

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: City of Alexandria represented by Lisa Lettieri, Architect

LOCATION: Old & Historic Alexandria District
301 King Street

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

BOARD ACTION NOVEMBER 19, 2025:

Vice-Chair del Ninno arrived at docket item #3. This item was moved and heard after docket item #5. On a motion by Mr. Scott, seconded by Ms. Miller, the Board of Architectural Review voted to approve BAR#2025-00370 as amended. The motion carried on a vote of 7-0.

STAFF RECOMMENDATION

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

1. The Board selects one of the proposed options for the south elevation.
2. Work with staff during construction to ensure that restoration materials match the historic materials in color and texture.
3. Work with staff on the final design and detailing at the fifth floor exterior so that it is similar in appearance to the adjacent slate roofs.

GENERAL NOTES TO THE APPLICANT

1. APPEAL OF DECISION: In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. COMPLIANCE WITH BAR POLICIES: All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. BUILDING PERMITS: Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by the Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
4. ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH: Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. HISTORIC PROPERTY TAX CREDITS: Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.

Minutes from October 16, 2025 BAR hearing

BOARD ACTION: On a motion by Chair Zandian, seconded by Mr. Adams, the Board of Architectural Review voted to accept the applicant's request for deferral of BAR#2025-00370, the Certificate of Appropriateness. The motion carried on a vote of 5-0.

On a motion by Chair Zandian, seconded by Mr. Adams, the Board of Architectural Review voted to approve BAR#2025-00371, the Permit to Demolish, as submitted. The motion carried on a vote of 5-0.

REASON:

The applicant requested a deferral in order to address comments from the Board

SPEAKERS:

Jeremy McPike, representing the City of Alexandria, introduced the project

Michael Bjornberg, project architect, presented the historic preservation approach

Irena Savakova, project architect, presented the project

Paul Beckman, 214 E Mt. Ida, encouraged the applicant to continue revisions to the design with a continuity between the building detailing and design.

John Patrick, HARC, appreciated the scope of restoration on the building. He prefers the new design for the building entrance but opposes the use of full height glazing at the hyphens, preferring a solid wall in this location. He also expressed concern regarding the extent of glazing at the fifth floor.

Melissa Kuennen, NOTICE, recommended that the design team continue to revise the design similar to proposals made by members of the public, stating that the proposed design for the central portion of the south elevation is not consistent with the overall building design. She noted that the entrance is awkward and that the glazed hyphens are incompatible with the overall building design.

Bill Cromley stated that the 1961 addition should not have been approved and that the proposed changes are an improvement to the original design. He asked that the plaza be activated through the introduction of some retail function.

DISCUSSION:

Ms. Miller noted that the Market Square entrance has become the main building entrance and as such should be of a prominent design.

Ms. del Ninno asked the applicant about the extent of glazing at the fifth floor, noting her concern that interior lighting at night would detract from the historic Cameron Street elevation.

Mr. Adams asked if the corners at the Market Square elevator enclosure are curved. The design team indicated that they are rounded.

Ms. Zandian asked about the relationship of the stairs to the hyphen and how this area will be lit. The design team described the stair as a decorative element that will not be attached to the glazing wall. They further noted that the internal lighting will be focused on the historic interior wall and will not become a lantern from the exterior.

Ms. del Ninno appreciated the progress on the design and the careful restoration of the historic section of the building. She stated that the proposed fifth floor should be a background to the historic building with limited glazing that is visible from the street. She noted that the design for the south elevation has progressed and now reinforces the importance of the main entrance. She stated that the bump out at the roof needs additional study but that the bump out at the central section is successful. She preferred the use of limestone at the building entry. She appreciated the removal of the arcades as a way to enhance the importance of the central section. She asked the design team to continue developing the shade structures and expressed a preference for rectilinear planters.

Mr. Adams noted that the historic portion of the building includes indications at the upper levels showing where the building entrances are located. He stated that the chimneys on the south elevation are character defining features and that they should be included in the final design. He did not like the bumped out roof and prefers the hip roof form adjacent to the glazed hyphens. He asked the design team to explore the use of arches at the main building entrance.

Ms. Miller stated that the south elevation is missing the majesty appropriate for a building of this importance. She asked if the hyphens could be solid walls clad in metal or slate in lieu of glazing. She supported the retention of the chimneys in the design.

Ms. Pratt expressed a preference for option 4 without the arcades and liked the idea of arches at the entrance doors.

Ms. Zandian stated a preference for the quoins to be of alternating sizes and for the dormers to be smaller. She supported option 4B without the arcade. Regarding the plaza, she supported the use of rectilinear planters and a more traditional design for the shade structures.

UPDATE

The Board reviewed the proposed design for the project at the October 16, 2025 BAR hearing. At this hearing, the Permit to Demolish (partial) was approved. Board members provided feedback on the proposed design and accepted a request for deferral from the applicant in order to further study the design for the hyphens, the south elevation, and the structures within Market Square Plaza.

On October 22, 2025, the BAR held a Work Session to continue the discussions regarding the proposed design for the three elements noted in the deferral. During this discussion the Board members provided feedback on modifications made to the design based on their comments at the BAR hearing. Board members generally came to an agreement regarding the design for the hyphens, asking the applicant to simplify the design of the glazing and to study options for the doors and a potential canopy. Regarding the south elevation of the building, Board members expressed an interest in additional study of the central portion to give it more prominence. The design team agreed to study revisions to the entrance and additional vertical elements. At the Market Square structures, the Board asked for simplified shapes for the planters/seating area and the continued evolution of the design for the shade structures and garage entry.

1. APPLICANT'S PROPOSAL

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

The proposed work to be included in this project can be broken down into three separate segments. The first is a detailed restoration of the historic portion of the City Hall building. The City Hall building is comprised of the original "U" shaped section built in 1871 and the section facing Market Square which was constructed in 1961. The City will be performing restoration work on the 1871 section of the building which will include repairs to all portions of the building exterior. Some elements of this work include re-pointing the masonry where required, repairing and replacing roofing material as required, replacing all windows throughout, and in some locations re-opening previously enclosed wall openings.

The existing Market Square was designed and built in 1961 in place of a series of buildings that were demolished as part of an urban renewal project. The current configuration includes a large square fountain, raised planters, and a temporary stage all located above two levels of below grade parking. The square and the below grade parking are in need of repair, allowing for a re-imagining of the civic space. The proposed design includes a smaller water feature with improved circulation, a dedicated stage, and improved functionality.

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

The proposed scope of work includes the following:

Restoration

- Masonry to be re-pointed and damaged bricks to be replaced to match historic mortar and bricks.
- Damaged sills to be repaired or replaced as necessary to match existing.
- Slate roof to be removed and replaced to match existing. Slate tiles to be salvaged wherever possible.
- Slate roof at west tower to be replaced with slate to match the original pattern (Figure 1).
- Sections of metal cornice to be replaced to match original configuration.
- Wood repairs at clock tower as required. Paint analysis will be undertaken to determine original colors.
- Windows to be replaced with wood windows in pattern and profiles to match original windows (Figure 1). Replacement windows will use vacuum insulated glazing to simulate single glazing. The Board will have an opportunity to review a sample of this product during the Certificate of Appropriateness review.
- Existing metal brick ties and pattress plates to be cleaned, repaired, and repainted (Figure 1).
- Stone and bronze plaques to be restored or replaced.
- Original door openings may be restored.

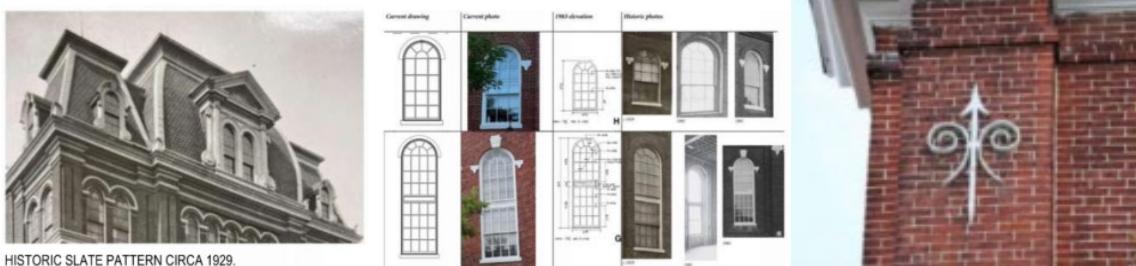


Figure 1: Areas of proposed restoration

Alterations

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

Design Update

Since the last Certificate of Appropriateness hearing and the Work Session, the applicant has revised the design based on comments received from staff and the Board. Some design modifications include the following:

Hyphens

Since the last BAR hearing, the applicant has worked to develop the details of the proposed hyphens to address comments from the Board. Board members expressed concern about the extent and configuration of muntins within the glazed area, with the majority of Board members supporting maximizing the glazed area with minimal muntins. Board members have also commented on the entry doors at the ground level of the hyphens with some supporting metal doors and some preferring glass doors. The applicant has addressed these comments by providing additional details on the construction of the hyphens. As included in the current proposal, the muntins will be at the interior of the glazing with minimal separations between the glass at the exterior. At the ground floor, the doors have been integrated into the canopy, creating a consistent vertical slot and clearly defined entry point (Figure 2).



Figure 2: Full height and enlarged view of proposed hyphens

South Elevation

At previous BAR hearings and the recent Work Session, BAR members have expressed an interest in modifying the south elevation to create a prominent central element that highlights the building entrance and creates a focal point for the elevation. In the most recent BAR hearing, the central section of the elevation was projected from the face of the building and the corresponding roof section was raised with the cornice following the roof form. Board members expressed concern about the compatibility of these modifications with the existing building to remain.

In response to Board comments, the design team is presenting several options, all of which retain the hip roof form adjacent to the hyphen and restore the original roof form at the central part of the elevation. In all options the entry element has become more consistent with the style of the 1961 addition and pilasters have been added to the wall above the entry extending through the cornice line, creating a roof element that reinforces the verticality of this section of the building. Option 4A (Figure 3) has these pilasters rendered in brick while Option 4B (Figure 4) and 4C (Figure 5) have stone pilasters of differing colors. Each option is being shown with and without chimneys.



Figure 3: Option 4A with and without chimneys



Figure 4: Option 4B with and without chimneys



Figure 5: Option 4C with and without chimneys

Market Square Structures

At the previous BAR hearings, Board members have expressed support for the design of Market Square while asking for the structures to be more consistent with the formality of the design for the building. The elements of specific interest are the shade structure at the east and west sides of the square, the raised planters near the building, and the elevator enclosure. In previous submissions, the raised planters have been shown in an amorphous shape to create a variety of seating options. The elevator enclosure was shown as a brick and glass enclosure with rounded edges. The shade structures were shown as a more formal element on the west side and a more sculptural element on the east side.

In response to Board comments, the design team has revised the design for these elements to be more formal, similar to the architecture of the building. The raised planters are now rectilinear elements with rounded corners. The elevator enclosure has been simplified and is now a rectilinear element with a stone base (Figure 6). The shade structure on the east side has also been simplified and more closely resembles the shade structure on the west side (Figure 7).



Figure 6: Elevator enclosure and western shade structure



Figure 7: Eastern shade structure

Site Context

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

2. HISTORY

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

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



Figure 8: View of Alexandria City Hall circa 1890

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

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



Figure 9: Photo showing Hullfish Hardware at 315 King Street and other buildings demolished to make way for the current Market Square

III. ANALYSIS

Certificate of Appropriateness

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

Hyphen

The use of a full height glazed hyphen connecting the 1871 portion of the building to the 1961 era south elevation has been a part of the proposal since the earliest Concept Review hearings and is consistent with how the Board has previously approved modern additions connecting to historic fabric. The *Design Guidelines* states that “An addition to a historic building should be clearly distinguishable from the original structure. An addition should not obscure or dilute the architectural and historic importance of an existing building by creating a false sense of the past.” It further states that “Offsetting the footprint of the addition to break the wall plane of the addition to break the wall plane of the existing building can also be used as a means of creating a differentiation between the old and new.”

In a number of previously approved additions, the Board has supported the use of a vertical slot of some sort to provide the prescribed differentiation between the historic and a later addition. The proposed modifications to the east and west ends of the 1961 addition create this vertical slot by “offsetting the footprint” of the building setting the face of the hyphen a significant distance behind the face of the addition. The use of full height glazing on this component addresses the *Design Guidelines* direction not to “obscure or dilute the architectural and historic importance of an existing building” by allowing for the original exterior wall of the 1871 portion of the building to be visible from the exterior. Staff supports this approach as consistent with the Design Guidelines and with previously approved additions.

Board members expressed a preference for the glazing at the hyphen to be as simple as possible without heavy muntins. The proposed window system uses muntins that are located at the interior of the glass with the glass panels meeting one another at the exterior. The effect of this is a mostly glass wall with subtle divisions. The stair within the hyphen will be designed so as not to touch the exterior glazing and to feature simple decorative elements. Along with the minimal muntins, the overall effect will be that the hyphens will be a simple glazed element separating two brick masses.

Some Board members also expressed concern regarding the proposed lighting at the hyphens, preferring that the hyphens do not become a lantern at night that would detract from the south elevation. As shown in the submission material, the lighting of the interior of the hyphens will

focus on the original exterior walls behind the new stair. This design will focus light at the interior elements rather than glowing at the exterior.

Staff finds that the proposed design for the hyphens is an effective means of separating the two parts of the building, consistent with the direction of the Design Guidelines.

South Elevation

In previous BAR hearings, Board members have expressed an interest in having the south elevation of the City Hall building modified to include a prominent building entrance that is reinforced with a strong central building expression. At the BAR Work Session, the design team discussed options for this element with the Board including the introduction of pilasters above the entry element that could be rendered in either brick or stone. At the top of these pilasters is a decorative balustrade similar to the existing configuration. In all options, the hip roof form is restored in a more simple form than in previous submissions. Each of these design options includes an alternate with and without chimneys similar to the one currently in place.

The design team includes several options in the current submission that are consistent with the discussion at the recent Work Session. The *Design Guidelines* state that “The Boards generally prefer addition designs that are respectful of the existing structure and which seek to be background statements...”. In the case of the south elevation of the City Hall building, there are competing interests in terms of its design. As noted in the Design Guidelines, modern additions to historic buildings should be background statements that allow the historic portion of the building to be prominent, however in this case the south elevation is the focal point of the Market Square and houses the main building entrance. Each of these functions requires a level of prominence beyond simply a background statement.

Staff finds that all of the options presented in this submission successfully navigate the competing interests for background and prominence in the south elevation. The subtlety of the new building entry and associated upper level pilasters clearly reflects the importance of this focal point and main entrance without creating a level of decoration that competes with the historic 1871 building. As all options are consistent with the Design Guidelines and the standards in Chapter 10 of the Zoning Ordinance, staff supports the approval of any of the options.

Market Square structures

At the last BAR hearing, Board members expressed concern regarding the amorphous shape for the seat height planters at the north east and north west corners of the plaza, the design for the shade structures and the design for the elevator enclosure. Their concern was that the design for these structures was not compatible with the design for the building because of their informal expression. The shade structure at the west side of the plaza was supported by the Board and they asked the design team to develop a design for the shade structure on the east side of the plaza that was similar in lieu of the more sculptural structure that was presented. Regarding the design for the elevator enclosure, Board members noted the curved corners and placement of metal panels adjacent to grade.

In the revised design, the raised planters have become rectilinear with gentle curved corners. The shade structure on the east side of the plaza is now similar in design to the one on the west side, featuring a flat roof with solid and obscured glass panels and a wall at the east side shielding the plaza from the garage entry ramp. The elevator enclosure has been modified to include stone at the base of the structure and square corners.

The *Design Guidelines* state that “Free-standing accessory structures should complement, not compete with, the architecture of the main building.” The Board is reminded that their purview over the design of the plaza is limited to structures and vertical elements over two feet in height. Staff finds that the revised design for the planters, shade structures, and elevator enclosure is responsive to the comments from the Board and is consistent with the *Design Guidelines* in that they are complementary to the building. They each have their own character that marks them as being clearly modern while their detailing and design recalls the design of the building. Staff supports the approval of these items.

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

1. The Board selects one of the proposed options for the south elevation.
2. Work with staff during construction to ensure that restoration materials match the historic materials in color and texture.
3. Work with staff on the final design and detailing at the fifth floor exterior so that it is similar in appearance to the adjacent slate roofs.

STAFF

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

IV. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed renovation of City Hall, new plaza improvements and reconstruction of the existing parking garage will comply with zoning.

C-2 Proposed scope of work must follow all conditions of DSP 2025-00005

Code Administration

F-1 A building permit is required.

Transportation and Environmental Services

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

F-2 The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in

advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

Archaeology

F-1 Incorporate and interpret elements of the site history and archaeological findings into the design of the public realm with a professional archaeological consultant or qualified historian, in consultation with Staff. The site plan shall indicate themes and locations of interpretive elements such as interpretive signs, markers, specialty paving, historic features, and the like.

a. Interpretive Signage:
A professional archaeological consultant or qualified historian, in consultation with Staff, shall write text and graphically design the historical interpretive signage using a template provided by the Office of Historic Alexandria (OHA) (or an alternative template as approved by OHA).

b. Alternatively, the applicant may opt to have the Office of Historic Alexandria write, design, fabricate, and install interpretive signages for a fixed fee of \$7,500 per sign. If a consultant does the work, they must provide text and graphics for the interpretive signage to the Office of Historic Alexandria/ Alexandria Archaeology for review prior to the issuance of the initial Building Permit for this project. Once approved, the historic interpretive sign must be installed prior to issuance of the Certificate of Occupancy. (P&Z) (Arch) *, ***

c. Interpretive Elements:
A professional landscape architect or designer, in consultation with Staff, shall provide graphics, and descriptions for interpretive elements such as markers, plaques, monuments, inscriptions, specialty paving, specialty railings, historic features, and the like, prior to Final Site Plan release subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Director of P&Z. Install the interpretive elements prior to issuance of the Certificate of Occupancy. (P&Z) (Arch) *, ***

d. Also note that dressed canal stones salvaged from the historic Alexandria Canal may be available for use on this project for seat walls or other elements. Contact Matthew Landes Matthew.Landes@alexandriava.gov or Sara Brandt-Vorel Sara.BrandtVorel@alexandriava.gov for additional information.

F-2 Certificates of Occupancy shall not be issued for this property until interpretive elements have been constructed, interpretive markers have been erected. *** (OHA) (P&Z) (Arch)

F-3 A research historian (under a grant) is writing a historical documentary study for the block. This study is not part of this Development Site Plan project. The project area will not require any preplanned archaeological fieldwork. However, if project plans change and there will be excavation on the City Hall site, then the consultant shall complete a

Resource Management Plan, as outlined in the City's Archaeological Standards. Implement the preservation measures listed in the Resource Management Plan, as approved by the City Archaeologist. (Archaeology)

- F-4 If warranted, prepare a Resource Management Plan (RMP) subject to review and approval by the City Archaeologist prior to any ground disturbing activities as indicated on the Final Site Plan, Grading Plan, or Building Permit. Ground disturbing activities that might trigger an RMP could include grading, underground utilities, or excavation at a depth greater than 24 inches within an area greater than 25 square feet, as defined in § 2-151 of the Zoning Ordinance. Direct questions to the City Archaeologist for clarification (Archaeology).
- F-5 Call Alexandria Archaeology at 703-746-4399 two weeks before starting any ground disturbance activities to establish an inspection or monitoring schedule with City archaeologists. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *
- F-6 Call Alexandria Archaeology immediately 703-746-4399 if you discover any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts during development. Cease work in the discovery area until a City archaeologist inspects the site and records the finds. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *
- F-7 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failing to comply shall result in project delays. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *
- F-8 Construct and install all interpretive elements or markers and submit the final archaeological report for review and approval by the City Archaeologist prior to receipt of the final Certificate of Occupancy. (Archaeology) ***
- F-9 Market Square has been the center of civic activity for Alexandrians since the City's founding in 1749. The current City Hall, built in 1871, is a great source of community pride and serves as a workplace for more than 300 City employees. Alexandria's City Hall and Market House were listed in 1984 on the National Register of Historic Places in the architecture, commerce, and politics/government areas of significance. After many years of service, major updates are needed throughout City Hall to repair aging building components, improve operating systems, optimize space utilization, improve building circulation and wayfinding, and enhance security. Equally as important, Market Square spaces also will be re-envisioned and transformed. As the center of this historic city, it is important that this prominent renovation project be grounded in an understanding of how the City Hall and Market Square block developed and changed over time.
- F-10 If this project is a federal undertaking or involves the use of any federal funding, the

applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.

C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

V. ATTACHMENTS

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

(OFFICE USE ONLY)

ADDRESS OF PROJECT: 301 King Street, 108 N. Fairfax Street

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

TAX MAP AND PARCEL: 075.01-01-01 (1274850) , 075.01-01-02 (12749020) **ZONING:** CD, KR

APPLICATION FOR: (Please check all that apply)

CERTIFICATE OF APPROPRIATENESS

PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH

(Required if more than 25 square feet of a structure is to be demolished/impacted)

WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: **Property Owner** **Business** (Please provide business name & contact person)

Name: Jeremy McPike

Address: 301 King Street

City: Alexandria State: VA Zip: 22314

Phone: 703.746.4770 E-mail: Jeremy.McPike@alexandriava.gov

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

Name: Lisa A. Lettieri Phone: 703.836.3205, ext 108

E-mail: llettieri@rustorling.com

Legal Property Owner:

Name: City of Alexandria

Address: 301 King Street

City: Alexandria State: VA Zip: 22314

Phone: 703.746.4770 E-mail: Jeremy.McPike@alexandriava.gov

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

<input type="checkbox"/> NEW CONSTRUCTION					
<input checked="" type="checkbox"/> EXTERIOR ALTERATION: <i>Please check all that apply.</i>					
<input type="checkbox"/> awning	<input type="checkbox"/> fence, gate or garden wall	<input type="checkbox"/> HVAC equipment	<input type="checkbox"/> shutters		
<input type="checkbox"/> doors	<input type="checkbox"/> windows	<input type="checkbox"/> siding	<input type="checkbox"/> shed		
<input type="checkbox"/> lighting	<input type="checkbox"/> pergola/trellis	<input type="checkbox"/> painting unpainted masonry			
<input type="checkbox"/> other _____					
<input checked="" type="checkbox"/> ADDITION					
<input type="checkbox"/> DEMOLITION/ENCAPSULATION					
<input type="checkbox"/> SIGNAGE					

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

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

SUBMITTAL REQUIREMENTS:

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

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

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

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

N/A

Survey plat showing the extent of the proposed demolition/encapsulation.

Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.

Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.

Description of the reason for demolition/encapsulation.

Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

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

N/A

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

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

N/A

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

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

N/A

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

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

- I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: *Lisa A. Lettieri*

Printed Name: Lisa A. Lettieri

Date: 09.08.25

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. City of Alexandria	301 King St	100
2.		
3.		

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

Name	Address	Percent of Ownership
1. City of Alexandria	301 King St	100
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

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

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

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

09.08.25

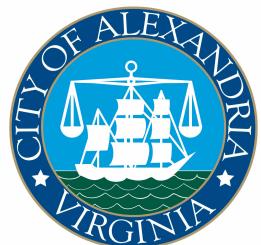
Jeremy McPike

Date

Printed Name

Jeremy McPike

Signature



CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

CITY HALL, MARKET SQUARE GARAGE AND PLAZA
ALEXANDRIA, VA

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INDEX OF DRAWINGS

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

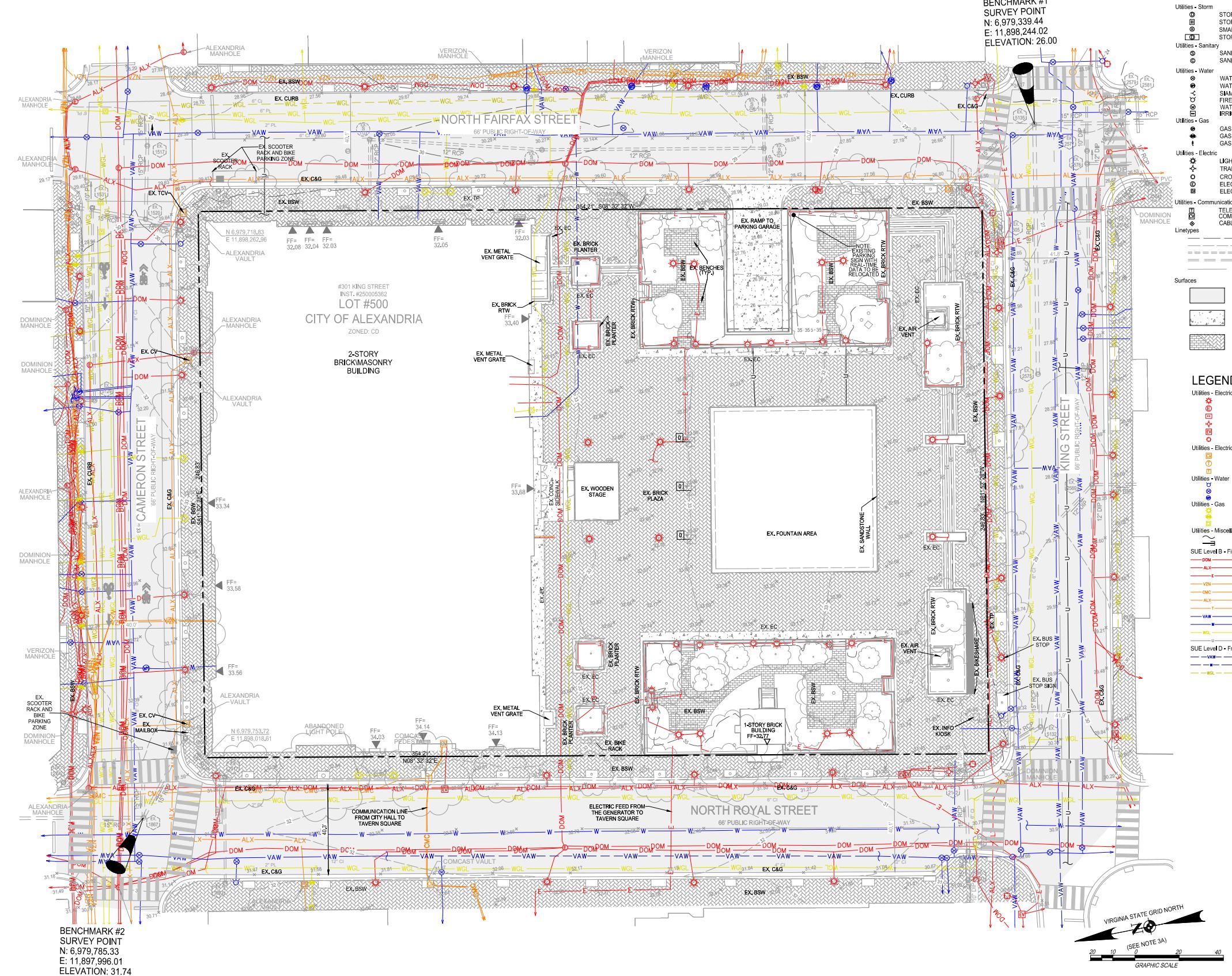
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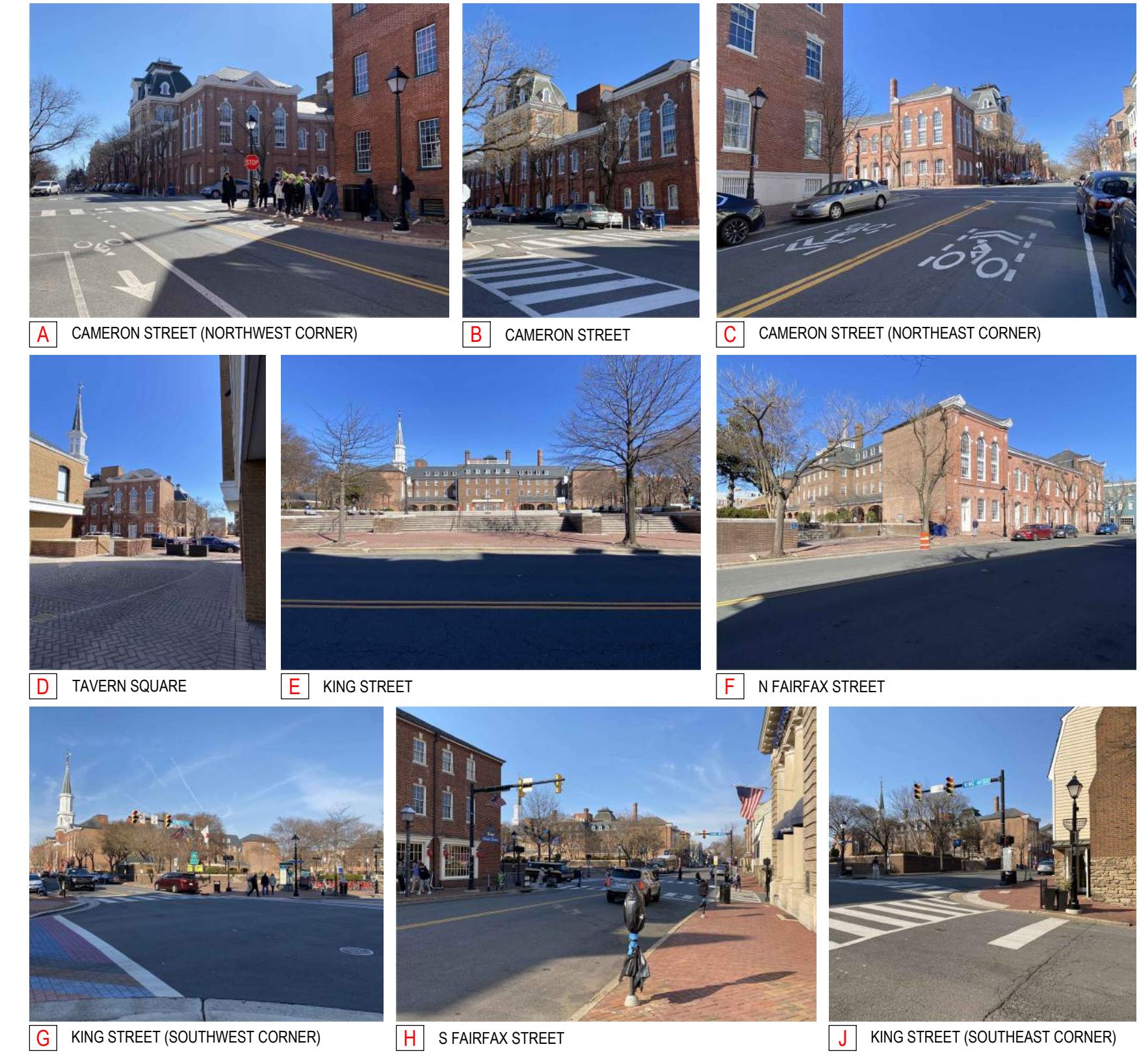
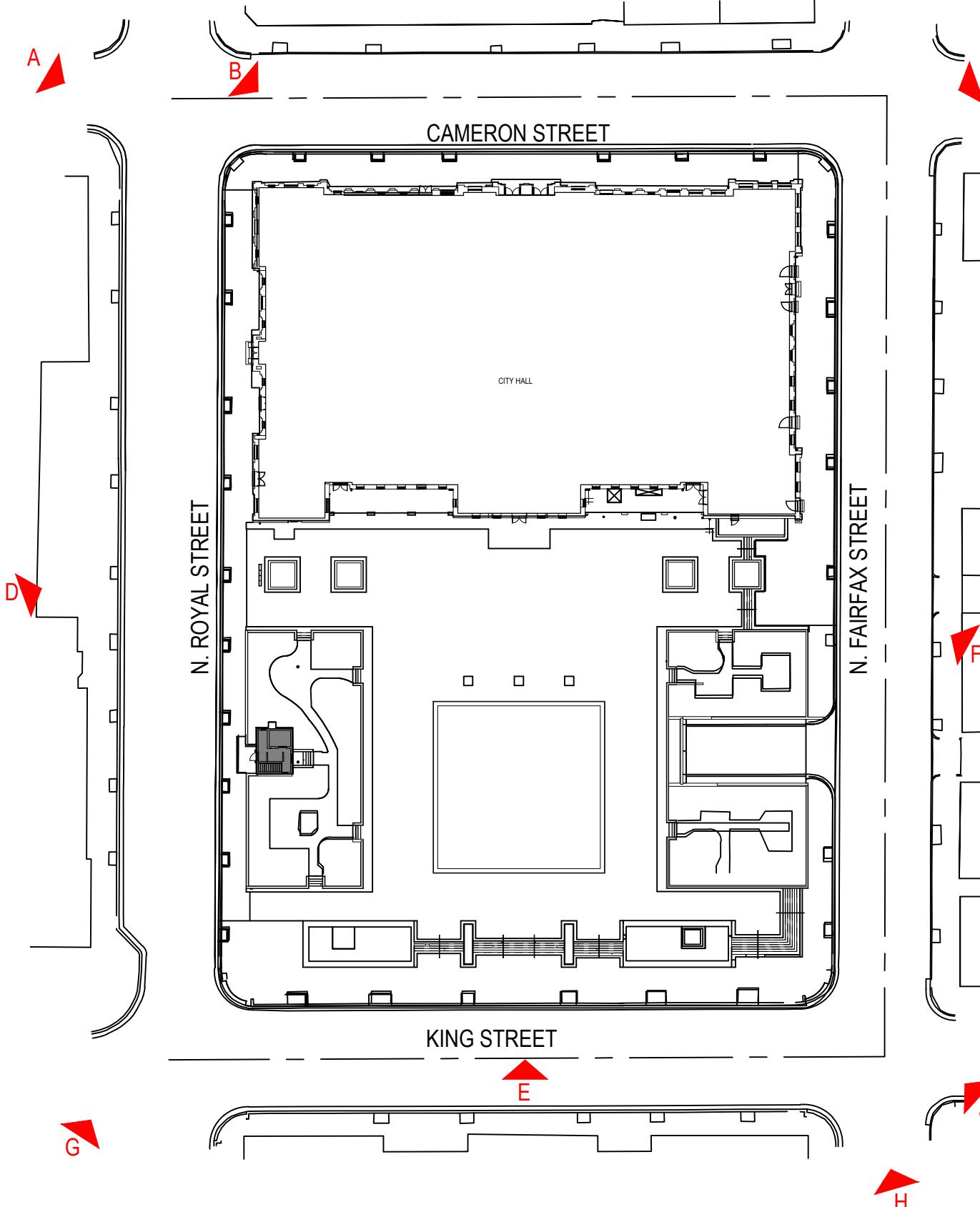
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DATE: 09/08/25 (REV 09/18/25)

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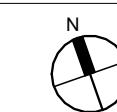
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EXISTING SITE PLAN

CITY HALL, MARKET SQUARE PLAZA AND
GARAGE RENOVATION

ALEXANDRIA, VA

PROJ NO. 058-10046-000

BAR CERTIFICATE OF
APPROPRIATENESS

DATE: 09/08/25

PAGE: A3



N Pitt ST 423 - 421 417 411 N ROYAL ST CITY HALL & MARKET PLAZA SE CORNER N FAIRFAX ST RAMSEY HOUSE 219 - 209 207-205 203 - 201

KING STREET (SOUTH FACE) ← → KING STREET (SOUTH FACE) ← → KING STREET (SOUTH FACE)



200 202 - 204 206 - 212 214 - 218 BURKE & HERBERT S FAIRFAX ST 300 - 302 310 - 320 320 326 S ROYAL ST 400 400 400

KING STREET (NORTH FACE) ← → KING STREET (NORTH FACE) ← → KING STREET (NORTH FACE)



429 - 423 421 - 419 413 - 409 405 N ROYAL ST 335 - 319 317 - 313 311 - 305 303 - 301 FAIRFAX ST 213 211 205

CAMERON STREET (SOUTH FACE) ← → CAMERON STREET (SOUTH FACE) ← → CAMERON STREET (SOUTH FACE)



CARLYLE GARDENS

210

222

S FAIRFAX ST

CITY HALL

S ROYAL ST

GADSBY'S TAVERN

AMERICAN LEGION

418

420

CAMERON STREET (NORTH FACE) ← → CAMERON STREET (NORTH FACE) ← → CAMERON STREET (NORTH FACE)



HISTORIC BACKGROUND

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

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

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

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

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

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

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

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



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



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

HISTORIC PRESERVATION STATUS AND PERIOD OF SIGNIFICANCE

Reviewed at 10.16.2025 Public Hearing

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

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

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

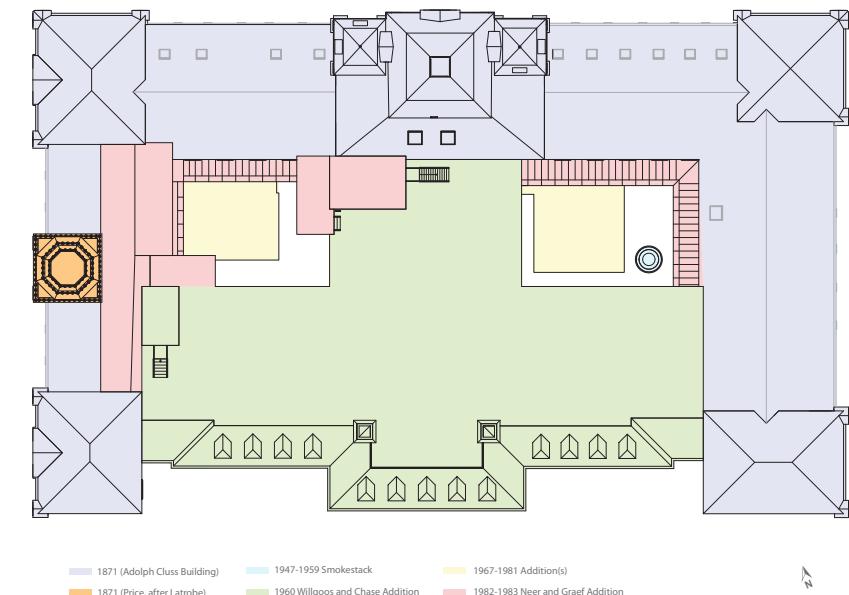
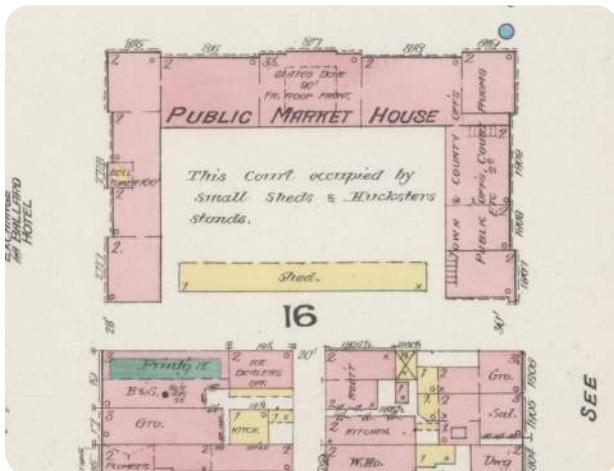


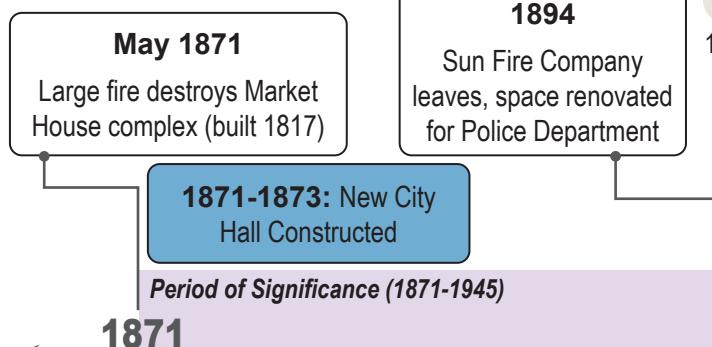
DIAGRAM DEPICTING THE CHRONOLOGY OF DEVELOPMENT AND ASSOCIATED ARCHITECTS. EHT TRACERIES.



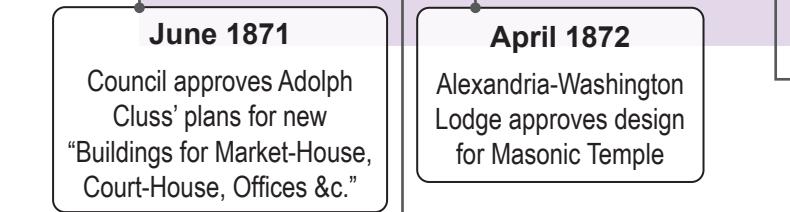
1861 (ALEXANDRIA LIBRARY)



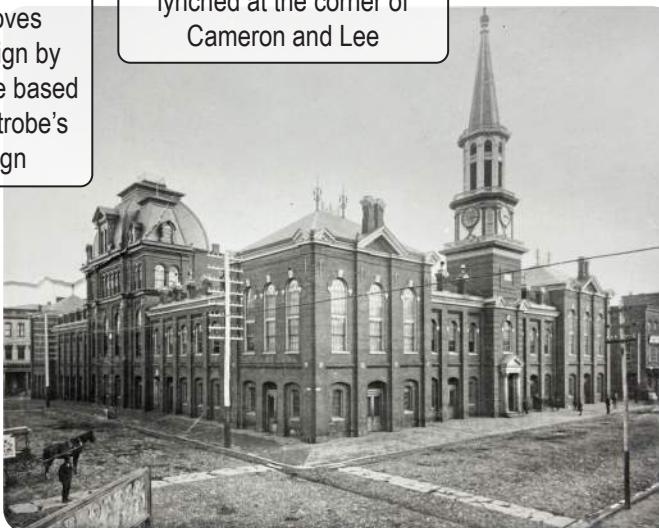
1885 SANBORN MAP (LOC)



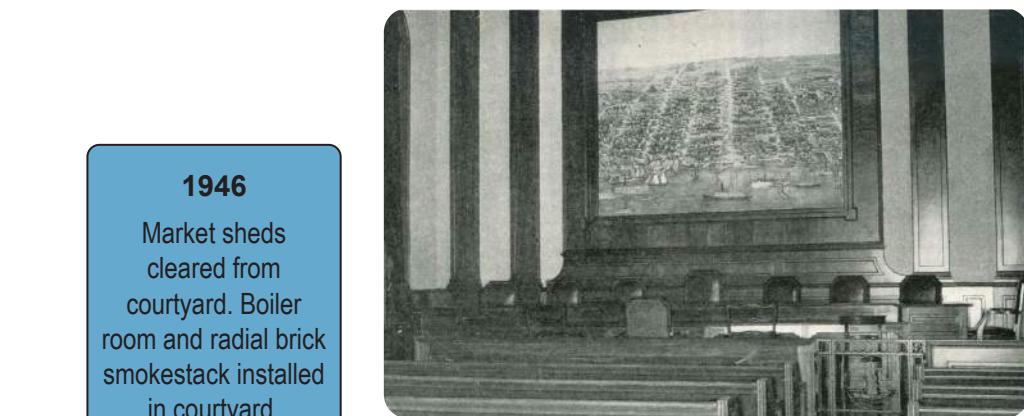
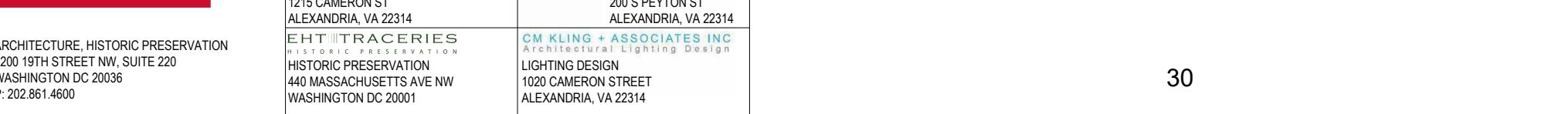
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1871 (ALEXANDRIA LIBRARY)



1890 (ALEXANDRIA LIBRARY)



1949 (ALEXANDRIA BICENTENNIAL)



1950 (ALEXANDRIA LIBRARY)



1967 (ALEXANDRIA ARCHIVES)

Executive Summary

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

Design Principles:

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

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

Design Concept:

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

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

Reviewed at 10.16.2025 Public Hearing
The following updates represent refinements incorporating feedback gathered during the June 18th Concept hearing.

Market Square Plaza:

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

Market Square entrance to City Hall:

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

Infill building facade composition and detail refinement:

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

5th floor massing:

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



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EXECUTIVE SUMMARY

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

ALEXANDRIA, VA

PROJ NO. 058-10046-000

BAR CERTIFICATE OF APPROPRIATENESS

DATE: 09/08/25

PAGE: A8

Preservation Approach to the 1871 Alexandria City Hall Building

Reviewed at 10.16.2025 Public Hearing

Overarching Preservation Goal

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

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

Preservation Approach

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

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

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

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

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

Recommendations for Treatment

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

Overall Recommendations

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

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

Exterior Recommendations (1871-1873 Building)

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

Interior Recommendations (1871-1873 Building)

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

Recommendations (1960's Addition Building)

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



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



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ASSOCIATE ARCHITECT 1215 CAMERON ST ALEXANDRIA, VA 22314		

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HISTORIC PRESERVATION 440 MASSACHUSETTS AVE NW WASHINGTON DC 20001	

PRESERVATION APPROACH TO THE 1871 BUILDING

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

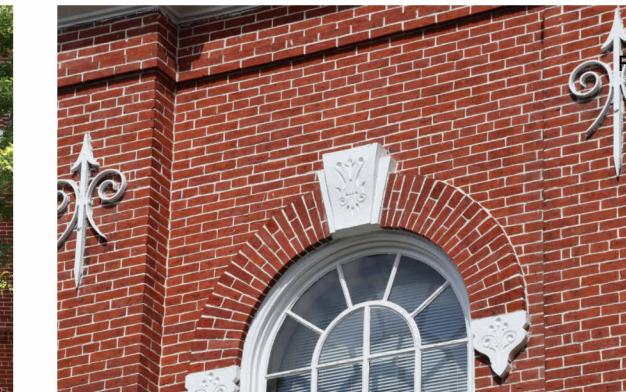
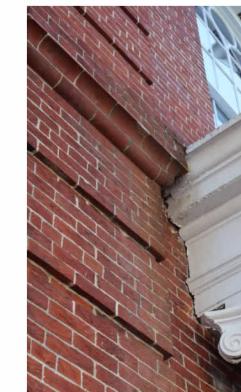
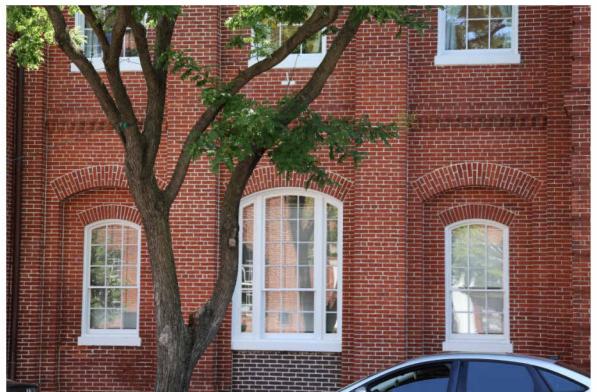
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GENERAL NOTES	
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2. ALTERATIONS TO NON-CONTRIBUTING ELEMENTS (POST- 1945) TO BE DEVELOPED BASED ON ALEXANDRIA OHD DESIGN GUIDELINES.	
3. WORK ON DRAWINGS STILL IN DEVELOPMENT. DRAWINGS DO NOT REFLECT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

HP-1

EXISTING MASONRY TO BE REPOINTED TO MATCH HISTORIC COMPRESSION AND STRENGTH

DAMAGED BRICKS TO BE REPLACED TO MATCH HISTORIC

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

HP-2

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

GUTTERS AND DOWNSPOUTS REPLACED TO MATCH HISTORIC MATERIAL

FLASHING REPLACED TO MATCH HISTORIC

HP-3

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

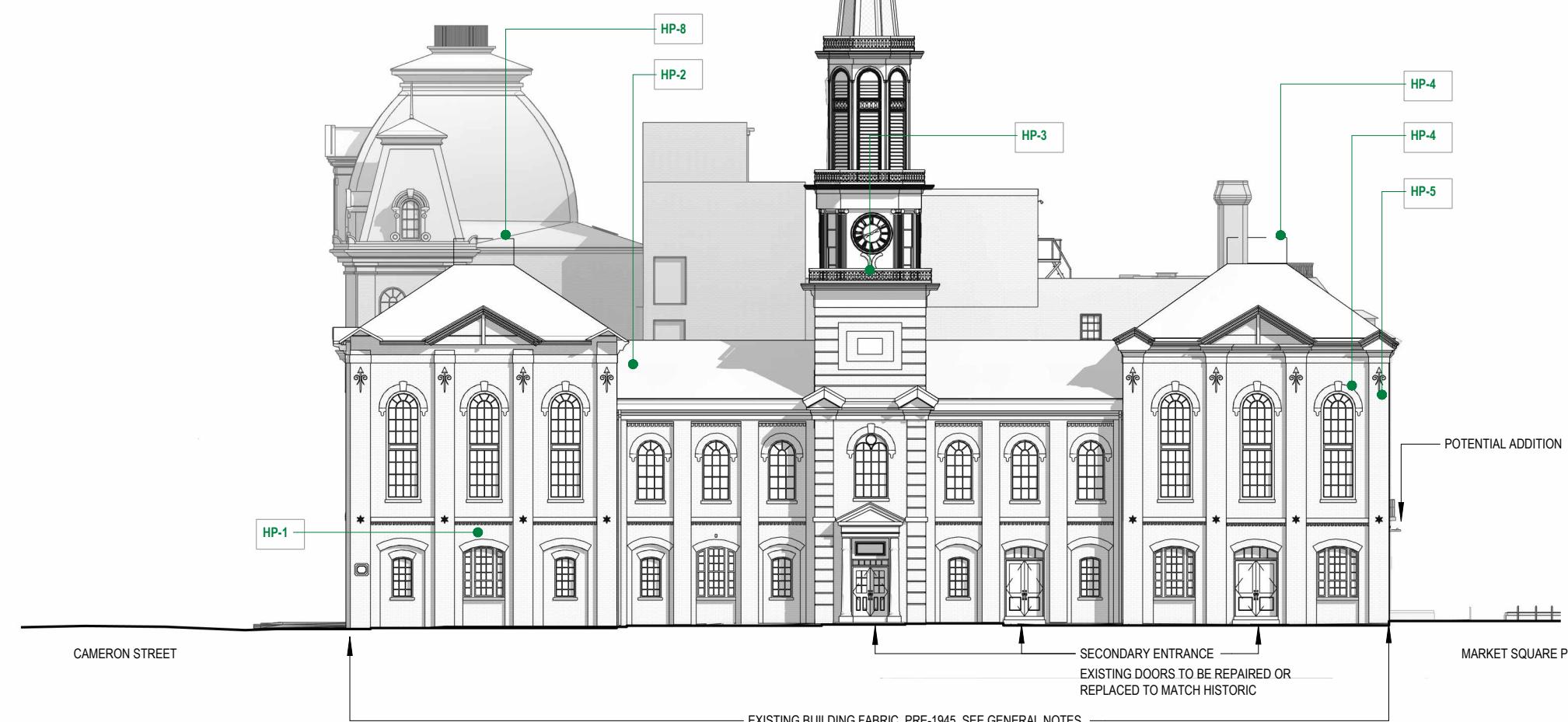
METAL CORNICE TO BE REPLACED TO MATCH HISTORIC

HP-4

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

HP-5

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



HP-8

REPLICATE ROOF CRESTING
IMAGE CIRCA 1890

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N. ROYAL STREET (WEST) ELEVATION PRESERVATION APPROACH

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

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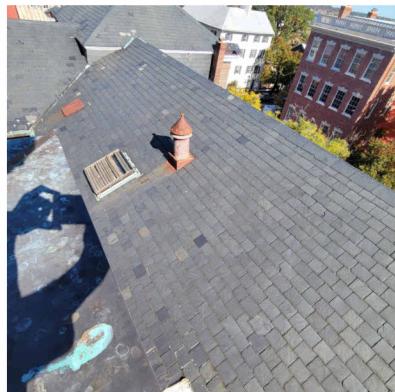
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HP-1

EXISTING MASONRY TO BE REPOINTED TO MATCH HISTORIC COMPRESSION AND STRENGTH
DAMAGED BRICKS TO BE REPLACED TO MATCH HISTORIC
DAMAGED SILLS TO BE REPAIRED OR REPLACED BASED ON CONDITION TO MATCH HISTORIC



HP-2

SLATE ROOF TO BE REMOVED, SLATE SALVAGED AND REPLACED TO MATCH HISTORIC PATTERN
GUTTERS AND DOWNSPOUTS REPLACED TO MATCH HISTORIC MATERIAL
FLASHING REPLACED TO MATCH HISTORIC



HP-3

WOOD ROOF AND WINDOW TRIM TO BE REPAIRED.
PAINT ANALYSIS CURRENTLY IN PROGRESS
METAL CORNICE TO BE REPLACED TO MATCH HISTORIC



HP-4

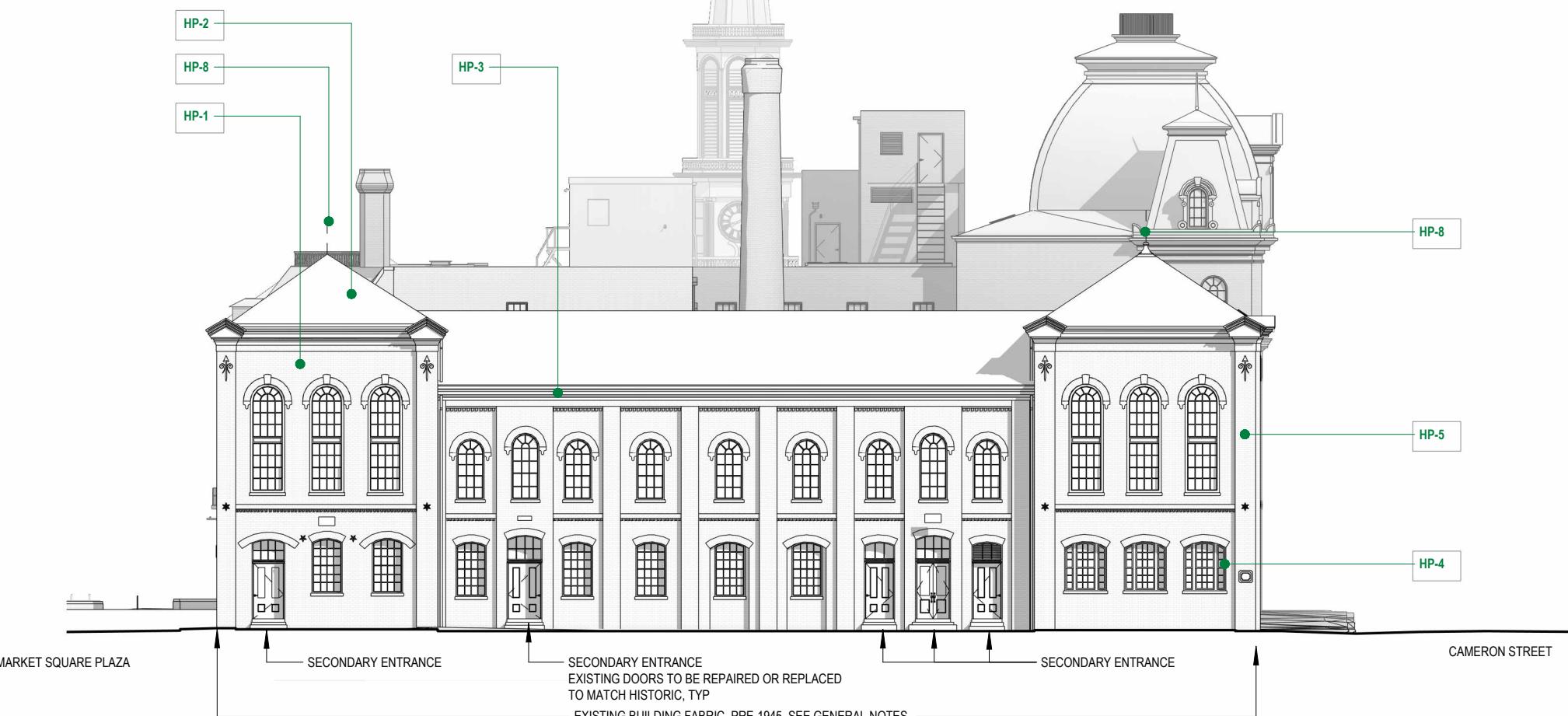
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HP-5

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

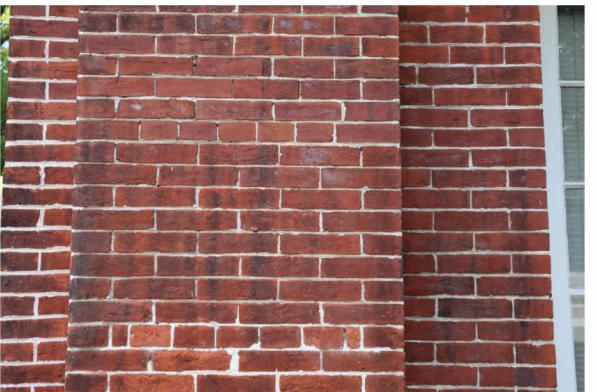
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HP-6

REPLICATE ROOF CRESTING
IMAGE CIRCA 1890

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HP-1

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DAMAGED BRICKS TO BE REPLACED TO MATCH HISTORIC

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



HISTORIC SLATE PATTERN CIRCA 1929.

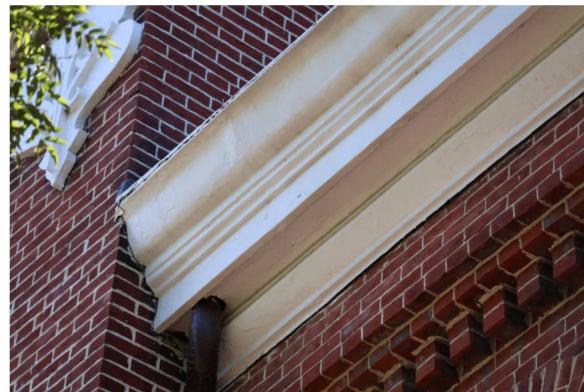


HP-2

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

GUTTERS AND DOWNSPOUTS REPLACED TO MATCH HISTORIC MATERIAL

FLASHING REPLACED TO MATCH HISTORIC



HP-3

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

METAL CORNICE TO BE REPLACED TO MATCH HISTORIC



HP-4

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



HP-5

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



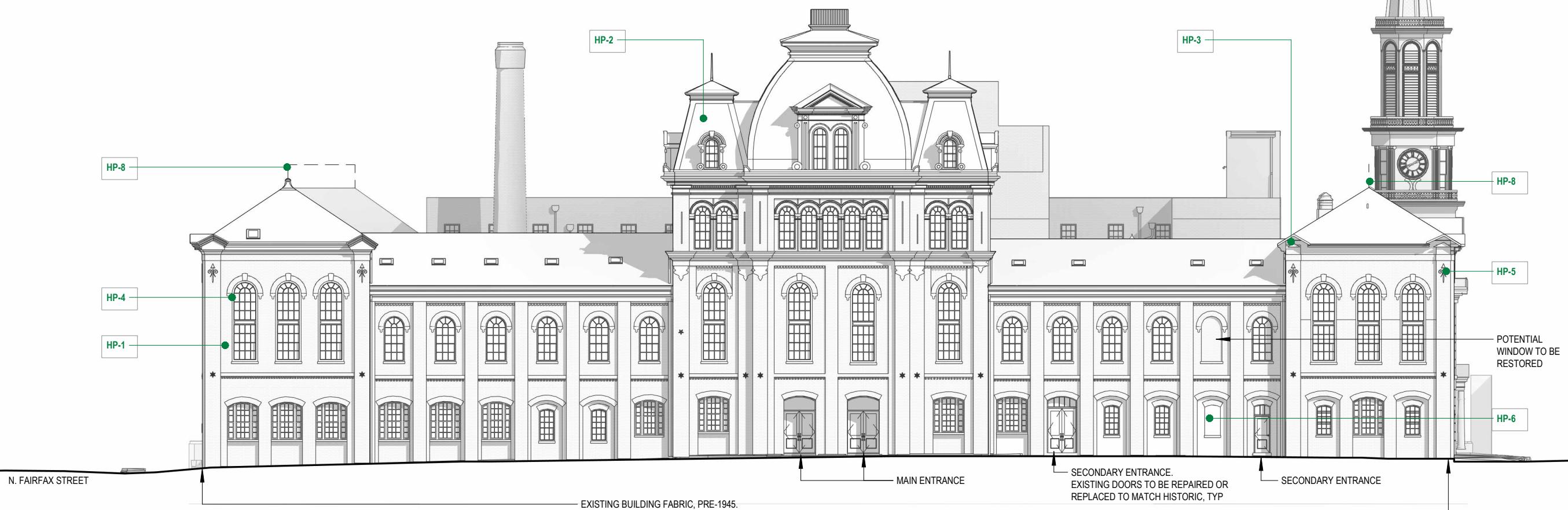
HP-6

STONE AND BRONZE PLAQUES TO BE RESTORED OR REPLACED



HP-8

REPLICATE ROOF CRESTING IMAGE CIRCA 1890



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CAMERON STREET (NORTH) ELEVATION PRESERVATION APPROACH

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

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HP-1

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DAMAGED BRICKS TO BE REPLACED TO MATCH HISTORIC

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



HP-2

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

GUTTERS AND DOWNSPOUTS REPLACED TO MATCH HISTORIC MATERIAL

FLASHING REPLACED TO MATCH HISTORIC

HP-7

RESTORE DOOR OPENING

HP-8

REPLICATE ROOF CRESTING IMAGE CIRCA 1890



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KING STREET (SOUTH) ELEVATION PRESERVATION APPROACH

36

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

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

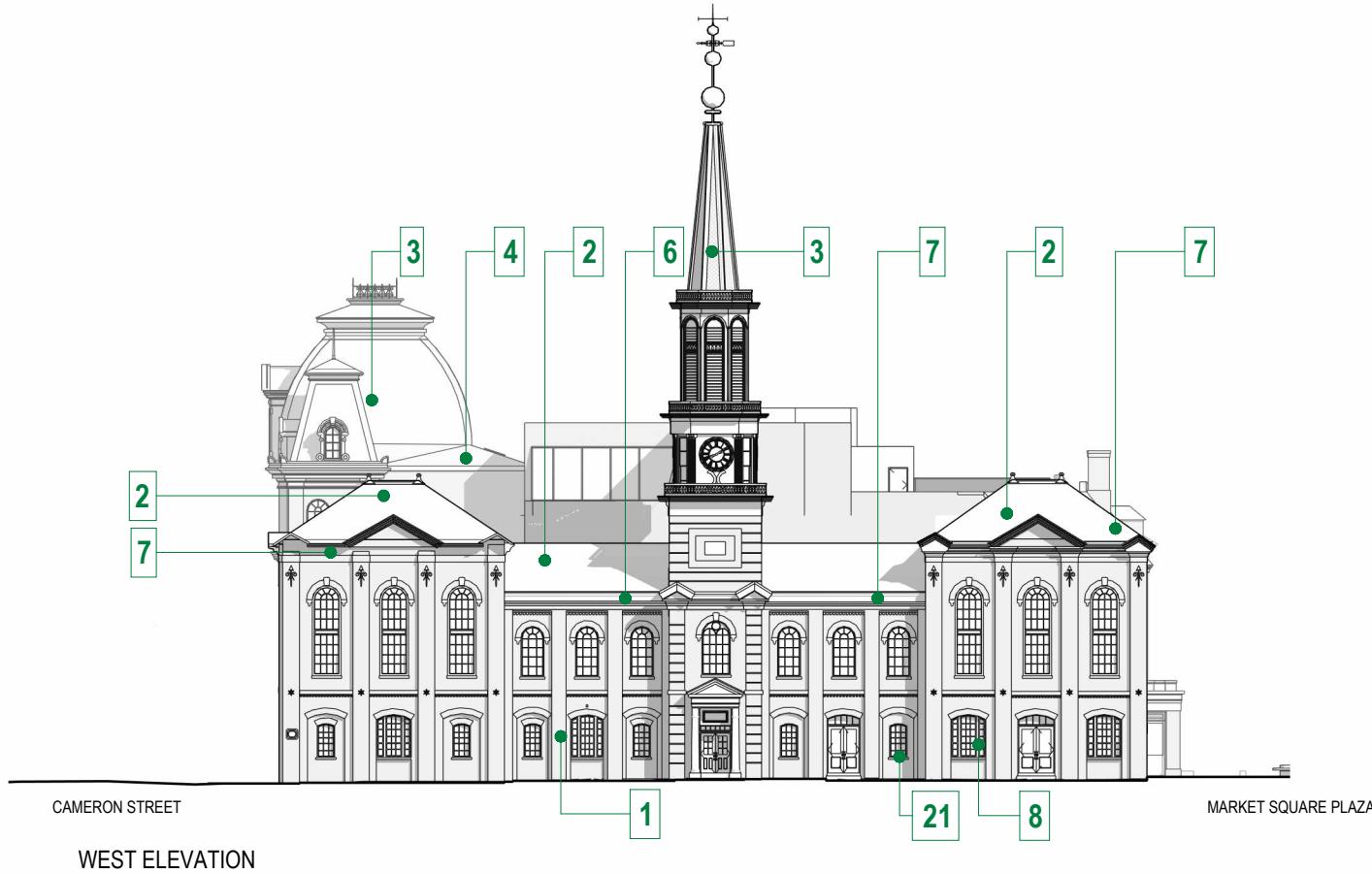
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WEST ELEVATION



SOUTH ELEVATION

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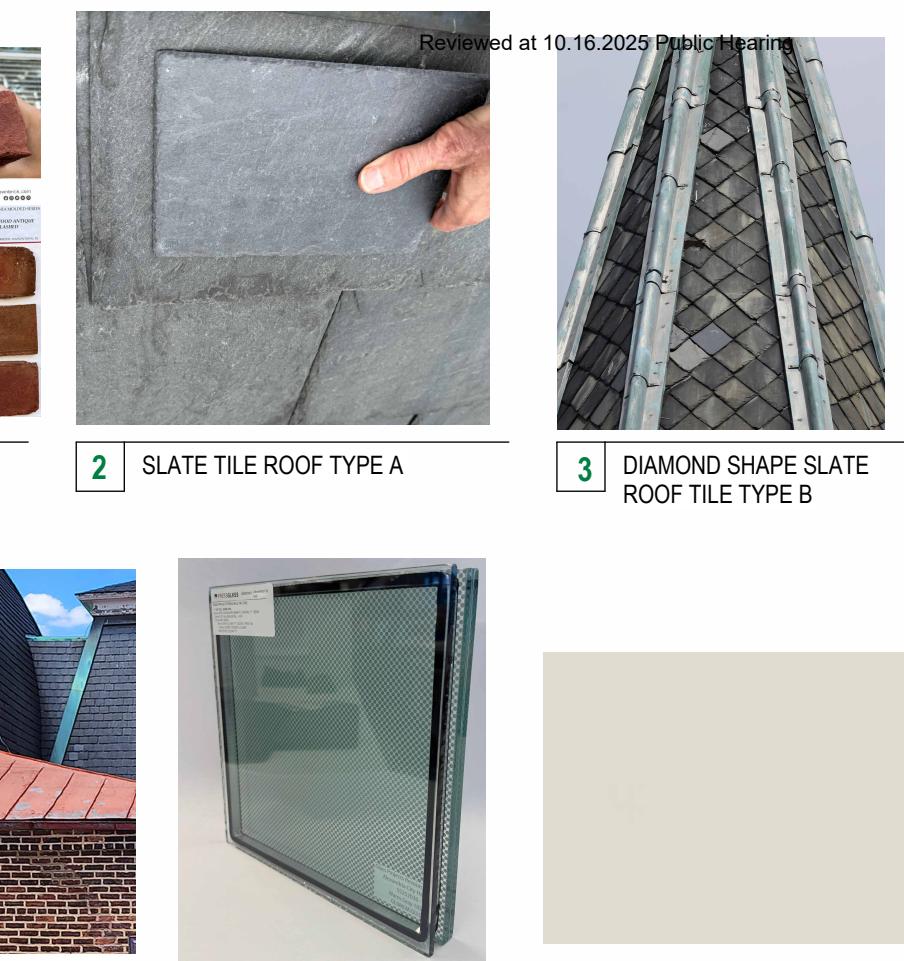
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PRE-1945 BUILDING FABRIC - MATERIAL BOARD REPRESENTATIVE MATERIALS FOR IN-KIND REPAIR, REPLACEMENT AND REFINISHING OF EXISTING HISTORIC MATERIALS



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**CITY HALL, MARKET SQUARE PLAZA AND
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1885



1896



1902



1907



1952



1961



1966



1967



1982 - CURRENT



PROPOSED



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CITY HALL AND MARKET SQUARE EVOLUTION

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

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

ALEXANDRIA, VA

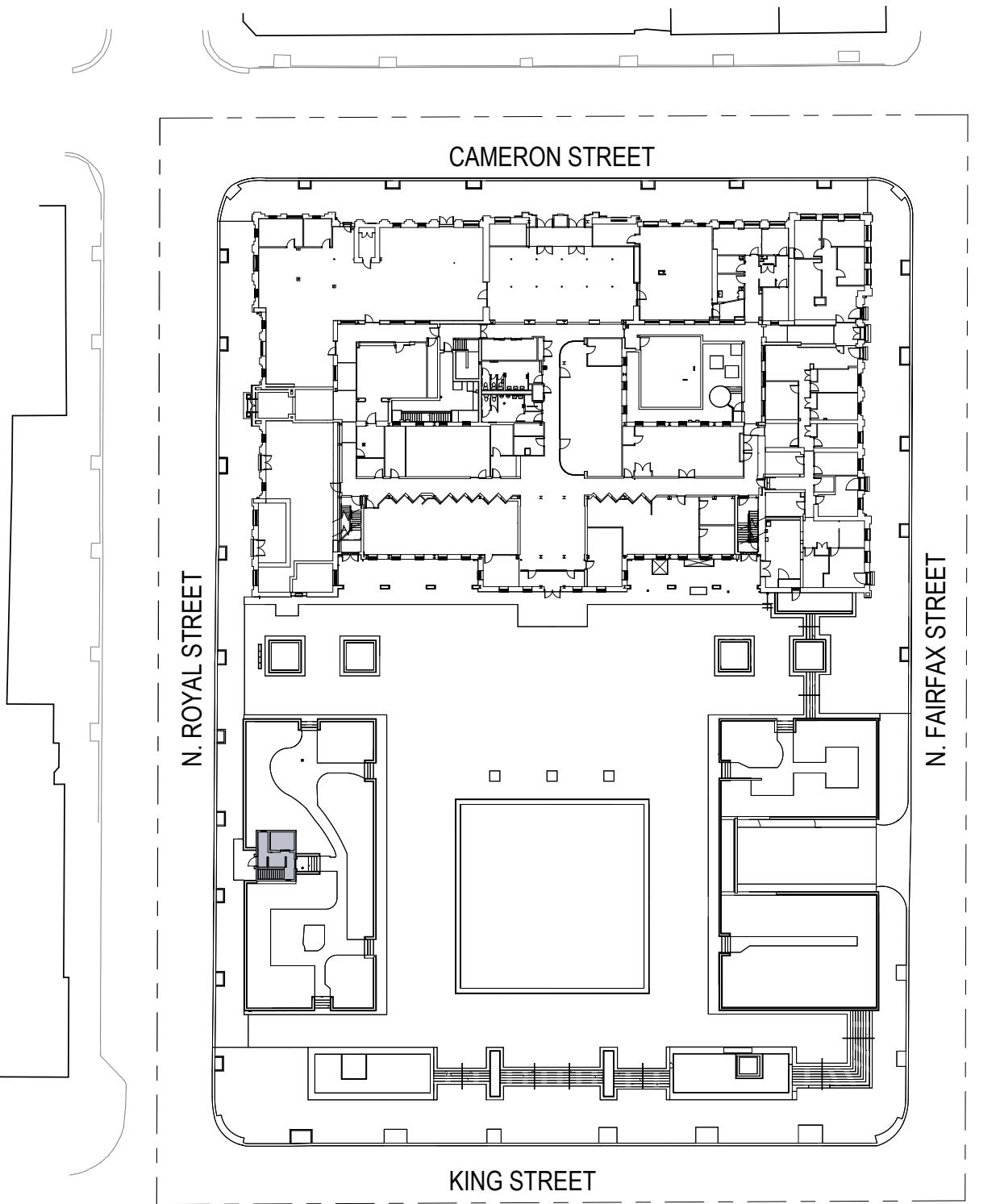
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EXISTING BUILDING FABRIC, PRE-1945
ORIGINAL EXTERIOR WALL NOW ON THE INTERIOR. OPPORTUNITY TO REOPEN EXISTING WINDOWS AND MASONRY WALL
LANDSCAPING



EXISTING SITE PLAN

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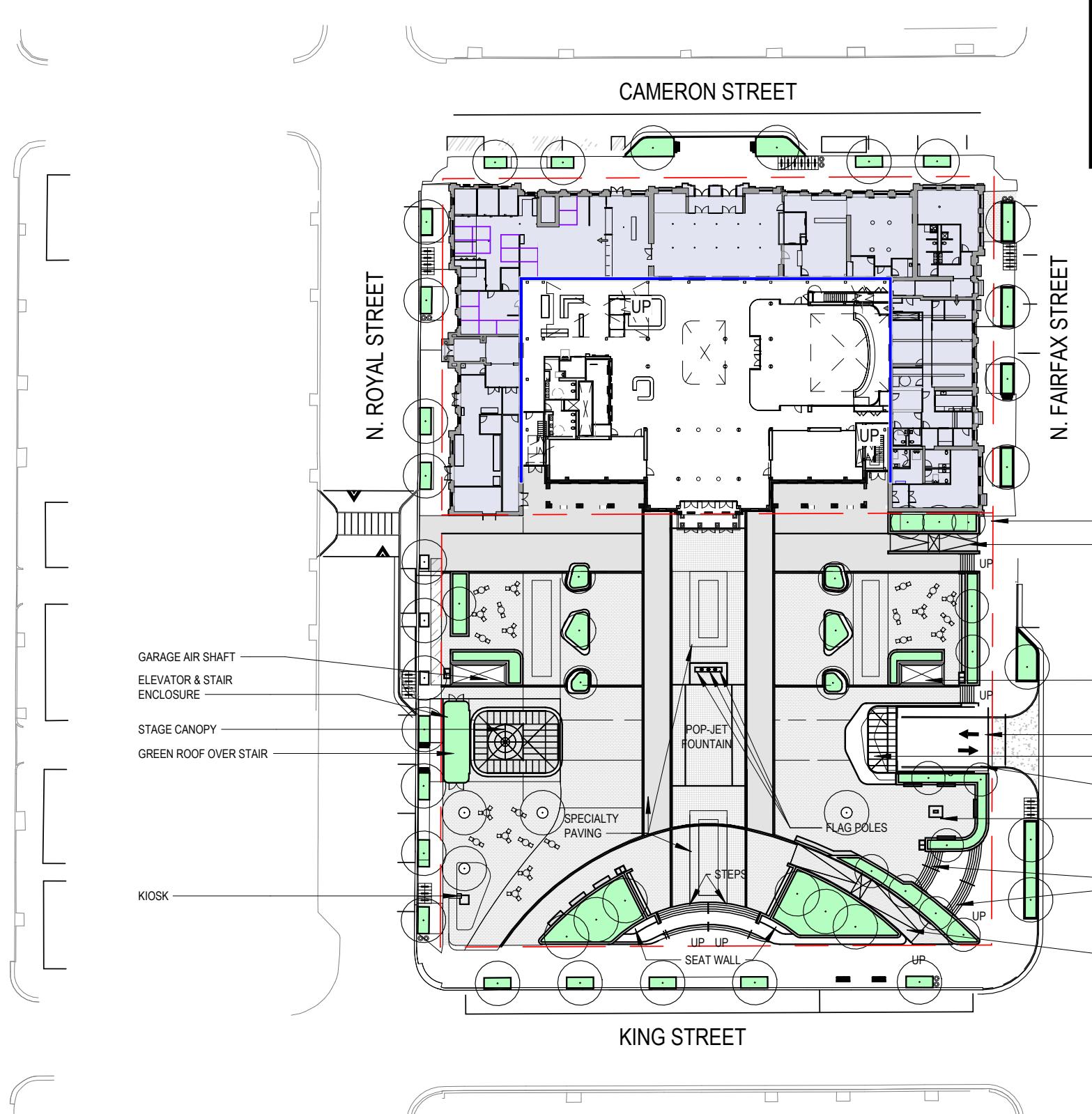


LANDSCAPE
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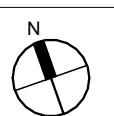


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EXISTING AND PROPOSED SITE PLANS



PROPOSED SITE PLAN



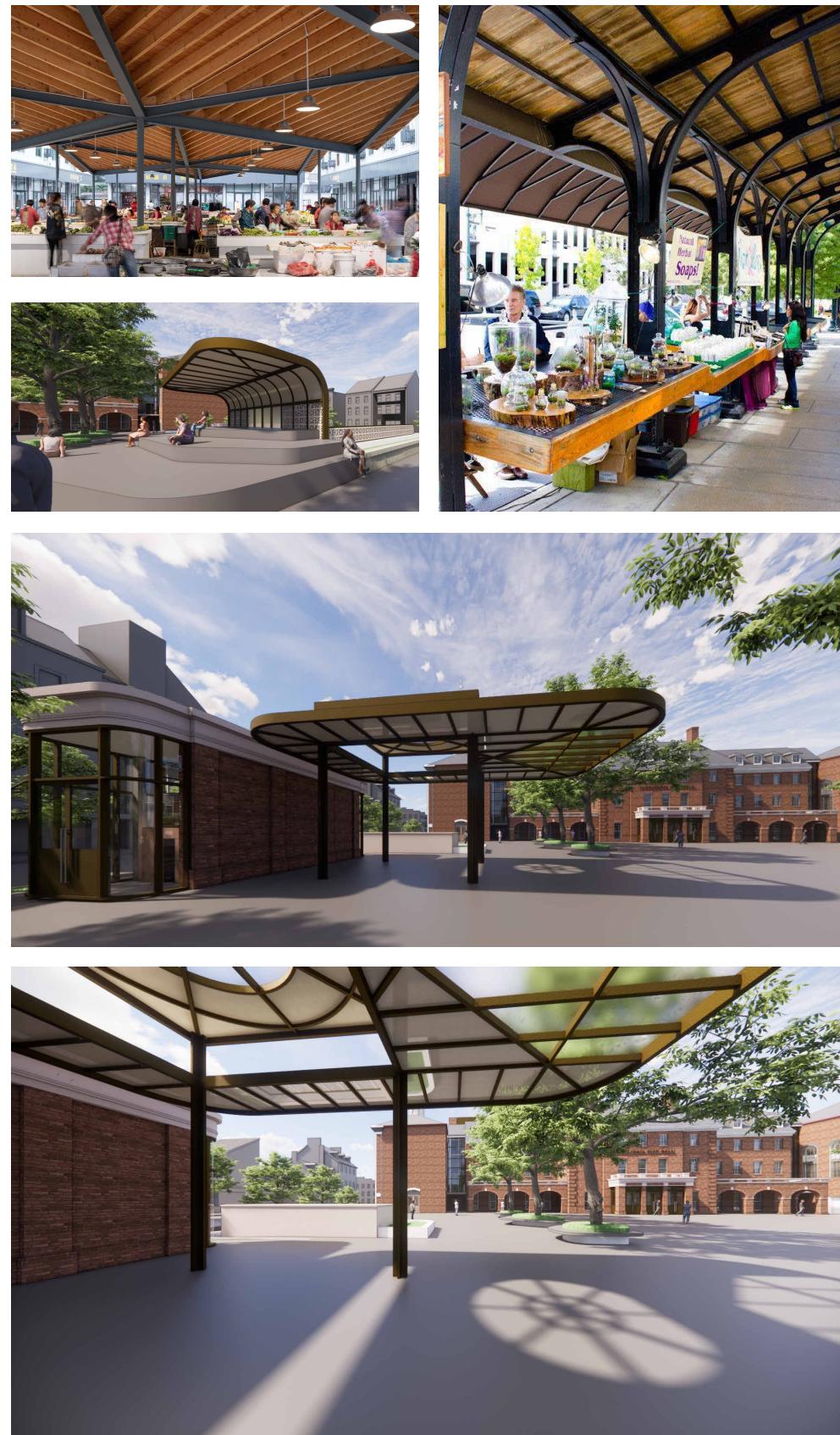
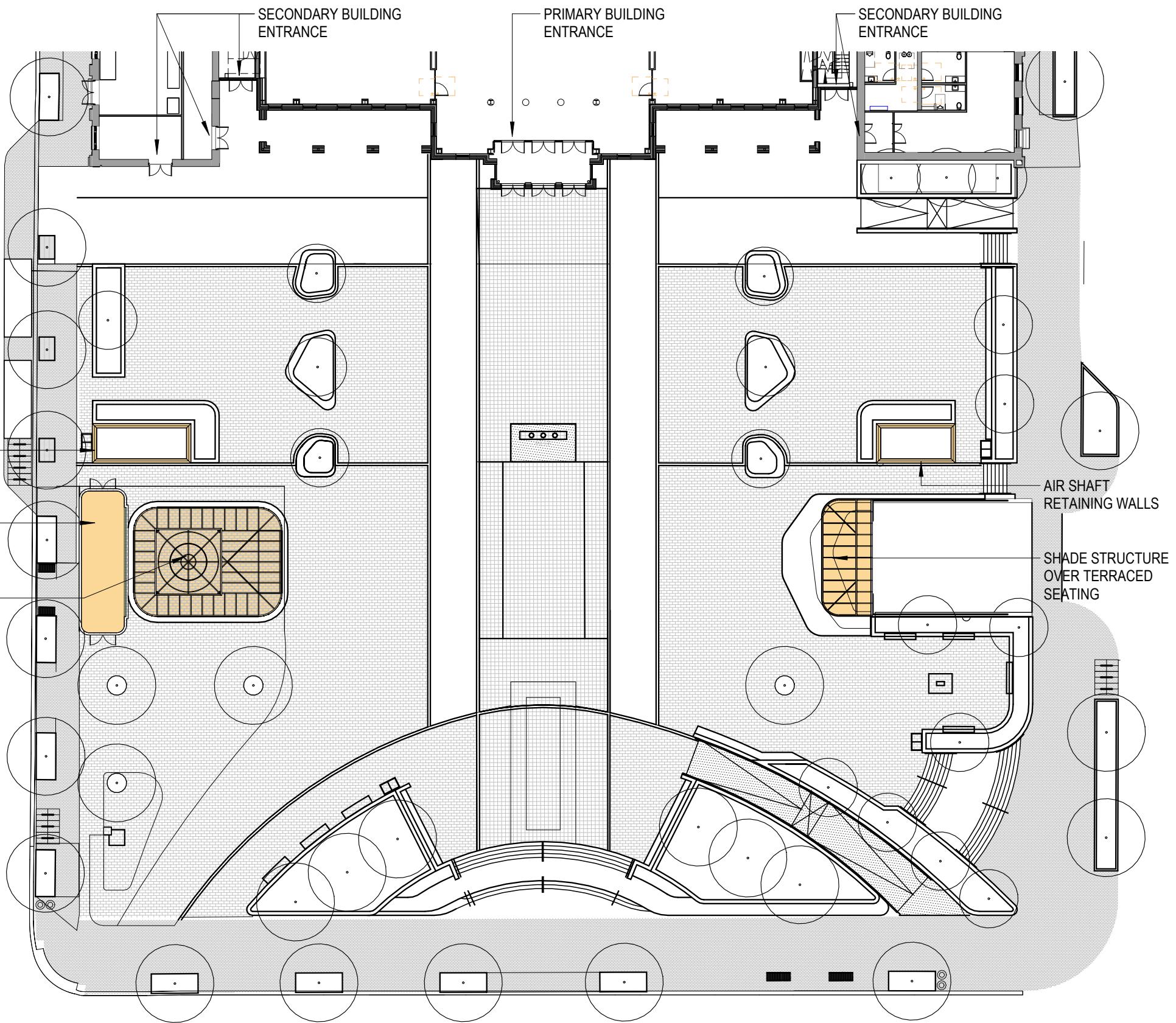
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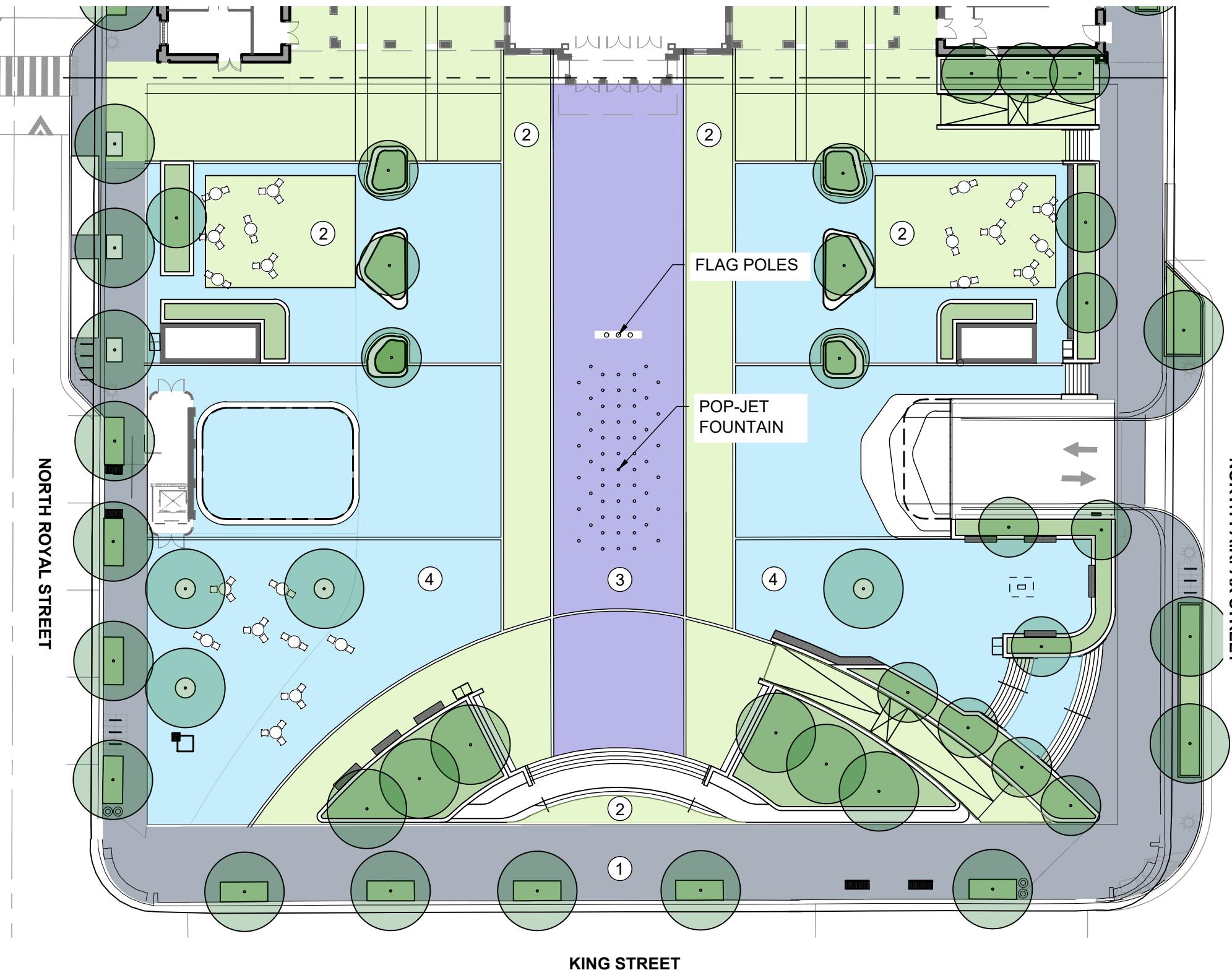
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MARKET SQUARE PLAZA PLAN - ARCHITECTURAL MATERIALS

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

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MARKET SQUARE PLAZA PLAN - PAVING

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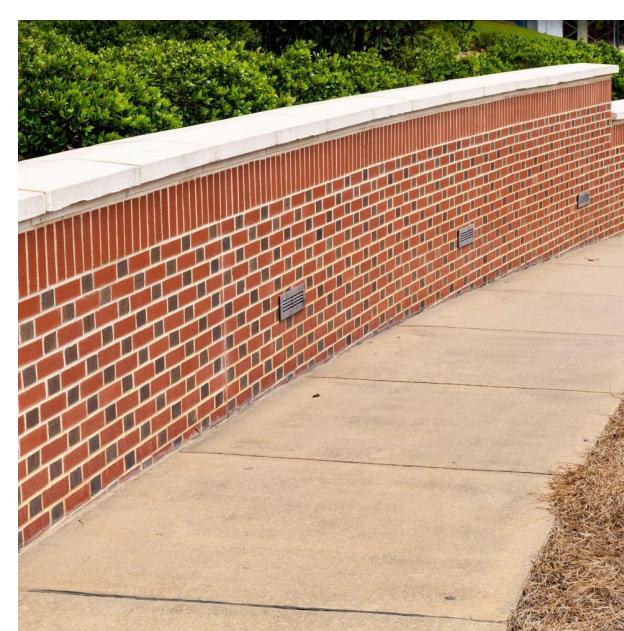
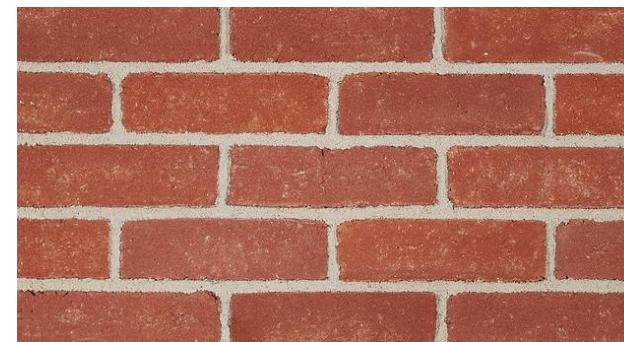
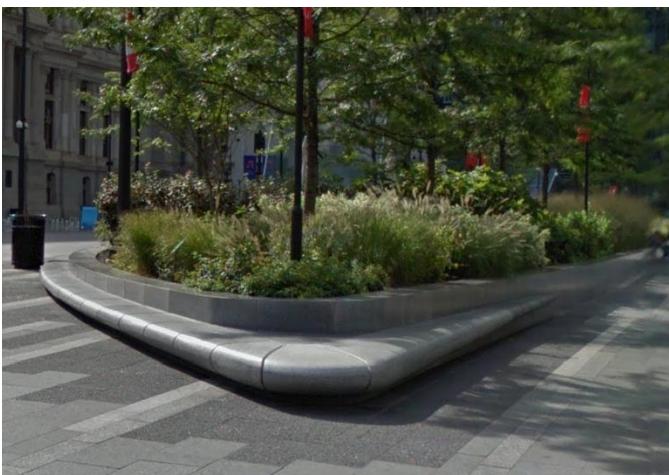
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FOUNTAIN



STEPS



SEATING ELEMENTS

PLANTER WALL ELEMENTS

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MARKET SQUARE ELEMENT IMAGERY

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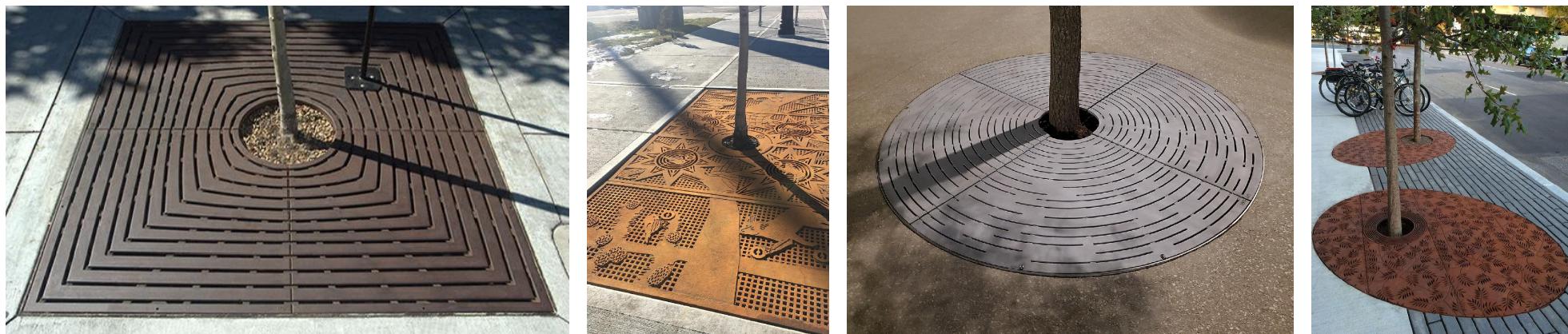
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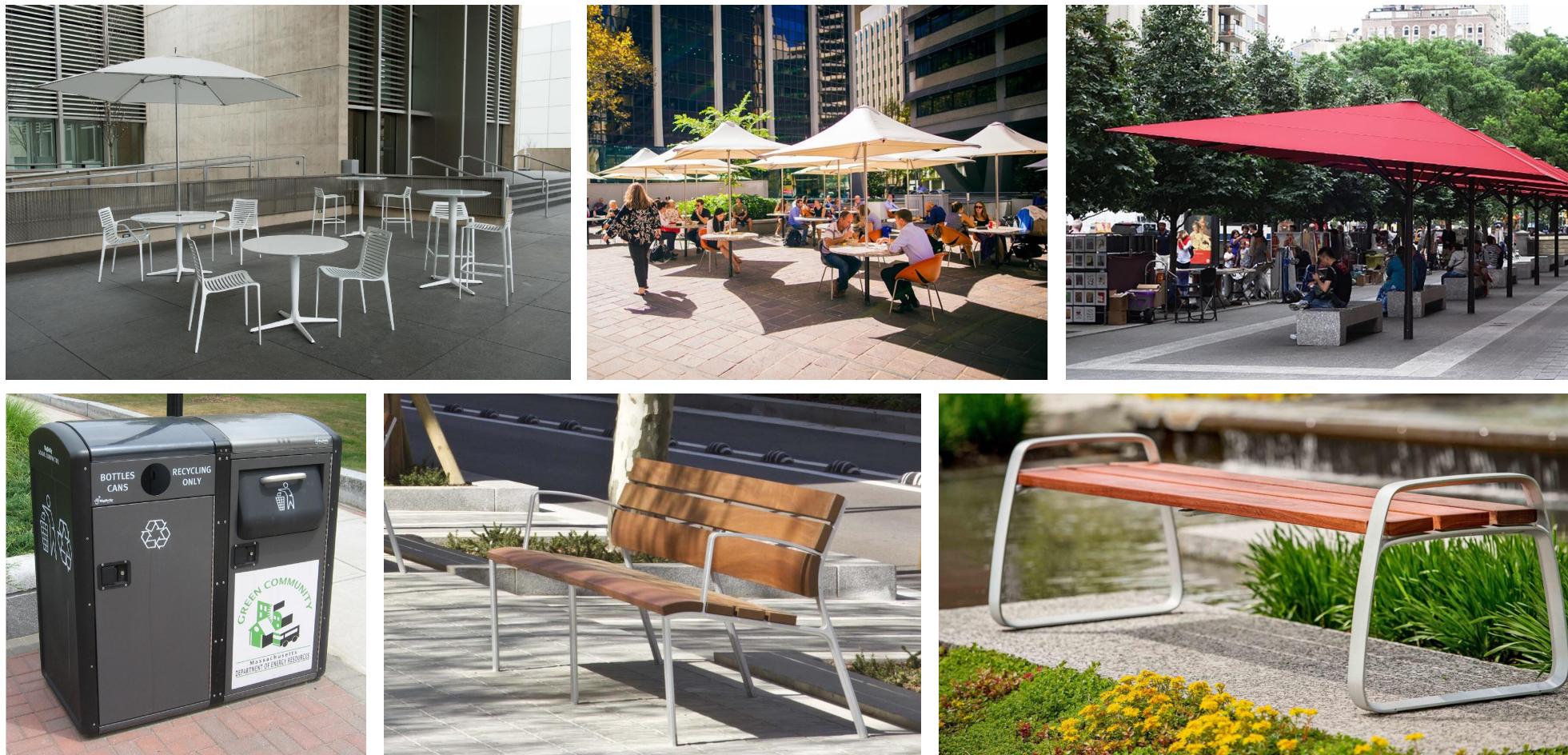
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TREE GRATES



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MARKET SQUARE ELEMENT IMAGERY

CITY HALL, MARKET SQUARE PLAZA AND
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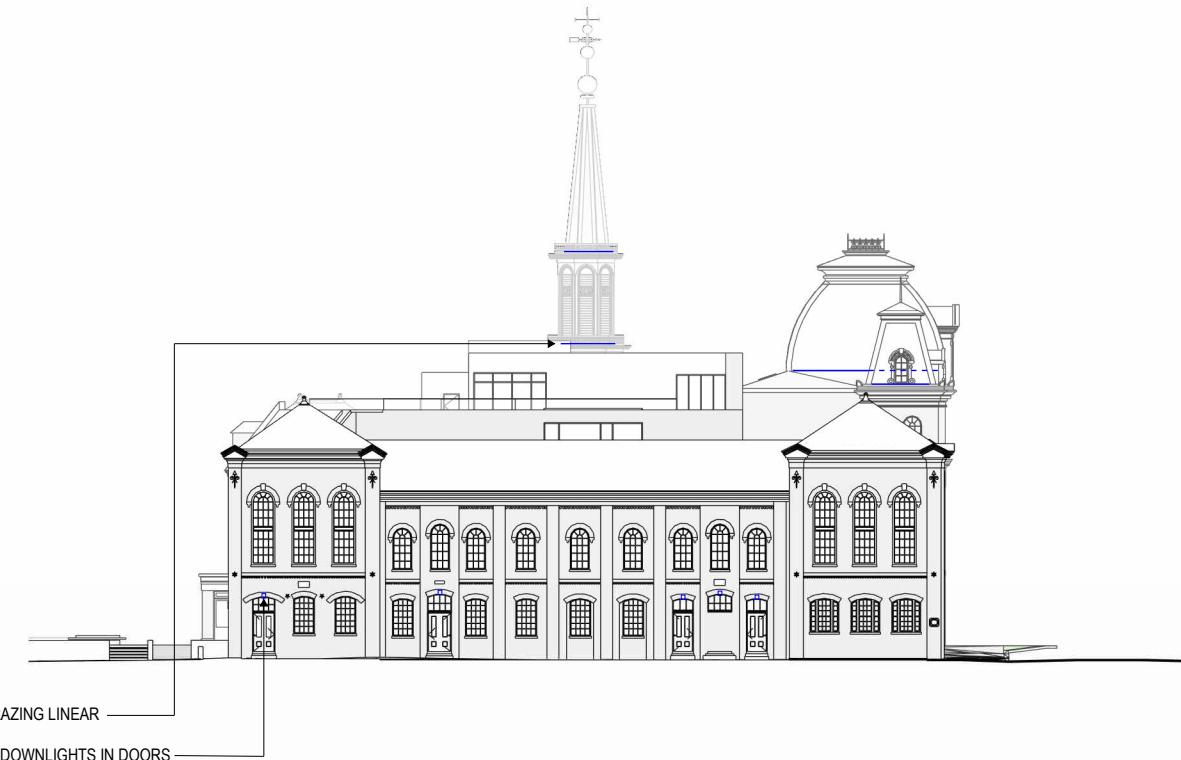
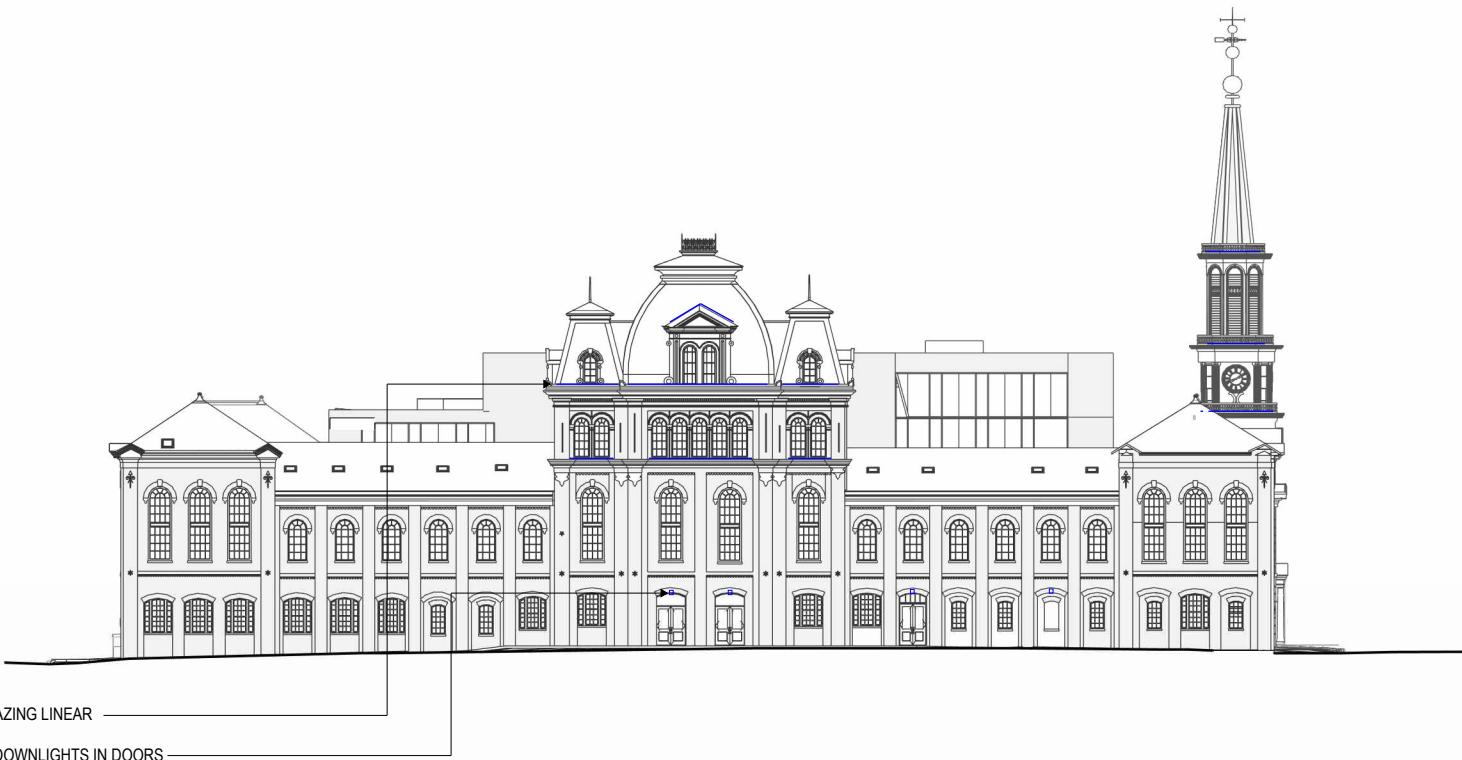
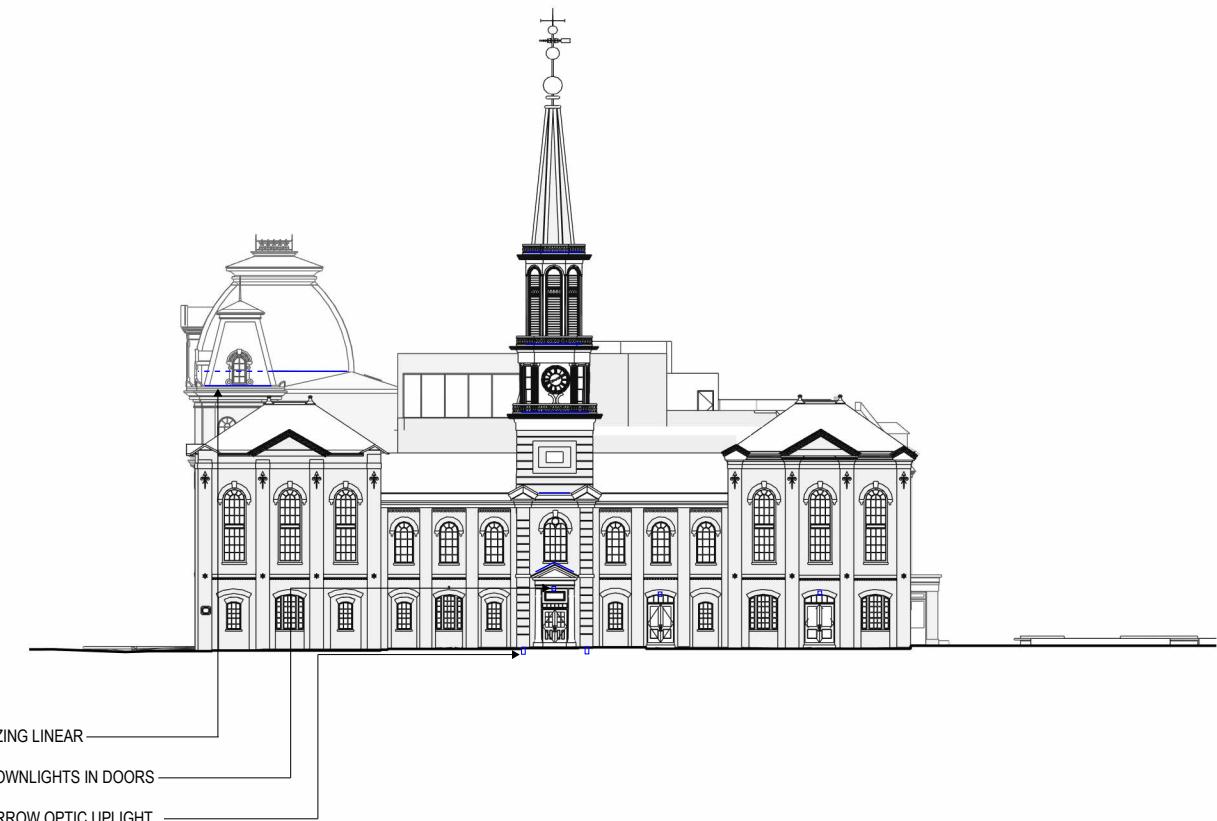
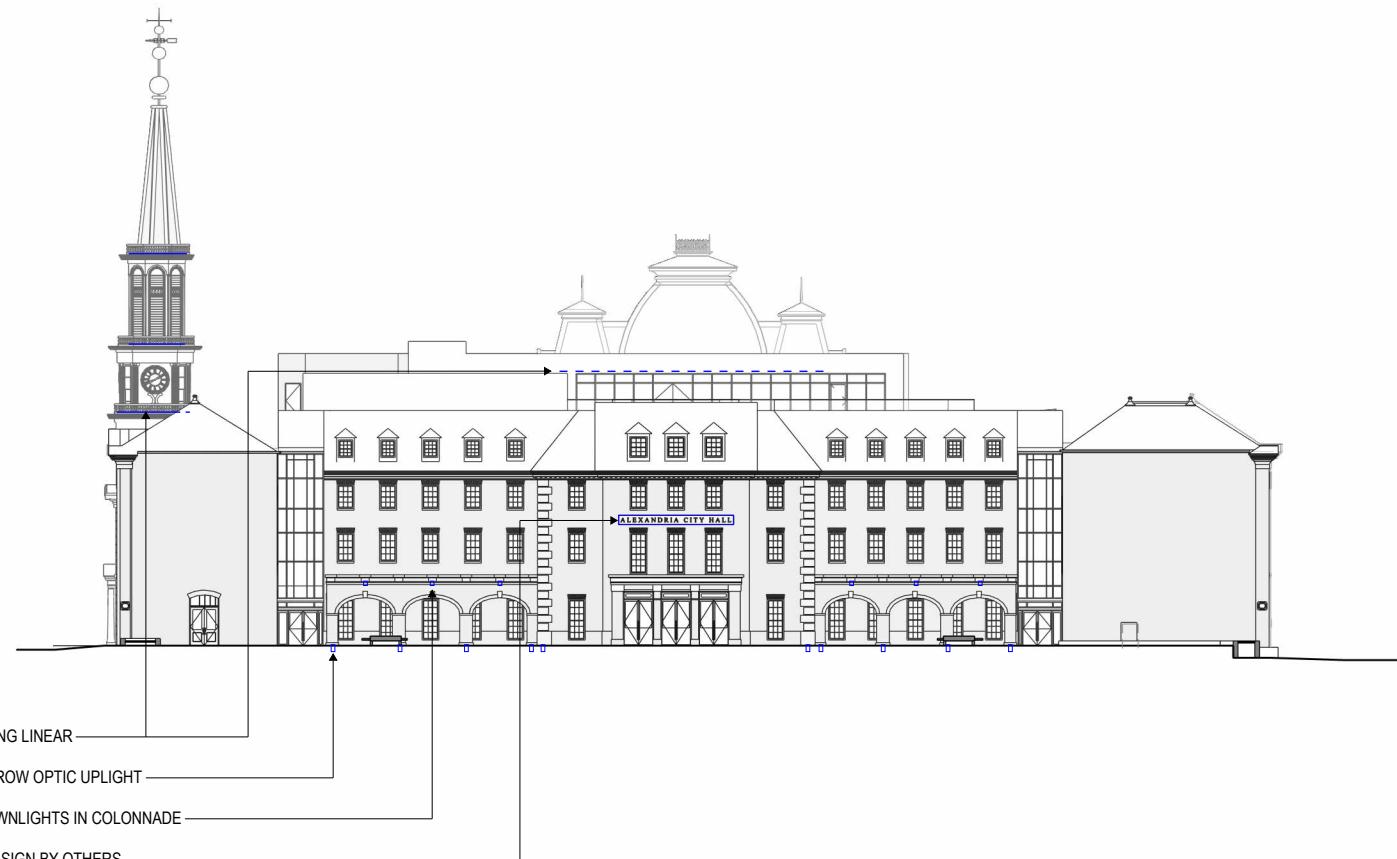
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PROPOSED ELEVATIONS - LIGHTING APPROACH

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

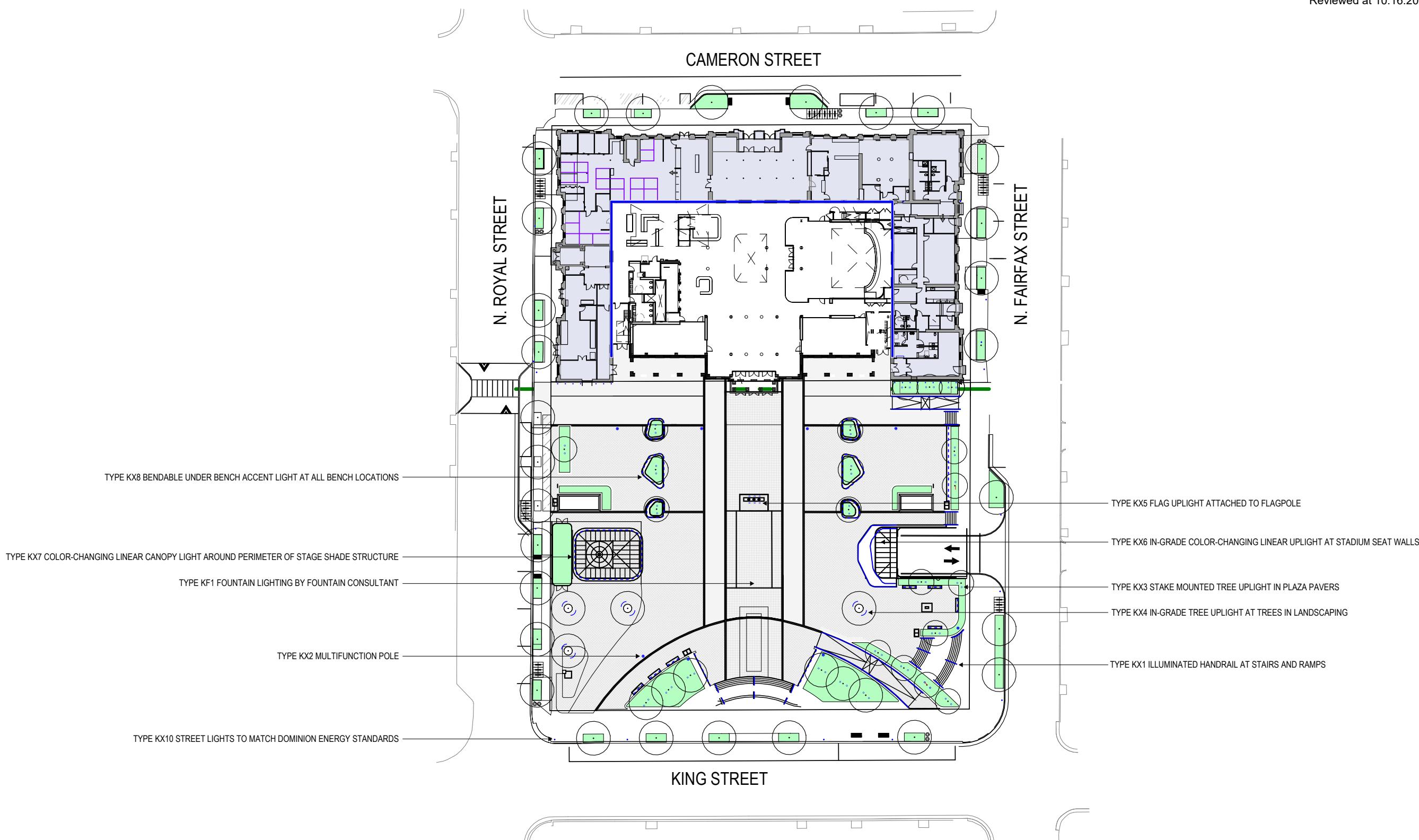
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PROPOSED SITE PLAN - LIGHTING APPROACH

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

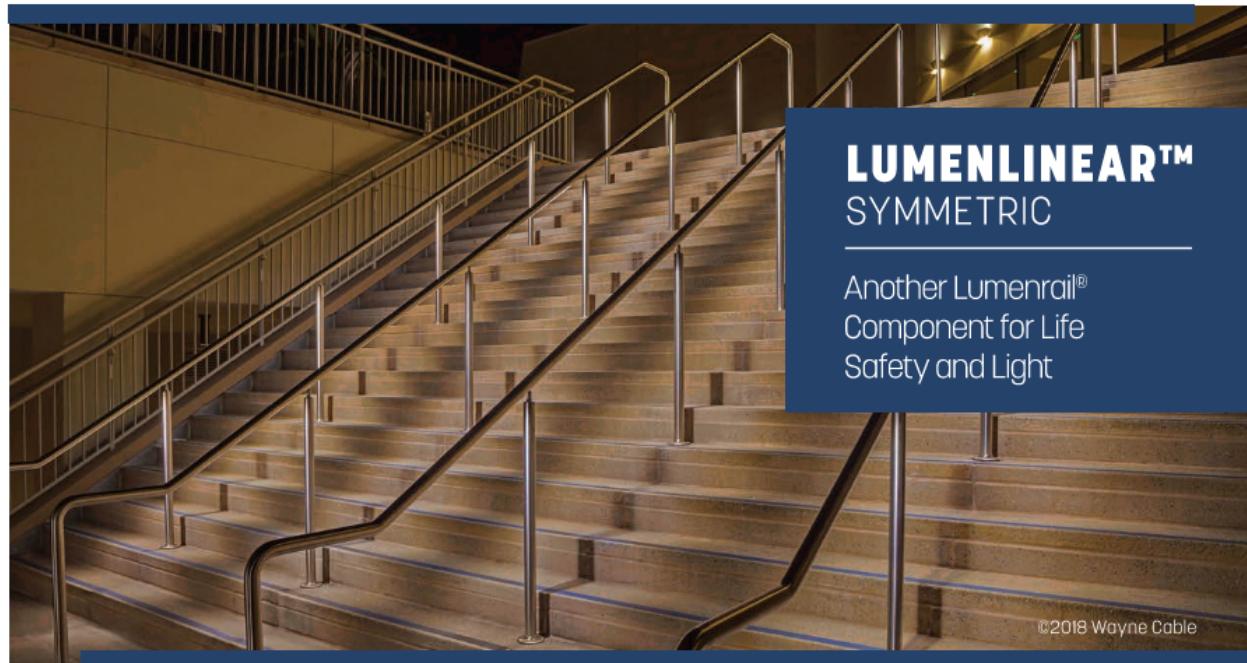
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LINEAR LUMINAIRE

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



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

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LULSS SUBM R6

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PROPOSED LIGHTING CUT SHEETS



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

Modular Column



Order Code: MCB _____

MCB Series MCB
Modular Column

Column Body Height 7 7ft 8 8ft 9 9ft 10 10ft 11 11ft 12 12ft 13 13ft 14 14ft 15¹ 15ft 16¹ 16ft 17¹ 17ft 18² 18ft ¹Nominal overall height cannot exceed 18ft
²For use with TC option only
³Refer to page 2 for mounting option details

Column Features CMxx Camera SPxx Speaker FMSxx^{3,4,6} Facade Module Small Opening FMLxx^{3,4,6} Facade Module Large Opening TMSxx^{3,5,6} Twin Spot Module Single TMDxx^{3,5,6} Twin Spot Module Double ⁴Cannot be mounted within 8 ft of ground
⁵Select up to 2 FMS and FML combined
⁶Select up to 3 TMS or up to 1 TMD and 1 TMS
⁷Select up to 1 FMS/FML and 1 TMS/TMD combined
⁸Not field adaptable for modules
⁹Refer to page 2 for mounting option details

Finish WH White BK Black BZ Bronze SV Silver BL Semi-Matte Black SP Specify Premium Color ¹⁰Select up to 2 FMS and FML combined
¹¹Select up to 3 TMS or up to 1 TMD and 1 TMS
¹²Not field adaptable for modules
¹³Refer to page 2 for mounting option details

Options REC 120V GFCI Receptacle with weather-proof cover REC2 120V GFCI Receptacle with in-use cover REC3 USB & Duplex Receptacle with weather-proof cover REC4 USB & Duplex Receptacle with weather-proof cover TC⁹ Top Cover (non-lit) PC¹⁰ Button-style photocell MSxx^{8,10} Motion Sensor with optional photocell (Meets Title 24 requirements) See p. 8 for order code ¹⁴Include angular orientation on page 8
¹⁵Not field adaptable to a lit top
¹⁶DM, HLXX, or MS only. Cannot be combined. PC or MS only. Cannot be combined.

Product Modifications

Please list modification requirements for review by factory:



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

Approvals

Date:

Page 1 of 9
(Rev. 05/2022)
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CITY HALL, MARKET SQUARE PLAZA AND
GARAGE RENOVATION

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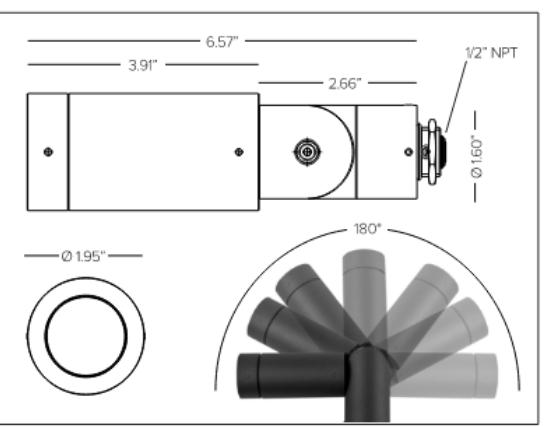
LIGHTING DESIGN
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BULLETT

Compact Adjustable Floodlight Projector



BULLETT shown in Ferrite Dark Grey finish.



CONCEPT

Compact projector flood light for high intensity applications.

MECHANICAL CHARACTERISTICS

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

CERTIFICATIONS

cULus Class 2 Wet Location Listed E479873.
Tested in accordance with LM-79-08.
Compliant for California installations.
IEC 62471
RoHS3 EU 215/863

*CEC T24 JAB-2019-E certified, BULLETT in conjunction with DMLE601242UD driver.

WARRANTY

5 year limited warranty

*Fixture suitable for use in marine grade environments. Not to be in direct contact with salt or corrosive agents for extended periods of time.

SUSTAINABILITY

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

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PROPOSED LIGHTING CUT SHEETS

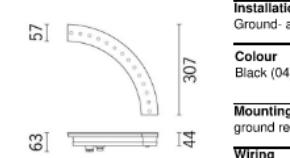
Lun-Up Evo

Design Dean Skira

iGuzzini

Last information update: November 2024

Product configuration: BE16-X584.04

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

Product code

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

Technical description

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

Installation
Ground- and pavement-recessed, using the outer casing, to be ordered separately.Colour
Black (04) Weight (Kg)
1.15Mounting
ground recessedWiring
Luminaire equipped with 24V dc electronic circuit and electronic ballast to be ordered separately.Accessory code
X584.04: Plastic casing for underfloor installation ++ junction closing caps for continuous line - BlackTechnical description
Plastic (glass fibre-reinforced polypropylene) outer casing with side caps. Complete with lower base and upper cap in pre-galvanised sheet steel. The package includes a plastic (polypropylene) joint for joining two or more consecutive outer casings.Installation
Ground- and pavement-recessed. A drainage channel must be created or gravel inserted for drainage under the outer casing before installation.Colour
Black (04) Weight (Kg)
1.3

Complies with EN60598-1 and pertinent regulations

Technical data

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

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CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

ALEXANDRIA, VA

BE16_EN 1 / 2

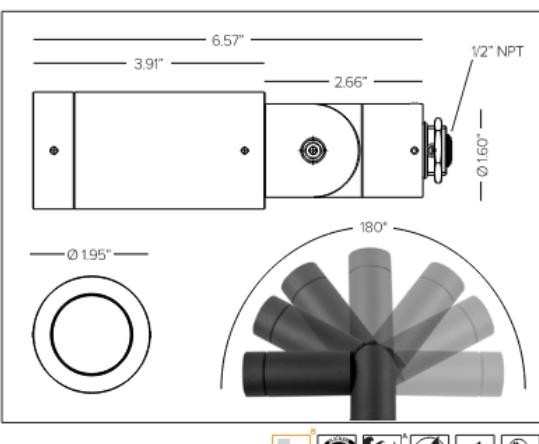
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PROJ NO. 058-10046-000

BULLETO

Compact Adjustable Floodlight Projector



BULLETO shown in Ferrite Dark Grey finish.



CONCEPT

Compact projector flood light for high intensity applications.

MECHANICAL CHARACTERISTICS

Housing	19.5 Dia. X 6.57"
Materials	Aluminum body and joints for maximum heat dissipation.
Finish	Textured finish.
● Ferrite Dark Grey	● Heritage Brown ● Bronze
● Black	● White ● Sandstone Grey
Power Connection	Pre-cabled with 10' Belden direct burial 18ga 3 conductor cable for connection to remote power supply.
Functionality	Modular body for toolless maintenance. IP66 protection rated optical chamber with removable front cap for simple toolless field interchangeability of optics and accessories.
Mounting	Adjustable up to 180° on the vertical surface with aim lock set screw, 360° rotatable on the horizontal axis. Brass counter nut with 1/2" NPS mounting stem suitable for direct J-box mount. Optional installation accessories for additional mountings.
Weight	1.4lbs
Protection	IP66
Impact	IK08

CERTIFICATIONS

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

WARRANTY

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

SUSTAINABILITY

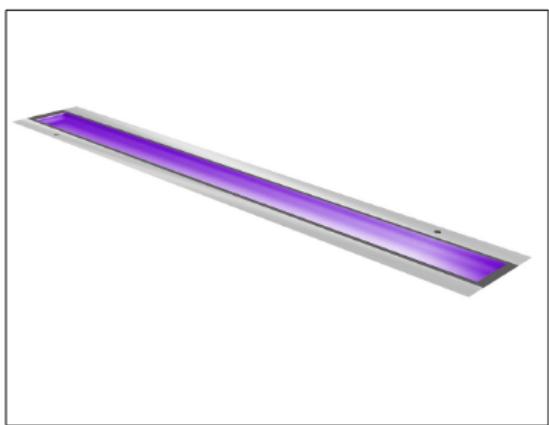
Luminaire designed for disposal/recycling at end-of-life. Replaceable LED light source and control gear by a Targetti technician.

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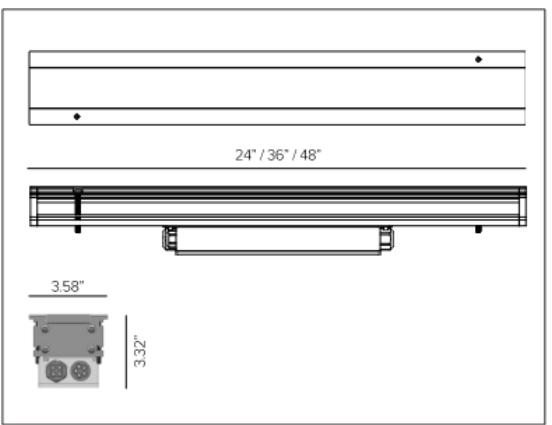
TARGETTI

JEDI RECESSED RGBW 'Q'

Dynamic Color Changing Recessed Linear LED Ingrade



JEDI Q RECESSED RGBW



CONCEPT

Powerful addressable RGBW recessed linear LED ingrade.

MECHANICAL CHARACTERISTICS

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

CERTIFICATIONS

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

WARRANTY

5 year limited warranty
 *Fixture body complete with marine grade cataphoresis suitable for use in marine grade environments. Stainless Steel trim brushed finished surfaces may need to be cleaned occasionally to prevent collection of mineral deposits. Not to be in direct contact with salt or corrosive agents for extended periods of time.

*Temporary immersion up to 24 hours at a max depth of 2 meters. Installation of fixture requires proper drainage to prevent any standing water. Should not be used for permanent submersion.

SUSTAINABILITY

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

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CITY HALL, MARKET SQUARE PLAZA AND
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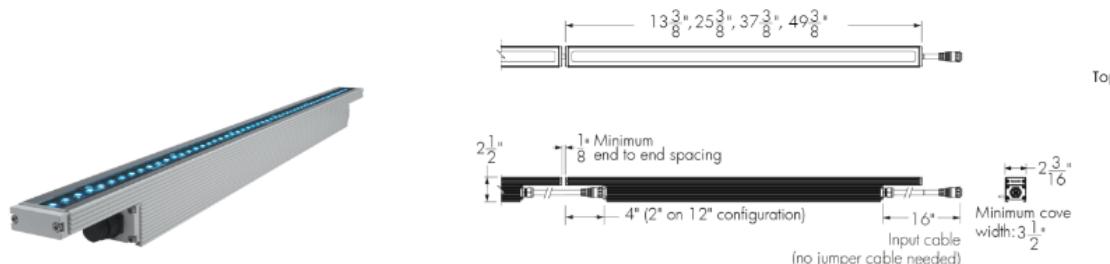
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Specification Sheet

Lumencove
Lumencove XT
LXT
COLOR CHANGING

Project Name _____
Qty _____
Type _____ Catalog / Part Number _____



Top view

Front and side views

Photometric Summary

1ft fixture [305mm]

	Delivered output (lm)	Power (W)
RGB RO	179	6
RGB HO	278	9
RGBW30K	202	5
RGBW40K	206	5
RGBA	148	5

2ft fixture [610mm]

	Delivered output (lm)	Power (W)
RGB RO	359	12
RGB HO	556	18
RGBW30K	403	10
RGBW40K	412	10
RGBA	295	10

3ft fixture [914mm]

	Delivered output (lm)	Power (W)
RGB RO	538	18
RGB HO	834	27
RGBW30K	605	15
RGBW40K	618	15
RGBA	443	15

4ft fixture [1219mm]

	Delivered output (lm)	Power (W)
RGB RO	717	24
RGB HO	1112	36
RGBW30K	807	20
RGBW40K	823	20
RGBA	590	20

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

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

Description

Features

Color and Color Temperature

Additive RGB Regular Output
Additive RGB High Output
Additive RGB + 3000K
Additive RGB + 4000K
Additive RGB + amber

Length (Nominal)

12 in, 24 in, 36 in, 48 in

Optics

110° x 110°

Option

Corrosion-Resistant Coating for Hostile Environments
3G ANSI C136.31-2010 Vibration Rating for Bridge Applications
CE (certification covers European Economic Area)

Power Consumption

5 W/ft RGBW30K, RGBW40K and RGBA versions, 6 W/ft RO RGB version, 9 W/ft HO RGB version

Warranty

5-year limited warranty

Rubber 3D

IP67 3D ETL

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

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

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

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

Drive-over: Walk-Over only.

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

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

Wattages: 1.5 W/ft Individual fixture wattage: 5W (39.5") - 25W (197") - 50W (394") 2.9 W/ft Individual fixture wattage: 9.8W (39.5") - 48W (197") - 76.8W (315")

Cable: Fixture comes with 0.82' of cable (Power cable required, ordered separately).

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

IK rating: IK 07

ETL Certification: ETL, wet location

Optics: Fixed, diffused.

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

CRI: 90

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

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



2.46"

See mounting instructions for field cutting

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

*Values shown for 3000K

Ordering Information (Required)									
RUB	Trim/Finish	3D			GE	Optic	Profile	Cable	Driver
RUB = Rubber	WH = White Finish CON = Concrete Finish ¹	3D = 3D	39 = 39.5" 197 = 197" 315 = 315.1" ² 394 = 393.9" ³	1.5 CV = 1.5W/ft / Remote Constant Voltage 24V DC (WH ONLY) 2.9 CV = 2.9W/ft / Remote Constant Voltage 24V DC	22 = 2200K ⁴ 27 = 2700K ⁴ 30 = 3000K 35 = 3500K ⁴ 40 = 4000K ⁴	GE = General Illumination C-K100007 83034 C-K100009 C-F400001 C-F400002 C-F400003 C-F400004 C-K100011 83351 C-K400168 C-K400169 C-F500004 C-F500005 C-K100032 99539 99521	E-W200001 E-W200002 99549 C-K100007 83034 C-K100009 C-F400001 C-F400002 C-F400003 C-F400004 C-K100011 83351 C-K400168 C-K400169 C-F500004 C-F500005 C-K100032 99539 99521	OT96-D010 D96-24V. JBX-DPH- D010 LUT96-L3D0	

¹ 3000K ONLY² 2.9W/ft ONLY⁴ N/A CON⁵ See page 2

linea
light
i-LED

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Inter-lux reserves the right to make technical changes without notice.



Updated 7.2025

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ALEXANDRIA CITY HALL

TYPE KX10



Traditional Colonial

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

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

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LANDSCAPE
200 S PEYTON ST
ALEXANDRIA, VA 22314

PROPOSED LIGHTING CUT SHEETS

CITY HALL, MARKET SQUARE PLAZA AND
GARAGE RENOVATION

ALEXANDRIA, VA

BAR CERTIFICATE OF
APPROPRIATENESS

DATE: 09/08/25

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PROJ NO. 058-10046-000

BevelLED® 2.2 Complete
4.5" Round Downlight - B4RD



Universal and Field Convertible - Trim | Trimless | Millwork



usailighting.com/beveled

FEATURES

- Field Flexibility between trimmed, trimless and millwork
- Dry/damp/wet location rated for bathrooms and showers, including trimless and millwork
- 1% dimming standard + more dimming options
- Clear overspray protector for installation convenience
- Full family platform
- Iconic beveled look
- Doubler kit for repeatable two head fixture configuration installations
- Collar extender accessory options available for thick ceiling installations, up to 2" thick

DOWNLIGHT PERFORMANCE DATA

See Page 4 for details

COMPANION FAMILY PRODUCTS



LED COLOR CHOICES

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

*Based on 3000K, 80+ CRI.

THE COMPLETE BEVELED FAMILY PLATFORM



USAI LIGHTING COLLABORATORY
13 Crosby Street
New York, NY 10013
845-234-4090
showroom@usailighting.com

USAI LIGHTING HEADQUARTERS
1126 River Road
New Windsor, NY 12553
T: 845-565-8500
info@usailighting.com

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8,456,109, 8,742,695, 9,671,091 and 7,832,889. Patents pending.
USAI, BevelLED, Classic White, Warm Glow and
Color Select are registered trademarks of USAI, LLC.
Revised 07/24/2025

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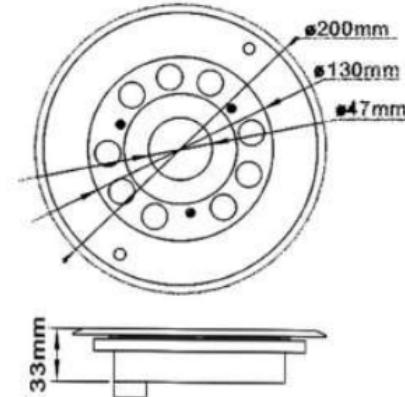
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PROPOSED LIGHTING CUT SHEETS

DFUL-32W/24VDC RGBW LED RING LIGHT

FLUSH MOUNT



Specification	Description
Input voltage	24VDC
Output power	32 watts (8X4W)
Rendering Index	>70Ra (warm white)
Beam angle	10°, 25°, Bead lens 10, 30, 45, 60
LEDs	Replaceable - Internal Driver
Material	Cast 316L Stainless Steel Silicone gasket - tempered glass lens
Face ring	316L SS Flush Mount
Color options	RGB-DMX, RGBW-DMX or White
White	CREE-XPE - 2700K to 6500K
LEDs operating life	> 50,000 hours
IP rating	IP68 - Certified Submersible or Dry
Cable	9 FEET - SOW 18/5 Longer cable can be ordered
Dimensions	Diameter 7.87" x 1.29" H - center opening 1.85"
Weight	3.2kgs
Certifications	cULus CSA22.2 no.89 - including swimming pools and splash pads - meets 680 standards
Installation	Submersible or Dry - optional threaded center adapter to fit 1" nozzle, 1 1/2" pipe



DELTA FOUNTAINS
ARCHITECTURAL & FLOATING FOUNTAINS

CM KLING + ASSOCIATES

CITY HALL, MARKET SQUARE PLAZA AND
GARAGE RENOVATION

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RENDERINGS

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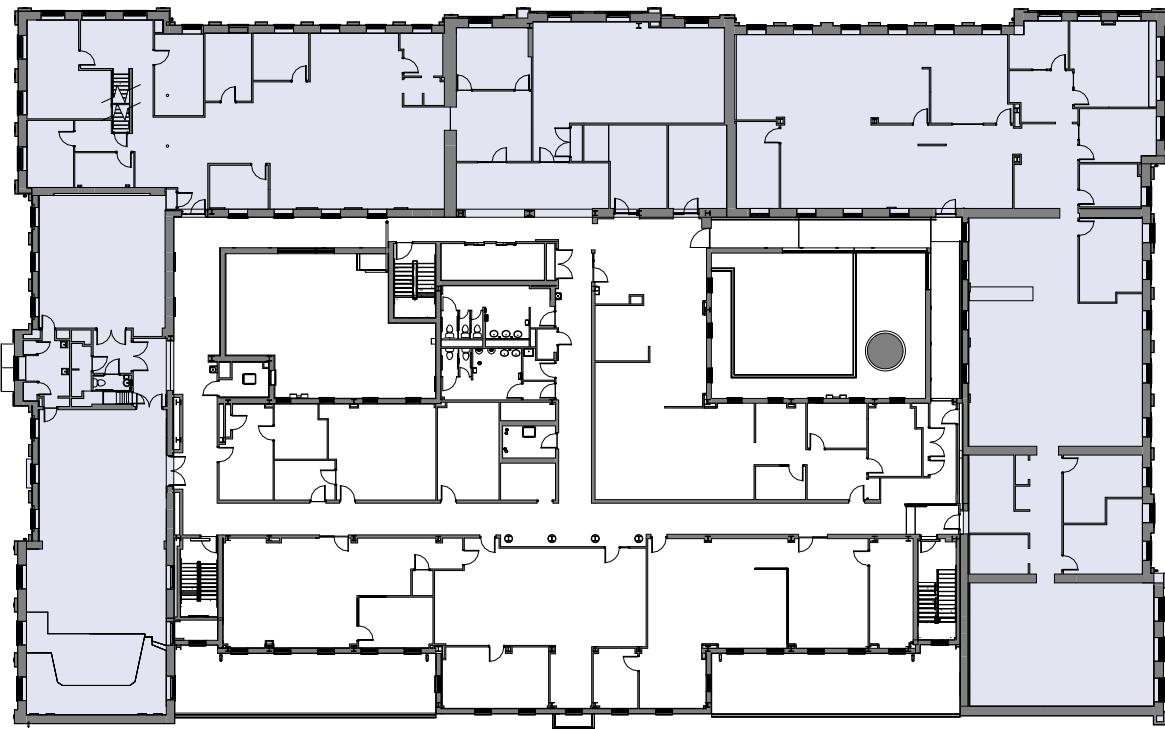
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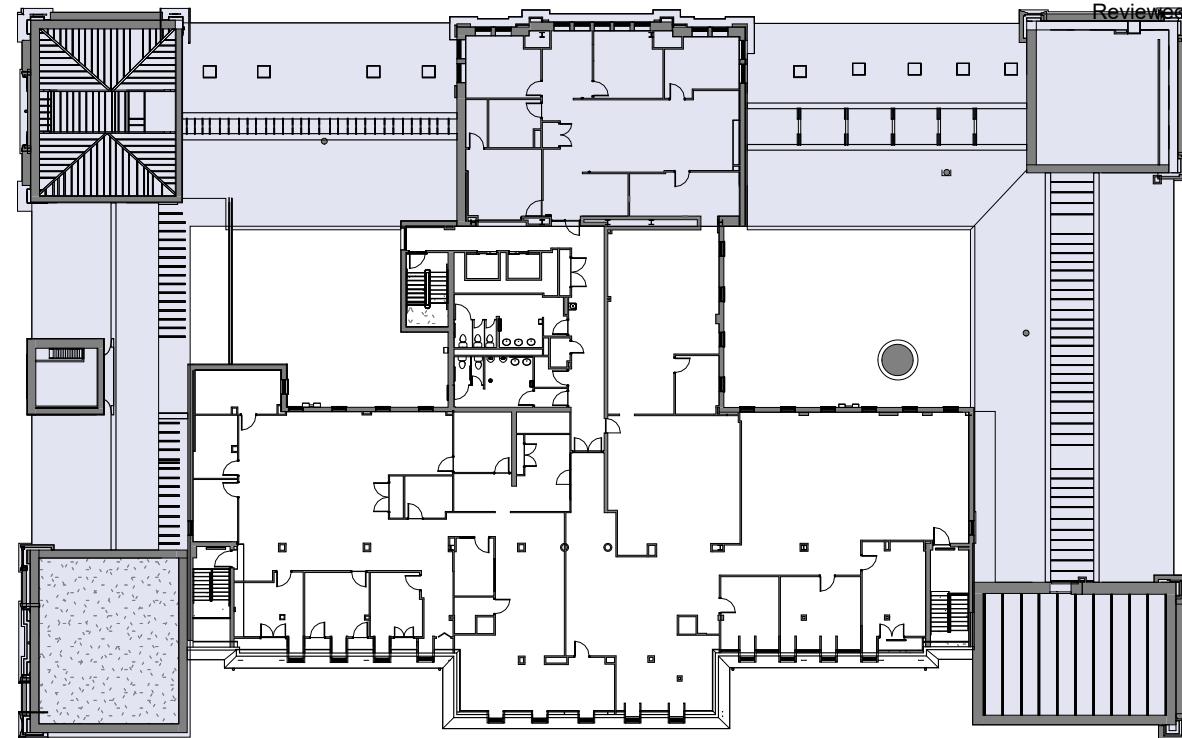
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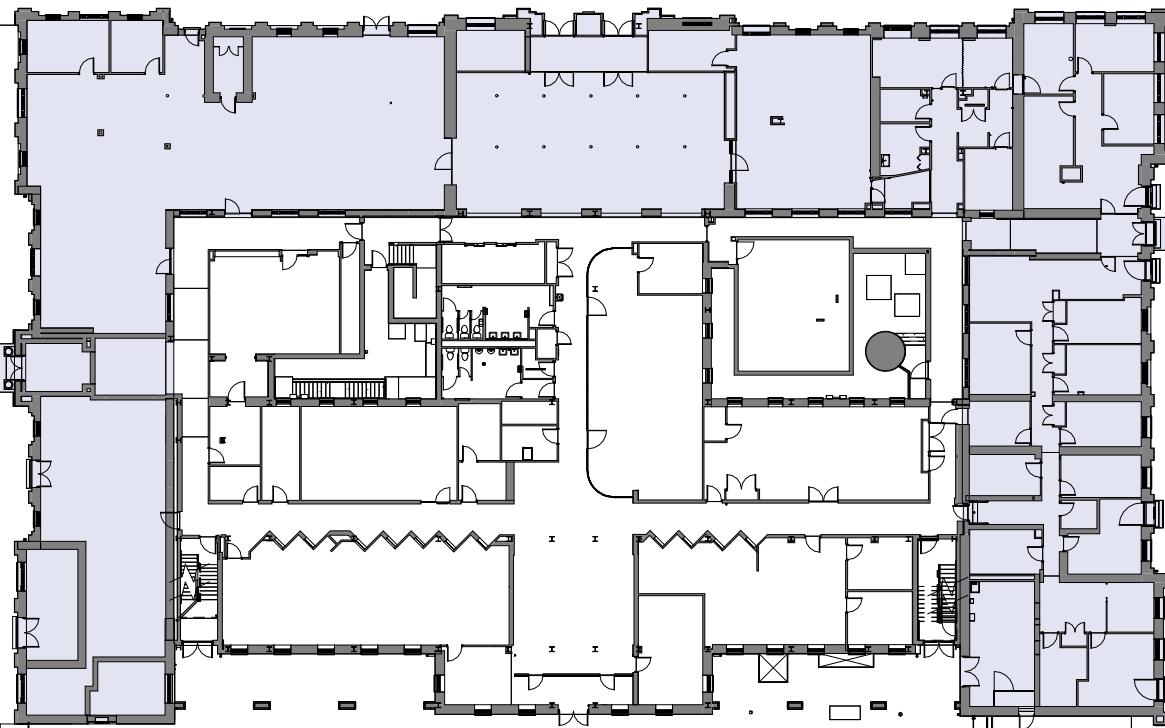
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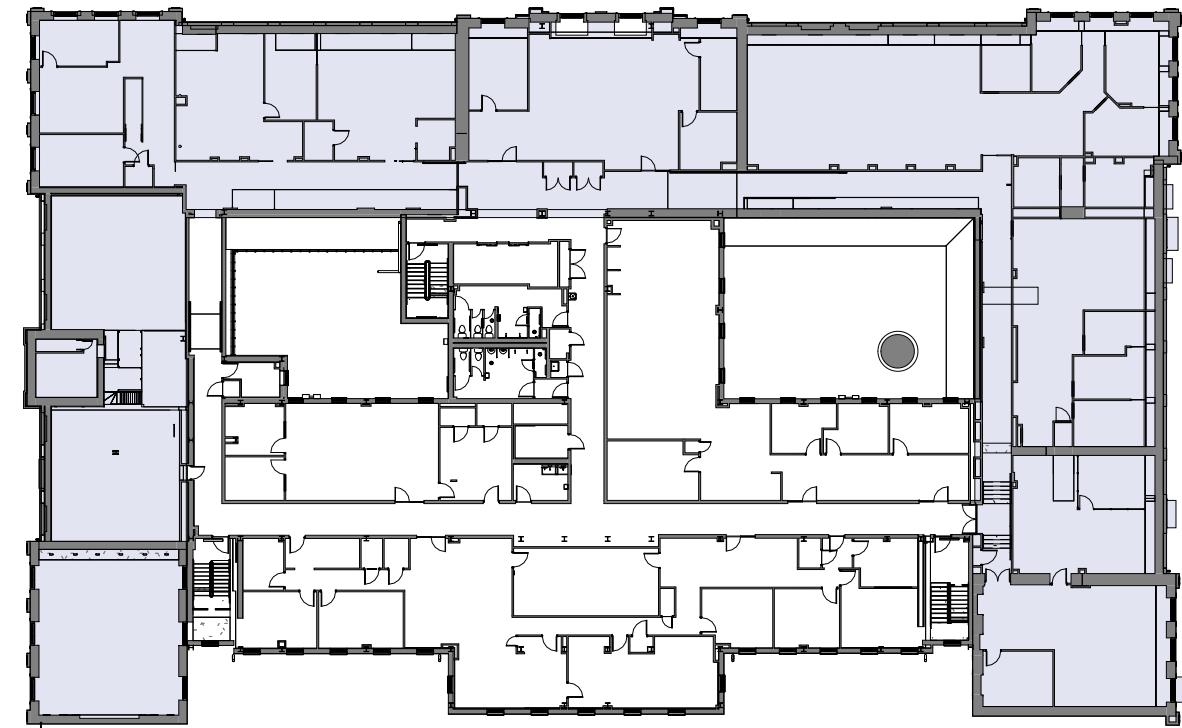
LEVEL 2 EXISTING FLOOR PLAN



LEVEL 4 EXISTING FLOOR PLAN



LEVEL 1 EXISTING FLOOR PLAN



LEVEL 3 EXISTING FLOOR PLAN

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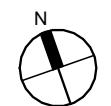
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EXISTING FLOOR PLANS



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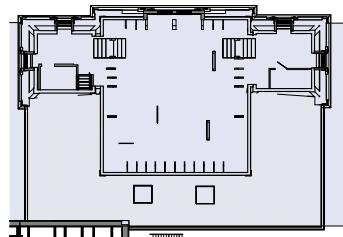
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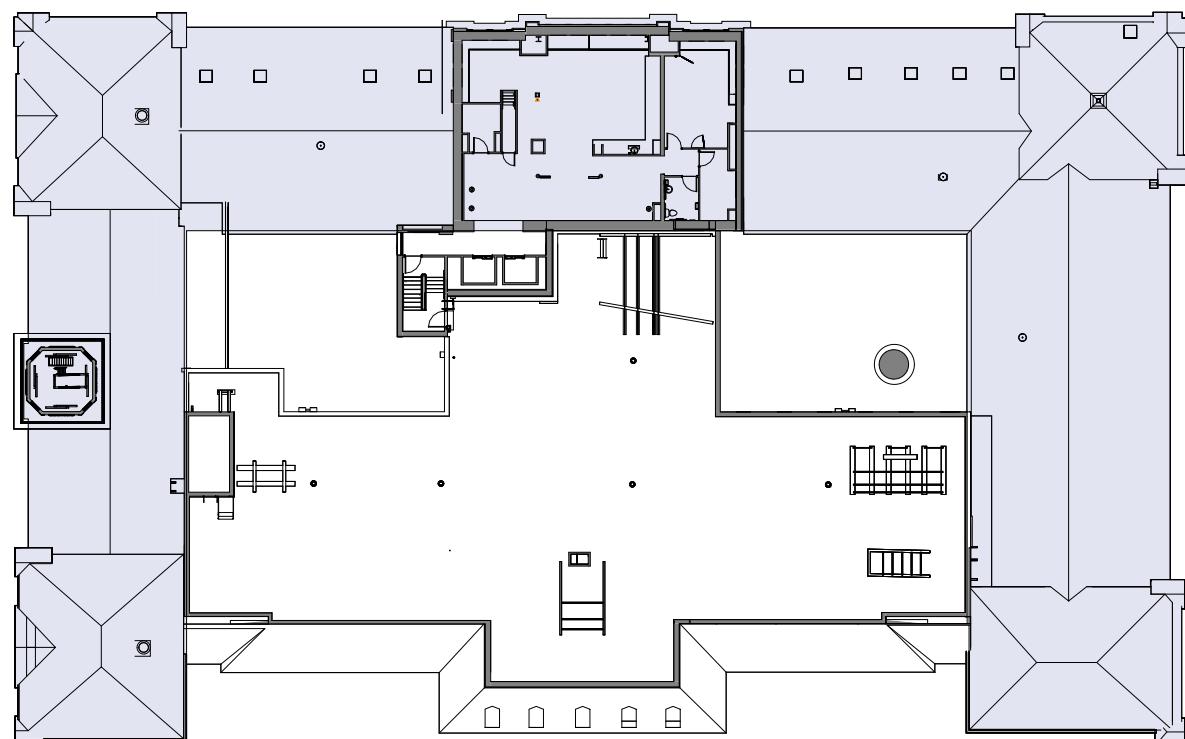
PLAN LEGEND



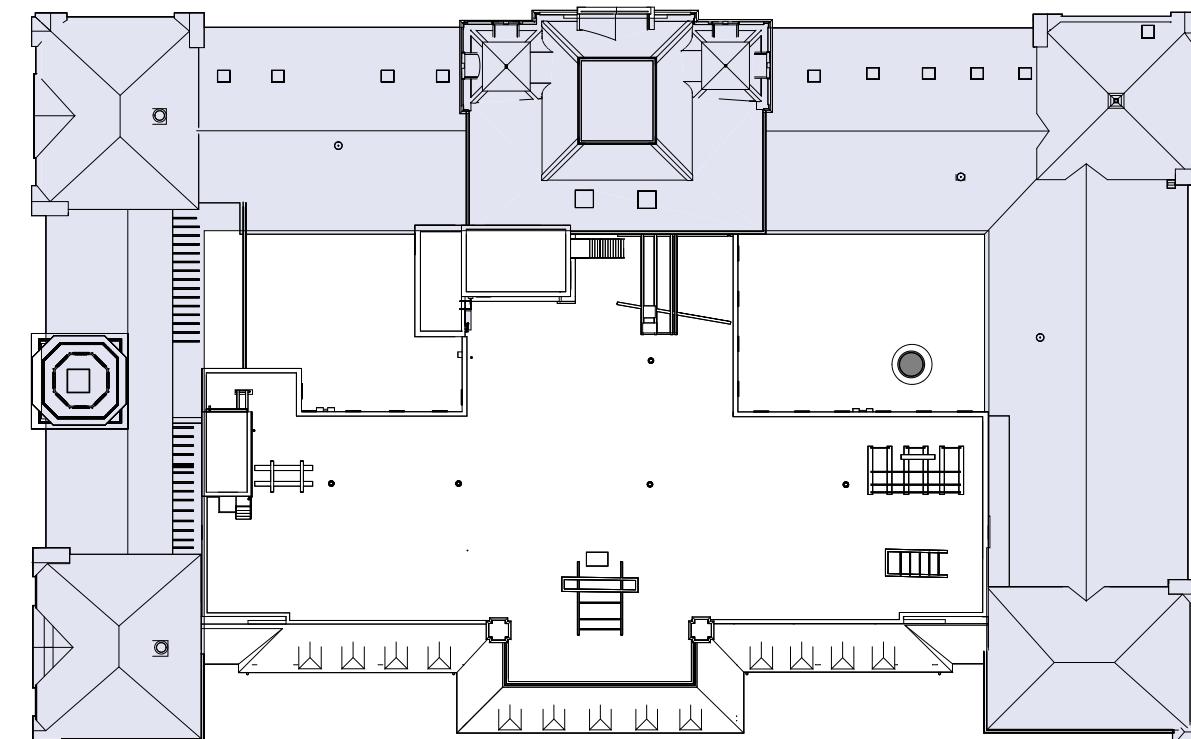
EXISTING BUILDING FABRIC,
PRE-1945



MEZZANINE EXISTING FLOOR PLAN



LEVEL 5 EXISTING FLOOR PLAN



ROOF EXISTING FLOOR PLAN

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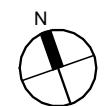
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EXISTING FLOOR PLANS



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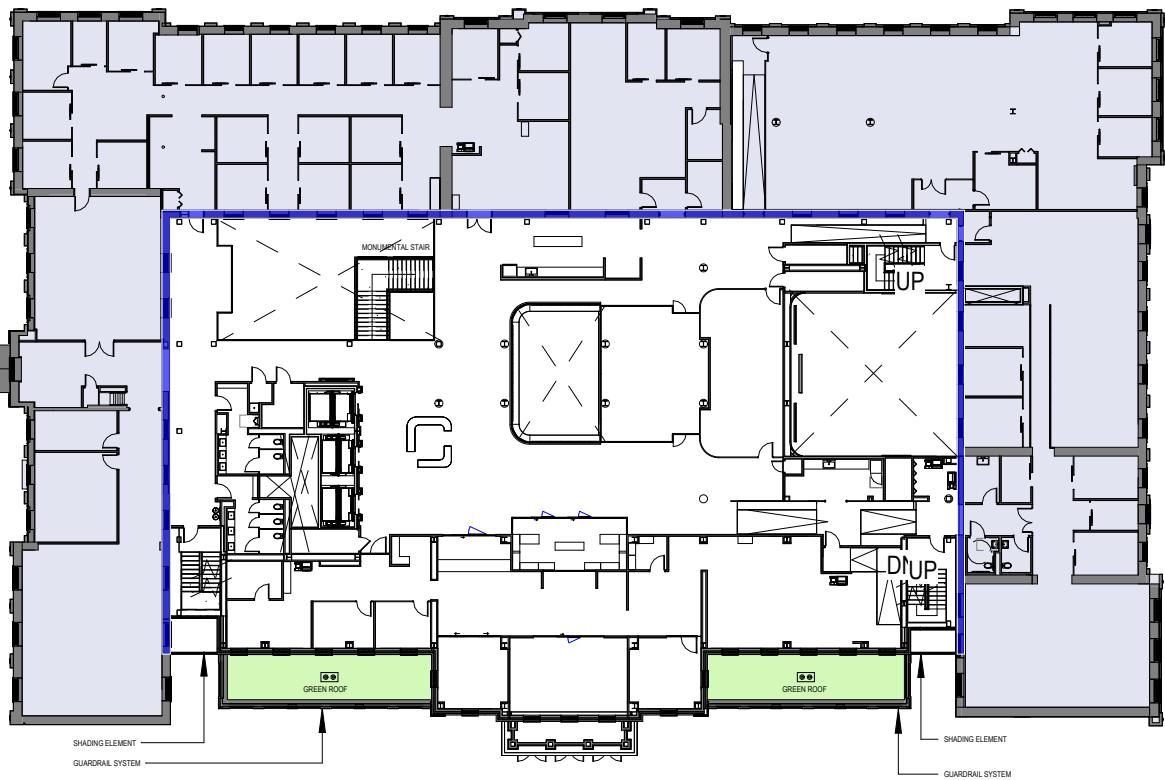
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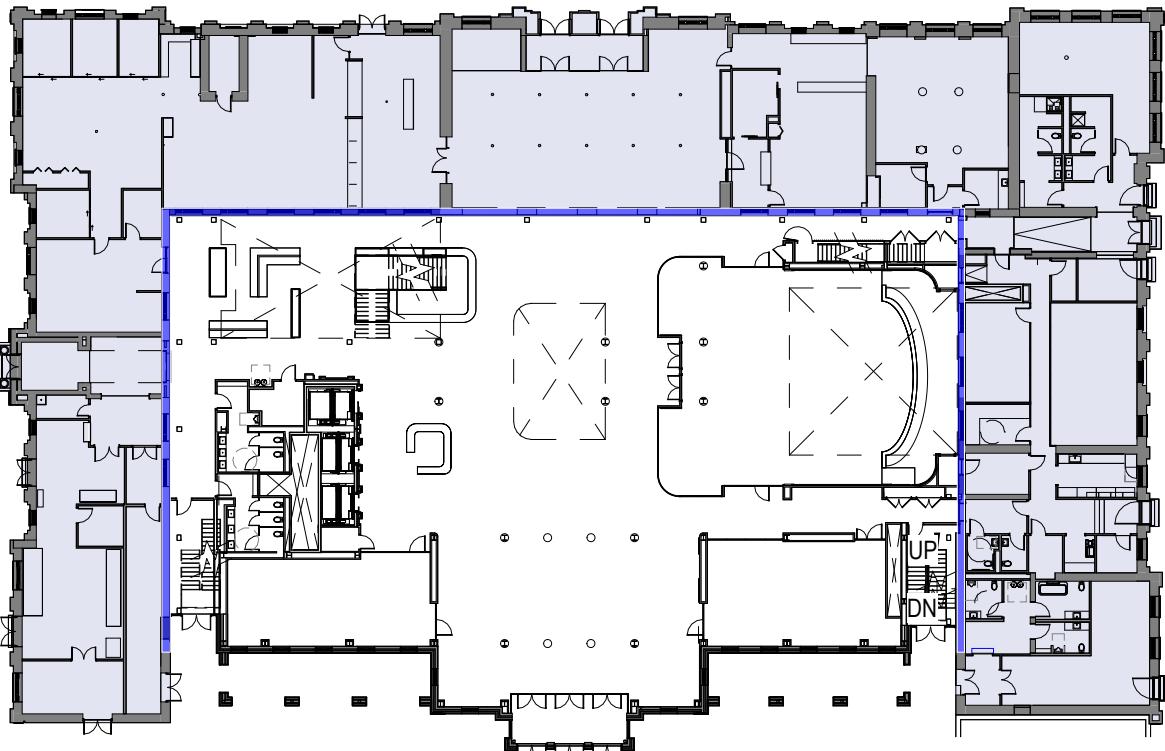
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LEVEL 2 FLOOR PLAN



LEVEL 1 FLOOR PLAN

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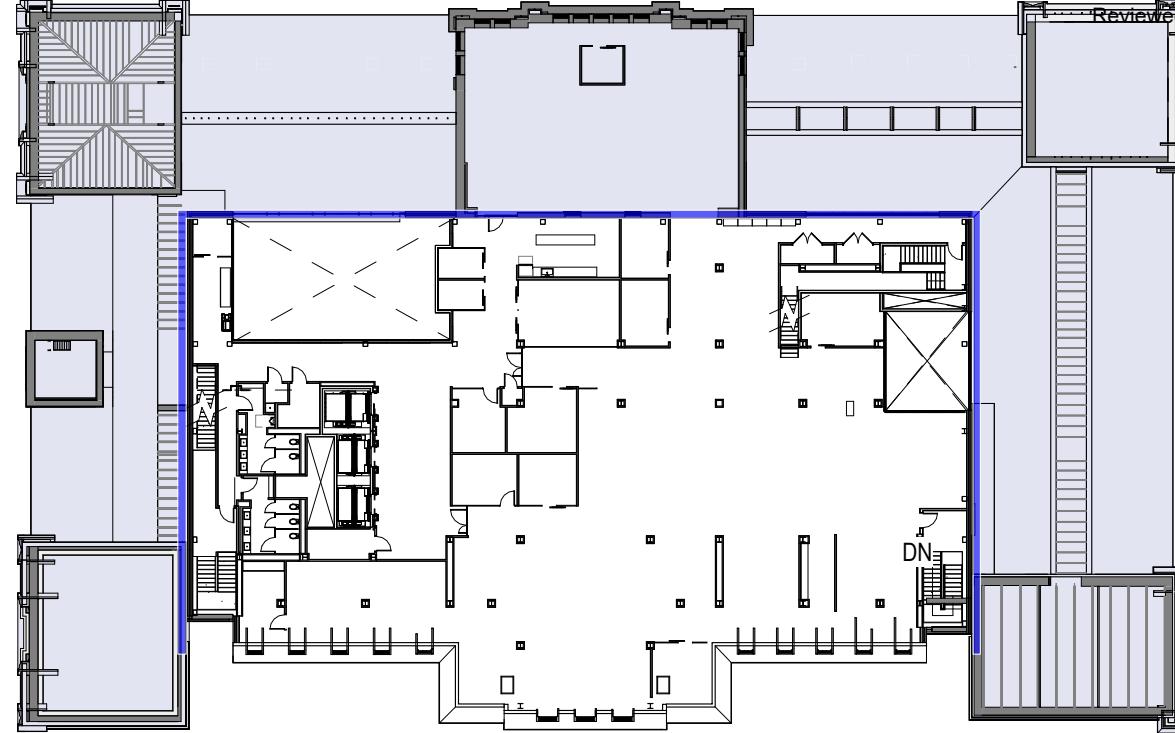
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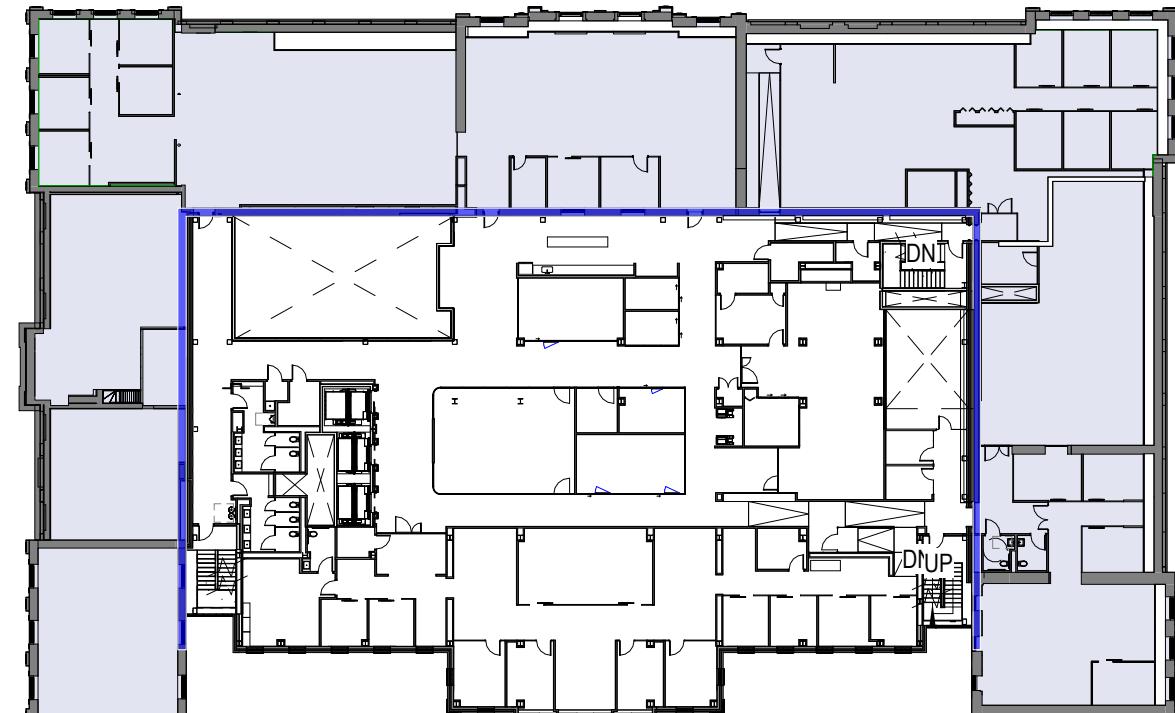
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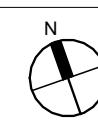
PROPOSED FLOOR PLANS



LEVEL 4 FLOOR PLAN



LEVEL 3 FLOOR PLAN



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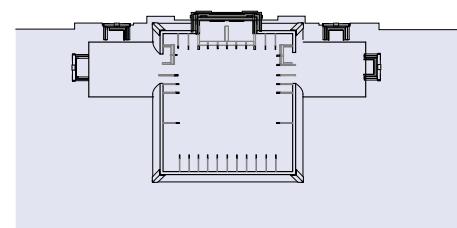
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PLAN LEGEND

EXISTING BUILDING FABRIC,
PRE-1945

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

GREEN ROOF



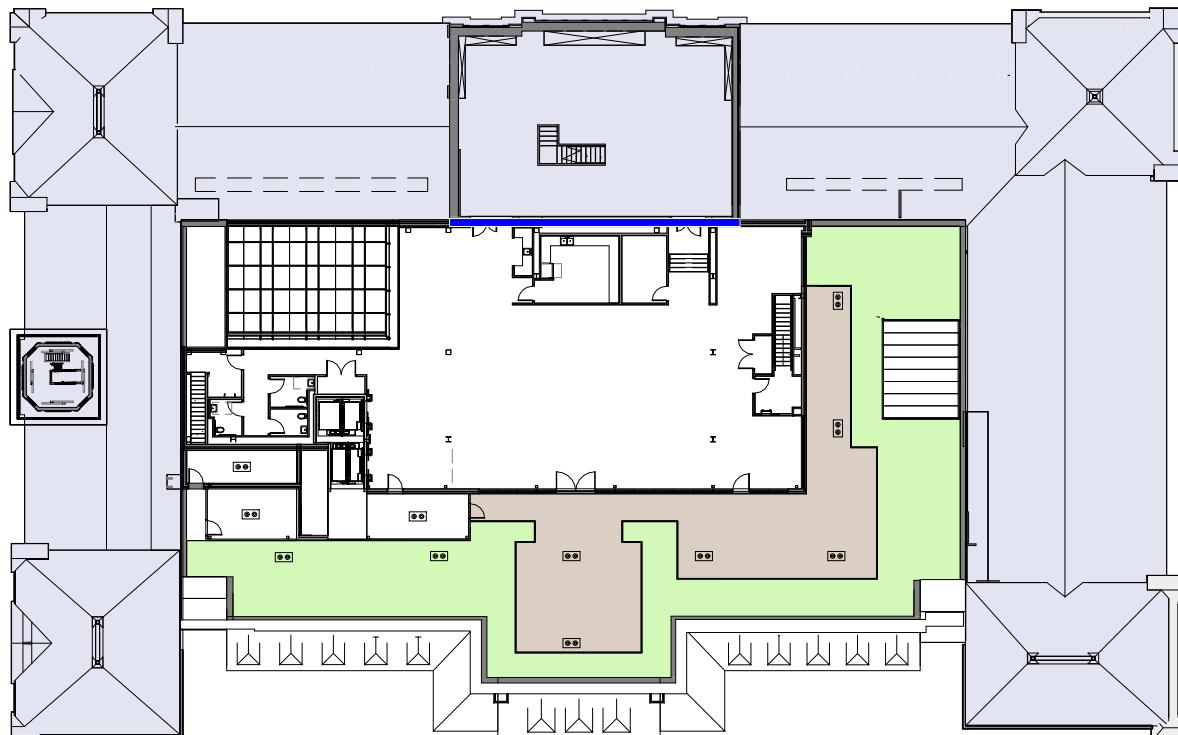
MEZZANINE FLOOR PLAN

ADD ALTERNATE: CIVIC SPACE AT MEZZANINE

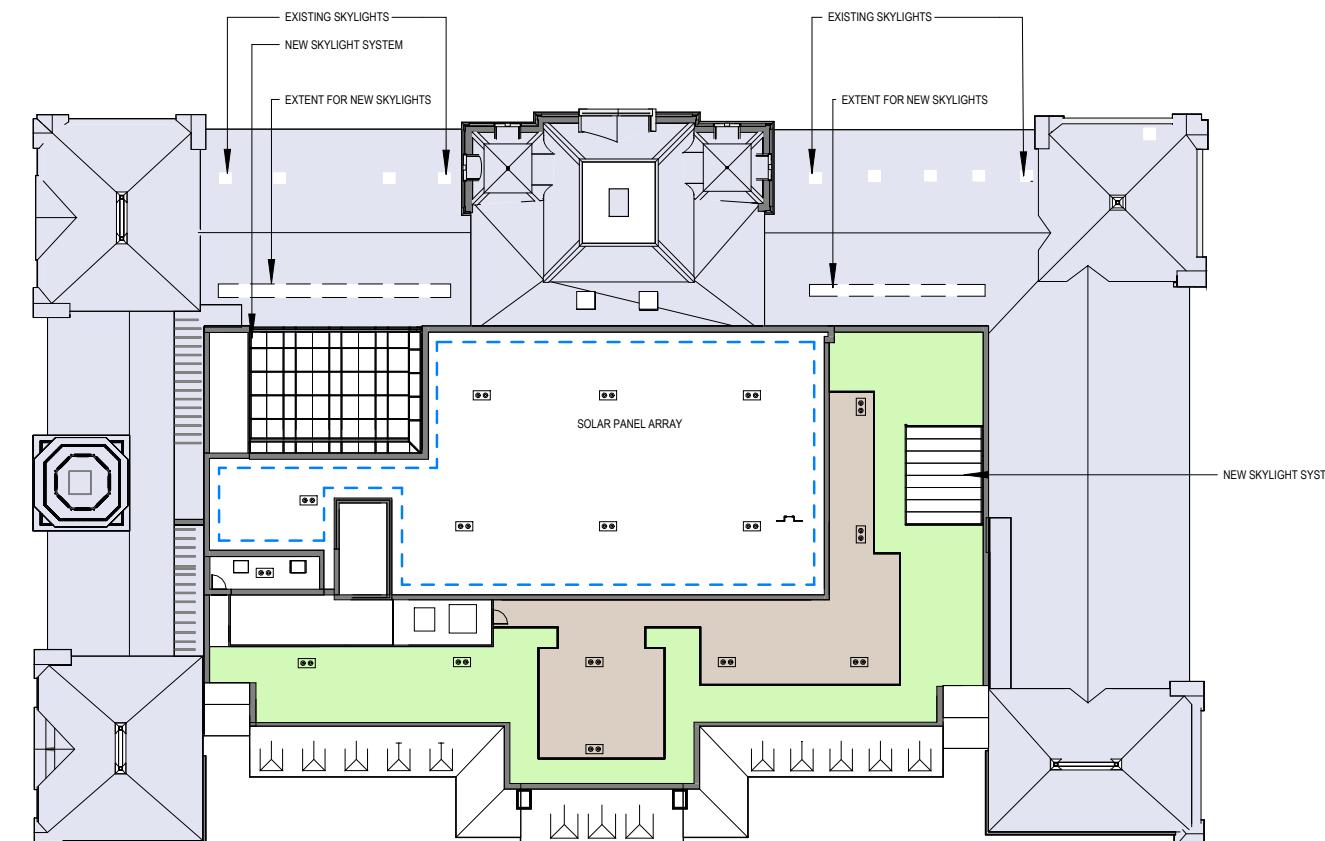


EXAMPLE OF TRADITIONAL PV PANELS

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



LEVEL 5 FLOOR PLAN



ROOF PLAN

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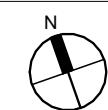
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PROPOSED FLOOR PLANS & ROOF PLAN



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

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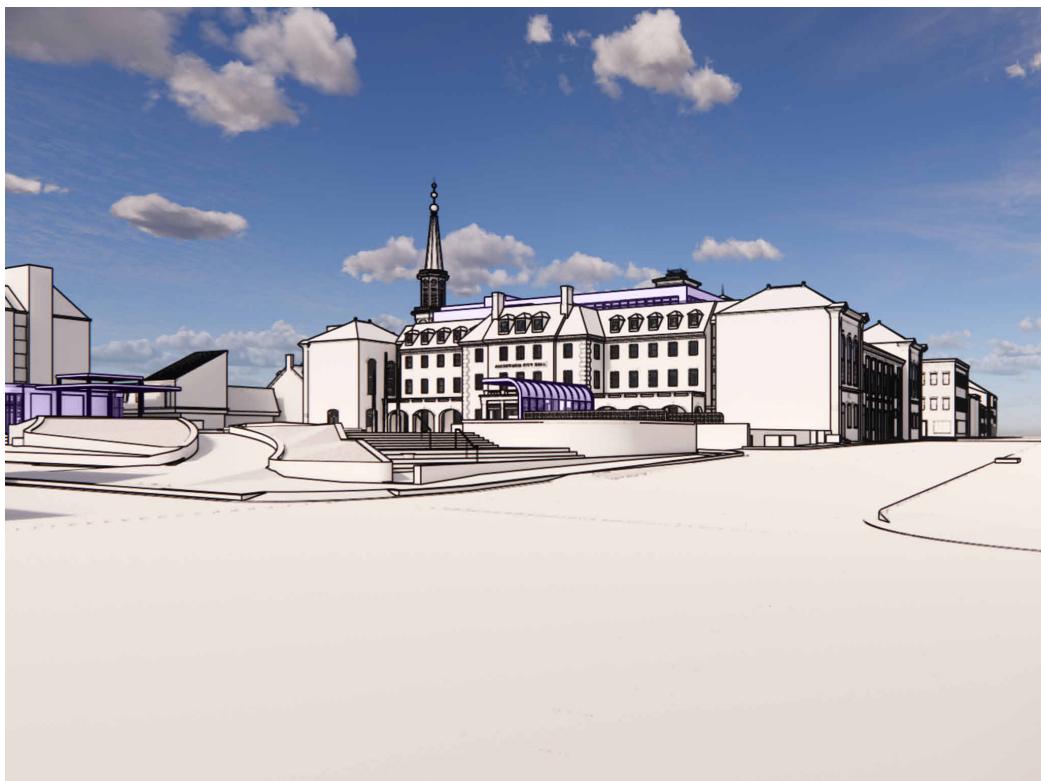
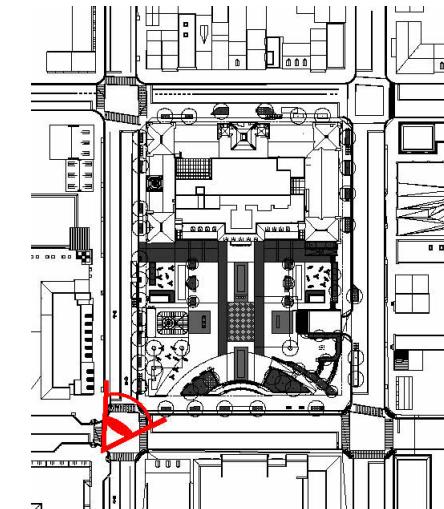
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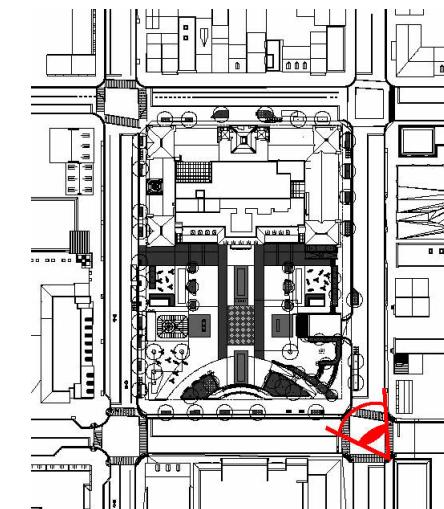
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STREET VIEW AT INTERSECTION OF S. ROYAL & KING ST.

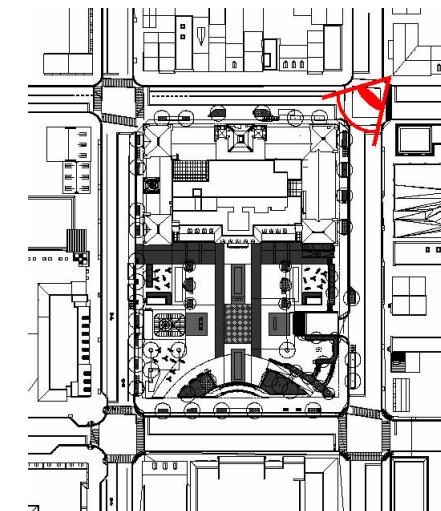


STREET VIEW AT INTERSECTION OF S. FAIRFAX & KING ST.

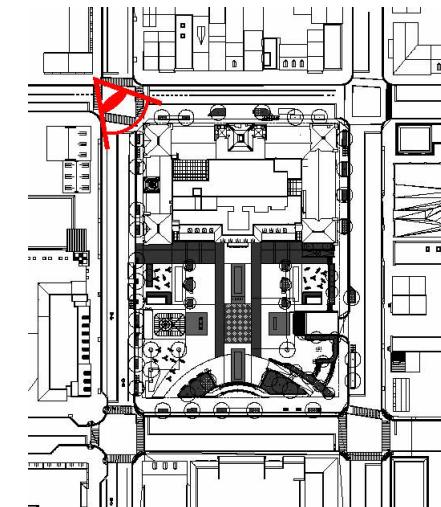




STREET VIEW AT INTERSECTION OF N. FAIRFAX & CAMERON ST.



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



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MASSING STUDIES

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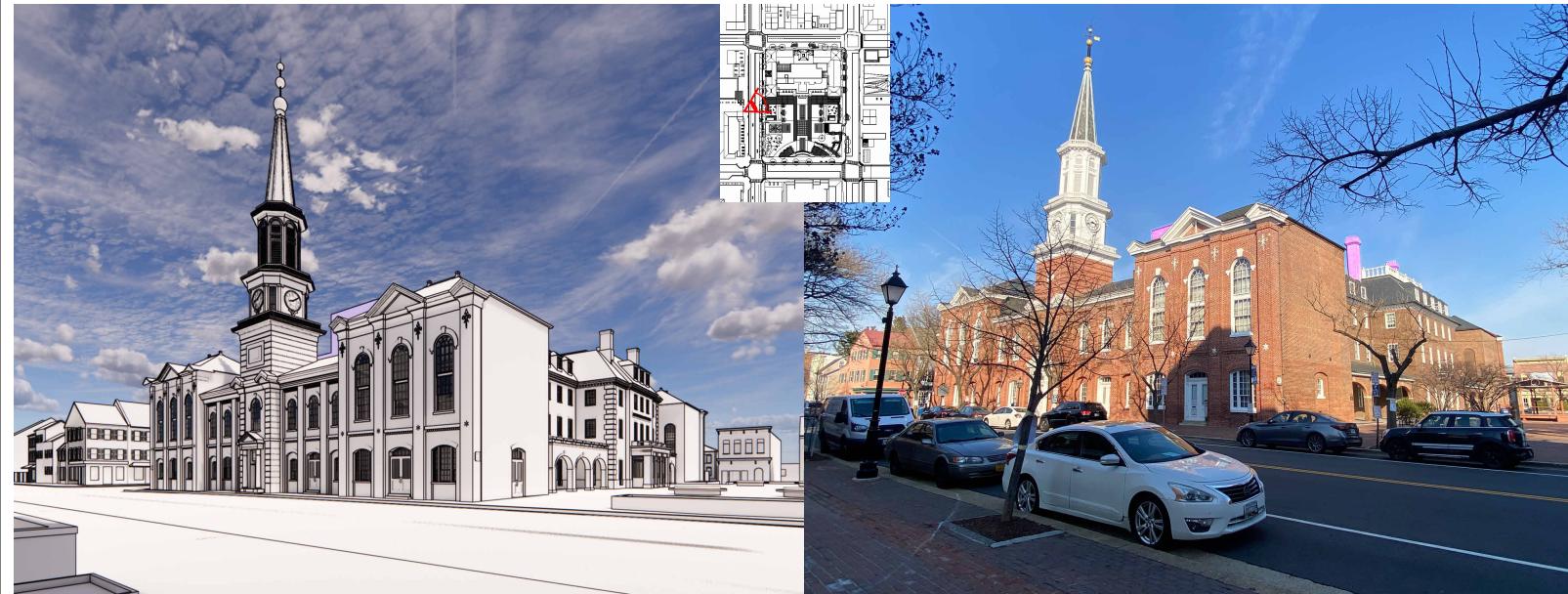
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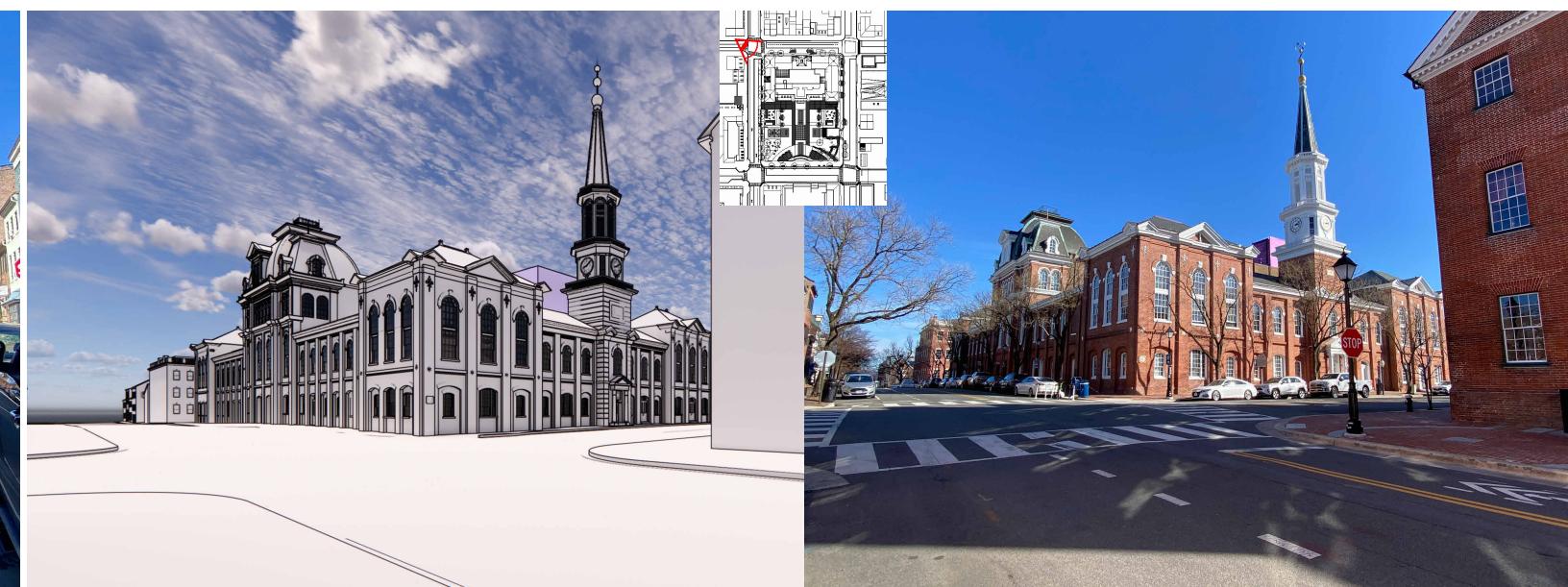
STREET VIEW AT INTERSECTION OF N. ROYAL



STREET VIEW AT N. FAIRFAX



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



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

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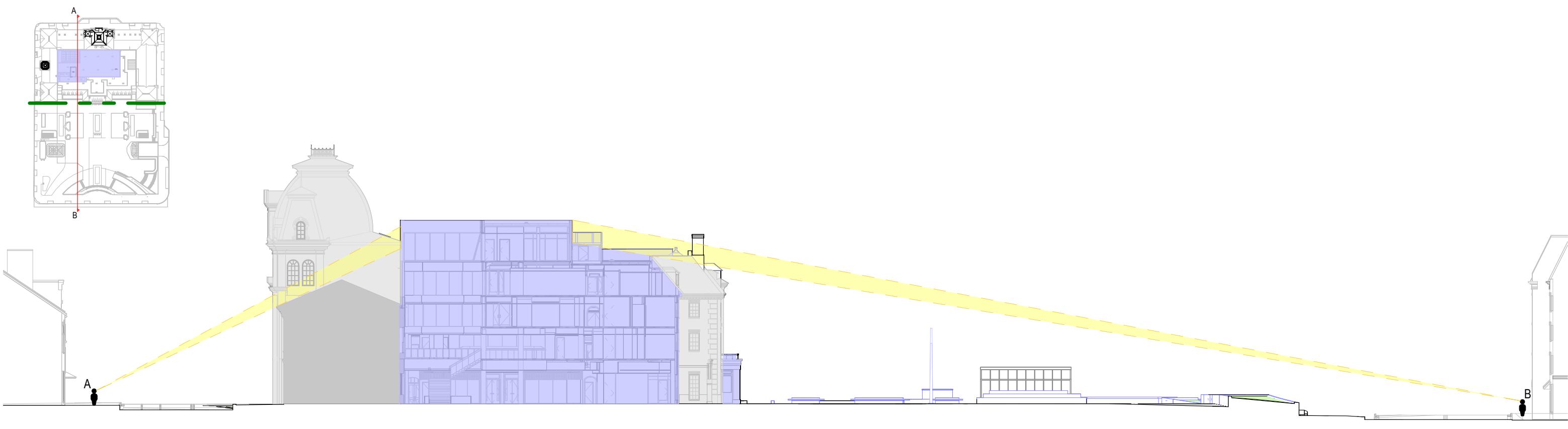
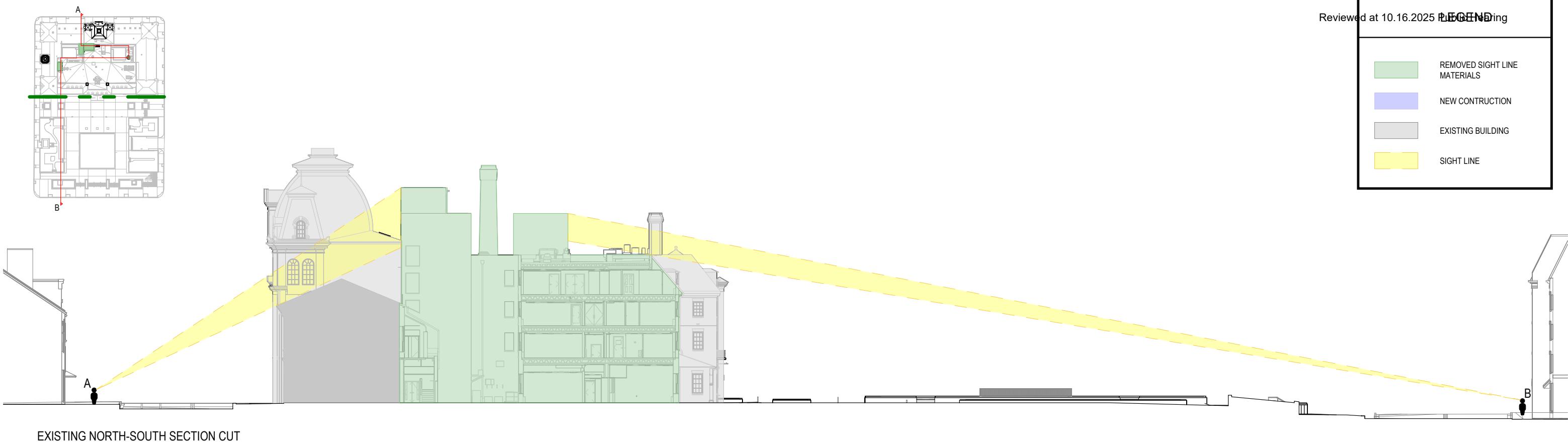
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SIGHT LINE DIAGRAMS CURRENT AND POST-RENOVATION NORTH-SOUTH SECTION CUT

**CITY HALL, MARKET SQUARE PLAZA AND
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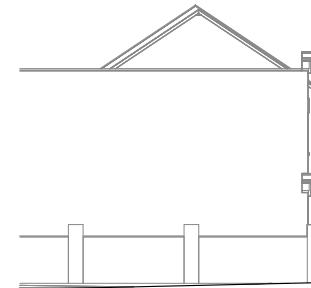
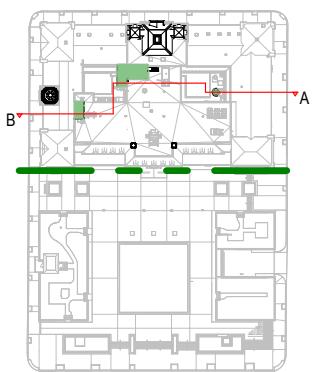
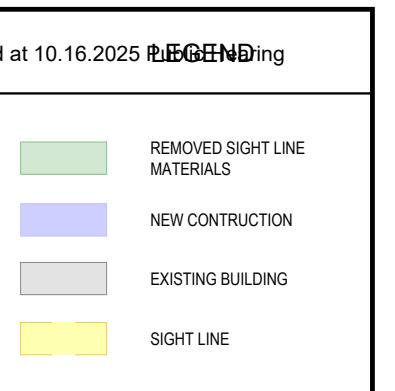
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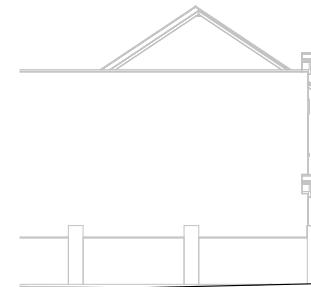
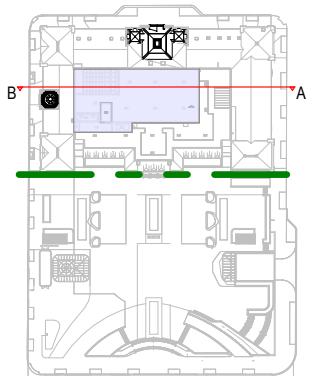
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EXISTING EAST-WEST SECTION CUT



PROPOSED EAST-WEST SECTION CUT



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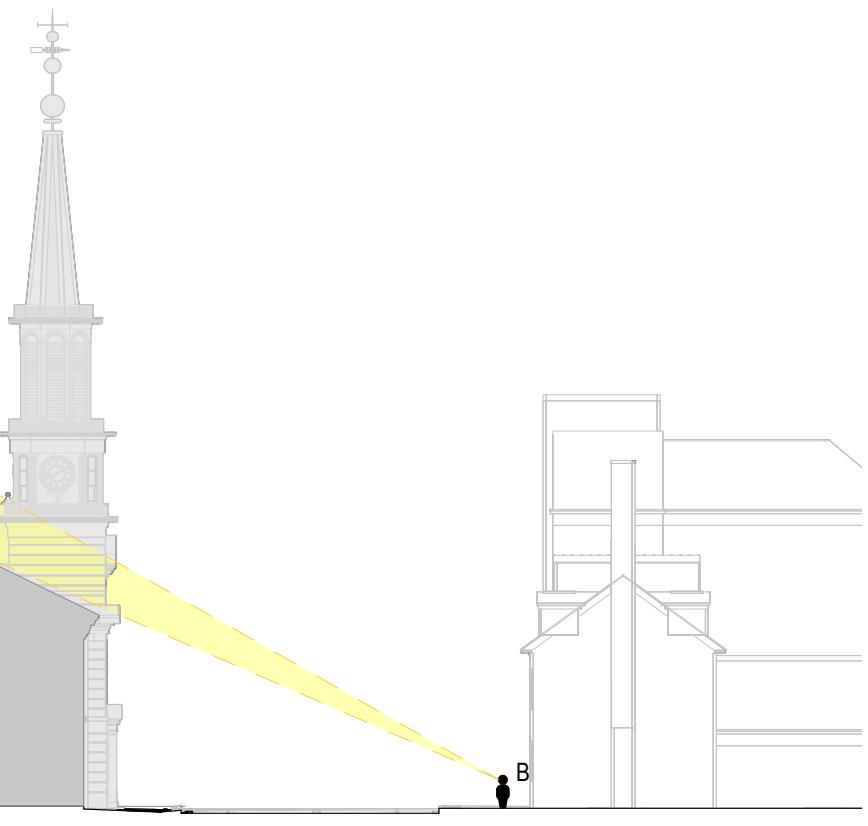
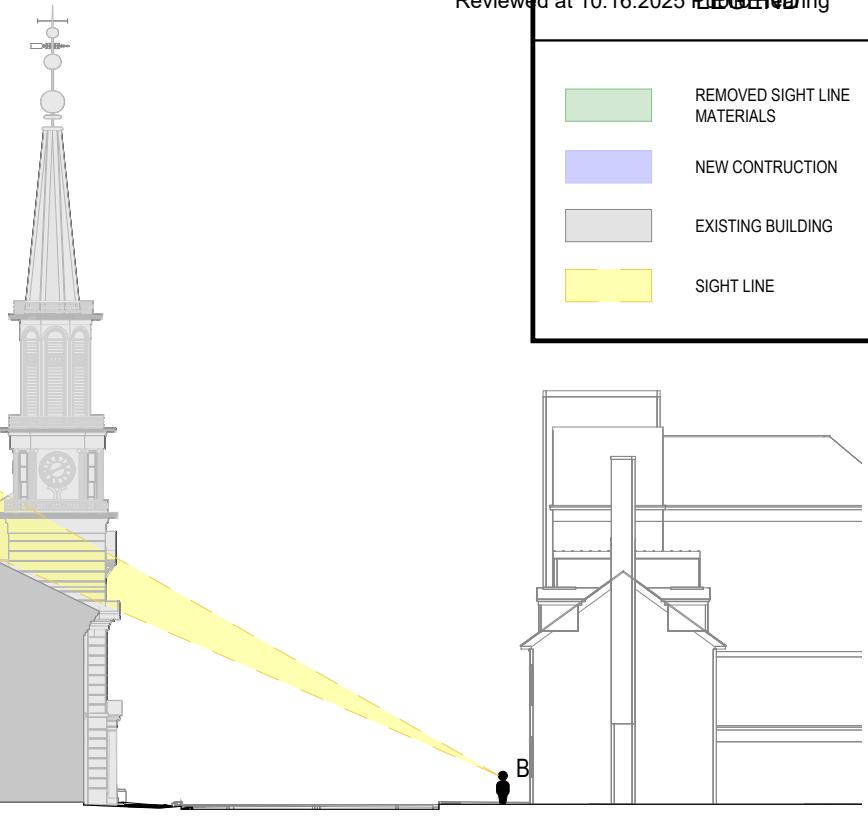
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SIGHT LINE DIAGRAMS CURRENT AND POST-RENOVATION EAST-WEST SECTION CUT



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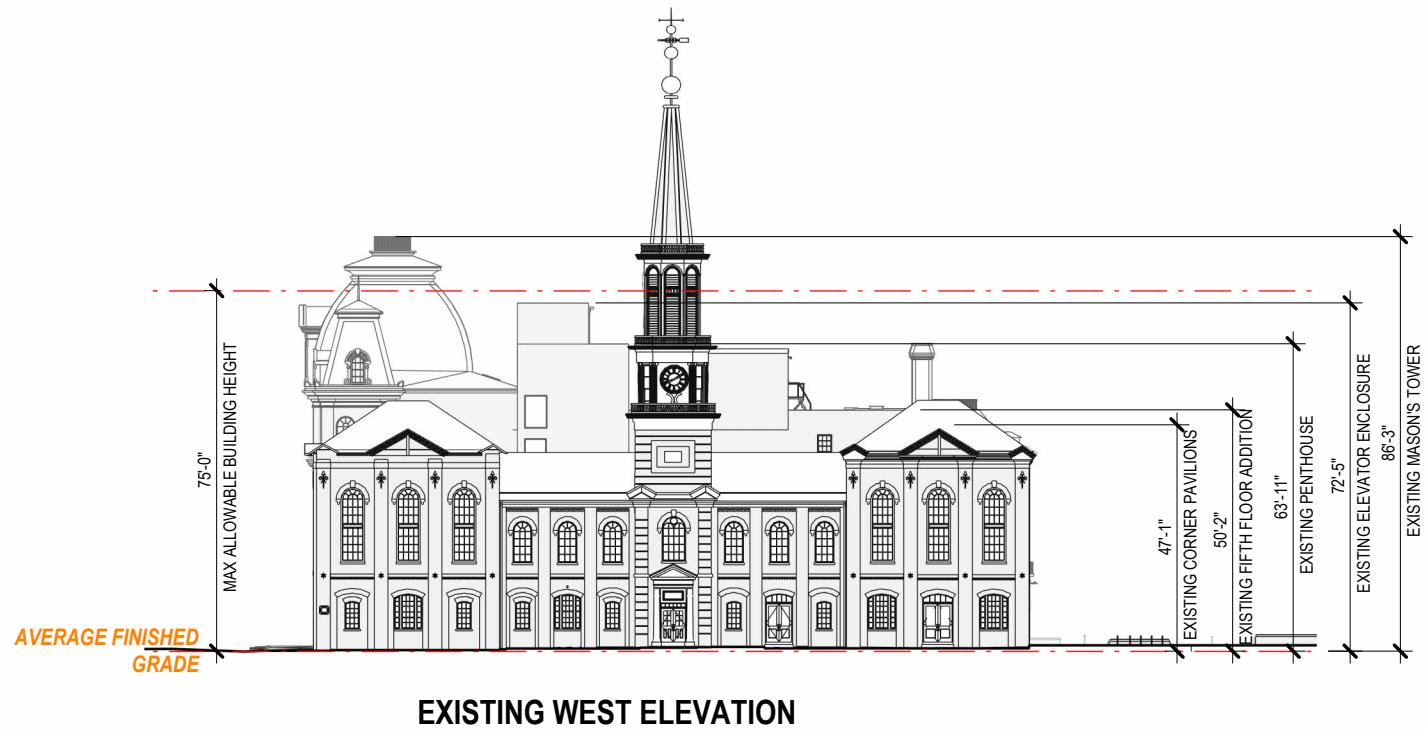
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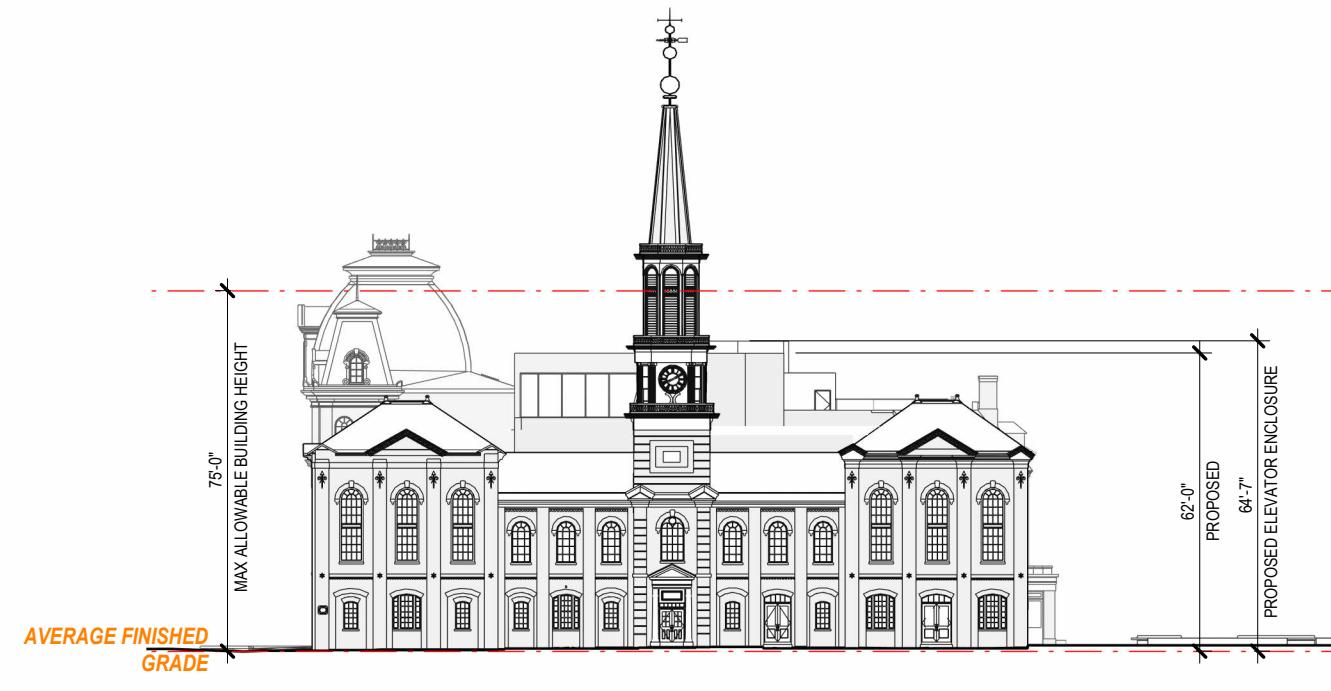
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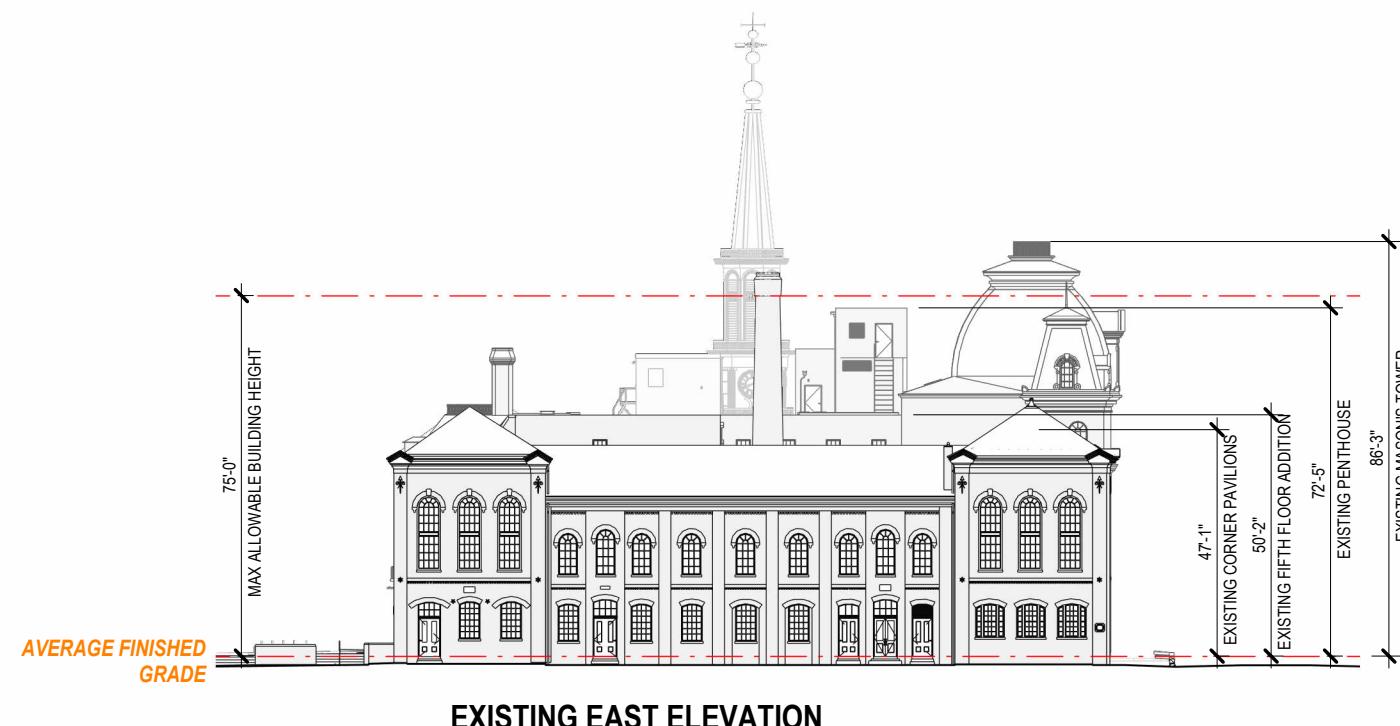
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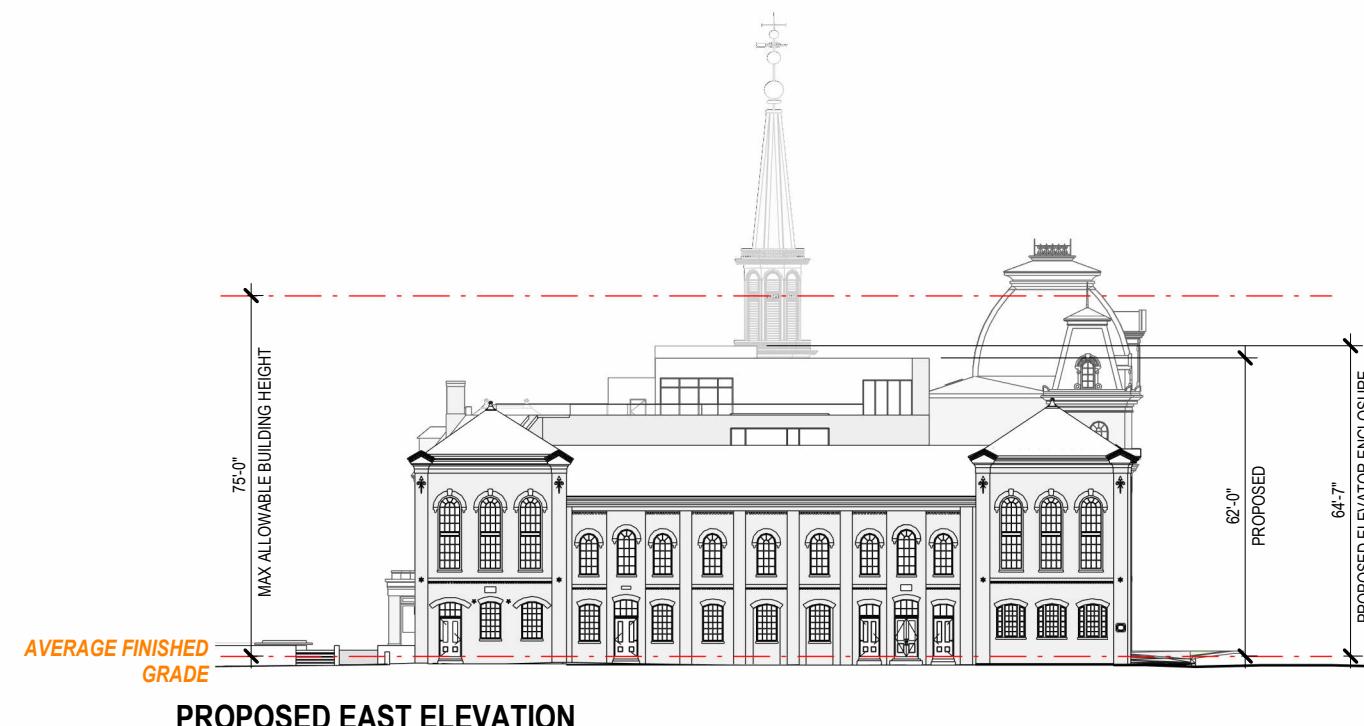
EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION



EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION

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

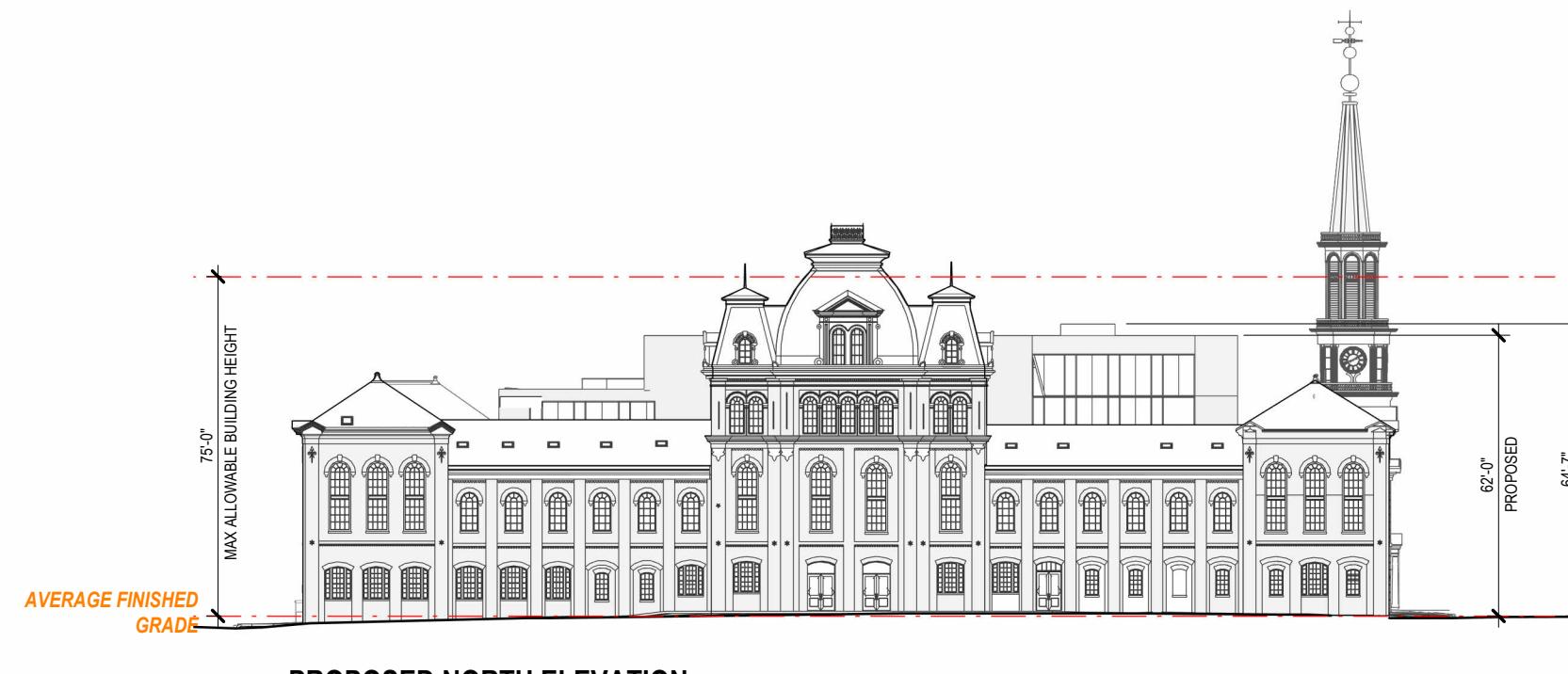
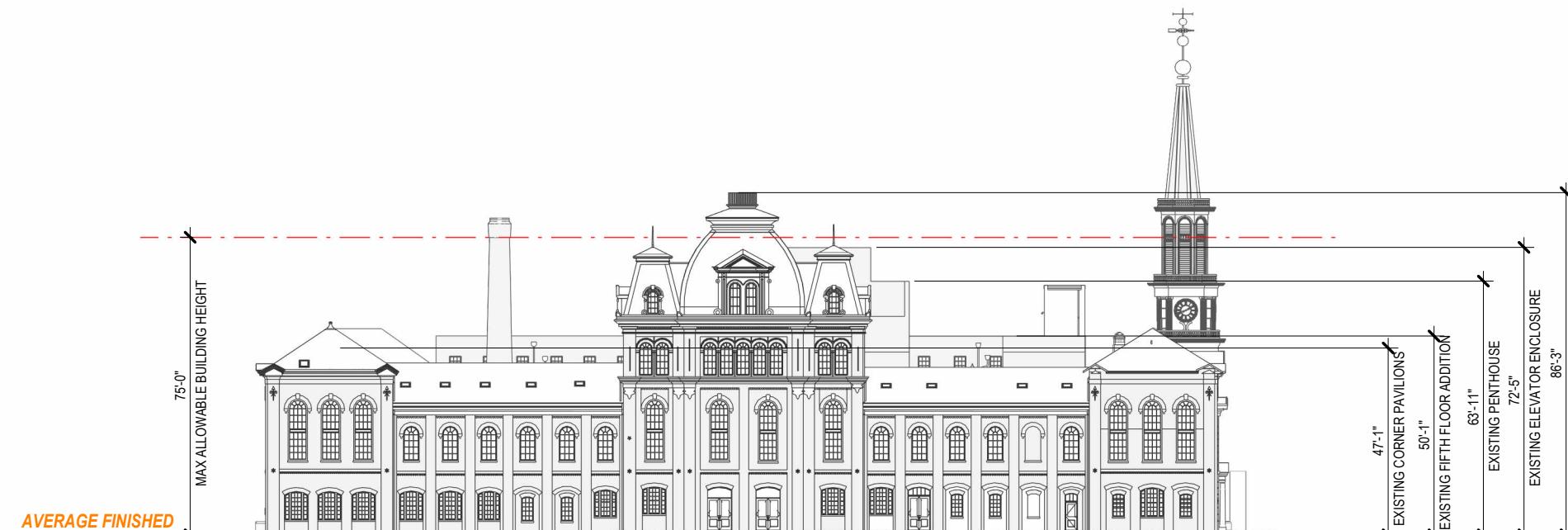
CITY HALL, MARKET SQUARE PLAZA AND
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EXISTING & PROPOSED CAMERON STREET (NORTH) ELEVATIONS

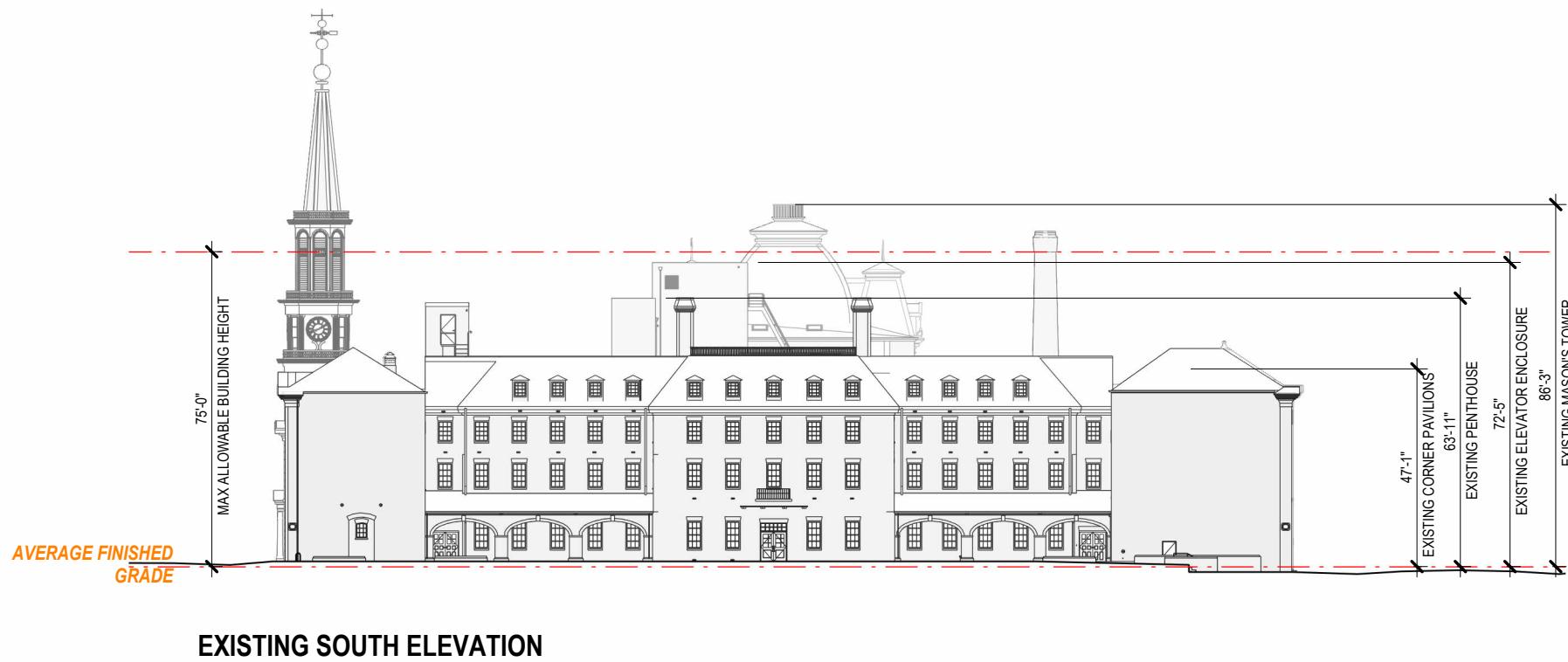
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EXISTING & PROPOSED KING STREET (SOUTH) ELEVATIONS

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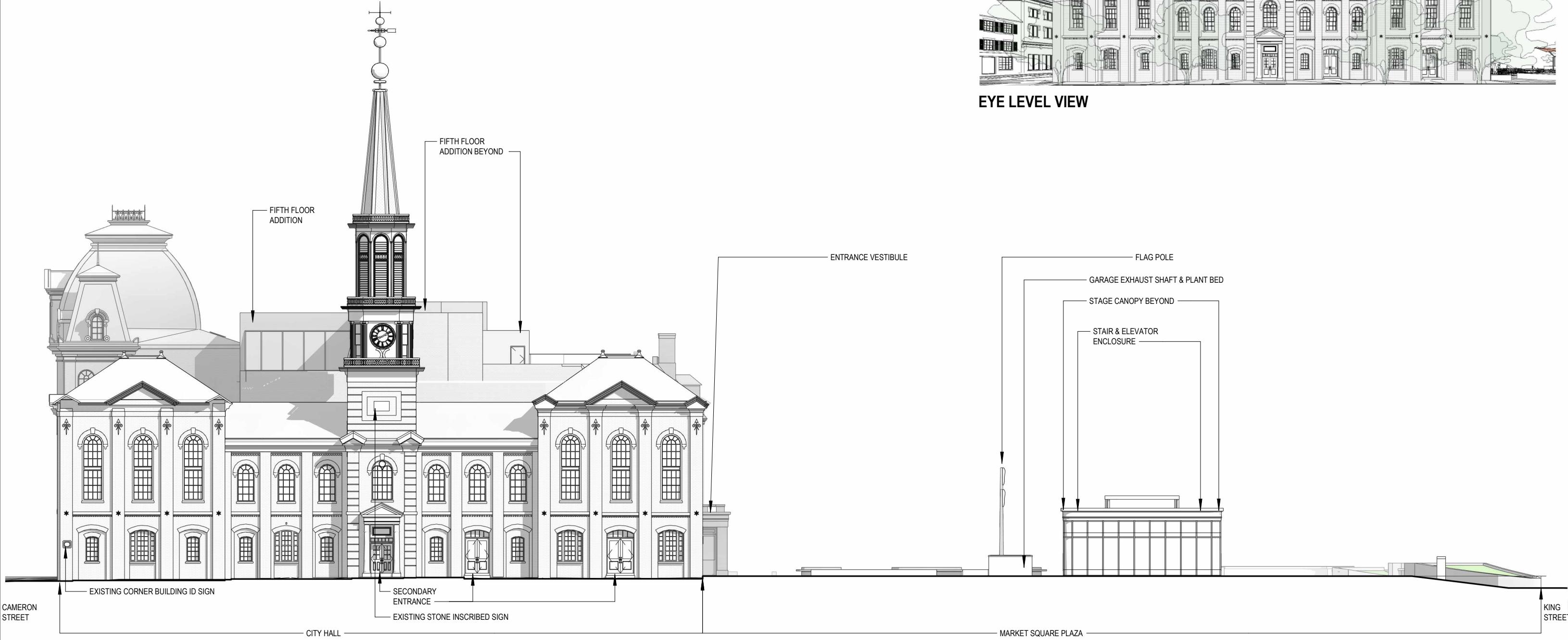
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EYE LEVEL VIEW



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PROPOSED N. ROYAL STREET (WEST) ELEVATION MODERNIZATION APPROACH

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PROPOSED N. FAIRFAX STREET (EAST) ELEVATION MODERNIZATION APPROACH

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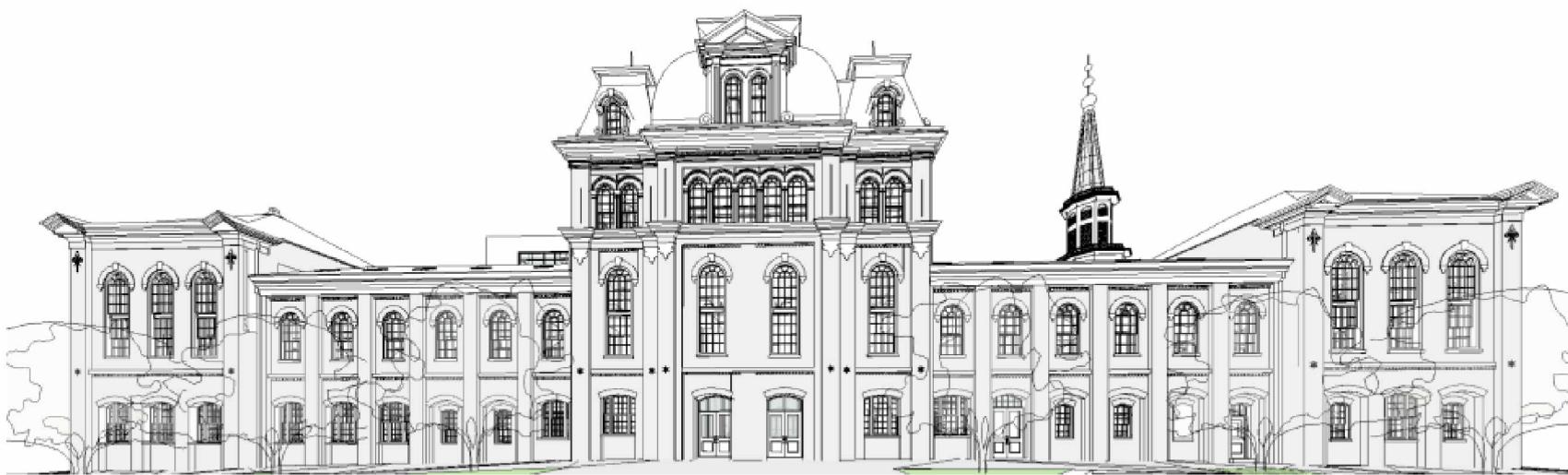
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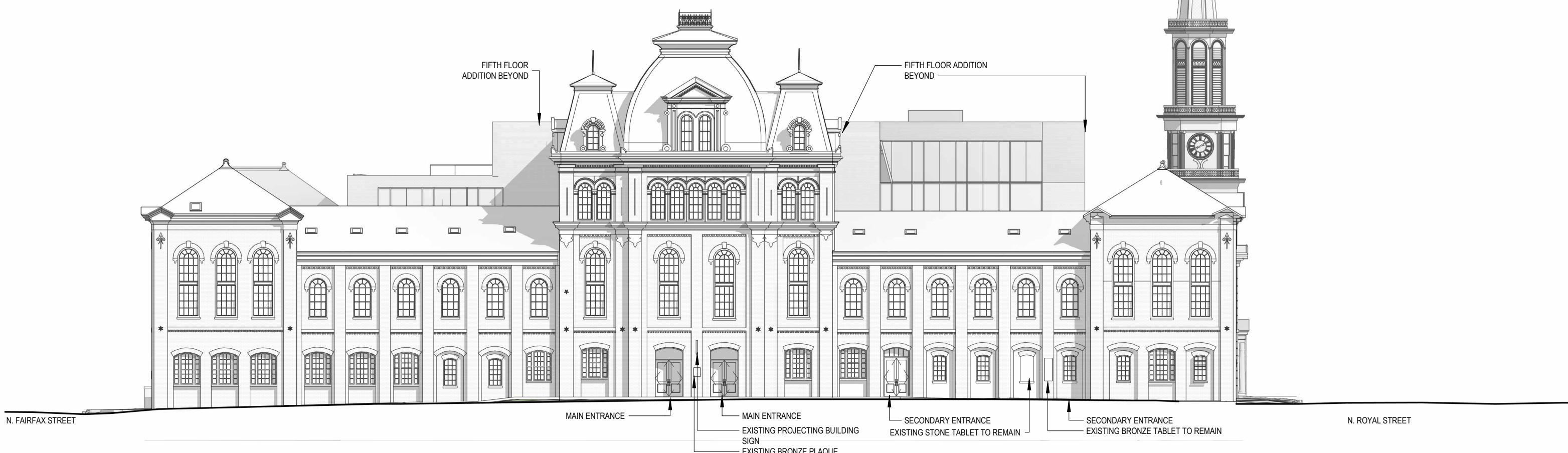
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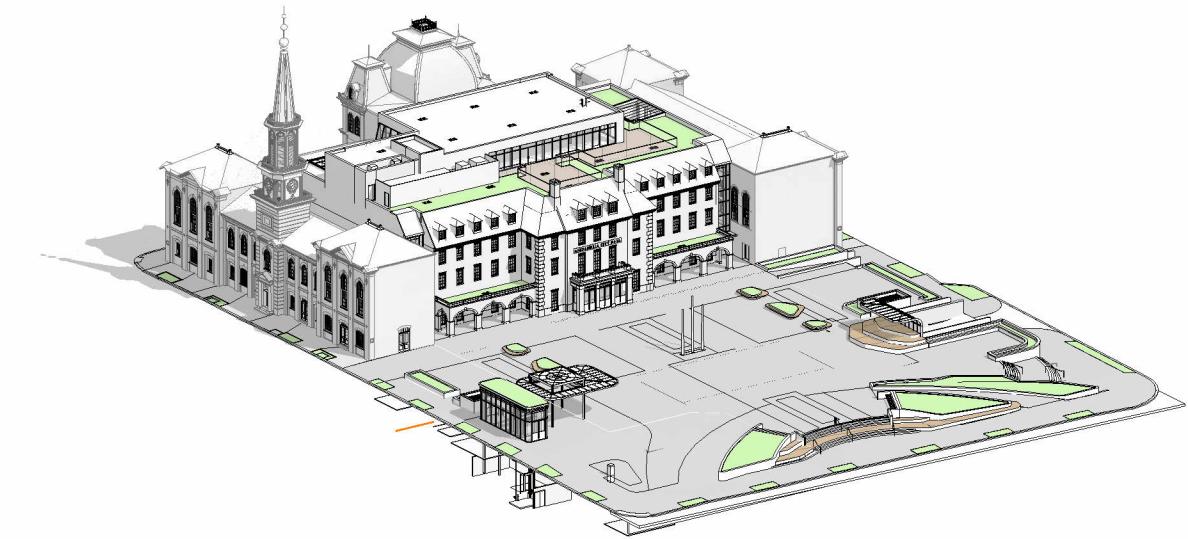
PROPOSED CAMERON STREET (NORTH) ELEVATION MODERNIZATION APPROACH

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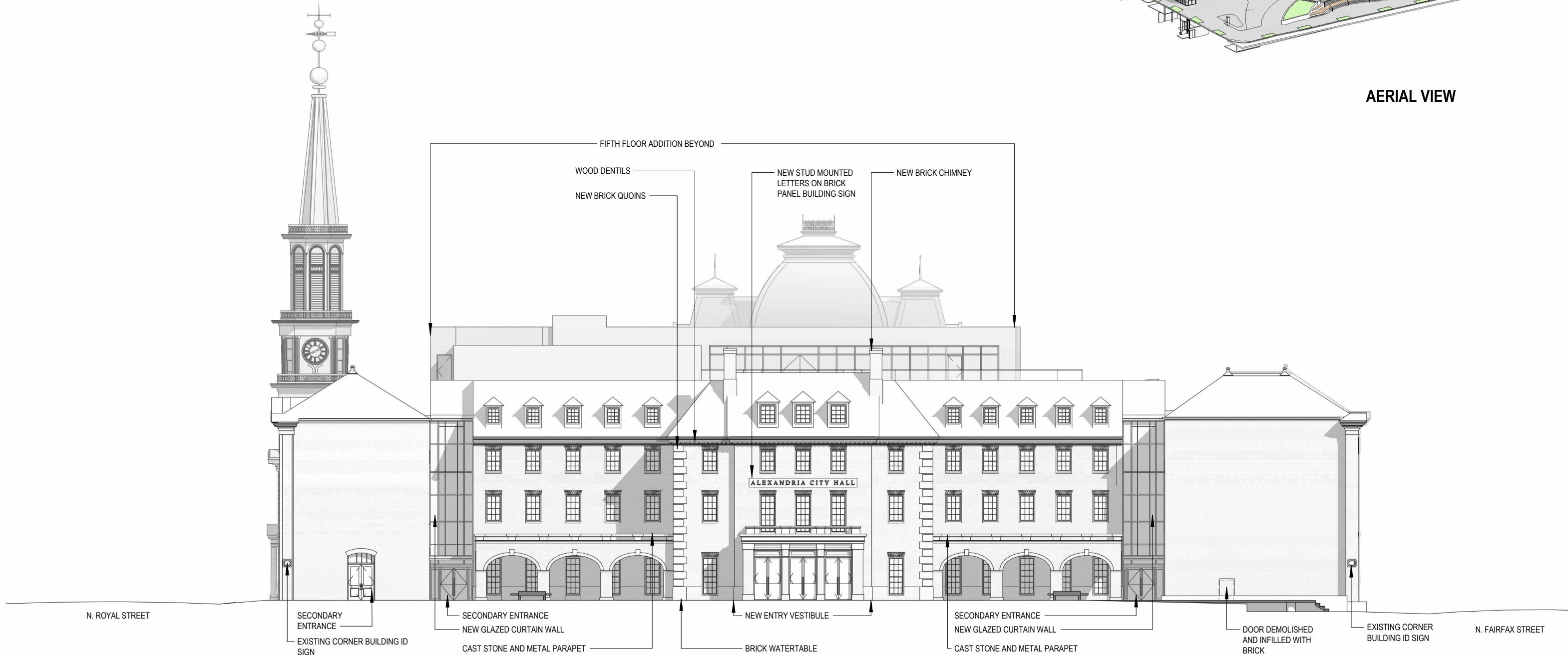
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PROPOSED KING STREET (SOUTH) ELEVATION MODERNIZATION APPROACH

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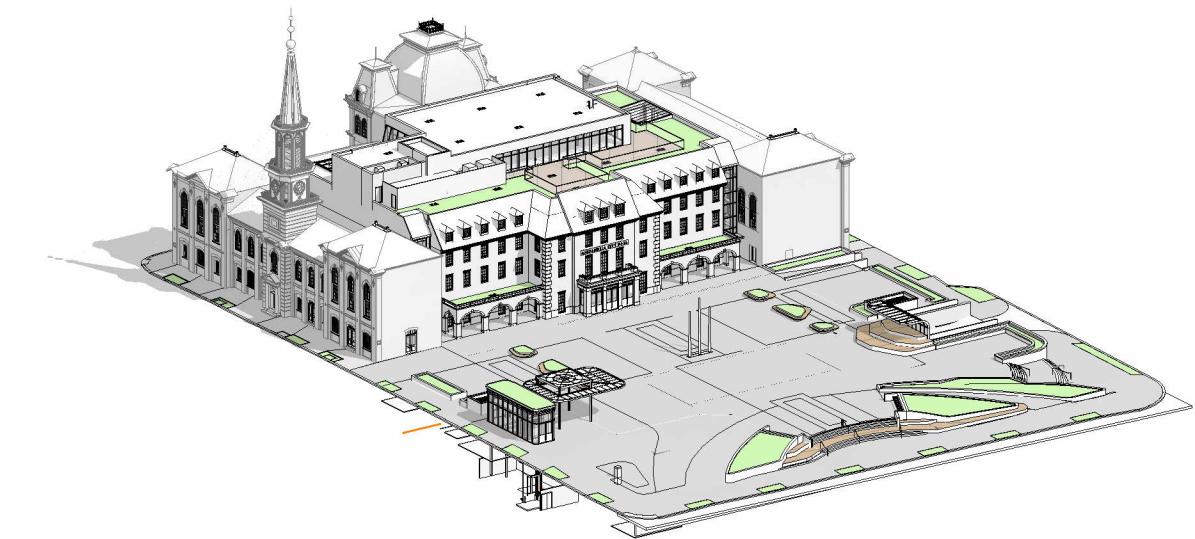
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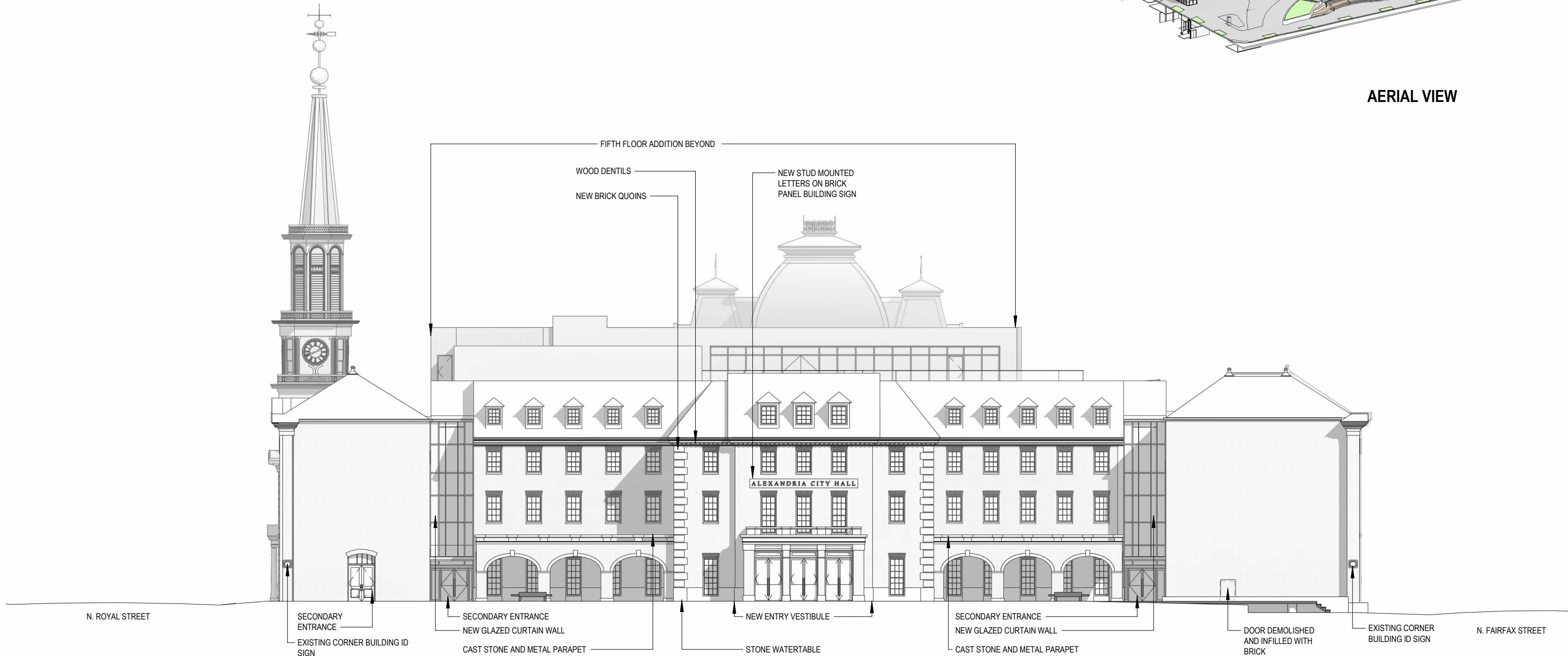
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PROPOSED KING STREET (SOUTH) ELEVATION - ALT 1 MODERNIZATION APPROACH

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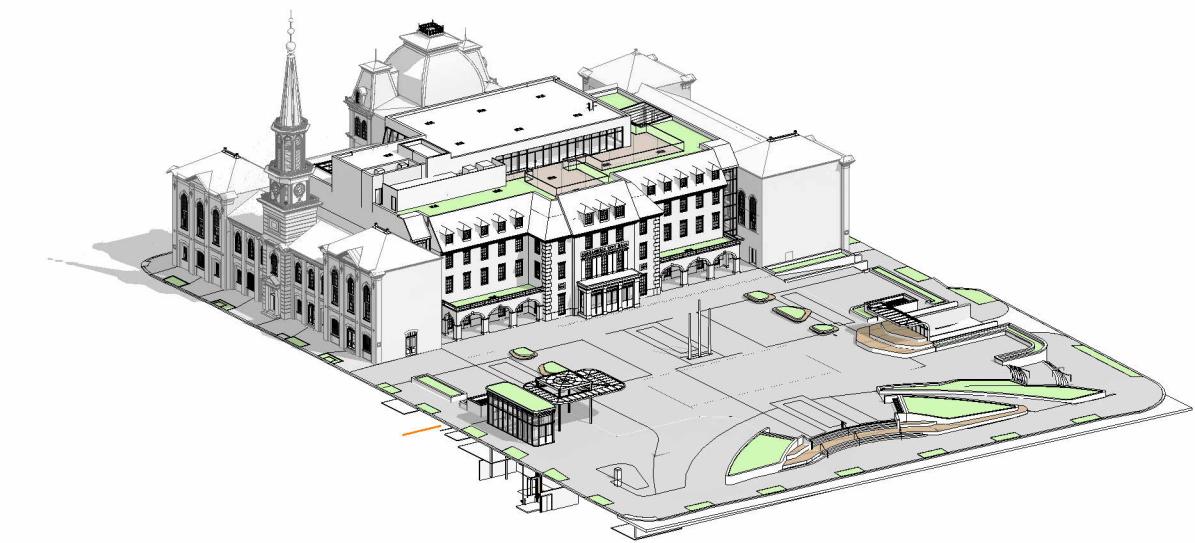
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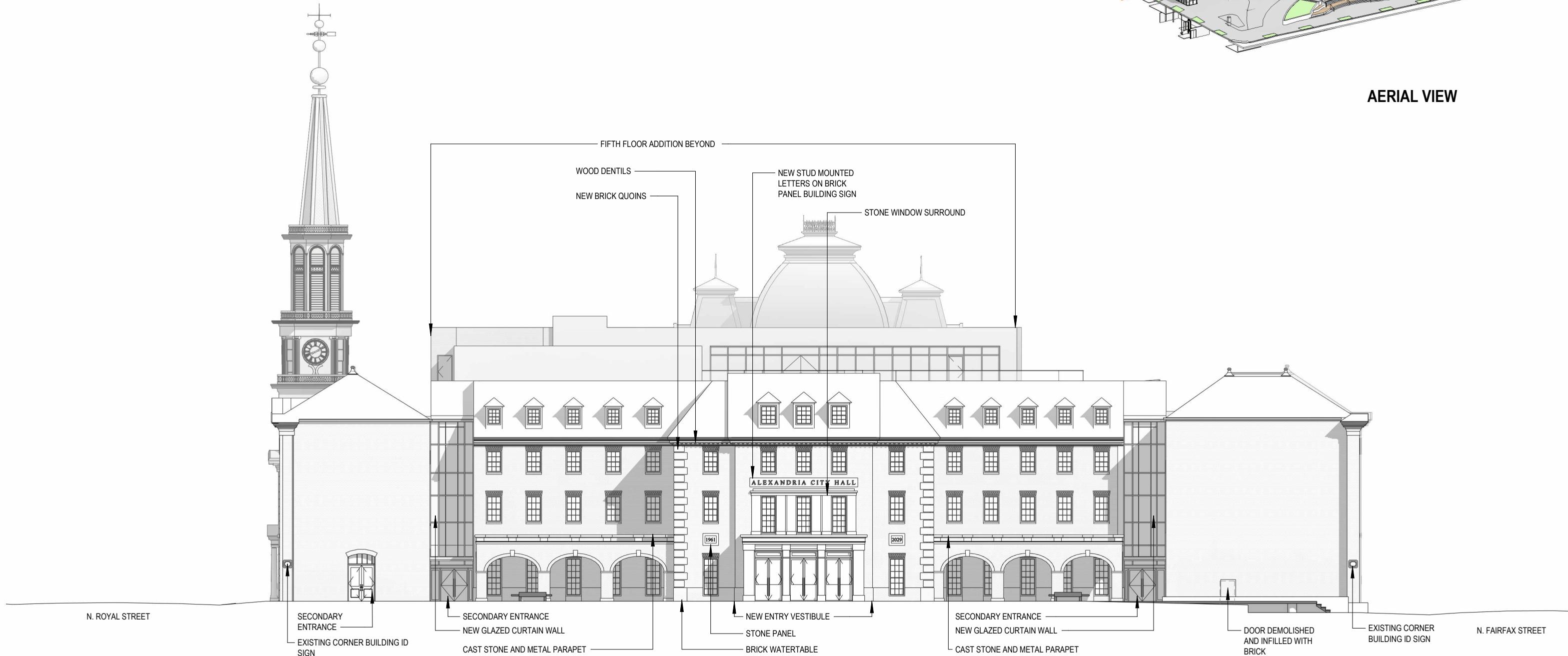
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PROPOSED KING STREET (SOUTH) ELEVATION - ALT 2 MODERNIZATION APPROACH

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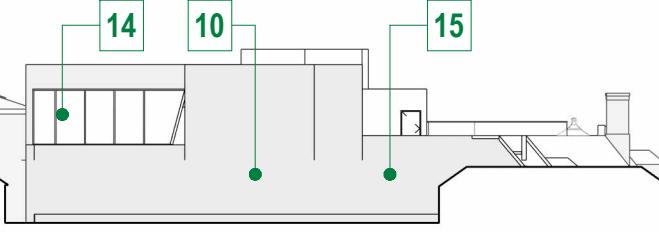
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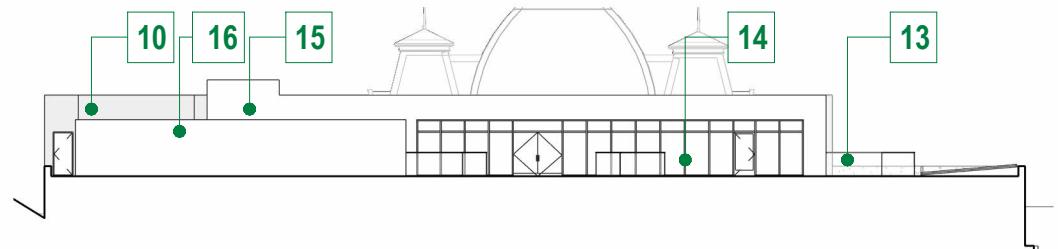
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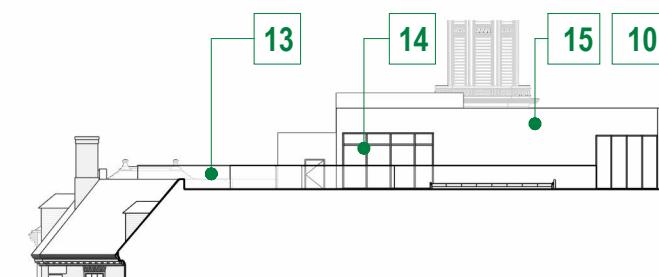
PROPOSED 5TH FLOOR - NORTH ELEVATION



PROPOSED 5TH FLOOR - WEST ELEVATION



PROPOSED 5TH FLOOR - SOUTH ELEVATION



PROPOSED 5TH FLOOR - EAST ELEVATION



2 SLATE TILE ROOF TYPE A

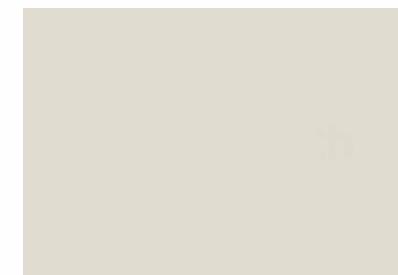


5 SKYLIGHT GLAZING



9 BRICK TYPE B

10 BRICK TYPE C

White 87
CastWhite 87
Mediablast

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

12 CAST STONE OR UHPC



13 GLASS GUARDRAIL



14 CURTAIN WALL GLAZING AND METAL FRAME



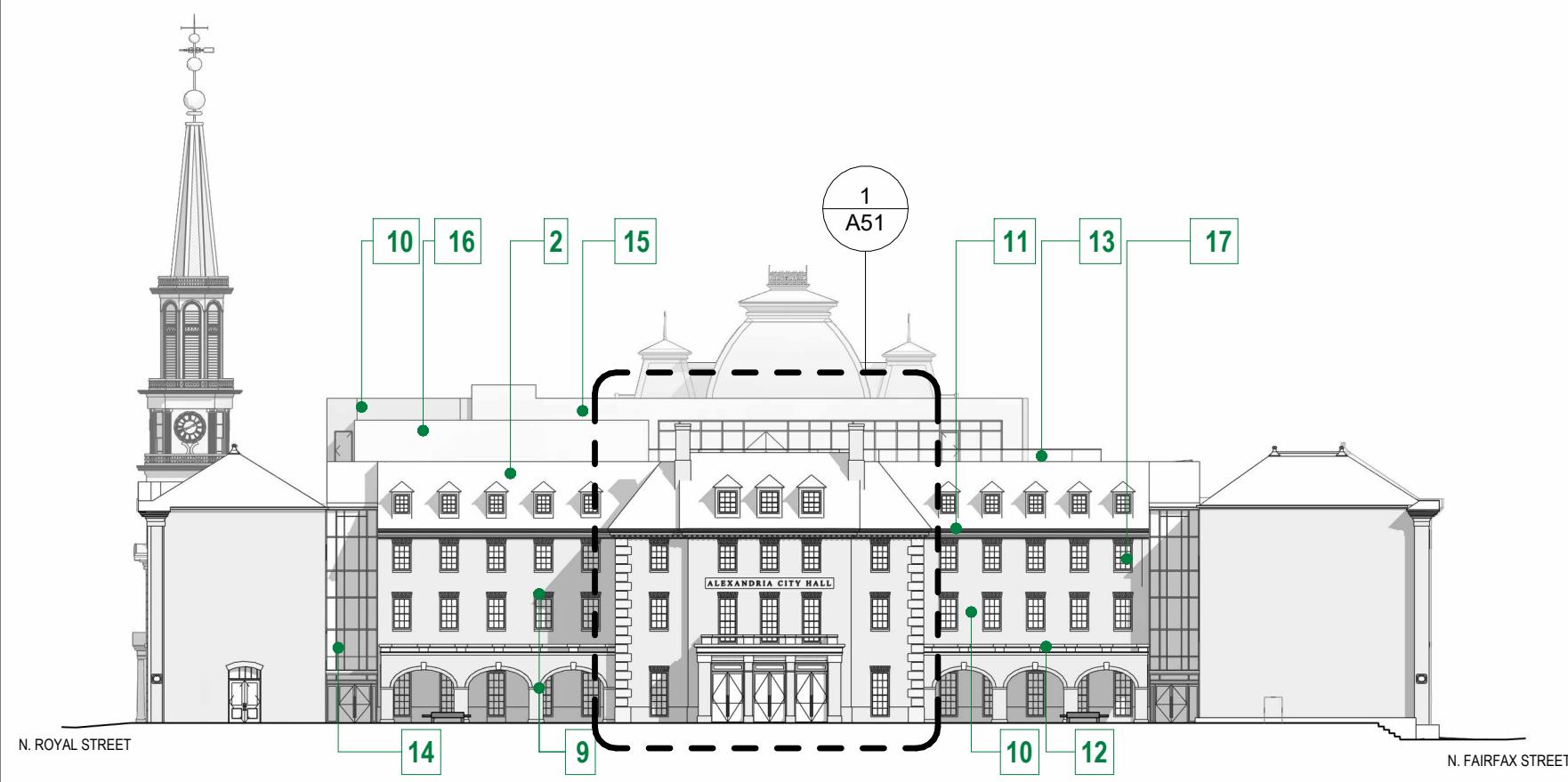
15 METAL RAINSCREEN ASSEMBLY



16 METAL LOUVERS



17 NEW WINDOW AND STOREFRONT GLAZING



PROPOSED SOUTH ELEVATION

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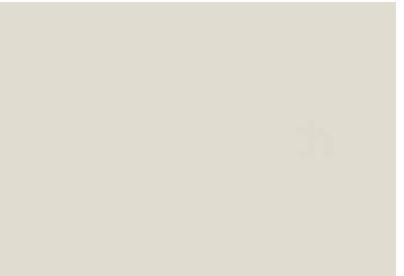


2 SLATE TILE ROOF TYPE A



9 BRICK TYPE B

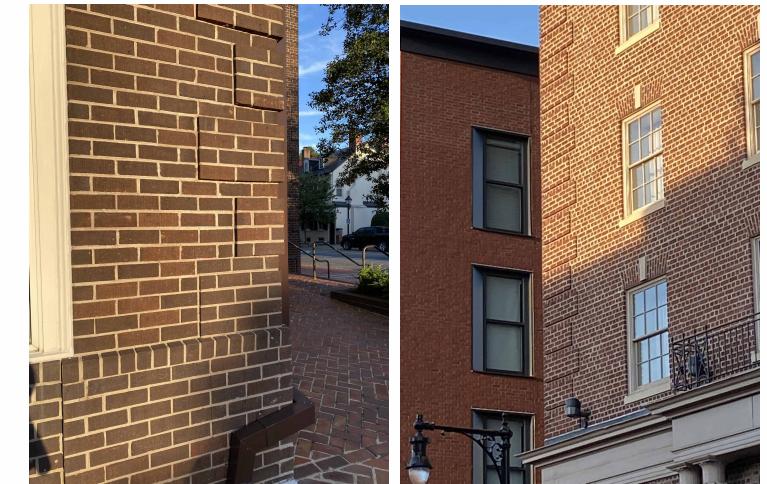
10 BRICK TYPE C



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



17 NEW WINDOW AND STOREFRONT GLAZING



18 PRECEDENT IMAGERY OF BRICK QUIONING AND WATERTABLE



19 CAST STONE OR UHPC ENTABLATURE

SOUTH ELEVATION

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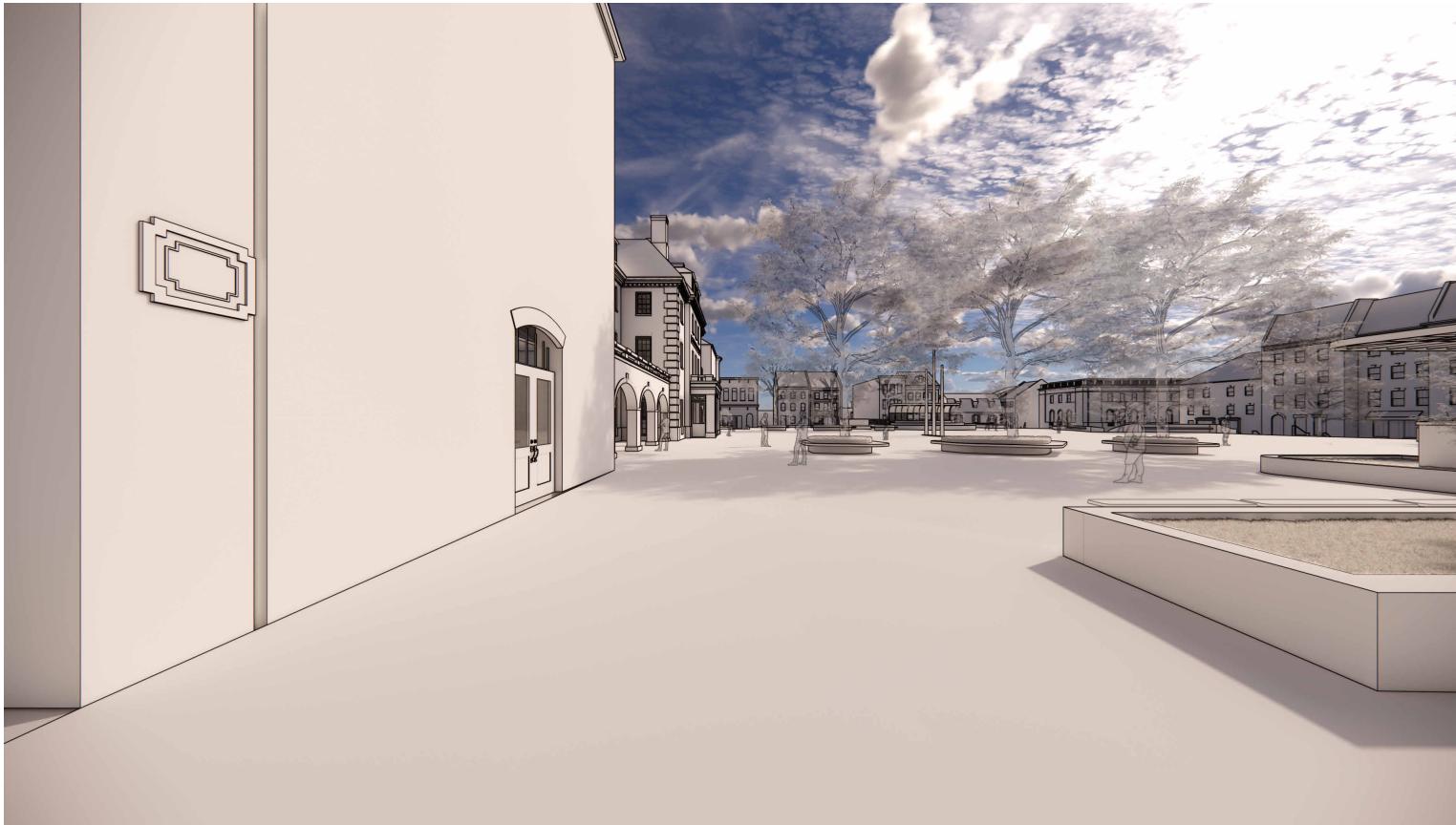
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RENDERINGS

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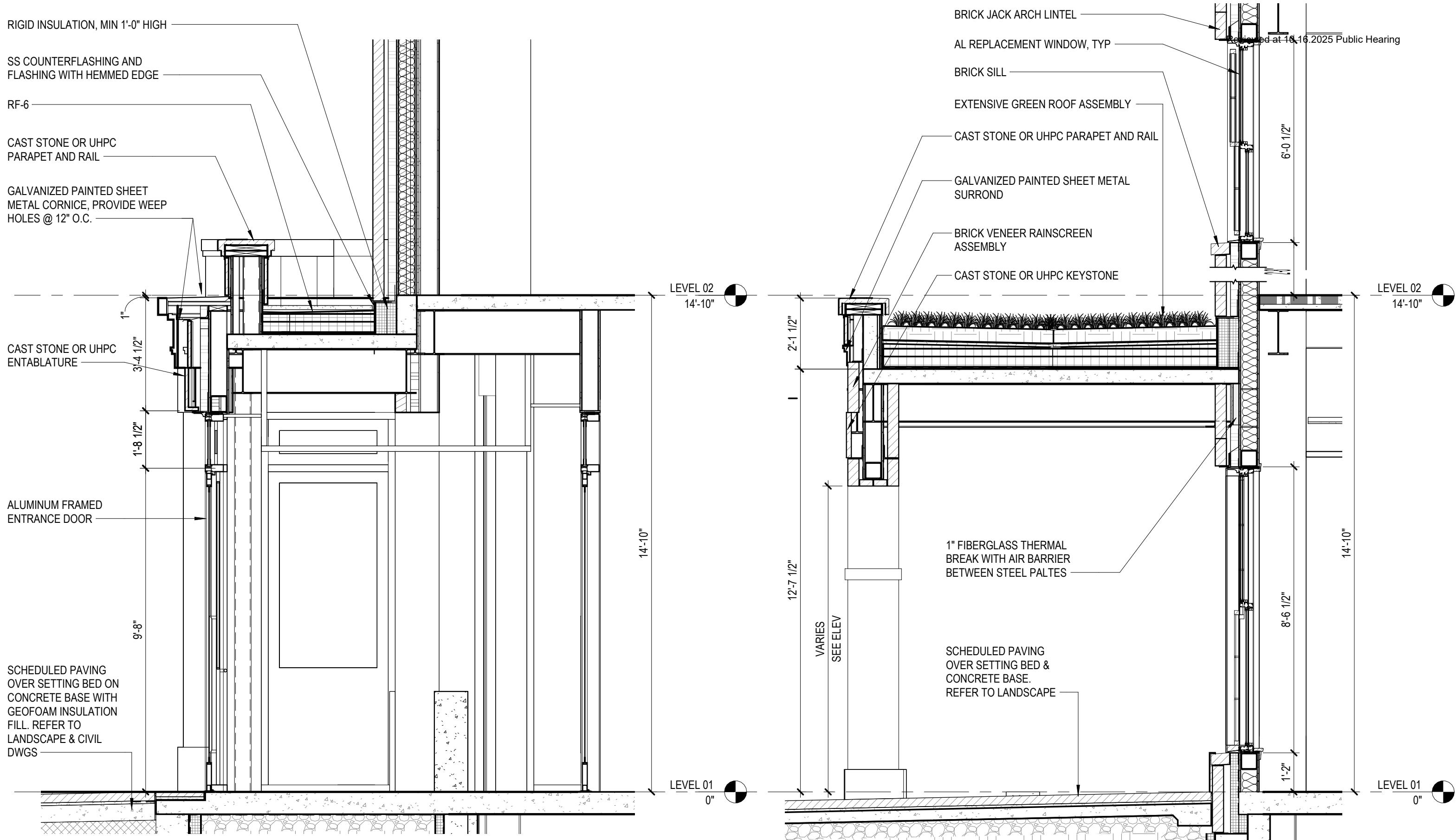
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PROPOSED SOUTH ENTRY VESTIBULE

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PROPOSED SOUTH ENTRANCE AND ARCADE DETAILS

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

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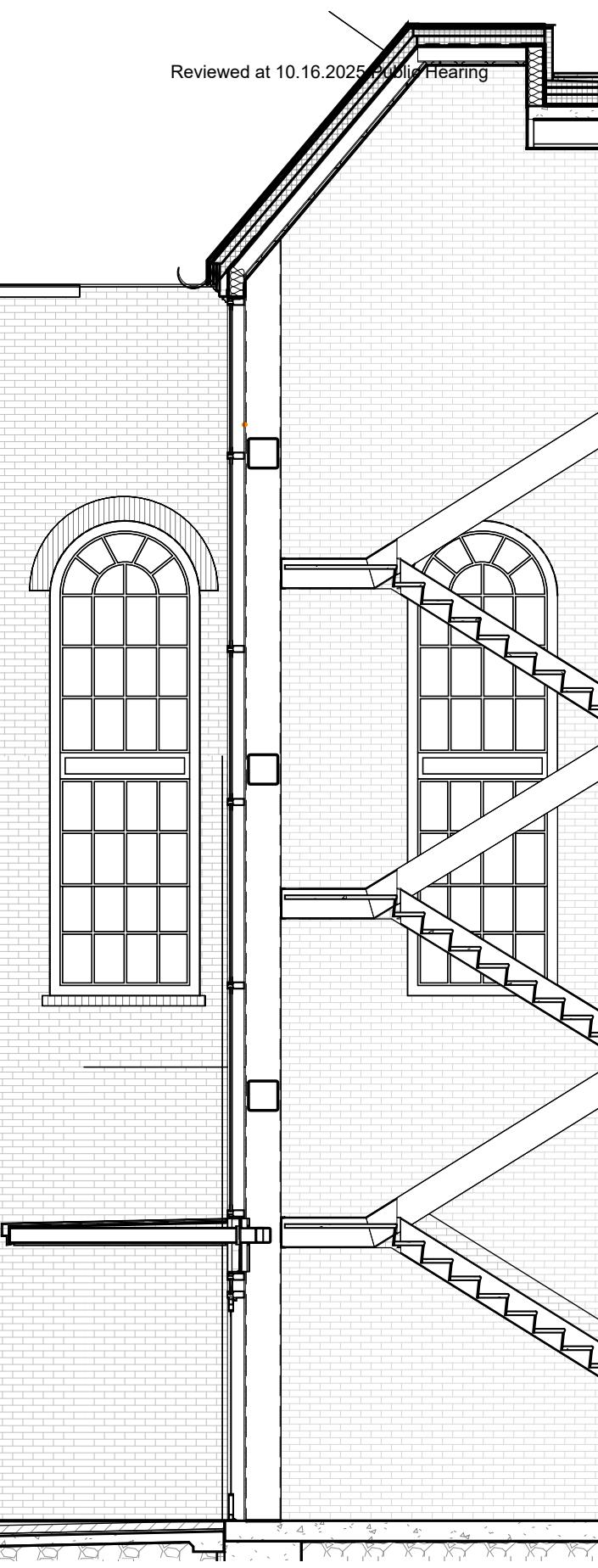
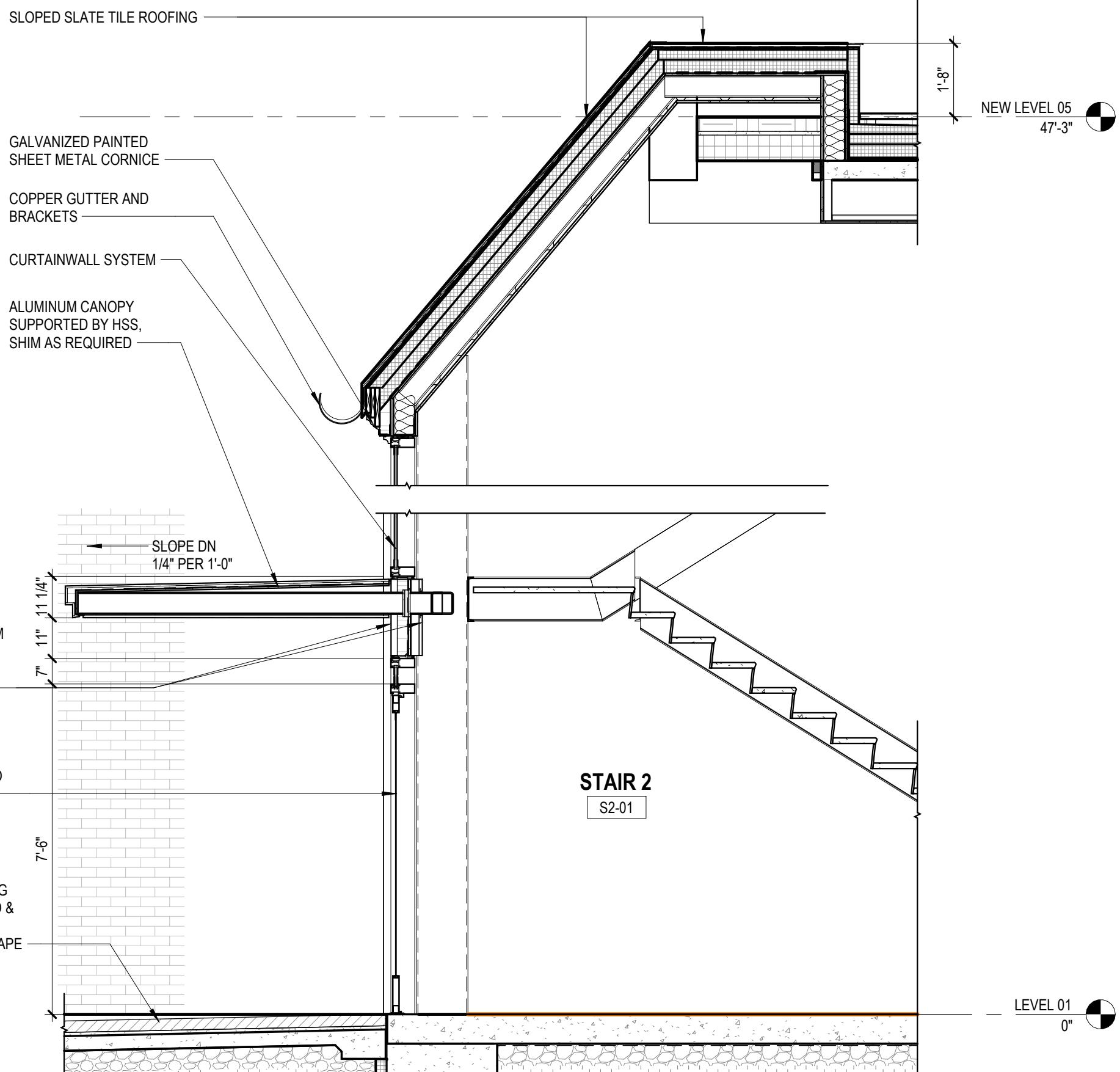
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PROPOSED HYPHEN DETAILS



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



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

**CITY HALL, MARKET SQUARE PLAZA AND
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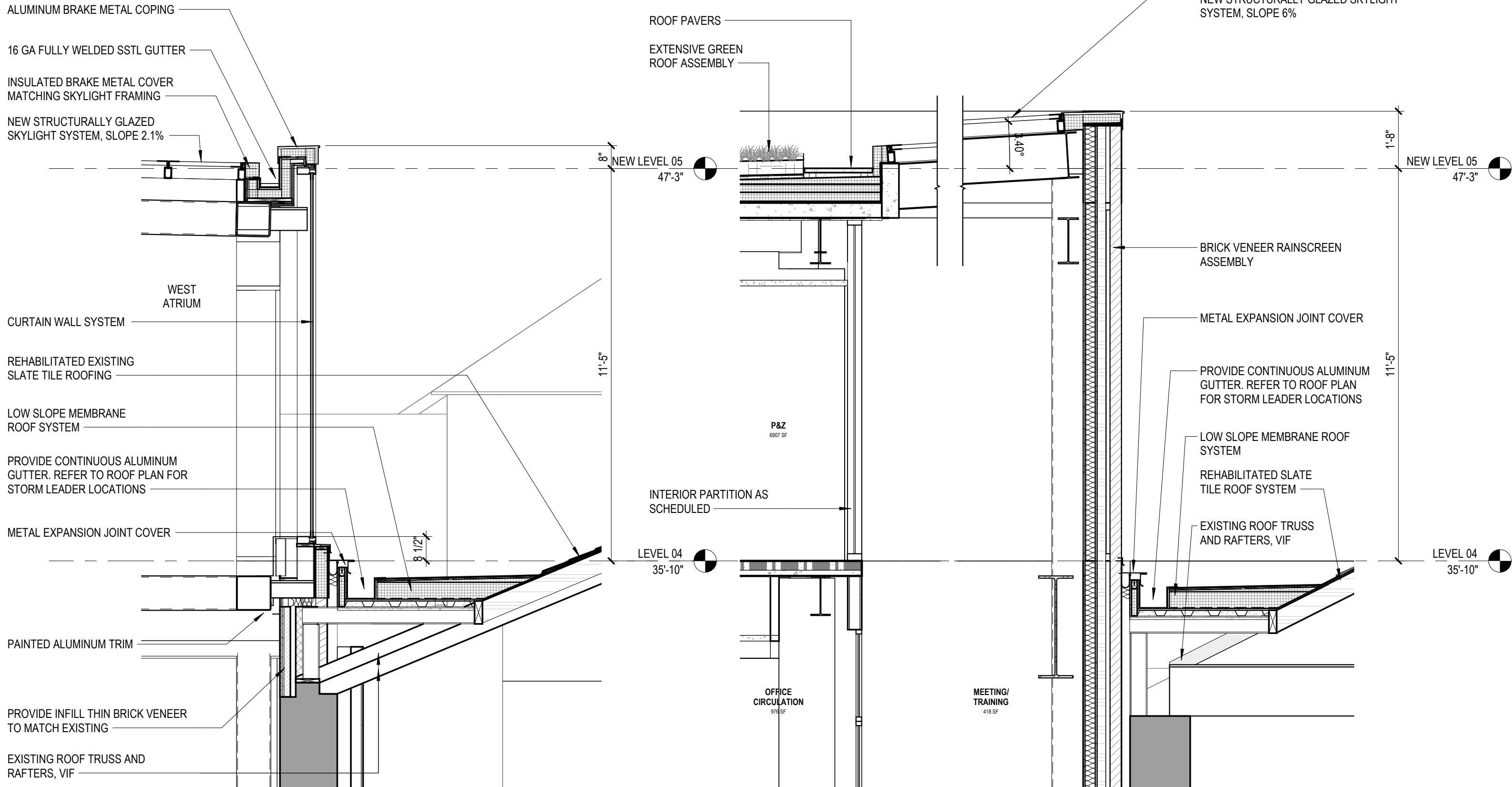
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5TH FLOOR DETAILS

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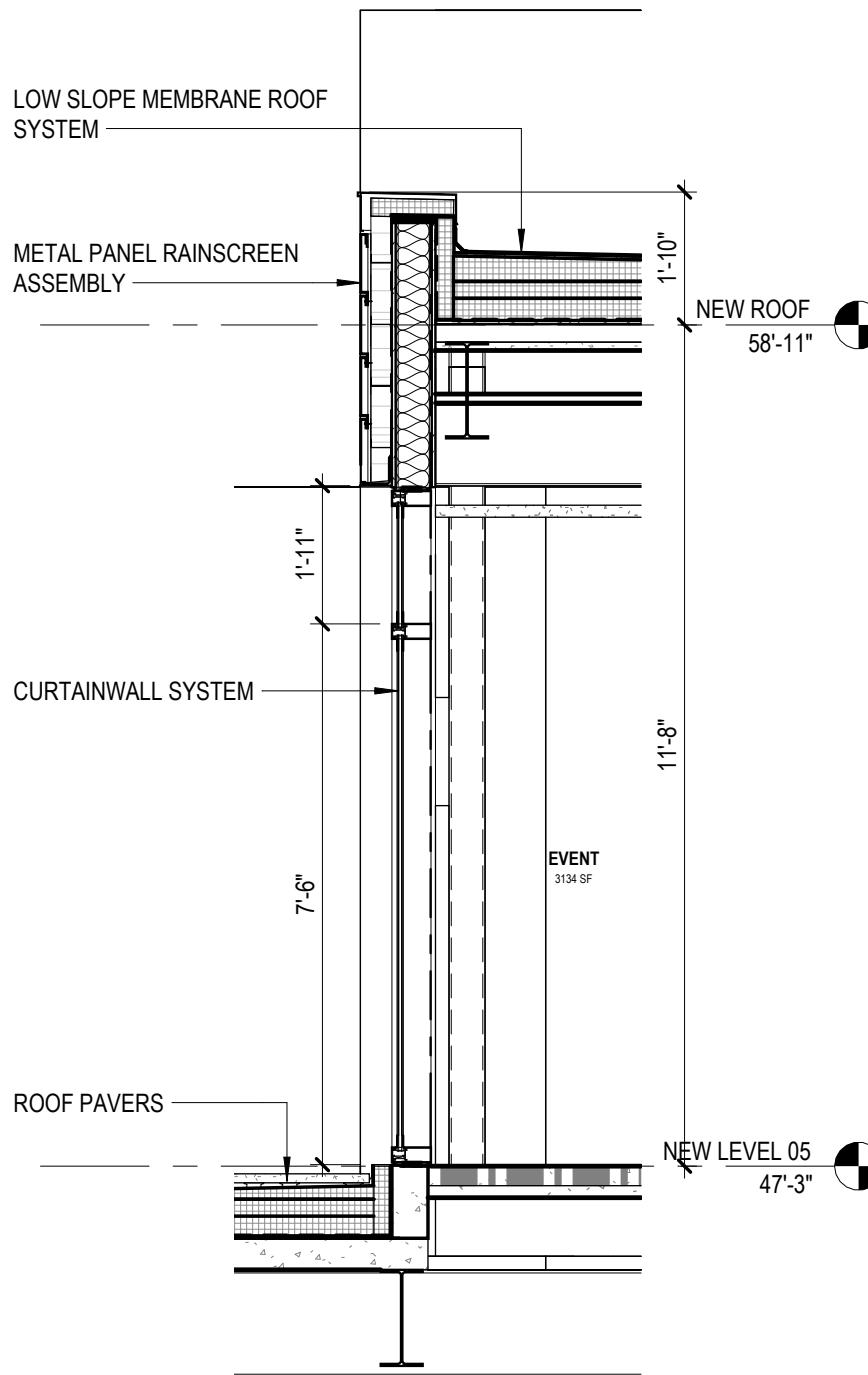
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WALL SECTION THROUGH 5TH FLOOR EVENT SPACE - SOUTH FAÇADE

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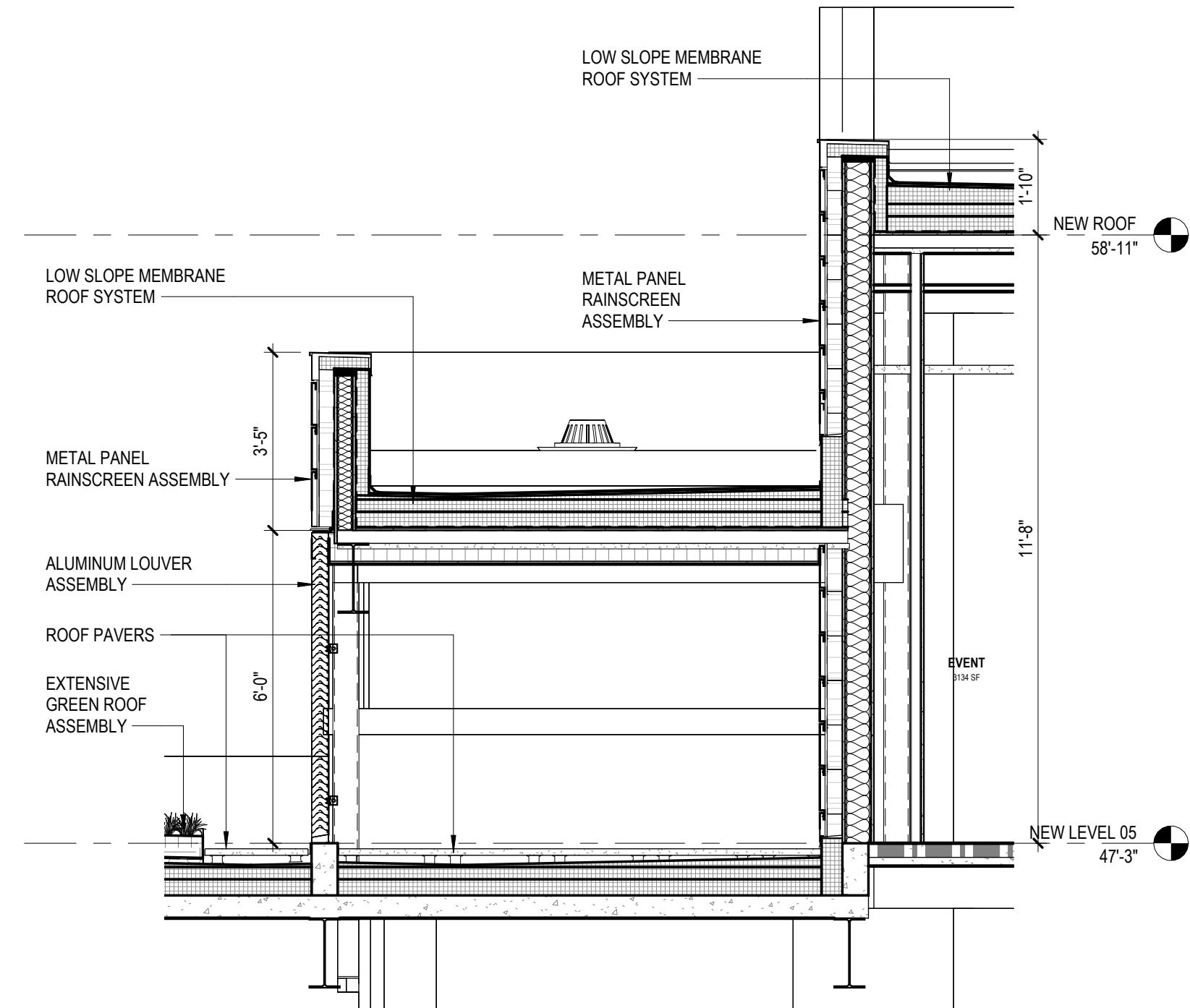
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5TH FLOOR DETAILS



WALL SECTION THROUGH MECHANICAL EQUIPMENT ENCLOSURE

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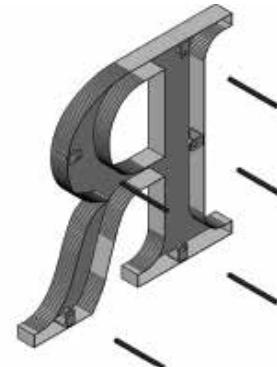
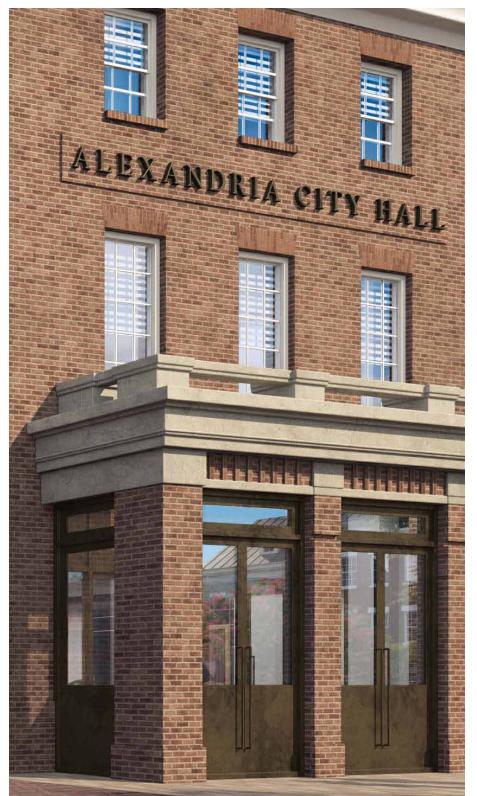
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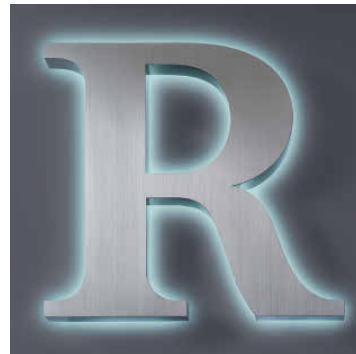
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STAINLESS STEEL FABRICATED LETTERS, STUD MOUNT ATTACHMENT TO PROJECTING BRICK PANEL



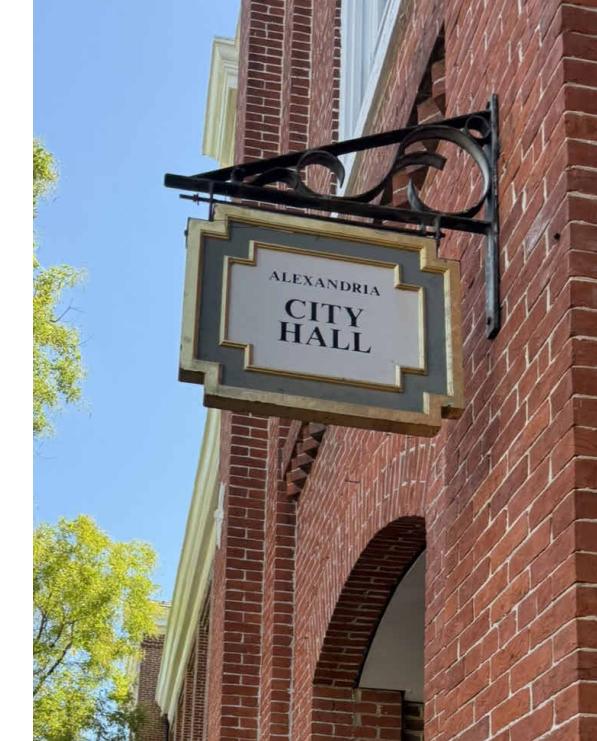
STAINLESS STEEL FABRICATED LETTERS, HALO-LIT



Bronze



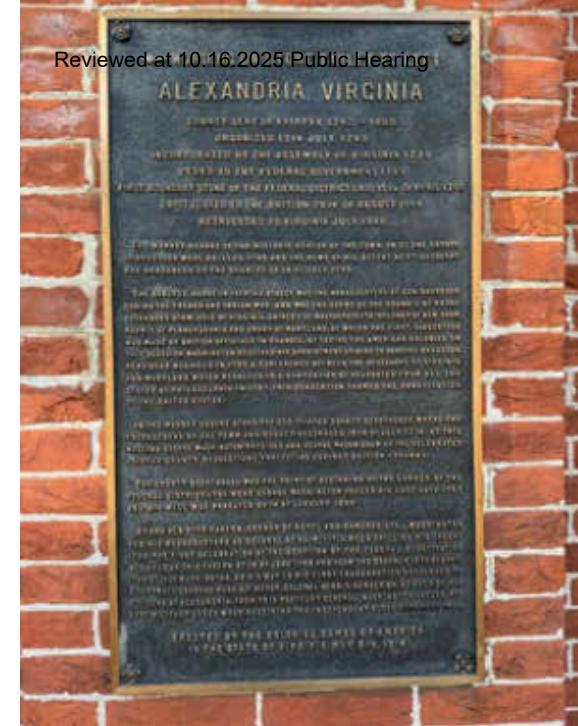
PROPOSED LED COLOR: WARM WHITE



2 EXISTING PROJECTING BUILDING IDENTIFICATION SIGN AT NORTH ENTRANCE TO REMAIN

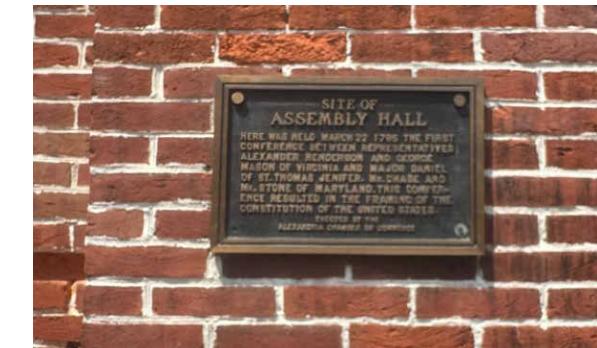


3 EXISTING STONE TABLET TO REMAIN

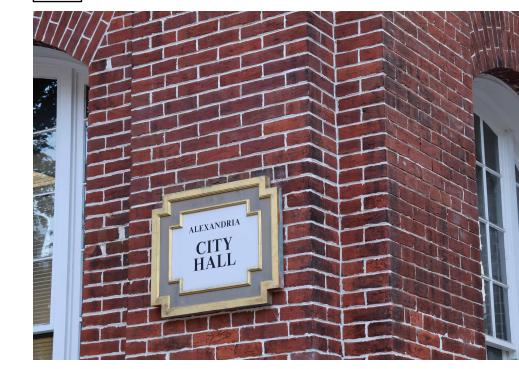


4 EXISTING BRONZE TABLET TO REMAIN

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



6 EXISTING BRONZE PLAQUE TO REMAIN



7 EXISTING CORNER BUILDING IDENTIFICATION SIGN TO REMAIN



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

5 EXISTING INSCRIBED STONE SIGNS TO REMAIN

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SIGNAGE

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

PROJ NO. 058-10046-000

BAR CERTIFICATE OF APPROPRIATENESS

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

PAGE: A57

Reviewed at 10.16.2025 Public Hearing

ALEXANDRIA, VIRGINIA

CONSTITUTED BY EXPLORERS, 1819
ORGANIZED 1824 JULY 4TH

ADMINISTERED BY THE ALEXANDRIA TOWN COUNCIL
ESTABLISHED BY THE ALEXANDRIA TOWN COUNCIL

CHARTERED BY THE ALEXANDRIA TOWN COUNCIL

REINSTITUTED BY THE ALEXANDRIA TOWN COUNCIL

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MODEL

SA4245DGRGR-Q644/120-277VAC



DIMENSIONS

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

CLASS

Class: SA Series

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

CONSTRUCTION

Back Construction:

Cabinet: Mitered extruded aluminum frame with 2 hinged faces. LED displays installed with sign-in-sign construction. Moisture absorbent interior coating

Face Material: 1/8" thick routed aluminum panel.

Faces: Double faced sign

Finish: Duranodic Bronze

Graphic: Vinyl applied graphic

Number of Displays: (2)

ELECTRICAL

Input Voltage: 120-277 VAC

UL/cUL Listed: Listed for wet locations

MESSAGE

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

Display Type: 718 Green 7-Seg | Red FULL Display

Font: Swiss 721 Bold BT

Sign Messages: See message table below

MESSAGE	COLOR	HEIGHT	AMPS
Parking P CITY OF ALEXANDRIA EST. 1749 (2) Custom Translucent Print 4-digit Seven Segment w/ FULL (2)	Green, Red	12.75", 1.25" 4.5"	0.000-0.000 0.177-0.077

NOTE: Above messages are independently controlled.

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

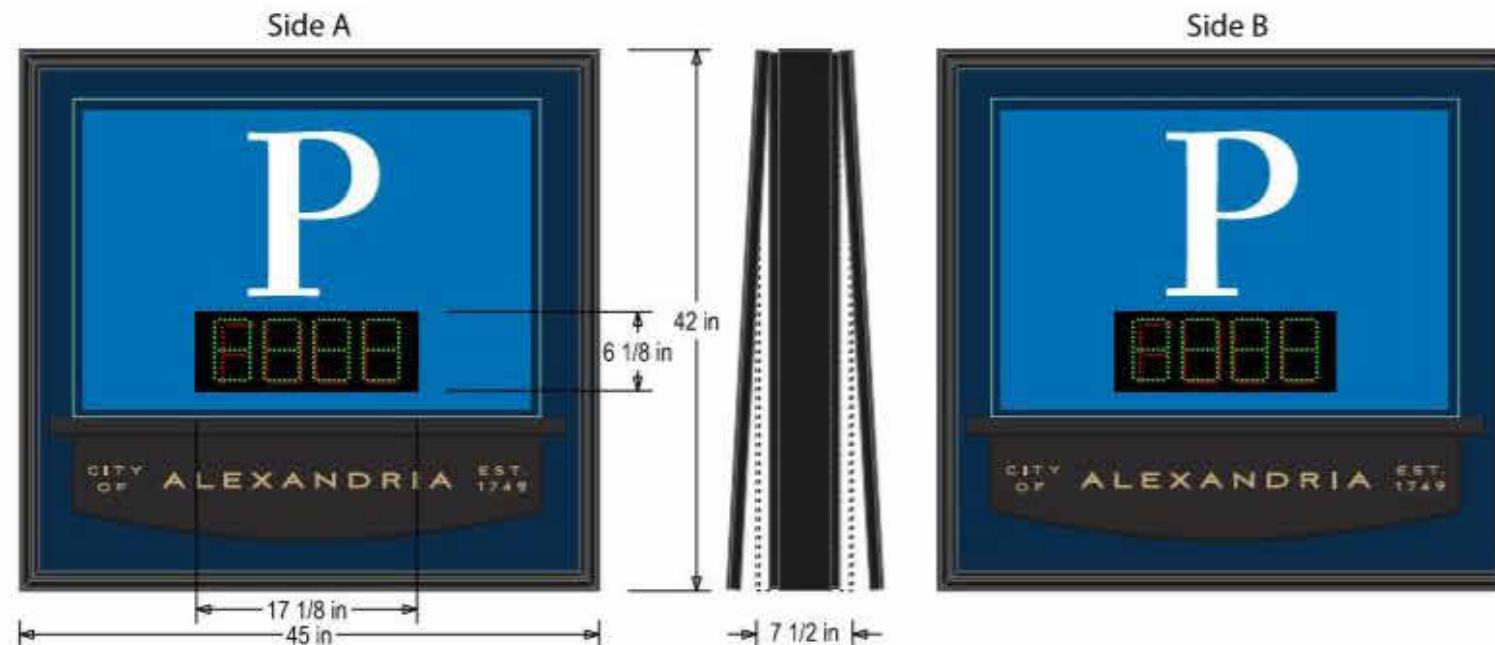


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Product View

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

Reviewed at 10.16.2025 Public Hearing



Frame Detail



Color Key:

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

Seven Segment
Display Functions

SIGNAGE

9 NEW PARKING SIGN

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GARAGE RENOVATION

ALEXANDRIA, VA

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411 - 415 KING ST.

PROPOSED 301 KING ST.

221 KING ST.



STREETSCAPE ELEVATION - LOOKING NORTH FROM KING STREET

210
CAMERON ST.

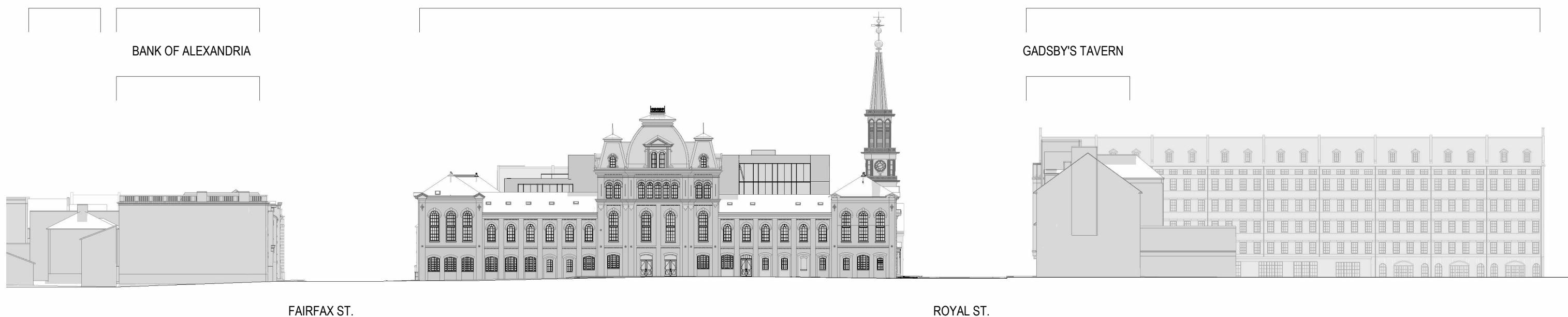
222 CAMERON ST.

CITY HALL - CAMERON STREET

400 KING ST. BEYOND

BANK OF ALEXANDRIA

GADSBY'S TAVERN



STREETSCAPE ELEVATION - LOOKING SOUTH FROM CAMERON STREET



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STREETSCAPE ELEVATIONS

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

0 50' 100'
SCALE : 1" = 50'-0"

CITY HALL, MARKET SQUARE PLAZA AND
GARAGE RENOVATION

ALEXANDRIA, VA

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207-213 N.
ROYAL ST.205-201 N.
ROYAL ST.

PROPOSED 301 KING ST.

100 S ROYAL ST.



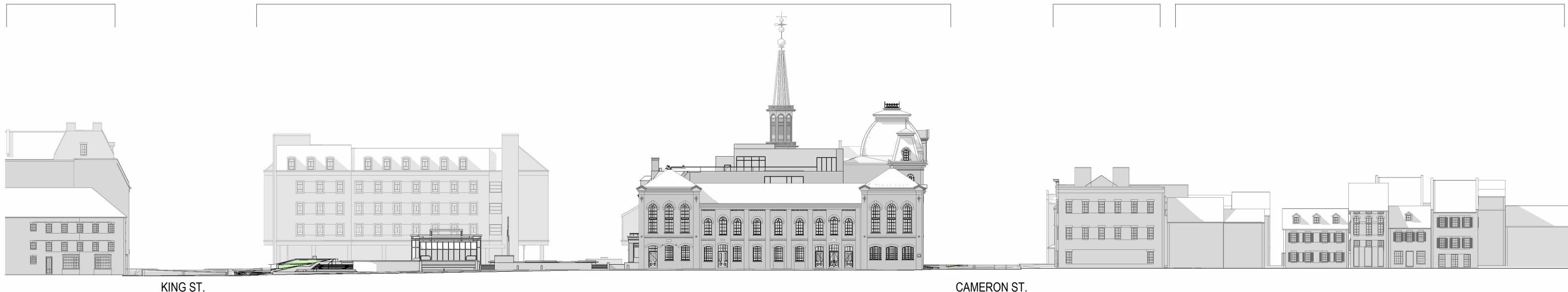
STREETSCAPE ELEVATION - LOOKING WEST FROM ROYAL STREET

101 - 103 S.
FAIRFAX ST.

PROPOSED 301 KING ST.

200 N.
FAIRFAX ST.

208-226 N. FAIRFAX ST.



STREETSCAPE ELEVATION - LOOKING EAST FROM FAIRFAX STREET

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ALEXANDRIA, VA 22314**STREETSCAPE ELEVATIONS**LOOKING WEST FROM ROYAL ST. AND
EAST FROM FAIRFAX ST.

83


SCALE : 1" = 50'-0"
**CITY HALL, MARKET SQUARE PLAZA AND
GARAGE RENOVATION**

ALEXANDRIA, VA

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Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information		
A1. 301 King St (Parcel # 075.01-01-01), 108 N Fairfax St (Parcel #075.01-01-02) Street Address		CD/ KR Zone
A2. 84,965.00 Total Lot Area	x 1.50	= 127,447.50 Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area
B. Existing Gross Floor Area		
Existing Gross Area		Allowable Exclusions**
G-2 Level	45,781.00	Basement** 96,229.00 Sq. Ft.
G-1 & B-1 Level	50,448.00	Stairways** 4,453.00 Sq. Ft.
First Floor	34,193.00	Mechanical** 1,037.00 Sq. Ft.
Second Floor	32,787.00	Attic less than 7** 161.00 Sq. Ft.
Third Floor	29,406.00	Porches**
Fourth Floor	17,709.00	Balcony/Deck**
Fifth Floor	3,079.00	Lavatory*** 1,050.00 Sq. Ft.
Fifth Floor Mezz.	1,380.00	Other** Ramps 1,722.00 Sq. Ft.
Other**		Other** Void 10,103.00 Sq. Ft.
B1. Total Gross	214,783.00	B2. Total Exclusions 114,755.00
Comments for Existing Gross Floor Area		
C. Proposed Gross Floor Area		
Proposed Gross Area		Allowable Exclusions**
G-2 Level	0.00	Basement** 4,980.00 Sq. Ft.
G-1 & B-1 Level	4,980.00	Stairways** 5,485.00 Sq. Ft.
First Floor	2,012.00	Mechanical** 3,726.00 Sq. Ft.
Second Floor	47.00	Attic less than 7***
Third Floor	47.00	Porches** 936.00 Sq. Ft.
Fourth Floor	0.00	Balcony/Deck**
Fifth Floor	7,285.00	Lavatory*** 2,032.00 Sq. Ft.
Fifth Floor Mezz.	0.00	Other** Ramps 1,599.00 Sq. Ft.
Infill at Exstg Bldg.	18,526.00	Other** Void 7,558.00 Sq. Ft.
C1. Total Gross	32,897.00	C2. Total Exclusions 26,316.00
Notes		
*Gross floor area is the sum of <u>all</u> areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.		
** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.		
***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.		
D. Total Floor Area		E. Open Space
D1. 106,609.00 Sq. Ft. Total Floor Area (add B3 and C3)	E1. 46,422.00 Sq. Ft. Existing Open Space	
D2. 127,447.50 Sq. Ft. Total Floor Area Allowed by Zone (A2)	E2. 0.00 Sq. Ft. Required Open Space	
	E3. 52,534.00 Sq. Ft. Proposed Open Space	

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

Signature:

Date: 9.17.2025



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FAR WORKSHEET

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

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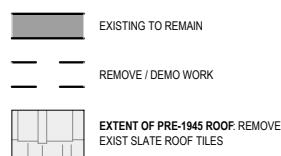
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DEMOLITION PLAN LEGEND



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DEMOLITION APPROACH

Plaza and Garage:

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

City Hall:

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

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

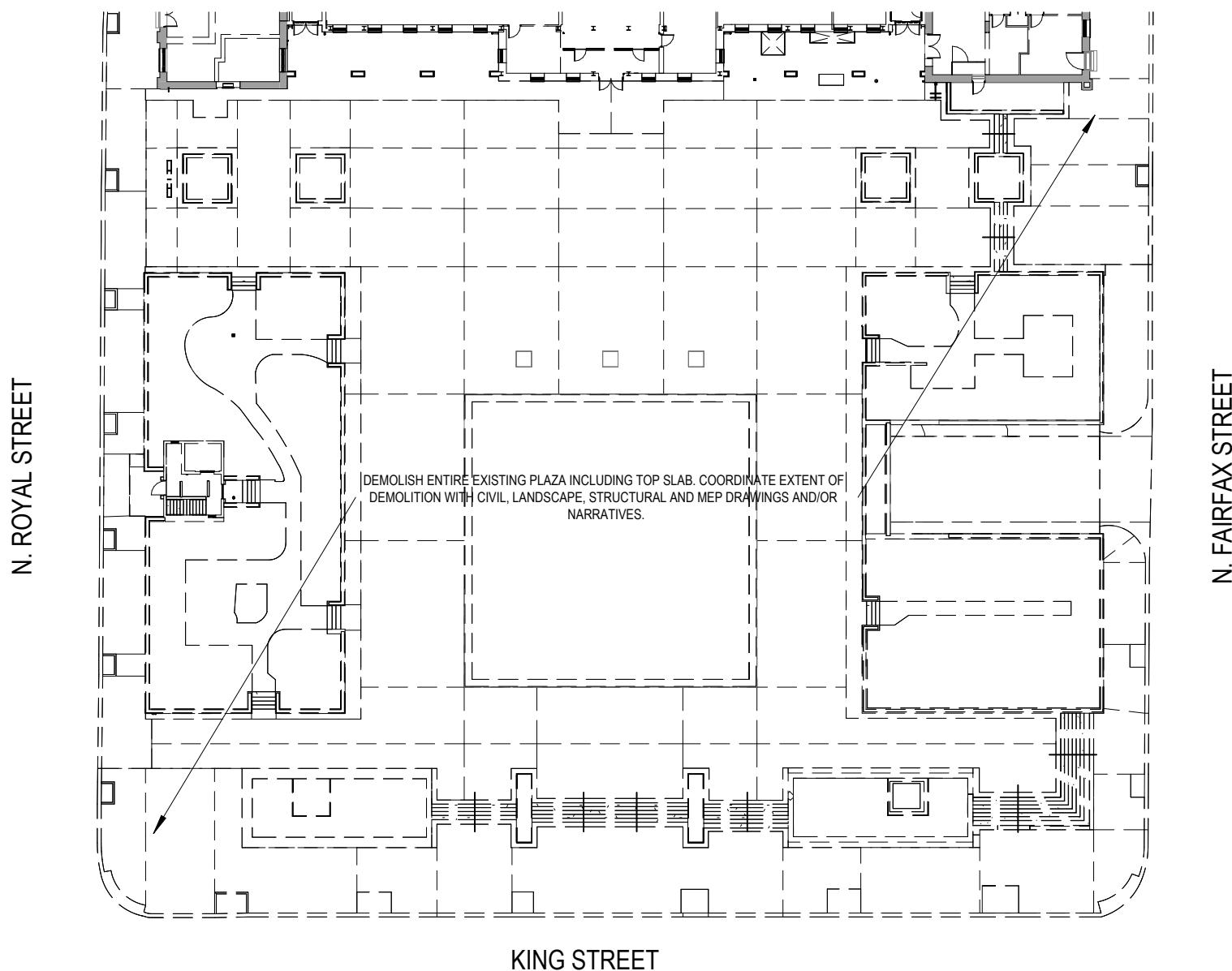
- Existing Exterior Walls: Add insulation at the interior face. Assume 1" XPS insulation, 3.5" metal stud assembly at 16" O.C. with mineral wool batt insulation and drywall.
- Existing Glazing: Replace all windows with historically appropriate, multi-pane wood windows with simulated divided lites and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

1960s Infill Building:

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

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

DEMOLITION SITE PLAN



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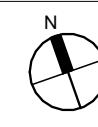


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DEMOLITION APPROACH AND DEMOLITION SITE PLAN



CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

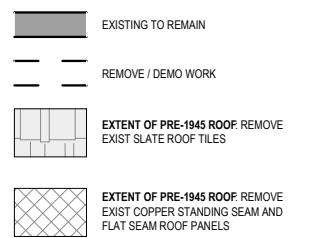
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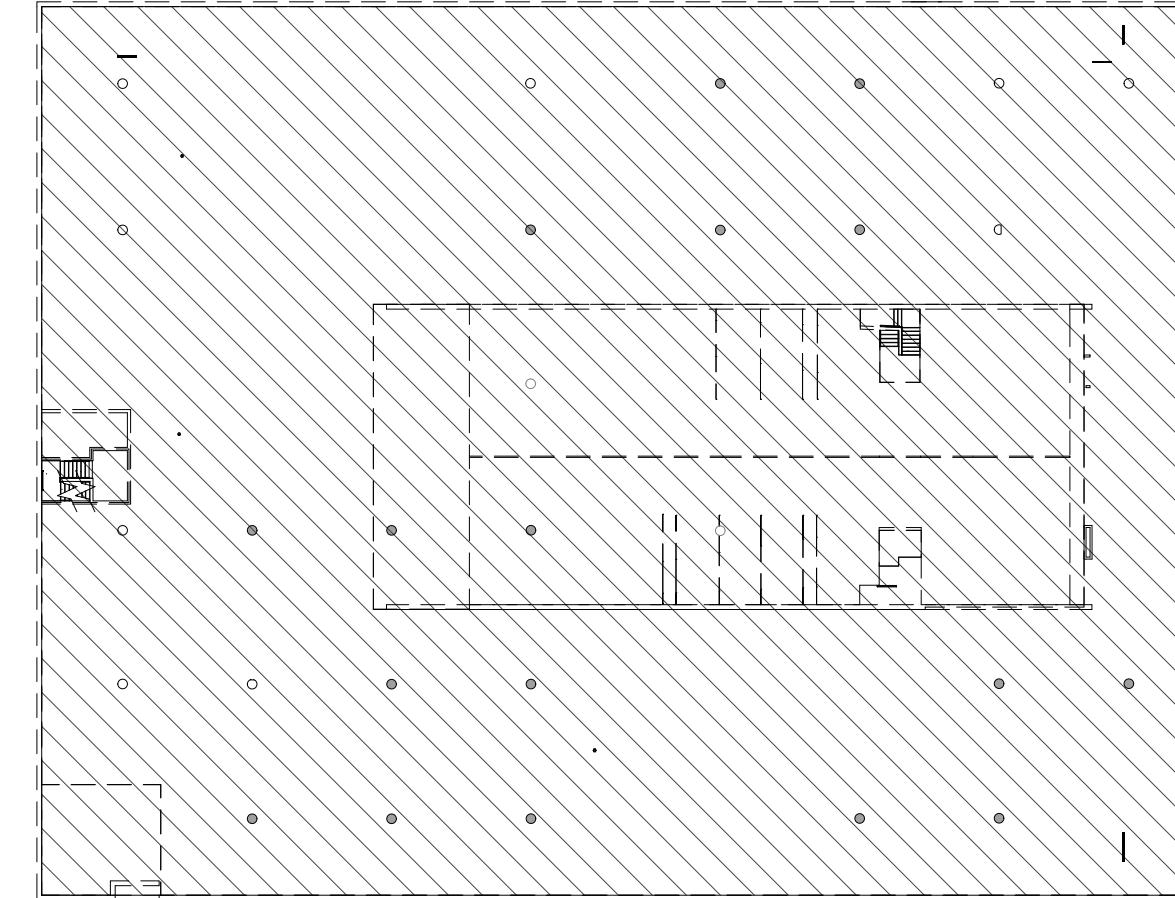
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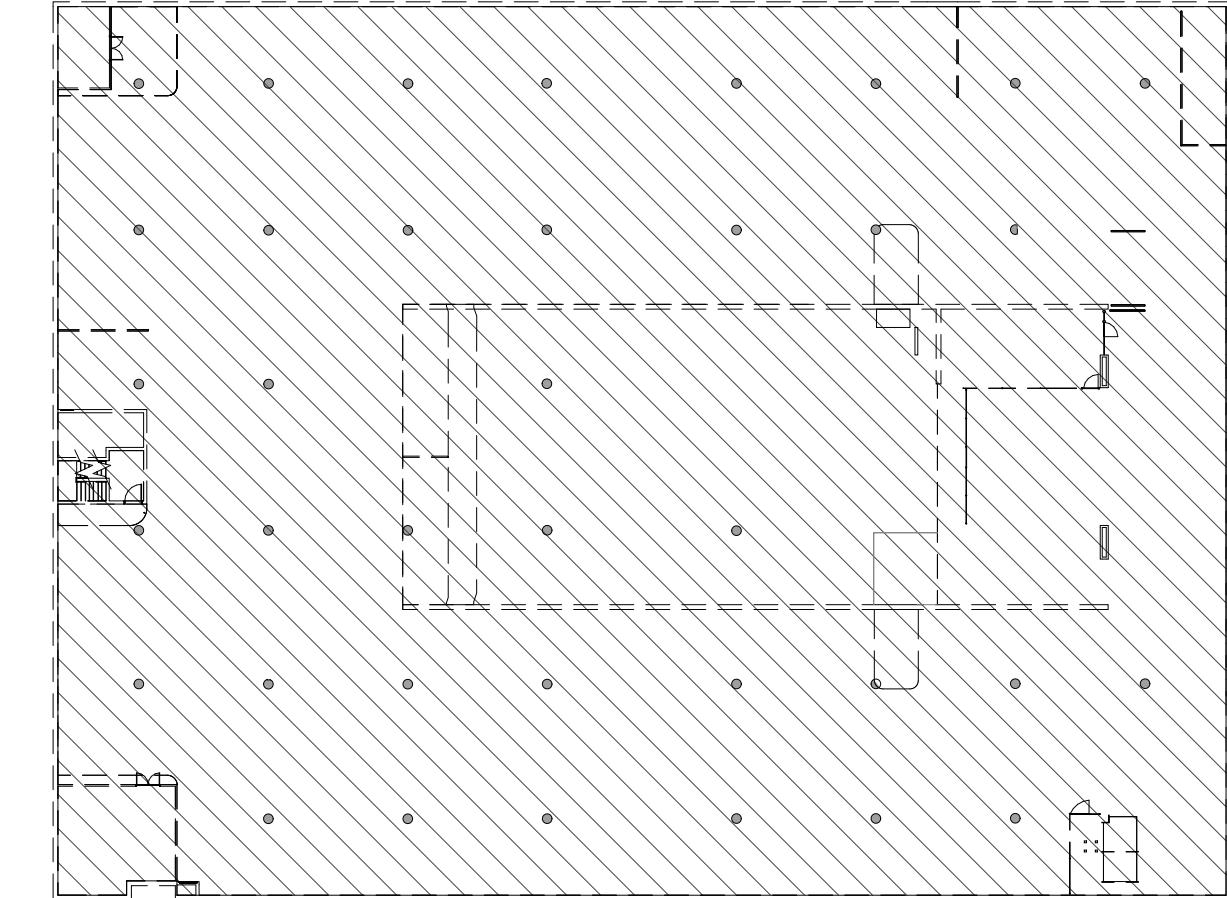
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DEMOLITION PLAN LEGEND


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LEVEL G-1 (GARAGE DEMOLITION PLAN)



LEVEL G-2 (GARAGE DEMOLITION PLAN)

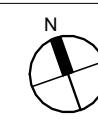
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DEMOLITION PLANS - GARAGE

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

ALEXANDRIA, VA

PROJ NO. 058-10046-000

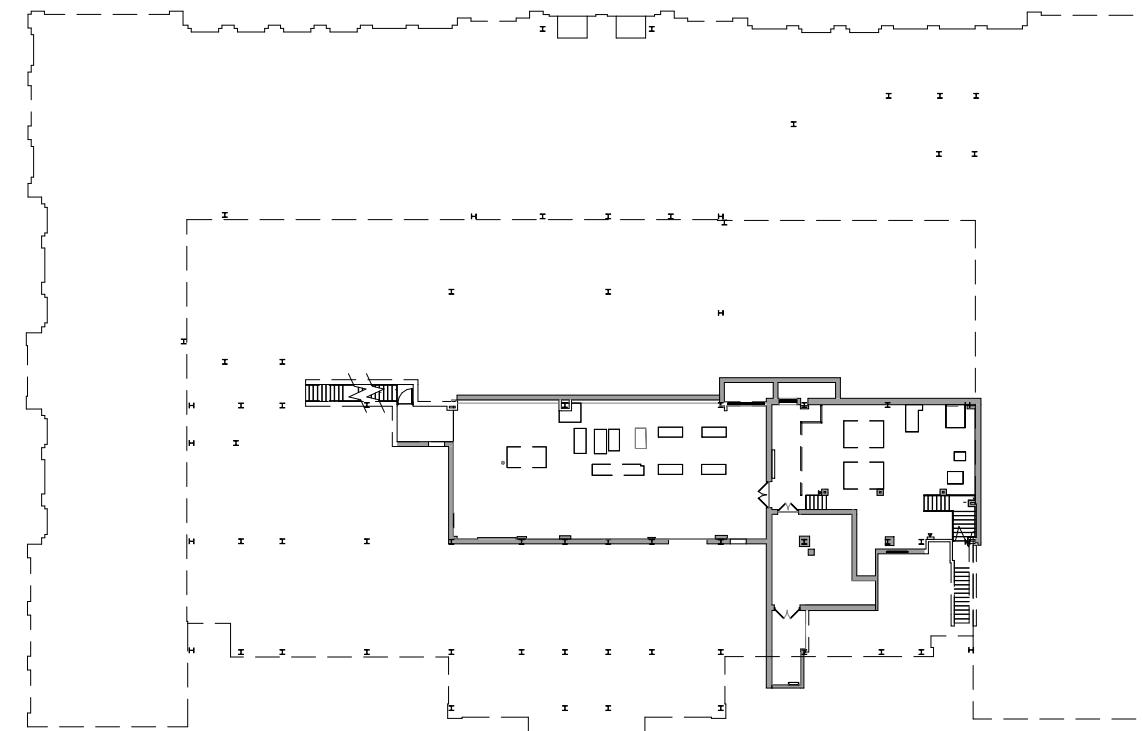
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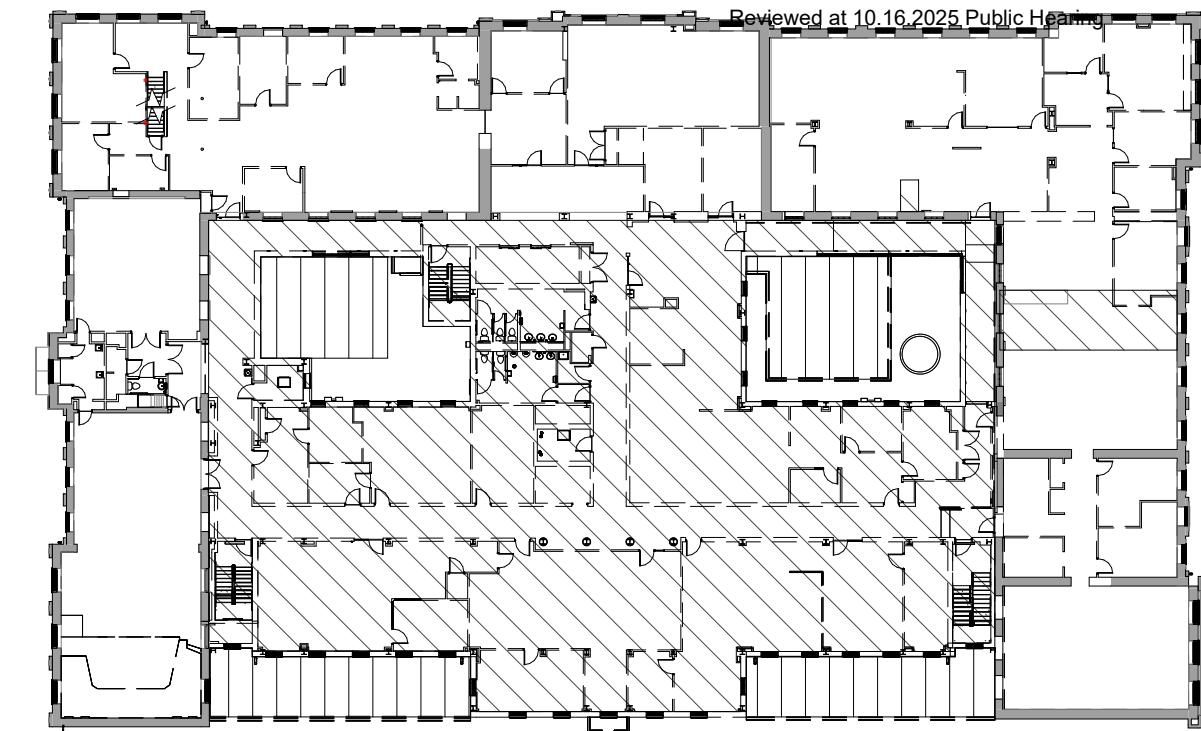
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DEMOLITION PLAN LEGEND

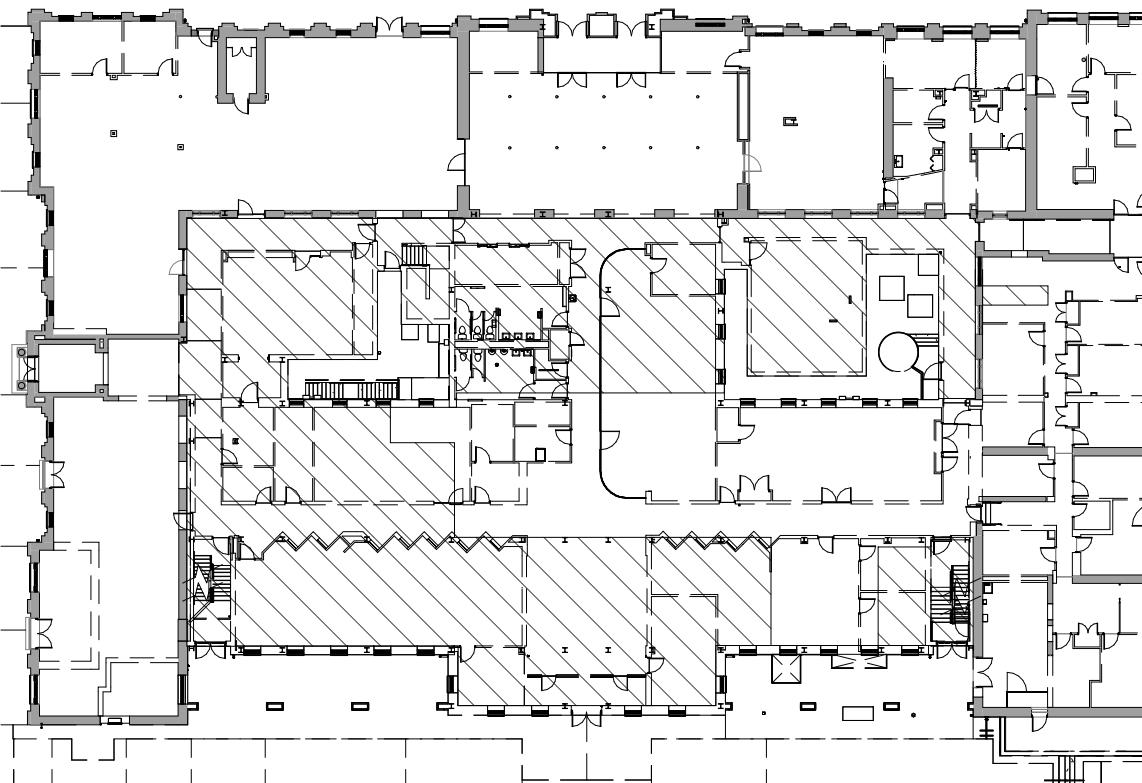
	EXISTING TO REMAIN
	REMOVE / DEMO WORK
	EXTENT OF PRE-1945 ROOF: REMOVE EXIST SLATE ROOF TILES
	EXTENT OF PRE-1945 ROOF: REMOVE EXIST COPPER STANDING SEAM AND FLAT SEAM ROOF PANELS



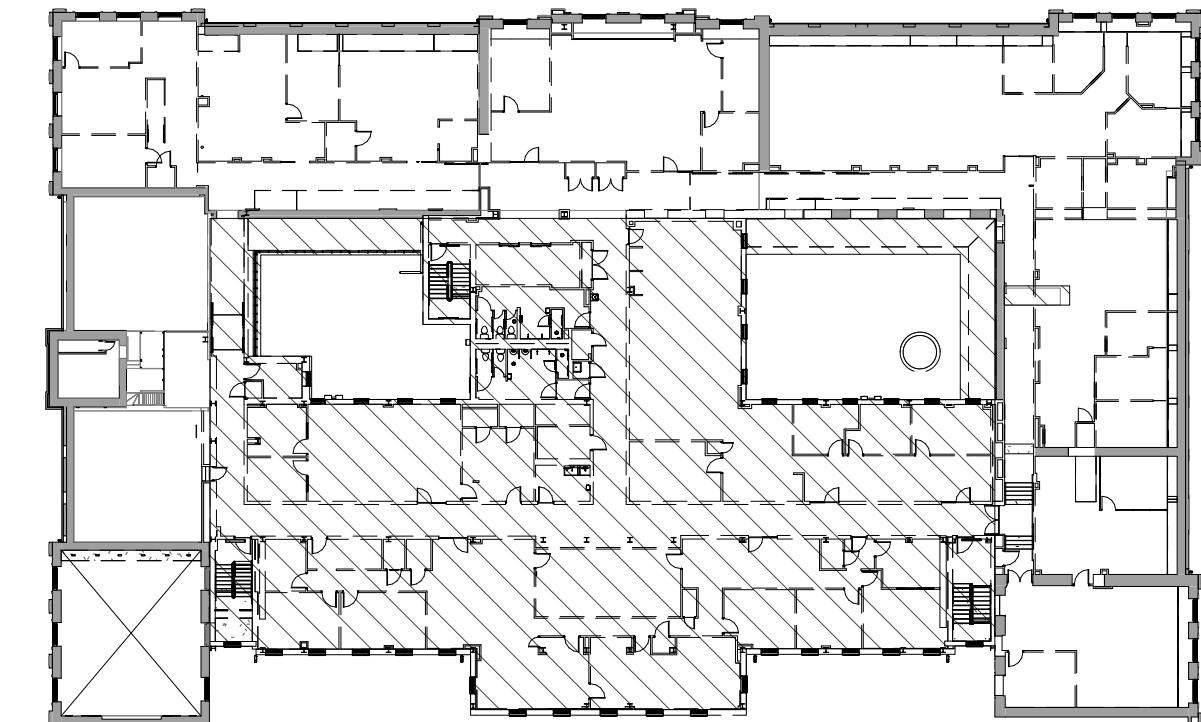
LEVEL B-1 (BASEMENT) DEMOLITION PLAN



LEVEL 2 DEMOLITION PLAN



LEVEL 1 DEMOLITION PLAN



LEVEL 3 DEMOLITION PLAN

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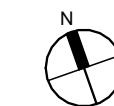
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DEMOLITION PLANS - CITY HALL



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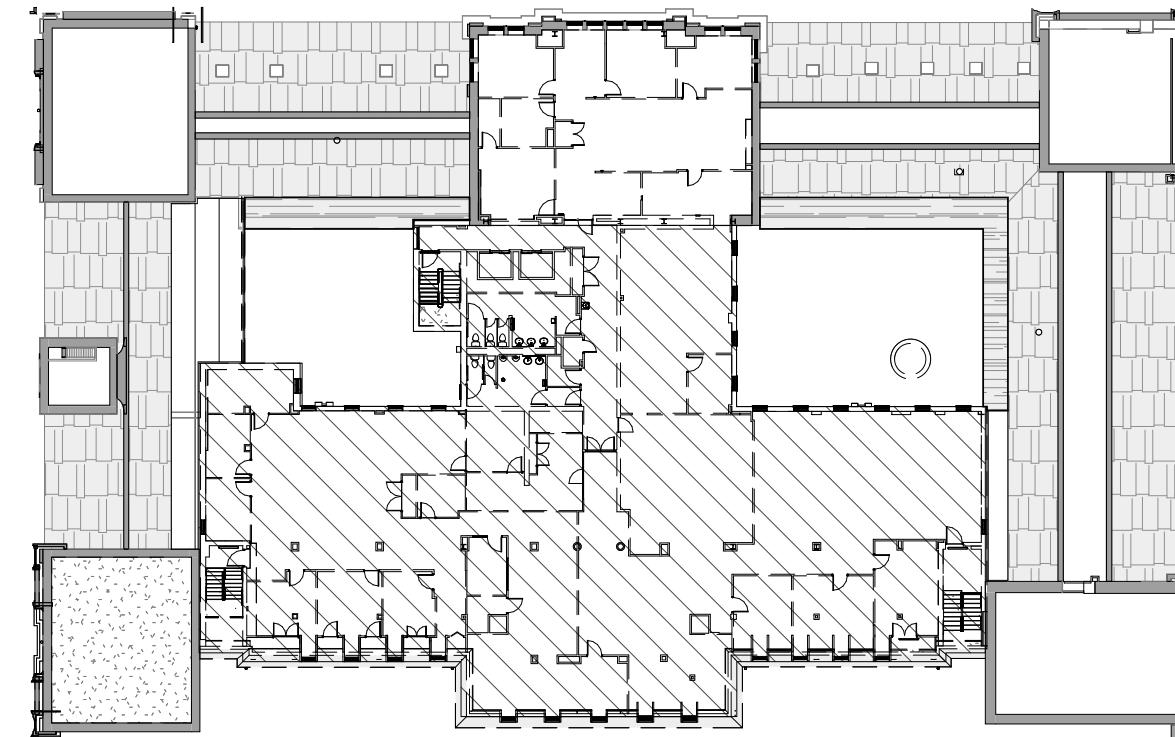
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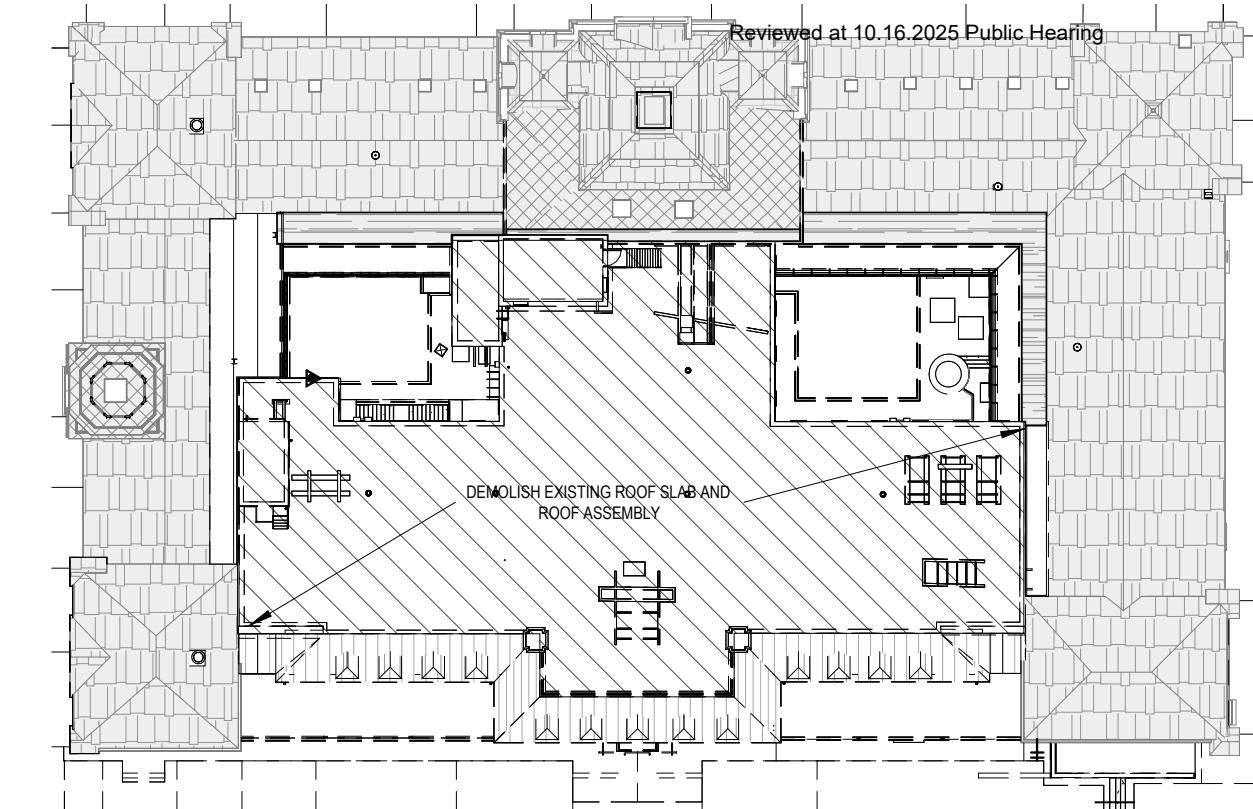
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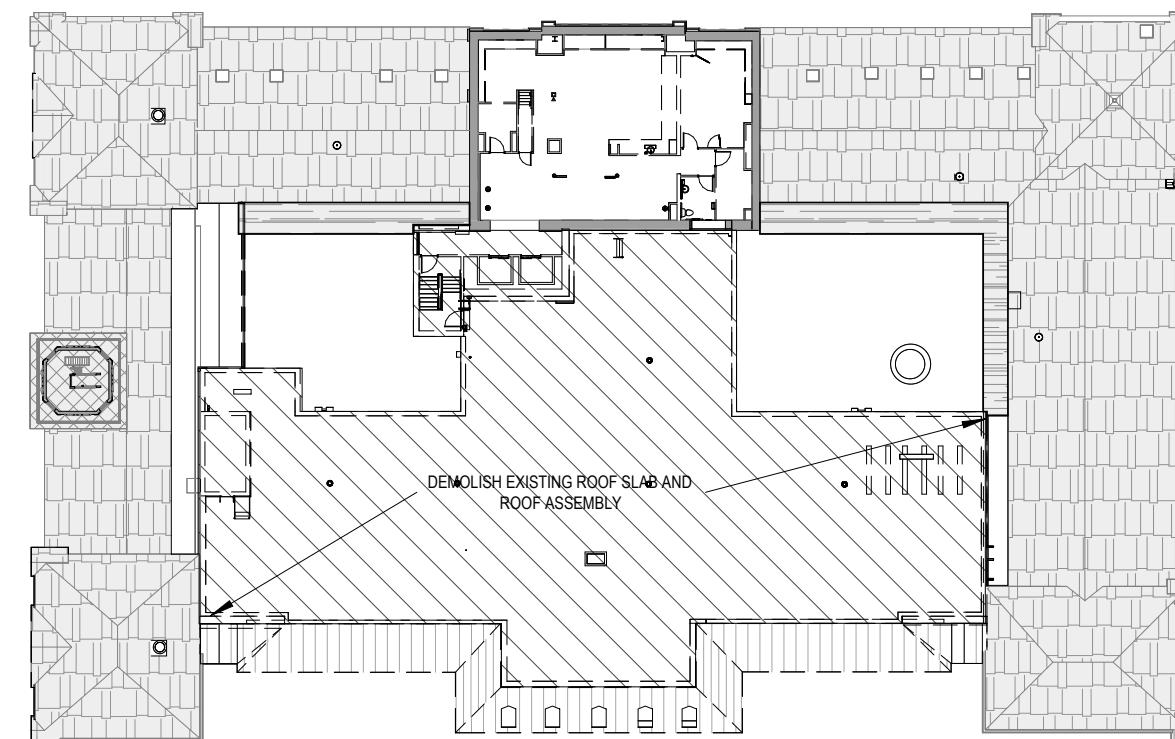
	EXISTING TO REMAIN
	REMOVE / DEMO WORK
	EXTENT OF PRE-1945 ROOF: REMOVE EXIST SLATE ROOF TILES
	EXTENT OF PRE-1945 ROOF: REMOVE EXIST COPPER STANDING SEAM AND FLAT SEAM ROOF PANELS



LEVEL 4 DEMOLITION PLAN



ROOF DEMOLITION PLAN



LEVEL 5 DEMOLITION PLAN

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440 MASSACHUSETTS AVE NW
WASHINGTON DC 20001

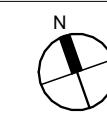


CREATING PLACES

LANDSCAPE
200 S PEYTON ST
ALEXANDRIA, VA 22314

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

DEMOLITION PLANS - CITY HALL



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

ALEXANDRIA, VA

PROJ NO. 058-10046-000

BAR CERTIFICATE OF
APPROPRIATENESS

DATE: 09/08/25

PAGE: A65

Reviewed at 10.16.2025 Public Hearing

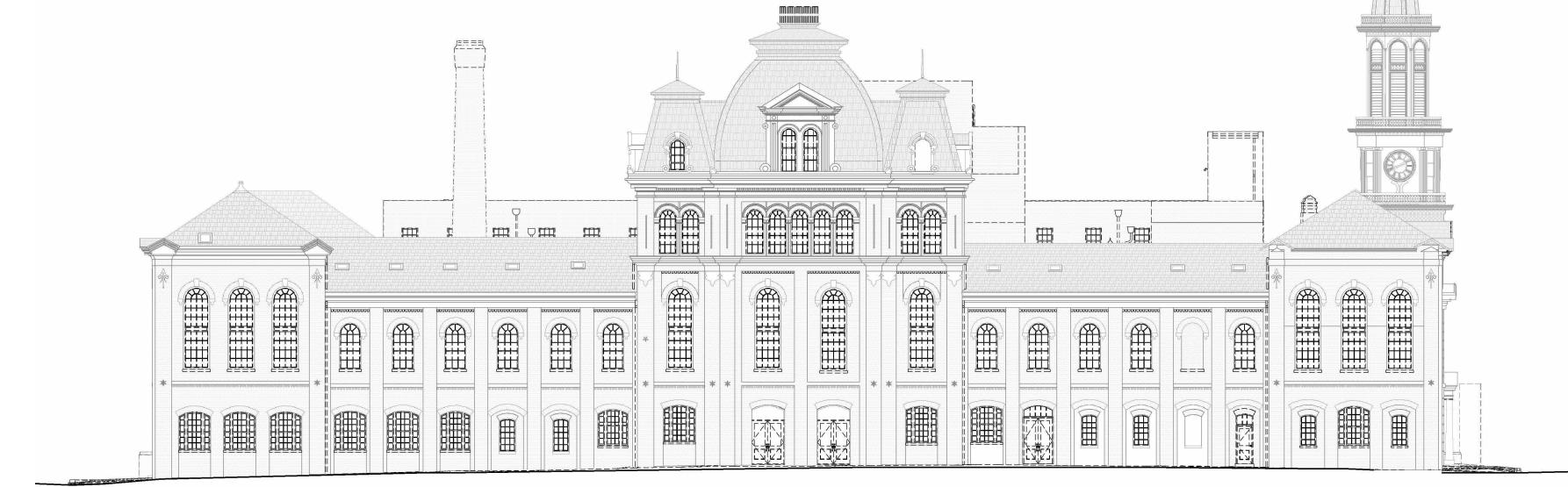
EXTERIOR DEMOLITION LEGEND

	EXISTING TO REMAIN
	REMOVE / DEMO WORK
	EXTENT OF PRE-1945 ROOF REMOVE EXIST SLATE ROOF TILES
	EXTENT OF PRE-1945 ROOF REMOVE EXIST COPPER STANDING SEAM AND FLAT SEAM ROOF PANELS

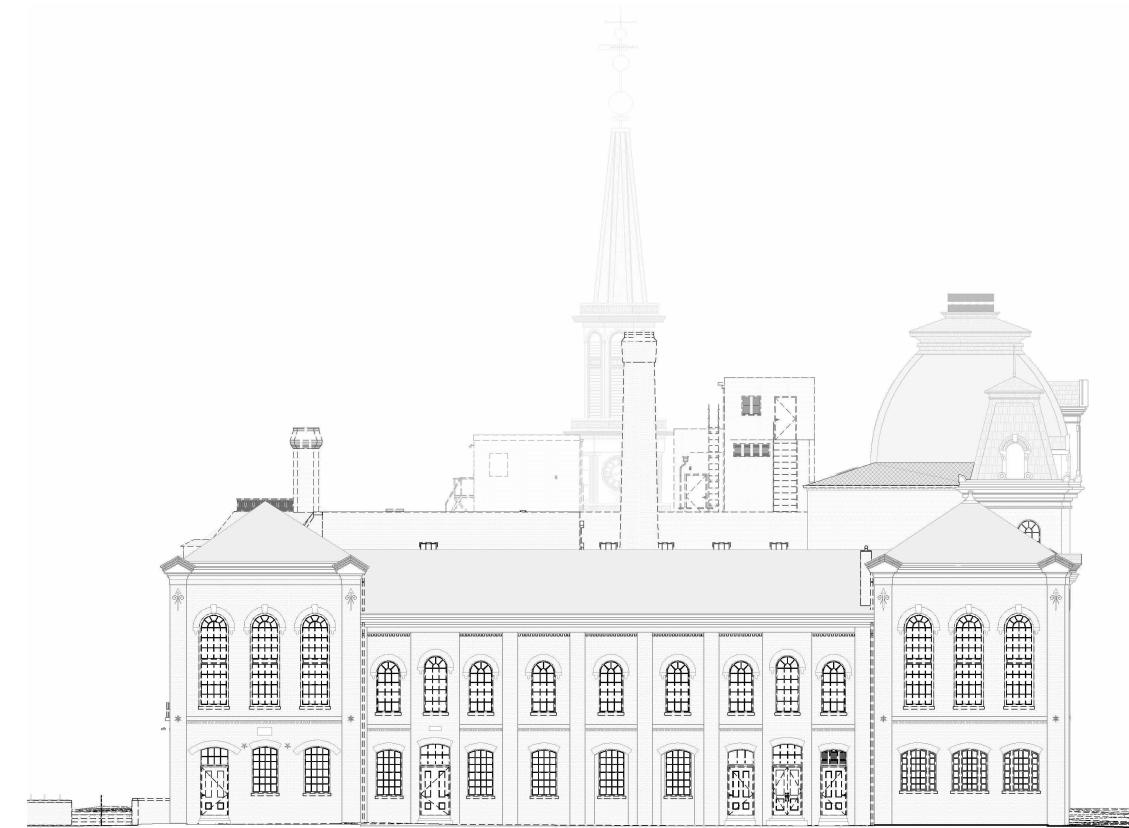
Reviewed at 10.16.2025 Public Hearing



EXTERIOR DEMOLITION ELEVATION - WEST



EXTERIOR DEMOLITION ELEVATION - NORTH



EXTERIOR DEMOLITION ELEVATION - EAST



EXTERIOR DEMOLITION ELEVATION - SOUTH

LEO A DALY

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

RUST | ORLING
ARCHITECTURE
ASSOCIATE ARCHITECT
1215 CAMERON ST
ALEXANDRIA, VA 22314

EHT | TRACERIES
HISTORIC PRESERVATION
440 MASSACHUSETTS AVE NW
WASHINGTON DC 20001

LandDesign
CREATING PLACES

LANDSCAPE
200 S PEYTON ST
ALEXANDRIA, VA 22314

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

EXTERIOR DEMOLITION ELEVATIONS - CITY HALL

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

ALEXANDRIA, VA

PROJ NO. 058-10046-000

BAR CERTIFICATE OF
APPROPRIATENESS

DATE: 09/08/25

PAGE: A66



BOARD OF ARCHITECTURAL REVIEW PUBLIC HEARING
CITY HALL, MARKET SQUARE GARAGE AND PLAZA RENOVATION
05 NOVEMBER, 2025

DISCUSSION AGENDA

- I. MARKET SQUARE STRUCTURES
- II. 5TH FLOOR GLAZING
- III. HYPHENNS
- IV. CENTER BAY

MARKET SQUARE STRUCTURES

- I. **Seat walls** revised with rectilinear corners (with eased edges for durability), but ergonomics of sloped profile are desired - **ACCEPTED**
- II. **Stone base** in lieu of metal at elevator building - **ACCEPTED**
- III. **Canopy** at east revised to mimic west with integrated railing around ramp opening - **ACCEPTED**
- IV. **Elevated pop-ups at canopies** should have glazing panels to protect from all elements - **ACCEPTED**

5TH FLOOR GLAZING

- I. No glazing should be visible from Cameron and Royal Streets - **ACCEPTED**

LATEST BAR COMMENTS

HYPHENS

- I. All glass with fewer mullions - **ACCEPTED**
- II. Raise canopy to jack arch height, align width with doors, leave sides open to above - **ACCEPTED**
- III. Solid dark bronze doors - **ACCEPTED**
- IV. Hipped roof – **ACCEPTED**

CENTER BAY

- I. 3-story expression comprised of pilasters & entablature with alternate materials – Studies for three options have been submitted for consideration - **FOR SELECTION**
- II. Roofline above central portion should remain as existing - **ACCEPTED**
- III. Chimneys – all options feature alternates with and without - **FOR SELECTION**
- IV. Brick infill transom or arched entryways at vestibule doors - **FOR SELECTION**

DESIGN CONSIDERATIONS

The team has taken the BAR's recommendation to apply the principles of Georgian design to the south entrance. Of particular relevance:

“Restrained ornamentation: While Georgian architecture embraces classical motif, ornamentation is generally restrained...emphasizing simplicity and elegance over extravagance. This approach reflects the Georgian ideal of balance and proportion ensuring that ornamentation enhances rather than overwhelms the overall design.”

MARKET SQUARE STRUCTURES

- I. **Seat walls** revised with rectilinear corners (with eased edges for durability), but ergonomics of sloped profile are desired - **ACCEPTED**
- II. **Stone base** in lieu of metal at elevator building - **ACCEPTED**
- III. **Canopy** at east revised to mimic west with integrated railing around ramp opening - **ACCEPTED**
- IV. **Elevated pop-ups at canopies** should have glazing panels to protect from all elements - **ACCEPTED**

5TH FLOOR GLAZING

- I. No glazing should be visible from Cameron and Royal Streets - **ACCEPTED**

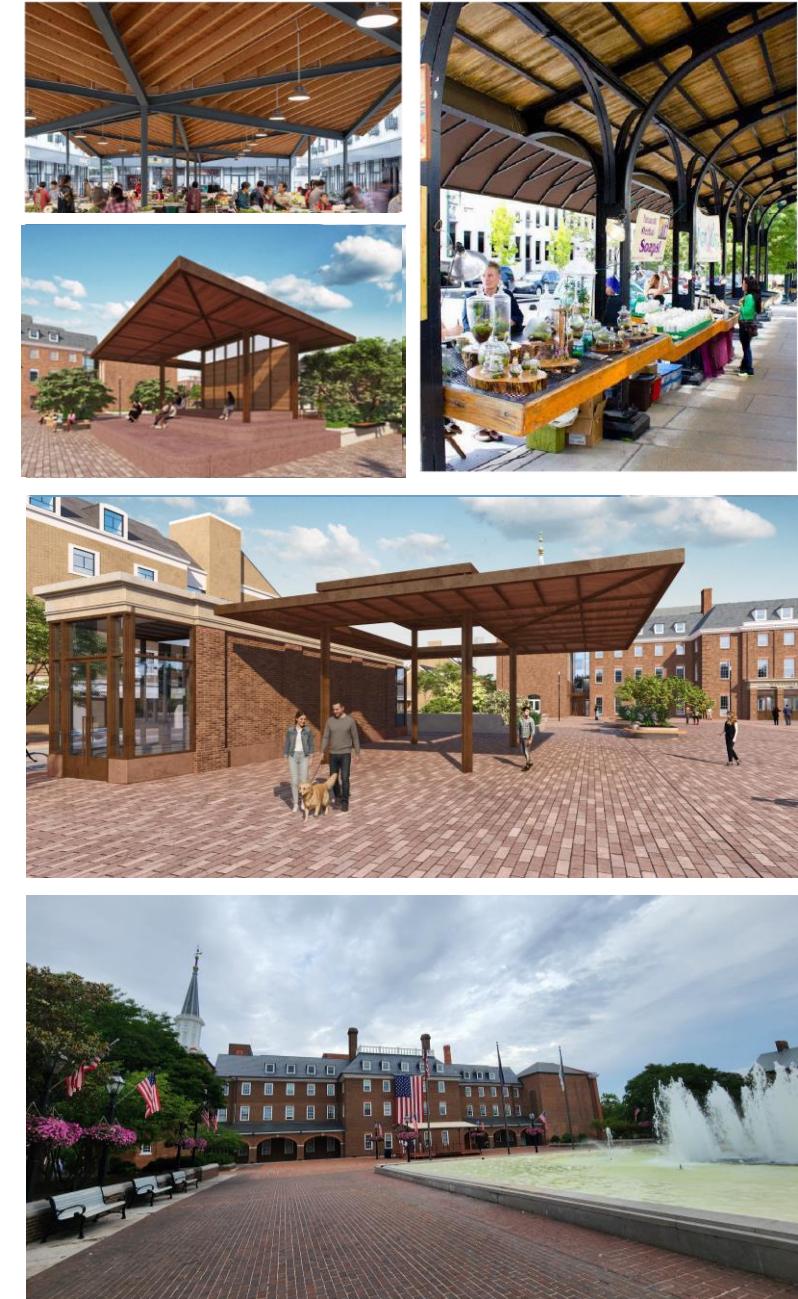
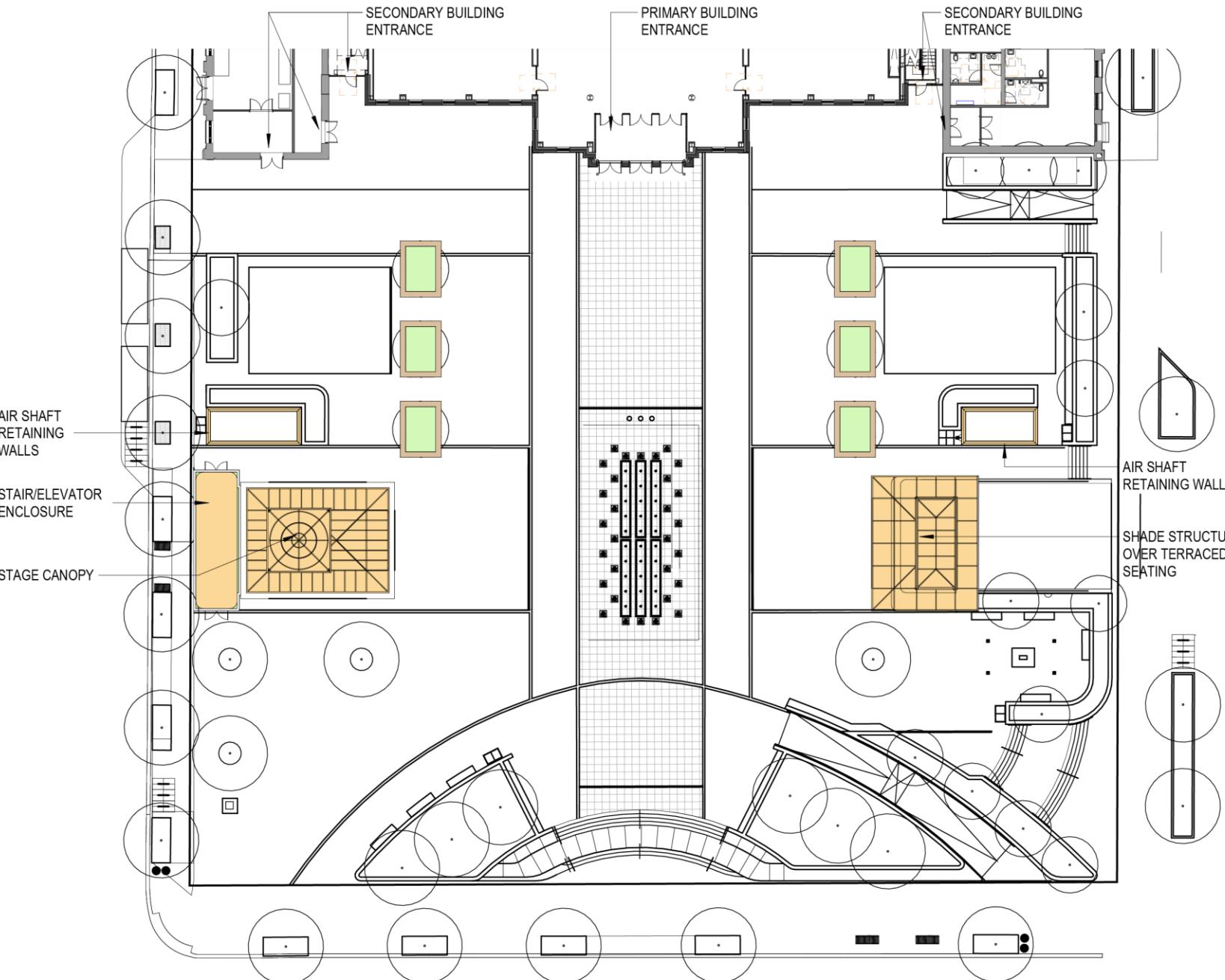
MARKET SQUARE



SOUTH ELEVATION



MARKET SQUARE PLAZA ELEMENTS



MARKET SQUARE

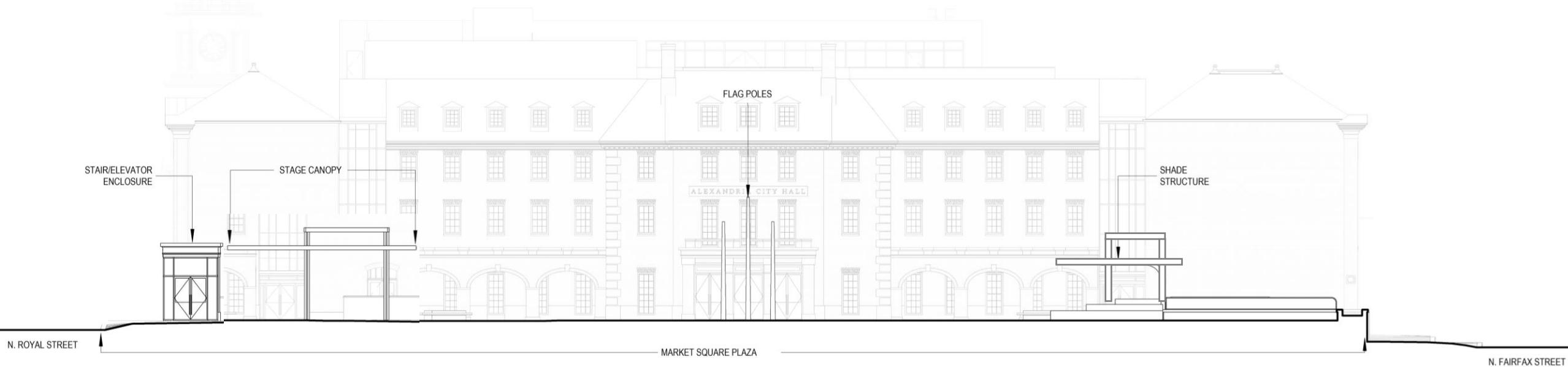
UPDATED SHADE STRUCTURES



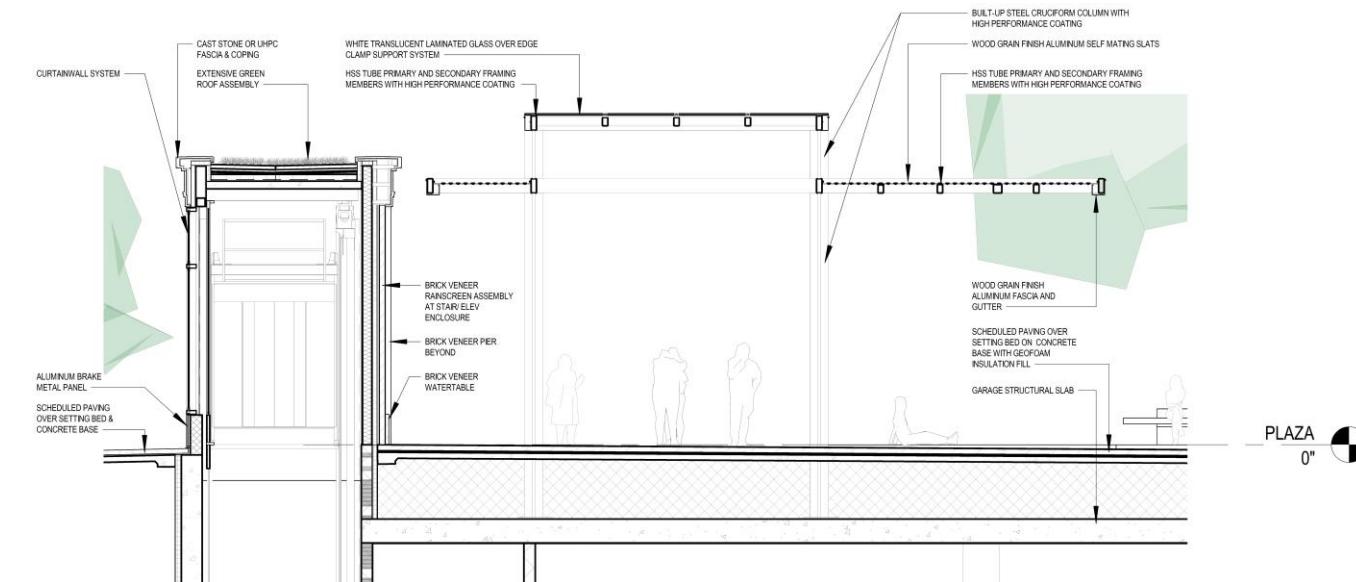
MARKET SQUARE PLAZA : SHADE STRUCTURE & STAGE CANOPY



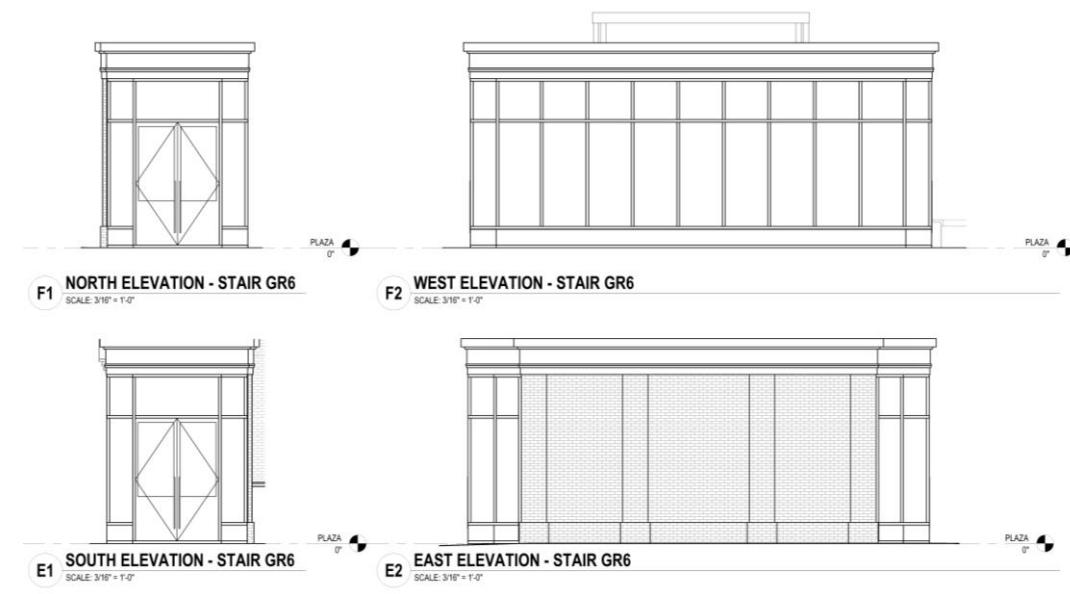
MARKET SQUARE PLAZA ELEMENTS



ELEVATION FROM KING ST.

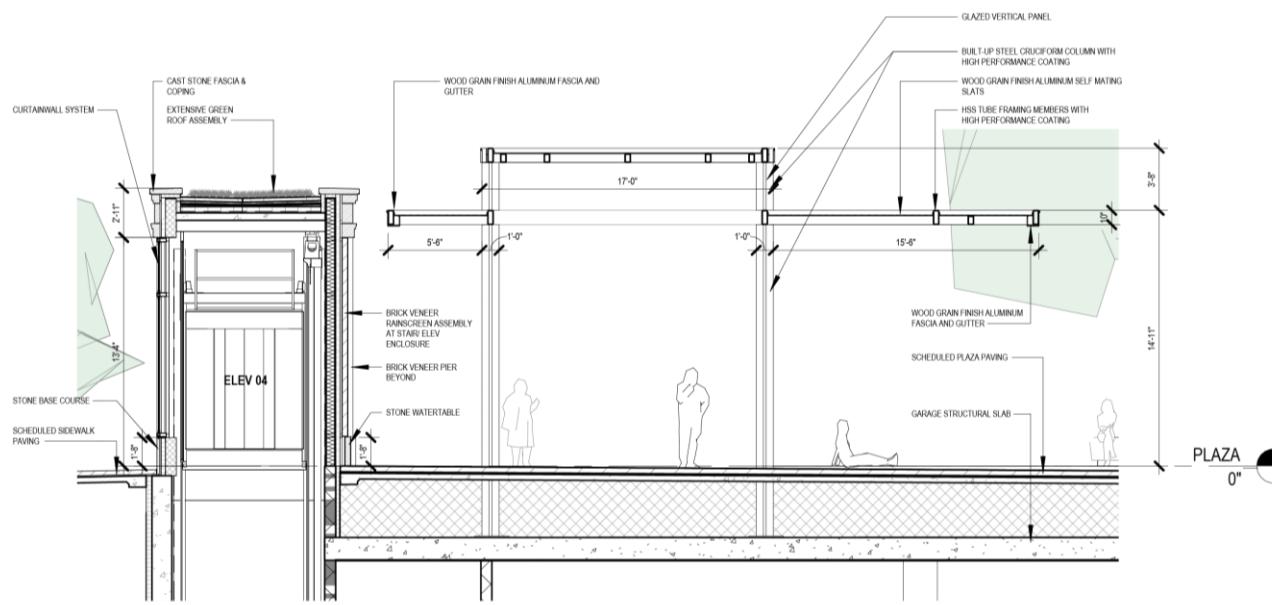


SECTION THROUGH WEST STAGE CANOPY & STAIR/ELEVATOR ENCLOSURE

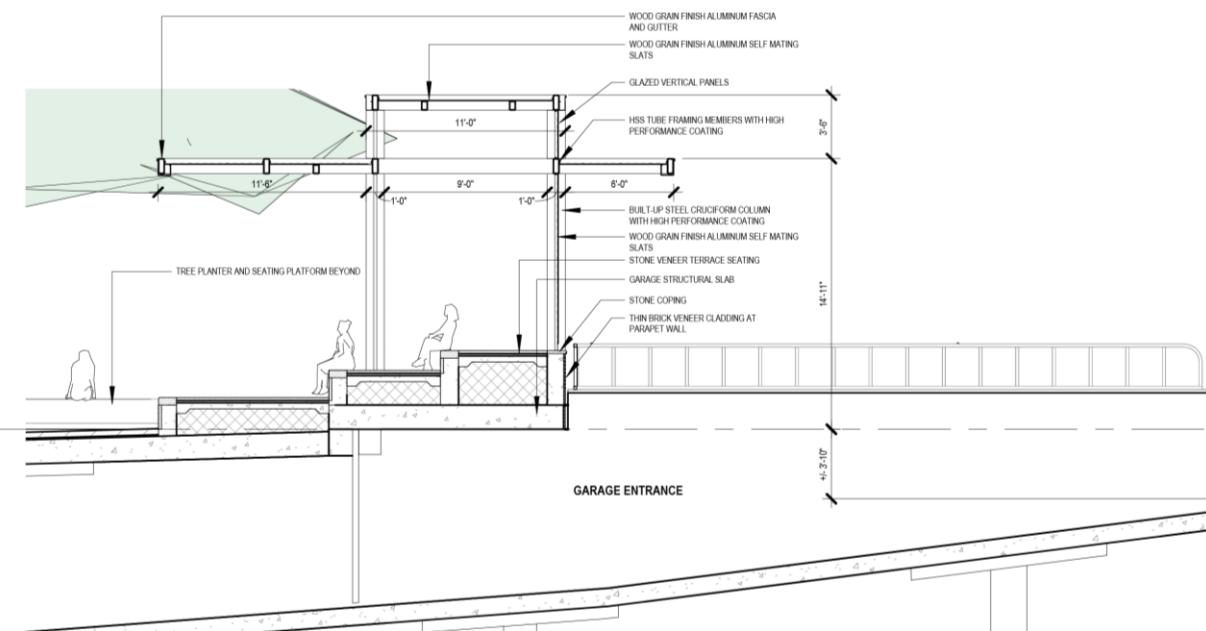
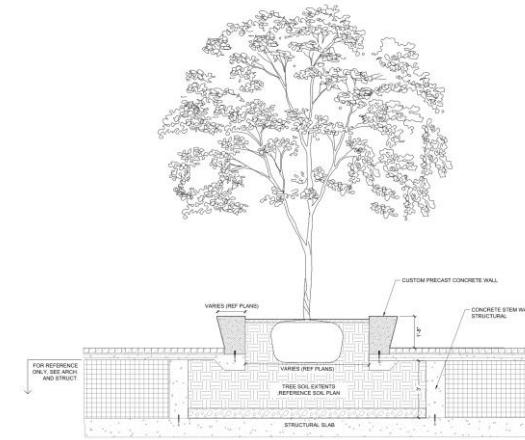


ELEVATIONS OF STAIR/ELEVATOR ENCLOSURE

MARKET SQUARE PLAZA ELEMENTS

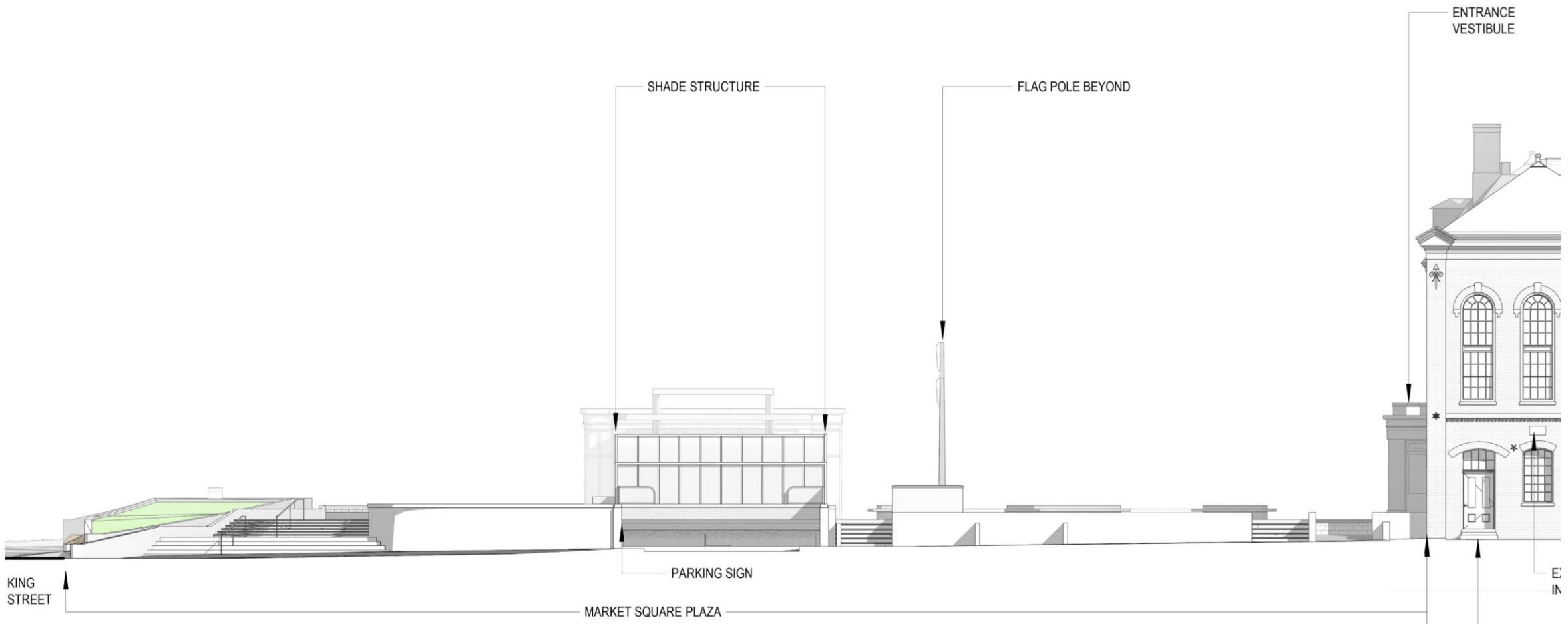


SECTION THROUGH WEST STAGE CANOPY & STAIR/ELEVATOR ENCLOSURE



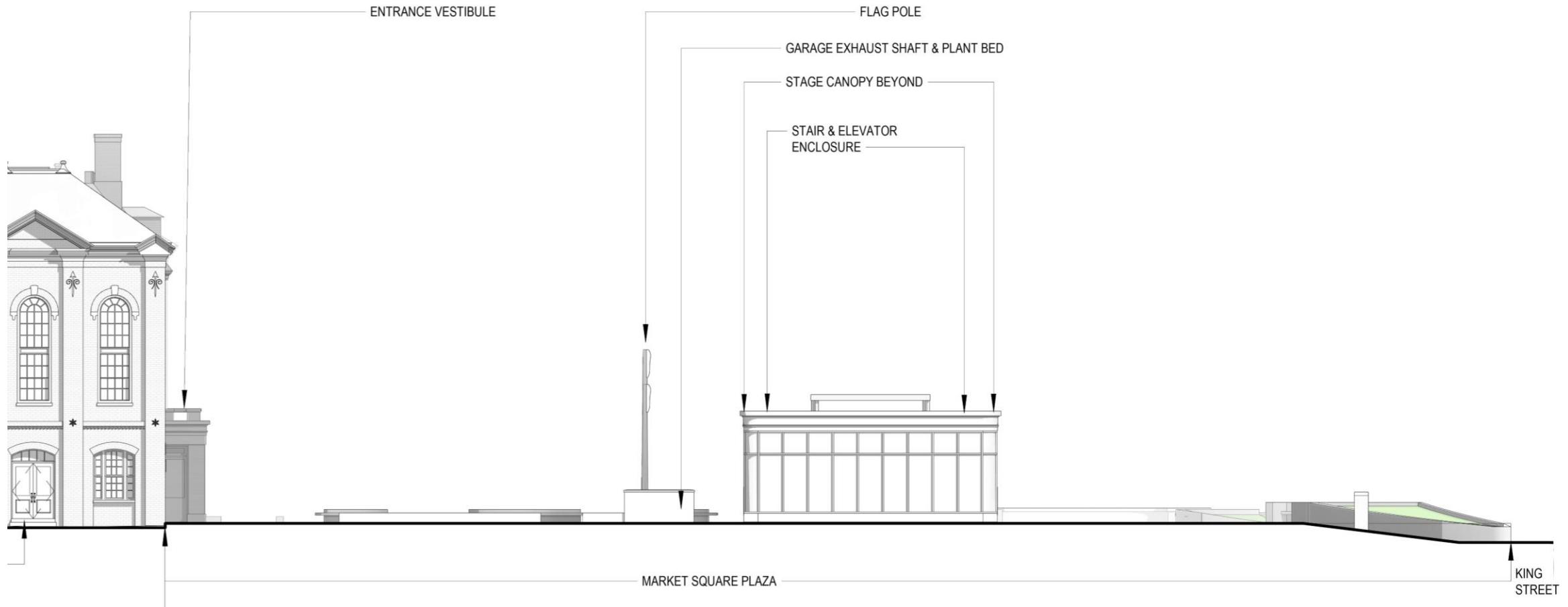
SECTION THROUGH EAST CANOPY & TIERED SEATING

MARKET SQUARE PLAZA ELEMENTS



ELEVATION FROM FAIRFAX ST.

MARKET SQUARE PLAZA ELEMENTS



ELEVATION FROM ROYAL ST.

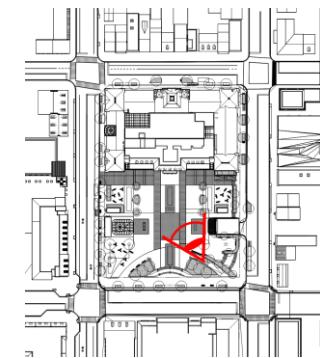
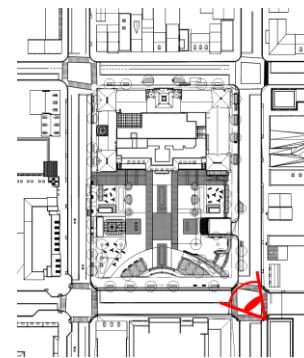
MARKET SQUARE PLAZA ELEMENTS



VIEW FROM KING ST. & FAIRFAX ST.



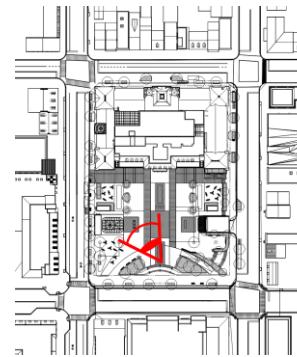
AERIAL VIEW FROM KING ST. – ACCESSIBLE ROUTE



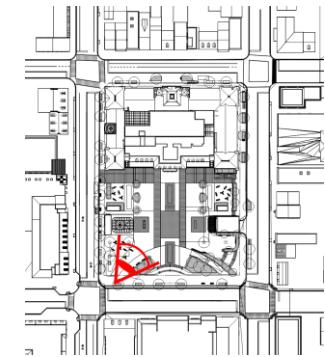
MARKET SQUARE PLAZA ELEMENTS



VIEW FROM MIDDLE OF MARKET SQUARE TOWARD STAGE CANOPY



VIEW FROM THE INTERSECTION OF KING ST. & ROYAL ST.



5TH FLOOR GLAZING

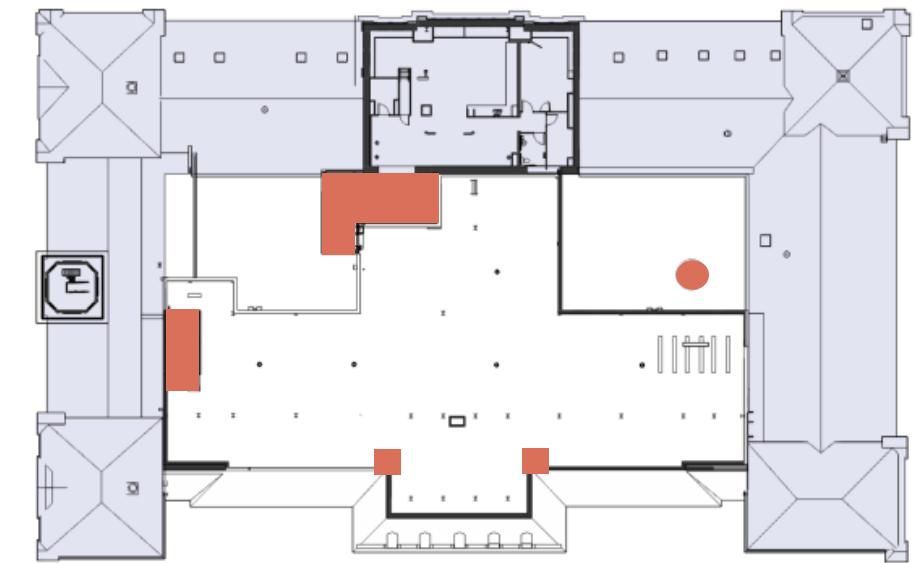
MARKET SQUARE STRUCTURES

- I. **Seat walls** revised with rectilinear corners (with eased edges for durability), but ergonomics of sloped profile are desired - **ACCEPTED**
- II. **Stone base** in lieu of metal at elevator building - **ACCEPTED**
- III. **Canopy** at east revised to mimic west with integrated railing around ramp opening - **ACCEPTED**
- IV. **Elevated pop-ups at canopies** should have glazing panels to protect from all elements - **ACCEPTED**

5TH FLOOR GLAZING

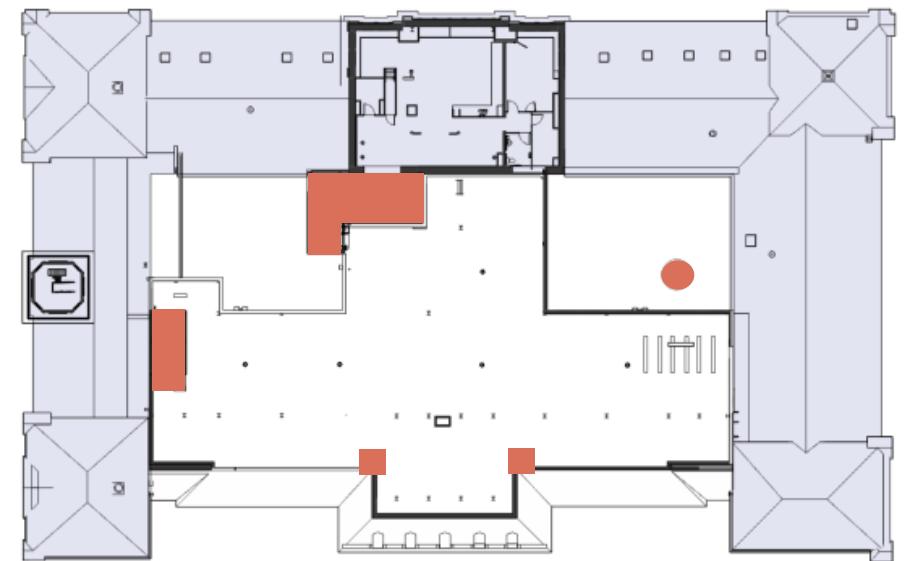
- I. No glazing should be visible from Cameron and Royal Streets - **ACCEPTED**

FIFTH FLOOR: EXISTING ROOF STRUCTURES



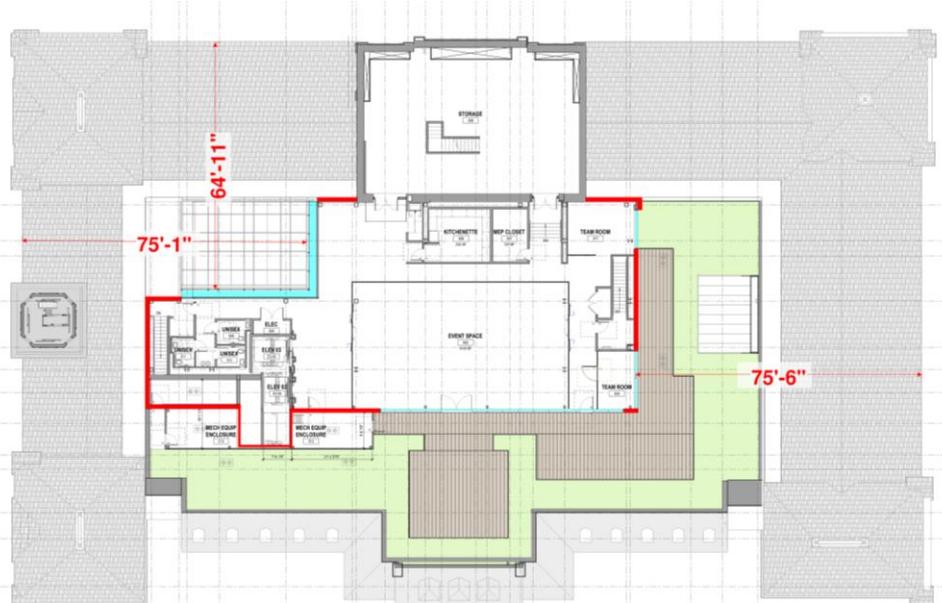
LEVEL 5 - FLOOR PLAN

FIFTH FLOOR: EXISTING ROOF STRUCTURES

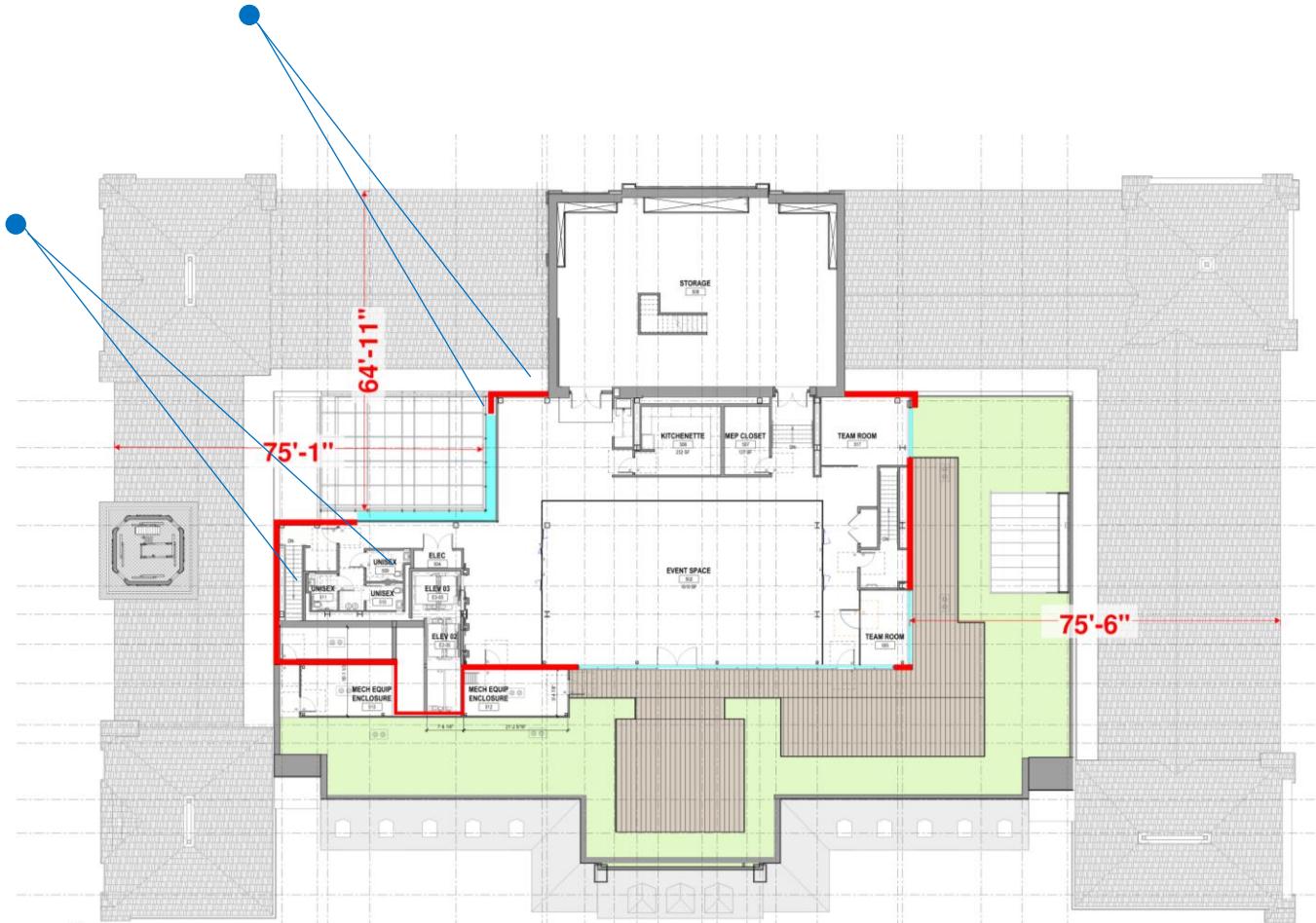


LEVEL 5 - FLOOR PLAN

FIFTH FLOOR PROPOSED PLAN: SETBACKS FROM LOWER ROOF

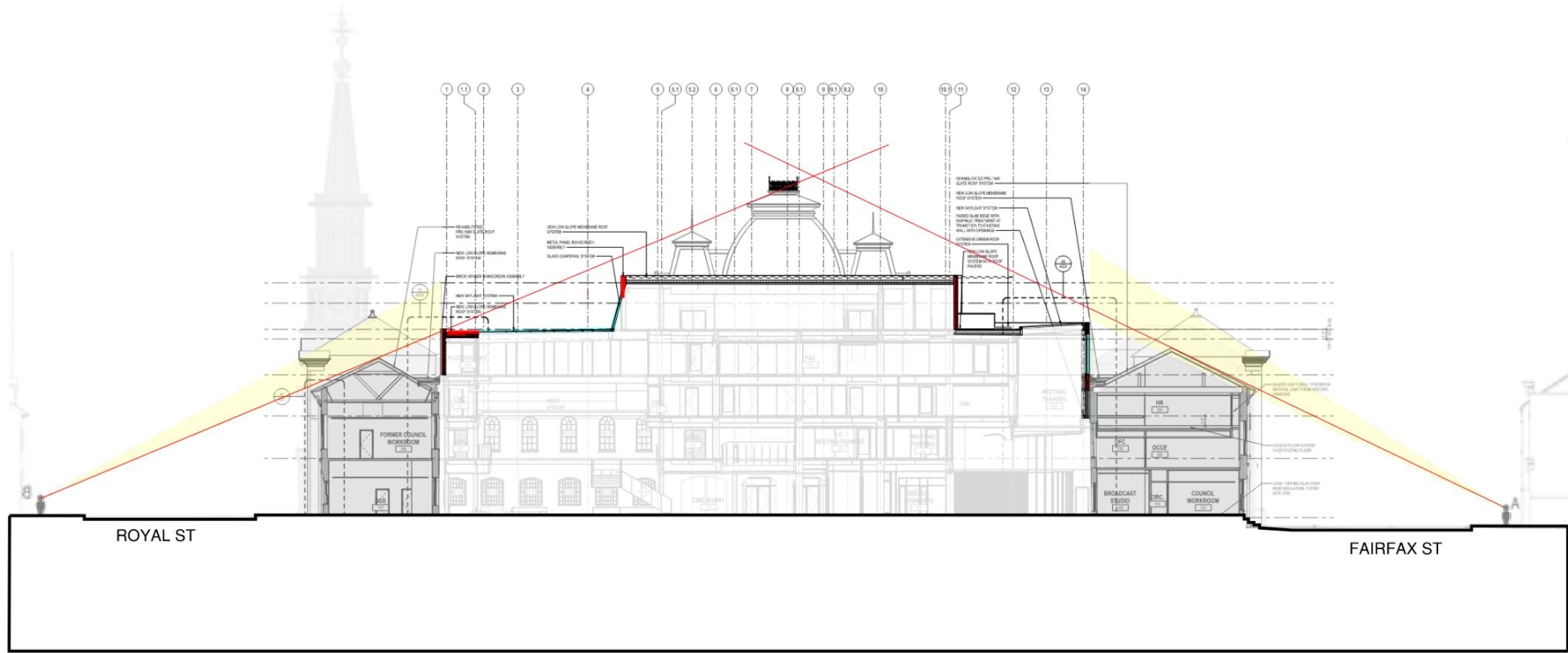


PREVIOUS ROOF PLAN

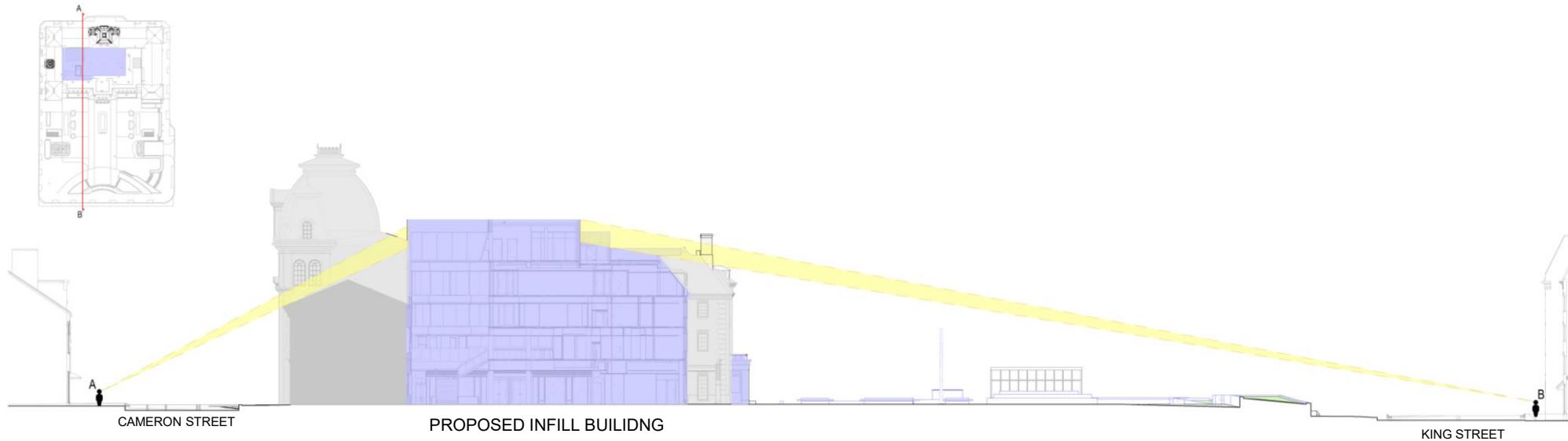
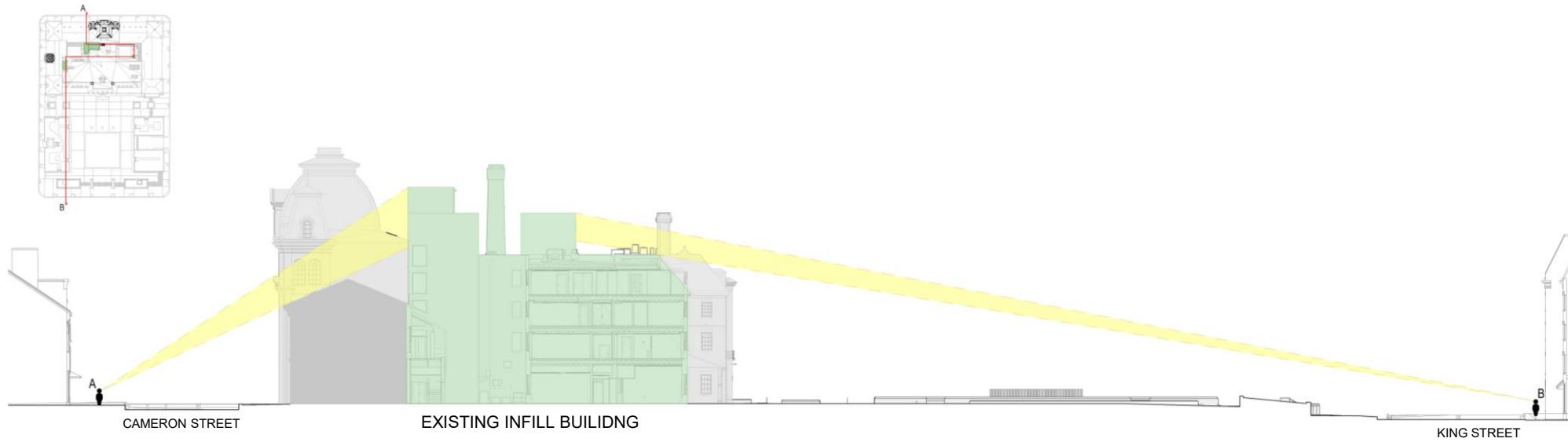


UPDATED ROOF PLAN

FIFTH FLOOR PROPOSED SECTION: SETBACKS FROM LOWER ROOF



FIFTH FLOOR: SIGHT-LINE DIAGRAMS



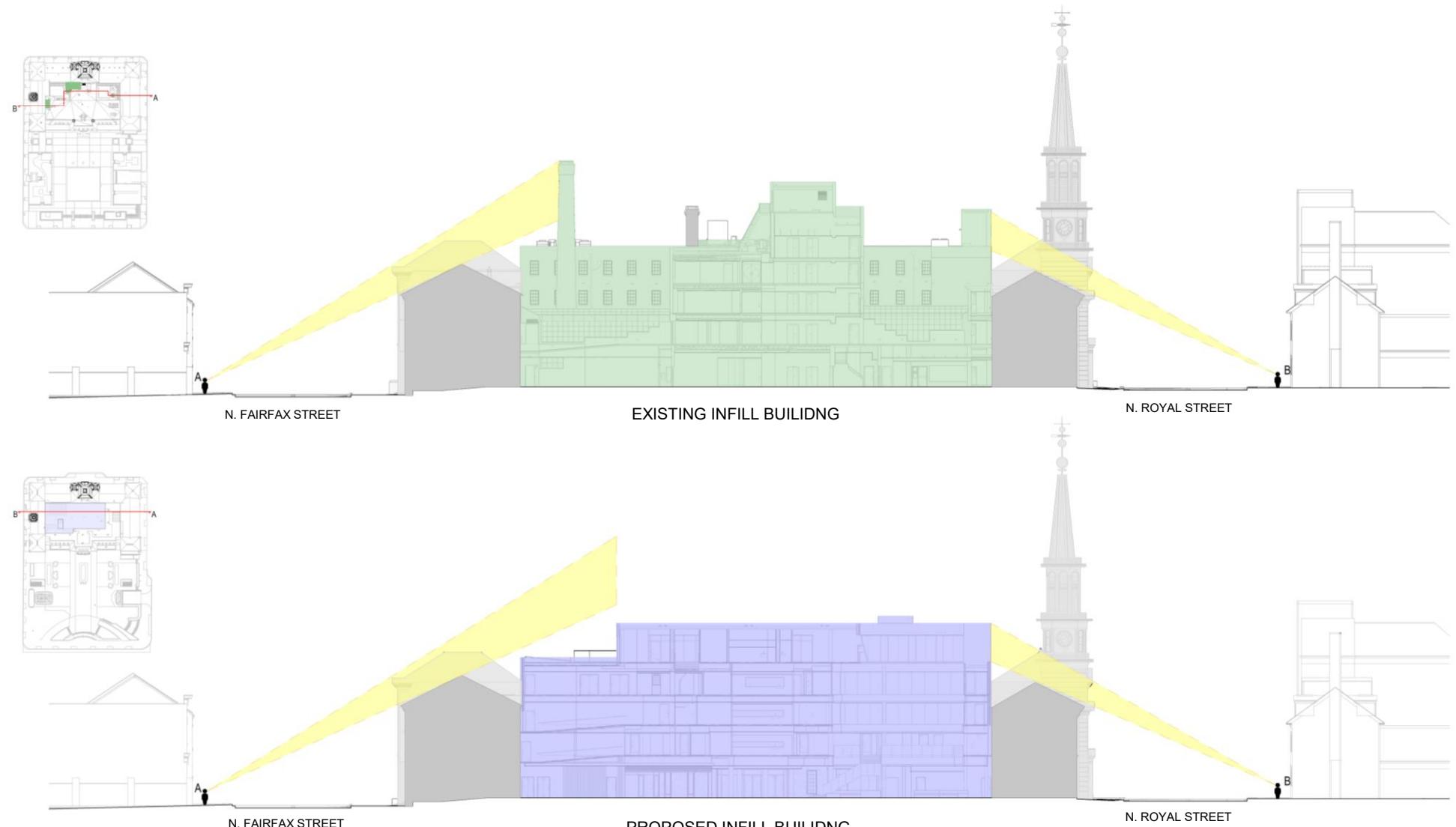
New Construction

Removed sight line materials

Existing Building

Sight Line

FIFTH FLOOR: SIGHT-LINE DIAGRAMS

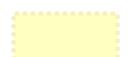


New Construction



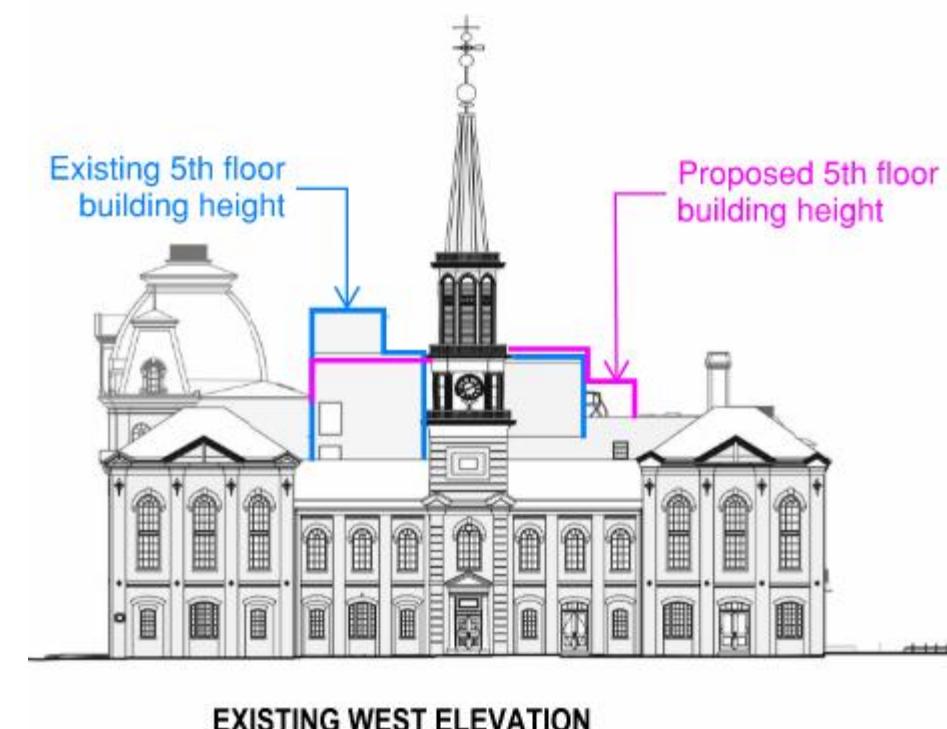
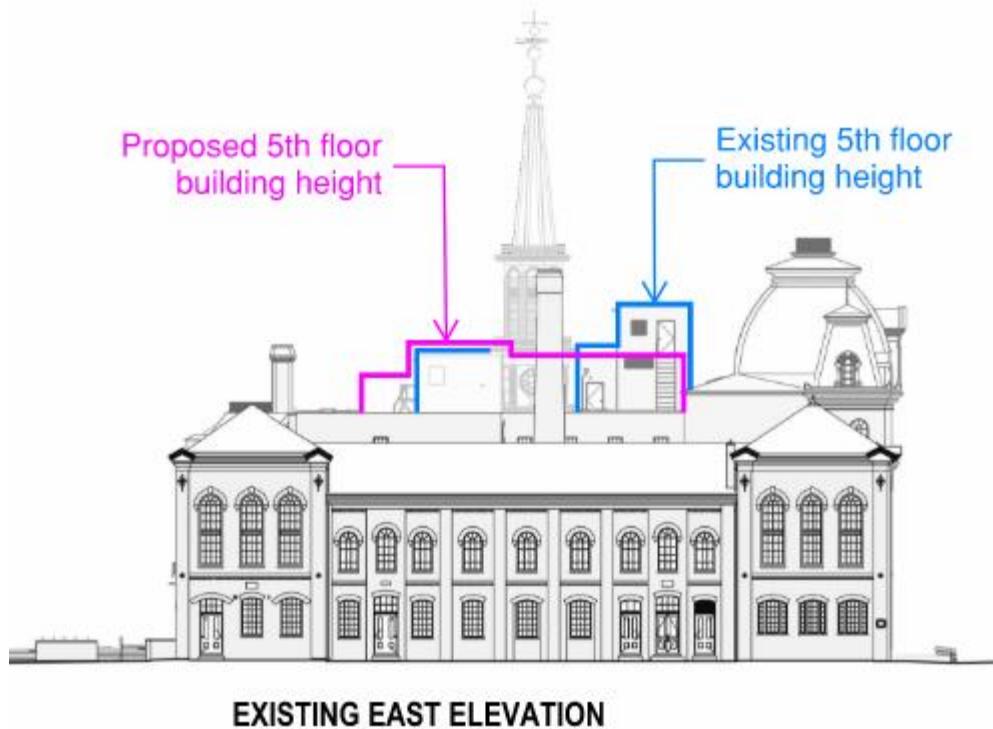
Removed sight line materials

Existing Building



Sight Line

FIFTH FLOOR: BUILDING SILHOUETTES STUDY



OVERALL BUILDING MASSING 5TH FLOOR



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



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



OVERALL BUILDING MASSING 5TH FLOOR



STREET VIEW AT N. ROYAL



STREET VIEW AT N. FAIRFAX



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



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

OVERALL BUILDING MASSING 5TH FLOOR



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



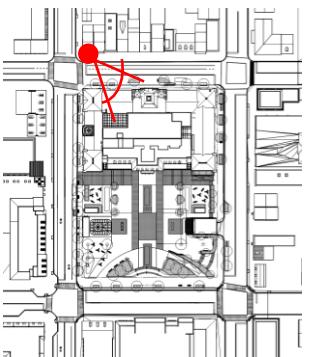
STREET VIEW AT INTERSECTION OF N. ROYAL & CAMERON ST.



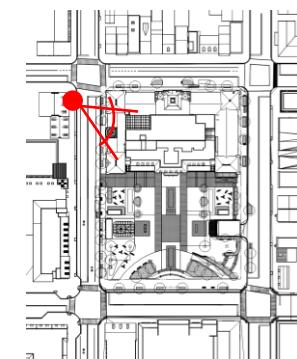
OVERALL BUILDING MASSING 5TH FLOOR



VIEW FROM N. ROYAL ST NEAR CORNER W/CAMERON



VIEW FROM CAMERON ST NEAR CORNER W/N. ROYAL



HYPHENS

HYPHENS

- I. All glass with fewer mullions - **ACCEPTED**
- II. Raise canopy to jack arch height, align width with doors, leave sides open to above - **ACCEPTED**
- III. Solid dark bronze doors - **ACCEPTED**
- IV. Hipped roof – **ACCEPTED**

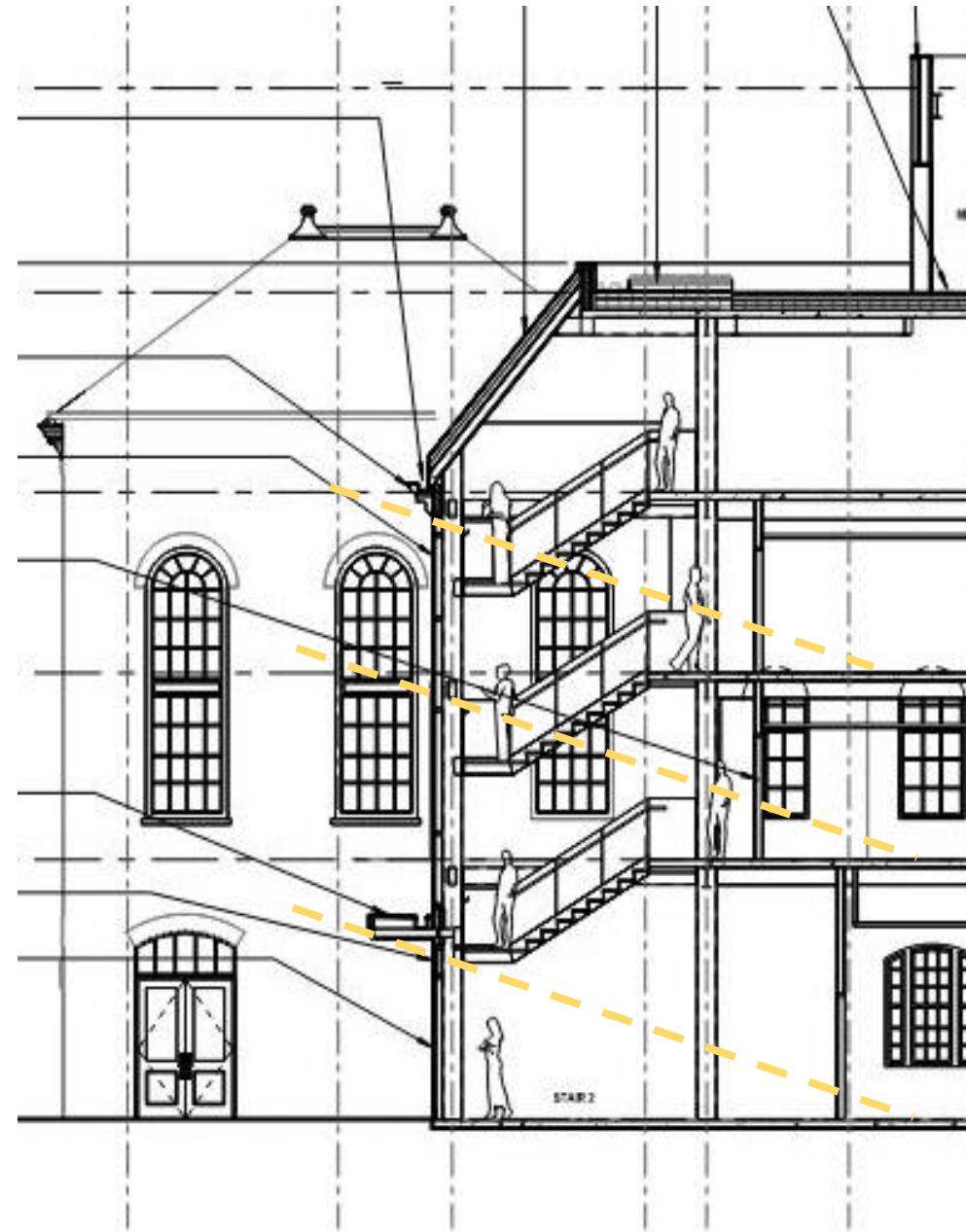
CENTER BAY

- I. 3-story expression comprised of pilasters & entablature with alternate materials – Studies for three options have been submitted for consideration - **FOR SELECTION**
- II. Roofline above central portion should remain as existing - **ACCEPTED**
- III. Chimneys – all options feature alternates with and without - **FOR SELECTION**
- IV. Brick infill transom or arched entryways at vestibule doors - **FOR SELECTION**

COMPOSITIONAL HYPHENS (STAIRS)



HYPHENS



CENTER BAY

HYPHENS

- I. All glass with fewer mullions - ACCEPTED
- II. Raise canopy to jack arch height, align width with doors, leave sides open to above - ACCEPTED
- III. Solid dark bronze doors - ACCEPTED
- IV. Hipped roof – ACCEPTED

CENTER BAY

- I. 3-story expression comprised of pilasters & entablature with alternate materials – Studies for three options have been submitted for consideration - **FOR SELECTION**
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- III. Chimneys – all options feature alternates with and without - **FOR SELECTION**
- IV. Brick infill transom or arched entryways at vestibule doors - **FOR SELECTION**

BUILDING ENTRY – CENTER BAY



BUILDING ENTRY – CENTER BAY MATERIAL EXPLORATION



OPTION 4A

OPTION 4B

OPTION 4C



SOUTH ELEVATION

OPTION 4A – REVISED

TWO STORY EXPRESSION OF BRICK PILLARS AND CORNER QUOINS



SOUTH ELEVATION

OPTION 4A – REVISED

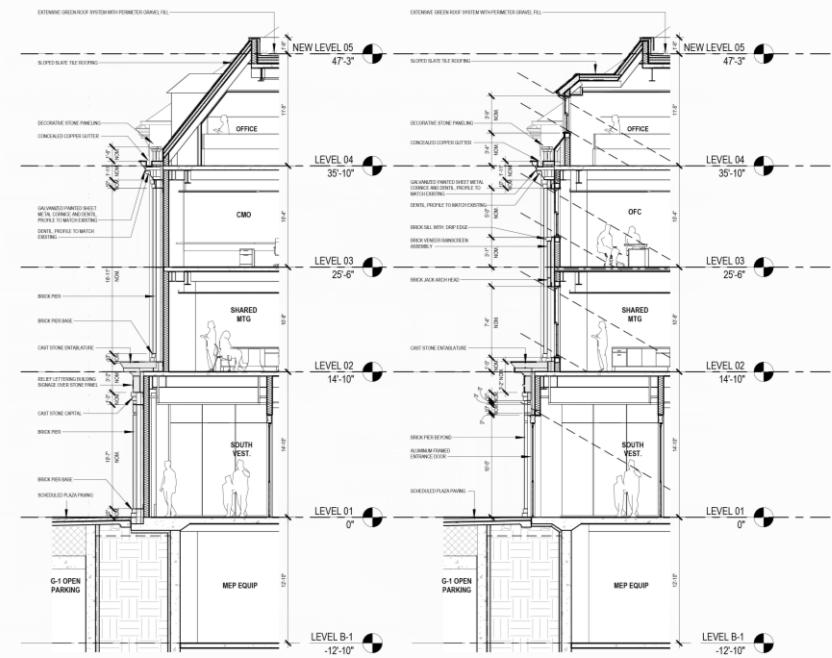
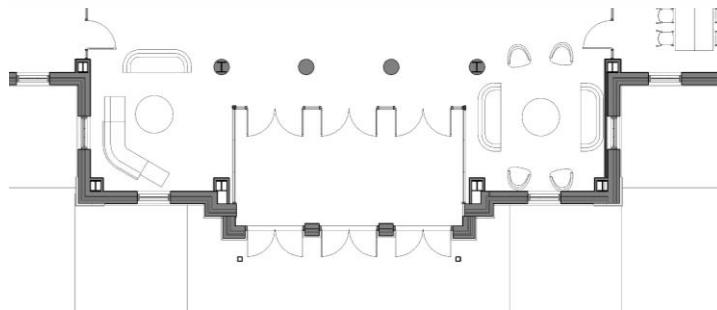
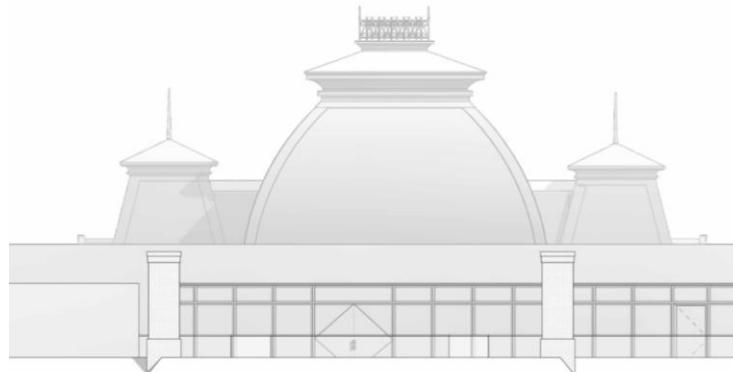
TWO STORY EXPRESSION OF BRICK PILLARS AND CORNER QUOINS



SOUTH ELEVATION

OPTION 4A – REVISED

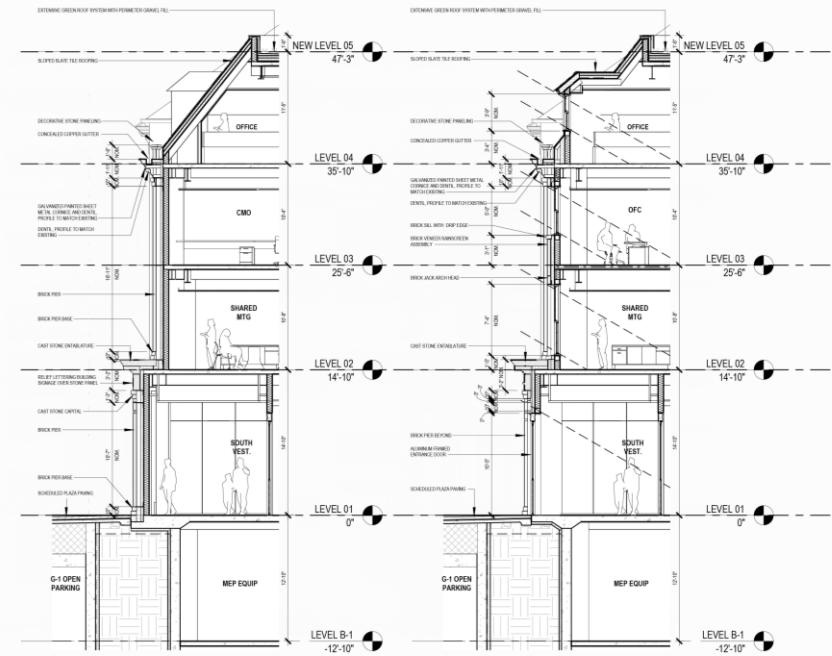
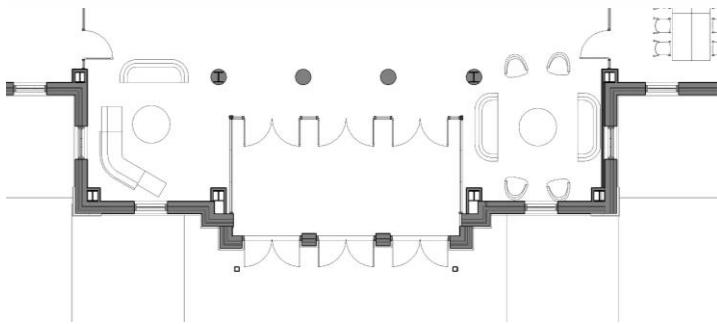
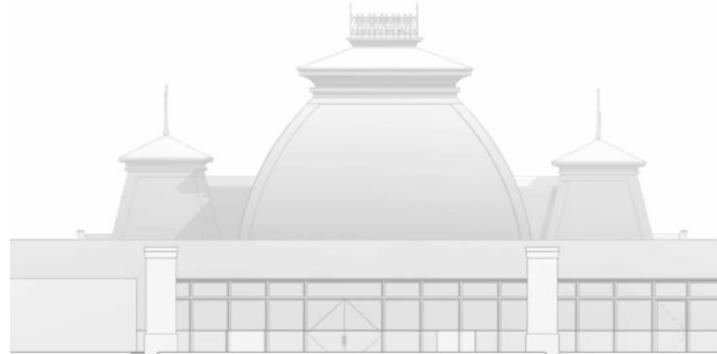
TWO STORY EXPRESSION OF BRICK PILLARS AND CORNER QUOINS



SOUTH ELEVATION

OPTION 4A – REVISED - ALTERNATE

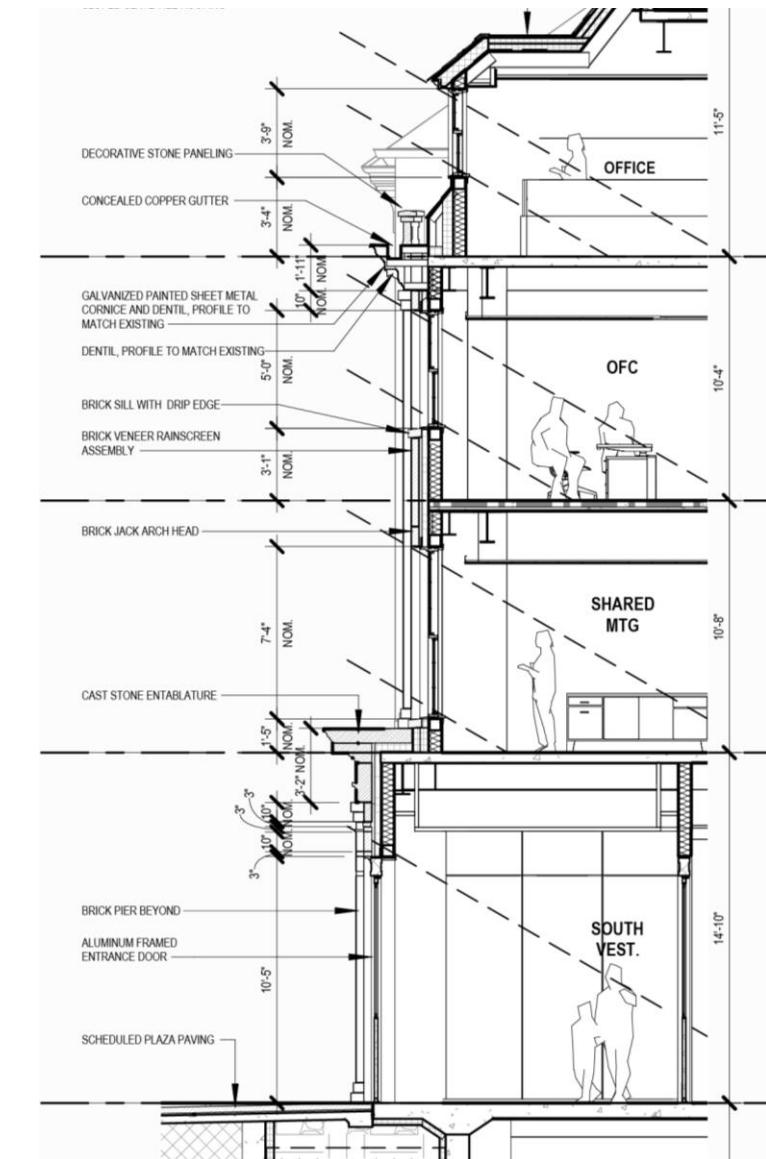
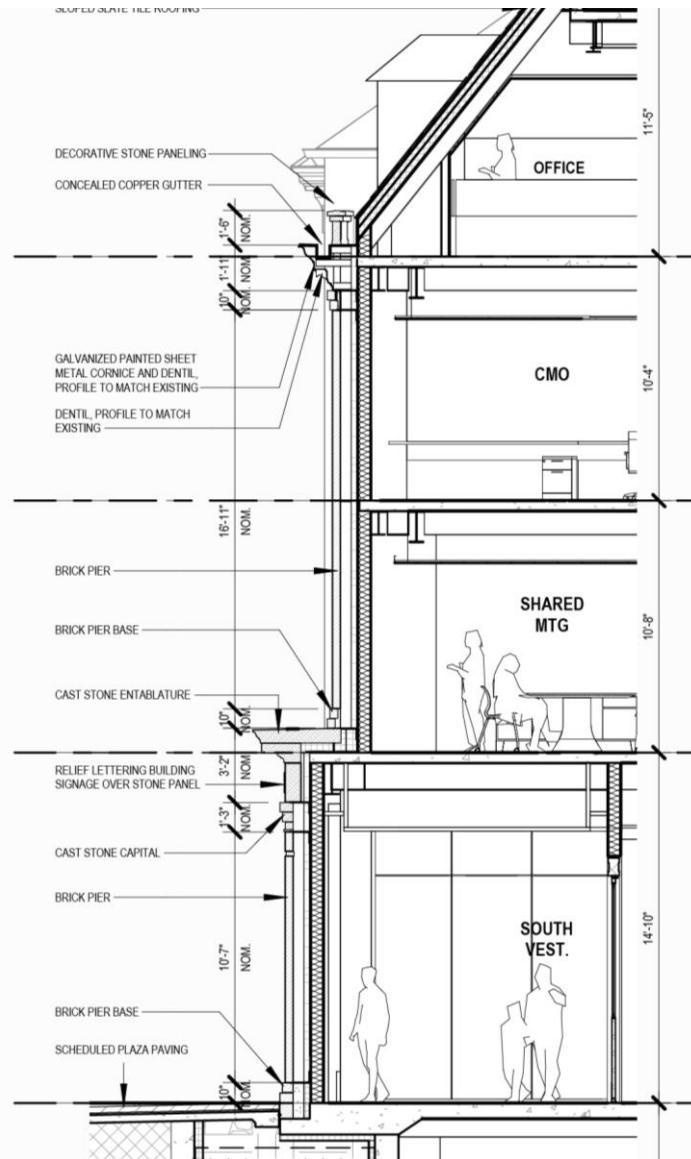
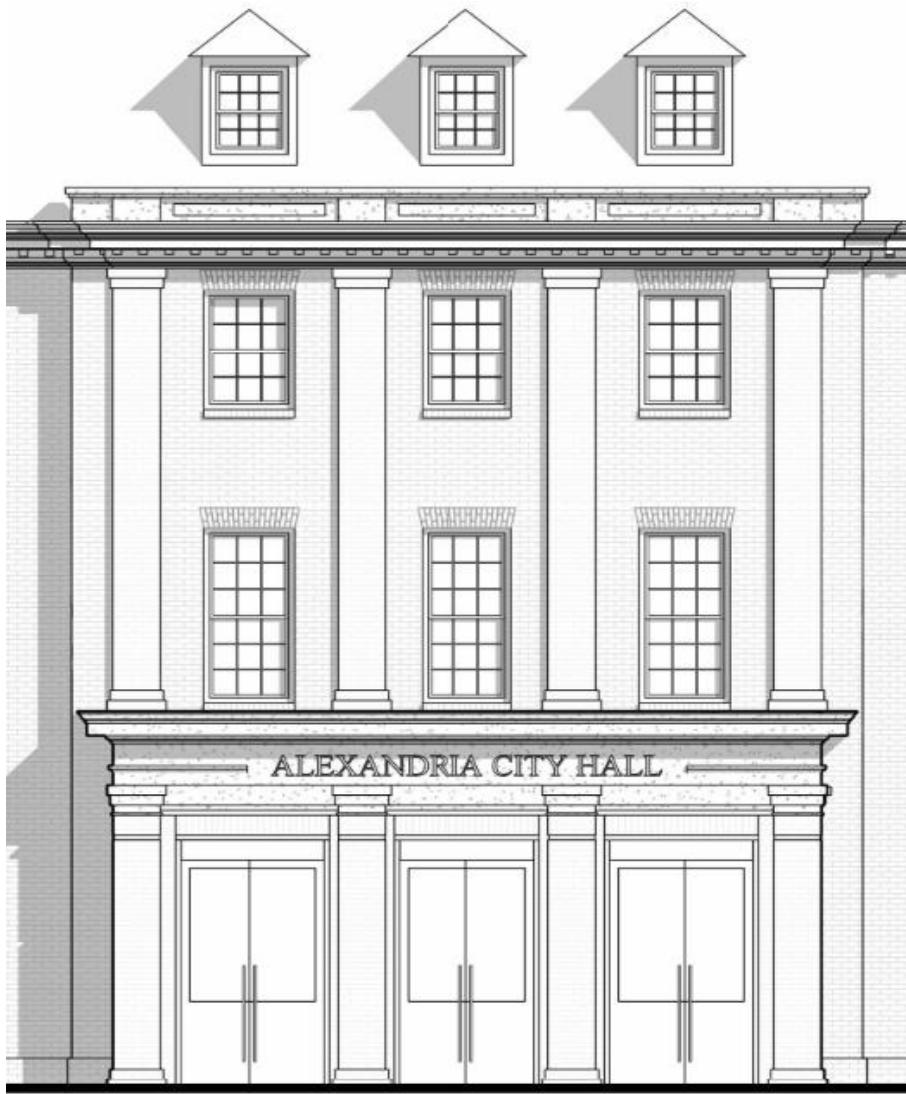
TWO STORY EXPRESSION OF BRICK PILLARS AND CORNER QUOINS



SOUTH ELEVATION

OPTION 4A – REVISED

TWO STORY EXPRESSION OF BRICK PILLARS AND CORNER QUOINS



SOUTH ELEVATION

OPTION 4B – REVISED

TWO STORY EXPRESSION OF SANDSTONE PILLARS AND CORNER QUOINS



SOUTH ELEVATION

OPTION 4B – REVISED

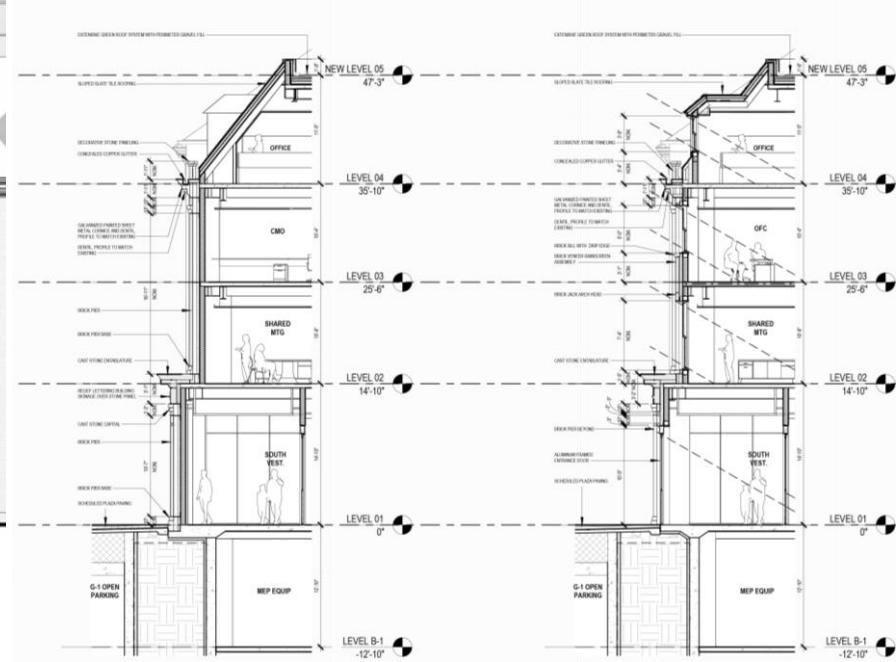
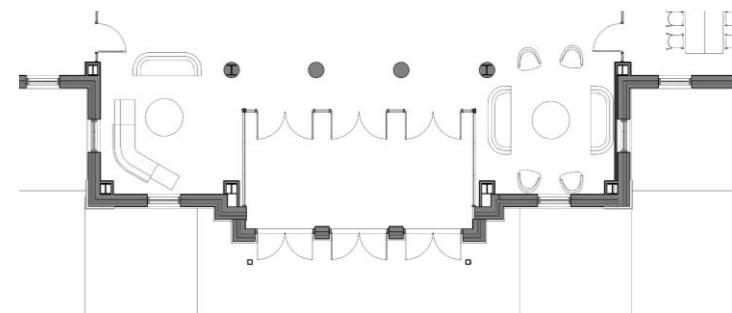
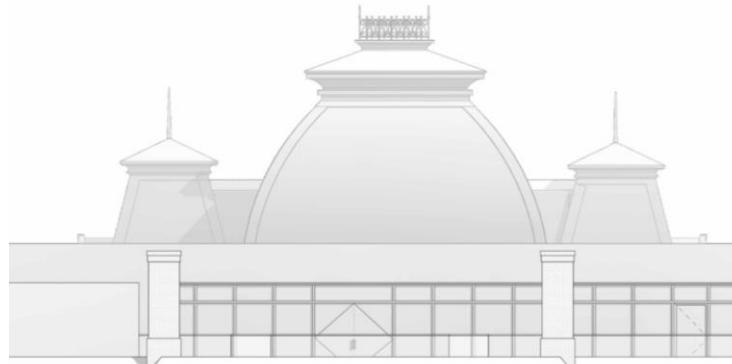
TWO STORY EXPRESSION OF SANDSTONE PILLARS AND CORNER QUOINS



SOUTH ELEVATION

OPTION 4B – REVISED

TWO STORY EXPRESSION OF SANDSTONE PILLARS AND CORNER QUOINS



SOUTH ELEVATION

OPTION 4C – REVISED

TWO STORY EXPRESSION OF RED SENECA SANDSTONE PILLARS (HERITAGE STONE) AND CORNER QUOINS



SOUTH ELEVATION

OPTION 4C – REVISED

TWO STORY EXPRESSION OF RED SENECA SANDSTONE PILLARS (HERITAGE STONE) AND CORNER QUOINS

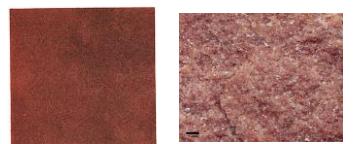
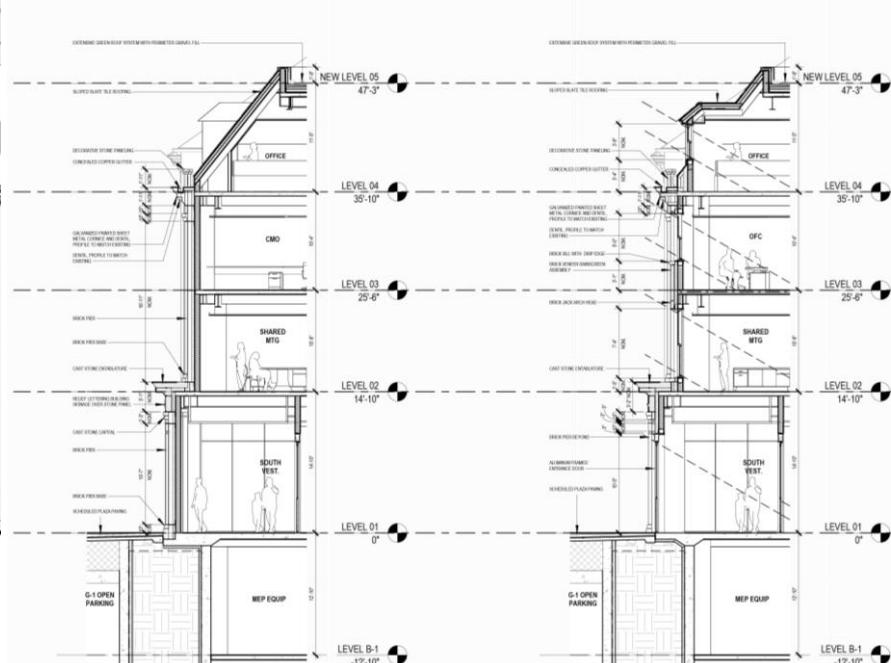
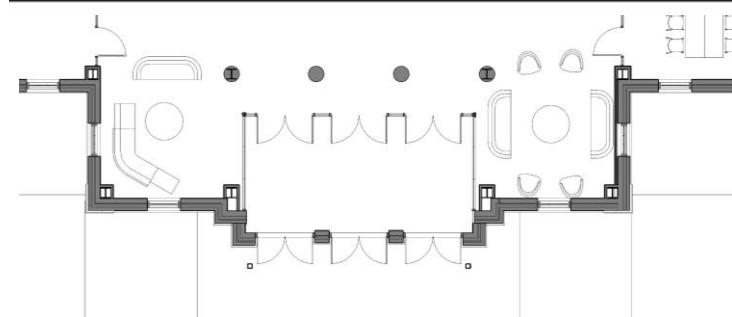
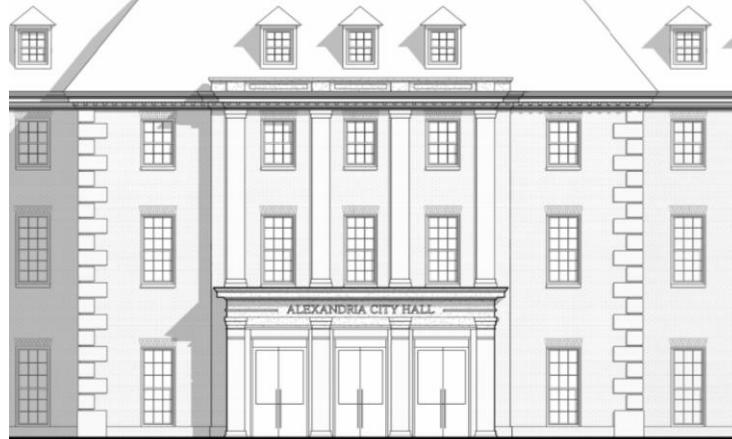
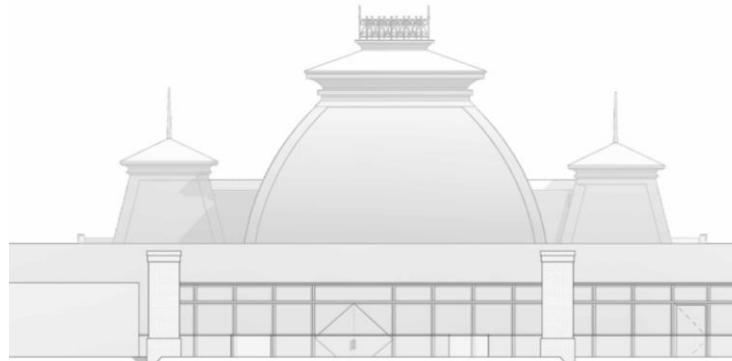


SOUTH ELEVATION

OPTION 4C – REVISED

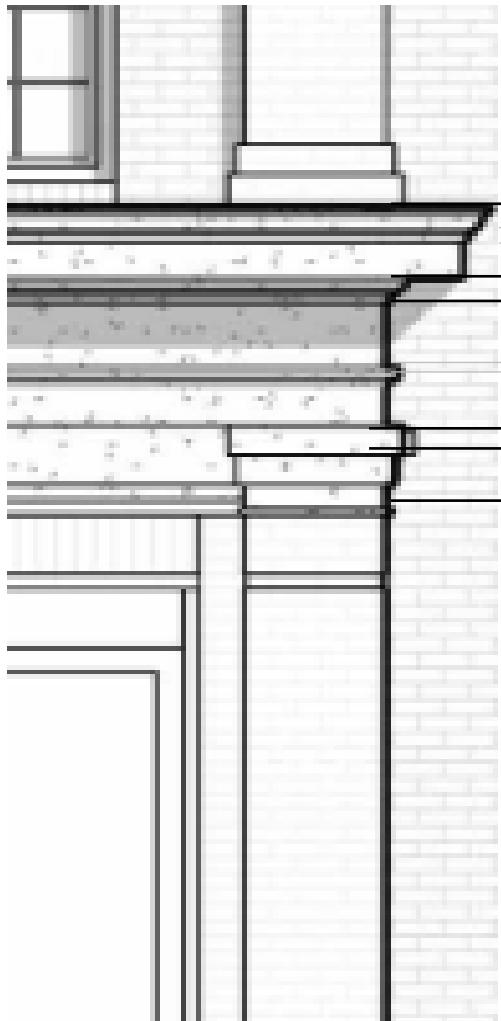
TWO STORY EXPRESSION OF RED SENECA SANDSTONE PILLARS (HERITAGE STONE) AND CORNER QUOINS

TWO STORY EXPRESSION OF RED SENECA SANDSTONE PILLARS (HERITAGE STONE) AND CORNER QUOINS



Red Seneca Sandstone

SOUTH ELEVATION



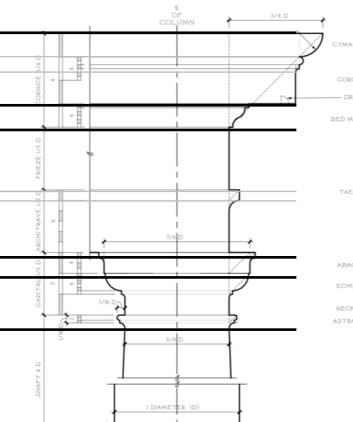
OPTION 4A



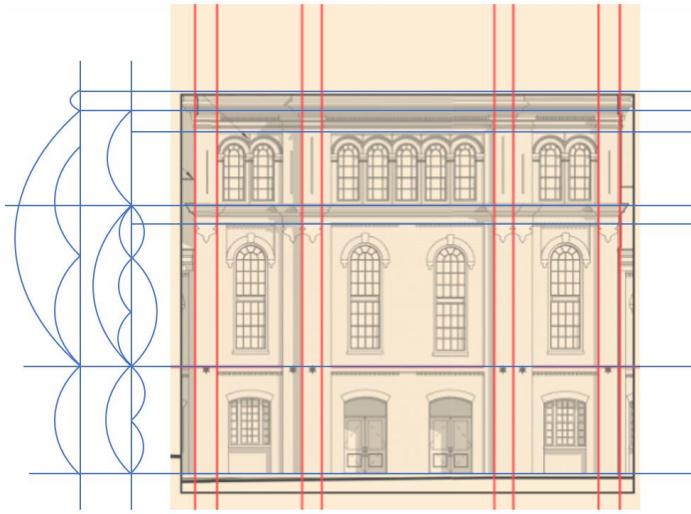
OPTION 4B



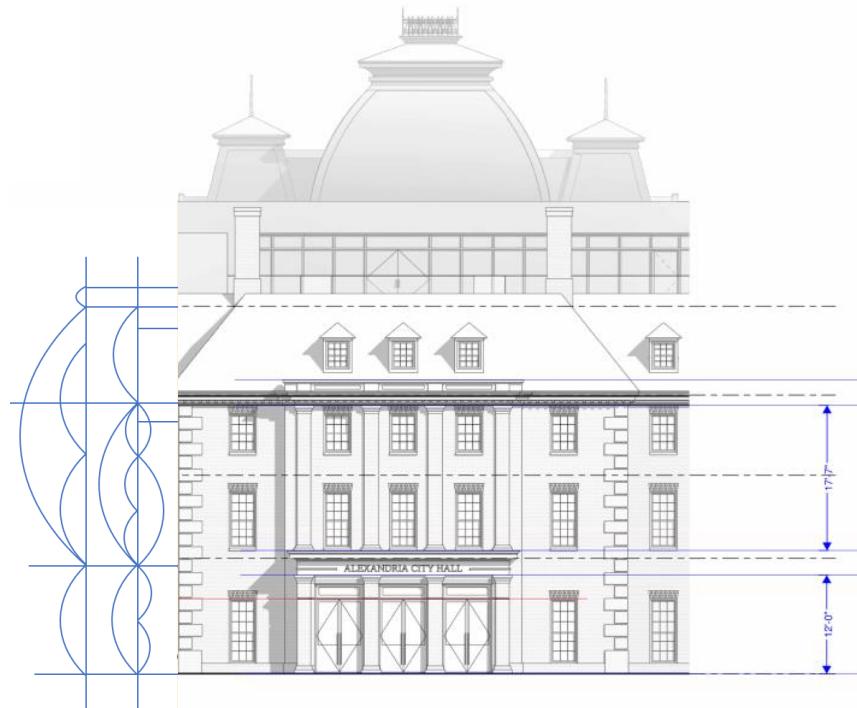
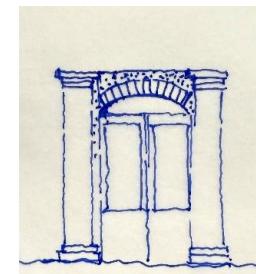
OPTION 4C



STUDY OF PROPORTION AND GEOMETRY



PRIMARY ENTRANCE



SUMMARY

PROJECT TEAM RECOMMENDS APPROVAL WITH THE FOLLOWING CONDITIONS:

- OPTION A (BRICK-ON-BRICK) WITHOUT CHIMNEYS, WITH ORTHOGONAL BRICK INFILL ENTRIES AT VESTIBULE; AND,
- WORK WITH STAFF ON THE FOLLOWING:
 - MATCH RESTORATION MATERIALS TO HISTORIC COLOR/TEXTURE.
 - ALIGN FIFTH-FLOOR DESIGN WITH ADJACENT SLATE ROOFS.
 - DESIGN AND DETAILING AT SOUTH FAÇADE.
 - MARKET SQUARE PLAZA SHADE STRUCTURES.

Q & A

