ISSUE:	Certificate of Appropriateness for alterations
APPLICANT:	Murray Bonitt, represented by Ben McGuirl, Architect
LOCATION:	Old and Historic Alexandria District 10 Duke Street
ZONE:	W-1 / Waterfront

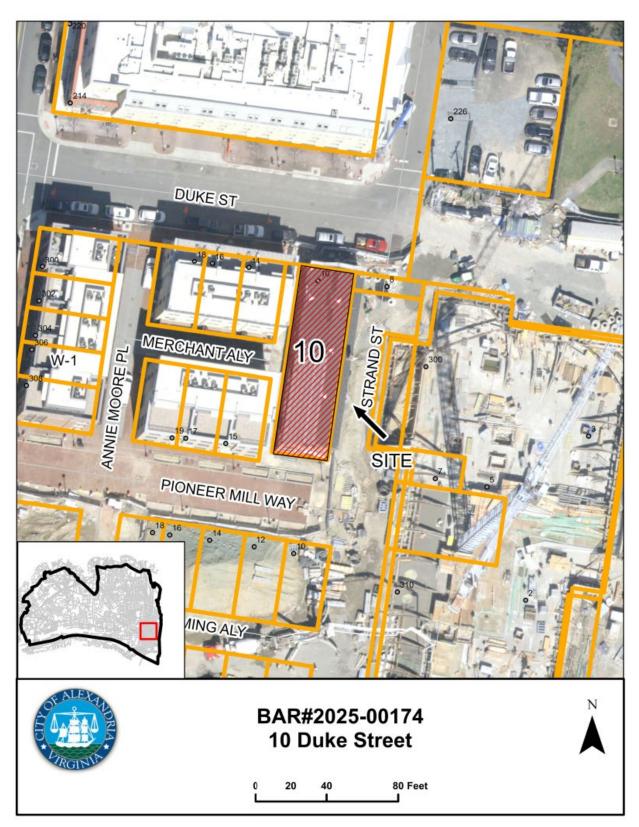
STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness for alterations as submitted.

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 (<u>including signs</u>). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, 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.
- 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.
- HISTORIC PROPERTY TAX CREDITS: Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the <u>Virginia</u> <u>Department of Historic Resources (VDHR)</u> prior to initiating any work to determine whether the proposed project may qualify for such credits.

Docket Item #4 BAR #2025-00174 Old and Historic Alexandria District June 5, 2025



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

The applicant requests a Certificate of Appropriateness for alterations to install an exterior light, a menu board, and a takeout counter next to an existing window on the Strand Street (east) elevation.

Site context

The building sits at the intersection of Duke Street, Strand Street, and Pioneer Mill Way. The proposed sign would be visible to some degree from all three streets, but primarily from Strand Street.

II. <u>HISTORY</u>

The existing structure at 10 Duke Street, which was completed in **2024**, is a reconstruction of a previous historic structure that dated from **1896**, with some portions of the foundation of that structure dating to pre-1877. In 2022, the BAR unanimously approved plans to deconstruct and reconstruct the original building by salvaging and reusing the original brick and timber framing (BAR2022-00057 & BAR2022-00083). The structure now houses a restaurant called Cooper Mill. Most recently, this property went to the Board in March 2025 and got approval to install a non-illuminated blade sign on the Strand Street elevation.

Previous BAR Approvals	Previous	BAR	Approvals	,
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BAR #89-62	Alterations to north façade
BAR #2014-0395	Partial demolition and capsulation
BAR #2015-0180	Alterations (reconstruction)
BAR #2017-00315	Two new utility enclosure fences
BAR #2019-00216	Partial demolition and capsulation (amendment to previously
	approved plans)
BAR #2019-00217	Alterations (amendment to previously approved plans)
BAR #2022-00057	Alterations (reapproval of previously approved plans)
BAR #2022-00083	Partial demolition and capsulation (reapproval of previously
	approved plans)
BAR #2025-00020	Signage

III. <u>ANALYSIS</u>

The applicant requests a Certificate of Appropriateness for alterations to install an exterior light, a menu board, and a takeout counter by an existing window on the Strand Street (east) elevation (Figures 1-3). The light will be a black metal gooseneck light installed above an existing window to match other existing exterior features (Figure 2). The menu board will be a 5 square-foot black chalk board with a painted black metal frame (Figure 2). The takeout counter will be installed underneath the window and will have a black granite counter surface with metal supports (Figure 3).

Docket Item #4 BAR #2025-00174 Old and Historic Alexandria District June 5, 2025



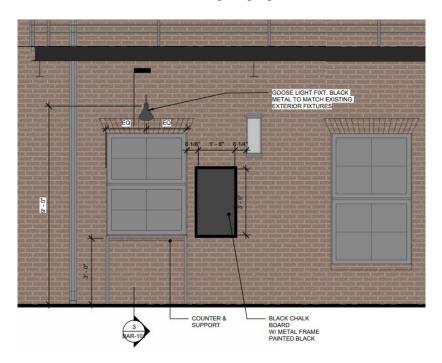


Figure 1. View from Strand Street showing the proposed location of the alterations.

Figure 2. Rendering of proposed counter, light, and menu board.

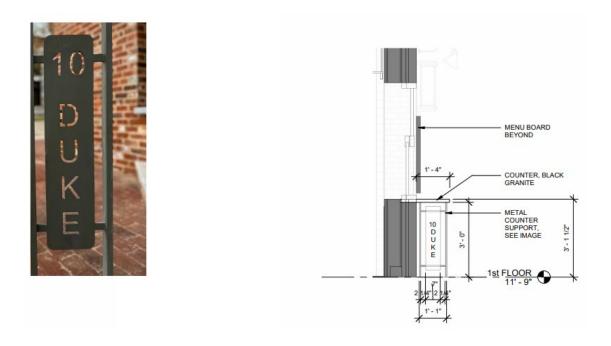


Figure 3. Rendering of the proposed pickup counter and support.

Staff notes that the proposed menu board does not count toward the building's signage allowance because it is a blank chalk board, and any text written on it is erasable and thus temporary. Staff believes that the proposed alterations are appropriate for the building and do not detract from its architectural character. The takeout counter, while not a typical feature seen on other buildings in the historic district, has a subtle design and will not overwhelm the architecture of the main building. The menu board and exterior light also have an appropriate size and do not make use of internal illumination. Overall, staff supports the proposed alterations and recommends approval of the Certificate of Appropriateness for alterations, as submitted.

<u>STAFF</u>

Brendan Harris, Historic Preservation Planner, Planning & Zoning Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. <u>CITY DEPARTMENT COMMENTS</u>

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

<u>Zoning</u>

C-1 Proposed to go window and wall mounted menu will comply with Zoning.

F-1 Under the new proposed sign ordinance, to be adopted by City Council in March, all projecting signs fall under wall signs in their number and size calculations.

Code Administration

C-1 A building permit is required.

Docket Item #4 BAR #2025-00174 Old and Historic Alexandria District June 5, 2025

Transportation and Environmental Services

- C-1 Comply with all requirements of SUP2019-00079 and DSUP2014-00006. (T&ES)
- R-1 The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

Alexandria Archaeology

No archaeology comments.

V. <u>ATTACHMENTS</u>

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

	BAR CASE#
10 Duke Street Alexandri	(OFFICE USE ONLY)
ADDRESS OF PROJECT: <u>10 Duke Street</u> , Alexandria	
DISTRICT: Old & Historic Alexandria \Box Partax MAP AND PARCEL: $75.03\ 04\ 35$	
TAX MAP AND PARCEL:	
APPLICATION FOR: (Please check all that apply)	
CERTIFICATE OF APPROPRIATENESS	
PERMIT TO MOVE, REMOVE, ENCAPSULAT (Required if more than 25 square feet of a structure is to be	
WAIVER OF VISION CLEARANCE REQUIREM CLEARANCE AREA (Section 7-802, Alexandria 199	MENT and/or YARD REQUIREMENTS IN A VISION 92 Zoning Ordinance)
WAIVER OF ROOFTOP HVAC SCREENING F (Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)	
Applicant: Property Owner Business (Name: 10 Duke Street Owner's LLC, Mur	(Please provide business name & contact person) rray Bonitt
Address:	
City: State:	Zip:
Phone: E-mail :	
Authorized Agent (if applicable): Attorney	Architect Phone:
E-mail:	
Legal Property Owner:	
Name: 10 Duke Street Owner's, LLC	
Address:	
City: State:	Zip:
Phone: E-mail:	

BAR2025-00174 BAR CASE# (OFFICE USE ONLY) NATURE OF PROPOSED WORK: Please check all that apply NEW CONSTRUCTION X EXTERIOR ALTERATION: Please check all that apply. awning fence, gate or garden wall HVAC equipment ☐ shutters siding ☐ windows doors □ shed pergola/trellis painting unpainted masonry lighting other EXTERIOR PICK UP COUNTER & MENU BOARD ADDITION DEMOLITION/ENCAPSULATION SIGNAGE

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

EXTERIOR ALTERATION OF ONE EXTERIOR LIGHT, MENU BOARD AND ADDITION OF A COUNTER AT APPROVED BAR PICK UP WINDOW.

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

ľ	1	I	/	

- 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.

BAR CASE# BAR2025-00174

(OFFICE USE ONLY)

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

- 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: <u>104-6</u> Secondary front (if corner lot): <u>31-5</u> .
x		Square feet of existing signs to remain:
x		Photograph of building showing existing conditions.
x		Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
x		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).
x		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.

BAR CASE# <u>BAR2025-00174</u>

(OFFICE USE ONLY)

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			
Signatu	ıre: 🥑	ze hist	
Printed	Name:	Ben McGuirl	
Date:	04.28	.25	

OWNERSHIP AND DISCLOSURE STATEMENT Use additional sheets if necessary

<u>1. Applicant.</u> 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.} Murray Bonnitt		33.33
^{2.} Noe Landini		33.33
^{3.} Larry Nicholson		33.33

2. <u>Property.</u> State the name, address and percent of ownership of any person or entity owning an interest in the property located at 10 Duke Street (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.} Murray Bonnitt	See above	33
^{2.} Noe Landini		33
^{3.} Larry Nicholson		33

3. <u>Business or Financial Relationships.</u> Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

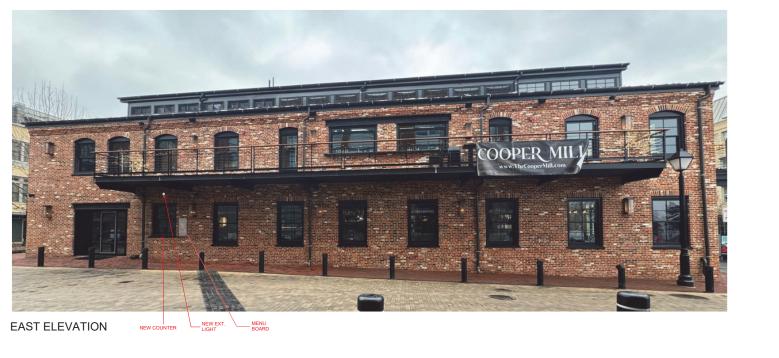
NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

04.28.25	Ben McGuirl	Ben McGuirl
Date	Printed Name	Signature



NORTH ELEVATION



McGUIRL_____ ARCHITECTURE

3614 LAUREL LEAF LN, FAIRFAX, VA 22031 305.978.5909 www.mcguirlarch.co

10 Duke Street

10 Duke Street, Alexandria, VA 22314

Job# Date: Issue:

Drawn: Author

cale:

Checked: Checker

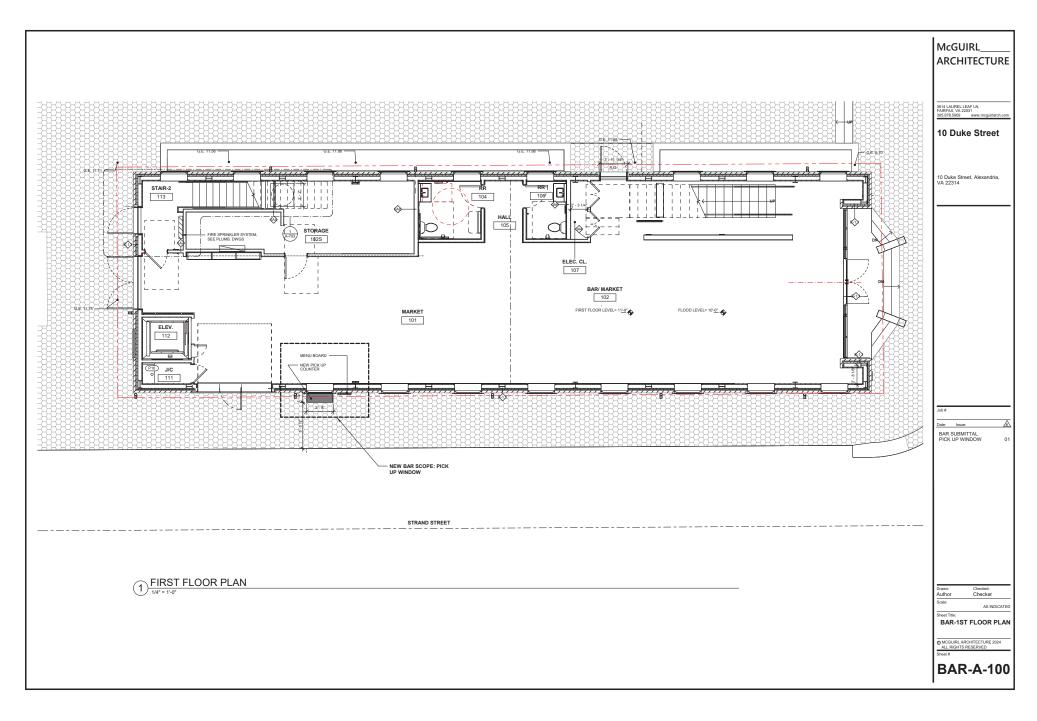
Sheet Tille: BAR- EXISTING ELEVATIONS © MCGUIRL ARCHITECTURE 2024 ALL RIGHTS RESERVED

BAR-A-001

AS INDICATED

BAR SUBMITTAL PICK UP WINDOW Æ

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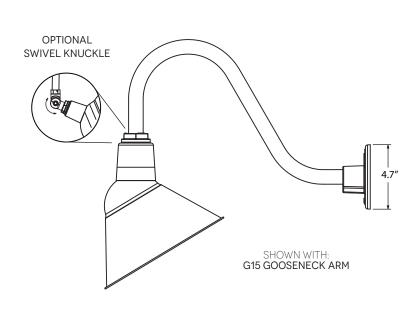




	FIRE CHIEF SIGN LIGH JOB NAME: 10 Duke		FIXTURE TYPE	Exterior Fixtu	re	_			
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	100 - NA	- E26							
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ASFC12		997				CGG	Cast Guard	ara	
ASFC14	14" Shade	998		hered Brass		WGG	Wire Guard		
		999	Oil-Ru	Ibbed Copper					
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250	White	G1⁵		G17		FST	Frosted Glass		
350	Vintage Green	G2⁵		G19⁵		RIB	Ribbed Glass	-	
355	Jadite Channe Dad	G5⁵		G22		SMK	Smoke Crackle	Glass	
455 550	Cherry Red Yellow	G6		G24		BLU RED	Blue Glass Red Glass		
550 650	Bronze	G7		G25			Red Glass Amber Glass		
750	Cobalt Blue	G8 G9		G26 ⁵		GRN	Green Glass		
765	Delphite Blue	G10	1	G32 G34⁵		ann	Green Glass		
850	Graphite	G11		G35 ⁵					
950	Metallic Chrome	G12		G365		H - SH	ADE ACCESSO	RY FINISH	
		G13		G40⁵					
-	COAT FINISHES ³ :	G14		G64⁵			ote: See Section y Finish Options.	ο τοι απ αρρ	licable
100	Black	G15		G65⁵			Cage and Guards	not available	e in Natural
105 200	Textured Black White	G16	5			Metals. (II) If Po	rcelain Finish is se	elected acce	ssorv will he
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307	Emerald Green	D - 60	OSENECK	ARM FINISH		(III) If no	o accessory select	ed in Section	n F, select N
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420 470	Orange Watermelon	980	Brushed	Aluminum ⁶			ote: Mounting Acc le with select Mou		
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615	Oil-Rubbed Bronze								
700 705	Royal Blue					1 -110			
705 710	Navy Cobalt Blue					J - LIG	HT SOURCE		
715	Delphite Blue					E26	200 Watt Max	<	
790	Lavender					GU24	23 Watt Max		
800	Industrial Grey								
805	Charcoal Granite								
810	Graphite								
975	Galvanized								

IMPORTANT: (1) Guard & Glass accessory in Section F & G not available with select shade size (2) All Porcelain Enamel finished shades feature a white interior and a black outer rim (3) All Powder Coat finished shades, Galvanized excluded, feature a white interior (4) Natural Metals have a longer estimated manufacturing time, please check the website for exact lead time. There are no returns accepted on Natural Metals (5) Not available in Natural Metals (6) Not available for G36, G40, G64, and G65 (7) Guard and Glass accessory reduces incandescent wattage to 100W Max and GU24 Bi-Pin to 18W Max (8) Selection only applicable if a guard is selected in Section F, select NA if no guard is selected (9) Not available with G19 and G40

MOUNTING STYLE



LUMINAIRE DIMENSIONS А В SHADE HEIGHT DIAMETER CODE (A) (B) ASFC8 8″ 8″ ASFC10 10.5″ 10″ ASFC12 12″ 12″ ASFC14 14.5″ 14″

SPECIFICATIONS					
CERTIFICATIONS, LISTINGS & WARRANTY	CONSTRUCTION & FINISH (CONTINUED)				
MADE IN THE USA Manufactured and Hand-Crafted in Our 60,000 Square Foot Facility Located in Titusville, FL	COPPER Hand-Spun from High Purity .032 Thick C11000-O60 ETP Copper BRASS Hand-Spun from High Purity .050" Thick C2600-O60 Brass GOOSENECK 1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40, 6063 Aluminum Gooseneck				
CSA LISTED FOR WET LOCATIONS					
LIMITED WARRANTY For Additional Information on Our Limited Warranty, Please See Our Terms & Conditions					
UL CERTIFICATION UL Listed Fixtures Available upon Request. Please Consult Factory for Additonal Information.	MAX FIXTURE WEIGHT 10 lbs				
	LIGHT SOURCE				
CONSTRUCTION & FINISH	INCANDESCENT Medium Base E26 Socket, 120 VAC, 200W Max COMPACT FLUORESCENT				
POWDER COAT SHADE Hand-Spun from High Purity 3003-O Temper Aluminum					
GALVANIZE SHADE Hand Spun from High Quality Galvanized Steel	Bi-Pin Base GU24 Socket, 120 VAC, 23W Max				
PORCELAIN SHADE Hand-Spun from 20 Gauge Porcelain Steel					
POWDER COAT FINISHES Polyester Powder Coat Finishes Are Electro-Statically Applied and Thermocured					
PORCELAIN FINISHES Applied by Hand and Fired in a High Temperature Oven					
1	6				