

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

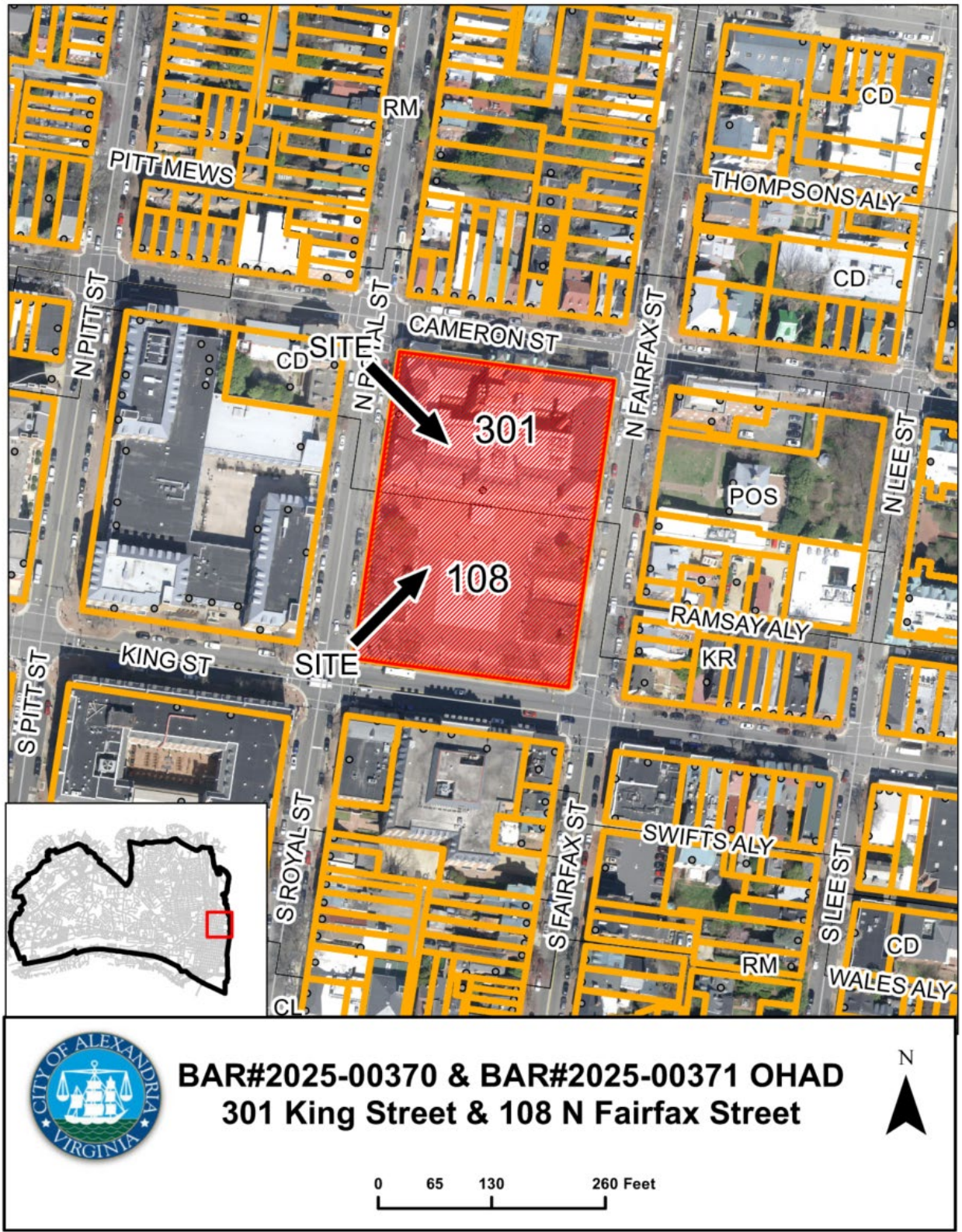
Staff recommends **approval** of the Permit to Demolish/Capsulate.

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 Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



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. APPLICANT'S PROPOSAL

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

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.

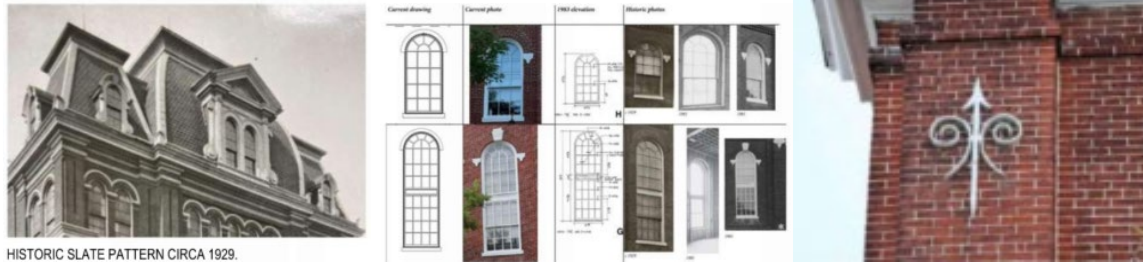


Figure 1: Areas of proposed restoration

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. HISTORY

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

(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No
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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 further 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.

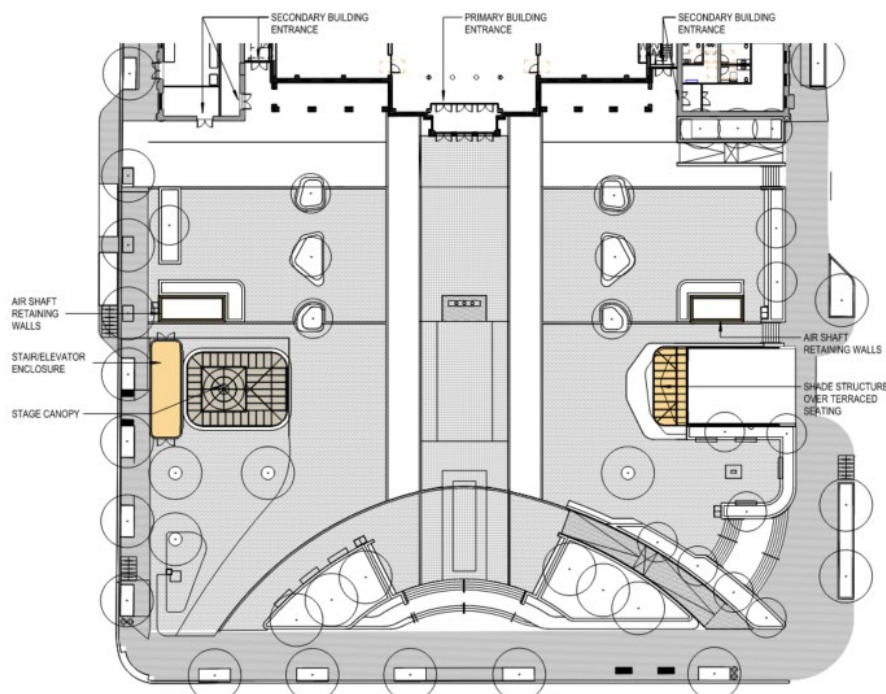


Figure 6: Proposed design for Market Square

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. At-grade 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

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. ATTACHMENTS

- 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 ☐ Parker – Gray ☐ 100 Year Old Building**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 McPikeAddress: 301 King StreetCity: Alexandria State: VA Zip: 22314Phone: 703.746.4770 E-mail: Jeremy.McPike@alexandriava.gov**Authorized Agent** (if applicable): ☐ Attorney ☒ Architect ☐ _____Name: Lisa A. Lettieri Phone: 703.836.3205, ext 108E-mail: llettieri@rustorling.com**Legal Property Owner:**Name: City of AlexandriaAddress: 301 King StreetCity: Alexandria State: VA Zip: 22314Phone: 703.746.4770 E-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 | ☐ shutters |
| ☒ doors | ☒ windows | ☐ siding | ☐ shed |
| ☒ lighting | ☐ pergola/trellis | ☐ painting unpainted masonry | |
| ☐ other _____ | | | |
- ☒ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

Renovation of City Hall, demolish and re-build the parking garage with a new plaza above it and streetscape improvements.

SUBMITTAL REQUIREMENTS:

- ☐ Check this box if there is a homeowner's association for this property. If so, you must attach a copy of the letter approving the project.

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- ☒ ☐ Survey plat showing the extent of the proposed demolition/encapsulation.
- ☒ ☐ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- ☒ ☐ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- ☒ ☐ Description of the reason for demolition/encapsulation.
- ☐ ☒ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

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.*

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

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

- ☐ ☒ ^{N/A} Linear feet of building: Front: _____ Secondary front (if corner lot): _____.
- ☐ ☒ Square feet of existing signs to remain: _____.
- ☒ ☐ Photograph of building showing existing conditions.
- ☒ ☐ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- ☐ ☒ Location of sign (show exact location on building including the height above sidewalk).
- ☒ ☐ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- ☒ ☐ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: *Check N/A if an item in this section does not apply to your project.*

- ☒ ☐ ^{N/A} Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☐ ☒ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☒ ☐ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- ☐ ☒ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- ☒ ☐ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- ☒ 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.
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 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. LettieriPrinted Name: Lisa A. LettieriDate: 09.08.25

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.		

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

Name	Address	Percent of Ownership
1. 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 the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

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

Date

Jeremy McPike

Printed Name

Jeremy McPike

Signature

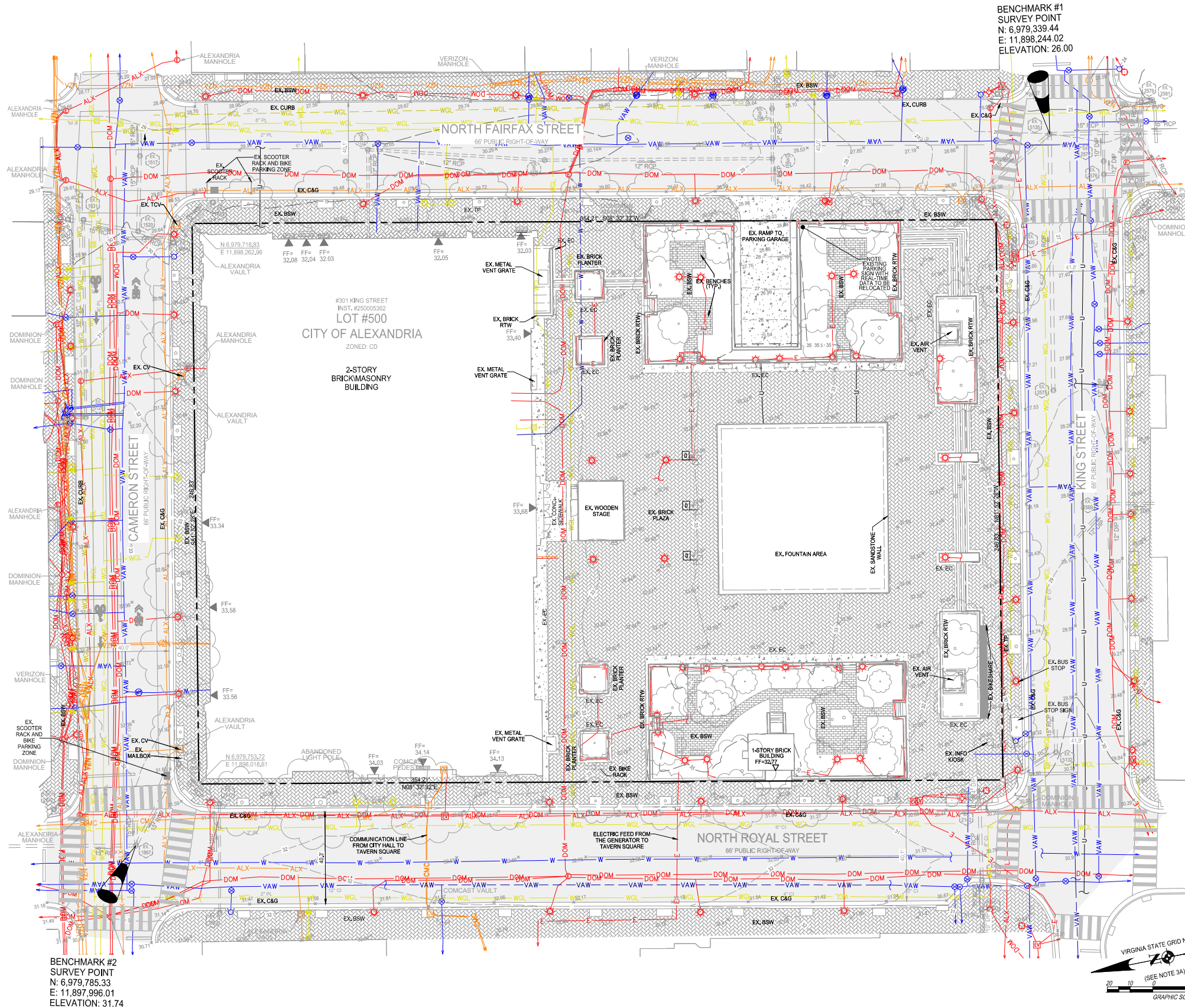


CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

CITY HALL, MARKET SQUARE GARAGE AND PLAZA
ALEXANDRIA, VA

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LEGEND	
Utilities - Storm	STORM MANHOLE STORM DRAIN INLET SMALL STORM GRATE STORM DRAIN CATCH BASIN
Utilities - Sanitary	SANITARY MANHOLE SANITARY CLEAN-OUT
Utilities - Water	WATER VALVE WATER METER SIAMSE CONNECTION FIRE HYDRANT WATER MANHOLE IRRIGATION VALVE
Utilities - Gas	GAS METER GAS VALVE GAS MARKER
Utilities - Electric	LIGHT POLE TRAFFIC LIGHT POLE CROSSWALK LIGHT ELECTRIC MANHOLE ELECTRIC VAULT
Utilities - Communication	TELEPHONE PEDESTAL COMMUNICATIONS VAULT CABLE TV PEDESTAL
Linetypes	INDEX CONTOUR (5') INT. CONTOUR (1') SANITARY PIPE STORM PIPE EXISTING ROAD CENTERLINE
Surfaces	ASPHALT AREA CONCRETE AREA BRICK AREA

LEGEND	
Utilities - Electric	LIGHT POLE ELECTRIC MANHOLE ELECTRIC BOX TRAFFIC SIGNAL POLE ELECTRIC VAULT CROSSWALK SIGNAL
Utilities - Electric	COMMUNICATION VAULT COMMUNICATION MANHOLE COMMUNICATION PEDESTAL
Utilities - Water	FIRE HYDRANT WATER VALVE WATER METER
Utilities - Gas	GAS LIGHT POLE GAS VALVE EST STATION
Utilities - Miscellaneous	END OF INFORMATION CAPPED LINE LOCATION
SUE Level B - Field Located (Underground)	DOMINION ELECTRIC MARKING ALEXANDRIA TRAFFIC MARKING PRIVATE ELECTRIC MARKING VERIZON COMMUNICATION MARKING COMCAST COMMUNICATION MARKING CITY OF ALEXANDRIA COMMUNICATION MARKING PRIVATE COMMUNICATION MARKING
SUE Level D - From Observations or Records (Underground)	VAW WATER MARKING PRIVATE OR UNIDENTIFIED WATER MARKING WASHINGTON GAS MARKING UNIDENTIFIED UTILITY MARKING VAW WATER PRIVATE OR UNIDENTIFIED WATER WASHINGTON GAS



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WASHINGTON DC 20001

LandDesign
CREATING PLACES
LANDSCAPE
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EXISTING CONDITIONS SITE PLAN

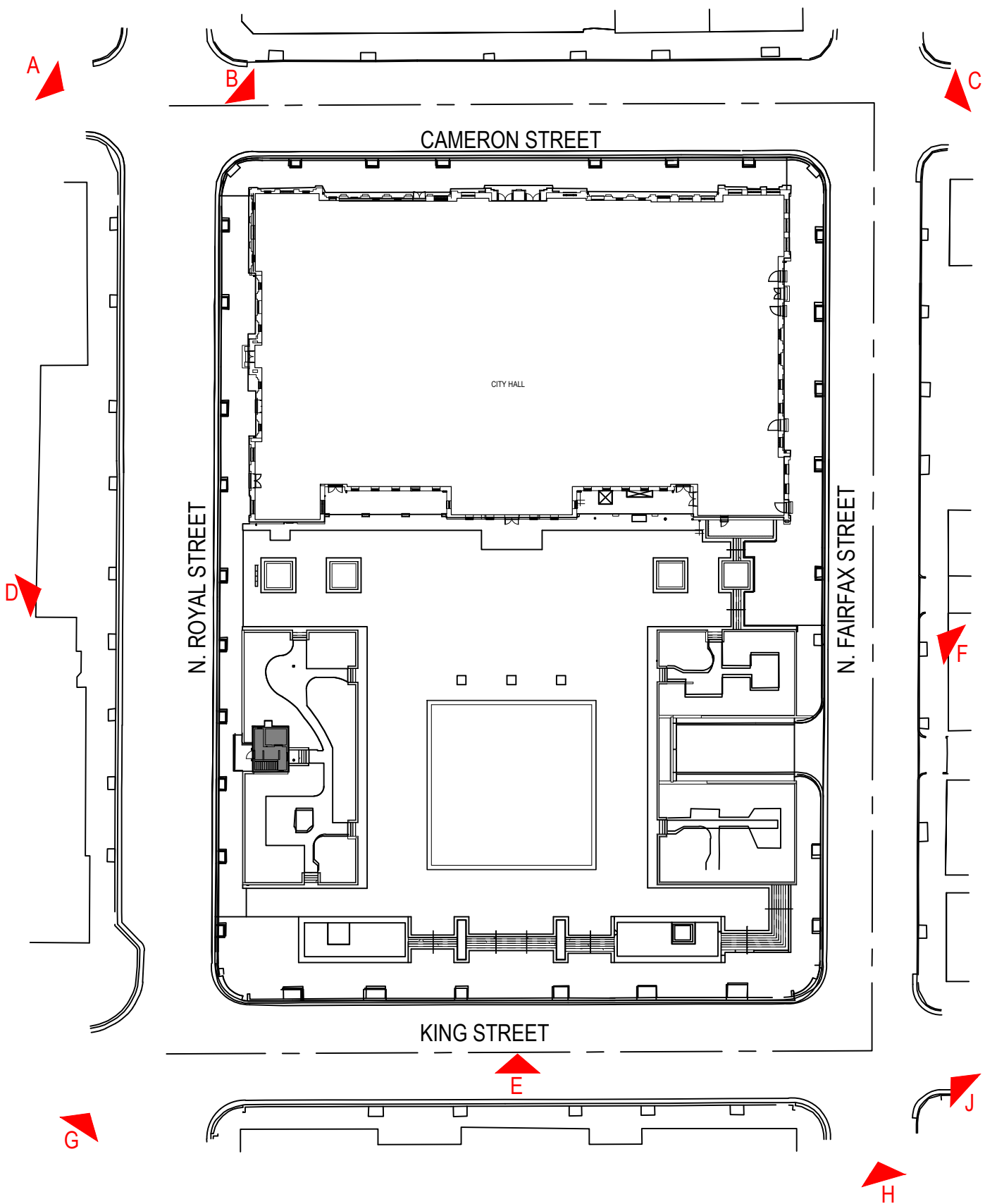
CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION ALEXANDRIA, VA

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A CAMERON STREET (NORTHWEST CORNER)



B CAMERON STREET



C CAMERON STREET (NORTHEAST CORNER)



D TAVERN SQUARE



E KING STREET



F N FAIRFAX STREET



G KING STREET (SOUTHWEST CORNER)



H S FAIRFAX STREET



J KING STREET (SOUTHEAST CORNER)



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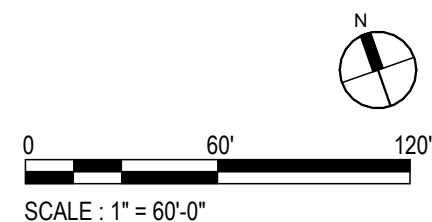
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EXISTING SITE PLAN



CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

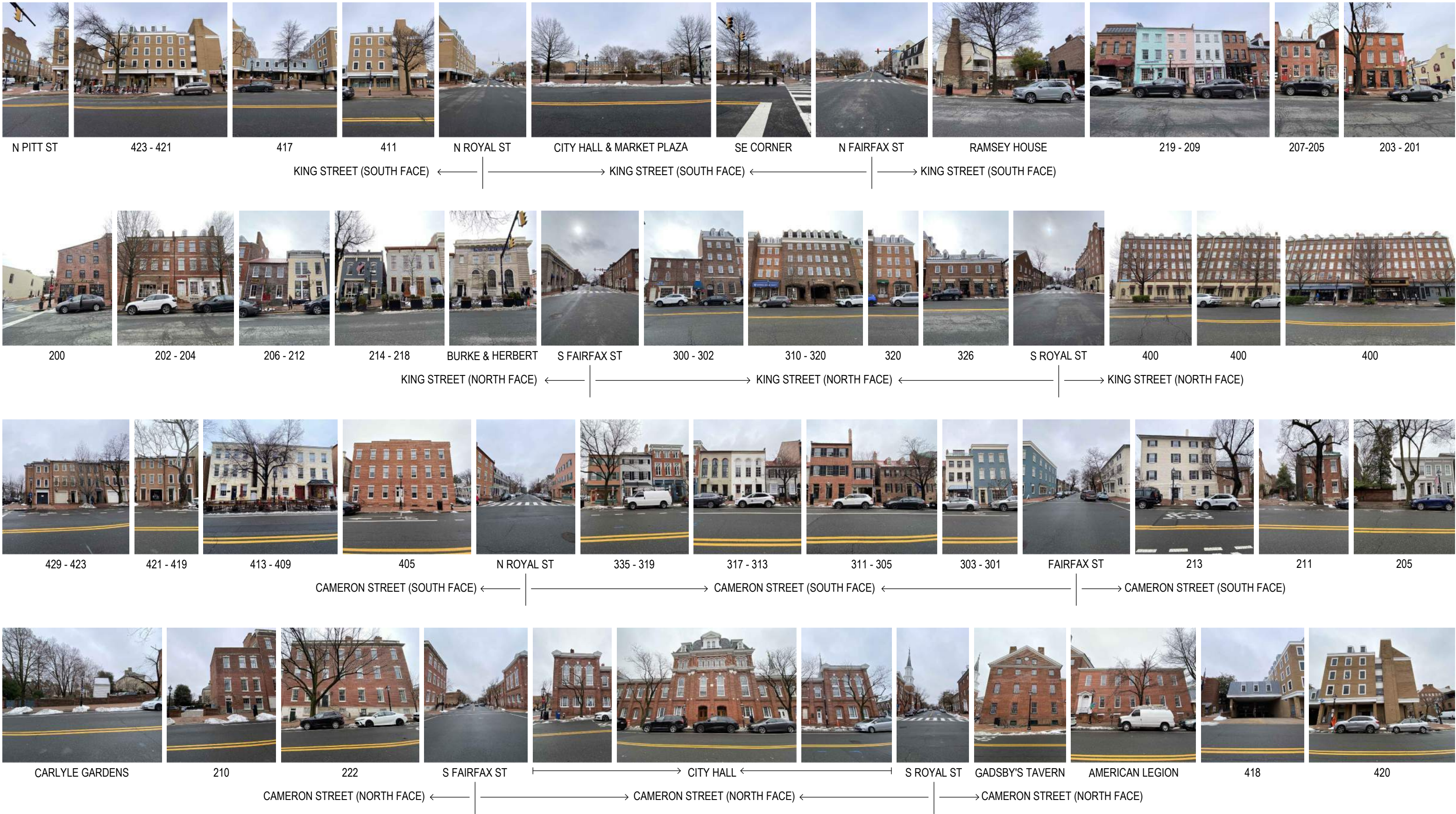
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EXISTING CONDITIONS

CITY HALL, MARKET SQUARE PLAZA AND
GARAGE RENOVATION

ALEXANDRIA, VA

PROJ NO. 058-10046-000

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219 - 217 215 213 209 - 207 205 - 201 CAMERON ST CITY HALL MARKET SQUARE PLAZA KING ST 100
NORTH ROYAL STREET (EAST FACE) SOUTH ROYAL ST (EAST FACE)



123 - 121 117 101 KING ST 112 TVRN SQ 132 GADSBY'S TAVERN CAMERON ST 200 - 206 208 - 210 210
SOUTH ROYAL STREET (EAST FACE) NORTH ROYAL STREET (EAST FACE)



213 211 207 201 CAMERON ST 135 CARLYLE HOUSE 117 111 - 115 ALLEY 107 - 109 RAMSEY HOUSE KING ST BURKE & HERBERT 112
NORTH FAIRFAX STREET (EAST FACE) SOUTH FAIRFAX STREET (EAST FACE)



125 - 117 111 109 - 105 103 - 101 KING ST MARKET SQUARE PLAZA CITY HALL CAMERON ST 200 208 - 210
SOUTH FAIRFAX STREET (EAST FACE) NORTH FAIRFAX STREET (EAST FACE)

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 Wash- ington 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 signifi- cant 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 con- tained municipal offices, including the mayor’s office, council chambers, tax collec- tor, 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 above.
- *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 pro- grammatic 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 ex- panded in the 1980s, maintaining the architectural character established during the 1940s renovation.

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 Gads- by 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 connec- tivity 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 docu- mentation recognizes the building’s significance in the areas of architecture, com- merce, 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 follow- ing 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.

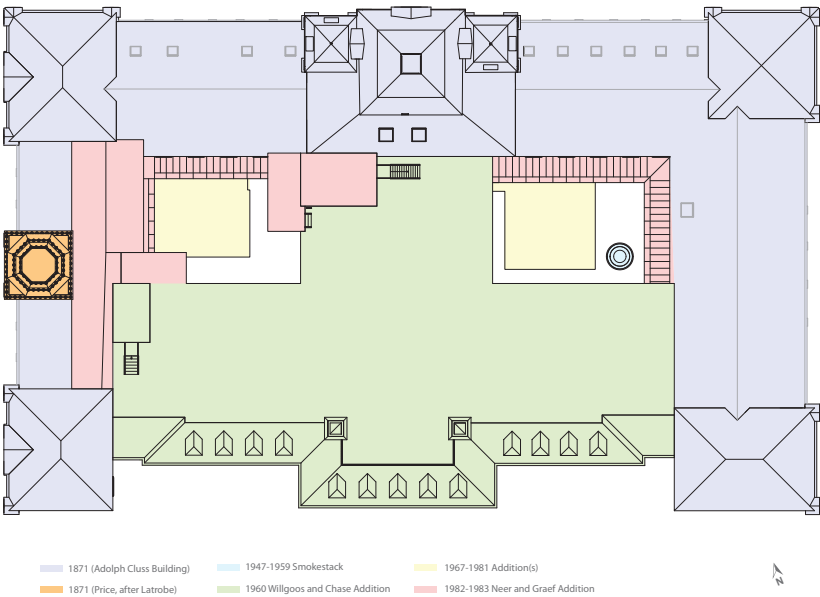
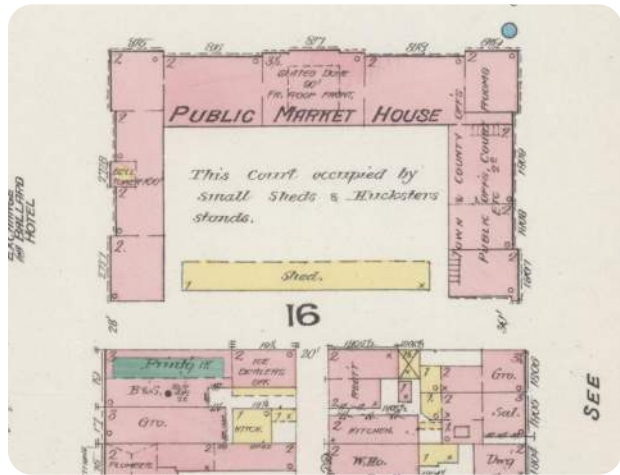


DIAGRAM DEPICTING THE CHRONOLOGY OF DEVELOPMENT AND ASSOCIATED ARCHI- TECTS. EHT TRACERIES.

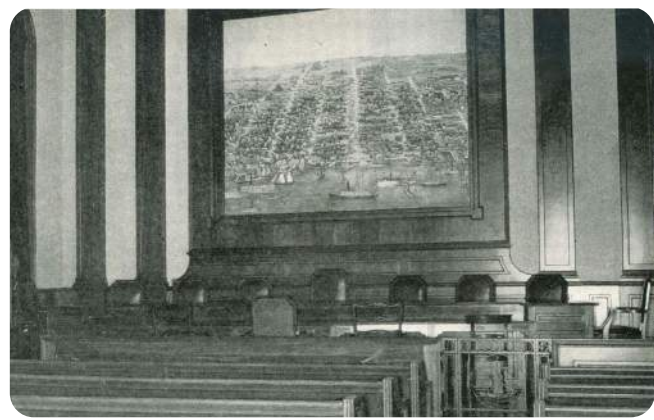
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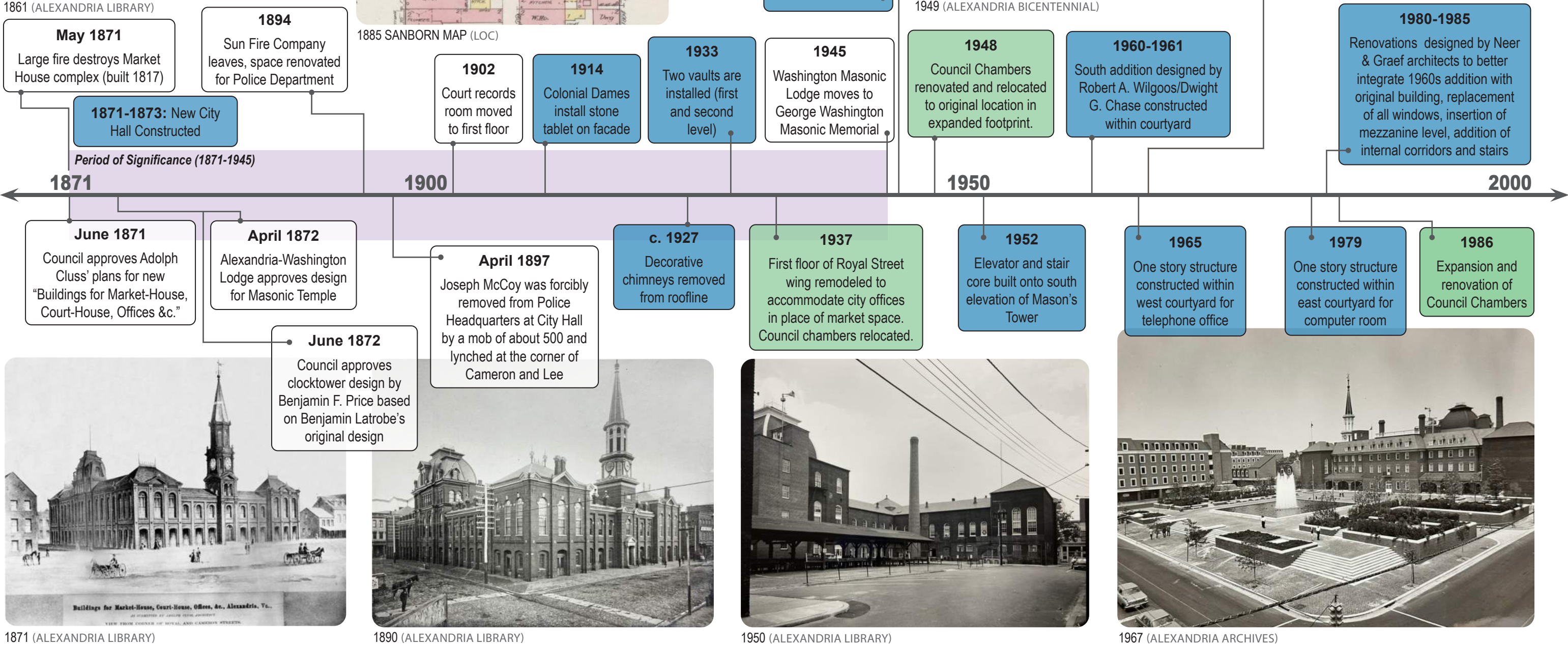
1861 (ALEXANDRIA LIBRARY)



1885 SANBORN MAP (LOC)



1949 (ALEXANDRIA BICENTENNIAL)



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 re-conceptualize 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.

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

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					ALEXANDRIA, VA	
					PROJ NO. 058-10046-000	DATE: 09/08/25 PAGE: A8

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 re-establishing 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.

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)

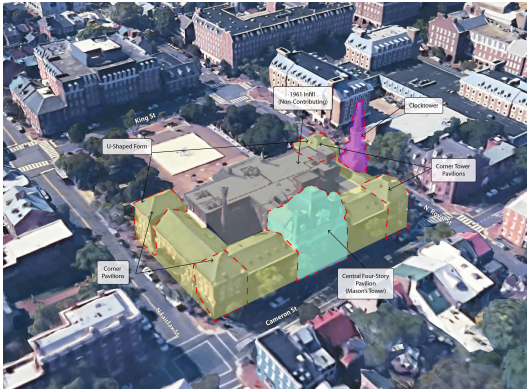
- The approach to the exterior rehabilitation should prioritize the preservation of extant historic fabric and historic character-defining features. Additionally, it should address and correct past inappropriate repairs or alterations. In the development of exterior plans, Adolf Cluss ’s original design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

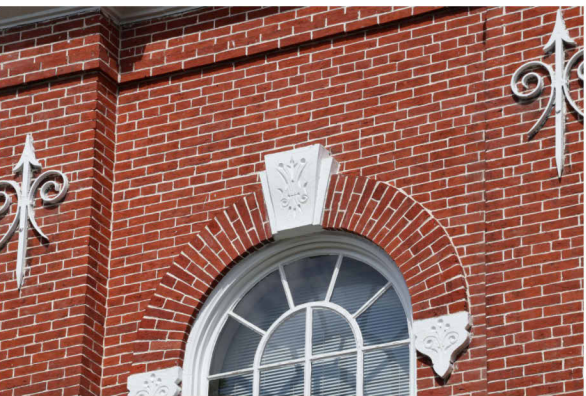
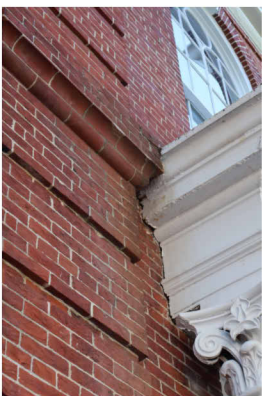
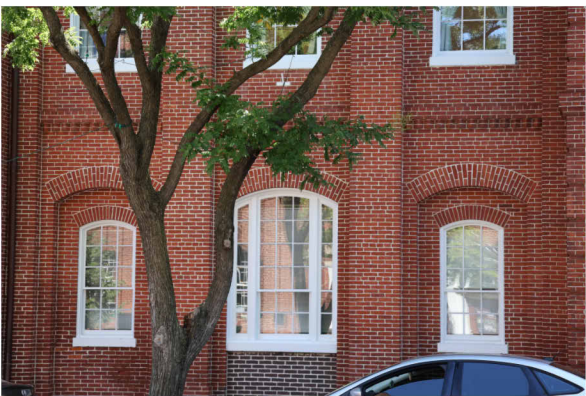
Recommendations (1960 ’s Addition Building)

- 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 wings are character-defining features.

LEO A DALY ARCHITECTURE, HISTORIC PRESERVATION 1200 19TH STREET NW, SUITE 220 WASHINGTON DC 20036 P: 202.861.4600 RUST ORLING ARCHITECTURE ASSOCIATE ARCHITECT 1215 CAMERON ST ALEXANDRIA, VA 22314 LandDesign CREATING PLACES LANDSCAPE 200 S PEYTON ST ALEXANDRIA, VA 22314	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
EHT TRACERIES HISTORIC PRESERVATION HISTORIC PRESERVATION 440 MASSACHUSETTS AVE NW WASHINGTON DC 20001 CM KLING + ASSOCIATES INC Architectural Lighting Design LIGHTING DESIGN 1020 CAMERON STREET ALEXANDRIA, VA 22314				



GENERAL NOTES	
1.	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.
2.	ALTERATIONS TO NON-CONTRIBUTING ELEMENTS (POST- 1945) TO BE DEVELOPED BASED ON ALEXANDRIA OHD DESIGN GUIDELINES.
3.	WORK ON DRAWINGS STILL IN DEVELOPMENT. DRAWINGS DO NOT REFLECT ALL PROPOSED CONDITIONS.

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

HP-3

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

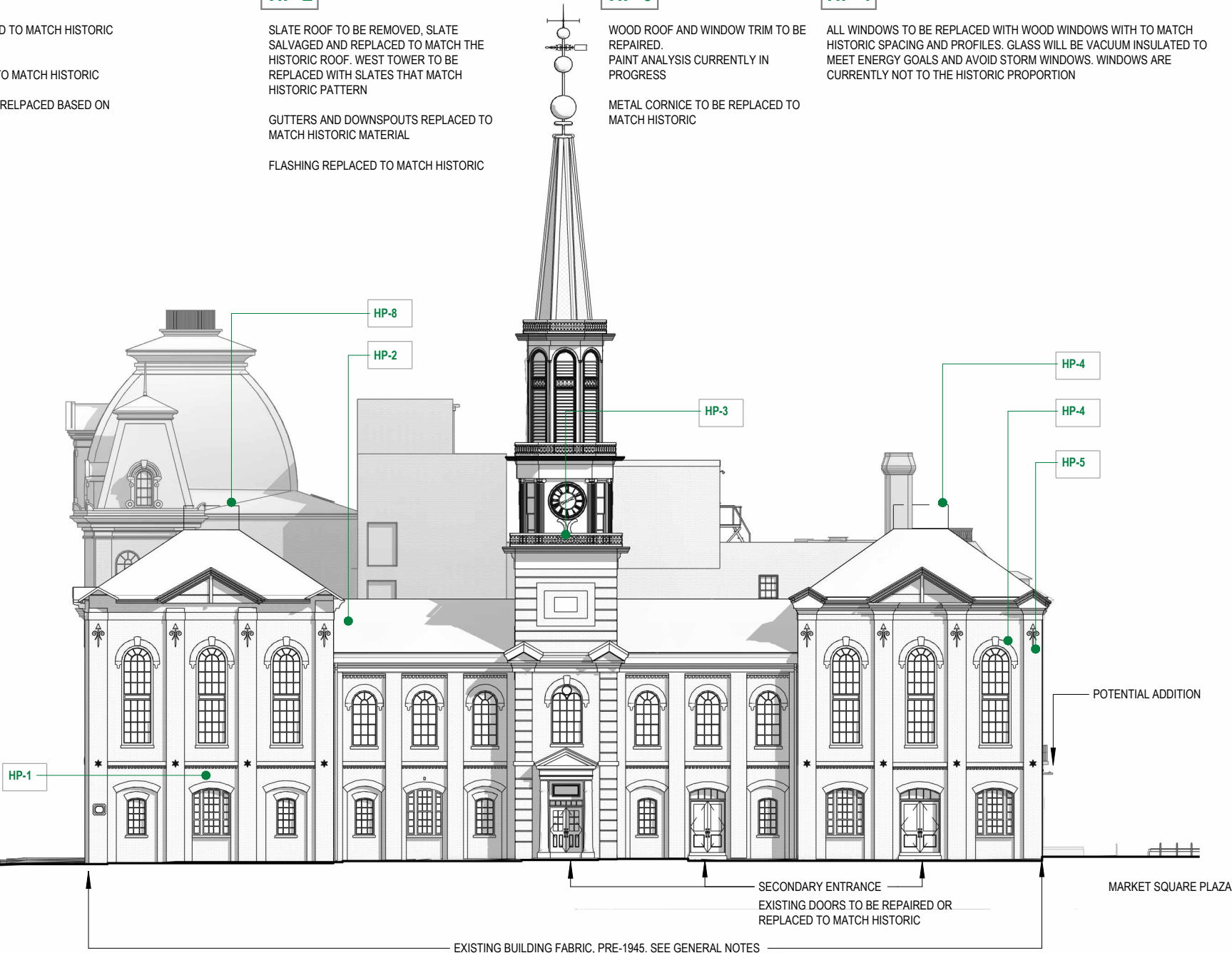
METAL CORNICE TO BE REPLACED TO MATCH HISTORIC

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

HP-5

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



HP-8

REPLICATE ROOF CRESTING
IMAGE CIRCA 1890



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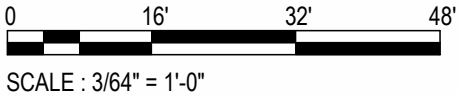
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N. ROYAL STREET (WEST) ELEVATION
PRESERVATION APPROACH



CITY HALL, MARKET SQUARE PLAZA AND
GARAGE RENOVATION

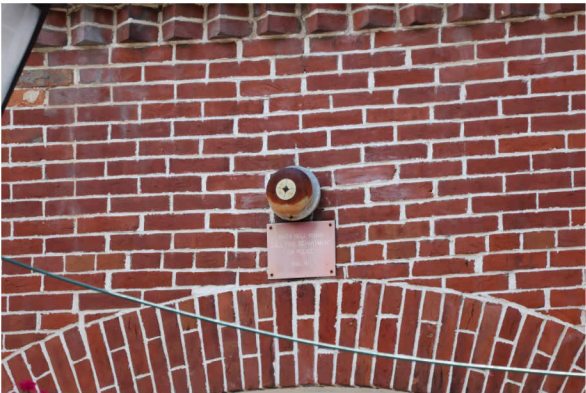
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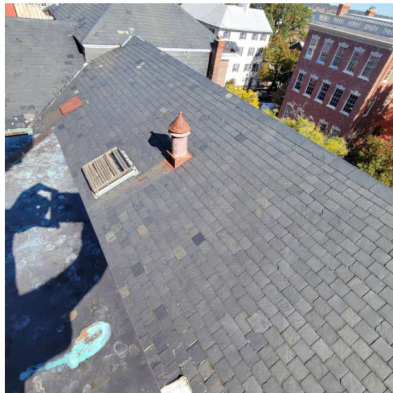


HP-1

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 REPLACED BASED ON CONDITION TO MATCH HISTORIC



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

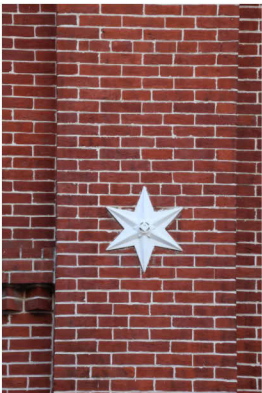
WOOD ROOF AND WINDOW TRIM TO BE REPAIRED. PAINT ANALYSIS CURRENTLY IN PROGRESS

METAL CORNICE TO BE REPLACED TO MATCH HISTORIC



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 PATRESS PLATES TO BE CLEANED, REPAIRED, AND REPAINTED

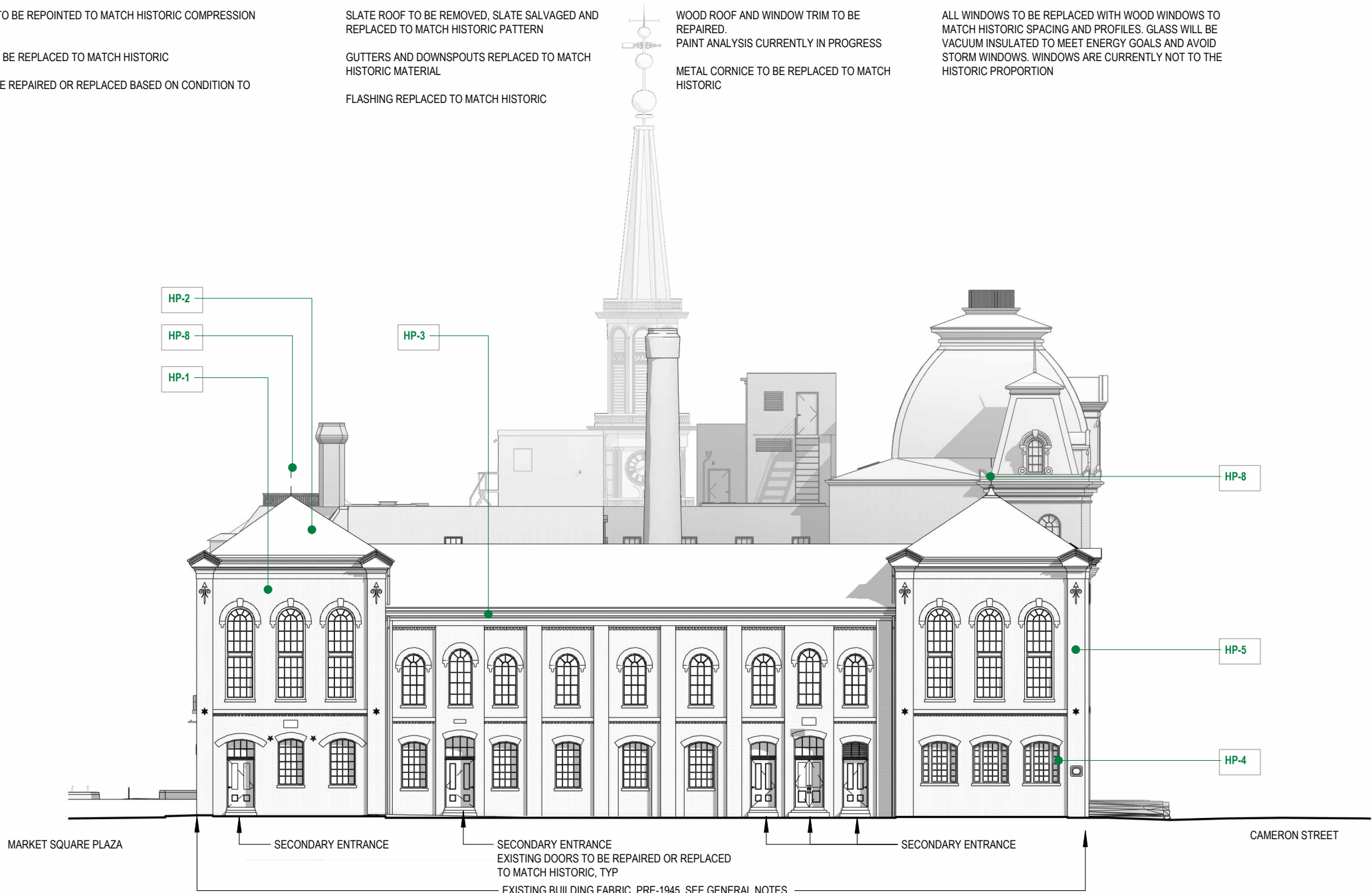
GENERAL NOTES

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HP-8

REPLICATE ROOF CRESTING
IMAGE CIRCA 1890



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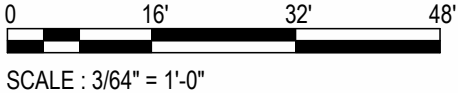
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N. FAIRFAX STREET (EAST) ELEVATION
PRESERVATION APPROACH



CITY HALL, MARKET SQUARE PLAZA AND
GARAGE RENOVATION

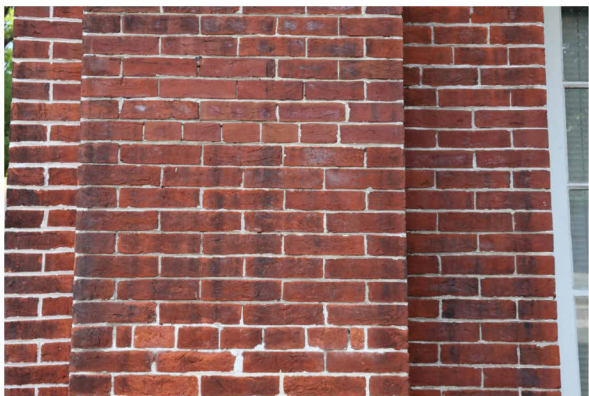
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HP-1

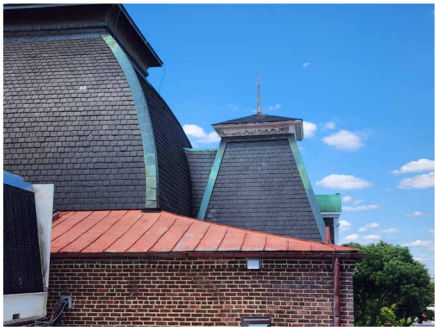
EXISTING MASONRY TO BE REPOINTED TO MATCH HISTORIC COMPRESSION AND STRENGTH

DAMAGED BRICKS TO BE REPLACED TO MATCH HISTORIC

DAMAGED SILLS TO BE REPAIRED OR 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

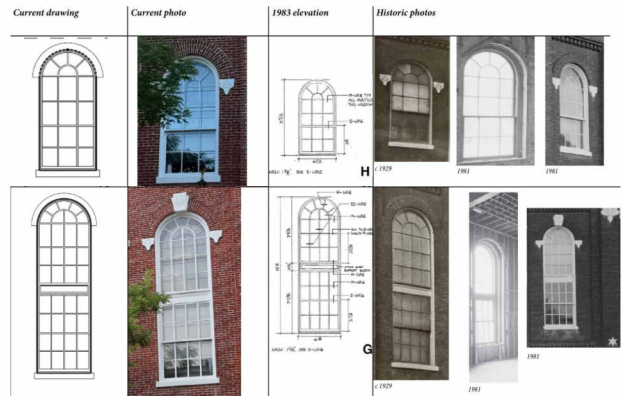
FLASHING REPLACED TO MATCH HISTORIC



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

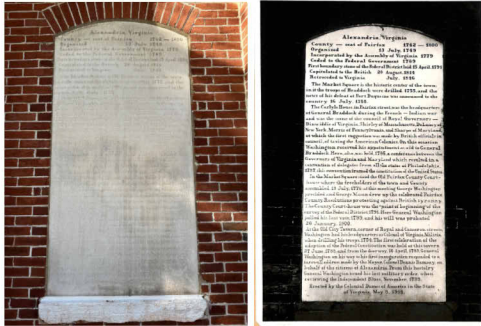
ALL WINDOWS TO BE REPLACED WITH WOOD WINDOWS WITH TO MATCH HISTORIC SPACING AND PROFILES. GLASS WILL BE VACUUM INSULATED TO MEET ENERGY GOALS AND AVOID STORM WINDOWS. WINDOWS ARE CURRENTLY NOT TO THE HISTORIC PROPORTION (SEE ABOVE)

GENERAL NOTES	
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HP-5

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



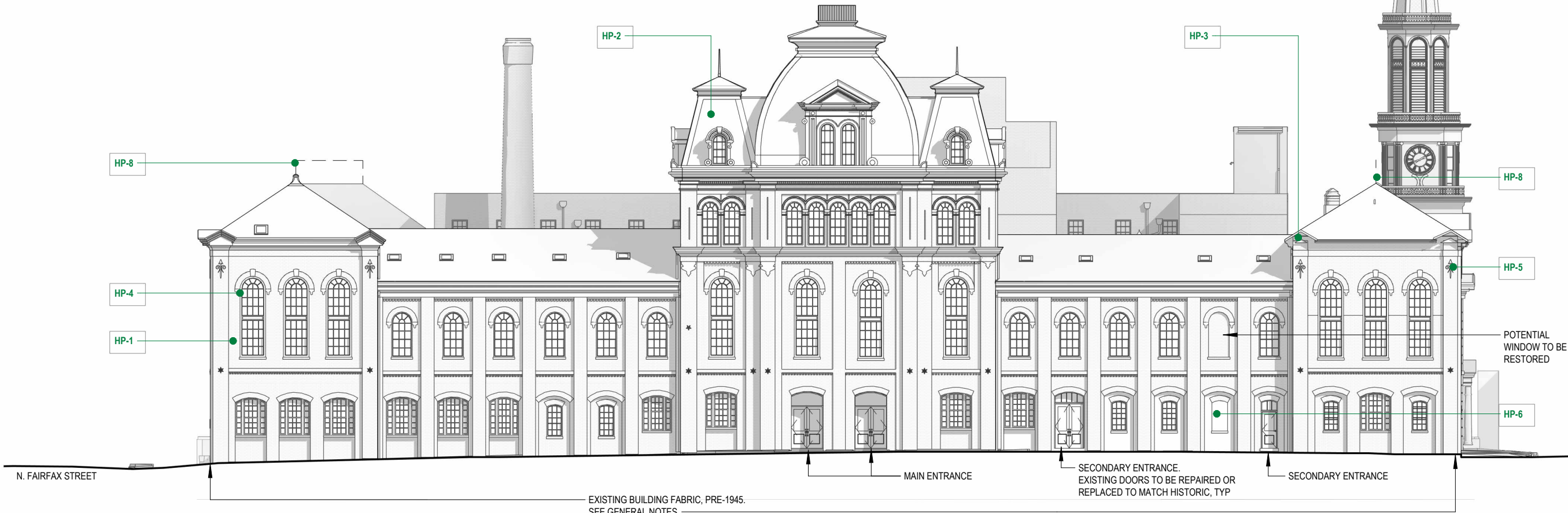
HP-6

STONE AND BRONZE PLAQUES TO BE RESTORED OR REPLACED



HP-8

REPLICATE ROOF CRESTING IMAGE CIRCA 1890



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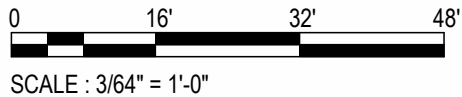
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HISTORIC PRESERVATION
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CAMERON STREET (NORTH) ELEVATION
PRESERVATION APPROACH



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

CITY HALL, MARKET SQUARE PLAZA AND
GARAGE RENOVATION

ALEXANDRIA, VA

PROJ NO. 058-10046-000

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GENERAL NOTES

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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 REPLACED BASED ON CONDITION TO MATCH HISTORIC

HP-2

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

GUTTERS AND DOWNSPOUTS REPLACED TO MATCH HISTORIC MATERIAL

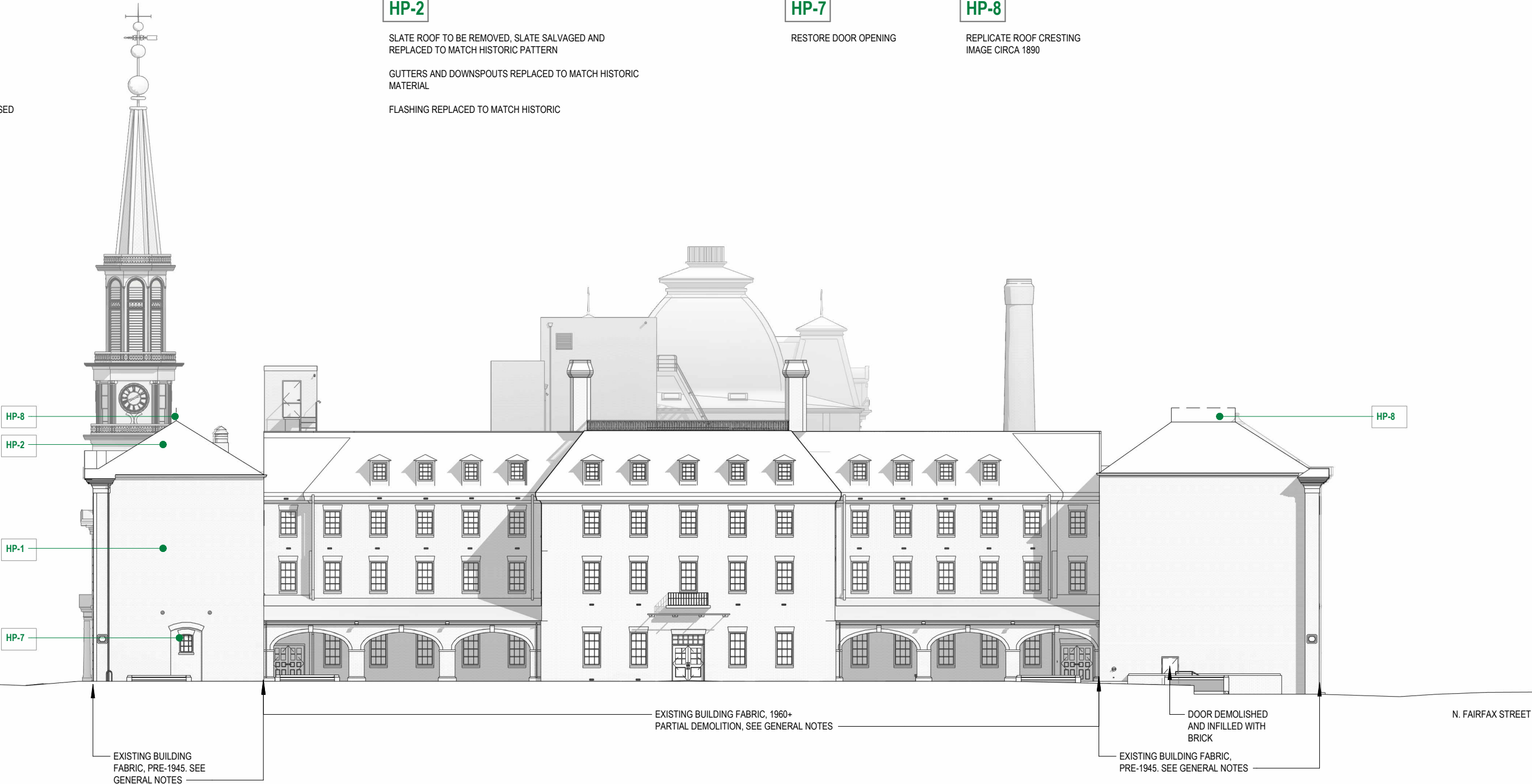
FLASHING REPLACED TO MATCH HISTORIC

HP-7

RESTORE DOOR OPENING

HP-8

REPLICATE ROOF CRESTING
IMAGE CIRCA 1890



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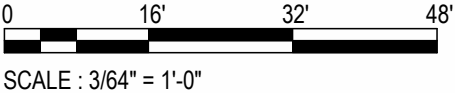
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HISTORIC PRESERVATION
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LANDSCAPE
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KING STREET (SOUTH) ELEVATION
PRESERVATION APPROACH



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

CITY HALL, MARKET SQUARE PLAZA AND
GARAGE RENOVATION

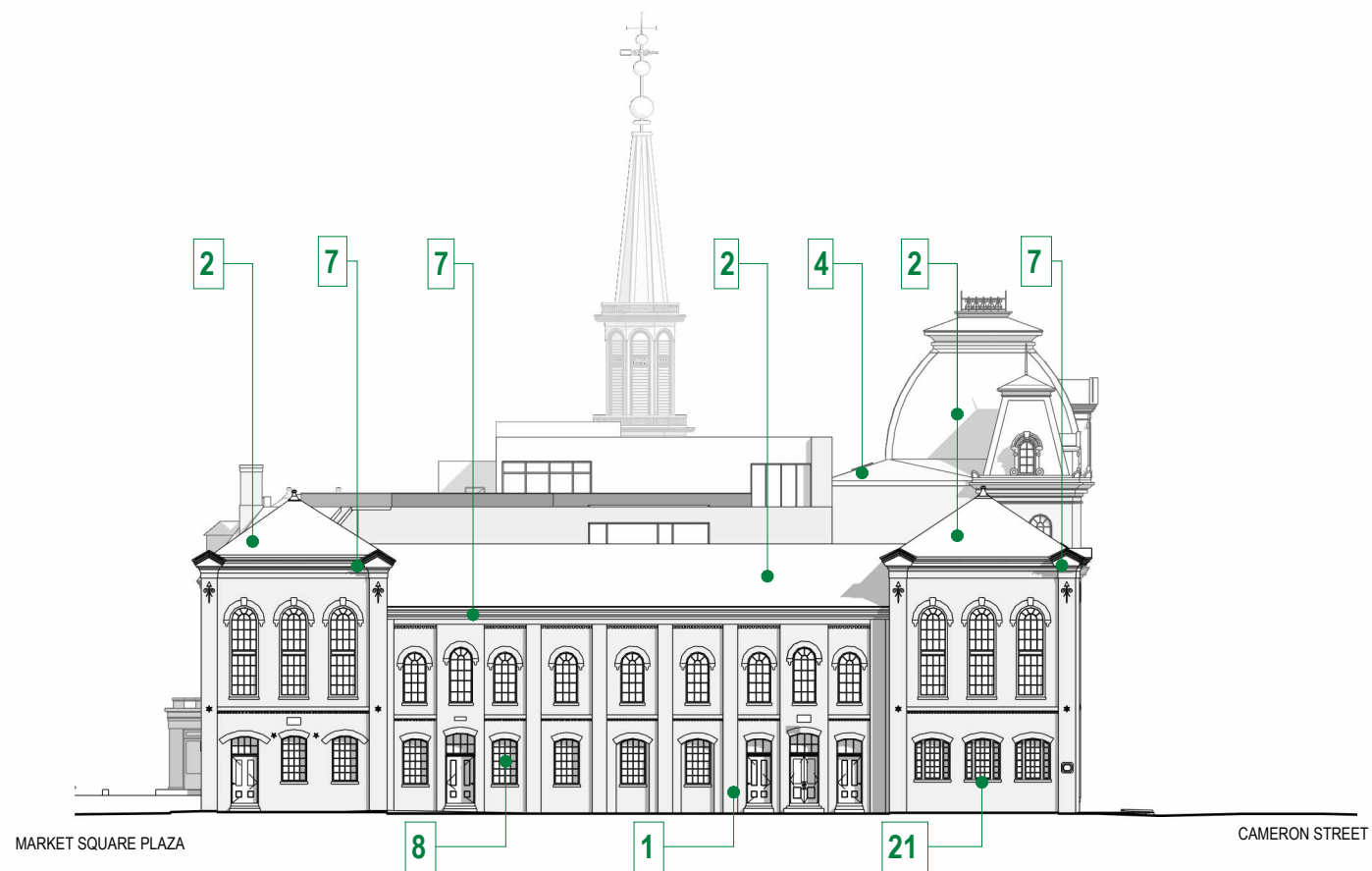
ALEXANDRIA, VA

PROJ NO. 058-10046-000

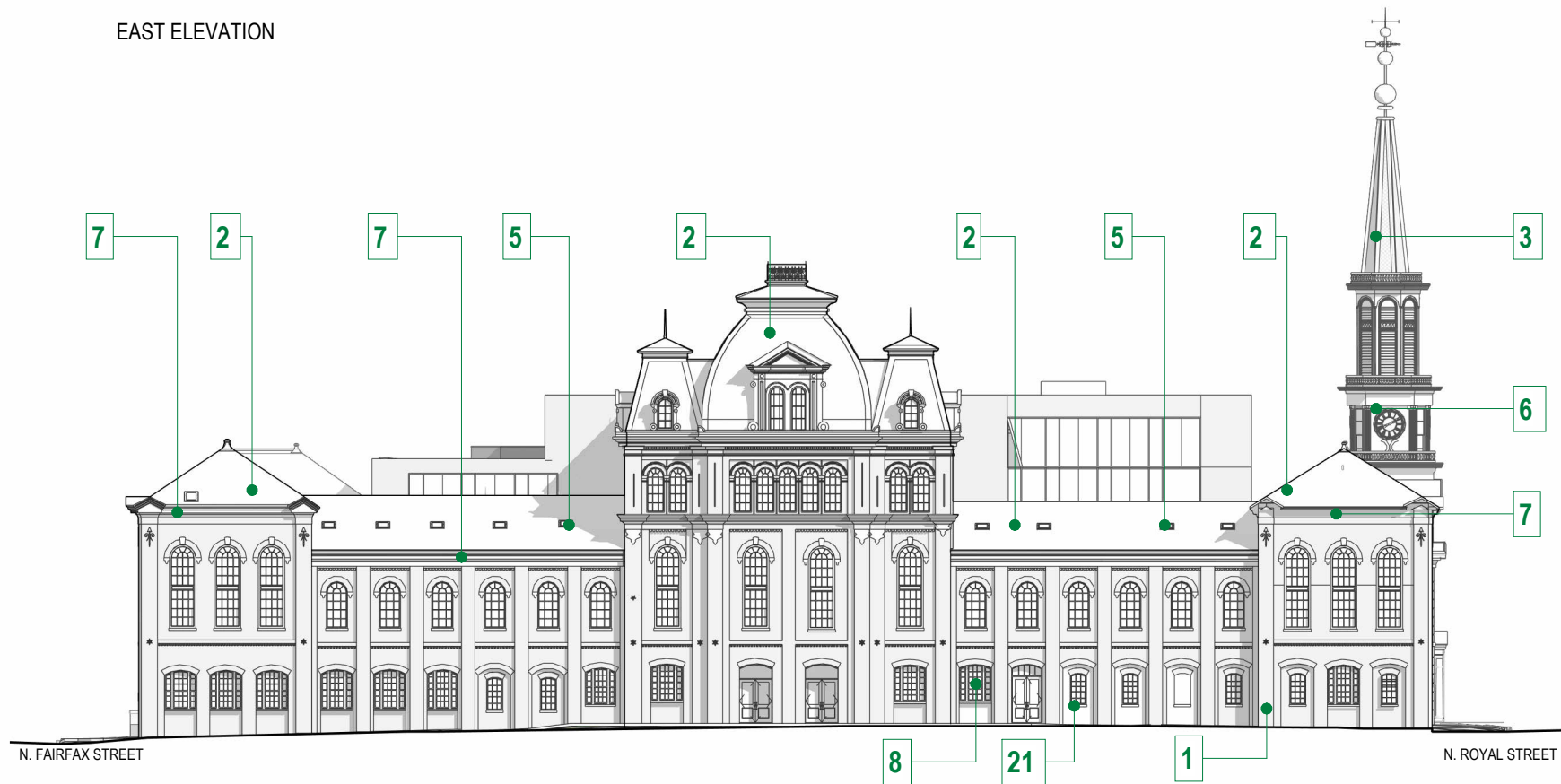
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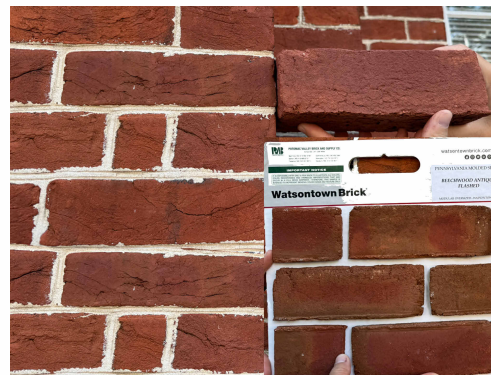
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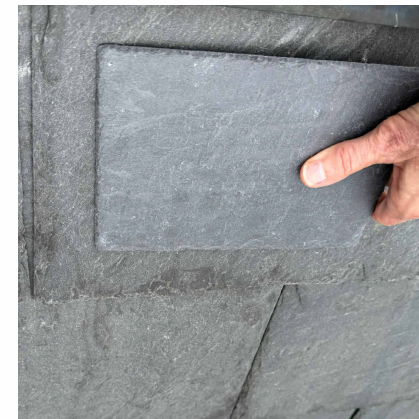
EAST ELEVATION



NORTH ELEVATION



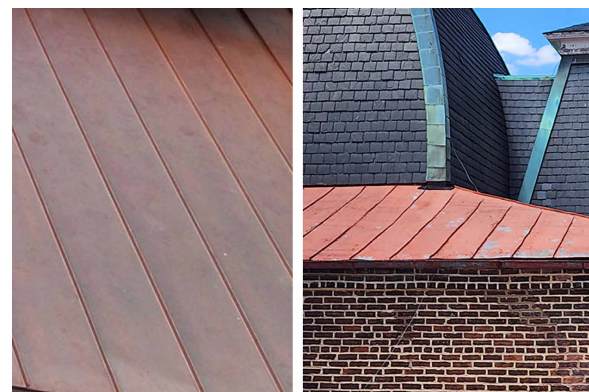
1 BRICK TYPE A, 50-50 MIX
BRICK SIZE TO MATCH EXISTING
DIMENSIONS



2 SLATE TILE ROOF TYPE A



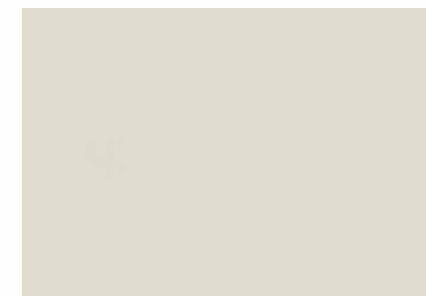
3 DIAMOND SHAPE SLATE
ROOF TILE TYPE B



4 COPPER STANDING SEAM
METAL ROOF



5 SKYLIGHT GLAZING



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



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



8 REPLACEMENT WINDOW
GLAZING



21 SANDSTONE OR PAINTED
CONCRETE WINDOW SILLS
TO MATCH EXISTING



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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

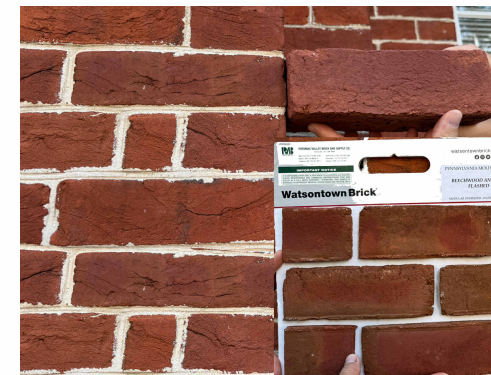
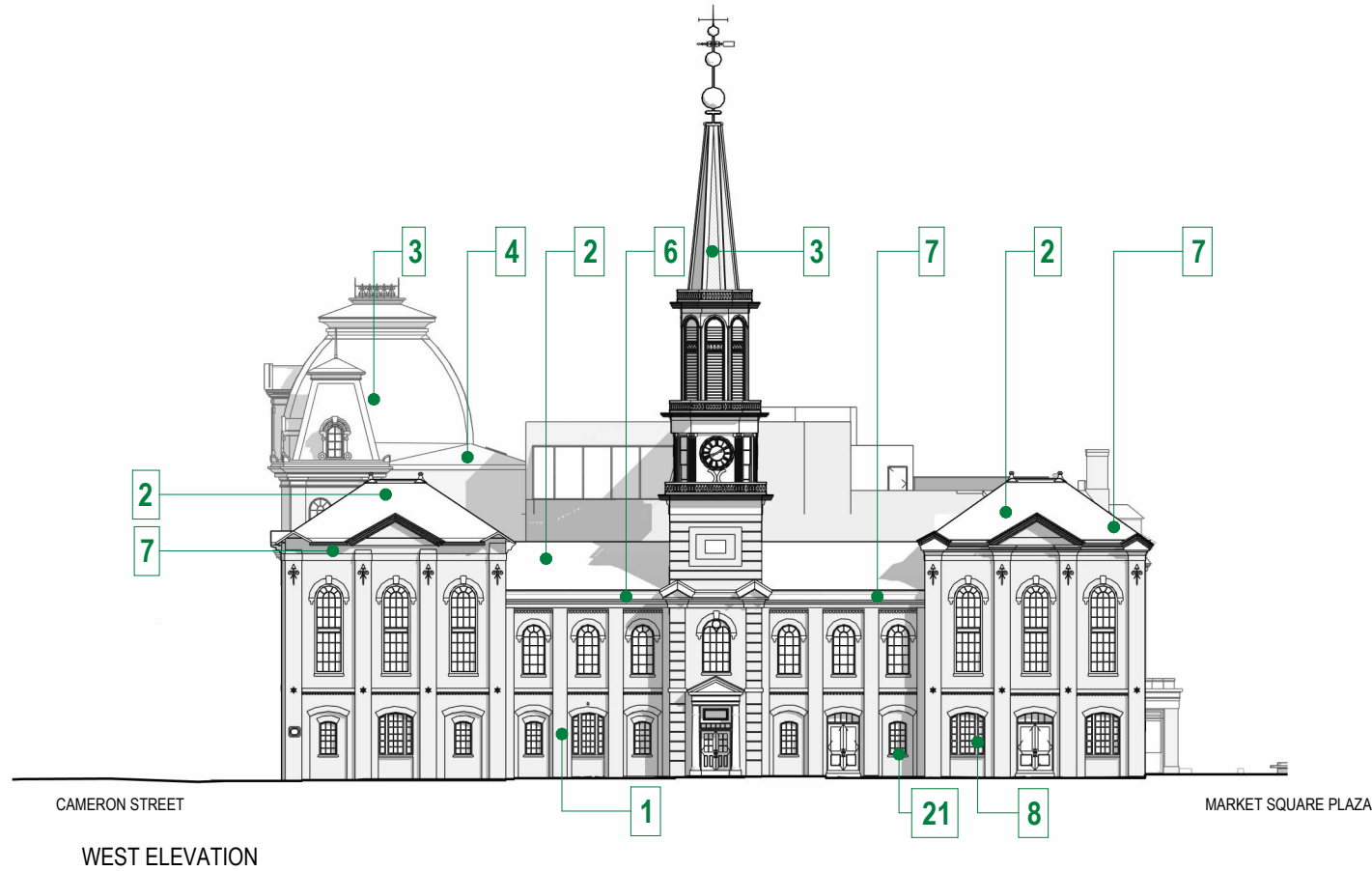
ALEXANDRIA, VA

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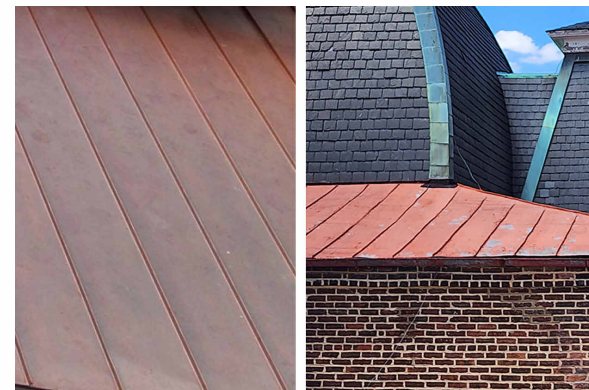
1 BRICK TYPE A, 50-50 MIX
BRICK SIZE TO MATCH EXISTING
DIMENSIONS



2 SLATE TILE ROOF TYPE A



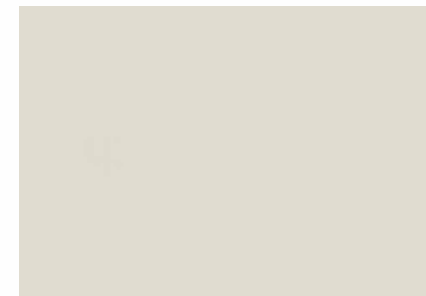
3 DIAMOND SHAPE SLATE
ROOF TILE TYPE B



4 COPPER STANDING SEAM
METAL ROOF



5 SKYLIGHT GLAZING



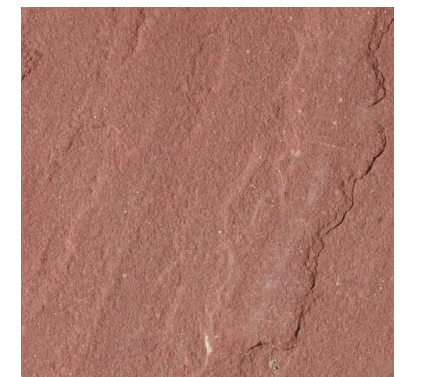
6 PAINT FINISH AT WOOD TRIM
OC-24 (FINAL COLOR SELECTION
TO BE CONFIRMED WITH
CONSTRUCTION MOCKUP)



7 PAINTED METAL CORNICE
SW 2861 (FINAL COLOR
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8 REPLACEMENT WINDOW
GLAZING



21 SANDSTONE OR PAINTED
CONCRETE WINDOW SILLS
TO MATCH EXISTING



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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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CITY HALL AND MARKET SQUARE EVOLUTION

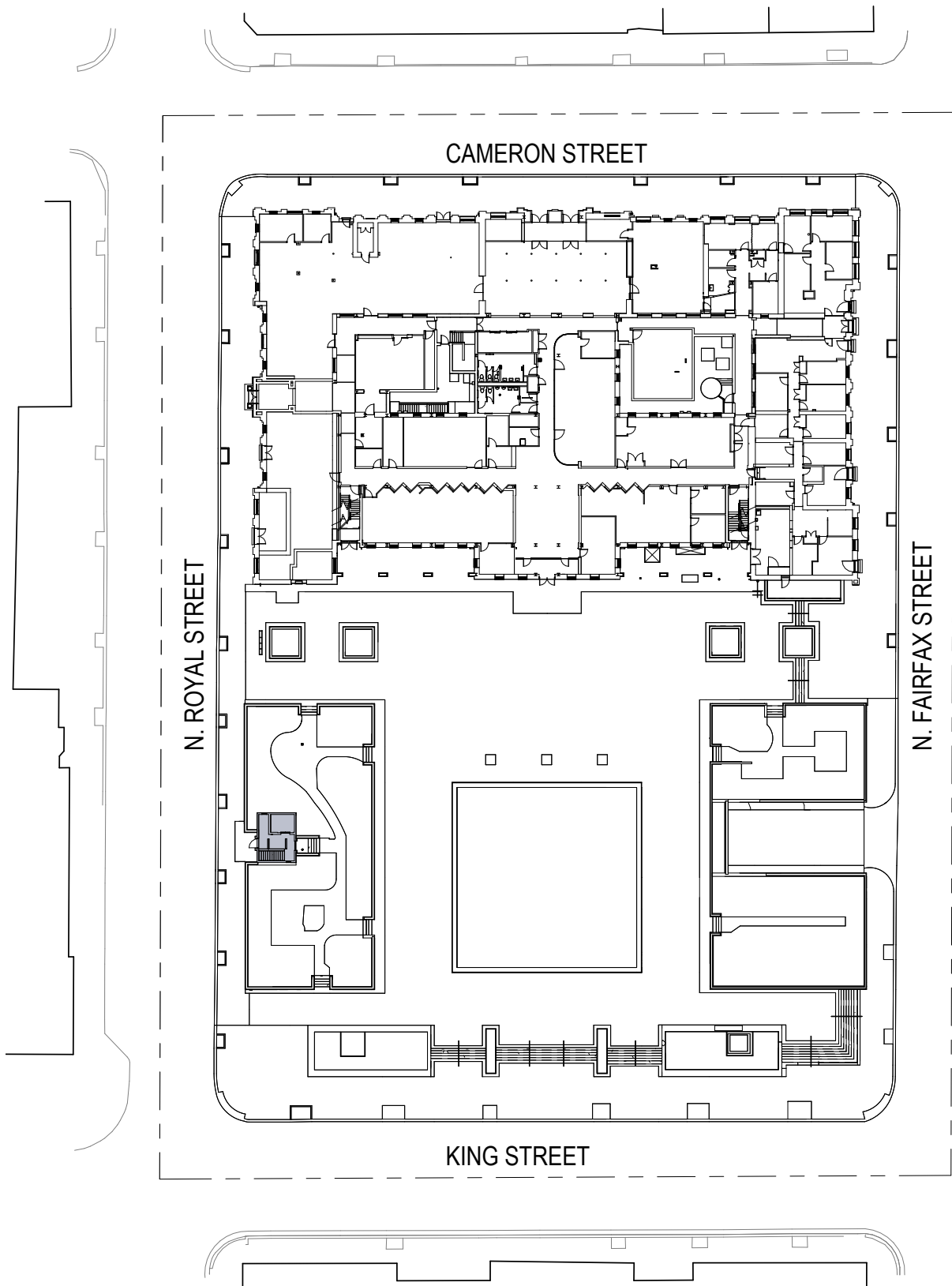
Illustrative depiction of structures at Market Square and City Hall from 1885 to present.
Information was derived from Sanborn maps and design drawings.

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

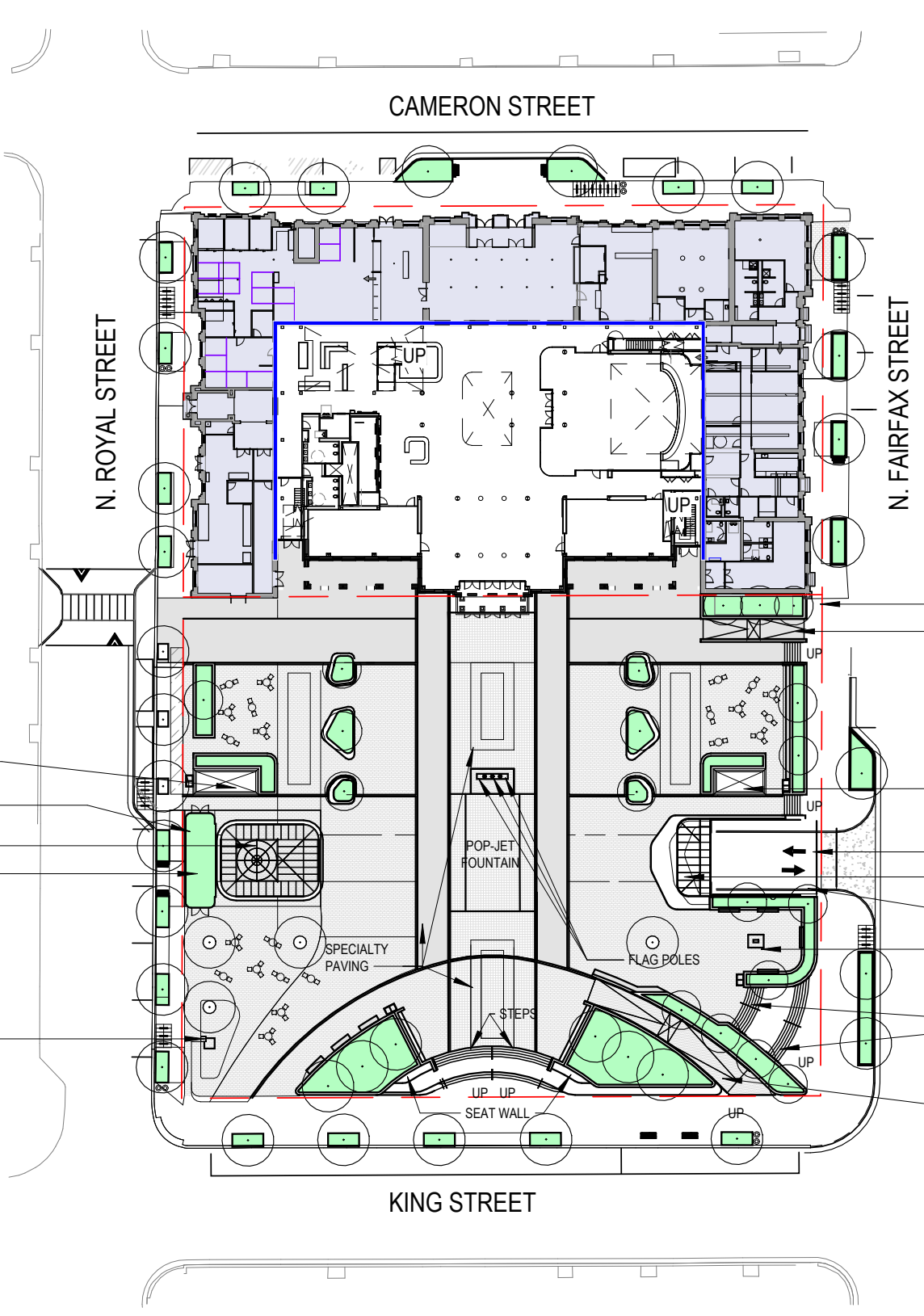
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PROJ NO. 058-10046-000

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DATE: 09/08/25 (REV 09/18/25)
PAGE: A16



EXISTING SITE PLAN



PROPOSED SITE PLAN

PLAN LEGEND

EXISTING BUILDING FABRIC, PRE-1945

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

LANDSCAPING



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P: 202.861.4600

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ASSOCIATE ARCHITECT
1215 CAMERON ST
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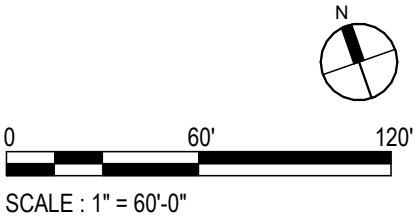
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HISTORIC PRESERVATION
HISTORIC PRESERVATION
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EXISTING AND PROPOSED SITE PLANS



CITY HALL, MARKET SQUARE PLAZA AND
GARAGE RENOVATION

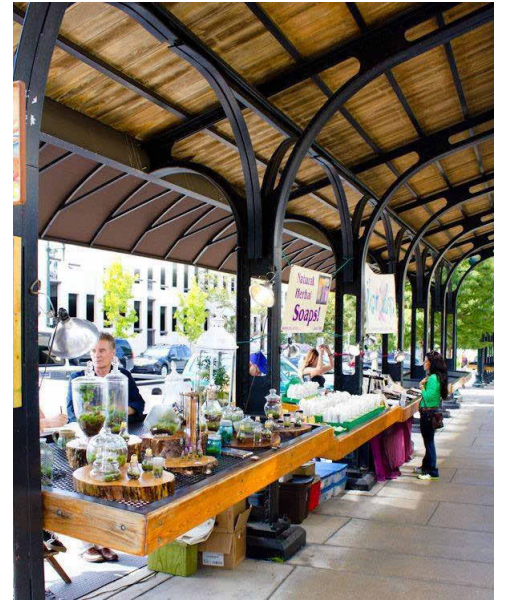
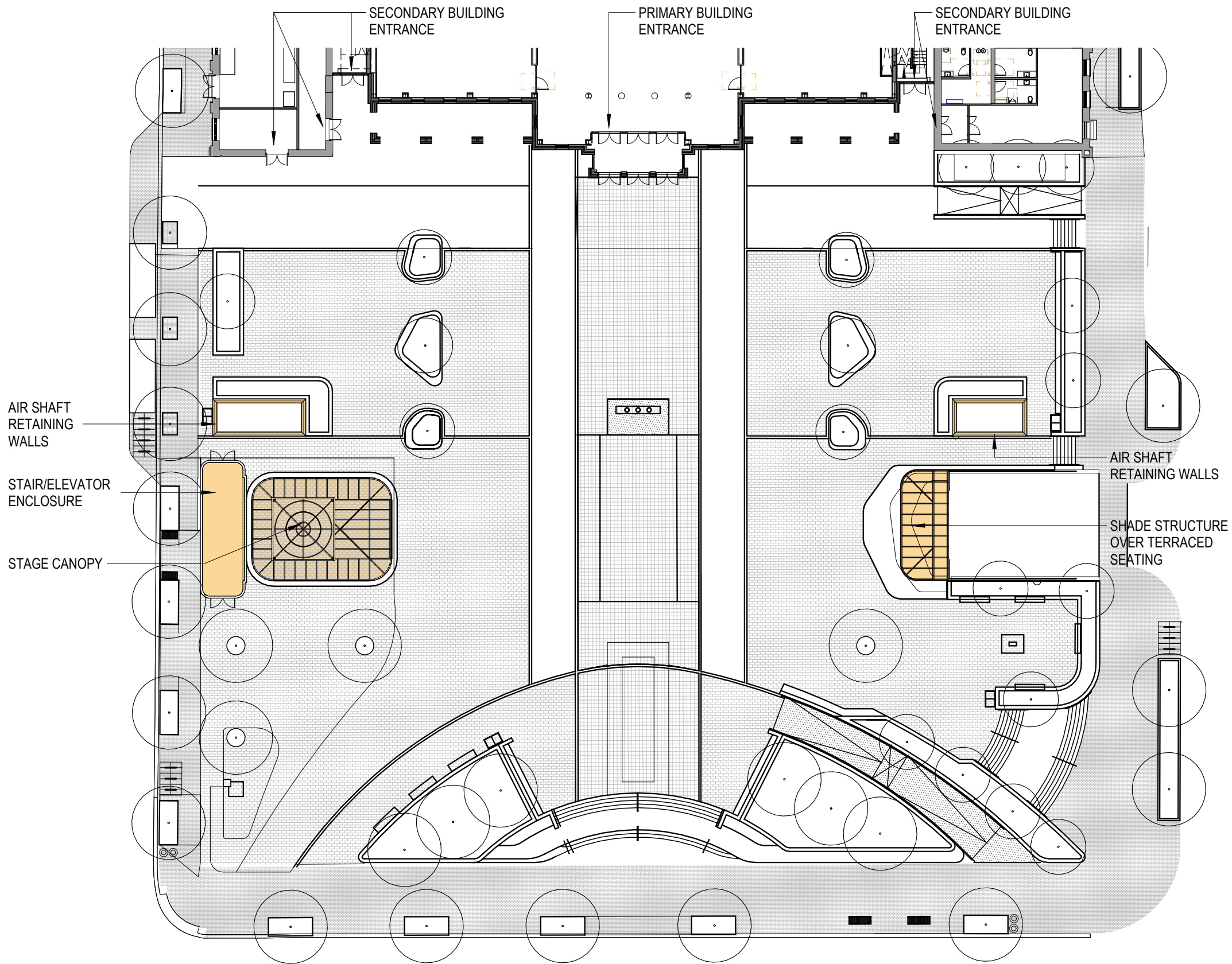
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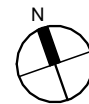
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MARKET SQUARE PLAZA PLAN - ARCHITECTURAL MATERIALS



SCALE : 1" = 30'-0"

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

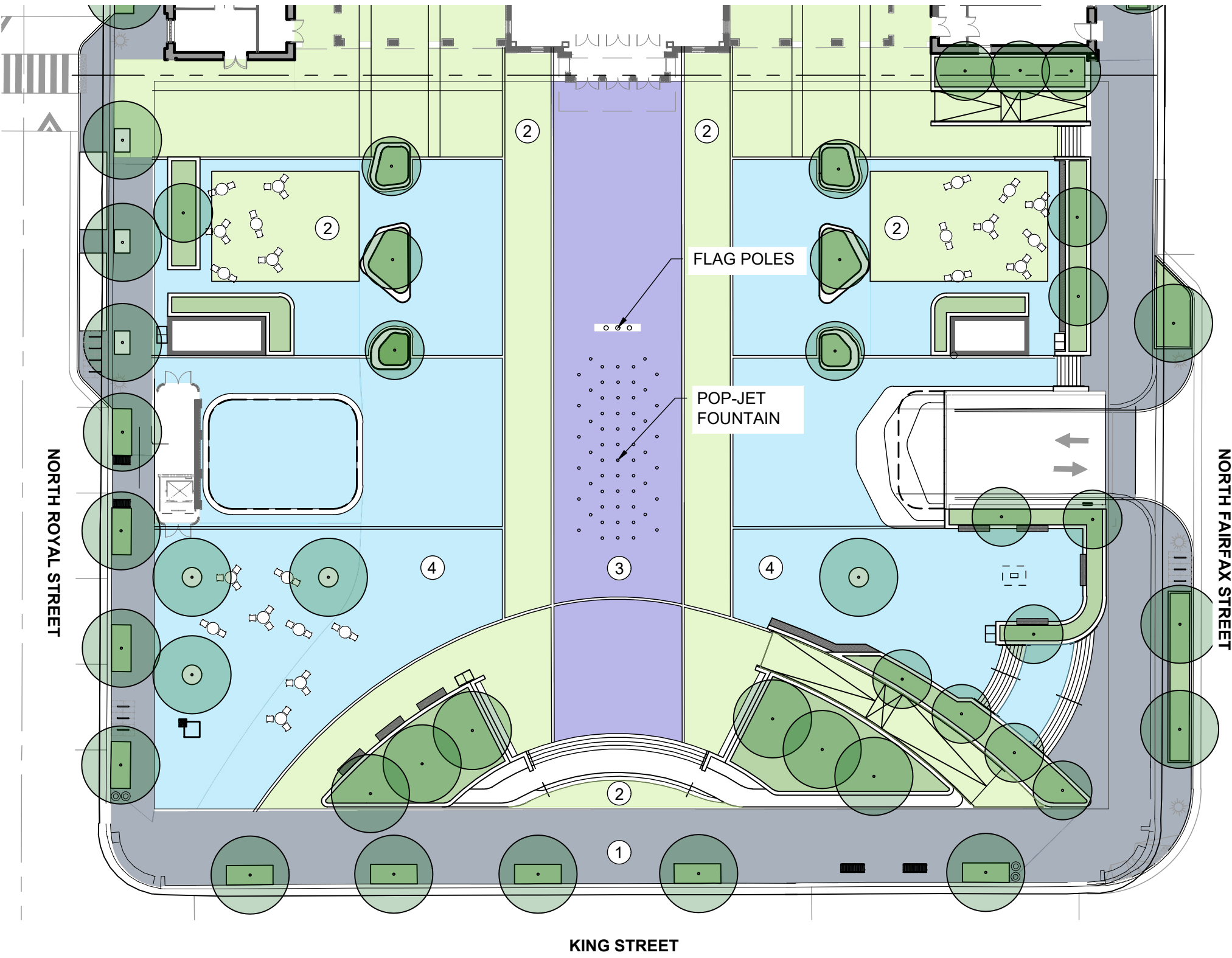
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PROJ NO. 058-10046-000

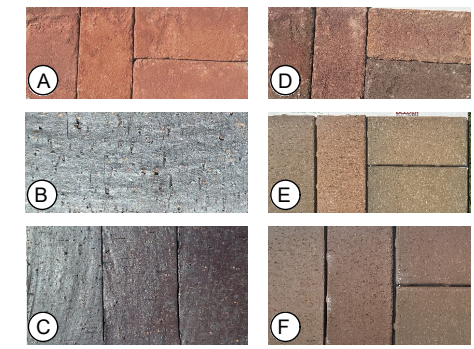
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DATE: 09/08/25 (REV 09/18/25)

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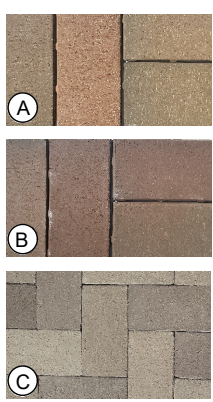
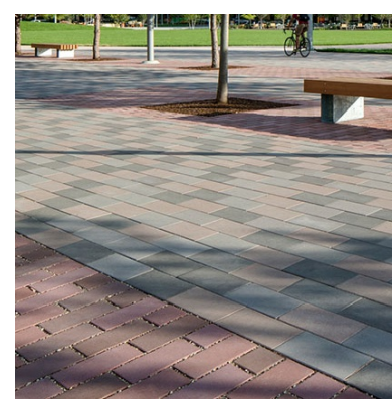
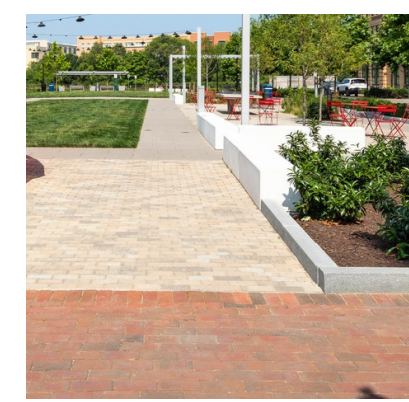
1 STREETScape PAVING



2 ACCENT PAVING



3 FOUNTAIN PAVING



4 FIELD PAVING

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



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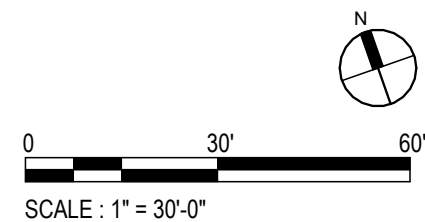
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MARKET SQUARE PLAZA PLAN - PAVING



CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

ALEXANDRIA, VA
PROJ NO. 058-10046-000

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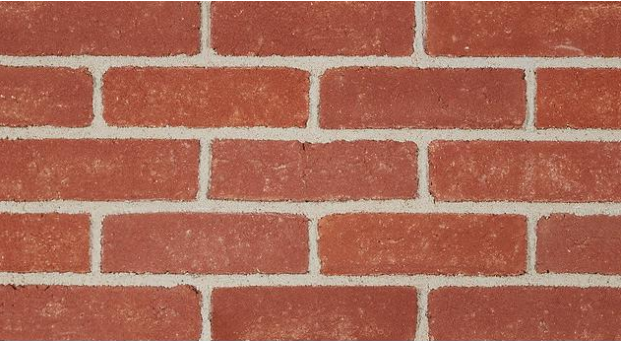
DATE: 09/08/25 (REV 09/18/25)
PAGE: A19



FOUNTAIN



STEPS



SEATING ELEMENTS

PLANTER WALL ELEMENTS



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MARKET SQUARE ELEMENT IMAGERY

CITY HALL, MARKET SQUARE PLAZA AND
GARAGE RENOVATION

ALEXANDRIA, VA

PROJ NO. 058-10046-000

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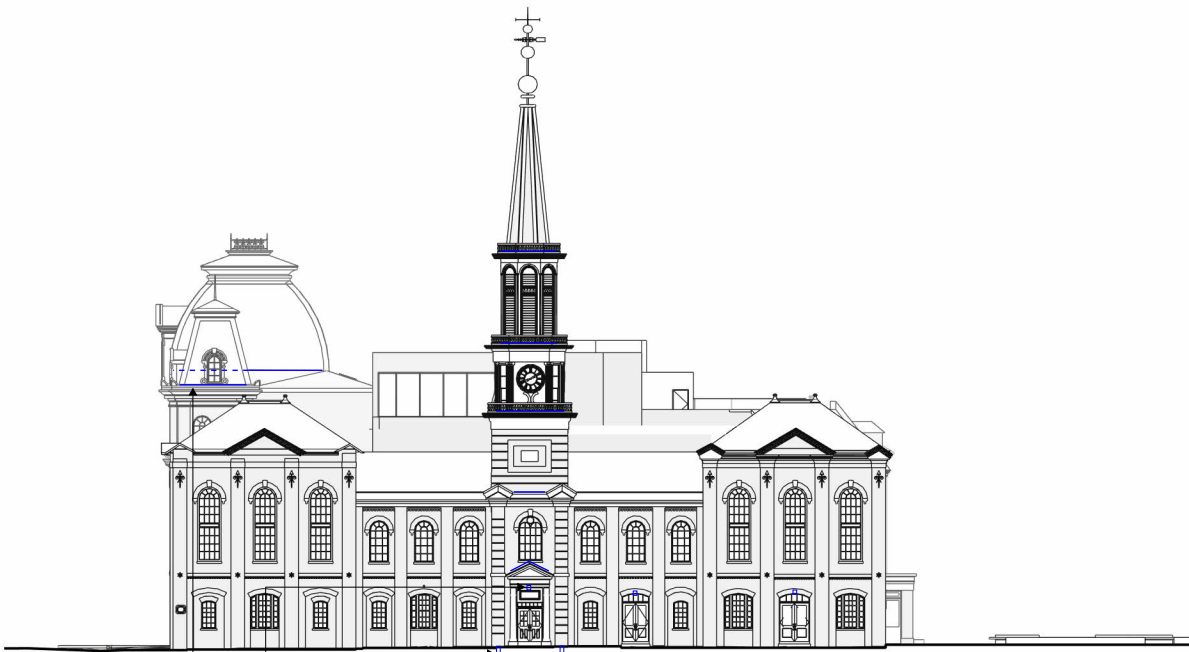
TREE GRATES



FURNISHING



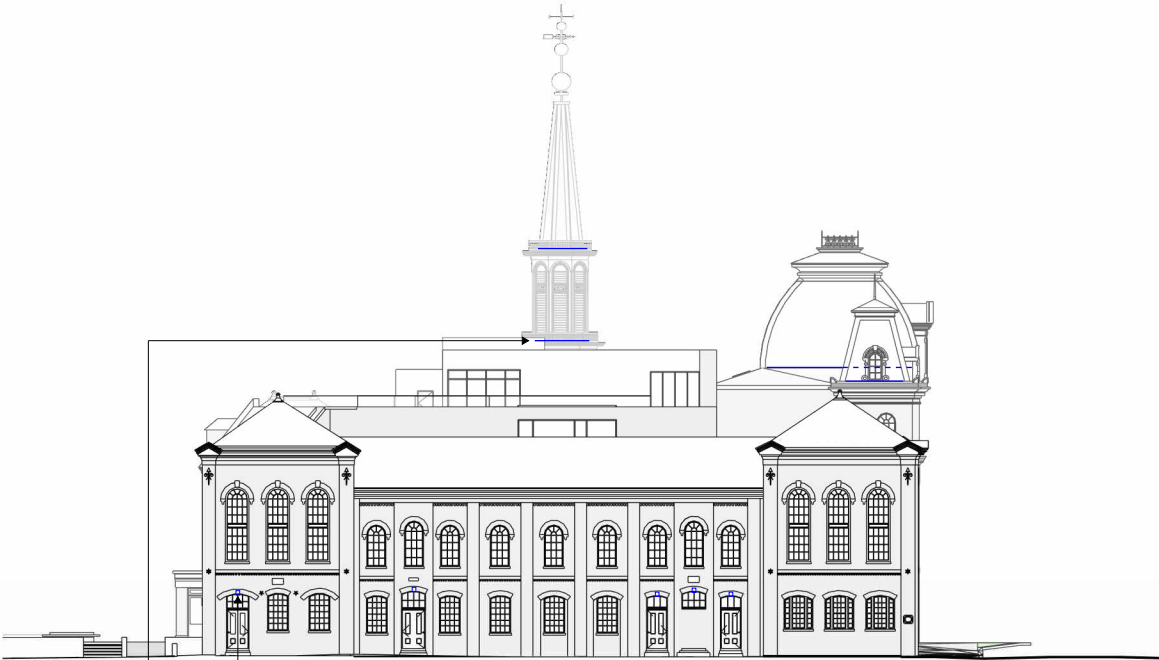
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- TYPE KX11 IN-GRADE NARROW OPTIC UPLIGHT
- TYPE KX13 RECESSED DOWNLIGHTS IN COLONNADE
- INTERNALLY ILLUMINATED SIGN BY OTHERS



- TYPE KX12 FACADE GRAZING LINEAR
- TYPE KX13 RECESSED DOWNLIGHTS IN DOORS
- TYPE KX11 IN-GRADE NARROW OPTIC UPLIGHT



- TYPE KX12 FACADE GRAZING LINEAR
- TYPE KX13 RECESSED DOWNLIGHTS IN DOORS



- TYPE KX12 FACADE GRAZING LINEAR
- TYPE KX13 RECESSED DOWNLIGHTS IN DOORS



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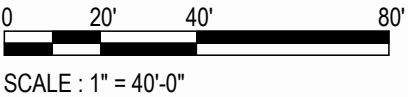
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LANDSCAPE
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PROPOSED ELEVATIONS - LIGHTING APPROACH



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)

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PROPOSED SITE PLAN - LIGHTING APPROACH

CITY HALL, MARKET SQUARE PLAZA AND
GARAGE RENOVATION

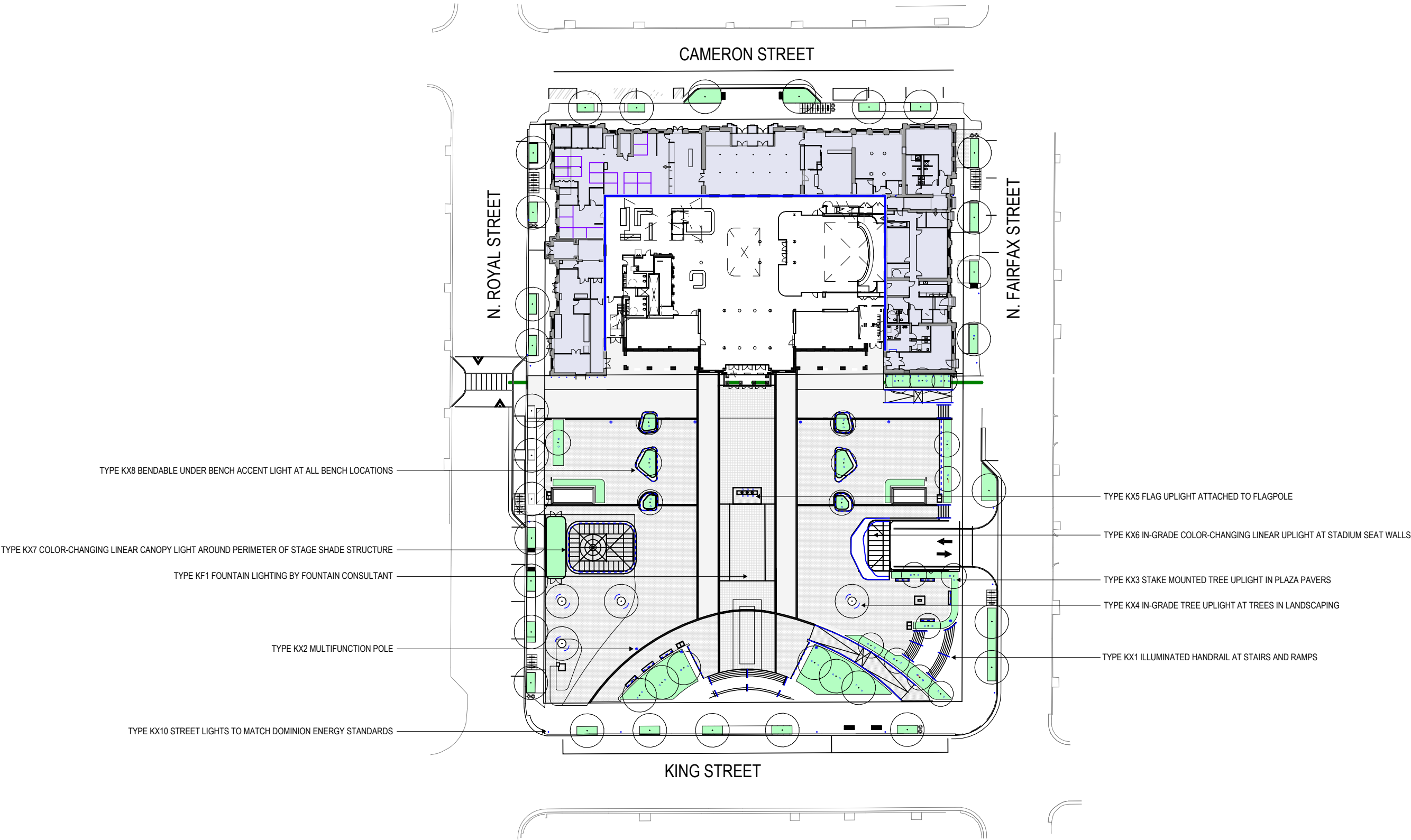
ALEXANDRIA, VA

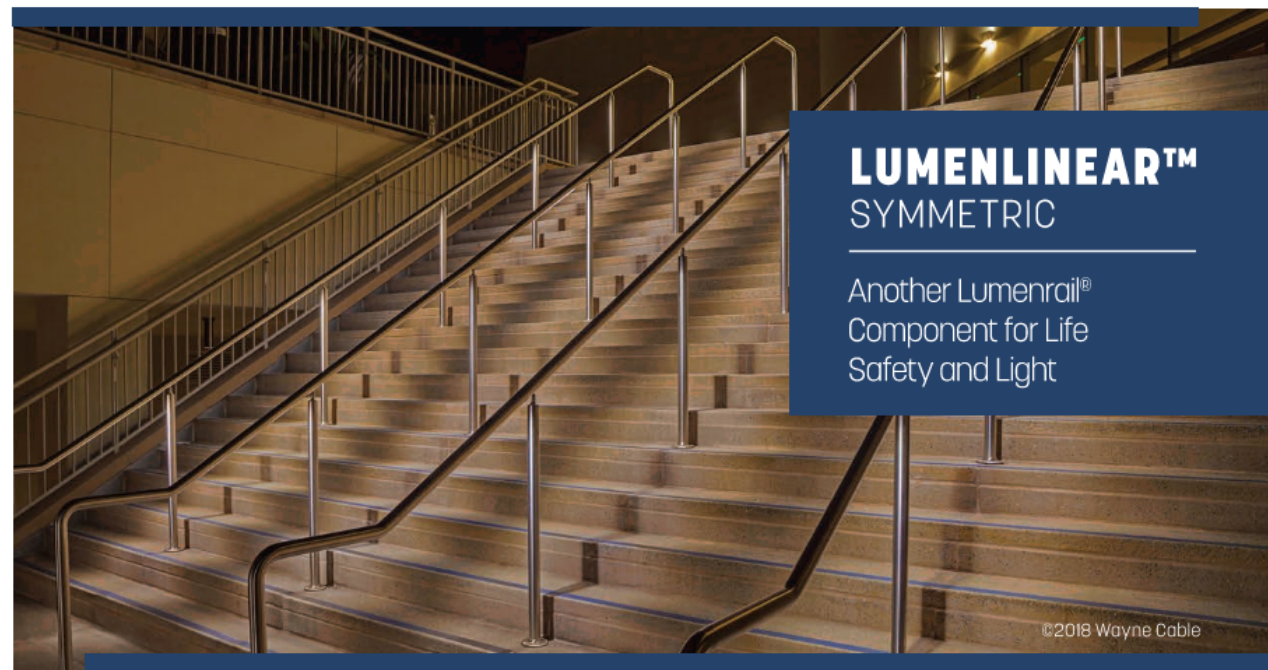
PROJ NO. 058-10046-000

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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.



- 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
request
- 9 standard lengths from 6" to 54"

TYPE KX2



Date: _____ Customer: _____
Project: _____
Type: _____ Qty: _____

Modular Column



Order Code:	MCB												
MCB	Series	MCB Modular Column											
Column Body Height	7	8	9	10	11	12	13	14	15'	16'	17'	18'	*Nominal overall height cannot exceed 18ft *For use with IC option only *Refer to page 2 for mounting option details
	7ft	8ft	9ft	10ft	11ft	12ft	13ft	14ft	15ft	16ft	17ft	18ft	
Column Features	CMxx Camera	SPxx Speaker	FMSxx ^{3,4,6} Facade Module Small Opening		FMLxx ^{3,4,6} Facade Module Large Opening		TMSxx ^{3,5,6} Twin Spot Module Single		TMDxx ^{3,5,6} Twin Spot Module Double		*Cannot be mounted within 8 ft. of ground *Select up to 2 FMS and FML combined *Select up to 3 TMS or up to 1 TMD and 1 TMS *Select up to 1 FMS/FML and 1 TMS/TMD combined *Not field adaptable for modules *Refer to page 2 for mounting option details		
	DV3xx ⁷ 36" Design Void	DV4xx ⁷ 48" Design Void											
Finish	WH White	BK Black	BZ Bronze	SV Silver	BL Semi-Matte Black	SP Specify Premium Color							
Options	REC 120V GFCI Receptacle with in-use 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)	PC ¹⁰ Button- style photo cell	MSxx ^{8,10} Motion Sensor with optional photo cell (Meets Title 24 requirements) See p. 8 for order code		*Include angular orientation on page 8 *Not field adaptable to a lit top *DW, HEXXX, or MS only. Cannot be combined. PC or MS only. Cannot be combined.				

Please list modification requirements for review by factory:

Please list modification requirements for review by factory:

Date:



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In a continuing effort to offer the best product possible, we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product. Specification sheets found at www.selux.us are the most recent versions and supercede all other printed or electronic versions.

Page 1 of 9
(Rev. 03/2022)
MC_ss_v1.7

CM KLING + ASSOCIATES



RUST ORLING ARCHITECTURE ASSOCIATE ARCHITECT 1215 CAMERON ST ALEXANDRIA, VA 22314	 LandDesign CREATING PLACES LANDSCAPE 200 S PEYTON ST ALEXANDRIA, VA 22314
EHT TRACERIES HISTORIC PRESERVATION HISTORIC PRESERVATION 440 MASSACHUSETTS AVE NW WASHINGTON DC 20001	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

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

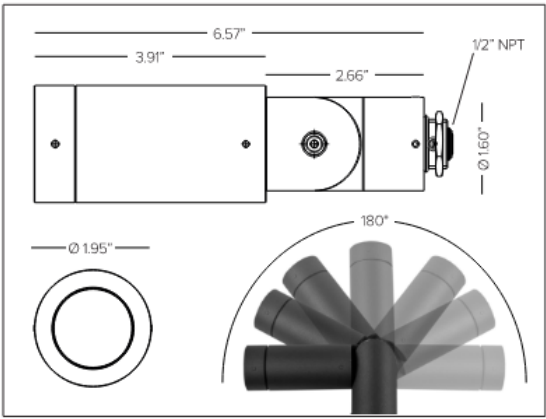
PAGE: A24

BULLETTO

Compact Adjustable Floodlight Projector



BULLETTO shown in Ferrite Dark Grey finish.



CONCEPT	
Compact projector flood light for high intensity applications.	
MECHANICAL CHARACTERISTICS	
Housing	1.95"Dia. X 6.57"L
Materials	Aluminium body and joints for maximum heat dissipation.
Finish	Textured finish. Ferrite Dark Grey Heritage Brown Bronze Black White Sandstone Grey
Power Connection	Pre-cabled with 10' Belden direct burial 18ga 3 conductor cable for connection to remote power supply.
Functionality	Modular body for toolless maintenance. IP66 protection rated optical chamber with removable front cap for simple toolless field interchangeability of optics and accessories.
Mounting	Adjustable up to 180° on the vertical surface with aim lock set screw, 360° rotatable on the horizontal axis. Brass counter nut with 1/2" NPS mounting stem suitable for direct j-box mount. Optional installation accessories for additional mountings.
Weight	1.4lbs
Protection	IP66
Impact	IK08
CERTIFICATIONS	
cULus Class 2 Wet Location Listed E479873. Tested in accordance with LM-79-08. Compliant for California installations. IEC 62471 RoHS3 EU 215/863 *CEC T24 JA8-2019-E certified, BULLETTO in conjunction with DMLE601242UD driver.	
WARRANTY	
5 year limited warranty ^A Fixture suitable for use in marine grade environments. Not to be in direct contact with salt or corrosive agents for extended periods of time.	
SUSTAINABILITY	
Luminaire designed for disposal/recycling at end-of-life. Replaceable LED light source and control gear by a Targetti technician.	


ELECTRICAL CHARACTERISTICS

Power Supply
Remote Class 2 120V-277V AC power supply required, ordered separately. Flicker free dimming achieved through driver.

Wattage
8W (NSP) / 12W (SP/FL/MFL/WFL)

Voltage
24V DC

Ambient Temp.
-25°C / +35°C (95°F)


SOURCE

High efficiency LED Emitter

TM30	CCT (Nominal)	CRI	Rf	Rg	SDCM
	2700K 	90	88	95	2
	3000K 	90	91	98	2
	3500K 	90	89	96	2
	4000K 	90	88	94	2


OPTIC

Optical system is dependent on beam angle. NSP version PMMA lens and fixed holographic filter. SP / FL / MWFL / WFL versions equipped with PMMA lens and interchangeable optical holographic lens, factory preset per specified optic with other beams included in packaging.

Beam						
	NSP 8°	SP 15°	FL 24°	MWFL 31°	WFL 44°	
Delivered Lumens	2700K	362Lm	679Lm	642Lm	648Lm	634Lm
	3000K	394Lm	738Lm	698Lm	704Lm	689Lm
	3500K	421Lm	790Lm	747Lm	753Lm	737Lm
	4000K	421Lm	790Lm	747Lm	753Lm	737Lm

Efficacy
66Lm/W max. Refer to photometric graphs for specific values.

Lifetime
L96/B10 30,000hrs at max TA +25°C
L95/B10 50,000hrs at max TA +25°C
L94/B10 80,000hrs at max TA +25°C
L93/B10 100,000hrs at max TA +25°C

Photobiological Classification
Low risk safety RG1

Lun-Up Evo

Design Dean Skira

iGuzzini

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, Dali dimmable using Dali 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.

Installation

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

Colour Black (04)	Weight (Kg) 1.15
----------------------	---------------------

Mounting

ground recessed

Wiring

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

Complies with EN60598-1 and pertinent regulations



Accessory code

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

Technical description

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.

Installation

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

Colour Black (04)	Weight (Kg) 1.3
----------------------	--------------------

Complies with EN60598-1 and pertinent regulations

Technical data			
Im 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, real value):	101.6	Lamp code:	LED
Im in emergency mode:	-	Number of lamps for optical assembly:	1
Total light flux at or above an angle of 90° [Lm]:	934	ZVEI Code:	LED
Light Output Ratio (L.O.R.) [%]:	73	Number of optical assemblies:	1
Beam angle [°]:	32°	Intervallo temperatura ambiente:	from -30°C to 35°C.
CRI (minimum):	80	LED current [mA]:	240
CRI (typical):	82		

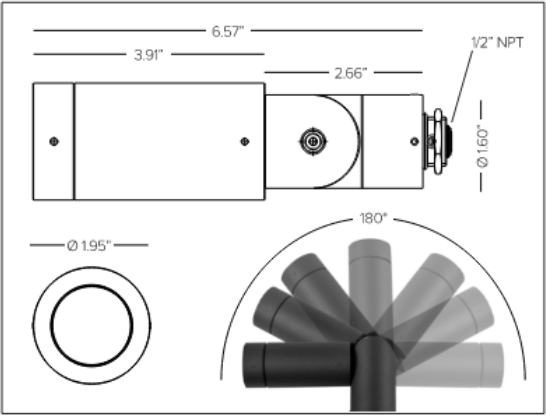
	RUST ORLING ARCHITECTURE ASSOCIATE ARCHITECT 1215 CAMERON ST ALEXANDRIA, VA 22314	LandDesign CREATING PLACES LANDSCAPE 200 S PEYTON ST ALEXANDRIA, VA 22314	PROPOSED LIGHTING CUT SHEETS	CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION ALEXANDRIA, VA	BAR CERTIFICATE OF APPROPRIATENESS
	EHT TRACERIES HISTORIC PRESERVATION HISTORIC PRESERVATION 440 MASSACHUSETTS AVE NW WASHINGTON DC 20001	CM KLING + ASSOCIATES INC Architectural Lighting Design LIGHTING DESIGN 1020 CAMERON STREET ALEXANDRIA, VA 22314			
ARCHITECTURE, HISTORIC PRESERVATION 1200 19TH STREET NW, SUITE 220 WASHINGTON DC 20036 P: 202.861.4600				PROJ NO. 058-10046-000	DATE: 09/08/25 PAGE: A25

BULLETTO

Compact Adjustable Floodlight Projector



BULLETTO shown in Ferrite Dark Grey finish.



CONCEPT

Compact projector flood light for high intensity applications.

MECHANICAL CHARACTERISTICS

Housing	1.95"Dia. X 6.57"L
Materials	Aluminum body and joints for maximum heat dissipation.
Finish	Textured finish. ● Ferrite Dark Grey ● Heritage Brown ● Bronze ● Black ● White ● Sandstone Grey
Power Connection	Pre-cabled with 10' Belden direct burial 18ga 3 conductor cable for connection to remote power supply.
Functionality	Modular body for toolless maintenance. IP66 protection rated optical chamber with removable front cap for simple toolless field interchangeability of optics and accessories.
Mounting	Adjustable up to 180° on the vertical surface with aim lock set screw, 360° rotatable on the horizontal axis. Brass counter nut with 1/2" NPS mounting stem suitable for direct, j-box mount. Optional installation accessories for additional mountings.
Weight	1.4lbs
Protection	IP66
Impact	IK08

CERTIFICATIONS

cULus Class 2 Wet Location Listed E479873.
Tested in accordance with LM-79-08.
Compliant for California installations.
IEC 62471
RoHS3 EU 215/863
CEC T24 JAB-2019-E certified, BULLETTO in conjunction with DMLE601242UD driver.

WARRANTY

5 year limited warranty
A Fixture suitable for use in marine grade environments. Not to be in direct contact with salt or corrosive agents for extended periods of time.

SUSTAINABILITY

Luminaire designed for disposal/recycling at end-of-life. Replaceable LED light source and control gear by a Targetti technician.

ELECTRICAL CHARACTERISTICS

Power Supply	Remote Class 2 120V-277V AC power supply required, ordered separately. Flicker free dimming achieved through driver.
Wattage	8W (NSP) / 12W (SP/FL/MFL/WFL)
Voltage	24V DC
Ambient Temp.	-25°C / +35°C (95°F)

SOURCE

High efficiency LED Emitter					
TM30	CCT (Nominal)	CRI	Rf	Rg	SDCM
	2700K	90	88	95	2
	3000K	90	91	98	2
	3500K	90	89	96	2
	4000K	90	88	94	2

OPTIC

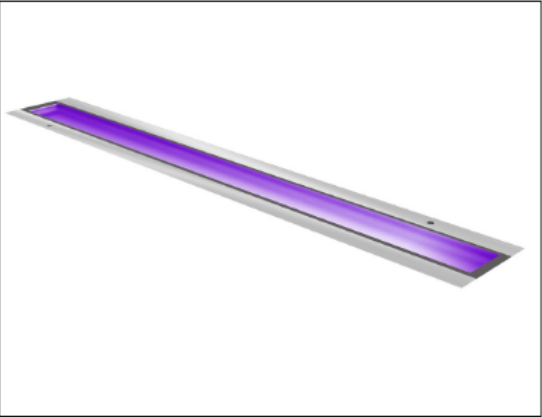
Optical system is dependent on beam angle. NSP version PMMA lens and fixed holographic filter. SP / FL / MWFL / WFL versions equipped with PMMA lens and interchangeable optical holographic lens, factory preset per specified optic with other beams included in packaging.

Beam		NSP 8°	SP 15°	FL 24°	MWFL 31°	WFL 44°
Delivered Lumens	2700K	362Lm	679Lm	642Lm	648Lm	634Lm
	3000K	394Lm	738Lm	698Lm	704Lm	689Lm
	3500K	421Lm	790Lm	747Lm	753Lm	737Lm
	4000K	421Lm	790Lm	747Lm	753Lm	737Lm
Efficacy	66Lm/W max. Refer to photometric graphs for specific values.					
Lifetime	L96/B10 30,000hrs at max TA +25°C L95/B10 50,000hrs at max TA +25°C L94/B10 80,000hrs at max TA +25°C L93/B10 100,000hrs at max TA +25°C					

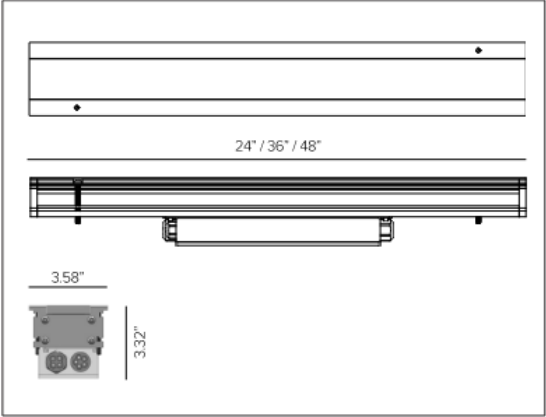
Photobiological Classification Low risk safety RG1

JEDI RECESSED RGBW 'Q'

Dynamic Color Changing Recessed Linear LED Ingrade



JEDI Q RECESSED RGBW



CONCEPT

Powerful addressable RGBW recessed linear LED ingrade.

MECHANICAL CHARACTERISTICS

Housing	3.47"D x 3.58"W
Materials	Extruded 15u anodized aluminum body and black painted die-cast aluminum end caps with extra clear 10mm flat glass with stainless steel AISI 316 border trim. Driver housed in black metal box on underside of fixture. Consult factory for optional anti-slip etched glass.
Finish	● Brushed Natural ● Bronze PVD* ● Black PVD* *Physical Vapor Deposition, available upon request.
Power Connection	Pre-cabled with 1ea 18-3 line voltage and Belden 3105A data cables with IP68 quick disconnects. Lead and Solo configurations provided with 10ft lead cables.
Mounting	Installation sleeve required for inground flush mounting, see available options. Fixture incorporated with anti-theft stainless steel screws for securing to sleeve.
Weight	7.7lbs (24") / 9lbs (36") / 15lbs (48")
Protection	IP68* / IP69K
Impact	IK10
Load Rating	H-20 fire truck tested resistant to static loads up to 28,229lbs.

CERTIFICATIONS

cULus listed Wet Location Listed E477426
H-20 Load rating tested
Tested in accordance with LM-79-08
Compliant for California installations.
RoHS3 EU 215/863

WARRANTY

5 year limited warranty
A Fixture body complete with marine grade cathaphoresis suitable for use in marine grade environments. Stainless Steel trim brushed finished surfaces may need to be cleaned occasionally to prevent collection of mineral deposits. Not to be in direct contact with salt or corrosive agents for extended periods of time.
B Temporary immersion up to 24 hours at a max depth of 2 meters. Installation of fixture requires proper drainage to prevent any standing water. Should not be used for permanent submersion.

SUSTAINABILITY

Luminaire designed for disposal/recycling at end-of-life. Replaceable LED light source and control gear by a Targetti technician.

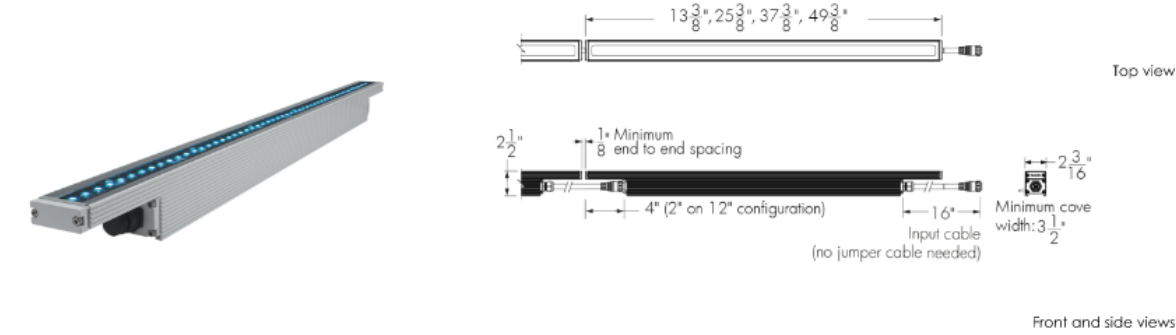
 ARCHITECTURE, HISTORIC PRESERVATION 1200 19TH STREET NW, SUITE 220 WASHINGTON DC 20036 P: 202.861.4600	 ASSOCIATE ARCHITECT 1215 CAMERON ST ALEXANDRIA, VA 22314	 LANDSCAPE 200 S PEYTON ST ALEXANDRIA, VA 22314	PROPOSED LIGHTING CUT SHEETS	CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION ALEXANDRIA, VA	BAR CERTIFICATE OF APPROPRIATENESS DATE: 09/08/25 PAGE: A26
	 HISTORIC PRESERVATION 440 MASSACHUSETTS AVE NW WASHINGTON DC 20001	 Architectural Lighting Design 1020 CAMERON STREET ALEXANDRIA, VA 22314			

Specification Sheet

Lumencove
Lumencove XT
LXT
COLOR CHANGING

Project Name _____ Qty _____

Type _____ Catalog / Part Number _____



Photometric Summary		
1ft fixture [305mm]		
	Delivered output (lm)	Power (W)
RGB RO	179	6
RGB HO	278	9
RGBW30K	202	5
RGBW40K	206	5
RGBA	148	5
2ft fixture [610mm]		
RGB RO	359	12
RGB HO	556	18
RGBW30K	403	10
RGBW40K	412	10
RGBA	295	10
3ft fixture [914mm]		
RGB RO	538	18
RGB HO	834	27
RGBW30K	605	15
RGBW40K	618	15
RGBA	443	15
4ft fixture [1219mm]		
RGB RO	717	24
RGB HO	1112	36
RGBW30K	807	20
RGBW40K	823	20
RGBA	590	20

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	

1. Based on full output, DMX/RDM configuration.
2. Photometric performance is measured in compliance with IESNA LM-79-24.

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 the unique 3D Optic.

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 and look.

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.
CRI: 90

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.

Ordering Information							(Required)			
RUB		3D				GE				
Product	Trim/Finish	Type	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 ⁴ 30 = 3000K 35 = 3500K ⁴ 40 = 4000K ⁴	GE = General Illumination		99549 C-K100007 83034 C-K100009 C-F400001 C-F400002 C-F400003 C-F400004 C-K100011 83351 C-K400168 C-K400169 C-F500004 C-F500005 C-K100032 99539 99521	E-W200001 E-W200002	OT96-D010 DI96-24V- JBX-DPH- D010 LUT96-L3D0

¹ 3000K ONLY ² 2.9W/ft ONLY ³ White, 1.5W/ft ONLY ⁴ N/A CON ⁵ See page 2



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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	LEDCLTC0333BXXEX
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	LEDCLTC0533BXXEX
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	LEDCLTC0733BXXEX

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PROPOSED LIGHTING CUT SHEETS

CITY HALL, MARKET SQUARE PLAZA AND
GARAGE RENOVATION

ALEXANDRIA, VA

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LANDSCAPE
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ALEXANDRIA, VA 22314

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LIGHTING DESIGN
1020 CAMERON STREET
ALEXANDRIA, VA 22314

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) – 4.9" (1.98 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.
- CRI:** 80+
- 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.

Ordering Information						(Required)		
Product	Trim	Type	Diameter	Wattage/Operation	Color Temp	Optic	Housing ¹	Driver ²
OR = ORMA	FT = Flush Trim St. Steel ¹	F = Fixed	21 = 2.1" (FT)	4 CC = 4W / Constant Current (350mA)	27 = 2700K	SP = Spot	E99650 (2.1" 2.5")	CC: EC030W-XXX SOL050W-XXX SOL0100W-XXX CV: OT96-D010 DI96-24V-JBX-DPH-D010
	FHC = Fixed HoneyComb	FHC = Fixed	25 = 2.5"	5 CV = 5W / Constant Voltage (24VDC)	30 = 3000K	FL = Flood	E99560 (2.1" 2.5")	
	SFST = Semi-Flush St. Steel Trim ²	FDL = Fixed DarkLight	33 = 3.3" (FT)	4 CC = 4W / Constant Current (350mA)	40 = 4000K	WFL = Wide Flood	E83251 (2.1" 2.5")	
	SFBT = Semi-Flush Brass Trim ²	A = Adjustable	38 = 3.8"	5 CV = 5W / Constant Voltage (24VDC)		EL = Elliptical ⁴	E99855 (2.1")	
		AHC = Adjustable HoneyComb ³	49 = 4.9" (FT)	8 CC = 8W / Constant Current (220mA)			E99651 (3.3" 3.8")	
			54 = 5.4"	9 CV = 9W / Constant Voltage (24VDC)			E83252 (3.3" 3.8")	
				12 CC = 12W / Constant Current (350mA)			E99563 (3.3")	
				12 CC = 12W / Constant Current (350mA)			E99652 (4.9" 5.4")	
							E83253 (4.9" 5.4")	
							E99564 (4.9")	
							E99857 (4.9")	

¹ 2.1", 3.3", 4.9" ONLY ³ N/A in 2.1" or 2.5" ⁴ Fixed 2.1" and 2.5" ONLY ⁵ See page 2

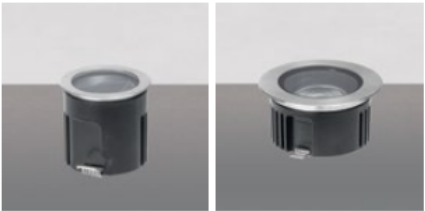
² 2.5", 3.8", 5.4" ONLY



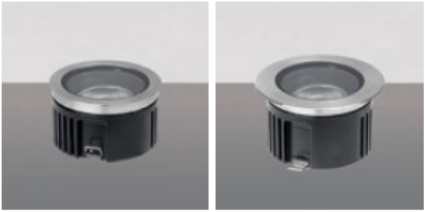
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2.1" 4W C.C. / 5W C.V. 2.5" 4W C.C. / 5W C.V.



3.3" 8W C.C. / 9W C.V. 3.8" 8W C.C. / 9W C.V.



4.9" 12W C.C. 5.4" 12W C.C.

Delivered Lumens ¹	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

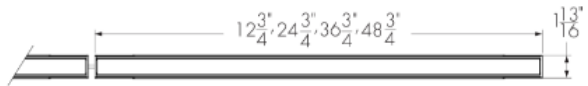
¹Values shown for 3000K

Specification Sheet

Lumenfacade Nano
LOGN
WHITE AND STATIC COLORS

Project Name _____ Qty _____

Type _____ Catalog / Part Number _____



Top view



Front and side views

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

¹ Based on 4000K full output, 4 ft. UCTL control configuration.
² Photometric performance is measured in compliance with IESNA LM-79-24.

Description	
The Lumenfacade Nano White and Static Colors is a high-efficiency 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 anywhere.	
Features	
Color and Color Temperature	2200K, 2700K, 3000K, 3500K, 4000K, Red, Green, Blue
Optics	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
Option	Corrosion-Resistant Coating for Hostile Environments 3G ANSI C136.31-2010 Vibration Rating for Bridge Applications
Power Consumption	2 W/ft, 4 W/ft, 7 W/ft
Warranty	5-year limited warranty
Performance	
Maximum Delivered Output	884 lm (2 W/ft, 48 in fixture, 4000K CRI 80+, 30° x 30°, NO control) 1,767 lm (4 W/ft, 48 in fixture, 4000K CRI 80+, 30° x 30°, NO control) 2,986 lm (7 W/ft, 48 in fixture, 4000K CRI 80+, 30° x 30°, NO control)

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COMPANION FAMILY PRODUCTS



Deep Regress - B4RC
usallighting.com/B4RC



Adjustable - B4RA
usallighting.com/B4RA



Wall Wash - B4RW
usallighting.com/B4RW

DOWNLIGHT PERFORMANCE DATA

See Page 4 for details

DELIVERED* PERFORMANCE:	LED COLOR CHOICES									
	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+ CRI.

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8,456,109, 8,742,695, 9,671,091 and 7,832,889. Patents pending.
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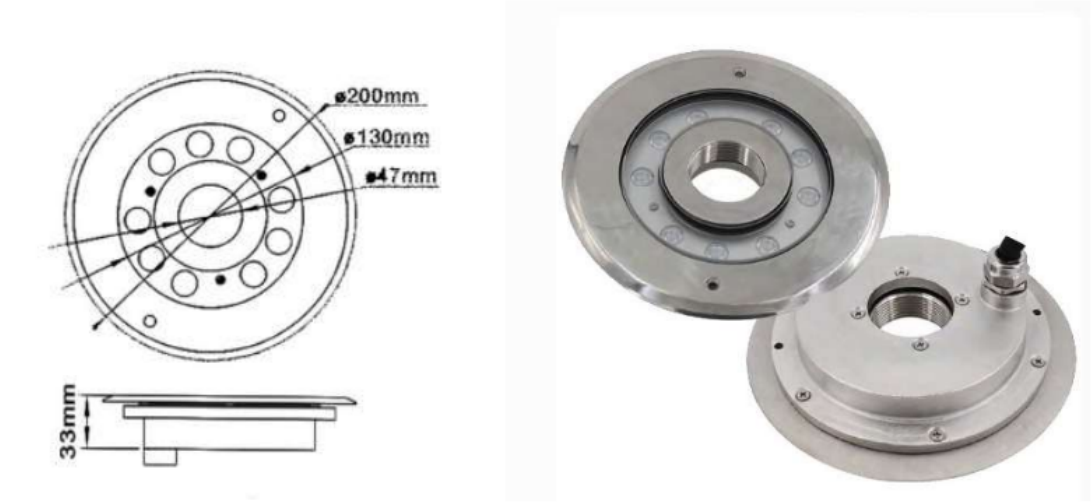
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Architectural Lighting Design
LIGHTING DESIGN
1020 CAMERON STREET
ALEXANDRIA, VA 22314

PROPOSED LIGHTING CUT SHEETS

DFUL-32W/24VDC RGBW LED RING LIGHT

FLUSH MOUNT



Specification	Description
Input voltage	24VDC
Output power	32 watts (8X4W)
Rendering Index	>70ra (warm white)
Beam angle	10°, 25° - Bead lens 10, 30, 45, 60
LEDs	Replaceable - Internal Driver
Material	Cast 316L Stainless Steel Silicone gasket - tempered glass lens
Face ring	316L SS Flush Mount
Color options	RGB-DMX, RGBW-DMX or White 3000K White Temp
White	CREE-XPE - 2700K to 6500K
LEDs operating life	> 50,000 hours
IP rating	IP68 - Certified Submersible or Dry
Cable	9 FEET - SOW 18/5 Longer cable can be ordered
Dimensions	Diameter 7.87"x1.29"H - center opening 1.85"
Weight	3.2kgs
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



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CITY HALL, MARKET SQUARE PLAZA AND
GARAGE RENOVATION

ALEXANDRIA, VA

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RENDERINGS

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

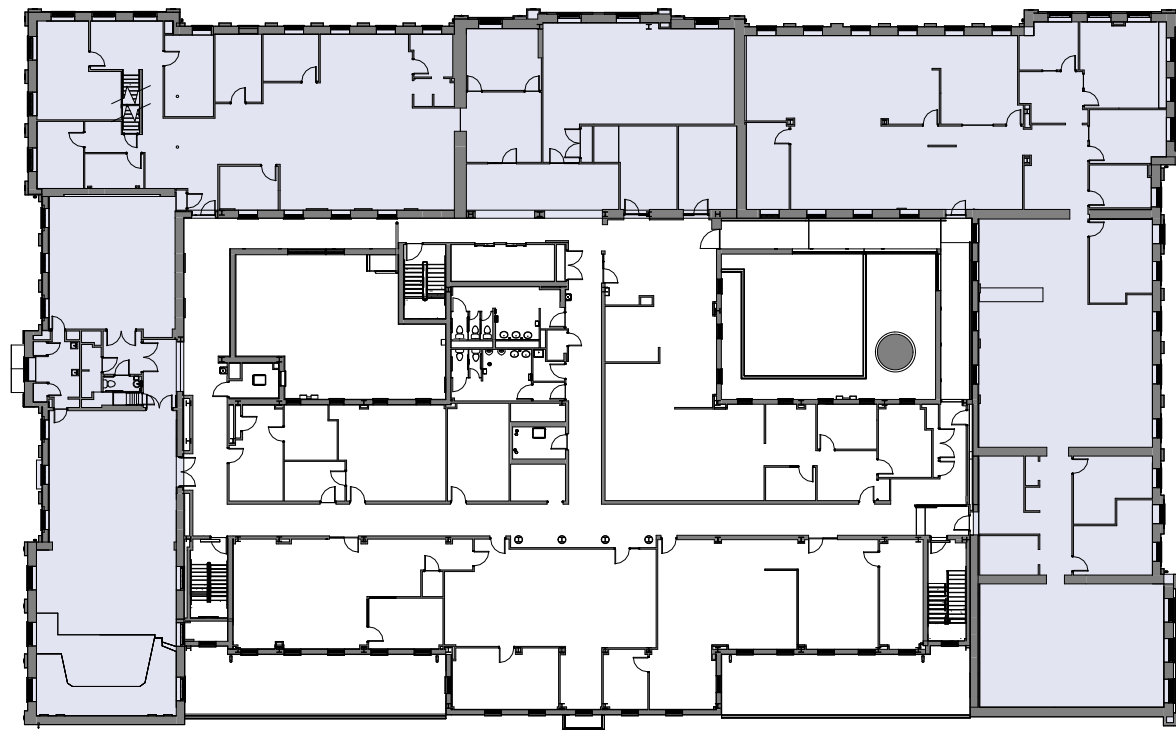
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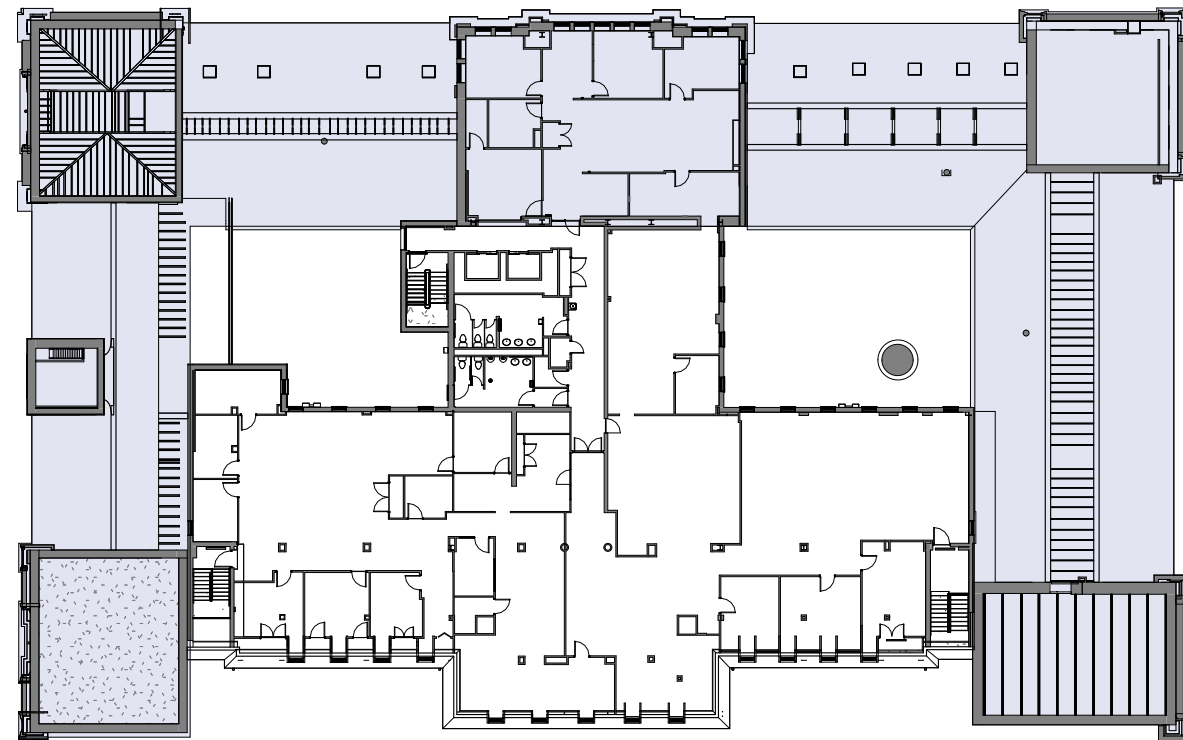
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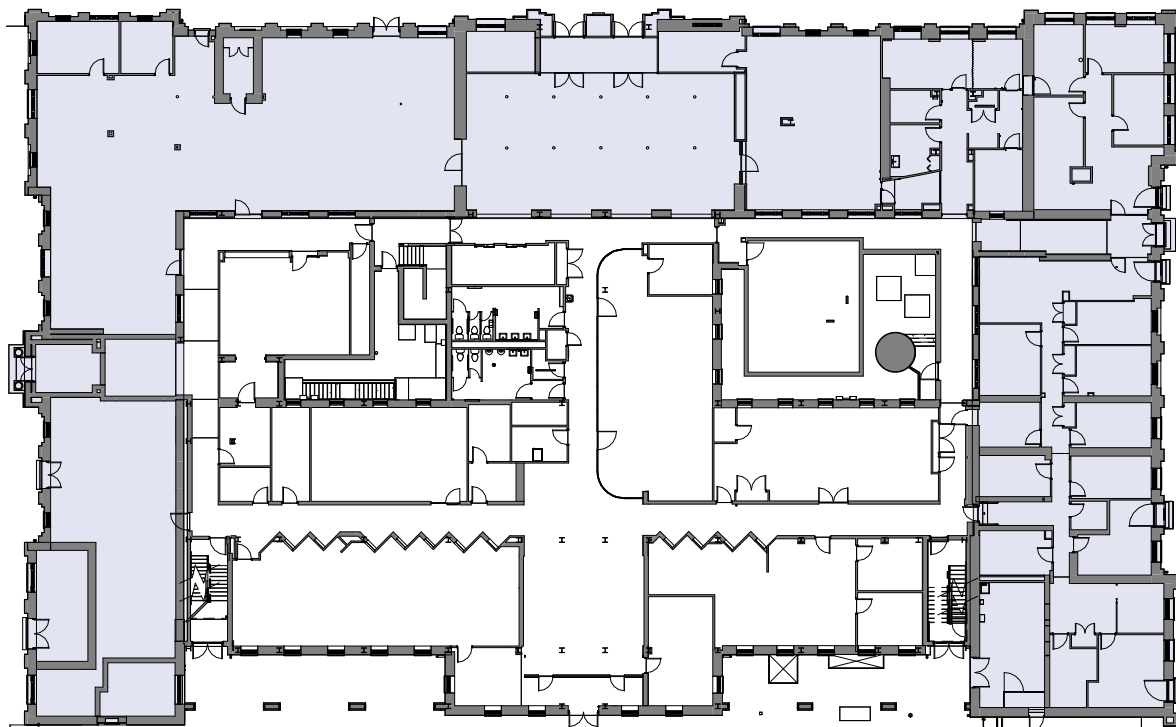
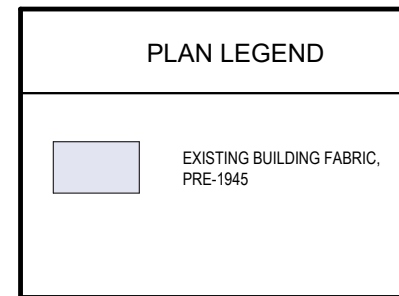
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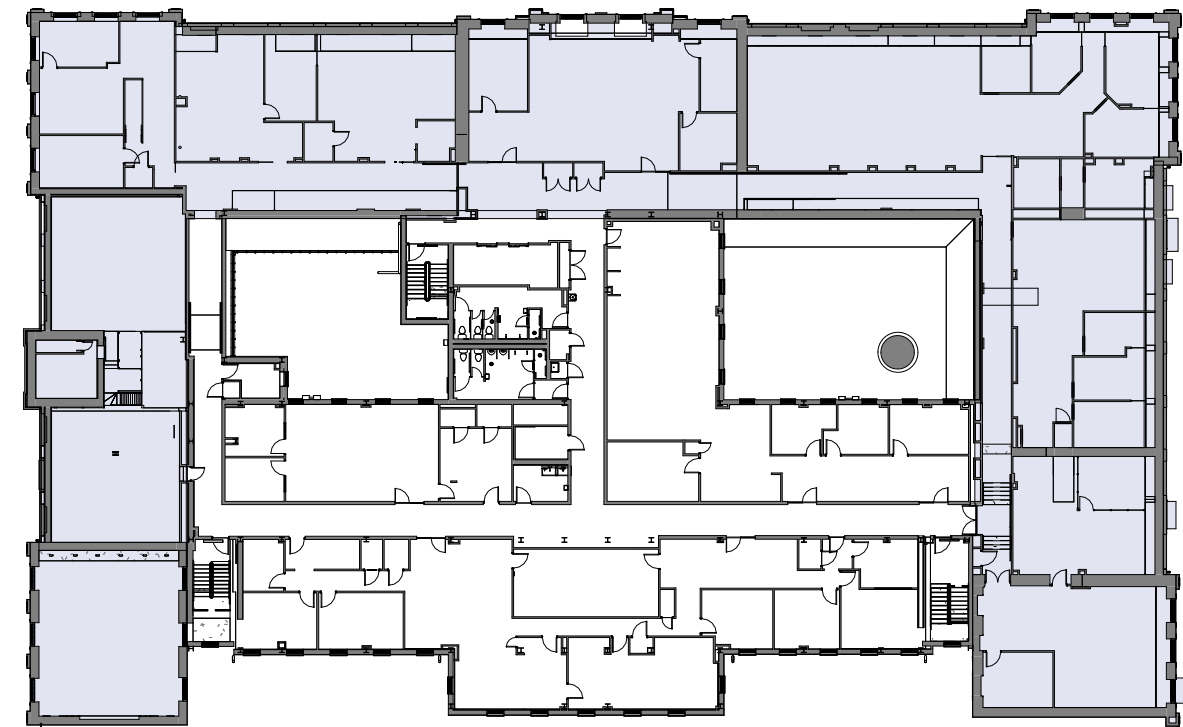
LEVEL 2 EXISTING FLOOR PLAN



LEVEL 4 EXISTING FLOOR PLAN



LEVEL 1 EXISTING FLOOR PLAN



LEVEL 3 EXISTING FLOOR PLAN



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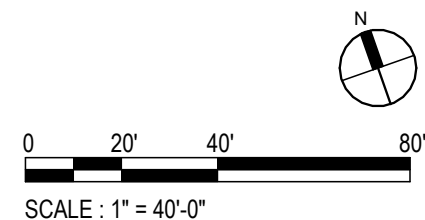
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HISTORIC PRESERVATION
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EXISTING FLOOR PLANS



CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

ALEXANDRIA, VA

PROJ NO. 058-10046-000

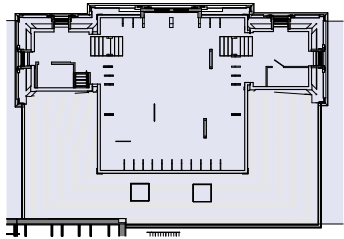
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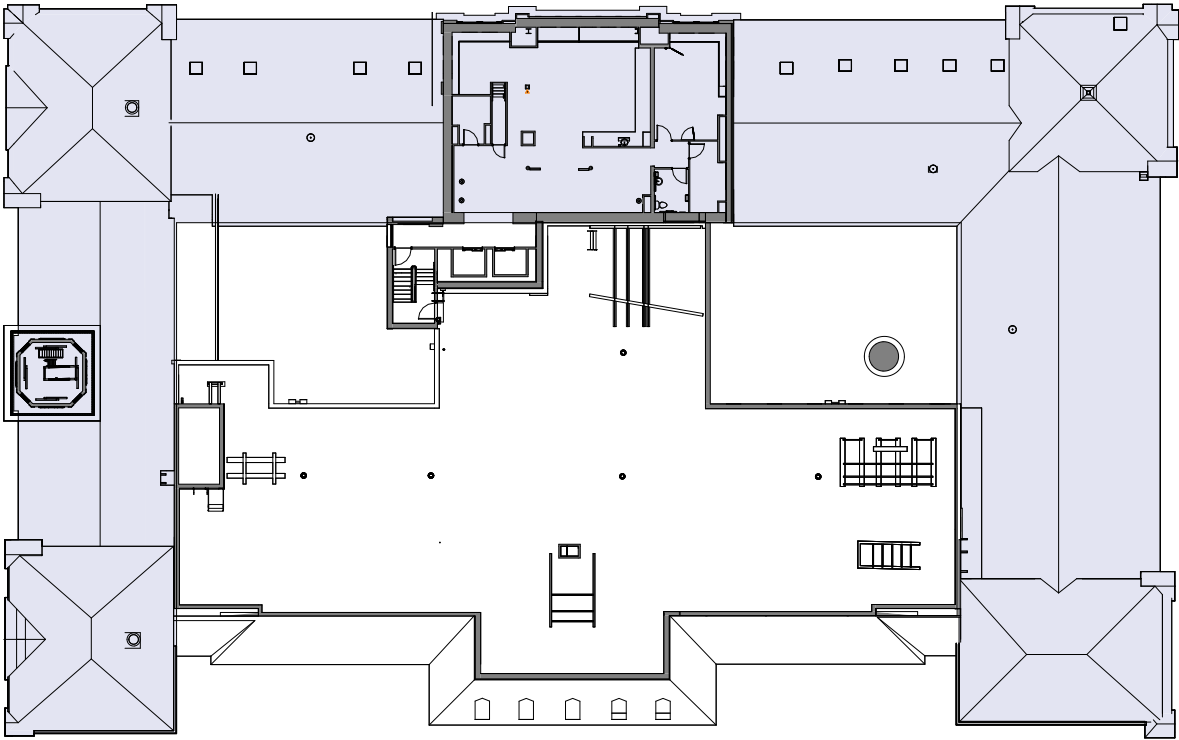
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PLAN LEGEND

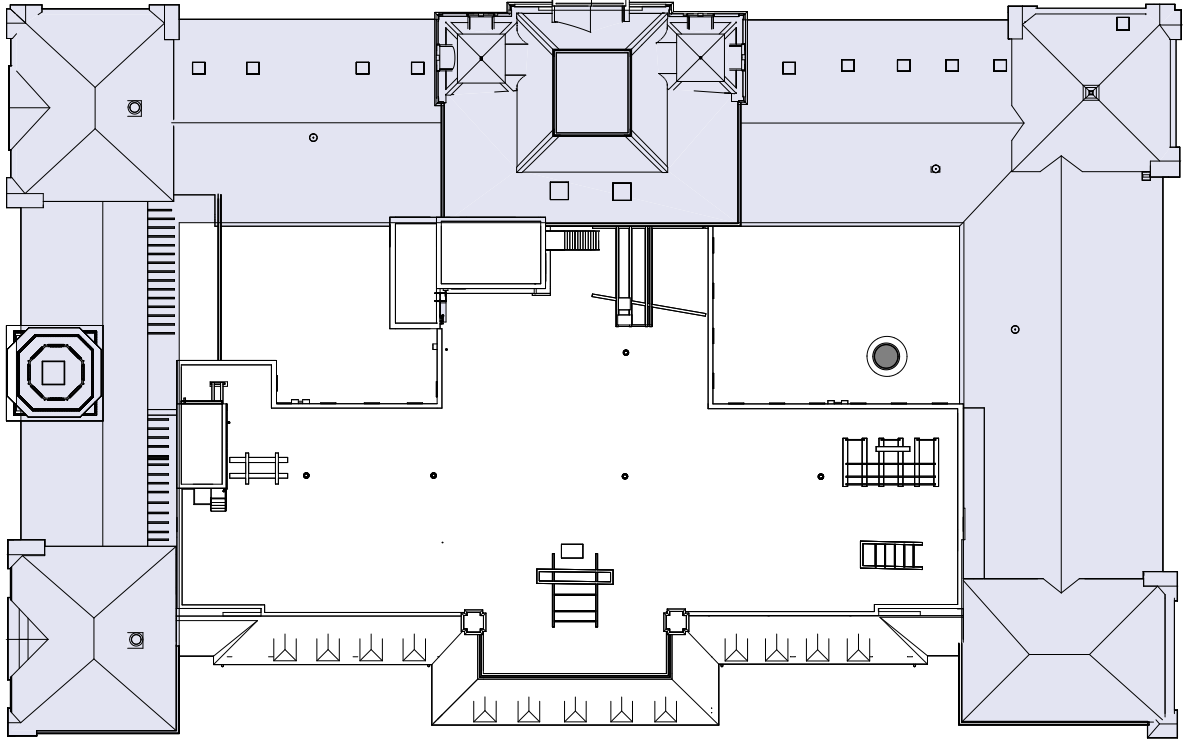
EXISTING BUILDING FABRIC,
PRE-1945



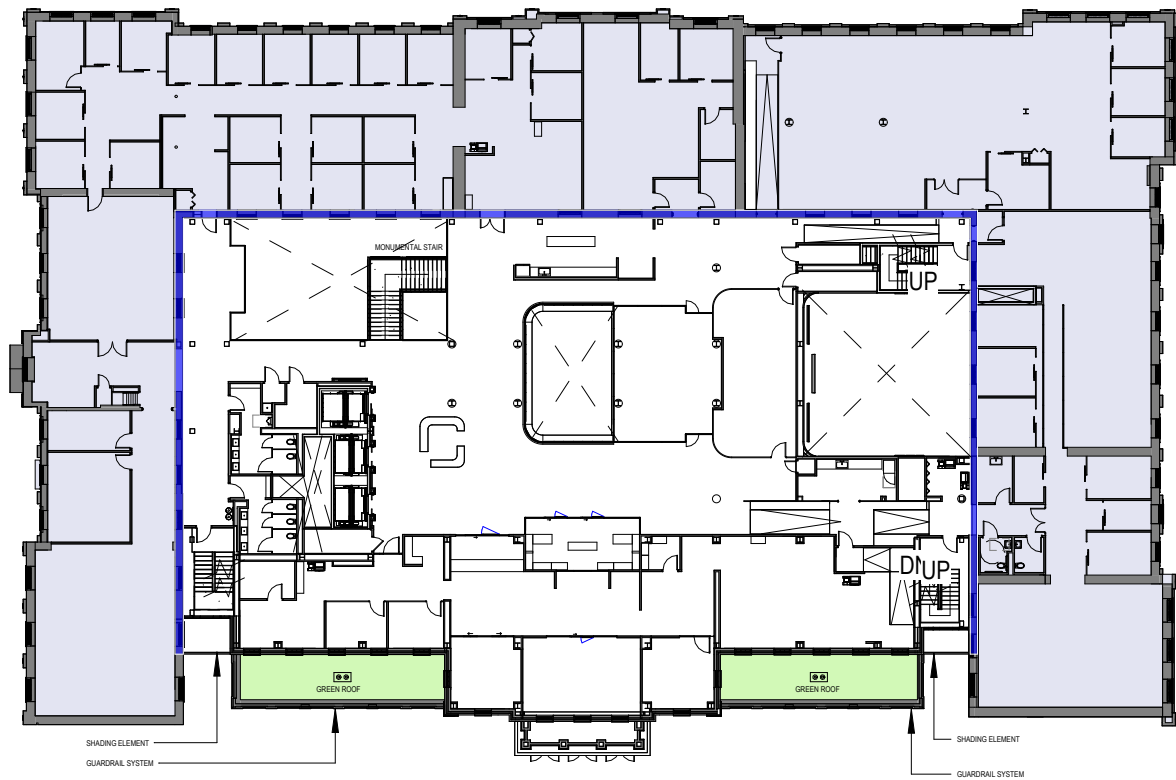
MEZZANINE EXISTING FLOOR PLAN



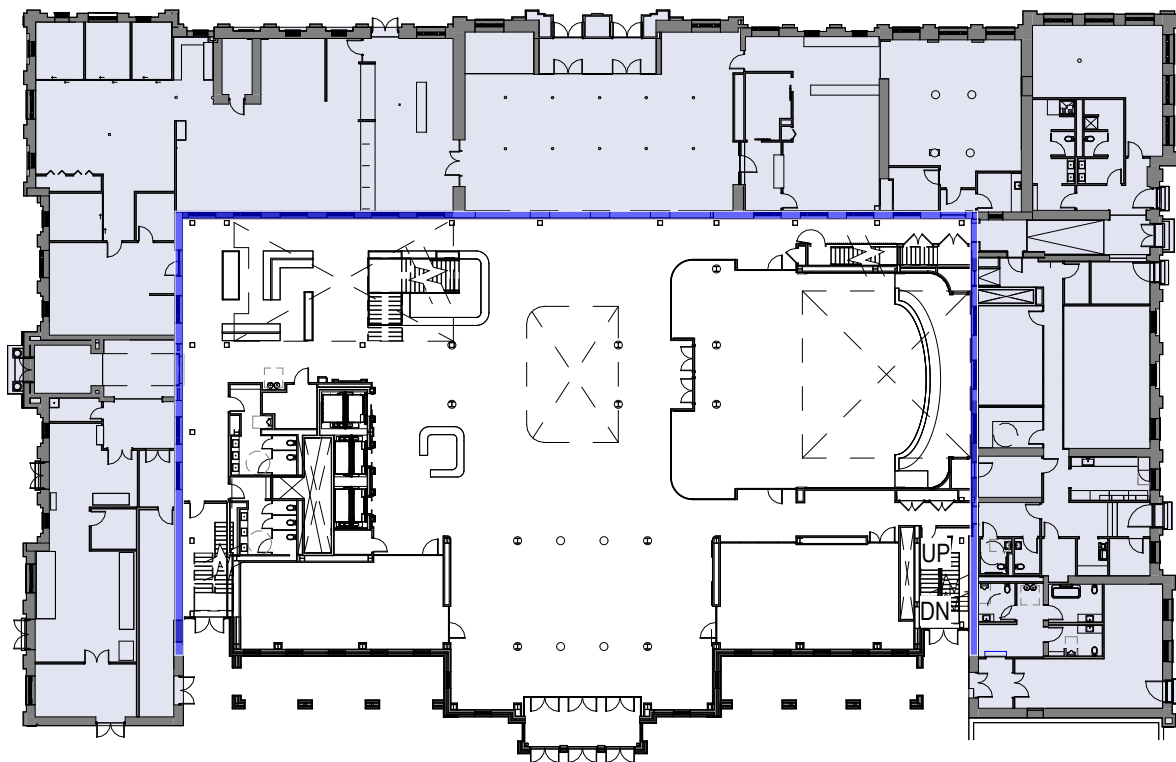
LEVEL 5 EXISTING FLOOR PLAN



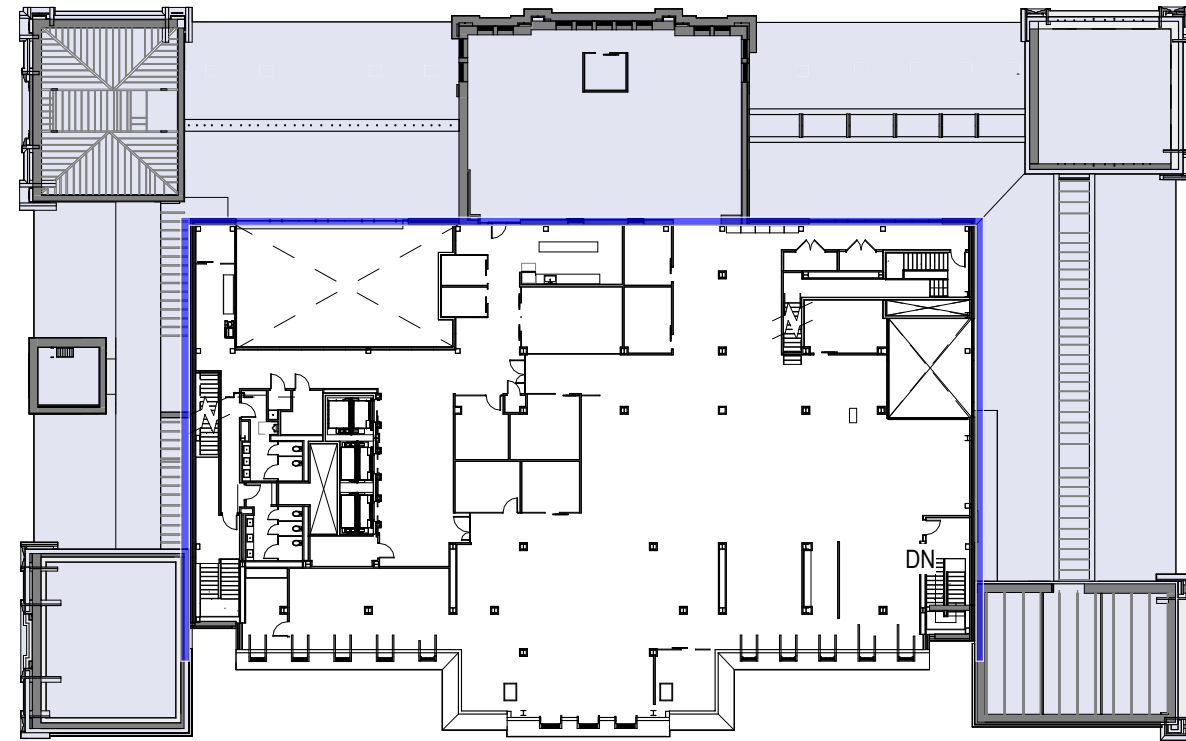
ROOF EXISTING FLOOR PLAN



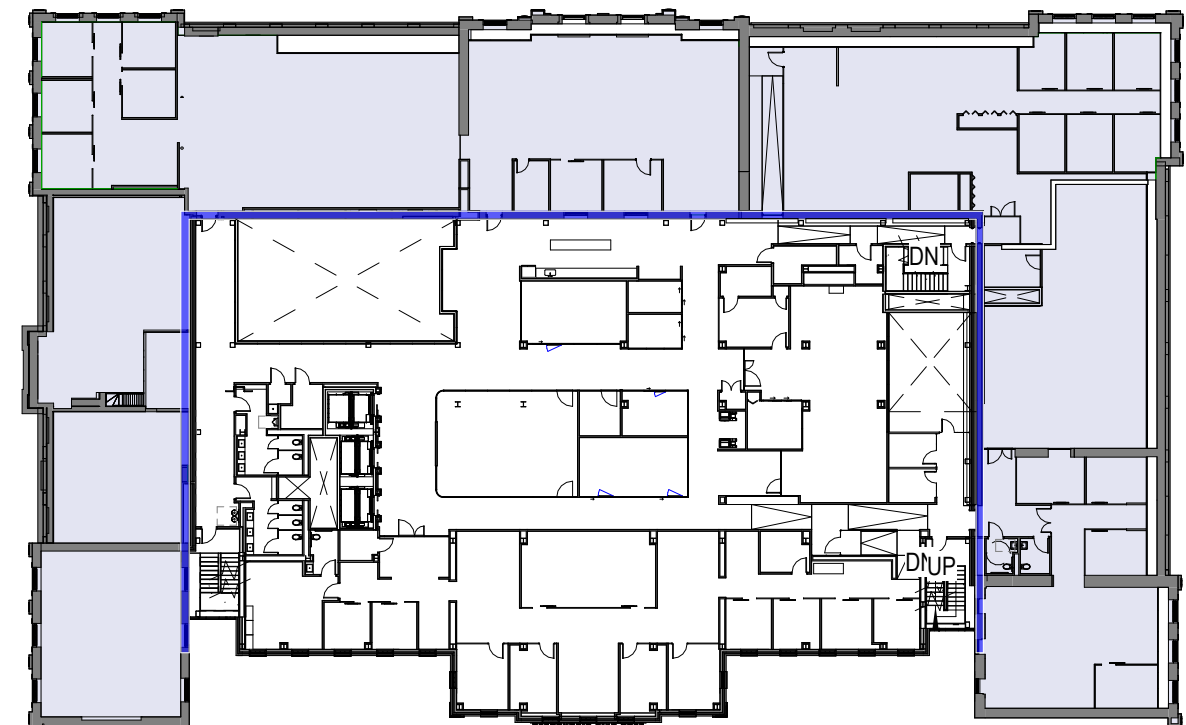
LEVEL 2 FLOOR PLAN



LEVEL 1 FLOOR PLAN

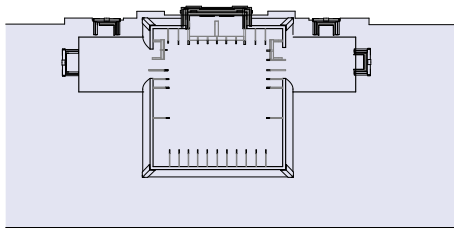


LEVEL 4 FLOOR PLAN



LEVEL 3 FLOOR PLAN

PLAN LEGEND	
	EXISTING BUILDING FABRIC, PRE-1945
	ORIGINAL EXTERIOR WALL NOW ON THE INTERIOR. OPPORTUNITY TO REOPEN EXISTING WINDOWS AND MASONRY WALL
	GREEN ROOF



MEZZANINE FLOOR PLAN

ADD ALTERNATE: CIVIC SPACE AT MEZZANINE



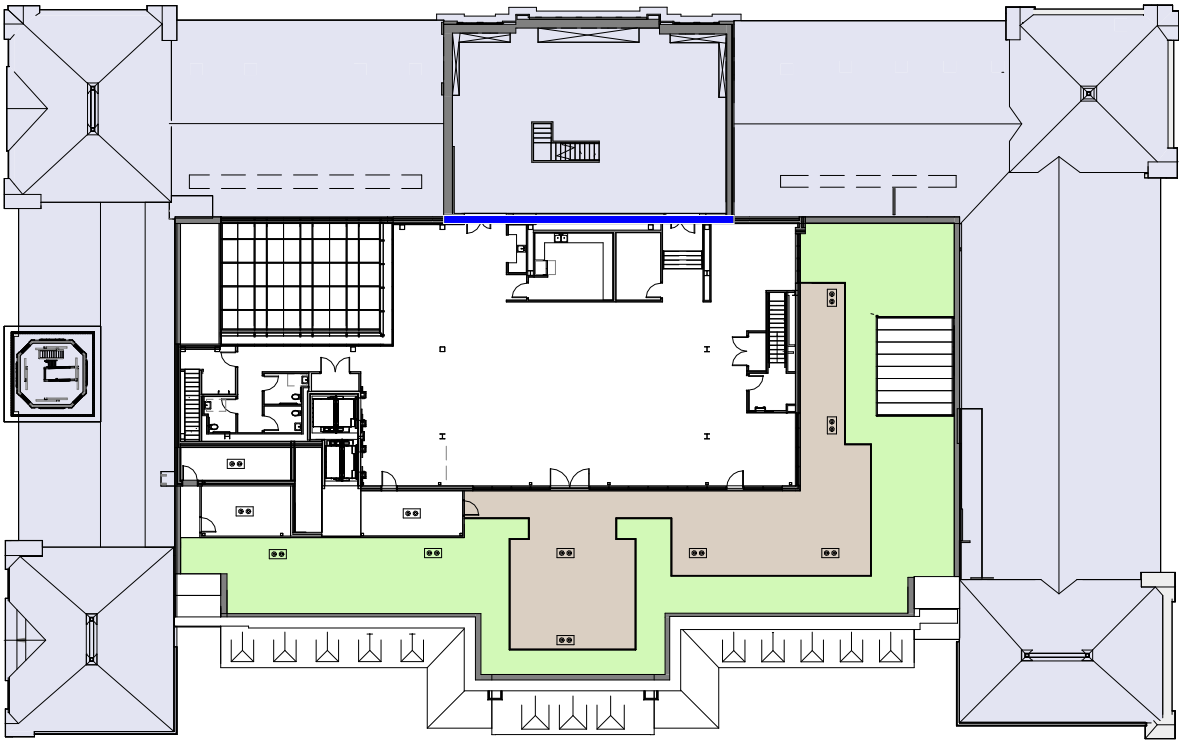
EXAMPLE OF TRADITIONAL PV PANELS

PLAN LEGEND

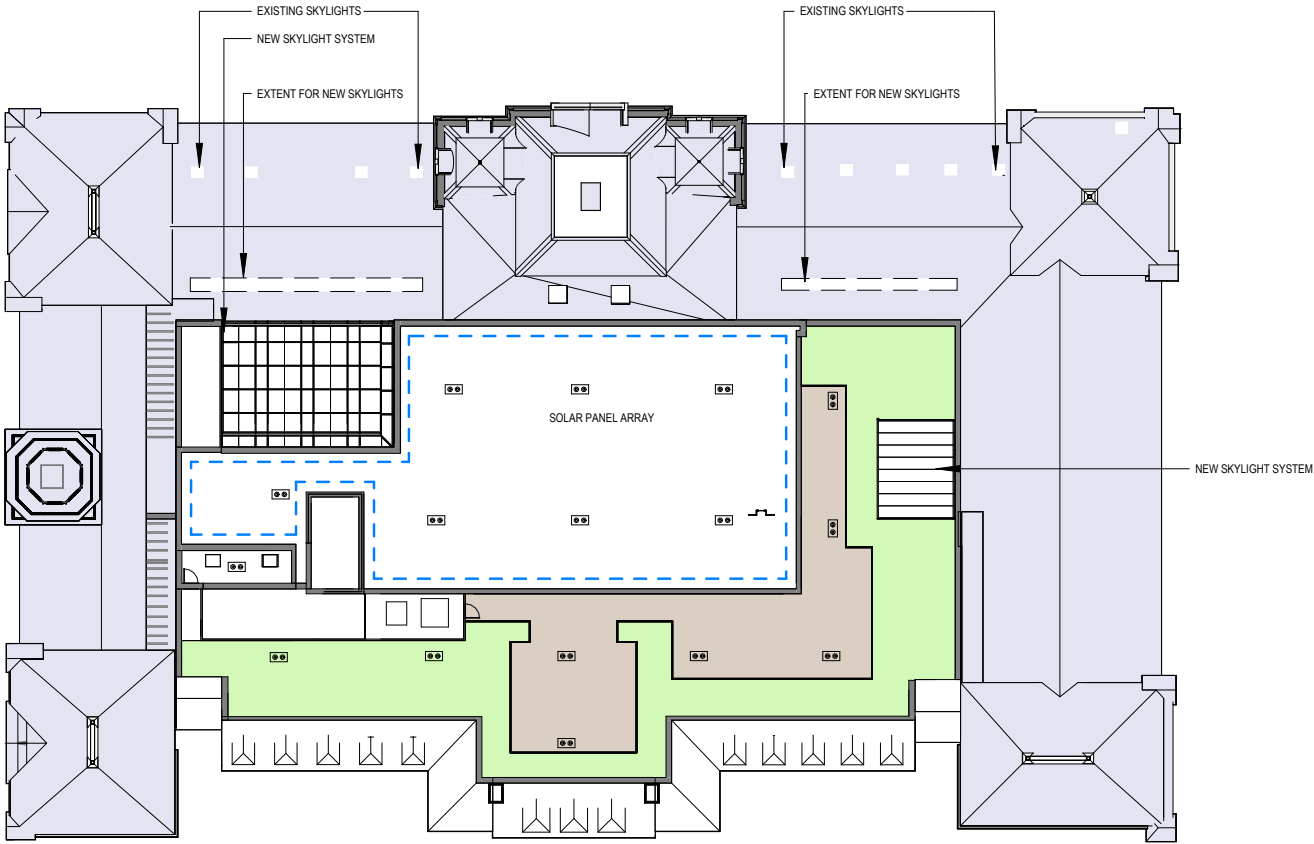
EXISTING BUILDING FABRIC,
PRE-1945

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

GREEN ROOF



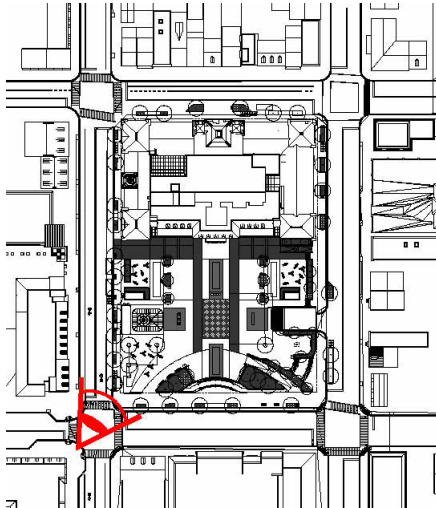
LEVEL 5 FLOOR PLAN



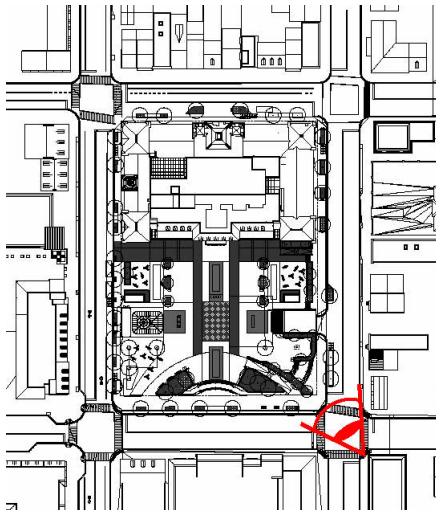
ROOF PLAN



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



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



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MASSING STUDIES

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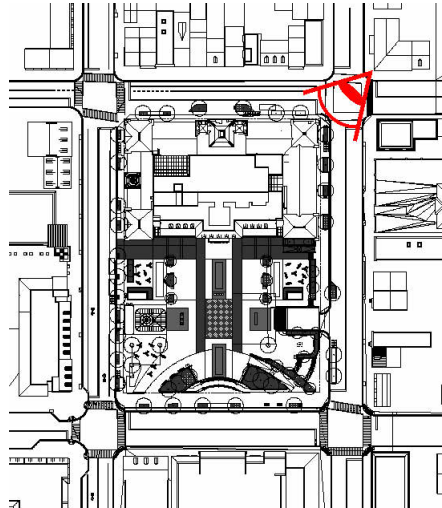
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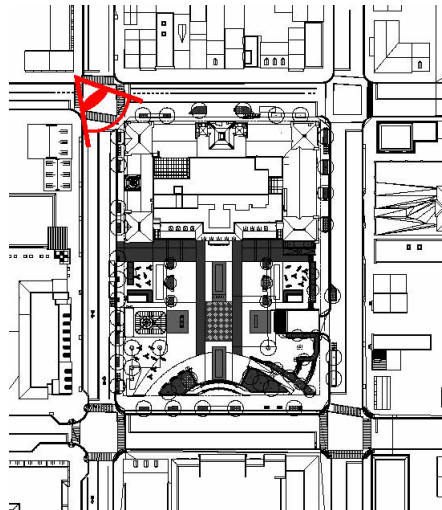
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STREET VIEW AT INTERSECTION OF N. FAIRFAX & CAMERON ST.



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



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MASSING STUDIES

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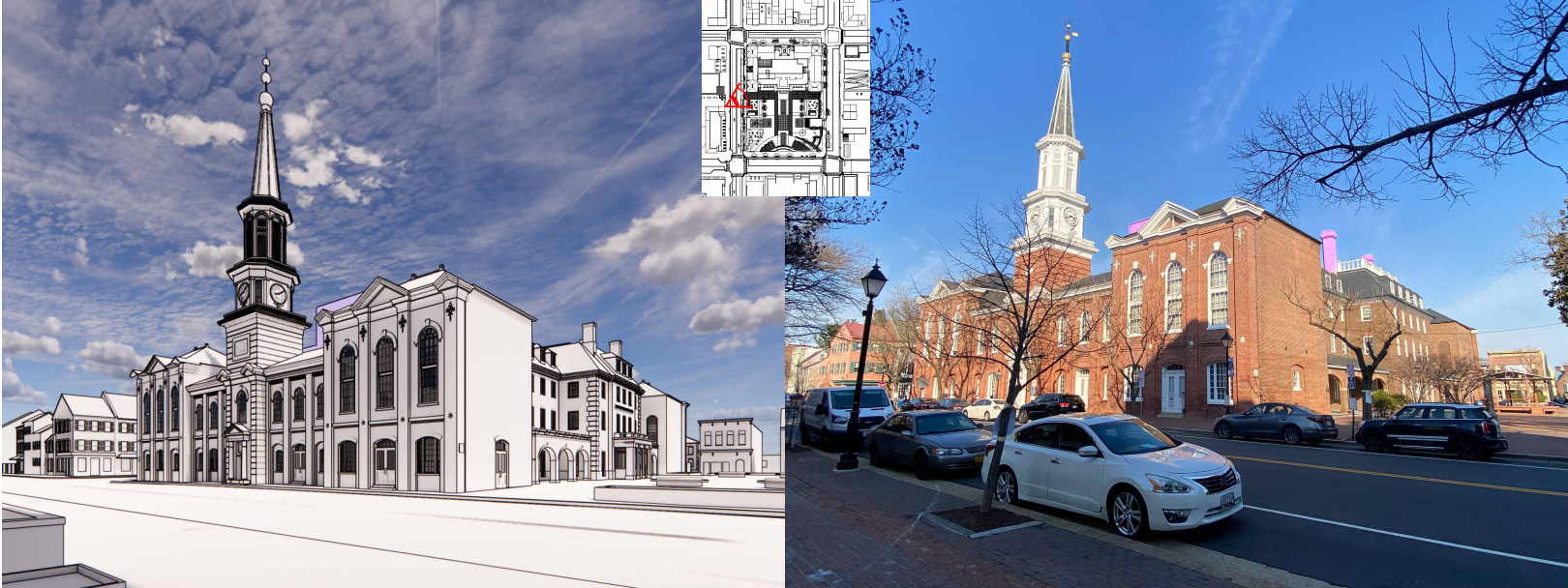
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STREET VIEW AT INTERSECTION OF N. ROYAL



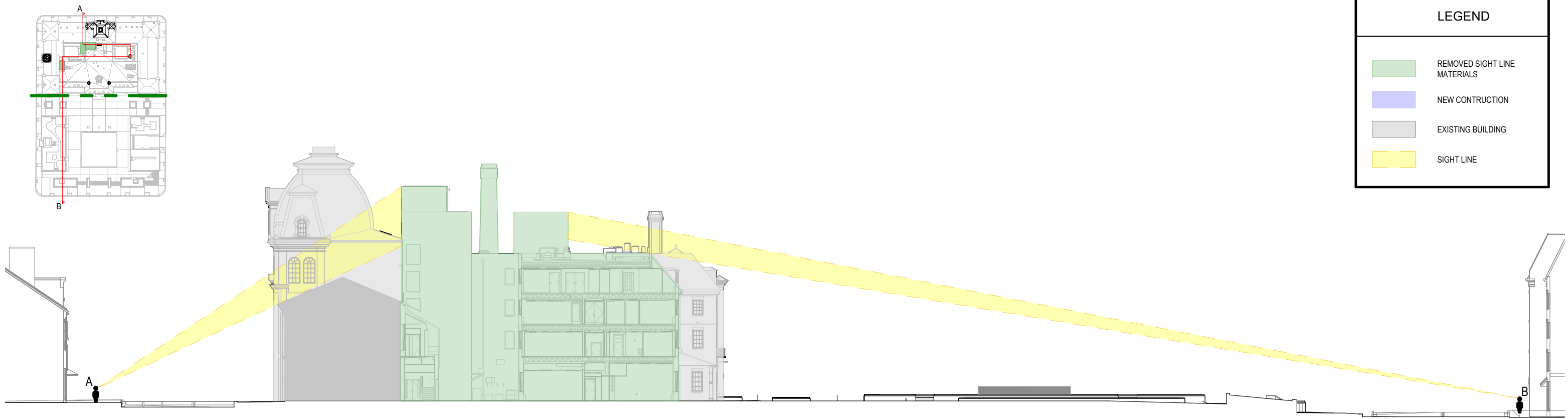
STREET VIEW AT N. FAIRFAX



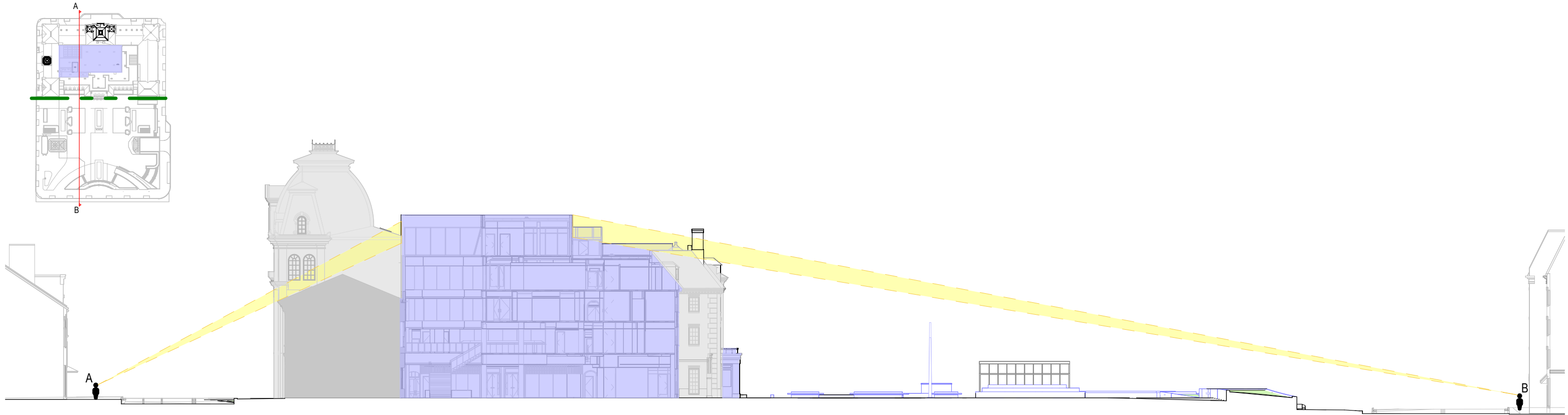
STREET VIEW AT INTERSECTION OF N. FAIRFAX & CAMERON ST.



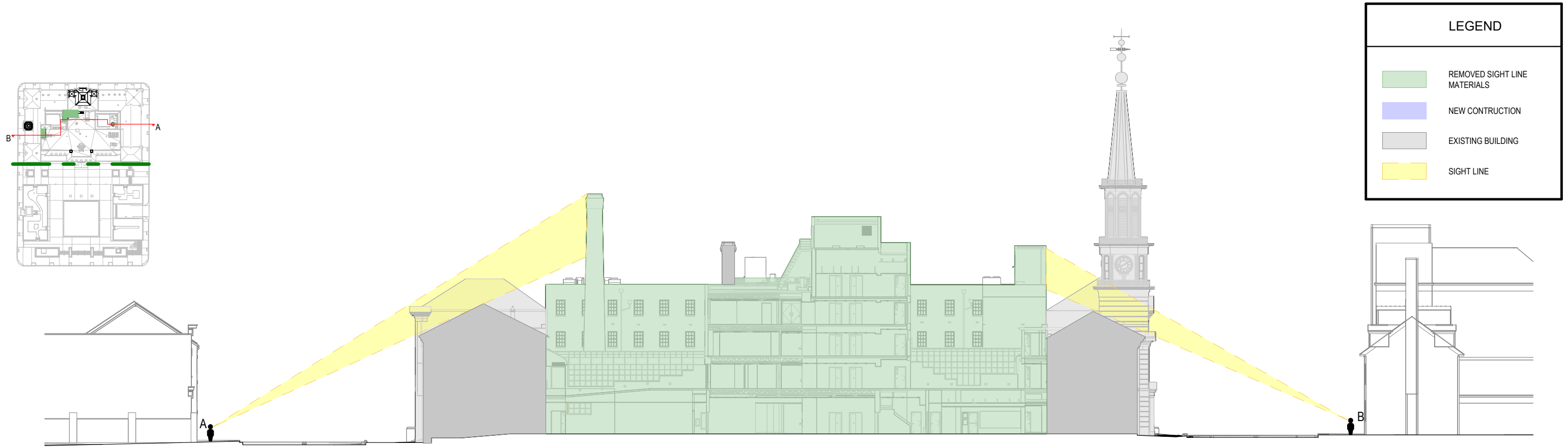
STREET VIEW AT INTERSECTION OF N. ROYAL & CAMERON ST.



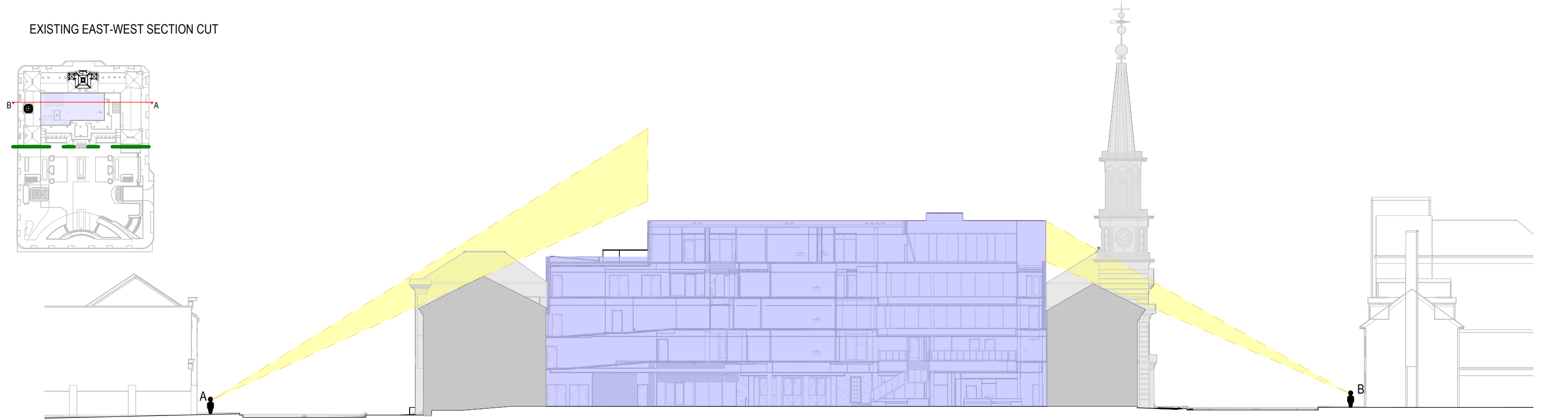
EXISTING NORTH-SOUTH SECTION CUT



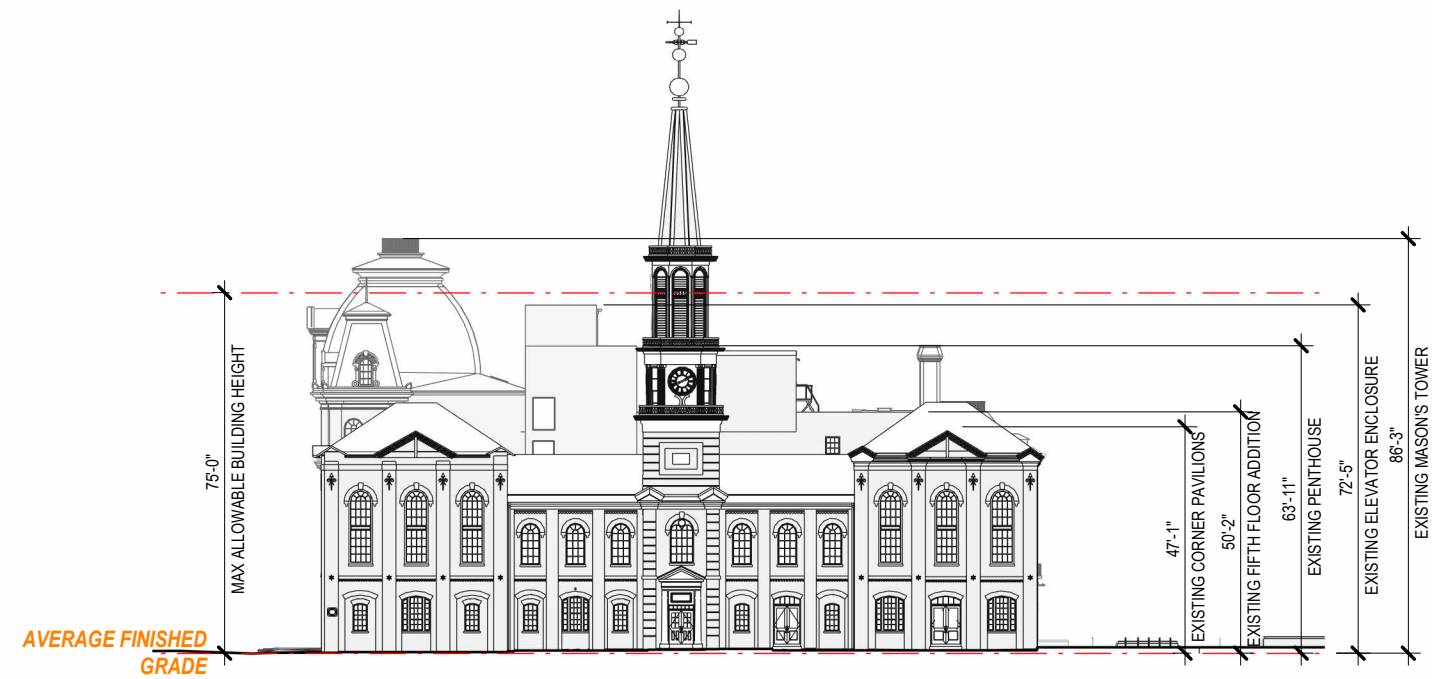
PROPOSED NORTH-SOUTH SECTION CUT



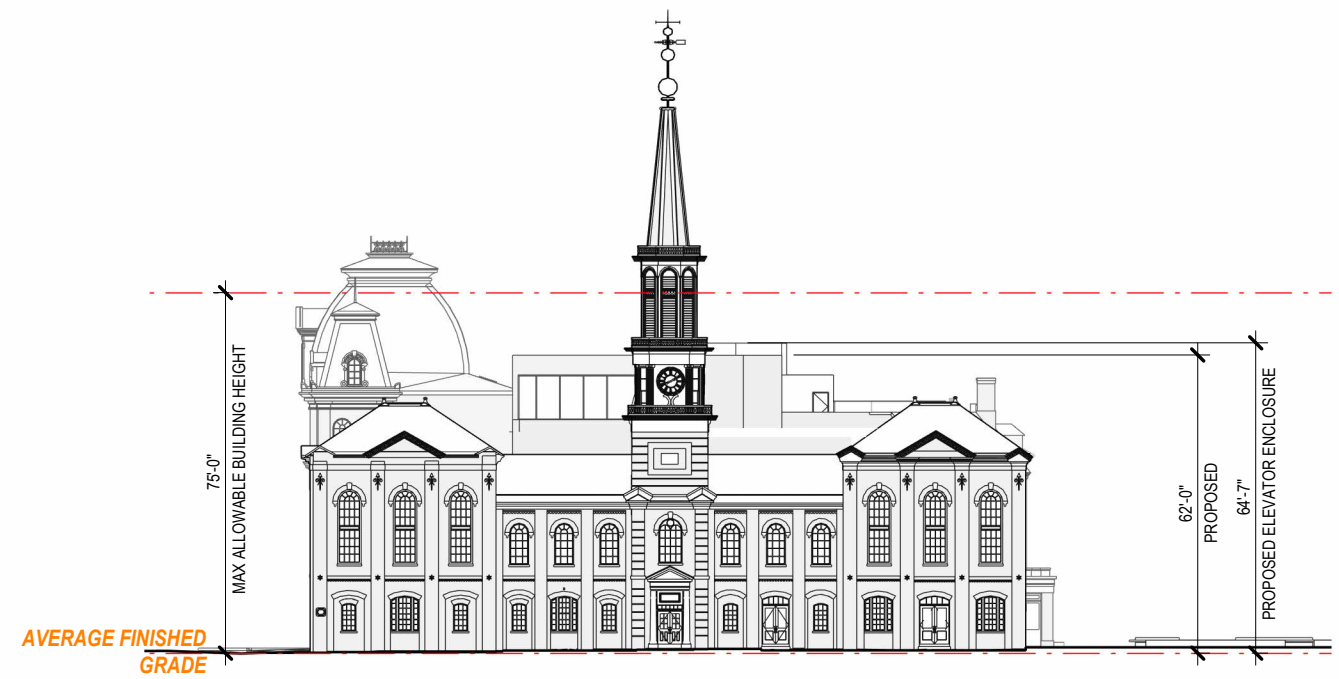
EXISTING EAST-WEST SECTION CUT



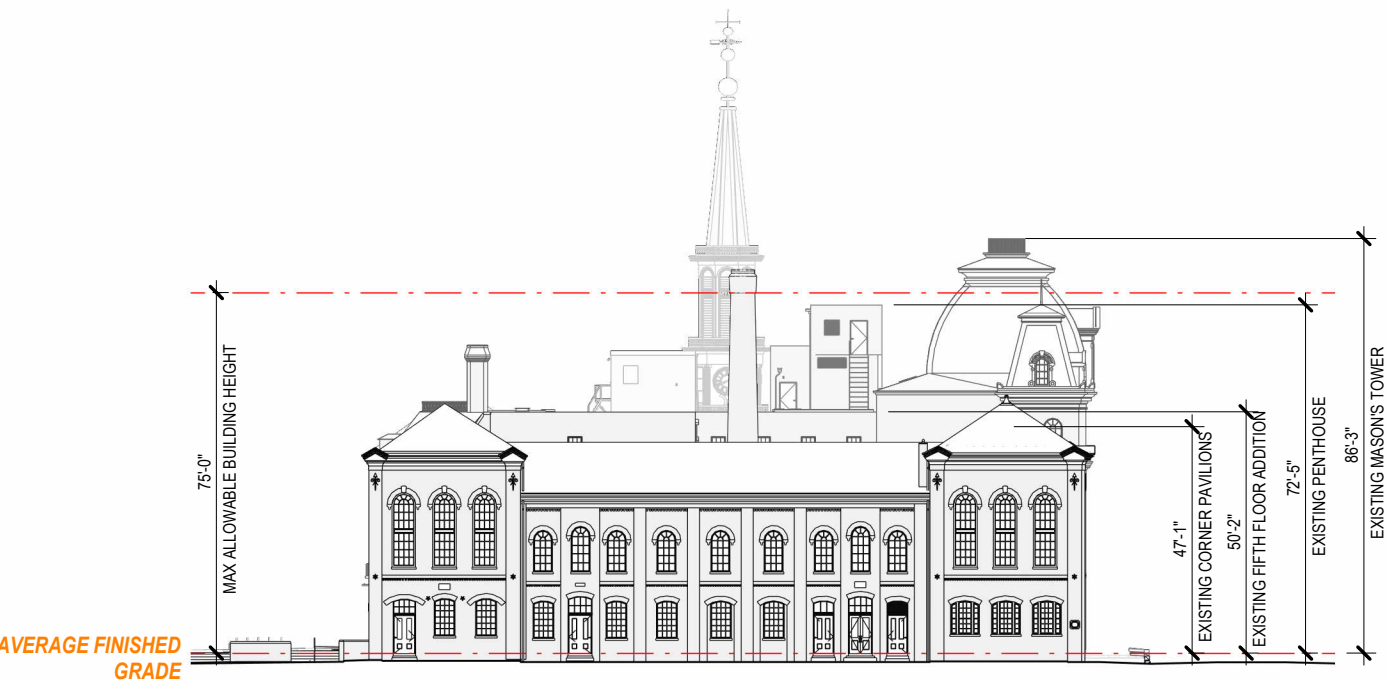
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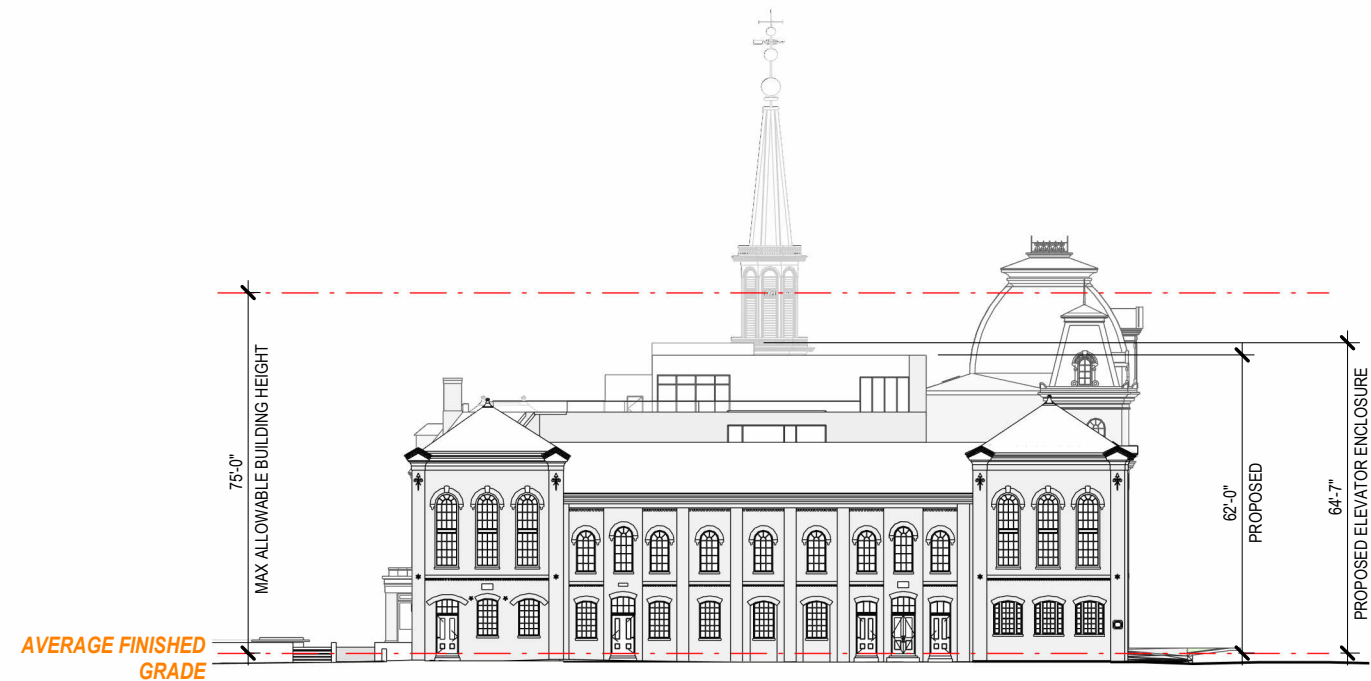
EXISTING WEST ELEVATION



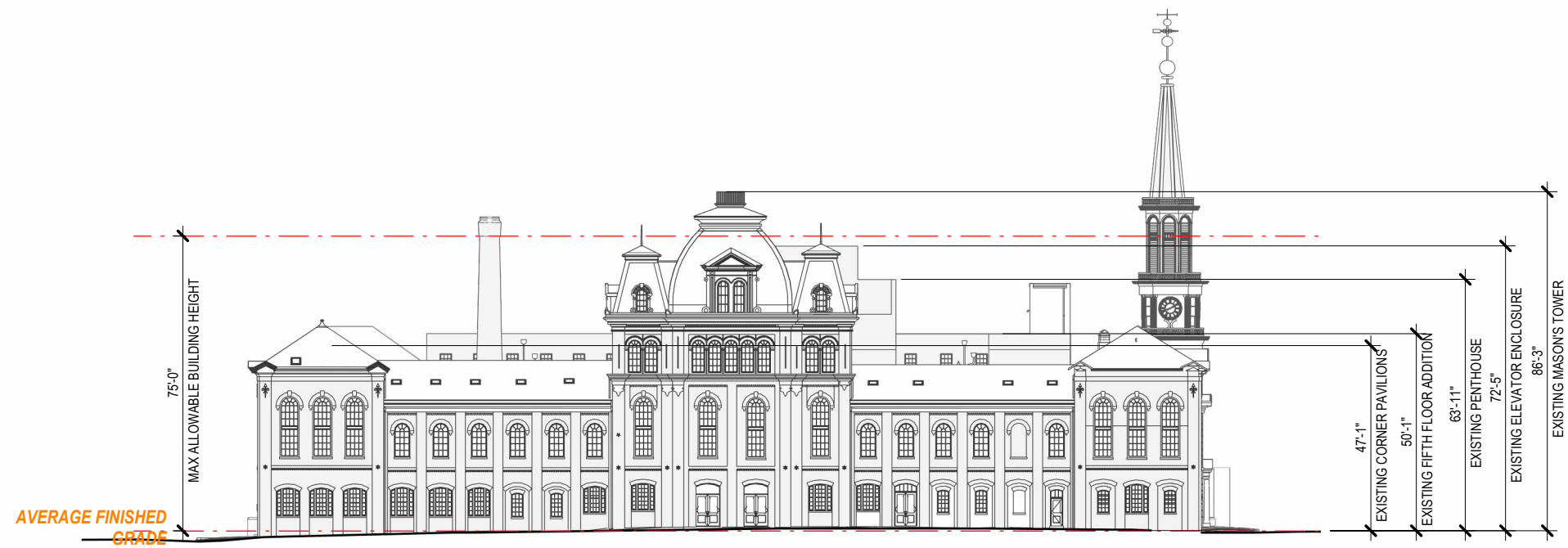
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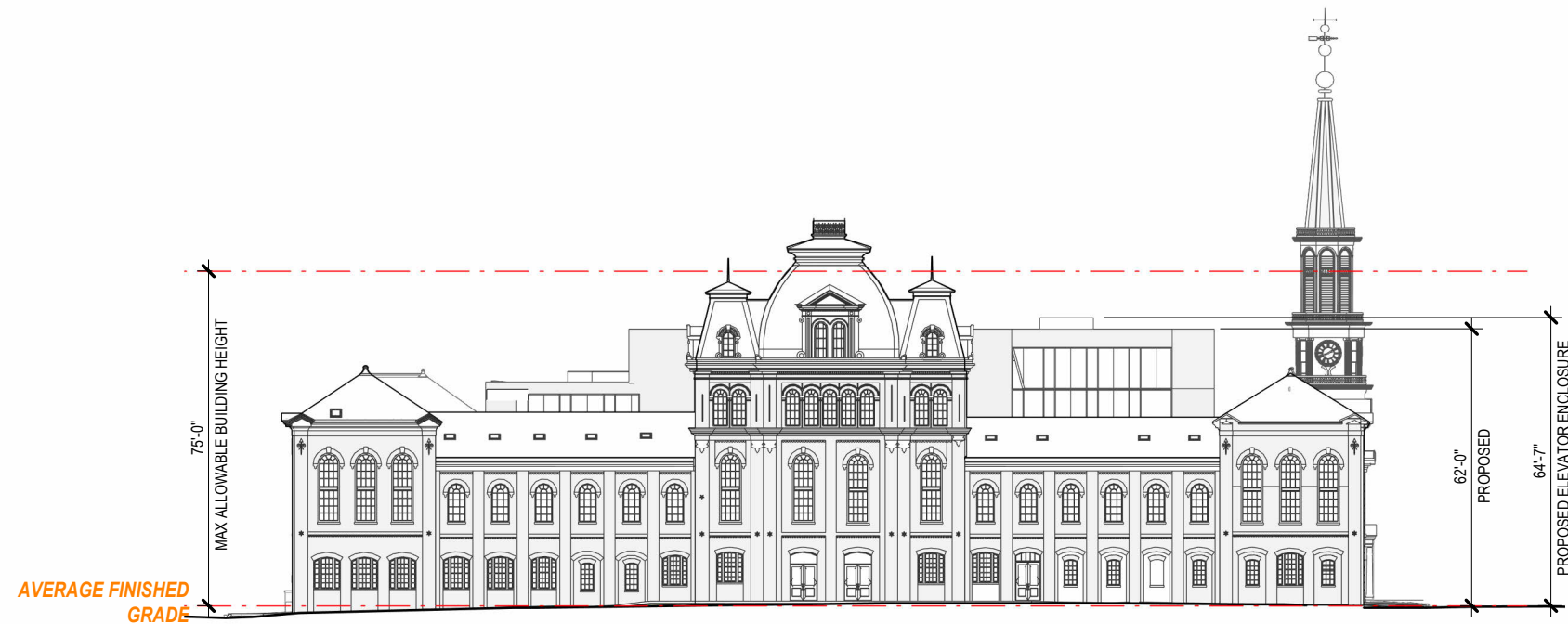
EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION



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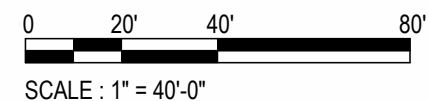
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EXISTING & PROPOSED CAMERON STREET (NORTH) ELEVATIONS



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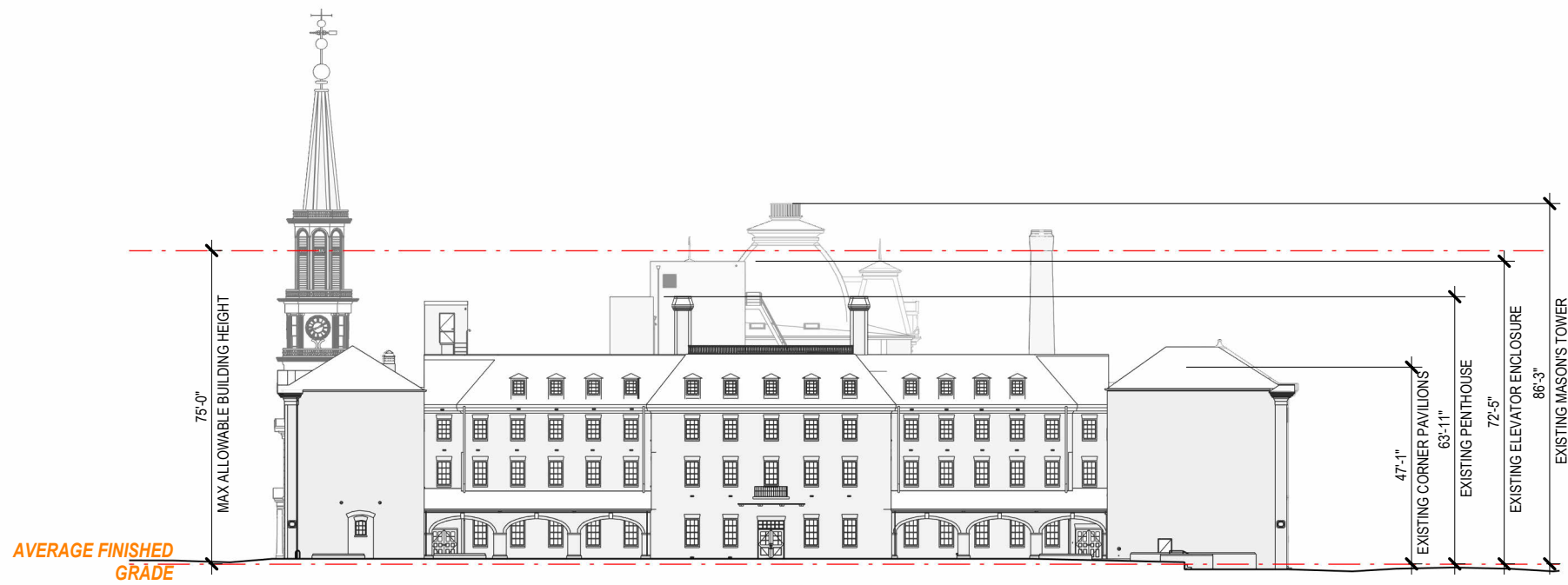
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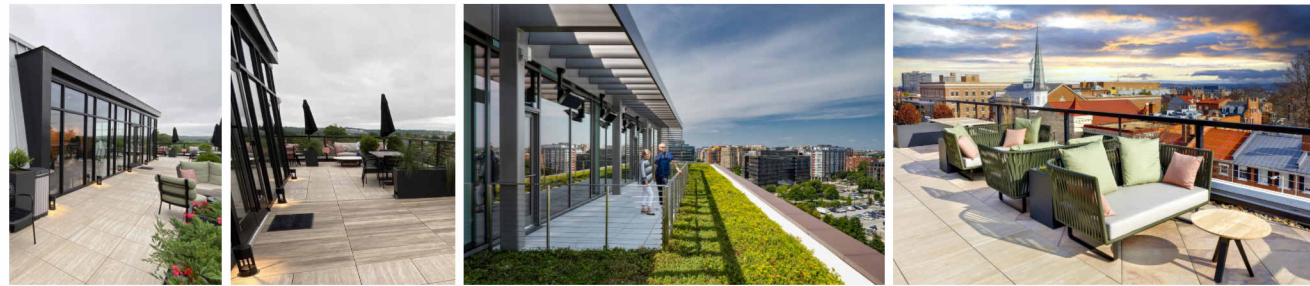
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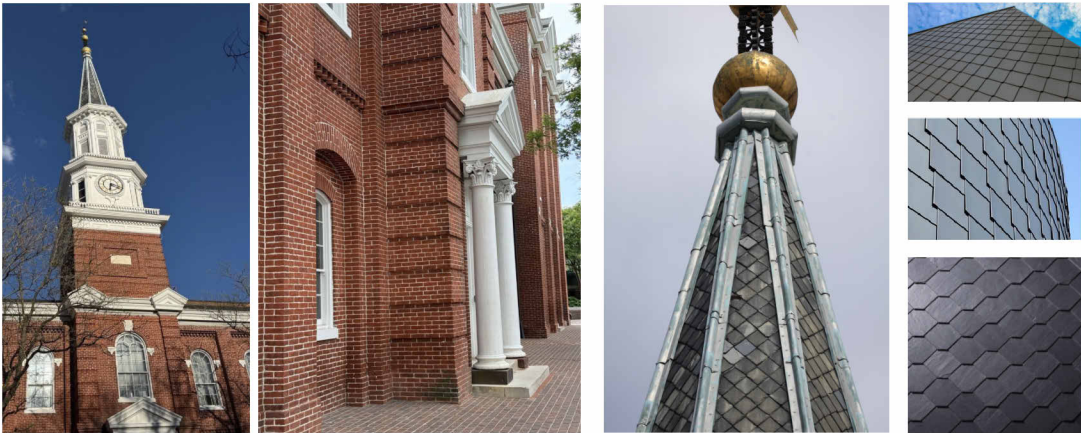
EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION



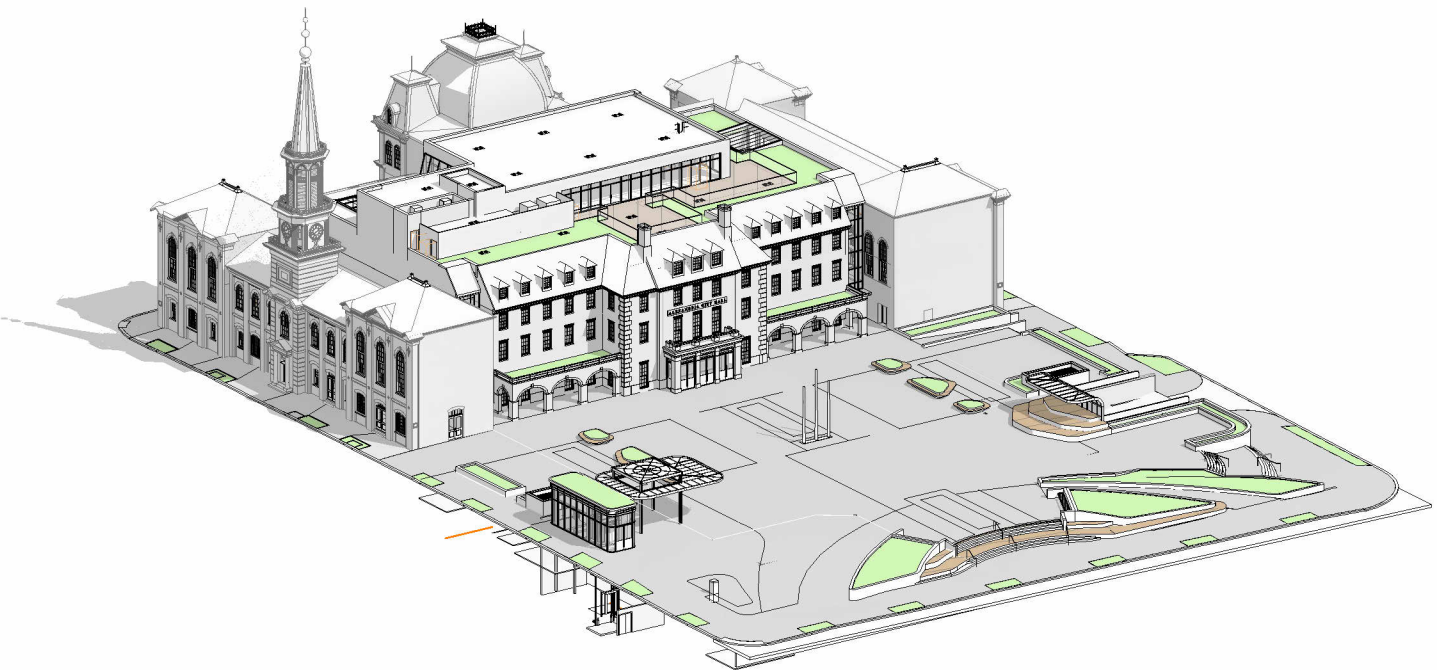
UPPER LEVEL BUILT SPACES IN OLD TOWN ALEXANDRIA , VA, WASHINGTON DC AND COLLEGE PARK, MD



EXISTING BUILDING BRICK DETAILING

DIAMOND SHAPED SLATE
TILES AT EXISTING CLOCK
TOWER

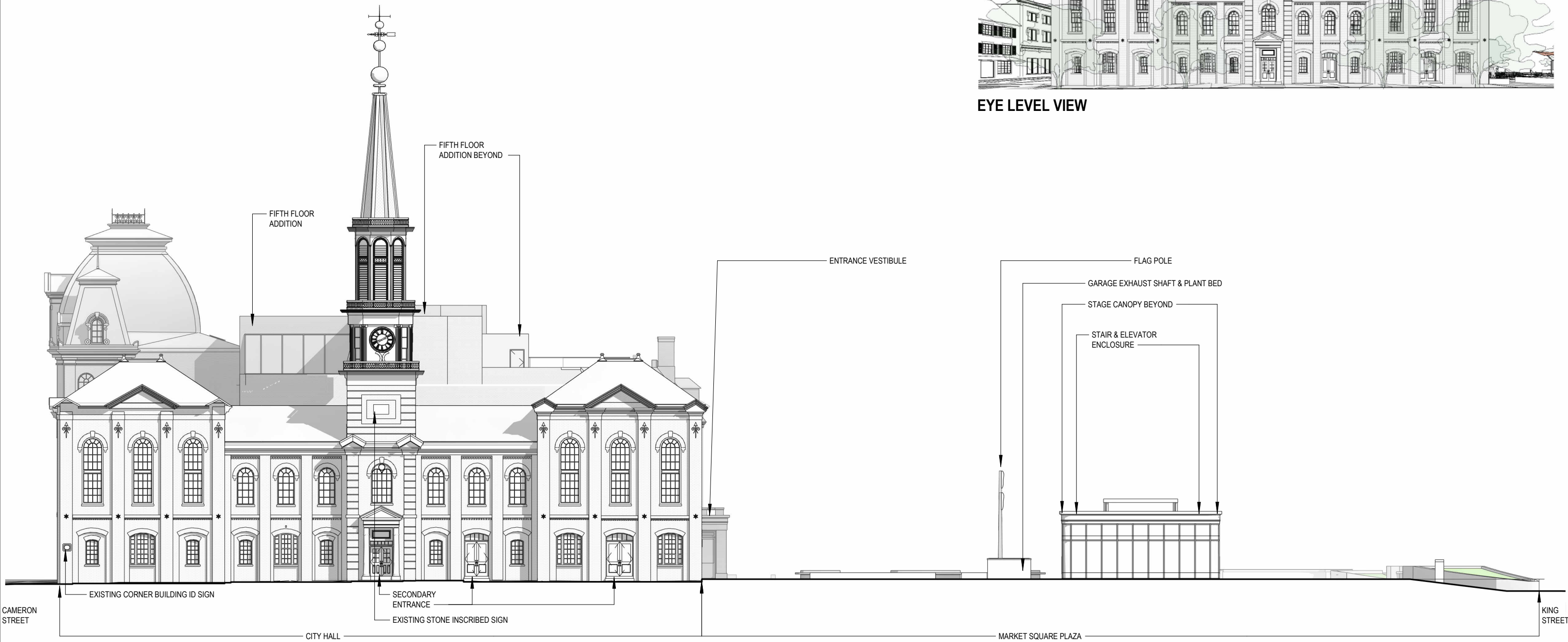
EXAMPLES OF
METAL PANELS



PROPOSED AERIAL VIEW



EYE LEVEL VIEW



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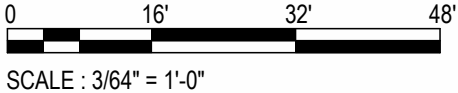
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PROPOSED N. ROYAL STREET (WEST) ELEVATION MODERNIZATION APPROACH



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

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

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EYE LEVEL VIEW



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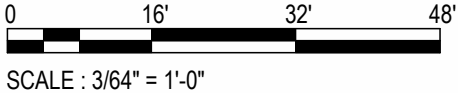
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CREATING PLACES
LANDSCAPE
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PROPOSED N. FAIRFAX STREET (EAST) ELEVATION
MODERNIZATION APPROACH

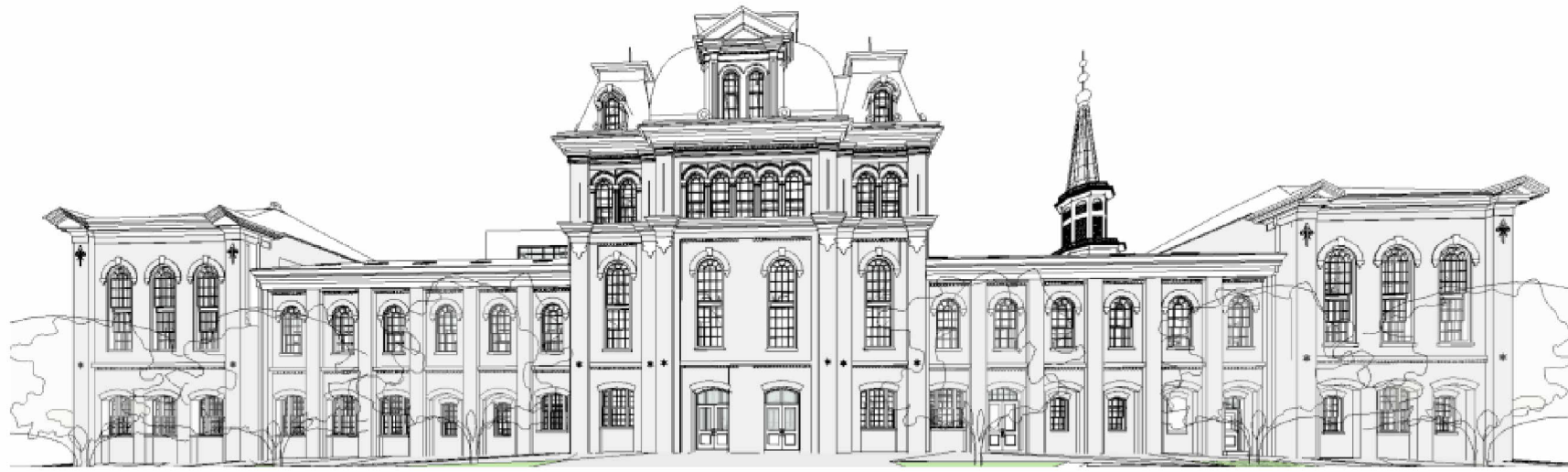


CITY HALL, MARKET SQUARE PLAZA AND
GARAGE RENOVATION

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EYE LEVEL VIEW



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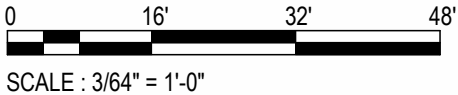
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PROPOSED CAMERON STREET (NORTH) ELEVATION
MODERNIZATION APPROACH

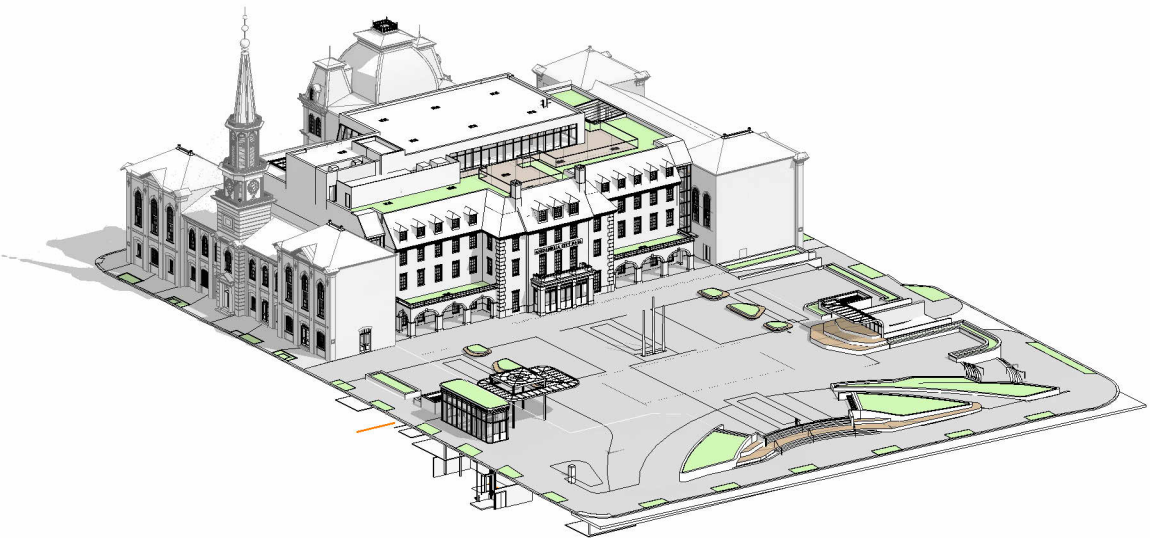


CITY HALL, MARKET SQUARE PLAZA AND
GARAGE RENOVATION

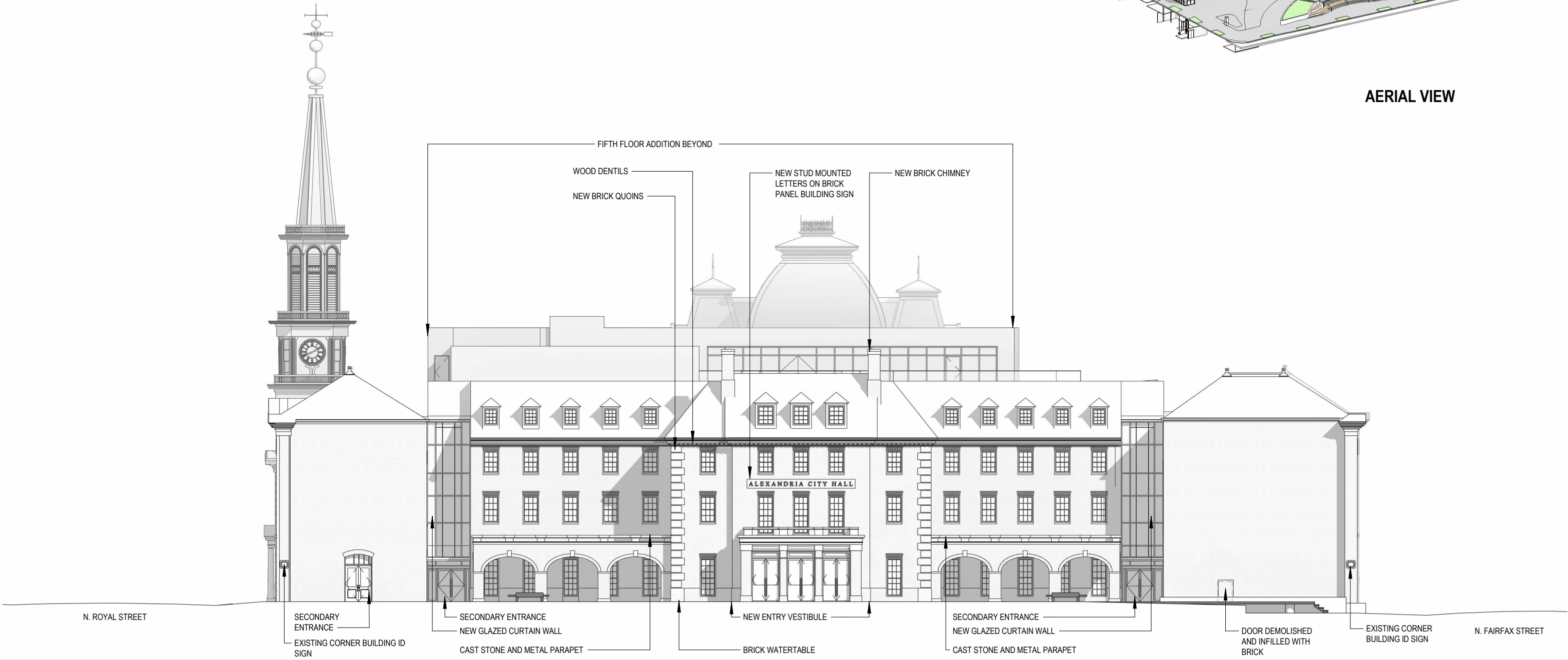
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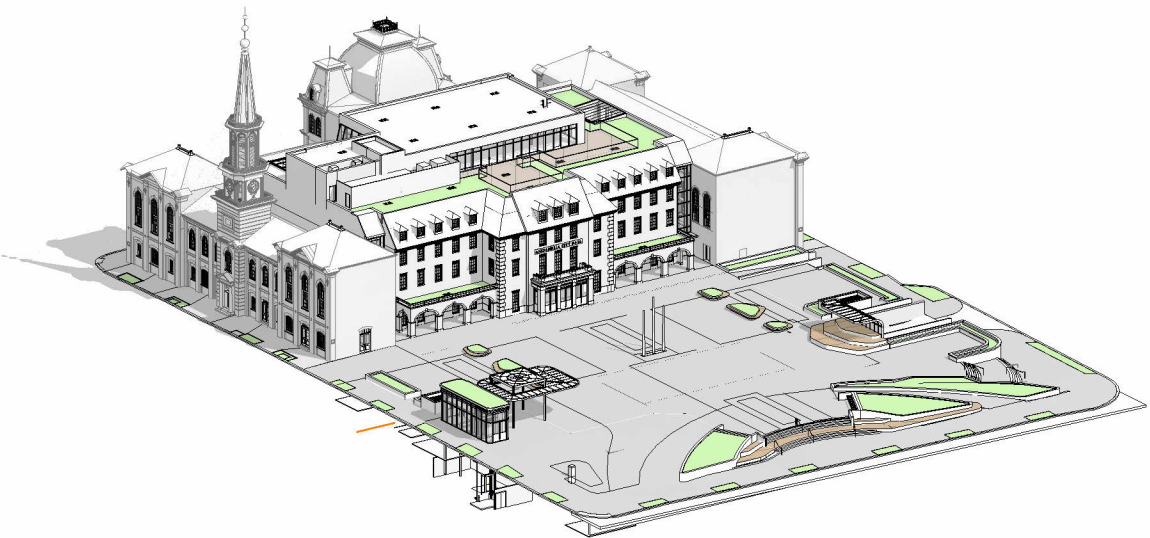
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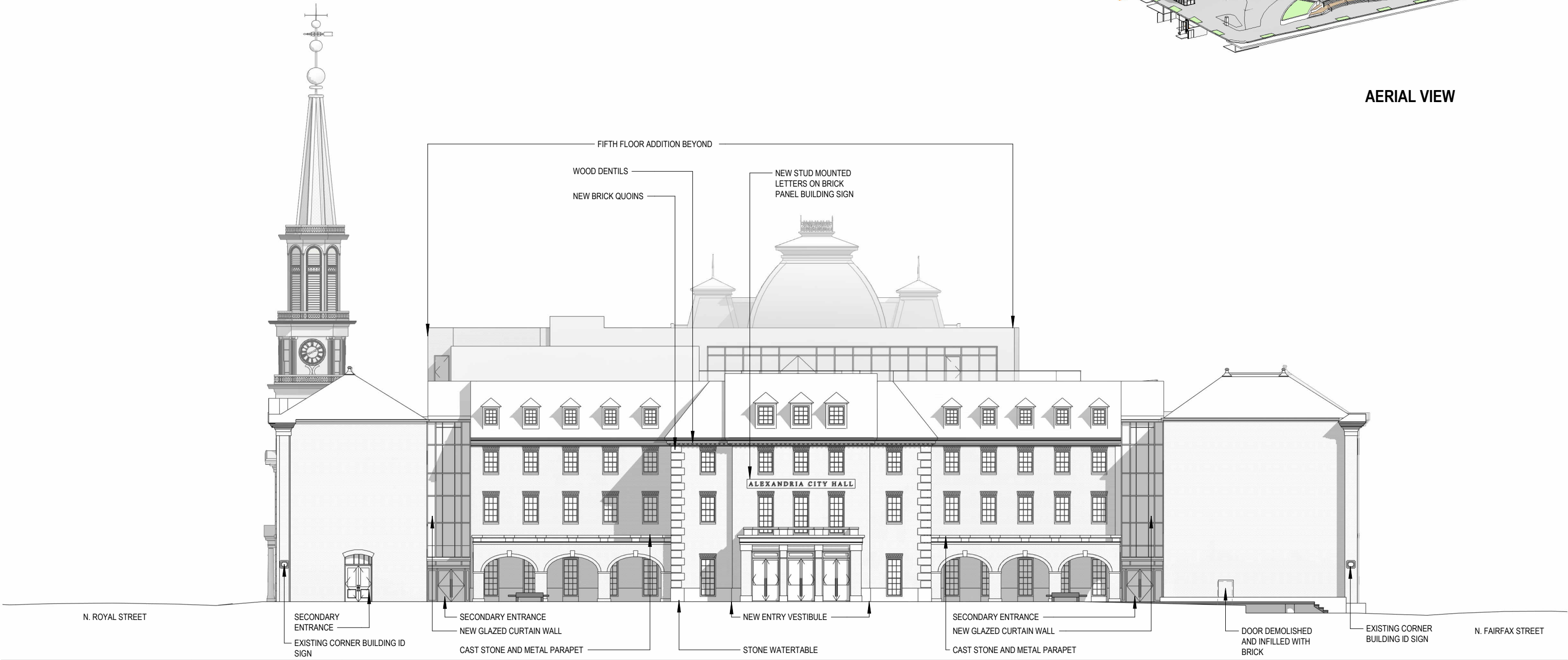


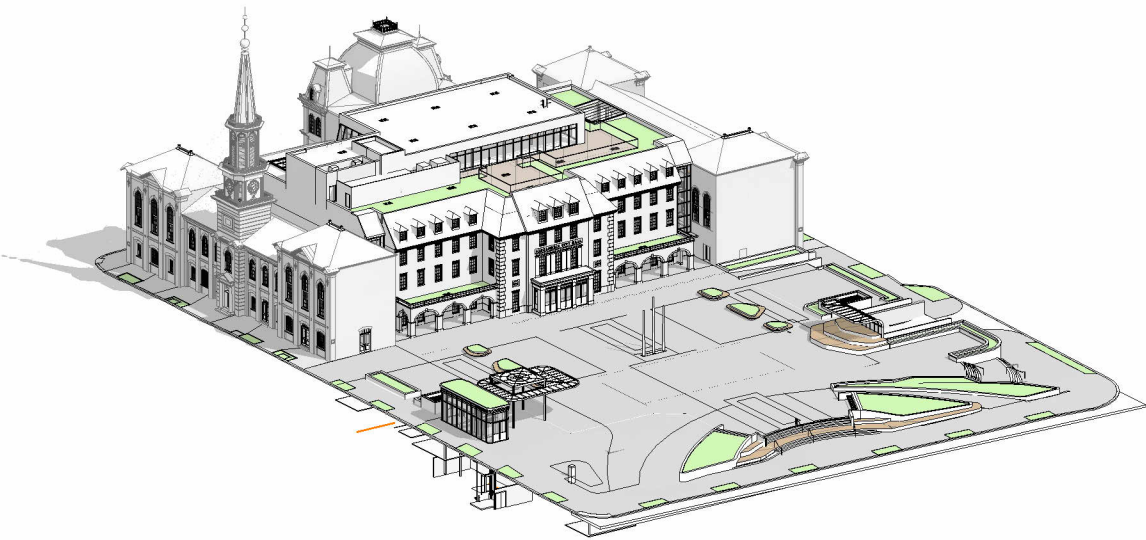
AERIAL VIEW



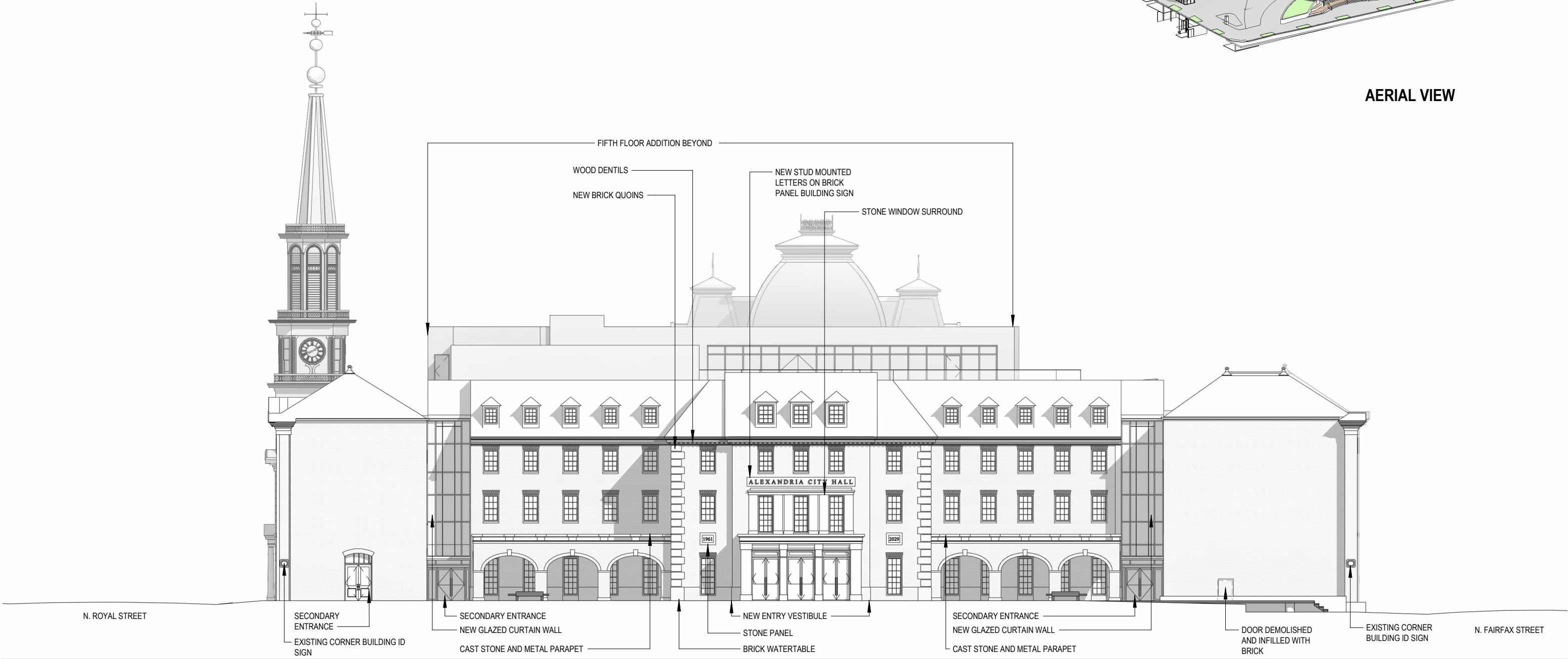


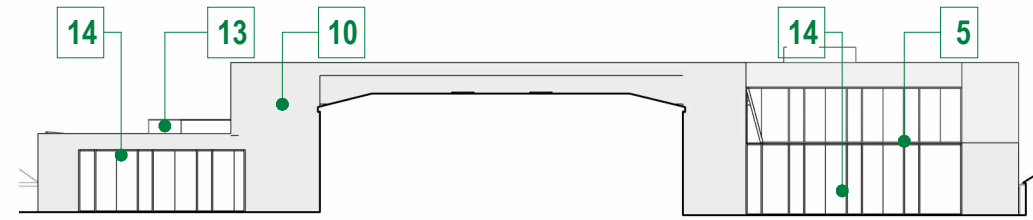
AERIAL VIEW



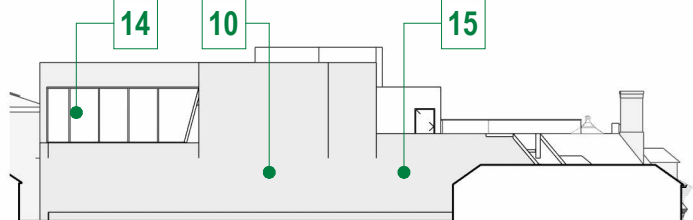


AERIAL VIEW

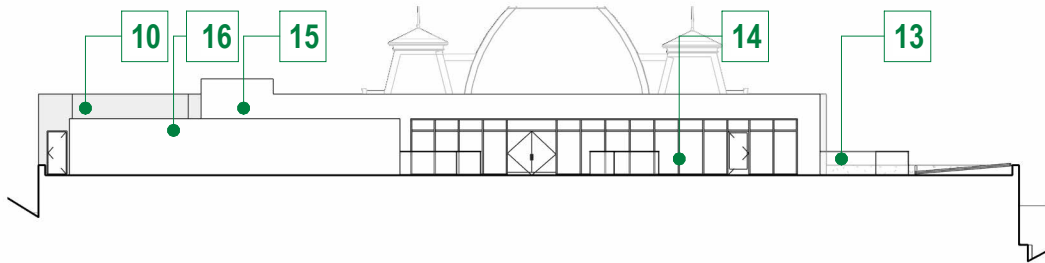




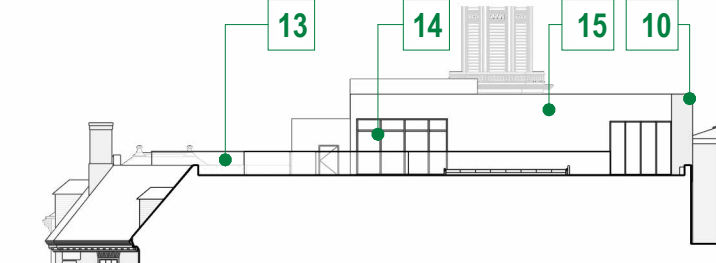
PROPOSED 5TH FLOOR - NORTH ELEVATION



PROPOSED 5TH FLOOR - WEST ELEVATION



PROPOSED 5TH FLOOR - SOUTH ELEVATION



PROPOSED 5TH FLOOR - EAST ELEVATION



2 SLATE TILE ROOF TYPE A



5 SKYLIGHT GLAZING



9 BRICK TYPE B

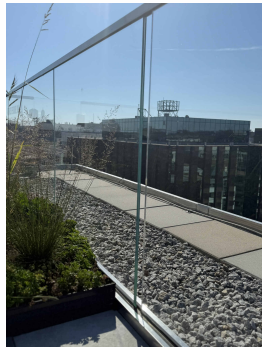
10 BRICK TYPE C



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



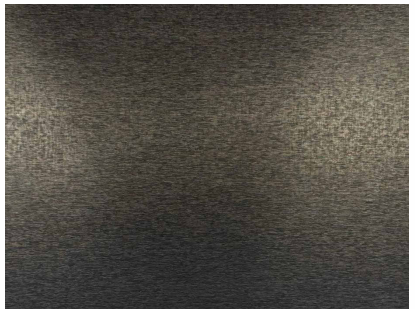
12 CAST STONE OR UHPC



13 GLASS GUARDRAIL



14 CURTAIN WALL GLAZING AND METAL FRAME



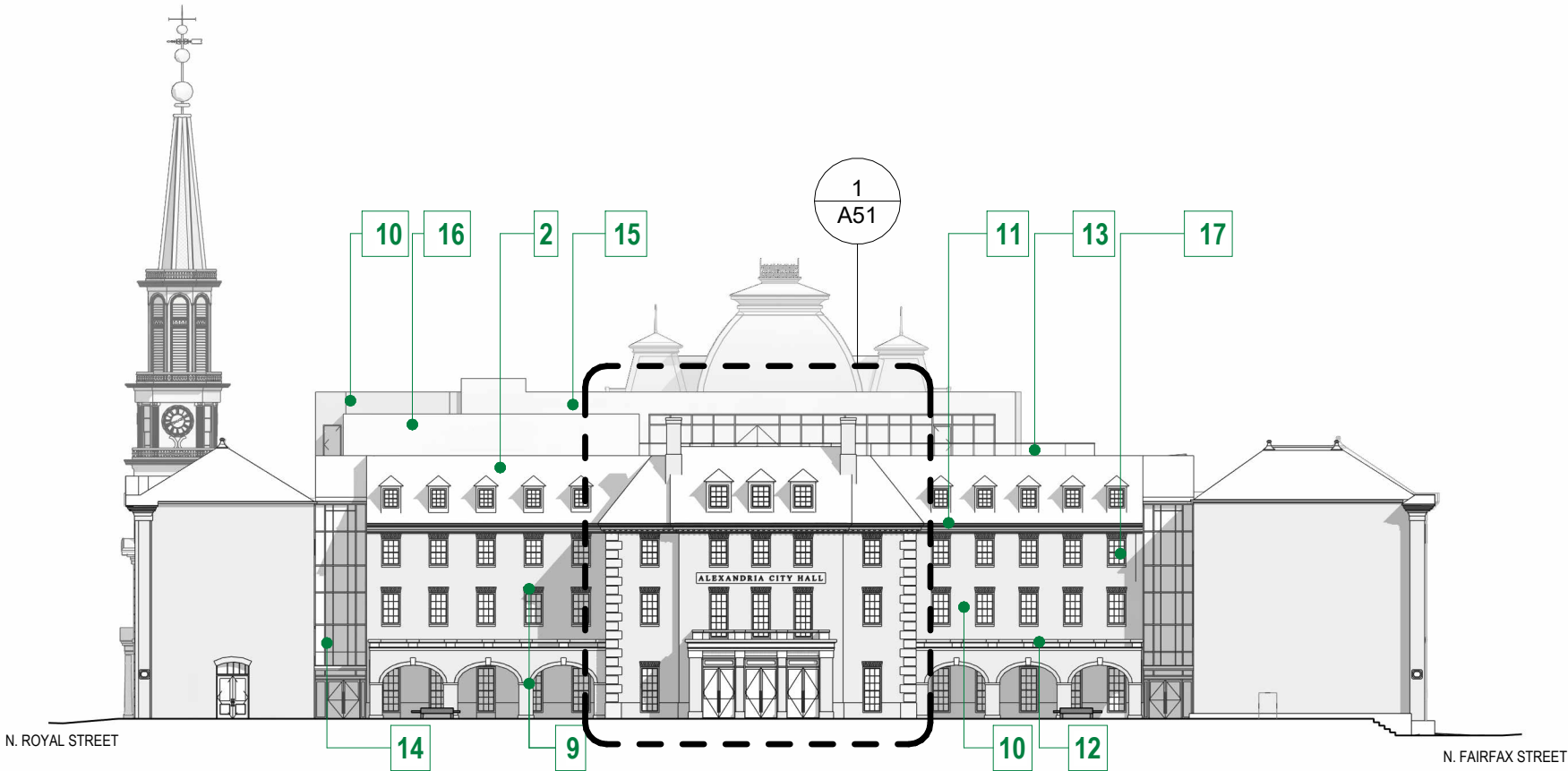
15 METAL RAINSCREEN ASSEMBLY



16 METAL LOUVERS



17 NEW WINDOW AND STOREFRONT GLAZING



PROPOSED SOUTH ELEVATION



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NEW CONSTRUCTION BUILDING FABRIC - MATERIAL BOARD

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

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

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2 SLATE TILE ROOF TYPE A



9 BRICK TYPE B

10 BRICK TYPE C



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



17 NEW WINDOW AND STOREFRONT GLAZING



18 PRECEDENT IMAGERY OF BRICK QUIONING AND WATERTABLE



19 CAST STONE OR UHPC ENTABLATURE

SOUTH ELEVATION



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NEW CONSTRUCTION BUILDING FABRIC - MATERIAL BOARD

0 8' 16' 32'
SCALE : 1/16" = 1'-0"

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

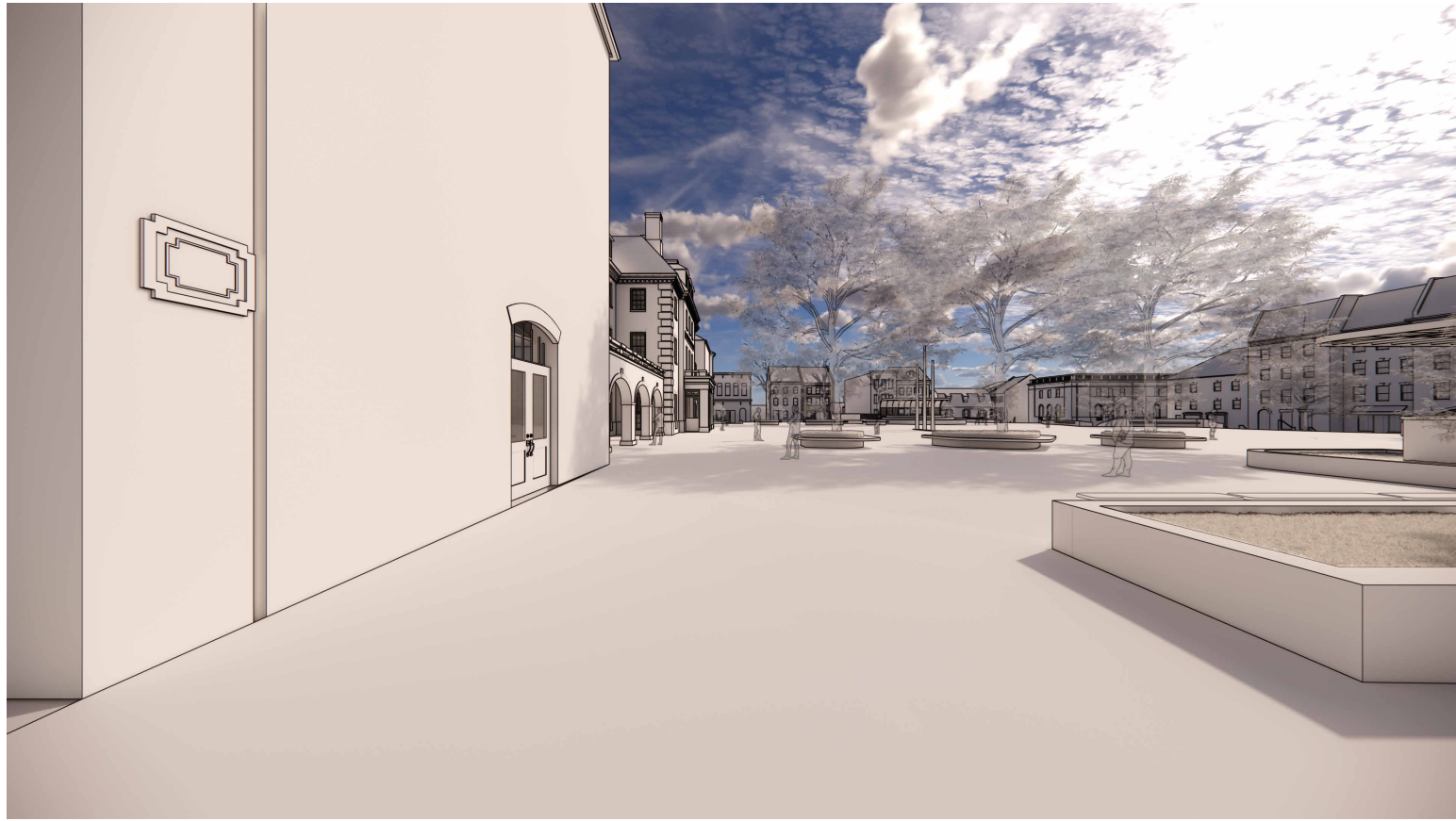
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RENDERINGS

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

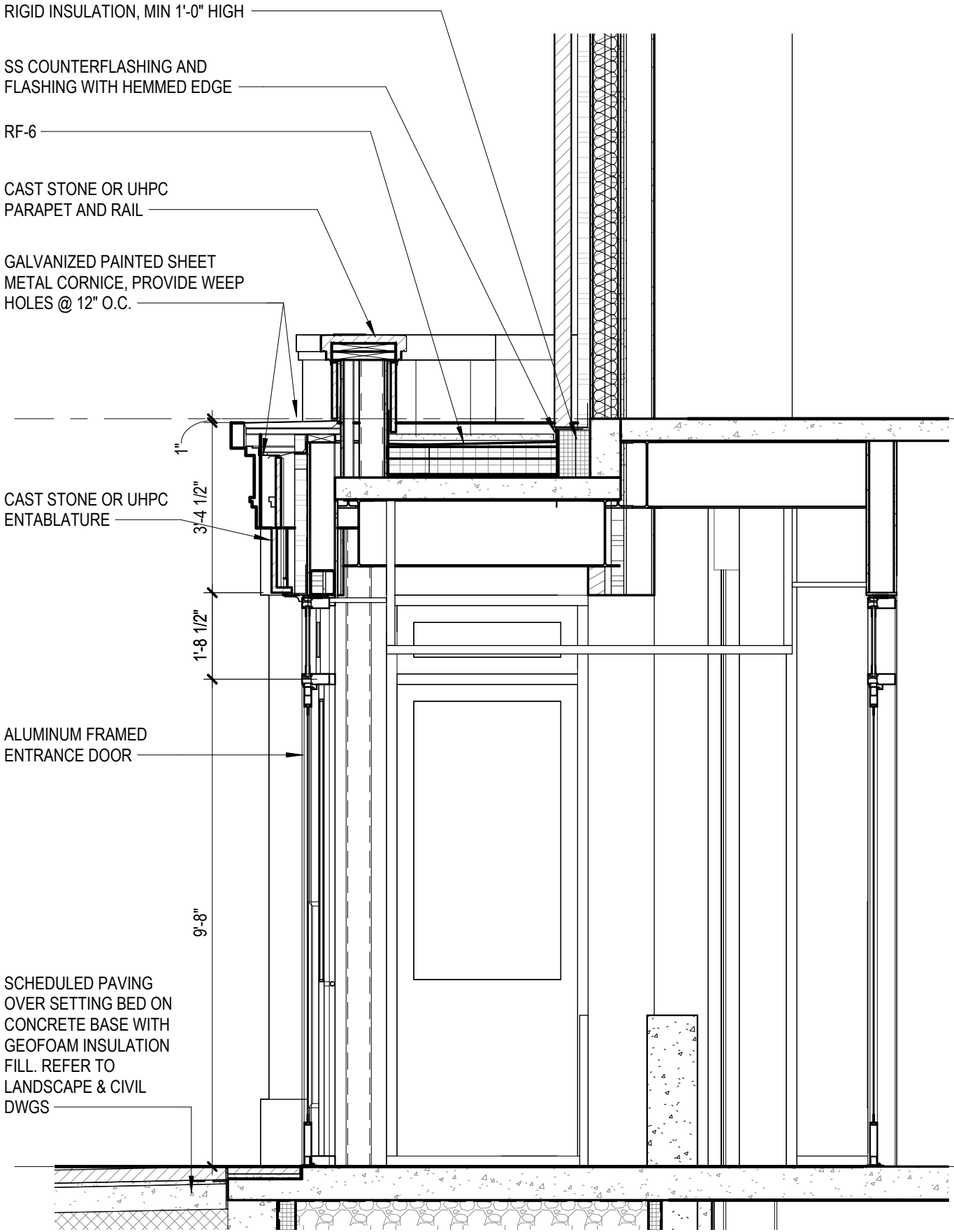
ALEXANDRIA, VA

PROJ NO. 058-10046-000

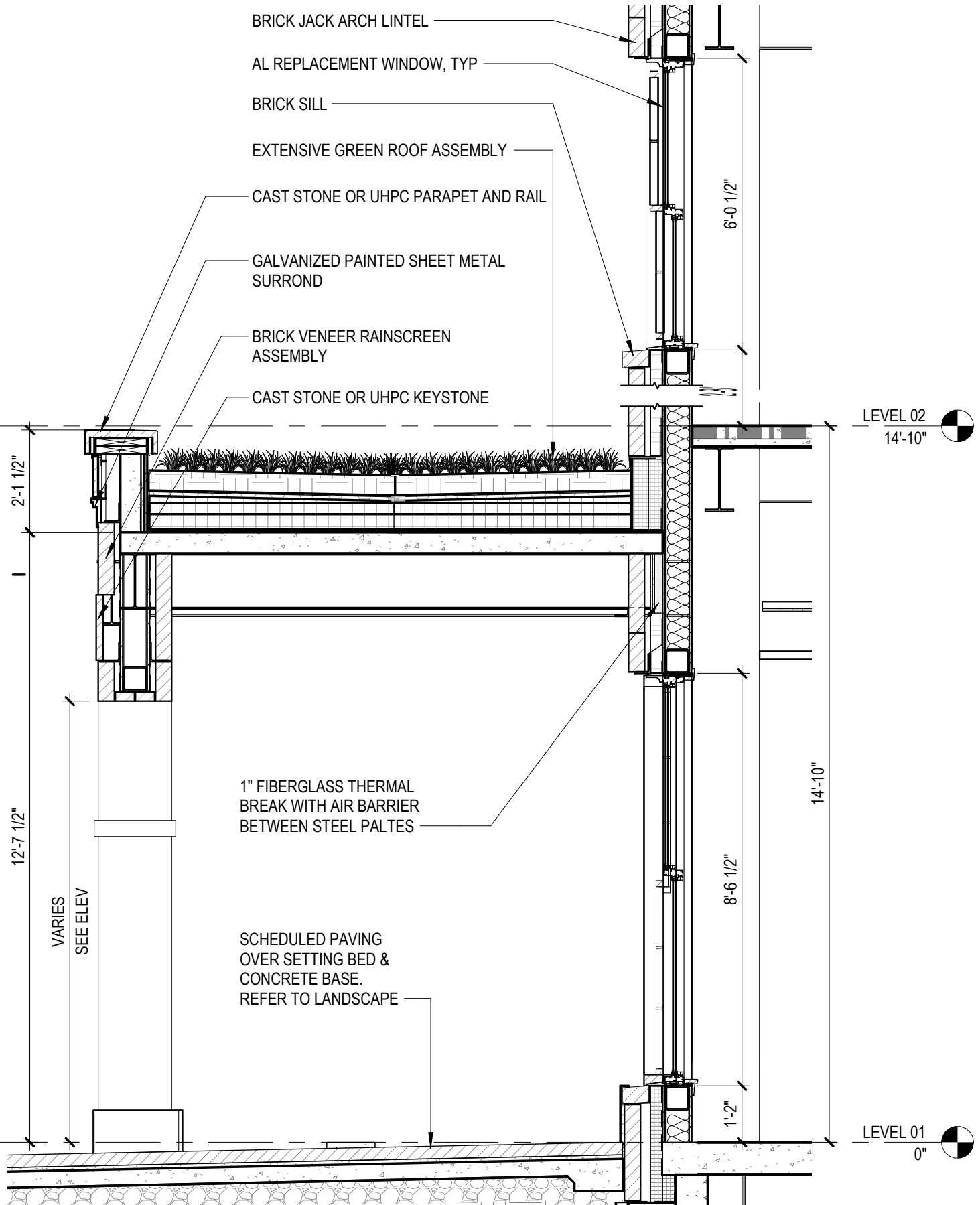
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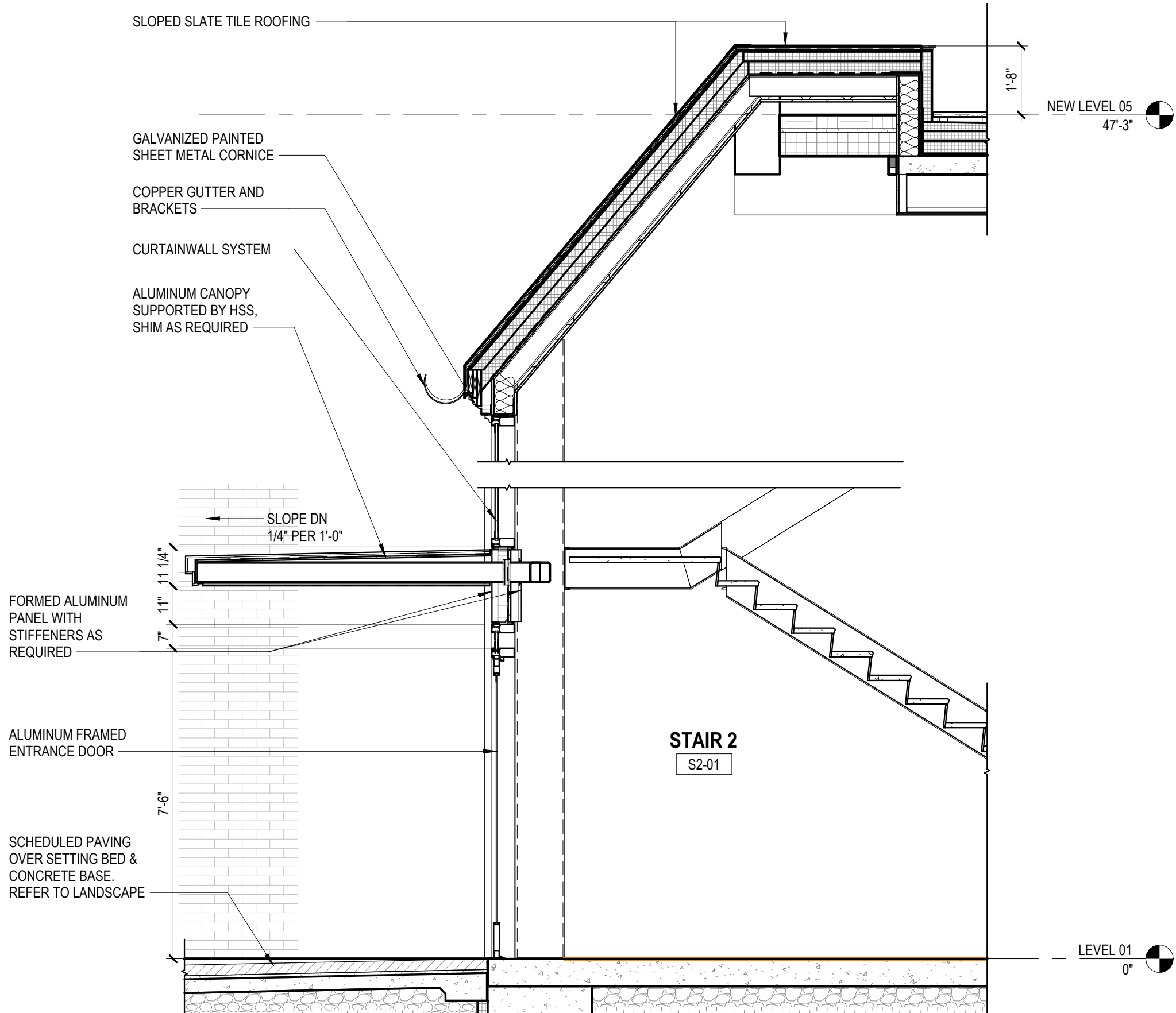
PAGE: A52



PROPOSED SOUTH ENTRY VESTIBULE

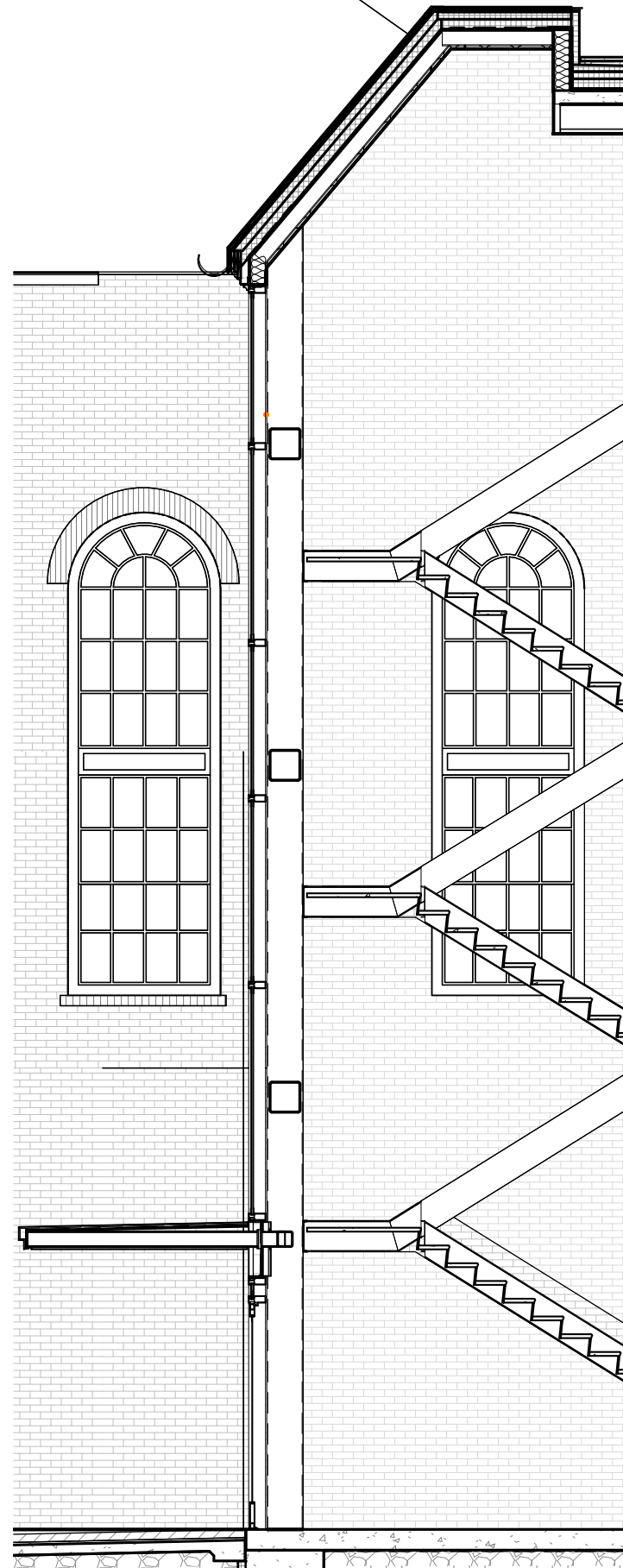


PROPOSED ARCADE DETAILS



PROPOSED HYPHEN DETAILS

PROPOSED HYPHEN WALL SECTION- OVERALL



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PROPOSED HYPHEN DETAILS



SCALE : 3/16" = 1'-0"



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

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

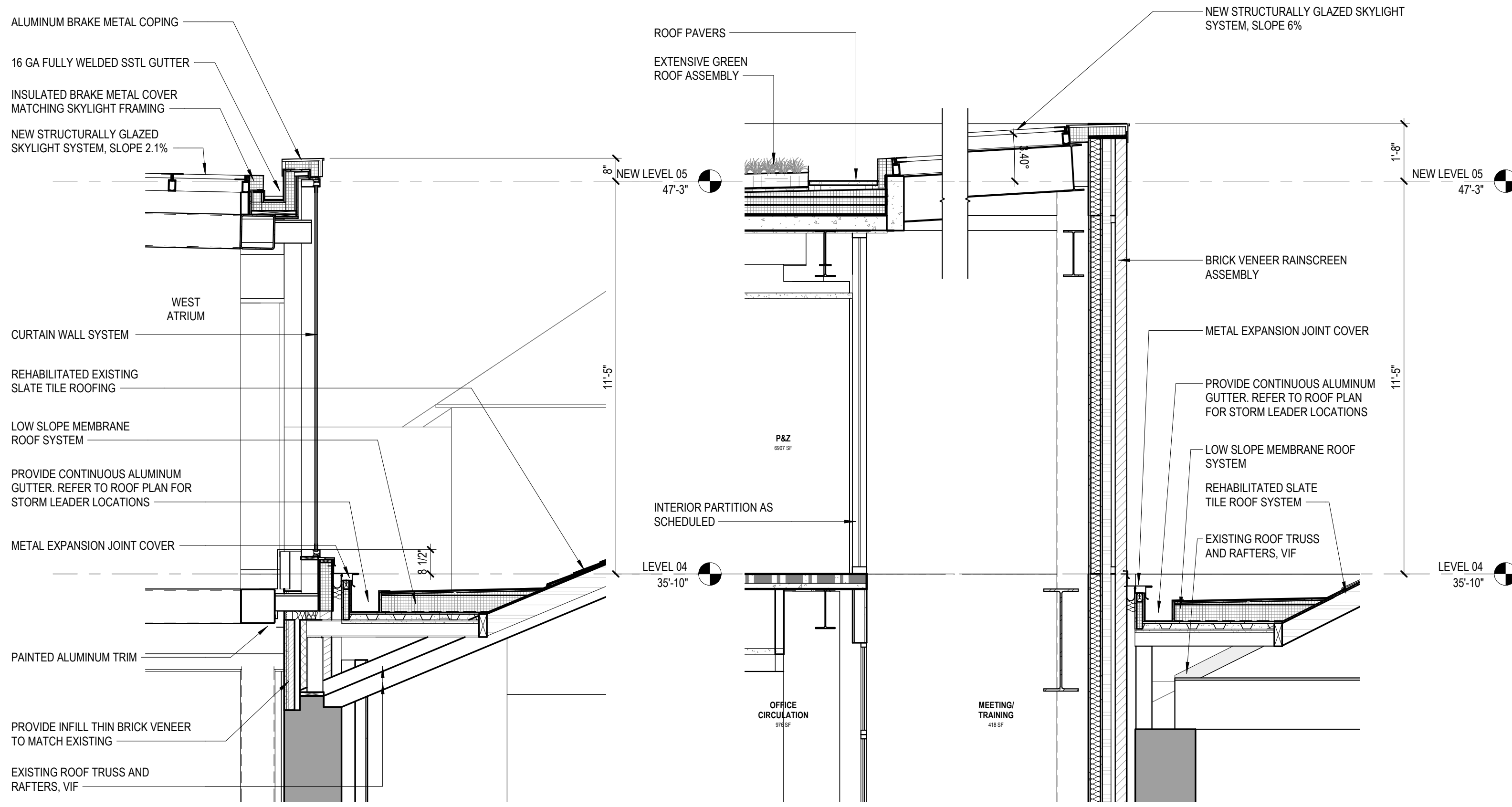
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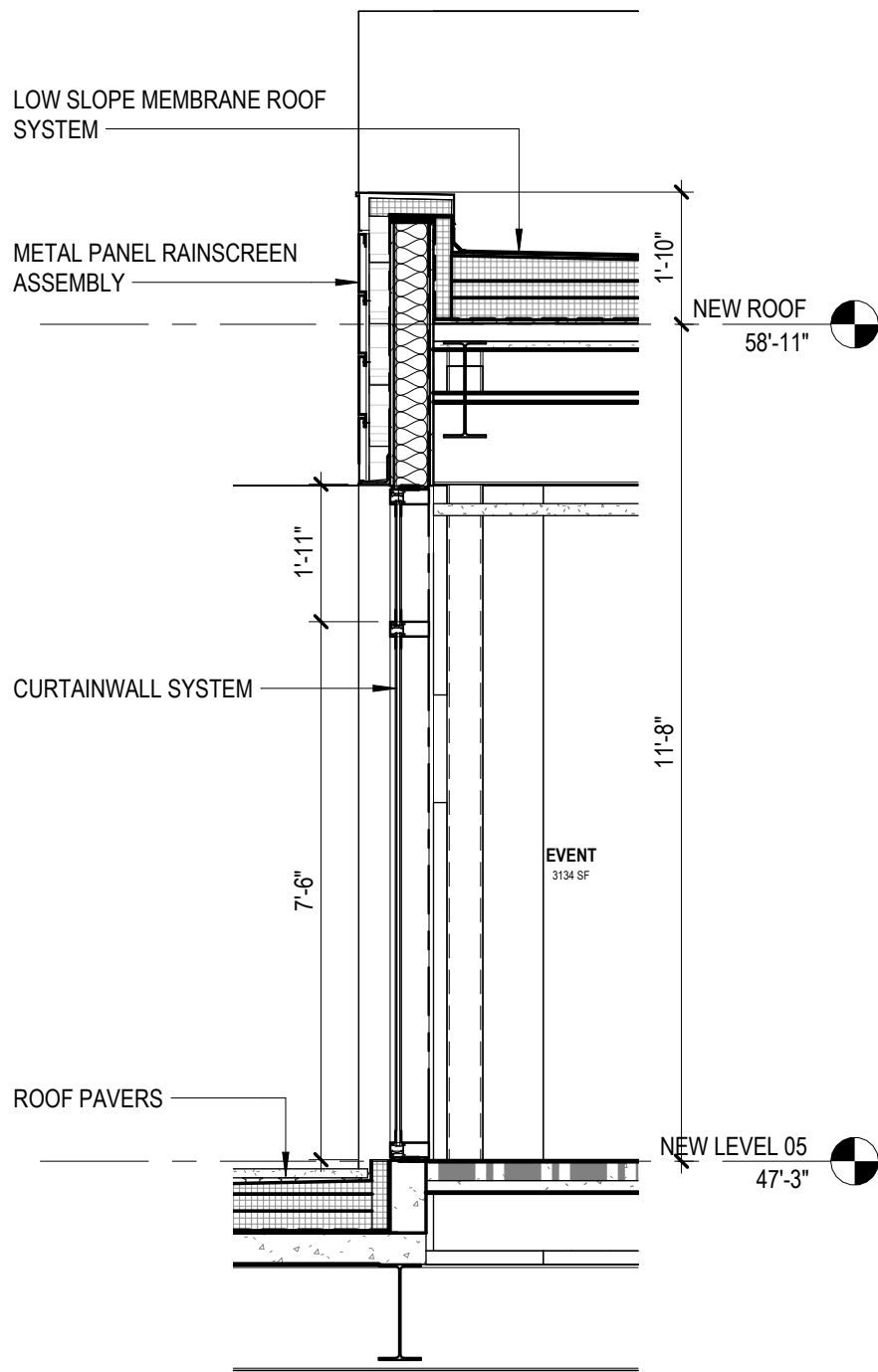
DATE: 09/08/25

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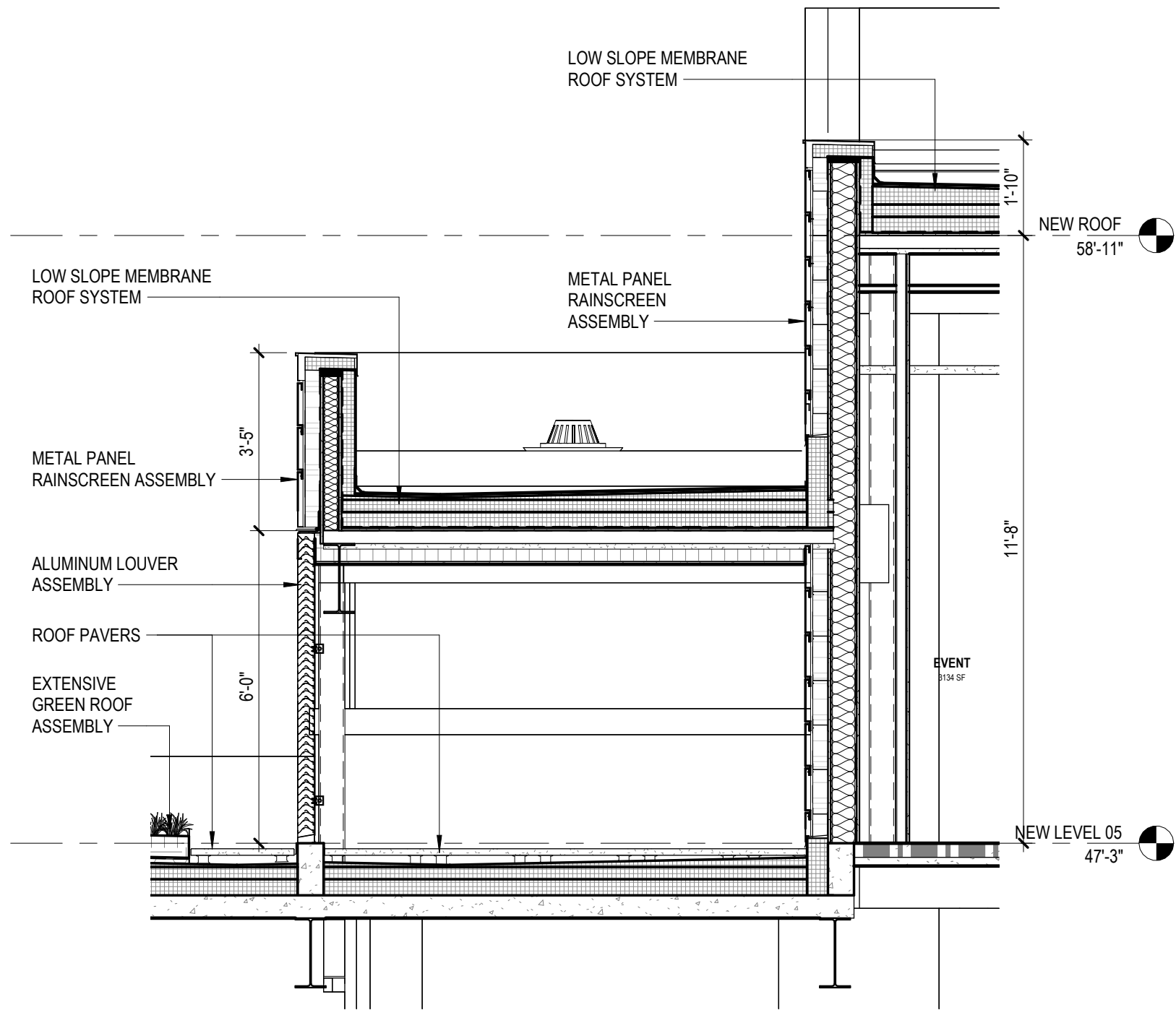


WALL SECTION THROUGH 5TH FLOOR - NORTH FACADE SKYLIGHT

WALL SECTION THROUGH 5TH FLOOR - EAST FACADE SKYLIGHT



WALL SECTION THROUGH 5TH FLOOR EVENT SPACE - SOUTH FACADE



WALL SECTION THROUGH MECHANICAL EQUIPMENT ENCLOSURE



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5TH FLOOR DETAILS



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

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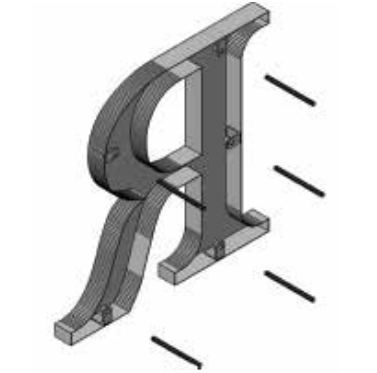
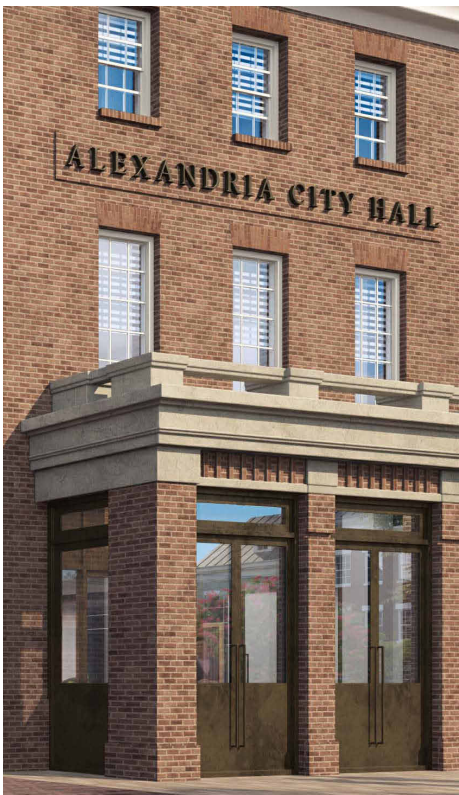
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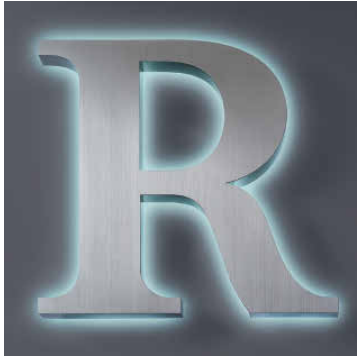
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STAINLESS STEEL FABRICATED LETTERS, STUD MOUNT ATTACHMENT TO PROJECTING BRICK PANEL



STAINLESS STEEL FABRICATED LETTERS, HALO-LIT



Bronze



Warm White†

PROPOSED FINISH: TITANIUM COATED, BRUSHED, BRONZE

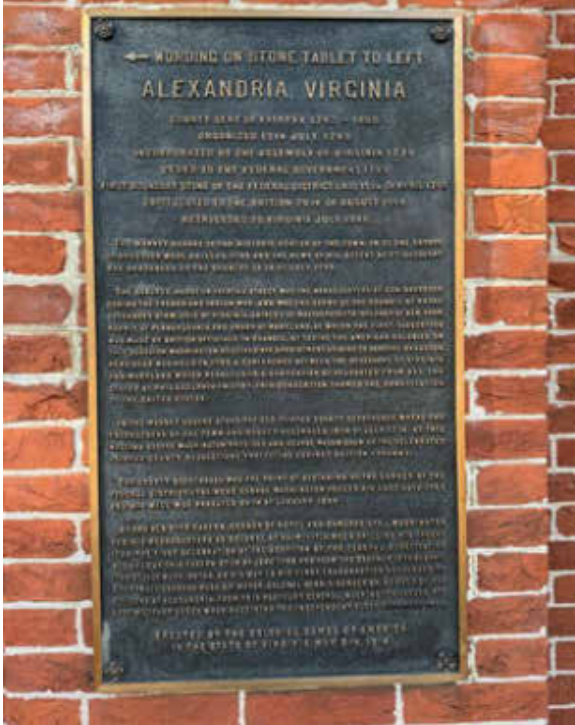
PROPOSED LED COLOR: WARM WHITE



2 EXISTING PROJECTING BUILDING IDENTIFICATION SIGN AT NORTH ENTRANCE TO REMAIN



3 EXISTING STONE TABLET TO REMAIN



4 EXISTING BRONZE TABLET TO REMAIN

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



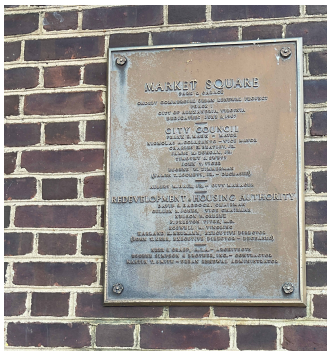
6 EXISTING BRONZE PLAQUE TO REMAIN



5 EXISTING INSCRIBED STONE SIGNS TO REMAIN



7 EXISTING CORNER BUILDING IDENTIFICATION SIGN TO REMAIN



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

LEO A DAILY ARCHITECTURE, HISTORIC PRESERVATION 1200 19TH STREET NW, SUITE 220 WASHINGTON DC 20036 P: 202.861.4600		RUST ORLING ARCHITECTURE ASSOCIATE ARCHITECT 1215 CAMERON ST ALEXANDRIA, VA 22314 EHT 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	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) PAGE: A57
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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)	Custom Translucent Print	12.75", 1.25"	0.000-0.000
4-digit Seven Segment w/ FULL (2)	Green, Red	4.5"	0.177-0.077

NOTE: Above messages are independently controlled.

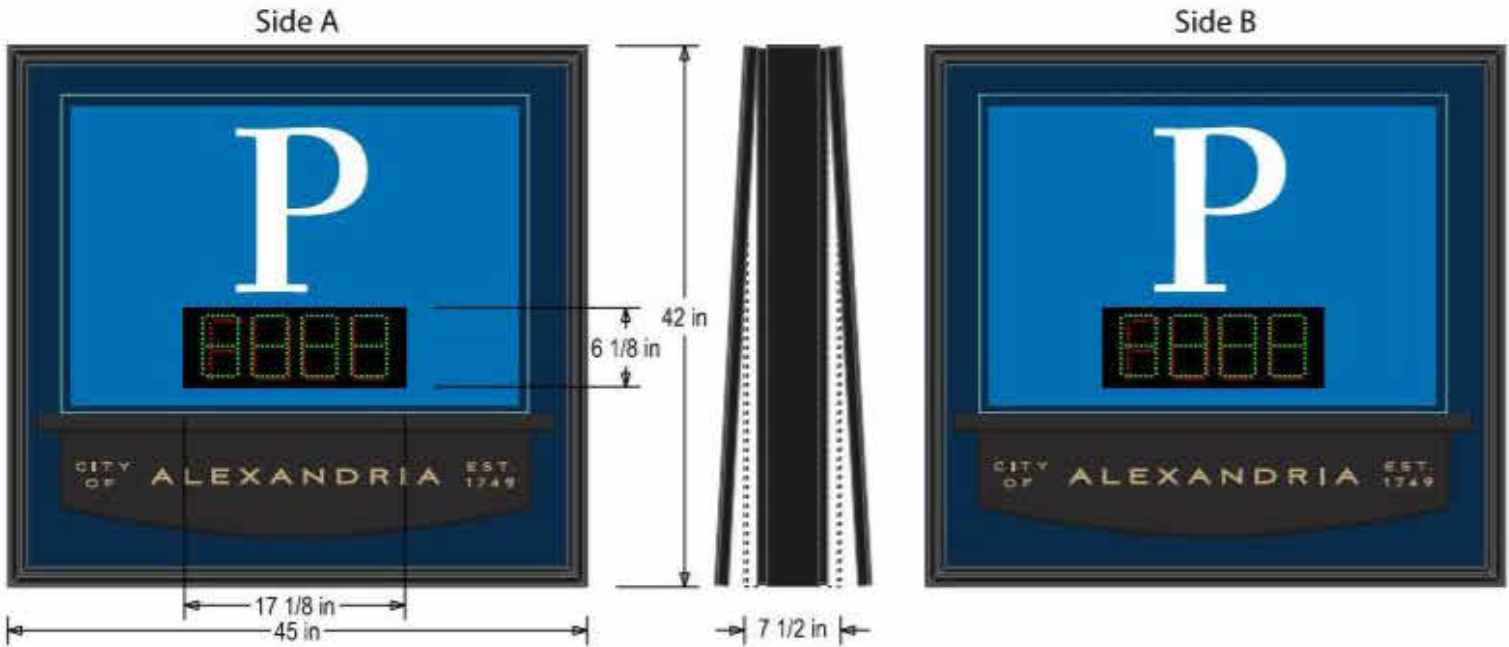
Signal-Tech
4985 Pittsburgh Ave.
Erie, PA 16509
Phone: (877) 547-9900
Fax: (814) 835-2300
Email: sales@signal-tech.com
Website: www.signal-tech.com



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Product View

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



Color Key:

Printed R11 G45 B76	Printed R30 G28 B28
Printed R0 G113 B181	Printed R201 G172 B121
Printed R116 G199 B184	Printed R25 G25 B25 (Opaque)
Printed R48 G46 B47	Painted Black

Seven Segment Display Functions



FULL



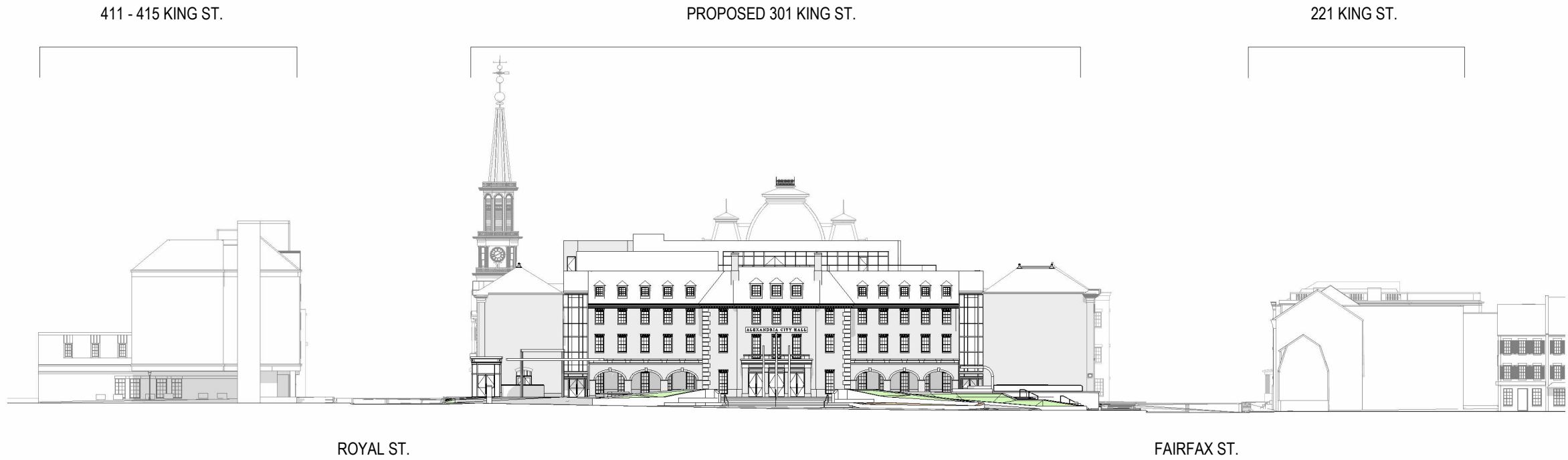
Frame Detail



03162023 | DP

13





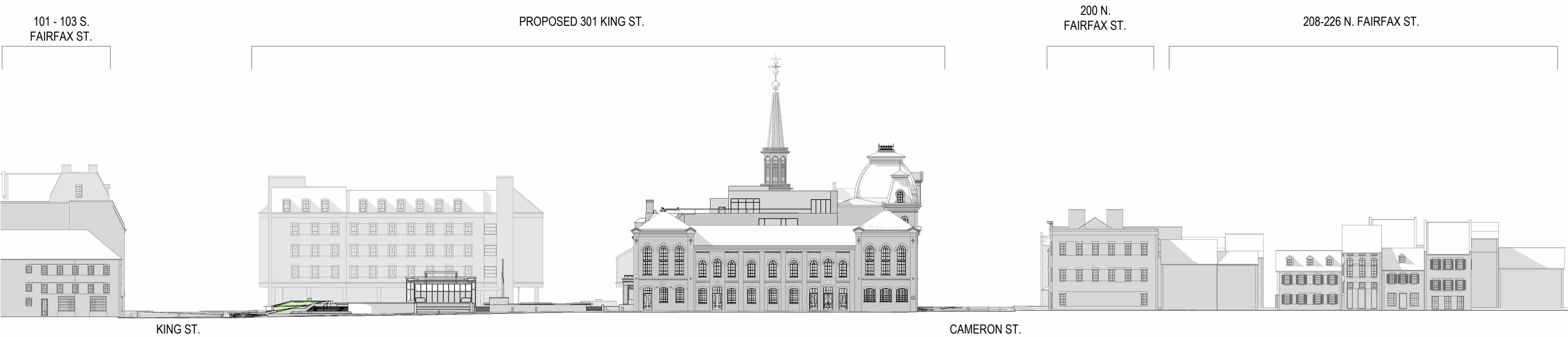
STREETSCAPE ELEVATION - LOOKING NORTH FROM KING STREET



STREETSCAPE ELEVATION - LOOKING SOUTH FROM CAMERON STREET



STREETSCAPE ELEVATION - LOOKING WEST FROM ROYAL STREET



STREETSCAPE ELEVATION - LOOKING EAST FROM FAIRFAX STREET



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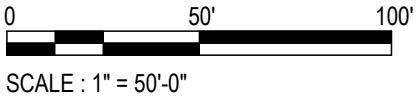
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STREETSCAPE ELEVATIONS
LOOKING WEST FROM ROYAL ST. AND
EAST FROM FAIRFAX ST.



CITY HALL, MARKET SQUARE PLAZA AND
GARAGE RENOVATION
ALEXANDRIA, VA

PROJ NO. 058-10046-000

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DATE: 09/08/25

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

B

A. Property Information

A1.

301 King St (Parcel # 075.01-01-01), 108 N Fairfax St (Parcel #075.01-01-02)

CD/ KR

Street Address

Zone

A2.

84,965.00

x

1.50

=

127,447.50

Total Lot Area

Floor Area Ratio Allowed by Zone

Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

G-2 Level

45,781.00

G-1 & B-1 Level

50,448.00

First Floor

34,193.00

Second Floor

32,787.00

Third Floor

29,406.00

Fourth Floor

17,709.00

Fifth Floor

3,079.00

Fifth Floor Mezz.

1,380.00

Other**

B1. Total Gross

214,783.00

Allowable Exclusions**

Basement**

96,229.00

Stairways**

4,453.00

Mechanical**

1,037.00

Attic less than 7***

161.00

Porches**

Balcony/Deck**

Lavatory***

1,050.00

Other** Ramps

1,722.00

Other** Void

10,103.00

B2. Total Exclusions

114,755.00

B1.

214,783.00

Sq. Ft.

Existing Gross Floor Area*

B2.

114,755.00

Sq. Ft.

Allowable Floor Exclusions**

B3.

100,028.00

Sq. Ft.

Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

C. Proposed Gross Floor Area

Proposed Gross Area

G-2 Level

0.00

G-1 & B-1 Level

4,980.00

First Floor

2,012.00

Second Floor

47.00

Third Floor

47.00

Fourth Floor

0.00

Fifth Floor

7,285.00

Fifth Floor Mezz.

0.00

Infill at Exstg Bldg.

18,526.00

C1. Total Gross

32,897.00

Allowable Exclusions**

Basement**

4,980.00

Stairways**

5,485.00

Mechanical**

3,726.00

Attic less than 7***

Porches**

936.00

Balcony/Deck**

Lavatory***

2,032.00

Other** Ramps

1,599.00

Other** Void

7,558.00

C2. Total Exclusions

26,316.00

C1.

32,897.00

Sq. Ft.

Proposed Gross Floor Area*

C2.

26,316.00

Sq. Ft.

Allowable Floor Exclusions**

C3.

6,581.00

Sq. Ft.

Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

Notes

*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

***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 gross floor area.

D. Total Floor Area

D1.

106,609.00

Sq. Ft.

Total Floor Area (add B3 and C3)

D2.

127,447.50

Sq. Ft.

Total Floor Area Allowed by Zone (A2)

E. Open Space

E1.

46,422.00

Sq. Ft.

Existing Open Space

E2.

0.00

Sq. Ft.

Required Open Space

E3.

52,534.00

Sq. Ft.

Proposed Open Space

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: 

Date: 9.17.2025

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FAR WORKSHEET

CITY HALL, MARKET SQUARE PLAZA AND
GARAGE RENOVATION

ALEXANDRIA, VA

PROJ NO. 058-10046-000

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DEMOLITION PLAN LEGEND

EXISTING TO REMAIN

REMOVE / DEMO WORK

EXTENT OF PRE-1945 ROOF REMOVE
EXIST SLATE ROOF TILES

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:

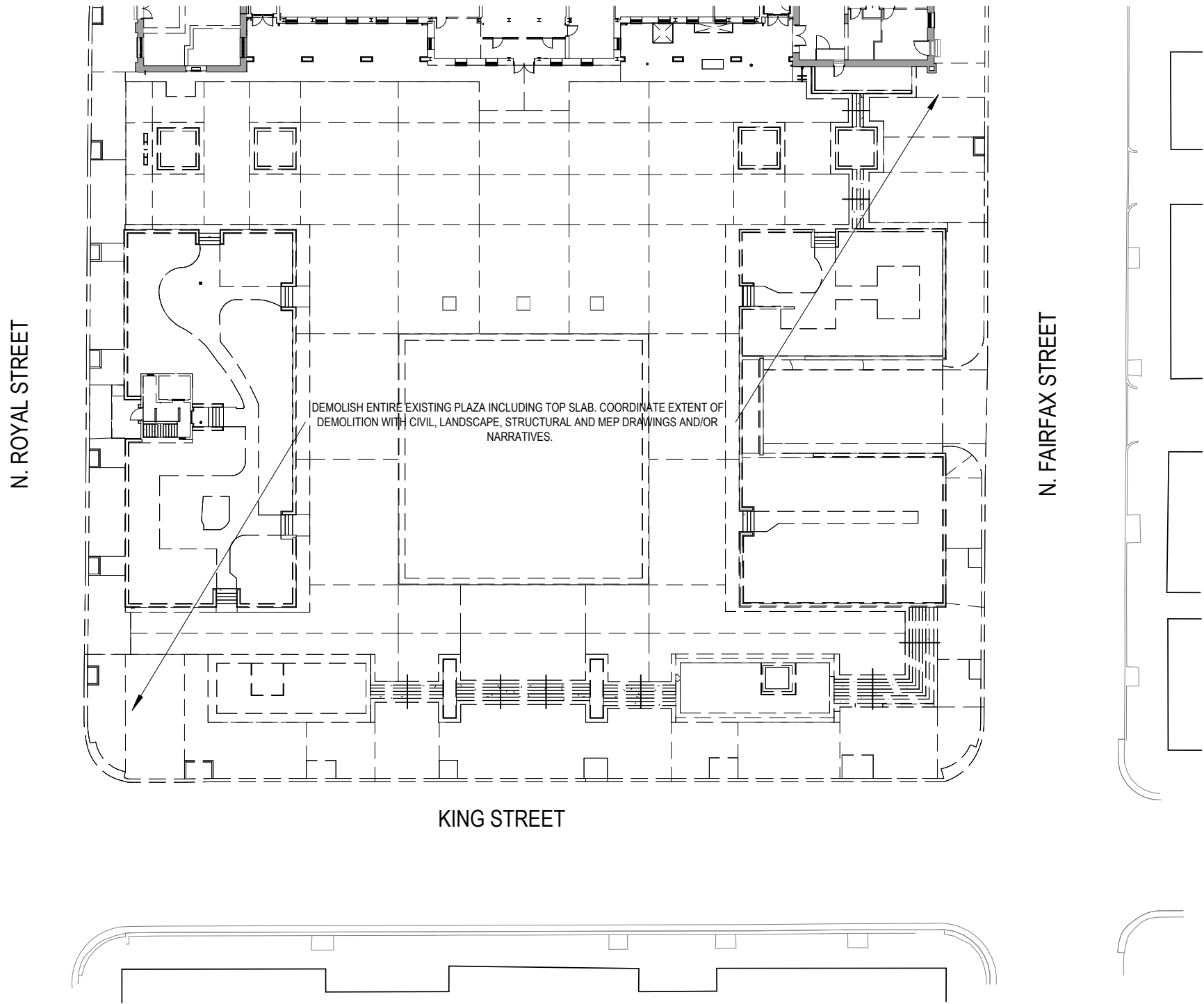
- Existing Exterior Walls: Add insulation at the interior face. Assume 1" XPS insulation, 3.5" metal stud assembly at 16" O.C. with mineral wool batt insulation and drywall.
- Existing Glazing: Replace all windows with historically appropriate, multi-pane wood windows with simulated divided lites and 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



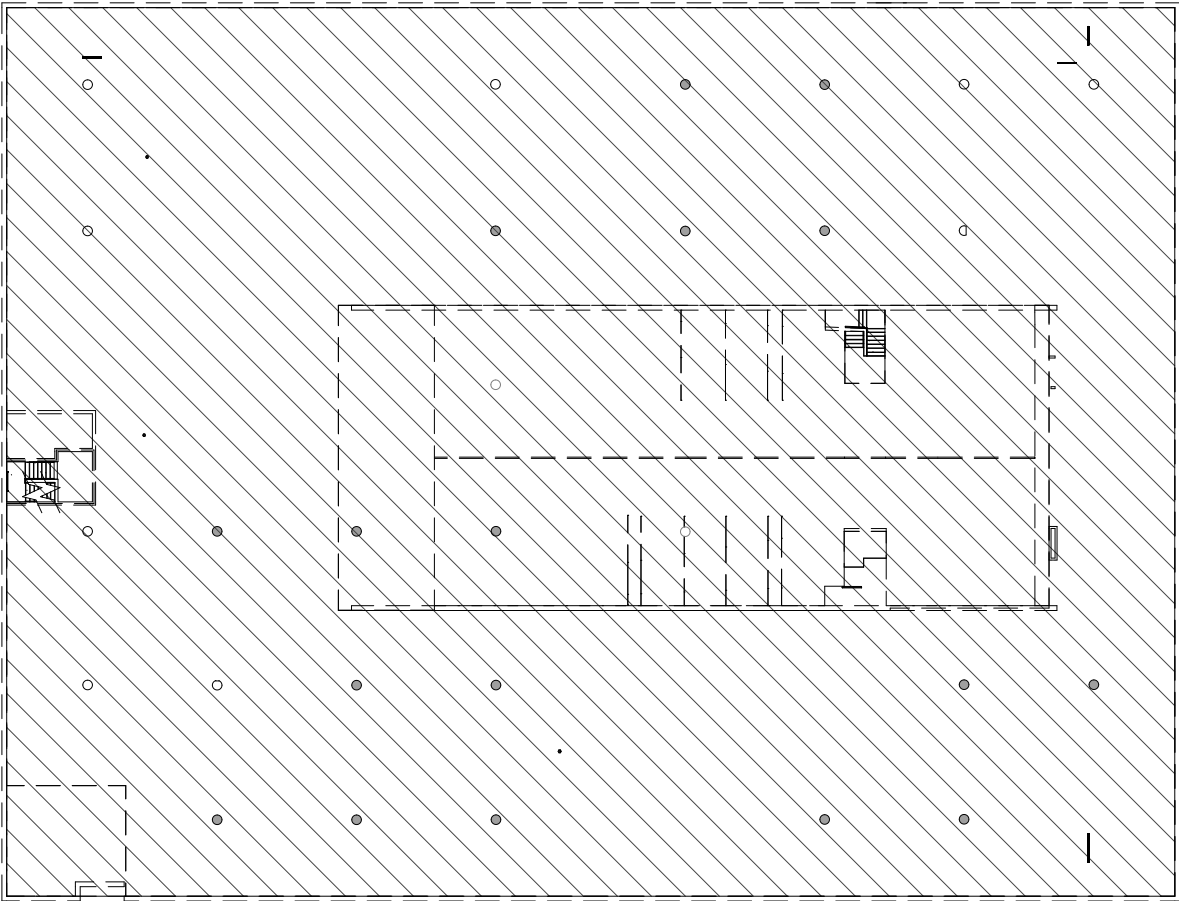
DEMOLITION PLAN LEGEND

EXISTING TO REMAIN

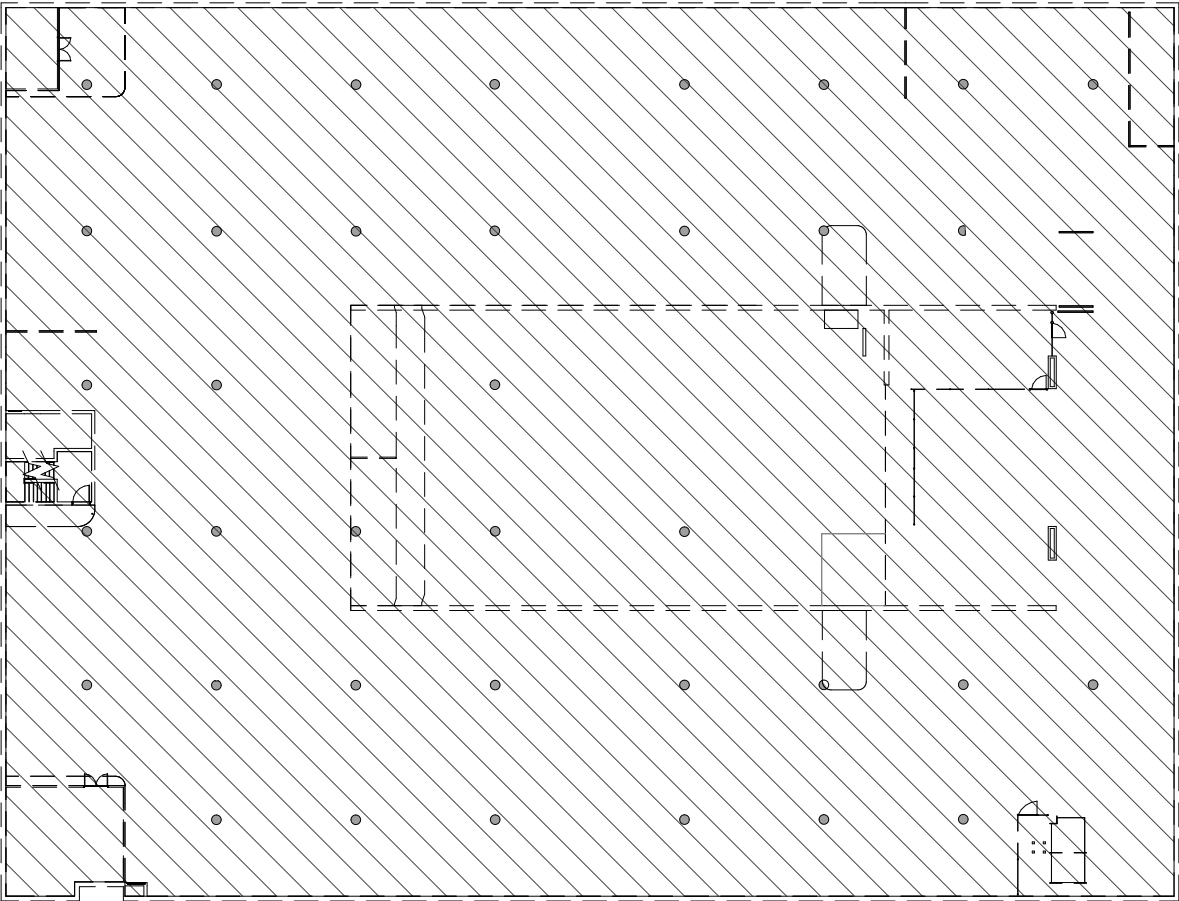
REMOVE / DEMO WORK

EXTENT OF PRE-1945 ROOF REMOVE
EXIST SLATE ROOF TILES

EXTENT OF PRE-1945 ROOF REMOVE
EXIST COPPER STANDING SEAM AND
FLAT SEAM ROOF PANELS



LEVEL G-1 (GARAGE DEMOLITION PLAN)



LEVEL G-2 (GARAGE DEMOLITION PLAN)



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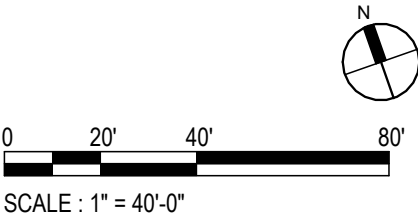
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DEMOLITION PLANS - GARAGE



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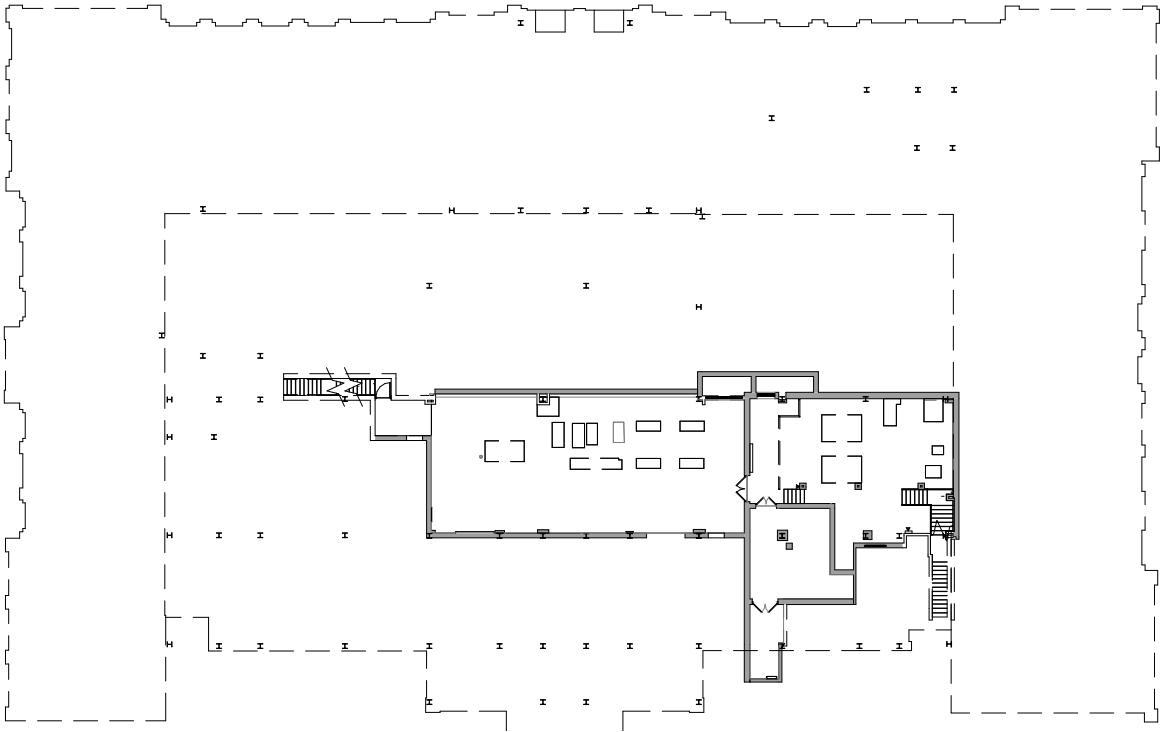
DEMOLITION PLAN LEGEND

EXISTING TO REMAIN

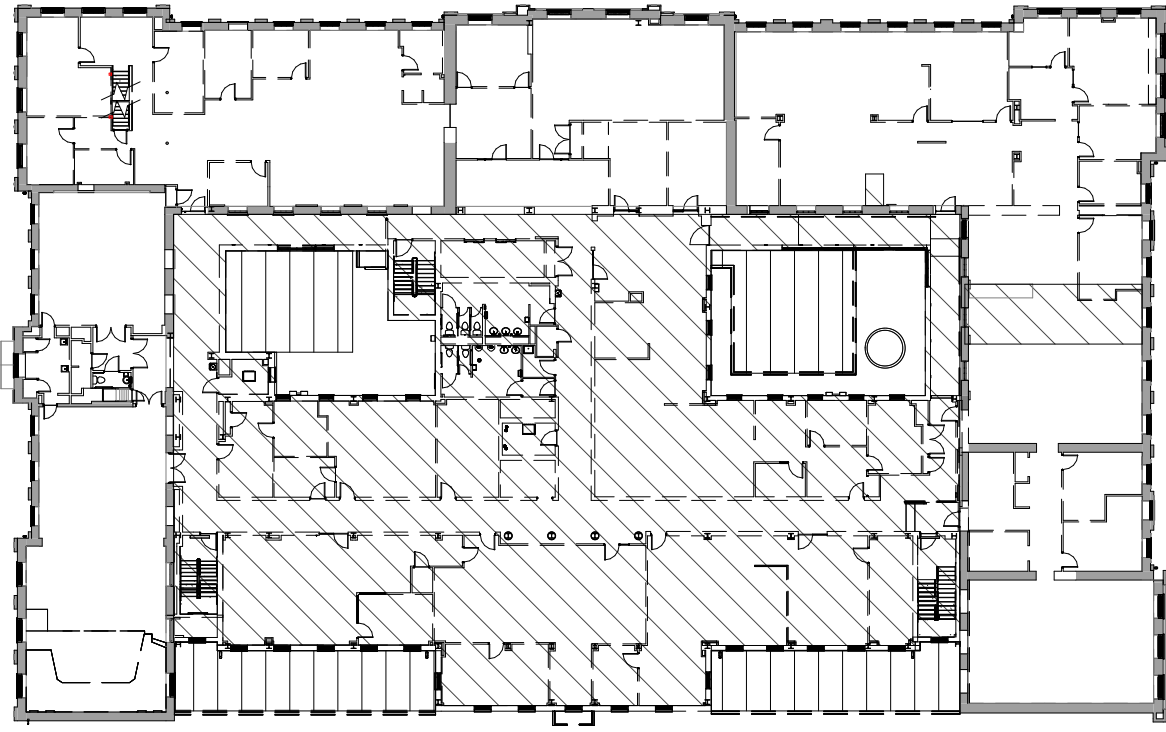
REMOVE / DEMO WORK

EXTENT OF PRE-1945 ROOF REMOVE
EXIST SLATE ROOF TILES

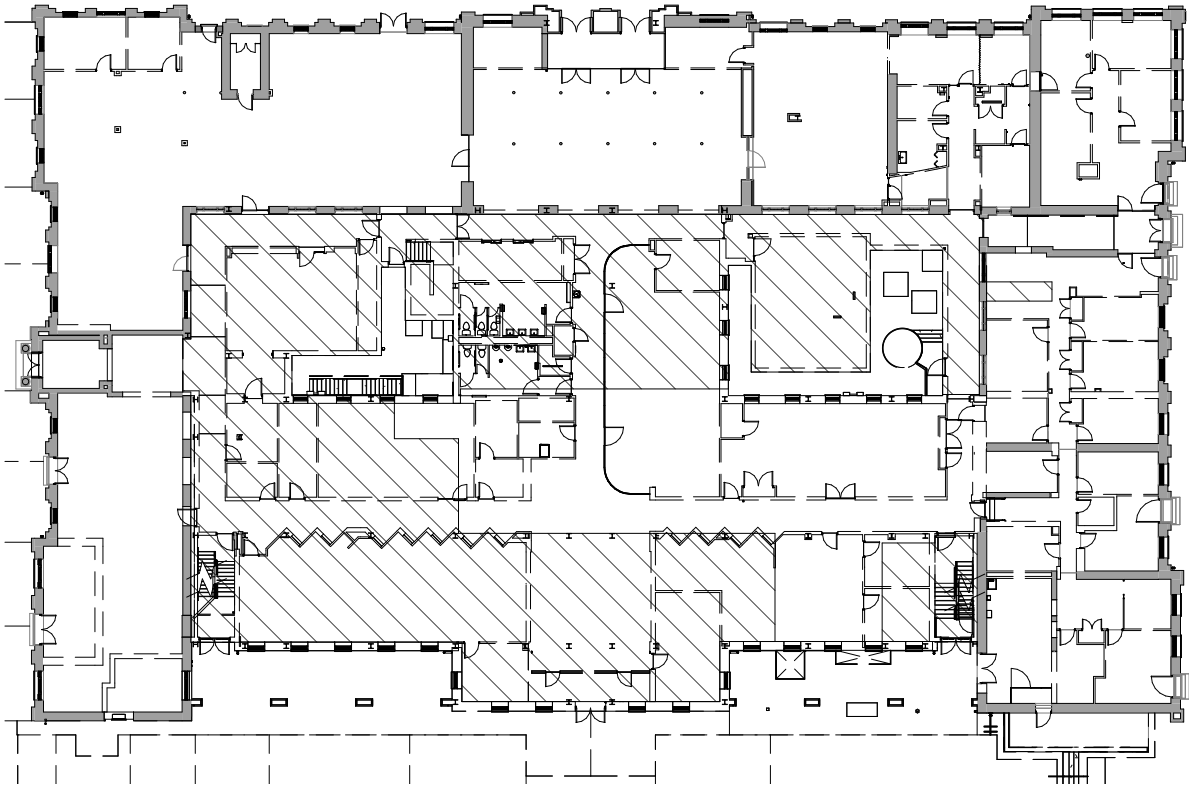
EXTENT OF PRE-1945 ROOF REMOVE
EXIST COPPER STANDING SEAM AND
FLAT SEAM ROOF PANELS



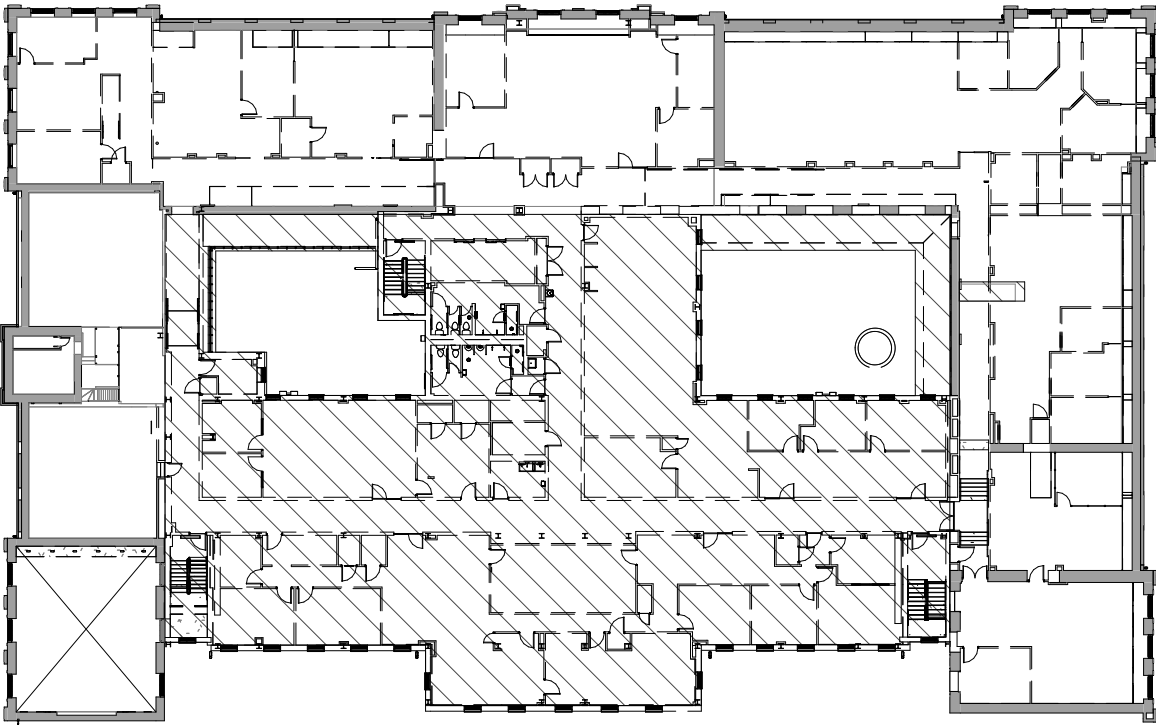
LEVEL B-1 (BASEMENT) DEMOLITION PLAN



LEVEL 2 DEMOLITION PLAN



LEVEL 1 DEMOLITION PLAN



LEVEL 3 DEMOLITION PLAN



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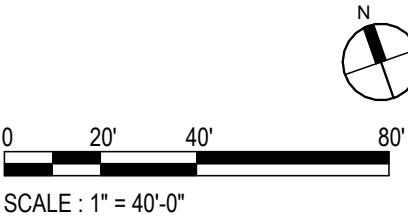
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DEMOLITION PLANS - CITY HALL



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DEMOLITION PLAN LEGEND

EXISTING TO REMAIN

REMOVE / DEMO WORK

EXTENT OF PRE-1945 ROOF REMOVE
EXIST SLATE ROOF TILES

EXTENT OF PRE-1945 ROOF REMOVE
EXIST COPPER STANDING SEAM AND
FLAT SEAM ROOF PANELS

LEVEL 4 DEMOLITION PLAN

ROOF DEMOLITION PLAN

LEVEL 5 DEMOLITION PLAN

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DEMOLITION PLANS - CITY HALL

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EXTERIOR DEMOLITION LEGEND

EXISTING TO REMAIN

REMOVE / DEMO WORK

EXTENT OF PRE-1945 ROOF REMOVE
EXIST SLATE ROOF TILES

EXTENT OF PRE-1945 ROOF REMOVE
EXIST COPPER STANDING SEAM AND
FLAT SEAM ROOF PANELS



EXTERIOR DEMOLITION ELEVATION - WEST



EXTERIOR DEMOLITION ELEVATION - NORTH

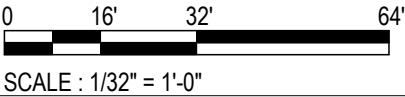


EXTERIOR DEMOLITION ELEVATION - EAST



EXTERIOR DEMOLITION ELEVATION - SOUTH

EXTERIOR DEMOLITION ELEVATIONS - CITY HALL



CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

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