

ADDRESS OF PROJECT: 226 Strand Street

TAX MAP AND PARCEL: 075.03-03-14 ZONING: W-1; Waterfront
mixed use zone

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: RTS Associates LLC, contract purchaser

Address: c/o EYA, Inc., 4800 Hampden Lane, Suite 300

City: Bethesda State: MD Zip: 20814

Phone: (301) 634-8600 E-mail: gshron@eya.com

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

Attorney: Jonathan P. Rak

Name: Architect: Patrick Burkhart

Attorney: jrak@mcguirewoods.com

Phone: Attorney: (703)712-5411
Architect: (202)342-2200

E-mail: Architect: pburkhart@sbaranes.com

Legal Property Owner:

Name: Robinson Terminal Warehouse

Address: P.O. Box 5420

City: Springfield State: VA Zip: 22150

Phone: (202) 334-6000 E-mail: _____

- Yes No Is there an historic preservation easement on this property?
- Yes No If yes, has the easement holder agreed to the proposed alterations?
- Yes No Is there a homeowner's association for this property?
- Yes No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

NATURE OF PROPOSED WORK: *Please check all that apply*

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
 - awning
 - doors
 - lighting
 - other _____
 - fence, gate or garden wall
 - windows
 - pergola/trellis
 - HVAC equipment
 - siding
 - painting unpainted masonry
 - shutters
 - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

This site consists of tax map parcel 075.03-03-14 and currently improved by a warehouse building. The site, which is identified as a redevelopment site under the Waterfront Small Area Plan, is zoned W-1 / Waterfront Mixed-Use zone. The applicant plans to demolish the existing warehouse structure per condition #134 of Development Special Use Permit #2014-0006.

SUBMITTAL REQUIREMENTS:

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.

Electronic copies of submission materials should be submitted whenever possible.

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.*

- 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. *As included in the property history report.
- 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. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. 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 have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- 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 3 sets of 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: Jonathan P. Rak

Printed Name: Jonathan P. Rak

Date: 05/18/2015

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 ten 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. See attached disclosures.		
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 ten 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. See attached disclosures.		
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. None.		
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.

05/18/2015
Date

Jonathan P. Rak, Agent
Printed Name


Signature

Disclosure Attachment for Robinson Terminal South
Application, Board of Architectural Review
Permit to Demolish

Property Owner

Graham Holdings Company (GHC), formerly known as the Washington Post Company
(publicly traded company; 100% owner of the property)*
1300 17th Street North, Arlington, Virginia 22209

Donald E. Graham (Owner of 22.2% of GHC)
1300 17th Street North, Arlington, Virginia 22209

Applicant

RT South Associates LLC, A Delaware limited liability company
Address: c/o EYA, Inc.
4800 Hampden Lane, Suite 300, Bethesda, MD 20814

RT Member LLC, a Delaware limited liability company (100% owner of Applicant)
Address: c/o EYA, Inc.
4800 Hampden Lane, Suite 300, Bethesda, MD 20814

EYA RT Investments LLC, a Delaware limited liability company
(17% owner of RT Member LLC)
Address: c/o EYA, Inc.
4800 Hampden Lane, Suite 300, Bethesda, MD 20814

JBG/RT member, L.L.C., a Delaware limited liability company
(83% owner of RT Member LLC)
Address: c/o The JBG Companies
4445 Willard Avenue, Suite 400, Chevy Chase, Maryland 20815

*Tax map indicates that Robinson Terminal Warehouse LLC (formerly subsidiary of
GHC) owns the 226 Strand parcel. GHC is now the owner of this parcel.

Demolition Reason and Alternative Attachment for Robinson Terminal South
Application, Board of Architectural Review
Permit to Demolish

Description of reason for demolition / encapsulation

226 Strand Street is a component of the Robinson Terminal South development project. Pursuant to condition #134 of Development Special Use Permit (DSUP) #2014-0006, the warehouse structure at 226 Strand Street will be demolished and dedicated to the City of Alexandria. The cleared site will give the City an opportunity to expand public amenities at the water's edge as anticipated by the waterfront plan and DSUP #2014-0006 including: 1) the expansion of Point Lumley Park and 2) addition of future civic buildings.

Although the warehouse structure was likely constructed in the late 1890s, in its current state, the building has many structural issues, lacks in historical significance and detracts from the aesthetics of Old Town and the waterfront development. Over the years, the structure has been continuously patched and altered including: 1) addition of layers of cement to reinforce unstable brick walls, 2) removal of the gambrel roof and replacement with a flat roof and 3) addition of steel piers likely necessary to reinforce structural issues which remain today as evidenced by severe buckling and cracking in the brick walls. As a result, the building has many structural issues and little evidence of the 19th century. Further, the industrial aesthetic of the building detracts from the Old Town architectural charm and isn't conducive to the residential/mixed used development of the waterfront. The Applicant's proposed demolition and dedication to the City will allow the City to enhance Old Town with additional park space and civic buildings.

Description of alternatives to demolition / encapsulation & why not feasible

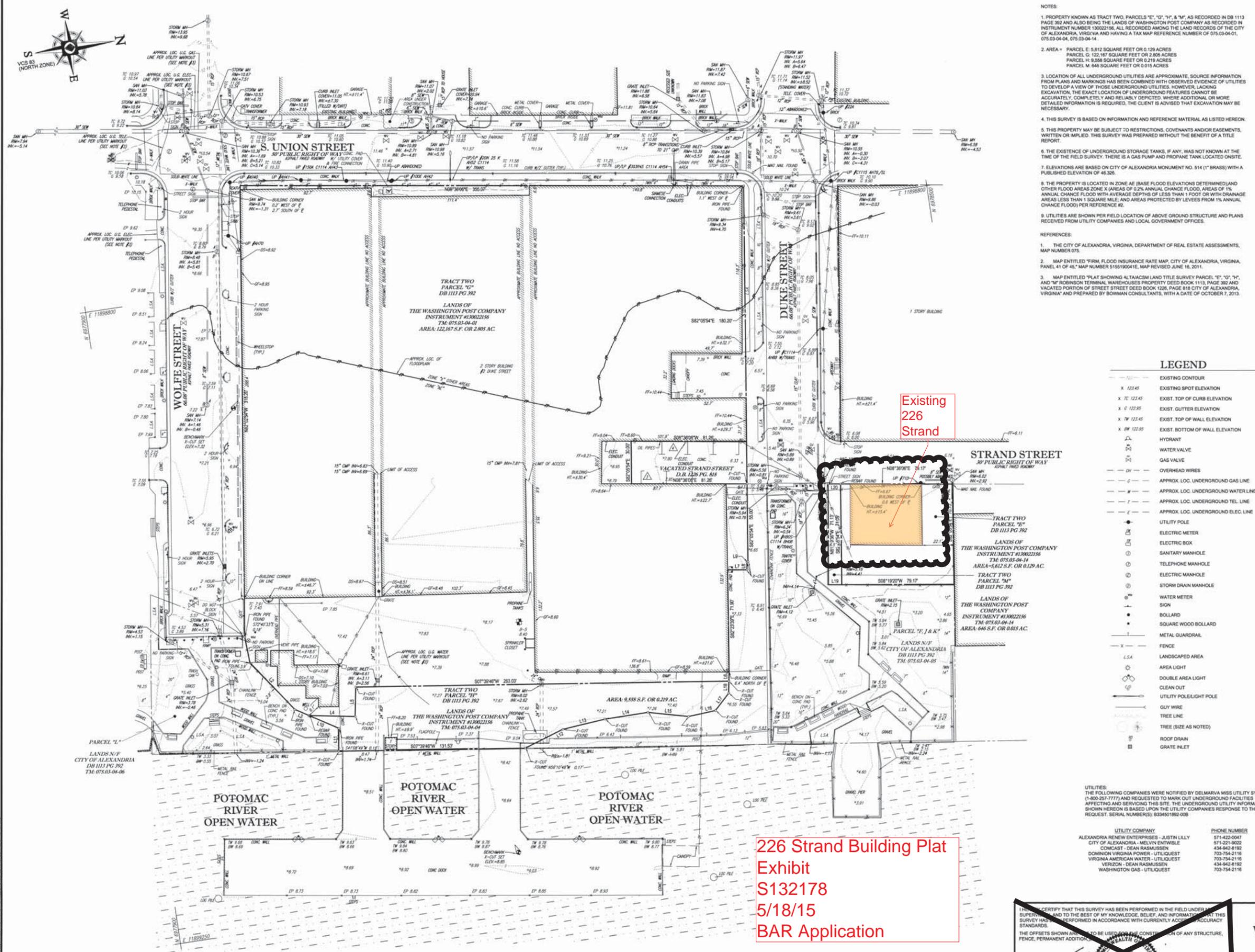
The Waterfront Master Plan and Development Special Use Permit require the removal of the warehouse structure at 226 Strand Street therefore; there is no alternative to demolition.

NOTES:

- PROPERTY KNOWN AS TRACT TWO, PARCELS "E", "G", "H", & "M", AS RECORDED IN DB 1113 PAGE 392 AND ALSO BEING THE LANDS OF WASHINGTON POST COMPANY AS RECORDED IN INSTRUMENT NUMBER 19022156, ALL RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA AND HAVING A TAX MAP REFERENCE NUMBER OF 075.03-04-01, 075.03-04-04, 075.03-04-14.
- AREA - PARCEL E: 5,812 SQUARE FEET OR 0.129 ACRES
PARCEL G: 122,167 SQUARE FEET OR 2.806 ACRES
PARCEL H: 9,558 SQUARE FEET OR 0.219 ACRES
PARCEL M: 648 SQUARE FEET OR 0.015 ACRES
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- THIS SURVEY IS BASED ON INFORMATION AND REFERENCE MATERIAL AS LISTED HEREON.
- THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY. THERE IS A GAS PUMP AND PROPANE TANK LOCATED ON-SITE.
- ELEVATIONS ARE BASED ON CITY OF ALEXANDRIA MONUMENT NO. 514 (1" BRASS) WITH A PUBLISHED ELEVATION OF 48.328.
- THE PROPERTY IS LOCATED IN ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) AND OTHER FLOOD AREAS ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) PER REFERENCE #2.
- UTILITIES ARE SHOWN PER FIELD LOCATION OF ABOVE GROUND STRUCTURE AND PLANS RECEIVED FROM UTILITY COMPANIES AND LOCAL GOVERNMENT OFFICES.

REFERENCES:

- THE CITY OF ALEXANDRIA, VIRGINIA, DEPARTMENT OF REAL ESTATE ASSESSMENTS, MAP NUMBER 075.
- MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, CITY OF ALEXANDRIA, VIRGINIA, PANEL 41 OF 45," MAP NUMBER 5155160041E, MAP REVISED JUNE 16, 2011.
- MAP ENTITLED "PLAT SHOWING ALTAIRCSM LAND TITLE SURVEY PARCEL "E", "G", "H", AND "M" ROBINSON TERMINAL WAREHOUSE'S PROPERTY DEED BOOK 1113, PAGE 392 AND VACATED PORTION OF STRAND STREET DEED BOOK 1226, PAGE 818 CITY OF ALEXANDRIA, VIRGINIA" AND PREPARED BY BOWMAN CONSULTANTS, WITH A DATE OF OCTOBER 7, 2013.



LEGEND

- EXISTING CONTOUR
- x 123.45 EXISTING SPOT ELEVATION
- x 12 123.45 EXIST. TOP OF CURB ELEVATION
- x 12 123.45 EXIST. GUTTER ELEVATION
- x 12 123.45 EXIST. TOP OF WALL ELEVATION
- x 12 123.45 EXIST. BOTTOM OF WALL ELEVATION
- HYDRANT
- WATER VALVE
- GAS VALVE
- OVERHEAD WIRES
- APPROX. LOC. UNDERGROUND GAS LINE
- APPROX. LOC. UNDERGROUND WATER LINE
- APPROX. LOC. UNDERGROUND TEL. LINE
- APPROX. LOC. UNDERGROUND ELEC. LINE
- UTILITY POLE
- ELECTRIC METER
- ELECTRIC BOX
- SANITARY MANHOLE
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- STORM DRAIN MANHOLE
- WATER METER
- SIGN
- BOLLARD
- SQUARE WOOD BOLLARD
- METAL GUARDRAIL
- FENCE
- LANDSCAPED AREA
- AREA LIGHT
- DOUBLE AREA LIGHT
- CLEAN OUT
- UTILITY POLE/LIGHT POLE
- GUY WIRE
- TREE LINE
- TREE (SIZE AS NOTED)
- ROOF DRAIN
- GRATE INLET

LINE TABLE

LINE	BEARING	DISTANCE
L1	S86° 57' 22"W	18.64
L2	S54° 42' 19"W	45.73
L3	S31° 44' 29"W	11.00
L4	S09° 47' 52"W	32.50
L5	S80° 12' 08"E	20.77
L6	S80° 11' 30"E	6.50
L7	S08° 10' 33"W	13.60
L8	S82° 13' 29"E	5.20
L9	S20° 53' 29"E	0.90
L10	S31° 44' 29"W	22.78
L11	N81° 11' 32"W	16.18
L12	S18° 11' 13"E	29.66
L13	S04° 59' 43"E	30.50
L14	S00° 23' 03"E	30.66
L15	S14° 21' 54"W	28.81
L16	S03° 53' 09"E	19.35
L17	S43° 58' 51"E	15.47
L18	S80° 11' 30"E	8.47
L19	S08° 19' 20"W	9.35
L20	N08° 36' 06"E	8.81

UTILITIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY DELMARVA MISS UTILITY SYSTEM (1-800-251-7777) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 8334001992-008

UTILITY COMPANY	PHONE NUMBER
ALEXANDRIA RENEW ENTERPRISES - JUSTIN LILLY	571-422-0047
CITY OF ALEXANDRIA - MELVIN ENTWISLE	571-221-9222
COMCAST - DEAN RAMSSEN	434-942-8182
DOMINION VIRGINIA POWER - UTILQUEST	703-754-2116
VIRGINIA AMERICAN WATER - UTILQUEST	703-754-2116
VERIZON - DEAN RAMSSEN	434-942-8182
WASHINGTON GAS - UTILQUEST	703-754-2116

226 Strand Building Plat
Exhibit
S132178
5/18/15
BAR Application

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

THE OFFSETS SHOWN ARE TO BE USED IN THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADJUSTMENT, OR OTHER MEASUREMENT.

ROBERT C. HARR, JR.
LICENSED LAND SURVEYOR

BOUNDARY & TOPOGRAPHIC SURVEY
ROBINSON TERMINAL WAREHOUSE CORPORATION
2 DUKE STREET
SCHOOL DISTRICT 1 ELECTRON DISTRICT
CITY OF ALEXANDRIA, VIRGINIA

FILE NO. S132178
DATE 5/18/15
JOB NO. 132178

BOHLER ENGINEERING
2000 SOUTH DRIVE, SUITE 200
FALLS CHURCH, VIRGINIA 22034
703.758.9900

SCALE: 1"=20'
DATE: 5/18/15
DRAWN: B.S./J.Q.
CHECKED: C.E.P.
APPROVED: K.A.W.
SCALE: 1"=20'
SHEET: 1 OF 1

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226 The Strand

City of Alexandria, Virginia

WSSI #22335.03

Property History

May 2015

Prepared for:

RT South Associates LLC

c/o EYA

4800 Hampden Lane, Suite 300

Bethesda, Maryland 20814

Prepared by:

David Carroll and Anna Maas MUEP



5300 Wellington Branch Drive, Suite 100

Gainesville, Virginia 20155

Tel: 703-679-5600 Email: contactus@wetlandstudies.com

www.wetlandstudies.com

EXECUTIVE SUMMARY

A Property History was conducted on 226 The Strand within the City of Alexandria, Virginia. Thunderbird Archeology, a division of Wetland Studies and Solutions, Inc., of Gainesville, Virginia conducted the research for EYA of Bethesda, Maryland. Senior Architectural Historian Anna Maas, MUEP served as Principal Investigator on this project and conducted the archival research with the assistance of Associate Archeologist David Carroll. Senior Geospatial Analyst Manuel Larsen Santos prepared the map exhibits. Research was conducted at the Office of Alexandria Archaeology, the Alexandria Archives and Records Center, the Alexandria Courthouse, and the Barrett Branch of the Alexandria Library (Special Collections).

The building that exists at 226 The Strand today likely dates to the late 1890s and has been continuously patched, altered, and added onto throughout the 20th century. The condition of some of the walls indicate that bricks may have been salvaged from a building predating the 1897 fire, which required the application of layers of cement to keep it stable. A gambrel roof was removed in the 1940s. The addition of the flat roof and four steel piers indicate that the building had structural issues in the mid-20th century. The issues have remained, evident in severe buckling and cracking in the brick walls. Due to drastic changes in fenestration, roof lines, and structural members over the 20th century, minimal evidence of the 19th century remains.

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PROPERTY HISTORY

226 The Strand is located on the west bank of the Potomac River at the eastern terminus of Duke Street in the City of Alexandria, Virginia (Figure 1). The property is situated in the Old and Historic Alexandria District (OHAD) established in 1946 and the Alexandria Historic District, which was listed as a National Historic Landmark in 1966 and on the National Register of Historic Places in 1969 (amended in 1984).

The waterfront of Alexandria served an important role in Alexandria's economy as a commercial hub for transportation, trade, and industry. The study area historically was the location of a merchant's warehouse, sumac mill, brick bone mill, acid house, storage warehouse, marine supply corporation, and marine sales and services company for the last half of the 20th century.

Early 19th Century

226 The Strand occupies land once submerged in a shallow bay of the Potomac River directly east of Point Lumley. The Strand was established along the shoreline between Duke and Prince Streets in 1802 (Pulliam 2007:3), but it is unknown at precisely what time sufficient land was available in the northeast quadrant of the intersection of Duke Street and The Strand to construct a building. This land, once created, was an extension of Point Lumley and owned by the City of Alexandria, who leased the waterfront property to merchants and craftsmen who depended on maritime trade.

By 1845, the Ewing map of Alexandria showed the bay completely filled including present-day 226 The Strand (Figure 2). The construction date of the earliest building at the location is unknown, because tax records are unclear regarding the location of buildings taxed on public land in the vicinity in the early 19th century.

Tax records suggest that in 1810, no lots or buildings were leased on the public land north of Duke Street between Union Street and the wharf. By 1820, tax records indicate the possibility that a commercial building stood in the northeast corner of Duke Street and The Strand's intersection. Possible tenants during the first half of the 19th century include John Rumney, commission merchant (Miller 1993: 182); Hayman and Cartwright, sailmakers (Gurganus 2013); Levi Pickering, carpenter (Gurganus 2013); and Jonathan Janney, flour merchant (Gurganus 2013). The location immediately adjacent to the riverfront docks and wharves strongly suggests that any building present would have served as a warehouse or workshop for an industry related to maritime commerce.

An 1866 newspaper article identified John Rumney as a previous tenant of the property (AG 27 June 1866:3), indicating that the building standing on the property prior to the Civil War likely served as a merchant warehouse.



 Project Area

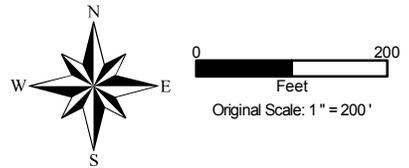
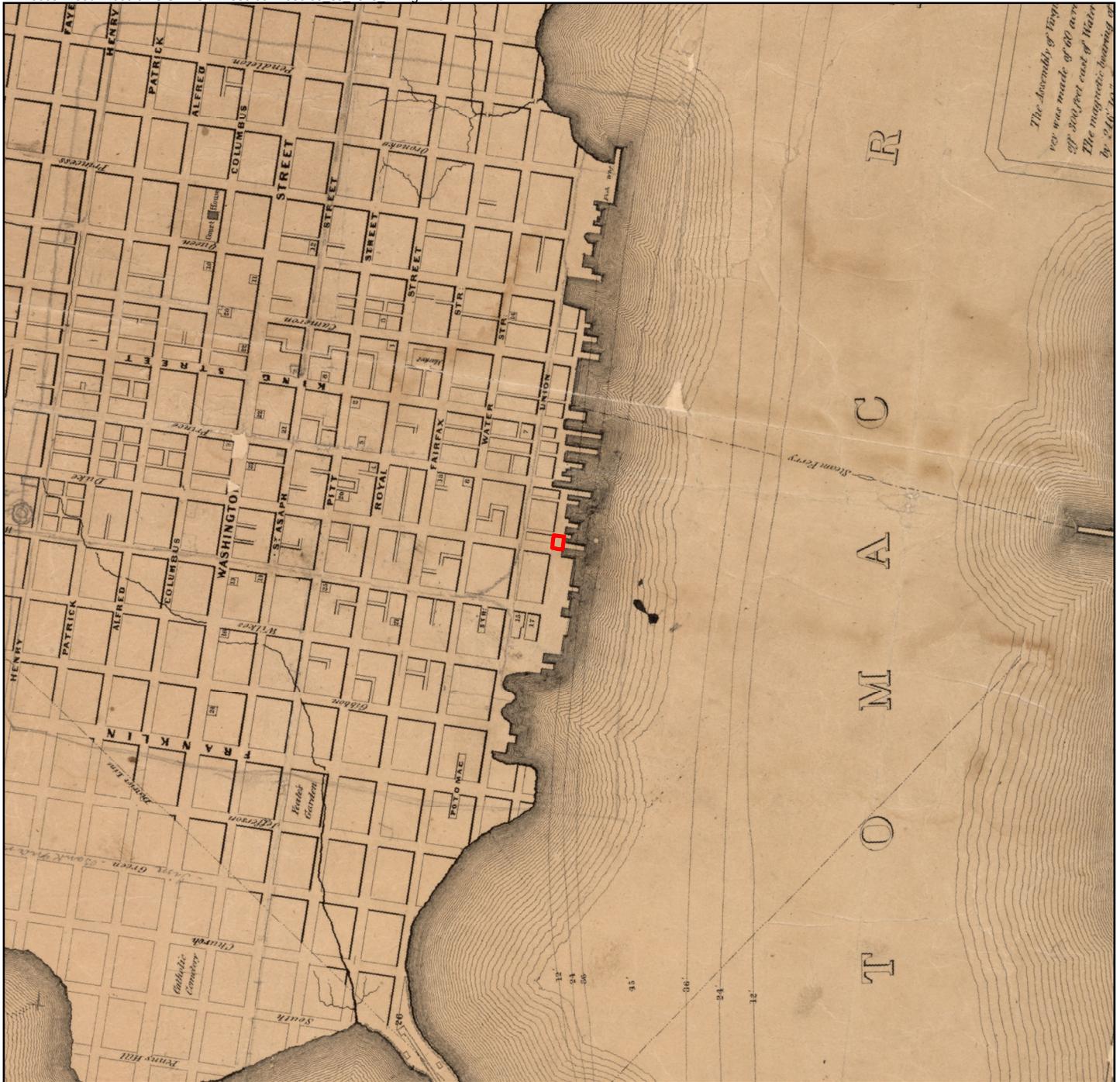


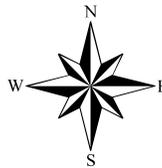
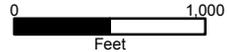
Photo Source: Virginia Base Mapping Program (VBMP)

Figure 1. March 2013 Natural Color Imagery



 Approximate Location of Project Area

Map Source: "Plan of the Town of Alexandria, D.C. with the Environs Exhibiting the outlet of the Alexandria Canal, the Shipping Channel, wharves, Hunting Cr., etc.,". Maskell C. Ewing, 1845. Library of Congress Geography and Map Division Washington D.C.

Original Scale: 1" = 1,000'

Figure 2. 1845 Ewing Map of Alexandria, VA

Mid-19th Century

During the Civil War, the United States Office of the Quartermaster General (USQM) took over the waterfront area for the storing, administration and distribution of supplies and material by ship or rail for the prosecution of the war. The first evidence of a building within the study property appears during this period in the 1863 birds-eye view of Alexandria that features the waterfront (Figure 3). The illustration depicts a two-story, gable-roofed building, which was likely a merchant warehouse before the war.

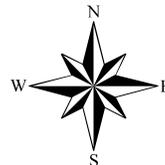
The 1865 USQM maps of the occupied Alexandria waterfront show the buildings they had constructed or commandeered and their uses (Figure 4). A building labeled as “Barracks and Storehouse 50’ x 26’” occupies the study area. The size of the building given does not match the scale of the building as depicted on the map, suggesting that the illustrated building footprint is not a perfect representation.

A photograph taken from the top of the Pioneer Mills building to the south of Duke Street depicts a portion of the roof and south gable of the building on the study property (Figure 5). The industrial vernacular building depicted is two stories with walls built entirely of brick and a slate side-gabled roof. A hoist beam is visible above a door in the gable, and a small hatch is located near the north end of the roof ridge. A brick chimney on the west elevation indicates that a heated office or shop space was located in the building. The building in the photograph generally appears to match the bird’s-eye view illustration and the measurements given on the USQM map. The brick construction strongly suggests that this was an existing industrial building, as most of the buildings built for the war effort by the USQM were of frame construction. The precise age of the building depicted is unknown, but it can be safely assumed that it stood prior to the start of Civil War in 1861.



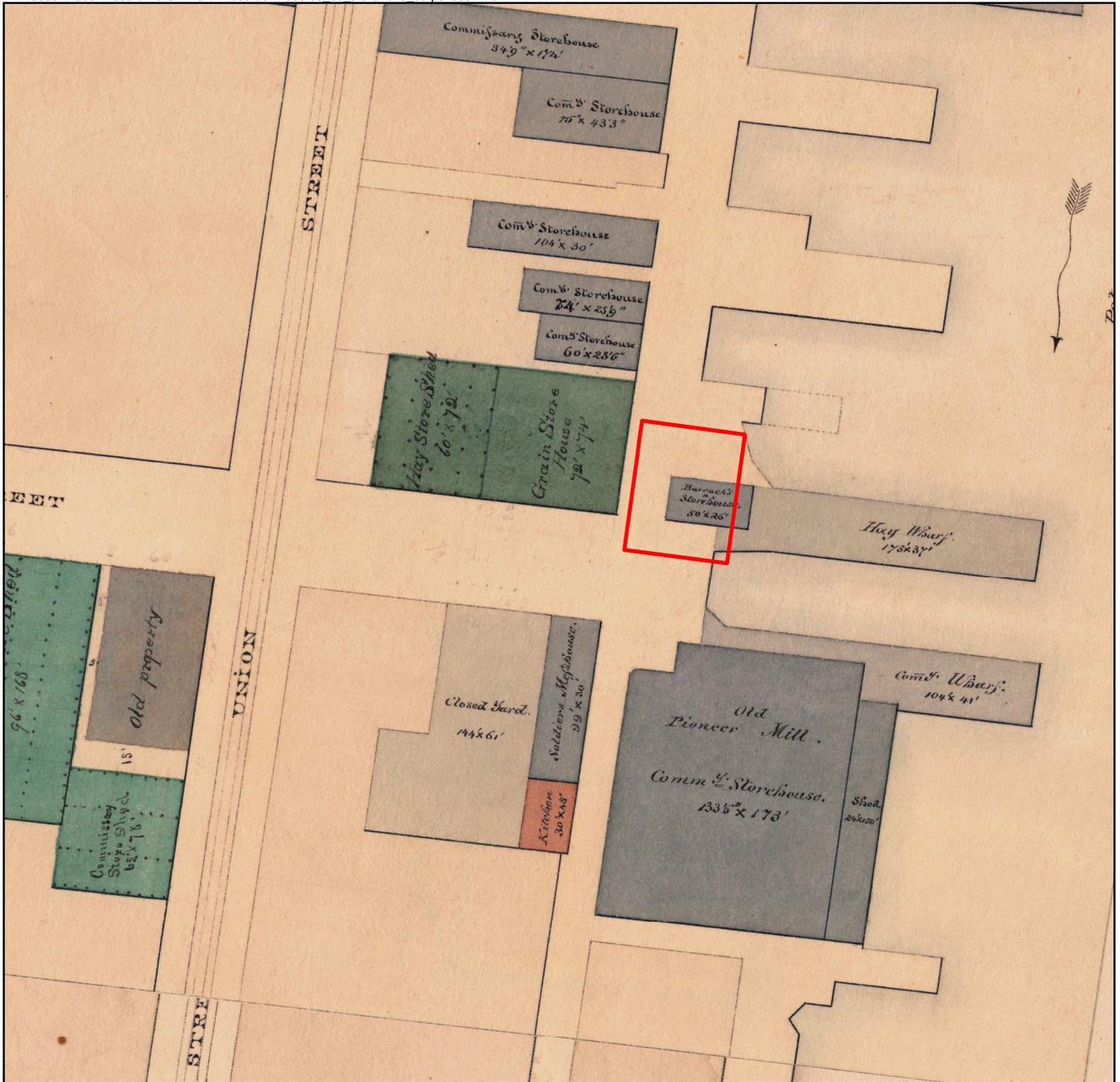
 Approximate Location
of Project Area

Map Source: "Birds eye view of Alexandria, Va."
Magnus, Charles. 1863. G3884.A3A3 1863
.M32 Vault : CW 522.3. Library of Congress
Geography and Map Division Washington, D.C.

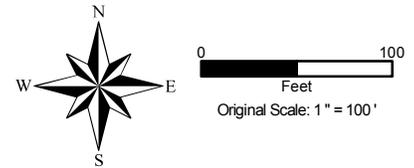


Not to Scale

Figure 3. 1863 Birds Eye View of Alexandria



 Approximate Location of Project Area



U.S. Quartermaster Corps
 1865 "Wharfs Storehouses Etc."
 Series: Post and Reservation Maps, compiled 1820 – 1905;
 Record Group 92: Records of the Office of the Quartermaster General, 1774 – 1985;
 National Archives and Records Administration (NARA), College Park, Maryland.

Figure 3. 1865 United States Office of the Quartermaster General Map



Figure 5. 1865 Detail View of Alexandria from Pioneer Mill, looking north-west by photographer Andrew J. Russell.
Source: Library of Congress.

Late 19th Century

After the close of the Civil War, the USQM returned control of the study property to the City of Alexandria. By fall of 1866, Emil Rosenthal established a manufactory.

Mr. E. Rosenthal...has, within the past six weeks, built and started into operation a steam manufactory of wagon and cart wheel hubs, spokes and felloes, which is expected to turn out 1,500 to 2,000 spokes per day. In conjunction, and propelled by the same engine (which is thirty-horse power, and made in our own city by our accomplished machinist, Mr. W. S. Moore) will be run a sumac mill. Mr. Rosenthal has established these mills at the cost of, I think, \$25,000. [AG 22 Sept. 1866:3]

Rosenthal's sumac and spoke mills remained in business until at least 1888 according to Alexandria city directories, although there is some evidence that the business was not in uninterrupted operation during that time.

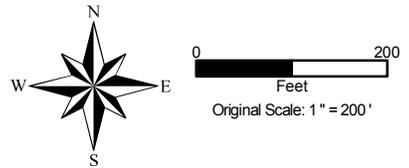
Hopkins' map of 1877 (Figure 6) depicts Rosenthal's spoke and sumac mill as a building with three distinct sections, indicating that the Civil War-era building had either been replaced with new construction or undergone significant additions and alterations. The same configuration is recorded in the 1885 Sanborn Fire Insurance map (Figure 7). Both maps depict the spoke and sumac mill as a series of three conjoined rectangular sections with their western elevations aligned along the Strand, projecting progressively farther eastward as one moves from the northern to the southern end of the building. The northernmost and smallest section is noted on the Sanborn map as being one story and containing a boiler and chimney, likely the 30 horsepower engine described in the 1866 newspaper article, or a successor. The central and southern sections of the building are noted to be two stories tall. No indication of the building materials is given.

In 1885, the Sanborn map notes that Rosenthal's manufactory was "not in operation at present", which may indicate that the mills operated sporadically. An account of a major flood of the Potomac in June 1889 describes water to several feet in every building on The Strand, but does not list Rosenthal and his mill among those who suffered losses due to the high water (AG 3 June 1889:3). This suggests that the mill may have ceased operating entirely by that time, but it is unknown if the property lay vacant or was occupied by another tenant and business.

In 1892, the City of Alexandria began to divest itself of much of the land it owned within the city limits; the land at old Point Lumley, including the study area, was offered for sale. Herbert Bryant purchased much of the southern portion of the block bounded by Union, Duke, Strand, and Prince Streets as well as the study property and several lots south of Duke Street, establishing a large and modernized fertilizer factory on the property soon thereafter. The study area became the location of the bone mill, which provided bone meal for the fertilizer operation. The 1896 Sanborn map (Figure 7)

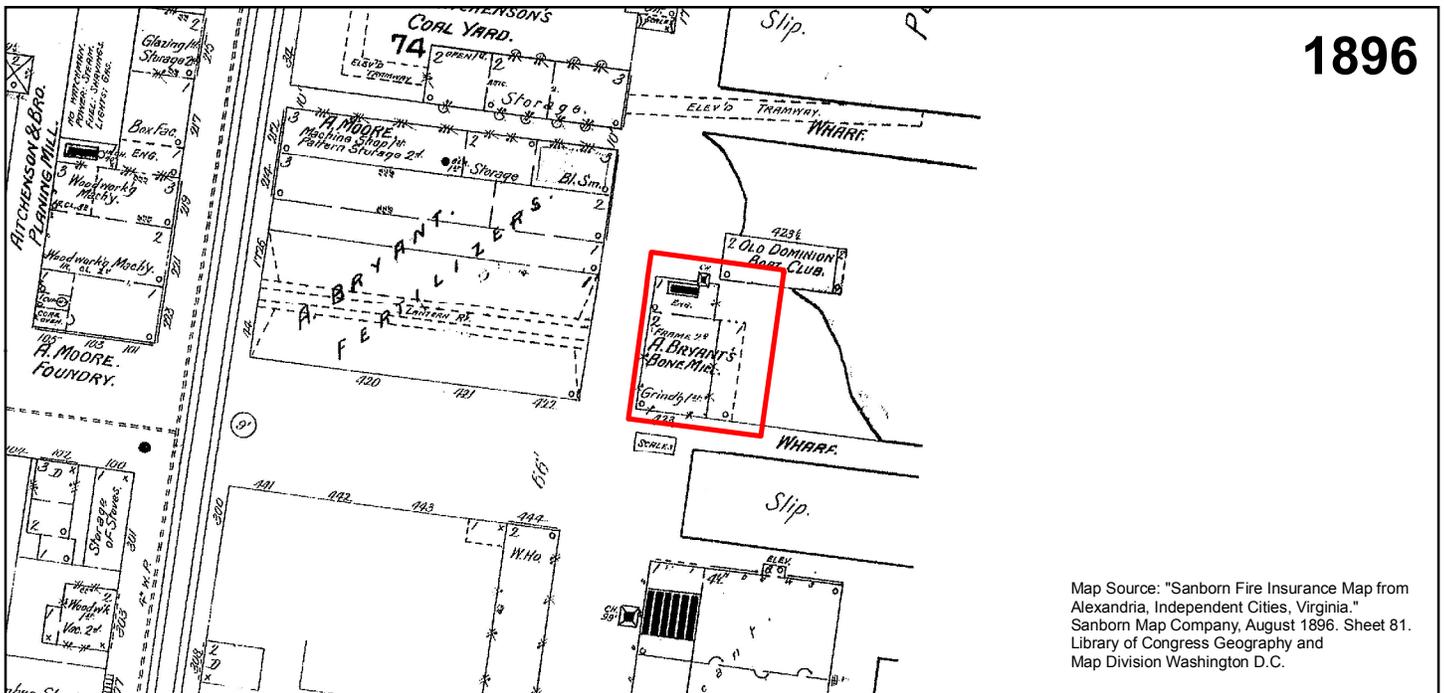
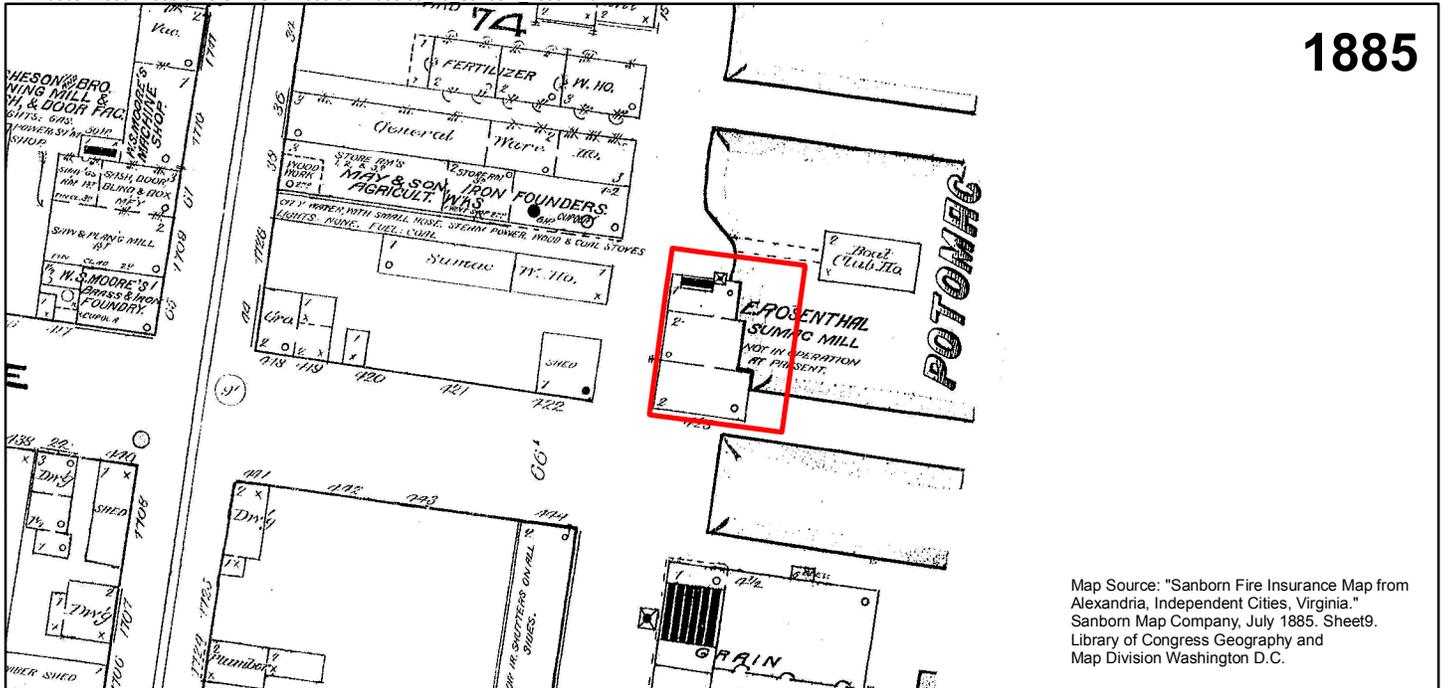


 Approximate Location of Project Area



Map Source: "Alexandria County, Virginia".
 From G.M.Hopkins' Atlas of Fifteen Miles
 Around Washington, D.C., 1878". Library of
 Congress, Geography and Mapping Department.

Figure 6. 1877 Hopkins Map Alexandria, VA



 Approximate Location of Project Area

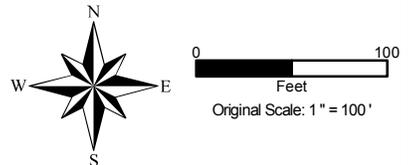


Figure 7. 1885 and 1896 Sanborn Fire Insurance Map Alexandria, VA

identifies the building on the property as H. Bryant's Bone Mill and also clearly demonstrates that the building once again underwent replacement or major alteration (Figure 8). The single-story engine room and chimney on the north end of the building appear to have been retained from the Rosenthal era configuration. The central and southern rectangular sections now appear to have been replaced with a single two-story rectangular block; the building material for the first story is not noted, but the second floor is noted as frame. A single-story lean-to or porch is present on the east elevation of the building.

The changes to the building between 1885 and 1896 suggest that the southern two-thirds of the earlier building were demolished and replaced with a single, likely more open-plan building more suitable to the operation of the bone mill than the previous sumac and spoke mill building.

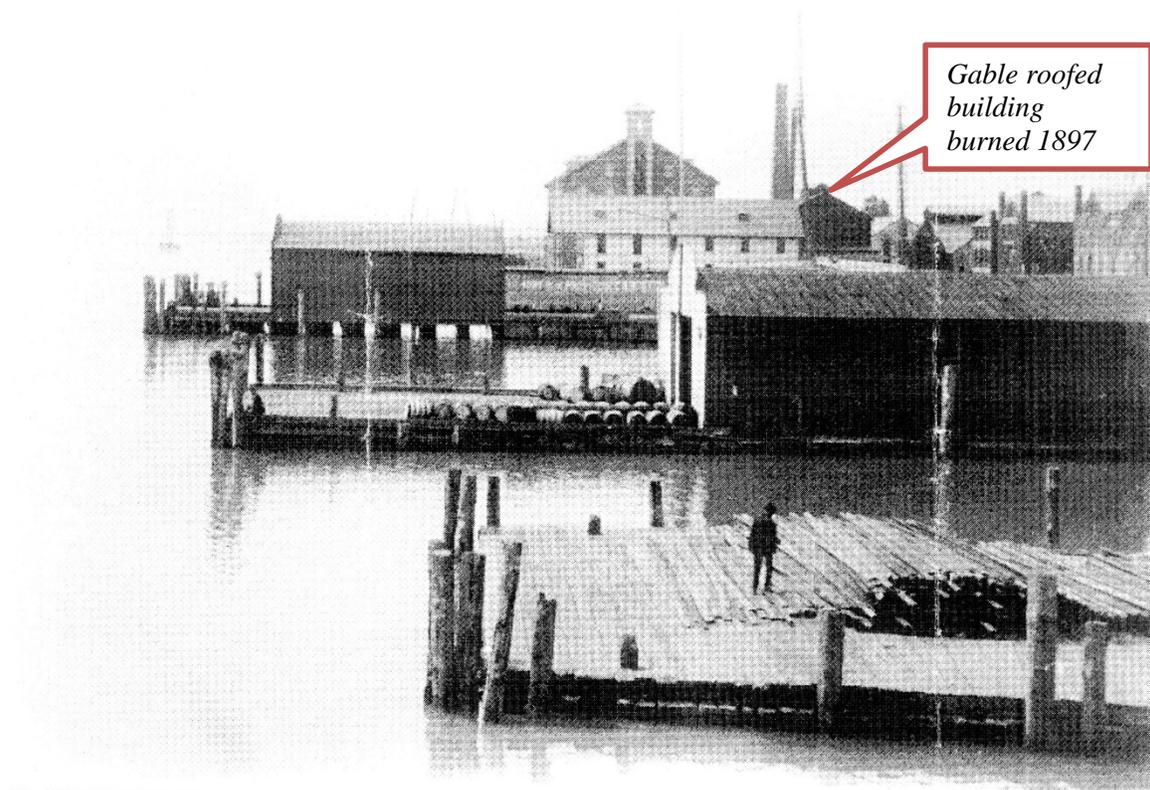


Figure 8. Undated photograph between the Civil War and the 1897 fire, showing a building in the project area when it served as H. Bryant's Bone Mill.

A massive fire in 1897 burned the block bounded by Union, Prince and Duke Streets; this fire was widely regarded as the most devastating fire in Alexandria's history. The fire began in the engine room of Bryant's bone mill on June 3, 1897. The fire was first seen by the crew of the tug *Brewerton* and was also reported by several individuals on land. All but one building on the block bounded by Duke, Prince, Union and the river was

destroyed, as well as the abandoned Pioneer Mill south of Duke Street. Arson was suspected (Riker 2009). The Alexandria Gazette reported:

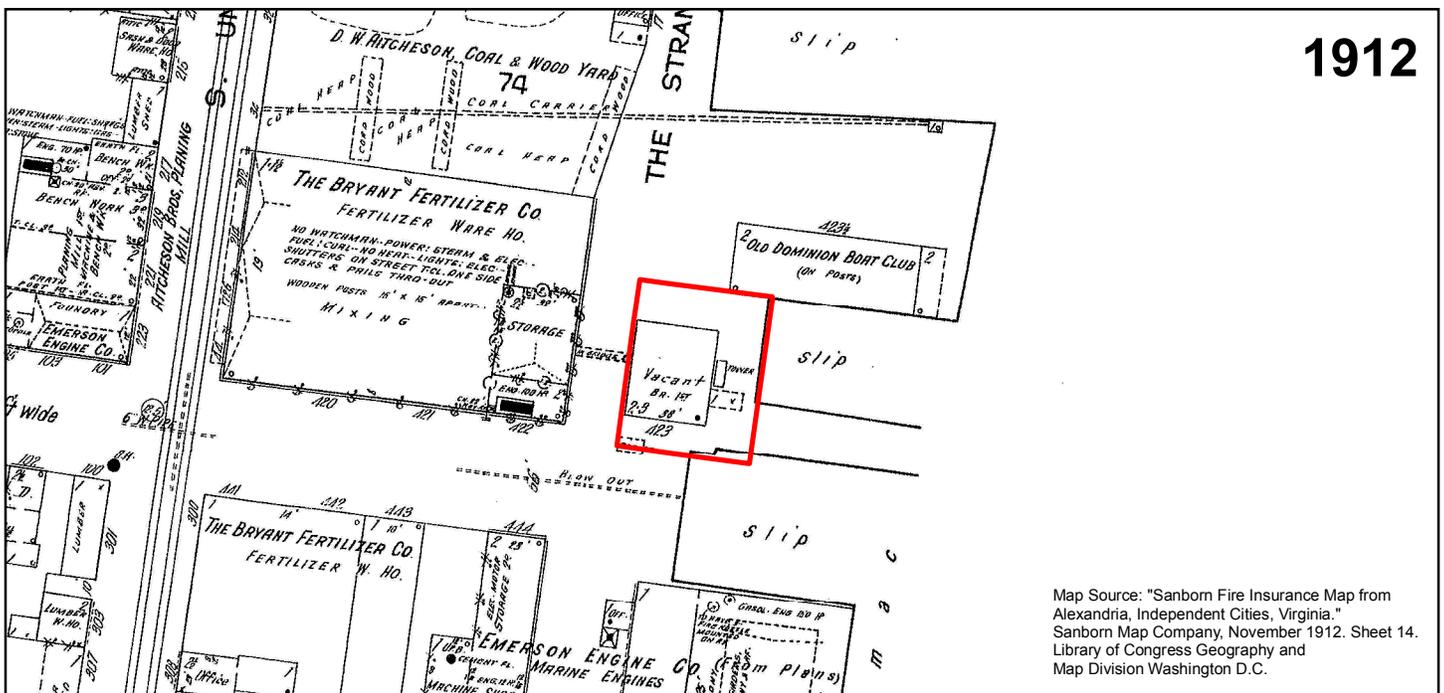
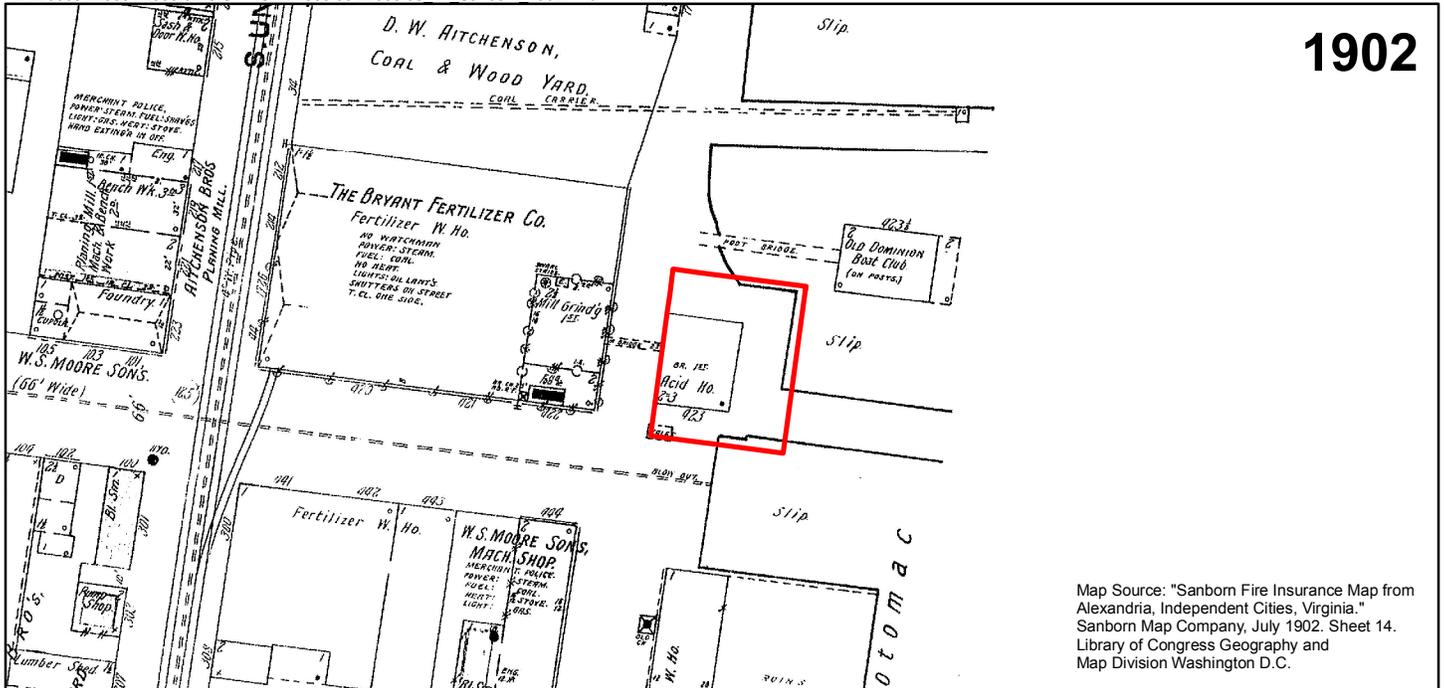
It was first supposed that the fire could be confined to the mill, which is of brick...before it could hardly be realized, the devouring element had crossed the Strand via the tramway connecting the mill with the frame warehouse on the west...in a short time the entire square was a roaring furnace...Herbert Bryant says there is no doubt in his mind that the fire was of incendiary origin. [AG 3 June 1897:1]

Bryant rebuilt his fertilizer factory after the fire and sold all the land he solely owned for the factory to his company, the Bryant Fertilizer Company in 1899 (Alexandria Deed Book 42:512). The 1902 Sanborn map (Figure 9) shows that the bone mill moved across the Strand to part of the large warehouse facility, and an acid house replaced the bone mill within the study property. The acid house is described as “2=3” stories tall, indicating that the building was the height of a three-story building but contained only two floors. The first story is noted to be of brick construction, indicating that the upper portion of the building was frame and likely had a single large high-ceilinged room.

Comparison with the pre-fire bone mill (see Figure 7) indicates that the post-fire acid house and the main block of the bone mill are similar in size, shape, and location; however, the engine room, which was the source of the devastating fire, is no longer a part of the post-fire building. It is unclear whether the frame portion of the post-fire acid house was simply built atop the standing brick remnant of the bone mill, or if the post-fire building represents entirely new construction, perhaps utilizing the bone mill’s foundation and/or recycled bricks from the earlier buildings on the block. Given that the block-destroying fire began within the engine room of the bone mill, it seems more likely that the post-fire acid house represents new construction on the lot with reused bricks on only a portion of the walls.

Early 20th Century

Bryant continued to operate his fertilizer factory until the early 1920s. However, by 1912 the Sanborn Fire Insurance map (see Figure 9) indicates that at that time, the former acid house was vacant. The 1912 map also shows that a small single-story frame addition and a “tower” of unknown construction had been added to the east side of the building. The 1921 Sanborn map (Figure 10) shows significant alteration to the building on the study parcel. The building is now designated as a single-story brick building with frame gables on the east and west elevations, although it is unknown if this reflects actual gables or simply frame roofing elements such as a gambrel roof that is noted in a later permit application. The small frame addition and tower on the east side of the building are no longer evident. The building is noted as being used for storage. It is likely that the single-story brick building shown on the map represents the brick first floor of the acid house building with the frame upper floor removed. The cause for this change is unknown, but may have involved deterioration of the frame portion of the building, or perhaps damage from an event such as fire or severe weather.



 Approximate Location of Project Area

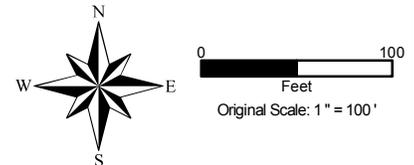
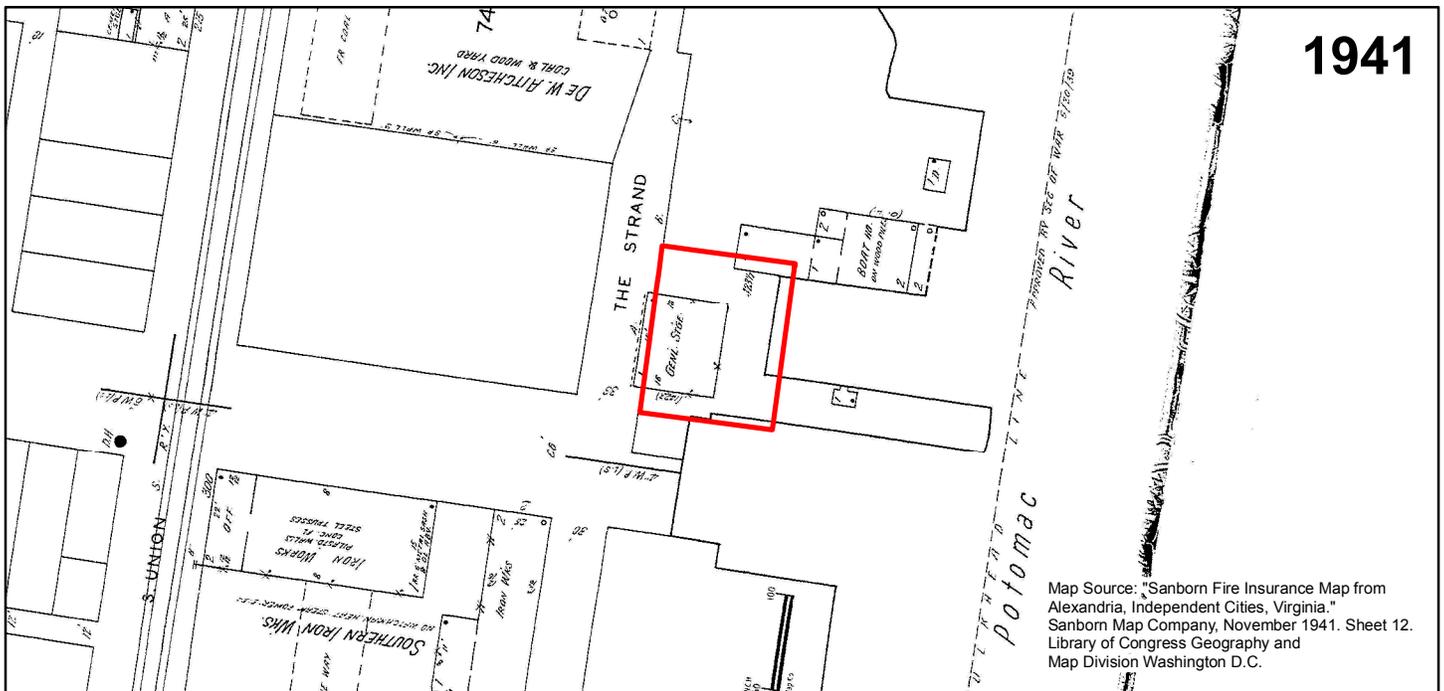
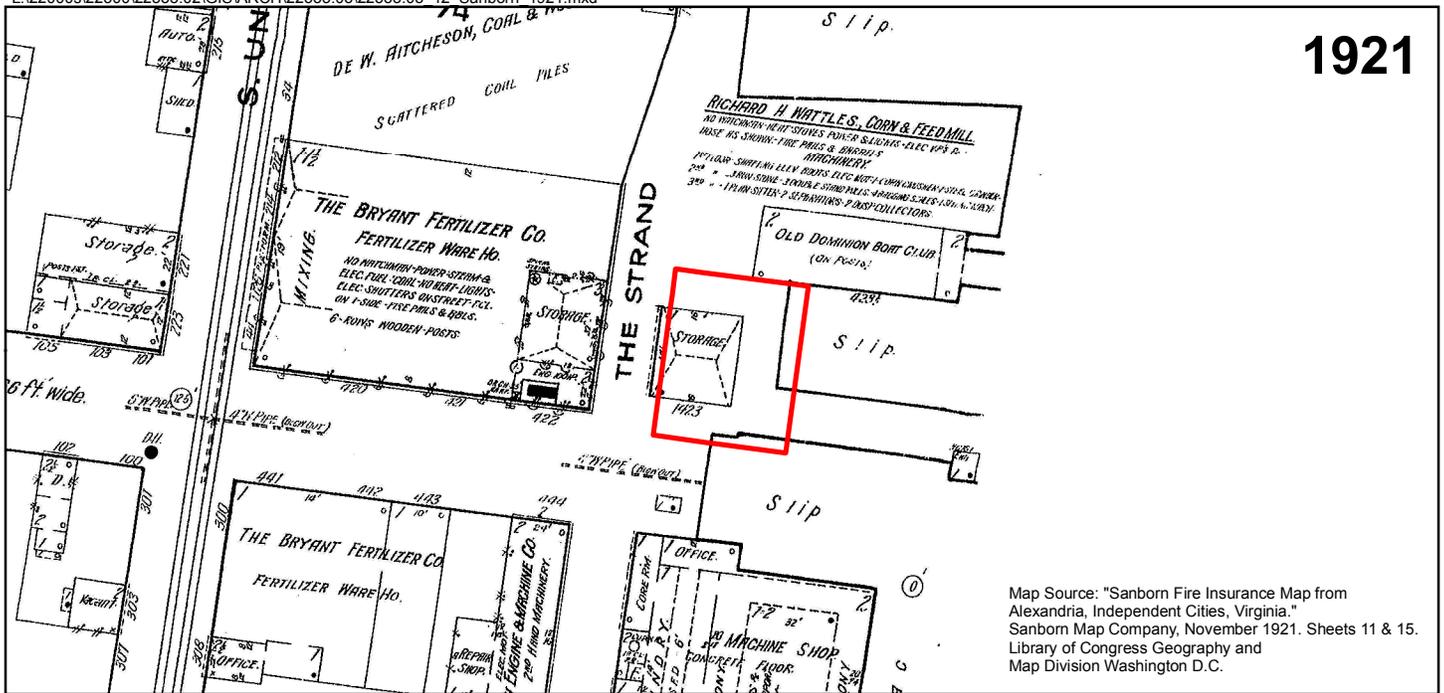


Figure 9. 1902 and 1912 Sanborn Fire Insurance Map Alexandria, VA



Approximate Location of Project Area

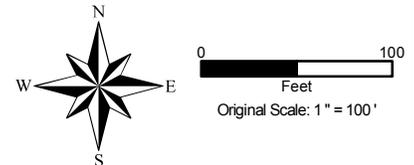


Figure 10. 1921 and 1941 Sanborn Fire Insurance Map Alexandria, VA

The Sales Corporation purchased the property in 1923 (Alexandria Deed Book 78:373) and sold boats and supplies such as engines for boats, automobiles, and airplanes throughout the 1920s and '30s, posting advertisements in magazines such as *Motor Boating*, *Popular Mechanics*, and *Good Roads*. City of Alexandria Permit Application for Repairs, Alterations, etc. #2316, dated 28 July 1937, details plans by the Sales Corporation to recover the gambrel roof of the building with composition roofing material (Figure 11). At this time, the building is described as both “vacant” and used as “storage and shop,” and the intended use of the building is given as “small boat shelter.”



Figure 11. 1930 aerial photograph, showing the project area when it served as storage for the Sales Corporation.

Mid-to-Late 20th Century

Southern Ironworks, owned by Carlyle and T. P. Boguess, purchased the property in 1938 (Alexandria Deed Book 141:60). The 1941 Sanborn map (see Figure 10) shows the building at 226 The Strand as a square single-story building with narrow porches or additions on the south and east elevations. The map notes the building as “Genl. Stge.” in keeping with the stated use of the building as a warehouse by Southern Ironworks on Permit Application #7005. Dated 12 May 1946, the application requests to replace the building’s gambrel roof frame with a new flat or slightly arched one supported by metal pillars inside the building (Figure 12 and Figure 13). Though not built exactly to specifications, the current roof, which has a simple stepped parapet on the façade and plywood clerestory on the other three elevations, likely dates to this permit. Interior alterations included the addition of partitions and loft spaces to create more rooms. The proposed purpose for the renovated building was a warehouse.

In 1952, Alexandria Marine Services, Inc. moved into the property while still under the ownership of Southern Ironworks and remained in the space until the 21st century according to city directories. The company sold marine supplies and repaired boats, which are visible at the adjacent dock in historic aerials from this era. The building was sold to the Robinson Terminal Warehouse Corporation in 1955 (Alexandria Deed Book 408:102). Immediately after the purchase, RTW submitted Permit #12482 to replace the central sliding doors on the western side of the building along The Strand with glass show windows and corrugated metal deck siding to fill in the remainder of the opening (Figure 14 and Figure 15); this alteration remains intact on the building.

Further alterations were made to the Alexandria Marine building in 1958, when two vehicle bay doors were added to the north and east elevations (Permit #13902). Historic aerial photographs show that the frame addition on the south elevation occurred in the mid-1950s and the one on the east elevation between 1960 and 1962. In the 1980s, the infilling of the adjacent dock west of the building represented the first time that a building situated at 226 The Strand lacked direct access to the Potomac River.

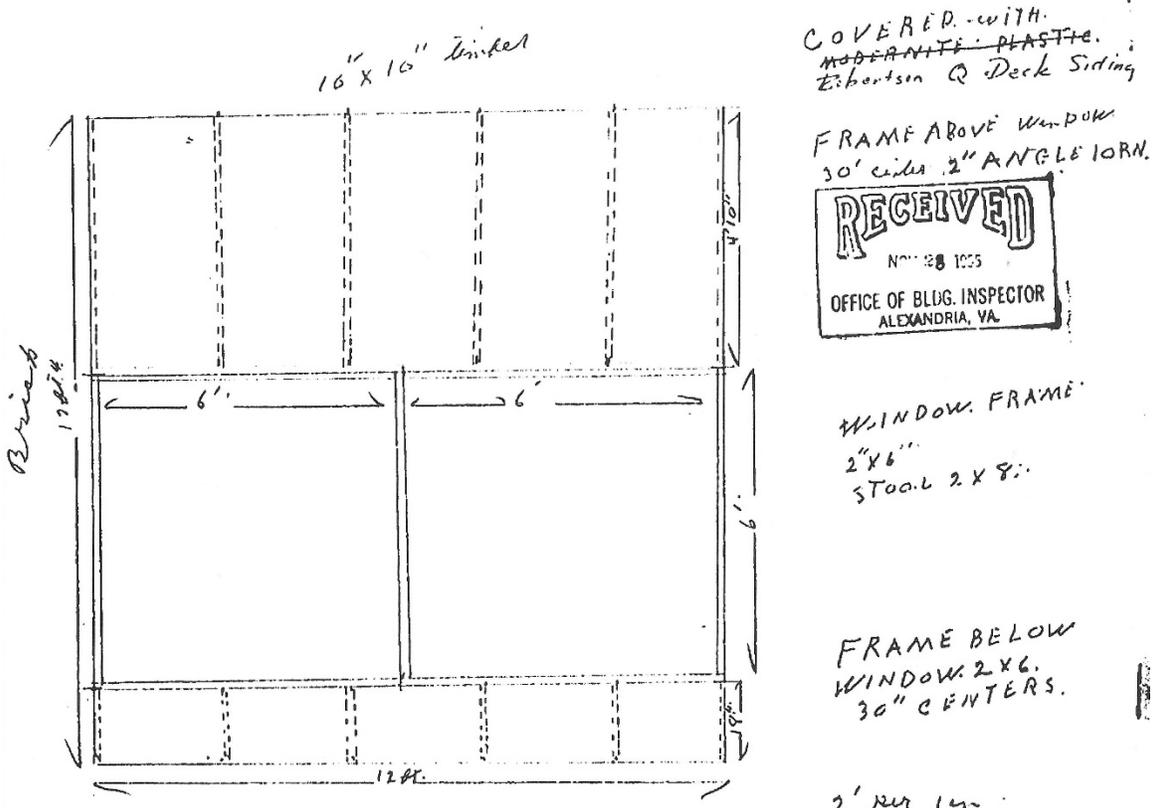


Figure 14. 1955 detail of proposed façade window alterations in Building Permit Application #12482.

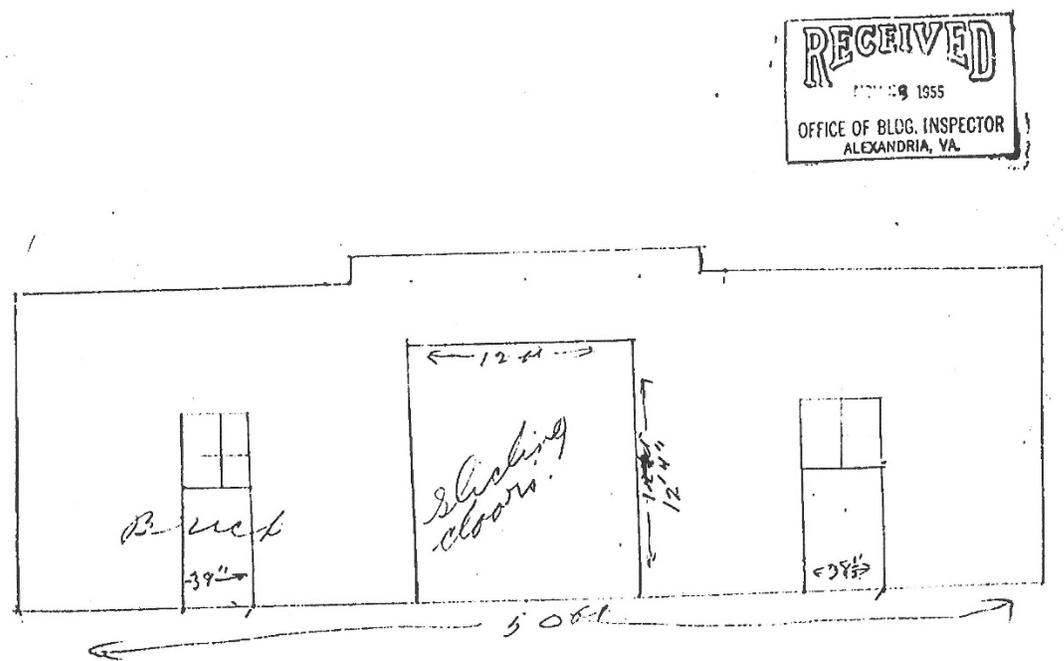


Figure 15. 1955 proposed façade alterations in Building Permit Application #12482.

21st Century

The landscape of 226 The Strand dates to the 1980s. The building likely dates to the late 1890s and has been continuously patched, altered, and added onto throughout the 20th century (Figure 16 - Figure 24). The poor condition of some of the bricks indicate that they may have been salvaged from a building predating the 1897 fire, which required the application of layers of cement to keep it stable. The removal of the gambrel roof in the 1940s is evident from a loft space within the warehouse, where the top of the walls appear to have been deconstructed unevenly. The addition of the flat roof and four steel piers indicate that the building had structural issues in the mid-20th century. The issues have remained, evident in severe buckling and cracking in the brick walls. Due to drastic changes in fenestration, roof lines, and structural members over the last century, minimal evidence of the 19th century remains in the building. Additionally, 1980s infill of the docks created a total disconnect from the landscape and water, which was vital to the businesses that occupied the space.



Figure 16. West and north elevations of 226 The Strand, looking from the east end of Duke Street (2015).

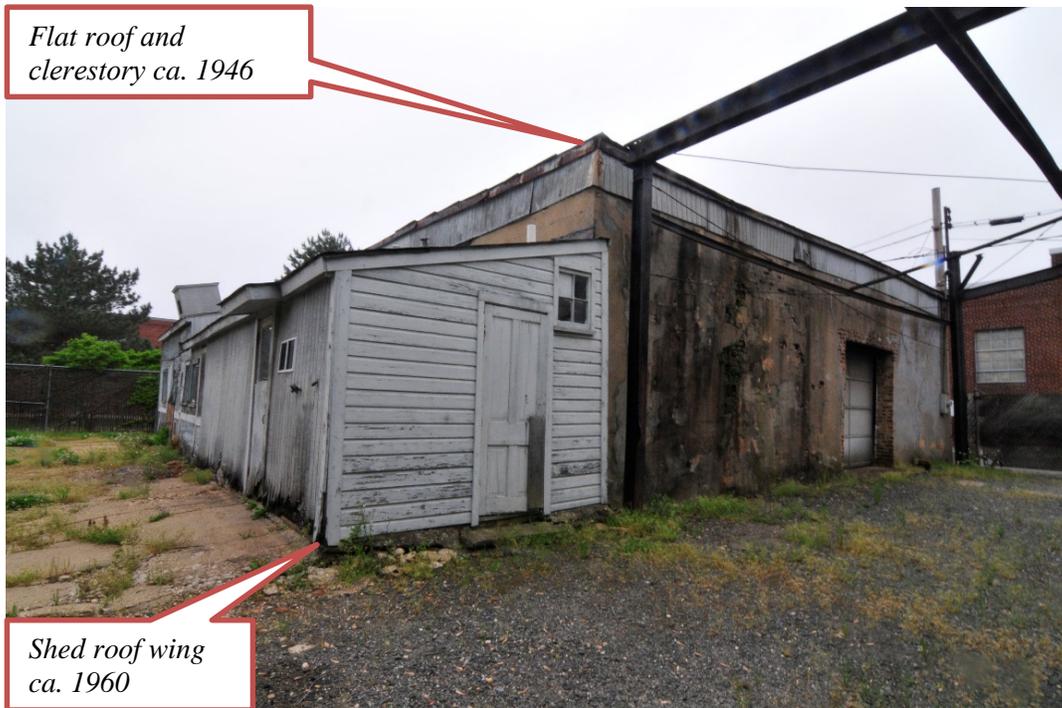


Figure 17. East and north elevations of 226 The Strand, showing additions (2015).

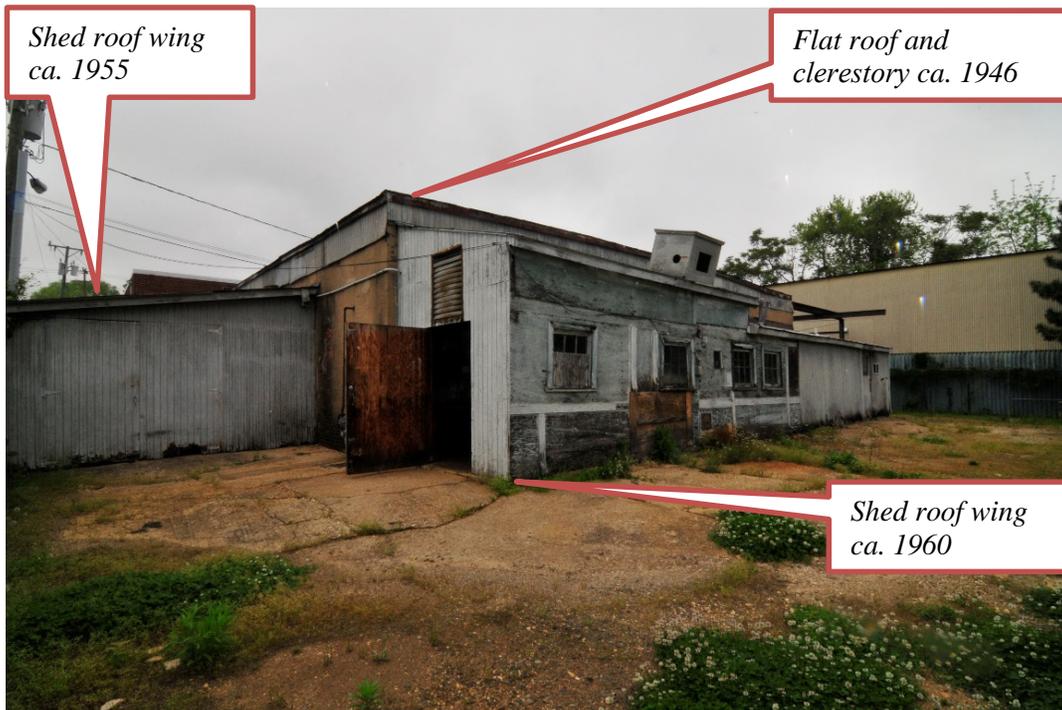


Figure 18. South and east elevations of 226 The Strand, showing additions (2015).

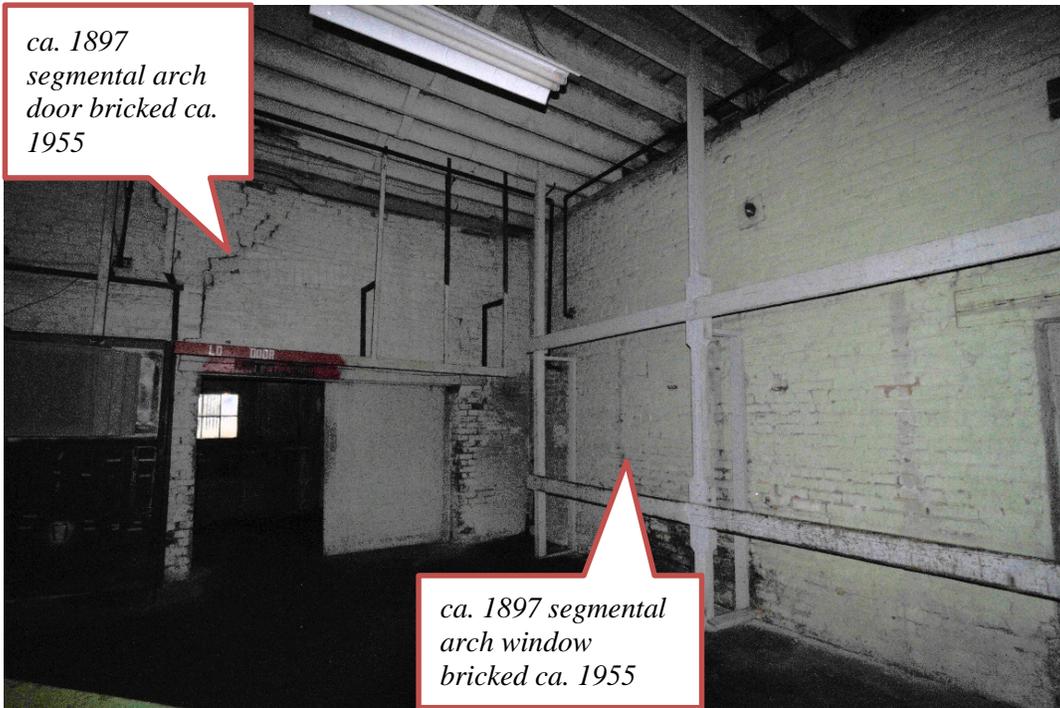


Figure 19. Interior of south and east elevations of 226 The Strand, showing windows and door enclosed and shortened with brick (2015).

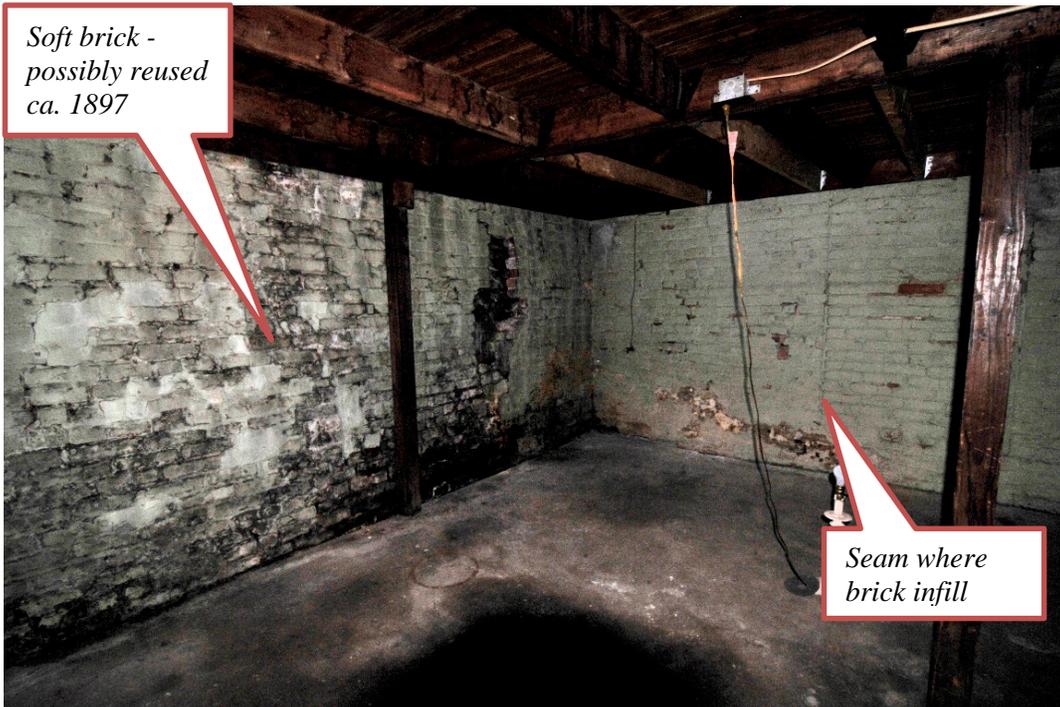


Figure 20. Interior of 226 The Strand, showing poor condition of brick indicative of possible reuse after the 1897 fire (2015).

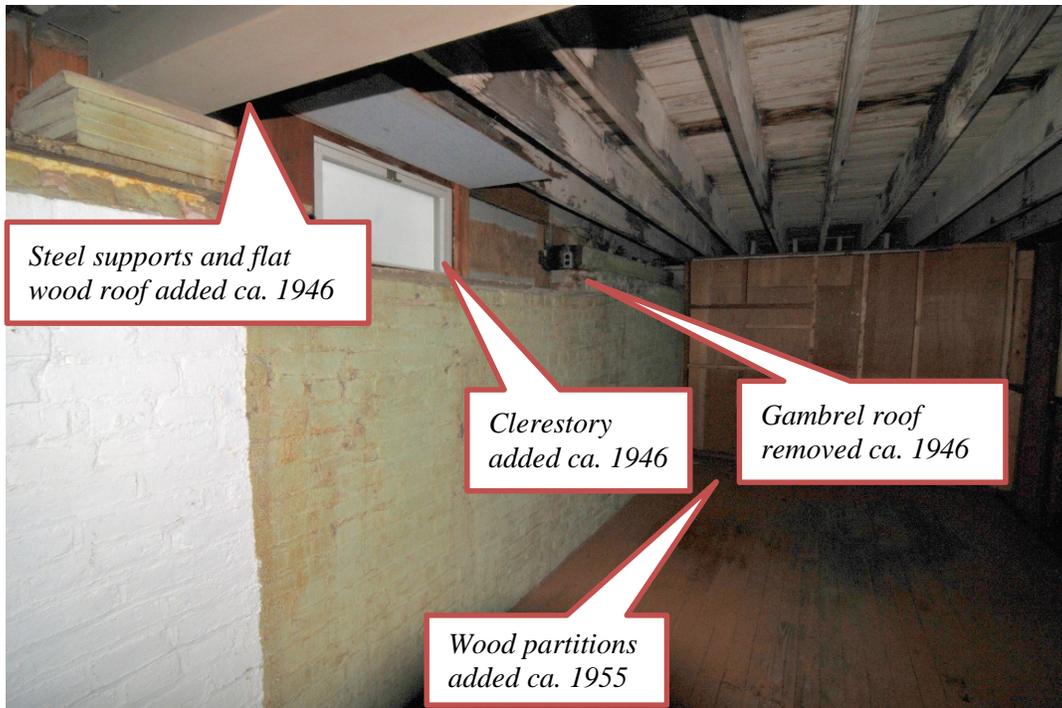


Figure 21. Interior of east elevation of 226 The Strand, showing where brick was removed unevenly to create a flat roof (2015).

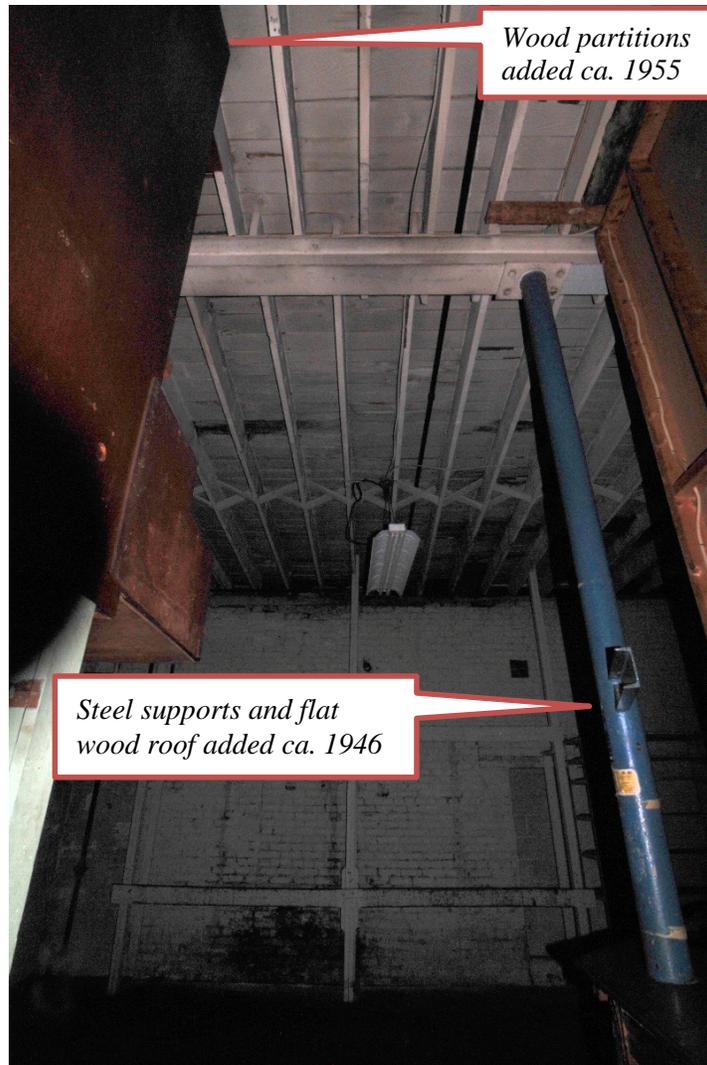


Figure 22. Interior of south elevation of 226 The Strand, showing steel structural member added with flat roof (2015).

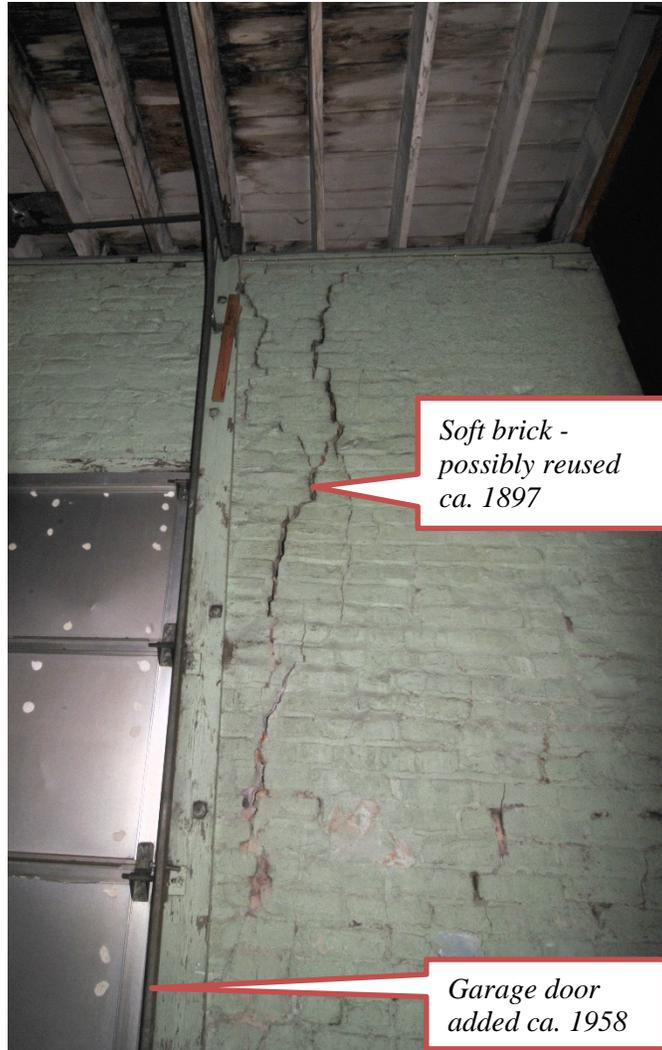


Figure 23. Interior of north elevation 226 The Strand, showing garage door added and severe buckling in the brick (2015).

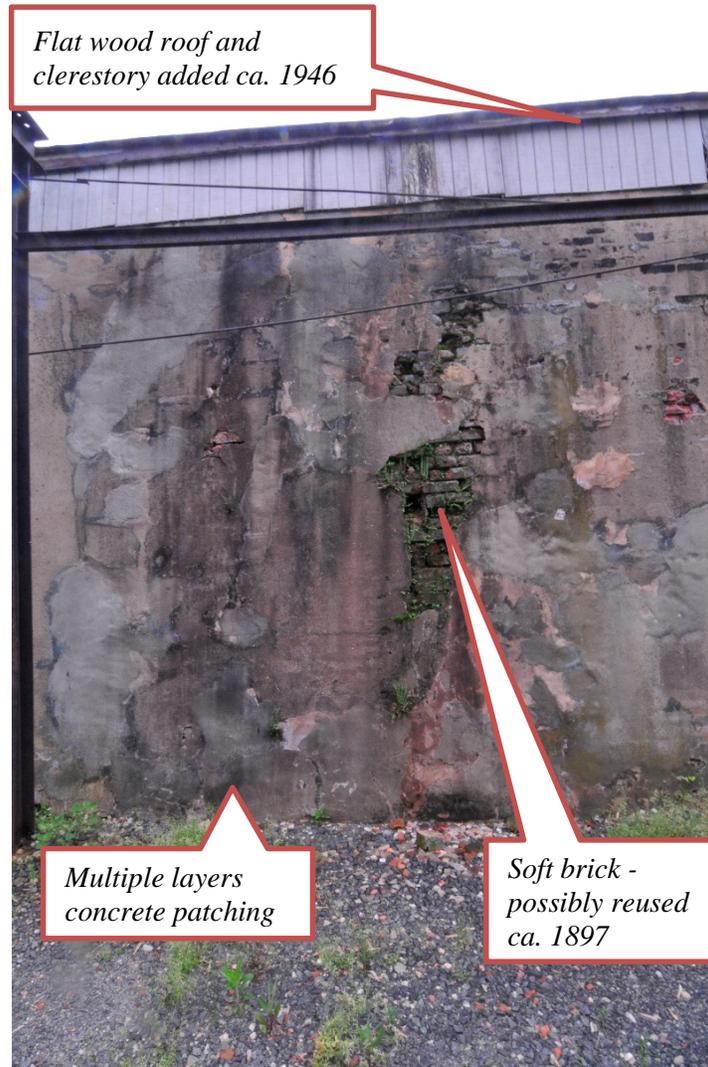


Figure 24. North elevation of 226 The Strand, showing altered roof line, buckling of brick and multiple layers of deteriorating concrete patching (2015).

TIMELINE

- Pre-1866: Brick warehouse occupied by John Rumney, commission merchant
- 1866: Emil Rosenthal builds a two story, multi-section brick building to house his spoke and sumac mills
- 1892: Acquired by Herbert Bryant, who builds a two-story brick bone mill possibly incorporating parts of Rosenthal's mills
- 1897: Catastrophic fire begins in the engine room of the bone mill; building destroyed along with most of the entire block and the Pioneer Mill to the south
- 1897: Herbert Bryant builds acid house (first story brick, second story frame) on the site of the bone mill; may have incorporated standing elements or building materials from previous building
- Ca. 1921: Frame second story removed and replaced with a gambrel roof; building used as storage
- 1923: Acquired by the Sales Corporation, building used in marine supply business
- 1938: Acquired by Carlyle and T. P. Boguess of Southern Ironworks; building use unclear
- 1946: Gambrel roof replaced with the current flat/slightly arched roof supported by interior support posts; building used as a warehouse
- 1952: Occupied by Alexandria Marine Services, marine supply company
- 1955: Acquired by Robinson Terminal Warehouse Corp.; large sliding doors on Strand replaced with current show window
- 1958: Bay doors added to north and east elevations of Alexandria Marine core building
- 1962: Frame additions on east and south elevations added by this time
- 1980s: Dock east of building filled, ending direct access between building and Potomac

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Appendix I
Chain of Title

CHAIN OF TITLE

GRANTEE GRANTOR LOT/PARCEL

1966 September 21

Robinson Terminal Warehouse Corp. RTW.
Formerly GBS corp. Formerly Robinson Terminal Warehouse Corp.
Deed – Alexandria Deed Book 657:75

1955 April 29

Robinson Terminal Warehouse Corp. Carlyle R Boguess
T.P. Boguess
Deed – Alexandria Deed Book 408:102

1938 January 27

Carlyle R. Boguess Edward G Schmidt
T.P. Boguess Sales Corporation
Deed – Alexandria Deed Book 141:60

1923 July 23

Sales Corporation The Bryant Fertilizer Company
Deed – Alexandria Deed Book 78:373

1899 June 5

The Bryant Fertilizer Company J.C. Herbert Bryant, widower
Deed – Alexandria Deed Book 42:512

1893 September 30

J.C. Herbert Bryant City Council of Alexandria
The City Council deeds to Bryant land derived from Point Lumley, controlled by the City since the founding in 1749.
Deed – Alexandria Deed Book 30:452