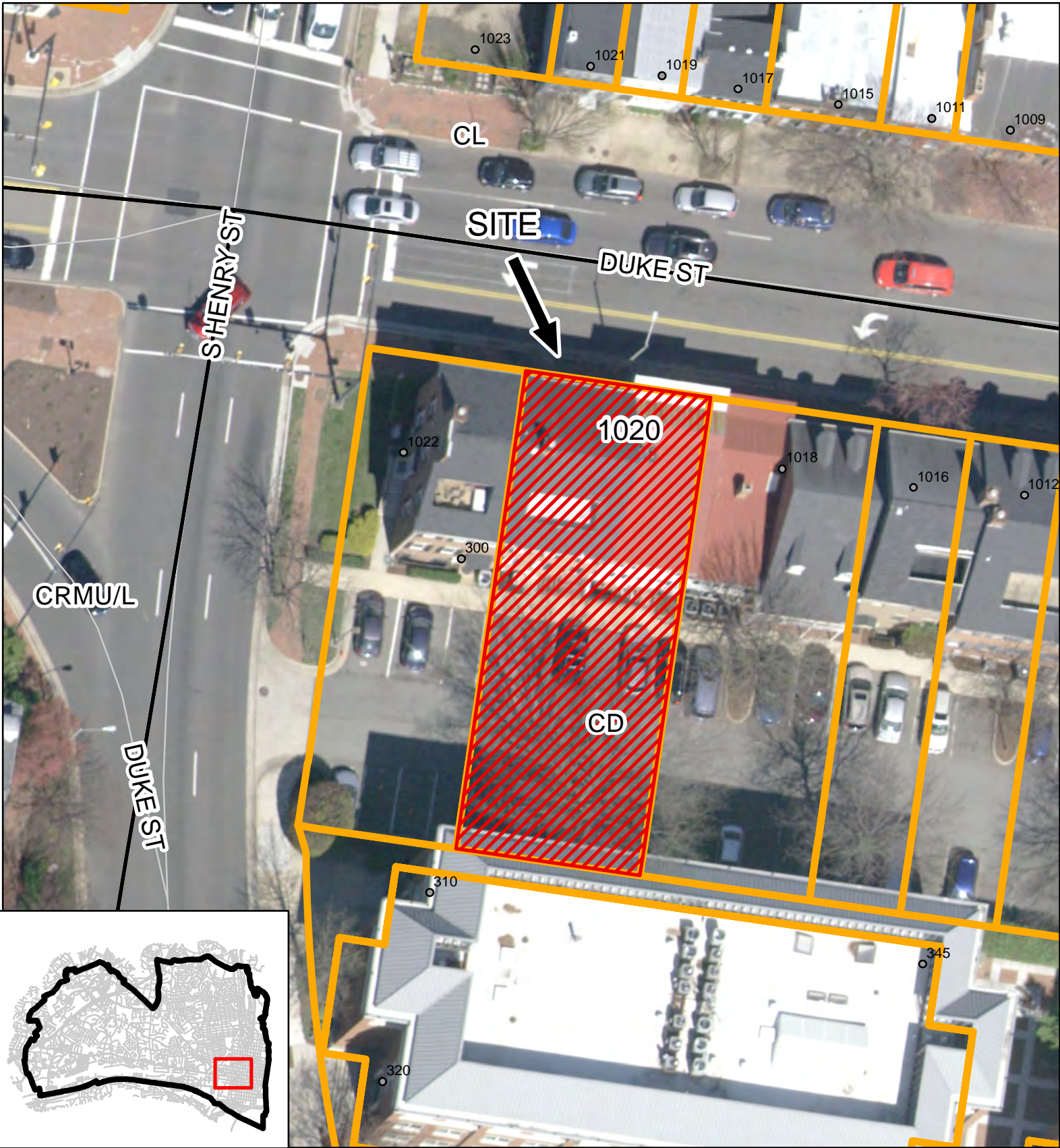


Docket Item #5  
BZA #2023-00005  
Board of Zoning Appeals  
May 8, 2023

**Address:** 1020 Duke Street  
**Zone:** CD, Commercial Downtown zone  
**Appellant:** Marc Greenberg, Duke Flatts LLC, property owner  
**Issue:** Appeal of a zoning violation for failure to obtain a certificate of appropriateness for a 100-Year-Old Building, a determination by the Director.



**BZA #2023-00005**  
**1020 Duke Street**



## **Summary of Case on Appeal**

This case concerns the issuance of a notice of violation for the installation of inappropriate windows in a designated 100 Year Old Building at 1020 Duke Street. This alteration, which requires a Certificate of Appropriateness, is a violation of section 10-304(A). The appellant's basis for his appeal are set forth in the attached appeal application and addendum submission dated April 11, 2023. The issue before the Board is whether the issuance of the notice of violation was correct under the City's Zoning Ordinance.

### **Background**

In 1977, prior to being placed on the 100-Year-Old Building list, the property was surveyed by C. Richard Bierce, Historic Properties Coordinator. The survey includes a site map, photo of the building and the following information to demonstrate compliance with the listing criteria and the justification for listing. The justification is described as "Mid-19th century wood-frame construction of which few examples remain; façade re-surfaced with modern materials, sash replaced; bracketed cornice, repeated motif at entry; 2 stories; gable roof." There is a note added to the summary that indicates the building is "Currently joined to modern bldg to west."

March 19, 1978, with the passage of Ordinance #2239, City Council placed the subject property on the 100-Year-Old Building list. This means that the property was rezoned to include the 100-Year-Old Building zoning overlay protections.

On June 7, 1983, the Planning Commission approved Site Plan #83-028, to construct townhouse style office condos which included an addition to the subject property. There have been minor amendments to this site plan, with the most recent being DSP#2020-00022 related to the use of 1020 Duke Street and the designation of parking. Neither the original site plan, nor the minor amendments removed the 100-Year-Old Building designation from the subject property and show the outline of the building as "Ex. 2 ST frame" surrounded by other newer construction.

On October 11, 2022, the Department of Planning and Zoning received a complaint about the installed windows, which resulted in the October 12, 2022 issuance of the notice of violation for the installation of inappropriate windows in a designated 100-Year-Old Building. This notice was found to have been issued in error and was rescinded on February 22, 2023, and a new notice of violation, the subject of this appeal, for the installation of inappropriate windows in a designated 100-Year-Old Building was issued.

### **Discussion/Argument**

#### A. Standard of Review

The Alexandria Zoning Ordinance gives the authority to the Director of Planning and Zoning to administer the Zoning Ordinance. ZONING ORDINANCE § 11-101. Among other duties, the Director of Planning and Zoning is tasked with interpreting and enforcing the Zoning Ordinance. ZONING ORDINANCE § 11-102(F) and (G).

Decisions by the BZA on appeals “. . . shall be based on the board’s judgment of whether the director was correct. The determination of the director shall be presumed to be correct.” ZONING ORDINANCE § 11-1205(C). The “. . . appellant has the burden of proof to rebut such presumption of correctness by a preponderance of the evidence.” ZONING ORDINANCE § 11-1205(C).

The Virginia Supreme Court has clearly indicated that “A consistent administrative construction of an ordinance by officials charged with its enforcement is entitled to great weight.” *The Lamar Company, LLC v. Board of Zoning Appeals, City of Lynchburg*, 270 Va. 540, 547, 620 S.E.2d 753, 757 (2005) quoting *Masterson v. Board of Zoning Appeals*, 233 Va. 37, 44, 353 S.E. 2d 727, 733 (1987). Deference to the interpretation of the person charged with administering the zoning ordinance whose role and expertise it is to provide the relationship between the zoning ordinance text and the local governments plan for zoning is essential in order to have a uniform application of the ordinance. *See Lamar* at p. 547. *See also Trustees of Christ and St. Luke’s Episcopal Church v. Board of Zoning Appeals of the City of Norfolk*, 273 Va. 375, 382, 641 S.E. 2d 104, 107 (2007). The Board of Zoning appeals should only reverse the Director’s decision if “the board determines that the decision is contrary to the plain meaning of the ordinance and the legislative intent expressed therein”. *Higgs v. Kirkbride*, 258 Va. 567, 575, 522 S.E.2d 861, 865 (1999).

Additionally, under settled principles of administrative law, the interpretation given a legislative enactment by public officials charged with its administration and enforcement is entitled to be given significant weight by the courts. *See Payton v. Williams*, 145 S.E.2d 147 (1965). In Virginia, it is settled law that a presumption of correctness attaches to the actions of state and local officials. *See Hladys v. Commonwealth*, 366 S.E.2d 98 (1988). Such actions are presumed to be valid and will not be disturbed by a court absent clear proof that the action is unreasonable, arbitrary, and bears no reasonable relation to the public health, safety, morals or general welfare. *See County of Lancaster v. Cowardin*, 391 S.E.2d 267, 269 (Va. 1990); *Board of Supervisors of Fairfax County v. Robertson*, 266 Va. 525 (2003) (discussing the presumption of reasonableness attached to the Board’s legislative acts).

Given the foregoing, the Board of Zoning Appeals should apply deference in its judgement regarding whether the issuance of the notice of violation was correct; unless the Board determines that the appellant has shown by a preponderance of the evidence that Director’s decision was contrary to the plain meaning of the ordinance and was made without reasonable basis.

## B. Analysis

### 1. Notice of Violation Issued

Section 10-304(A) of the Zoning Ordinance requires that for designated 100-Year-Old Buildings, Certificates of Appropriateness are obtained for alterations that are visible from a public street, way or place, this includes window replacement. The appellant did not apply for nor receive a Certificate of Appropriateness for the windows they installed. Therefore, because property was designated by ordinance as a protected 100 Year Old Building and the windows were installed without a Certificate of Appropriateness, the issuance of the notice of violation was appropriate and should be upheld.

## 2. Other Issues Raised

Even if the BZA were to find that the notice of violation should be rescinded, its decision would be related to that issue only. Meaning that the specific notice of violation would no longer be enforceable. However, because the property was designated as a 100-Year-Old Building, the requirements under Zoning Ordinance Section 11-300 must still be complied with. In other words, a new notice of violation could be issued related to the windows being installed without a Certificate of Appropriateness regardless of the BZA's decision here. The appellant himself even concedes to the applicability of Section 11-300 as he submitted an application for an administrative approval of appropriate windows on February 11, 2023.

A decision by the BZA cannot rezone a property. See ZONING ORDINANCE § 110-1005(G). Once Council adopts an ordinance designating a property as a 100-Year-Old Building, the property is then zoned with both base zoning and the historic overlay zone (100-Year-Old Building designation). This means that in order to remove the historic overlay zone from a property, the property would need to be rezoned through a public hearing process that would end with City Council making a decision regarding whether to rezone a property to remove a historic overlay.

When Council adopted the ordinance rezoning the building to a 100-Year-Old Building designation, it was clear that the intent was to protect the portion of the building that was “[m]id-19<sup>th</sup> century wood frame construction” (see sketch attached to ordinance). This ordinance was recorded in land records. Whether or not the building was subsequently readdressed or “combined” with another building that was constructed at a later date is irrelevant. The site plan from 1983 makes this clear by showing the outline of the building as “Ex. 2 ST frame” surrounded by other newer construction.

Further, given the foregoing regarding the process for rezoning property, the City records pointed to in the appeal cannot be and are not determinative as to the age of the structure.

Building permit (BLD#2003-01504) was issued on July 7, 2003, with the project description shown as “Remove existing wood siding and corner boards to replace with James Hardie fiber cement siding and corner boards.” As a part of the City review of the permit application, Historic Preservation Staff reviewed the proposal and found that the application was “Approved; bldg. constructed 1984, appropriate replacement in kind with HardiPlank siding.” The documentation associated with the 1978 nomination for the property to be placed on the 100-Year-Old Building list notes that the building appears on an 1877 Hopkins Insurance Map and lists the approximate construction date as mid-19<sup>th</sup> century. The Virginia Department of Historic Resources survey form for the property lists the construction date as circa 1874. The survey of the building completed in 1977 as part of the nomination process notes “wood frame construction of which few examples remain; façade covered with modern materials; sash replaced; bracketed cornice; repeated motif at entry; 2 stories; gable roof.” There is no record of the existing building being demolished after this 1977 survey, in fact, in 1981 the BAR denied a request to demolish the structure. In 1982, the demolition of the southern section of the building was approved and an addition built in its place. Given these records, it appears that the 1984 construction date noted by Historic Preservation Staff in the 2003 building permit review was incorrect. While there have clearly been substantial

changes to this building it should be considered to be an Early (Pre-1932) structure. As such, the current guidelines for buildings listed on the 100-Year-Old Building list require the use of wood siding and single pane wood windows on the street facing elevation.

Building permit (BLDC#2022-00527) was issued on September 13, 2022. The scope of work indicated on Sheet CS002, titled Building Data, states “Convert existing commercial building to 4 units apartments and 2 commercial units.” The architectural drawings included in the set include existing condition plans, new plans, and a sheet of door schedules. The Proposed Level 2 Plan on sheet A003 includes a tag on each of the windows that reads “3050E.” This tag does not appear on the windows shown on either the Proposed Basement or the Proposed Level 1 Plan. The Door Schedules sheet A104 includes a Window Schedule with one line that corresponds to the 3050E tag. The window schedule describes the 3050E window as a vinyl, 3’-0” wide by 5’-0” tall existing egress window. In typical architectural drawing conventions, a window tag that includes two sets of numbers followed by an E indicates an existing window that is to remain in place. The note in the comment section of the window schedule further clarifies this by referring to the opening as an “existing egress window”. This information is typically included in residential construction as the documentation of the size of the existing openings. These drawings all indicate that no exterior work was to be completed under the scope of the permit and as such the reviews completed by the Department of Code Administration of BLDC#2022-00527 were only for interior alterations. No exterior work was reviewed or approved. Since the scope of the building permit was limited to interior alterations only, no review or approval was provided by the Historic Preservation Division of the Department of Planning and Zoning. As a result, neither a building permit nor a BAR approval was issued for the replacement of the existing windows.

Real Estate Assessments records related to the “Year Built” is information used by that office in determining the valuation of property and is dependent upon a number of factors. However, it does not necessarily reflect, nor can it rezone a property that is zoned as a 100-Year-Old Building.

None of the foregoing actions rezoned this property; rezonings only occur through a public hearing process involving decisions by both the Planning Commission and City Council. ZONING ORDINANCE § 11-800.

The notice of violation being appealed is dated February 22, 2023 and states that an appeal must be made within 30 days. Thus, the appeal deadline was March 24, 2023. Subsequent to the expiration of this deadline, on April 11, 2023, the appellant uploaded an “addendum” to his appeal. This addendum should not be considered by the BZA because it is not timely, as such it would be inappropriate for the BZA to consider the additional statements that the appellant makes related to due process rights and the lack of notice of the zoning for the property.

Notwithstanding the foregoing and without waiving the timeliness argument, the City responds as follows. The appellant alleges that his due process rights were violated because he did not receive notice that his property was zoned a 100-Year-Old Building, this seems to be an argument that his procedural due process rights were violated. First, as a matter of law rezoning a property is a legislative act; therefore, there are no procedural due process concerns if the ordinance notices and hearing requirements were met. *Cnty. of Fairfax v. S. Iron Works, Inc.*, 242 Va. 435, 444, 410 S.E.2d 674, 679 (1991). There is no allegation by the appellant that the notice and hearing

requirements were not complied with related to the designation of the property as a 100-Year-Old Building in 1978. Second, the appellant was treated similarly to all owners of property that are zoned with the 100-Year-Old Building overlay. Once adopted, the ordinance designating the property as a 100-Year-Old Building is filed with land records, as was done here at Deed Book 888 and Page 393. Additionally, with annual tax mailings property owners are advised that there are historic protections for their property. Third, if appellant's argument was found to have merit, this would likely mean that many properties zoned with historic overlay protections (e.g. Old and Historic Alexandria District, Parker Gray District, 100-Year-Old Buildings) would be no longer have the historic overlay zoning if staff did not undertake an unidentified notification process for these properties.

In conclusion, and given the foregoing, the issuance of the notice of violation was appropriate and should be upheld.

Staff:

Christina Zechman Brown, Deputy City Attorney  
Tony LaColla, AICP, Division Chief, Planning and Zoning  
Mary Christesen, Zoning Manager, Planning and Zoning  
William Conkey, Historic Preservation Architect, Planning and Zoning  
Susan Hellman, Historic Preservation Manager, Planning and Zoning

Attachments:

- 1) Notice of Violation letter dated February 22, 2023 (page 8)
- 2) Appeal Application and submission (page 12)
- 3) Addendum to Appeal Application dated April 11, 2023 (page 27)
- 4) Ordinance #2239 (page 31)
- 5) Register of 100-Year-Old Building located outside the historic district survey dated October 6, 1977 (page 83)
- 6) Site Plan, SIT#83-0028 (page 88)
- 7) Development Site Plan, DSP#2020-00022 (Minor amendment to SIT#83-0028) (page 90)
- 8) BLD#2003-01504 (page 95)
- 9) BLDC#2022-00527 (page 96)



Rescinded 02-22-2023

**DEPARTMENT OF PLANNING AND ZONING**

301 King Street  
Room 2100  
Alexandria, VA 22314

Phone (703) 746-4666  
Fax (703) 838-6393

[www.alexandriava.gov](http://www.alexandriava.gov)

October 12, 2022

DUKE FLATS LLC  
5958 RANLEIGH MANOR DR  
MCLEAN VA 22101-2427

Dear DUKE FLATS LLC:

We received notification that the following alterations have occurred at **1020 DUKE ST** without Board of Architectural Review (BAR) or BAR staff approval: installation of inappropriate windows. This property is a 100-year-old building which follows the regulations of the Old and Historic Alexandria District. These alterations violate the zoning ordinance, which requires a Certificate of Appropriateness be issued for alterations that are visible from the public way. Section 10-103 of the zoning ordinance states:

"No building or structure shall be erected, reconstructed, altered or restored within the Old and Historic Alexandria District unless and until an application for a certificate of appropriateness shall have been approved ..."

You have two choices to remedy the violation. You may (1) correct the violation by installing appropriate windows that comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts* or (2) apply for an after-the-fact approval for a Certificate of Appropriateness from the BAR at public hearing; this requires a \$135 filing fee. Full information can be found at [www.alexandriava.gov/preservation](http://www.alexandriava.gov/preservation).

Please submit the application and filing fee online:

<https://www.alexandriava.gov/Permits>

Select "Get started with Apex"

Select "Log in or register." If you don't have an account, create one:

Select "Apply."

Select "Plans."

Select Board of Architectural Review (BAR) Certificate of Appropriateness Application

Follow those instructions and upload the completed application and the requested documents.

In accordance with City policy, this letter constitutes written notification of a zoning violation. Within 10 days of the date of this letter you must remedy the violations or apply for a Certificate of Appropriateness. You should note that each day a civil violation exists shall constitute a separate individual offense. Failure to comply will result in the issuance of additional escalating penalties. Both the homeowner and contractor are subject to this citation.



Please be advised that this notice of violation, written order, requirement, decision or determination of the Director may be appealed to the Board of Zoning Appeals by any person aggrieved by the decision of the Director or any officer, department, board, commission or agency of the City affected by the decision of the Director within thirty (30) days from the date of the decision. The decision is final and unappealable if not appealed within thirty (30) days. Additional information regarding how to file the appeal may be found in Zoning Ordinance Section 11-1200. The applicable appeal fee is \$385 and additional information regarding the filing of an appeal, including the application, can be obtained [www.alexandriava.gov/planning](http://www.alexandriava.gov/planning).

Thank you for your cooperation in complying with this request. If you have any questions, please call me at email [amirah.lane@alexandriava.gov](mailto:amirah.lane@alexandriava.gov)

Sincerely,

*Amirah Lane*

Amirah Lane  
Preservation Planner, Board of Architectural Review



## DEPARTMENT OF PLANNING AND ZONING

301 King Street  
Room 2100  
Alexandria, VA 22314

Phone (703) 746-4666  
Fax (703) 838-6393

[www.alexandriava.gov](http://www.alexandriava.gov)

February 22, 2023

DUKE FLATS LLC  
5958 RANLEIGH MANOR DR  
MCLEAN VA 22101-2427

Dear DUKE FLATS LLC:

We received notification that the following alterations have occurred at **1020 DUKE ST** without Board of Architectural Review (BAR) or BAR staff approval: installation of inappropriate windows. This property is a registered 100-year-old building as regulated in Section 10-300 of the zoning ordinance. City Council placed this building on the 100-year-old building list on March 19, 1978 via Council ordinance #2239.

These alterations violate the zoning ordinance, which requires a Certificate of Appropriateness be issued for alterations that are visible from the public way. Section 10-304(A) of the zoning ordinance states:

“No building or structure subject to the provisions of section 10-300 shall be reconstructed, altered or restored unless and until an application for a certificate of appropriateness shall have been approved by the board of architectural review or the city council on appeal as to exterior architectural features which are subject to public view from a public street, way or place. Evidence of such required approval shall be by a certificate of appropriateness issued by the board or the city council on appeal.”

You have two choices to remedy the violation. You may (1) correct the violation by installing appropriate windows that comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts* or (2) apply for an after-the-fact approval for a Certificate of Appropriateness from the BAR at public hearing; this requires a \$135 filing fee. Full information can be found at [www.alexandriava.gov/preservation](http://www.alexandriava.gov/preservation).

Please submit the application and filing fee online:

<https://www.alexandriava.gov/Permits>

Select “Get started with Apex”

Select “Log in or register.” If you don’t have an account, create one.

Select “Apply.”

Select “Plans.”

Select Board of Architectural Review (BAR) Certificate of Appropriateness Application

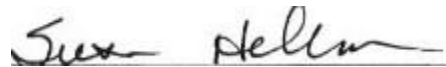
Follow those instructions and upload the completed application and the requested documents.

In accordance with City policy, this letter constitutes written notification of a zoning violation. Within 10 days of the date of this letter you must remedy the violations or apply for a Certificate of Appropriateness. You should note that each day a civil violation exists shall constitute a separate individual offense. Failure to comply will result in the issuance of additional escalating penalties. Both the homeowner and contractor are subject to this citation.

Please be advised that this notice of violation, written order, requirement, decision or determination of the Director may be appealed to the Board of Zoning Appeals by any person aggrieved by the decision of the Director or any officer, department, board, commission or agency of the City affected by the decision of the Director within thirty (30) days from the date of the decision. The decision is final and unappealable if not appealed within thirty (30) days. Additional information regarding how to file the appeal may be found in Zoning Ordinance Section 11-1200. The applicable appeal fee is \$385 and additional information regarding the filing of an appeal, including the application, can be obtained [www.alexandriava.gov/planning](http://www.alexandriava.gov/planning).

Thank you for your cooperation in complying with this request.

Sincerely,

A handwritten signature in cursive script, appearing to read "Susan Hellman", written over a horizontal line.

Susan Hellman  
Preservation Planner, Board of Architectural Review

**BZA Case # BZA2023-00005**



# APPEAL APPLICATION BOARD OF ZONING APPEALS

Identify the order, requirement, decision or determination that is the subject of the appeal. Attach one copy to the application.

Installation of inappropriate windows

On what date was the order, requirement, decision or determination made?  
10/12/2022 (rescinded); 2/22/2023

\*The appeal must be filed within 30 days from the date that the order, requirement, decision or determination was made.

## PART A

1. Applicant:  Owner  Contract Purchaser  Agent

Name Marc Greenberg

Address 5958 Ranleigh Manor Drive  
Mclean VA 22101

Daytime Phone 571-344-8669

Email Address mgreenberg12@yahoo.com

2. Property Location 1020 Duke Street

3. Assessment Map # 074 Block 01 Lot 14-02

Zone CD

4. Legal Property Owner Name Duke Flats LLC

Address 5958 Ranleigh Manor Drive, Mclean VA 22101

5. **If property owner or applicant is being represented by an authorized agent,** such as an attorney, realtor or other person for which there is a form of compensation, does this agent or the business in which they are employed have a business license to operate in the City of Alexandria, Virginia?

- Yes, Provide proof of current City business license.
- No, Said agent shall be required to obtain a business license prior to filing application.

**THE UNDERSIGNED HEREBY ATTESTS** that all of the information herein provided including the site plan, building elevations, prospective drawings of the projects, etc., 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 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:**

Marc Greenberg

  
Signature

\_\_\_\_\_  
**Print Name**

02/27/2023

\_\_\_\_\_  
**Date**

Pursuant to Section 13-3-2 of the City Code, the use of a document containing false information may constitute a Class 1 misdemeanor and may result in a punishment of a year in jail or \$2,500 or both. It may also constitute grounds to revoke the permit applied for with such information.

**PART B****1. Why do you believe the order, requirement, decision or determination is incorrect? Explain the basis for the appeal, beginning in the following space and using additional pages, if necessary.**

I am appealing the attached notice of violation (issued October 12, 2022, rescinded, and then re-issued February 22, 2023), because it was issued in error by the Director of Planning & Zoning and Preservation staff.

I am converting the upper levels of 1020 Duke Street to residential use under Building permit #BLD2022-00527. 1020 Duke Street was built in 1984 as part of the DIP Urban Renewal Site Plan #83-028. The building had been vacant for approximately 10 years, and most of the windows were sealed shut. Our building permit requires egress, so we replaced the windows.

Several of the buildings in the DIP Urban Renewal Site Plan have undergone similar conversions over the last few years and have had their windows replaced as we did - 1010, 1012, 1016 & 1022 Duke Street. These buildings were all built the same year as 1020 Duke Street - 1984.

After we replaced the windows, we received the attached notice of violations(s) for installation of inappropriate windows in a building that was placed on the 100-year-old building list on March 19, 1978 via City Council Ordinance #2239 (attached).

The Director erred in this violation, because City Council Ordinance #2239 does not apply to the **current** building/structure at 1020 Duke Street. The current building/structure was not in existence in 1978. It was built in 1984, six (6) years after the Ordinance #2239 was passed, and is not 100 years old. The Ordinance only applies to the **previous** building/structure, which was built in 1874, was 100 years old at the time the Ordinance was passed, and was demolished 5 years later in 1983. The 1978 Ordinance makes no reference to the address (other than as a locator for the previous building) or to any possible future buildings/structures.

I allowed Preservation staff into the building with the foundation and structural walls exposed as verification of the current building's 1984 build-date. While the Director does acknowledge the current building's 1984 build-date, he still believes that City Ordinance #2239 applies. The Director believes that the current building and the previous building are one-in-the-same, because:

- 1) City Council did not approve the full demolition of the previous building in the early 1980s during the development of the DIP Urban Renewal Site, though City Council did approve the demolition of the rear half of the building.
- 2) The façade on a portion of the current building facing Duke Street resembles the façade on the previous building (See attached photos).

The Director's belief that the previous building and the current building are one-in-the-same is incorrect, because:

- 1) Size, Shape & Use: The previous building was an 1100 SF, 2-story wood-frame residential building. The current building is a 5300 SF, 4-story brick & composite Hardie-plank office building (converted to mixed-use in 2022-2023).

- 2) Public interest/records: Alexandria City public records list the current building's year-built date as 1984. This information has been in the public space, undisputed, for almost 40 years. During this time, the property has been bought and sold multiple times in the public marketplace and in the public interest as a 1984 building.
- 3) Taxes: The tax rate for new buildings is significantly higher than the tax rate for older buildings. Alexandria City recognizes the current building's year-built date as 1984 and taxes the property accordingly.
- 4) Code Administration: Alexandria City Code Administration recognizes the current building's year-built date as 1984 – first in 1984 when the building was built, and again in 2022 when the current building permit (BLD2022-00527) was approved.
- 5) Planning & Zoning: Alexandria City Planning & Zoning recognizes the current building's year-built date as 1984 – first in 2003 when it approved the Hardie-plank siding for the current building, and again in 2022 when it approved the current building permit (BLD2022-00527) without comment (I.E., “Exterior changes require BAR approval”).
- 6) Construction: The current building's quality of construction (1984) does not resemble the previous building's quality of construction (1874) on either the interior or the exterior.

### **Summary**

The current building/structure and the previous building/structure are not one-in-the-same. City Council Ordinance #2239 from 1978 refers only to the building/structure that was in existence in 1978. The previous building/structure was built in 1874, was 100 years old at the time the Ordinance was passed, and was demolished five (5) years later in 1983.

The Ordinance makes no reference to the address (other than as a locator for the previous building) or to the current building/structure, which was built six years later in 1984. The current building/structure is only 39 years old. It is not possible for a building/structure to be both 39 years old and 100+ years old at the same time. The current building is not a 100-year-old building and is not subject to Section 10-300 of the zoning ordinance. Thank you.

**Previous building**



Year built: 1874  
Year demolished: 1983  
SF: 1100 (approximate)  
Stories: 2  
Siding: Wood

**Current building**



Year built: 1984  
SF: 5300 (approximate)  
Stories: 4  
Siding: Brick & Hardie-plank



## ORDINANCE NO. 2239

AN ORDINANCE to adopt a list of buildings and structures in the city outside of the Old and Historic Alexandria District which are over one hundred years old and of historical or architectural interest and to designate such buildings and structures for preservation and protection in accordance with the provisions of Article XIV-A of Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended; and to amend Section 42-98.18 of said Code by listing this ordinance in said section; which Chapter 42 relates to ZONING, which Article XIV-A relates to PRESERVATION OF CERTAIN BUILDINGS AND STRUCTURES OVER ONE HUNDRED YEARS OLD OUTSIDE OF THE OLD AND HISTORIC ALEXANDRIA DISTRICT and which Section 42-98.18 thereof relates to LISTING ORDINANCES.

WHEREAS, Article XIV-A, Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended, provides for the preservation of certain buildings and structures over one hundred years old outside of the Old and Historic Alexandria District; and

WHEREAS, a list of certain buildings and structures has been submitted to and approved by the planning commission at a duly advertised public hearing; and

WHEREAS, the city council has determined that the buildings and structures on said list are over one hundred years old and of historical or architectural interest; and

WHEREAS, the city council is of the opinion that it is in the best interest of the city to adopt a listing ordinance to preserve and protect the buildings and structures on said list; therefore

## THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the buildings and structures compiled, described and listed in Exhibit A, attached hereto and made a part hereof, be and the same hereby are adopted as buildings and structures in the city outside of the Old and Historic Alexandria District which are over one hundred years old and of historical or architectural interest.

Section 2. That the buildings and structures on the list adopted in Section 1 above be and the same hereby are designated for preservation and protection in accordance with the provisions of Article XIV-A of Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended.

Section 3. That this ordinance be and the same hereby is listed in section 42-98.18 of this Code.

Section 4. That the city clerk shall transmit a certified copy of this ordinance to the Clerk of the Circuit Court of the City of Alexandria for recordation among the land records.

Section 5. That the title of and an informal memorandum explaining this ordinance shall be published in a newspaper of general circulation published in the city not later than five days following its introduction together with a notice containing the time and place for a public hearing. The city clerk shall have the full text of this ordinance printed in sufficient numbers

to supply copies to meet request. The city clerk shall note the date of introduction and first reading, the date of publication, the date of the public hearing, and the date of the second reading and final passage in the minutes of the meeting. This ordinance shall become effective the date of its final passage.

FRANK E. MANN  
Mayor

FINAL PASSAGE: March 18, 1978

## Detailed Property Description

1020 DUKE ST, ALEXANDRIA, VA

Primary Sales Comparables

2023 Sales & Other Transactions

2022 Sales & Other Transactions

Tax & Fee Info

Account Number: 50415410

Primary Property Class: JR OFFICE BUILDING (489)

Map-Block-Lot Number: 074.01-14-02

Study Group: 0886

## General Information & Description

### Owner Name:

DUKE FLATS LLC

### Mailing Address:

5958 RANLEIGH MANOR DR  
MCLEAN VA 22101-2427

### Census Tract:

2007.00

### Census Block:

### Legal Description:

LOT 503 BLK 4 DIP URBAN RENEWAL

Explore in Parcel Viewer

## Assessment Information

Property owners may [request an assessment review](#) no later than March 15, 2023.

Tax Status: TAXABLE

Assessment Date	Land Value	Building Value	Total Value
<a href="#">01/2023</a>	\$722,164	\$663,291	\$1,385,455
01/2022	\$687,775	\$663,291	\$1,351,066
01/2021	\$687,775	\$663,291	\$1,351,066
01/2020	\$687,775	\$734,400	\$1,422,175
01/2019	\$674,289	\$720,000	\$1,394,289
01/2018	\$674,289	\$720,000	\$1,394,289
01/2017	\$674,289	\$720,000	\$1,394,289
01/2016	\$891,733	\$720,000	\$1,611,733
01/2015	\$810,666	\$800,000	\$1,610,666
01/2014	\$810,666	\$800,000	\$1,610,666
01/2013	\$648,533	\$866,208	\$1,514,741
01/2012	\$648,533	\$866,208	\$1,514,741
01/2011	\$648,533	\$866,208	\$1,514,741
01/2010	\$648,533	\$829,263	\$1,477,796
01/2009	\$648,533	\$993,462	\$1,641,995
01/2008	\$648,533	\$1,018,467	\$1,667,000
01/2007	\$589,575	\$1,160,775	\$1,750,350
01/2006	\$561,500	\$1,105,500	\$1,667,000
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01/2003	\$302,700	\$718,000	\$1,020,700
01/2002	\$275,200	\$612,400	\$887,600
01/2001	\$275,200	\$570,100	\$845,300
01/2000	\$275,200	\$529,800	\$805,000

## Sales Information

Sale Date	Sale Price	Grantor	Grantee	Sale Code	Sale Ref. ID
04/15/2022	\$1,025,000	1020 DUKE STREET LLC	DUKE FLATS LLC	A	220005814
05/10/1999	\$865,000	DUKE ASSOC LP	1020 DUKE ST LC	A	16991328
09/18/1998	\$0		DUKE ASSOC LP	J	16611162
05/12/1989	\$0			Q	12751930

## Land Description

Lot Size (Sq. Ft.): 4,587

Zoning: CD

## Building Description

Year Built: 1984

Construction Quality: GOOD

Building Condition: GOOD

HVAC: PACKAGE UNIT

Building Type: OFFICE BUILDING

Gross Building Area (Sq. Ft.): 5,292

Net Leaseable Area (Sq. Ft.): 0



1314  
CITY

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. Marc & Alesya Greenberg	5958 Ranleigh Manor Dr., Mclean VA 22101	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 1020 Duke Street, Alexandria VA 22314 (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. Marc & Alesya Greenberg	5958 Ranleigh Manor Dr., Mclean VA 22101	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. Marc & Alesya Greenberg...	None	N/A
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.

02/28/2023
Marc Greenberg
  
 Date Printed Name Signature



City of Alexandria, VA  
 Office of Real Estate Assessments  
 301 King Street, Room 2600, Alexandria, VA  
 Phone: [703.746.4646](tel:703.746.4646)



## Detailed Property Description

1020 DUKE ST, ALEXANDRIA, VA

- Primary Sales Comparison
- 2022 Sales & Other Transactions
- 2021 Sales & Other Transactions
- Tax & Fee Info

**Account Number:** 50415410  
**Primary Property Class:** JR OFFICE BUILDING (489)

**Map-Block-Lot Number:** 074.01-14-02  
**Study Group:** 0886

## General Information & Description

**Owner Name:**  
 DUKE FLATS LLC

**Census Tract:**  
 2007.00

**Legal Description:**  
 LOT 503 BLK 4 DIP URBAN RENEWAL

**Mailing Address:**  
 5958 RANLEIGH MANOR DR  
 MCLEAN VA 22101-2427

**Census Block:**

[Explore in Parcel Viewer](#)

## Assessment Information

**Tax Status:** TAXABLE

Assessment Date	Land Value	Building Value	Total Value
<a href="#">01/2022</a>	\$687,775	\$663,291	\$1,351,066
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09/18/1998	\$0		DUKE ASSOC LP	J	16611162
05/12/1989	\$0			Q	12751930

## Land Description

**Lot Size (Sq. Ft.):** 4,587

**Zoning:** CD

## Building Description

**Year Built:** 1984

**Construction Quality:** GOOD

**Building Condition:** GOOD

**HVAC:** PACKAGE UNIT

**Building Type:** OFFICE BUILDING

**Gross Building Area (Sq. Ft.):** 5,292

**Net Leaseable Area (Sq. Ft.):** 0

There may be additional data for this property; contact Office of Real Estate Assessments for more information.

**NOTE: Building area is above grade and does not include basement area.**

*Date of Query: 7:41 PM on October 25, 2022*

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City of Alexandria, VA  
Office of Real Estate Assessments  
301 King Street, Room 2600, Alexandria, VA  
Phone: [703.746.4646](tel:703.746.4646)



## Detailed Property Description

1020 DUKE ST, ALEXANDRIA, VA

[Primary Sales Comparison](#)
[2022 Sales & Other Transactions](#)
[2021 Sales & Other Transactions](#)
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MCLEAN VA 22101-2427

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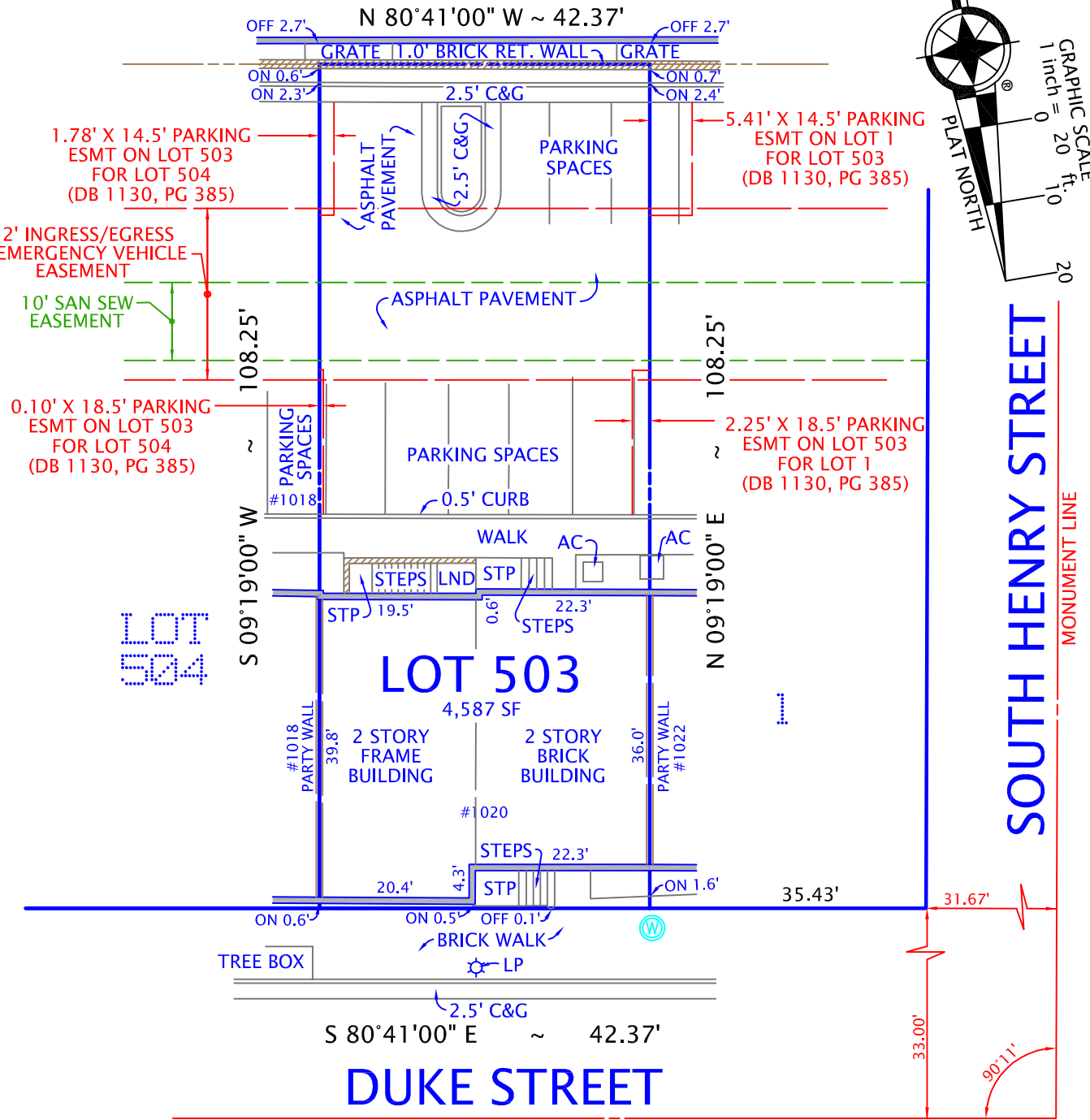
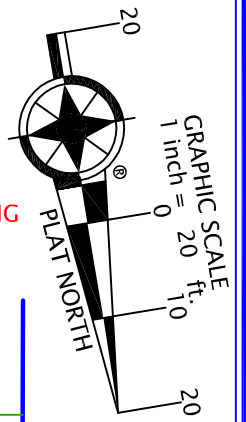
**NOTE: Building area is above grade and does not include basement area.**

*Date of Query: 7:41 PM on October 25, 2022*

© 1995–2022 City of Alexandria, VA and others

NOTES: 1. UTILITIES ARE UNDERGROUND.

3 STORY BRICK BUILDING #310 LOT 12



COPYRIGHT BY DOMINION SURVEYORS, INC. THE INFORMATION CONTAINED ON THIS DOCUMENT MAY NOT BE COPIED, REPRODUCED OR ALTERED IN ANY FORM WITHOUT PERMISSION IN WRITING FROM THE COPYRIGHT OWNER.

MONUMENT LINE PLAT SHOWING BUILDING LOCATION ON LOT 503, BLOCK 4 OF A CONSOLIDATION AND RESUBDIVISION OF LOTS 2 & 3, 4 & 5 AND 9 & 10 OF THE SUBDIVISION & DEDICATION OF 22' EMERGENCY VEHICLE & 10' SANITARY SEWER EASEMENTS, 'DIP' URBAN RENEWAL PROJECT THE LAND OF ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY (DEED BOOK 1109, PAGE 276) CITY OF ALEXANDRIA, VIRGINIA SCALE: 1" = 20' APRIL 06, 2022

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD. A TITLE REPORT WAS NOT FURNISHED. NO CORNER MARKERS SET.



Ordered by: RGStitle REAL ESTATE SETTLEMENTS 10025 Governor Warfield Pkwy. Suite 302 Columbia, Maryland 21044 Phone: 410-715-5830 Fax: 410-715-5850

DOMINION Surveyors Inc. 8808-H PEAR TREE VILLAGE COURT ALEXANDRIA, VIRGINIA 22309 703-619-6555 FAX: 703-799-6412

**Addendum to BZA2023-00005**

Dear Members of the Board of Zoning Appeals,

I am submitting this Addendum to my appeal in the above referenced case to provide you with some additional documents that may be helpful in your deliberations.

After I submitted my appeal, the Director and Preservation staff reached out to discuss this case and share the information relevant to their decision. I appreciated the outreach and felt the call we had on March 7, 2023, was productive. It seems that the Board will need to make the ultimate decision, however, since this is a unique situation where records related to this property are, unfortunately, confusing and contradictory.

As a threshold matter, I am only appealing the fact that I received a notice of a violation for installing windows that were deemed inappropriate after their installation. Going forward, I will comply with the requirements that the Department of Planning and Zoning have placed on the property.

As I informed the Director and Preservation staff, I was never put on notice that my 39-year-old building was on the 100-year-old list. Not when I conducted due diligence on the property, not when deciding to purchase it, not when I closed on the property, not when I paid taxes to the City, not when I submitted the Site Plan amendment or construction plans to the City for review, and not when the City issued permits approving the Site Plan amendment and the current building permits. It was only after I expended time and, importantly, financial resources to install the new windows was I alerted to the 100-year-old designation.

When I shared this information with the Director and Preservation staff on March 7, they indicated that a Zoning overlay exists over the property at 1020 Duke Street that allows the BAR to regulate the property, regardless of the building or structure on the property. While Sec. 10-300 of the Alexandria Zoning ordinance (attached) repeats the phrase "buildings and structures" many times, it makes no mention of a Zoning overlay. The Alexandria Zoning ordinance does not seem to support the assertion that City County Ordinance #2239, which was passed in 1978, could be applied to a future building/structure, simply because it is a replacement of a previously demolished designated 100-year-old building/structure. I am attaching email correspondence on this issue, to which I did not receive a response.

Regardless, due process is embodied in the statutory laws enacted to protect a citizen's right to notice. I do not feel that due process was followed in this case in that first, I did not have notice that the building was on the 100-year-old list and second, that the decision to issue a notice of violation was not fair or reasonable under the facts and circumstances at issue here. Indeed, I am attaching an email with my Title company regarding their objective and reasonable opposing view.

It is not reasonable for me to have known that my 39-year-old building could possibly be on the 100-year-old list. In failing to properly notify me, my due process rights were violated and have caused financial harm. Please take this into consideration during your deliberations. Thank you.

A handwritten signature in blue ink, appearing to read "Marie Greenberg". The signature is fluid and cursive, with a long horizontal stroke at the end.



**Marc Greenberg** <mgreenberg12@yahoo.com>

To: Christina Brown, Tony LaColla

Cc: Christina Sarchio

Sat, Mar 18

Hi Christina, Tony.

Thanks for meeting with us last week. I'm looking for more information on the zoning overlay that you mentioned during our meeting.

I reviewed the zoning ordinance and see the "District established" sections for the Old & Historic and Parker-Gray Districts in #10.102 & 10.202. I also see several Overlay zones in Article VI - King Street Outdoor Dining, King Street Urban Retail and a few others.

I don't see anything in #10-300 for the 100-year-old buildings. Can you please point me in the right direction? Thanks.

Marc

[NOTE: I received no response to this email/question]

---

## Re: Title insurance question for 1020 Duke Street, Alexandria VA 22314

Hi Marc,

Please see below from our abstractor:

This particular property does not appear to be historical, certainly not of record in the Circuit Court (land records). The Urban Renewal parcels were typically deemed to be blights upon the land, thus the "urban renewal" designation. The building was built in 1984, hardly "historic" on any contemporary time line. Maybe Alexandria City Hall has something on file for the subject property, but if I were a betting man, my educated guess would be that there's nothing in that regard.

Very Best,

**Sonya R. Morris**

Closing Manager

10025 Governor Warfield Parkway, Suite 102, Columbia, MD 21044

Office: 410-715-5810

Email: [smorris@rgstitle.com](mailto:smorris@rgstitle.com)

[www.RGSTitle.com](http://www.RGSTitle.com)

**From:** Marc Greenberg <mgreenberg12@yahoo.com>

**Sent:** Wednesday, March 22, 2023 12:44 PM

**To:** Sonya Morris <smorris@rgstitle.com>

**Subject:** Title insurance question for 1020 Duke Street, Alexandria VA 22314

Hi Sonya.

I have a question for Stewart Title Insurance. I want to inquire as to whether information regarding a property's status as a historical site or on a registry of a 100-year old building is something that would be determined through a routine title search, or whether additional work would be needed to learn that information. More specifically, I wanted to know whether the City of Alexandria would post that information in a manner that a title company could easily determine when conducting its due diligence before a closing.

I'm attaching a copy of the title insurance policy. I don't know who to contact at Stewart. Is this something you can help with?

Thanks.

Marc

**Sec. 10-300 - Preservation of certain buildings and structures over 100 years old outside the Old and Historic**

**Alexandria District and the Parker-Gray District.**

**10-301 - Purpose.**

The City of Alexandria seeks, through the creation of 100 year old building lists, to protect community health and safety and to promote the education, prosperity, and general welfare of the public through the identification, preservation, protection and enhancement of buildings, structures, places, or features, together with their landscapes and settings, which are over 100 years old, which are situated outside of the protections afforded buildings or structures in the Old and Historic Alexandria District or the Parker-Gray District, and which have special historical, cultural, artistic, or architectural significance. To achieve these general purposes the City of Alexandria seeks to pursue the following specific purposes:

- (A) To enrich the quality of life for city residents by protecting familiar landmarks and other treasured elements of the city;
- (B) To protect historical and cultural resources thus promoting tourism and enhancing business and industry, as well as the quality of life of the residents of the city;
- (C) To maintain and improve property values by providing incentives for the upkeep, rehabilitation, and restoration of structures over 100 years old, in a safe and healthful manner, and by encouraging desirable uses which will lead to their conservation and improvement;
- (D) To educate residents and visitors about the city's cultural and historic heritage;
- (E) To promote local historic preservation efforts through the identification and protection of historic resources throughout the city;
- (F) To encourage the nomination of historic properties to the National Register of Historic Places and the Virginia Landmarks Register; and
- (G) To assure that additions, landscaping, and related elements be in harmony with the 100 year old building and its setting.

**10-302 - Procedure for listing of buildings and structures.**

(A) The city manager or the city council may from time to time submit to the planning commission a list of buildings and structures to be considered for designation as buildings or structures over 100 years old and of historical or architectural interest. Said list shall include the name of the owner, location of the building or structure, the assessment map, block and lot number of the building or structure, a statement of how the building or structure complies with the applicable qualification criteria set forth in [section 10-303](#) and a set of guidelines to be used in addition to the standards set forth in sections [10-105\(A\)](#) and (B) in the determination of whether a certificate of appropriateness should be issued in accordance with [section 10-304](#) or a permit should be issued in accordance with [section 10-305](#).

(B) *Planning commission hearing.* The planning commission shall hold a public hearing to consider said list. Notice of such hearing shall be given according to the provisions of [section 11-300](#).

(C) *Planning commission recommendation.* After the public hearing the planning commission shall forward the list of buildings and structures it has considered along with its recommendations to city council.

(D) *Passage of ordinance by city council.* The city council shall receive the recommendations and list of buildings and structures considered by the planning commission and may cause an ordinance to be prepared for the preservation of any or all of said buildings and structures.

(1) Said ordinance shall contain for each building or structure the name of the owner, location, assessment map, block and lot number, a statement of how the building or structure complies with the applicable qualification criteria set forth in section 10-303 and a set of guidelines to be used in addition to the standards set forth in sections 10-105(A) and (B) in the determination of whether a certificate of appropriateness should be issued in accordance with section 10-304 or a permit should be issued in accordance with section 10-305.

(2) The city council shall hold a public hearing to consider the ordinance. In addition to the advertising requirement in section 11-300 any advertisement required for said ordinance shall contain the name of the owner of record and the address of any building or structure to be considered at the public hearing. Further, notice of the time and place of such hearing along with the description of the building or structure to be considered shall be given by mail to the owner of record.

(3) After such hearing city council may adopt an ordinance listing those buildings and structures which meet the criteria specified in section 10-303. Any such building or structure listed in such an ordinance shall be subject to the provisions of this section 10-300.

(4) After adoption of any such ordinance the city clerk shall transmit a certified copy of said ordinance to the Clerk of the Circuit Court of the City of Alexandria for recording among the land records.

(E) *Zoning ordinance procedures applicable.* In addition to the procedure for the listing of buildings and structures for preservation and protection as set forth above in sections 10-302(A) through (D), any such listing shall be subject to the rules of procedure for adoption of any amendment, supplement or repeal of any regulation, restriction or determination of boundaries of zones.

### **10-303 - Criteria for listing buildings and structures.**

In considering whether or not to include a building or structure over 100 years old on the list for preservation, at least two of the following criteria shall be met:

(A) Is it entered upon the National Register of Historic Places as called for by the United States Congress in the Historic Sites Act of 1935 and the Historic Preservation Act of 1966?

(B) Is it entered upon the Virginia Landmarks Register?

(C) Does it exemplify or reflect the architectural, cultural, political, economic, social or military history of the nation, state or community?

(D) Is it associated with persons of national, state or local prominence or with events of national, state or local historical significance?

(E) Is it a good example of local or regional architectural design or does it exemplify local craftsmanship, making it valuable for a study of a period, style or method of construction?

(F) Is it the work of a nationally recognized architect or can it be attributed to a local architect or builder of local prominence?

(G) Does it foster civic pride in the city's past or enhance the city's attractiveness to visitors?

ORDINANCE NO. 2239

AN ORDINANCE to adopt a list of buildings and structures in the city outside of the Old and Historic Alexandria District which are over one hundred years old and of historical or architectural interest and to designate such buildings and structures for preservation and protection in accordance with the provisions of Article XIV-A of Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended; and to amend Section 42-98.18 of said Code by listing this ordinance in said section; which Chapter 42 relates to ZONING, which Article XIV-A relates to PRESERVATION OF CERTAIN BUILDINGS AND STRUCTURES OVER ONE HUNDRED YEARS OLD OUTSIDE OF THE OLD AND HISTORIC ALEXANDRIA DISTRICT and which Section 42-98.18 thereof relates to LISTING ORDINANCES.

WHEREAS, Article XIV-A, Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended, provides for the preservation of certain buildings and structures over one hundred years old outside of the Old and Historic Alexandria District; and

WHEREAS, a list of certain buildings and structures has been submitted to and approved by the planning commission at a duly advertised public hearing; and

WHEREAS, the city council has determined that the buildings and structures on said list are over one hundred years old and of historical or architectural interest; and

WHEREAS, the city council is of the opinion that it is in the best interest of the city to adopt a listing ordinance to preserve and protect the buildings and structures on said list; therefore

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the buildings and structures compiled, described and listed in Exhibit A, attached hereto and made a part hereof, be and the same hereby are adopted as buildings and structures in the city outside of the Old and Historic Alexandria District which are over one hundred years old and of historical or architectural interest.

Section 2. That the buildings and structures on the list adopted in Section 1 above be and the same hereby are designated for preservation and protection in accordance with the provisions of Article XIV-A of Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended.

Section 3. That this ordinance be and the same hereby is listed in section 42-98.18 of this Code.

Section 4. That the city clerk shall transmit a certified copy of this ordinance to the Clerk of the Circuit Court of the City of Alexandria for recordation among the land records.

Section 5. That the title of and an informal memorandum explaining this ordinance shall be published in a newspaper of general circulation published in the city not later than five days following its introduction together with a notice containing the time and place for a public hearing. The city clerk shall have the full text of this ordinance printed in sufficient numbers

to supply copies to meet request. The city clerk shall note the date of introduction and first reading, the date of publication, the date of the public hearing, and the date of the second reading and final passage in the minutes of the meeting. This ordinance shall become effective the date of its final passage.

FRANK E. MANN  
Mayor

FINAL PASSAGE: March 18, 1978



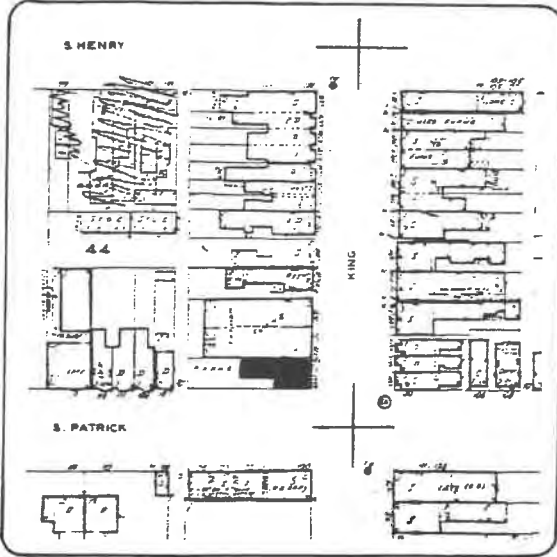
OHAD

ADDRESS: 1000 King Street ASSESSMENT MAP: 074.01  
OWNER: Hopkins Investment Co. BLOCK-LOT: 05/11

CITY OF ALEXANDRIA  
ORDINANCE No.

2180

REGISTER OF 100 YEAR OLD BUILDINGS  
LOCATED OUTSIDE THE HISTORIC DISTRICT



DETERMINATION OF AGE:

- MAP REFERENCE
- DEED REFERENCE
- ARCHITECTURAL ANALYSIS
- OTHER MEANS

COMPLIANCE WITH LISTING CRITERIA:

1. Is it entered upon the National Register of Historic Places as called for by the United States Congress in the Historic Sites Act of 1935 and the Historic Preservation Act of 1966?
2. Is it entered upon the Virginia Landmarks Register pursuant to Section 10-138 of the Code of Va.
3. Does it exemplify or reflect the architectural, cultural, political, economic, social or military history of the nation, state, or community?
4. Is it associated with persons of national, state, or local prominence or with events of national, state, or local historical significance?
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6. Is it the work of a nationally recognized architect or can it be attributed to a local architect or can it be attributed to a local architect or builder of local prominence?
7. Does it foster civic pride in the city's past or enhance the city's attractiveness to visitors?

Code of the City of Alexandria: Sec. 42-98.2

2 Stories, masonry construction with brick modillion cornice; roof-line possibly altered, rear ell original with cornice matching facade.

DOCUMENTATION:

1. MAP: Hopkins, G.M. City Atlas of Alexandria, Virginia. Hopkins: Philadelphia, 1877.
2. DEED: Alexandria Deed Books/page  
53/301 April 1904 J. McGahey to Kate McGahey  
49/391 Oct. 1873 John Sannon and Joanna to John and Mary McGahey  
"...that tenement and lot of ground."  
1/369 May 1871 Frederick L. Barreda to John Sannon
3. OTHER: Cox, Ethelyn. Historic Alexandria Street by Street: A Survey of Existing Early Buildings. Historic Alexandria Foundation, Alexandria, Virginia, 1976. p. 71.  
"Brick three stories, flat pitched roof, stepped ends, modillion cornice, rear ell, early 19th c. with alterations."

RE- 1000 King Street

PREPARED BY: C. Richard Bierce  
DATE: October 6, 1977

C. Richard Bierce, A.I.A.  
Historic Properties Coordinator

OHAD

ADDRESS: 1019 King Street

ASSESSMENT MAP: 064.03

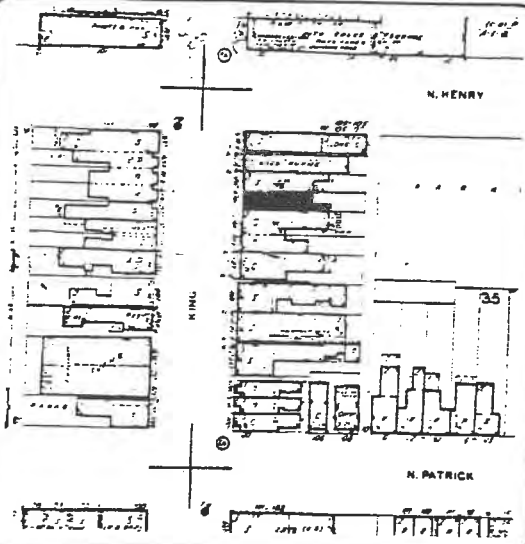
OWNER: Taco Bueno Inc.

BLOCK-LOT: 07/30

ORDINANCE No.

ALOU

LOCATED OUTSIDE THE HISTORIC DISTRICT



DETERMINATION OF AGE:

MAP REFERENCE  
 DEED REFERENCE

ARCHITECTURAL ANALYSIS  
 OTHER MEANS

COMPLIANCE WITH LISTING CRITERIA:

- 1. Is it entered upon the National Register of Historic Places as called for by the United States Congress in the Historic Sites Act of 1935 and the Historic Preservation Act of 1966?
- 2. Is it entered upon the Virginia Landmarks Register pursuant to Section 10-138 of the Code of Va.
- 3. Does it exemplify or reflect the architectural, cultural, political, economic, social or military history of the nation, state, or community?
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- 5. Is it a good example of local or regional architectural design or exemplify local craftsmanship, making it valuable for a study of a period, style or method of construction?
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- 7. Does it foster civic pride in the city's past or enhance the city's attractiveness to visitors?

Code of the City of Alexandria: Sec. 42-98.2

First half 19th c. masonry construction; original dormer intact; facade altered in late 19th c. with richly detailed lintels and cornice; modern storefront at 1st floor.

DOCUMENTATION:

1. MAP: Hopkins, G.M. City Atlas of Alexandria, Virginia. Hopkins: Philadelphia, 1877.
  
2. DEED: Alexandria Deed Books/page
 

73/64	Oct. 24, 1921	Ernest W. Bragg and Louise to R. Purcell
69/445	Mov. 1919	Emma W. Evans and Eliz. Rosson to Ernest Bragg
		"two lots with improvements, 1021 and 101
66/188	June 1917	Lee Watkins to Emma Evans
		"...lots with improvements."
32/298	July 1894	Joseph Shullett to John H. Watkins \$1250
		"...a tenement and lot of ground."
18/65	Dec. 1886	Wm. McVeigh to Joseph Hullett \$510
		"...all that tenement..."
H-3/129	Sept. 14, 1846	Ben Waters (executor of Estate of Andrew Schofield) to Wm McVeigh \$495
		"...the tenement and lot of ground." (same parcel obtained in deed of partitic between Andrew Schofield and Jonathan Scholfield, in 1807)
  
3. OTHER: Cox, Ethelyn. Historic Alexandria Street by Street: A Survey of Existing Early Buildings. Historic Alexandria Foundation, Alexandria 1976. p. 71.  
  
 "1019, brick, false front; 2½ stories gable roof, dentil cornice, probably early 19thc."

RE- 1019 King Street

PREPARED BY: C. Richard Bierce  
 DATE: October 6, 1977

C. Richard Bierce, A.I.A.  
 Historic Properties Coordinator



DOCUMENTATION:

1. MAP: Hopkins, G.M. City Atlas of Alexandria, Virginia. Philadelphia:  
Hopkins, 1877.
2. DEEDS: Alexandria Deed Book/page

464/599		Mary Ryan to Mary L. Monroe
42/216	Sept. 27, 1898	Trustees to Mary E. Ryan
28/351	Sept. 28, 1892	Timothy and Mary Ryan Deed of Trust
		"...all that tenement and lot of ground."
4/90	March 6, 1874	W. H. Fowle and Mary H., <u>et.al.</u> to Timothy Ryan

RE-1020 Duke Street

PREPARED BY: C. Richard Bierce  
DATE: October 6, 1997

C. Richard Bierce, A.I.A.  
Historic Properties Coordinator

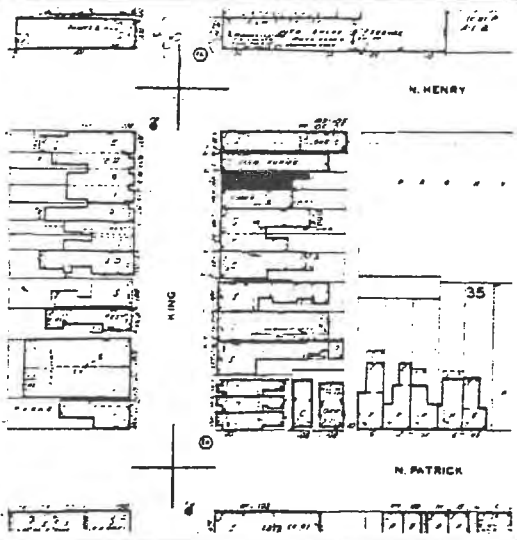
OHAD

ORDINANCE No.

2180

LOCATED OUTSIDE THE HISTORIC DISTRICT

ADDRESS: 1021 King Street ASSESSMENT MAP: 064.03  
OWNER: Lowe, James M. BLOCK-LOT: 07/31



DETERMINATION OF AGE:

- MAP REFERENCE
- DEED REFERENCE
- ARCHITECTURAL ANALYSIS
- OTHER MEANS

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Code of the City of Alexandria: Sec. 42-98.2

First half 19th c. construction, facade altered in late 19th c. with richly detailed lintels and cornice; modern storefront at first floor.

DOCUMENTATION:

1. MAP: Hopkins, G.M. City Atlas of Alexandria, Virginia. Hopkins: Philadelphia, 1877.
2. DEED: Alexandria Deed Books/page
  - 69/445 Nov. 1919 Emma W. Evans and Eliz. Rosson to Ernest Bragg  
"...two lots with improvements."
  - 66/188 June 1917 Lee Watkins to Emma W. Evans  
"...two lots."
  - 42/517 May 1899 Bernard Joyce and Melissa to John Watkins \$800  
(Bernard Jouce brother of Mary Joyce, heir of E.M. Lowe)
  - 5/45 Partition suit, estate of J. M. Steed-1021 went to Enoch Lowe  
"House and lot" valued at \$600
3. OTHER: Cox, Ethelyn. Historic Alexandria Street by Street; A Survey of Existing Early Buildings. Historic Alexandria Foundation, Alexandria, 1976. p. 71.  
"1021, brick, false front, 2½ stories, gable roof dentil cornice, probably early 19th c."

RE- 1021 King Street

PREPARED BY: C. Richard Bierce  
DATE: October 6, 1977

C. Richard Bierce, A.I.A.  
Historic Properties Coordinator



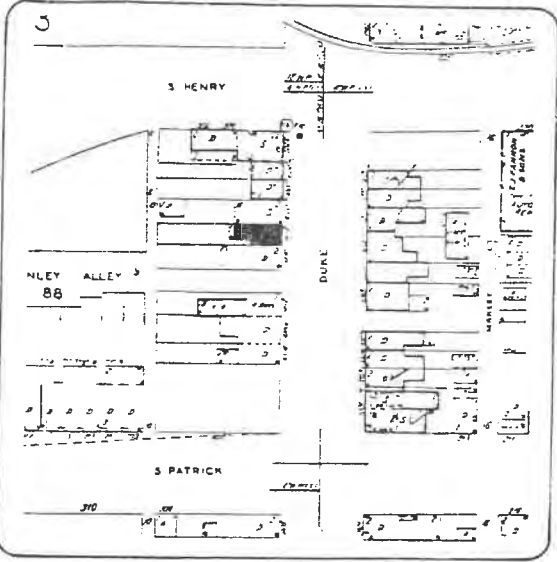
100 YR OLD

ADDRESS: 1018 Duke Street  
ASSESSMENT MAP: 074.01  
OWNER: Alexandria Redev. & Housing Authority  
BLOCK-LOT: 14/05

CITY OF ALEXANDRIA  
ORDINANCE No.

2180

REGISTER OF 100 YEAR OLD BUILDINGS  
LOCATED OUTSIDE THE HISTORIC DISTRICT



DETERMINATION OF AGE:

- MAP REFERENCE
- DEED REFERENCE
- ARCHITECTURAL ANALYSIS
- OTHER MEANS

COMPLIANCE WITH LISTING CRITERIA:

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Code of the City of Alexandria: Sec. 42-98.2

Mid-19th century, wood-frame construction of which few examples remain; facade covered with modern materials; modillion and bracketed cornice probably not original; original clapboards visible on east elevation; 2 stories; gable roof.

DOCUMENTATION:

1. MAP: Hopkins, G.M. City Atlas of Alexandria, Virginia. Philadelphia: Hopkins, 1877.
2. DEEDS: Alexandria Deed Book/page
  - 46/436 Feb. 6, 1901 Wm. Mansfield to James W. Mansfield
  - 42/548 James H. Mansfield, et. al. , to William M. Mansfield  
"...improvements and appurtenances."
  - 7/25 Dec. 26, 1877 James H. Mansfield, et.al. to Priscilla Ann Mansfield  
"...a tenement and lot of ground..."
  - 4/153 June 23, 1874 Freeman and Priscilla Mansfield to Trustees  
"...all that tenement and lot of ground..."

RE- 1018 Duke Street

PREPARED BY: C. Richard Bierce  
DATE: October 6, 1977

C. Richard Bierce, A.I.A.  
Historic Properties Coordinator

DEMOLISHED

100 YR OLD

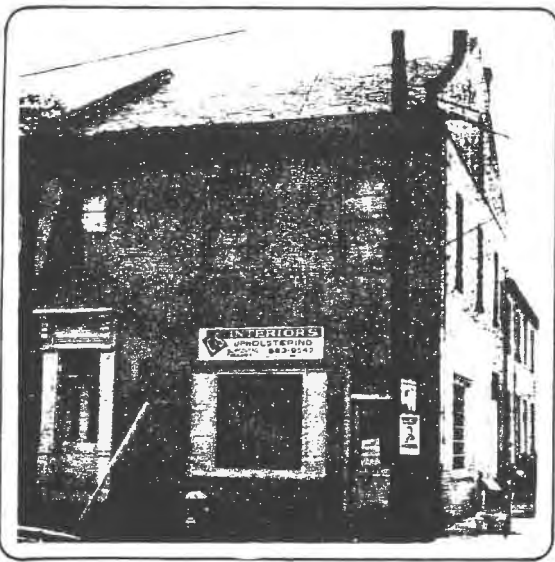
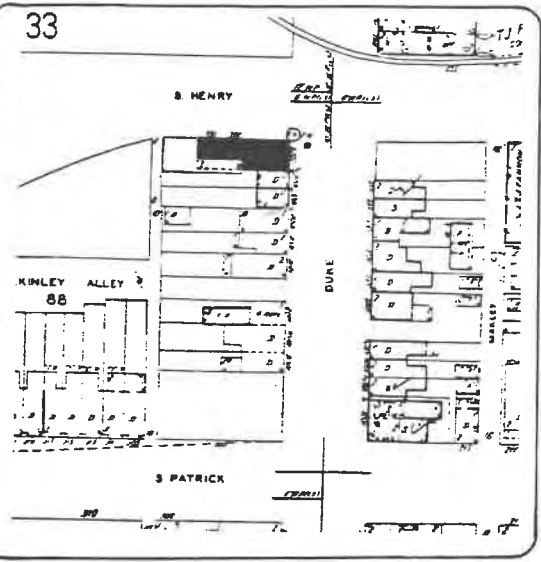
ADDRESS: 1028 Duke Street ASSESSMENT MAP: 074.01  
OWNER: Alexandria ReDev. & Housing Authority BLOCK-LOT: 14/01

ORDINANCE No.

2100

LOCATED OUTSIDE THE HISTORIC DISTRICT

33



DETERMINATION OF AGE:

- MAP REFERENCE
- ARCHITECTURAL ANALYSIS
- DEED REFERENCE
- OTHER MEANS

COMPLIANCE WITH LISTING CRITERIA:

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Code of the City of Alexandria: Sec. 42-98.2

Mid-19th Century, masonry, 2 story gable roof form with rear ell; form similar to late 18th c and early 19th century house construction; property associated with George Coryell, prominent local businessman; facade modified, with modern shop windows.

DOCUMENTATION:

1. MAP: Hopkins, G.M. , City Atlas of Alexandria, Virginia. Philadelphia: Hopkins, 1877.

Property identified as "John Marshall", reference unknown, possibly a lessee.

2. DEEDS: Alexandria Deed Book/page

72/325      March 16, 1921      Lavinia R. Fitzgerald to William J. Bristol

44/146      Sept. 11, 1899      George H. Harlow (Trustee) to Jas. B. Fitzgerald

Alexandria Will Book/page

1/349      Nov. 1881      Will of Michael Normayle appointed G. H. Harlow as executor of his estate. Property Valued at \$5150, included "...all that lot with buildings..."

Deed book/page

2/278      April 30, 1872      Wm. Gregory to Micheal Normile \$1275

M-3/374      May 1851      John Coryell and John Wakefield to Wm. Gregory \$505

H/52      March 28, 1804      Wm. Thornton Alexander to George Cor (entire block)

3. OTHER: Cox, Ethelyn. Historic Alexandria Street by Street: A Survey of Existing Early Buildings. Alexandria, Virginia: Historic Alexandria Foundation, 1976. p.32.

"1028. Brick, false front, 2½ stories gable roof, parapets, ell, early mid-19th c."

RE- 1028 Duke Street

PREPARED BY: C. Richard Bierce  
DATE: October 6, 1977

C. Richard Bierce, A.I.A.  
Historic Properties Coordinator

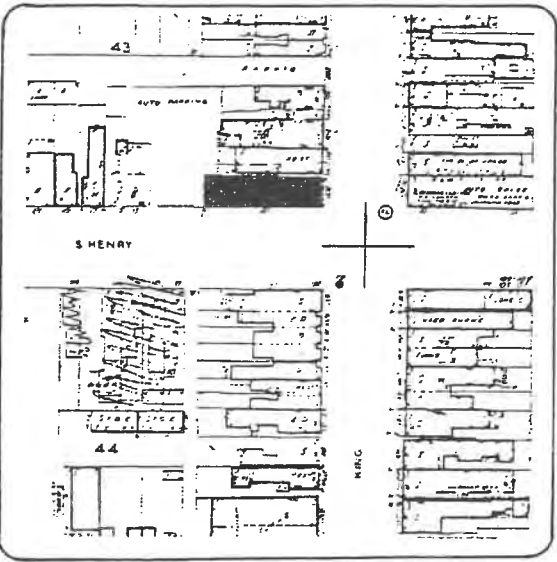
OHAD

ORDINANCE No.

2100

LOCATED OUTSIDE THE HISTORIC DISTRICT

ADDRESS: 1100 King Street ASSESSMENT MAP: 074.01  
OWNER: Huebner, John P. BLOCK-LOT: 04/12



DETERMINATION OF AGE:

- MAP REFERENCE
- DEED REFERENCE
- ARCHITECTURAL ANALYSIS
- OTHER MEANS

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Code of the City of Alexandria: Sec. 42-98.2

2 Story masonry, probable mid-19th c. construction; richly detailed lintels and masonry cornice; modern storefront.

DOCUMENTATION:

1. MAP: Hopkins, G.M. City Atlas of Alexandria, Virginia. Philadelphia:  
Hopkins, 1877.
  
2. DEED: Alexandria Deed Books/page  

67/68	June 1918	Mary E. Rogers to M.P. Davis
		"...all that lot with buildings and improvements."
12/549	April 1883	C.W. Wattles, Special Commissioner to Wm. Rogers \$650
		Sale result of equity suit filed in 1876. "...with improvements..."

RE- 1100 King Street

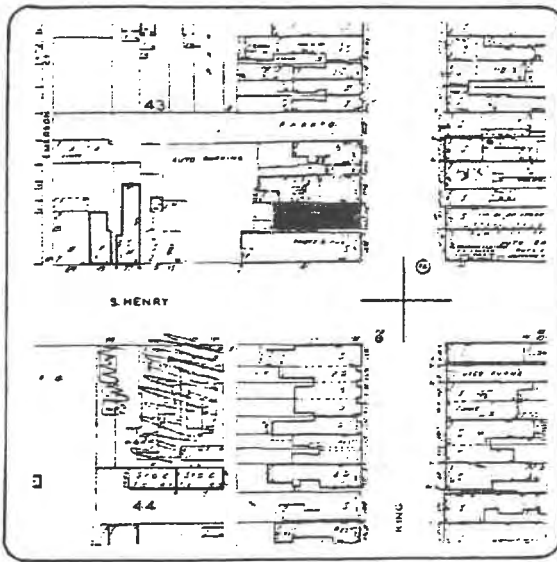
PREPARED BY: C. Richard Bierce  
DATE: October 6, 1977

C. Richard Bierce, A.I.A.  
Historic Properties Coordinator

OHAD

ADDRESS: 1102 King Street ASSESSMENT MAP: 074.01  
OWNER: Abraham, Jacob J. and M.H. Abraham, Execs. BLOCK-LOT: 04/11

ORDINANCE No. 2180 LOCATED OUTSIDE THE HISTORIC DISTRICT



DETERMINATION OF AGE:

- MAP REFERENCE
- DEED REFERENCE
- ARCHITECTURAL ANALYSIS
- OTHER MEANS

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Code of the City of Alexandria: Sec. 42-98.2

Early 19th C.; 2 stories; facade re-surfaced, modern storefront at 1st floor; gable roof, original dormers extant. Formerly owned by Cassius Lee; may have been built by William Lanphier.

DOCUMENTATION:

1. MAP: Hopkins, G.M. City Atlas of Alexandria, Virginia. Philadelphia: Hopkins, 1877.

Property identified as "Jno. F. Creighton"

2. DEED: Alexandria Deed Books/page

47/582      Jan. 1902      C.C. Carlin, Commissioner, to Frank C. Creighton

"...a tenement and lot of ground known as 1102 King."  
(chancery suit over estate of Mary Creighton widow of John F. Creighton)

R-3/50      Sept. 1858      Wm G. Casanove and Cassius F. Lee to Robert G. Violett and John F. Creighton \$4200

(included property at 1102 and 1104)

3. OTHER: Cox, Ethelyn. Historic Alexandria Street by Street: A Survey of Existing Early Buildings. Alexandria: Historic Alexandria Foundation, 1976. p. 73.

"House at 1102 built either by William Lanphier, around 1805, or by Benjamin Baden, around 1810."

RE- 1102 King Street

PREPARED BY: C. Richard Bierce  
DATE: October 6, 1977

C. Richard Bierce, A.I.A.  
Historic Properties Coordinator



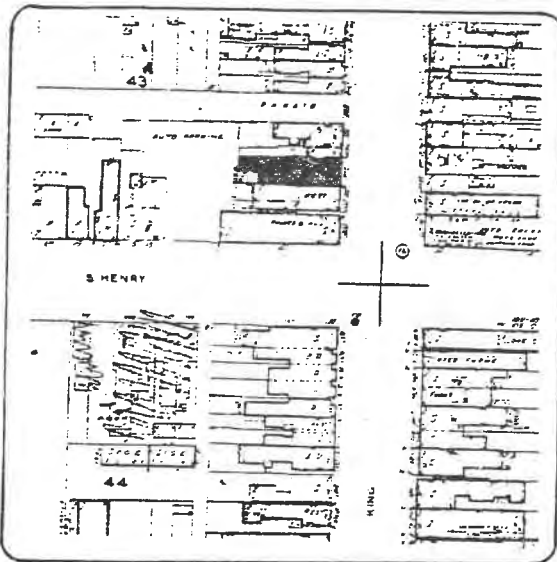
OHAD

ADDRESS: 1104 King Street

ASSESSMENT MAP: 074.01

OWNER: Cohen, Sylan

BLOCK-LOT: 04/10



DETERMINATION OF AGE:

- MAP REFERENCE
- DEED REFERENCE

- ARCHITECTURAL ANALYSIS
- OTHER MEANS

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Code of the City of Alexandria: Sec. 42-98.2

Early 19th c.; 2 stories; facade totally rebuilt, modern material; gable roof, dormers removed.

CITY OF ALEXANDRIA  
 ORDINANCE No. **2180**  
 REGISTER OF 100 YEAR OLD BUILDINGS  
 LOCATED OUTSIDE THE HISTORIC DISTRICT

DOCUMENTATION:

1. MAP: Hopkins, G.M. City Atlas of Alexandria, Virginia. Hopkins, Philadelphia, 1877.

Property identified as "Mrs. Robert Vilet."

2. DEED: Alexandria Deed Books/page

72/243 April 1921 A. Gordon Jones to Charles Blunt

"...lots with buildings and improvements  
1104, 1106 King Street."

52/582 Feb. 1905 Deed of Partition- Estate of John A. Jones  
to A. Gordon Jones

"...being property conveyed...from Amanda  
M. Violet."

17/6 March 27, 1886 Amanda M. Violet to John A. Jones  
\$1600

(Amanda was heir of Robert G. Violet)

3. OTHER: Cox, Ethelyn. Historic Alexandria Street by Street: A Survey of Existing Early Buildings. Alexandria: Historic Alexandria Foundation, 1976. p.

"Houses at 1104 and 1106 may have been built by Joseph Smith who bought the lots in 1811."

RE 1104 King Street

PREPARED BY C. Richard Bierce  
DATE October 6, 1977

C. Richard Bierce, A.I.A.  
Historic Properties Coordinator

OHAD

ADDRESS: 1106 King Street

ASSESSMENT MAP: 074.01

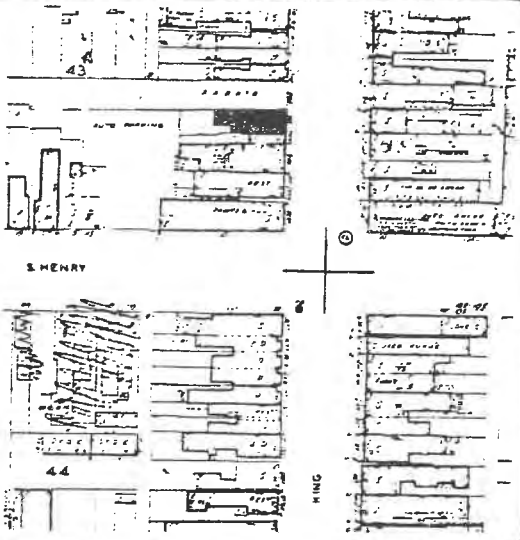
OWNER: Cohen, Sylvan

BLOCK-LOT: 04/09

CITY OF ALEXANDRIA  
ORDINANCE No.

2180

REGISTER OF 100 YEAR OLD BUILDINGS  
LOCATED OUTSIDE THE HISTORIC DISTRICT



DETERMINATION OF AGE:

MAP REFERENCE  
 DEED REFERENCE

ARCHITECTURAL ANALYSIS  
 OTHER MEANS

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Code of the City of Alexandria; Sec. 42-98.2

Early 19th c.; 2 stories, masonry construction; gable roof with pedimented dormers extant; brick modillion cornice; winged keystones in lintels at 2nd floor; modern storefront at 1st floor.

DOCUMENTATION:

1. MAP: Hopkins, G.M. City Atlas of Alexandria, Virginia. Hopkins: Philadelphia, 1877.  
Property identified as "Richard Avery" possibly a lessee of the Smith
2. DEED: Alexandria Deed Books/page  
16/399 Dec. 1885 The children of Sidney W. Smith (deceased) to John A. Jones \$1500  
"... a certain lot of ground with improvements, being 1106 King Street."  
11/103 Feb. 1882 Deed of Partition of Sidney W. Smith Estate  
V/357 Dec. 1811 Cuthbert Powell to Joseph Smith
3. OTHER: Cox, Ethelyn. Historic Alexandria Street by Street: A Survey of Existing Early Buildings. Historic Alexandria Foundation, Alexandria, 1976. p. 73.  
"Houses at 1104 and 1106 may have been built by Joseph Smith, who bought the lots in 1811."

PREPARED BY: C. Richard Bierce  
DATE: October 6, 1977

C. Richard Bierce, A.I.A.  
Historic Properties Coordinator

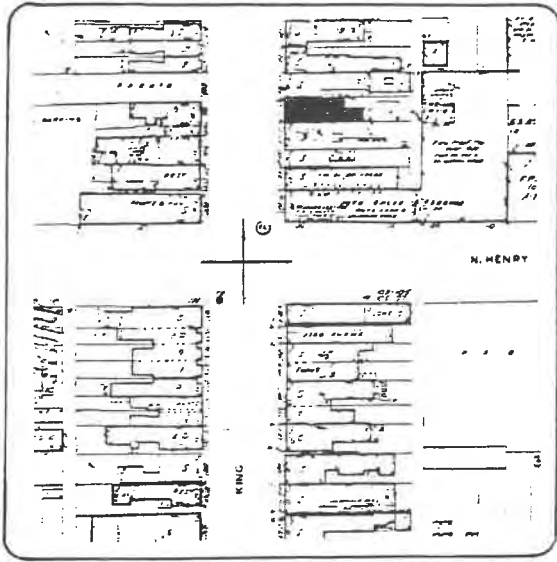
OHPAD

ADDRESS: 1111-1113 King Street ASSESSMENT MAP: 064.03  
OWNER: Burgwald, Anthony BLOCK-LOT: 08/14

ORDINANCE No.

ALOU

LOCATED OUTSIDE THE HISTORIC DISTRICT



DETERMINATION OF AGE:

- MAP REFERENCE
- DEED REFERENCE
- ARCHITECTURAL ANALYSIS
- OTHER MEANS

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Code of the City of Alexandria: Sec. 42-98.2

3 Story masonry, third quarter 19th century; bracketed cornice with strong modillions; unusual lintel and sill treatment; modern storefront.

DOCUMENTATION:

1. MAP: Hopkins, G.M. City Atlas of Alexandria, Virginia. Philadelphia: Hopkins, 1877.
  
2. DEEDS: Alexandria Deed Book/page
  - 39/213 July 1897 James R. Caton and John Marshall (substitute trustee for H.S.W. Baker, deceased) to W.D. Hudson  
"...all that property and improvements
  
  - 9/212 Oct. 1880 Francis Hammerdinger to H.S.W. Baker, Trustee, and India and Wm. Hudson
  
  - 5/67 May 1875 Julia and Emma Hammerdinger to Francis Hammerdinger
  
  - 1/250 Jan 23, 1871 Mary Edds to Francis, Julia and Emma Hammerdinger.  
  
Deed of partition, including lot and improvements of 1111-1113.

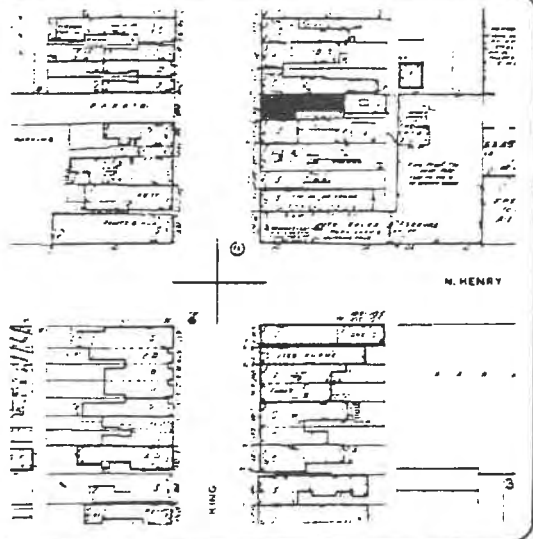
RE-1111-1113 King Street

PREPARED BY: C. Richard Bierce  
DATE: October 6, 1977

C. Richard Bierce, A.I.A.  
Historic Properties Coordinator

OHAD

ADDRESS: 1115-1117 King Street ASSESSMENT MAP: 064.03  
OWNER: Shapiro, Phillip A., S. BORDEN, Et. al. BLOCK-LOT: 08/15



DETERMINATION OF AGE:

- MAP REFERENCE
- DEED REFERENCE
- ARCHITECTURAL ANALYSIS
- OTHER MEANS

COMPLIANCE WITH LISTING CRITERIA:

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Code of the City of Alexandria: Sec. 42-98.2

Mid-19th century, 3 story frame construction, original clapboards visible on facade, bracketed cornice; originally a dwelling, converted to commercial use, first floor storefront possible late 19th century.

CITY OF ALEXANDRIA  
ORDINANCE No. **2180**  
REGISTER OF ONE YEAR OLD BUILDINGS  
LOCATED OUTSIDE THE HISTORIC DISTRICT

DOCUMENTATION:

1. MAP: Hopkins, G.M. City Atlas of Alexandria, Virginia. Philadelphia:  
Hopkins, 1877.
  
2. DEED: Alexandria Deed Book/page  
58/85 Jan. 1909 Emma Hammerdinger to Rose Henly  
5/69 May 1875 Francis Hammerdinger to Julia and  
Emma Hammerdinger  
"... as a foresaid being the old  
homestead."  
5/67 May 1875 Deed of Partition  
Julia and Emma Hammerdinger to Francis  
Hammerdinger  
1/250 Jan 1871 Deed of Partition  
Mary Edds vs. Francis Hammerdinger  
X-2/336 July 1836 John C. Vorrell to John Christian Ham-  
merdinger  
\$425  
(probably unimproved property)

RE- 1115-1117 King Street

PREPARED BY: C. Richard Bierce  
DATE: October 6, 1977

C. Richard Bierce, A.I.A.  
Historic Properties Coordinator



BHAD

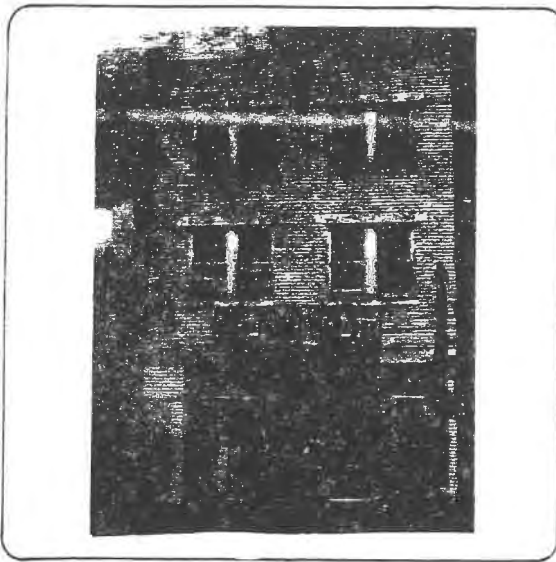
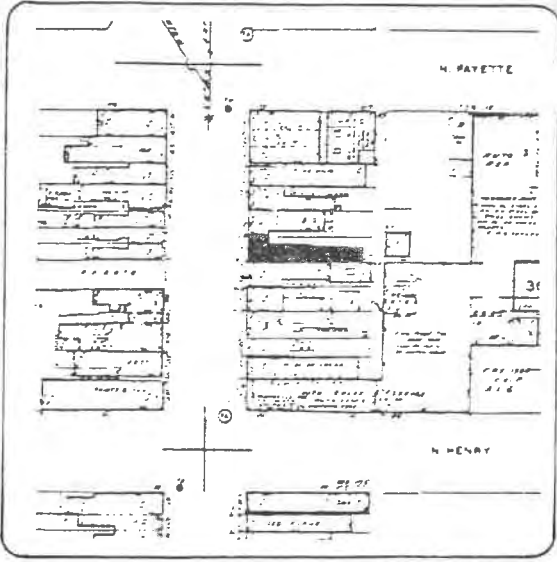
ADDRESS: 1119 King Street  
OWNER: C & E Partnership

ASSESSMENT MAP: 064.03  
BLOCK-LOT: 08/16

CITY OF ALEXANDRIA  
ORDINANCE No.

2180

REGISTER OF 100 YEAR OLD BUILDINGS  
LOCATED OUTSIDE THE HISTORIC DISTRICT



DETERMINATION OF AGE:

MAP REFERENCE  
 DEED REFERENCE

ARCHITECTURAL ANALYSIS  
 OTHER MEANS

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Code of the City of Alexandria: Sec. 42-98.2

Modern facade on mid-19th century core; rear ell probably original.

DOCUMENTATION:

1. MAP: Hopkins, G.M. City Atlas of Alexandria, Virginia. Philadelphia: Hopkins, 1877.

2. DEEDS: Alexandria Deed Book/page

52/581	Feb. 1905	A. Gordon Jones to J.A. Jones
7/52	March 1878	Frederick F. Sayre and Clara E. Sayre to John A. Jones
Z-3/422	July 1869	John Ehrhardt and Magdalena to Wm. R. Sayre \$2,000

Reference to alley: "...shall be forever used jointly and in common without let or hindrance by the two houses" between Sayre and Violett properties.

PREPARED BY:

*C. Richard Bierce*

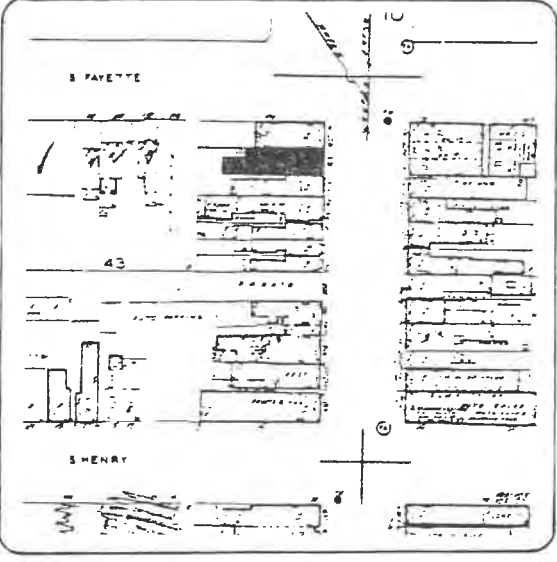
C. Richard Bierce, A.I.A.  
Historic Properties Coordinator

DATE:

*October 6, 1977*

OHAD

ADDRESS: 1120 King Street ASSESSMENT MAP: 074.01  
OWNER: Santillo, Michele or Mirei BLOCK-LOT: 04/02



DETERMINATION OF AGE:

- MAP REFERENCE
- DEED REFERENCE
- ARCHITECTURAL ANALYSIS
- OTHER MEANS

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Code of the City of Alexandria: Sec. 42-98.2

Early 19th century, 2 stories, masonry construction; gable roof, modern storefront at 1st floor, rear ell probably original.

CITY OF ALEXANDRIA  
ORDINANCE No. **2180**  
REGISTER OF 100 YEAR OLD BUILDINGS  
LOCATED OUTSIDE THE HISTORIC DISTRICT

DOCUMENTATION:

1. MAP: Hopkins, G.M. City Atlas of Alexandria, Virginia. Hopkins: Philadelphia, 1877.
2. DEED: Alexandria Deed Books/page

72/211	April 1921	Louise Rosenblot to John E. Purcell
64/18	Aug. 1914	Martha E. Entwistle to Louise Rosenblo
52/176	Sept. 1903	John W. Entwisle to Martha Entwisle
46/216	Nov. 1900	Susan R. Cook to John Entwisle \$1500
16/500	Feb. 1886	Henry D. Thomas to Susan R. Cook \$1000 "...a tenement and lot of ground..."
13/378	Dec. 1883	Catherine S. Mackell to Henry D. Thoma "...a house and lot..." being the same premises conveyed by J. Reeve Sayre to C. Elizabeth Worth.
6/230	March 1877	J. Reeve Sayre to Elizabeth Worth
F-3/346	May 17, 1869	Louis Appich to Wm. R. Sayre "...together with all and singular the tenements."
3. OTHER: Cox, Ethelyn, Historic Alexandria Street by Street: A Survey of Existing Early Buildings. Historic Alexandria Foundation, Alexandria, 1976. p.73.

"Built around 1803-1804 by William Myers who bought the site in 1803 for \$ 50. and sold the property to William S. Moore in 1813 for \$1700" (property included 1120 and 1122)

PREPARED BY: C. Richard Bierce  
DATE: October 6, 1977

C. Richard Bierce, A.I.A.  
Historic Properties Coordinator

OHAD

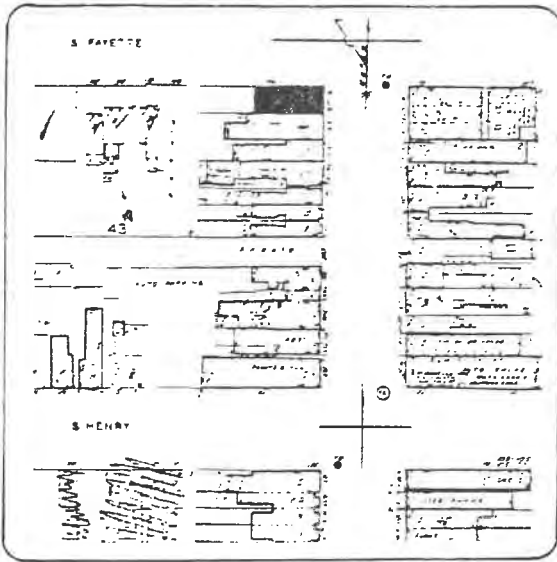
ADDRESS: 1122 King Street  
OWNER R. L. Kane, Inc.

ASSESSMENT MAP: 074.01  
BLOCK-LOT: 04/01

CITY OF ALEXANDRIA  
ORDINANCE No.

2180

REGISTER OF 100 YEAR OLD BUILDINGS  
LOCATED OUTSIDE THE HISTORIC DISTRICT



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MAP REFERENCE  
 DEED REFERENCE

ARCHITECTURAL ANALYSIS  
 OTHER MEANS

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Code of the City of Alexandria: Sec. 42-98.2

Early 19th century, 2 stories, gable roof with strong double chimney mass; brick cornice; later 19th c. entry to 2nd floor, modern store window.

DOCUMENTATION:

1. MAP: Hopkins, G.M. City Atlas of Alexandria, Virginia. Hopkins: Philadelphia, 1877.
2. DEED: Alexandria Deed Books/page  
24/561 Jan. 1891 Moses Hiller to Isaac Schwary  
\$2500  
"...all that lot with buildings thereon."  
3/133 Oct. 17, 1872 Joseph Scholl to Moses Hiller  
\$3000  
"...all that tenement and lot of ground."
3. OTHER: Cox, Ethelyn. Historic Alexandria Street by Street: A Survey of Existing Early Buildings. Historic Alexandria Foundation, Alexandria, 1976. p. 73.  
"Built around 1803-1804 by William Myers who bought the site in 1803 for \$50 and sold the property to William S. Moore in 1813 for \$1700." (property included 1120 and 1122).

PREPARED BY:

*C. Richard Bierce*

C. Richard Bierce, A.I.A.  
Historic Properties Coordinator

DATE:

*October 6, 1997*

OHAD

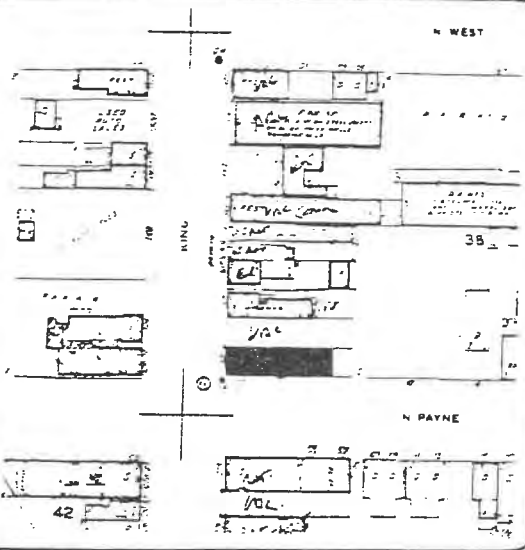
ADDRESS: 1201 King Street  
OWNER: Goddin, Wellington, Jr.

ASSESSMENT MAP: 064.03  
BLOCK-LOT: 09/14

CITY OF ALEXANDRIA  
ORDINANCE No.

2180

REGISTER OF 100 YEAR OLD BUILDINGS  
LOCATED OUTSIDE THE HISTORIC DISTRICT



DETERMINATION OF AGE:

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Code of the City of Alexandria; Sec. 42-98.2

3 1/2 stories, masonry construction, mid-19th century; gable roof, distinctive original lintels, elaborate bracketed cornice probably later; also elaborate, later lintels at third floor. Hotel and boarding house in 2nd half of 19th century.

DOCUMENTATION:

1. MAP: Hopkins, G.M. City Atlas of Alexandria, Virginia. Hopkins: Philadelphia, 1877.

2. DEED: Alexandria Deed Books/page

Will Book/page 15/267 1939 Thomas J. Fannon to daughter Regina

Deed Book/page 35/108 May 1895 John D. Lunt to Thomas J. Fannon \$4250

"...entire property known as Cox's Hotel and wagon yard."

Will Book 1888 Will of Martha Chathan left property to John D. Lunt

DeedBook/page 10/338 June 1881 S. Ferguson Beach, Commissioner, to Samuel Lunt

"...to the wall of brick warehouse conveyed by Harrison to B. Rotchford, Dec. 4, 1837..."

8/417 Jan. 1880 Ella Barker, et.al. to Martha Chatham (daughter of J.D. Harrison)

Property was referred to as Eagle Hotel

8/90 May 1879 Samuel Lunt, Trustee, to Ella and Ada Barker (daughters of J.D. Harrison)

Harrison's will instructed sale of the property to benefit his daughters, "for their aid and assistance...the keeping of a boarding house.."

Will book 6/189 Feb. 7, 1853 John D. Harrison

Deed Book/page

3/2/63 1837 B. Rotchford to John D. Harrison lot at King and Fayette on which "there are no two houses fronting on King" Harrison bought the corner building.

3. OTHER: Cox, Ethelyn. Historic Alexandria Street by Street: A Survey of Existing Early Buildings. Historic Alexandria Foundation. Alexandria, 1976. p.73. "May date from a brick building(1201) Thomas Preston agreed to build on this corner lot in May 1808. By December 1837, John D. Harrison was the owner. In the 1880s, known as "Cox's Hotel and Wagon Yard."

PREPARED BY: C. Richard Bierce C. Richard Bierce, A.I.A.  
DATE: October 6, 1977 Historic Properties Coordinator

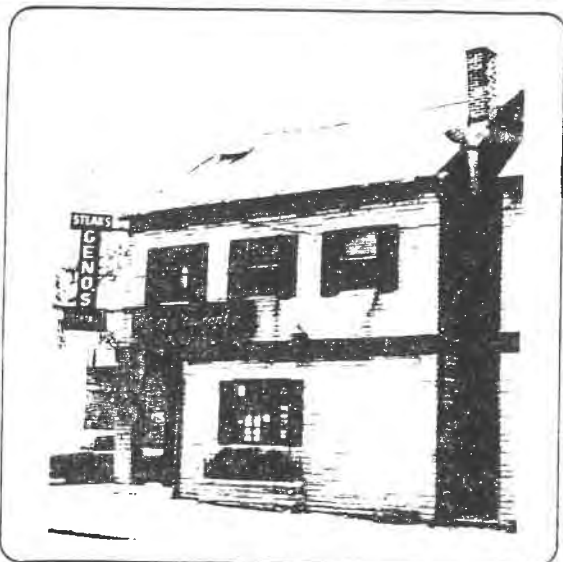
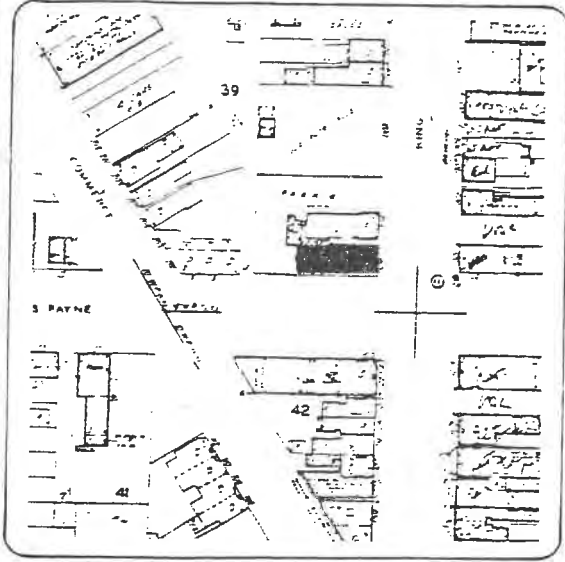
RE- 1201 King Street



SHAD

ADDRESS: 1300 King Street ASSESSMENT MAP: 064.03  
OWNER: Constantino Brothers Real Estate & Investment Corp. BLOCK-LOT 12/10

ORDINANCE No. 2180  
LOCATED OUTSIDE THE HISTORIC DISTRICT



DETERMINATION OF AGE:

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- DEED REFERENCE
- ARCHITECTURAL ANALYSIS
- OTHER MEANS

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Code of the City of Alexandria: Sec. 42-98.2

Early 19th century, 2 story masonry construction, gable roof, wheelwright shop in mid-19th c; fenestration altered, exterior clad in modern siding.

- FORMSTONE EXTERIOR

DOCUMENTATION:

- 1. MAP: Hopkins, G.M. City Atlas of Alexandria, Virginia. Hopkins: Philadelphia, 1877.

Property identified as "Jos. Ford", building marked "W.W.S.", wheelwright shop per deed reference below.

- 2. DEED: Alexandria Deed Books/page

50/371 July 23, 1903 George B. Carlin to James F. Carlin

10/462 Nov. 1881 Charles Stuart (Commissioner) to James F. Carlin

(Equity suit: James F. Carlin vs Marcy F. Ford)

"...all that lot of ground with building and improvements being Lot #A (1300) and adjoining that lot with buildings and improvements being Lot #B (1304)."

3-3/503 Sept. 1869 John A. Milburn to Josiah Ford

\$1800 (Lot #B) 1304

V-3/234 August 1863 James Green to Josiah Ford

\$1000 (Lot #A 1300)

- 3. OTHER: Cox, Ethelyn. Historic Alexandria Street by Street: A Survey of Existing Early Buildings. Historic Alexandria Foundation, Alexandria, Virginia, 1976. p. 74.

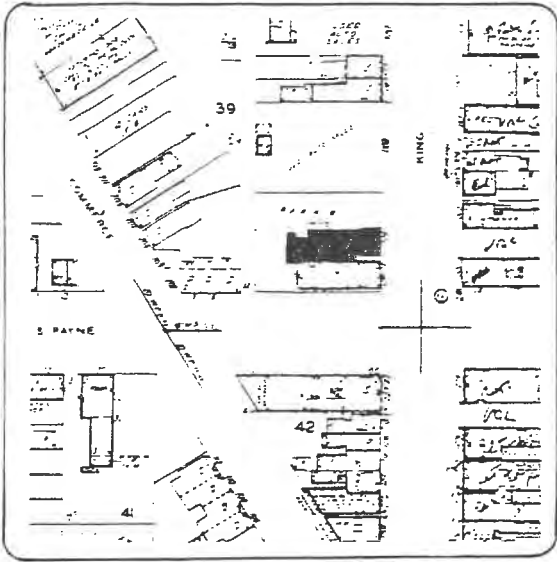
"House at 1300 built by Benjamin Baden who bought the lot from John McKinney in March 1813 for \$720 and sold it in October 1814 to Bernard Bryan for \$2,000."

RE- 1300 King Street

PREPARED BY: C. Richard Bierce  
 DATE: October 4, 1977

C. Richard Bierce, A.I.A.  
 Historic Properties Coordinator

ADDRESS: 1304 King Street ASSESSMENT MAP: 064.03  
 OWNER: Constantino Brothers Real Estate & Investment Corp. BLOCK-LOT 12/10



DETERMINATION OF AGE:  
 MAP REFERENCE                       ARCHITECTURAL ANALYSIS  
 DEED REFERENCE                       OTHER MEANS

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Code of the City of Alexandria: Sec. 42-98.2

Early 19th century, 2 story masonry construction, gable roof, 3 bay facade, with modern surface and store window. Property associated with Peyton and Milburn.

- FORMSTONE EXTERIOR

CITY OF ALEXANDRIA  
 ORDINANCE No. **2180**  
 REGISTER OF 100 YEAR OLD BUILDINGS  
 LOCATED OUTSIDE THE HISTORIC DISTRICT

OHAD

DOCUMENTATION:

1. MAP: Hopkins, G.M. City Atlas of Alexandria, Virginia. Hopkins: Philadelphia, 1877.

Property identified as "Jos. Ford"

2. DEED: Alexandria Deed Books/page

50/371 July 23, 1903 George B. Carlin to James F. Carlin

50/462 Nov. 1881 Charles Stuart (Commissioner) to James F. Carlin

(Equity suit: James F. Carlin vs Marcy F. Ford)

"...all that lot of ground with buildings and improvements being Lot #A (1300) adjoining that lot with buildings and improvements being Lot #B (1304)."

3-3/503 Sept. 1869 James A. Milburn to Josiah Ford

\$1800 (Lot #B- 1304)

3. OTHER: Cox, Ethelyn, Historic Alexandria Street by Street: A Survey of Existing Early Buildings. Historic Alexandria Foundation: Alexandria, Virginia, 1976. p. 74.

"House at 1304 apparently built for Ann Peyton, to whom the lot was conveyed for \$1 in 1800 on the understanding that she would '...erect a brick house thereon.' In July 1805, Ann and her husband, Francis Peyton, sold it to John McKinney for \$1,000."

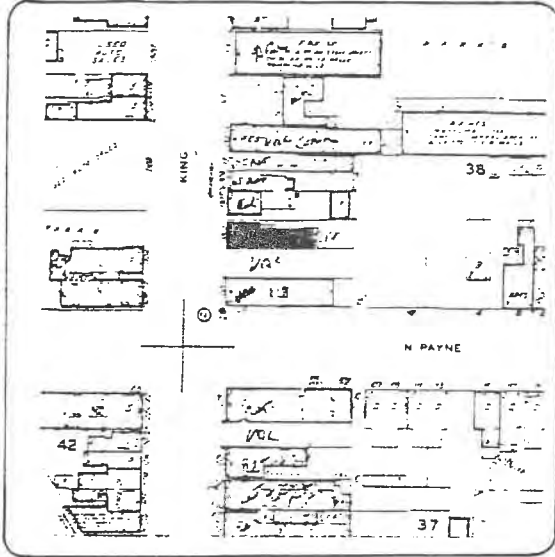
RE- 1304 King Street

PREPARED BY: C. Richard Bierce  
DATE: October 4, 1977

C. Richard Bierce, A.I.A.  
Historic Properties Coordinator

OHAD

ADDRESS: 1305 King Street ASSESSMENT MAP: 064.03  
OWNER: Trueblood, John E. or Mara, T. BLOCK-LOT: 10/17



DETERMINATION OF AGE:

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Code of the City of Alexandria: Sec. 42-98.2

First half 19th c. masonry construction; gable roof, modillion cornice; later 19th c. entry, modern shop window.

- CHIMNEY DEMOLISHED

CITY OF ALEXANDRIA  
ORDINANCE No

2180

REGISTER OF 100 YEAR OLD BUILDINGS  
LOCATED OUTSIDE THE HISTORIC DISTRICT

DOCUMENTATION:

1. MAP: Hopkins, G.M. City Atlas of Alexandria, Virginia. Philadelphia: Hopkins, 1877.
2. DEEDS: Alexandria Deed Book/page  
207/95 April 1905 Lucy L. Finks to Abington Plaza Corp.  
Alexandria Will book/page  
WB-10/214 Kate Thompson Lief leaves her "real estate" to her sister Lucy L. Finks  
WB-5/55 Margaret Lief left her residue to Kate Thompson Lief  
WB-2/562 Wm. F. Lief leaves to his wife Margaret C.  
WB-3/145 Oct. 1864 "...all the fixtures, household goods etc.....about my house 1305 King, the dwelling house and lot of ground." Purchased in July 1870 from El. Bontz, \$1400. Wm Gregory to Eliz. Bontz

RE- 1305 King Street

PREPARED BY: C. Richard Bierce  
DATE: October 6, 1977

C. Richard Bierce, A.I.A.  
Historic Properties Coordinator

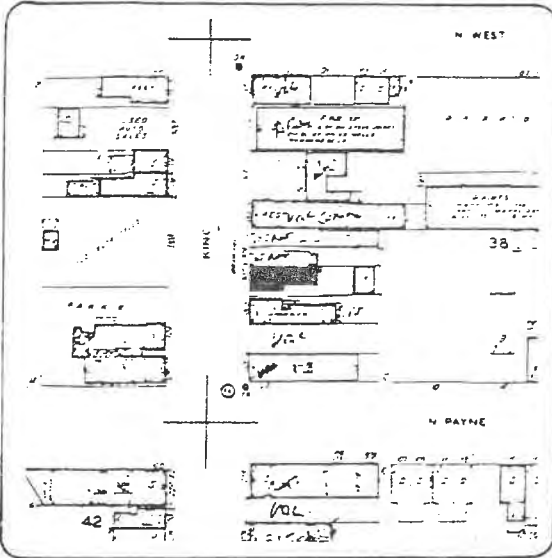
OHAD

ADDRESS: 1307 King Street ASSESSMENT MAP: 064.03  
OWNER: Orlov, Igor or Eleonore R. BLOCK-LOT: 10/18

CITY OF ALEXANDRIA  
ORDINANCE No.

2180

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Code of the City of Alexandria; Sec. 42-98.2

Probable mid-19th c. construction; 3 stories, later masonry facade with stone lintels and modillion cornice.

DOCUMENTATION:

1. MAP: Hopkins, G.M., City Alexandria, Virginia, Hopkins, Philadelphia, 1877.
2. DEED: Alexandria Deed Books/page

51/390	June 1904	Owen J. Mugent to Wm. A. Barnett
26/322	Sept. 19, 1891	Peter Sauer to Owen Nugent
25/396	April 1890	Va. Cogan to Sauer
18/256	Feb. 1869	James McGraw to Wm. Cogan
		"...a certain lot of ground, with the improvements and appurtenances..."
R-3/254	May 29, 1856	Peter Davis to McGraw
L-3/403	May 1850	Reference in deed for property at 1309 to Davis residing at 1307

RE- 1207 King Street

PREPARED BY: C. Richard Bierce  
DATE: October 6, 1977

C. Richard Bierce, A.I.A.  
Historic Properties Coordinator

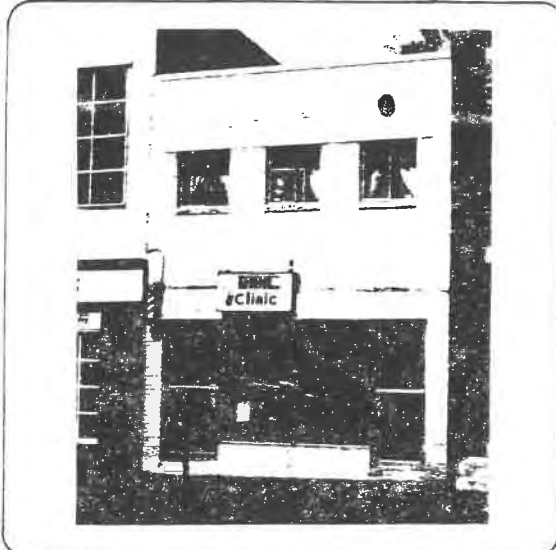
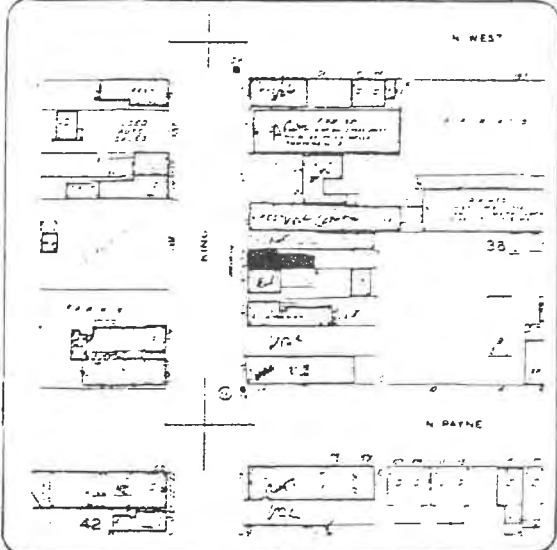


OHAD

ADDRESS: 1309 King Street ASSESSMENT MAP: 064.03  
OWNER Hensley, Bernard R. or Phyl BLOCK-LOT 10/19

CITY OF ALEXANDRIA  
ORDINANCE No. **2180**

REGISTER OF 100 YEAR OLD BUILDINGS  
LOCATED OUTSIDE THE HISTORIC DISTRICT



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Code of the City of Alexandria: Sec. 42-98.2

Mid-19th c. construction, 2 stories; owned by Phillip Hooff; modern facade.

NEW BUILDING - PREVIOUS  
DEMOLISHED.

DOCUMENTATION:

1. MAP: Hopkins, G.M. City Atlas of Alexandria, Virginia. Hopkins: Philadelphia, 1877.
2. DEED: Alexandria Deed Books/page
  - 91/261 June 27, 1927 Ada Goodwin to Snyder-Kane Boothe Corp.
  - 59/191 Nov. 27, 1909 Ed. G. Atwell to J.J. Goodwin
  - 52/418 Jan. 26, 1905 Owen Nugent to Ed. G. Atwell
  - 26/310 Sept. 4, 1891 W.D. Chichester to Owen Nugent
  - 9/316 July 1879 Claughton and Neale (Commissioners) to Mary Chichester  
\$400  
"...for the tenement and lot of ground being the eastern half (15 feet) of that lot of ground conveyed to Philip H. Hooff..."
  - L-3/403 May 1850 John Vowell to Phillip H. Hooff  
\$400  
"...a lot of ground..." (next to Davis property at 1307).

RE - 1507 KING STREET

PREPARED BY: C. Richard Bierce  
DATE: October 4, 1977

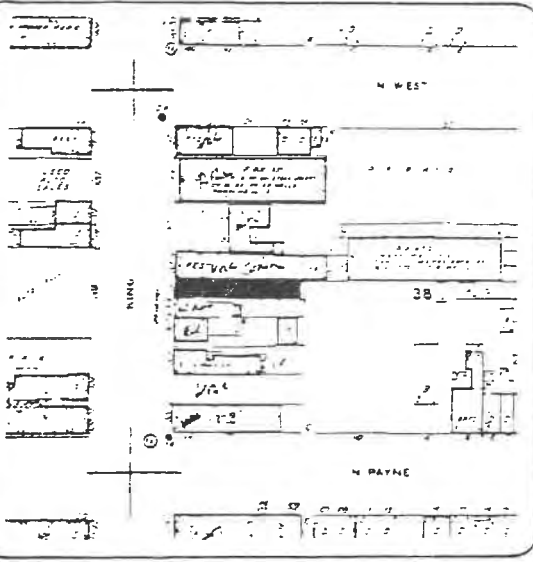
C. Richard Bierce, A.I.A.  
Historic Properties Coordinator

OHAD

ADDRESS: 1311 King Street ASSESSMENT MAP: 064.03  
OWNER: Hensley, Barnard R. or Phyllis BLOCK - LOT: 10/20

CITY OF ALEXANDRIA  
ORDINANCE No **2180**

REGISTER OF 100 YEAR OLD BUILDINGS  
LOCATED OUTSIDE THE HISTORIC DISTRICT



DETERMINATION OF AGE:

- MAP REFERENCE
- DEED REFERENCE
- ARCHITECTURAL ANALYSIS
- OTHER MEANS

COMPLIANCE WITH LISTING CRITERIA:

1. Is it entered upon the National Register of Historic Places as called for by the United States Congress in the Historic Sites Act of 1935 and the Historic Preservation Act of 1966?
2. Is it entered upon the Virginia Landmarks Register pursuant to Section 10-138 of the Code of Va.
3. Does it exemplify or reflect the architectural, cultural, political, economic, social or military history of the nation, state, or community?
4. Is it associated with persons of national, state, or local prominence or with events of national, state, or local historical significance?
5. Is it a good example of local or regional architectural design or exemplify local craftsmanship, making it valuable for a study of a period, style or method of construction?
6. Is it the work of a nationally recognized architect or can it be attributed to a local architect or can it be attributed to a local architect or builder of local prominence?
7. Does it foster civic pride in the city's past or enhance the city's attractiveness to visitors?

Code of the City of Alexandria: Sec. 42-98.2

2 story masonry, mid-19th c. construction, formerly owned by Phillip Hooff; modern facade.

MAJOR FACADE Δ'S.

DOCUMENTATION:

1. MAP: Hopkins, G.M. City Atlas of Alexandria, Virginia. Hopkins: Philadelphia, 1877.

2. DEED: Alexandria Deed Books/page

153/521      June 1939      Grace Runaldue to Milton and Joseph Fagelson

93/594                              Ada Goodwin to Grace Runaldue

42/525      May 20, 1899      Thomas Burroughs to James J. Goodwin

6/7              March 1876      Ch. Wattles (Commissioner) to Thomas Burroughs

\$700

"...a tenement and lot of ground...being western half of lot conveyed to Phillip Hooff by deed, May 29, 1850."

RE- 1311 King Street

PREPARED BY:

*C. Richard Bierce*

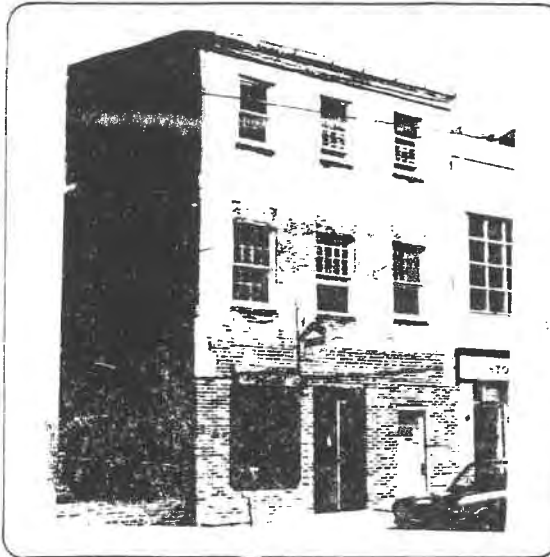
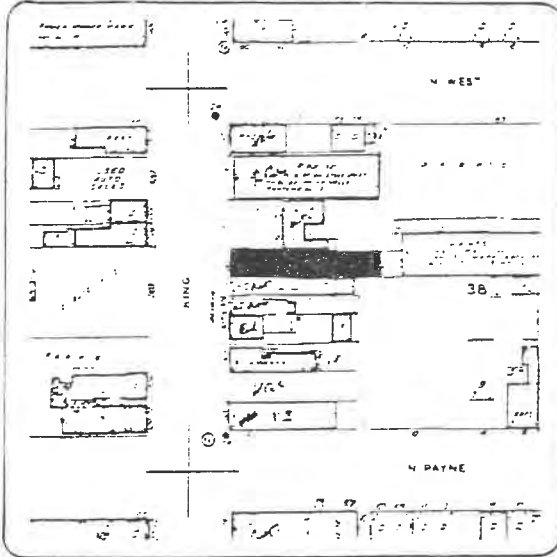
C. Richard Bierce, AIA

Historic Properties Coordinator

DATE:

*October 6, 1979*

ADDRESS 1313 King Street ASSESSMENT MAP: 064.03  
 OWNER: Brown, William C. & Margaret Kleysteuber | BLOCK - LOT 10/21



**DETERMINATION OF AGE:**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> MAP REFERENCE  | <input type="checkbox"/> ARCHITECTURAL ANALYSIS |
| <input checked="" type="checkbox"/> DEED REFERENCE | <input type="checkbox"/> OTHER MEANS            |

**COMPLIANCE WITH LISTING CRITERIA:**

- |                                     |   |
|-------------------------------------|---|
| <input type="checkbox"/>            | 1. Is it entered upon the National Register of Historic Places as called for by the United States Congress in the Historic Sites Act of 1935 and the Historic Preservation Act of 1966? |
| <input checked="" type="checkbox"/> | 2. Is it entered upon the Virginia Landmarks Register pursuant to Section 10-138 of the Code of Va.   |
| <input checked="" type="checkbox"/> | 3. Does it exemplify or reflect the architectural, cultural, political, economic, social or military history of the nation, state, or community?  |
| <input type="checkbox"/>            | 4. Is it associated with persons of national, state, or local prominence or with events of national, state, or local historical significance?   |
| <input checked="" type="checkbox"/> | 5. Is it a good example of local or regional architectural design or exemplify local craftsmanship, making it valuable for a study of a period, style or method of construction?        |
| <input type="checkbox"/>            | 6. Is it the work of a nationally recognized architect or can it be attributed to a local architect or can it be attributed to a local architect or builder of local prominence?        |
| <input checked="" type="checkbox"/> | 7. Does it foster civic pride in the city's past or enhance the city's attractiveness to visitors?  |

Code of the City of Alexandria: Sec. 42-98.2

Early 19th century, 3 story masonry construction unaltered 2nd and 3rd stories; modern entry and display window

CITY OF ALEXANDRIA  
 ORDINANCE No.

**2180**

REGISTER OF 100 YEAR OLD BUILDINGS  
 LOCATED OUTSIDE THE HISTORIC DISTRICT

DOCUMENTATION:

1. MAP: Hopkins, G.M. City Atlas of Alexandria, Virginia. Philadelphia: Hopkins, 1877.

Property identified as "Harris"

2. DEEDS: Alexandria Deed Book/page

54/207	Aug. 31, 1905	Mary G. Cornwell to Peter Pulman \$3000
10/307	Jan. 1880	Millicent J. A. Harris (widow of Walter Davis) to Mary G. Cornwell as a gift to her niece  "... brick house, 3 stories high, erect on said lot."
W-3/9	Sept. 1864	Gould D. Jelliff to Walter Davis \$4000  "...that three story brick house."
U-3/599	Jan 1860	Hiran Thomas to Gould Jelliff \$2500  Thomas apparently improved property between 1852-60
0-3/500	Jan 1852	Peter Trisler to Hiram Thomas \$850
K-3/101	Aug. 4, 1848	Quentin Barker to Peter Trisler \$570
C-3/177		J.D. Harrison to Q. Barker \$1000
W-2/117	Jan. 1836	John W. Violett to J.D. Harrison \$310 "...a two story brick warehouse and lot
V-2/536	Oct. 1835	Bartholomew Rotchford to J.W. Violett \$705
U-2/109	March 1833	Joseph Grigg to B. Rotchford \$1400 "...a two story brick warehouse."
U-2/131	Nov. 1819	Robert Taylor to Joseph Grigg "...sundry tenements...a two story bric warehouse...with brick back building."
K-2/78	Nov. 1819	James Sanderson to Robert Taylor (includes all property on North side of King from 1309 to West Street).

PREPARED BY: C. Richard Bierce  
DATE: October 6, 1977

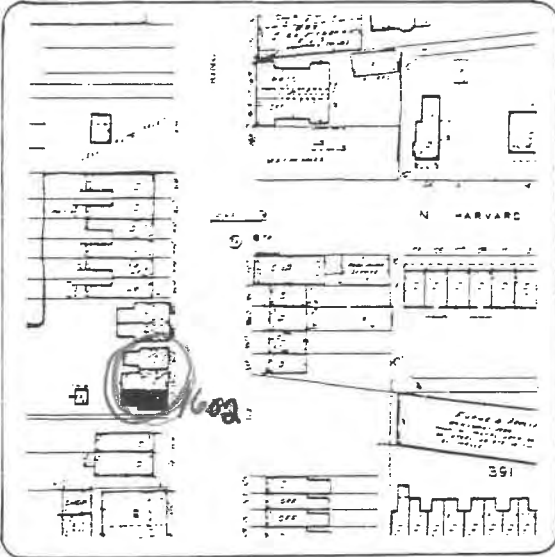
C. Richard Bierce, A.I.A.  
Historic Properties Coordinator

RE- 1313 King Street

Now 1602

OHAD

ADDRESS: 1520 King Street ASSESSMENT MAP: 063.04  
OWNER Macker, Amar J. BLOCK-LOT: 09/24



DETERMINATION OF AGE:

- MAP REFERENCE
- DEED REFERENCE
- ARCHITECTURAL ANALYSIS
- OTHER MEANS

COMPLIANCE WITH LISTING CRITERIA:

- 1. Is it entered upon the National Register of Historic Places as called for by the United States Congress in the Historic Sites Act of 1935 and the Historic Preservation Act of 1966?
- 2. Is it entered upon the Virginia Landmarks Register pursuant to Section 10-138 of the Code of Va.
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Code of the City of Alexandria: Sec. 42-98.2

Small-scale domestic structure, probable mid-19th c. construction; form typical of earlier prototypes: 2 stories, gable roof brick modillion cornice; modern shop window, otherwise unaltered.

MAJOR RENOVATIONS - LORRIEN HOTEL

CITY OF ALEXANDRIA  
ORDINANCE No

2180

REGISTER OF 100 YEAR OLD BUILDINGS  
LOCATED OUTSIDE THE HISTORIC DISTRICT

DOCUMENTATION:

1. MAP: Hopkins, G.M. City Atlas of Alexandria, Virginia. Hopkins: Philadelphia, 1877. Property identified as "Henry Bontz"

2. DEED: Alexandria Deed Books/page

65/228            March 1916            Gordon Thoma to John W. Creed

This deed describes the property as formerly belonging to Henry Bontz who left it to his daughters, one of whom Mary Terrett sold 1520 and 1522 to Robert Thomas in 1901)

Will Book/page  
2/497            Jan 1902

Robert Thomas left 1520 and 1522 to his son Gordon Thomas

Deed book/page  
M-3/605            Dec. 1857

Daniel A. Windsor to Henry Bontz

"...with all singular improvements."

RE- 1520 King Street

PREPARED BY: C. Richard Bierce  
DATE: October 6, 1977

C. Richard Bierce, A.I.A.  
Historic Properties Coordinator

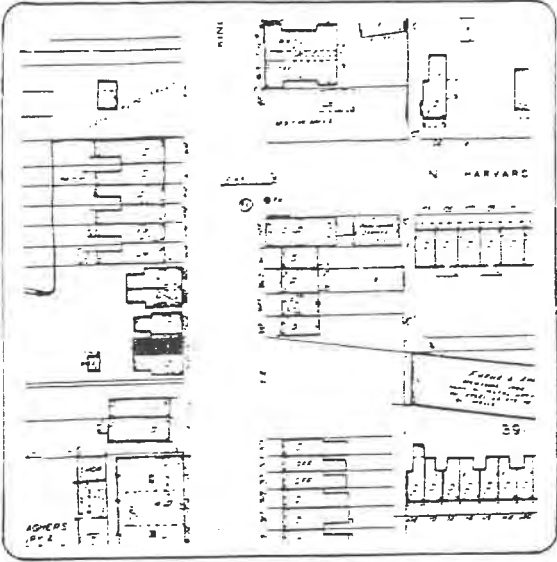


(1002 KING) New Address

OHAD



ADDRESS: 1522 King Street ASSESSMENT MAP: 063.04  
OWNER: Creed, John BLOCK - LOT: 09.24



CITY OF ALEXANDRIA  
ORDINANCE No. **2180**

REGISTER OF 100 YEAR OLD BUILDINGS  
LOCATED OUTSIDE THE HISTORIC DISTRICT

DETERMINATION OF AGE:

- MAP REFERENCE
- DEED REFERENCE
- ARCHITECTURAL ANALYSIS
- OTHER MEANS

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Code of the City of Alexandria: Sec. 42-98.2

Small scale domestic structure, probable mid - 19th c. construction; form typical of earlier prototypes; 2 stories, gable roof brick modillion cornice; modern shop window, otherwise unaltered.

MAJOR RENOVATION - LORLEN HOTEL

\* MISSING 1524 PART #3 OF BLDG.

DOCUMENTATION:

1. MAP: Hopkins, G.M. City Atlas of Alexandria, Virginia. Hopkins: Philadelphia, 1877.

Property identified as "Henry Bontz"

2. DEED: Alexandria Deed Books/page

65/228                      March 1916                      Gordon Thoma to John W. Creed

This deed describes the property a formerly belonging to Henry Bontz (left it to his daughters, one of w Mary Terrett sold 1520 and 1522 to Thomas in 1901)

Will Book/page

2/497                      Jan. 1902                      Robert Thomas left 1520 and 1522 to his son Gordon Thomas

Deed Book/page

M-3/605                      Dec. 1857                      Daniel A. Windsor to Henry Bontz

"...with all singular improvements

RE- 1522 King Street

PREPARED BY: C. Richard Bierce  
DATE: October 2, 1977

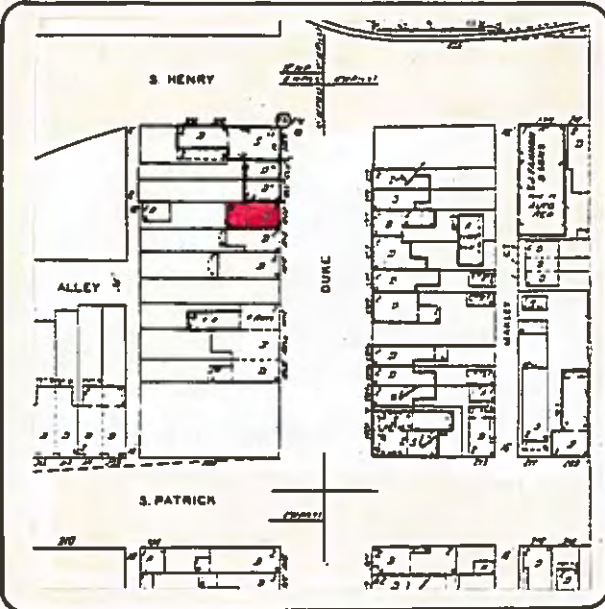
C. Richard Bierce, A.I.A.  
Historic Properties Coordinator

ADDRESS: 1020 Duke Street ASSESSMENT MAP: 074.01  
 OWNER: Alexandria Redev. & Housing Authority BLOCK-LOT: 14/04 02

CITY OF ALEXANDRIA  
 ORDINANCE No.

**2180**

REGISTER OF 100 YEAR OLD BUILDINGS  
 LOCATED OUTSIDE THE HISTORIC DISTRICT



**DETERMINATION OF AGE:**

- MAP REFERENCE
- DEED REFERENCE
- ARCHITECTURAL ANALYSIS
- OTHER MEANS

**COMPLIANCE WITH LISTING CRITERIA:**

1. Is it entered upon the National Register of Historic Places as called for by the United States Congress in the Historic Sites Act of 1935 and the Historic Preservation Act of 1966?
2. Is it entered upon the Virginia Landmarks Register pursuant to Section 10-138 of the Code of Va.
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7. Does it foster civic pride in the city's past or enhance the city's attractiveness to visitors?

Code of the City of Alexandria: Sec. 42-98.2

Mid-19th century wood-frame construction of which few examples remain; facade re-surfaced with modern materials, sash replaced; bracketed cornice, repeated motif at entry; 2 stories; gable roof.

*\*CURRENTLY JOINED TO MODERN.  
 BLDG TO WEST*

RE- 1020 Duke Street

DOCUMENTATION:

1. MAP: Hopkins, G.M. City Atlas of Alexandria, Virginia. Philadelphia: Hopkins, 1877.

2. DEEDS: Alexandria Deed Book/page

464/599

Mary Ryan to Mary L. Monroe

42/216

Sept. 27, 1898

Trustees to Mary E. Ryan

28/351

Sept. 28, 1892

Timothy and Mary Ryan  
Deed of Trust

"...all that tenement and lot of ground."

4/90

March 6, 1874

W. H. Fowle and Mary H., et.al. to  
Timothy Ryan

RE-1020 Duke Street

PREPARED BY: C. Richard Bierce  
DATE: October 6, 1977

C. Richard Bierce, A.I.A.  
Historic Properties Coordinator

**Department of Historic Resources  
Reconnaissance Level Survey**

Alexandria

DHR Id#: 100-0184

**Resource Identification**

Property Name(s): ..... House, 1020 Duke Street {Address-Current}  
 Property Date: ..... 1874  
 Address(s): ..... 1020 Duke Street {Current}  
 County/Independent City: Alexandria  
 City: ..... Alexandria  
 State, Zip: ..... Virginia 22314  
 Tax Parcel: ..... 74.01-14-02  
 USGS Quad Name: ..... ALEXANDRIA  
 Surrounding area: ..... City

**National Register Eligibility Status**

Property is Historic (50 years or older)

Property has not been evaluated

This Property is associated with the 100 Year Old Building List [district]

**Resource Description**

**Primary Resource Exterior Component Description:**

Site Description: ..... Building facade sits at sidewalk on Duke Street. Shared parking lot in rear. Surrounded by new rowhouse-style brick office buildings on the rest of this block, except for the adjacent 100 Year Old Building at 1018 Duke.

**WUZIT Count:**

No.	Wuzit Types	Historic?
1	Single Dwelling	Contributing

**NR Resource Count:**

#	NR Resource Type	Contributing Status
1		Contributing

Contributing: 1.00 Total: 1.00

**Individual Resource Information**

WUZIT: ..... Single Dwelling

Est. Date of Construction: .... 1874 ca {Deed}

Accessed? .....

Architectural Style: ..... Italianate

Condition: ..... Remodeled

Interior Plan Type: .....

Threats to Resource: ..... None Known

Description: Architecture Summary: Two story, frame, side gable roof with Italianate bracketed cornice. Cornice may have been added to gable roof form above original eave. German siding above exposed brick low basement. End Architecture Summary Additions and alterations: End Additions and alterations Interior Description: End Interior Description

**Cemetery Information**

**Bridge Information**

**National Register Eligibility Information (Intensive Level Survey)**

Historic Context(s): ..... Architecture/Community Planning

**Department of Historic Resources  
Reconnaissance Level Survey**

Alexandria

DHR Id#: 100-0184

*Significance Statement:* "Mid-19th century, wood-frame construction of which few examples I remain; facade covered with modern materials; sash replaced; bracketed I cornice; repeated motif at entry; 2 stories; gable roof." (copied I from 100 Year Old Building nomination form, Bierce, 10/6/77)

Alexandria Deed Book/page:  
 464/599 Mary Ryan to Mary L. Monroe  
 42/216 Sept. 27, 1898 - Trustees to Mary E. Ryan  
 28/351 Sept. 28, 1892 - Timothy and Mary Ryan Deed of Trust I  
 "...all that tenement and lot of ground."  
 4/90 March 6, 1874 - W.H. Fowle and Mary H., et.al. to Timothy I Ryan

Hopkins, G.M., 1877 City Atlas of Alexandria Virginia

**Bibliographic Documentation**

*Reference #:* 1  
*Bibliographic RecordType:* ..... Survey, Other  
*Author:* ..... Richard Bierce  
*Citation Abbreviation:* .....  
*Notes:* ..... 100 Year Old Building Nomination form, Oct. 6, 1977

**Ownership Information**

*Name:* ..... Unknown Unknown  
*Title:* .....  
*Company:* ..... Duke Associates  
*Address:* ..... 1020 Duke St.  
*City:* ..... Alexandria  
*Zip:* ..... 22314      *State:* Virginia      *Country:* USA  
*Phone/Extension:* .....  
*Relation to the Property:* Owner of property

**Graphic Media Documentation**

<i>Medium</i>	<i>Depository ID #</i>	<i>Photo Depository</i>	<i>Date</i>	<i>File Name</i>
Slides			1995/9 /14	
Slides			1996/4 /4	
B&W 35mm Photos	14708		1996/4 /4	
B&W 35mm Photos	14231		1995/9 /14	

**Cultural Resource Management (CRM) Events**

Department of Historic Resources  
Reconnaissance Level Survey

Alexandria

DHR Id#: 100-0184

CRM Event # 1,

Cultural Resource Management Event: ..... Reconnaissance Survey

Date: ..... 1977/10/6

Organization or Person: ..... Planning & Zoni City of Alexandria

CRM Event Notes or Comments: .....

CRM Event # 2,

Cultural Resource Management Event: ..... Reconnaissance Survey

Date: ..... 1995/6 /1

Organization or Person: ..... Planning & Zoni City of Alexandria

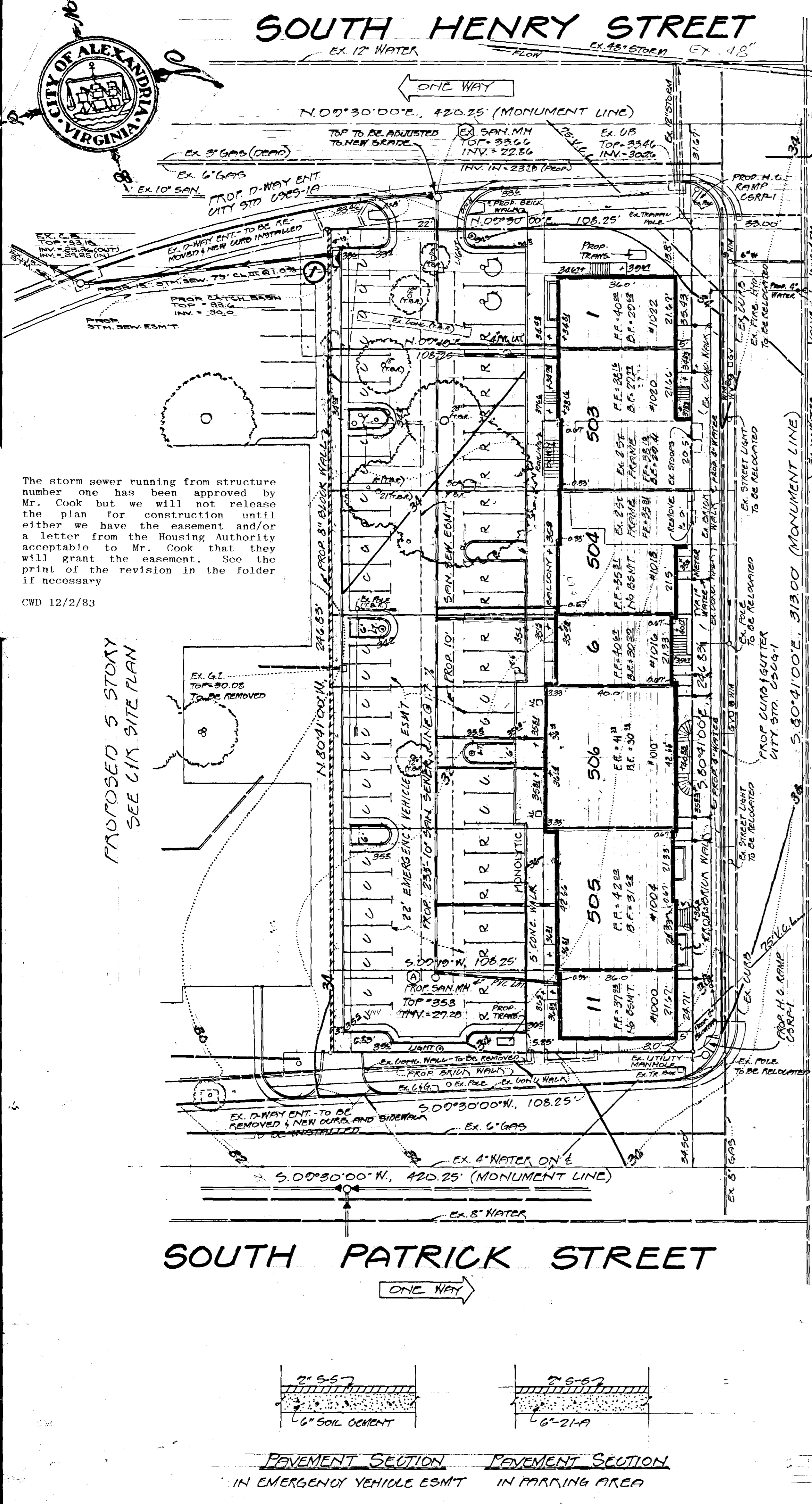
CRM Event Notes or Comments: .....

DRAWING NUMBER  
83-028

DRAWING NUMBER  
83-028

DIP Block 4 Office

DRAWING NUMBER  
83-028



The storm sewer running from structure number one has been approved by Mr. Cook but we will not release the plan for construction until either we have the easement and/or a letter from the Housing Authority acceptable to Mr. Cook that they will grant the easement. See the print of the revision in the folder if necessary.

CWD 12/2/83

PROPOSED 5 STORY  
SEE CIVIL SITE PLAN

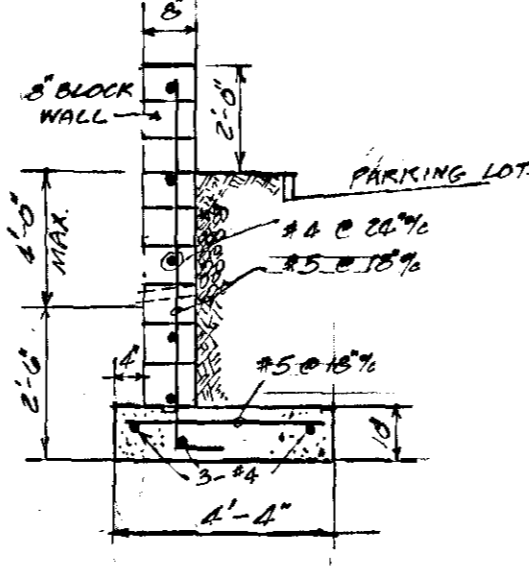
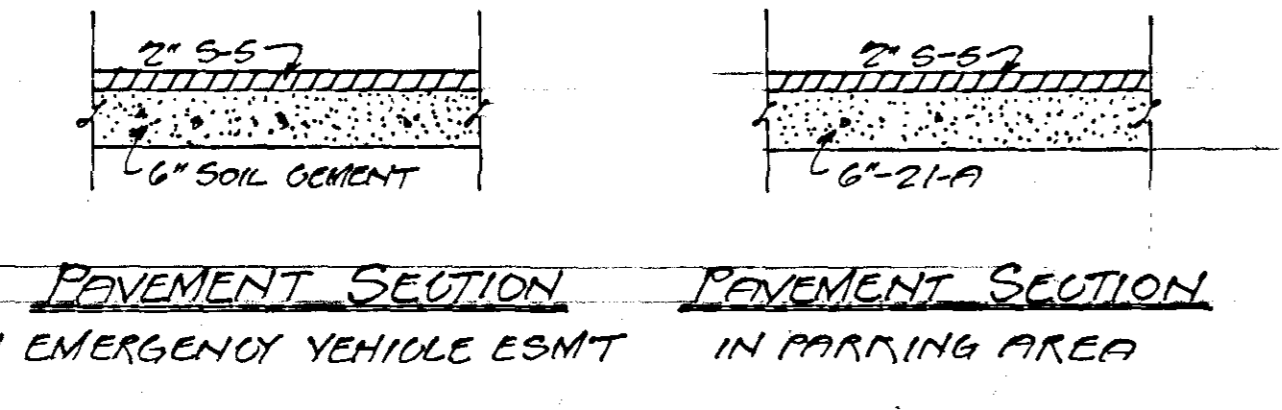
### SOUTH HENRY STREET

EX. 12' WATER FLOW  
EX. 42' STORM EX. 48'

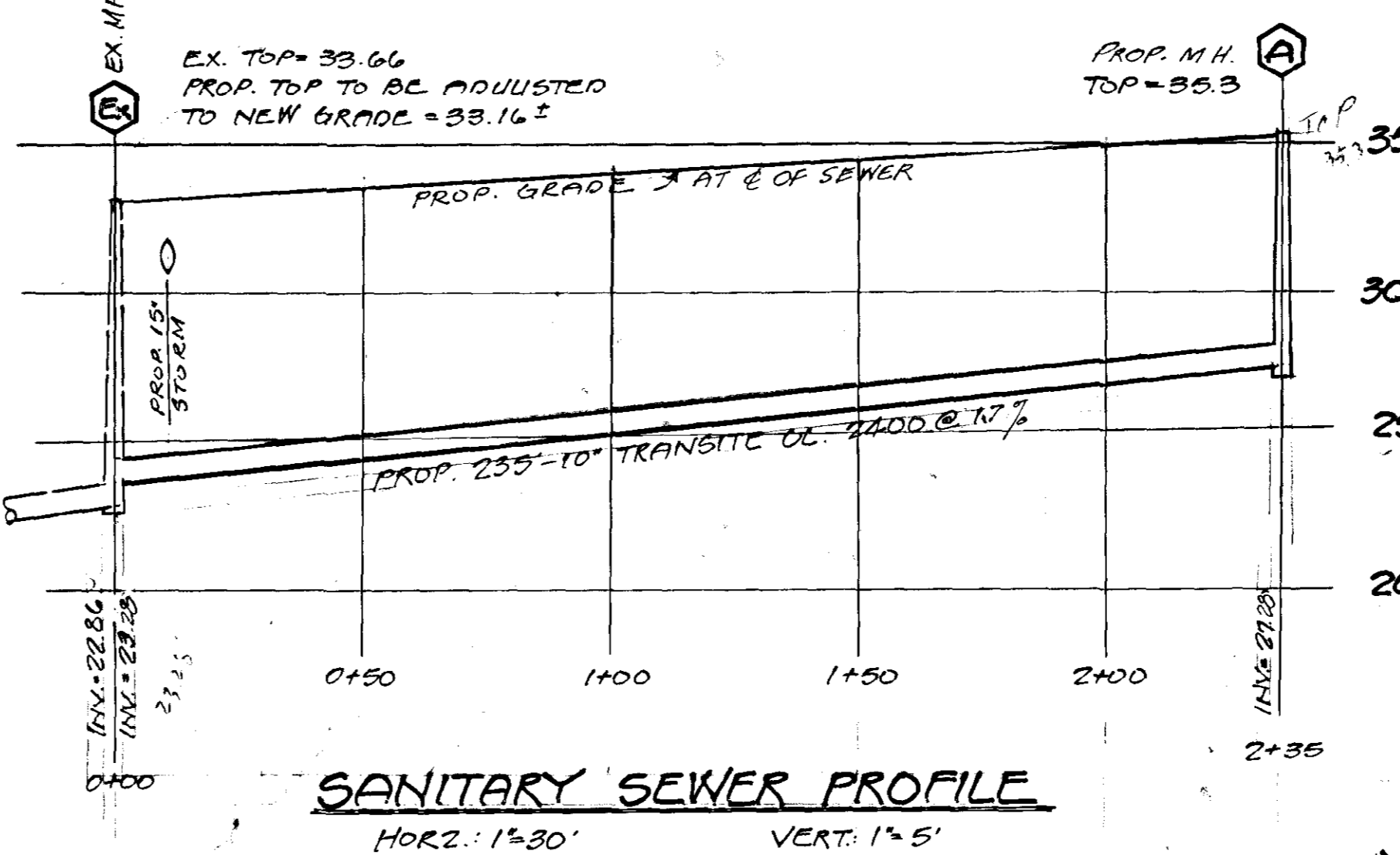
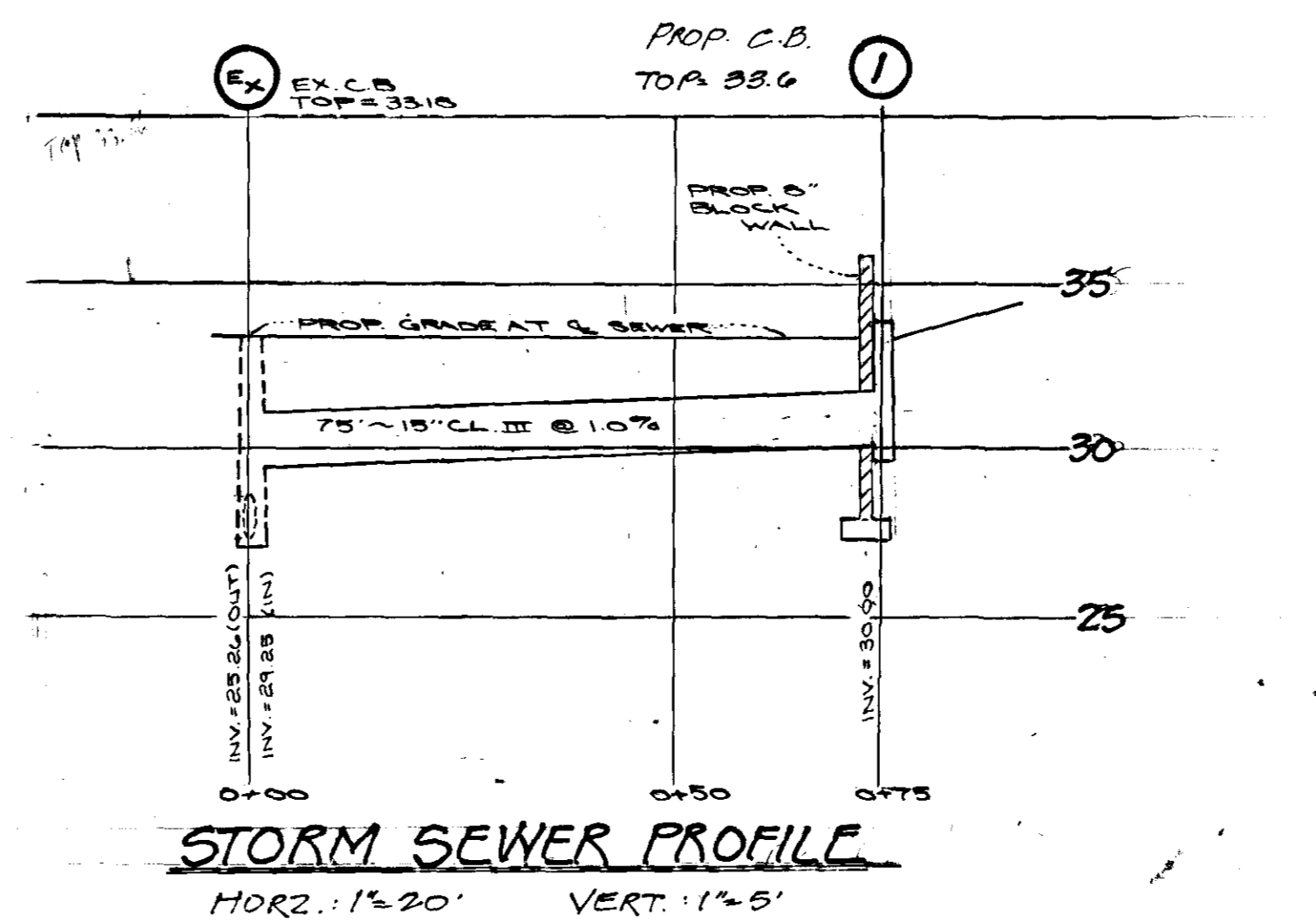
### SOUTH PATRICK STREET

ONE WAY

### DUKE STREET



TYPE	SIZE	No.
COMPACT	8'x15'	35 - 67%
REGULAR	9'x18.5'	15
HANDICAPPED	12'x18.5'	2
TOTAL		52

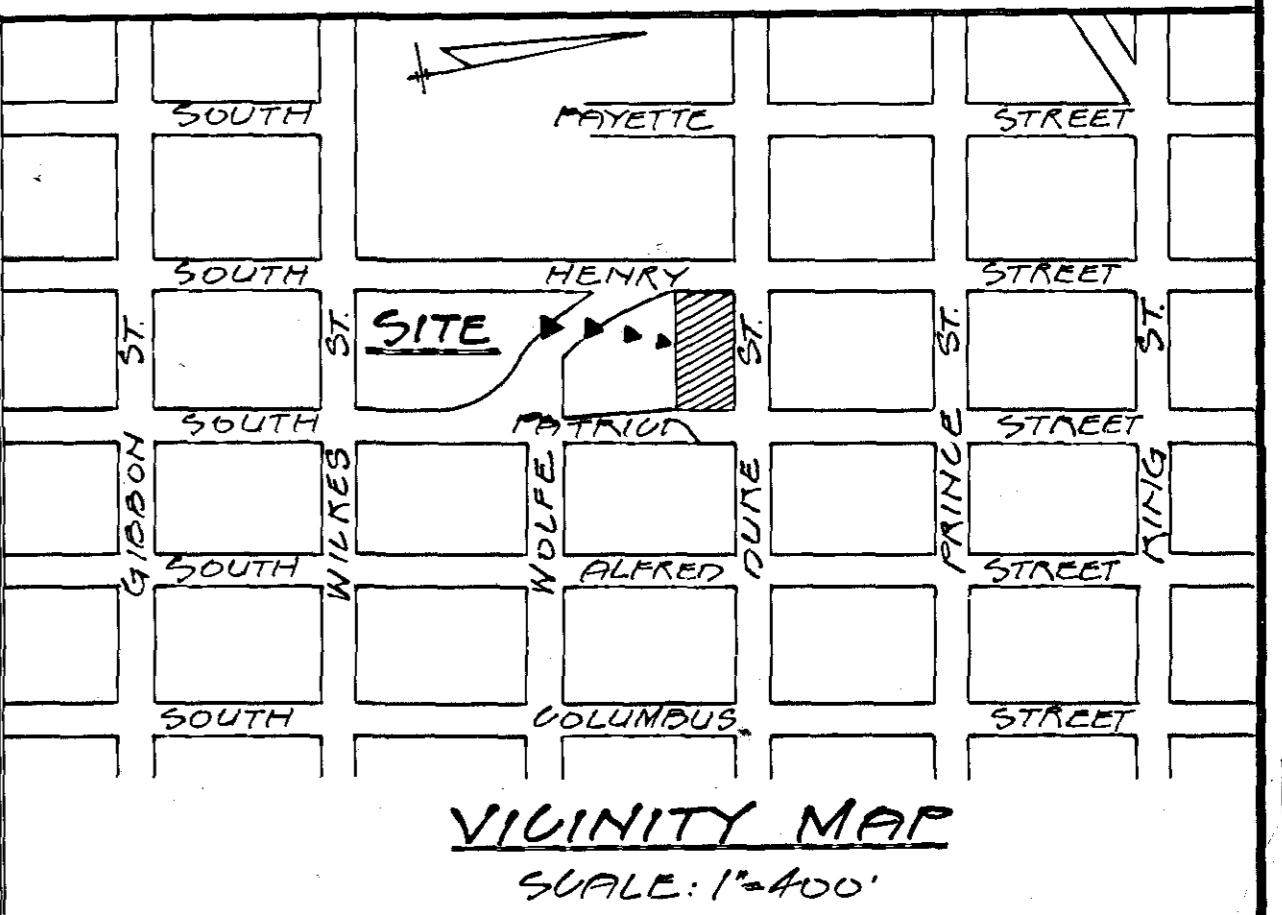


### GENERAL NOTES

1. NO TITLE REPORT FURNISHED.
2. OWNER: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY  
600 NORTH FAIRFAX STREET
3. PROPERTY SHOWN ON MAP # 74.03, BLOCK 3
4. AREA = 26,720 SF.
5. ZONE = U2B
6. LOCATION AND ELEVATION OF EXISTING UTILITIES SHOWN HEREON WERE OBTAINED FROM EXISTING RECORDS OF THE RESPECTIVE COMPANIES AND/OR FROM FIELD OBSERVATIONS FOR MARKING LOCATIONS OF EXISTING UTILITIES. NOTIFY "MISS UTILITY" AT 301-550-0100, 48 HOURS PRIOR TO THE START OF CONSTRUCTION OR EXCAVATION. TEST PITS WILL BE REQUIRED TO DETERMINE EXACT LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES.
7. ALL CONSTRUCTION TO CONFORM TO CURRENT CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS.
8. BENCH MARK = TOP OF EXISTING CATCH BASIN AT NORTHWEST CORNER OF WOLFE & SOUTH PATRICK STS. - ELEV. - 27.05 U.S.C. 1985.
9. EXISTING SPOT ELEVATIONS SHOWN THUS - ± 32.6
10. PROPOSED SPOT ELEVATIONS SHOWN THUS - ± 32.8
11. MAXIMUM BUILDING HEIGHT MEASURED FROM FINISHED GRADE AROUND THE PERIMETER TO THE TOP OF THE PROPOSED BUILDING IS: 37'
12. PARKING SPACES REQUIRED - 52
13. PARKING SPACES PROPOSED - 52
14. ALL UTILITIES SERVICING THIS SITE TO BE UNDERGROUND

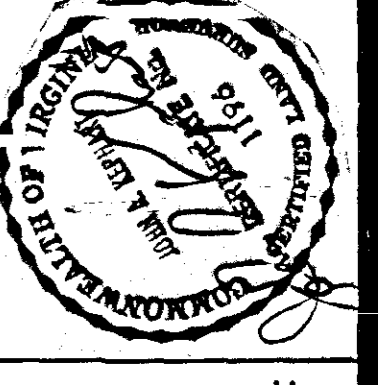
APPROVED  
DEPT. OF TRANSPORTATION AND ENVIRONMENTAL SERVICES  
ALEXANDRIA, VIRGINIA  
*M. Howard Bell*  
DIRECTOR OF PLANNING DEPARTMENT  
12/2/83  
DATE

RELEASED  
9-28-87  
CWD



DATE	SCALE	NO.	BY	CHK.	DATE
MAY 3 1982	1"=20'	3	DMH	SKC	
		1	DMH	SKC	
		2	DMH	SKC	
		3	DMH	SKC	
		4	DMH	SKC	
		5	DMH	SKC	
		6	DMH	SKC	
		7	DMH	SKC	
		8	DMH	SKC	
		9	DMH	SKC	
		10	DMH	SKC	
		11	DMH	SKC	
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		81	DMH	SKC	
		82	DMH	SKC	
		83	DMH	SKC	
		84	DMH	SKC	
		85	DMH	SKC	
		86	DMH	SKC	
		87	DMH	SKC	
		88	DMH	SKC	
		89	DMH	SKC	
		90	DMH	SKC	
		91	DMH	SKC	
		92	DMH	SKC	
		93	DMH	SKC	
		94	DMH	SKC	
		95	DMH	SKC	
		96	DMH	SKC	
		97	DMH	SKC	
		98	DMH	SKC	
		99	DMH	SKC	
		100	DMH	SKC	

SITE PLAN  
DIP BLOCK 4 OFFICE  
ALEXANDRIA, VIRGINIA



ENGINEERING PLANNING SURVEYING  
548-5252  
548-4488  
OPELAND & EPHART  
510 MONTGOMERY STREET, ALEXANDRIA, VIRGINIA

83-028



DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

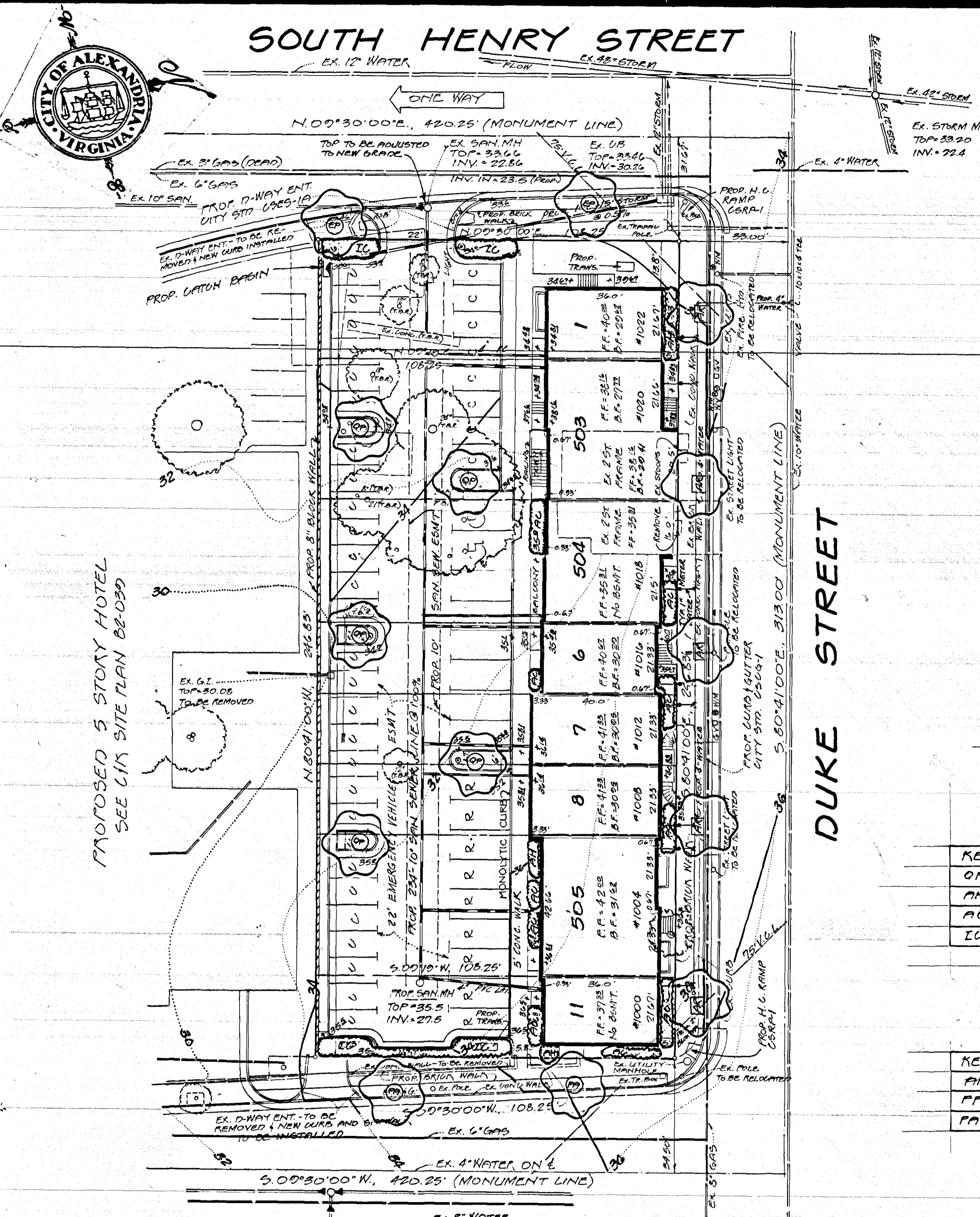
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
NO. 10000

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
NO. 10000

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
NO. 10000

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
NO. 10000

# SOUTH HENRY STREET



PROPOSED 5 STORY HOTEL  
SEE CIVIL SITE PLAN 82-039

## GENERAL NOTES

1. NO TITLE REPORT FURNISHED.
2. OWNER: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY  
600 NORTH FAIRFAX STREET
3. PROPERTY SHOWN ON MAP# 74.03, BLOCK 3
4. AREA = 26,720 SF.
5. ZONE = U2B
6. LOCATION AND ELEVATION OF EXISTING UTILITIES SHOWN HEREON WERE OBTAINED FROM EXISTING RECORDS OF THE RESPECTIVE COMPANIES AND/OR FROM FIELD OBSERVATIONS. FOR MARKING LOCATIONS OF EXISTING UTILITIES, NOTIFY "MISS UTILITY" AT 301-550-0100, 48 HOURS PRIOR TO THE START OF CONSTRUCTION OR EXCAVATION. TEST PITS WILL BE REQUIRED TO DETERMINE EXACT LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES.
7. ALL CONSTRUCTION TO CONFORM TO CURRENT CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS.
8. BENCH MARK = TOP OF EXISTING CATCH BASIN AT NORTHWEST CORNER OF WOLFE & SOUTH PATRICK STS. - ELEV. = 27.05 U.S.C. & G.S.
9. EXISTING SPOT ELEVATIONS SHOWN THUS = +32.6
10. PROPOSED SPOT ELEVATIONS SHOWN THUS = +32.4
11. MAXIMUM BUILDING HEIGHT MEASURED FROM FINISHED GRADE AROUND THE PERIMETER TO THE TOP OF THE PROPOSED BUILDING IS: 37'
12. PARKING SPADES REQUIRED = 52
13. PARKING SPADES PROPOSED = 52

## LANDSCAPING SCHEDULE

SITE AREA = 26,720 S.F. 25% OF SITE = 6,680 S.F.

### ON-SITE LANDSCAPING SCHEDULE

KEY	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	CROWN AREA
OP	5	PIN OAK	QUERCUS PALUSTRIS	2'-2 1/2'	6,975 sq
AH	10	AMERICA HOLLY	I. OPAVA	18"-24"	20 sq
AO	30	AZALEAS	AZALEA HINDO-CRIMSON	18"-24"	50 sq
IO	12	JAPANESE HOLLY	ILEX CRENATA "HETZI"	24"	60 sq

TOTAL CROWN AREA = 7105 sq

### OFF-SITE LANDSCAPING SCHEDULE

KEY	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
AR	5	RED SUNSET MAPLE	AUER KUJALUM	2'-2 1/2' CAL. B. & B.
FP	2	MARSHALL SEEDLESS ASH	FRAXINUS PENNSYLVANICA MARSHALL	2'-2 1/2' CAL. B. & B.
FA	2	LONDON PLANE	PLATANUS ALLENIFOLIA	2'-2 1/2' CAL. B. & B.

### PARKING TABULATION

TYPE	SIZE	No.
COMPACT	8'x15'	35 = 67%
REGULAR	9'x18.5'	15
HANDICAPPED	12'x18.5'	2
TOTAL		52

PAVEMENT SECTION  
IN EMERGENCY VEHICLE ESMT

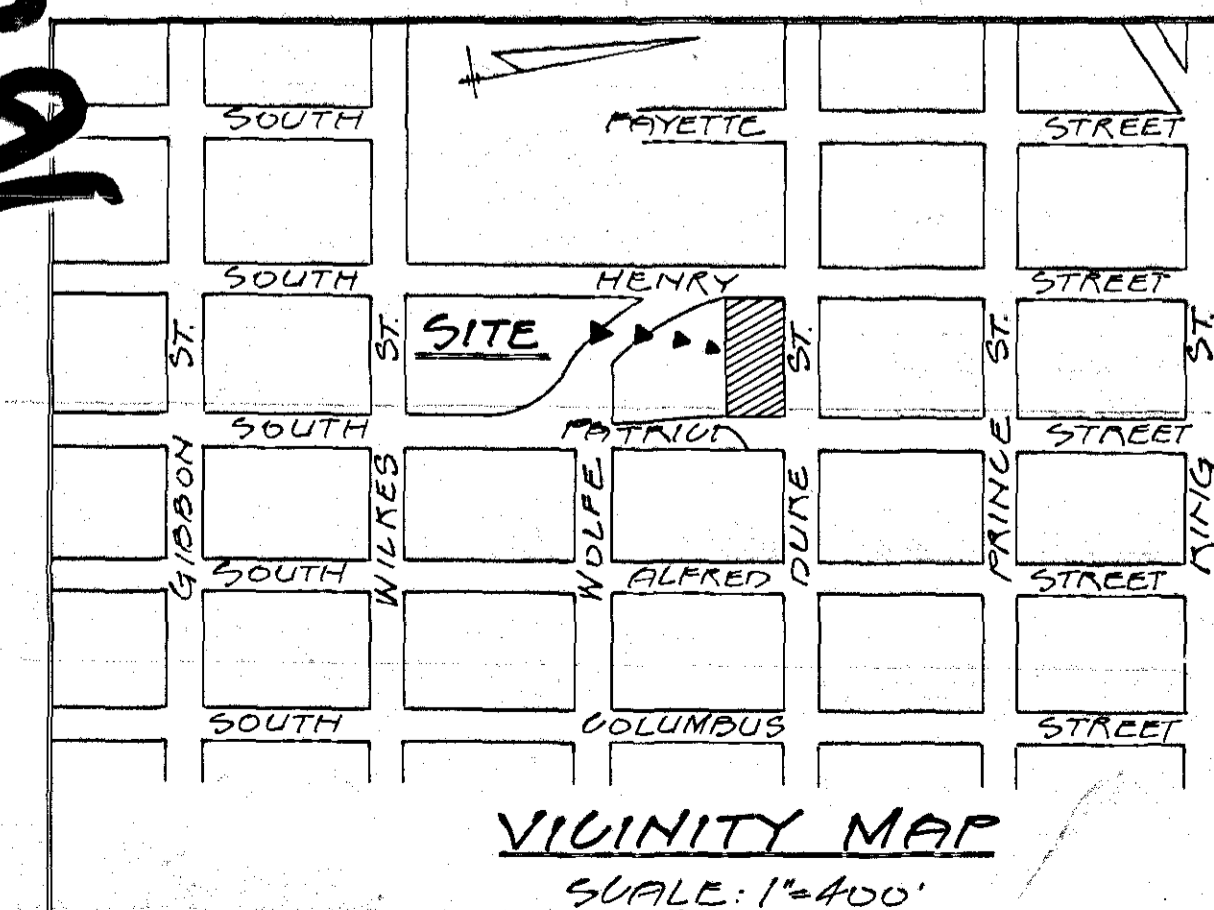
PAVEMENT SECTION  
IN PARKING AREA

WALL DETAIL  
NOT TO SCALE

APPROVED  
DEPT. OF TRANSPORTATION AND ENVIRONMENTAL SERVICES  
ALEXANDRIA, VIRGINIA  
*Michael...*  
VICE CHAIRMAN OF PLANNING COMMISSION  
*James...*  
DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

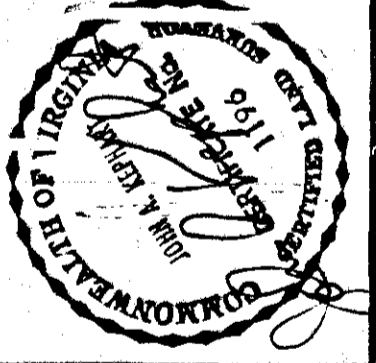
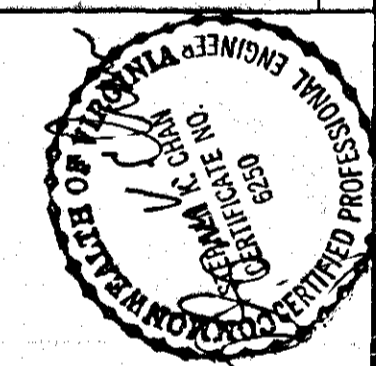
Released  
9-28-83  
SUD

83-028



DATE: MAY 3, 1982  
SCALE: 1"=20'  
JOB NO: 82-035  
OWN: BY GMH  
CHK: BY SKC  
REV: 1/25/83  
REV: 2/2/83  
REV: 3/1/83  
REVISIONS: DATE

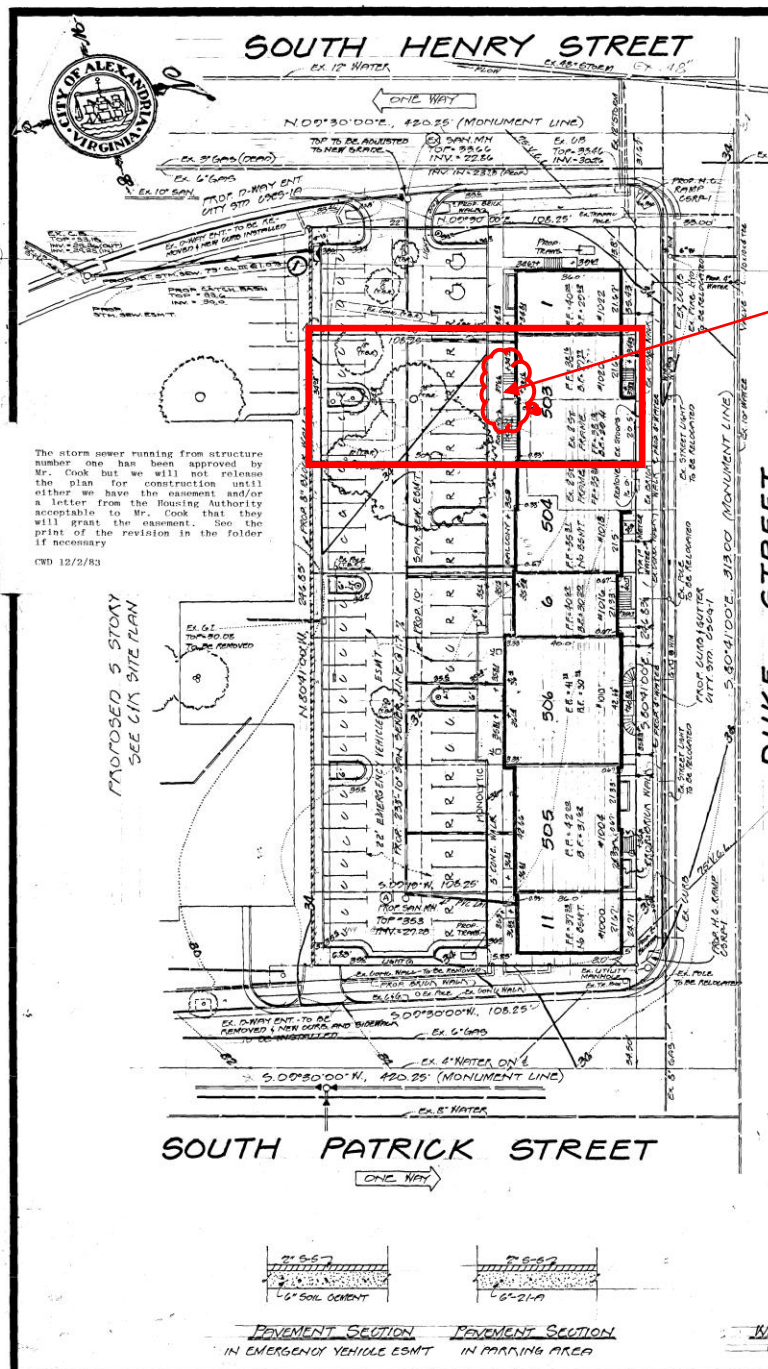
LANDSCAPING PLAN  
DIP BLOCK 4... OFFICE  
ALEXANDRIA, VIRGINIA



ENGINEERING  
PLANNING  
SURVEYING  
548-5252  
548-4488

OPELAND & EPHART

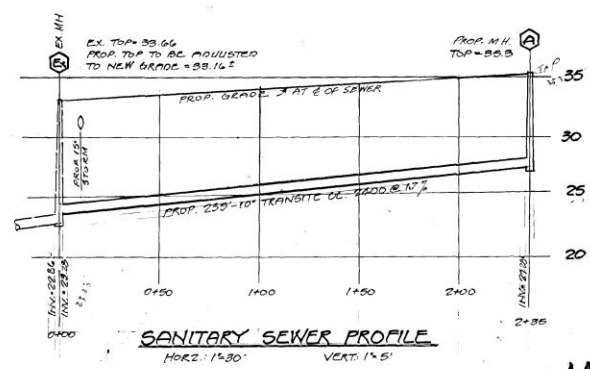
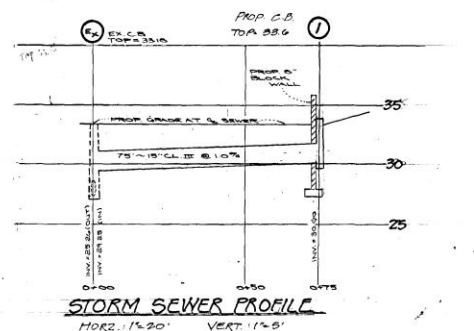
83-028



4 A/C CONDENSER UNITS TO BE REPLACED W/ NEW IN APPROX EXISTING LOCATIONS. 2 A/C CONDENSER UNITS TO BE ADDED ON ROOFTOP NEXT TO EXISTING ROOFTOP A/C CONDENSER, NOT VISIBLE FROM THE STREET.

SEE OWNER PROVIDED DOCUMENTS FOR PARKING ACCESS.

Revision #4: Lot 506A (1020 Duke Street) shall have four (4) accessory dwelling units, with 10 deeded parking spaces



GENERAL NOTES

- NO TITLE REPORT FURNISHED.
- OWNER ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY 600 NORTH FAIRFAX STREET
- PROPERTY SHOWN ON MAP # 74.03, BLOCK 3
- AREA = 26,720 SF.
- ZONE = U2B
- LOCATION AND ELEVATION OF EXISTING UTILITIES SHOWN HEREON WERE OBTAINED FROM EXISTING RECORDS OF THE RESPECTIVE COMPANIES AND/OR FROM FIELD OBSERVATIONS FOR MARKING LOCATIONS OF EXISTING UTILITIES. NOTIFY MISS UTILITY AT 301-550-0100, 48 HOURS PRIOR TO THE START OF CONSTRUCTION OR EXCAVATION. TEST PITS WILL BE REQUIRED TO DETERMINE EXACT LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES.
- ALL CONSTRUCTION TO CONFORM TO CURRENT CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS.
- BENCH MARK = TOP OF EXISTING CATCH BASIN AT NORTHWEST CORNER OF WOLFE & SOUTH PATRICK STS. - ELEV. = 2705 U.S.G. 16.3
- EXISTING SPOT ELEVATIONS SHOWN THUS = 326
- PROPOSED SPOT ELEVATIONS SHOWN THUS = 326
- MAXIMUM BUILDING HEIGHT MEASURED FROM FINISHED GRADE AROUND THE PERIMETER TO THE TOP OF THE PROPOSED BUILDING 19'-0"
- PARKING SPACES REQUIRED = 52
- PARKING SPACES PROPOSED = 52
- ALL UTILITIES SERVICING THIS SITE TO BE UNDERGROUND

APPROVED  
SPECIAL USE PERMIT NO.  
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE  
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
SITE PLAN NO. **AWB 03/22/2022**

DESIGNED BY DATE  
DATE RECORDED  
INSTRUMENT NO. SEED BOOK NO. PAGE NO.

APPROVED  
DEPT. OF TRANSPORTATION AND ENVIRONMENTAL SERVICES  
ALEXANDRIA, VIRGINIA

MANAGED BY DATE  
DATE

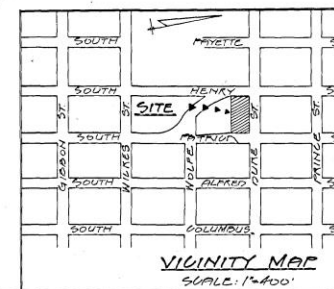
Released 9-28-23 CWD

PARKING TABULATION

TYPE	SIZE	No.
COMPACT	8'x16'	35 - 67%
REGULAR	9'x18.5'	15
HANDICAPPED	12'x18.5'	2
<b>TOTAL</b>		<b>52</b>

Minor Amendment #4

83.028



DATE: MAY 1, 2022 SCALE: 1/4"=1'-0" JOB NO. 83-028 DRAWN BY: GWH CHECKED BY: SKC

SITE PLAN  
DIP BLOCK 4 OFFICE  
ALEXANDRIA, VIRGINIA

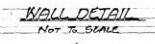
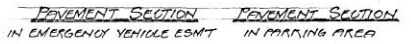
CLIENT: OPELAND & EPHART  
ENGINEERING PLANNING SURVEYING 548-5552 548-4488  
510 MONTGOMERY STREET, ALEXANDRIA, VIRGINIA

83-028

DRAWING NUMBER 83-028 1 of 2 DIP Block 4 Office  
DRAWING NUMBER 83-028 1 of 3

The storm sewer running from structure number one has been approved by Mr. Cook but we will not release the plan for construction until either we have the agreement and/or a letter from the Housing Authority acceptable to Mr. Cook that they will grant the easement. See the print of the revision in the folder if necessary  
CWD 12/2/83

PROPOSED 5 STORY  
SEE CIVIL SITE PLAN



## 1020 Duke Street Alterations and Renovations

<u>Unit</u>	<u>Use</u>	<u>Level(s)</u>	<u>SF</u>	<u>Bedrooms</u>	<u>Offices</u>	<u>Bathrooms</u>
1A	Office	Ground	800	0	2	1
1B	Office	Ground	700	0	2	1
100	Residential	First	800	1	0	1
102	Residential	First	700	1	0	1
200	Residential	Second	800	1	0	1
202	Residential	Second, Mezz.	1,100	1	0	2
<b>Total</b>			<b>4,900</b>	<b>4</b>	<b>2</b>	<b>7</b>

**GENERAL NOTES:**

- Scope of work: Maintain commercial use on lowest level and provide four (4) accessory apartment unit on the levels above, per 4-508
- Zoning: CD - Commercial Downtown
- Building area: 5,292 SF including basement
- Lot area: 4,787 SF
- Existing building: Built in 1984; 3 stories plus mezzanine
- No changes to existing interior stairwells
- Ground floor (commercial use) has separate exterior entrance from the Upper floors (residential use)
- No exterior changes
- Condensers to be replaced/added will be in the same location as the existing condensers
- 10 deeded parking spaces (Total required = 7)

<b>APPROVED</b>	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
_____ DIRECTOR	_____ DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
<i>[Signature]</i> _____ DIRECTOR	<b>03/22/2022</b> _____ DATE
_____ CHAIRMAN, PLANNING COMMISSION	
_____ DATE	
DATE RECORDED _____	
_____ INSTRUMENT NO.	_____ DEED BOOK NO.
_____ PAGE NO.	

1020 Duke Street

Duke Street side

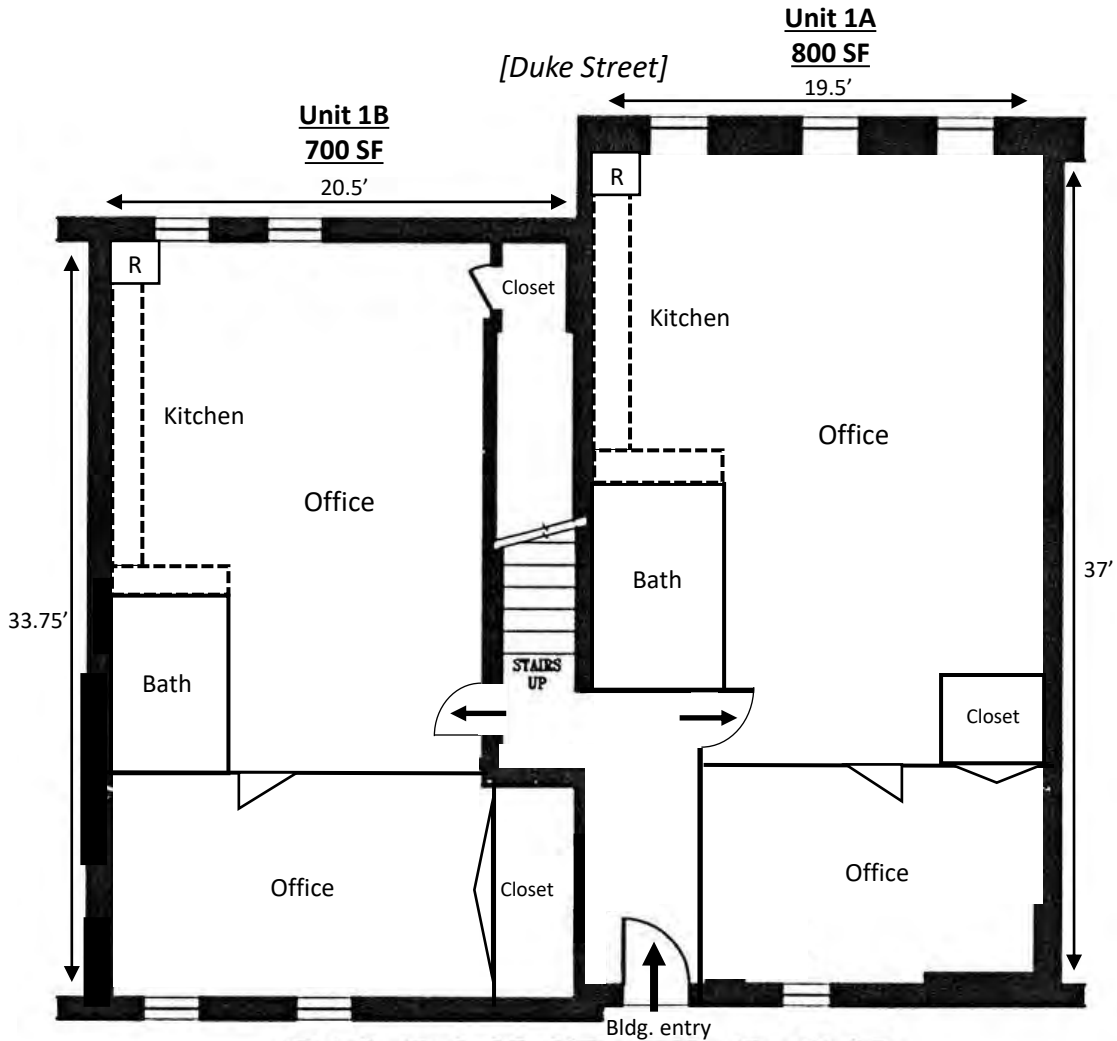


Parking lot side



APPROVED	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DATE RECORDED _____	03/22/2022
CHIEF PLANNING COMMISSIONER _____	
DATE RECORDED _____	
ATTACHMENT NO. _____	PAGE NO. _____

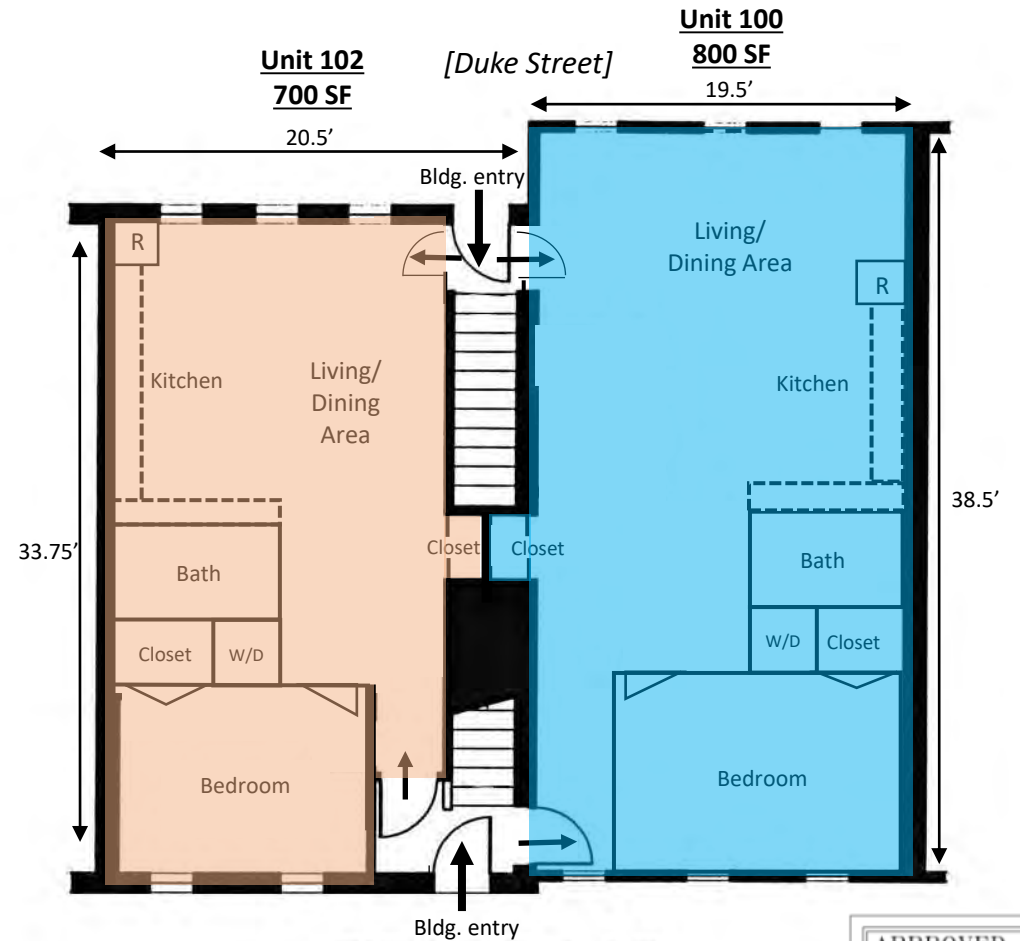
# Alterations - Office



**GROUND FLOOR**

[Parking lot]

# Alterations - Residential

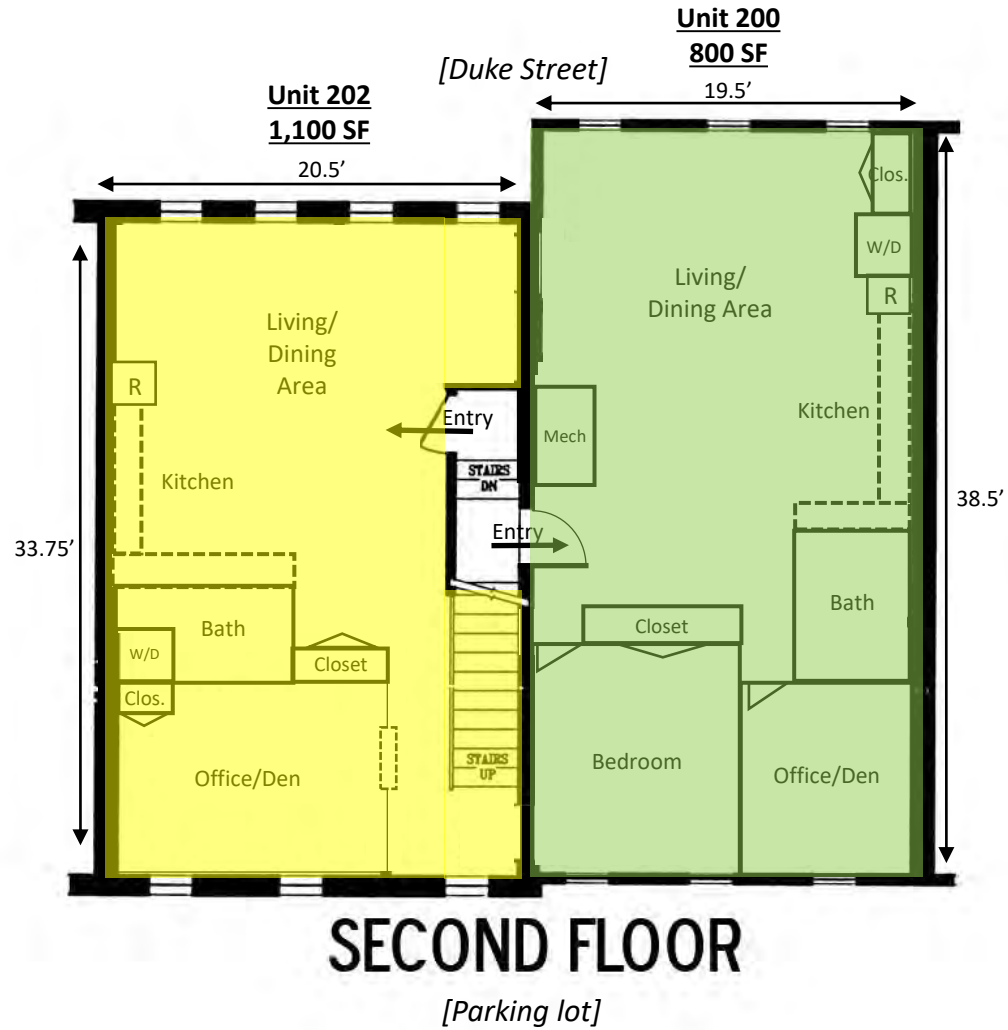


**FIRST FLOOR**

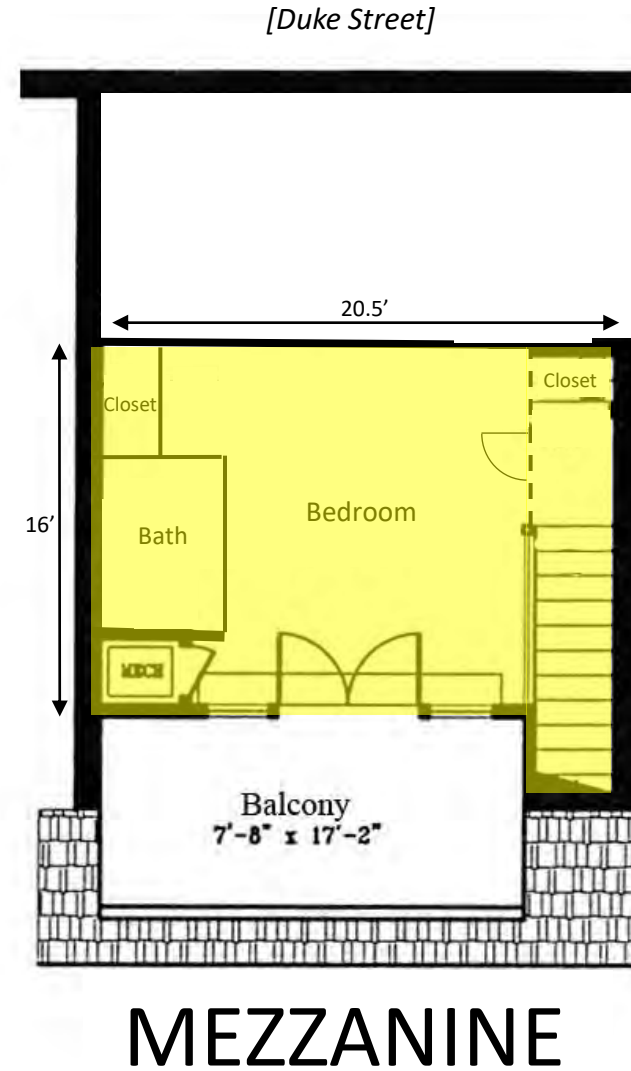
[Parking lot]

<b>APPROVED</b>	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE <b>03/22/2022</b>
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
_____	PAGE NO. _____

Alterations - Residential



Alterations - Residential



APPROVED	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR <i>[Signature]</i>	DATE 03/22/2022
CHAIRMAN, PLANNING COMMISSION _____ DATE _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	PAGE NO. _____

Minor Amendment  
#4

Excerpt from BLD2003-01504

Description

remove existing wood siding and corner boards to replace with James Hardie fiber Center siding and corner boards

---

Activity Type?	Activity Name	Activity Number	Created On	Created By
Legacy WF Action	Routing - P&Z/BAR - (WF	200307070953255400V	07/09/2003	User, Unknown

Activity Comments

Disp: APPR 7/9/03 - Approved; bldg constructed 1984, appropriate replacement in kind with HardiPlank siding 

Excerpts from BLDC2022-005527

Description

Alterations as required to change use of two floors and a mezzanine of the existing commercial property to residential use, and retaining one floor of commercial use; Per Minor Amendment 4, DSP2020-00022, previously Site Plan (SIT83-0028) released 3/22/2022. Separate occupancy permit is require.

---



**ZONING & BUILDING CODE DATA:**

**BUILDING DATA:**

PROJECT NAME: 1020 DUKE ST. ALEXANDRIA, VA 22314  
 PROJECT ADDRESS: 1020 DUKE ST. ALEXANDRIA, VA 22314

**PROJECT SCOPE:**

CONVERT EXISTING COMMERCIAL BUILDING TO 4 UNITS APARTMENTS AND 2 COMMERCIAL UNITS

**APPLICABLE BUILDING CODES:**

- 2018 VIRGINIA CONSTRUCTION CODE
- 2018 VIRGINIA EXISTING BUILDING CODE
- 2018 VIRGINIA ENERGY CONSERVATION CODE
- 2018 VIRGINIA MECHANICAL CODE
- 2018 VIRGINIA PLUMBING CODE
- 2018 VIRGINIA FIRE PREVENTION CODE
- 2009 ACCESSIBLE AND USABLE BUILDING AND FACILITIES (ICC/ANSI 117.1)

**ZONING: SEE CSQ01**

**AREA PER FLOOR AND OCCUPANCY**

BASEMENT (BUSINESS)	1479 GSF; 1/100 GSF, 15 OCCUPANTS, MAX.
FIRST LEVEL (RESIDENTIAL)	1479 GSF; 1/200 GSF, 8 OCCUPANTS, MAX.
SECOND LEVEL (RESIDENTIAL)	1479 GSF; 1/200 GSF, 8 OCCUPANTS, MAX.
MEZZANINE (RESIDENTIAL)	350 GSF; 1/200 GSF, 2 OCCUPANTS, MAX.

CONSTRUCTION TYPE (VCCC TABLE 601):

III B

USE GROUP (VCC SECTION 305):

BASEMENT: B (EXISTING, NO CHANGE)  
 FIRST LEVEL - R2 (CHANGE FROM B TO R2)  
 SECOND LEVEL & MEZZANINE - R2 (CHANGE FROM B TO R2)

IS BUILDING SPRINKLERED:

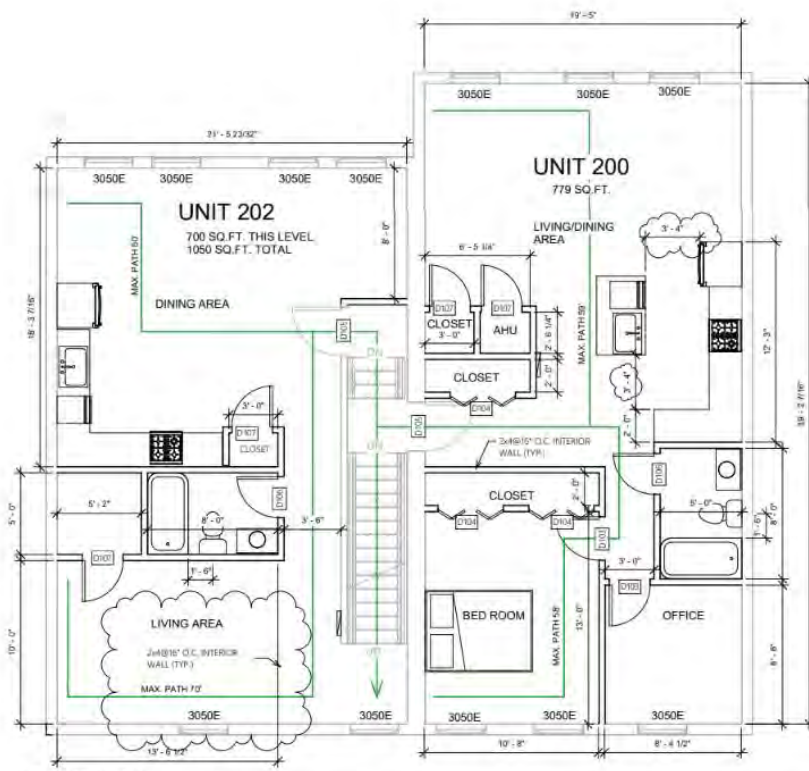
NO, NOT REQUIRED

FIRE ALARM SYSTEM:

NO, NOT REQUIRED

INTERIOR RATED ASSEMBLIES:

FLOOR/CEILING, FIRST AND SECOND FLOORS:	EXISTING CONSTRUCTION TO MEET VCC TABLE 721.1 (2) #28-1.1 2 HR CEILING (NOTE: EXISTING GWB TO REMAIN AS BASE LAYER)
PARTY WALL	2 HR, EXISTING 8" MASONRY WALL WITH GWB, EXCEEDING 4" MIN. PER VCC TABLE 721.1(2)
WALL SEPARATING UNITS STAIRWAY	2HR WOOD STUD/GWB PARTITION PER VCC TABLE 721.1(2) EXISTING 30 MIN. RATED ENCLOSURE, SMOKE PROOF, AS REQUIRED BY VRC 803.2.1



1 PROPOSED LEVEL 2  
 1/4" = 1'-0"

WINDOW SCHEDULE				
Type Mark	Type	Rough Width	Rough Height	Comments
3050E	VN.	3'-0"	5'-0"	EXISTING EGRESS WINDOW