtyard, allowing for additional office space within the building. Meanwhile, the Council Chambers underwent several relocations before returning to its current location following a major renovation in 1948. The chambers were further expanded in the 1980s, maintaining the architectural character established during the 1940s

The most significant change occurred in the mid-twentieth century as changing civic needs and urban renewal efforts significantly altered the building. Between 1960 and 1961, a large addition designed in the Colonial Revival Style by architects Robert A. Wilgoos and Dwight G. Chase was constructed, infilling the original courtyard. In subsequent years, the historic building took on a more Colonial Revival aesthetic through the application of white paint highlighting many of its details, but the original style still translates through the building's form. The new addition changed the orientation of City Hall to face south onto King Street, a change that was not realized until the improvement of Market Square between 1966 and

1967. In those years, the commercial block south of Sharp Shin Alley was razed and a new underground parking garage and Market Square plaza were constructed as part of the Gadsby Commercial Urban Renewal Project. The new plaza, designed by Neer & Graef Architects and landscape architect Lester A. Collins, was dedicated in July of 1967.

Additional renovations were necessary by the early 1980s. The city embarked on a major two-phase renovation led by Neer & Graef Architects to improve the relationship and connectivity between the historic 1873 building and the 1960s addition. As part of that project, the interior of the building was substantially renovated with the insertion of new corridors and a mezzanine level in the north Cameron Street wing, and replacement of interior finishes along with windows and doors.

These changes are identified on the timeline on the following page.



VIEW OF CITY HALL AND MARKET HOUSE FROM INTERSECTION OF ROYAL STREET AND CAMERON STREET, C. 1890. ALEXANDRIA LIBRARY, SAMPSON COLLECTION.



VIEW OF THE 1960S ADDITION AND NEWLY COMPLETED MARKET SQUARE IN JUNE 1967. **ALEXANDRIA ARCHIVES**

HISTORIC PRESERVATION STATUS AND PERIOD OF SIGNIFICANCE

Alexandria City Hall was individually listed in the Virginia Landmarks Register in 1983 (DHR #100-0126) and the National Register of Historic Places in 1984. The documentation recognizes the building's significance in the areas of architecture, commerce, and politics/government with a period of significance of 1871, corresponding with the year that construction was initiated.

City Hall also contributes to the locally-listed Old and Historic Alexandria district and the National Register-listed Alexandria Historic District. This district was listed following its designation as a National Historic Landmark in 1966. The district's significance lies in its large concentration of eighteenth and nineteenth-century buildings. In 1984, the National Register documentation was updated to include early twentieth-century development, extending the period of significance to 1932.

EHT Traceries recommends an expanded period of significance extending from 1871, the start of construction, until 1945, the year the Masonic Temple moved out of the building and market functions were relocated to the courtyard. This revision incorporates the dates of construction (1871–1873) and acknowledges the building's dynamic history as the center of Alexandria's civic life.



DIAGRAM DEPICTING THE CHRONOLOGY OF DEVELOPMENT AND ASSOCIATED ARCHI-TECTS. EHT TRACERIES

LEO A DALY

WASHINGTON DC 2000

ALEXANDRIA, VA 22314

HISTORIC BACKGROUND

CITY HALL, MARKET SQUARE PLAZA AND **GARAGE RENOVATION**

ALEXANDRIA, VA

PROJ NO.

DATE: 09/08/25

058-10046-000

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1861 (ALEXANDRIA LIBRARY)

May 1871

Large fire destroys Market House complex (built 1817)

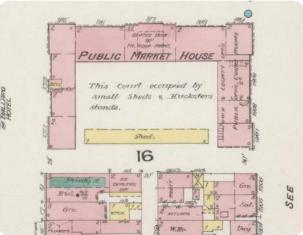
1894

Sun Fire Company leaves, space renovated for Police Department

1871-1873: New City Hall Constructed

Period of Significance (1871-1945)

1871



1885 SANBORN MAP (LOC)

1900

1902

Court records room moved to first floor

1914

Colonial Dames install stone tablet on facade

1933

Two vaults are installed (first and second level)

1946

Market sheds cleared from courtyard. Boiler in courtyard.

1945

Washington Masonic Lodge moves to George Washington Masonic Memorial

room and radial brick smokestack installed

1949 (ALEXANDRIA BICENTENNIAL)

1948

1950

Council Chambers renovated and relocated to original location in expanded footprint

1960-1961

South addition designed by Robert A. Wilgoos/Dwight G. Chase constructed within courtyard

1966-1967

Commercial block razed and new parking garage and Market Square plaza constructed as part of Gadsby Commercial Urban Renewal Project - Phase I

1980-1985

Renovations designed by Neer & Graef architects to better integrate 1960s addition with original building, replacement of all windows, insertion of mezzanine level, addition of internal corridors and stairs

2000

June 1871

Council approves Adolph Cluss' plans for new "Buildings for Market-House, Court-House, Offices &c."

April 1872

Alexandria-Washington Lodge approves design for Masonic Temple

June 1872

Council approves clocktower design by Benjamin F. Price based on Benjamin Latrobe's original design

April 1897

Joseph McCoy was forcibly removed from Police Headquarters at City Hall by a mob of about 500 and lynched at the corner of Cameron and Lee

c. 1927

Decorative chimneys removed from roofline

1937

First floor of Royal Street wing remodeled to accommodate city offices in place of market space. Council chambers relocated.

1952

Elevator and stair core built onto south elevation of Mason's Tower

1965

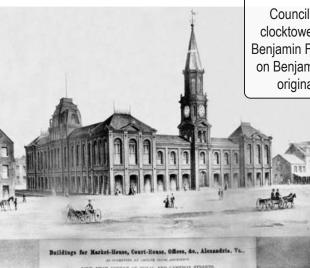
One story structure constructed within west courtyard for telephone office

1979

One story structure constructed within east courtyard for computer room

1986

Expansion and renovation of **Council Chambers**



1871 (ALEXANDRIA LIBRARY)



1890 (ALEXANDRIA LIBRARY)



1950 (ALEXANDRIA LIBRARY)



1967 (ALEXANDRIA ARCHIVES)



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LandDesign

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HISTORIC TIMELINE

CITY HALL, MARKET SQUARE PLAZA AND **GARAGE RENOVATION**

ALEXANDRIA, VA

PROJ NO. 058-10046-000 BAR CERTIFICATE OF **APPROPRIATENESS**

DATE: 09/08/25

Executive Summary

The City of Alexandria is embarking on a major renovation of City Hall, Market Square Plaza and Garage. The unique challenge of this project is to leverage a major investment in City Hall and Market Square to reconceptualize the role that the historic building and open space can play in the life of the City.

Design Principles:

The design team recognizes the following baseline principles for the renovation project based on an equitable vision rooted in the cultural and historical context of the City of Alexandria seeking to promote civic engagement through the exercise of democracy and the practice of collaborative and responsive civil service.

- The C-shaped building constructed in 1873 has undergone several modifications through its life. The historic significance of the building, its immediate context and the people who contributed and were impacted by its construction and operation will be researched and documented through the design process. It will be treated as a rehabilitation per the Secretary of the Interior's Standards for the Treatment of Historic Properties with particular attention to the features of the building that fall within the period of significance.
- The relationship between City Hall and Market Square will be strengthened with the goal of creating a continuum of civic space between the public-facing functions within City Hall through to Market Square Plaza and the surrounding streets.
- Clarity of wayfinding will be prioritized from multiple modes of arrival (pedestrian, cycling, vehicular, transit) with universal access across Market Square to easily identifiable entrances and intuitively through the building. This will be complemented by integrated security systems that create thresholds between public and staff for all modes in which the building and plaza operate. Design anticipates that staffing will have a welcoming personal presence - a concierge complemented by a security presence on the ground floor of City Hall. The experience of Market Square should be equally welcoming and secure.
- Spaces assigned to staff and departmental needs will be renovated to meet City standards for a productive and efficient workplace. Access to outdoor spaces will aspire to a similar standard.
- The fifth floor will provide expanded civic engagement and public use opportunities with dedicated event and meeting spaces.
- The City and design team will explore energy efficient and environmentally friendly systems through a design that reflects the sustainability goals in the City of Alexandria 2019 Green Building Policy. The project has the potential to serve as a benchmark for renovation projects throughout the City.

WASHINGTON DC 20001

Design Concept:

Within this framework, the design team has outlined key design considerations that are prioritized to support the design concept. These include:

- Net Zero implementation strategies to include energy conservation on-site and off-site solar photovoltaic (PV) and geothermal sources and resources – water capture and reuse.
- Council Chambers Relocating it within the building to address current space and functional deficiencies. This decision has direct implications on the nature of the ground floor civic space and the ability to secure the building for City staff.
- Fifth Floor- The 5th floor will include event spaces and an outdoor terrace designed to support event activities with views of Old Town Alexandria. The space planning will balance civic functions, event programming, and flexible pop-up event areas to maximize usability and engagement.
- Market Square Garage Re-construction of the garage to address functional deficiencies. This decision will impact the ability to manipulate the ground plane of Market Square, a necessary effort to create universal accessibility. It will also impact the project's ability to offset energy consumption with on-site renewable sources as well as the ability to meet stormwater treatment requirements.

The following updates represent refinements incorporating feedback gathered during the June 18th Concept hearing.

Market Square Plaza:

- Architectural development of the east and west shade structures and the west stair and elevator enclosure
- Refinement of the fountain configuration

Market Square entrance to City Hall:

Refinement to south building entry bay, vestibule massing and signage to create a strong hierarchy as well as an appropriately-scaled primary entrance which is stylistically compatible with the 1960s infill building.

Infill building facade composition and detail refinement:

- Refinement to hyphen to create a strong delineation between the two stylistically distinct eras of the building, including reconstructing the arcade.
- Options for the roofline, including refinements to the existing chimneys, to streamline its articulation to celebrate and reveal both the historic dome and clock tower.

5th floor massing:

Reduction in footprint to minimize visibility on North Fairfax Street and respect the hierarchy of the historic roofline

LEO A DALY

ARCHITECTURE, HISTORIC PRESERVATION 1200 19TH STREET NW. SUITE 220 WASHINGTON DC 20036

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EXECUTIVE SUMMARY

CITY HALL. MARKET SQUARE PLAZA AND **GARAGE RENOVATION**

058-10046-000

ALEXANDRIA, VA

PROJ NO.

DATE: 09/08/25

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Preservation Approach to the 1871 Alexandria City Hall Building

Overarching Preservation Goal

There have been many modifications to the 1871-1873 City Hall building that have impacted its integrity. The changes include functional use changes and physical building modifications. The most visible modification is the 1960's era courtyard infill structure, which is now perceived as the front door and as original city hall fabric. The functional changes have presented an ongoing challenge. The original structure was constructed of a series of individual vertical buildings with differing functions and differing floor heights. Over time, it was converted to a singular function (Alexandria City Hall) within these series of individual buildings - the varying floor heights created some interior challenges that also impacted how the floors met the exterior fenestration that continue to present challenges.

A goal of this project will be to restore historic integrity where possible, and to clearly distinguish the original structure from the non-historic later additions, allowing the public to interpret and celebrate the original building. This allows the non-historic additions to read as structures of their own time. We will accomplish this on the historic structure by restoring original window and door configurations, restoring roof shingling patterns, researching and reestablishing original paint colors, repairing existing historic fabric and character defining features, repointing and cleaning of the stone and masonry and removal of non-historic rooftop additions. The differentiation of historic and non-historic will be accomplished by creating an architectural separation (hyphen) between the original building and prior additions, creating a deeper recess at the hyphen to reveal more of the historic façade and opening up the non-historic façade with glazing elements.

Preservation Approach

Preserving the history and legacy of City Hall is a central element of this project. EHT Traceries and LEO A DALY, supported by the Design Team, have developed a Historic Preservation Plan with recommendations consistent with the Old and Historic Alexandria Design Guidelines to support this goal, ensuring that research findings inform and will continue to inform the project's design and development. This Historic Preservation Plan will be submitted to the B.A.R. as the project develops. The Design Guidelines will be supported by the National Park Service Preservation Briefs, the Secretary of the Interiors Standards for the Treatment of Historic Properties, and preservation best practices.

This project will adhere to the Old and Historic Alexandria Design Guidelines and Policies for Old and Historic Alexandria. The Guidelines most applicable are Chapters 2 (Building Alterations) and 5 (Additions – Commercial).

The Design Team is assessing and evaluating all historic materials. We will identify potential areas that may contain historic materials for further assessment and evaluation.

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LEO A DALY

ARCHITECTURE, HISTORIC PRESERVATION 1200 19TH STREET NW, SUITE 220 WASHINGTON DC 20036 P: 202.861.4600 ASSOCIATE ARCHITECT

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Of particular attention for the Design Team will be the preservation of historic material. When retainable – it will be retained, when repairable - it will be repaired. When replacement is required – it will be replaced in-kind. We will be guided by Chapter 2 of the Alexandria Design Guidelines (Building Alterations).

Any proposed building alterations will be supported by historic research and historic photographs. Any proposed additions will be guided by Chapter 5 of the Alexandria Design Guidelines (Additions – Commercial).

Recommendations for Treatment

The recommended overarching treatment approach for City Hall is primarily one of Rehabilitation. This proposed approach balances the need to adapt the building to meet programming needs and present-day requirements while also preserving the building's historic character-defining features and addressing past inappropriate alterations through selective restoration of elements based on historic documentation.

Overall Recommendations

- Retain the character of the historic building and environs by protecting the significant character-defining features.
- Restore and celebrate the style and design intent of the original building, rather than blending it with the Colonial Revival aesthetic of the 1960s addition. Existing and future additions should defer to the original, rather than the other way around.
- Develop a protection plan and take necessary provisions to protect the historic building and avoid unnecessary damage or loss during construction, particularly any associated excavation.
- Develop a comprehensive Maintenance Plan to provide clear direction on protecting the building's historic fabric.
- Ensure conformance to the Old and Historic Alexandria Design Guidelines in developing treatment plans for specific building components, materials, and new construction. Consider opportunities for on-site interpretation as additional research is conducted. Collaborate with Historic Alexandria to develop interpretive components, ensuring coordination with city plans, priorities, and ongoing documentation efforts.
- Complete an archaeological Documentary Study per Alexandria 's Archaeological Protection Code, found in Section 11-411 of the City of Alexandria, Virginia Zoning Ordinance.
- Install new systems in a manner that does not negatively impact the historic character-defining features of the building. To the extent possible, new mechanical equipment, trash facilities, security equipment, or other systems, should be located in inconspicuous locations or shielded from view.

- Complete an archaeological Documentary Study per Alexandria 's Archaeological Protection Code, found in Section 11-411 of the City of Alexandria, Virginia Zoning Ordinance.
- Install new systems in a manner that does not negatively impact the historic character-defining features of the building. To the extent possible, new mechanical equipment, trash facilities, security equipment, or other systems, should be located in inconspicuous locations or shielded from view.

Exterior Recommendations (1871-1873 Building)

The approach to the exterior rehabilitation should prioritize the
preservation of extant historic fabric and historic character-defining
features. Additionally, it should address and correct past inappropriate
repairs or alterations. In the development of exterior plans, Adolf Cluss's
original design intent should be considered based on historic research
and documentation.

Interior Recommendations (1871-1873 Building)

 The interior of the 1871-1873 building has undergone extensive renovations, with only a few historic elements remaining visible, such as the original cast iron columns in the north lobby. These past alterations offer greater flexibility for new interventions.

Recommendations (1960's Addition Building)

- Explore opportunities to further differentiate the 1960s addition from the
 historic building. The south façade facing Market Square has taken on a
 stronger and more public presence, causing confusion as to the original
 main historic entries and facades of the building. This could include
 partial removal to create a clear separation between the two sections,
 such as through hyphens, or façade alterations to update and
 modernize the Colonial Revival design elements of the 1960s addition.
- Locate more invasive interior interventions to the 1960s addition footprint to maximize the preservation of the historic 1871-1873 building footprint and extant features.



The overall U-shape form and massing, formed by the central four-story pavilion (Mason's tower), clock tower, and corner pavilions all linked by two story winds are character-defining features.

PRESERVATION APPROACH TO THE 1871 BUILDING

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

ALEXANDRIA, VA

PROJ NO. 058-10046-000

BAR CERTIFICATE OF APPROPRIATENESS

DATE: 09/08/25 PAGE: A9



HP-1

EXISTING MASONRY TO BE REPOINTED TO MATCH HISTORIC COMPRESSION AND STRENGTH

DAMAGED BRICKS TO BE REPLACED TO MATCH HISTORIC

DAMAGED SILLS TO BE REPAIRED OR RELPACED BASED ON CONDITION TO MATCH HISTORIC



HP-2

SLATE ROOF TO BE REMOVED, SLATE SALVAGED AND REPLACED TO MATCH THE HISTORIC ROOF. WEST TOWER TO BE REPLACED WITH SLATES THAT MATCH HISTORIC PATTERN

GUTTERS AND DOWNSPOUTS REPLACED TO MATCH HISTORIC MATERIAL

FLASHING REPLACED TO MATCH HISTORIC



WOOD ROOF AND WINDOW TRIM TO BE

METAL CORNICE TO BE REPLACED TO

PAINT ANALYSIS CURRENTLY IN

HP-3

PROGRESS

MATCH HISTORIC





ALL WINDOWS TO BE REPLACED WITH WOOD WINDOWS WITH TO MATCH HISTORIC SPACING AND PROFILES. GLASS WILL BE VACUUM INSULATED TO MEET ENERGY GOALS AND AVOID STORM WINDOWS. WINDOWS ARE CURRENTLY NOT TO THE HISTORIC PROPORTION



GENERAL NOTES

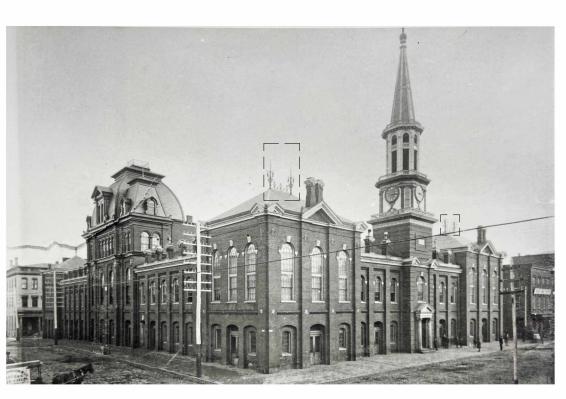
- EXTANT HISTORIC BUILDING FABRIC FROM PERIOD SIGNIFICANCE (1871-1945) TO BE RETAINED AND PRESERVED IN ACCORDANCE WITH SOI STANDARDS AND THE ALEXANDRIA OLD AND HISTORIC DISTRICT DESIGN GUIDELINES.

 ALTERATIONS TO NON-CONTRIBUTING ELEMENTS (POST- 1945) TO BE DEVELOPED BASED ON ALEXANDRIA OHD DESIGN GUIDELINES.

 WORK ON DRAWINGS STILL IN DEVELOPMENT. DRAWINGS DO NOT REFLECT ALL PROPOSED CONDITIONS
- CONDITIONS.

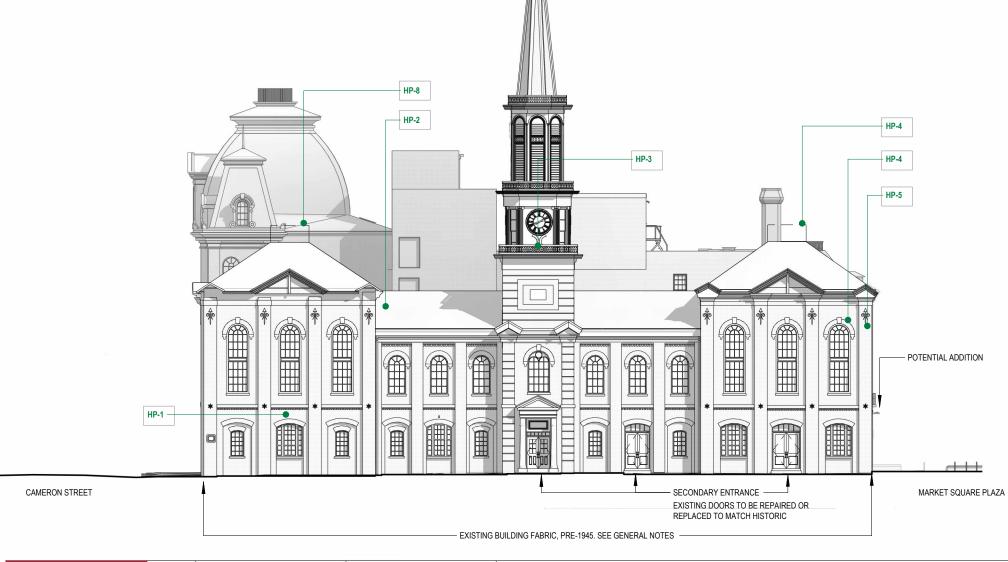


EXISTING METAL BRICK TIES AND PATTRESS PLATES TO BE CLEANED,



HP-8

REPLICATE ROOF CRESTING IMAGE CIRCA 1890



LEO A DALY

ARCHITECTURE, HISTORIC PRESERVATION 1200 19TH STREET NW, SUITE 220 WASHINGTON DC 20036 P: 202.861.4600

RUST | ORLING

ASSOCIATE ARCHITECT 1215 CAMERON ST

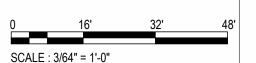
WASHINGTON DC 20001

ALEXANDRIA, VA 22314 EHTITRACERIES HISTORIC PRESERVATION 440 MASSACHUSETTS AVE NW LandDesign

LANDSCAPE 200 S PEYTON ST ALEXANDRIA, VA 22314

CM KLING + ASSOCIATES INC Architectural Lighting Design LIGHTING DESIGN 1020 CAMERON STREET ALEXANDRIA, VA 22314

N. ROYAL STREET (WEST) ELEVATION PRESERVATION APPROACH

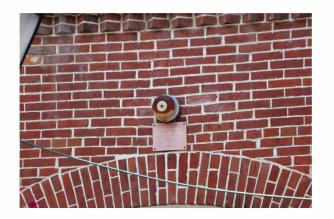


CITY HALL, MARKET SQUARE PLAZA AND **GARAGE RENOVATION**

ALEXANDRIA, VA

PROJ NO. 058-10046-000 BAR CERTIFICATE OF **APPROPRIATENESS**

DATE: 09/08/25



HP-1

EXISTING MASONRY TO BE REPOINTED TO MATCH HISTORIC COMPRESSION

DAMAGED BRICKS TO BE REPLACED TO MATCH HISTORIC

DAMAGED SILLS TO BE REPAIRED OR REPLACED BASED ON CONDITION TO



HP-2

SLATE ROOF TO BE REMOVED, SLATE SALVAGED AND REPLACED TO MATCH HISTORIC PATTERN

GUTTERS AND DOWNSPOUTS REPLACED TO MATCH HISTORIC MATERIAL

FLASHING REPLACED TO MATCH HISTORIC



HP-3

WOOD ROOF AND WINDOW TRIM TO BE REPAIRED PAINT ANALYSIS CURRENTLY IN PROGRESS

METAL CORNICE TO BE REPLACED TO MATCH



HP-4

ALL WINDOWS TO BE REPLACED WITH WOOD WINDOWS TO MATCH HISTORIC SPACING AND PROFILES. GLASS WILL BE VACUUM INSULATED TO MEET ENERGY GOALS AND AVOID STORM WINDOWS. WINDOWS ARE CURRENTLY NOT TO THE HISTORIC PROPORTION



HP-5

EXISTING METAL BRICK TIES AND PATTRESS PLATES TO BE CLEANED, REPAIRED, AND REPAINTED



GENERAL NOTES

EXTANT HISTORIC BUILDING FABRIC FROM PERIOD

EXTANT HISTORIC BUILDING FABRIC FROM PERIOD SIGNIFICANCE (1871-1945) TO BE RETAINED AND PRESERVED IN ACCORDANCE WITH SOI STANDARDS AND THE ALEXANDRIA OLD AND HISTORIC DISTRICT DESIGN GUIDELINES.

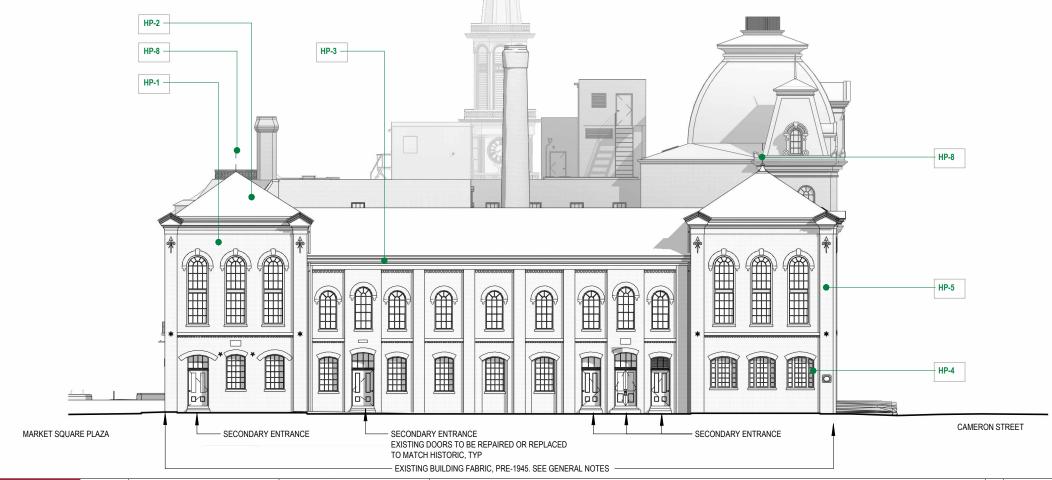
ALTERATIONS TO NON-CONTRIBUTING ELEMENTS (POST- 1945) TO BE DEVELOPED BASED ON ALEXANDRIA OHD DESIGN GUIDELINES.

WORK ON DRAWINGS STILL IN DEVELOPMENT.
DRAWINGS DO NOT REFLECT ALL PROPOSED CONDITIONS

CONDITIONS.

HP-8

REPLICATE ROOF CRESTING IMAGE CIRCA 1890



LEO A DALY

ARCHITECTURE, HISTORIC PRESERVATION 1200 19TH STREET NW, SUITE 220 WASHINGTON DC 20036 P: 202.861.4600

RUST | ORLING

ASSOCIATE ARCHITECT 1215 CAMERON ST ALEXANDRIA, VA 22314

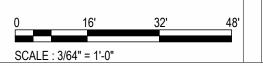
EHT ITRACERIES
HISTORIC PRESERVATION
HISTORIC PRESERVATION 440 MASSACHUSETTS AVE NW WASHINGTON DC 20001

LandDesign

LANDSCAPE 200 S PEYTON ST ALEXANDRIA, VA 22314

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N. FAIRFAX STREET (EAST) ELEVATION PRESERVATION APPROACH

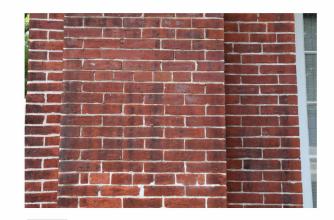


CITY HALL, MARKET SQUARE PLAZA AND **GARAGE RENOVATION**

ALEXANDRIA, VA

PROJ NO. 058-10046-000 BAR CERTIFICATE OF **APPROPRIATENESS**

DATE: 09/08/25





EXISTING MASONRY TO BE REPOINTED TO MATCH HISTORIC COMPRESSION

DAMAGED BRICKS TO BE REPLACED TO MATCH HISTORIC

DAMAGED SILLS TO BE REPAIRED OR REPLACED BASED ON CONDITION TO MATCH HISTORIC



HISTORIC SLATE PATTERN CIRCA 1929.



HP-2

SLATE ROOF TO BE REMOVED, SLATE SALVAGED AND REPLACED TO MATCH HISTORIC PATTERN

GUTTERS AND DOWNSPOUTS REPLACED TO MATCH HISTORIC MATERIAL

HP-2 -

FLASHING REPLACED TO MATCH HISTORIC



HP-3

WOOD ROOF AND WINDOW TRIM TO BE REPAIRED. PAINT ANALYSIS CURRENTLY IN PROGRESS

METAL CORNICE TO BE REPLACED TO MATCH HISTORIC



HP-4

ALL WINDOWS TO BE REPLACED WITH WOOD WINDOWS WITH TO MATCH HISTORIC SPACING AND PROFILES. GLASS WILL BE VACUUM INSULATED TO MEET ENERGY GOALS AND AVOID STORM WINDOWS. WINDOWS ARE CURRENTLY NOT TO THE HISTORIC PROPORTION (SEE ABOVE)

HP-3 -



GENERAL NOTES

EXTANT HISTORIC BUILDING FABRIC FROM PERIOD SIGNIFICANCE (1871-1945) TO BE RETAINED AND PRESERVED IN ACCORDANCE WITH SOI STANDARDS AND THE ALEXANDRIA OLD AND HISTORIC DISTRICT

AND THE ALEXANDRIA OLD AND HISTORIC DISTRICT
DESIGN GUIDELINES.
ALTERATIONS TO NON-CONTRIBUTING ELEMENTS
(POST- 1945) TO BE DEVELOPED BASED ON
ALEXANDRIA OHD DESIGN GUIDELINES.
WORK ON DRAWINGS STILL IN DEVELOPMENT.
DRAWINGS DO NOT REFLECT ALL PROPOSED

EXISTING METAL BRICK TIES AND PATTRESS PLATES TO BE CLEANED, REPAIRED, AND REPAINTED



CONDITIONS

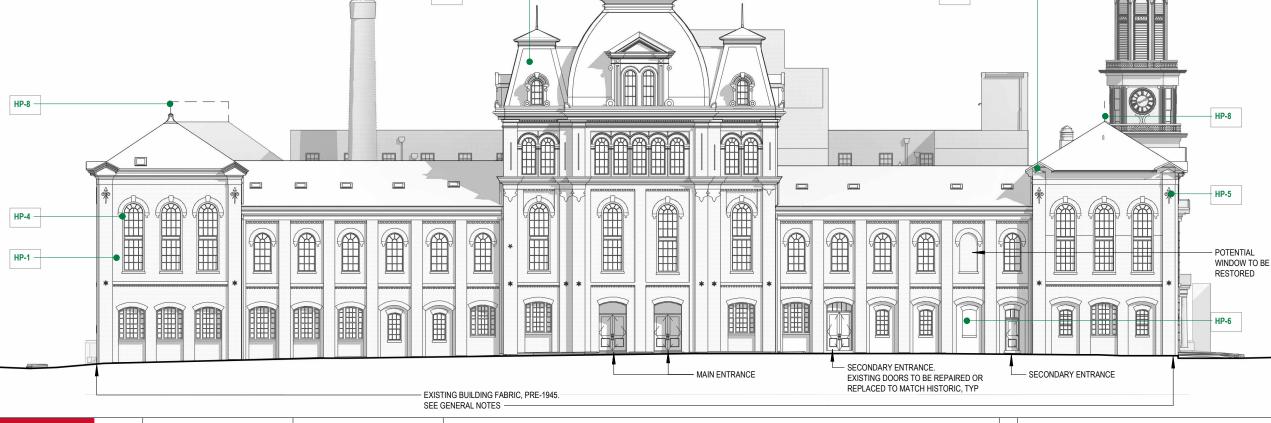
HP-6

STONE AND BRONZE PLAQUES TO BE RESTORED OR REPLACED



HP-8 REPLICATE ROOF CRESTING

N. ROYAL STREET



LEO A DALY

N. FAIRFAX STREET

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RUST | ORLING

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WASHINGTON DC 20001

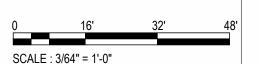
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ALEXANDRIA, VA 22314

CAMERON STREET (NORTH) ELEVATION PRESERVATION APPROACH



CITY HALL, MARKET SQUARE PLAZA AND **GARAGE RENOVATION**

ALEXANDRIA, VA

PROJ NO. 058-10046-000 BAR CERTIFICATE OF **APPROPRIATENESS**

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HP-1







HP-7



GENERAL NOTES

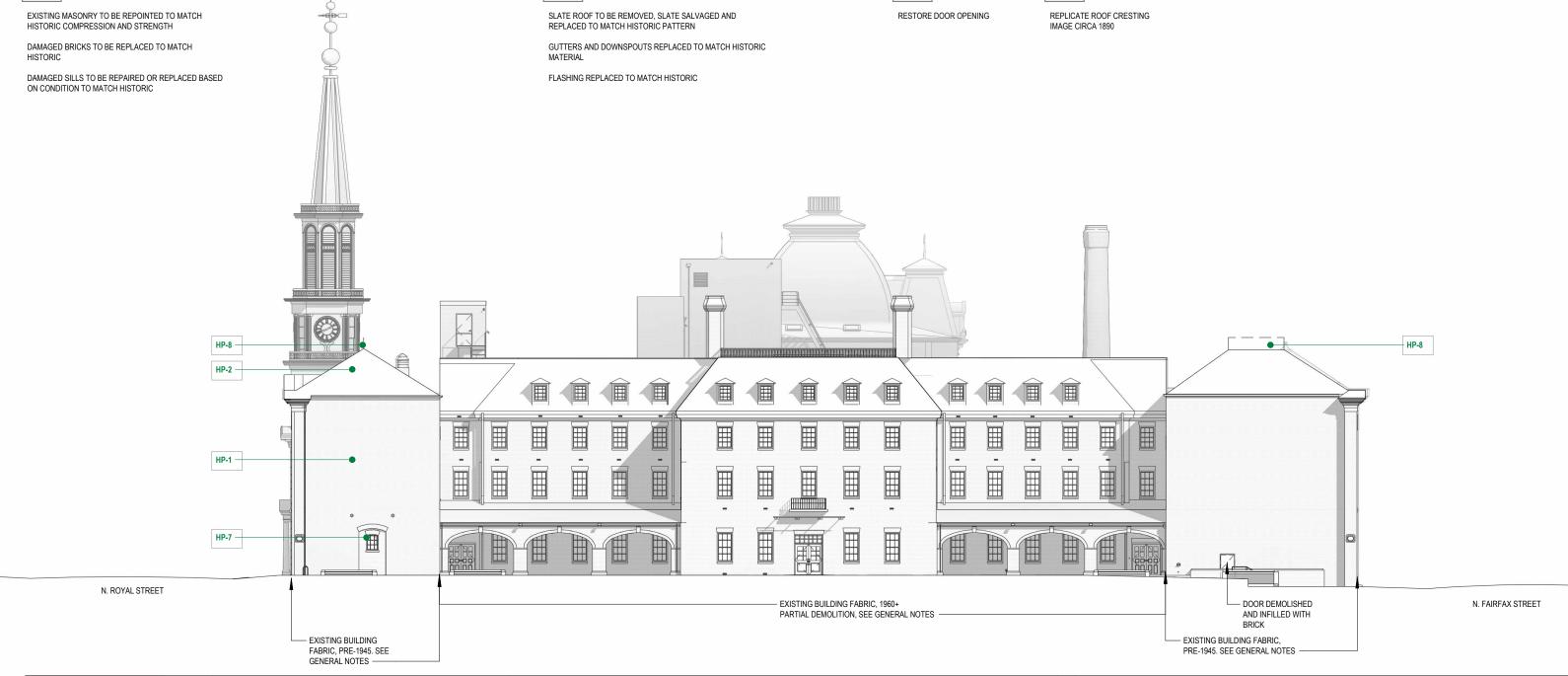
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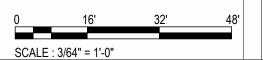
ASSOCIATE ARCHITECT 1215 CAMERON ST ALEXANDRIA, VA 22314

EHTITRACERIES HISTORIC PRESERVATION 440 MASSACHUSETTS AVE NW WASHINGTON DC 20001

LANDSCAPE 200 S PEYTON ST ALEXANDRIA, VA 22314

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KING STREET (SOUTH) ELEVATION PRESERVATION APPROACH

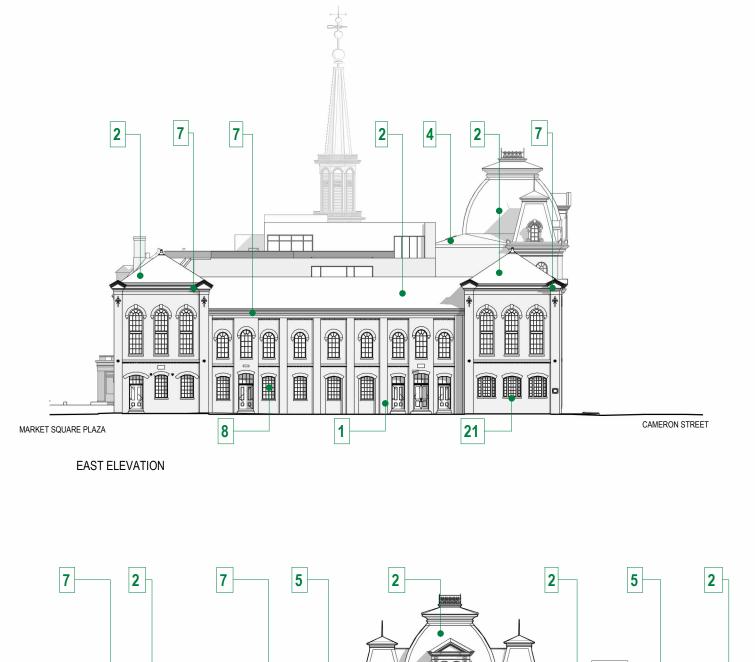


CITY HALL, MARKET SQUARE PLAZA AND **GARAGE RENOVATION**

ALEXANDRIA, VA

PROJ NO. 058-10046-000 BAR CERTIFICATE OF **APPROPRIATENESS**

DATE: 09/08/25





BRICK TYPE A, 50-50 MIX BRICK SIZE TO MATCH EXISTING **DIMENSIONS**



SLATE TILE ROOF TYPE A



DIAMOND SHAPE SLATE ROOF TILE TYPE B

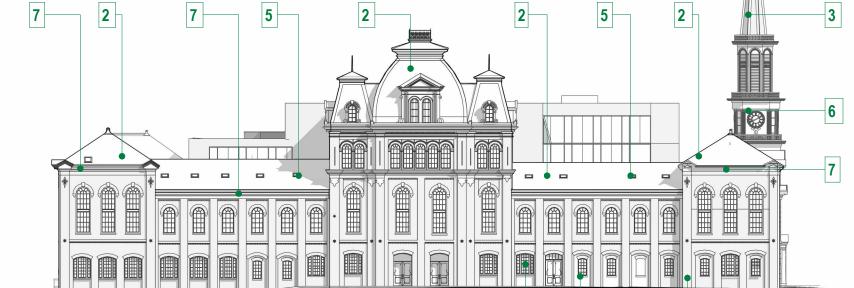


COPPER STANDING SEAM 4 METAL ROOF



SKYLIGHT GLAZING

PAINT FINISH AT WOOD TRIM OC-24 (FINAL COLOR SELECTION TO BE CONFIRMED WITH CONSTRUCTION MOCKUP)



PAINTED METAL CORNICE SW 2861 (FINAL COLOR SELECTION TO BE CONFIRMED WITH CONSTRUCTION MOCKUP)



REPLACEMENT WINDOW **GLAZING**



SANDSTONE OR PAINTED CONCRETE WINDOW SILLS TO MATCH EXISTING

NORTH ELEVATION



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ALEXANDRIA, VA 22314 EHT INTRACERIES
HISTORIC PRESERVATION
HISTORIC PRESERVATION CM KLING + ASSOCIATES INC Architectural Lighting Design LIGHTING DESIGN 440 MASSACHUSETTS AVE NW 1020 CAMERON STREET

LandDesign

ALEXANDRIA, VA 22314

LANDSCAPE 200 S PEYTON ST

21

PRE-1945 BUILDING FABRIC - MATERIAL BOARD REPRESENTATIVE MATERIALS FOR IN-KIND REPAIR, REPLACEMENT AND REFINISHING OF EXISTING HISTORIC MATERIALS

N. ROYAL STREET

CITY HALL, MARKET SQUARE PLAZA AND **GARAGE RENOVATION**

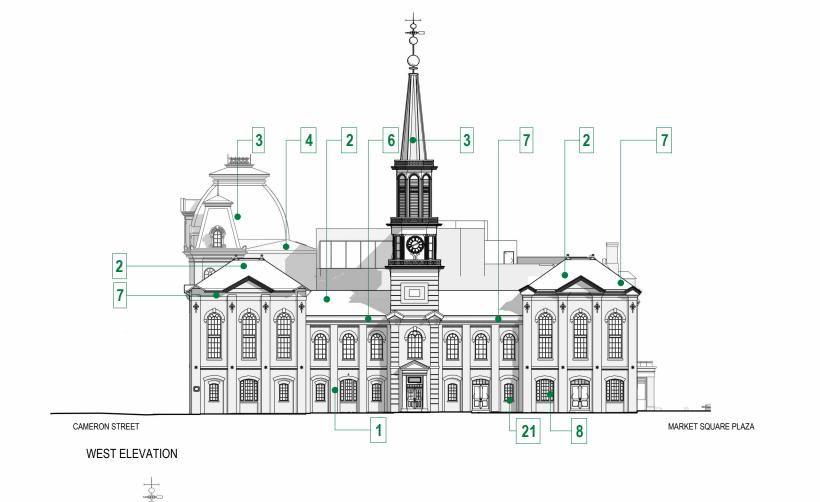
ALEXANDRIA, VA

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DATE: 09/08/25

PAGE: A14 058-10046-000





BRICK TYPE A, 50-50 MIX BRICK SIZE TO MATCH EXISTING **DIMENSIONS**



SLATE TILE ROOF TYPE A



DIAMOND SHAPE SLATE ROOF TILE TYPE B

CONSTRUCTION MOCKUP)



COPPER STANDING SEAM METAL ROOF



SKYLIGHT GLAZING





PAINTED METAL CORNICE SW 2861 (FINAL COLOR SELECTION TO BE CONFIRMED WITH CONSTRUCTION MOCKUP)



REPLACEMENT WINDOW **GLAZING**



SANDSTONE OR PAINTED CONCRETE WINDOW SILLS TO MATCH EXISTING

LEO A DALY

ARCHITECTURE, HISTORIC PRESERVATION 1200 19TH STREET NW, SUITE 220 WASHINGTON DC 20036 P: 202.861.4600

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EHT INTRACERIES
HISTORIC PRESERVATION
HISTORIC PRESERVATION 440 MASSACHUSETTS AVE NW

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CM KLING + ASSOCIATES INC Architectural Lighting Design LIGHTING DESIGN 1020 CAMERON STREET ALEXANDRIA, VA 22314

PRE-1945 BUILDING FABRIC - MATERIAL BOARD REPRESENTATIVE MATERIALS FOR IN-KIND REPAIR, REPLACEMENT AND REFINISHING OF EXISTING HISTORIC MATERIALS

CITY HALL, MARKET SQUARE PLAZA AND **GARAGE RENOVATION**

ALEXANDRIA, VA

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1885

1896

1902

1907









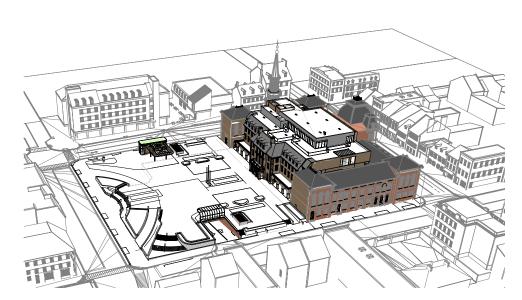
1952

1961

1966

1967





1982 - CURRENT

PROPOSED

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LandDesign CREATING PLACES

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CITY HALL AND MARKET SQUARE EVOLUTION

Illustrative depiction of structures at Market Square and City Hall from 1885 to present. Information was derived from Sanborn maps and design drawings.

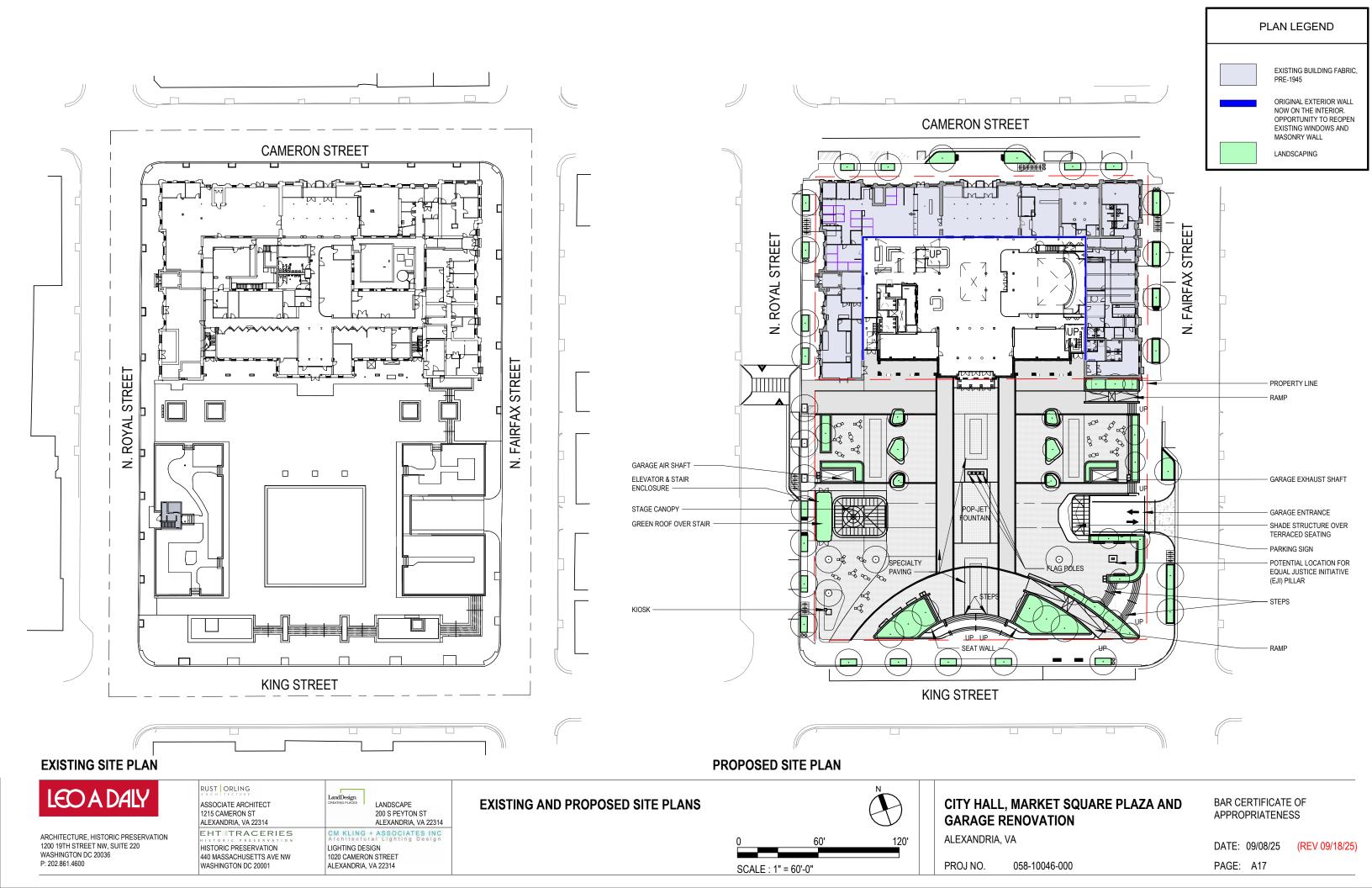
CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

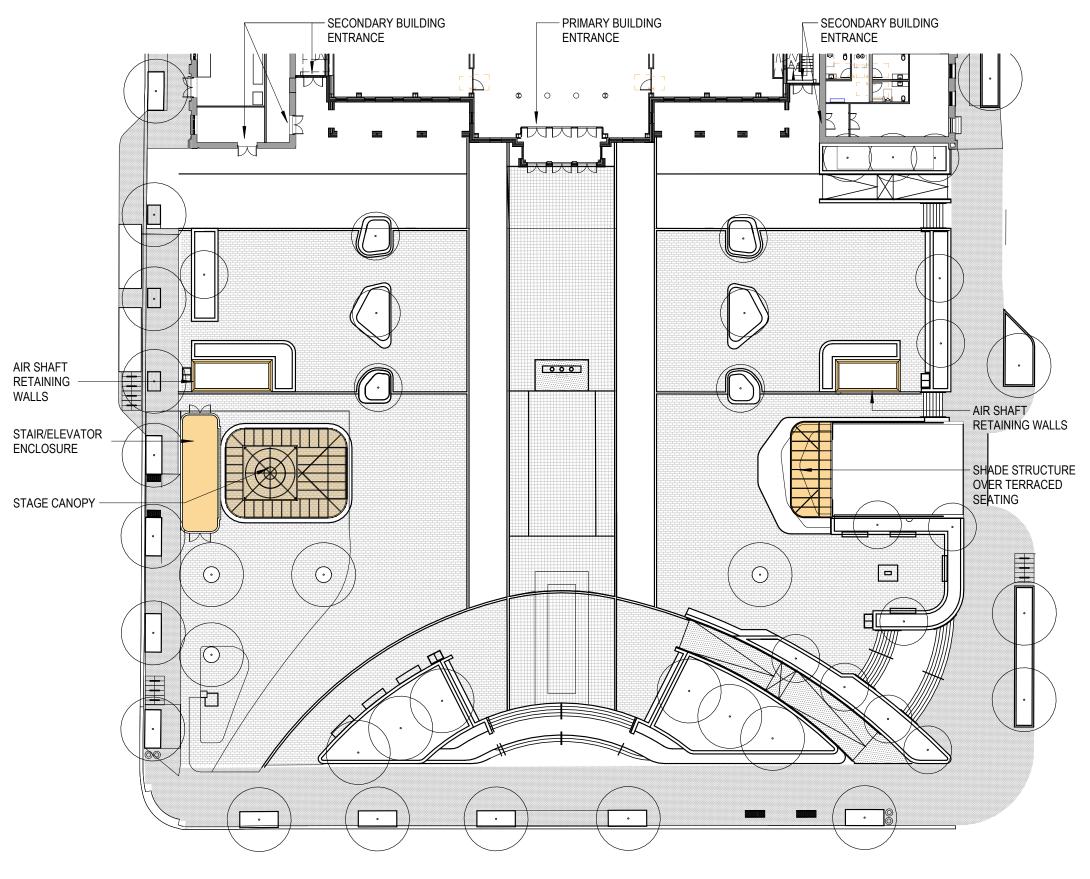
ALEXANDRIA, VA

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HISTORIC PRESERVATION 440 MASSACHUSETTS AVE NW WASHINGTON DC 20001

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LANDSCAPE 200 S PEYTON ST ALEXANDRIA, VA 22314

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MARKET SQUARE PLAZA PLAN - ARCHITECTURAL MATERIALS



SCALE : 1" = 30'-0"

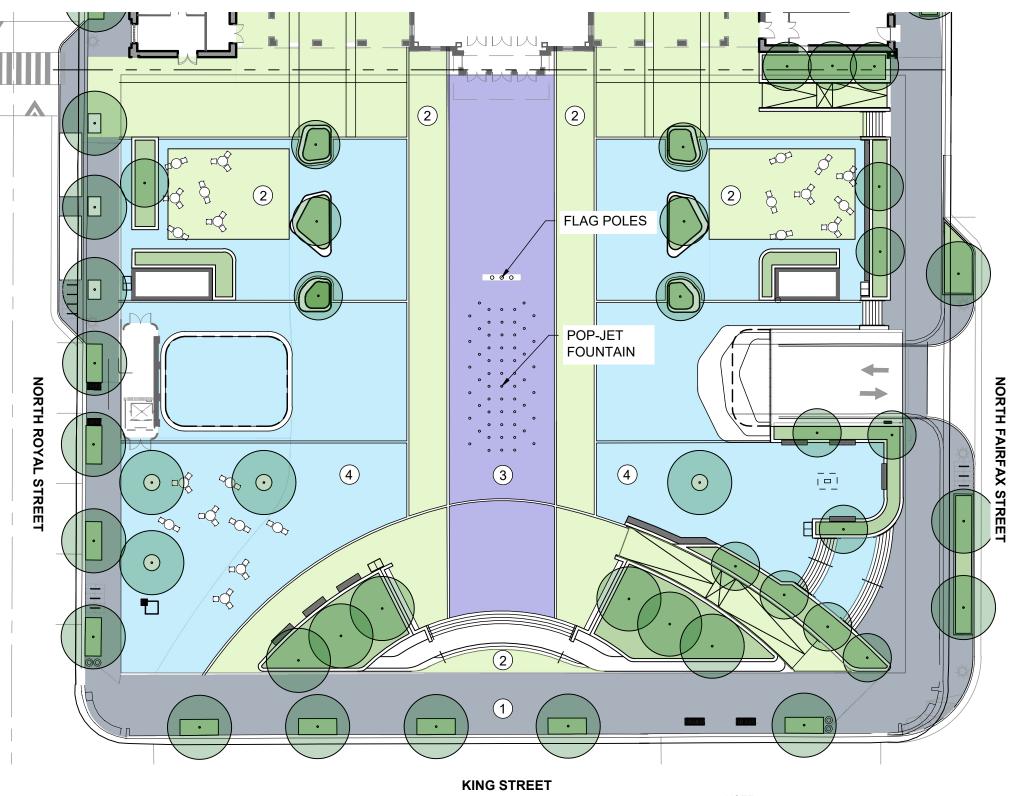
GARAGE RENOVATION ALEXANDRIA, VA

PROJ NO. 058-10046-000

CITY HALL, MARKET SQUARE PLAZA AND

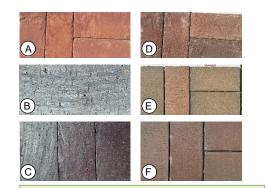
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(4) FIELD PAVING

NOTE:
PAVING FIELDS ARE FOR ILLUSTRATIVE PURPOSES
ONLY. FINAL PAVING DESIGN TO BE PROVIDED AT FSP.



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1215 CAMERON ST
ALEXANDRIA, VA 22314
EHT INTRACERIES
HISTORIC PRESERVATION

440 MASSACHUSETTS AVE NW

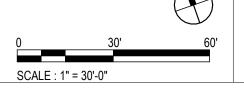
WASHINGTON DC 20001

LANDSCAPE
200 S PEYTON ST
ALEXANDRIA, VA 22314

ALEXANDRIA, VA 22314

CM KLING + ASSOCIATES INC
Architectural Lighting Design
LIGHTING DESIGN
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MARKET SQUARE PLAZA PLAN - PAVING



CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

ALEXANDRIA, VA

PROJ NO. 058-10046-000

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DATE: 09/08/25 (REV 09/18/25)







STEPS

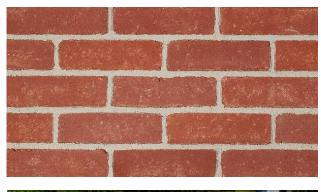














SEATING ELEMENTS PLANTER WALL ELEMENTS



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E HT ||| TRACERIES
HISTORIC PRESERVATION
HISTORIC PRESERVATION
440 MASSACHUSETTS AVE NW
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LandDesign CREATING PLACES

LANDSCAPE 200 S PEYTON ST ALEXANDRIA, VA 22314

CM KLING + ASSOCIATES INC Architectural Lighting Design LIGHTING DESIGN 1020 CAMERON STREET ALEXANDRIA, VA 22314 MARKET SQUARE ELEMENT IMAGERY

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

ALEXANDRIA, VA

PROJ NO. 058-10046-000

BAR CERTIFICATE OF APPROPRIATENESS

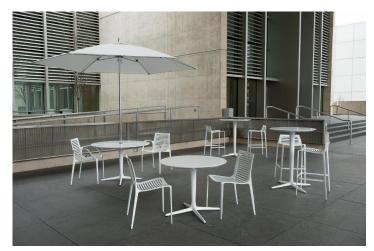








TREE GRATES













FURNISHING



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RUST ORLING

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E HT ||| TRACERIES
HISTORIC PRESERVATION
HISTORIC PRESERVATION
440 MASSACHUSETTS AVE NW
WASHINGTON DC 20001

LANDSCAPE 200 S PEYTON ST ALEXANDRIA, VA 22314

CM KLING + ASSOCIATES INC Architectural Lighting Design LIGHTING DESIGN 1020 CAMERON STREET ALEXANDRIA, VA 22314

MARKET SQUARE ELEMENT IMAGERY

CITY HALL, MARKET SQUARE PLAZA AND **GARAGE RENOVATION**

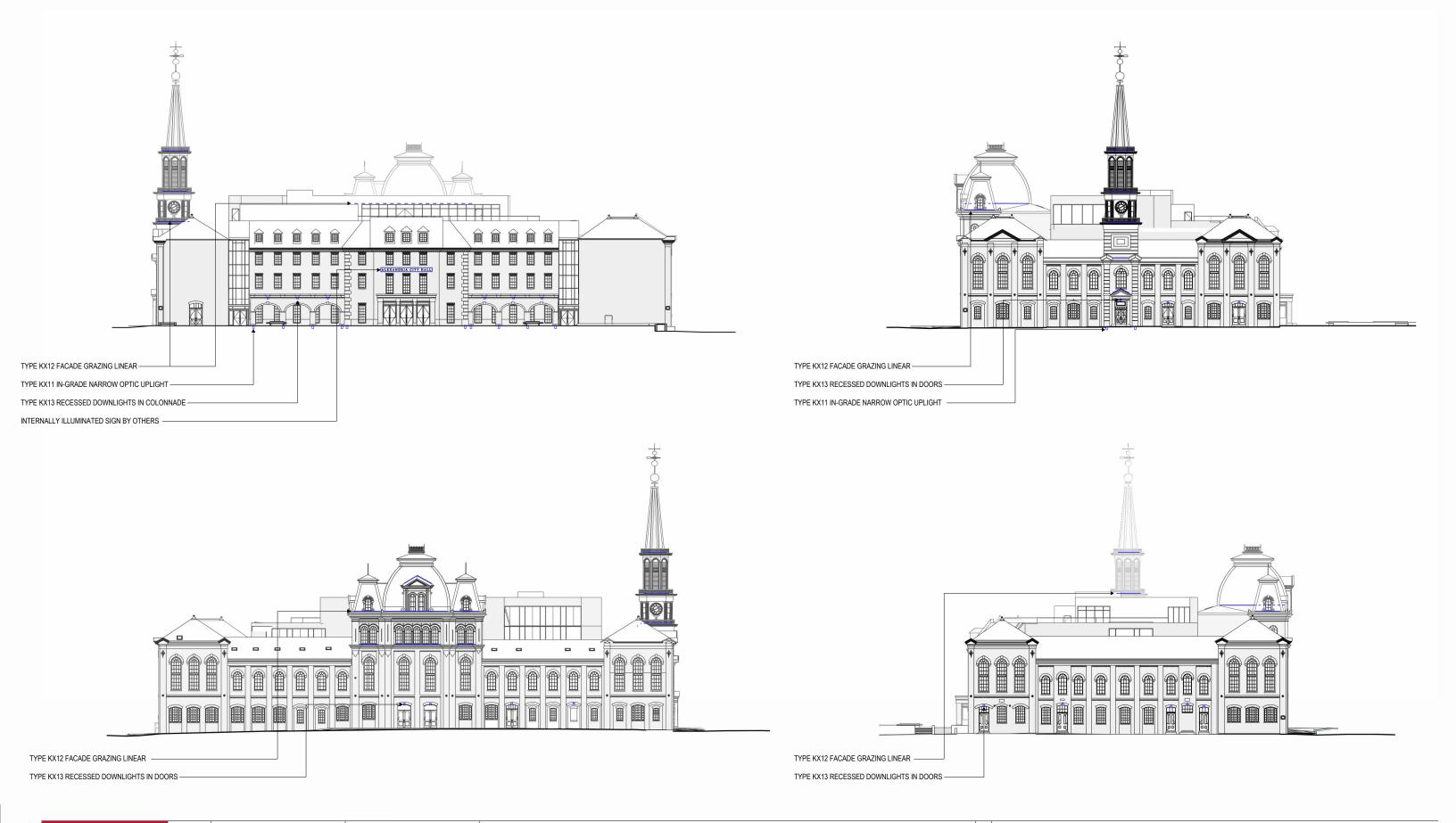
ALEXANDRIA, VA

PROJ NO.

BAR CERTIFICATE OF **APPROPRIATENESS**

DATE: 09/08/25 PAGE: A21

058-10046-000





RUST ORLING

ASSOCIATE ARCHITECT 1215 CAMERON ST ALEXANDRIA, VA 22314

EHT TRACERIES HISTORIC PRESERVATION
440 MASSACHUSETTS AVE NW WASHINGTON DC 20001

LandDesign LANDSCAPE

200 S PEYTON ST ALEXANDRIA, VA 22314 CM KLING + ASSOCIATES INC Architectural Lighting Design LIGHTING DESIGN 1020 CAMERON STREET ALEXANDRIA, VA 22314

PROPOSED ELEVATIONS - LIGHTING APPROACH

SCALE: 1" = 40'-0"

CITY HALL, MARKET SQUARE PLAZA AND **GARAGE RENOVATION**

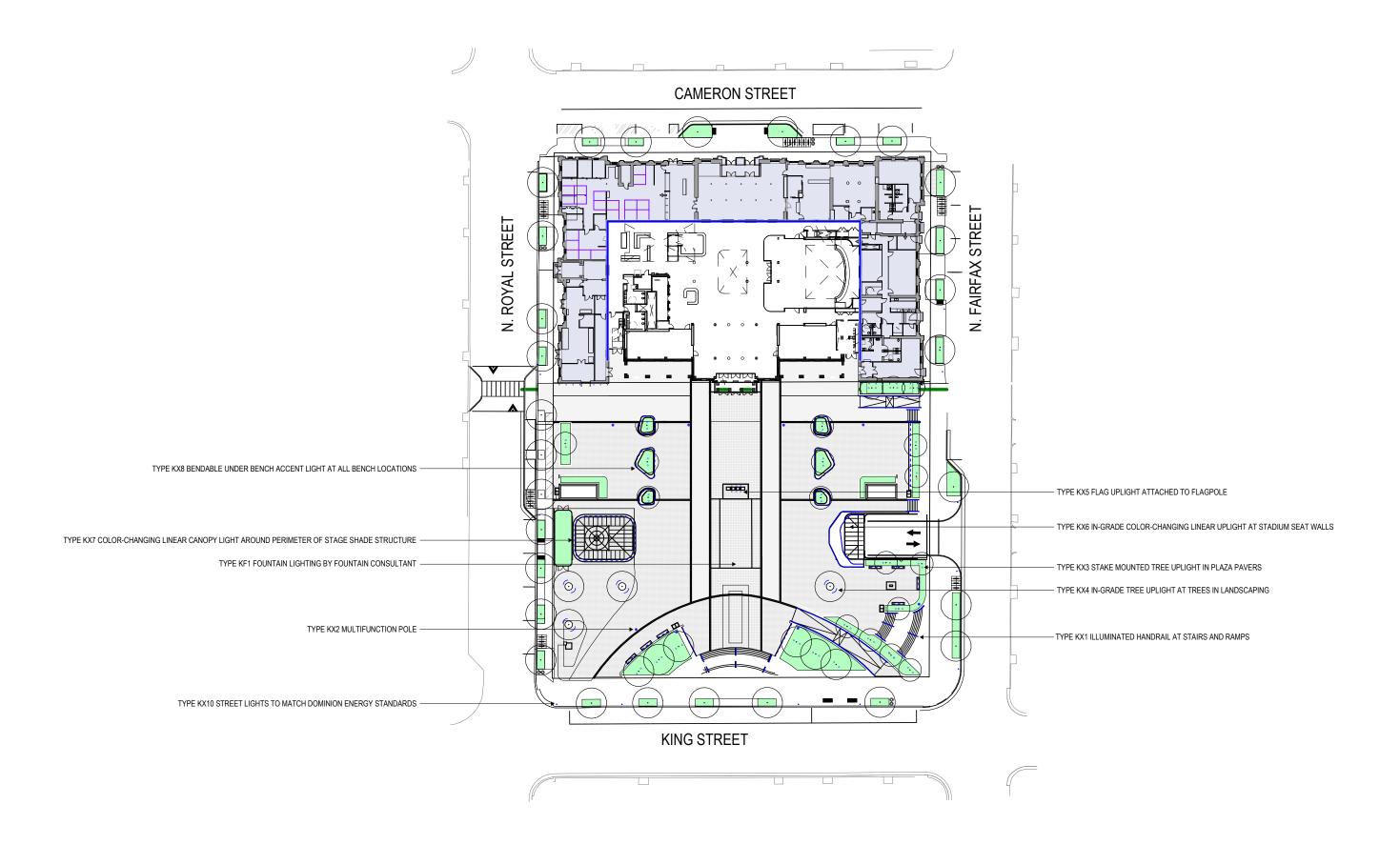
058-10046-000

ALEXANDRIA, VA

PROJ NO.

BAR CERTIFICATE OF **APPROPRIATENESS**

DATE: 09/08/25 (REV 09/18/25)





RUST ORLING ASSOCIATE ARCHITECT 1215 CAMERON ST ALEXANDRIA, VA 22314 EHTITRACERIES

HISTORIC PRESERVATION 440 MASSACHUSETTS AVE NW

WASHINGTON DC 20001

LandDesign

LANDSCAPE 200 S PEYTON ST ALEXANDRIA, VA 22314

CM KLING + ASSOCIATES INC Architectural Lighting Design LIGHTING DESIGN 1020 CAMERON STREET ALEXANDRIA, VA 22314

PROPOSED SITE PLAN - LIGHTING APPROACH

CITY HALL, MARKET SQUARE PLAZA AND **GARAGE RENOVATION**

ALEXANDRIA, VA

PROJ NO. 058-10046-000 BAR CERTIFICATE OF APPROPRIATENESS

DATE: 09/08/25 (REV 09/18/25)



LINEAR LUMINAIRE

Our linear product is a state-of-the-art, low-voltage LED light fixture that provides exceptional lighting performance to enhance any stairway, ramp or walkway application. Its soft light provides ample illumination for safety and ambiance without the glare or harshness of overhead lighting. Available with warm, neutral or cool white color temperatures, and a range of solid color options for static hues. Standard low, mid and high output offerings make Lumenlinear a highly flexible and practical solution for adding beauty and light to your life safety installations.



Specifications subject to change without notice. Verify data at time of order.

- Industry leading output: 70° and 120° symmetric beam spreads
- Matte and transparent lens options
- Available in: 152, 284 or 413 lpf (4000 K Values)
- IES full cutoff classification when installed in Wagner Architectural Systems handrail
- Fully gasketed, extruded aluminum housing
- ETL wet location listed, UL1598 certified
- 5 year warranty
- Cast 316 stainless steel, mechanical mounting, secure, but easily serviceable
- CCT standard in 5 white options
- 4 solid color options
- Up to 88 CRI standard, 95+ available upon
- 9 standard lengths from 6" to 54"

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oject:									selux
pe:						Qty: _			
lodular C	Column				大				
rder Code:	_MCB			·					
МСВ	Series	MCB Modular Colu	mn						
	Column Body Height	7 8 7ft 8ft	9 9ft	10 11 10ft 11ft	12 1 12ft 13	3 14 5ft 14ft	15 ¹ 16 15ft 16f		*Naminal overall height cannot exceed 18ft *For use with TC aption only *Refer to page 2 for mounting option details
	Column Features	CMxx Camera DV3xx ⁷ 36" Design Void	SPxx Speaker DV4xx ⁷ 48" Design Void	FMSxx ^{3,4,6} Facade Modul Small Opening	FMLxx ¹ e Facade M g Large Ope	odule Twin	Sxx ^{3,5,6} Spot Module le	TMDxx ^{3,5,6} Twin Spot Module Double	*Cannot be maunted within Bift of ground *Select up to 2 FMS and FML combined *Select up to 3 TMS or up to 1 TMI and 1 TMS *Select up to 1 FMS/FML and 1 TMS/TMD combin *Not field adaptable for madules *Refer to page 2 for mounting option details
	Finish	WH White	BK Black	BZ Bronze	SV Silver	BL Semi-Matte Black	SP Specify Premium Co	lor	
	Options	REC 120V GFCI Receptacle with weather- proof cover	REC2 120V GFCI Receptacle with in-use cover	REC3 USB & Duplex Receptacle with weather- proof cover	REC4 USB & Duplex Receptacle with weather- proof padlockable in-use cover	TC ⁹ Top Cover (non-lit)	PC10 Button- style photocell	MSxx ^{8,10} Motion Sensor with optional photocell (Meets Title 24 requirements) See p. 8 for order code	Include angular orientation on page 8 Not field adaptable to a lit top DM, HLXX, or MS only. Cannot be combined. FC or MS only. Cannot be combined.
roduct Modific ase list modification requ	cations irements for review by fo	ectory:							Approvals

UNION ASTM

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ARCHITECTURE, HISTORIC PRESERVATION 1200 19TH STREET NW, SUITE 220 WASHINGTON DC 20036 P: 202.861.4600

RUST ORLING ASSOCIATE ARCHITECT 1215 CAMERON ST

ALEXANDRIA, VA 22314 EHTITRACERIES HISTORIC PRESERVATION 440 MASSACHUSETTS AVE NW

WASHINGTON DC 20001

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LANDSCAPE 200 S PEYTON ST ALEXANDRIA, VA 22314

CM KLING + ASSOCIATES INC Architectural Lighting Design LIGHTING DESIGN 1020 CAMERON STREET ALEXANDRIA, VA 22314

PROPOSED LIGHTING CUT SHEETS

CITY HALL, MARKET SQUARE PLAZA AND **GARAGE RENOVATION**

ALEXANDRIA, VA

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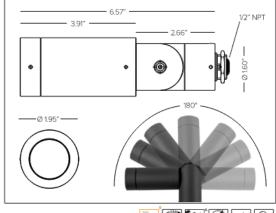
TARGETTI

TYPE KX3

BULLETTO

Compact Adjustable Floodlight Projector





CONCEPT				ELECTRICA
Compact proje	ector flood light for high	intensity applicati	ons.	Power Supply
MECHANI	CAL CHARACTERIST	cs		Wattage
Housing	1.95"Día. X 6.57"L			Voltage
Materials	Aluminum body and	joints for maximur	m heat dissipation.	Ambient Temp.
Finish	Textured finish.			
	 Ferrite Dark Grey 	Heritage Br	rown Bronze	SOURCE
	Black	White	 Sandstone Grey 	High efficiency
Power Connection	Pre-cabled with 10' B connection to remote		I 18ga 3 conductor cable for	TM30
Functionality		removable front of	e. IP66 protection rated cap for simple toolless field sories.	
Mounting	360° rotatable on the mounting stem suital	horizontal axis. B ble for direct j-box	rface with aim lock set screw, rrass counter nut with ½° NPS mount. Optional installation	О ОРТІС
	accessories for addit	ional mountings.		
Weight	accessories for addit 1.4lbs	ional mountings.		Optical system
	-	ional mountings.		Optical system holographic filte interchangeable
Weight Protection Impact	1.4lbs	ional mountings.		Optical system holographic filte
Protection	1.4lbs IP66 IK08	ional mountings.		Optical system holographic filte interchangeable
Protection Impact CERTIFICA CULus Class 2 Tested in acco Compliant for (IEC 62471 RoHS3 EU 215	1.4lbs 1P66 1K08 TIONS Wet Location Listed E-rdance with LM-79-08. California installations.	179873.	nction with DMLE601242UD	Optical system holographic filt interchangeabl other beams in
Protection Impact CERTIFICA CULus Class 2 Tested in acco Compliant for C IEC 62471 R0HS3 EU 215 CEC T24 JA6	1.4lbs 1P66 1K08 TIONS Wet Location Listed E-rdance with LM-79-08. California installations. //863 3-2019-E certified, BU	179873.	nction with DMLE601242UD	Optical system holographic filts interchangeable other beams in Beam

Targetti USA 3F Filippi I Targetti Group Company 750-A W. 17th St. Costa Mesa, CA 92627 (714) 513-1991

	CONCEPT				ELECTRICAL CHARACTERISTICS						
Compact proje	ector flood light for high	intensity applicati	ons.	Power Supply			V-277V AC p e dimming ac			ordered	
MECHANIC	CAL CHARACTERISTI	cs		Wattage	8W (NSP) / 12W (SP/FL/MFL/WFL)						
Housing	1.95"Día. X 6.57"L			Voltage	24V DC	24V DC					
Materials	Aluminum body and	joints for maximun	n heat dissipation.	Ambient Temp.	-25]C/	+35°C (95°	°F)				
Finish	Textured finish.										
	 Ferrite Dark Grey 	 Heritage Br 	own 🌑 Bronze								
	Black	White	 Sandstone Grey 	. High efficiency L	ED Emitter						
Power Connection	Pre-cabled with 10' B connection to remote		18ga 3 conductor cable for	TM30	2700K	minal) .	CRI .	Rf 88	Rg . 95	SDCM 2	
Functionality				3000K		90	91	98	2		
optical chamber with removable front cap for simple toolless field			3500K		90	89	96	2			
interchangeability of optics and accessories. Mounting Adjustable up to 180° on the vertical surface with aim lock set screw,			4000K		90	88	94	2			
	1.4lbs			Optical system in holographic filter							
Protection	IP66 IK08			holographic filte interchangeable other beams inc	r. SP/FL/I optical hol	dWFL / WFL ographic ler ckaging.	versions ecns, factory pr	quipped with eset per sp	h PMMA len ecified optic	s and : with	
Protection Impact	IP66 IK08	179873.		holographic filte interchangeable	r. SP/FL/I optical hol	MWFL / WFl ographic ler	versions ec	quipped with	h PMMA len	s and : with	
Protection Impact CERTIFICA CULus Class 2 Tested in acco	IP66 IK08 IKOS TIONS Wet Location Listed E4 rdance with LM-79-08.	179873.		holographic filte interchangeable other beams inc	r. SP/FL/I optical hol	MWFL / WFL ographic ler ckaging.	versions econs, factory pr	quipped with eset per spo	h PMMA len ecified optic	s and with WFL 44	
Protection Impact CERTIFICA CULus Class 2 Tested in acco	IP66 IK08 IKONS Wet Location Listed E4	179873.		holographic filte interchangeable other beams inc	r. SP/FL/I e optical hol luded in pa	WFL / WFL ographic ler ckaging. NSP 8°	versions ed ns, factory pr SP 15°	quipped with eset per spo FL 24*	n PMMA len ecified optic MWFL 31°	s and with WFL 44	
Protection Impact CERTIFICA CULus Class 2 Tested in acco Compliant for 0 IEC 62471 RoHS3 EU 215	IP66 IK08 IK08 TIONS Wet Location Listed E4 rdance with LM-79-08. California installations.			holographic filte interchangeable other beams inc	r. SP/FL/I e optical hol cluded in pa	MWFL / WFL ographic ler ckaging. NSP 8* 362Lm	SP 15° 679Lm	quipped with eset per spo	n PMMA len ecified option MWFL 31°	s and with WFL 44 634Lm	
Protection Impact CERTIFICA CULus Class 2 Tested in acco Compliant for Compliant for Cellic 62471 ROHS3 EU 215 CEC T24 JA8	IP66 IK08 IK08 TIONS Wet Location Listed E4 rdance with LM-79-08. California installations.		action with DMLE601242UD	holographic filte interchangeable other beams inc	r. SP/FL/I e optical hol cluded in pa	WFL / WFL ographic ler ckaging. NSP 8° 362Lm 394Lm	SP 15° 679Lm 738Lm	FL 24* 698Lm	MWFL 31° 648Lm	with wFL 44 634Lm 689Lm 737Lm	
Protection Impact CERTIFICA CULus Class 2 Tested in acco Compliant for 0 IEC 62471 ROHS3 EU 215 CEC T24 JA8 driver.	IP66 IK08 TIONS Wet Location Listed E4 rdance with LM-79-08. California installations. /863 3-2019-E certified, BUI		oction with DMLE601242UD	holographic filte interchangeable other beams inc	r. SP/FL/I e optical hol luded in pa 2700K 3000K 3500K 4000K	MWFL / WFL ographic ler ckaging. NSP 8° 362Lm 394Lm 421Lm	SP 15° 679Lm 790Lm	FL 24* 642Lm 698Lm 747Lm	MWFL 31° 648Lm 704Lm 753Lm	s and with with with 634Lm 639Lm 737Lm	
CULus Class 2 Tested in acco Compliant for 0 IEC 62471 RoHS3 EU 215 CEC T24 JA8 driver. WARRANT 5 year limited v A Fixture suitab	IP66 IK08 TIONS Wet Location Listed E4 rdance with LM-79-08. California installations. /863 3-2019-E certified, BUI Y	LLETTO in conjur	Not to be in direct contact	holographic filte interchangeable other beams inc Beam Delivered Lumens	z700K 3000K 3000K 3500K 4000K 66Lm/W 196/B10 3 1,95/B10 5 1,95/B10 5	MWFL / WFI graphic let ckaging. NSP 8° 362Lm 394Lm 421Lm max. Refer t 0,000hrs at 0,000hrs at	SP 15° 679Lm 790Lm	FL 24* 642Lm 698Lm 747Lm 747Lm ic graphs fo	MWFL 31° 648Lm 704Lm 753Lm	s and with with with 634Lm 639Lm 737Lm	
Protection Impact CERTIFICA CULUS Class 2 Tested in acco Compliant for 0 IEC 62471 RoHS3 EU 215 CEC 124 JA8 driver. WARRANT 5 year limited v Fixture suitab	IP66 IK08 Wet Location Listed E4 rdance with LM-79-08. California installations. //863 3-2019-E certified, BUI Y warranty le for use in marine gransive agents for exten	LLETTO in conjur	Not to be in direct contact	holographic filte interchangeable other beams inc Beam Delivered Lumens	z700K 3000K 3000K 3500K 4000K 66Lm/W 196/B10 3 1,95/B10 5 1,95/B10 5	MWFL / WFI graphic let ckaging. NSP 8° 362Lm 394Lm 421Lm max. Refer t 0,000hrs at 0,000hrs at 0,000hrs at	versions ec ss, factory pr 15° 679Lm 738Lm 790Lm o photometr max TA +25° max TA +25°	FL 24* 642Lm 698Lm 747Lm 747Lm ic graphs fo	MWFL 31° 648Lm 704Lm 753Lm	s and with with with 634Lm 689Lm 737Lm	

Lun-Up Evo

Last information update: November 2024

Product configuration: BE16+X584.04

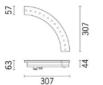
BE16: Ground and pavement recessed luminaire - Warm White LEDs - external power supply Vin=24V dc - Flood optic X584.04: Plastic casing for underfloor installation + + junction closing caps for continuous line - Black



Product code
BE16: Ground and pavement recessed luminaire - Warm White LEDs - external power supply Vin=24V dc - Flood optic

Technical description

Ground and pavement recessed luminaire, designed to use monochrome LED lamps in Warm White with a Flood (F) optic. Ground and pavement recessed installation using the special outer casing. Consists of a body and outer casing to be ordered separately, in the shape of a 1/4 of a circle. Body made of a black, high-performance PPS (polyphenylene sulfide) thermoplastic material. The 8 mm thick tempered sodium-calcium closing glass with customised black serigraphy is silicone-sealed to a stainless steel plate with self-coupling inserts; the glass+plate unit is fastened to the body by stainless steel nuts with a silicone seal in the middle. Supplied with high definition "OptiBeam" reflectors made of metallic thermoplastic material with a Flood optic. Monochrome version with electronic circuit 24V dc, warm white LEDs, Dall dimmable using Dall is ballast and interface to be ordered separately. The product's lower assembly comes complete with a PG9 in a plastic material, a multi-core cable L=350mm with anti-transpiration device. Connectors to be ordered separately. The product and outer casing are secured to one another by two A2 stainless steel captive screws. All screws used are made of A2 stainless steel.



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Ground- and pavement-recessed, using the outer casing, to be ordered separately.

Colour

rminaire equipped with 24V dc electronic circuit and electronic ballast to be ordered separately



Accessory code

X584.04: Plastic casing for underfloor installation + + junction closing caps for continuous line - Black

Plastic (glass fibre-reinforced polypropylene) outer casing with side caps. Complete with lower base and upper cap in pre-galvanised sheet steel. The package includes a plastic (polypropylene) joint for joining two or more consecutive outer casings.

Ground- and pavement-recessed. A drainage channel must be created or gravel inserted for drainage under the outer casing before installation.

Weight (Kg) 1.3 Black (04)

Technical data				
lm system:	934	Colour temperature [K]:	3000	
W system:	9.2	MacAdam Step:	3	
Im source:	1280	Life Time LED 1:	100,000h - L90 - B10 (Ta 25°C)	
W source:	7.8	Voltage [Vin]:	24	
Luminous efficiency (lm/W,	101.6	Lamp code:	LED	
real value):		Number of lamps for optical	1	
Im in emergency mode:	-	assembly:		
Total light flux at or above	934	ZVEI Code:	LED	
an angle of 90° [Lm]:		Number of optical	1	
Light Output Ratio (L.O.R.)	73	assemblies:		
[%]:		Intervallo temperatura	from -30°C to 35°C.	
Beam angle [°]:	32°	ambiente:		
CRI (minimum):	80	LED current [mA]:	240	
CRI (typical):	82			

BE16 EN 1 / 2

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PROPOSED LIGHTING CUT SHEETS

CITY HALL, MARKET SQUARE PLAZA AND **GARAGE RENOVATION**

ALEXANDRIA, VA

BAR CERTIFICATE OF **APPROPRIATENESS**

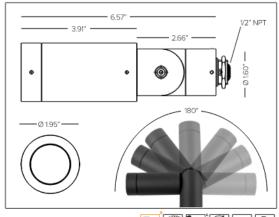
PROJ NO. 058-10046-000 DATE: 09/08/25

TARGETTI

BULLETTO

Compact Adjustable Floodlight Projector





TYPE KX5

TARGETTI

^				*				manne (manne		00 Cinssz
Compact proje		high intensity applicati	ons.	Power Supply	Remote (Class 2 120	V-277V AC	power supply		ordered
MECHANI	CAL CHARACTER	ISTICS		Wattage	8W (NSP	-) / 12W (SP/	FL/MFL/WFI	.)	_	
Housing	1.95"Dia. X 6.57"	L		Voltage	24V DC	,		,		
Materials	. Aluminum body	and joints for maximun	n heat dissipation.	Ambient Temp.	-25∏C/	+35°C (95	S°F)			
Finish	Textured finish.									
	● Ferrite Dark G	Grey	own Bronze	⊗ SOURCE						
	Black	White	 Sandstone Grey 	High efficiency L	.ED Emitter					
Power	Pre-cabled with 1	10' Belden direct burial		TM30	CCT (No	minal)	CRI .	Rf .	Rg .	SDCM
Connection		mote power supply.			2700K		90	88	95	2
Functionality			. IP66 protection rated		3000K		90	91	98	2
		with removable front or y of optics and access	ap for simple toolless field		3500K		90	89	96	2
Mounting			rface with aim lock set screw,		4000K		90	88	94	2
Weight Protection		additional mountings.	mount. Optional installation	Optical system is holographic filte interchangeable	r. SP/FL/N optical hole	/WFL/WF ographic le	L versions e	quipped with	n PMMA len	is and
Impact	. IK08			other beams inc	luded in pa	ckaging.				
CERTIFICA	TIONS Wet Location Liste	4 E470972		Beam		NSP 8°	SP 15°	FL 24°	MWFL 31°	WFL 44
	rdance with LM-79			Delivered	. 2700K	362Lm	679Lm	642Lm	648Lm	634Lm
Compliant for (IEC 62471	California installatio	ns.		Lumens	3000K	394Lm	738Lm	698Lm	- 704Lm	689Lm
RoHS3 EU 215	/863				3500K	421Lm	790Lm	747Lm	753Lm	737Lm
	8-2019-E certified,	BULLETTO in conjur	ection with DMLE601242UD		4000K	421Lm	790Lm	747Lm	753Lm	737Lm
driver.										
WARRANT	Υ			Efficacy				tric graphs fo	r specific va	llues.
	le for use in marine	grade environments. xtended periods of tim	Not to be in direct contact e.	Lifetime	L95/B10 5 L94/B10 8	0,000hrs a 0,000hrs al	t max TA +25 t max TA +25 t max TA +25 at max TA +2!	rc rc		
🔊 SUSTAINA	ABILITY			Photobiological	Low risk s	afety RG1				
	igned for disposal/r ar by a Targetti teci		Replaceable LED light source	Classification						

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WASHINGTON DC 20001

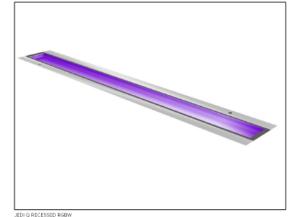
ALEXANDRIA, VA 22314

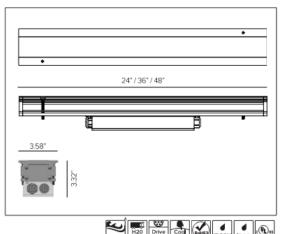
Targetti USA 3F Filippi I Targetti Group Company 750-A W. 17th St. Costa Mesa, CA 92627 (714) 513-1991 targetti usa.com rev. 10.09.24

PROPOSED LIGHTING CUT SHEETS

JEDI RECESSED RGBW 'Q'

Dynamic Color Changing Recessed Linear LED Ingrade





Powerful addr	essable RGBW recessed linear LED ingrade.	Power Supply	Refer to	Targetti Onsite S	DMX 512 protocol. ervices for addition		
MECHANI	CAL CHARACTERISTICS			tallation support.			
Housing	3.47"D x 3.58"W	Wattage			55W (48"L) nominal	I/4Ch	
Materials	Extruded 15µ anodized aluminum body and black painted die-cast aluminum and cape with oxtra cloar 10mm flat glacs with stainlacs stool AISI 316 border trim. Driver housed in black metal box on underside of fixture. Consult factory for optional anti-slip etched glass.	Voltage Universal Voltage 120-277V AC 50/60Hz Ambient Temp. -25 [C / ±35°C (95°Γ)]					
Finish	■ Brushed Natural ■ Bronze PVD* ■ Black PVD*	SOURCE					
	*Physical Vapor Deposition, available upon request.	High efficiency Qua	d Chip LED	emitter.			
Power	Pre-cabled with 1ea 18-3 line voltage and Belden 3105A data	TM30	CCT (N	ominal) SDC	CM		
Connection	cables with IP68 quick disconnects. Lead and Solo configurations provided with 10ft lead cables.		RGBW 3	3000К 📗 . 2	2		
Mounting	Installation sleeve required for inground flush mounting, see available options. Fixture incorporated with anti-theft stainless steel screws for securing to sleeve.	Optical system is de	nondent on	heam angle WA	I/WC/FL is compr	isad of a prin	
Weight	77/lbs (24") / 9lbs (36") / 15lbs (48")	cylindrical glass lens					
Protection	IP68*/IP69K	integrated holograp	hic filter. DV	is comprised of v	vhite silk-screen ter	mpered glass	
Impact	IKIO					1	
Load Rating	H-20 fire truck tested resistant to static loads up to 28,229lbs.	Beam		WW 20°x69°	WG 17"x80"	FL 35°x88	
		Delivered Lumens	RGBW	2,769Lm	2,838Lm	2,698Lr	
CERTIFICA	TIONS	Data represents 48%	RGB	1,578Lm	1,617Lm	1,537Lm	
	et Location Listed E477426		RED	485Lm	497Lm	472Lm	
H-20 Load rati Tested in acco	ng tested rdance with LM-79-08		GREEN	994Lm	1,019Lm	968Lm	
	California installations.		BLUE	195Lm	199Lm	189Lm	
RoHS3 EU 215	/863		3000K	1,349Lm	1,383Lm	1,314Lm	
WARRANT	Υ		Refer to photo	ometry section for all fix	ture variations.		
5 year limited		Efficacy	97Lm/W m	ax. Refer to photo	metric graphs for sp	, jecific values.	
	rplete with marine grade cataphoresis suitable for use in marine grade environments, in brushed finished surfaces may need to be cleaned occasionally to prevent collection	Lifetime	L80/B10 60	0,000hrs at max TA	\+25()C		
of mineral deposit Temporary imme	s. Not to be in direct contact with saft or corrosive agents for extended periods of time, responsible to the saft of the extended of the saft of t	Photobiological Classification	Low risk sa	afety RG1	•		
SUSTAIN	ADILITY						

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CITY HALL, MARKET SQUARE PLAZA AND **GARAGE RENOVATION**

BAR CERTIFICATE OF **APPROPRIATENESS**

rev. 04.17.25

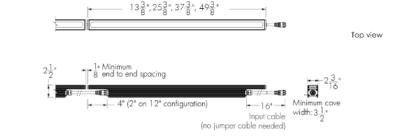
ALEXANDRIA, VA DATE: 09/08/25 PAGE: A26

Targetti USA 3F Filippi I Targetti Group Company 750-A W. 17th St. Costa Mesa, CA 92627 (714) 513-1991

PROJ NO. 058-10046-000 Lumencove

TYPE KX7





Front and side views

Photometric Summary

	Delivered output (lm)	Power (W
RGB RO	179	6
RGB HO	278	9
RGBW30K	202	5
RGBW40K	206	5
RGBA	148	5
ft fixture [610mm]		
RGB RO	359	12
RGB HO	556	18
RGBW30K	403	10
RGBW40K	412	10
RGBA	295	10
ft fixture [914mm]		
RGB RO	538	18
RGB HO	834	27
RGBW30K	605	15
RGBW40K	618	15
RGBA	443	15

RGR RO RGB HO RGBW30K RGBW40K

RGBA

823

Description

The Lumencove XT Colour Changing is a slim, IP66-rated LED luminaire for exterior coloured cove lighting and tight space applications. The system offers smooth RGB, RGBW, or RGBA colour mixing, a choice of mounting options and finishes; as well as Legacy or Custom output modes. Built from sturdy aluminium and tempered glass, Lumencove XT Colour Changing comes in 12 in, 24 in, 36 in or 48 in sections enabling both linear and radial layouts. The luminaire uses tri-colour LEDs in a single package, premixing colours to avoid colour

	striations and shadows.
Features	
Color and Color Temperature	Additive RGB Regular Output Additive RGB High Output Additive RGB + 3000K
	Additive RGB + 4000K Additive RGB + amber
Length (Nominal)	12 in, 24 in, 36 in, 48 in
Optics	110° x 110°
Option	Corrosion-Resistant Coating for Hostile Environments 3G ANSI C136.31-2010 Vibration Rating for Bridge Applications CE (certification covers European Economic Area)
Power Consumption	5 W/ft RGBW30K, RGBW40K and RGBA versions, 6 W/ft RO RGB version, 9 W/ft HO RGB version
Warranty	5-year limited warranty

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ARCHITECTURE, HISTORIC PRESERVATION 1200 19TH STREET NW, SUITE 220 WASHINGTON DC 20036 P: 202.861.4600

RUST ORLING ARCHITECTURE	LandDesign
ASSOCIATE ARCHITECT 1215 CAMERON ST ALEXANDRIA, VA 22314	LANDSCAPE 200 S PEYTON ST ALEXANDRIA, VA 223'
EHT TRACERIES HISTORIC PRESERVATION HISTORIC PRESERVATION 440 MASSACHUSETTS AVE NW WASHINGTON DC 20001	CM KLING + ASSOCIATES INC HIGHTING DESIGN 1020 CAMERON STREET ALEXANDRIA, VA 22314

PROPOSED LIGHTING CUT SHEETS

Rubber 3D





General: Rubber is a broad family of flexible lighting fixtures created to resolve even the most challenging architectural details and applications (columns, curved walls), both indoor and outdoor. Rubber is available in multiple solutions; from a 3D version with a diffused output that bends in every direction, to 2D Mini (only 0.2" wide) options that bend sideways, to get to

3D Optic has dedicated optics every inch which make this 360° bendable product a real lighting machine, unique in its category and with an unprecedented attention to its design

Fixture Body: Polyurethane resin blended into a PVC flexible channel. Rubber 3D bends 360° (Min. Bending Radius 9.9").

Mounting/Casing: Multiple mounting solutions available: straight PVC or Aluminum channels and mounting clips with or without wireway; articulated channel to follow any shape the product is bent to.

Drive-over: Walk-Over only.

Dimensions/Weight: 39.5" (0.61 lbs) - 197" (3.01 lbs) - 315"(4.81 lbs) - 394" (6.01 lbs)

Driver: Remote, 24V DC Dimmable 0-10V or Non-Dim.

Wattages: 1.5 W/ft Individual fixture wattage: 5W (39.5") - 25W (197") - 50W (394") 2.9 W/ft Individual fixture wattage: 9.8W (39.5") - 48W (197") - 76.8W (315") Cable: Fixture comes with 0.82' of cable (Power cable required, ordered separately).

IP rating: IP67 for temporary flooding up to 3.28' depth for up to a maximum of 30 mins.

IK rating: IK 07

ETL Certification: ETL, wet location

Optics: Fixed, diffused.

Color temperatures: 2200K - 2700K - 3000K - 3500K - 4000K.

Lumen Maintenance: L70 projections tested at Tj 65° C and Ta 25°. L70 (TM21 Projected 85C) 54,000 hours

Warranty: 5-year Limited Warranty on fixtures. 1-year Limited Warranty on Remote Drivers



2 46'

Delivered Lumens'	39.5"	197"	315.1"	393.9"	lm/ft
WH [1.5 CV]	270	1350	N/A	2700	82
WH [2.9 CV]	506	2528	4044	N/A	154
CON [2.9 CV]	250	1187	1899	N/A	76

Ordering Inf	ormation								(Required) ⁵	
RUB		3D				GE				
Product	Trim/Finish	Туре	Length	Wattage/Operation	Color Temp	Optic	+	Profile	Cable	Driver
RUB = Rubber	WH = White Finish CON = Concrete Finish ¹	3D = 3D	39 = 39.5" 197 = 197" 315 = 315.1" ² 394 = 393.9" ³	1.5 CV = 1.5W/ft / Remote Constant Voltage 24V DC (WH ONLY) 2.9 CV = 2.9W/ft / Remote Constant Voltage 24V DC	22 = 2200K ⁴ 27 = 2700K ³ 30 = 3000K 35 = 3500K ⁴ 40 = 4000K ⁴	GE = General Illumination		99549 C-K100007 83034 C-K100009 C-F400001 C-F400003 C-F400001 C-K400168 C-K400169 C-F500005 C-K100032 99539 99521	E-W200001 E-W200002	OT96-D010 D196-24V- JBX-DPH- D010 LUT96-L3D0
	¹ 3000K ONLY	-	² 2.9W/ft ONLY		4 N/A CON				⁵ See page 2	

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CITY HALL, MARKET SQUARE PLAZA AND **GARAGE RENOVATION**

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ALEXANDRIA, VA

3 White, 1.5W/ft ONLY

PROJ NO.

DATE: 09/08/25 PAGE: A27

058-10046-000

BAR CERTIFICATE OF **APPROPRIATENESS**

Updated 7.2025

Based on full output, DMX/RDM configuration

LM-79-24.

ALEXANDRIA CITY HALL TYPE KX10



Traditional Colonial

The Traditional Colonial style luminaire is frequently used for urban streetscape and pedestrian lighting applications, as well as for lighting parking areas, where greater vertical illuminance is desired and off site light trespass is not a factor.

Comparable HID Wattage	Finish Color	Optional Accessories	Initial Lamp Lumens	Lighting Pattern	Correlated Color Temperature (CCT)	Input Wattage	Billing Tier	Basic / Premium	Recommended Mounting Height (ft.)	BUG Rating	Luminaire Stock#	WMIS CU Code
70	Black		3911	Type III	3000K	45	2	Basic	10 - 12	1-4-1	42315822	LEDCLTC0333BXXX
70	Black	Eagle Finial	3911	Type III	3000K	45	2	Basic	10 - 12	1-4-1	42315823	LEDCLTC0333BXEX
100	Black		5329	Type III	3000K	72	3	Basic	12 - 16	1-5-2	42315818	LEDCLTC0533BXXX
100	Black	Eagle Finial	5329	Type III	3000K	72	3	Basic	12 - 16	1-5-2	42315819	LEDCLTC0533BXEX
150	Black		7496	Type III	3000K	106	4	Basic	12 - 16	1-5-2	42315820	LEDCLTC0733BXXX
150	Black	Eagle Finial	7496	Type III	3000K	106	4	Basic	12 - 16	1-5-2	42315821	LEDCLTC0733BXEX

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WASHINGTON DC 20001

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LANDSCAPE 200 S PEYTON ST ALEXANDRIA, VA 22314

CM KLING + ASSOCIATES INC Architectural Lighting Design LIGHTING DESIGN 1020 CAMERON STREET ALEXANDRIA, VA 22314 PROPOSED LIGHTING CUT SHEETS

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

058-10046-000

ALEXANDRIA, VA

/LE/01/14D/11/11, 1/11

PROJ NO.

BAR CERTIFICATE OF APPROPRIATENESS

DATE: 09/08/25

ALEXANDRIA CITY HALL

Catalog / Part Number

ORMA Trim Optics





General: Orma is a compact and shallow family of round LED in-grades suitable to illuminate outdoor architectural elements such as facades, columns as well as landscape and pathway lighting.

The overall depth of roughly 3" including the housing makes it one of the most compact fixtures on the market. The new trimless version combines style and performance in a package that includes multiple beam spreads, color temperatures, the choice to use Constant Current or Constant Voltage and new housings for either concrete or tile applications. Orma' special optics like Blade (spreading light 180).

Fixture Body: Die-Cast Aluminum 6060, anodized black (15 µm)

Trim: Flush (Stainless Steel) or Semi-Flush (Stainless Steel or Brass) Trim. Brass is untreated and will patina naturally. Extra-clear, Tempered glass.

Mounting/Housing: Black, ABS housings available for both Concrete or Tile Flush installation. Drive-over: 2.1"/2.5" up to 4,409 lbs.

Walk-over: 3.3"/3.8"/4.9"/5.4" walk-over.

Dimensions (Flush - Semi-Flush)/Weight: 2.1"/2.5" (0.44 lbs) - 3.3"/3.8" (1.1 lbs) -

Driver: Remote, 120-277V Dimmable 0-10V or Non-Dim. Available in both Constant Current (CC) and Constant Voltage (CV) to leave flexibility of installation.

CC features: Less susceptible to voltage drop (exceeding 32' distance); Allows for dimming down to 0.1%; Fixtures need to be wired in series. CV features: Possibility to use higher wattage drivers and feed multiple fixtures with less

drivers; fixtures need to be wired in parallel. Wattages (CC/CV): 4W/5W (2.1" & 2.5") - 8W/9W (3.3" & 3.8") - 12W (4.9" & 5.4" - CC Only)

Cable: Fixture comes with 3.28' of power cable and built-in Aquastop® (anti-wicking) system

IP rating: IP68 for temporary submersion up to 15' depth for up to a maximum of 90 mins. IK rating: IK 10

ETL Certification: ETL, wet location

Optics: Fixed or Adjustable (optic adjustability from side of fixture, which avoids having to open the trim). Available in Spot - Flood - Wide Flood - Elliptical. Some variants can also mount Honeycomb and Anti-glare (Dark Light) accessories.

Color temperatures: 2700K - 3000K - 4000K

Lumen Maintenance: L70 projections tested at Tj 65° C and Ta 25°.

Warranty: 5-year Limited Warranty on fixtures. 1-year Limited Warranty on Remote Drivers.



2.1 " 4W C.C. / 5W C.V.

2.5" 4W C.C. / 5W C.V.



3.3" 8W C.C. / 9W C.V.

3.8" 8W C.C. / 9W C.V.





4.9" 12W C.C.

Delivered Lumens*	2.1"/2.5"	3.3"/3.8"	4.9"/5.4"
Spot	307	852	1455
Flood	271	895	1380
Wide Flood	299	811	1385
Elliptical	335	NA	NA

Orderin	Ordering Information								(Required)		
OR											
Product	Trim	Туре	Diameter	Wattage/Operation	Color Temp	Optic	+	Housing ⁵	Driver ⁶		
OR = ORMA	FT = Flush Trim St. Steel ¹	F = Fixed FHC = Fixed	= Fixed 21 = 2.1" (FT) 5 CV = 5W / Constant Voltage (24VDC) 3 eyComb 25 = 2.5" 4 CC = 4W / Constant Current (350mA) 4 = Fixed (SFST/ SFBT) 5 CV = 5W / Constant Voltage (24VDC)		SP = Spot FL = Flood		E99650 (2.1" 2.5") E99560 (2.1" 2.5")	CC: ECO30W-XXX			
	Semi-Flush St. FDL	HoneyComb FDL = Fixed				WFL = Wide Flood EL = Elliptical ⁴		E99855 (2.1") SOL0100W-7 E99651 (3.3" 3.8") CV: E83252 (3.3" 3.8") OT96-D010	SOLO50W-XXX SOLO100W-XXX		
	Steel Trim ² SFBT =	A = Adjustable AHC = Adjustable HoneyComb ³	33 = 3.3" (FT)	8 CC = 8W / Constant Current (220mA) 9 CV = 9W / Constant Voltage (24VDC)					T		
	Brass Trim ² AH		38 = 3.8" (SFST/ SFBT)	8 CC = 8W / Constant Current (220mA) 9 CV = 9W / Constant Voltage (24VDC)				E99856 (3.3") E99652 (4.9" 5.4")	DPH-D010		
			49 = 4.9° (FT)	= 4.9" (FT) 12 CC = 12W / Constant Current (350mA)				E83253 (4.9" 5.4")			
			54 = 5.4" (SFST/ SFBT)	12 CC = 12W / Constant Current (350mA)				E99564 (4.9") E99857 (4.9")			
	¹ 2.1", 3.3", 4.9" ONLY ² 2.5", 3.8", 5.4" ONLY					⁴ Fixed 2.1" and 2.5" ONLY		⁶ See pa	ige 2		



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Updated 8.2025 1



Photometric Summary (7 W/ft)

	Delivered output (lm)	Intensity (peak cd)
8°x8°	2,173	58,720
10°x10°	2,102	45,812
10°x30°	2,038	12,959
10°x60°	2,026	6,911
10°x90°	2,031	3,622
30°x10°	2,043	12,919
30°x30°	2,986	6,894
30°x60°	2,895	4,362
30°x90°	2,917	3,152
60°x10°	2,025	8,019
60°x60°	2,924	2,162
60°x90°	2,905	2,603
90°x90°	2,856	1,766
W (120°)	1,225	602
ww	2,164	10,498

Based on 4000K full output, 4 ft, UCTL control configuration. Photometric performance is measured in compliance with JESNA

Description

The Lumenfacade Nano White and Static Colors is a highefficiency linear LED luminaire that goes where no facade lighting has gone before. Available in 12 in, 24 in, 36 in or 48 in sections, the Lumenfacade Nano is the right fit for general urban structures, historical buildings and those hardest to reach places. The Lumenfacade Nano packs all the bells and whistles of the larger members of the Lumenfacade family and can be configured with a wide number of options, including: optics for grazing, floodlighting or wall washing; a choice of outputs; various color temperatures or static colors; various mounting options, finishes, accessories and controls. Now with 3G vibration-rating options, this little fixture can really go

_	~	٠	re	_	

8° x 8°, 10° x 10°, 10° x 30°, 10° x 60°, 10° x 90°, 30° x 10°, 30° x 30°, 30° x 60°, 30° x 90°, 60° x 10°, 60° x 60°, 60° x 90°, 90° x 90°, Wide 120°, Asymmetric Wallwash
Corrosion-Resistant Coating for Hostile Environments 3G ANSI C136.31-2010 Vibration Rating for Bridge Applications
2 W/ft, 4 W/ft, 7 W/ft
5-year limited warranty
884 lm (2 W/ft, 48 in fixture, 4000K CRI 80+, 30° x 30°, NO controll) 1,767 lm (4 W/ft, 48 in fixture, 4000K CRI 80+, 30° x 30°, NO controll

control

lumenpulse^{*}

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RUST ORLING ASSOCIATE ARCHITECT 1215 CAMERON ST ALEXANDRIA, VA 22314	LandDesign. GREATING PLACES LANDSCAPE 200 S PEYTON ST ALEXANDRIA, VA 22314
EHT TRACERIES	CM KLING + ASSOCIATES INC Architectural Lighting Design
HISTORIC PRESERVATION	LIGHTING DESIGN
440 MASSACHUSETTS AVE NW	1020 CAMERON STREET
WASHINGTON DC 20001	ALEXANDRIA, VA 22314

PROPOSED LIGHTING CUT SHEETS

CITY HALL, MARKET SQUARE PLAZA AND **GARAGE RENOVATION**

ALEXANDRIA, VA

PROJ NO.

DATE: 09/08/25

058-10046-000 PAGE: A29

BAR CERTIFICATE OF **APPROPRIATENESS**

BeveLED® 2.2 Complete 4.5" Round Downlight - B4RD



Universal and Field Convertible - Trim | Trimless | Millwork



COMPANION FAMILY PRODUCTS

Adjustable - B4RA

Wall Wash - B4RW

FEATURES

- · Field Flexibility between trimmed, trimless and millwork
- · Dry/damp/wet location rated for bathrooms and showers, including trimless and millwork
- · 1% dimming standard + more dimming options
- Clear overspray protector for installation convenience
- · Full family platform
- Iconic beveled look
- · Doubler kit for repeatable two head fixture configuration installations
- Collar extender accessory options available for thick ceiling installations, up

DOWNLIGHT PERFORMANCE DATA

occinge inc. actains					LEDCO	I	K CHOICES					
DELIVERED*		Classic White				•	Warm Glow Dimming			Color Select		
PERFORMANCE:	9W	12W	16W	24W	33W	36W	16W	32W	16W	32W		
Source Lumens:	1150	1300	1725	2400	3025	4150	1275	2150	1250	2075		
Delivered Lumens:	675 - 775	800 - 1025	1075 - 1375	1475 - 1925	1875 - 2400	2675 - 3450	850 - 1100	1450 - 1850	800 - 950	1350 - 1600		

*Based on 3000K 80+ CBI

THE COMPLETE BEVELED FAMILY PLATFORM

More Ceiling Applications			^	More Sizes and Shape	25	Armstrong® Ceiling Solutions Compatible			
			4	*					
Sloped Ceiling	BeveLED Block	Cylinders	BeveLED Micro	BeveLED Mini	BeveLED 5.0	Trimless Acoustical	Connect TechZone	BeveLED Connect	
								Page 1	

USAI LIGHTING COLLABORATORY 13 Crosby Street

New York, NY 10013 845-234-4090

1126 River Road New Windsor, NY 12553

T: 845-565-8500

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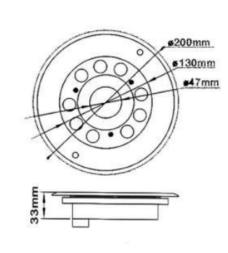
RUST ORLING LandDesign ASSOCIATE ARCHITECT LANDSCAPE 1215 CAMERON ST 200 S PEYTON ST ALEXANDRIA, VA 22314 ALEXANDRIA, VA 22314 CM KLING + ASSOCIATES INC Architectural Lighting Design EHTIITRACERIES HISTORIC PRESERVATION LIGHTING DESIGN 440 MASSACHUSETTS AVE NW 1020 CAMERON STREET WASHINGTON DC 20001 ALEXANDRIA, VA 22314

PROPOSED LIGHTING CUT SHEETS

DFUL-32W/24VDC RGBW LED RING LIGHT

FLUSH MOUNT

ALEXANDRIA CITY HALL





Specification Description 24VDC Input voltage Output power 32 watts (8X4W) Rendering Index >70rA (warm white)

Beam angle 10°, 25 - Bead lens 10, 30, 45, 60 LEDs Replaceable - Internal Driver

Cast 316L Stainless Steel Silicone gasket - tempered glass lens Material 316L SS Flush Mount Face ring

RGB-DMX RGBW-DMX or White Color options

CREE-XPE - 2700K to 6500K White > 50,000 hours

LEDs operating life IP rating IP68 - Certified Submersible or Dry

Cable 9 FEET - SOW 18/5 Longer cable can be ordered Diameter 7.87"x1.29"H - center opening 1.85" Dimensions

Weight

Certifications cULus CSA22.2 no.89 - including swimming pools and splash pads - meets 680 standards Installation Submersible or Dry - optional threaded center adapter to fit 1" nozzle, 1 1/2" pipe

3000K White Temp



CM KLING + ASSOCIATES

CITY HALL, MARKET SQUARE PLAZA AND **GARAGE RENOVATION**

BAR CERTIFICATE OF **APPROPRIATENESS**

ALEXANDRIA, VA

DATE: 09/08/25 PAGE: A30

058-10046-000

PROJ NO.







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LandDesign CREATING PLACES

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CM KLING + ASSOCIATES INC Architectural Lighting Design LIGHTING DESIGN 1020 CAMERON STREET ALEXANDRIA, VA 22314 **RENDERINGS**

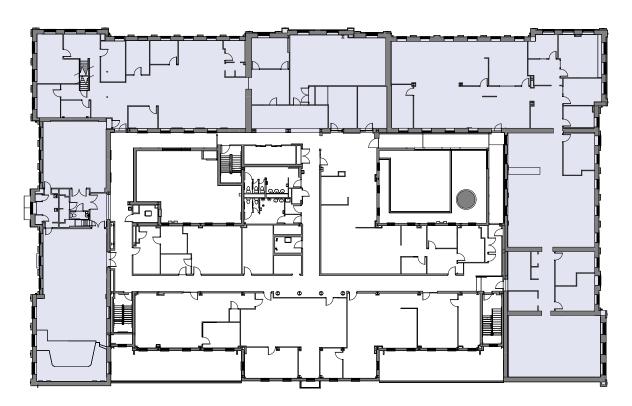
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ALEXANDRIA, VA

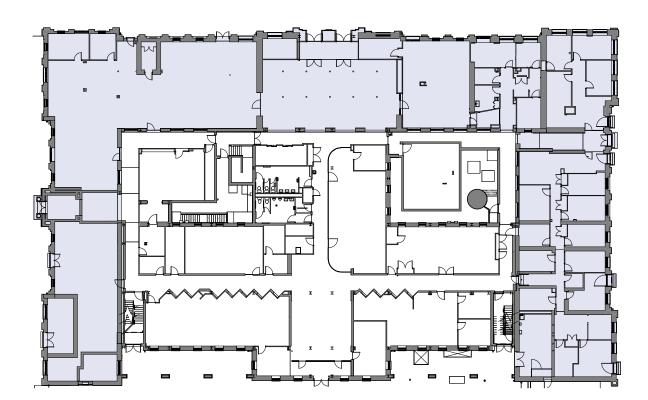
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BAR CERTIFICATE OF APPROPRIATENESS

DATE: 09/08/25 (REV 09/18/25)



LEVEL 2 EXISTING FLOOR PLAN



LEVEL 1 EXISTING FLOOR PLAN



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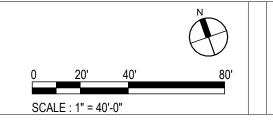
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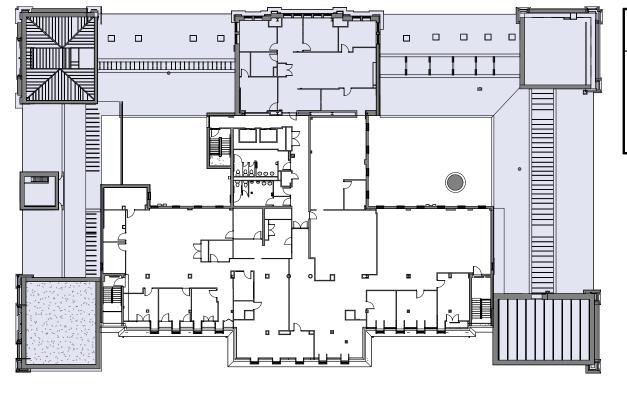
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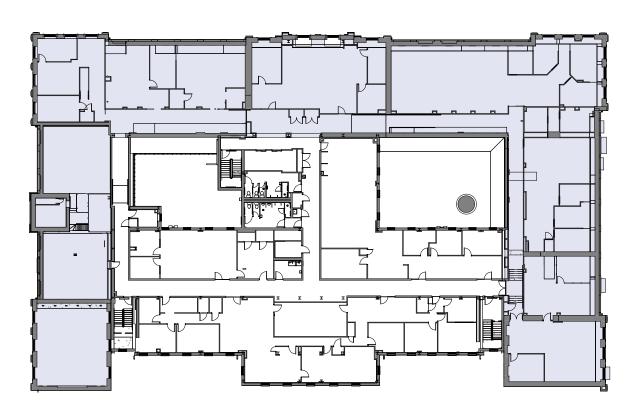
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EXISTING FLOOR PLANS





LEVEL 4 EXISTING FLOOR PLAN



LEVEL 3 EXISTING FLOOR PLAN

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

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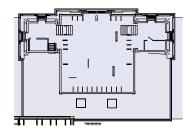
PLAN LEGEND

PRE-1945

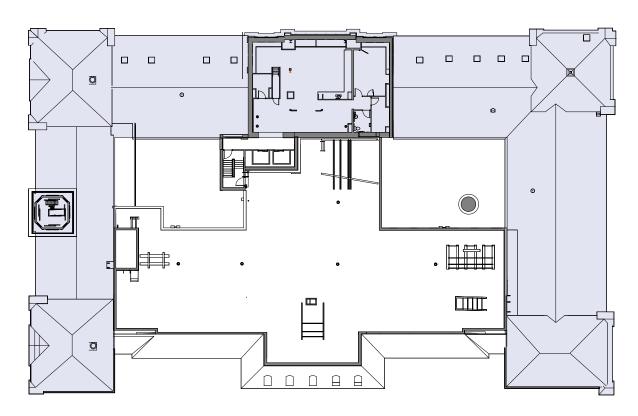
EXISTING BUILDING FABRIC,

DATE: 09/08/25 PAGE: A32

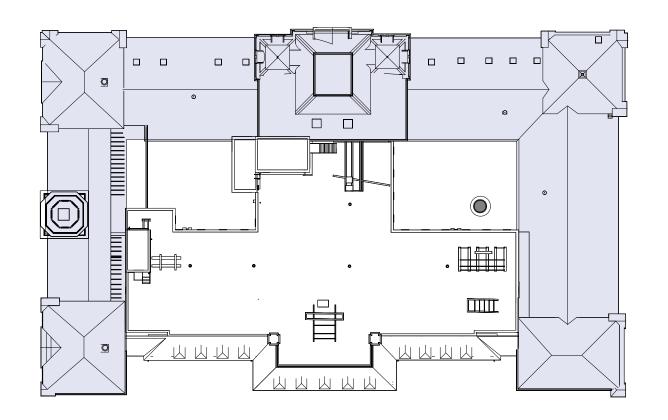
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MEZZANINE EXISTING FLOOR PLAN



LEVEL 5 EXISTING FLOOR PLAN



ROOF EXISTING FLOOR PLAN



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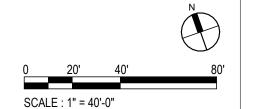
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LIGHTING DESIGN

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EXISTING FLOOR PLANS

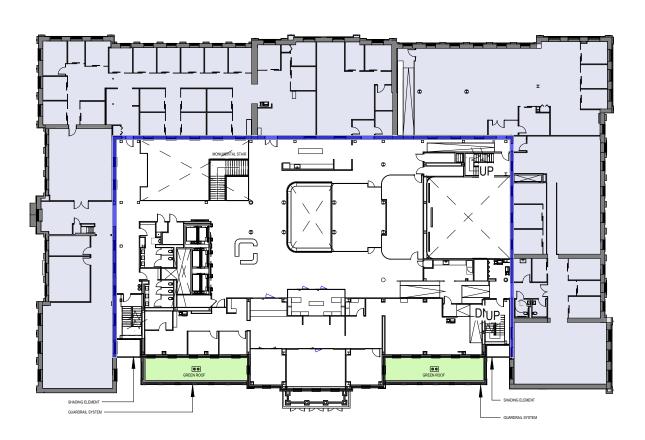


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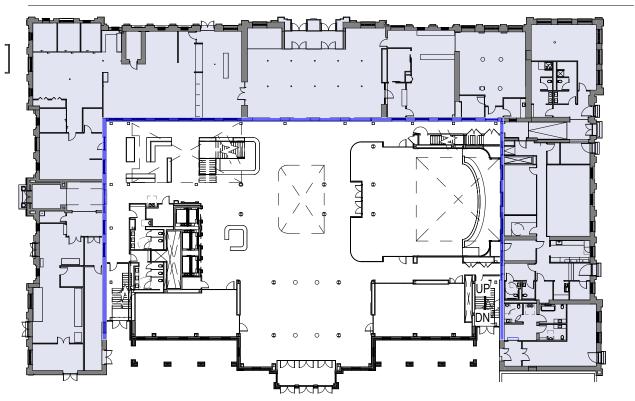
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LEVEL 2 FLOOR PLAN



LEVEL 1 FLOOR PLAN



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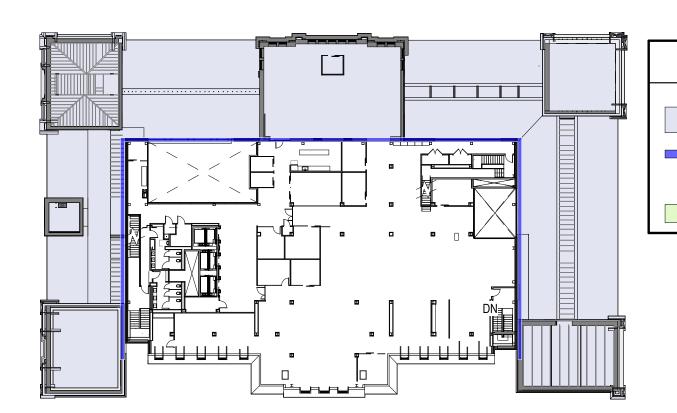
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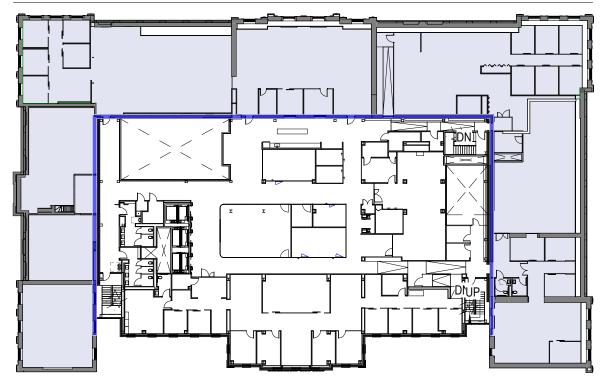
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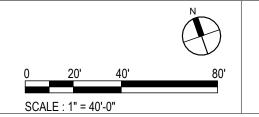
PROPOSED FLOOR PLANS



LEVEL 4 FLOOR PLAN



LEVEL 3 FLOOR PLAN



CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

ALEXANDRIA, VA

PROJ NO. 058-1004

BAR CERTIFICATE OF APPROPRIATENESS

PLAN LEGEND

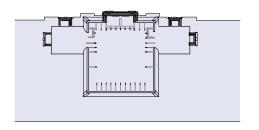
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ORIGINAL EXTERIOR WALL NOW ON THE INTERIOR. OPPORTUNITY TO REOPEN EXISTING WINDOWS AND

MASONRY WALL GREEN ROOF

DATE: 09/08/25

058-10046-000 PAGE: A34

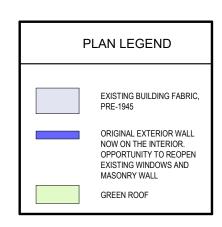


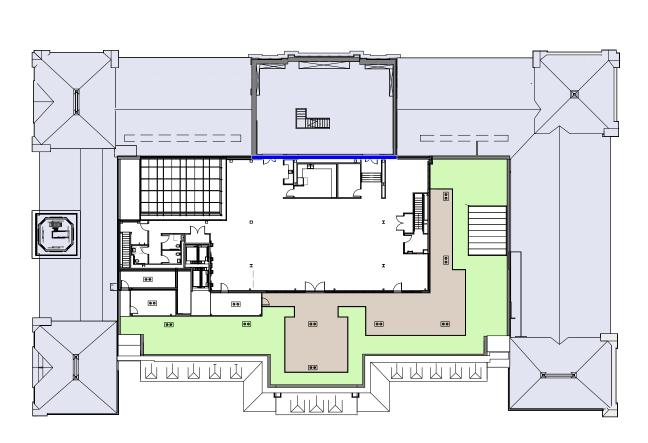
MEZZANINE FLOOR PLAN

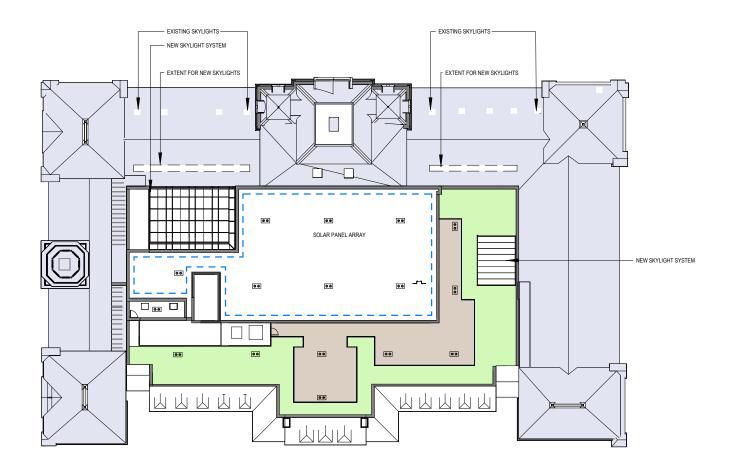
ADD ALTERNATE: CIVIC SPACE AT MEZZANINE



EXAMPLE OF TRADITIONAL PV PANELS







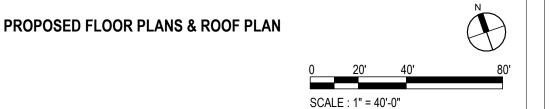
LEVEL 5 FLOOR PLAN

RUST ORLING LEO A DALY LandDesign ASSOCIATE ARCHITECT

ARCHITECTURE, HISTORIC PRESERVATION 1200 19TH STREET NW, SUITE 220 WASHINGTON DC 20036 P: 202.861.4600

LANDSCAPE 1215 CAMERON ST 200 S PEYTON ST ALEXANDRIA, VA 22314 ALEXANDRIA, VA 22314 EHT TRACERIES CM KLING + ASSOCIATES INC Architectural Lighting Design HISTORIC PRESERVATION LIGHTING DESIGN 440 MASSACHUSETTS AVE NW 1020 CAMERON STREET ALEXANDRIA, VA 22314 WASHINGTON DC 20001

ROOF PLAN



CITY HALL, MARKET SQUARE PLAZA AND **GARAGE RENOVATION**

ALEXANDRIA, VA

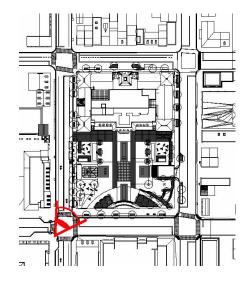
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BAR CERTIFICATE OF **APPROPRIATENESS**

DATE: 09/08/25

PAGE: A35 058-10046-000

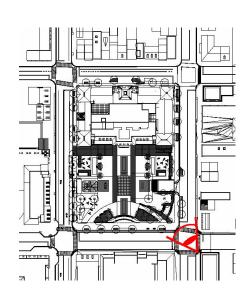






STREET VIEW AT INTERSECTION OF S. ROYAL & KING ST.







STREET VIEW AT INTERSECTION OF S. FAIRFAX & KING ST.



RUST ORLING

ASSOCIATE ARCHITECT 1215 CAMERON ST ALEXANDRIA, VA 22314

E H T III T R A C E R I E S
H I S TORI C PRESERVATION
HISTORIC PRESERVATION
440 MASSACHUSETTS AVE NW
WASHINGTON DC 20001

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LANDSCAPE 200 S PEYTON ST ALEXANDRIA, VA 22314

CM KLING + ASSOCIATES INC Architectural Lighting Design LIGHTING DESIGN 1020 CAMERON STREET ALEXANDRIA, VA 22314 **MASSING STUDIES**

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

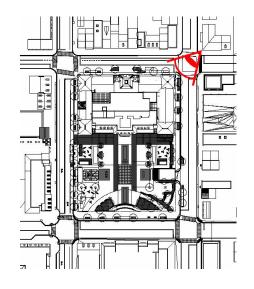
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PROJ NO. 058-10046-000

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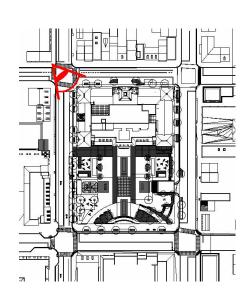






STREET VIEW AT INTERSECTION OF N. FAIRFAX & CAMERON ST.







STREET VIEW AT INTERSECTION OF N. ROYAL & CAMERON ST.



RUST ORLING

ASSOCIATE ARCHITECT 1215 CAMERON ST ALEXANDRIA, VA 22314

E HT |||T RACERIES HISTORIC PRESERVATION 440 MASSACHUSETTS AVE NW WASHINGTON DC 20001 LandDesign CREATING PLACES

LANDSCAPE 200 S PEYTON ST ALEXANDRIA, VA 22314

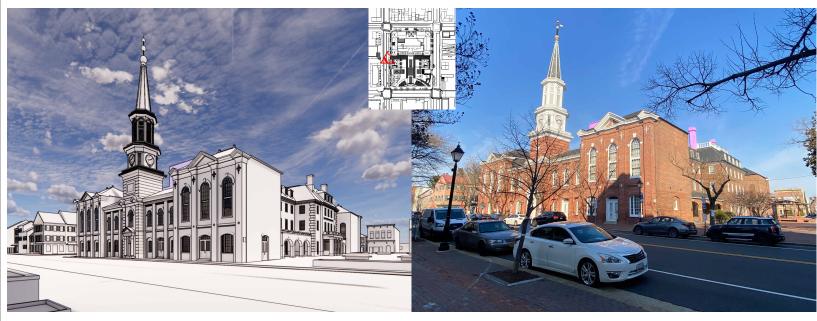
CM KLING + ASSOCIATES INC Architectural Lighting Design LIGHTING DESIGN 1020 CAMERON STREET ALEXANDRIA, VA 22314 **MASSING STUDIES**

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

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STREET VIEW AT INTERSECTION OF N. ROYAL

STREET VIEW AT N. FAIRFAX



STREET VIEW AT INTERSECTION OF N. FAIRFAX & CAMERON ST.

STREET VIEW AT INTERSECTION OF N. ROYAL & CAMERON ST.

LEO A DALY

ARCHITECTURE, HISTORIC PRESERVATION 1200 19TH STREET NW, SUITE 220 WASHINGTON DC 20036 P: 202.861.4600 RUST ORLING

ASSOCIATE ARCHITECT 1215 CAMERON ST ALEXANDRIA, VA 22314

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LANDSCAPE 200 S PEYTON ST ALEXANDRIA, VA 22314

CM KLING + ASSOCIATES INC Architectural Lighting Design LIGHTING DESIGN 1020 CAMERON STREET ALEXANDRIA, VA 22314 **MASSING STUDIES**

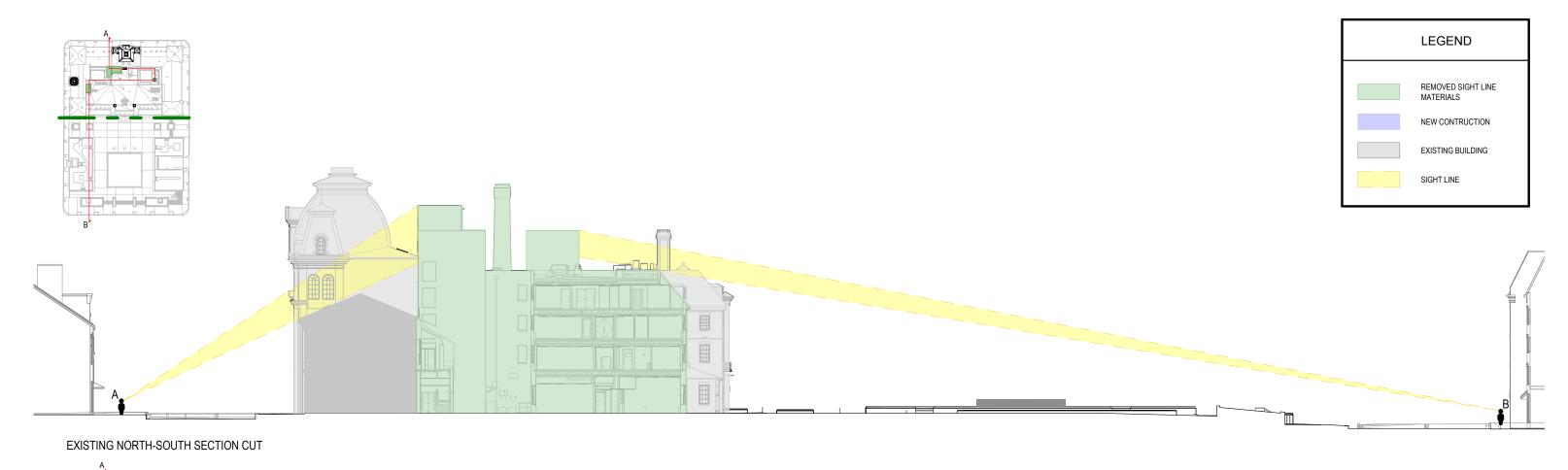
CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

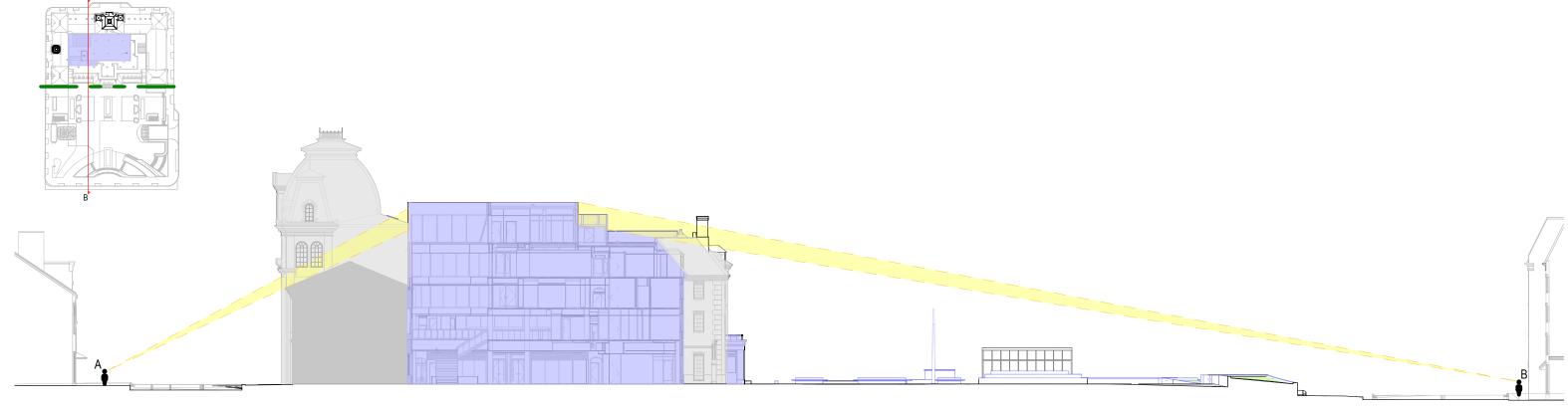
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PROPOSED NORTH-SOUTH SECTION CUT



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HISTORIC PRESERVATION
HISTORIC PRESERVATION
440 MASSACHUSETTS AVE NW

LANDSCAPE 200 S PEYTON ST ALEXANDRIA, VA 22314

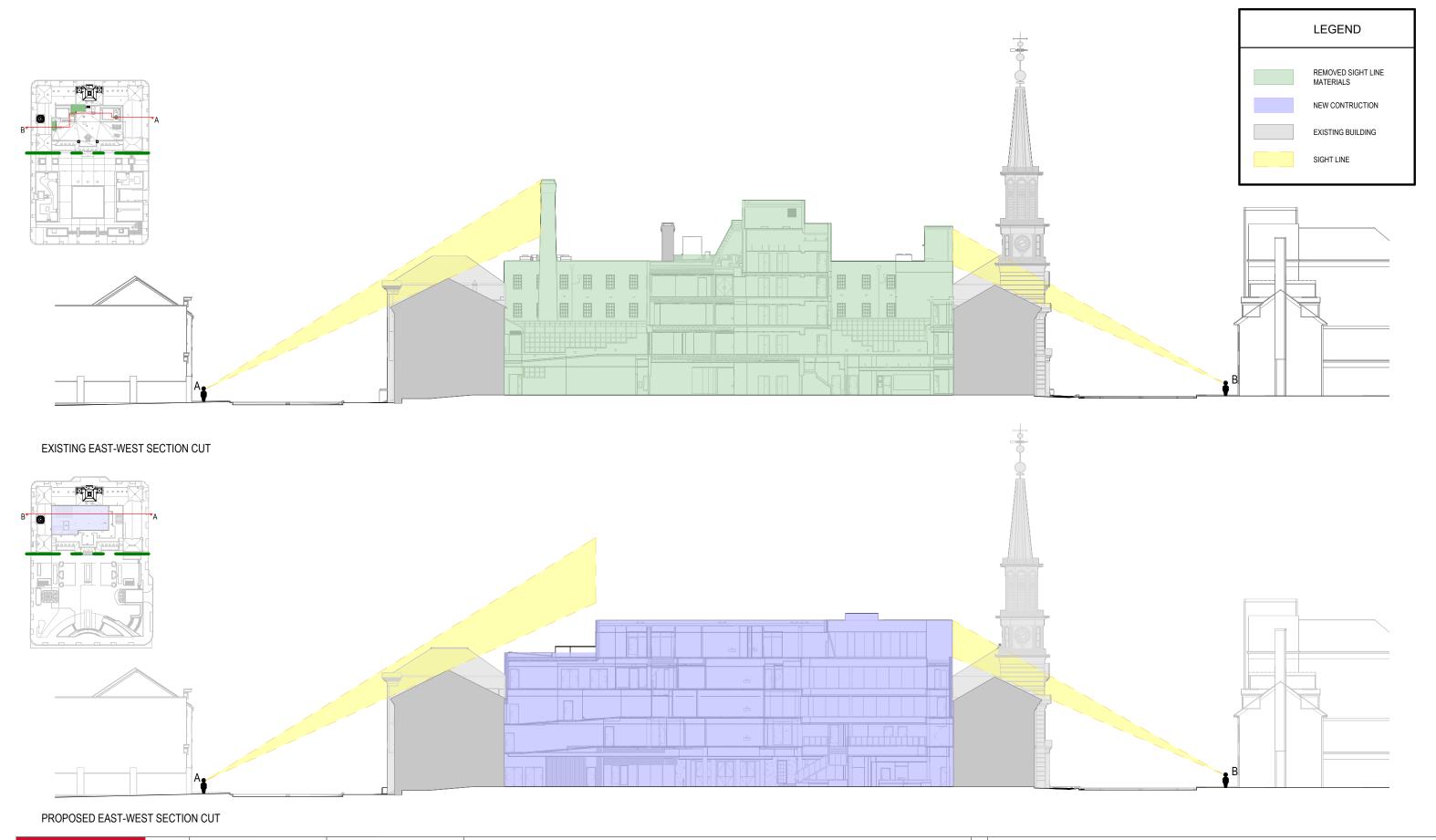
CM KLING + ASSOCIATES INC Architectural Lighting Design LIGHTING DESIGN 1020 CAMERON STREET ALEXANDRIA, VA 22314

SIGHT LINE DIAGRAMS CURRENT AND POST-RENOVATION **NORTH-SOUTH SECTION CUT**

CITY HALL, MARKET SQUARE PLAZA AND **GARAGE RENOVATION**

ALEXANDRIA, VA

PROJ NO. 058-10046-000 BAR CERTIFICATE OF **APPROPRIATENESS**





RUST ORLING ASSOCIATE ARCHITECT 1215 CAMERON ST ALEXANDRIA, VA 22314 E HT IIIT RACERIES
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440 MASSACHUSETTS AVE NW

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LandDesign.

LANDSCAPE 200 S PEYTON ST ALEXANDRIA, VA 22314 CM KLING + ASSOCIATES INC Architectural Lighting Design LIGHTING DESIGN 1020 CAMERON STREET ALEXANDRIA, VA 22314

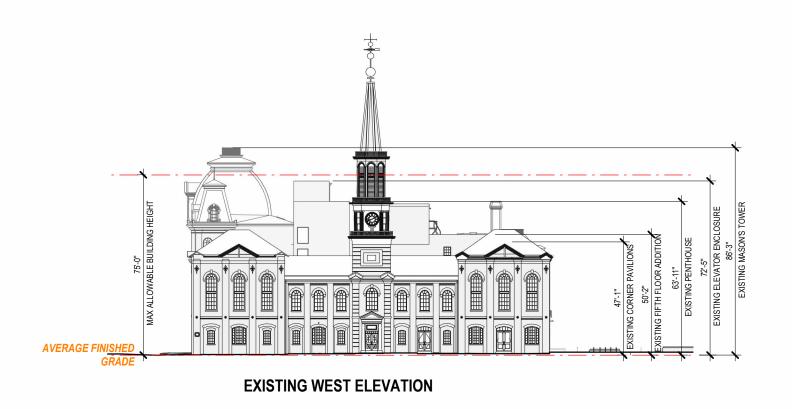
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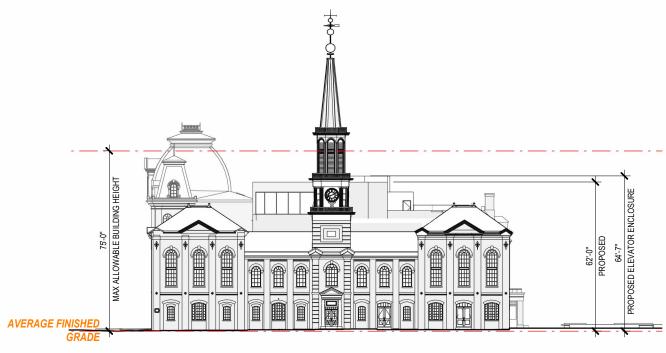
CITY HALL, MARKET SQUARE PLAZA AND **GARAGE RENOVATION**

ALEXANDRIA, VA

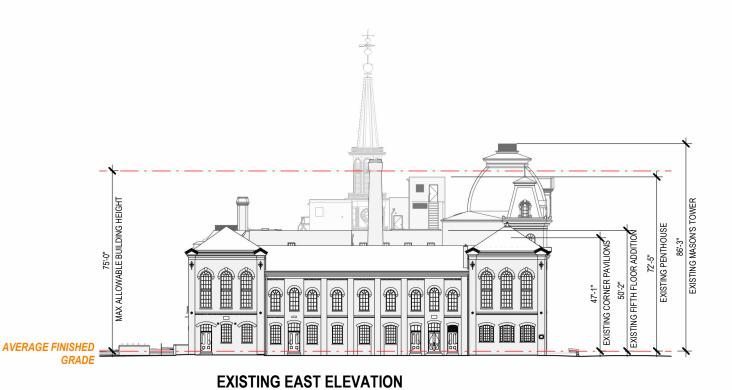
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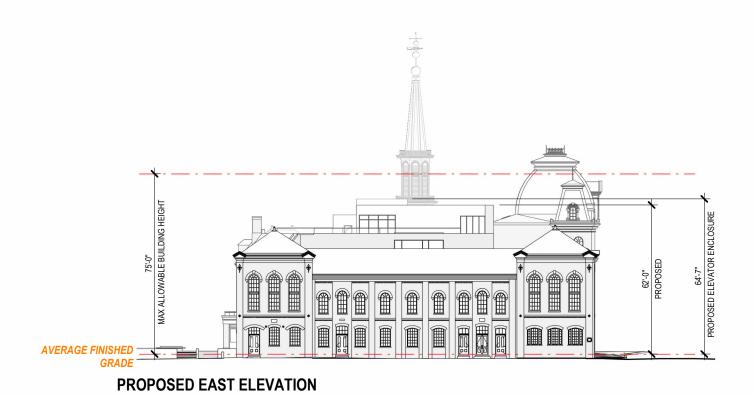
DATE: 09/08/25





PROPOSED WEST ELEVATION





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RUST ORLING
ASSOCIATE ARCHITECT
1215 CAMERON ST
ALEXANDRIA VA 22314

ALEXANDRIA, VA 22314

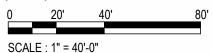
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MISTORIC PRESERVATION
HISTORIC PRESERVATION
440 MASSACHUSETTS AVE NW
WASHINGTON DC 20001

ALEXANDRIA, VA 22314

LANDSCAPE
200 S PEYTON ST
ALEXANDRIA, VA 22314

CM KLING + ASSOCIATES INC
Architectural Lighting Design

EXISTING & PROPOSED N. ROYAL STREET (WEST) ELEVATIONS EXISTING & PROPOSED N. FAIRFAX STREET (EAST) ELEVATIONS

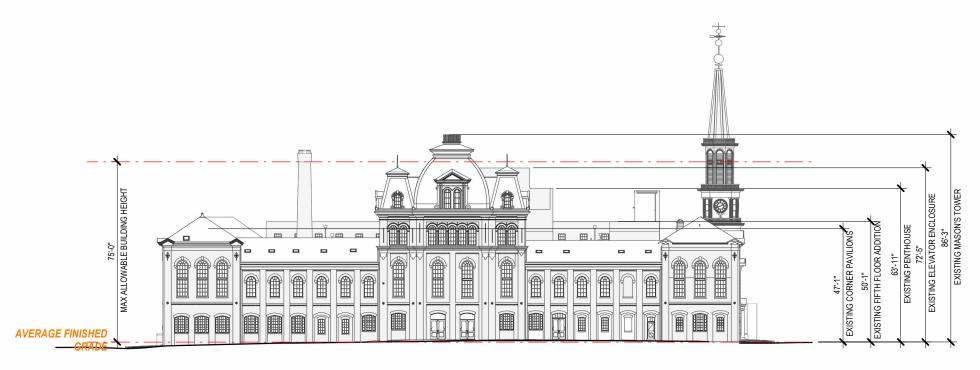


CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

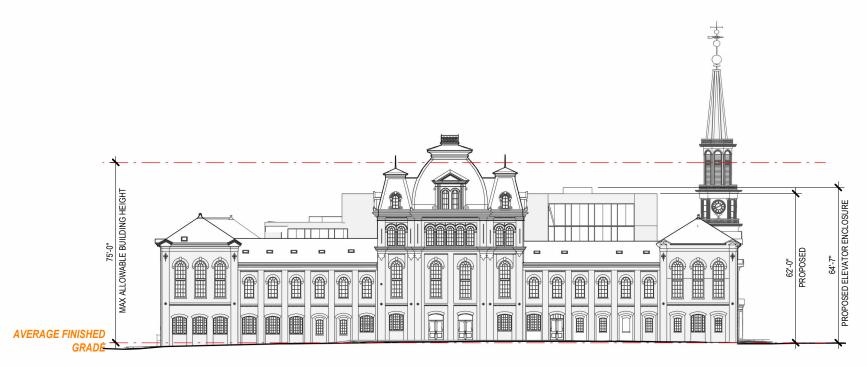
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EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION



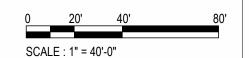
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ASSOCIATE ARCHITECT
1215 CAMERON ST
ALEXANDRIA, VA 22314

EHT IIITRACERIES
HISTORIC PRESERVATION
440 MASSACHUSETTS AVE NW
WASHINGTON DC 20001

LANDSCAPE
200 S PEYTON ST
ALEXANDRIA, VA 22314

CM KLING + ASSOCIATES INC
Architectural Lighting Design
1020 CAMERON STREET
ALEXANDRIA, VA 22314

EXISTING & PROPOSED CAMERON STREET (NORTH) ELEVATIONS



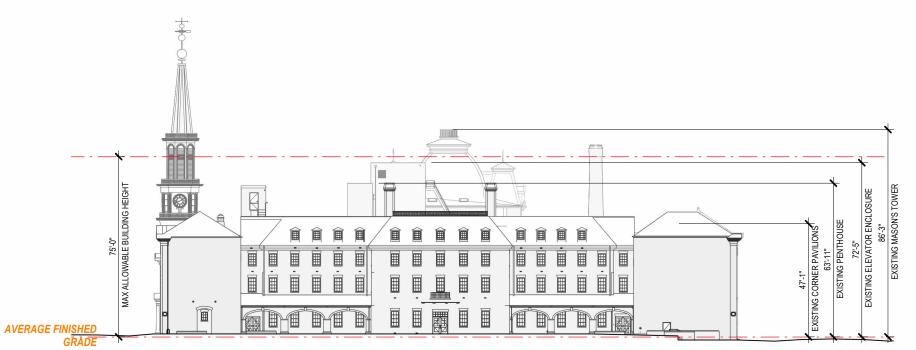
CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

ALEXANDRIA, VA

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UPPER LEVEL BUILT SPACES IN OLD TOWN ALEXANDRIA, VA, WASHINGTON DC AND COLLEGE PARK, MD









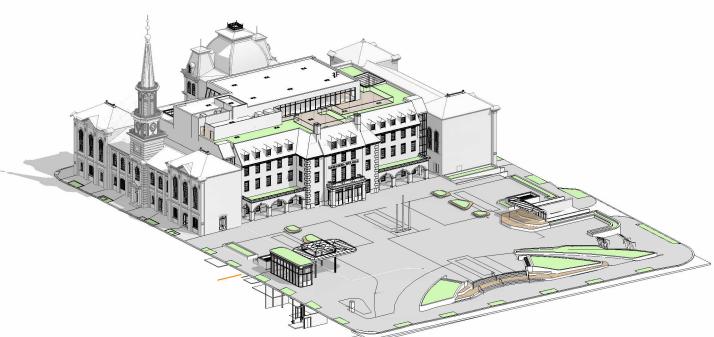
EXISTING BUILDING BRICK DETAILING

PROPOSED AERIAL VIEW

DIAMOND SHAPED SLATE TILES AT EXISTING CLOCK TOWER

EXAMPLES OF METAL PANELS





PROPOSED SOUTH ELEVATION

EXISTING SOUTH ELEVATION

LEO A DALY

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1215 CAMERON ST
ALEXANDRIA, VA 22314

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HISTORIC PRESERVATION
440 MASSACHUSETTS AVE NW

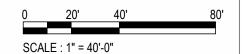
WASHINGTON DC 20001

LandDesign
CREATING PLACES

LANDSCAPE
200 S PEYTON ST
ALEXANDRIA, VA 22314

CM KLING + ASSOCIATES INC
Architectural Lighting Design
LIGHTING DESIGN
1020 CAMERON STREET
ALEXANDRIA, VA 22314

EXISTING & PROPOSED KING STREET (SOUTH) ELEVATIONS



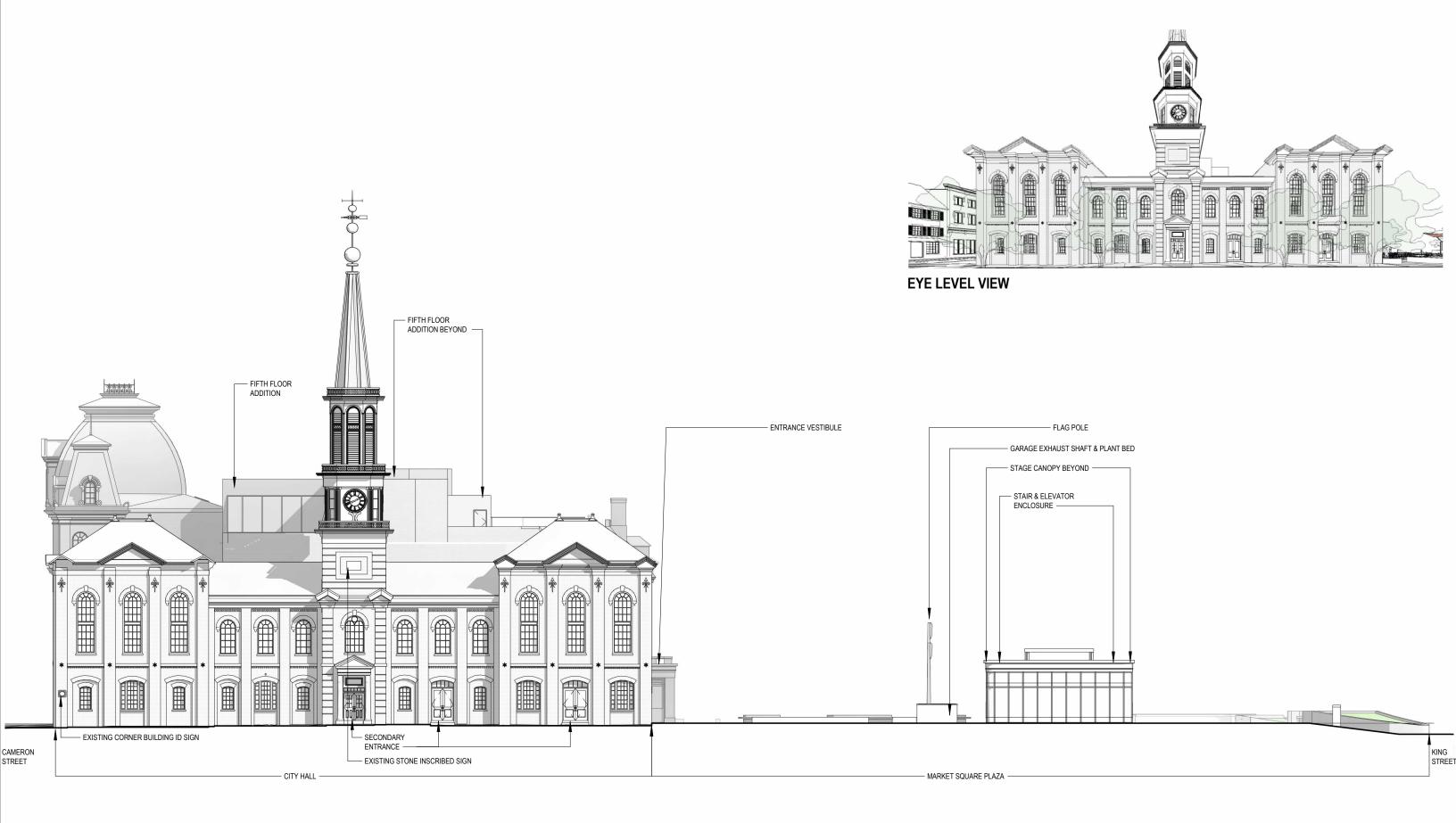
CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

ALEXANDRIA, VA

PROJ NO. 058-10046-000

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LandDesign LANDSCAPE 200 S PEYTON ST

ALEXANDRIA, VA 22314 CM KLING + ASSOCIATES INC Architectural Lighting Design LIGHTING DESIGN 1020 CAMERON STREET ALEXANDRIA, VA 22314

PROPOSED N. ROYAL STREET (WEST) ELEVATION **MODERNIZATION APPROACH**

SCALE: 3/64" = 1'-0"

CITY HALL, MARKET SQUARE PLAZA AND **GARAGE RENOVATION**

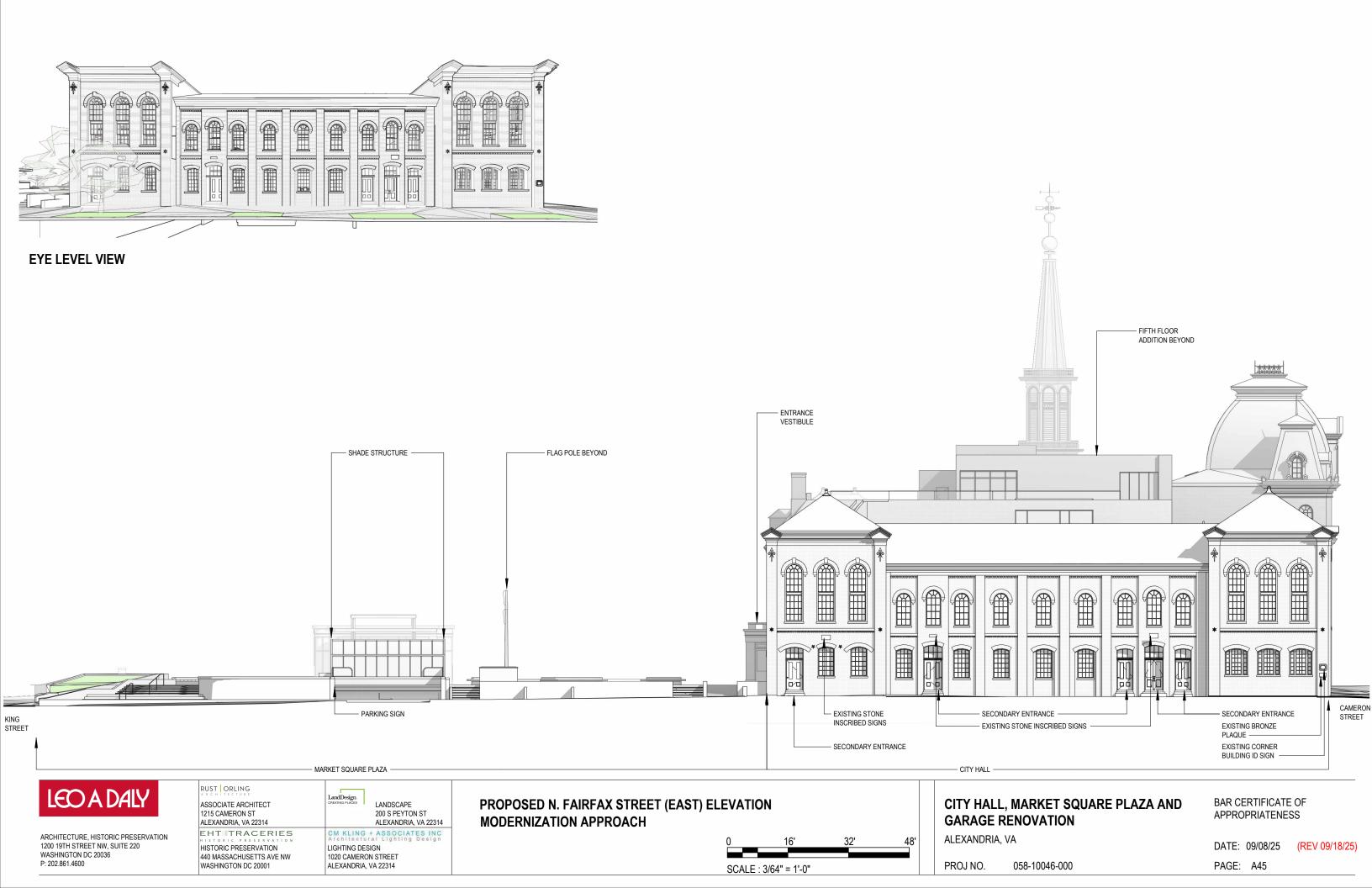
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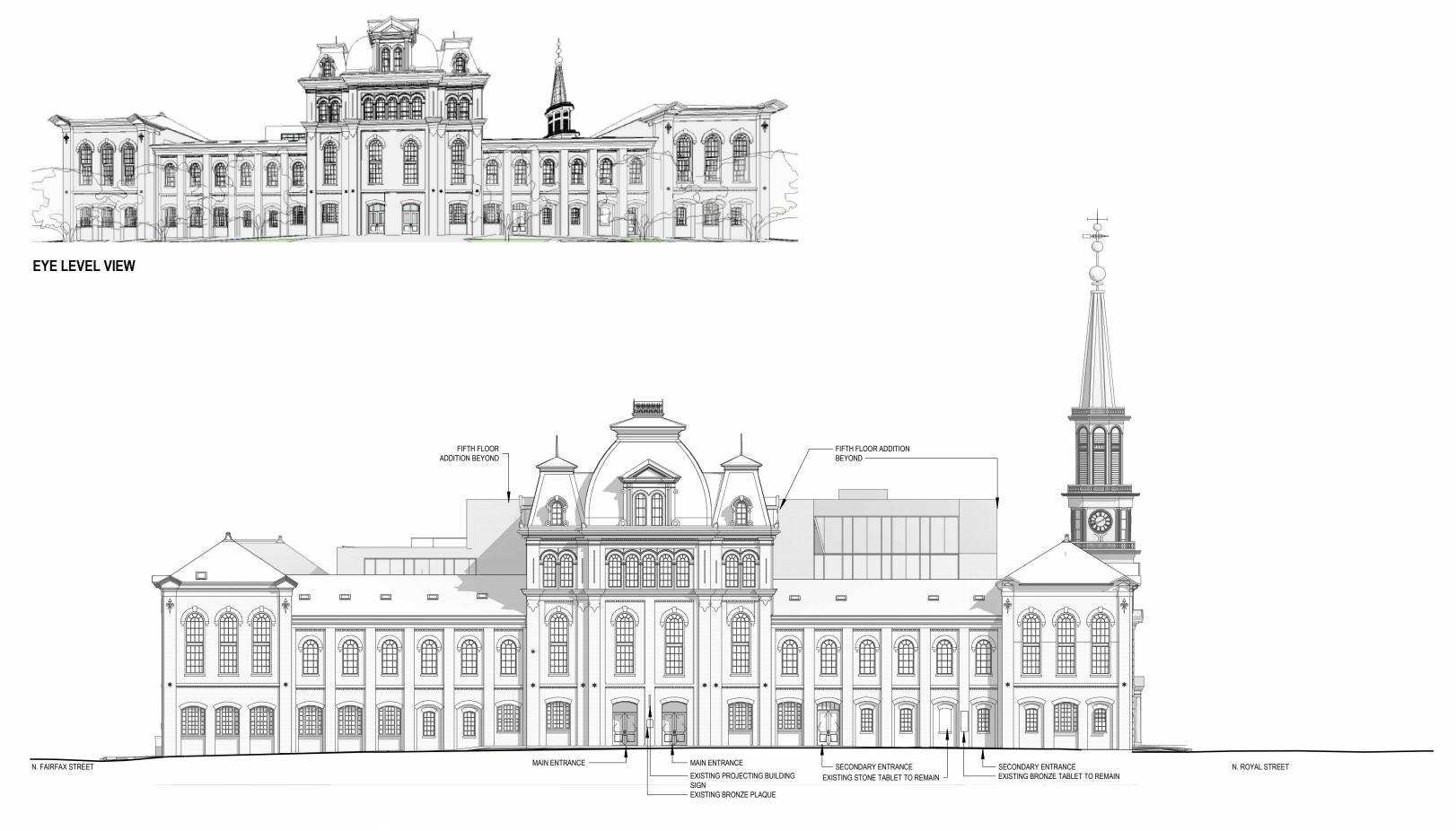
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HISTORIC PRESERVATION
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WASHINGTON DC 20001

LANDS

LANDS

200 S

ALEXANDRIA, VA 22314

LANDSCAPE 200 S PEYTON ST ALEXANDRIA, VA 22314

CM KLING + ASSOCIATES INC Architectural Lighting Design LIGHTING DESIGN 1020 CAMERON STREET

PROPOSED CAMERON STREET (NORTH) ELEVATION MODERNIZATION APPROACH

0 16' 32' 48 SCALE: 3/64" = 1'-0"

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

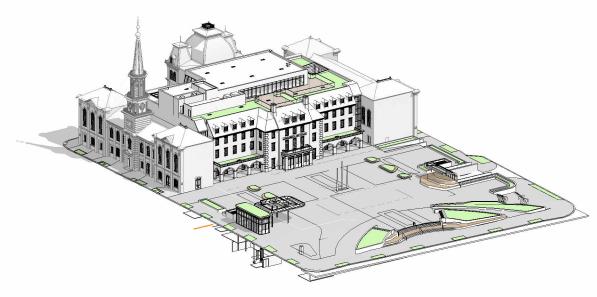
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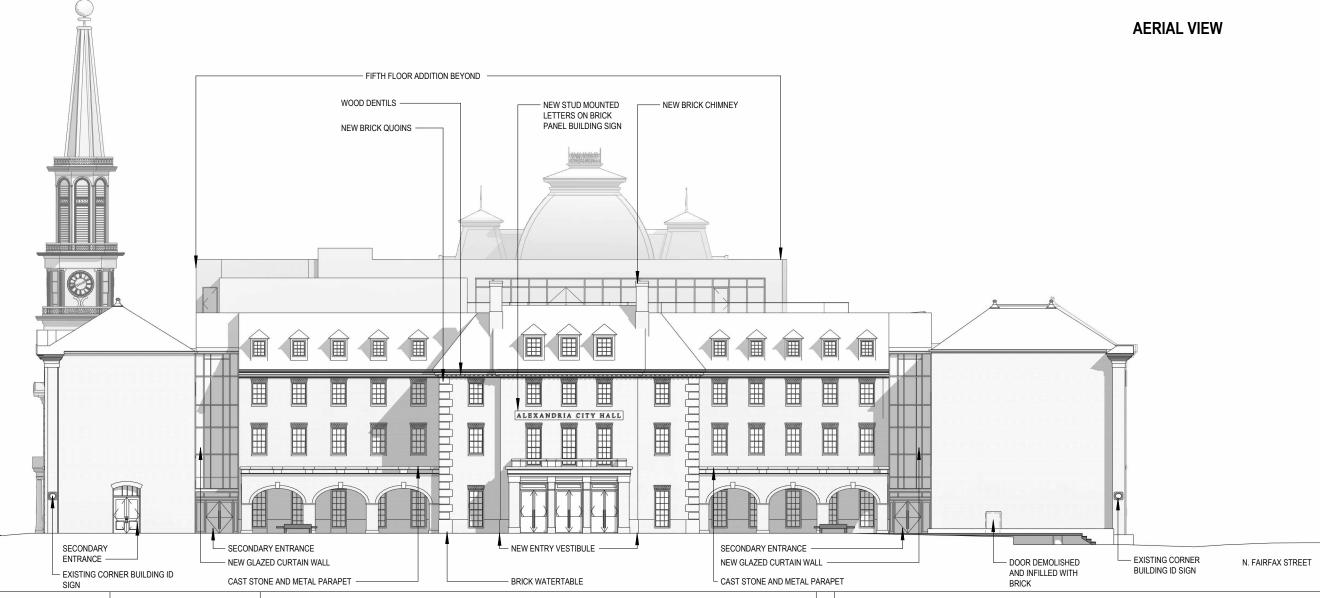
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N. ROYAL STREET

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440 MASSACHUSETTS AVE NW WASHINGTON DC 20001

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LANDSCAPE 200 S PEYTON ST ALEXANDRIA, VA 22314

CM KLING + ASSOCIATES INC Architectural Lighting Design LIGHTING DESIGN 1020 CAMERON STREET ALEXANDRIA, VA 22314

PROPOSED KING STREET (SOUTH) ELEVATION **MODERNIZATION APPROACH**

SCALE: 3/64" = 1'-0"

CITY HALL, MARKET SQUARE PLAZA AND **GARAGE RENOVATION**

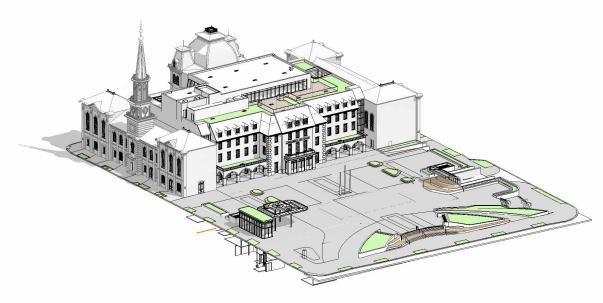
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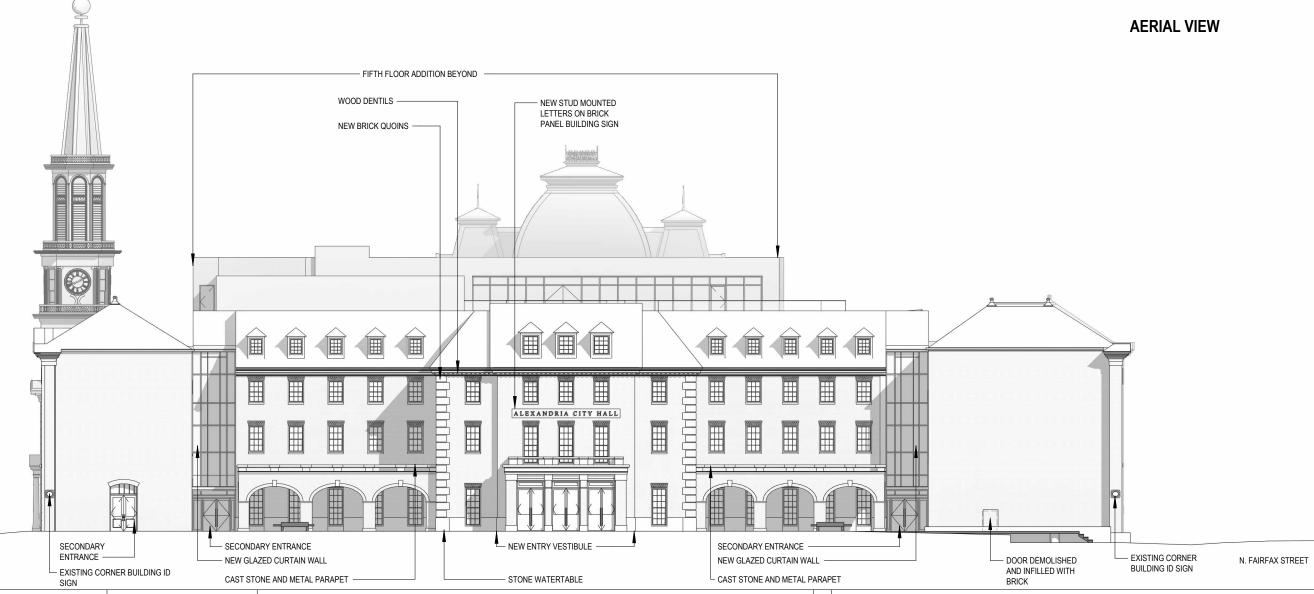
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PROPOSED KING STREET (SOUTH) ELEVATION - ALT 1 **MODERNIZATION APPROACH**

SCALE: 3/64" = 1'-0"

CITY HALL, MARKET SQUARE PLAZA AND **GARAGE RENOVATION**

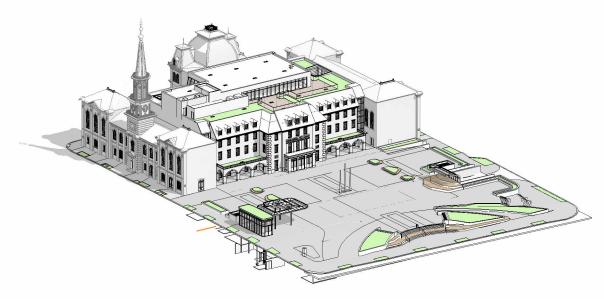
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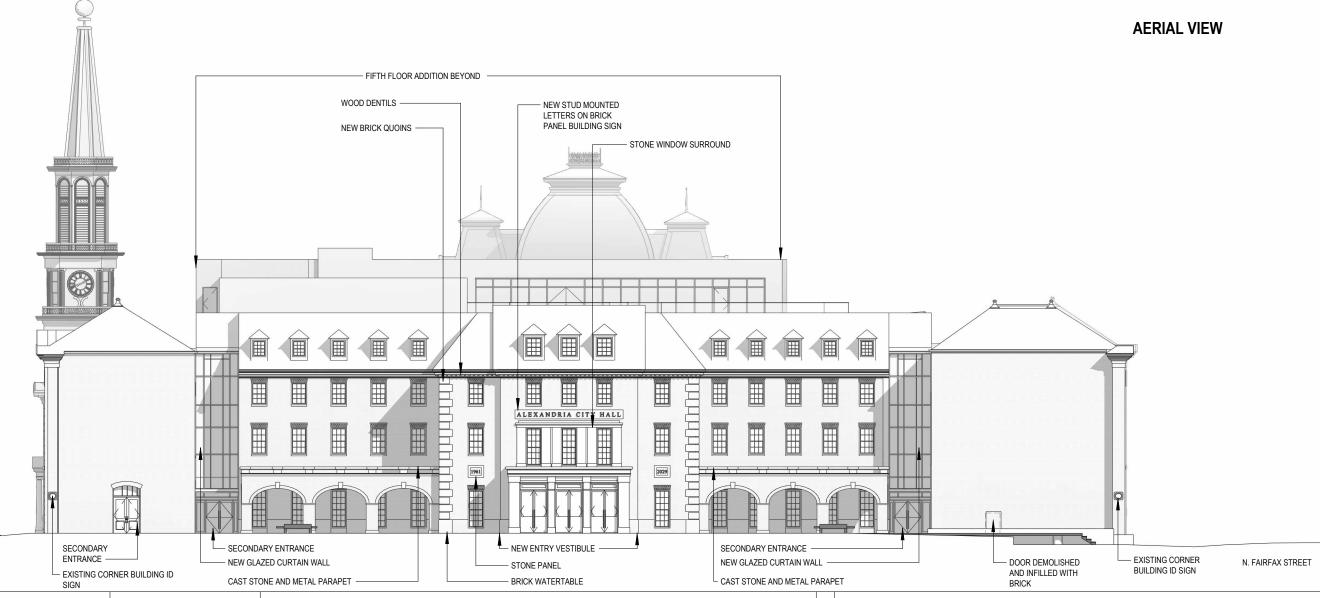
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440 MASSACHUSETTS AVE NW WASHINGTON DC 20001

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LANDSCAPE 200 S PEYTON ST ALEXANDRIA, VA 22314

CM KLING + ASSOCIATES INC Architectural Lighting Design LIGHTING DESIGN 1020 CAMERON STREET ALEXANDRIA, VA 22314

PROPOSED KING STREET (SOUTH) ELEVATION - ALT 2 **MODERNIZATION APPROACH**

SCALE: 3/64" = 1'-0"

CITY HALL, MARKET SQUARE PLAZA AND **GARAGE RENOVATION**

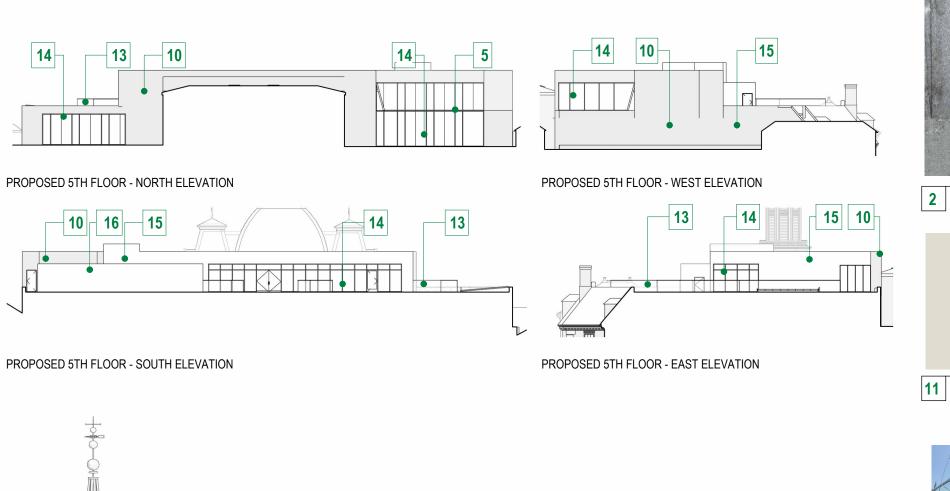
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11

13

17







SKYLIGHT GLAZING



BRICK TYPE B



PAINTED METAL CORNICE OC-24 (FINAL COLOR SELECTION TO BE CONFIRMED WITH CONSTRUCTION MOCKUP)





GLASS GUARDRAIL



CURTAIN WALL GLAZING AND METAL FRAME



METAL RAINSCREEN ASSEMBLY



16 METAL LOUVERS



NEW WINDOW AND STOREFRONT GLAZING

PROPOSED SOUTH ELEVATION

N. ROYAL STREET



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RUST ORLING ASSOCIATE ARCHITECT 1215 CAMERON ST ALEXANDRIA, VA 22314

HISTORIC PRESERVATION

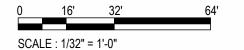
WASHINGTON DC 20001

440 MASSACHUSETTS AVE NW

LANDSCAPE 200 S PEYTON ST ALEXANDRIA, VA 22314 EHT TRACERIES CM KLING + ASSOCIATES INC Architectural Lighting Design LIGHTING DESIGN 1020 CAMERON STREET ALEXANDRIA, VA 22314

NEW CONSTRUCTION BUILDING FABRIC - MATERIAL BOARD

N. FAIRFAX STREET



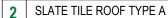
CITY HALL, MARKET SQUARE PLAZA AND **GARAGE RENOVATION**

ALEXANDRIA, VA

PROJ NO. 058-10046-000 BAR CERTIFICATE OF **APPROPRIATENESS**

DATE: 09/08/25 (REV 09/18/25)







BRICK TYPE B

10 BRICK TYPE C

PAINTED METAL CORNICE OC-24 (FINAL COLOR SELECTION TO BE CONFIRMED WITH CONSTRUCTION MOCKUP)



NEW WINDOW AND STOREFRONT GLAZING



PRECEDENT IMAGERY OF BRICK QUIONING AND WATERTABLE



19 CAST STONE OR UHPC ENTABLATURE

SOUTH ELEVATION



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ALEXANDRIA CITY HALL

10

WASHINGTON DC 20001

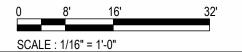
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NEW CONSTRUCTION BUILDING FABRIC - MATERIAL BOARD



CITY HALL, MARKET SQUARE PLAZA AND **GARAGE RENOVATION**

ALEXANDRIA, VA

PROJ NO. 058-10046-000 BAR CERTIFICATE OF **APPROPRIATENESS**

DATE: 09/08/25 (REV 09/18/25)









RUST ORLING

ASSOCIATE ARCHITECT 1215 CAMERON ST ALEXANDRIA, VA 22314

E HT ||| TRACERIES
HISTORIC PRESERVATION
HISTORIC PRESERVATION
440 MASSACHUSETTS AVE NW
WASHINGTON DC 20001

LandDesign CREATING PLACES

LANDSCAPE 200 S PEYTON ST ALEXANDRIA, VA 22314

CM KLING + ASSOCIATES INC Architectural Lighting Design LIGHTING DESIGN 1020 CAMERON STREET ALEXANDRIA, VA 22314 **RENDERINGS**

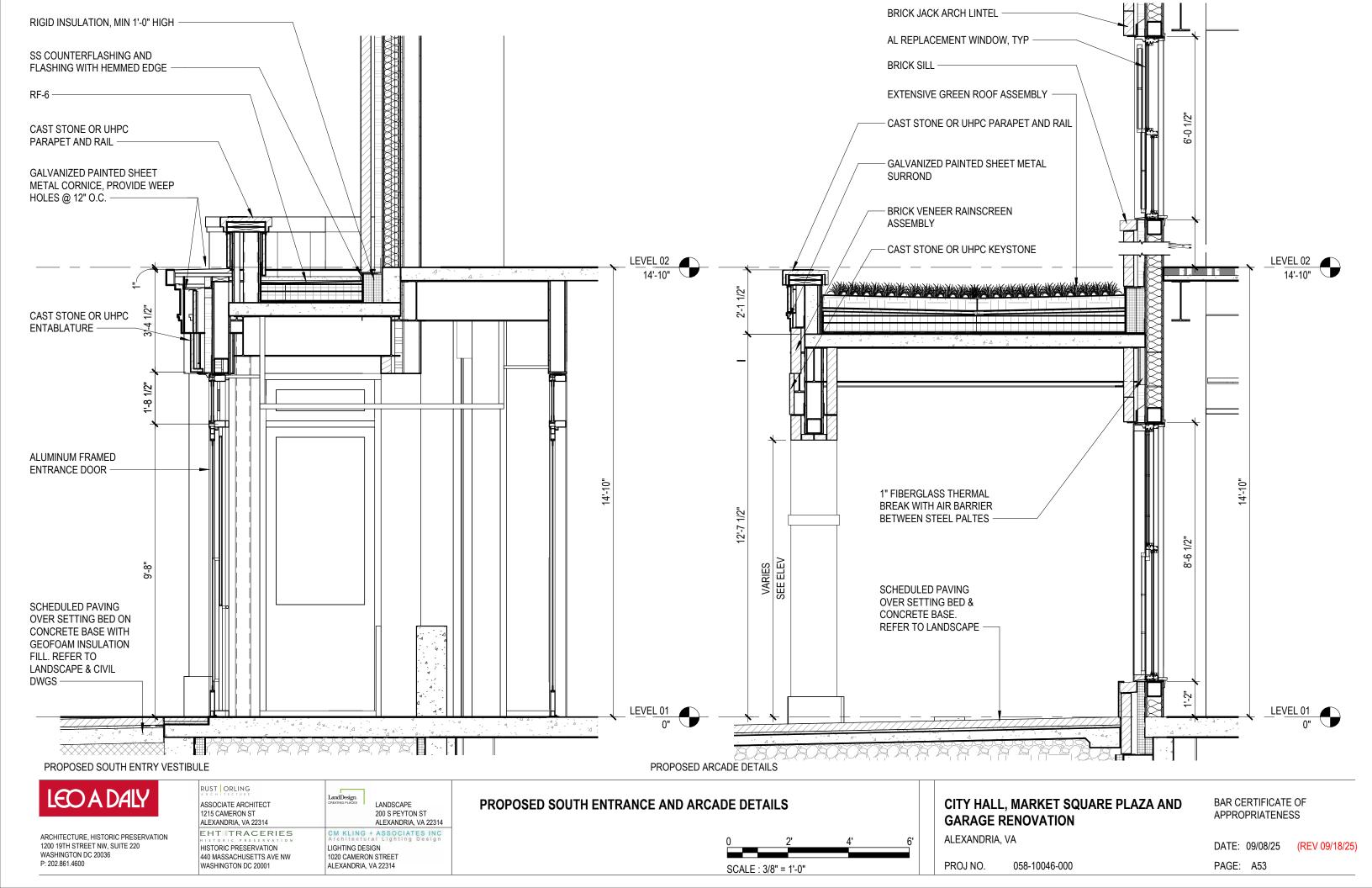
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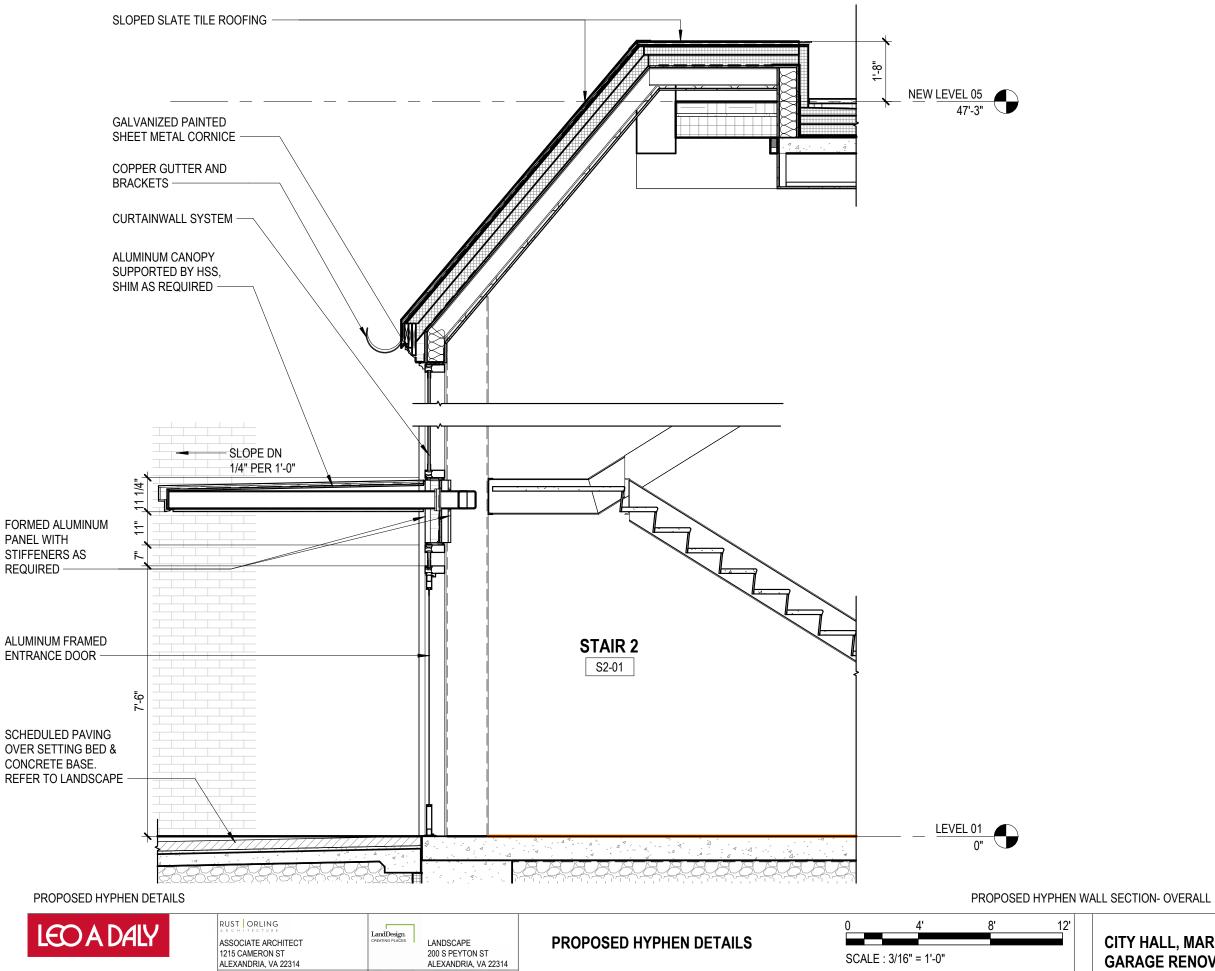
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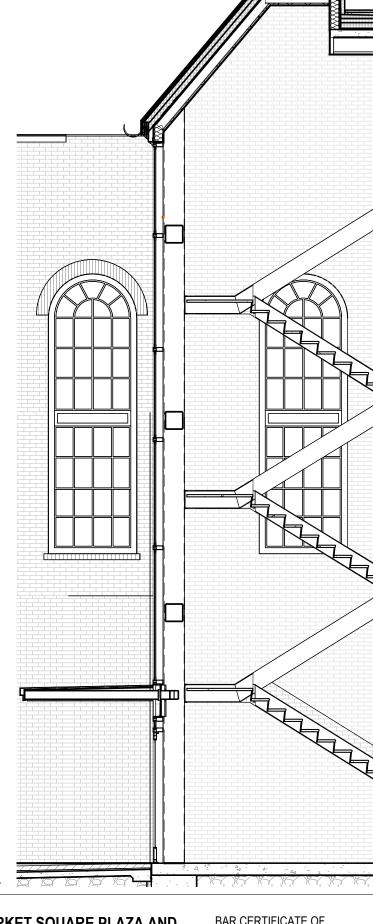
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DATE: 09/08/25 (REV 09/18/25)







ASSOCIATE ARCHITECT

1215 CAMERON ST

ALEXANDRIA, VA 22314

EHT INTRACERIES

HISTORIC PRESERVATION

HISTORIC PRESERVATION

440 MASSACHUSETTS AVE NW

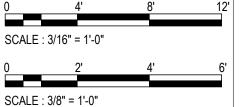
WASHINGTON DC 20001

LIGHTING DESIGN

LIGHTING DESIGN

1020 CAMERON STREET

ALEXANDRIA, VA 22314

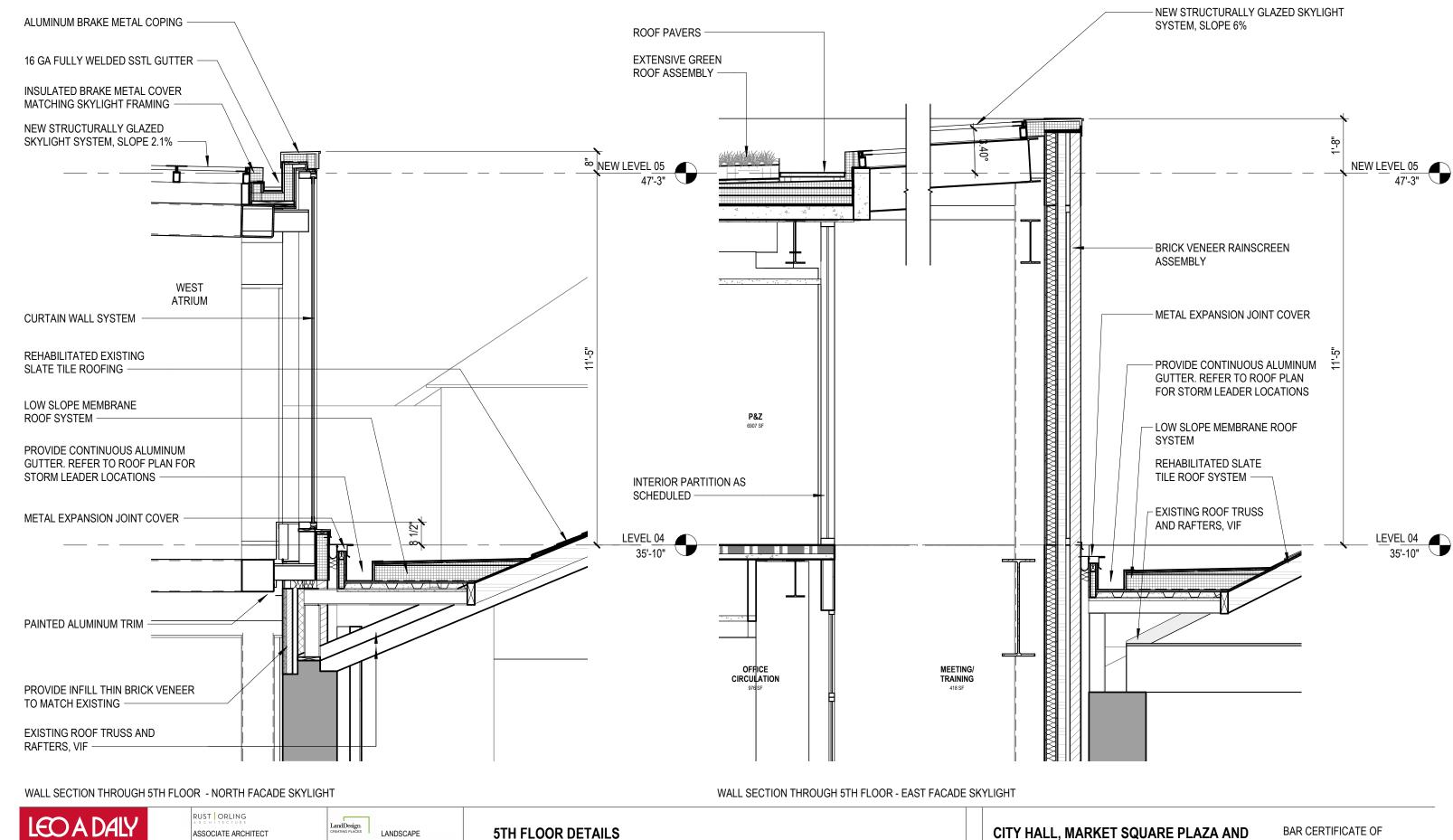


CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

ALEXANDRIA, VA

PROJ NO. 058-10046-000

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200 S PEYTON ST 1215 CAMERON ST ALEXANDRIA, VA 22314 ALEXANDRIA, VA 22314 EHTITRACERIES CM KLING + ASSOCIATES INC Architectural Lighting Design HISTORIC PRESERVATION LIGHTING DESIGN 440 MASSACHUSETTS AVE NW 1020 CAMERON STREET WASHINGTON DC 20001 ALEXANDRIA, VA 22314

LANDSCAPE

ASSOCIATE ARCHITECT

5TH FLOOR DETAILS

SCALE: 3/8" = 1'-0"

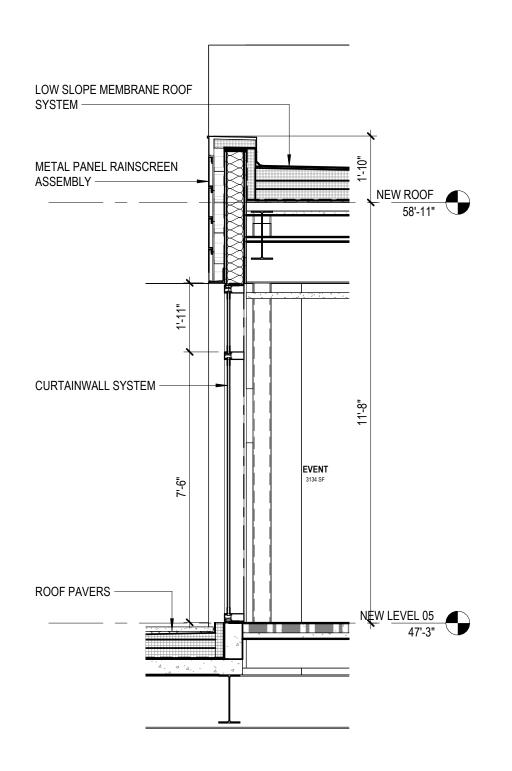
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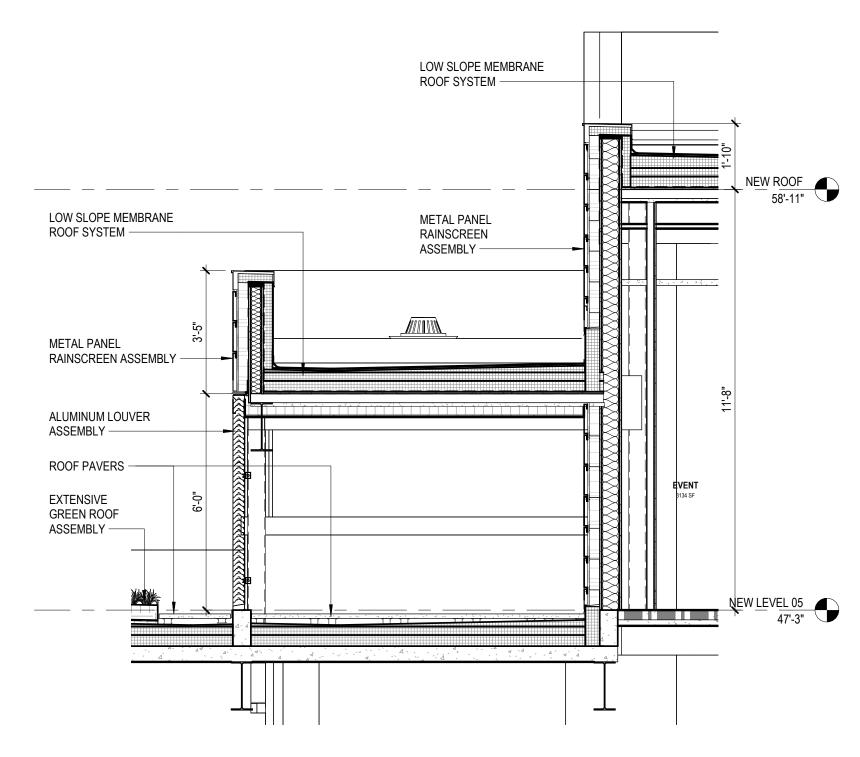
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ALEXANDRIA, VA

PROJ NO.

BAR CERTIFICATE OF **APPROPRIATENESS**





WALL SECTION THROUGH 5TH FLOOR EVENT SPACE - SOUTH FACADE

WALL SECTION THROUGH MECHANICAL EQUIPMENT ENCLOSURE



ARCHITECTURE, HISTORIC PRESERVATION 1200 19TH STREET NW, SUITE 220 WASHINGTON DC 20036 P: 202.861.4600 RUST ORLING
ASSOCIATE ARCHITECT
1215 CAMERON ST
ALEXANDRIA, VA 22314

E HT IITRACERIES
HISTORIC PRESERVATION
HISTORIC PRESERVATION
440 MASSACHUSETTS AVE NW
WASHINGTON DC 20001

LIGHTING DESIGN
1020 CAMERON STREET
ALEXANDRIA, VA 22314

5TH FLOOR DETAILS

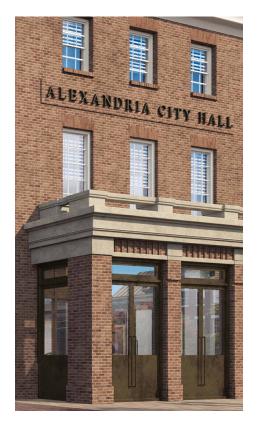


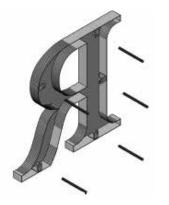
CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

ALEXANDRIA, VA

BAR CERTIFICATE OF APPROPRIATENESS

DATE: 09/08/25 058-10046-000 PAGE: A56







STAINLESS STEEL FABRICATED LETTERS, STUD MOUNT ATTACHMENT TO PROJECTING BRICK PANEL

PROPOSED FINISH: TITANIUM COATED, BRUSHED,





STAINLESS STEEL FABRICATED LETTERS, HALO-LIT PROPOSED LED COLOR: WARM WHITE



EXISTING PROJECTING BUILDING IDENTIFICATION SIGN AT NORTH ENTRANCE TO REMAIN



3 EXISTING STONE TABLET TO REMAIN



EXISTING BRONZE TABLET TO REMAIN

NEW STUD MOUNTED ILLUMINATED BRONZE LETTERS ON BRICK PANEL AT SOUTH ENTRANCE









5 EXISTING INSCRIBED STONE SIGNS TO REMAIN



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EHTITRACERIES HISTORIC PRESERVATION 440 MASSACHUSETTS AVE NW WASHINGTON DC 20001

LANDSCAPE 200 S PEYTON ST ALEXANDRIA, VA 22314 **SIGNAGE**

CM KLING + ASSOCIATES INC Architectural Lighting Design LIGHTING DESIGN 1020 CAMERON STREET ALEXANDRIA, VA 22314



EXISTING BRONZE PLAQUE TO REMAIN



EXISTING CORNER BUILDING IDENTIFICATION SIGN TO REMAIN







SALVAGE EXISTING BRONZE PLAQUES AT MARKET SQUARE. NEW LOCATIONS TO BE FINALIZED WITH INTERPRETIVE PLANNING EXHIBIT

CITY HALL, MARKET SQUARE PLAZA AND **GARAGE RENOVATION**

ALEXANDRIA, VA

PROJ NO. 058-10046-000 BAR CERTIFICATE OF **APPROPRIATENESS**

(REV 09/18/25) DATE: 09/08/25

PRODUCT ID: 65283

Space Available Sign

MODEL

SA4245DGRGR-Q644/120-277VAC



DIMENSIONS

42" H x 45" W x 7.5" D (est. 96.54 lbs)

CLASS

Class: SA Series

Control Method: Communication interface with a parking system, compatible with most major equipment providers.

CONSTRUCTION

Back Construction:

Cabinet: Mitered extruded aluminum frame with 2 hinged faces. LED displays installed with sign-in-sign construction. Moisture absorbent interior coating Face Material: 1/8" thick routed aluminum panel.

Faces: Double faced sign Finish: Duranodic Bronze Graphic: Vinyl applied graphic Number of Displays: (2)

ELECTRICAL

Input Voltage: 120-277 VAC UL/cUL Listed: Listed for wet locations

MESSAGE

Color: Refer to message table (Printed: R11 G45 B76, R0 G113 B181, R116 G199 B184, R48 G46 B47, R30 G28 B28, and R201 G172 B121 Translucent; R25 G25 B25 Opaque.)

Display Type: 718 Green 7-Seg | Red FULL Display Font: Swiss 721 Bold BT

Sign Messages: See message table below

MESSAGE	COLOR	HEIGHT	AMPS
Parking P CITY OF ALEXANDRIA EST. 1749 (2)		Contraction of the Contraction o	Carlotte and the same
4-digit Seven Segment w/ FULL (2)	Green, Red	4.5"	0.177-0.077

NOTE: Above messages are independently controlled.

Signal-Tech

4985 Pittsburgh Ave. Erie, PA 16509 Phone: (877) 547-9900

Email: sales@signal-tech.com

Website: www.signal-tech.com



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NEW PARKING SIGN



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WASHINGTON DC 20001

LIGHTING DESIGN 1020 CAMERON STREET

ALEXANDRIA, VA 22314

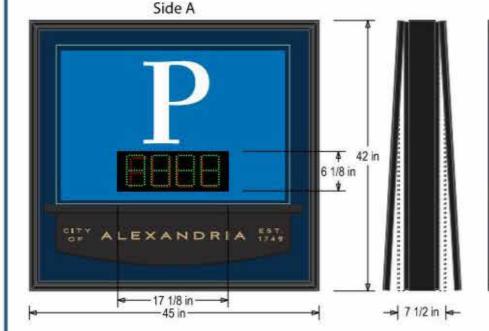
LandDesign LANDSCAPE 200 S PEYTON ST ALEXANDRIA, VA 22314

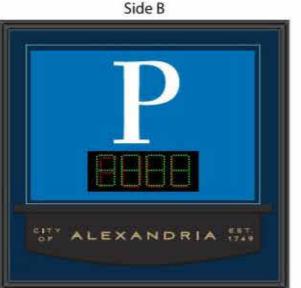
03162023 | DP

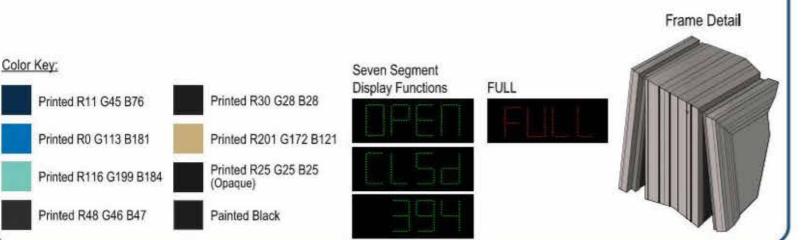
CM KLING + ASSOCIATES INC Architectural Lighting Design

Product View

NOTE: Sign image may not exactly represent the finished product. For illustration purposes only.







SIGNAGE

CITY HALL, MARKET SQUARE PLAZA AND **GARAGE RENOVATION**

ALEXANDRIA, VA

PROJ NO. 058-10046-000 BAR CERTIFICATE OF **APPROPRIATENESS**

DATE: 09/08/25 (REV 09/18/25)



STREETSCAPE ELEVATION - LOOKING NORTH FROM KING STREET



FAIRFAX ST. ROYAL ST.

STREETSCAPE ELEVATION - LOOKING SOUTH FROM CAMERON STREET



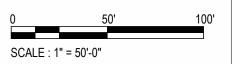
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HISTORIC PRESERVATION
40 MASSACHUSETTS AVE NW
WASHINGTON DC 20001

ALEXANDRIA, VA 22314

STREETSCAPE ELEVATIONS

LOOKING NORTH FROM KING ST. AND SOUTH FROM CAMERON ST.



CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

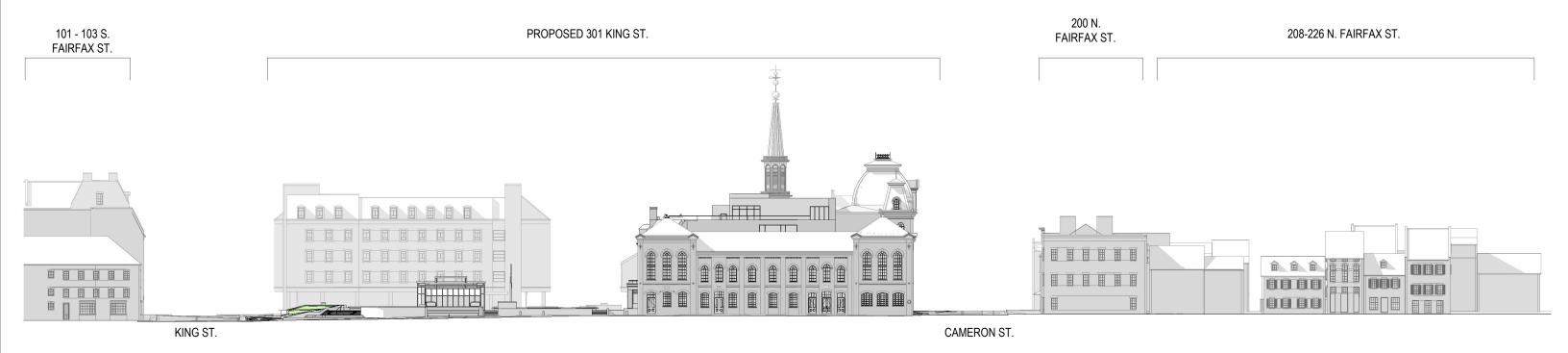
ALEXANDRIA, VA

PROJ NO. 058-10046-000

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STREETSCAPE ELEVATION - LOOKING WEST FROM ROYAL STREET



STREETSCAPE ELEVATION - LOOKING EAST FROM FAIRFAX STREET



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1215 CAMERON ST
ALEXANDRIA, VA 22314

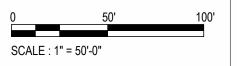
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STREETSCAPE ELEVATIONS

LOOKING WEST FROM ROYAL ST. AND EAST FROM FAIRFAX ST.



CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

ALEXANDRIA, VA

PROJ NO.

BAR CERTIFICATE OF APPROPRIATENESS

DATE: 09/08/25 PAGE: A60

058-10046-000



Department of Planning and Zoning Floor Area Ratio and Open Space Calculations

В

1.	 301 King St (Parcel # 075.01-01-01), Street Address 			,			CD/ KR Zone		
A2. 84,965.00				1.50	.50 =		447.50		
	Total Lot Area			Floor Area Ratio A	llowed by Zone	Max	Maximum Allowable Floor Area		
3.	Existing Gross Floor Area <u>Existing Gross Area</u>			Allowable Exclu	ısions**				
	G-2 Level	45,781.00		Basement**	96,229.00	В1.	214,783.00 Sq. Ft.		
	G-1 & B-1 Level	50,448.00		Stairways**	4,453.00		Existing Gross Floor Area*		
	First Floor	34,193.00		Mechanical**	1,037.00	B2.	114,755.00 Sq. Ft.		
	Second Floor	32,787.00		Attic less than 7'**	161.00		Allowable Floor Exclusions**		
	Third Floor	29,406.00		Porches**		B3.	100,028.00 Sq. Ft. Existing Floor Area Minus Exclusions		
	Fourth Floor	17,709.00		Balcony/Deck**			(subtract B2 from B1)		
	Fifth Floor	3,079.00		Lavatory***	1,050.00	Co	mments for Existing Gross Floor Area		
	Fifth Floor Mezz	1,380.00		Other** Ramps	1,722.00		and the state of t		
	Other**			Other** Void	10,103.00				
	Total Gross	214,783.00	P 0	Total Exclusions	114,755.00				
	Total Gloss	211,700.00	DZ.	TOTAL EXCIDISIONS					
•	Proposed Gros	oss Floor Area s Area 0.00		Allowable Exclusions**			20,007,00		
	G-2 Level			Basement**	4,980.00	C1.	32,897.00 Sq. Ft. Proposed Gross Floor Area*		
	G-1 & B-1 Level	4,980.00		Stairways**	5,485.00	122	26 316 00		
	First Floor	2,012.00		Mechanical**	3,726.00	C2.	Allowable Floor Exclusions**		
	Second Floor	47.00		Attic less than 7'**		C3.	6,581.00 Sq. Ft.		
	Third Floor 47.00 Fourth Floor 0.00			Porches**	936.00		Proposed Floor Area Minus Exclusions (subtract C2 from C1)		
				Balcony/Deck**					
	Fifth Floor	7,285.00		Lavatory***	2,032.00				
	Fifth Floor Mezz.	0.00		Other** Ramps	1,599.00				
	Infill at Exstg Bldg.	18,526.00		Other** Void	7,558.00		Notes		
1.	Total Gross	32,897.00	C2.	Total Exclusions	26,316.00		*Gross floor area is the sum of <u>all areas</u> under roof of a lot, measured from the face		
							of exterior walls, including basements, garages, sheds, gazebos, guest buildings		
).	Total Floor A	rea		E. Open Spa	ce		and other accessory buildings.		
1.	106,609.00	Sq. Ft.		E1. 46,422.00	Sq. F	t.	** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for		
	Total Floor Area (add B3 and C3)			Existing Ope	Existing Open Space		information regarding allowable exclusions. Sections may also be required for some		
2.	127,447.50	Sq. Ft.		E2. 0.00	Sq. F	t.	exclusions.		
	Total Floor Area Allowed by Zone (A2)						***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of		
				E3. 52,534.00					
				Proposed O	pen Space		gross floor area.		



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RUST ORLING LandDesign CREATING PLACES LANDSCAPE 200 S PEYTON ST ALEXANDRIA, VA 22314 ASSOCIATE ARCHITECT 1215 CAMERON ST ALEXANDRIA, VA 22314 E HT ||| TRACERIES
HISTORIC PRESERVATION
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440 MASSACHUSETTS AVE NW
WASHINGTON DC 20001 CM KLING + ASSOCIATES INC Architectural Lighting Design LIGHTING DESIGN 1020 CAMERON STREET ALEXANDRIA, VA 22314

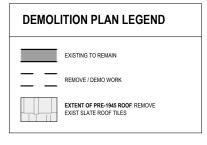
FAR WORKSHEET

CITY HALL, MARKET SQUARE PLAZA AND **GARAGE RENOVATION**

ALEXANDRIA, VA

DATE: 09/08/25

PROJ NO. 058-10046-000 BAR CERTIFICATE OF **APPROPRIATENESS**



DEMOLITION APPROACH

Plaza and Garage:

The existing plaza and below-grade garage structures will be fully demolished.

City Hall:

The exterior fabric of the historic pre-1945 structure will be treated as a rehabilitation per the Secretary of the Interior's Standards for the Treatment of Historic Properties.

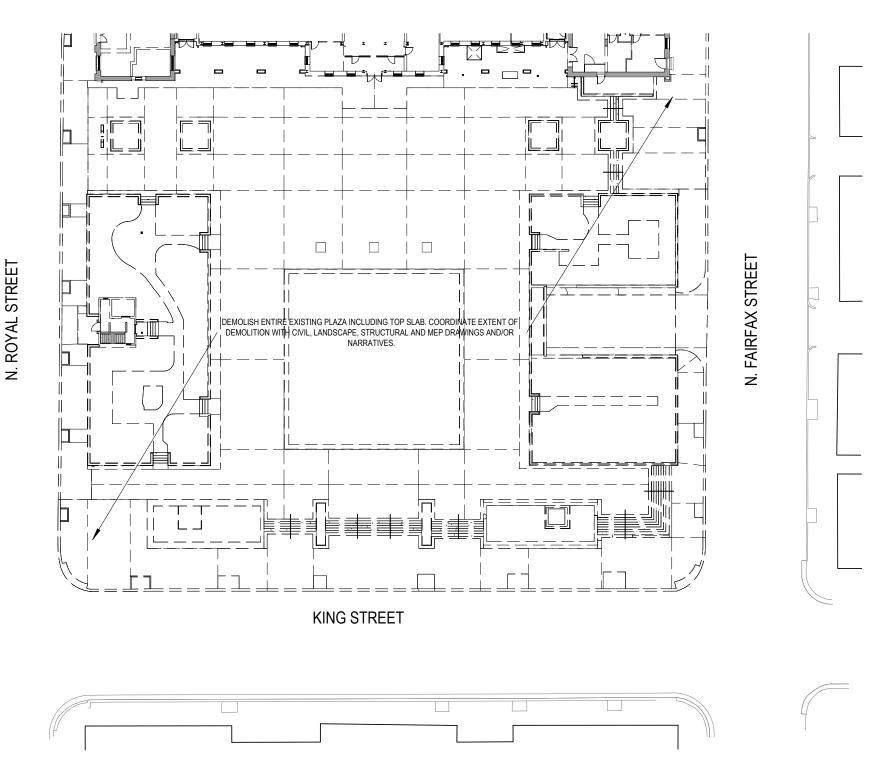
The following envelope upgrades will be made to align with building codes and project's sustainability and net-zero goals:

- Existing Exterior Walls: Add insulation at the interior face.
 Assume 1" XPS insulation, 3.5" metal stud assembly at 16" O.C. with mineral wool batt insulation and drywall.
- Existing Glazing: Replace all windows with historically appropriate, multi-pane wood windows with simulated divided lites and vacuum insulating glazing.
- Existing Slate Roof: Replace 100% of shingles and underlayment, with sheathing replacement as required.
 Replace all gutters and downspouts.
- Existing Standing Seam Metal Roof: Replace 100% of roof panels and underlayment, with sheathing replacement as required. Replace all gutters and downspouts.

1960s Infill Building:

The envelope of the 1960s infill will be reconstructed with select modifications to the Market Square façade to provide appropriately scaled main entrances, refined detailing, and improved visibility into the building's public functions.

The main flat roof of the 1960s infill, along with accessory structures and spaces, will be removed. A new roof system will be constructed to match the existing character, with targeted modifications consistent with the design concept and in alignment with sustainability, energy efficiency, and net-zero goals.



DEMOLITION SITE PLAN



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HISTORIC PRESERVATION
440 MASSACHUSETTS AVE NW
1020 CAMERON STREET

ALEXANDRIA, VA 22314

WASHINGTON DC 20001

DEMOLITION APPROACH AND DEMOLITION SITE PLAN

SCALE: 1" = 40'-0"

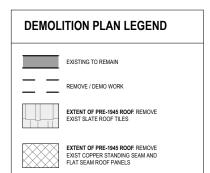


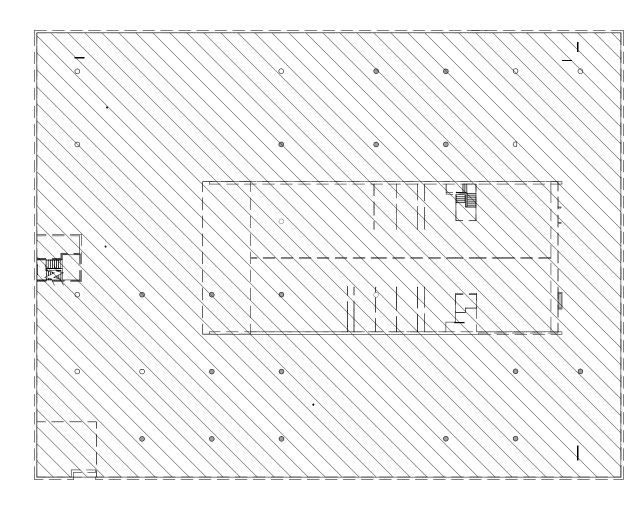
CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

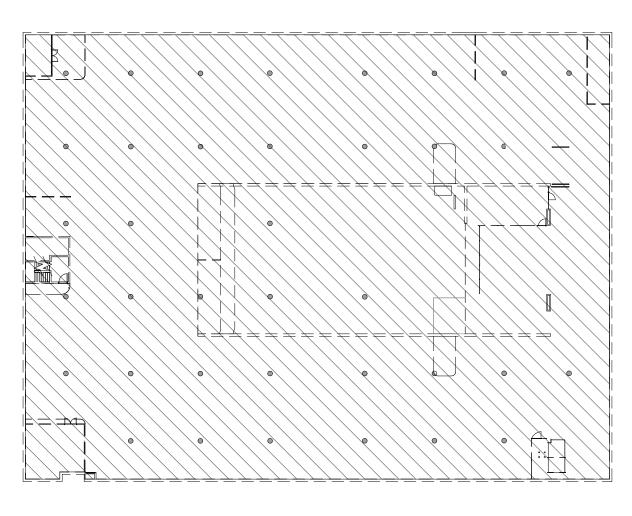
ALEXANDRIA, VA

PROJ NO. 058-10046-000

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LEVEL G-1 (GARAGE DEMOLITION PLAN

LEVEL G-2 (GARAGE DEMOLITION PLAN

LEO A DALY

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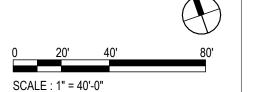
RUST ORLING ASSOCIATE ARCHITECT 1215 CAMERON ST

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DEMOLITION PLANS - GARAGE



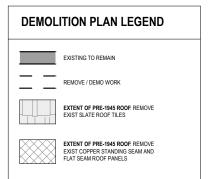
CITY HALL, MARKET SQUARE PLAZA AND **GARAGE RENOVATION**

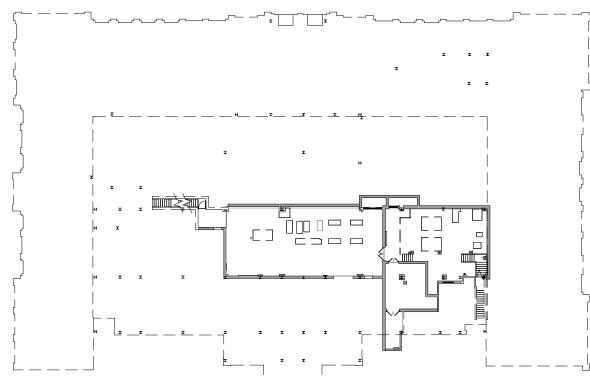
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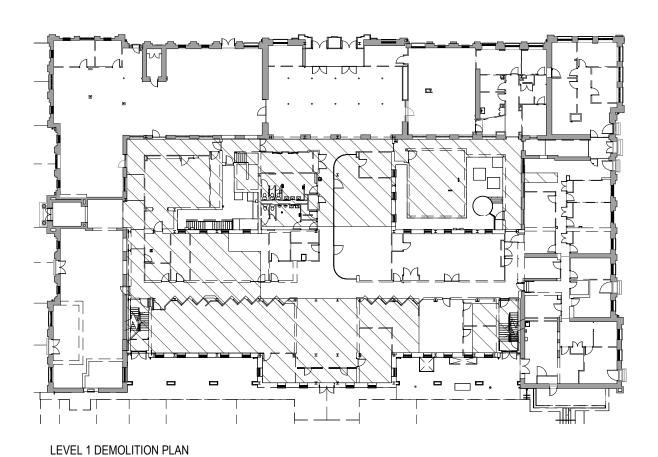




LEVEL B-1 (BASEMENT) DEMOLITION PLAN



LEVEL 2 DEMOLITION PLAN



LEVEL 3 DEMOLITION PLAN

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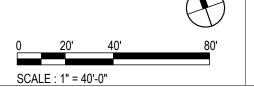
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DEMOLITION PLANS - CITY HALL

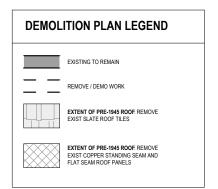


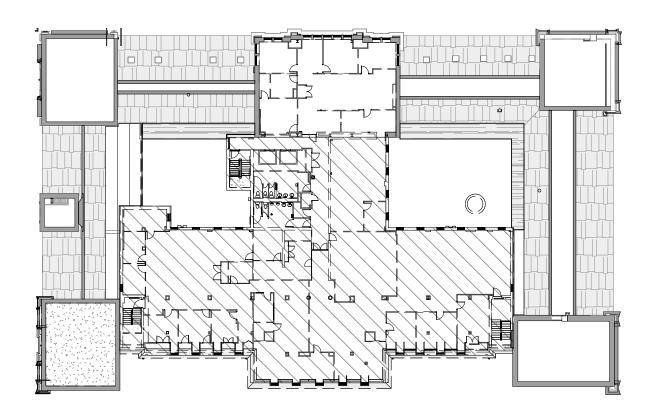
CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

ALEXANDRIA, VA

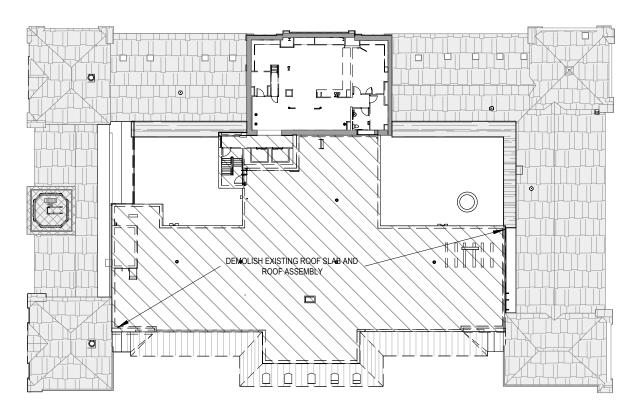
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LEVEL 4 DEMOLITION PLAN







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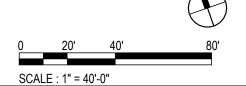
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Architectural Lighting Design
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DEMOLITION PLANS - CITY HALL



CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

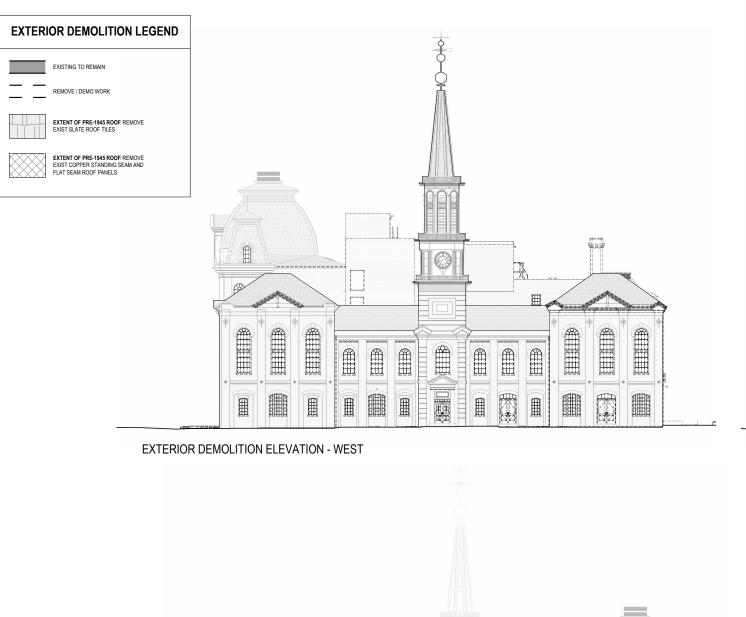
DEMOLISH EXISTING ROOF SLAB AND

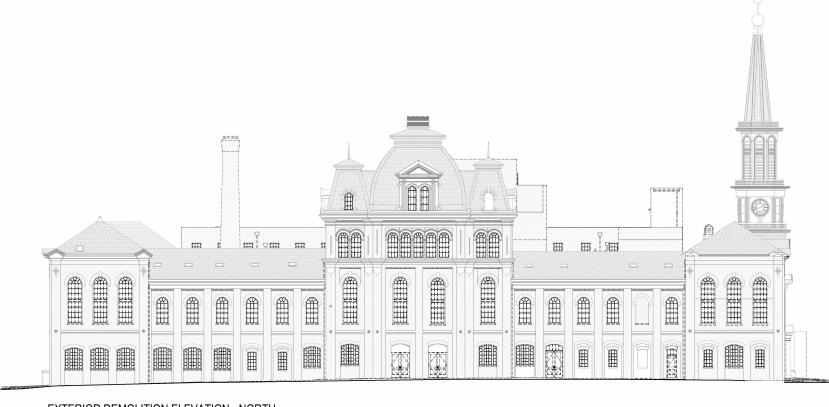
ALEXANDRIA, VA

ROOF DEMOLITION PLAN

PROJ NO. 058-10046-000

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H NOTE: **EXTERIOR DEMOLITION ELEVATION - NORTH** N. ### ### ## ---川 川 画·画 画·画 圖·圖 H

EXTERIOR DEMOLITION ELEVATION - EAST

EXTERIOR DEMOLITION ELEVATION - SOUTH



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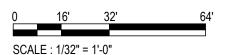
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EXTERIOR DEMOLITION ELEVATIONS - CITY HALL



CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

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