

ISSUE: Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations

APPLICANT: The City of Alexandria/Office of Historic Alexandria

LOCATION: Old and Historic Alexandria District
1315 Duke Street

ZONE: CL/Commercial low zone

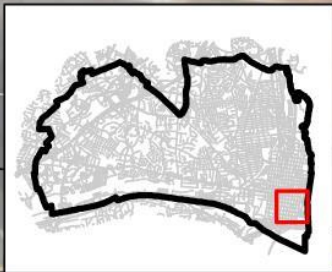
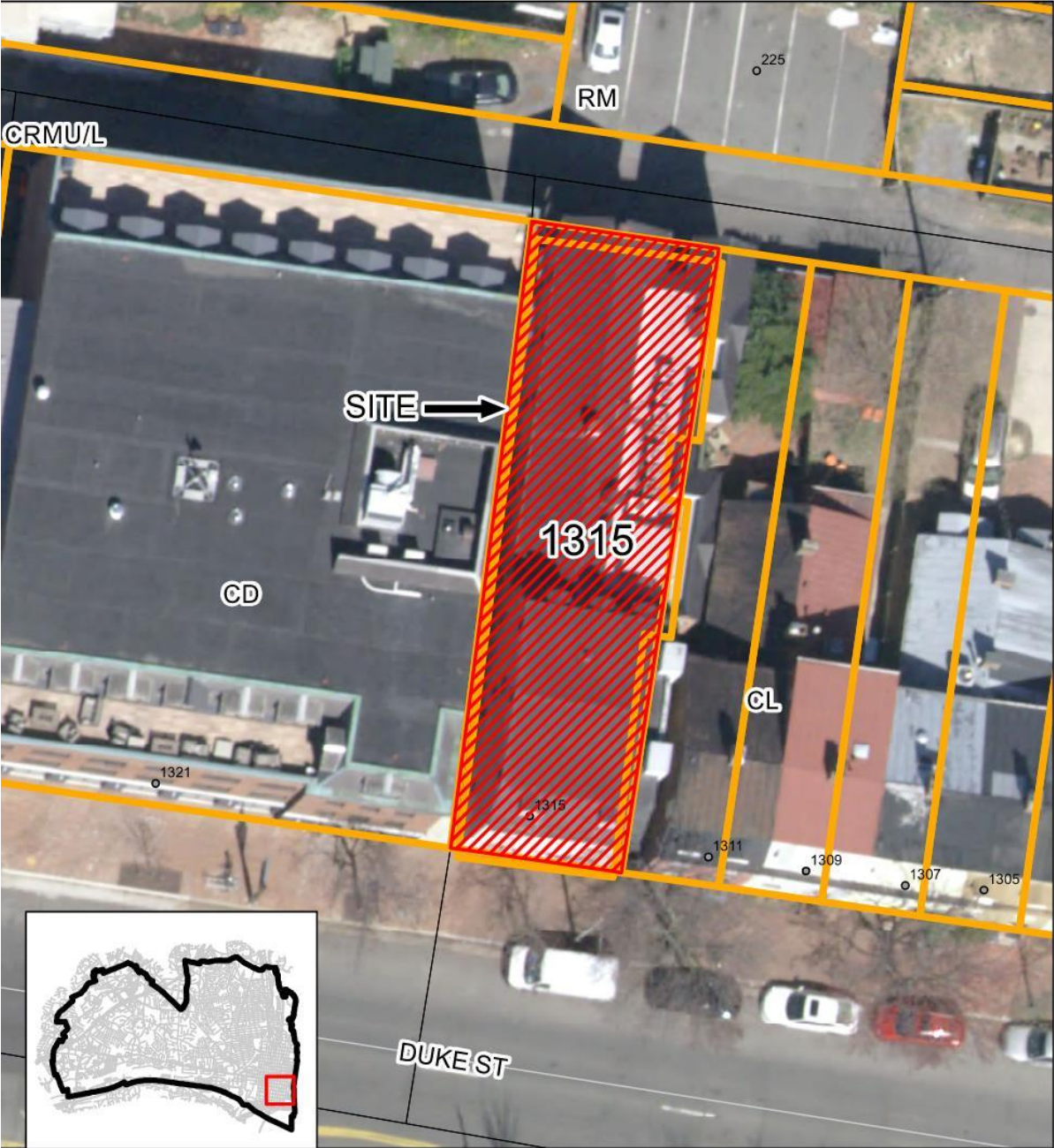
STAFF RECOMMENDATION


Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness, as submitted with the following conditions:

1. Should it be necessary to excavate into soil layers on the property for this project, please contact Deputy City Archaeologist Ben Skolnik to arrange a monitoring schedule at 703 746-4399. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities.
2. 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.
3. 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.

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 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.



 **BAR#2023-00268 & BAR#2023-00282**
1315 Duke Street

0 10 20 40 Feet

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Note: Staff coupled the applications for a Permit to Demolish (BAR #2021-00282) and Certificate of Appropriateness (BAR #2023-00268) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to return this property's appearance to its National Register Period of Significance (1828-1861), at 1315 Duke Street. The attached Historic Structures Report, updated on October 20, 2023, recommends five treatment options beginning on page 417. The City of Alexandria has chosen Option 3b as the best way to interpret the Period of Significance.

Permit to Demolish/Capsulate

- Demolition of the south half of the mansard roof of the south block to reconstruct the south slope as shown in Civil War photographs. Cut the masonry walls on the east and west gable end to the angle of the historic roof slope.
- Remove all doors, windows, and sills from the east, south, and west elevations of the South Block, the west elevation of the Central Passage, and on the first floor of the west elevation of the North Block. These openings will be restored to their smaller original size on the south elevation and filled with masonry on the east and west elevations. Existing segmental arches on the east and west elevations will remain and the wood, concrete and brick sills will be removed. Existing segmental arches on the south elevation will be removed, and these stone sills will be cut and reused to match the new opening width.

Certificate of Appropriateness

- Recreate slate side-gable roof form on the south slope of the South Block.
- Masonry infill of window openings added after the Period of Significance. Seven windows on the east elevation and eight on the west elevation will be infilled, as will four on the central passage and three on the first floor of the west elevation of the North Block.
- Restore windows, doors and masonry openings on south elevation to match the Civil War photos.
- Install seven 12/12 painted wood, single-hung, single-glazed windows, wood shutters, and wood doors on the south elevation to match those in Civil War photographs.
- Restore/replace three dormer window sash on north elevation of mansard roof with 2/2 wood windows. Replace five windows on the masonry section of the North Block with 6/6 painted wood, adding new cast stone sills. Restore/replace windows in the frame section third floor of the North Block with painted wood. Restore/replace wood windows on the 1985 addition.
- Install a painted wall sign background at the former "Price, Birch & Co" sign location shown on the south elevation in the Civil War photos. Sign text to be determined later under a separate C of A.
- Selectively repoint masonry throughout the historic portions of the building.
- Reconstruct chimneys on the east wall of the South Block from new roofline up.

- Restore existing ca. 1905/1937 #105 profile wood siding and windows on the third floor of the west and north elevations, replacing portions as needed.
- Replace wood siding on the third floor of the east elevation with fiber cement and eliminate false vents.
- Install/repair copper gutters and downspouts.

See Figures 1 – 4 for proposed changes. Green signifies new/restored window in existing opening. Yellow signifies new door/window in revised masonry opening. Orange signifies fill existing masonry opening with brick.

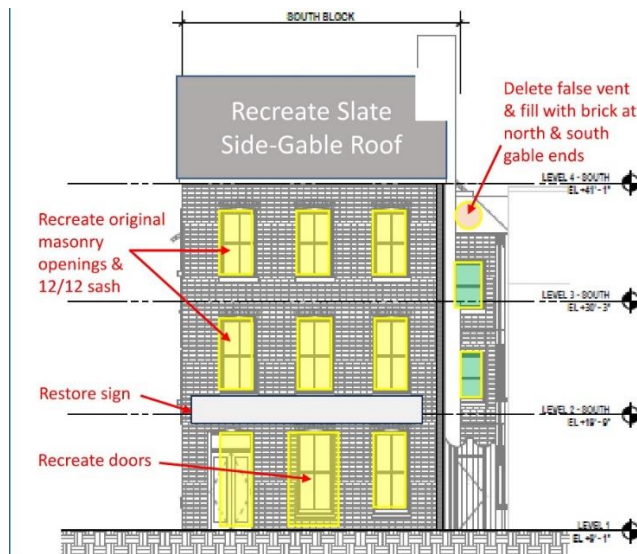


Figure 1: Proposed south elevation

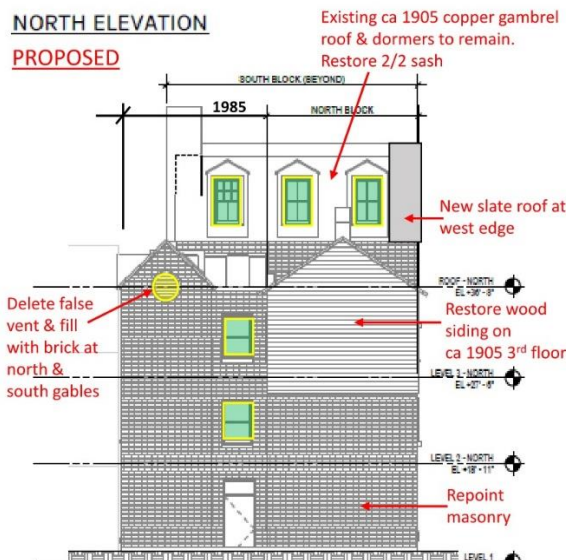


Figure 2: Proposed north elevation

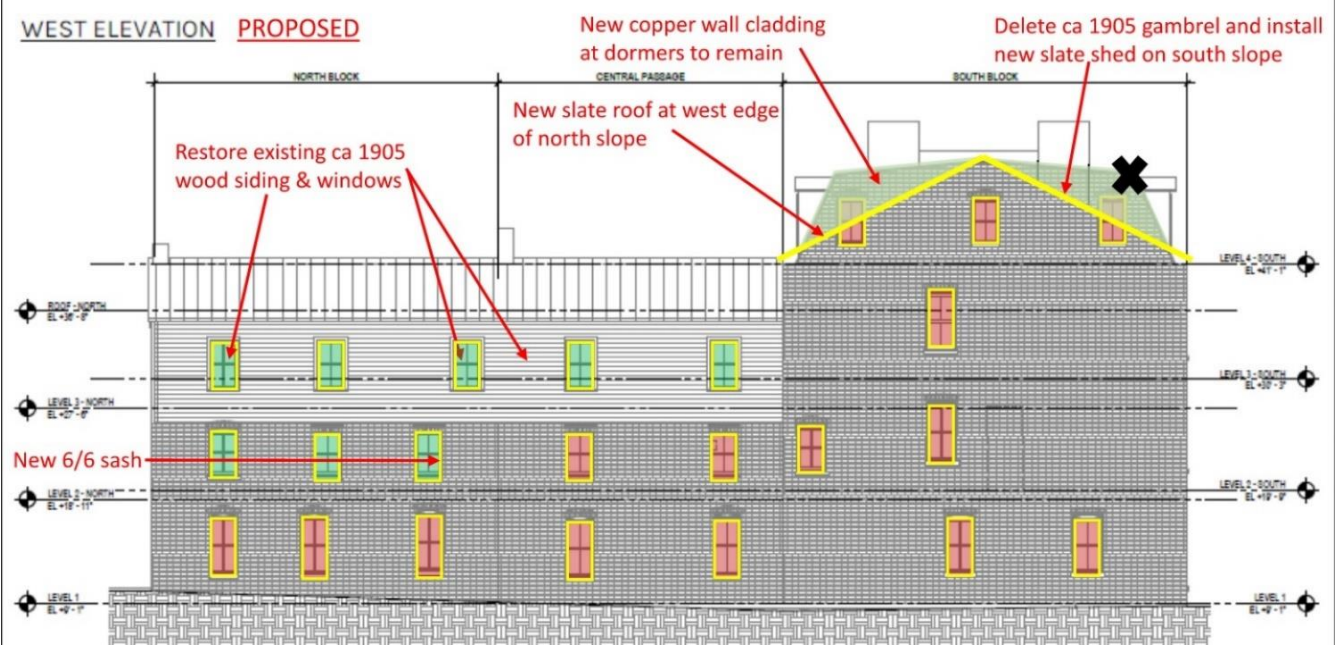


Figure 3: Proposed west elevation

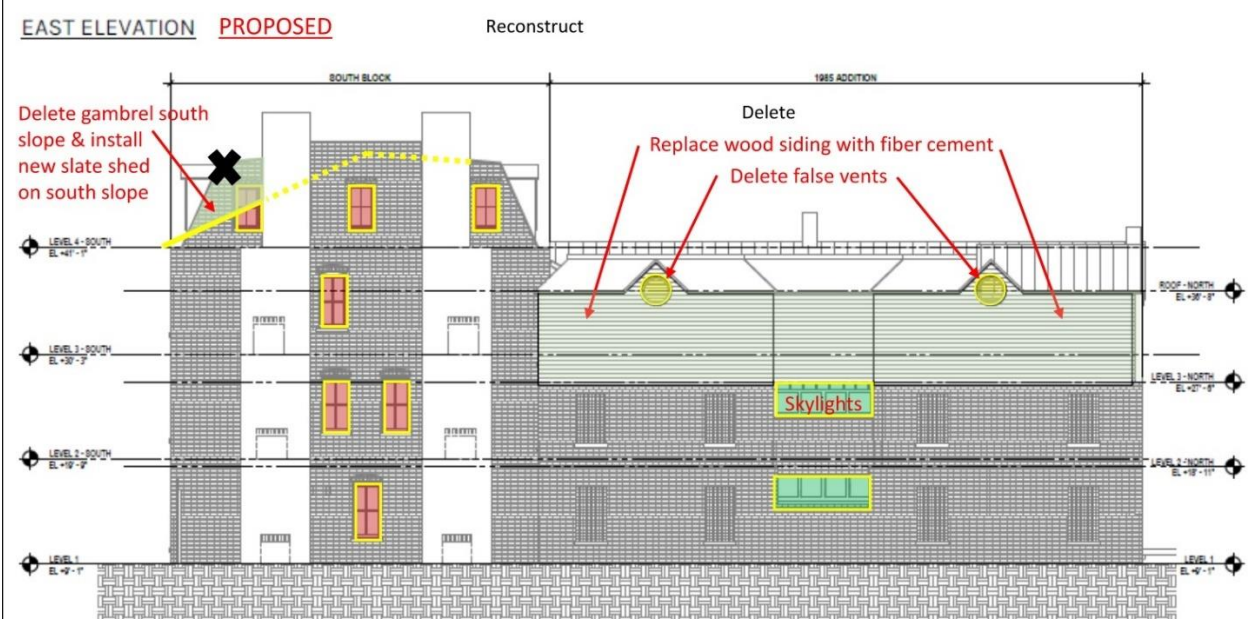


Figure 4: Proposed east elevation

Site context

The alley to the north, behind the subject property, is public. Alterations will be visible from public rights-of-way.

II. HISTORY

The three-story brick building at 1315 Duke Street was built around **1812 or 1813** for General Robert Young (1768-1824), the commander of Alexandria’s militia. In 1828, Isaac Franklin and John Armfield formed a partnership buying and selling enslaved individuals through the interstate slave trade and converted this dwelling into a slave jail. They remained in business at this location through 1837. From 1837 forward, various other firms continued the slave trade out of this building. By 1858, Price, Birch, and Co. operated their slave trade out of this building.¹ During the Civil War, the Union army liberated the slave pen and converted the building to a military prison. By 1870, the slave pens were removed, and the house was remodeled with the addition of a mansard roof and third floor above the rear ell ca1905. Beginning in the late nineteenth century and extending through much of the twentieth century, this former jail served residential purposes. Permits issued in the 1970s indicate that the building was in poor condition and required several updates to bring it into Health Department compliance. The Franklin and Armfield Office was listed on the National Register of Historic Places (NRHP) and designated a National Historic Landmark (NHL) on June 2, 1978. In 1988, the building became known as the Freedom House, honoring the Rev. Lewis Henry Bailey, who had been sold through here.

The Northern Virginia Urban League (NVUL) purchased the building in 1997, renovating it in 2005 to provide offices, conference rooms, and programming spaces. They opened the two-room Freedom House Museum in the cellar in 2008 and donated a preservation easement to the Virginia Department of Historic Resources in 2009. In 2018, the Office of Historic Alexandria began a collaboration with the NVUL in operating the museum.² The Office of Historic Alexandria purchased the building in 2020.

For a more extensive and detailed history, please see Ben Skolnick’s excellent report:

<https://media.alexandriava.gov/docs-archives/historic/info/archaeology/1315dukestbuildinghistoryskolnik2021.pdf>

And you can read the Historic Structures Report (HSR) by SmithGroup here:

<https://media.alexandriava.gov/content/oha/reports/HSR1315DukeStreetFreedomHouse2023.pdf>

Previous BAR Approvals

BAR2011-00307	10/18/2011	administrative approval to replace roof and gutters
BAR85-06	01/02/1985	approval of materials for the 1984 - approved addition
BAR84-109	07/18/1984	approval of rear addition (massing #4 in application materials)

¹ The History Behind Alexandria’s Freedom House, *Alexandria Times Out of the Attic*, May 9, 2019.

² Freedom House Museum: A Treasure Worth Visiting, *Alexandria Times Out of the Attic*, December 15, 2022. Also VDHR Architectural Survey Form, DHR ID 100-0105, Freedom House Slave Pen/Franklin and Armfield Office and Slave Pens.

III. ANALYSIS

Please note that due to the preservation easement held by the Virginia Department of Historic Resources (VDHR), all alterations to the property must also be approved by VDHR. These reviews are being performed simultaneously. If there are conflicts between the BAR and VDHR approvals, the applicant will return to the BAR for amendments.

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
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(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

The analysis of the standards indicated above relate only to the specific portions of the building proposed for demolition/capsulation, not the overall building. 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 select portions of the building proposed for demolition/encapsulation are not original and actually detract from the historic nature of the building by giving a false sense of its significance and architectural character. The proposed demolition and encapsulation will return the building to the appearance from Duke Street during its Period of Significance, 1828 – 1861, as identified in the NRHP/NHL nomination and the Historic Structure Report.

Certificate of Appropriateness

Zoning Ordinance section 10-105(A)(2) delineates the standards which the Board must consider when reviewing a Certificate of Appropriateness. Section 10-105(A)(2)(b) specifically advises the Board to consider original materials: “Architectural details including, but not limited to, original materials and methods of construction, the pattern, design and style of fenestration, ornamentation, lighting, signage and like decorative or functional fixtures of buildings or structures; the degree to which the distinguishing original qualities or character of a building, structure or site (including historic materials) are retained;” The proposed changes in this application seek to reverse inappropriate later alterations to this building in order to return it to its historic appearance as viewed from Duke Street.

Although Options 1, 2, 3a, and 3b in the Historic Structures Report all propose returning the building to its Period of Significance (1828 – 1861), Option 3b restores the original South Block’s south/primary elevation and roof to the Period of Significance as a Slave Pen while also retaining some later alterations and additions. This option will return the original and prominent Duke Street elevation of the building to its historically significant appearance while best allowing the Office of Historic Alexandria to maintain offices and museum space inside. The current masonry openings on this elevation date after circa 1870; the proposed changes return them to their earlier appearance, as does installing operable wood shutters on all seven new windows and installing new wood doors to match those in Civil War photos. Returning the shape of the current gambrel roof to the prior gable roof form and removing the current dormers is also historically appropriate. Slate shingles will be installed on the new roof areas. Figure 5 depicts the south elevation today and Figure 6 depicts the south elevation during the Civil War. As shown in Figure 1, the proposed changes to the Duke Street elevation of the South Block will return its appearance to the Civil War era as depicted in Figure 6.



Figure 5: South elevation today



Figure 6: South elevation during Civil War

Alterations to the other sections of the building, while visible from Duke Street and the private alley to the rear/north, will be less prominent from Duke Street while also returning these portions of the building to their own Periods of Significance as defined in the Historic Structures Report. The removal of 22 Victorian-era non-contributing windows on other elevations will return those areas of the building to the Period of Significance while also significantly reducing the fire hazard presented by openings located on the west property line and improving compliance of the historic building with the Virginia Uniform Statewide Building Code. Enclosing these later openings also increases energy efficiency, security and display space for the museum. New windows throughout the building will be historically appropriate painted wood. Chimney reconstruction and wall repointing/repair with appropriate lime mortar will enable the longer-term preservation of these historic masonry elements. Wood siding replaced in 1937 on the west and north walls of the third floor addition above the North Block and Central Passage will be removed and examined for potential reuse. Siding that cannot be reused will be replaced with new wood siding. The badly deteriorated wood siding on the 1985 addition, which abuts the east property line, will be replaced with fiber cement. Decorative circular wood nonfunctional gable vents will be removed. Two sloped skylights in the notch of the east wall of the 1985 addition will be repaired, if possible, or covered with copper roofing if necessary. See Figure 7 for the current appearance of this elevation. Staff notes that all proposed materials for this project comply with the *Design Guidelines*.



Figure 7: East elevation of 1985 addition

As noted above, VDHR must approve all alterations to the building. The applicant has therefore brought to the Board the most appropriate option provided in the Historic Structures Report. If VDHR disagrees with that selection, the applicant will return to the Board for approval of the VDHR preferred option.

Staff recommends approval of the project as submitted, noting the conditions of Alexandria Archaeology.

STAFF

Susan Hellman, Historic Preservation Planner, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

III. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed exterior alterations will comply with zoning.

Code Administration

C-1 A building permit is required.

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- F-1 The property at 1315 Duke Street is exceedingly significant as it served as the Franklin and Armfield Slave Pen in the antebellum years.

- R-1 Although we understand that this stage of work at 1315 Duke St. is not expected to cause any impacts to below-ground resources, should it be necessary to excavate into soil layers on the property for this project, please contact Deputy City Archaeologist Ben Skolnik to arrange a monitoring schedule at 703-746-4399. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *
- R-2 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) *
- R-3 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) *

V. ATTACHMENTS

1 – Application Materials

2 – Supplemental Materials

ADDRESS OF PROJECT: 1315 Duke Street

DISTRICT: Old & Historic Alexandria Parker – Gray 100 Year Old Building

TAX MAP AND PARCEL: 074.01-11-30 ZONING: CL

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: Gretchen M. Bulova, Director, Office of Historic Alexandria

Address: 220 N Washington Street

City: Alexandria State: VA Zip: 22314

Phone: 703.746.4554 E-mail: gretchen.bulova@alexandriava.gov

Authorized Agent *(if applicable):* Attorney Architect _____

Name: Al Cox, FAIA Phone: 202-531-7955

E-mail: alcox@comcast.net

Legal Property Owner:

Name: City of Alexandria

Address: 301 King Street

City: Alexandria State: VA Zip: 22314

Phone: _____ E-mail: _____

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 roof _____
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

Restoration and Repairs to the existing museum building to recreate its appearance during the period of significance (1828-1861), as described in the Historic Structure Report, (<https://media.alexandriava.gov/content/oha/HSR1315DukeReport2021.pdf>) and the Building and Property History (<https://media.alexandriava.gov/docs-archives/historic/info/archaeology/1315dukestbuildinghistoryskolnik2021.pdf>) and as shown in the Civil War era photos. Work includes: repainting masonry walls; masonry infill of window openings added after the period of significance; removal/replacement or restoration of doors, windows & shutters; repaint all previously painted walls; reveal and restore the historic sign; siding replacement; demolition of the south slope of the existing mansard roof and portions of the east and west gable ends for restoration of the original side-gable form slate roof.
See attached draft Scope of Work dated 6/6/23 and PowerPoint presentation.

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: 24'-2" Secondary front (if corner lot): N/A.
- Square feet of existing signs to remain: approximately 60 sf.
- 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: _____

Printed Name: AI Cox, FAIA

Date: 6/20/23

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, VA	301 King St., Alexandria	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 1315 Duke Street, Alexandria (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, VA	301 King St., Alexandria	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.

6/20/23 Al Cox, FAIA Al Cox, FAIA
 Date Printed Name Signature

1315 Duke Street

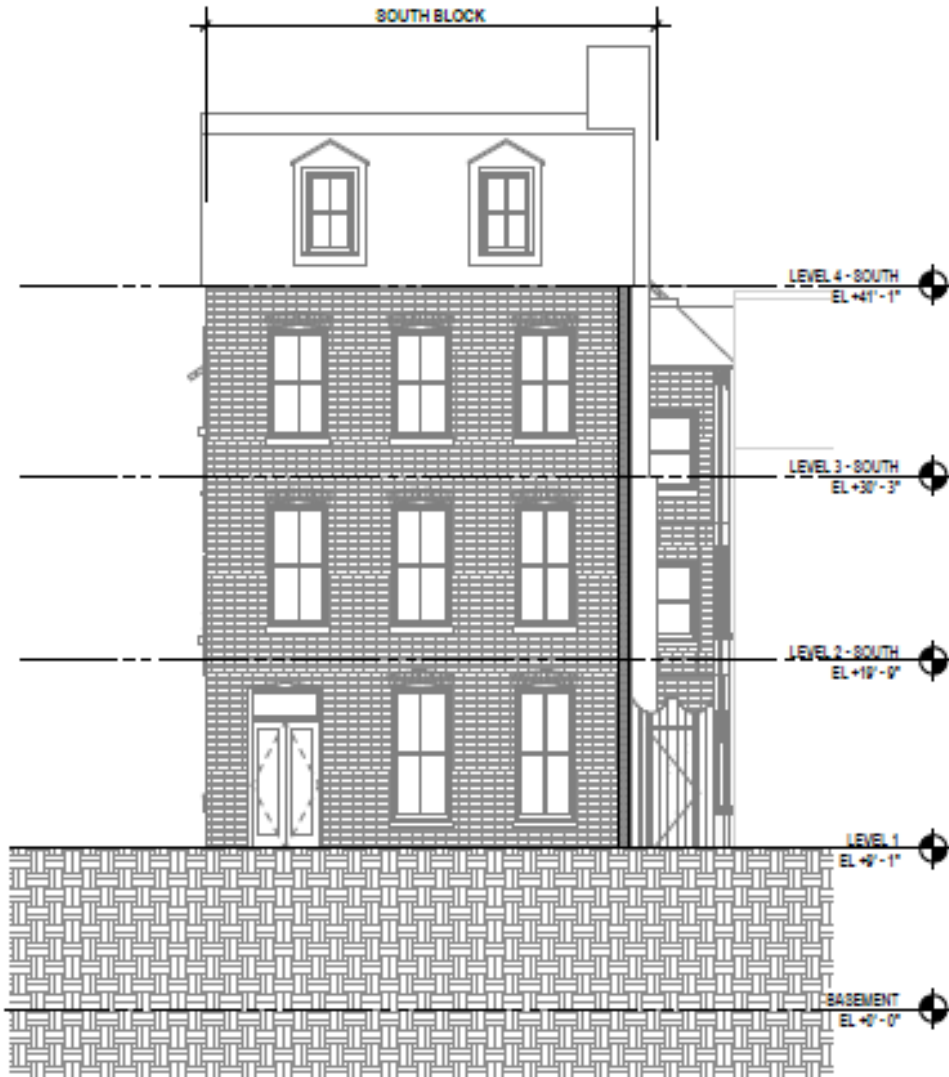
Freedom House Exterior Restoration/Rehabilitation Graphics

rev. 10/23/23

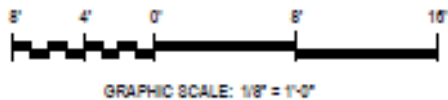


SOUTH ELEVATION

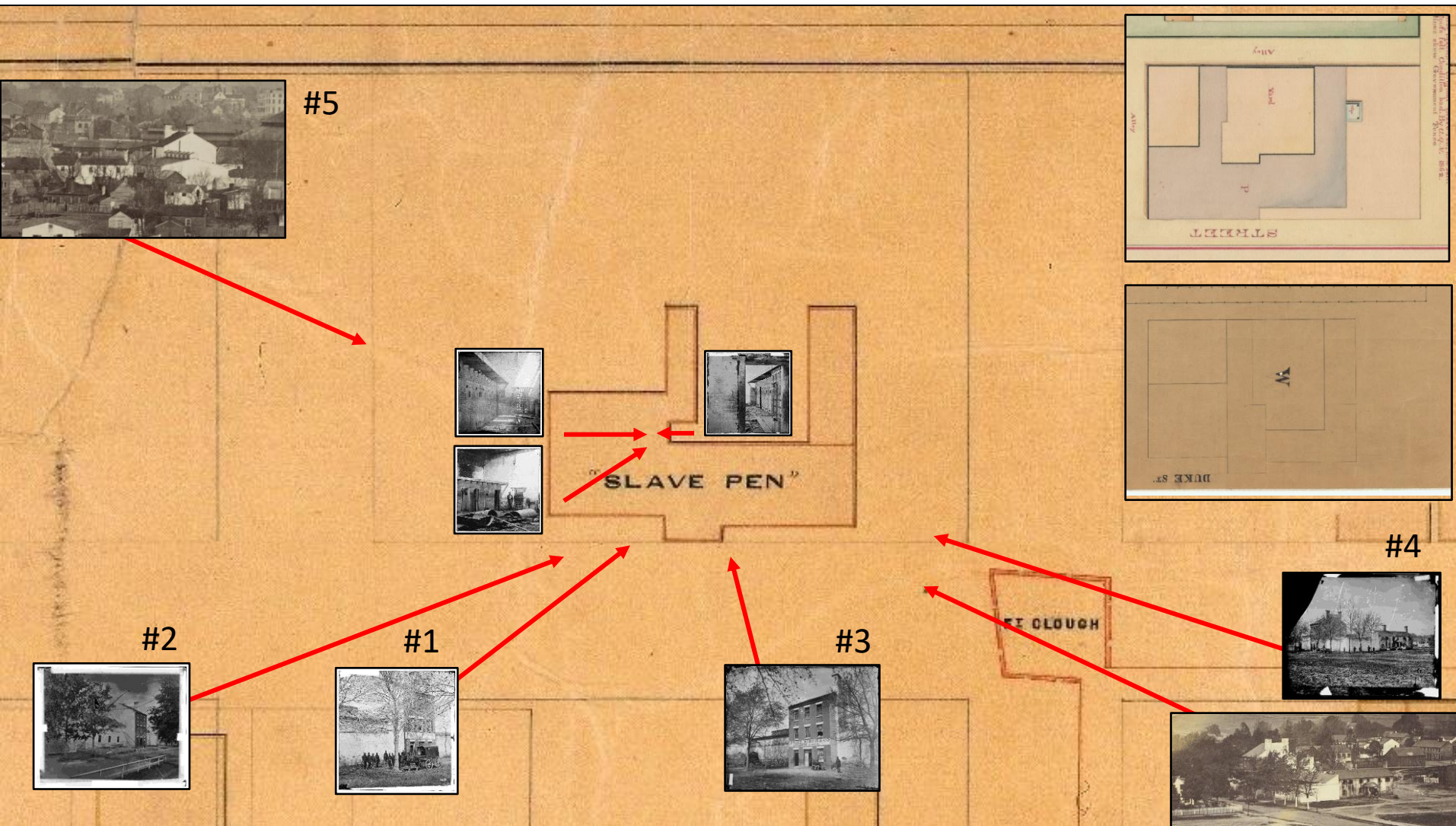
EXISTING CONDITIONS



Base drawing courtesy
SMITHGROUP

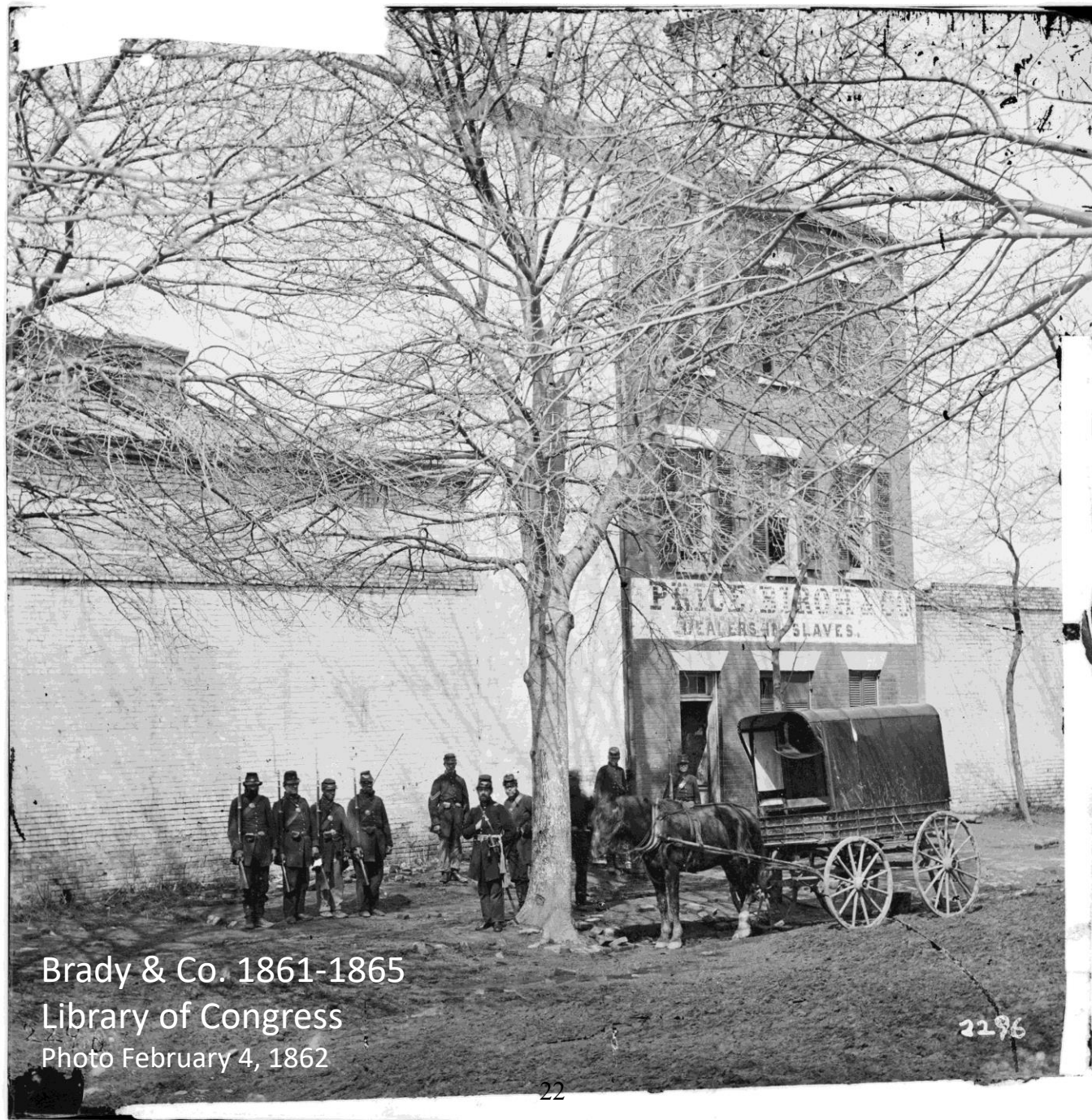


South Elevation 2023



Civil War Photo Vantage Points
Graphic by Benjamin Skolnik, PhD
Alexandria Archaeology

#1



Brady & Co. 1861-1865
Library of Congress
Photo February 4, 1862

2196

#2



William R. Pywell, ca 1862
Library of Congress

#3

PRICE, BIRCH & CO
DEALERS IN SLAVES.

Andrew J. Russell (or Mathew Brady) 1861-1865

National Archives Catalog, 1315 Duke Street after March 1863: *Front of 'slave pen'*

#4

By Mrs. P. W. ...

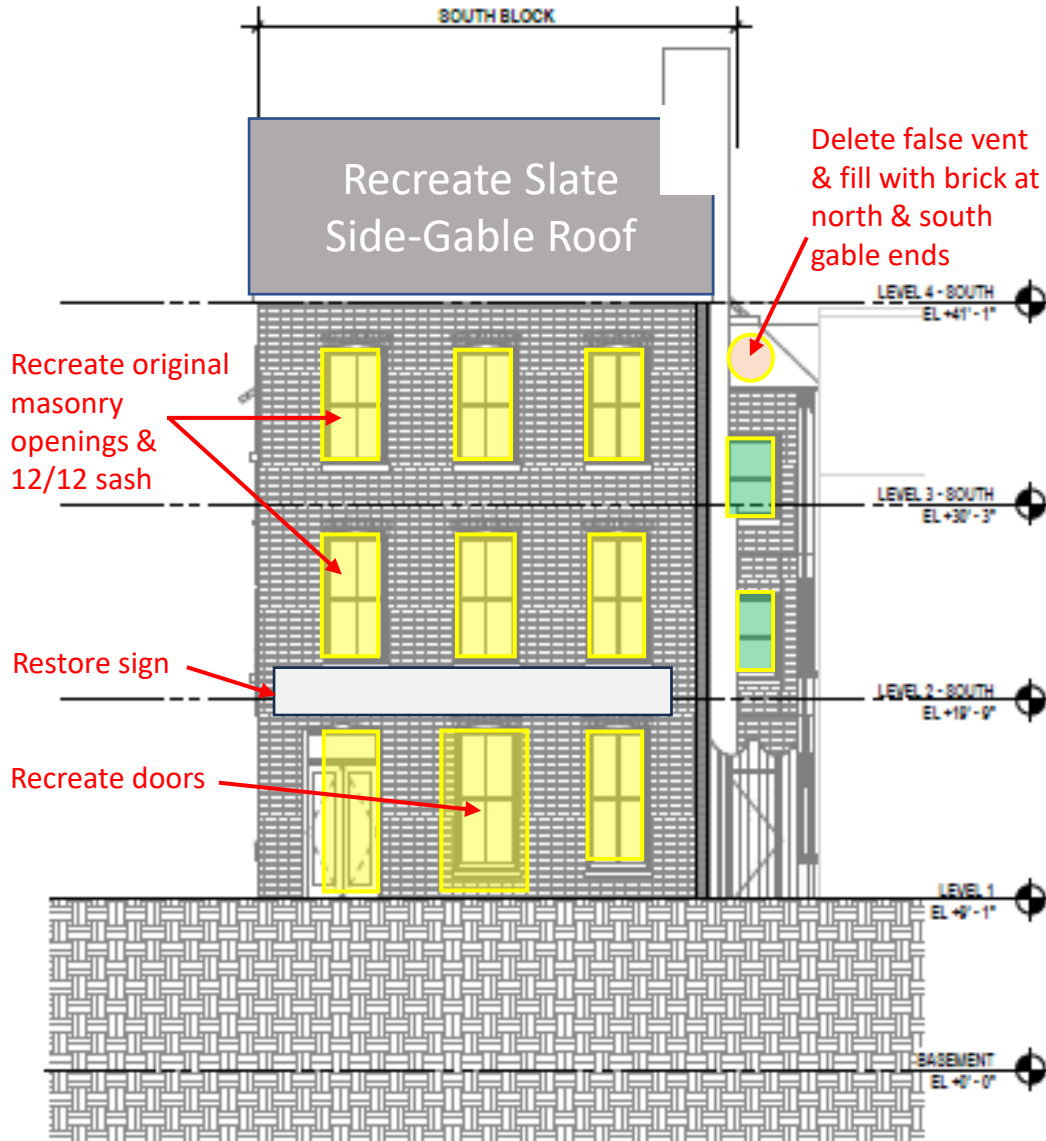


Mathew Brady ca 1861-1865
Library of Congress

#4 dtl.






Mathew Brady ca 1861-1865
Chimney detail



Opening Schedule & South Block Roof Exhibit

Base drawings copied from the Historic Structure Report. Refer separate Scope of Work & Opening Schedule

Opening Key

-  New/Restored window in existing opening
-  New door/window in revised masonry opening
-  Fill existing masonry opening with brick

ROOF PLAN EXISTING CONDITIONS

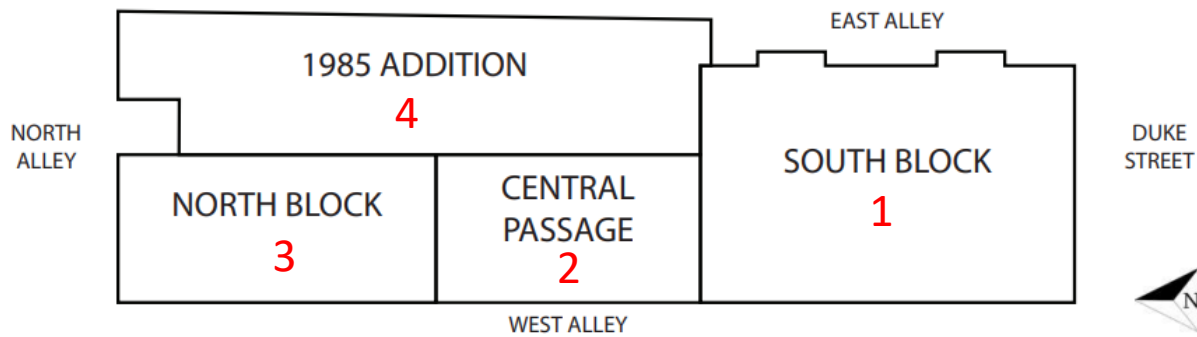
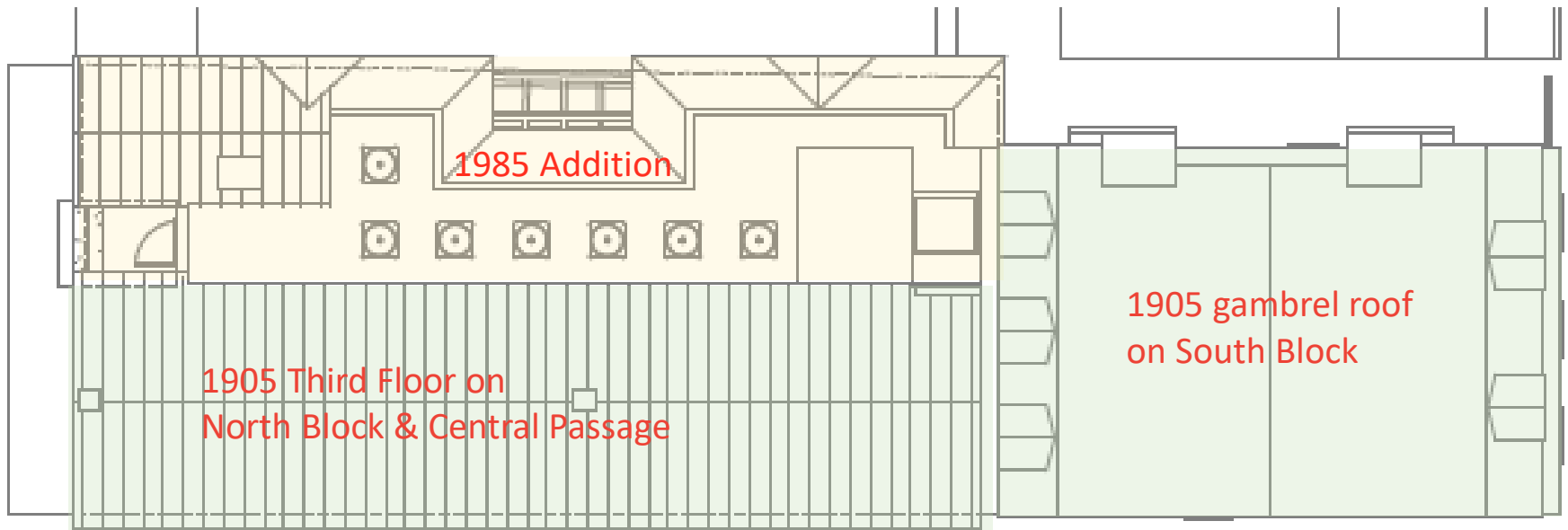
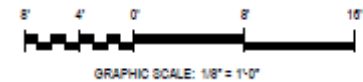


FIGURE 2B-1: Key Plan of Freedom House, including South Block, North Block, Central Passage, and 1985 Addition.

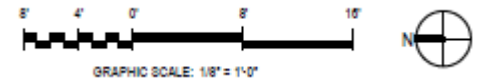
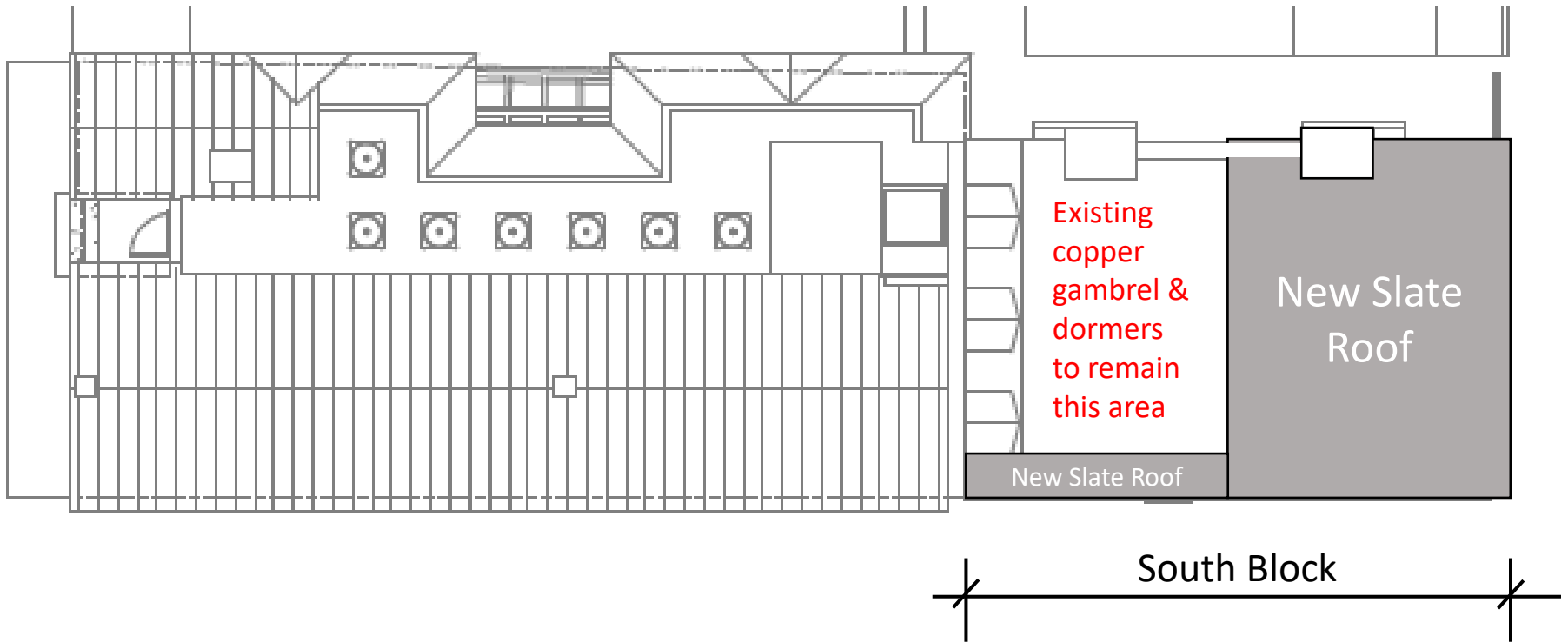
BUILDING MASSING PLAN GRAPHIC



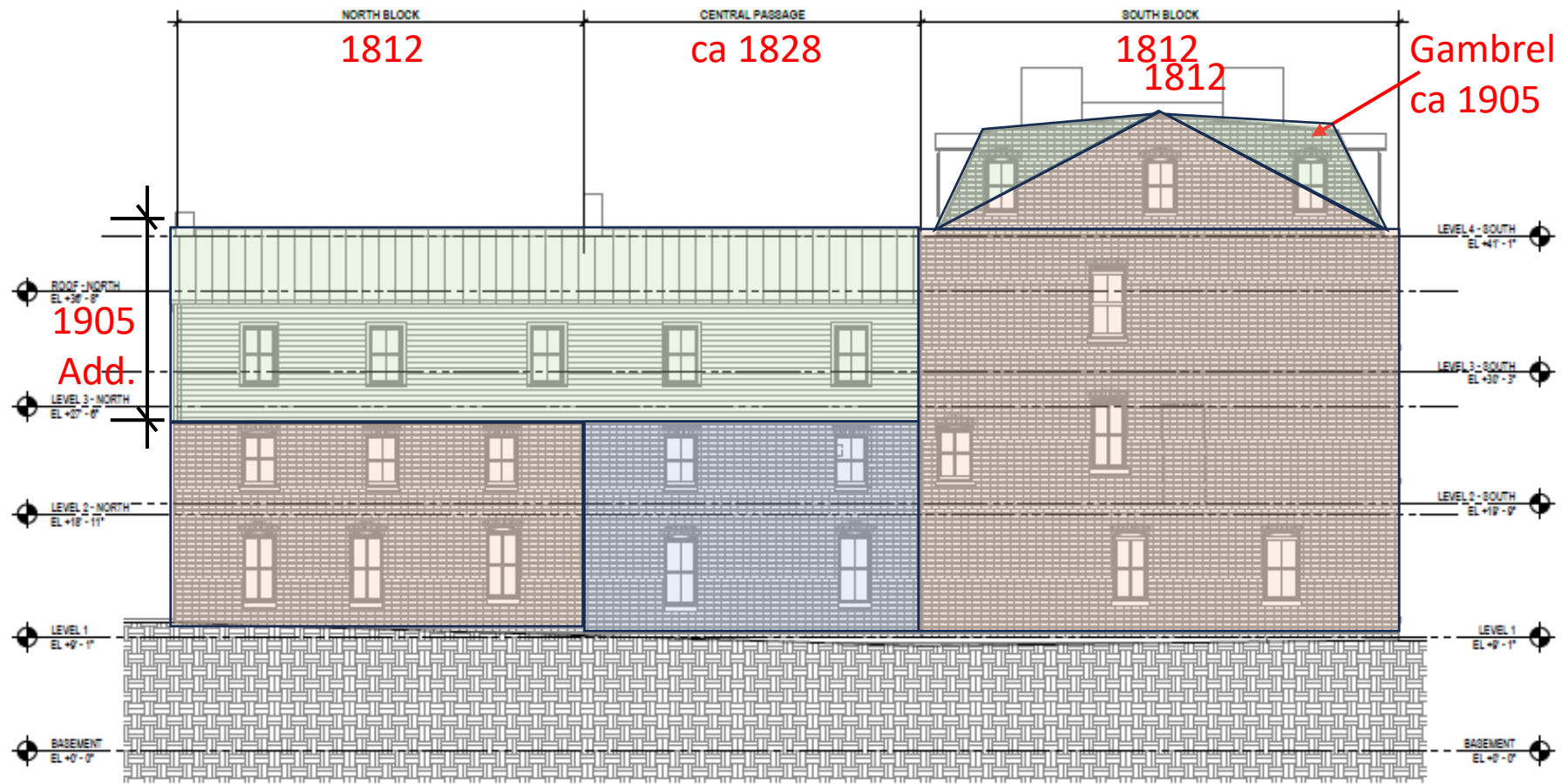
ROOF PLAN PROPOSED

Roof Plan: South Block Treatment Option 3B

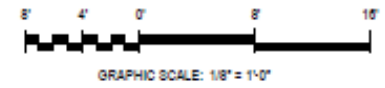
Replace the south slope and retain a portion of the gambrel on the north slope



WEST ELEVATION EXISTING CONDITIONS



Base drawing courtesy
SMITHGROUP



Construction Phases: 1812 ca1828 ca1905

#5



Mathew Brady from Shuter's Hill
National Archives



West Elevation ca 1900



West Elevation 2023



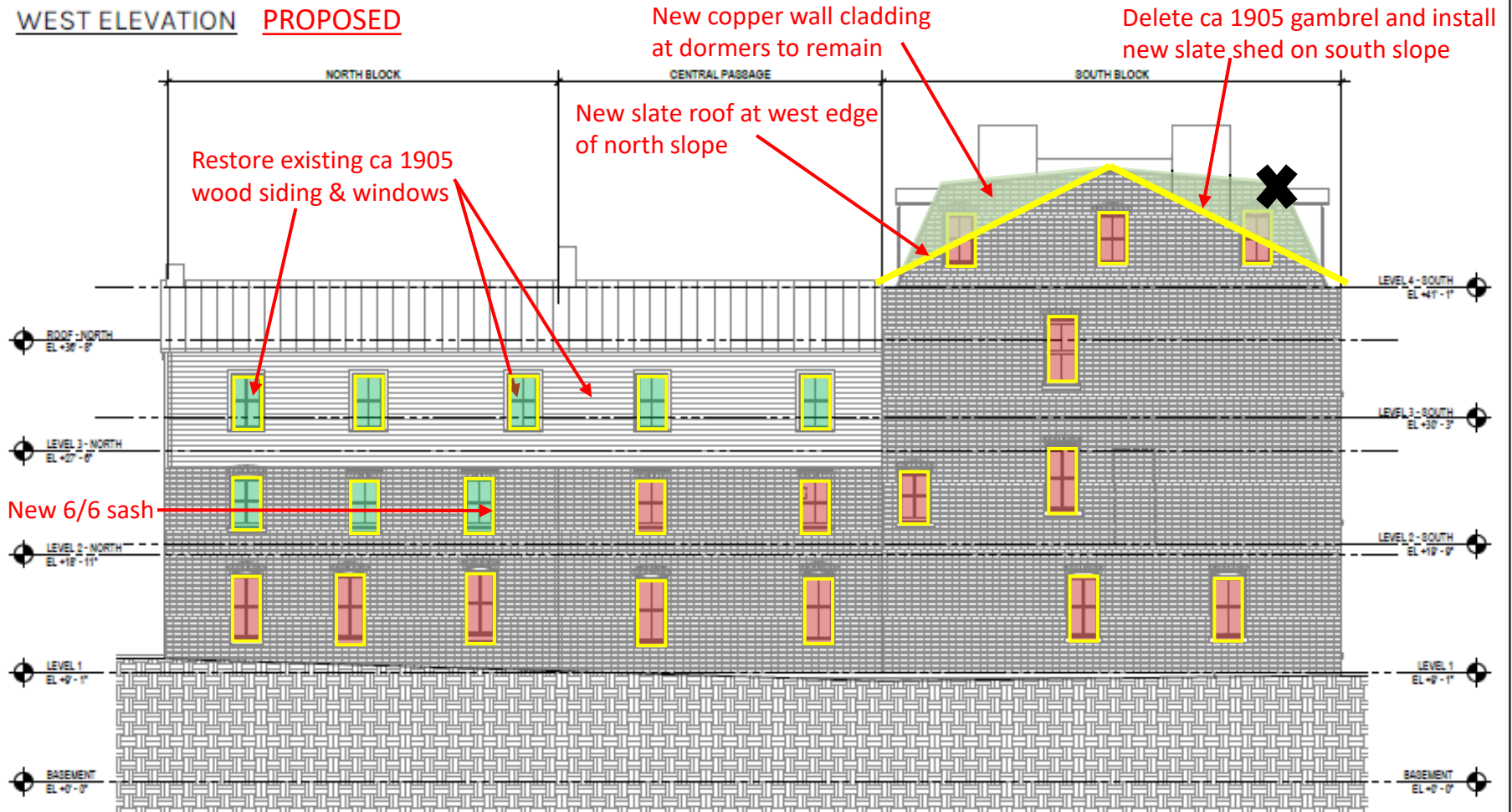
1937
Siding
on 1905
addition



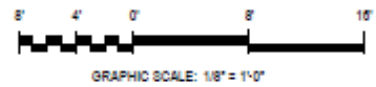
Joint between the
North Block & Central Passage

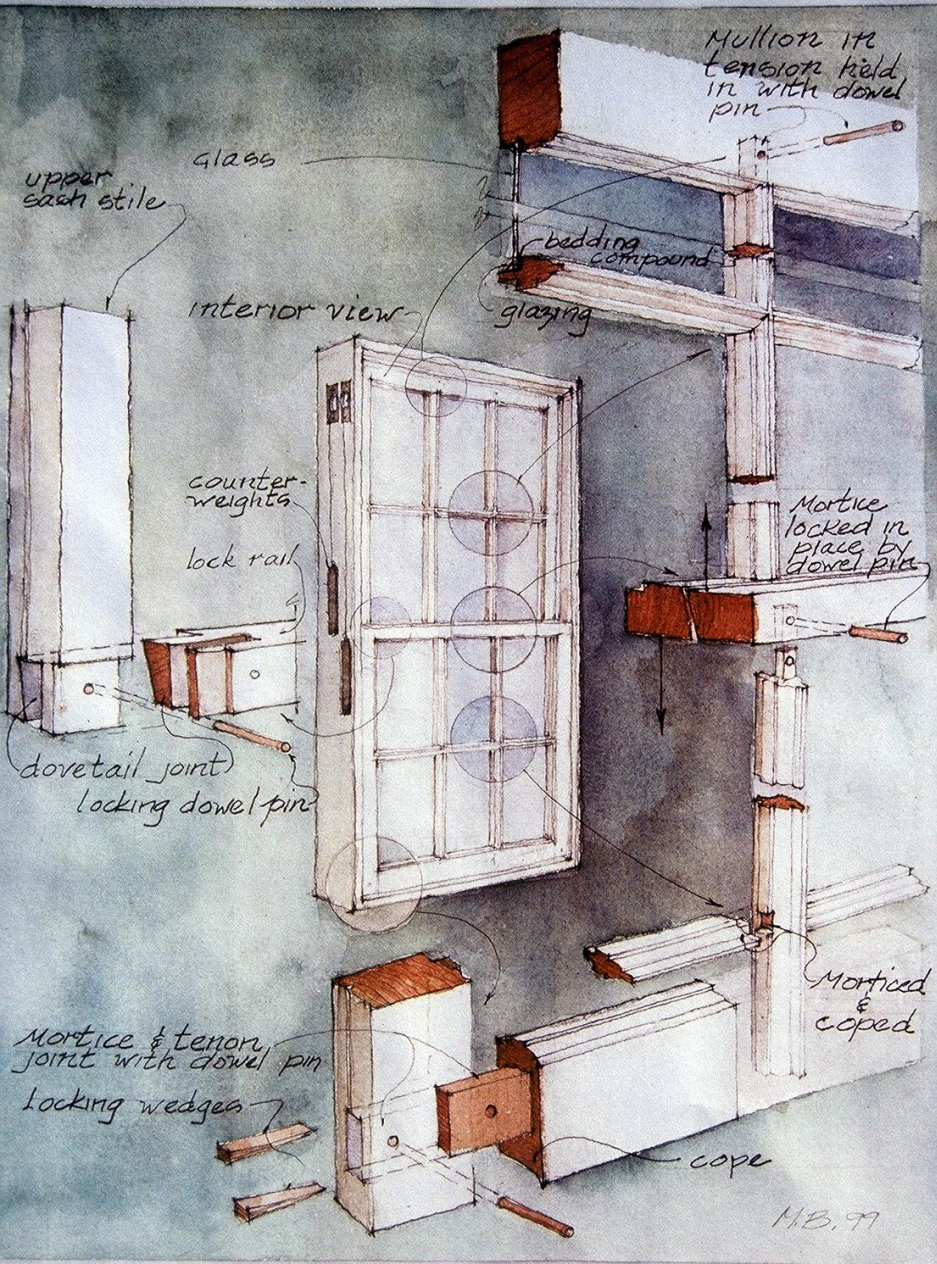


WEST ELEVATION PROPOSED



Base drawing courtesy
SMITHGROUP

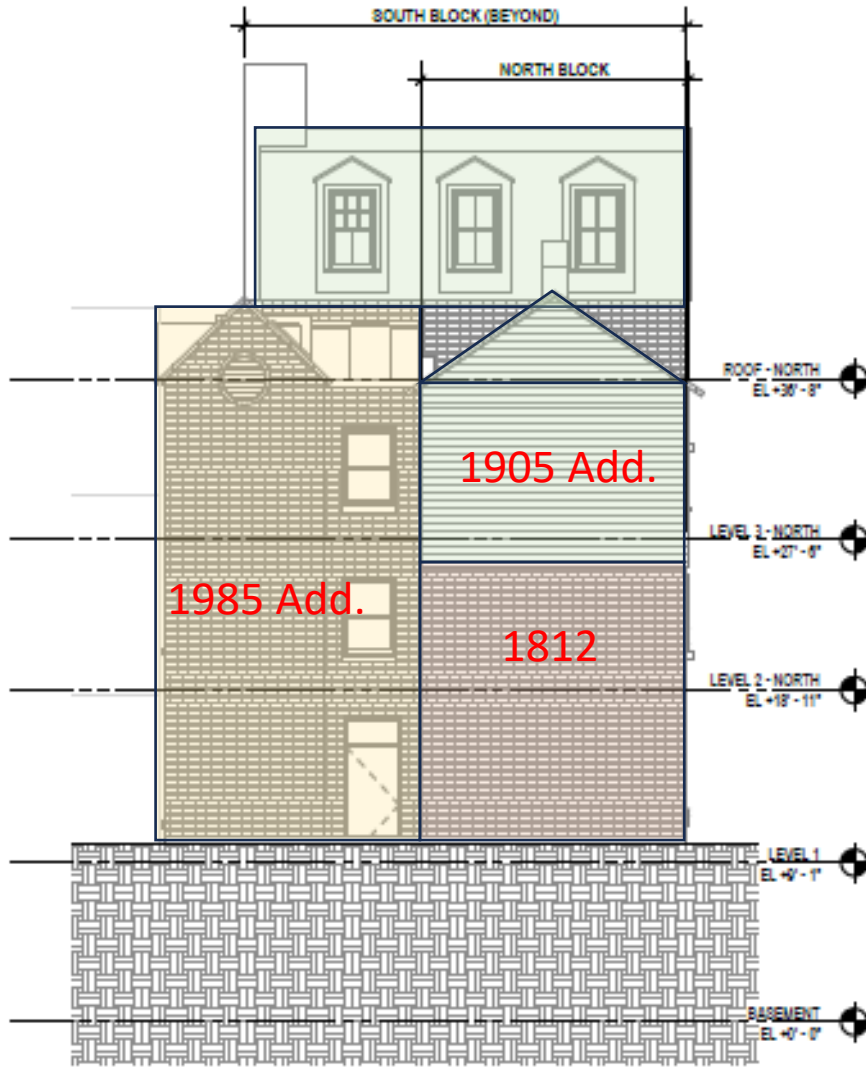




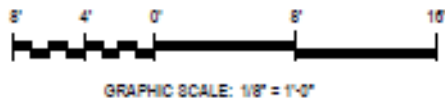
Reproduction Windows
 Oak Grove Restoration

NORTH ELEVATION

EXISTING CONDITIONS



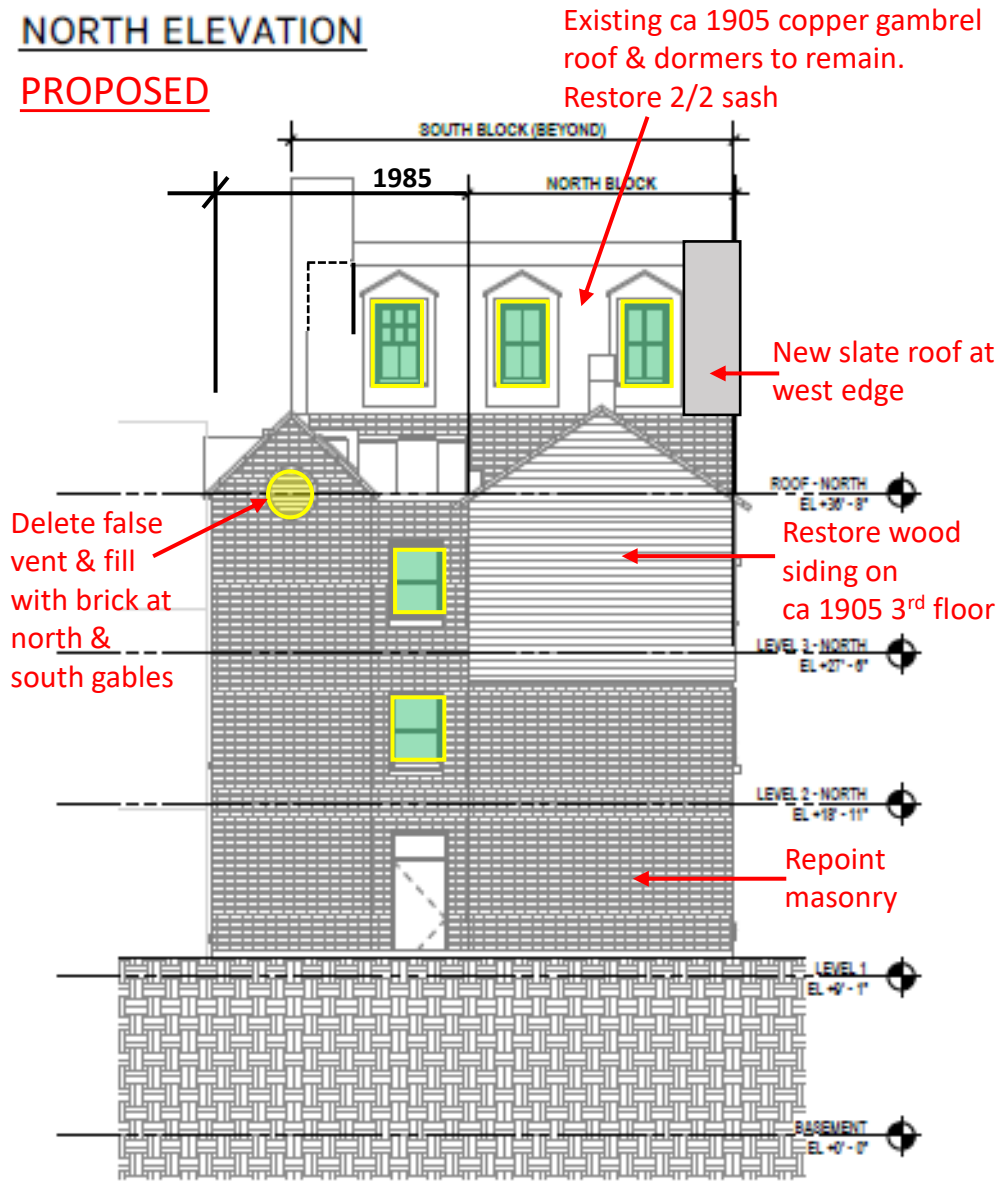
Base drawing courtesy
SMITHGROUP



North Elevation: 1812 North Block,
1905 3rd floor & 1985 Addition
Photo: Gretchen Bulova 2021

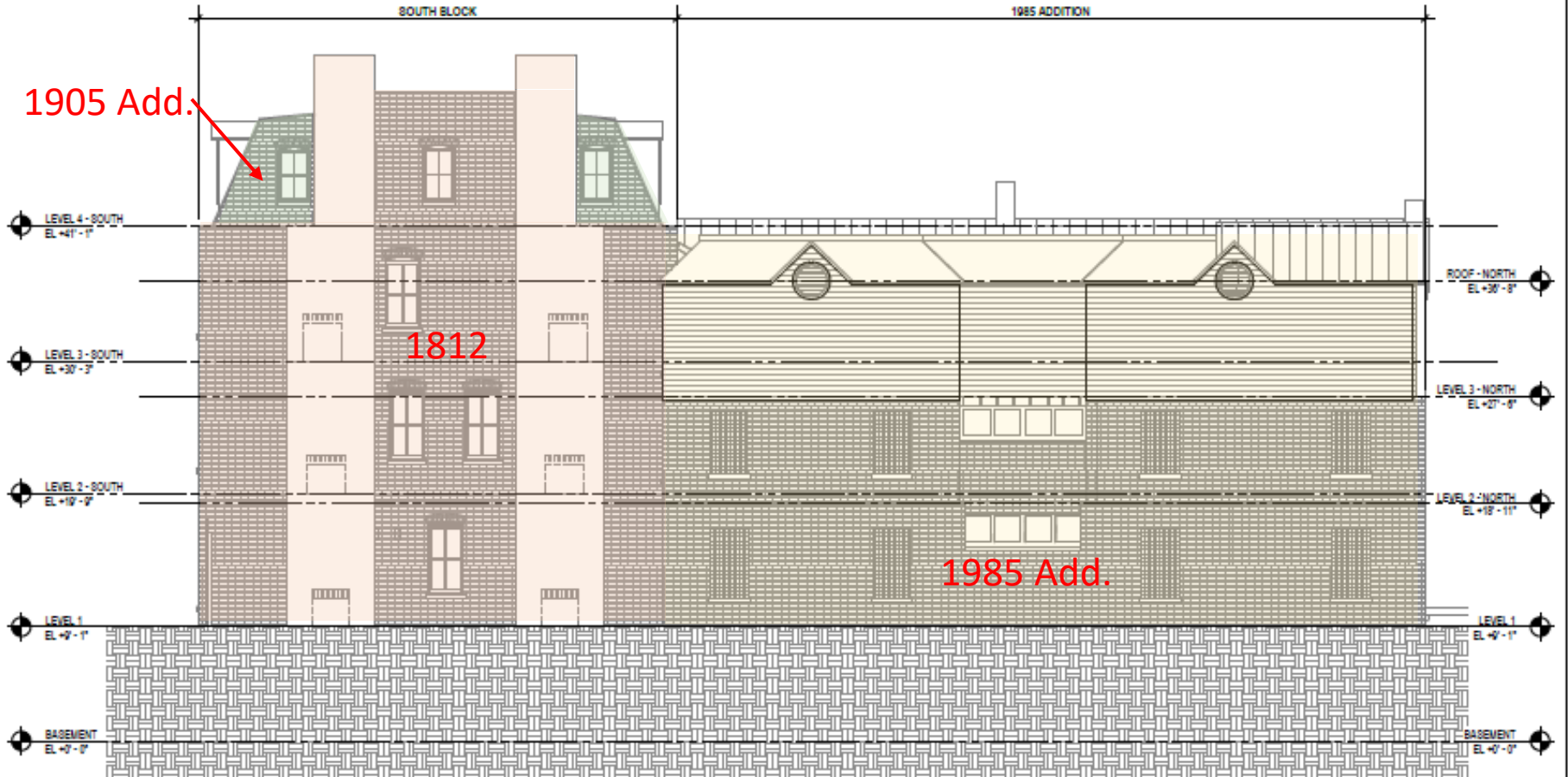
NORTH ELEVATION

PROPOSED



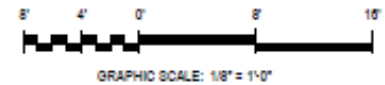
Copper roof and dormer cladding on the ca 1905 north dormers of the South Block to remain

EAST ELEVATION EXISTING CONDITIONS



Base drawing courtesy

SMITHGROUP

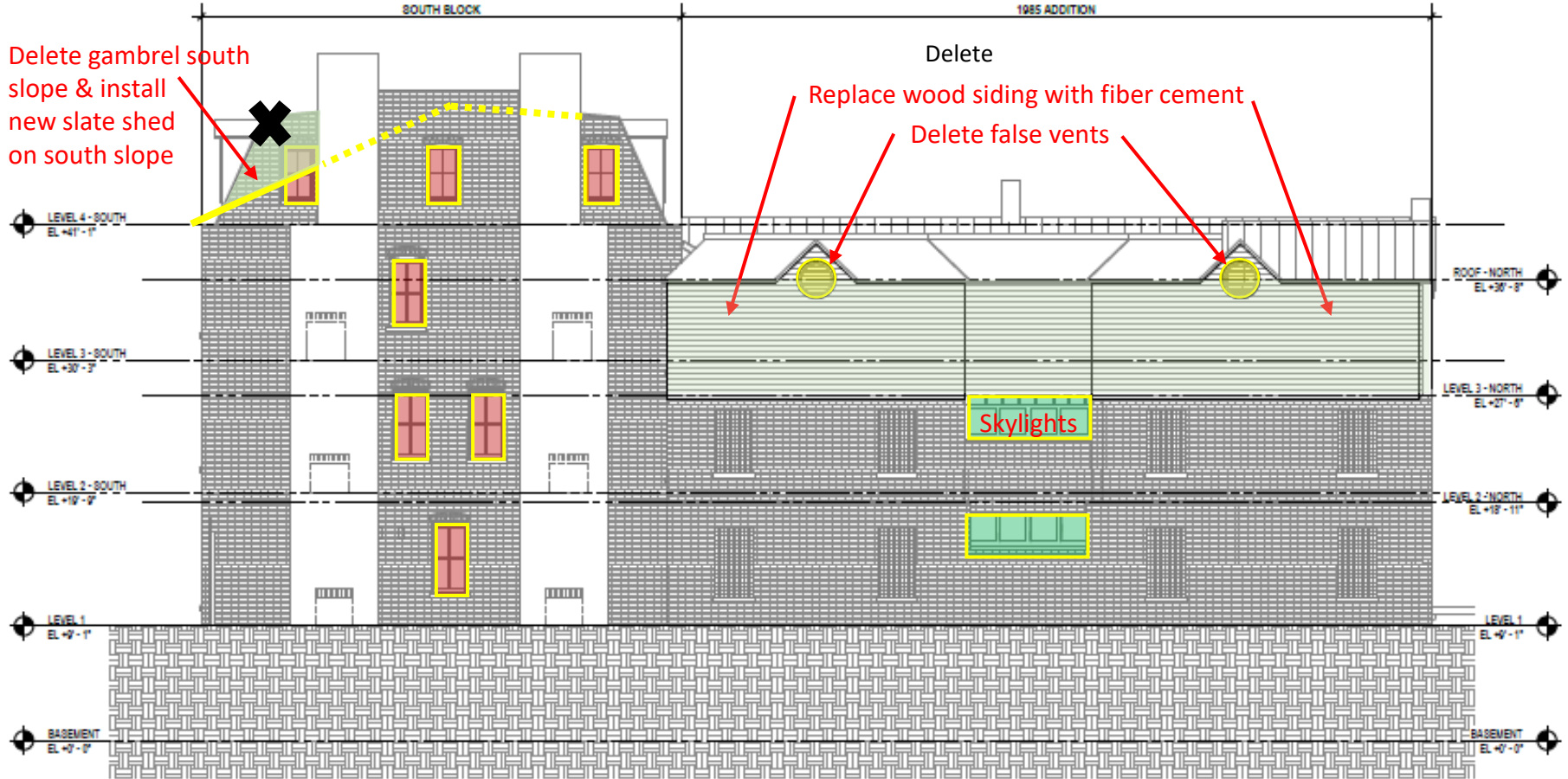




East Elevation 1985 Addition
Photo Gretchen Bulova 2021

EAST ELEVATION PROPOSED

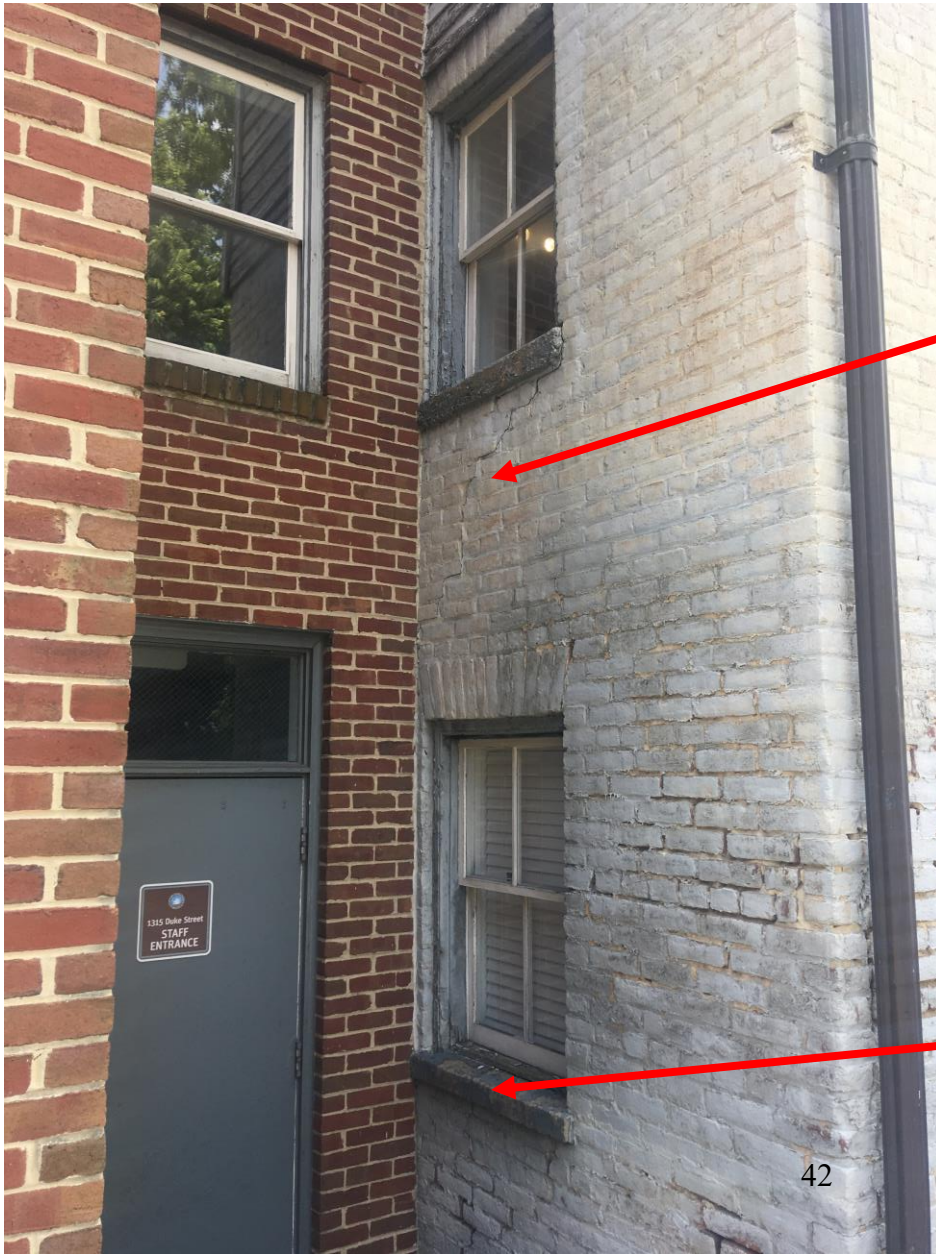
Reconstruct



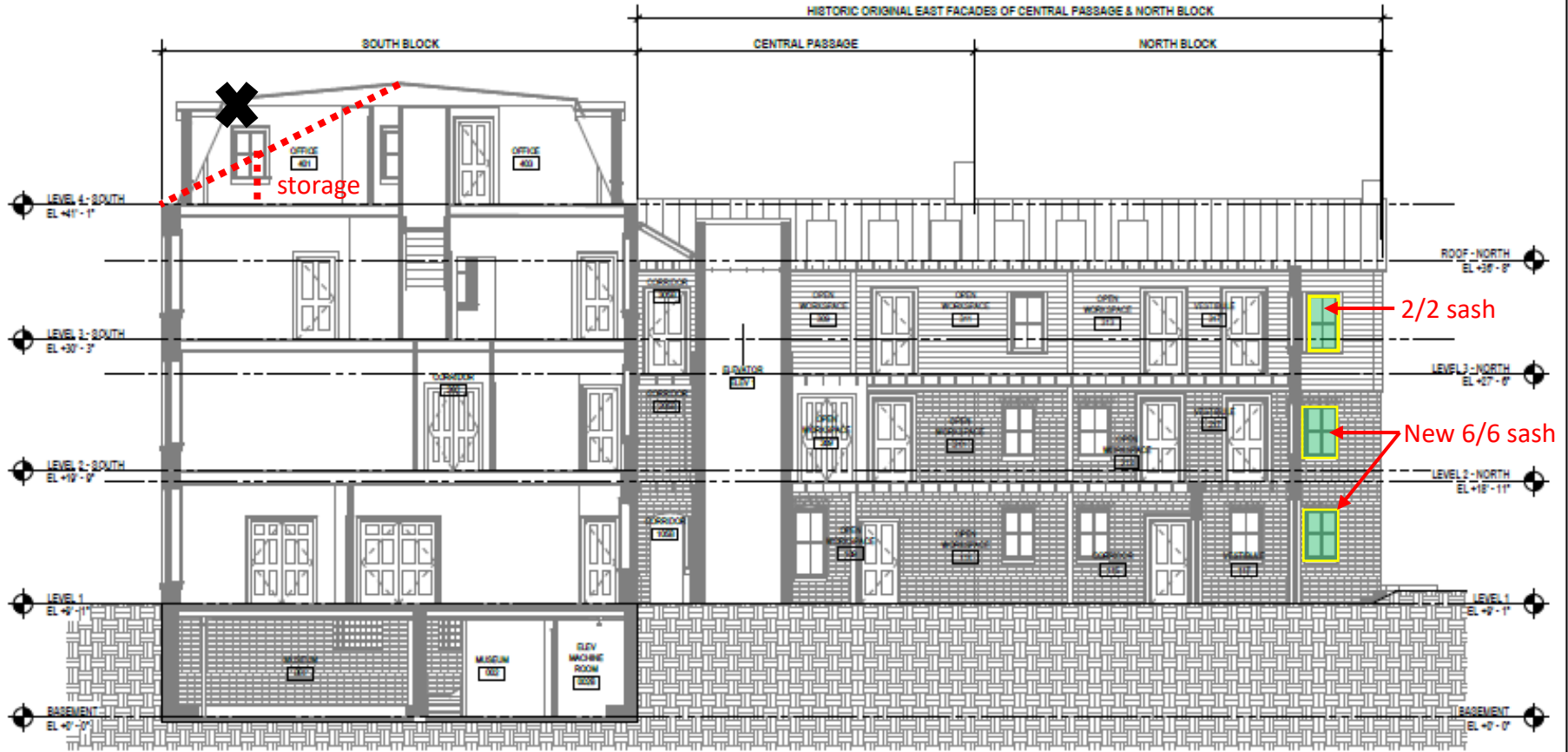
Base drawing courtesy

SMITHGROUP

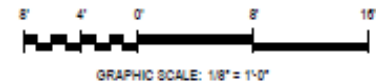
Rear Exit at the unpainted 1985 Addition: Restore Masonry & Recreate 6/6 Windows at the North Block



SECTION AT SOUTH BLOCK & 1985 ADDITION
 HISTORIC ORIGINAL EAST FACADES OF CENTRAL PASSAGE & NORTH BLOCK



Base drawing courtesy
SMITHGROUP



1315 Duke Street

Phase 1 Exterior Restoration/Rehabilitation

Scope of Work

10/23/23

The project includes restoration of specified portions of the exterior of this nationally significant structure and rehabilitation/repair of those portions that are outside of the designated period of significance of 1828-1861, pursuant to its ongoing use by the City of Alexandria as a museum. The overall intent is to repair and/or restore each massing section of the building to the period of significance of that portion of the building, as defined in the Historic Structure Report (HSR).

The graphics and terminology used for describing the different periods of different sections of the building in this scope of work are taken from the revised *1315 Duke Street Historic Structure Report* prepared by the SMITHGROUP Architects, revised and linked here:

<https://media.alexandriava.gov/content/oha/HSR1315DukeReport2021.pdf> as an appendix to this Scope of Work. Additional information is contained in the *Building and Property History, 1315 Duke Street* by Benjamin A. Skolnik, PhD for the Office of Historic Alexandria, January 2021:

<https://media.alexandriava.gov/docs-archives/historic/info/archaeology/1315dukestbuildinghistoryskolnik2021.pdf>

For reference, the present building is divided into four massing sections or components described in figure 2B-1 on page 62 of the HSR and this schematic building plan from that report is copied below:

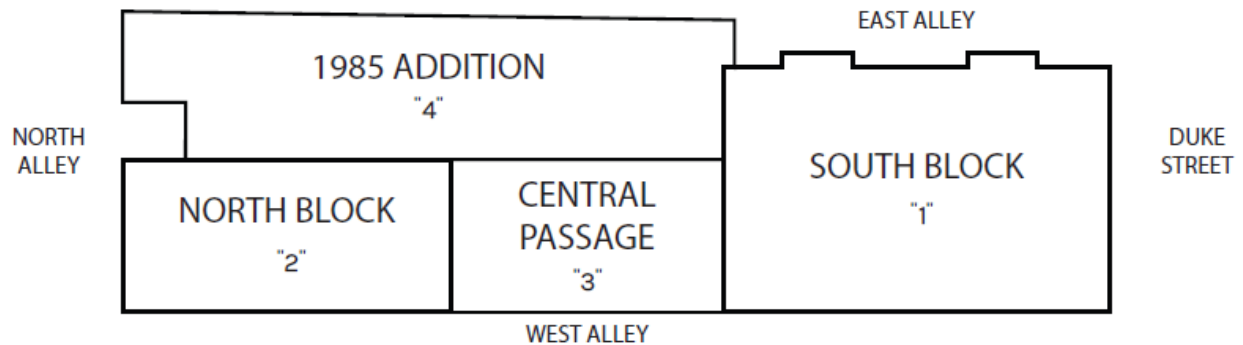
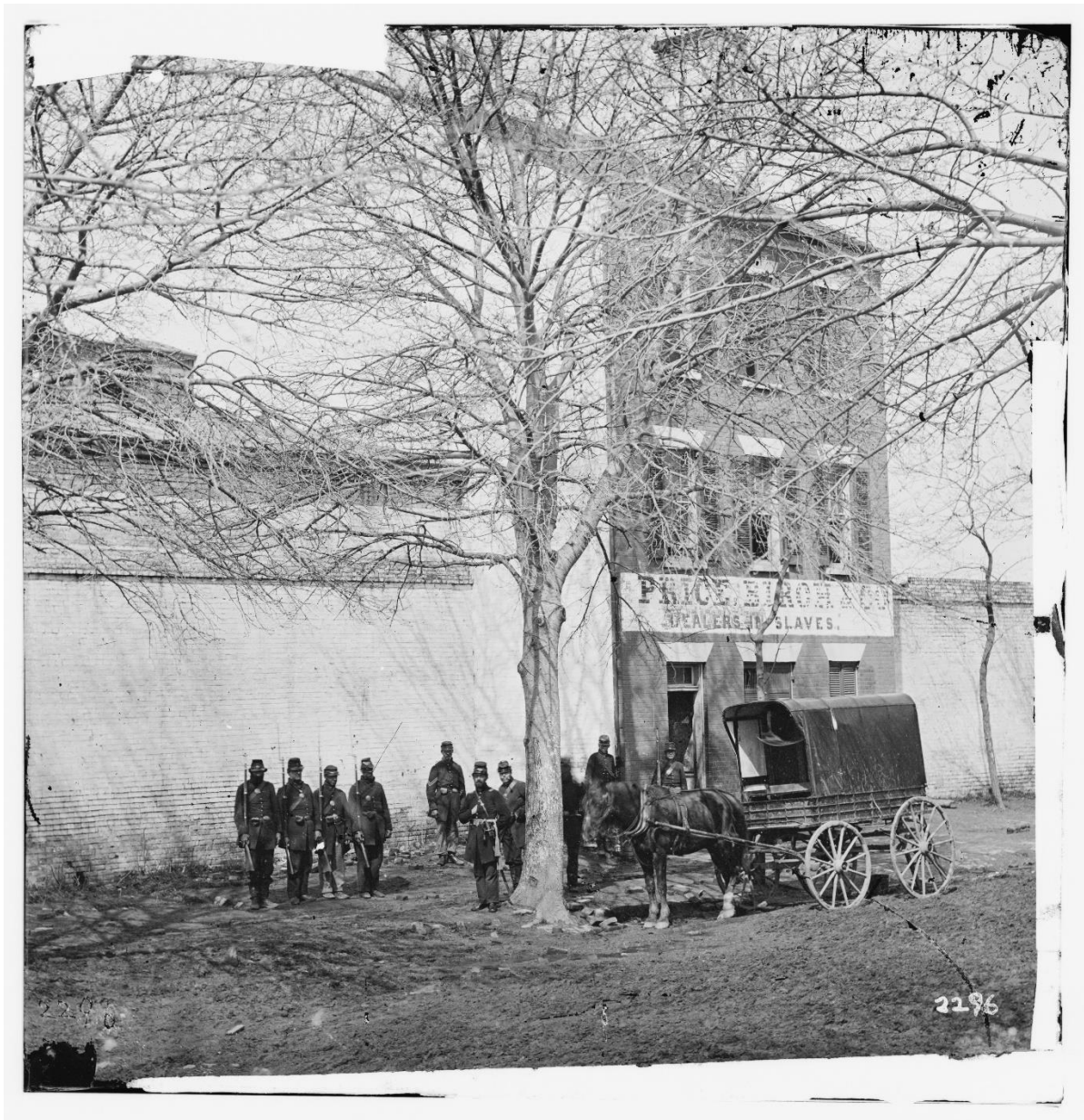


FIGURE 2B-1: Key Plan of Freedom House, including South Block, North Block, Central Passage, and 1985 Addition.

The two photos below show the south block of the building during the Civil War period. Note the original side-gable roof form, the limewashed side walls without windows, the painted south façade (including the Price Birch & Co sign) and the 12/12 sash windows with shutters below a painted brick jack arch. There is obvious deterioration of the windows between the 1862 and 1863 photos. Enlargement of these and other high-resolution period photos have enabled material identification and the ability to count masonry courses to determine original opening sizes and side-gable roof height, etc.



Brady & Co. 1861-1865, Library of Congress. Photo February 4, 1862 (HSR page 562)

<https://www.loc.gov/item/2018670631/>



1315 Duke Street after March 1863: *Front of 'slave pen', Andrew Russell (or Mathew Brady), 1861-1865*
(*HSR page 563*) National Archives Catalog: Slave pen of Price, Birch & Co., Alexandria, Va
<https://catalog.archives.gov/id/528808>

The HSR lists five Treatment Options on p. 417. For both functional and interpretive reasons, the City of Alexandria has chosen **Option 3B**, as recommended in the HSR on p. 18, as the best way to interpret Period of Significance Period 2: 1828-1861, during the building's use as the headquarters of the largest slave-trading operation in the United States.

Treatment Option #3B

Restore the South Block to the Period of Significance but remove only the south half of the post-1902 gambrel roof in order to restore the appearance of the original side gable form from Duke Street while retaining a small amount of office space on the north side of the fourth floor.

Note that the museum and MEP systems must remain in operation throughout construction. Interior work may be performed after hours or on days that the museum is normally closed. Coordinate with OHA and General Services staff.

A. DEMOLITION

1) Gambrel Roof

- a) Remove the south half of the existing gambrel roof at the South Block to reconstruct the south slope of the side-gable roof form shown in the Civil War photographs¹. Cut the masonry walls on the east and west gable end to the angle of the historic roof slopes. Assume that the height of the existing parapet and ridge on the South Block are the same as the historic side-gable ridge.² Verify the number of existing brick courses in the field after the scaffold is erected.

2) Window Openings

- a) Carefully remove all of the existing doors, windows and sills on the east, south and west elevations of the South Block, the west elevation of the Central Passage and on the first floor of the west elevation of the North Block. These openings will be restored to their smaller, original size on the south elevation and filled with masonry on the east and west elevations. See the Opening Schedule for more detail. Coordinate interior work with the owner to minimize disruption to museum operations when removing windows and patching interior wall finishes.

B. MASONRY

1) Window Openings

- a) Restore the seven original window and two door opening sizes on the south façade of the South Block to match size and design shown in the Civil War photographs.³ The existing Victorian period windows with segmental arch heads are taller and the openings are slightly wider at their east jamb. The west jambs appear to be original. Remove the existing segmental arches and install new brick jack arches. Cut and reuse the existing stone sills to match the new opening width.
- b) Eliminate all eight existing windows and sills on the west elevation and all seven windows on the east elevation of the South Block, the four existing windows of the Central Passage and three existing windows on the first floor of the west elevation of the

¹ The several images from the period of significance are included in Appendix C beginning on page 551 of the HSR.

² The existing gambrel roof dates from Period 4B, ca 1905, and is considered non-contributing in the Roof Physical Description described on Pages 201 – 203 of the HSR.

³ The current masonry openings date from Period 4, ca 1870, and are considered non-contributing in the South Block Physical Description on pages 163 – 169 of the HSR.

North Block.⁴ Infill the openings with two wythes of brick. Retain the existing masonry arches. Abut the existing jambs and do not tooth the infill to the existing walls. Anchor the brick infill to the abutting walls with helical stainless steel reinforcing per manufacturer's directions. Brick infill to be the same size, texture and bond pattern as the adjacent masonry, laid to align with adjacent coursing and with the face flush with the adjacent masonry wall. Frame, drywall and paint the interior of the former window openings to match the surrounding wall surfaces. Use either wood or metal studs to match the surrounding wall framing.

2) Chimneys

- a) Reconstruct the chimneys on the east wall of the South Block from the new roofline up, as directed by the structural engineer. Engineer to perform a close inspection after the scaffold is erected. (See Silman Structural Engineering comments on page 406 of the HSR.) Restore the original three-step corbeled top to the two chimneys and the parapet, as shown in the Civil War photos.⁵ Add a low-slope, copper coping/flashing cap to the flat shoulder on each of the two chimneys.
- b) Repoint chimneys 3 and 4 above the roof line of the North Block and install new sloped copper caps.

3) Walls

- a) Repoint/repair the entire east façade and chimneys of the South Block. Use only lime-based mortar to match the color, composition and profile of the identified original joint for each portion of the structure according to the Mortar Analysis on Section IV, page 24 of Appendix A of the HSR, typical throughout.
- b) Repoint/repair portions of the west and south facades of the South Block, west, north and east elevation of the North Block and the Central Passage where designated on pages 365-379 of the Conditions Assessment section of the HSR. Remove abandoned ferrous metal anchors, etc., prior to repointing. After scaffolding is in place and the wall has been power-washed, inspect the walls in detail with the owner's representative and submit a price for any additional repair/repointing based on a previously submitted unit price.
- c) Gently remove loose areas of parging at the base of the walls on the west side of the building by hand and repoint 100% of the exposed portions of the west wall below the first floor window sills.
- d) Replace, or reverse, all brick whose face is spalled more than ¼" below the original exterior face – typical throughout. Repair designated through-joint cracks by repointing. Repair through-brick cracks by replacing damaged brick, typical.

⁴ These Victorian windows were installed during Period 4 and are outside the period of significance of this portion of the building, according to pages 113 – 130 of the HSR and are determined to be non-contributing features in Section C, Physical Description, page 189. In addition, because the west wall of the building abuts the property line, these openings do not comply with the fire separation distance required by the Virginia Uniform Statewide Building Code and are a potential fire hazard.

⁵ See Appendix C, pages 561 - 569 of the HSR

4) 1985 Addition

- a) No repointing is required at the existing brick walls of the 1985 addition. Existing unpainted brick to remain unpainted, typical.
- b) Remove the existing circular, nonfunctional decorative wood vent in the brick gable end wall at the north and south elevations. Infill the masonry opening with herringbone pattern brick to match, or compliment, the existing wall color, as approved by the owner.

C. CARPENTRY

1) South Block: 4th floor and Gambrel Roof Framing

- a) At the South Block, retain the existing fourth-floor interior wall locations but reduce their height on the south side to abut the bottom of the new side-gable roof rafters. Install a new 3'-0" tall knee-wall on the south side of the attic storage room.
- b) Remove approximately three feet of the west portion of the gambrel roof on the north slope, west of the three existing dormers to remain, to recreate the appearance of the original gable roof form in this area, when viewed from Duke Street.
- c) At the fourth floor, retain the existing interior stairway from the 3rd to the 4th floor, flooring, walls and finishes, to the extent possible. The portion of the 4th floor on the north side beneath the existing gambrel will remain offices. The portion of the 4th floor on the south side beneath the new south roof slope will be used for storage. Install mineral wool insulation, drywall, tape, bed and paint at the two areas of new roof framing. Install a new door between the stair hall and storage room. (Owner will install new carpet the 4th floor.)
- d) Install a new plate on top of the east and west masonry gable-end walls and install a Microllam LVL ridge beam to support the new rafters at 16" on center. Install 3/4" plywood roof decking. Structural drawings to be provided by the Owner.
- e) Insulate between the rafters of the new south roof slope at the South Block with R-30 mineral wool batt insulation. Retain a minimum of 1" of air space between the top of the insulation and the bottom of the roof deck.

2) Windows

- a) On the south façade of the South Block, install seven new 12/12, painted wood, single-hung, single-glazed windows, wood shutters and wood doors to match those in the Civil War photographs, using an approved wood species and period construction details. The lower sash will be held open with a bird's-mouth cam. Provide a full-size sample window for approval prior by the owner's representative. Revise the interior drywall and trim to the new opening sizes.
- b) Install new operable, fixed-louvered, mortice & tenon construction shutters on all seven windows of the south façade made of material equal to clear, Western Red Cedar or Accoya using historic period construction details.
- c) On the south façade, install new wood doors to match those in the Civil War photographs.
- d) Restore or replace the three, dormer window sash on the north half of the existing gambrel roof with 2/2 painted wood windows, as described in the Opening Schedule. Retain the existing copper clad window frames.

- e) Replace the five designated windows in the masonry section of the North Block with 6/6 painted wood, as described in the Opening Schedule. Install new cast stone sills, typical.
 - f) Restore or replace the windows in the wood frame third floor of the North Block and Central Passage with painted wood, as described in the Opening Schedule.
 - g) Restore or replace the windows in the 1985 Addition, as noted in the Opening Schedule.
- 3) Siding
- a) Carefully remove the existing ca 1937 German-lap #105 profile wood siding from the west and north walls of the third floor of the North Block and Central Passage.⁶ Examine each piece of siding for potential reuse. Where the owner's representative agrees that portions of the siding are beyond reasonable repair, replace these pieces with custom milled Accoya or PrimeLock brand German siding and trim to match. Sand and shop-prime all six sides of the existing siding, windows and trim with two coats of primer and one coat of finish paint. Apply the second, final coat of finish paint in the field after installation. Prime all cuts. Inspect the existing wood stud framing and 1x6 diagonal sheathing and replace where necessary. Install continuous house-wrap and flashing per manufacturer's instructions and reinstall the siding with ring-shank stainless steel siding nails.
 - b) Remove the existing ca 1985 wood siding at the east elevation of the 1985 Addition and replace with pre-painted Hardi brand 1x6 fiber-cement clapboard siding and trim, or approved equal, on the existing furring on the CMU wall. Flash and install according to the manufacturer's directions. Eliminate the two existing circular, decorative, nonfunctional gable vents in the clapboard siding.

D. ROOFING

- 1) Roofing & Flashing
 - a) Remove the gambrel roofing and framing south of the central roof ridge and remove approximately three feet of the existing gambrel roof on the ~~east and~~ west side **only** of the north roof slope, so that the ~~east and~~ west masonry wall may be cut to restore the appearance of the original 7:12 pitch, side-gable roof form when viewed from Duke Street. (*rev. 10/16/23 to eliminate east side alteration.*) Retain the three existing copper-clad dormers on the north side of the ridge.
 - b) Install ¾" plywood roof decking on the new roof areas of the South Block and cover with a continuous layer of ice and water shield. Install black slate shingles⁷ on the new roof areas. Install shingles with copper nails and flashing. Repair the east and west dormer sides resulting from removal of this section of the gambrel roof.

⁶ The wood siding was replaced in 1937 according to building permit records noted on page 395 of the HSR and is considered non-contributing in the Physical Description on pages 193 & 196 of the HSR. While not noted on the 1984 construction drawings or in the HSR, it is assumed that the exterior wall cavity was filled with batt insulation during an earlier interior alteration.

⁷ "The 1902 Sanborn Atlas shows the main, three-story block and two-story kitchen addition at 1315 Duke Street, ... The roof of the main block of the building is constructed of slate or tin and the roof over the lower wing to the rear is made from wood shingles." *Building and Property History*, p. 174.

- c) Inspect the condition of the existing copper and slate gambrel roofing and the built-in gutter on the north slope of the South Block, as recommended on page 401 of the HSR, and report to the owner.
 - d) Coordinate copper step flashing and parapet coping with masons during their repointing and chimney reconstruction.
 - e) Install a copper coping on the parapet between the chimneys. Install new copper caps on the top of the two east chimneys 1 & 2.
- 2) Drainage & Accessories
- a) Install a new half-round copper gutter, brackets and downspout on the south roof slope of the South Block. Connect the downspout to the existing drain pipe running below the sidewalk at the east end of the south façade and to the existing drainage system on the north slope.
 - b) Install a single row of bronze, two-pipe snow guard rail equal to Berger's Sieger Continuous Rod System on the south slope of the new slate roof per manufacturer's instructions.
 - c) Add and/or repair existing gutter brackets and re-slope the existing copper gutter on the west elevation of the North Block toward the existing underground drainage pipes. Provide two additional round copper downspouts, for a total of four, to the existing gutter and drain these into the pedestrian alley. Repair or replace the torn existing downspout at the northwest corner.
 - d) Repair the masonry and re-anchor the existing downspout at the northeast corner. Direct water away from the well at the emergency egress door.
- 3) Skylights
- a) Locate and repair the leak(s) identified by the owner at the two existing sloped-glass skylights on the east wall of the 1985 addition. Provide an alternate price for this work to clad the existing glass slopes with ¾" fire retardant treated plywood decking, flashing and standing seam copper roofing to match the false gambrel roof of the 1985 addition above. Insulate within the frames and clad the interior of the skylight frames with drywall, tape, bed and paint.

E. PAINTING

- 1) Exterior
- a) In preparation for painting, carefully brush all painted masonry walls with a non-metallic brush to remove loose paint and dust from repointing, then lightly power-wash all façades of the masonry, except at the 1985 addition.
 - b) Carefully strip the existing paint, on the south façade of the South Block only, to remove the alligatored paint texture and create a more uniform appearance following the masonry repairs. The entire south elevation will be repainted a color specified by the owner based on the laboratory analysis.⁸ Exercise extreme caution to expose and protect the potential remains of the historic painted PRICE, BIRCH & CO sign for

⁸ Refer HSR Appendix A, Historic Finishes Analysis page 7.

documentation and future restoration or recreation. Paint the light-colored background of the sign based on color recommendations in the paint analysis in the HSR and approval of the owner. The owner will paint the lettering on the sign at a later date.

- c) Abate lead paint runoff and dispose of waste per state and federal regulations.
 - d) Carefully rake the existing mortar and seal the vertical joints between the masonry walls of all four abutting building massing sections with architectural sealant.
 - e) Repaint the existing painted masonry and the wood trim on all facades with historic colors identified in the HSR. The west, north and east facades of the building were originally limewashed but have been painted several times since with modern paint and will be repainted with two coats of off-white, semigloss latex paint as part of this scope. Do not paint the existing unpainted masonry of the 1985 addition.
 - f) Prime and paint the interior and exterior sides of all new or restored window sash, doors and frames. Paint the exterior of the two existing doors. Existing, unaltered interior window trim need not be repainted. Refer to the window schedule.
- 2) Interior
- a) Paint the interior of the exterior walls as necessary to blend the with the existing finishes where the windows have been restored or infilled. Coordinate with the owner to minimize disruption to museum operations.
 - b) Paint all interior walls, ceilings and trim at the fourth floor of the south block.

F. MEP/FPS

- 1) South Block: 4th Floor
 - a) Retain and protect as much of the existing mechanical, electrical and FPS system as possible for reuse on the fourth floor.
 - b) To the extent necessary, remove the fourth-floor mechanical ductwork and any portion of the existing electrical and fire protection systems that are associated with the gambrel roof and fourth-floor framing to be removed.
 - c) Amend the MEP & FPS systems on the fourth floor in response to the new ~~east and west~~ side of the north roof slope and the new attic storeroom below the south roof slope.
 - d) Create FPS shop drawings and obtain the building permit to amend the fire protection system to serve the new attic storage and revised office plan.
 - e) Relocate the two recessed can downlights in the northwest corner office where required for the new roof slope. Replace the can eight downlights in the new storage room with three, surface-mounted 4' long LED utility fixtures on a switch adjacent to the new entrance door.
- 2) Exterior
 - a) Remove the small piece of abandoned, surface-mounted electrical conduit from the north wall of the North Block at the public alley and terminate in a surface mounted electrical box.

Opening Schedule, rev. 10/23/23

Opening numbers and survey of the age and contributing status of each opening are taken from building plans, elevations and survey spreadsheets in Section C: Physical Description, beginning on page 145 of the revised HSR. Original masonry opening sizes on the south elevation of the South Block are approximate and must be verified in the field prior to production of doors and windows.

Opening	Existing design	Condition	Action	Proposed design	New Opening Size	Glazing & Weather-Stripping	Comments
<p>South Block, South Elevation</p> <p>Recreate all of the original openings shown in the Civil War photos, typical. Except at new double door 102, one jamb of the masonry openings appears to be in the original location and only the jack arch, sill and one jamb require reconstruction. Install galvanized steel lintels below all new 4 course tall, painted brick jack-arches, typ. Ends of jack-arches have a 30 degree angle at each end. Install a new two-inch thick wood frame in the new masonry openings, typ. Provide window locking hardware. Single hung windows will not be opened and lower sash will be painted closed but should be designed to operate in the future, if desired. Install new operable wood exterior shutters with fixed louvers and hardware, as shown in the March 1862 photograph, on all openings on the south elevation of the South Block only, except at door entrance 101A.</p>							
101A	Double door	N/A	Recreate original single door in revised masonry opening. No shutters.	Single, 6-panel painted wood door & transom	3'-4" x 8'-0" masonry opening for new door & transom. Door: 3'-0" x 6'-8" Transom: 3'-0" x 1'-0", 4-pane	Cylinder-style glass, New 2" thick treated wood door sill, Weather-strip	Existing, original east masonry jamb to remain. Provide allowance for 7" rimlock hardware eq. to Baldwin #5634 in satin black and 1 ½ pair of butt hinges/door.
102	2/2 sash window	N/A	Recreate original double door in revised masonry opening. New wood shutters.	Double, three-panel painted wood doors & transom	4'-4" x 8'-0" masonry opening for new door & transom. Double doors: 2'-0" x 6'-8" pair Transom:	Cylinder-style glass, New 2" thick treated wood door sill. Provide rabbit at lock stile. Weather-strip	Center doors beneath the window tier above. Provide allowance for 7" rimlock hardware eq. to Baldwin #5634 in satin black, 1 ½ pair of butt hinges/door and one pair of

Opening	Existing design	Condition	Action	Proposed design	New Opening Size	Glazing & Weather-Stripping	Comments
					4'-0" x 1'-0", 6-pane		surface mount deadbolts.
103	2/2 sash window	N/A	Recreate wood frame & sash in revised masonry opening. New wood shutters.	SH 12/12 painted wood sash	3'-0" x 5'-9" masonry opening for new window	single glazed, cylinder-style glass	Recreate original opening size. Existing, original west masonry jamb location to remain. Cut existing stone sill to new width & reuse.
201	2/2 sash window	N/A	Recreate historic frame & sash in new masonry opening with a brick jack arch. New wood shutters.	SH 12/12 painted wood sash	3'-0" x 5'-9" masonry opening for new window	single glazed, cylinder-style glass	Recreate original opening size. Cut existing stone sill to new width.
202	2/2 sash window	N/A	Recreate historic frame & sash in new masonry opening with a brick jack arch. New wood shutters.	SH 12/12 painted wood sash	3'-0" x 5'-9" masonry opening for new window	single glazed, cylinder-style glass	Recreate original opening size. Cut existing stone sill to new width.
203	2/2 sash window	N/A	Recreate historic frame & sash in new masonry opening with a brick jack arch.	SH 12/12 painted wood sash	3'-0" x 5'-9" masonry opening for new window	single glazed, cylinder-style glass	Recreate original opening size. Cut existing stone sill to new width.

Opening	Existing design	Condition	Action	Proposed design	New Opening Size	Glazing & Weather-Stripping	Comments
			New wood shutters.				
301	2/2 sash window	N/A Lunette damaged	Recreate historic frame & sash in new masonry opening with a brick jack arch. New wood shutters.	SH 12/12 painted wood sash	3'-0" x 5'-9" masonry opening for new window	single glazed, cylinder-style glass	Recreate original opening size. Cut existing stone sill to new width.
302	2/2 sash window	N/A	Recreate historic frame & sash in new masonry opening with a brick jack arch. New wood shutters.	SH 12/12 painted wood sash	3'-0" x 5'-9" masonry opening for new window	single glazed, cylinder-style glass	Recreate original opening size. Cut existing stone sill to new width.
303	2/2 sash window	N/A	Recreate historic frame & sash in new masonry opening with a brick jack arch. New wood shutters.	SH 12/12 painted wood sash	3'-0" x 5'-9" masonry opening for new window	single glazed, cylinder-style glass	Recreate original opening size. Cut existing stone sill to new width.
401	2/2 sash window	Very poor	Delete dormer	N/A	N/A	N/A	Demolish existing gambrel for new side-gable roof
402	2/2 sash window	Very poor	Delete dormer	N/A	N/A	N/A	Demolish existing gambrel for new side-gable roof

Opening	Existing design	Condition	Action	Proposed design	New Opening Size	Glazing & Weather-Stripping	Comments
South Block, West Elevation Fill existing openings with brick to reflect Civil War photos, typical							
108	2/2 sash window	N/A	Remove window & sill. Fill existing opening with brick.	N/A	N/A	N/A	Exist. masonry segmental arch to remain.
109	2/2 sash window	N/A	Remove window & sill. Fill existing opening with brick.	N/A	N/A	N/A	Exist. masonry segmental arch to remain.
209	2/2 sash window	N/A	Remove window & sill. Fill existing opening with brick.	N/A	N/A	N/A	Exist. masonry segmental arch to remain.
210	2/2 sash window	N/A	Remove window & sill. Fill existing opening with brick.	N/A	N/A	N/A	Exist. masonry segmental arch to remain.
308	2/2 sash window	N/A	Remove window & sill. Fill existing opening with brick.	N/A	N/A	N/A	Exist. masonry segmental arch to remain.
409	2/2 sash window	N/A	Remove window & sill. Fill existing opening with brick.	N/A	N/A	N/A	Window deleted for new side-gable roof
410	2/2 sash window	N/A	Remove window & sill. Fill existing opening with brick.	N/A	N/A	N/A	Exist. masonry segmental arch to remain.

Opening	Existing design	Condition	Action	Proposed design	New Opening Size	Glazing & Weather-Stripping	Comments
411	2/2 sash window	N/A	Remove window & sill. Fill existing opening with brick.	N/A	N/A	N/A	Window deleted for new side-gable roof
South Block, North Elevation							
406	6/2 sash window	Sash very poor	New sash in existing frame	2/2 DH painted wood sash	Verify in field	cylinder-style glass	Existing gambrel dormer ca 1905 now clad in copper.
407	2/2 sash window	Sash poor	Restore or replace sash in existing frame	2/2 DH painted wood sash	Verify in field	cylinder-style glass	Existing gambrel dormer ca 1905 now clad in copper.
408	2/2 sash window ca 1985	Sash poor	Restore or replace sash in existing frame	2/2 DH painted wood sash	N/A	cylinder-style glass	Existing gambrel dormer ca 1905 now clad in copper. Do not match 6/6 sash shown on 1984 permit drwg. Sht. A-12.
South Block, East Elevation							
104	2/2 sash window	N/A	Remove window & sill. Fill existing opening with brick.	N/A	N/A	N/A	Exist. masonry segmental arch to remain.
204	2/2 sash window	N/A	Remove window & sill. Fill existing opening with brick.	N/A	N/A	N/A	Exist. masonry segmental arch to remain.

Opening	Existing design	Condition	Action	Proposed design	New Opening Size	Glazing & Weather-Stripping	Comments
205	2/2 sash window	N/A	Remove window & sill. Fill existing opening with brick.	N/A	N/A	N/A	Exist. masonry segmental arch to remain.
304	2/2 sash window	N/A	Remove window & sill. Fill existing opening with brick.	N/A	N/A	N/A	Exist. masonry segmental arch to remain.
403	2/2 sash window	N/A	Remove window & sill. Fill remainder of the existing opening with brick.	N/A	N/A	N/A	Window deleted for new side-gable roof.
404	2/2 sash window	N/A	Remove window & sill. Fill existing opening with brick.	N/A	N/A	N/A	Exist. masonry segmental arch to remain.
405	2/2 sash window	N/A	Remove window & sill. Fill existing opening with brick.	N/A	N/A	N/A	Exist. masonry segmental arch to remain.
Central Passage masonry, West Elevation							
122	2/2 sash window	N/A	Remove window & sill. Fill existing opening with brick	N/A	N/A	N/A	Exist. masonry segmental arch to remain.
123	2/2 sash window	N/A	Remove window & sill. Fill	N/A	N/A	N/A	Exist. masonry segmental

Opening	Existing design	Condition	Action	Proposed design	New Opening Size	Glazing & Weather-Stripping	Comments
			existing opening with brick				arch to remain.
223	2/2 sash window	N/A	Remove window & sill. Fill existing opening with brick	N/A	N/A	N/A	Exist. masonry segmental arch to remain.
224	2/2 sash window	N/A	Remove window & sill. Fill existing opening with brick	N/A	N/A	N/A	Exist. masonry segmental arch to remain.
North Block masonry, West Elevation (see Building History p. 141)							
119	2/2 sash window	poor	Remove window & sill. Fill existing opening with brick	N/A	N/A	N/A	Exist. masonry segmental arch to remain.
120	2/2 sash window	poor	Remove window & sill. Fill existing opening with brick	N/A	N/A	N/A	Exist. masonry segmental arch to remain.
121	2/2 sash window	poor	Remove window & sill. Fill existing opening with brick	N/A	N/A	N/A	Exist. masonry segmental arch to remain.
220	2/2 sash window	poor	Replace sash, frame & install new cast stone wall sill. Remove segmental	SH 6/6 painted wood sash	Verify in field	Cylinder-style glass	A segmental arch replaced the jack arch when original window was converted to a door for an egress stair ca

Opening	Existing design	Condition	Action	Proposed design	New Opening Size	Glazing & Weather-Stripping	Comments
			arch and restore jack arch to match adjacent windows and ca 1900 photo.				1905. Existing brick sill added when egress door was converted back to a window prior to 1921 (HSR p. 116 - 117)
221	2/2 sash window	poor	Replace sash, frame & install new cast stone sill.	SH 6/6 painted wood sash	Verify in field	Single glazed, cylinder-style glass	Existing concrete sill to be replaced.
222	2/2 sash window	poor	Replace sash, frame & install new cast stone sill.	SH 6/6 wood sash	Verify in field	Single glazed, cylinder-style glass	Existing concrete sill to be replaced.

North Block & Central Passage, wood 3rd floor, West Elevation

316	2/2 sash window, ca 1905	Fair	Restore existing sash, frame & sill.	2/2	N/A	orig. cylinder glass, weatherstrip	Retain existing cylinder glass, typical this building section.
317	2/2 sash window, ca 1905	Fair	Restore existing sash, frame & sill	2/2	N/A	orig. cylinder glass, weatherstrip	"
318	2/2 sash window, ca1905	Fair	Restore existing sash, frame & sill	2/2	N/A	orig. cylinder glass, weatherstrip	"
319	2/2 sash window, ca 1905	Fair	Restore existing sash, frame & sill	2/2	N/A	orig. cylinder glass, weatherstrip	"
320	2/2 sash window, ca 1905	Fair	Restore existing sash, frame & sill	2/2	N/A	orig. cylinder glass, weatherstrip	"

Opening	Existing design	Condition	Action	Proposed design	New Opening Size	Glazing & Weather-Stripping	Comments
North Block, East Elevation							
118	2/2 sash window, recent	Poor frame	Replace sash, frame & sill	SH 6/6 painted wood sash	Verify in field	single glazed, cylinder-style glass	Replace broken masonry sill with precast stone.
219	2/2 sash window, recent	Poor frame	Replace sash, frame & sill	SH 6/6 painted wood sash	Verify in field	single glazed, cylinder-style glass	Replace concrete sill with precast stone.
315	2/2 sash window	Fair	Restore existing sash, frame & sill	2/2		cylinder-style glass	
1985 Addition (South & North)							
North exit door	Solid core, flush wood door & transom	Fair	Paint exterior only of door frame and transom	Existing	N/A	N/A	
225	1/1 wood sash window	Good	Paint exterior only. Window to remain in place.	Existing 1/1	N/A	Existing float glass	
321	1/1 wood sash window	Very poor	Replace entire window unit to match exist.	SH 1/1	Verify in field	Insulated float glass	Painted wood, single hung.
226	1/1 wood sash window	Good sash and upper frame. Broken window sill	Replace existing wood window sill (OGRC.) Paint exterior only.	Existing 1/1	N/A	Existing float glass	

Opening	Existing design	Condition	Action	Proposed design	New Opening Size	Glazing & Weather-Stripping	Comments
322	1/1 wood sash window	Good	Paint exterior only. Window to remain in place.	Existing 1/1	N/A	Existing float glass	
South Block, 4th Floor Interior: Hall/Storage							
	N/A	Drywall on wood framing	Install new door in existing wall	Pre-hung wood 4-panel	3'-0" x 6'-8"	Passage hardware	Install adjacent to the stair landing. Existing storage door to remain.