

ISSUE: Request for revisions to previously approved plans to Demolish/Capsulate and for Alterations at 10 Duke Street

APPLICANT: 10 Duke Street Owners LLC

LOCATION: 10 Duke Street (formerly 2 Duke Street, building A)

ZONE: W-1 / Waterfront

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish and Certificate of Appropriateness with the following conditions:

1. All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance. The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Resource Management Plan is in place to recover significant resources in concert with construction activities. * (Archaeology)
2. Work closely with City staff to develop a plan to document, label, carefully remove, protect from weather and store the masonry wall material, floor framing and roof truss system on site or a nearby location, approved by staff, for the duration of the project to ensure that they are not damaged.
3. Work closely with BAR staff in the field to ensure that historic fabric that may not currently be known or visible is not lost during the rehabilitation.
4. Submit historically appropriate mortar samples for final approval by BAR staff.
5. Match the cantilevered deck material of the cantilevered balconies of the adjacent townhouses.
6. Provide a glass and steel awning above the south entrance to the Market, similar to the previously approved awning at the north building entrance, with final details to be reviewed and approved by staff.
7. Lower the steel lintel above below the north masonry gable approximately one foot.
8. Incorporate historic interpretation in the form of a plaque or marker that relates specifically to this historic warehouse, using the same design and materials as the approved Robinson Landing historic interpretation.

Minutes from July 10, 2019 BAR Hearing

BOARD ACTION: Approved as Submitted, 7-0

On a motion by Ms. Irwin and seconded by Mr. Conkey, the Board of Architectural Review voted to approve BAR #2019-00216 & BAR #2019-00217, as submitted. The motion carried on a vote of 7-0.

CONDITION

1. Digitally photograph and clearly label all interior elevations, exterior elevations, and architectural details of the building and provide one digital copy each to the Department of Planning & Zoning and the Alexandria Library Special Collections prior to issuance of a demolition permit. The applicant shall also pay to make digital copies of any original construction blueprints located in City Archives so that these may be made more easily available to the public on the City's website;
2. All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance. The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Resource Management Plan is in place to recover significant resources in concert with construction activities; * (Archaeology)
3. Work closely with City staff to develop a plan to document, label, carefully remove, protect from weather and store the masonry wall material, floor framing and roof truss system on site or a nearby location, approved by staff, for the duration of the project to ensure that they are not damaged;
4. Work closely with BAR staff in the field to ensure that historic fabric that may not currently be known or visible is not lost during the rehabilitation;
5. Submit historically appropriate mortar samples for final approval by BAR staff.
6. Match the cantilevered deck material of the cantilevered balconies of the adjacent townhouses;
7. Provide a glass and steel awning above the south entrance to the Market, similar to the previously approved awning at the north building entrance, with final details to be reviewed and approved by staff;
8. Lower the steel lintel above below the north masonry gable approximately one foot;
9. Incorporate historic interpretation in the form of a plaque or marker that relates specifically to this historic warehouse, using the same design and materials as the approved Robinson Landing historic interpretation;
10. Work with staff to establish standards for the building's laser scanning and documentation.

REASON

The Board was pleased with the project and supported staff recommendations. The BAR appreciated the applicant's creative solution to this complicated issue. They also applauded the applicant for agreeing to digitally document the building using laser-scan technology. Ms. Neihardt referred to the project as cutting-edge preservation in the face of rising sea levels threatening historic structures.

SPEAKERS

James Palmer, the project's architect, presented the project and was available to answer any questions.

DISCUSSION

Ms. Irwin asked if the architect was considering documenting the building using the laser scanning technology. Mr. Palmer confirmed that they are going to digitally scan the building using the laser technology and that his firm has already requested proposals for the work. Ms. Irwin explained the marvels of the new technology and asked if the architect was going to re-study the roof portion of the project. Mr. Palmer explained that his team has been working closely with staff to come up with the best solution for the roof. Mr. Cox added that the project has zoning constraints, but the architect is working closely with city's staff to finalize the project the best way possible.

Ms. Roberts inquired if a copy of the presentation and information about the building will be available to the public including the digital, laser scanning, files. Mr. Cox explained that the intention is to have all the information available in the City's website.

Ms. Irwin recommended referring to the roof monitor at Eastern Market, which has a similar design to the one proposed for 10 Duke Street.

Mr. Sprinkle complimented the project and asked if the architect is considering using federal and/or state tax credit incentives. Mr. Palmer affirmed the firm's intention. Mr. Sprinkle asked Mr. Cox if the Secretary of the Interior's Standards were taken into consideration since the federal and state agencies use the Standards to appraise tax credit proposals. Mr. Cox replied by saying that the City's Design Guidelines were based on preservation best practices and so were the Secretary of the Interior's Standards therefore the applicant should not have any problem to get federal and state's approval.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



Note: *Staff coupled the applications for a Permit to Demolish (BAR2022-00083) and Certificate of Appropriateness (BAR2022-00057) for clarity and brevity. The Permit to Demolish requires a roll call vote.*

UPDATE

The proposed scope of work was originally approved at the July 10, 2019 BAR Hearing. That approval has since expired. The applicant is returning to the BAR with the same scope of work and is requesting a Permit to Demolish and Certificate of Appropriateness for a previously approved and now expired application. In May 2020, the applicant completed the work of documenting the existing structure associated with the original Condition #1. This documentation is being attached for reference and this condition has been removed from the current staff recommendations.

I. APPLICANT'S PROPOSAL

Demolition

The current proposal is to document, carefully deconstruct and reconstruct the original building at the present grade, carefully salvaging and reusing the original brick and timber framing. Existing windows will be removed and original window openings, documented by segmental arches and ghosts in the existing masonry wall, will be restored. The roof decking will be removed from an area approximately 15' wide and 82' long to install a roof monitor with clerestory windows and mechanical equipment. The existing roof trusses, some of which were damaged by a fire many years ago, will be eliminated below the rooftop mechanical equipment well above the kitchen but the trusses found to be in the best condition will be reinstalled in all areas visible to the public on the interior. The existing masonry wall at the entire north elevation, which was constructed circa 1989, will be removed and replaced with a two-story glass wall surrounded by historic brick. On the east elevation, the wall area between two of the windows on the second floor will be combined into a single operable glass window, and wall area below two of the flanking windows will be removed to convert them to doorways leading out to the balcony.

Alterations

The masonry and timber framing will be used to reconstruct the building in its original location at an elevation approximately 3'-6" above the original grade. As part of the City approvals to redevelop the site, the overall site grade was raised out of the floodplain and all of the new construction is at a higher grade. Raising 10 Duke Street will recreate the original relationship between the building and surrounding grade. A roof monitor will occupy a space above eight of the ten bays at the east elevation. The southern three bays of the monitor will house HVAC and kitchen mechanical equipment. Louvers in the side of the mechanical screen will be powder coated, anodized aluminum or zinc to blend with the roofing. Similar louvers will be installed in blind window openings at the south end of the building behind kitchen equipment. The northern five bays will have aluminum clad clerestory windows to let light into the interior, in the character of historic warehouse buildings. The existing masonry chimney will be reconstructed. The roofing is standing seam zinc with a 16" wide pan and a 1½" tall seam. The shed form awning over the market entrance on the south side is canvas.

The punched windows on the first floor will be painted wood, simulated divided light (SDL) sash that appear to be double hung but bi-fold vertically to open fully. The punched window openings on the second floor will be painted wood SDL sash that will have a similar double hung appearance. The awning window behind the bar will be an SDL sash hinged at the top, similar to the recently approved windows at 116 King. The market doors on the south and east side of the building and the north storefront assembly will be steel sash. Lintels above new large openings are steel channels.

Balconies on the north and east elevations have steel channel supports and cantilever 6' beyond the building wall with a visually transparent, stainless steel cable railing system. Balcony decking is not specified. Staff recommends Ipe to match the cantilevered balconies at the adjacent townhouses. Lights are a combination of copper gas wall fixtures, weathered zinc finish electric hanging lights and gooseneck industrial fixtures. Sign details are not yet finalized and will have to be approved separately.

II. HISTORY

The block currently being redeveloped as Robinson Landing has a long history as industrial and commercial land adjacent to the Potomac River. It is adjacent to Point Lumley, which was the southern extension of land that formed the shallow crescent-shaped bay and formed one of the earliest wharfs for the City. The largest 19th century waterfront building in Alexandria, Pioneer Mill, was once located on this block.

The Alexandria Waterfront Small Area Plan identified all of the buildings east of Union Street that were over 100 years old. Development Guideline #8 of that plan states that “The historic 2 [now 10] Duke Street warehouse shall be preserved and adaptively reused.” The other metal and brick warehouse buildings previously on this site were constructed between 1940 and 1965 and the BAR approved demolition of these non-historic structures in the fall of 2014 (BAR Case #2014-0394). History Matters prepared a very thorough history report for the site that was included as part of these Permit to Demolish applications. ([*History Matters Report*](#))

10 Duke Street dates to **1896** when a building permit was obtained to make significant repairs to the building after a cyclone tore through this area of Alexandria, significantly damaging this building and also demolishing Pioneer Mill. However, some portions of the foundation may date to pre-1877 when it was used as the coopers shop for Pioneer Mill. Throughout the 20th-century, the building has been altered on multiple occasions, including the raising of the north elevation wall by four feet and applying a one-inch coating of architectural concrete in 1952. Around this time the building was converted to office use and was partially contained within a larger metal and brick warehouse. In 1989, the BAR approved significant alterations to the north façade creating an oddly proportioned red brick wall with a recessed portico and new entry (BAR Case # 89-62, May 17, 1989). Over the years, all of the windows have been replaced and the window openings modified, without much sensitivity to the original building character. However, much of the original brick on the east, west and south walls remain and evidence of the original segmental arches on those walls clearly indicate the locations and sizes of the original fenestration.

On December 2014, the BAR unanimously approved partial demolition and capsulation of 10 Duke Street, in part in response to the federal requirement to raise the surrounding grade at this development above the flood plain ([BAR #2014-0395](#)). The approved conditions for the Permit to Demolish included a requirement to clearly document in a digital format the existing conditions of all interior and exterior elevations, to scan all existing blueprints related to the building, and to provide such copies to Planning & Zoning and Special Collections, in addition to the standard Archaeology conditions. Some of the documentation has already been performed but the condition has been carried forward in the present staff recommendation, with an expanded archaeological condition based on the present proposal to excavate a basement below the reconstructed structure.

Following City Council approval of a Development Special Use Permit (DSUP 2014-00006) to redevelop the Robinson Landing site into a mix of townhouses, multifamily and some retail/commercial, the BAR unanimously approved a Certificate of Appropriateness for alterations to 10 Duke Street on July 1, 2015 ([BAR #2015-0180](#)). At that time, the BAR approved rehabilitation of the portions of the façade remaining above grade and recreation of the north façade and fenestration that were to be based on physical evidence, working closely with staff during construction. The height and proportion of the first-floor windows, obviously, had to be adjusted to accommodate over three feet of elevated grade.

III. ANALYSIS

During the course of the numerous Robinson Landing concept review work sessions and ten individual building approvals, the BAR supported the rehabilitation and adaptive reuse of the warehouse at 10 Duke Street for restaurant and deli use, noting that it had been significantly and poorly altered numerous times over the years but that this simple masonry warehouse was still a valuable symbol of Alexandria's historic waterfront.

A thorough structural engineering survey and recommendations, prepared by Robert Silman Associates, was provided to the BAR in 2014. ([The Silman Engineering Report](#)) This report suggested three alternatives: (1) lifting the structure, (2) burying the structure and (3) rebuilding the structure. The BAR reluctantly approved alternative #2 that buried the lower three-to-four feet of the structure, reducing the overall height of the building as the surrounding grade was raised to accommodate the FEMA flood regulations. The elevation of the first floor within the building was raised to meet the new exterior grade. This then required elimination of the second floor, creating a 1½ story volume inside. As part of the change in grade, the BAR supported alterations to the proportions and location of the first-floor windows, combining them with a recessed masonry spandrel to the second-floor windows to retain some of the vertical proportion of the fenestration. Nevertheless, it was difficult to recreate the scale and proportions of the historic waterfront warehouse when the curb grade at the north end of the building was to be raised by over four feet.

Previous Proposal

In addition, as is clear on the application drawings for the previous demolition approval, much of the exterior wall material would have to be reconstructed in order to accommodate the new and recreated window openings. Tests to clean paint and tar that had been applied to the wall over the years were not entirely successful and many bricks were suffering from rising damp and the effects of inappropriate Portland cement repointing. (Figure #1) The structural engineers expressed

concern that, even with complete repointing of the masonry walls inside and out, that there was so little structural integrity remaining, particularly after removal of the second-floor framing, that a complete steel structure would have to be constructed on the inside in order to hold up the roof and exterior walls. One of the biggest preservation disappointments was when the applicant removed the interior finishes of the north wall and discovered that it had almost completely been replaced with concrete block during previous alterations, leaving no guidance as to the original fenestration pattern on this important wall. Against the extensive amount of restoration work required for the roofing and the remaining exterior walls, the approved proposal reduced the leasable floor area of the building by 50% when the second floor was removed. In hindsight, this wasn't really preserving the original structure.

Alternatives

Leave the Building and Floors at their Existing Heights

Because this building is historic, the first floor is not required by the City Code to be elevated above the flood plain for non-residential uses. This would require patrons to step down into the first floor and handicap access would have to be accommodated but would allow the existing second floor to be retained in place. There would still be significant horizontal loads from the earth now piled against the sides of the building that must be resisted and provisions to eliminate groundwater intrusion and further rising damp would have to be resolved but it would likely not require a new steel frame structure inside. However, investors were not interested in installing kitchen equipment and restaurant finishes in what could become a bathtub during a major storm event. As a preservation solution, this still did not resolve the awkward proportions of the shortened exterior walls.

Raise the Building to Meet the New Grade

One of the most obvious alternatives, and one that had been proposed by the BAR during the original review, was to raise the entire building in order to retain the original relationship with the surrounding grade. This was the first alternative studied in the Silman report but was dismissed by them for a number of reasons. While elevating the building is technically possible, it is practically very challenging because of the long, thin footprint of the building (30' x 101') and the amount of previous alterations to the exterior walls for new windows and doors that have compromised its structural integrity. In addition, because this building is in the flood plain, it has had "wet feet" since it was constructed 123 years ago and the majority of the lime has long since leached from the mortar. The building walls are, in effect, four wythes of bricks sitting on sand and the wall is being held together simply by gravity. This is not something that can be structurally enhanced by repointing the brick. Even if one were to go to the effort required to brace and safely raise the building and put it on a new foundation while supporting the entire building above, the structure must still be restored: the walls cleaned, the openings relocated and the north elevation reconstructed.

Raise the Roof

In order to return to a true two-story structure, the applicant recently proposed raising (demolishing and reconstructing) the roof by four feet, supporting it with a steel frame structure on the interior,

and installing a butt glazed clerestory to fill the gap between the top of the existing masonry wall and roof – in effect, visually floating the roof above the building walls. The initial proposal also suggested a full glass curtain wall at the north elevation, wrapping the butt glazed wall six feet around the sides of the building and flowing horizontally into the new clerestory. Large, roofed balconies on the north and east sides of the building meant that what little original fabric remained would be largely obscured from public view on the exterior. A rather large box was shown sitting on the roof to screen the HVAC and kitchen exhaust equipment required for a restaurant. While this was a clever adaptive reuse that would be an exciting alternative on a less historic structure in a different location, there was not enough original material left to call it a historic rehabilitation and was not in the spirit of what had been approved by the BAR for this location in 2015 or envisioned as part of the Waterfront Plan.

Document, Carefully Deconstruct and Reconstruct the Original Building at the Present Grade

Having reviewed the other alternatives at length, staff and the applicant now agree with the Silman engineering report alternative #3 that careful deconstruction and reconstruction is what is best for adaptive reuse and the long-term viability of the building. Staff has repeatedly opposed this option for structures in other parts of the district, as contractors frequently swear that if the BAR would just let them tear that dilapidated building down, they could build a new building to match for much less money and no one would ever know the difference. Putting aside the obvious differences between Old Town and Disneyland, the present proposal is different, as it reflects a best practices approach to preservation and rehabilitation of a historic warehouse located within 100 feet of the Potomac River, in light of the reality of climate change in historic environments. Much work has already been done to document the building and staff has a high degree of confidence that it can be reconstructed using the original materials and returned to its original appearance, with proper care.

This will, clearly, require work to ensure that the contractors in the field are following the representation in the application. The notes throughout the applicant's drawings in the present proposal state that the "Existing brick masonry walls to be carefully dismantled and all brick to be cleaned and stored for re-use. Brick on exterior wythes shall be separated and labeled as such. Typical for all brick masonry." On the interior "All salvageable timbers, planks, and timber trusses original to the building shall be carefully removed and stored for re-use. Typical throughout." Staff recommends that the brick walls be disassembled by hand. As the mortar is largely sand, this is relatively easy to do and was done successfully by this applicant for the small warehouse at 226 Strand several years ago. That brick is stored on pallets at the City Archives building. There is a crane on site that will make carefully lifting intact trusses off the building walls feasible. Materials should be labeled, protected from weather and stored on site or nearby for the duration of the project so that they are not lost. This entire process will be closely coordinated with City staff.

There are numerous practical and preservation advantages to this alternative:

1. The overall building will be restored to its original height and proportions, placing it more accurately in context.

2. The original window openings will be restored to their original size and location with modern flashing and structural reinforcements.
3. A proper foundation will be installed below the building walls in the soft waterfront soil that will resist future settlement and rising damp.
4. The original exterior brick can be separated and reused. Brick with spalling or discoloration can be turned around and reused with the back side exposed. (Figure #1) Brick from interior wythes can be substituted in areas with inappropriate 20th century alterations. The building wall will still retain a patina of age and mottled appearance and the contractor will not have to find replacement brick that matches the color and size of the existing. Most importantly, the 1'-4" thick reconstructed brick walls, composed of existing reused brick on the exterior and public interior spaces with concrete block inner wythes, can have structural reinforcement laid invisibly inside the wall during reconstruction and tie to the walls to the floor and roof framing so that the building will comply with modern building and earthquake codes.



Figure 1: Image of the west elevation of 10 Duke in 2017 showing the variety of existing window types and masonry coatings to be removed.

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

This is a somewhat unusual proposal for a historic building in Alexandria, so it may be useful to clarify the BAR's purview and practices in this case. Permanent removal of more than 25 square feet of roof or wall assembly is considered demolition, requiring a roll call vote of the BAR. However, zoning ordinance section 10-109, *Permitted maintenance of exterior architectural features*, states: "...repair and replacement with the same design, color and material..." does not require a Certificate of Appropriateness. It has been the practice of the BAR for many years that repair, rehabilitation and restoration of a documented missing or damaged historic architectural feature, whose details may be confirmed by clear archival photographs or physical evidence in the field, are considered a repair. Therefore, the elements of the request requiring approval of a Permit to Demolish are: the removal of the north elevation, the removal of wall area on the east elevation for a larger window and door, and removal of roof area to accommodate the monitor and mechanical area.

The BAR previously found that the alterations to the location and shape of the windows, brick repairs to the exterior masonry walls or construction of the new north elevation had not achieved historic importance in their own right. Therefore, restoration of the window openings, based on physical evidence on the existing masonry walls of their prior location, and replacement of inappropriate 20th century masonry and mortar, would normally be considered a repair, albeit an extensive one in this case.

The *Design Guidelines* state that “It is the policy of the Boards that the absolute minimum demolition of an existing structure should take place.” The chapter on Demolition of Existing Structures -- Page 2 states that “Generally speaking, there must be a compelling reason for the demolition, either in whole or in part, of a significant structure in the historic districts. The Board actively seeks to retain the existing historic fabric of the historic districts and strongly discourage the demolition of any portion of an 18th or 19th century structure.”

The two largest areas of actual demolition are removal of the roof decking for the roof monitor and rooftop mechanical equipment, and replacement of the north building wall with a new design and material. The roof decking in this case is late 19th century and the materials are not unusual or uncommon. Some of the decking has already been replaced over time due to rot or fires. The roof trusses below will be preserved and restored. The north wall is a late 20th century alteration without historic or architectural merit. Staff does not believe that these meet any of the criteria in the table above and supports their removal.

The specific areas proposed for demolition, including removal of the poorly proportioned circa 1989 façade and changes to the walls to incorporate inappropriate later fenestration or loading doors, are modern interventions that do not possess character-defining features of uncommon design or historic merit. In addition, the applicant is now no longer capsulating the lower 3’-6” of wall below grade. This reduction in demolition/capsulation, paired with the proposed alterations, allows the building and fenestration to be viewed at their original height and, although not within the purview of the BAR, allows preservation of the original second floor framing material on the interior. In fact, the reconstruction scheme now proposed will preserve and display more original building material to the public on both the interior and the exterior of the building, than any other alternative. Therefore, staff finds that none of the criteria for demolition and capsulation are met for the proposed targeted areas and recommends that the Permit to Demolish/Capsulate be granted.

Alterations

Staff believes the overall design is appropriate for the rehabilitation and adaptive reuse of this historic warehouse. As noted in Figures #2-5, the roof monitor is a form that was used extensively in historic factory and warehouse buildings to get light to the interior and promote ventilation, with numerous examples in Alexandria. In this case, it is also used to integrate the mechanical equipment with the overall form of the building, as recommended in the BAR’s *Design Guidelines*. The existing chimney, which is a traditional industrial feature, provides a vertical punctuation for the 101’ long building. Staff was unable to find clear evidence of the original roof material but standing seam metal, as is being proposed, is the most likely from this period. Windows in the original openings are painted wood, as required by the BAR in the previous approval but windows and doors in the larger openings and in the roof monitor will be steel or metal clad. A distinction is also between new and existing openings by the use of steel channel lintels above the larger openings, as these would have been far too wide for a masonry arch. Staff has no objection to the projecting and hanging signs proposed but there was no detailed information provided in the application and these will have to be approved separately, possibly administratively if the Criteria for the Administrative Approval of Signs are met.



Figure 2: Corn Exchange, 100 King



Figure 3: O Street Market, Washington DC



Figure 4: Old Dominion Glass Co., Alexandria

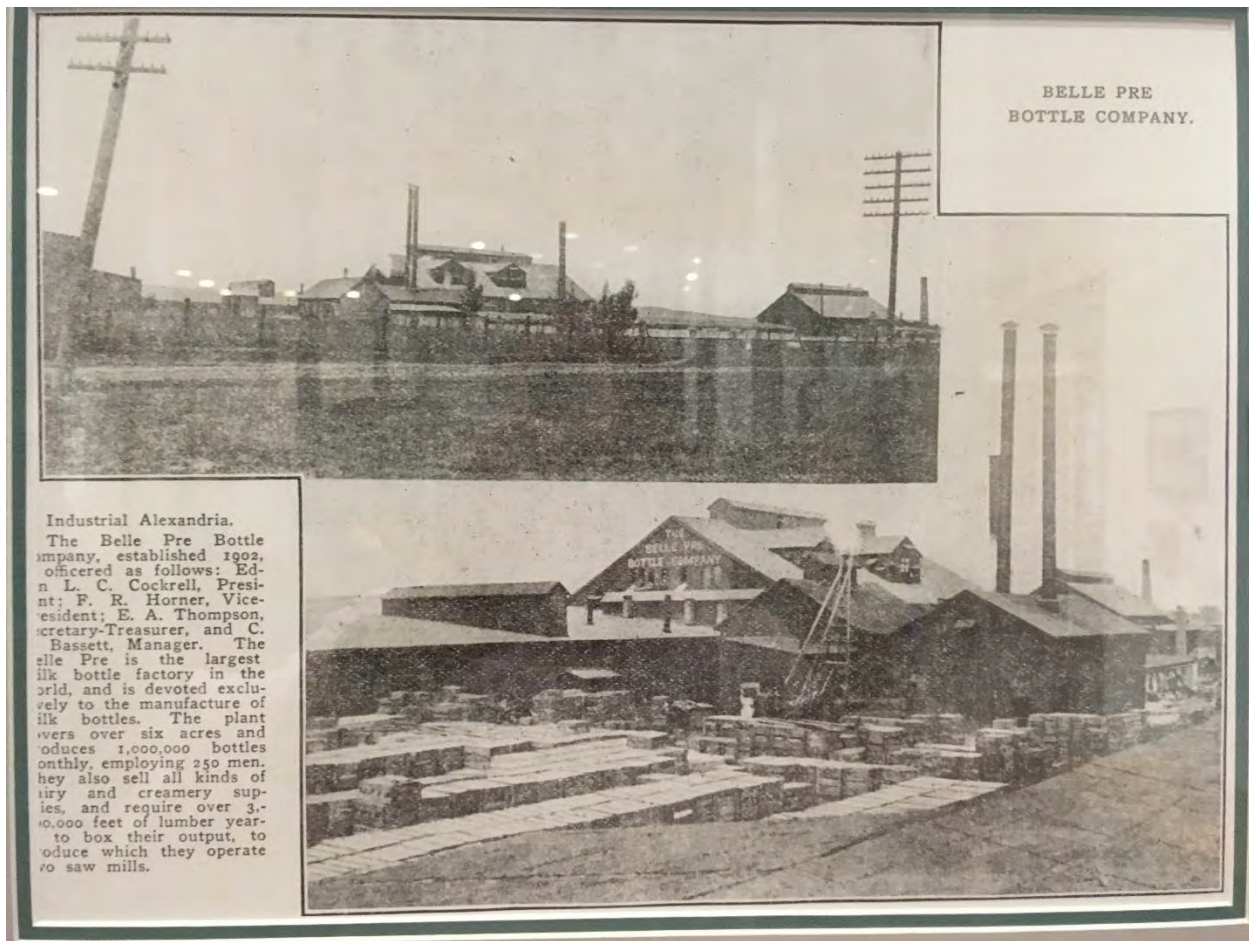


Figure 5: Belle Pre Bottle Company, 1902, Henry at Madison, Alexandria

While the applicant has worked diligently with staff to achieve an appropriate preservation alternative and an attractive modern design that respects the original architectural character of the building, there are still a few things that staff recommends for restudy.

1. The proposed roof monitor, recommended by staff to incorporate the rooftop mechanical equipment into the overall building design, has made the building 1'-4" too tall for the W-1 zone without obtaining a Special Use Permit. Staff is working with the applicant to adjust some grades along the west wall and to lower the roof monitor a few inches to comply. See examples of historic roof monitors in Figures #2-5 and the historical photo #2 of this site on the applicant's sheet A08.
2. Staff believes that the south entrance to the building would be enhanced by installing a suspended glass and steel canopy above the door, similar to the one approved by the BAR for the north entrance in the previous proposal (see page 21 of BAR2015-00180), instead of the canvas awning shown. This would recall the balcony materials now proposed for the north and east sides and a canvas awning seems somewhat foreign to a warehouse.
3. Staff strongly supports the enlarged glass façade on the north elevation. It recalls some of the large loading doors for some of the industrial uses, including aircraft manufacturing, historically located on the site. However, while the applicant understandably wants as much light into and views from the interior as possible, the height of the opening creates visually weak corners where the masonry gable end wants to sit completely on the masonry

piers below in a load-bearing masonry building. Staff recommends that the tiny transom window above the doors on the second floor be eliminated and the steel beam supporting the gable end be lowered slightly so that the masonry gable end and piers are more visually and physically connected. A vent/window could then be provided as a feature element in the gable end, as at the south gable end, in lieu of the small sign shown.

Summary

The appropriate response to preservation of a historic building or site has changed over time and may vary from one site to the next depending on condition, context, and the identified period of architectural or cultural significance. For instance, many buildings at Colonial Williamsburg are recreations based on engravings or archaeology. All of the historic Dupont-period construction at President James Monroe's Montpelier was demolished recently to reveal and restore the much smaller core of the house as the Monroe family knew it, once the Monroe's occupancy was ultimately determined to be its period of significance. Some houses, like the Pope-Leighey House designed by Frank Lloyd Wright, now at Woodlawn, must be deconstructed and moved far from their original site to accommodate large modern construction projects, such as an interstate highway.

While unusual, the present proposal is not unique in Alexandria. Some large masonry houses in Alexandria were relocated during Urban Renewal in the mid-20th century and at least two others have recently been approved by the BAR for relocation 5' to 13' to fit within entirely their property boundary (1310 Queen) or to accommodate new larger development on the site (802 North Washington). A few have been raised 8" to 16" (204/206 North Patrick) where public sidewalks have been elevated over time and wood sill beams were rotting as a result.

The genesis of the present proposal is the federal requirement for elevation of the surrounding grade necessitated by sea level rise and raising the building is a code mandated response in many historic coastal communities in the United States, including New Orleans, Louisiana and Galveston, Texas. The National Trust for Historic Preservation is installing hydraulic lifts to periodically elevate the Farnsworth House in Plano, Illinois, designed by Mies van der Rohe in 1947, when the adjacent river floods -- Robert Silman was the structural engineer engaged to prepare that report as well. <https://farnsworthhouse.org/flood-mitigation-project/>

Staff believes that the present proposal is an appropriate response to preservation and interpretation of a simple late 19th century masonry warehouse in this specific location and recommends approval with the items suggested for restudy above.

STAFF

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

IV. CITY DEPARTMENT COMMENTS

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

The proposal must be consistent with all comments and conditions identified in the approved DSUP 2014-00006. Comments are from BAR2019-00216 and BAR2019-00217. Proposal is unchanged from that time.

Development Comments

- C-1 The subject property consists of a developed parcel addressed as 10 Duke Street which is currently zoned W-1 (Waterfront Mixed Use) and the adaptive reuse of this historic warehouse building was approved as part of DSUP #2014-0006.
- C-2 The proposed reconstruction and alterations will require review and approval of a Minor Site Plan amendment to DSUP #2014-0006. The Minor Site Plan amendment must be approved prior to issuance of any building permits.
- C-3 The subject property is located within the Potomac River Vicinity Height District which limits building height to 30 feet unless a special use permit has been approved. The townhouses and multi-family buildings received a special use permit to exceed 30 feet as part of the DSUP. Mechanical appurtenances and required rooftop screening may exceed 30 feet as necessary. Roof height of the monitor is measured at the mid-point of the roof.

Code Administration

- C-1 A building permit, plan review and inspections are required prior to the start of construction.

Transportation and Environmental Services

- R-1 Comply with all requirements of DSP2014-00006. T&ES)
- R-2 The Site Plan Amendment must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

Alexandria Archaeology

- F-1 The footprint of 10 Duke is resting partially on top of an earlier foundation for Hooe's Warehouse on the west that dates to the second half of the eighteenth century, and the possible foundation for a second early warehouse on the east.
- C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.
- C-2 If the excavation of the basement beneath the renovated footprint of 10 Duke St. extends into historic soil layers, the applicant must hire an archaeological consultant to devise and implement a Resource Management Plan to recover/mitigate potentially significant

archaeological resources impacted by this project, as approved by the City Archaeologist.
(Archaeology)

- C-3 The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Resource Management Plan is in place to recover significant resources in concert with construction activities. *
(Archaeology)
- C-4 Call Alexandria Archaeology (703/746-4399) two weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for city archaeologists can be arranged. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
- C-5 Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.
(Archaeology)
- C-6 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
- C-7 Certificates of Occupancy shall not be issued for this property until interpretive elements have been constructed, interpretive markers have been erected, and the final archaeological report has been received and approved by the City Archaeologist.***
(Archaeology)

V. ATTACHMENTS

1 – Application Materials

2 – Memorandum of resolution of condition of approval number 1.

ADDRESS OF PROJECT: 10 DUKE STREETDISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☒ 100 Year Old BuildingTAX MAP AND PARCEL: 075.03-04-35ZONING: CDXAPPLICATION FOR: *(Please check all that apply)*☒ CERTIFICATE OF APPROPRIATENESS☒ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)Applicant: ☐ Property Owner ☐ Business *(Please provide business name & contact person)*Name: MURRAY BONITT, BONITT BUILDERS INCAddress: 1305 LESLIE AVECity: ALEXANDRIA State: VA Zip: 22301Phone: 703-549-1010 E-mail: murray@bonittbuilders.comAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____Name: JAMES PALMERPhone: 703-549-4033E-mail: jpalmer@sanchezpalmerarchitects.com

Legal Property Owner:

Name: 10 DUKE STREET OWNERS LLCAddress: ATTN MURRAY BONITT, MANAGER 1305 LESLIE AVECity: ALEXANDRIA State: VA Zip: 22301-1616Phone: 703-231-1020 E-mail: murray@bonittbuilders.com

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

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

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

- ☐ NEW CONSTRUCTION
☒ EXTERIOR ALTERATION: *Please check all that apply.*

☒ awning
☒ doors
☒ lighting
☐ other _____

☐ fence, gate or garden wall
☒ windows
☐ pergola/trellis

☒ HVAC equipment
☒ siding
☐ painting unpainted masonry

☐ shutters
☐ shed

☐ ADDITION
☒ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

SEE ATTACHMENT

SUBMITTAL REQUIREMENTS:

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

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

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

- N/A
- ☒ ☐ Survey plat showing the extent of the proposed demolition/encapsulation.
☒ ☐ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
☒ ☐ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
☒ ☐ Description of the reason for demolition/encapsulation.
☒ ☐ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Board of Architectural Review Application
10 Duke Street - Description of Proposed Work:

The ground floor of the existing building at 10 Duke St. (formerly known as 2 Duke Street) is approximately 2 feet below the 100 Year floodplain. As part of the approvals for the Robinson Landing Project the grade of the majority of the project site was raised approximately 3 to 5 feet so that the resulting grade of the site was above the 100-year floodplain. Today, the ground floor of the 10 Duke Street building sits in a hole two to three feet below the newly established grade. The original restoration and renovation plan for the building was to raise the level of the first floor of the building and to remove the interior structure of the second story and reuse the building as a one-story building. Substantial alterations to the building's elevations were to adjust the fenestration due to the fact the portions of the existing elevations, including windows, are now partially below grade. Subsequent to the original approval it has been determined that due to the condition of the building and the costs of the renovation and restoration that it was not economically viable or feasible to make the modification to the building and to have a viable adaptive reuse as a one-story structure. In consideration of these factors and in consultation with Historic Preservation Staff of the Department of Planning and Zoning, it was decided that a more appropriate course of action that would best maintain the historical presence of the building is to carefully deconstruct the building. The existing fabric of the building would be stored offsite and reused in the reconstruction, build a new foundation and reconstruct the building so that the first floor is consistent with the newly established grade of the project and above the 100-year floodplain. The building will be reconstructed using historical materials from the original building and modern building techniques. The reconstructed building will maintain the original building footprint and the original building eave height above the surrounding grade. The brick masonry will be carefully removed, cleaned, and stockpiled for re-use in the new construction. All salvageable timbers, planks, and timber trusses original to the building will be carefully removed and re-used in the new construction. Other components that are not original to the building will be replaced with more appropriate materials. The reconstructed building will be having 2 stories like the existing building stories with a full basement. Other alterations to the original elevations include the introduction of a skylight monitor to bring light into the second floor, a newly designed north and south elevation and adjustments to the fenestration of the east and west elevations and the addition of balconies to those elevations. The proposed modifications ensure the preservation of the historic structure and allows and economically viable adaptive reuse.

PREVIOUS APPROVALS:

DSP #2014-00006

BAR #2019-00216 & 2019-00217

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

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

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

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

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

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

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

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
 - ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
 - ☒ I, the applicant, or an authorized representative will be present at the public hearing.
 - ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.
-

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

APPLICANT OR AUTHORIZED AGENT:Signature: James L PalmerPrinted Name: JAMES PALMERDate: February 08, 2022



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

B

A. Property Information

A1. 10 DUKE STREET
Street Address

CD-X

RB
Zone

A2. 3,280.00 x 2.50 = 8,200.00
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement
First Floor 3,048.00
Second Floor 282.00
Third Floor
Attic
Porches
Balcony/Deck
Lavatory***
Other**

Allowable Exclusions**

Basement**
Stairways**
Mechanical**
Attic less than 7'***
Porches**
Balcony/Deck**
Lavatory***
Other**
Other**

B1. 3,330.00 Sq. Ft.
Existing Gross Floor Area*
B2. 0.00 Sq. Ft.
Allowable Floor Exclusions**
B3. 3,330.00 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. **Total Gross** 3,330.00 B2. **Total Exclusions** 0.00

C. Proposed Gross Floor Area

Proposed Gross Area

Basement 3,048.00
First Floor
Second Floor 2,766.00
Third Floor
Attic
Porches
Balcony/Deck 517.00
Lavatory***
Other

Allowable Exclusions**

Basement** 3,048.00
Stairways** 395.00
Mechanical** 8.00
Attic less than 7'***
Porches**
Balcony/Deck** 517.00
Lavatory*** 200.00
Other**
Other**

C1. 6,331.00 Sq. Ft.
Proposed Gross Floor Area*
C2. 4,168.00 Sq. Ft.
Allowable Floor Exclusions**
C3. 2,163.00 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. **Total Gross** 6,331.00 C2. **Total Exclusions** 4,168.00

D. Total Floor Area

D1. 5,493.00 Sq. Ft.
Total Floor Area (add B3 and C3)
D2. 8,200.00 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space

E1. Existing Open Space Sq. Ft.
E2. Required Open Space Sq. Ft.
E3. Proposed Open Space Sq. Ft.

Notes

*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

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

Signature: James L Palmer

Date: February 08, 2022

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) Murray M. Bonitt	712 W. Braddock Road, Alexandria, VA 22302	29.2%
2) James Palmer (agent)	215 N Payne St, Ste 301 Alexandria VA 223014	0.0%

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 10 DUKE STREET (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1) Murray M. Bonitt	712 W. Braddock Road, Alexandria, VA 22302	29.2%
2) Larry Nicholson	209 S. St. Asaph Street, Alexandria, VA 22314	37.6%
3) John E. Bonitt	1200 Villamay Blvd, Alexandria VA 22307	16.6%
4) Michael Lewindowski	58500E. 24 Road, Afton, OK 74221	16.6%

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) Murray M. Bonitt	N/A	
2) Larry Nicholson	N/A	
3) John E. Bonitt	N/A	
4) Michael Lewindowski	N/A	
5) James Palmer (agent)	N/A	

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.

02/08/22

Date

JAMES PALMER

Printed Name

James L Palmer

Signature



1
A01

RENDERING OF PROPOSED – BIRD’S-EYE VIEW
SCALE: NA

10 Duke St

10 Duke St
Alexandria, Virginia
22314

SANCHEZ PALMER
ARCHITECTS, PC
215 N Payne St, Ste 301
Alexandria, Virginia 22314
703 549 4033

No.: Revision: Date:

BOARD OF
ARCHITECTURAL
REVIEW
SUBMISSION

Sheet Title:

RENDERING

Graphic Scale:

Drawn By: Checked by:

Project No.: Date:

21-175 02-04-22

SHEET NO.

A01



1
A02

 RENDERING OF PROPOSED – NORTHEAST VIEW
 SCALE: NA

10 Duke St

10 Duke St
 Alexandria, Virginia
 22314

SANCHEZ PALMER
 ARCHITECTS, PC
 215 N Payne St, Ste 301
 Alexandria, Virginia 22314
 703 549 4033

No.: Revision: Date:

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 RENDERING

Graphic Scale:
 Drawn By: Checked by:

Project No.: Date:
 21-175 02-04-22
 SHEET NO.

A02



1
A03 RENDERING OF PROPOSED – SOUTHEAST VIEW
SCALE: NA

10 Duke St

10 Duke St
Alexandria, Virginia
22314

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ARCHITECTS, PC
215 N Payne St, Ste 301
Alexandria, Virginia 22314
703 549 4033

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21-175 02-04-22
SHEET NO.

A03



1
A04

RENDERING OF PROPOSED – SOUTHWEST VIEW
SCALE: NA

10 Duke St

10 Duke St
Alexandria, Virginia
22314

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Alexandria, Virginia 22314
703 549 4033

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21-175 02-04-22

SHEET NO.

A04



1
A05

RENDERING OF PROPOSED – 2ND FLOOR SEATING AREA
SCALE: NA

10 Duke St

10 Duke St
Alexandria, Virginia
22314

SANCHEZ PALMER
ARCHITECTS, PC
215 N Payne St, Ste 301
Alexandria, Virginia 22314
703 549 4033

No.: Revision: Date:

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REVIEW
SUBMISSION

Sheet Title:

RENDERING

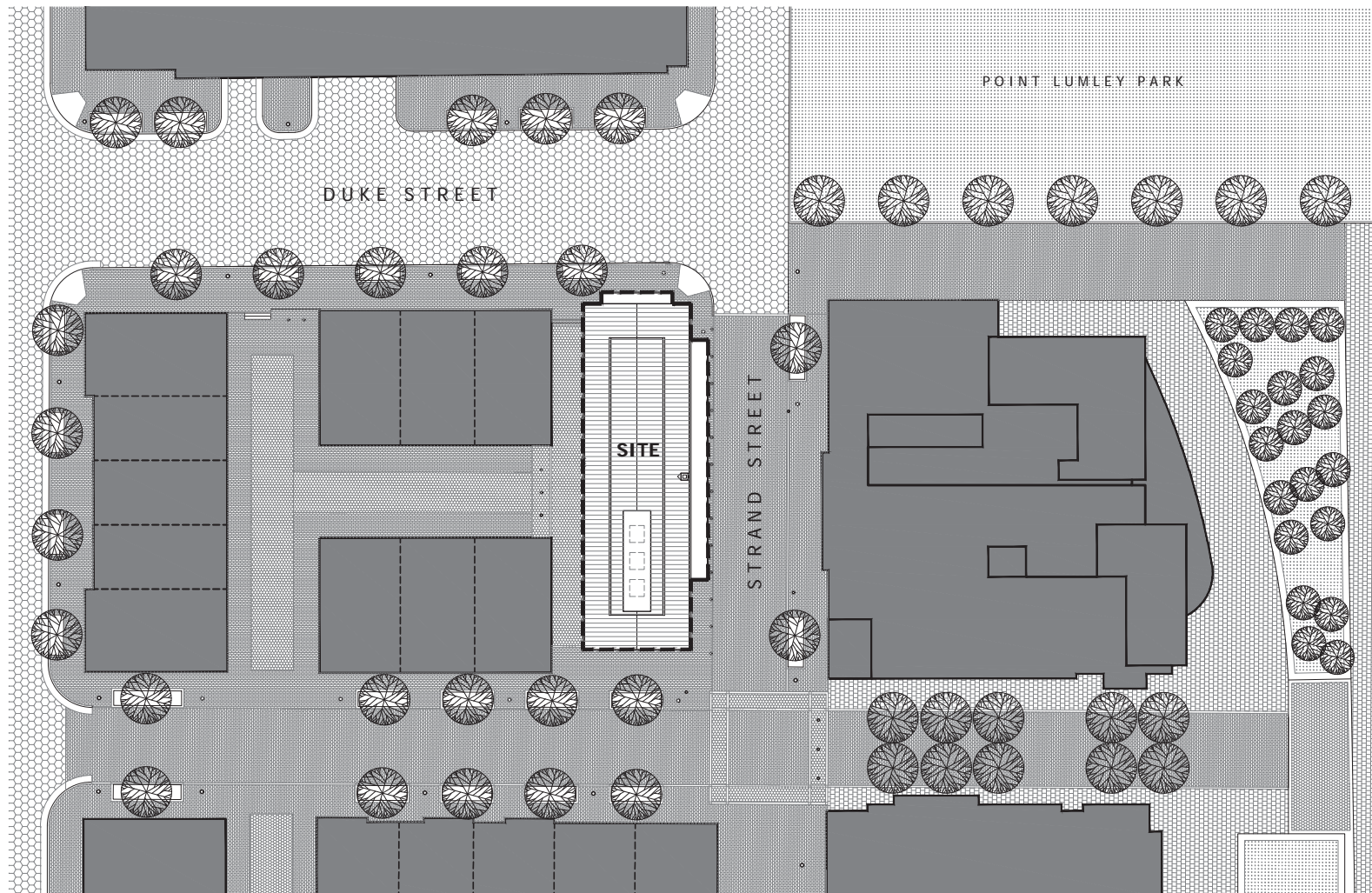
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Drawn By: Checked by:

Project No.: Date:
21-175 02-04-22

SHEET NO.

A05



1
A06 ARCHITECTURAL SITE PLAN
1/32"=1'-0"

10 Duke St

10 Duke St
Alexandria, Virginia
22314

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Alexandria, Virginia 22314
703 549 4033

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SUBMISSION

Sheet Title:

ARCHITECTURAL
SITE PLAN

Graphic Scale:

Drawn By: Checked by:

Project No.: Date:
21-175 02-04-22

SHEET NO.

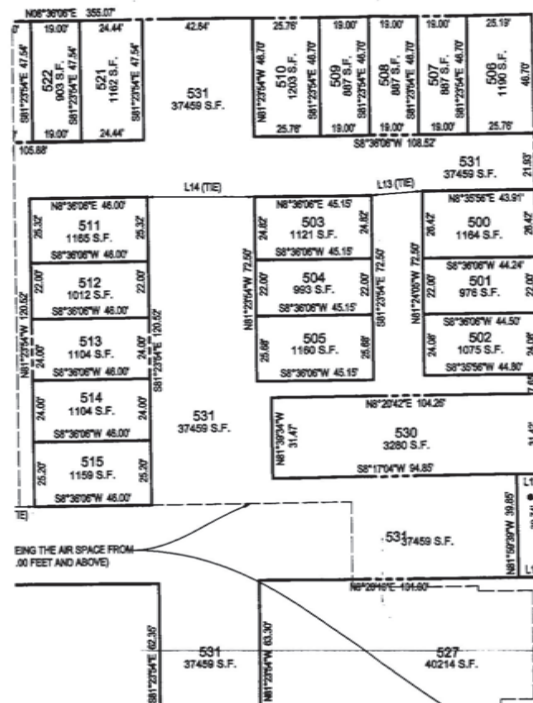
A06

10 Duke St

10 Duke St
Alexandria, Virginia
22314

SANCHEZ PALMER
ARCHITECTS, PC
215 N Payne St, Ste 301
Alexandria, Virginia 22314
703 549 4033

NION STREET PUBLIC RIGHT OF WAY



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S20° 53' 29"E	0.90'
L2	S82° 13' 29"E	5.20'
L3	S08° 10' 33"W	13.80'
L4	S80° 11' 30"E	14.87'
L5	S43° 58' 51"E	15.47'
L6	S03° 53' 09"E	19.35'
L7	S14° 21' 54"W	28.81'
L8	S00° 23' 03"E	30.66'
L9	N04° 58' 43"W	30.50'
L10	S18° 11' 13"E	29.86'
L11	S07° 54' 06"W	9.72'
L12	N08° 36' 06"E	9.85'
L13	S03° 58' 29"W	19.87'
L14	S09° 17' 55"W	41.53'
L15	S08° 36' 06"W	20.73'

NOTE: SEE SHEET 4 FOR DETAIL OF VERTICAL SUBDIVISION
BELOW LOTS 516-520, 523-527 & PART OF LOT 531. LOTS
516-520, 523-527 & PART OF LOT 531 ARE COMPRISED OF
THE AIR SPACE FROM ELEVATION 11.00 FEET AND ABOVE.

STRAND STREET 30' PUBLIC RIGHT OF WAY

PARCEL "K"
LANDS N/F
CITY OF ALEXANDRIA
DB 1113 PG 392
TM 075.02-04-85

500-000

No.: Revision: Date:

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REVIEW
SUBMISSION

Sheet Title:

SURVEY PLAT

Graphic Scale:

Drawn By: Checked by:

Project No.: Date:

21-175 02-04-22

SHEET NO.

A07

1 SURVEY PLAT
A07



2
A08 HISTORICAL PHOTO CIRCA 1860
SCALE: NA



1
A08 HISTORICAL PHOTO CIRCA 1880
SCALE: NA

10 Duke St

10 Duke St
Alexandria, Virginia
22314

SANCHEZ PALMER
ARCHITECTS, PC
215 N Payne St, Ste 301
Alexandria, Virginia 22314
703 549 4033

No.: Revision: Date:

BOARD OF
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REVIEW
SUBMISSION

Sheet Title:

HISTORICAL
PHOTOS

Graphic Scale:

Drawn By: Checked by:

Project No.: Date:

21-175 02-04-22

SHEET NO.

A08

10 Duke St

10 Duke St
Alexandria, Virginia
22314

SANCHEZ PALMER
ARCHITECTS, PC
215 N Payne St, Ste 301
Alexandria, Virginia 22314
703 549 4033



2 HISTORICAL PHOTO CIRCA 1952
A09 SCALE: NA



1 NORTH FACADE PRESENT DAY
A09 SCALE: NA

No.: Revision: Date:

BOARD OF
ARCHITECTURAL
REVIEW
SUBMISSION

Sheet Title:

HISTORICAL &
CURRENT PHOTOS

Graphic Scale:

Drawn By: Checked by:

Project No.: Date:

21-175 02-04-22

SHEET NO.

A09



1
A10 EXISTING NORTH FACADE
SCALE: NA

10 Duke St

10 Duke St
Alexandria, Virginia
22314

SANCHEZ PALMER
ARCHITECTS, PC
215 N Payne St, Ste 301
Alexandria, Virginia 22314
703 549 4033

No.: Revision: Date:

BOARD OF
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REVIEW
SUBMISSION

Sheet Title:

EXISTING
NORTH FACADE

Graphic Scale:

Drawn By: Checked by:

Project No.: Date:
21-175 02-04-22
SHEET NO.

A10

10 Duke St

10 Duke St
Alexandria, Virginia
22314

SANCHEZ PALMER
ARCHITECTS, PC
215 N Payne St, Ste 301
Alexandria, Virginia 22314
703 549 4033



2
A11
EXISTING – NORTH EAST
SCALE: NA



1
A11
EXISTING – SOUTH EAST
SCALE: NA

No.: Revision: Date:

BOARD OF
ARCHITECTURAL
REVIEW
SUBMISSION

Sheet Title:
EXISTING
CONDITIONS

Graphic Scale:

Drawn By: Checked by:

Project No.: Date:
21-175 02-04-22
SHEET NO.

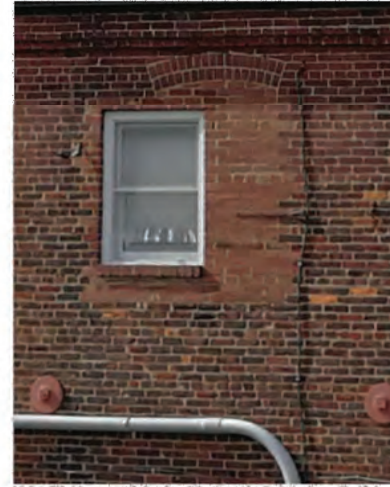
A11



6 2ND FLOOR NORTH FACADE
A12 SCALE: NA



5 2ND FLOOR WEST FACADE
A12 SCALE: NA



4 2ND FLOOR EAST FACADE
A12 SCALE: NA



3 2ND FLOOR SOUTH FACADE
A12 SCALE: NA



2 1ST FLOOR NORTH FACADE
A12 SCALE: NA



1 1ST FLOOR EAST FACADE
A12 SCALE: NA

10 Duke St

10 Duke St
Alexandria, Virginia
22314

SANCHEZ PALMER
ARCHITECTS, PC
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703 549 4033

No.: Revision: Date:

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REVIEW
SUBMISSION

Sheet Title:

EXISTING
CONDITIONS

Graphic Scale:

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SHEET NO.

A12



4
A13 EXISTING DOOR EAST SIDE
SCALE: NA



3
A13 EXISTING NORTH ENTRY
SCALE: NA



2
A13 EXISTING GARAGE DOOR EAST
SCALE: NA



1
A13 EXPLORATORY BRICK DEMO
SCALE: NA

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EXISTING
CONDITIONS

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SHEET NO.

A13



4
A14 EXISTING 1ST FLOOR CEILING
SCALE: NA



3
A14 EXISTING ATTIC
SCALE: NA



2
A14 EXISTING TRUSS DETAIL
SCALE: NA



1
A14 EXISTING HEAVY TIMBER TRUSS
SCALE: NA

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EXISTING
INTERIOR
CONDITIONS

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A14

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EXISTING
ELEVATIONS

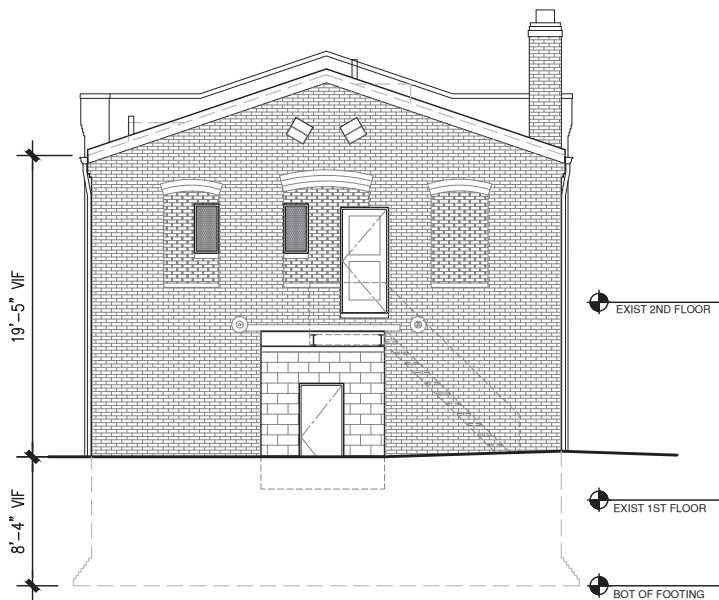
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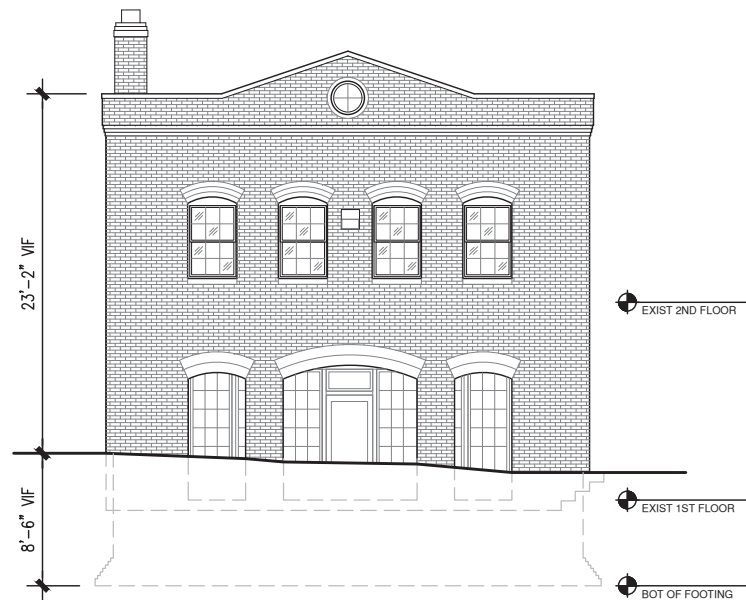
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SHEET NO.

A15



2 EXISTING SOUTH ELEVATION
A15 1/8"=1'-0"



1 EXISTING NORTH ELEVATION
A15 1/8"=1'-0"

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EXISTING
ELEVATION

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SHEET NO.

A16



1
A16 EXISTING WEST ELEVATION
1/8"=1'-0"

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EXISTING
ELEVATION

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SHEET NO.

A17

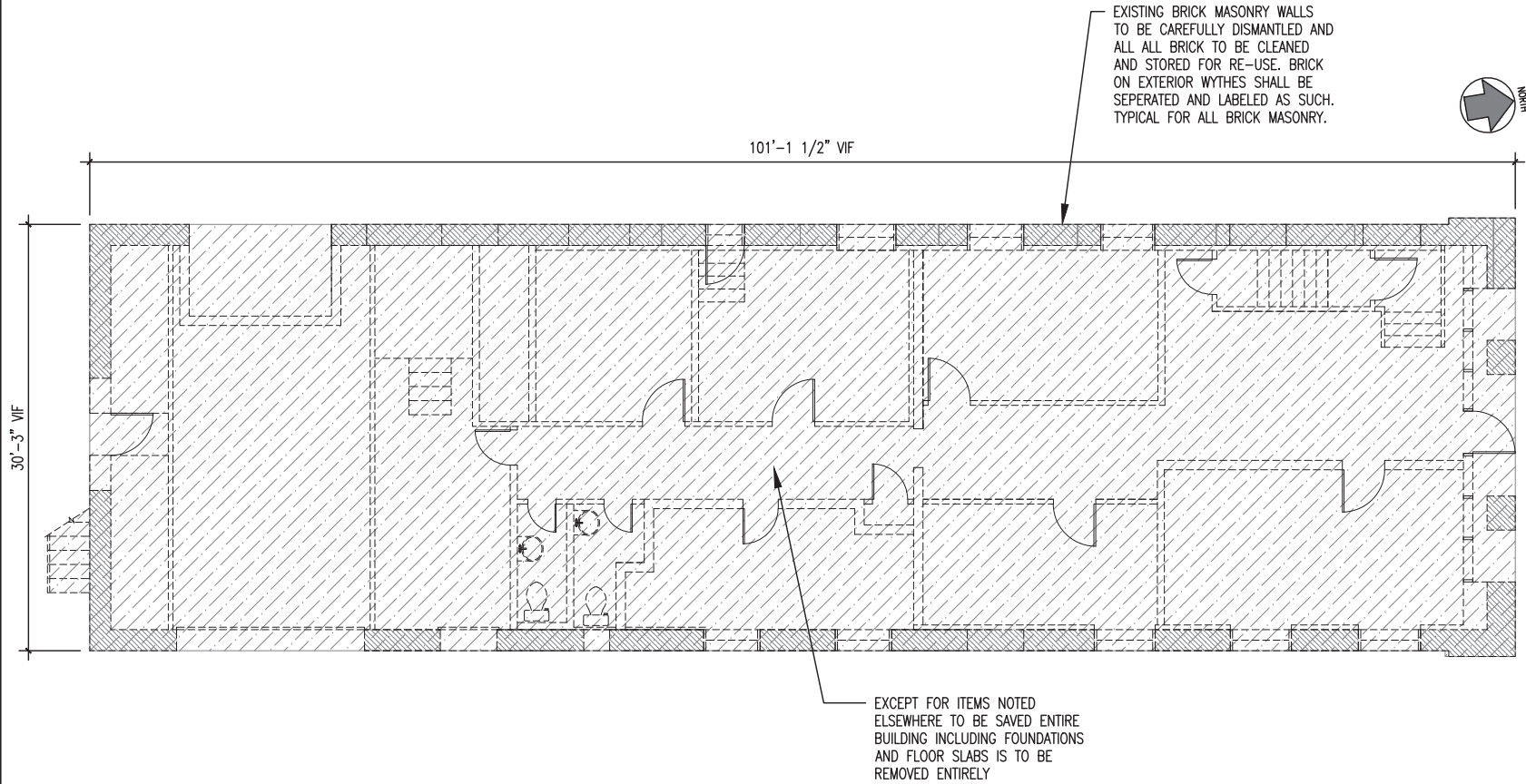


1
A17
EXISTING EAST ELEVATION
1/8"=1'-0"

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1
A18 FIRST FLOOR DECONSTRUCTION PLAN
1/8"=1'-0"

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Sheet Title:

FIRST FLOOR
DECONSTRUCTION
PLAN

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SECOND FLOOR
DECONSTRUCTION
PLAN

Graphic Scale:

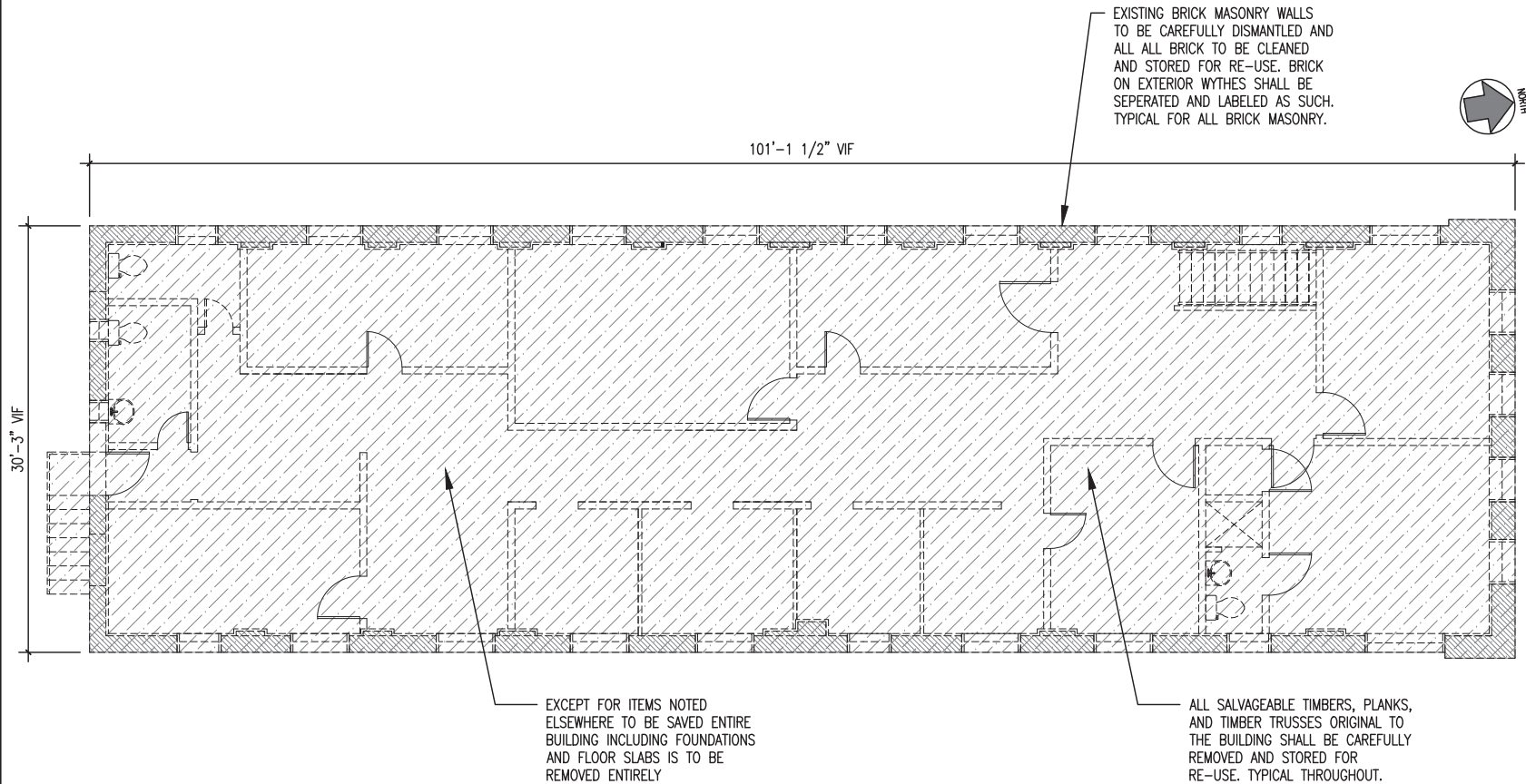
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SHEET NO.

A19



1
A19 SECOND FLOOR DECONSTRUCTION PLAN
1/8"=1'-0"

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Sheet Title:

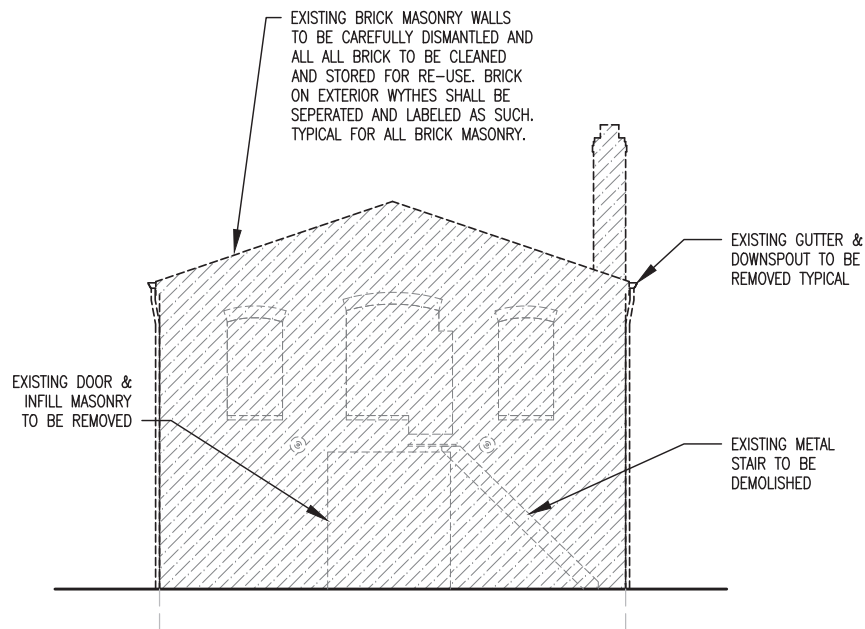
DECONSTRUCTION ELEVATIONS

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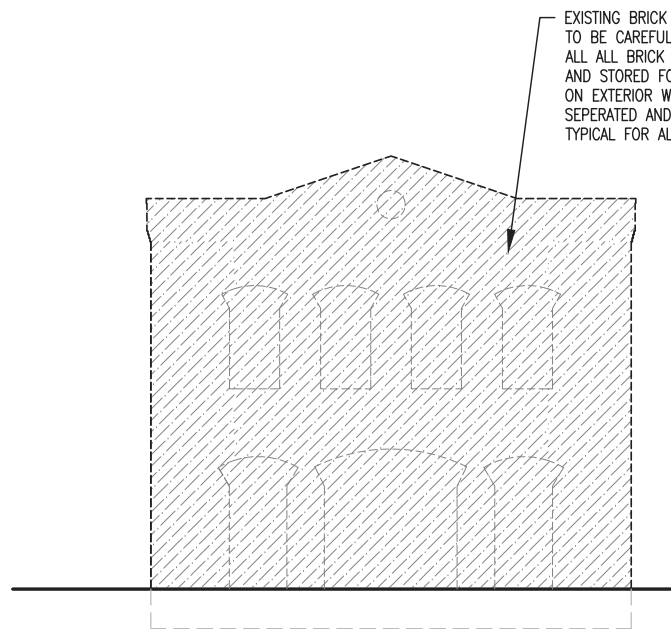
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Project No.: Date:
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SHEET NO.

A20



2
A20 SOUTH DECONSTRUCTION ELEVATION
1/8"=1'-0"



1
A20 NORTH DECONSTRUCTION ELEVATION
1/8"=1'-0"

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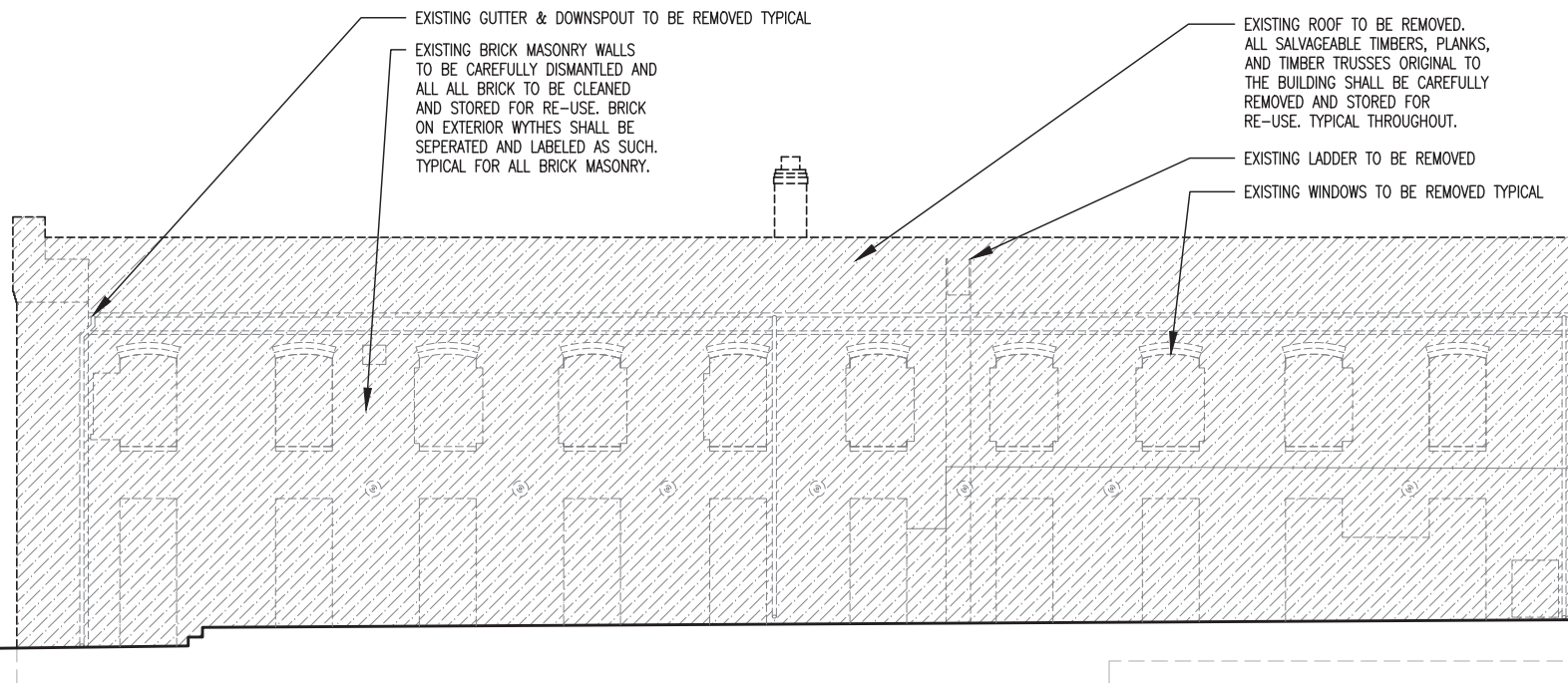
DECONSTRUCTION
ELEVATION

Graphic Scale:

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SHEET NO.

A21



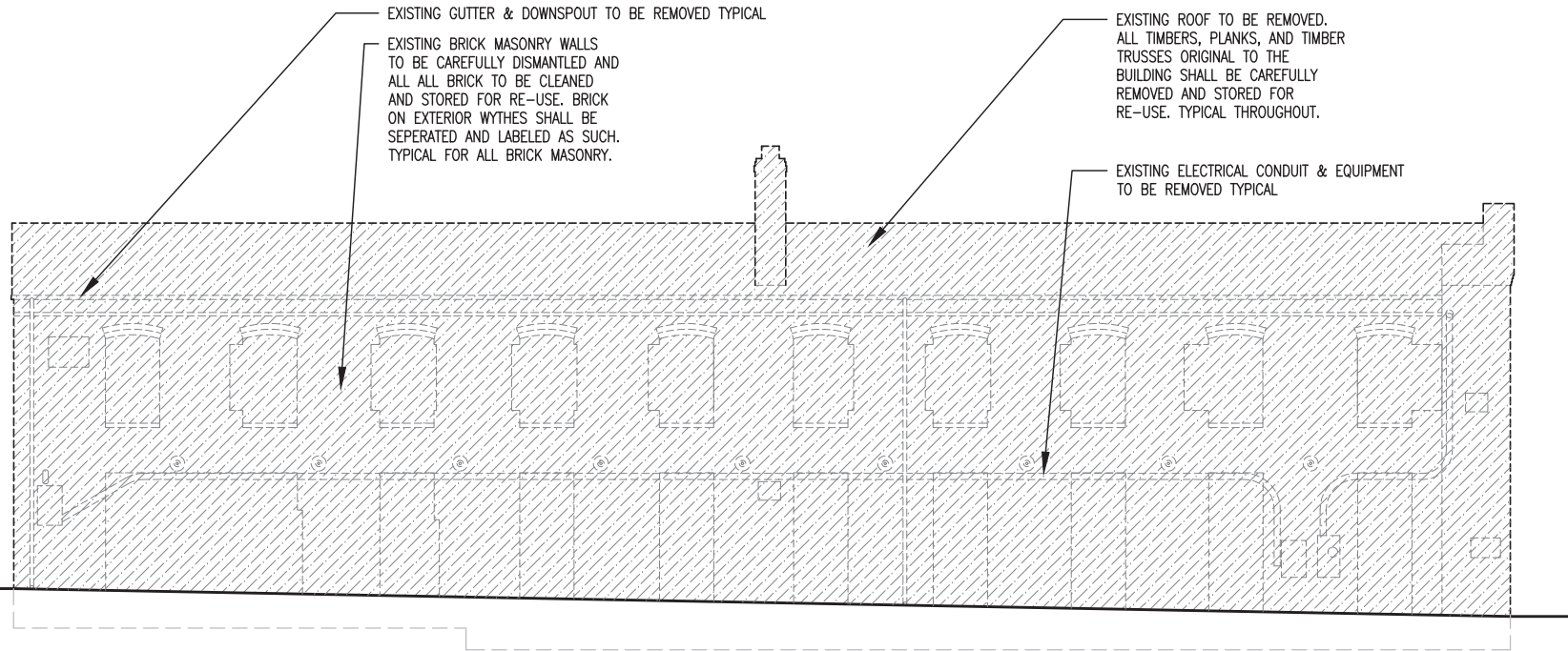
1
A21

WEST DECONSTRUCTION ELEVATION
1/8"=1'-0"

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1 EAST DECONSTRUCTION ELEVATION
A22 1/8"=1'-0"

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DECONSTRUCTION
ELEVATION

Graphic Scale:

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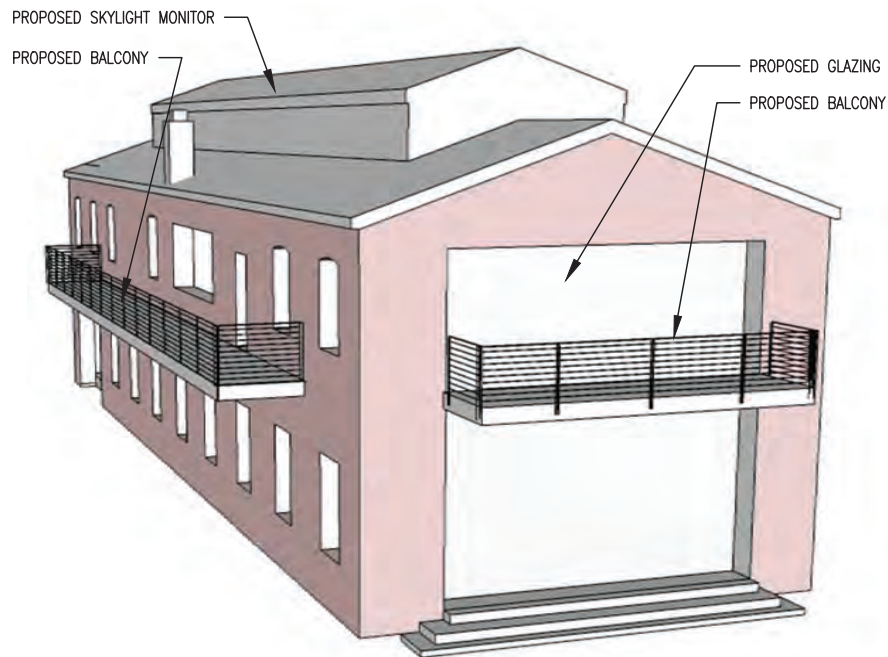
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A22

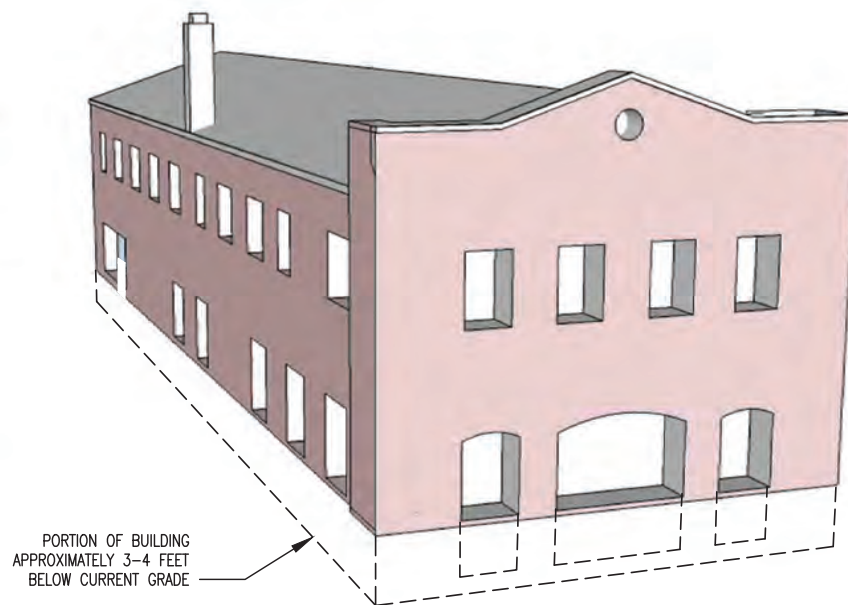
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1 PROPOSED BUILDING MASSING DIAGRAM
A23 SCALE: NA



2 EXISTING BUILDING MASSING DIAGRAM
A23 SCALE: NA

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SUBMISSION

Sheet Title:

MASSING
DIAGRAM

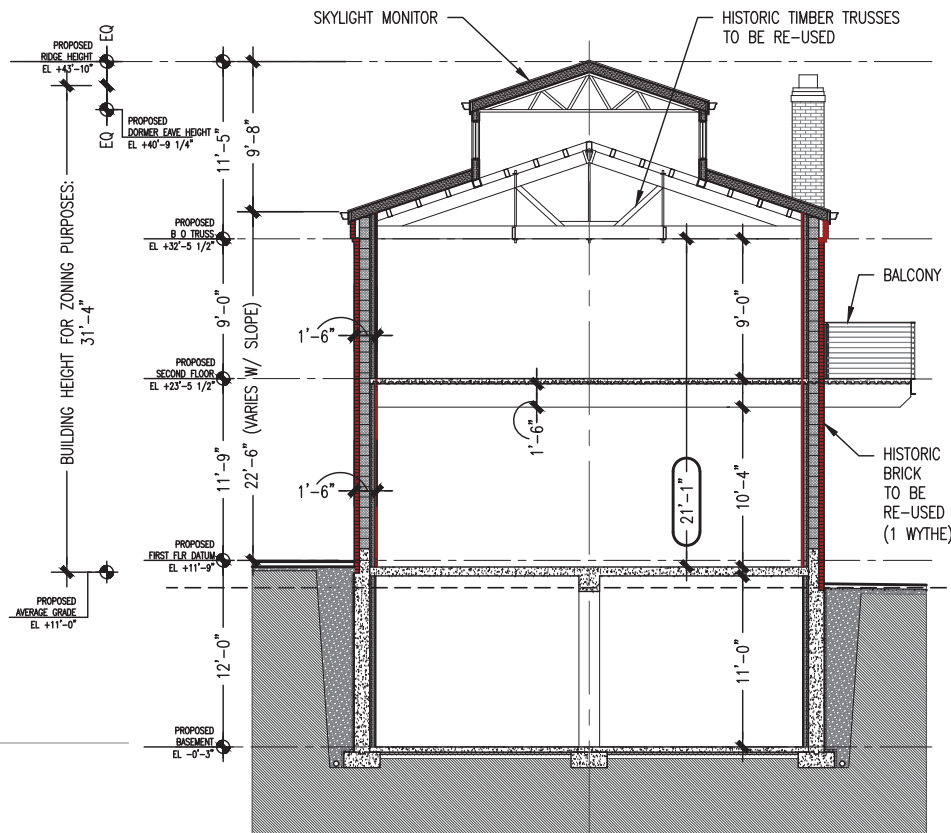
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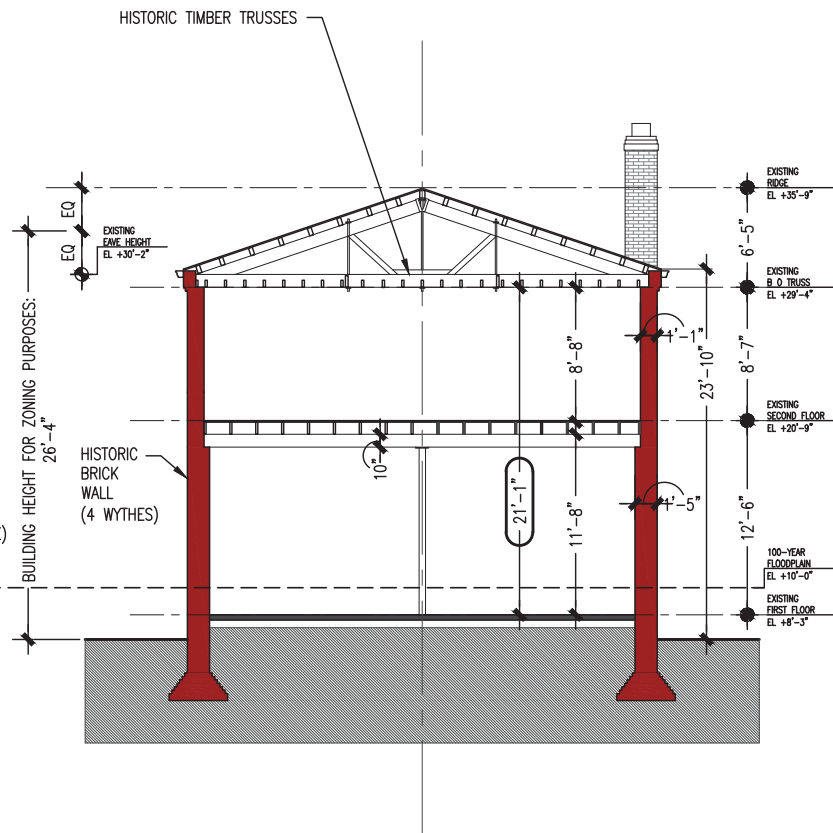
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SHEET NO.

A23

NOTE:
THAT THE SPACING FROM THE TOP OF THE GROUND
FLOOR SLAB TO THE BOTTOM OF THE HISTORIC
TIMBER TRUSSES (21'-1") REMAINS CONSISTENT
FROM THE EXISTING AND PROPOSED.



2
A24 PROPOSED SECTION DIAGRAM
1/8"=1'-0"



1
A24 EXISTING SECTION DIAGRAM
1/8"=1'-0"

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DIAGRAMATIC
SECTIONS

Graphic Scale:

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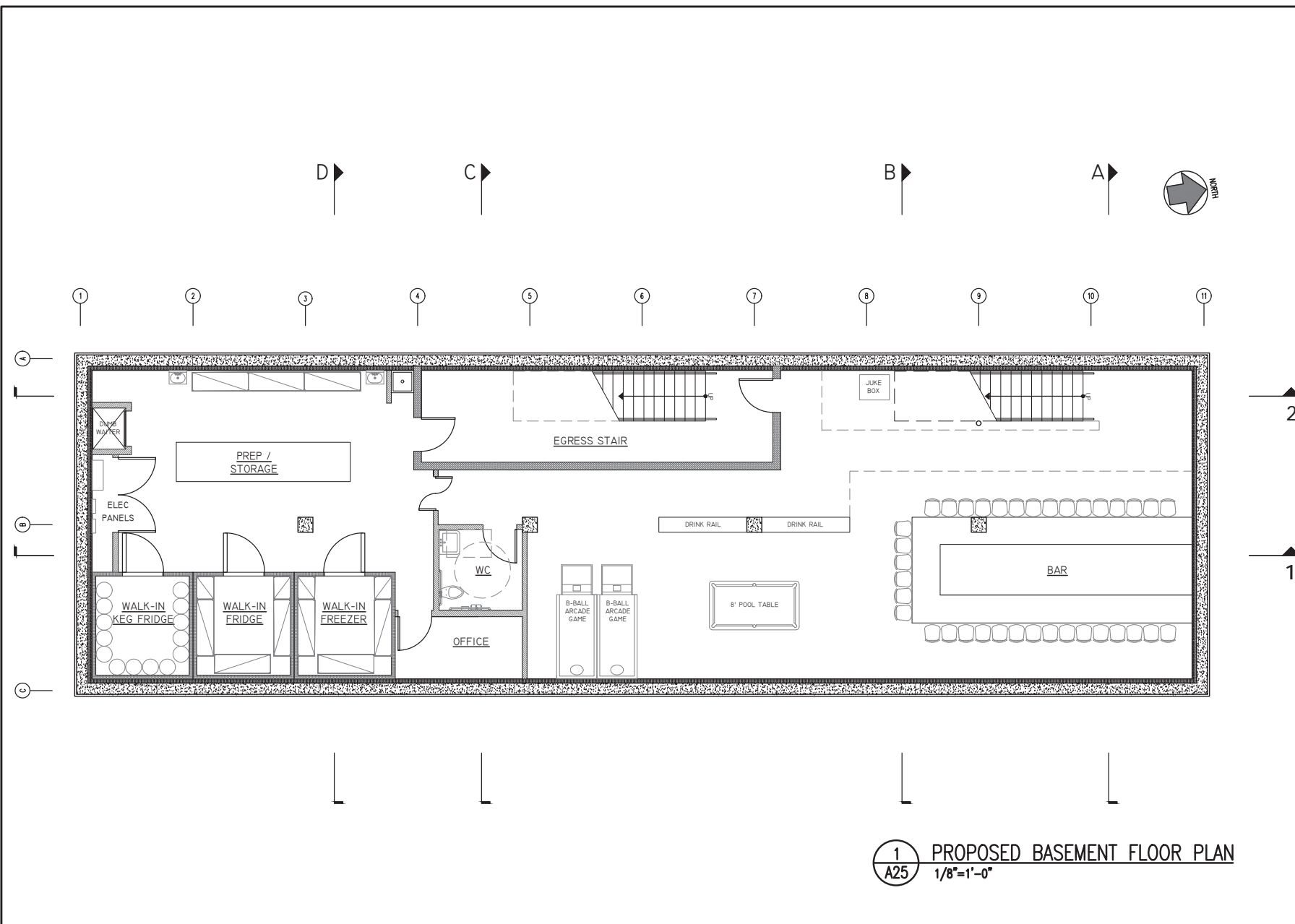
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A24

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1
A25
PROPOSED BASEMENT FLOOR PLAN
1/8"=1'-0"

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PROPOSED
BASEMENT
PLAN

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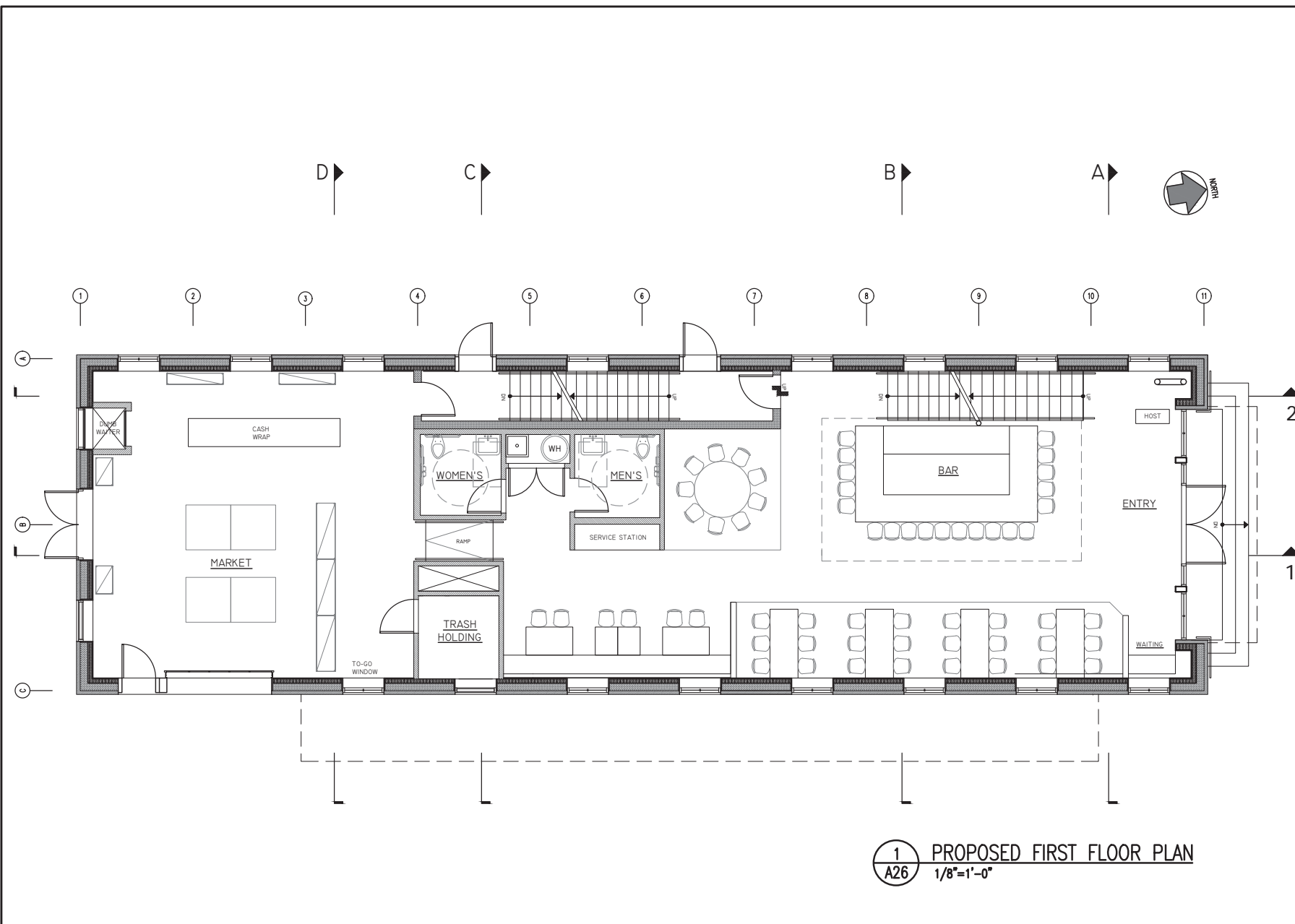
PROPOSED
FIRST FLOOR
PLAN

Graphic Scale:

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SHEET NO.

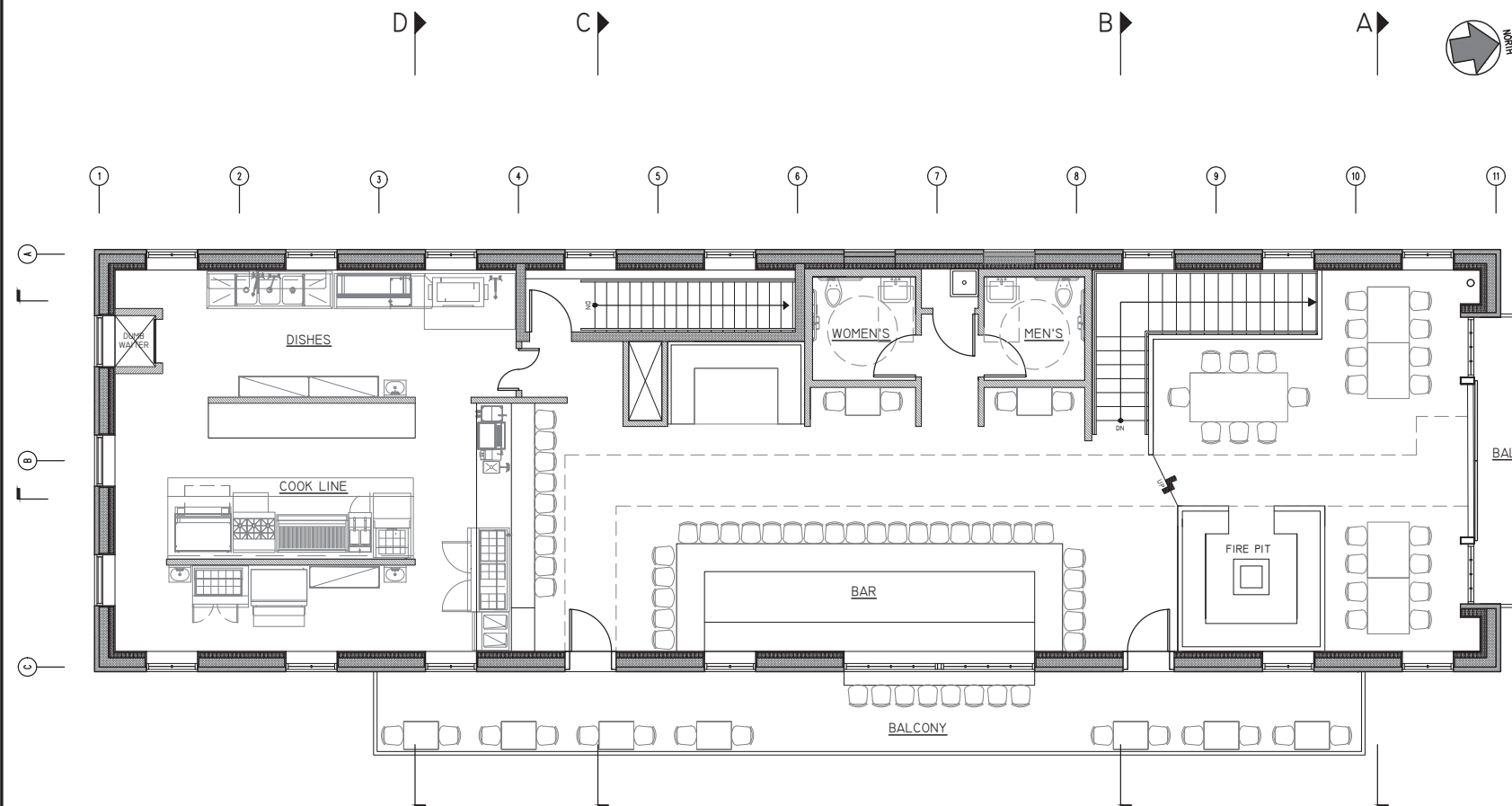
A26



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1
A27 PROPOSED SECOND FLOOR PLAN
1/8"=1'-0"

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Sheet Title:

PROPOSED
SECOND
FLOOR PLAN

Graphic Scale:

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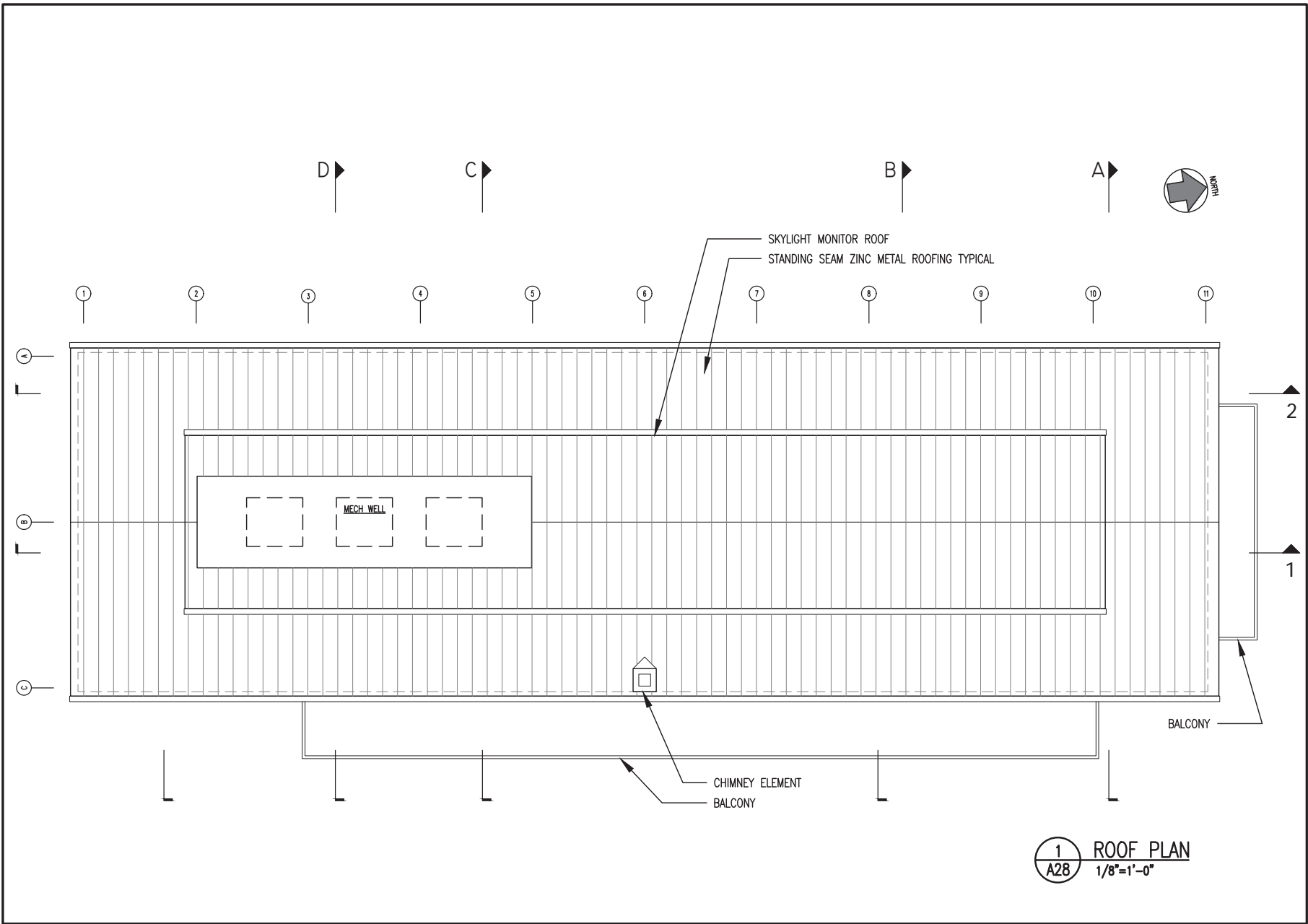
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A27

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Sheet Title:

PROPOSED
ROOF PLAN

Graphic Scale:

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A28

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Sheet Title:

PROPOSED
BUILDING
SECTIONS

Graphic Scale:

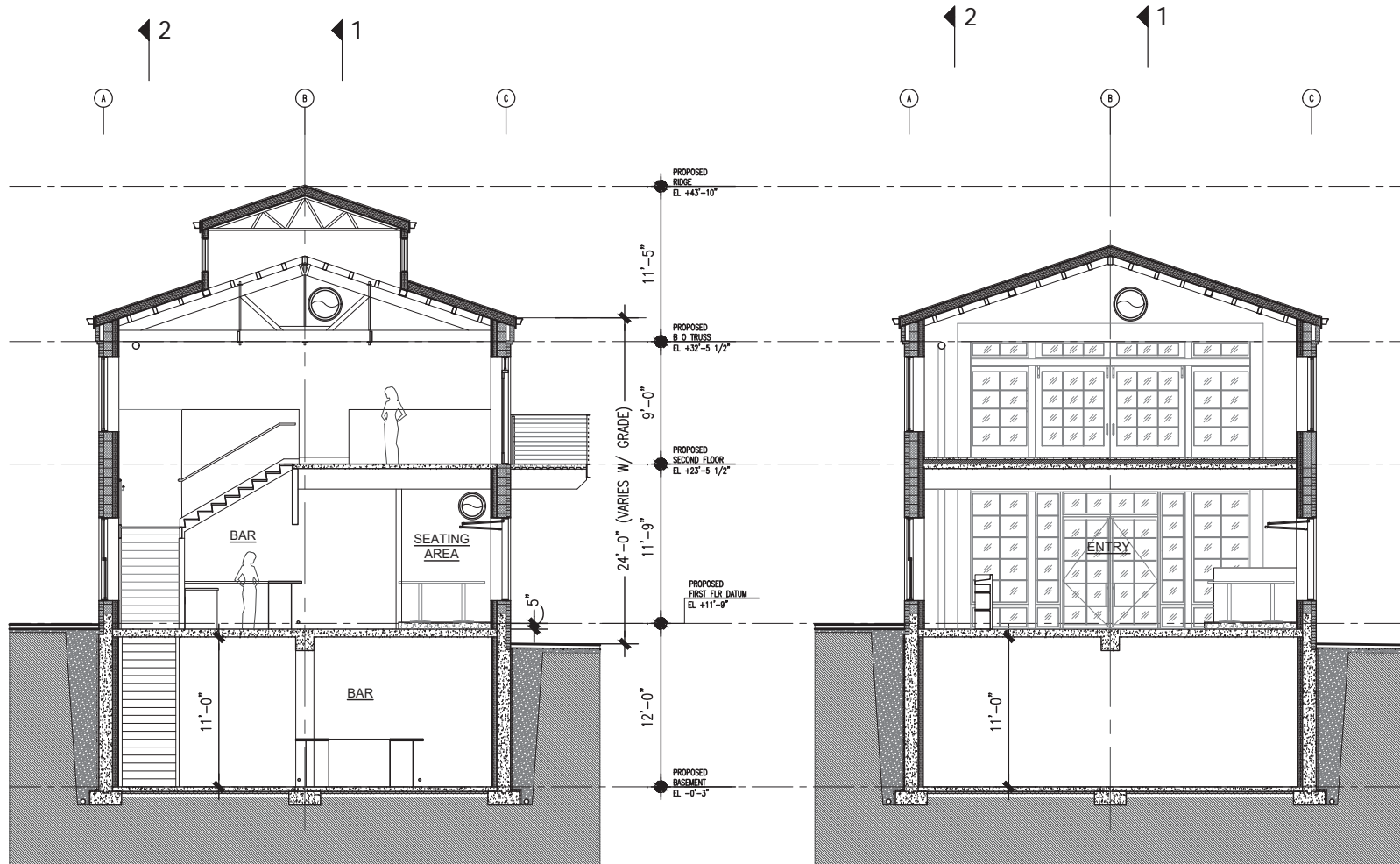
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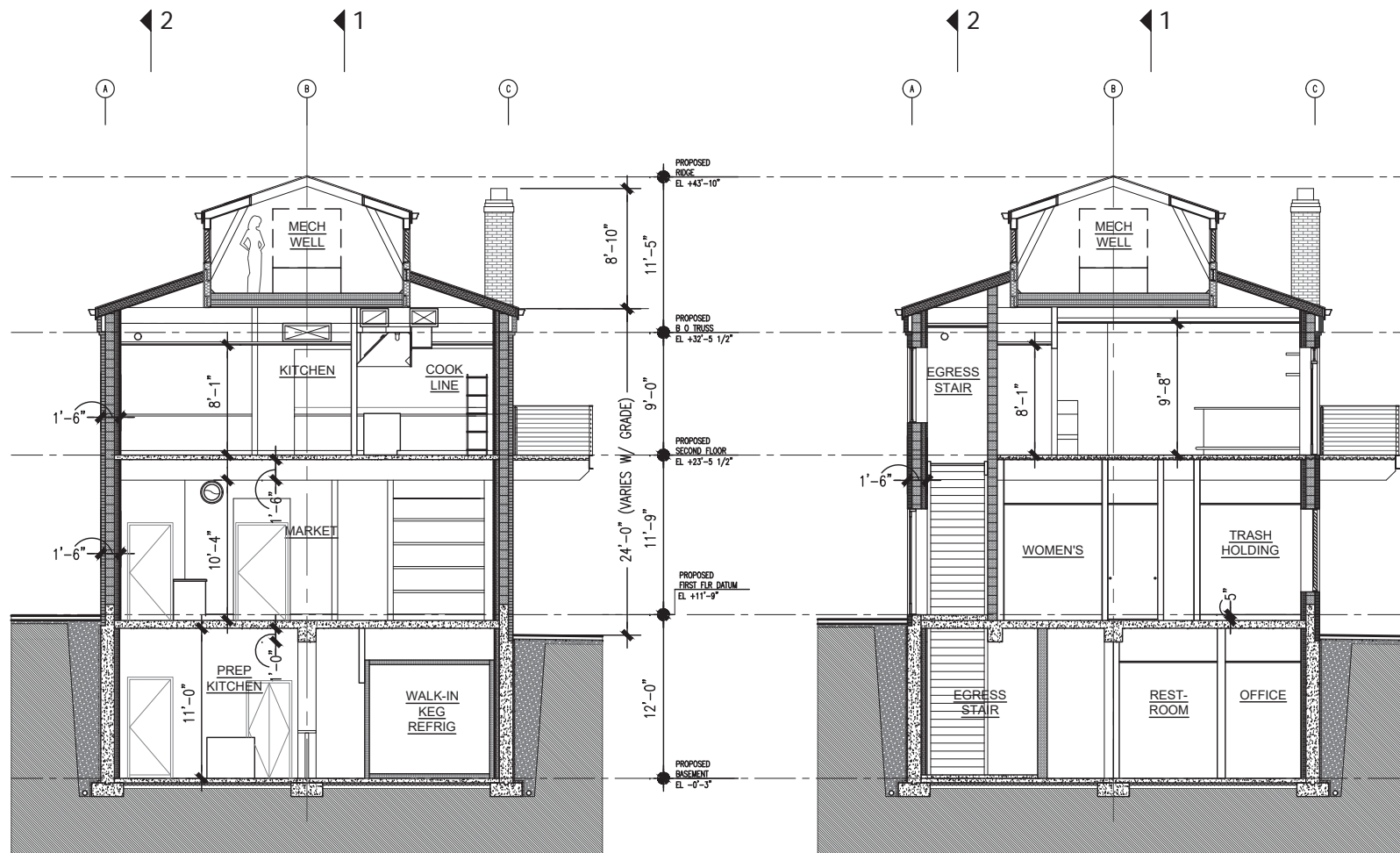
SHEET NO.

A29



2
A29 PROPOSED SECTION 'B'
1/8"=1'-0"

1
A29 PROPOSED SECTION 'A'
1/8"=1'-0"



2
A30
PROPOSED SECTION 'D'
1/8"=1'-0"

1
A30
PROPOSED SECTION 'C'
1/8"=1'-0"

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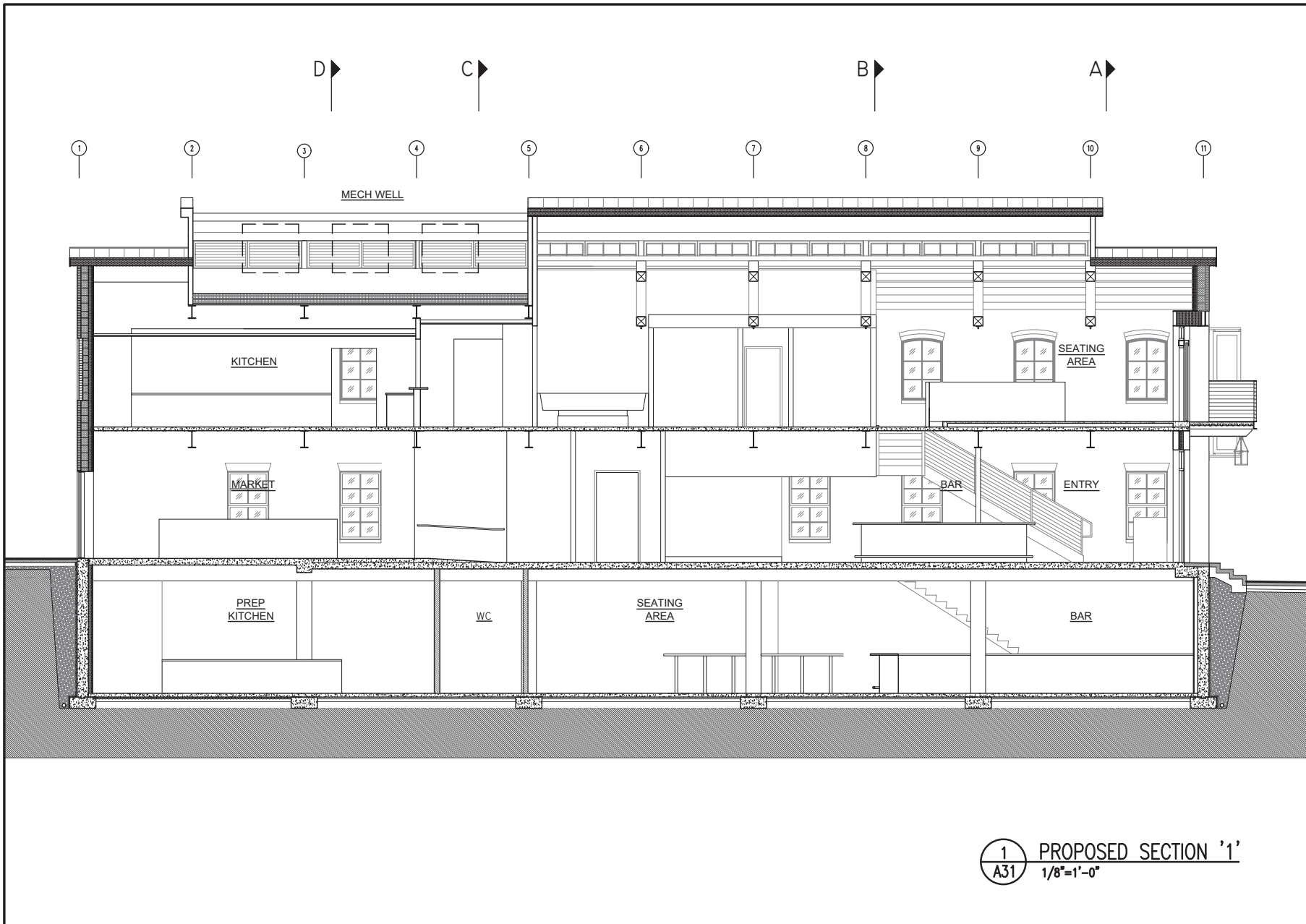
PROPOSED
BUILDING
SECTIONS

Graphic Scale:

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A30



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Sheet Title:

PROPOSED
SECTION

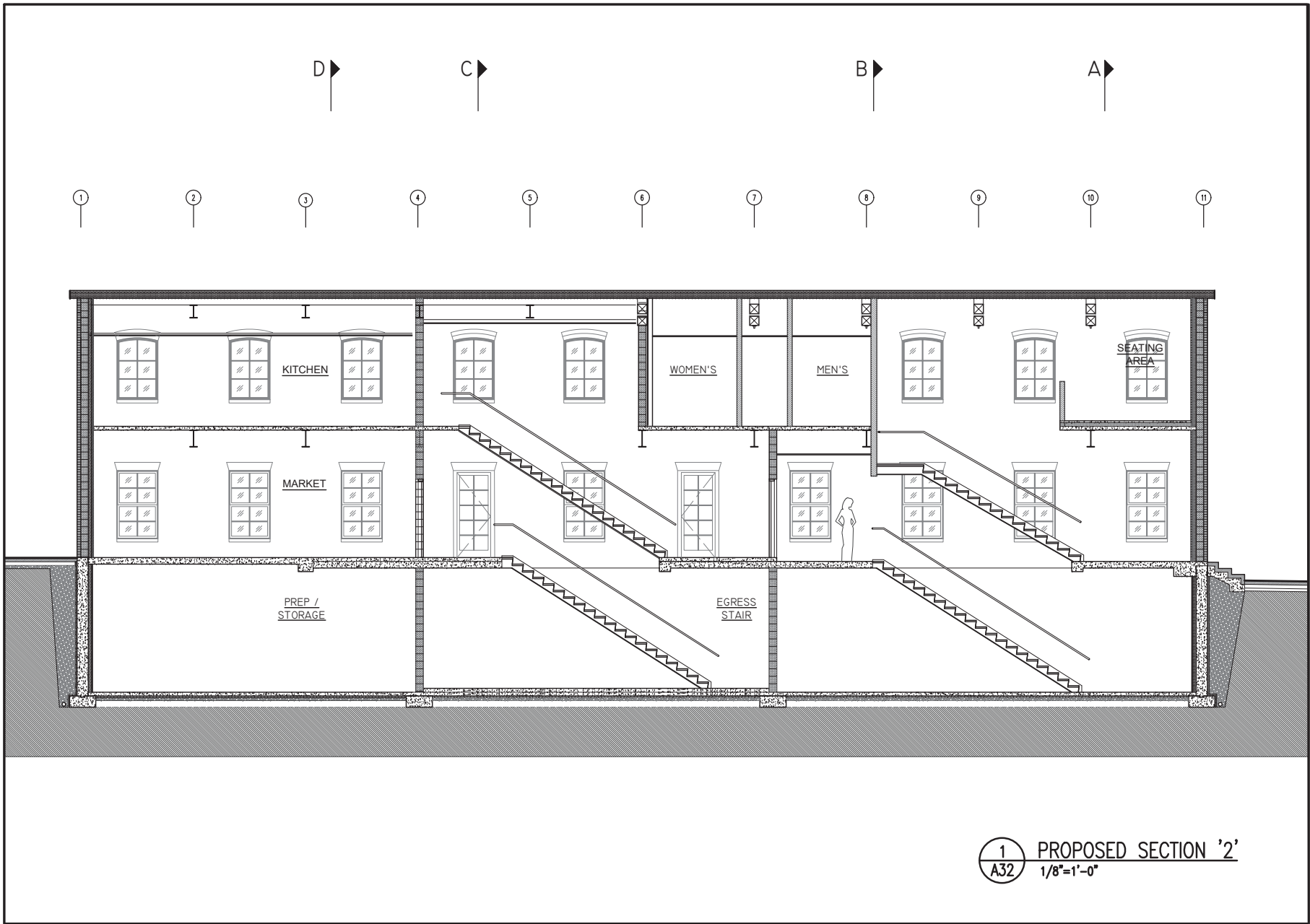
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SHEET NO.

A31



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Sheet Title:

PROPOSED
SECTION

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SHEET NO.

A32

1
A32 PROPOSED SECTION '2'
1/8"=1'-0"

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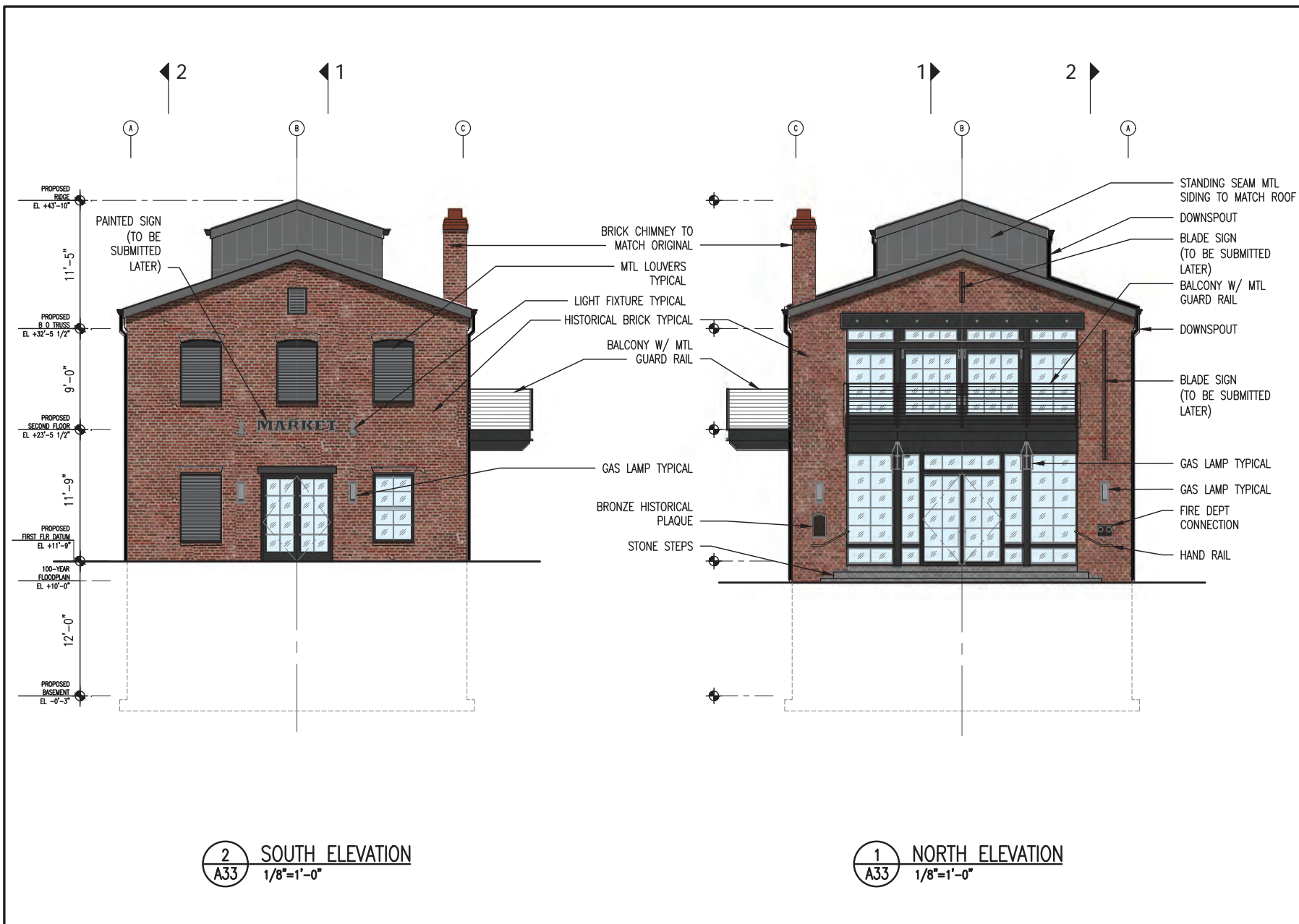
PROPOSED
ELEVATIONS

Graphic Scale:

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ELEVATION

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SHEET NO.

A34



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PROPOSED
ELEVATION

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SHEET NO.

A35

1" VMZ DOUBLE LOCK STANDING SEAM ROOF PANEL

Maximum Dimensions

48' - 0"

On Center

16 7/8"

Seam

1"

Radius

Convex	Concave
R1 48" pre-fab	130' field
R1 30' field	130' field
R2 10' field	10' field

Panels per Crate

40

Coverage

Per LF of Installed Panel

1.4 ft²

Thickness

.7mm, .8mm

Weight per ft² installed

1.20 lb for 16 7/8" OC Panels

*Also available with blank rib stiffener.



UL
Miami Dade Approved
NOA 11-0812.04 expiration: 11/16/2016
CONCEALED FASTENERS
FACTORY MADE EAVE NOTCH ON REQUEST
MINIMUM SLOPE 1:12
BLANK RIB 12" OR LESS 1 RIB
STANDARD PANEL 2 RIBS

Material Colors

QUARTZ-ZINC® ANTHRA-ZINC®

Quick installation. Complete wall panel system.

1.5" VMZ DOUBLE LOCK STANDING SEAM ROOF PANEL

Maximum Dimensions

48' - 0"

On Center

15 7/8"

Seam

1.5"

Radius

Convex	Concave
R1 72" pre-fab	130' field
R1 40' field	130' field
R2 10' field	10' field

Panels per Crate

30

Coverage

Per LF of Installed Panel

1.3 ft²

Thickness

.7mm, .8mm

Weight per ft² installed

1.28 lb for 15 7/8" OC Panels

*Also available with blank rib stiffener.

UL Tested
CONCEALED FASTENERS
FACTORY MADE EAVE NOTCH ON REQUEST
MINIMUM SLOPE 1:12
BLANK RIB 12" OR LESS 1 RIB
STANDARD PANEL 2 RIBS



Material Colors

QUARTZ-ZINC® ANTHRA-ZINC®

Quick installation. Complete wall panel system.

@ ALL ROOFS TYPICAL



Material Colors

NATURAL ZINC QUARTZ-ZINC® ANTHRA-ZINC®

HALF ROUND GUTTER

Size 5" (280mm)	Size 6" (333mm)	Size 7" (400mm)
Gauge .7mm	Gauge .7mm	Gauge .7mm
Length 18' (5.5m)	Length 18' (5.5m)	Length 18' (5.5m)

This product is available through Ornametals.
Please visit www.ornametals.com for more information.



Material Colors

NATURAL ZINC QUARTZ-ZINC® ANTHRA-ZINC®

DOWNSPOUT

Size 3.1" (80mm)	Size 4" (100mm)	Size 4.7" (120mm)
Gauge .7mm	Gauge .7mm	Gauge .7mm
Length 9' - 10" (3m)	Length 9' - 10" (3m)	Length 9' - 10" (3m)

This product is available through Ornametals.
Please visit www.ornametals.com for more information.



ASTM B69-13

VMZINC products sold in North America meet the ASTM B69-11 norm for Architectural zinc type 1

Dimensions & Permissible Variations

8.1 Thickness - The permissible variations in thickness of rolled zinc shall be as specified in **Table 3**, along the length of the coil shall be made within 12 in. (305 mm) of each other, nor shall measurement in any one line across the width of the coil be used as a basis of rejection.

8.2 Width - The permissible variations in width of all types of rolled zinc shall be as specified in **Table 4**.

8.3 Length - The permissible variations in length in all types of rolled zinc shall be as follows: sheets, strips, and plates may be ordered to exact lengths with the following variations in length permitted, ± 0.125 in. (3.2 mm), or to a tolerance range agreed to by buyer and seller. For Architectural Rolled Zinc (ZXXXXX), the permissible variation in length is ± 0.2 in. (± 5 mm).

8.4 Slide wise Bend and Curvature (Camber) - Type I rolled zinc in length over 10 ft (3048 mm) shall not exhibit side-wise bend or curvature in excess of 1 in. (25.4 mm) in any length of 10 ft, or to a tolerance range agreed to by buyer and seller.

Chemical Composition of Rolled Zinc Alloys

Alloy (UNS)	Cu	Pb	Fe	Cd	Ti	Al	Sn	Mn	Mg
Architectural Rolled Zinc Type 1	0.08 to 0.20	-	-	-	0.07 to 0.12	0.001 to 0.015	-	-	-

Zinc: balance by difference. The total of Pb, Fe, Sd, Sn, Mn, and Mg must not exceed 0.005% max.

Mechanical Properties of Rolled Zinc Alloys

Alloy (UNS)	Tensile Strength		Elongation %	Hardness HR15T
	ksi	mpa		
Architectural Rolled Zinc Type 1	14 - 38	96 - 262	10 - 70	54 - 74

Table 3 Permissible Variations In Thickness of Rolled Zinc

Thickness, in. (mm)	Tolerance, in. (mm)
0.009 (0.229 and under)	10 % of thickness
0.010-0.030 (0.254 to 0.762)	± 0.001 (0.0254)
0.031-0.060 (0.787 to 1.524)	± 0.002 (0.0508)
0.061-0.090 (1.549 to 2.286)	± 0.003 (0.0762)
0.091-0.125 (2.311 to 3.175)	± 0.004 (0.1016)
0.126 and above (3.200 and above)	± 0.007 (0.1270)

Table 4 Permissible Variations In Width

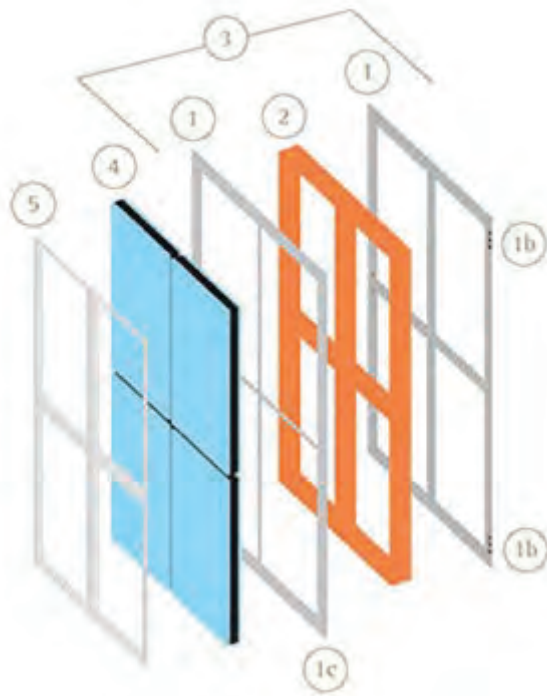
Width Form	Tolerance, in. (mm)
Slit widths	± 0.010 (0.254)
Sheared widths	± 0.062 (1.575) Type I

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Thermally-Broken Steel Windows and Doors

Technology

Arcadia Custom' thermal steel technology was fueled by the need to produce a steel window and door that would meet the ever increasing stringent energy efficiency building codes of today and tomorrow while not losing any of the classic, timeless aesthetics that steel windows and doors have become known for. Thermal steel is a unique patent pending process utilizing modern materials and state-of-the-art computerized machinery that produce the most precise, energy efficient steel window and door on the market today.



1. **Lasers are used to cut windows and door parts** out of 10 gauge stainless steel plates.
 1. **Computerized Lasers** ensure a level of precision and squareness not available through traditional means of manufacturing.

2. **Lasers cut all hardware and screw holes** to guarantee accurate locations.
 3. **Rectangular Plates are cut from single plates of steel** so there are no welds at the corners, thus ensuring a smooth seamless finished surface.
 4. **Stainless Steel** ensures it will not rust.
-
2. **GRP (Glass Reinforced Protrusion)**, a thermal-break material, is a specifically engineered structural thermal insulator that is cut and processed using CNC equipment
 3. **Stainless Steel Plates and GRP are bonded together** through a structural bonding process called “Thermal Mechanical Fusion”. This creates the finished frame, window sash, and door panel assemblies.
 4. **High-performance insulated glass** is installed in a controlled factory environment utilizing structural glazing techniques ensuring against water penetration.
 5. **A fully welded decorative glazing frame is installed as one piece.** This method provides a clean, precise finish fit with no unsightly open glazing-joints seen with typical installations.

Provided by:

Address

Sage Custom, Scott Ricker

138 Merrimack Way

Arnold, MD 21012

Email

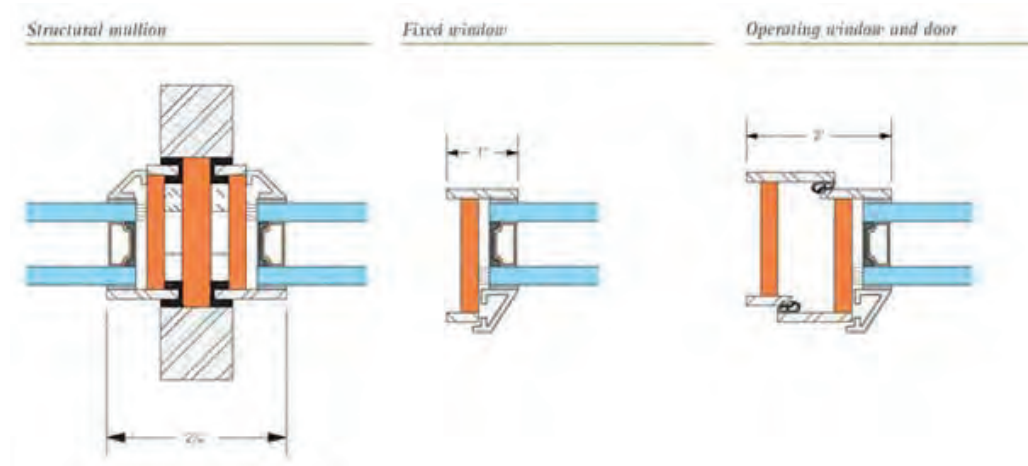
scott@sagecustom.com

Phone

410.991.4866

Details

The hallmark of our thermal steel windows and doors comes from the durability of steel coupled with minimal aesthetics. With profile widths of one to two inches, we can produce narrow sight-lines and a lightness to the frame for a clean, crisp, modern look that provides security and increased durability over wood door alternatives.



Available Materials

Stainless Steel & Corten Steel

Flexibility

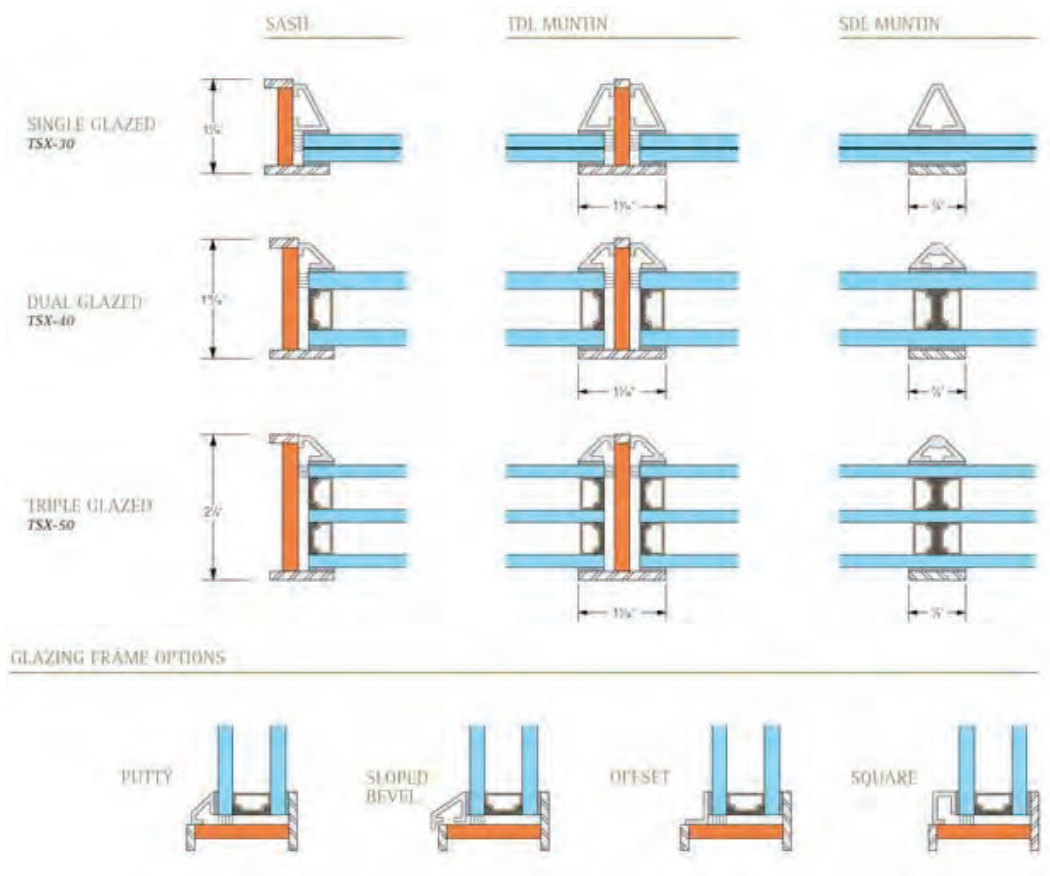
Arcadia Custom' thermal steel construction and manufacturing capabilities allow for a level of design flexibility not seen in the steel window industry. Whether it is an irregular shaped window, unique door configuration, custom finish color, or an “architecturally correct” muntin bar detail, we have the expertise and product to meet your requirements.

- Large format oversize doors and windows
- Unlimited door and window configuration
- Mulling options that can create walls of glass
- Radius and curved-in plane designs
- Complete product lines:

- Fixed
 - Transoms
 - In-swing/Out-swing Casements
 - In-swing/Out-swing doors
 - Bi-fold Door Units
 - Sliding Door Units
 - Pivot Doors
 - Custom Designs
- Screen options:
 - Fixed
 - Sliding
 - Retractable

Glazing Options

- **Single Glazed** – $\frac{3}{8}$ " **thick glass** available in annealed, tempered, or laminate
- **Dual Glazed** – $\frac{1}{4}$ " individual panes with $\frac{5}{8}$ " air space for $1\frac{1}{8}$ " over all glass thickness (** standard product)
- **Triple Glaze** – $1\frac{9}{16}$ " over all glass thickness
- **Muntins available** in either Simulated Divided Light (SDL) or True Divided Light (TDL)



Performance

Thermal Performance

- NFRC Certified
- U-Values as low as 0.26
- The best energy performance in the steel window industry, with values rivaling high-performance wood windows
- Factory glazing means products will *ship* with NFRC label attached to glass

Condensation Resistance

- Thermally Broken design greatly reduces the chance of condensation seen with most steel and aluminum window construction.
- Product has gone through Condensation Resistance, or “CR”, testing with results similar to high-performance wood windows.

Stainless Steel Construction

- Stainless steel construction with paint finish means your door and windows will never develop “Structural Rust”.
- Chromium found in stainless steel prevents the migration of rust. Mild steel does not have this same natural protection.

Third-Party Testing

- Our product has gone through extensive independent engineering testing for air infiltration, water infiltration, design pressure, and structural testing.
- Arcadia Custom meets or exceeds industry standards in all these categories.

Strongest Warranty in the Industry

- We offer a 20-year warranty on our doors, windows and glass, the longest and most comprehensive warranty in the industry.
- As the product ships with the glass installed from our factory, you have “complete” warranty coverage from one company, unlike the typical limited coverage where the window manufacturer only covers their steel components, the glass manufacturer only covers their glass and the “onsite” glazer typically warranties nothing. This typical industry distribution model creates no real ownership of the warranty for the homeowner.
- Be assured that your investment is well protected from a single company with a 30 year track record, taking sole responsibility for workmanship and performance.

Window Elevations



FIXED OVER
AWNING



FIXED OVER
HOPPER



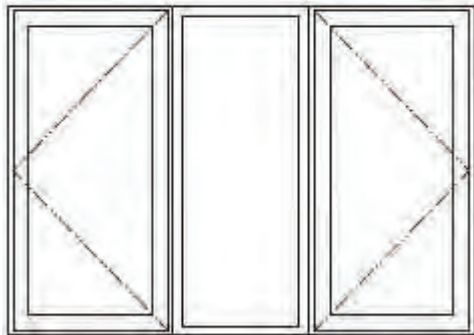
OPERABLE
OVER FIXED



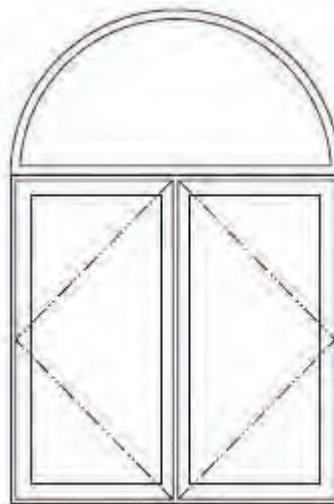
FIXED OVER
OPERABLE



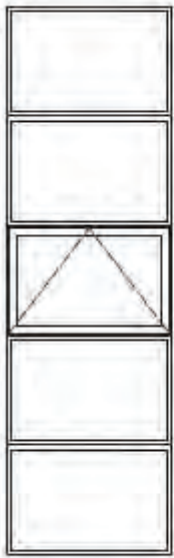
OPERABLE
OVER
OPERABLE



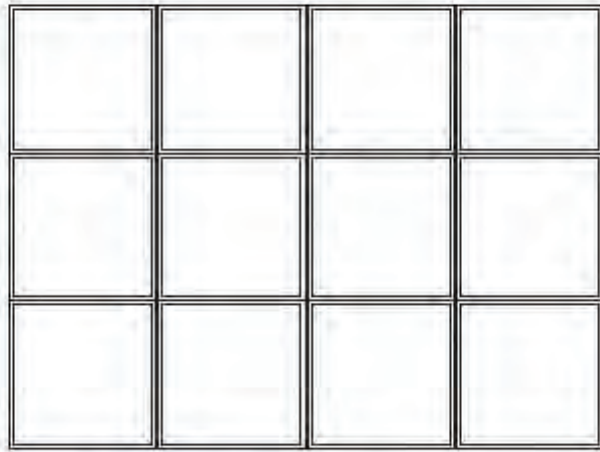
LEFT, FIXED, RIGHT



1/2 ROUND TRANSOM OVER
OPERABLE

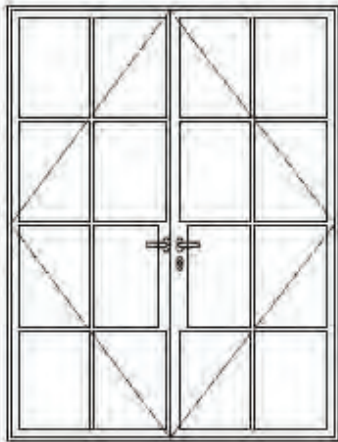


FIXED/
OPERATING



FIXED WINDOW WALL

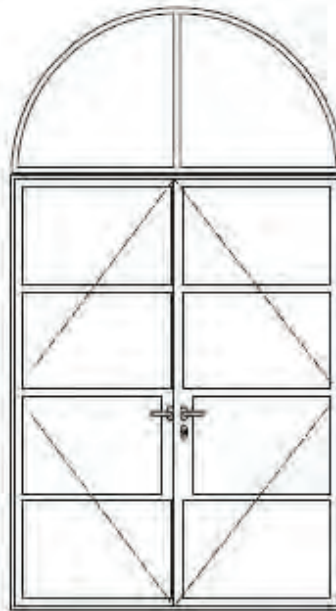
Door Elevations



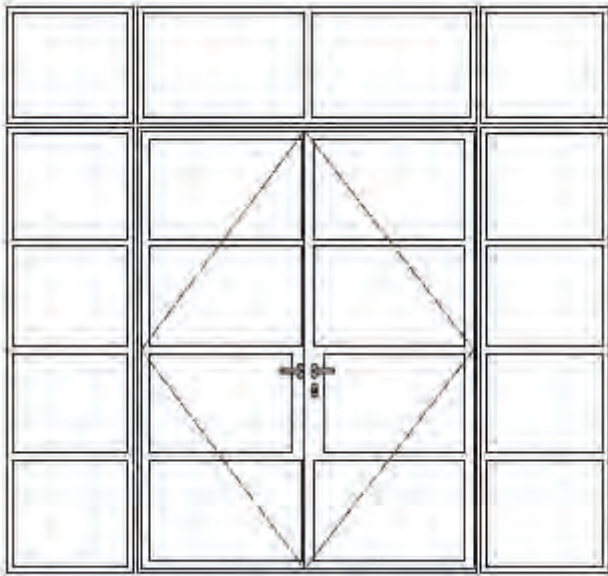
PAIR



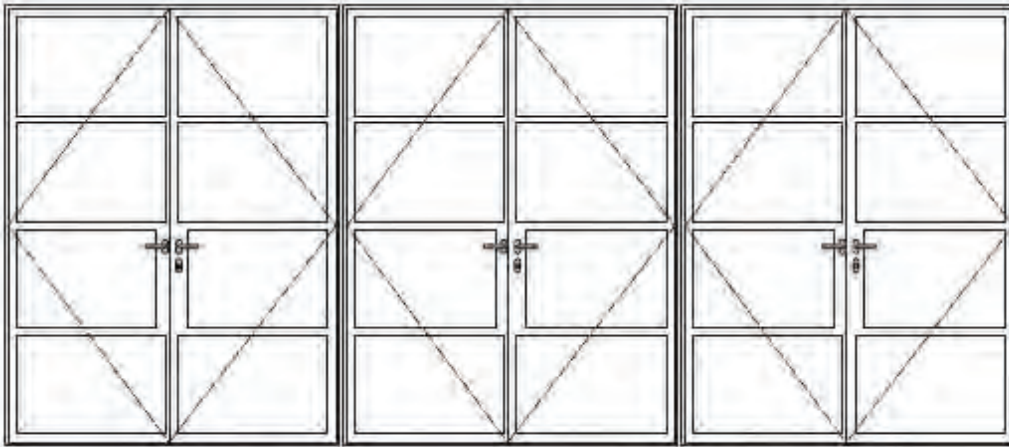
AWNING
OVER DOOR



1/2 ROUND TRANSOM
OVER PAIR

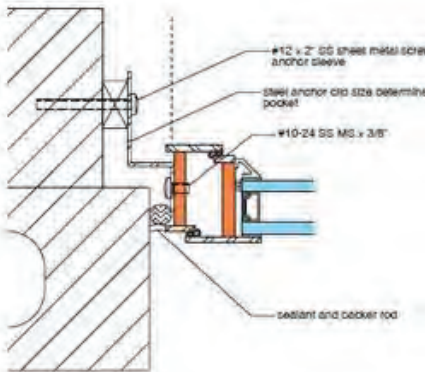


SIDELIGHT/TRANSOM DOOR SYSTEM

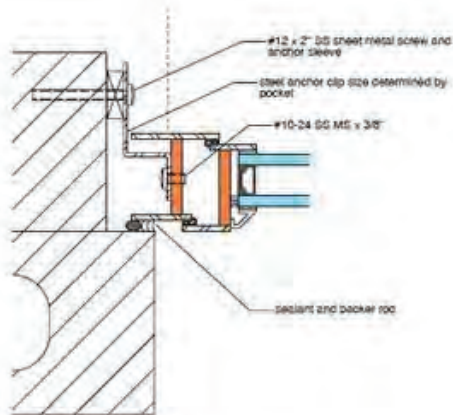


MULLED FRENCH DOOR SYSTEM

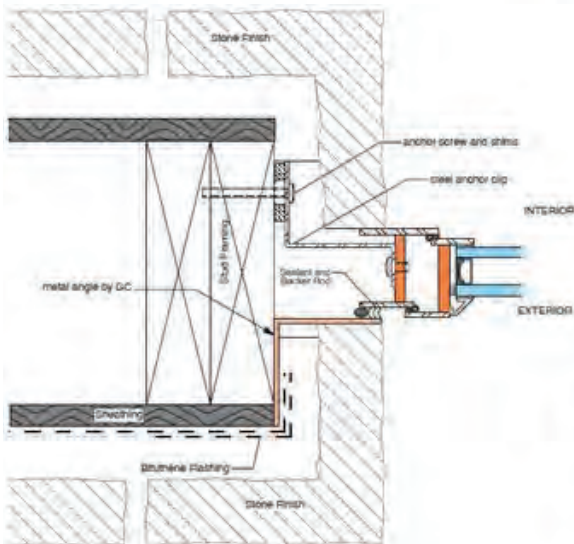
Metal installation clips



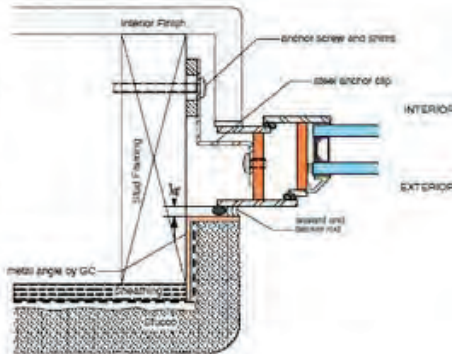
BRICK - FLUSH INSTALLATION



BRICK - LAP INSTALLATION
(Shown with extended frame)

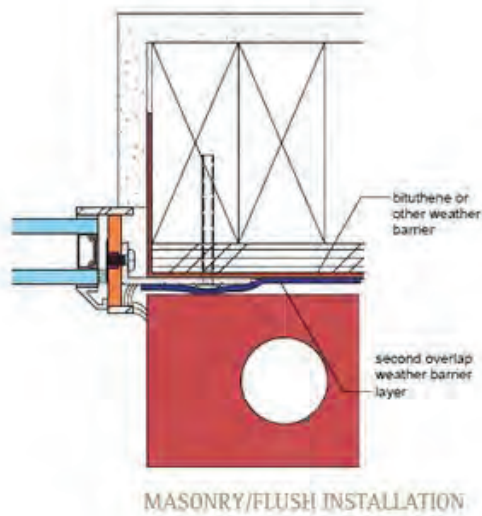
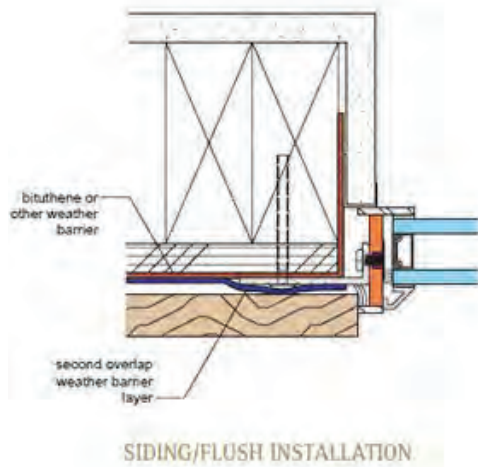


STONE - LAP INSTALLATION
(Shown with extended frame)

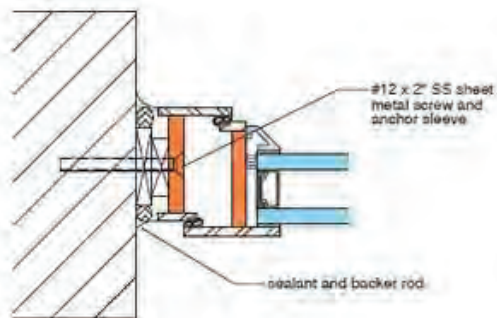
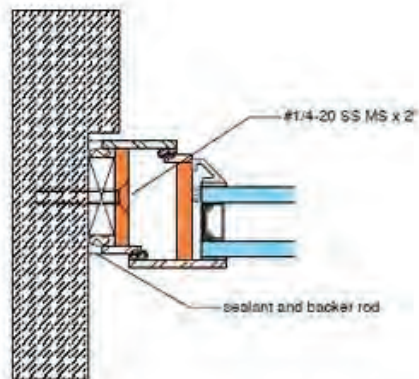


STUCCO/DRYWALL LAP INSTALLATION
(Shown with extended frame)

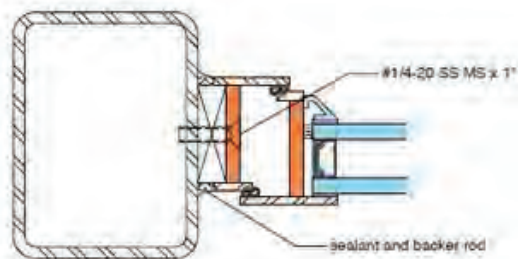
Metal nail flange



Direct Anchor



Operating units only.









SINGLE-SWING HYDRAULIC SYSTEM

INNOVATIVE, PRECISE, EFFORTLESS

GAURANTEED SATISFACTION

The Single-Swing is the premier, hydraulically-operated, single-piece system in the market today. With simple, controlled elegance, the Single-Swing System eliminates the interior boundary you *thought* was confining you and replaces it with pure, unadulterated nature.

REACHING YOUR FULL HEIGHT

The Single-Swing System opens fully to 90 degrees, providing almost the entire rough opening height as clear, unfiltered view.

SIMPLICITY

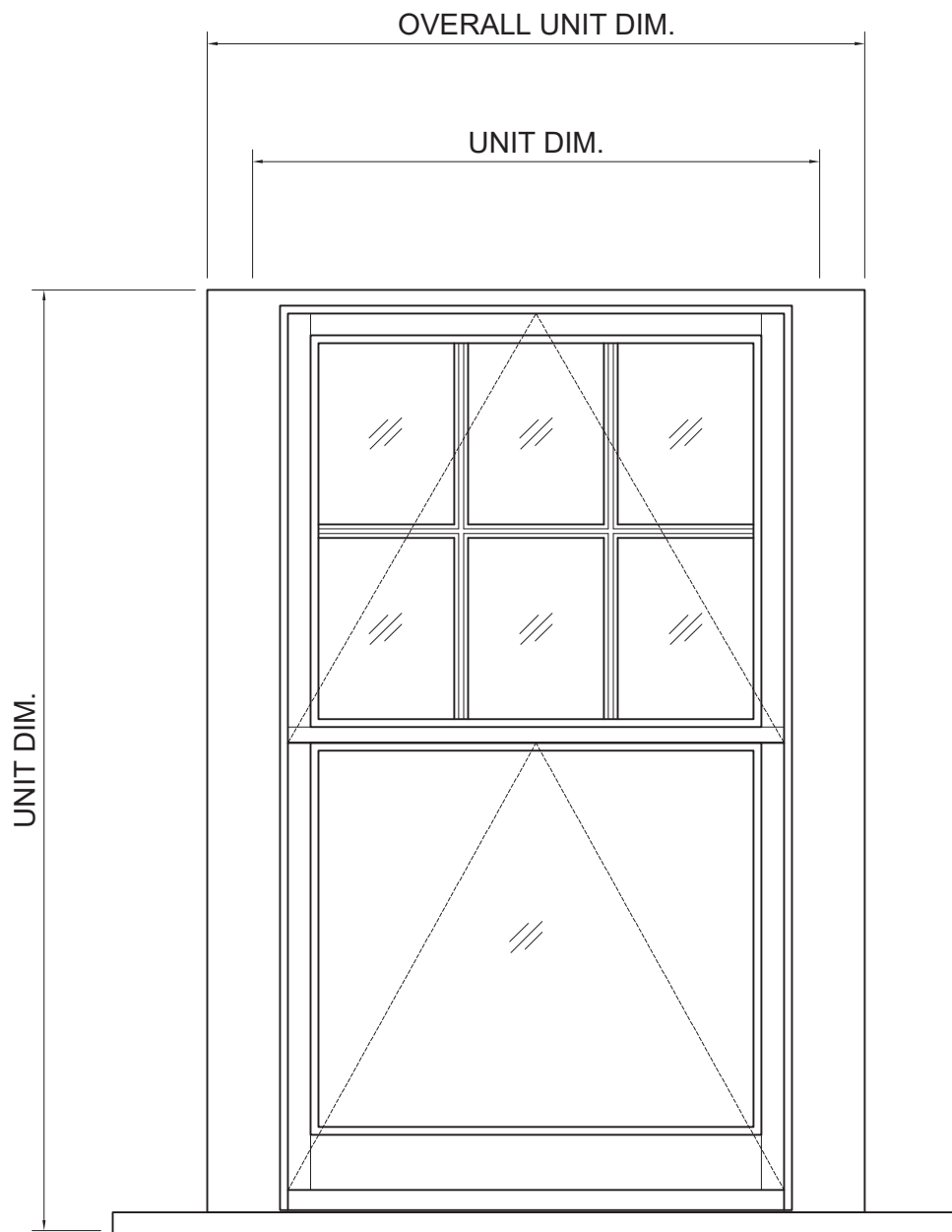
The incorporated mounting frame allows for the easiest install in the market. Operation is hassle-free and maintenance is minimized.

FINISH

Though glass is most common, the Single-Swing System may be clad with virtually any material allowing the customer to best match their surrounding environment



@ FIRST FLOOR -
EAST & WEST
ELEVATIONS

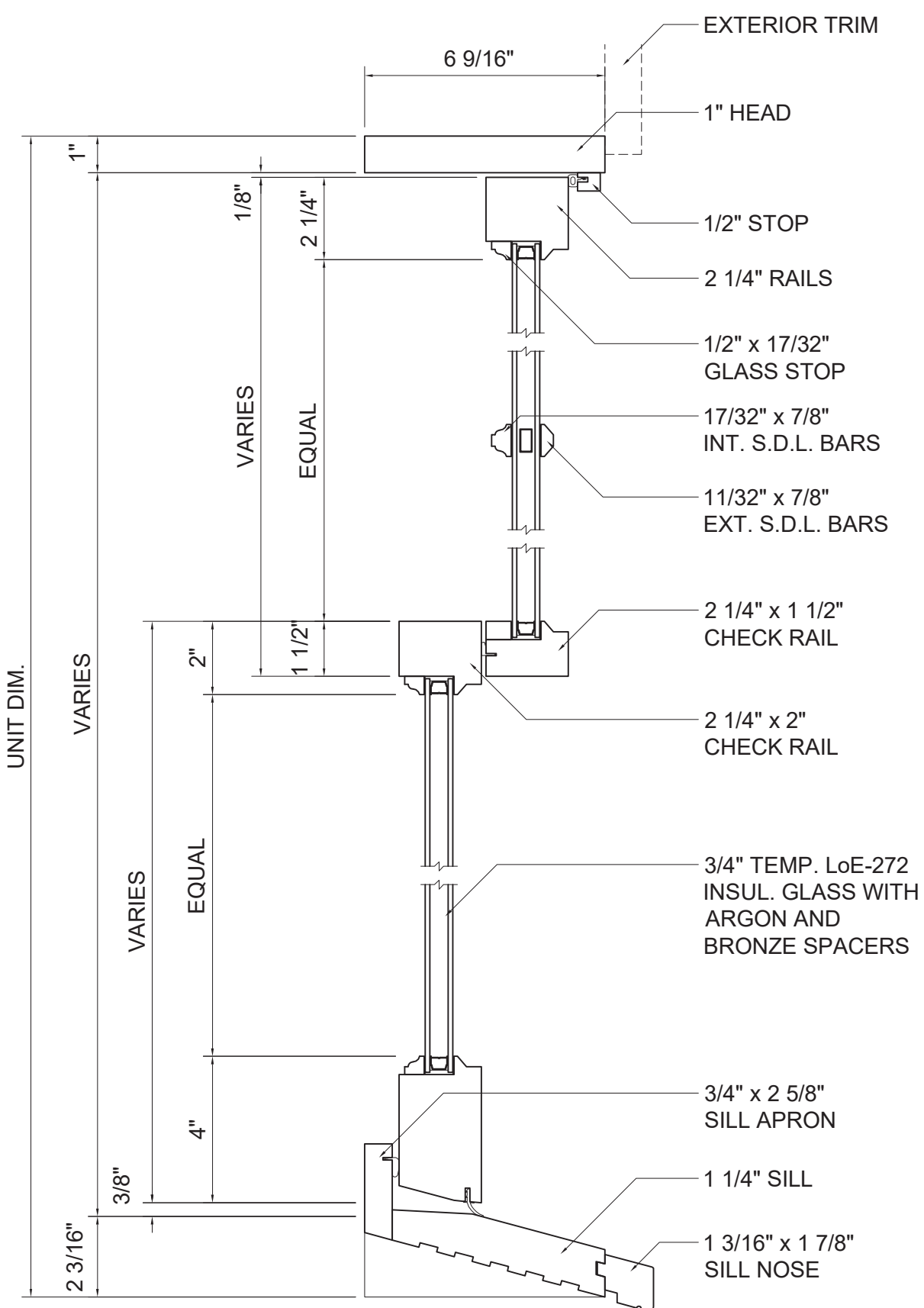


®* 2017 Rochester Colonial Mfg. Corp



Phone: (800) - 321 - 8199
(585) - 254 - 8191
Fax: (585) - 254 - 1768

Series 5000 FoldUp+In DH (Sill)
Elevation

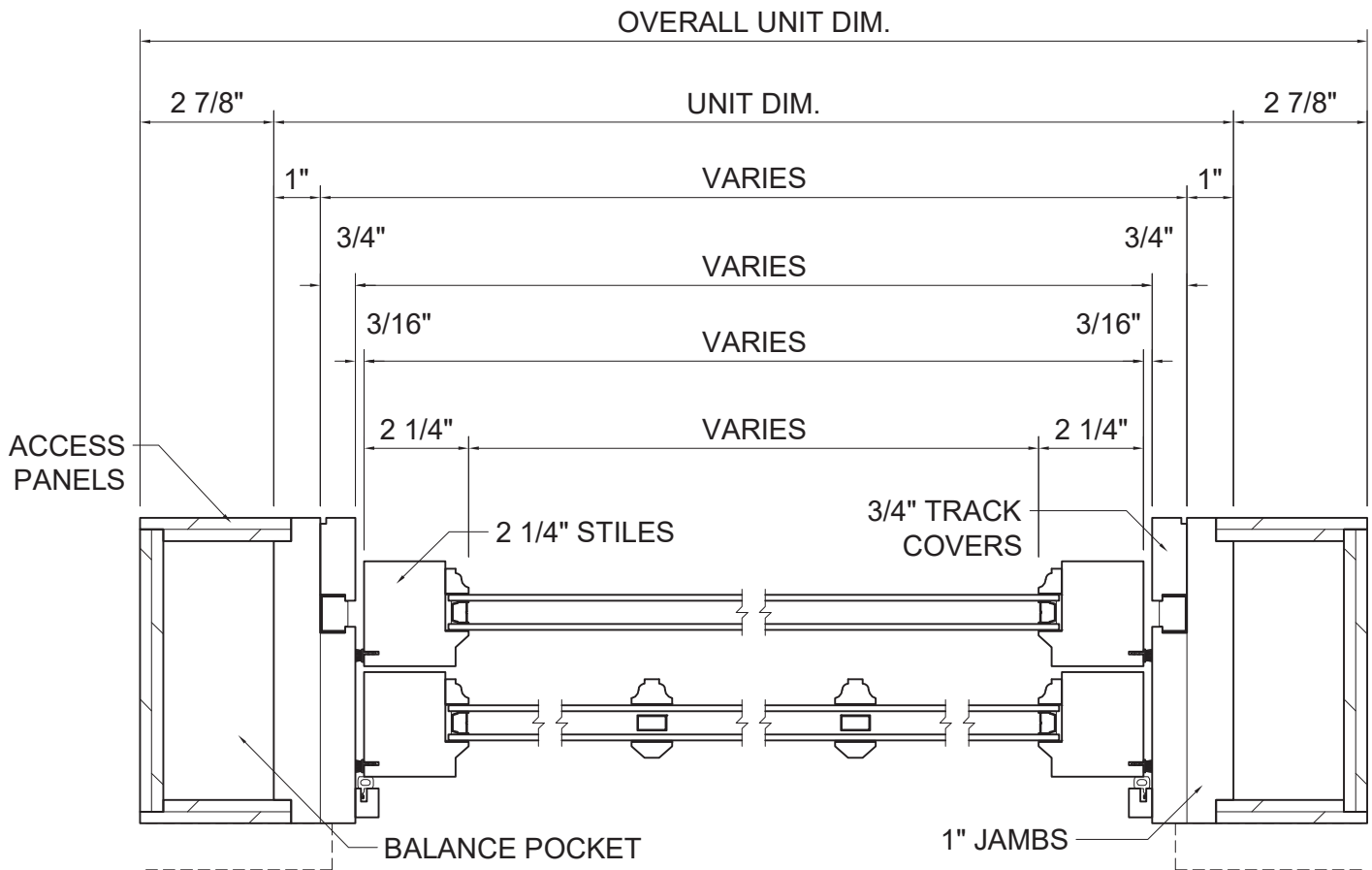


® * 2017 Rochester Colonial Mfg. Corp



Phone: (800) - 321 - 8199
 (585) - 254 - 8191
 Fax: (585) - 254 - 1760

Series 5000 FoldUp+In DH (Sill)
 Section Details

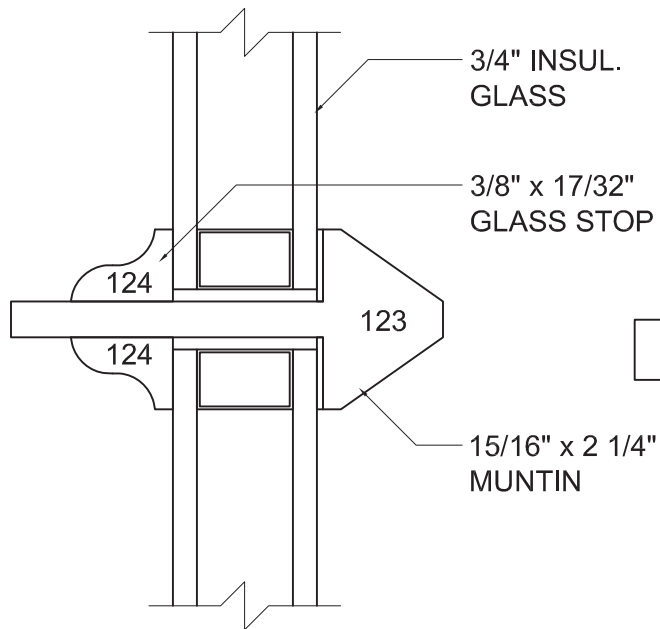


® * 2017 Rochester Colonial Mfg. Corp

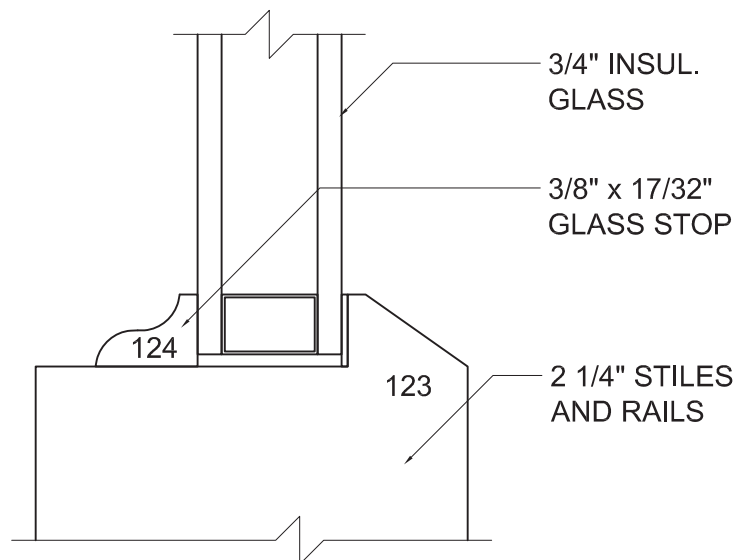
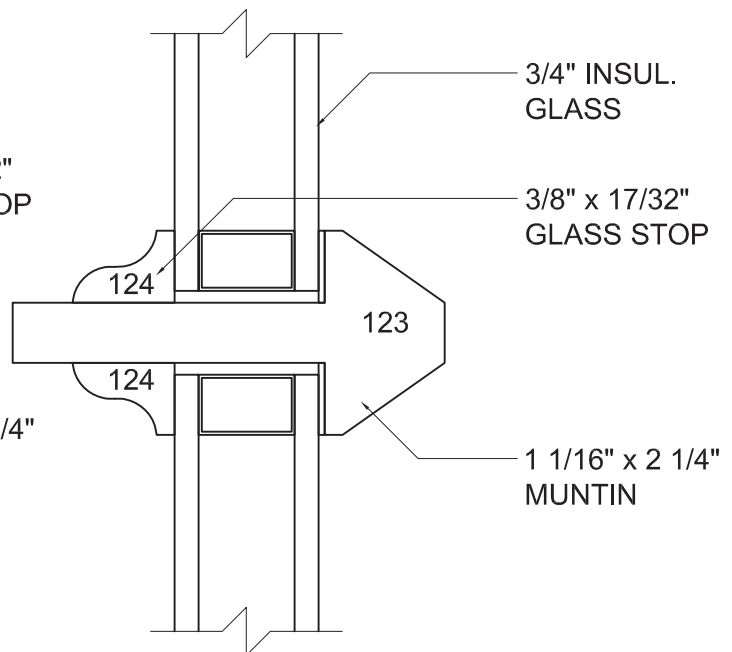


Phone: (800) - 321 - 8199
(585) - 254 - 8191
Fax: (585) 254 1769

Series 5000 FoldUp+In DH (Sill)
Plan Section Details



**WITH 15/16"
MUNTINS**



HEARTWOOD
FINE WINDOWS AND DOORS™

A Division of Rochester Colonial Mfg.
1794 Lyell Ave., Rochester, New York 14606

Phone: (800) - 321 - 8199

(585) - 254 - 8191

Fax: (585) - 254 - 1768

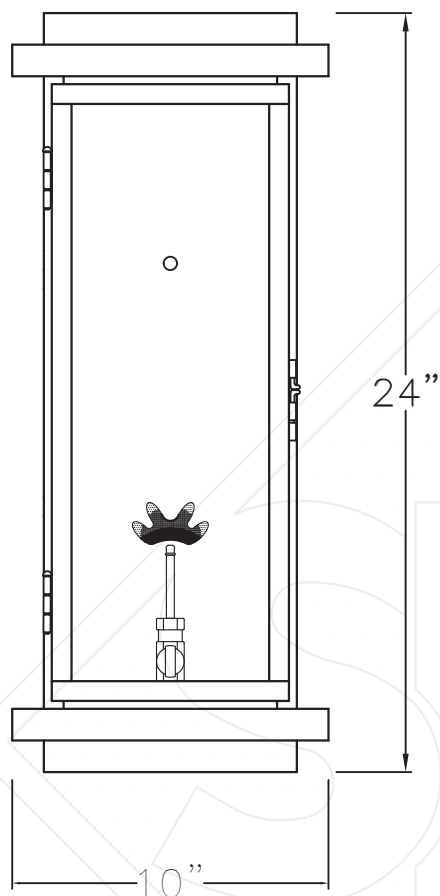
**COPE & STICK
DETAIL**



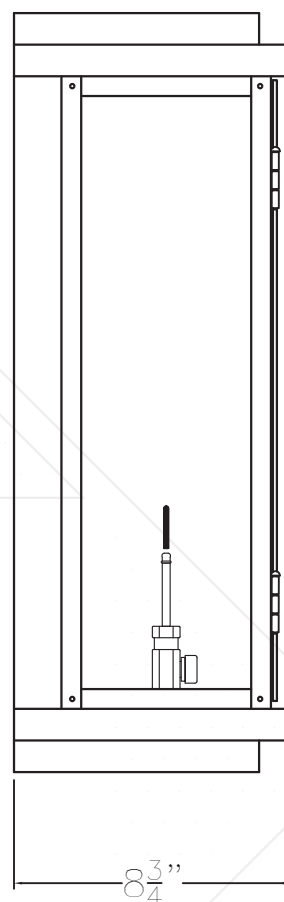


@ FIRST FLOOR
TYPICAL

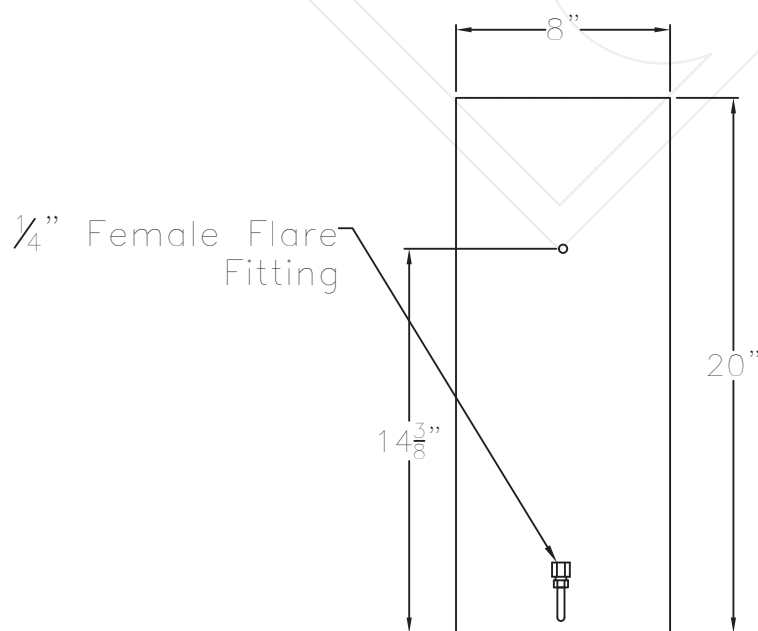
WINNIPEG MEDIUM COPPER WALL BRACKET



Front View



Side View



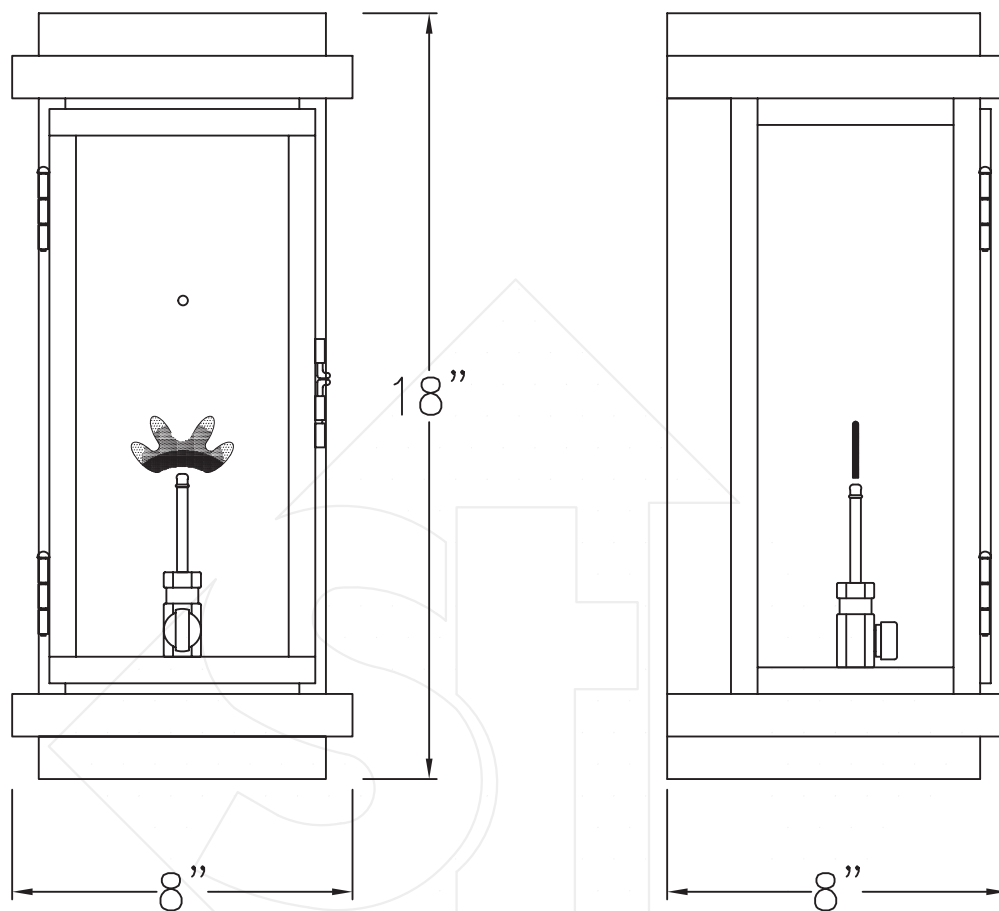
Backplate

Lights are hand crafted
Dimensions may vary by
1/4"



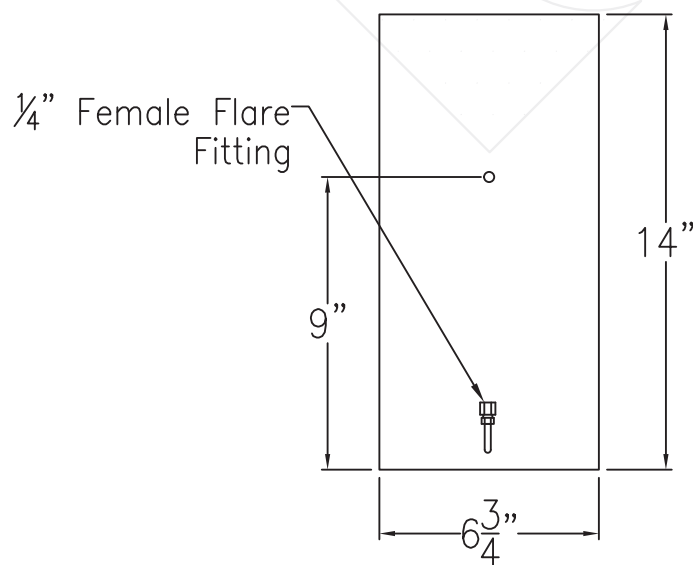
@ SECOND
FLOOR TYPICAL

WINNIPEG SMALL COPPER WALL BRACKET



Front View

Side View



Backplate

Lights are hand crafted
Dimensions may vary by 1/4"





REV 02.17.19
FRONTIER/FIRE CHIEF SERIES
 BARN LIGHT SIGN LIGHT COLLECTION
 Max Weight: 10.0 lbs

PROJECT NAME 10 Duke St

PROJECT TYPE _____

SPS-0177

BLE - G -	ASFC10	- 810	- G65	- 805	- SWK	- CGG	- CLR	-
	A	B	C	D	E	F	G	
		- LDCHX	- LED16	- 2700K				
	H	I	J	K				

Order Example: BLE - G - ASFC12 - 995 - G4 - 995 - NA - NA - NA - NA - DCHX - LED11 - 3000K

A - SHADE SIZE

FRONTIER/FIRE CHIEF:

ASFC8	8" Shade ^{1,2}
ASFC10	10" Shade
ASFC12	12" Shade
ASFC14	14" Shade

B - SHADE FINISH

POWDER COAT FINISHES³:

100	Black
105	Textured Black
200	White
300	Dark Green
307	Emerald Green
311	Jadite
370	Mint
380	Chartreuse
390	Teal
400	Barn Red
420	Orange
470	Watermelon
480	Blush Pink
490	Magenta
500	Buttery Yellow
570	Sunflower
600	Bronze
601	Chocolate
605	Rust
615	Oil-Rubbed Bronze
700	Royal Blue
705	Navy
710	Cobalt Blue
715	Delphite Blue
800	Industrial Grey
805	Charcoal Granite
810	Graphite
975	Galvanized

PORCELAIN FINISHES⁴:

150	Black
250	White
350	Vintage Green
355	Jadite
455	Cherry Red
550	Yellow
650	Bronze
750	Cobalt Blue
765	Delphite Blue
850	Graphite
950	Metallic Chrome

B - SHADE FINISH (CONTINUED)

NATURAL FINISHES⁵:

995	Raw Copper
996	Weathered Copper
997	Raw Brass
998	Weathered Brass
999	Oil-Rubbed Copper

C - GOOSENECK ARMS

GOOSENECK OPTIONS:

G1⁶	G16⁶
G2⁶	G17
G3^{6,13}	G19^{6,7}
G4	G22
G5⁶	G24
G6	G25
G7	G26⁶
G8	G32
G9	G34⁶
G10	G35⁶
G11⁶	G36⁶
G12⁶	G40^{6,7}
G13	G64⁶
G14	G65⁶
G15	

D - GOOSENECK ARM FINISH

Please Note: See **Section B** for all applicable Gooseneck Arm Finish Options. Gooseneck arms are also available in 980-Brushed Aluminum. (I) If Porcelain Finish selected, gooseneck arm will be powder coat painted-to-match.

980	Brushed Aluminum
------------	------------------

E - SWIVEL KNUCKLE

NA	None
SWK	Swivel Knuckle

F - OPTIONAL ACCESSORIES

NA	None
WC	Wire Cage ⁶
TGG	Heavy Duty Guard ^{6,8}
CGG	Cast Guard ^{6,8}
WGG	Wire Guard ^{6,8}

G - GLASS OPTIONS⁹

NA	Not Applicable
CLR	Clear Glass ¹⁰
FST	Frosted Glass
RIB	Ribbed Glass
CCR	Clear Crackle Glass
SMK	Smoke Crackle Glass
HCR	Honey Crackle Glass

H - OPTIONAL ACCESSORY FINISH

Please Note: See **Section B** for all applicable Accessory Finish Options. (I) Wire Cage and Guards not available in Natural Finishes. (II) If Porcelain Finish is selected, accessory will be powder coat painted-to-match. (III) If no accessory selected in Section F, select NA.

NA	Not Applicable
-----------	----------------

I - MOUNTING ACCESSORY

NA	None
HDBP	Heavy Duty Backing Plate ^{6,7}
DD	Dusk-to-Dawn Photocell ⁷
DBPC	Decorative Backing Plate Cover
DCHX	Decorative Backing Plate Cover & Hex Cover
LDCHX	LED Decorative Backing Plate Cover & Hex Cover

J - LIGHT SOURCE

E26	200 Watt Max ⁸
GU24	24 Bi-Pin, 23W Max ⁸
LED11	11W LED, 850 Lumen ¹¹
LED16	16W LED, 1250 Lumen ¹¹
LED16.8	16W LED, 1600 Lumen ⁸
LED27	27W LED, 2000 Lumen ¹¹

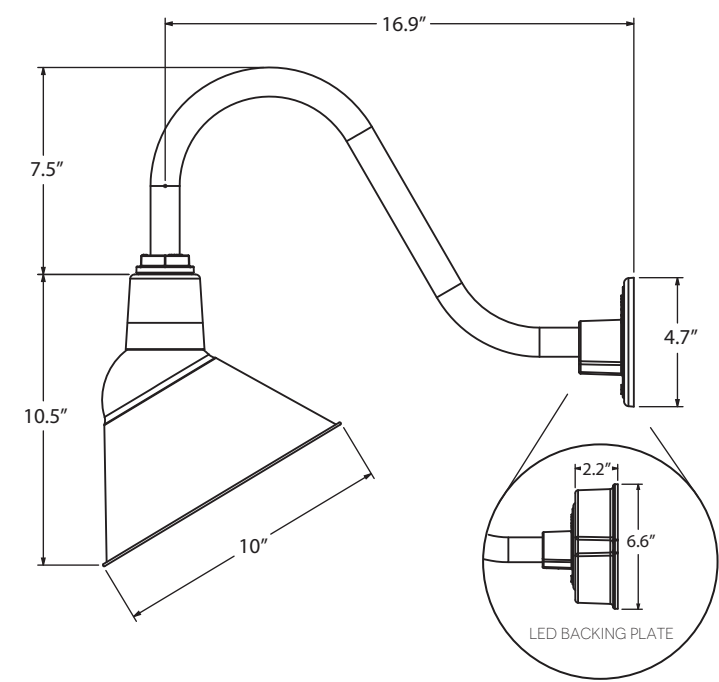
K - COLOR TEMPERATURE¹²

NA	Not Applicable
2700K	2700K, Warm White
3000K	3000K, Neutral White
3500K	3500K, Bright White
4000K	4000K, Cool White

IMPORTANT: (1) Optional guard accessory in Section F not available with select shade size (2) Select shade size not available in LED (3) All Powder Coat finished shades, Galvanized excluded, feature a white interior (4) All Porcelain Enamel finished shades feature a white interior and a black outer rim (5) Natural Finishes have a longer estimated manufacturing time, please check the website for exact lead time. There are no returns accepted on Natural Finishes (6) Not available in Natural Finishes (7) Not available if LED Light Source is selected in Section J (8) Guard and Glass accessory reduces incandescent wattage to 100W Max, GU24 Bi-Pin to 18W Max and LED Max to 1600 Lumens (9) Selection only applicable if a guard is selected in Section F, select NA if no guard is selected (10) Not recommended if LED Light Source is selected in Section J (11) Light Source not applicable if TGG, CGG and WGG Guard is selected in Section F (12) Selection only applicable if LED Light Source selected in Section J (13) Gooseneck Arm not applicable if ASFC12 or ASFC14 shade selected in Section A

DIMENSIONAL DRAWING

Galvanized steel shades are crafted from 20 Ga Sheet metal while 1100-0 Aluminum—ranging from 0.050" to 0.125"—is used for all other shades. All shades have their edges rolled, and the result is highly durable and stylish lighting.



SHOWN WITH: G15 GOOSENECK ARM & 10" SHADE

AVAILABLE SHADE SIZES

A diagram of a single shade. Dimension 'A' represents the height of the shade, and dimension 'B' represents the diameter of the shade at its widest point.

SHADE CODE	HEIGHT (A)	DIAMETER (B)
ASFC8	8"	8"
ASFC10	10.5"	10"
ASFC12	12"	12"
ASFC14	14.5"	14"

LIGHT SOURCE

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. To obtain an IES file specific to your project, please contact the factory.

OPTION	WATTAGE	LUMENS	CRI	VOLTAGE	DIMMING
LEDS					
LED11	11W	850	>90	120 VAC	TRIAC
LED16	16W	1250	>90	120 VAC	TRIAC
LED16.8	16W	1600	>90	120 VAC	TRIAC
LED27	27W	2000	>90	120-277 VAC	0-10V
INCANDESCENT (MED E26)					
E26	200W Max	1400	100	120 VAC	Bulb Dependant
COMPACT FLOURESCENT (GU24 CFL)					
GU24	23W Max	1400	75	120 VAC	Bulb Dependant

SPECIFICATIONS

MOUNTING	SHADE & FINISHES
<div>GOOSENECK</div> <div>1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40, 6063 Aluminum Gooseneck</div>	<div>FRONTIER SHADE</div> <div>Hand-Spun from High Purity 0.050" Thick 3003-O Temper Aluminum</div>
<div>LED SPECIFICATIONS</div> <div>LUMEN MAINTENANCE</div> <div>L90(6K) > 36,300 Hours, LED16.8 Source is L90(11K) > 61,000 Hours</div> <div>COLOR TEMPERATURES</div> <div>Standard Color Temperatures Available Include 2700k, 3000k, 3500k and 4000k. Custom Temperatures Available upon Request</div> <div>CRI</div> <div>Minimum 90 CRI, Consult Factory for Other CRI Options</div> <div>EFFICACY</div> <div>Up to 100 LPW Based on Wattage/Lumens in the Table</div> <div>DRIVER & DIMMING OPTION</div> <div>850 and 1250 Lumen, Relient on Triac Dimming 12W / 120V Mounted in Canopy, up to 5% Dimming.</div> <div>2000 Lumen Reliant on 0-10V Dimmer, Generally up to 10% Dimming. Requires Compatible Dimming Switch.</div>	<div>FIRE CHIEF PORCELAIN SHADE</div> <div>Hand-Spun from 20 Guage Sheet Metal</div> <div>POWDER COAT FINISHES</div> <div>Polyester Powder Coat Finishes Are Electro-Statically Applied and Thermocured</div> <div>PORCELAIN FINISHES</div> <div>Applied by Hand and Fired in a High Temperature Oven</div>
	<div>CERTIFICATIONS, LISTINGS & WARRANTY</div> <div>MADE IN THE USA</div> <div>Manufactured and Hand-Crafted in Our 60,000 Square Foot Facility Located in Titusville, FL</div> <div>CSA LISTED FOR WET LOCATIONS</div> <div>LIMITED WARRANTY</div> <div>For Additional Information on Our Limited Warranty, Please See Our Terms & Conditions</div>



Shown in Weathered Zinc.



RUTHERFORD PENDANT - WEATHERED ZINC

\$329 REGULAR

\$140 - \$246 MEMBER

SELECT SALE ITEMS STARTING AT \$140

Etched, cased glass forms the inner shade of our Rutherford lantern-style fixture.

SHOP THE ENTIRE COLLECTION ▶

SHOW DETAILS +

HIDE DIMENSIONS -

Overall: 12" diam., 18"H

Rod: includes one 17¼"L rod

INSTALLATION INSTRUCTIONS ▶

FINISH OPTIONS



Weathered
Zinc



Bronze

@ Main Entry - North
below balcony

@ BALCONY RAILINGS. RAILING UPRIGHTS TO BE STEEL ANGLE



How to Video



Ultra-tec® Fixed Jaw

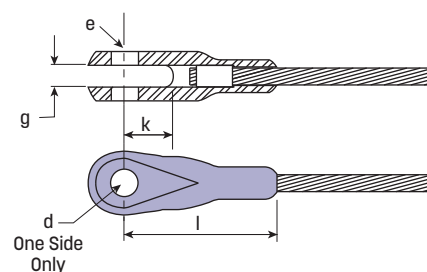
Often used with our Adjust-A-Jaw® tensioner (page 144), because it is **shaped to match the clevis end on the Adjust-A-Jaw tensioner but costs considerably less**. It can be used on level runs and on stairs and severe pitches.

The Ultra-tec Fixed Jaw also makes an attractive fitting where a high-tech look is desired, where you may wish to see hardware on your railing, or if you are unable to use Invisiware® radius ferrules, Ultra-tec Clip-on Stops, or Push-Lock™ fittings because there is no access to the back of the end post.

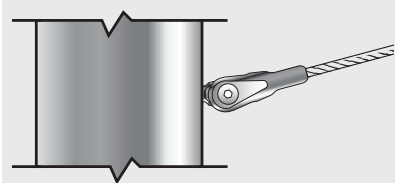
Cable Size	d	e*	g	k	l	Use with Screw # (included)	Also Order Ferrule #	STAINLESS
1/8"	.26"	1/4-28	.260"	.56"	1.75"	CRSC6	CRF4	CRFJ62
3/16"	.26"	1/4-28	.260"	.56"	1.75"	CRSC6	CRF6	CRFJ62
1/4"	.39"	3/8-24	.313"	.75"	2.12"	CRSC8	CRF8	CRFJ82
5/16"	.39"	3/8-24	.348"	.87"	2.25"	CRSC8	CRF10	CRFJ122
3/8"	.39"	3/8-24	.348"	.87"	2.25"	CRSC8	CRF12	CRFJ122

* Threaded on one side only.

Note: Order **Ferrule** separately (page 150)



Illustrated with an Adjust-A-Jaw tensioner on this end (page 144)



You can use our Invisiware fixed tabs or threaded tabs (page 149) or lag eyes (page 150) to mount the Ultra-tec Fixed Jaw fittings to your end posts. Or you can mount them using flat bar or angle iron welded to your post with holes drilled to accept the clevis. See the tabulated drawing and chart below to determine how this fitting interfaces with your end post.



How to Swage

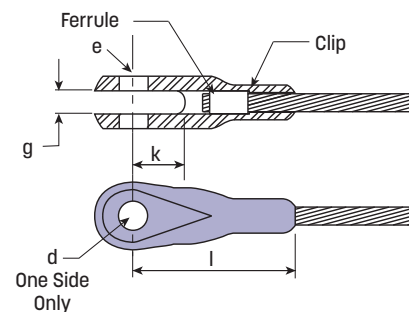
Ultra-tec Clip-on Fixed Jaw

Same as our Ultra-tec Fixed Jaw fittings, except the cable is attached to the fitting with a special clip that is installed on site by hand. The cable is supplied by Wagner with a tensioner on one end and a ferrule on the other end. **There is no field swaging.** You simply slip the ferrule end of the cable through the body of the fixed jaw, slip on the special clip, then pull the cable back through the body to secure the cable inside. Check with Wagner to determine cable lengths to be supplied with swaged fittings. Available for 1/8" and 3/16" cable only.

Cable Size	d	e*	g	k	l	Use with Screw # (included)	Also Order Ferrule #	STAINLESS
1/8"	.26"	1/4-28	.26"	.56"	1.75"	CRSC6	CRF4	CRFJC2-4
3/16"	.26"	1/4-28	.26"	.56"	1.75"	CRSC6	CRF6	CRFJC2-6

* Threaded on one side only.

Note: Order **Ferrule** separately (page 150)



City of Alexandria, Virginia
MEMORANDUM

DATE: May 15, 2020

TO: Scott McGhee, RA, Project Architect, Sanchez Palmer Architects

FROM: William Conkey, AIA, Preservation Architect
Department of Planning & Zoning

RE: 10 Duke Street – BAR Condition 1 Memo
BAR #2019-00216 & 2019-00217

Dear Mr. McGhee,
Condition 1 of the Board of Architectural Review (BAR) approval for the above referenced project requires:

1. Digitally photograph and clearly label all interior elevations, exterior elevations, and architectural details of the building and provide one digital copy each to the Department of Planning & Zoning and the Alexandria Library Special Collections prior to issuance of a demolition permit. The applicant shall also pay to make digital copies of any original construction blueprints located in City Archives so that these may be made more easily available to the public on the City's website;

On April 17, 2020, the applicant provided the digital images, photographs and drawings of the existing property, revised to incorporate Staff comments. The applicant provided digital copies of all original documents available from the City of Alexandria Archives on May 5, 2020. With the receipt of these documents, the applicant has satisfied part 1 of the BAR approval.

Please note that additional BAR requirements must be met during the construction of the project in order to be in compliance with the approved design.

From: [Kim Abraham](#)
To: [Lia Niebauer](#)
Cc: [William Conkey](#)
Subject: [EXTERNAL] 10 Duke Street BAR review
Date: Wednesday, March 9, 2022 11:03:18 AM

Ms Niebauer,

I live at 300 Stand St. with my wife who is President of the POA at Robinson Landing. She contacted you about a few concerns from the POA perspective on the 10 Duke St project and thank you for your response. She will contact the office you suggested.

I have a concern about the proposed design of this building that I believe is in the purview of the BAR. I acknowledge the reputation of Bonnit builders and applaud the scope of this project to also honor the history of this building. The project to rebuild the structure allows a design that accommodates current codes and patron needs, and should also re-create a building that carries forward the history of this structure as the only remaining earlier building on this site. I do not believe the proposed design does so. There are obviously several changes indicated for the original building to adapt to restaurant use, and I understand a need for these changes. My concern is with the design of the important north Duke St. frontage elevation.

It would be helpful to understand more about the earlier history of this building, but the building's many arched windows give some idea that masons built the structure to conform to earlier local building methods. It appears that the north facade has perhaps been added or altered to make the 1952 stucco front look more historic, and I believe that current facade is sympathetic to the age of the building. Except for perhaps small areas of original brick and a plaque, the proposed redesigned all metal and glass north facade is quite contemporary with little sense of an original historical structure. It successfully displays an adaptive restaurant/retail use, but very little of a historical nature.

The existing round gable window, arched windows, arched ground floor covered entries and detailed brick cornice are all totally lost in the proposed north elevation. There is no reference to the arched windows that grace all sides of the buildings. The other elevations are a more welcome design to Robinson Landing neighbors who value the history of this site, but the main mostly glassed balcony facade facing Duke/King St side looks like any new minimalist building anywhere, and there is no reference to the one dominant design feature of the arched windows. I understand an architect's desire to introduce natural light to a building, but the amount of glazing on the north front and dominance of the metal balcony also sacrifices any reference to the important historical identity of this building

I find the north /Duke St frontage of this building design unacceptable, having little in common with an original earlier Old Town structure. The proposed front facade conforms only to other new buildings and to none of the local history as noted of this particular structure. Note that even the townhomes next door reflect nearby historic Old Town neighborhood homes, and Hotel Indigo across the street has a cornice detail fronting Duke St.

This is an opportunity to unify the historical and adaptive aspects of this project on all elevations, and I hope that there can be some thought given to how the critical Duke St facade can be reconsidered to also reflect more of the history of this site and its remaining old structure.

Regards,
Kim Abraham
300 Strand St. #303

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