

Docket Item # 7
BAR CASE # 2015-0367

BAR Meeting
December 16, 2015

ISSUE: Alterations

APPLICANT: 2 Prince, LLC

LOCATION: 10 Prince Street

ZONE: W-1/Waterfront

STAFF RECOMMENDATION

Approval of the application, as submitted, with the condition that all replacement windows comply with the BAR's adopted window policy.

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.



BAR2015-00367



I. ISSUE

The applicant requests approval of a Certificate of Appropriateness for alterations consisting of:

1. Restoration of all previously bricked-in, documented, original openings, as illustrated in the proposed plans;
2. Removal of the aluminum siding, front & rear, on the modern “link” building (202 South Union) and replacement with a glass façade, as illustrated on the plans;
3. “Work will be documented and done to meet the Commonwealth of Virginia’s criteria for rehabilitation tax credits and all work will be performed according to the Secretary of the Interior’s Standards for Rehabilitation.

All of the new windows will be double-hung, simulated-divided-light painted wood windows manufactured by Lincoln, which have solid through the core, paintable PVC brick mold and sill nosing. The two-story hyphen connecting 10 Prince Street with 204 South Union Street will be clad with a two story structural glass storefront system on the front (west) and on second floor only of the rear (east).

North Elevation

On the easternmost section of the north elevation, a new double-door and stoop with a metal railing will be reinstalled where the single picture-style window now exists. In the center section there will be three new two-over-two double-hung windows under existing arches and a new double door with a brick stoop and metal railing will be added under the wide arch. On the westernmost section will receive three new double-hung, two-over-two windows and two fixed glass panels under existing arches.

West Elevation

Four new double-hung, two-over-two windows will be installed in the previous openings and the single door facing South Union Street will be replaced with a double storefront door. The façade of the two-story hyphen will be replaced with a new structural glass storefront system.

East Elevation

The second floor of the rear elevation of the hyphen will also be replaced with a frameless glass storefront.

South Elevation

Two new windows will be installed in the existing bricked-in openings.

II. HISTORY

Based on physical evidence at the site, the existing two-story brick warehouse building at 10 Prince was constructed in three stages and originally had masonry demising walls between the sections. The westernmost third was constructed in the **early 19th century**, based on the Flemish bond brick coursing (this brick bond generally stopped being used in Alexandria by the 1830s)

and winged stone lintels above the windows. The building walls are one course thicker in this section. In addition, the floor and roof levels of this section were raised approximately three feet, likely made necessary when Union and Prince streets were raised along the low lying land of the original Potomac River shoreline. The central of the building was constructed between **1896 and 1902**, according to the Sanborn Fire Insurance Map, while the final section of the property to the east was added between **1902 and 1907**. Based on the remaining interior framing, the floor and roof joists in the western third of the building were likely changed at this time as well to provide a uniform floor height. The two-story hyphen connecting the subject property with 204 South Union Street to the south was constructed in **1960** across the private alley.

III. ANALYSIS

The proposed alterations comply with the zoning ordinance.

The applicant has been working closely with the Virginia Department of Historic Resources staff to get the proposed project tentatively approved for state and federal rehabilitation tax credits *prior* to initiating the work, in order to avoid the problems that occurred when work had already been performed at 204/206 South Union Street next door before applying for the tax credits and the replacement windows approved by the BAR on that project had to be removed or replaced to meet state standards. According to the applicant, the elevation drawings submitted to the BAR respond to the comments made by the state in their letter in the application. The comments in the state's letter regarding interior work will not be addressed until the tenant work is completed.

Staff strongly supports restoration of these buildings, which have for many years been hiding behind aluminum siding, and have no objection to the windows recommended by the state. While it is highly unlikely that 2/2 style sash proposed for the westernmost portion of the building is original to openings with Federal style winged lintels, it is what is shown in the earliest photo available, a 1912 photograph on p. 18 of the attached history of the *Fowle Warehouses, 204/206 South Union Street* by Diane Riker in 2009. The state requires that a window design be confirmed by physical or photographic evidence or that it be clearly contemporary, while the Alexandria BAR's *Design Guidelines* would permit a historically appropriate sash design from the building's period of significance to be used. Similarly, doors are plate glass and the guardrails are aluminum with stainless cable because there is no documented evidence what the original warehouse doors or railings looked like. Some 2/2 windows do remain on the eastern portions of the building and 2/2 sash are what is being proposed to replace others below these brick segmental arch lintels. Staff will work with the applicant in the field to determine whether any of these windows are original and reasonably restorable, per the BAR's window policy. The applicant proposes painted wood windows with PVC trim and sills. These do not comply with the BAR's window policy and staff recommends that any replacement windows have wood trim and sills and comply in all other ways with the BAR's adopted policy.

With respect to the proposed glass hyphen, this is a feature that has been used several times in Old Town to clearly separate historic buildings or distinguish a new addition from the historic structure. The closest similar use of a glass hyphen is on the south side of the Fitzgerald Warehouse facing Wales Alley. The existing c1960s alley infill does not contribute to the

historic character of the brick warehouses and the transparent glass will visually restore some of the east/west alley's original open appearance, as encouraged by the Waterfront Plan.

STAFF

Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Code Administration

- F-1 The following comments are for BAR review only. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon the building permit plans and the additional information submitted. If there are any questions, the applicant may contact Charles Cooper, Plan Review Division at Charles.cooper@alexandriava.gov or 703-746-4197.
- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 A building and trade permit along with inspections is required for this project.

Transportation and Environmental Services

- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Management & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

- C-3 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-4 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)
- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

Archaeology Recommendations

There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2015-00367: 10 Prince Street

3 – Fowle Warehouses, 204/206 South Union Street by Diane Riker, 2009

4 – Historic Preservation Certification Application, Part 2 – Description of Rehabilitation



COMMONWEALTH of VIRGINIA

Department of Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Molly Joseph Ward
Secretary of Natural Resources

Julie V. Langan
Director

Tel: (804) 367-2323
Fax: (804) 367-2391
www.dhr.virginia.gov

October 27, 2015

Robert S. Brandt
2 Prince, LLC
1054 31st Street, NW
Washington DC 20007-6047

RE: 10 Prince Street / Alexandria
DHR file no. 2015-178

Dear Mr. Brandt:

Thank you for submitting the Federal and State Historic Rehabilitation Tax Credit application, Part 1, "Evaluation of Significance," for the warehouse building located at 10 Prince Street in Alexandria Virginia. As you know, this property contributes to the Alexandria Historic District, which is listed in both the Virginia Landmarks Register and the National Register of Historic Places. In accord with the provisions of the Commonwealth of § 58.1-339.2 of the Code of Virginia, then, the property is a "certified historic structure."

We have also reviewed the Part 2, "Description of Rehabilitation," for the work described in your application. Unfortunately we are unable to accurately assess this project as meeting the Secretary of the Interior's Standards for Rehabilitation without the following additional information:

- Because future rehabilitation work to be undertaken by first floor tenants must preserve the character defining features of the ground floor which could likely include exposed brick walls, floor boards, columns, beams and joists, tenant guidelines (or a detailed description of work for each space) must be provided for review and approval.
- Changes proposed for the street opening and side windows illustrated for the north elevation of 10 Prince Street must be substantiated with documentation before this alteration can be approved. While the openings might not be original to the building's date of construction, the current placement of these openings might have acquired significance in its own right; further, changes creating a false sense of historic development cannot be approved. Note: Elevation door Type 2 appears to be residential in design; we recommend one or two doors; with the elimination of the side light.

Administrative Services
10 Courthouse Ave.
Petersburg, VA 23803
Tel: (804) 862-6408
Fax: (804) 862-6196

Eastern Region Office
2801 Kensington Avenue
Richmond, VA 23221
Tel: (804) 367-2323
Fax: (804) 367-2391

Western Region Office
962 Kime Lane
Salem, VA 24153
Tel: (540) 387-5443
Fax: (540) 387-5446

Northern Region Office
5357 Main Street
PO Box 519
Stephens City, VA 22655
Tel: (540) 868-7029
Fax: (540) 868-7033

APPLICATION MATERIALS
BAR2015-00367
10 Prince St
11/12/15

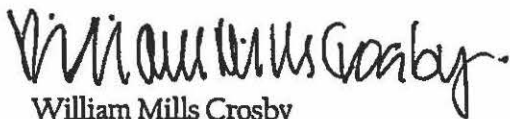
- During the interior demolition phase of work, any significant historic fabric uncovered must be identified and preserved. Please submit information detailing the fabric that is discovered and the proposed treatment of such features.
- Documentation must be submitted substantiating the period of construction for the west elevation's "modern addition" before demolition and new construction can be approved. Note: The "Alexandria Historic District" Period of Significance ends in 1932.

The following conditions must also be agreed upon before or Part 2 approval can be issued:

- Drawings, including a reflected ceiling plan, illustrating the placement of ducts, must be submitted for review and approval. New systems must be sympathetically placed throughout the building interior without adversely impacting its character. Ductwork must not result in lowered ceilings or bulkheads installed in primary spaces.
- Concrete repair work must follow guidelines presented in Preservation Brief # 15: Preservation of Historic Concrete : Problems and General Approaches.
- Good quality *overall and close-up* color photographs of the masonry before and after repointing must be submitted with the *Request for Certification of Completed Work*.
- Good quality overall and close-up color photographs of the masonry *before and after* cleaning must be submitted with the *Request for Certification of Completed Work*.
- New roof top skylights and HVAC units must not be visible from the surrounding historic district below.

My comments - along with your project applications - have been forwarded to the National Park Service in Washington D.C.; you can expect a review determination from the NPS within the next 30 days. In the interim, your application will be placed *on hold*. Should you have questions about the review process, please contact me here at the Department. I look forward to hearing from you.

Sincerely,



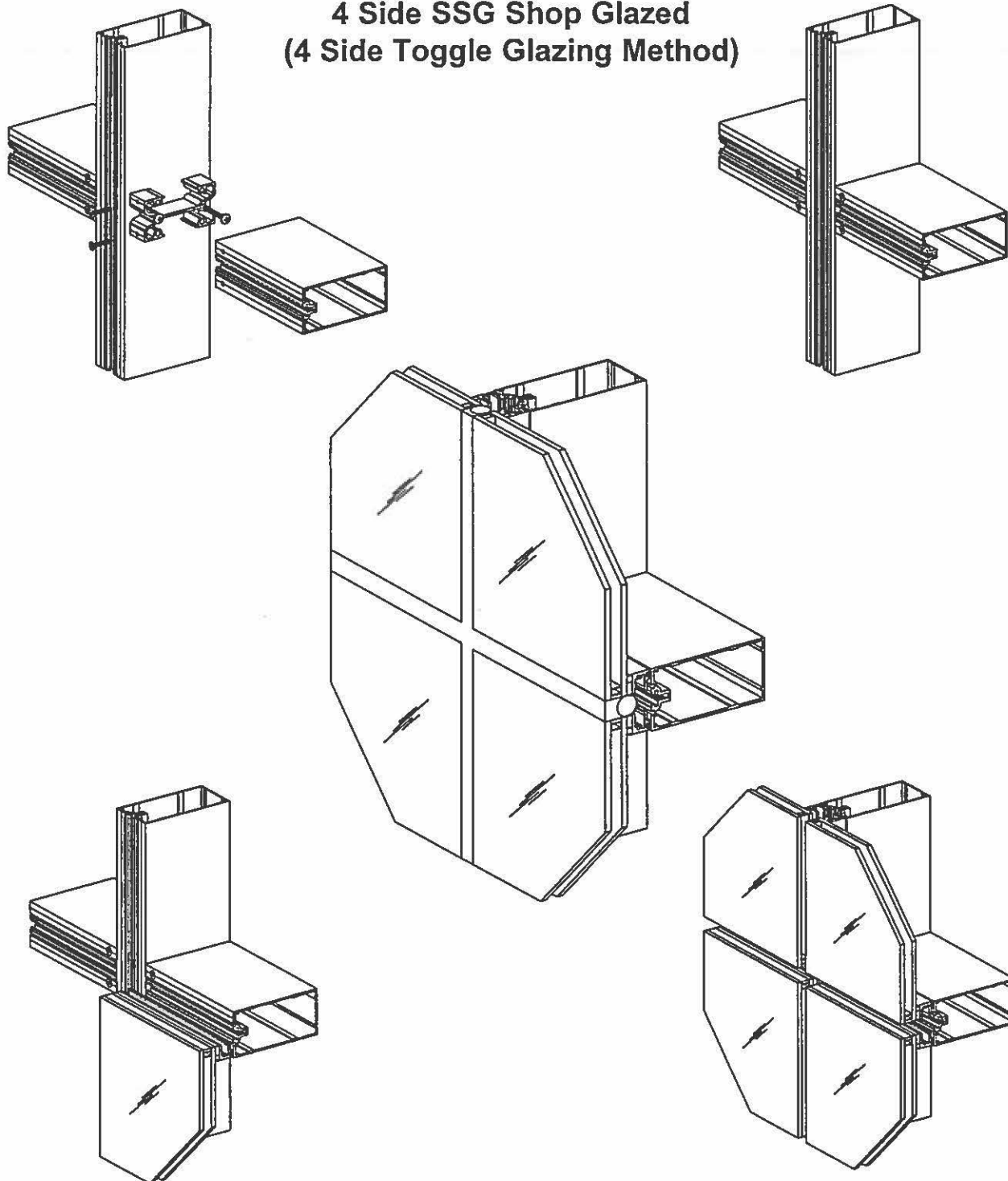
William Mills Crosby
Historic Architect,
Tax Act Program

Glass Wall Detail

*202 South Union Street
Alley/link building*

YCW 750 SSG Structural Silicone Glazed Curtain Wall System

**4 Side SSG Shop Glazed
(4 Side Toggle Glazing Method)**

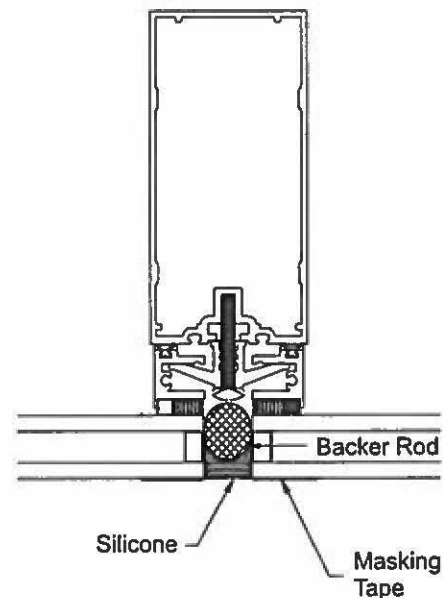
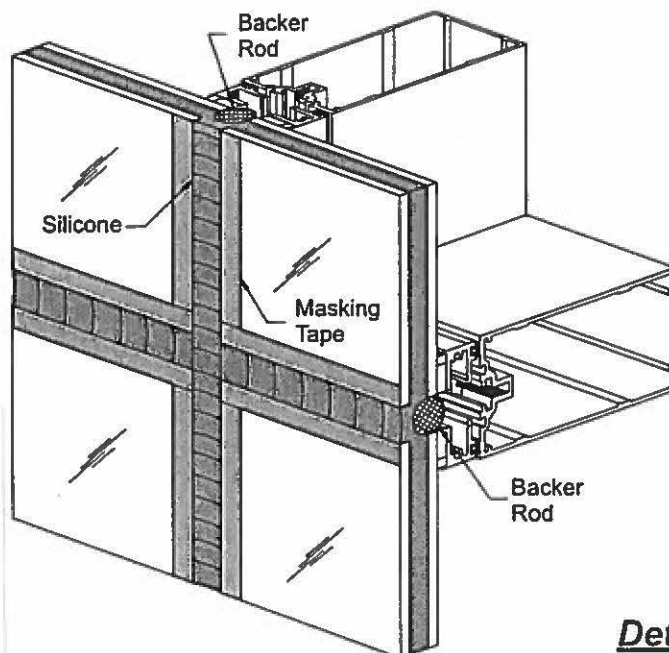


GLAZING

STEP 18

APPLY EXTERIOR WEATHERSEAL

- After toggle bars are in place, insert an approved open cell backer rod into the glass joint.
- Clean all silicone contact surfaces and joints with cleaner and method recommended by sealant manufacturer.
- Apply masking tape to the edges of the glass as shown in Detail 45.
- Apply silicone sealant into the cavity between the lites of glass. Use positive pressure so that the silicone sealant completely fills the cavity.
- Using a nylon spatula or other non-scratching implement, tool the silicone sealant immediately after running the joint. Exert positive pressure while tooling to ensure that the silicone sealant makes complete contact with all surfaces. Be careful not to remove too much silicone.
- Immediately remove masking tape.

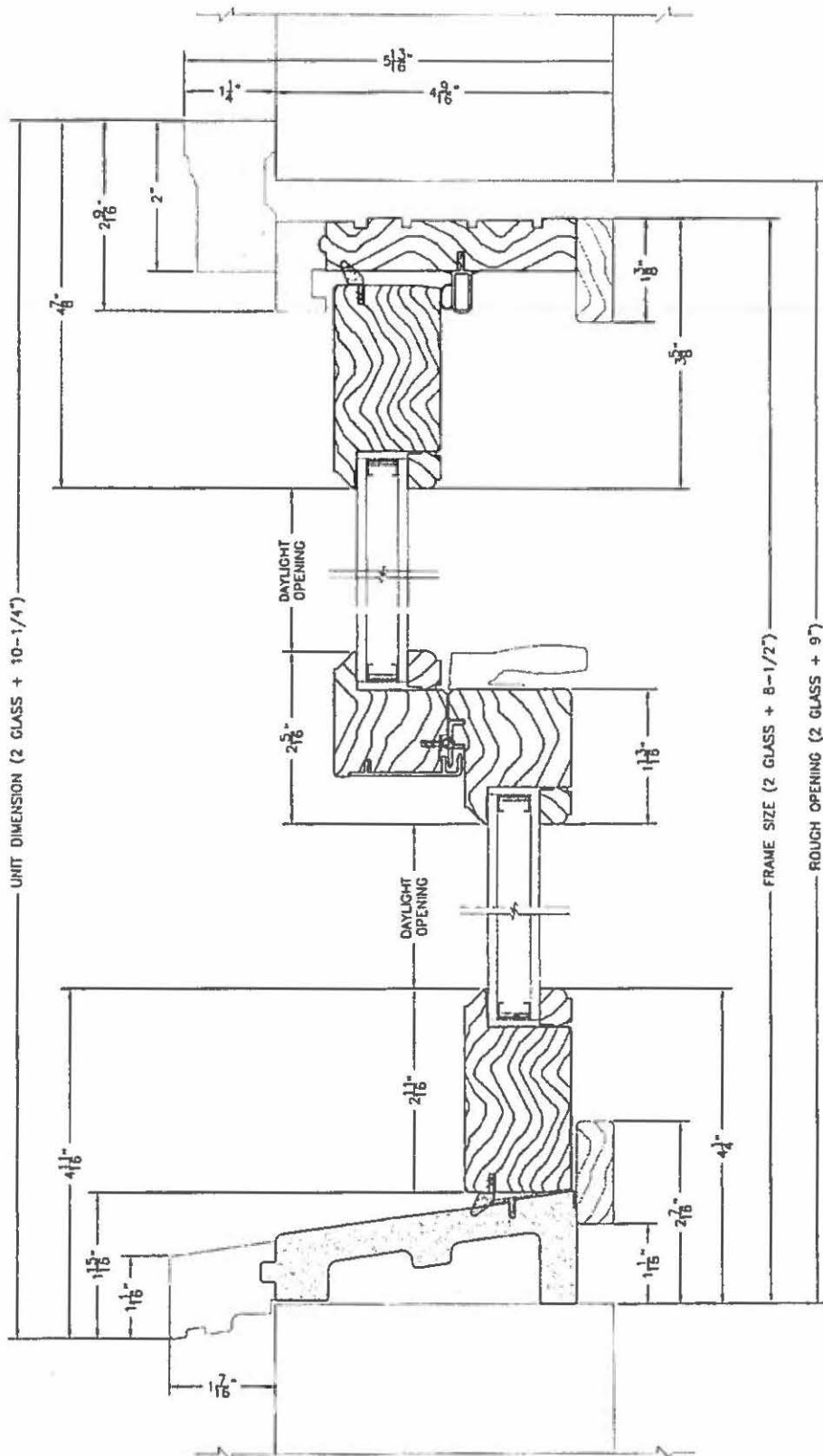


Detail 45

Note: Do not permit the silicone to skin over before it is tooled.
Immediately remove masking tape after tooling the silicone.

Wood Double Hung Window

Detail/cut



WOOD DOUBLE HUNG - VERTICAL SECTION
SCALE: NONE

LINCOLN WOOD PRODUCTS, INC.

1400 W. TAYLOR ST. Merrill, WI 54452 (715) 536-2461



LINCOLN WOOD PRODUCTS, INC.

APPLICATION MATERIALS

BAR2015-00367

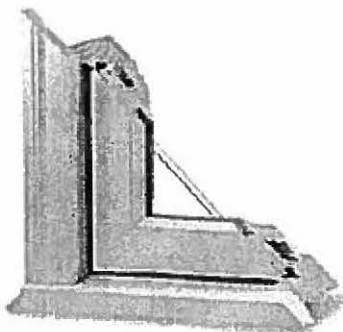
10 Prince St

11/12/15

Frame and Sash	.050 extruded aluminum: • Eight standard colors* • Thirty-eight feature colors* • Unlimited custom colors* • Seven spray-on anodized colors** * AAMA 2605 ** AAMA 2604	.050 extruded PVC vinyl: • White • Sandstone • Adobe With titanium dioxide stabilizers (UV protectant) and impact modifiers (improved strength).	Frame Options: • Wood with white factory applied water-based acrylic latex primer, ready for paint and white, paintable* cellular PVC sill and blindstop Sash Options: • .050 extruded aluminum in all colors • .050 extruded PVC vinyl in White, Sandstone and Adobe (not available for patio doors)	Frame Options: • Wood with white factory applied water-based acrylic latex primer, ready for paint and white, paintable* cellular PVC sill and blindstop • Wood with white factory applied water-based acrylic latex primer, ready for paint Sash Options: • Wood with white factory applied water-based acrylic latex primer, ready for paint	High-grade natural wood: • Pine • Mahogany • Fir Sanded smooth and ready for stain and sealer.
Trim and Sill Nosing	Extruded aluminum: • 2" and 4" brickmould • 4" flat casing • 2", 4" and 6" panning system • 1/4" and 7/8" sill nosing	Extruded PVC vinyl: • 2" brickmould • 3-1/2" flat casing • 7/8" sill nosing All with a 1" x 1" integral J-channel and nailing flange	Cellular PVC: • 2" brickmould • Flat casing in any dimensions up to 8" • Backband • Williamsburg • 1" standard sill nosing • 2" historical sill nosing	Cellular PVC: • 2" brickmould • Flat casing in any dimensions up to 8" • Backband • Williamsburg • 1" standard sill nosing • 2" historical sill nosing Wood: • 2" brickmould • Flat casing in any dimensions up to 8" • Williamsburg • 1" standard sill nosing	High-grade natural wood: • 2" brickmould • Flat casing in any dimensions up to 8" • 1" standard sill nosing
Spread Mulls	1/2", 3/4", 2" and 3-1/2"	5/8" and 1-1/2"	Any dimensions up to 6"	Any dimensions up to 6"	Any dimensions up to 6"
Maintenance	Minimal. Soap and water. Can be waxed to renew luster.	Very minimal. Periodic soap and water.	*Moderate. Apply UV resistant paint and periodic check-up.	*Moderate. Apply UV resistant paint and periodic check-up.	Frequent. Apply high-grade finish and annually inspect quality.
Structural Performance	Superior strength and rigidity for all-weather protection.	Excellent resistance to harsh coastal environments.	Excels in strength and durability.	Exceptional thermal performance built with traditional specifications.	Magnificent all-wood assembly, both energy efficient and distinctive.
Thermal Performance	High.	Very high.	High.	Very high.	Very high.

11/10/2015

Lincoln Collections | Lincoln Windows & Patio Doors



Additional Views



This time-honored window design captures the original depth and beauty of Lincoln products. Our Traditions Collections products are architect friendly and designed for new construction or historical renovation projects.

High risk rot-prone components are substituted with cPVC parts ready for a high quality heat reflective and UV resistant exterior paint color choice.

From a traditionalist point-of-view, Lincoln's stylish windows, patio doors and shapes are dimensionally accurate, historically desired and design friendly.

Why Choose Traditions?

Lincoln's Traditions Collection is our most traditional appearing product from the exterior. Enjoy the freedom and flexibility of painting our primed wood sash, solid-core PVC brickmould and sill nosing. Water is not absorbed into these exterior frame parts making them rot, mold and insect resistant while special UV inhibitors allow the PVC to weather well. Nothing has more traditional appeal than brush strokes on primed sash. Lincoln sash feature historical 'mortise and tenon' joinery for strength and cosmetic appeal.

Feature Highlights:

- Primed pine sash.
- cPVC sill nosing and brickmould.
- Paintable exterior.

APPLICATION MATERIALS
BAR2015-00367
10 Prince St
11/12/15



THE STRAND
30' WIDE

CENTERLINE

CURB & GUTTER

CONC. APRON

ENTRY WAY

AREA = 2,125 SQ. FT.
(D.B. 840 PG. 620)

2 STORY FRAME BUILDING
#2

CONCRETE AREA

2 STORY FRAME BUILDING
#6

1,026 SQ. FT.

1,745 SQ. FT.
PART OF THE VACATED ALLEY
(D.B. 851, PG. 345)

S 81°15'00" E 88.75'

(D.B. 501, PG. 187)

1,053 SQ. FT.

2 STORY FRAME BUILDING
#10

987 SQ. FT.

ENTRY WAY

BRICK WALK

OFF 0.8'
POLE

MANHOLE

FIRE HYDRANT

MANHOLE

CURB & GUTTER

PRINCE STREET

66' WIDE

MONUMENT LINE

NOTES

1. "NO" PROPERTY CORNER MONUMENTS SET, REFER TO TITLE 54.1-407 OF THE CODE OF VIRGINIA.
2. THIS SURVEY WAS ESTABLISHED BY AN ELECTRONIC TOTAL STATION AND TAPE. UNLESS OTHERWISE SHOWN THERE ARE NO ENCROACHMENTS.
3. THIS IS NOT A BOUNDARY SURVEY, PROPERTY CORNER MONUMENTS ARE NOT GUARANTEED. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO REFLECT ALL EASEMENTS ENCUMBRANCES, RESTRICTIVE COVENANTS (IF ANY) OR OTHER CIRCUMSTANCES AFFECTING TITLE TO THE SUBJECT PROPERTY AND IS NOT INTENDED TO BE USED AS AN AID FOR THE CONSTRUCTION OF FENCES AND THE DESIGN OR CONSTRUCTION OF ANY OTHER IMPROVEMENTS.

LEGEND

OHW = OVERHEAD WIRE

○ = NAIL FOUND

OWNER: CUMMINGS INVEST. ASSOCIATES, INC.

BUYER: LAWRENCE N. BRANDT, INC.

W.O. #11-454

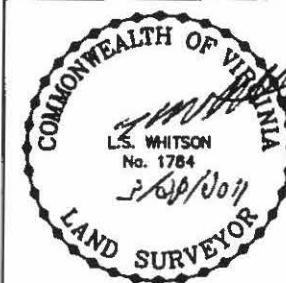
CLIENT #S-7320

SAM WHITSON, L.S./LAND SURVEYING

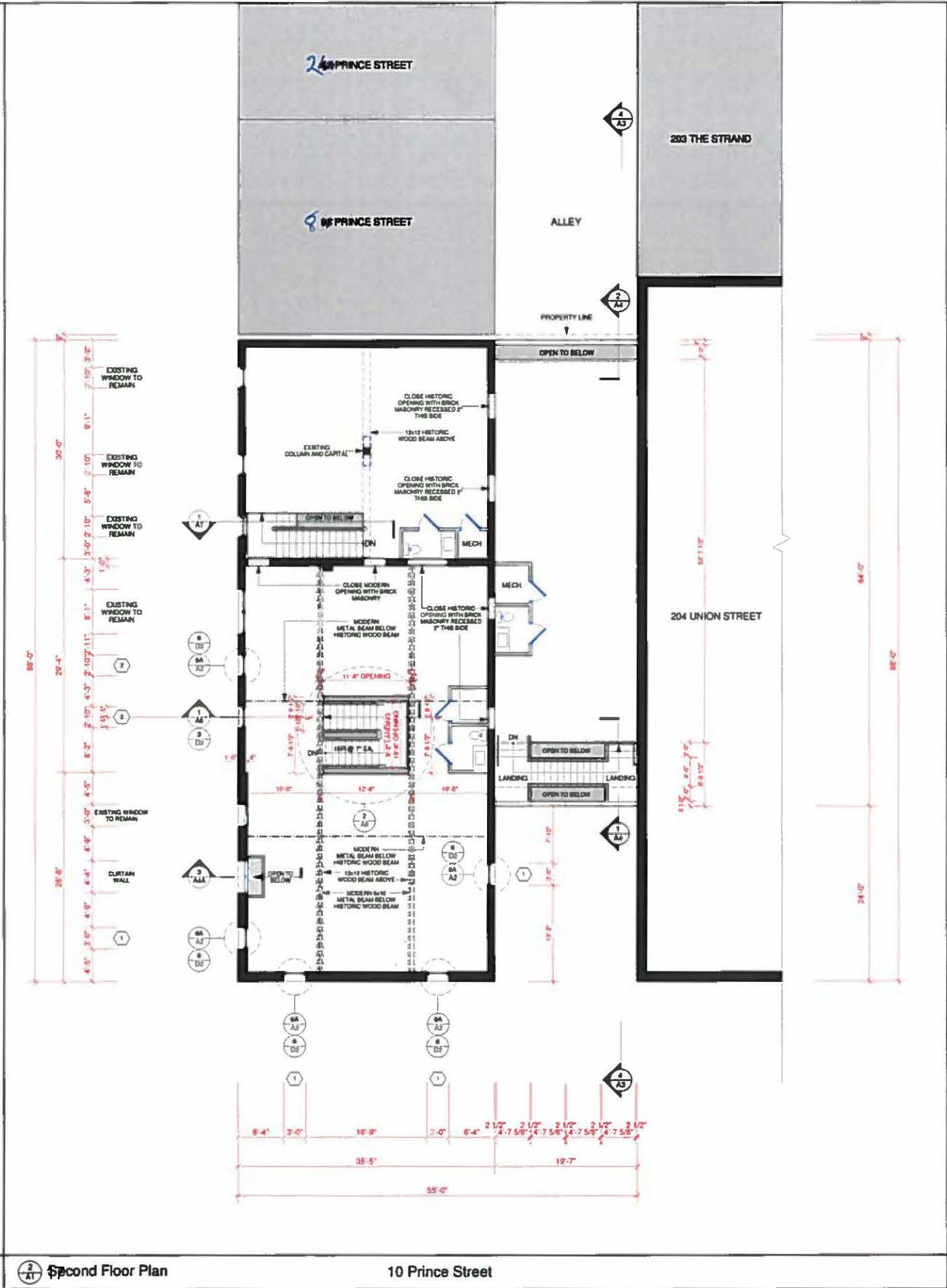
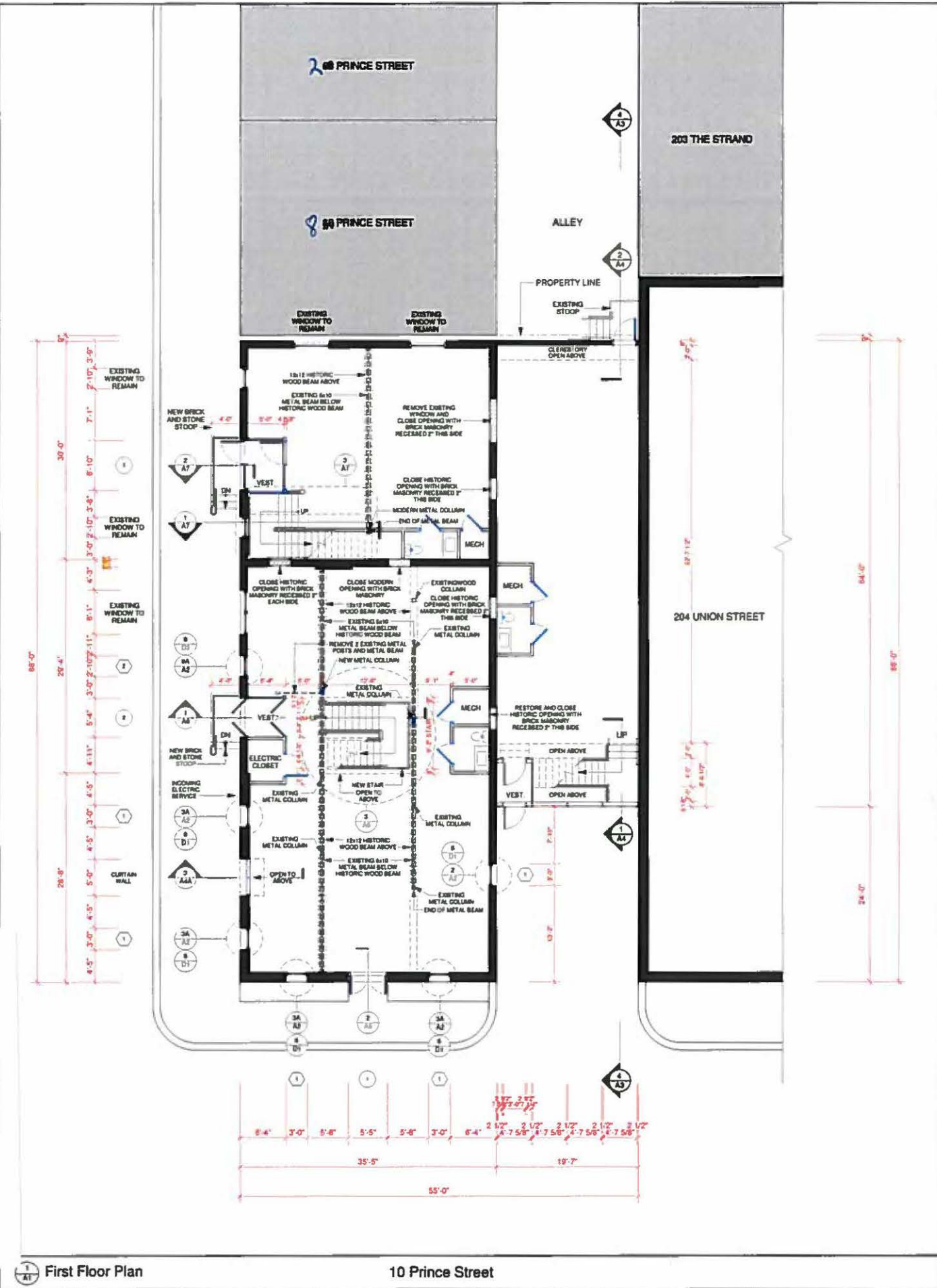
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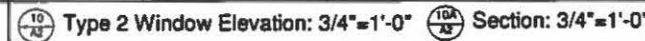
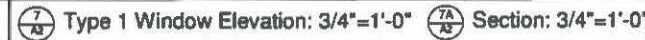
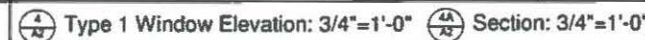
MANASSAS, VIRGINIA 20109

PHONE: (703)330-9622 FAX: (703)330-9778



BUILD
ON THE
#2 &
DEED B
CITY OF
DATE: 1
SCALE:
DRAFT





APPLICATION MATERIALS
BAR2015-00367
10 Prince St
11/12/15

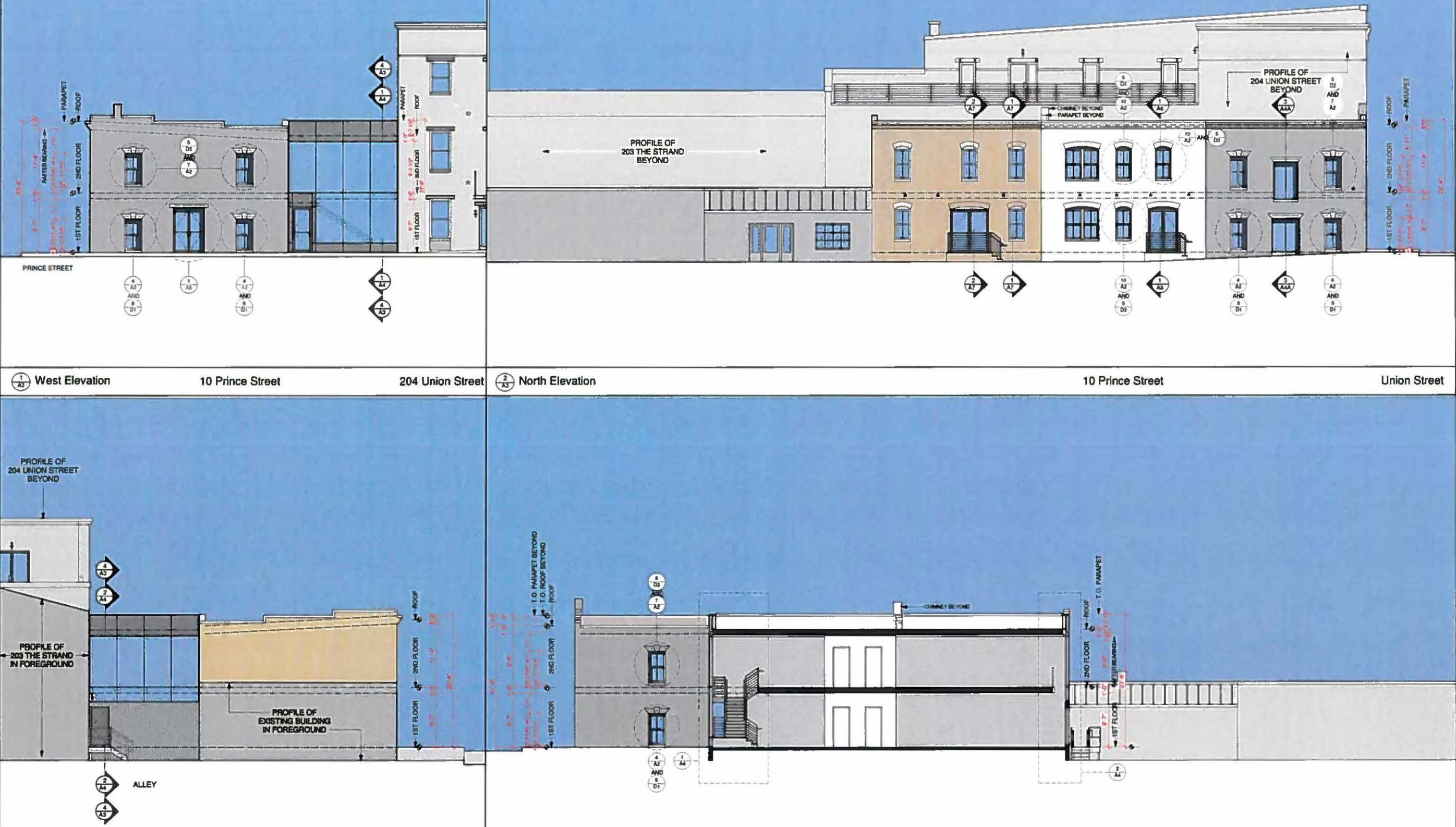
SMB ARCHITECTS, P.C.
1054 31st Street NW, Suite 110
Washington, DC 20007

10 PRINCE STREET
Alexandria, Virginia
For Lawrence N. Brandt, Inc.

ELEVATIONS/SECTION

© 2015 SMBA
Scale: 1/8" = 1'-0"
10/23/15 Review
11/18/15 B.A.R.
Job No. 1037-01

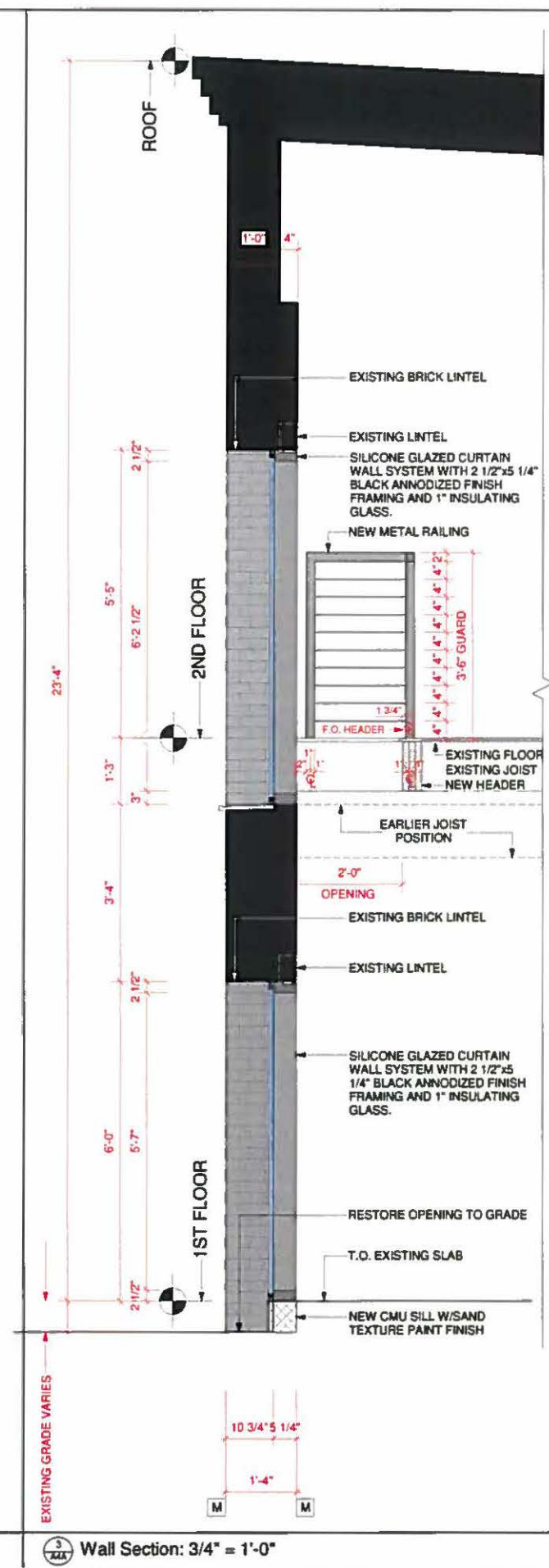
A3



1 West Elevation 10 Prince Street 204 Union Street 2 North Elevation 10 Prince Street Union Street

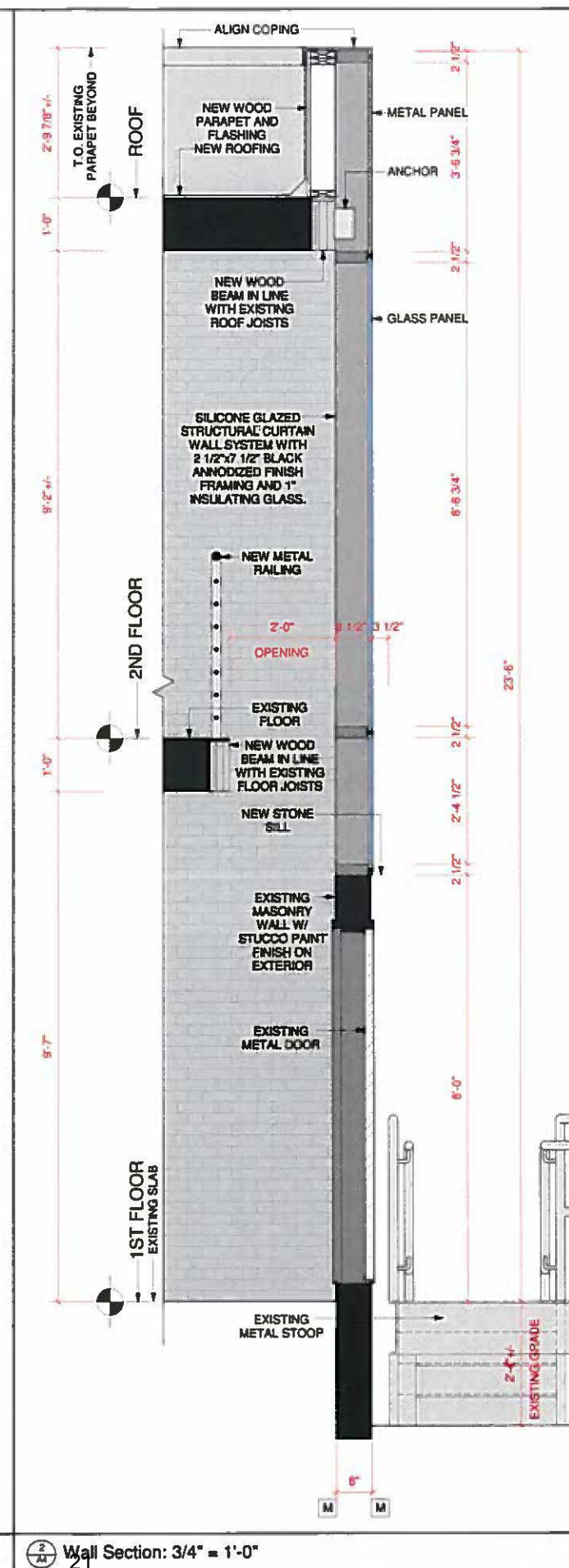
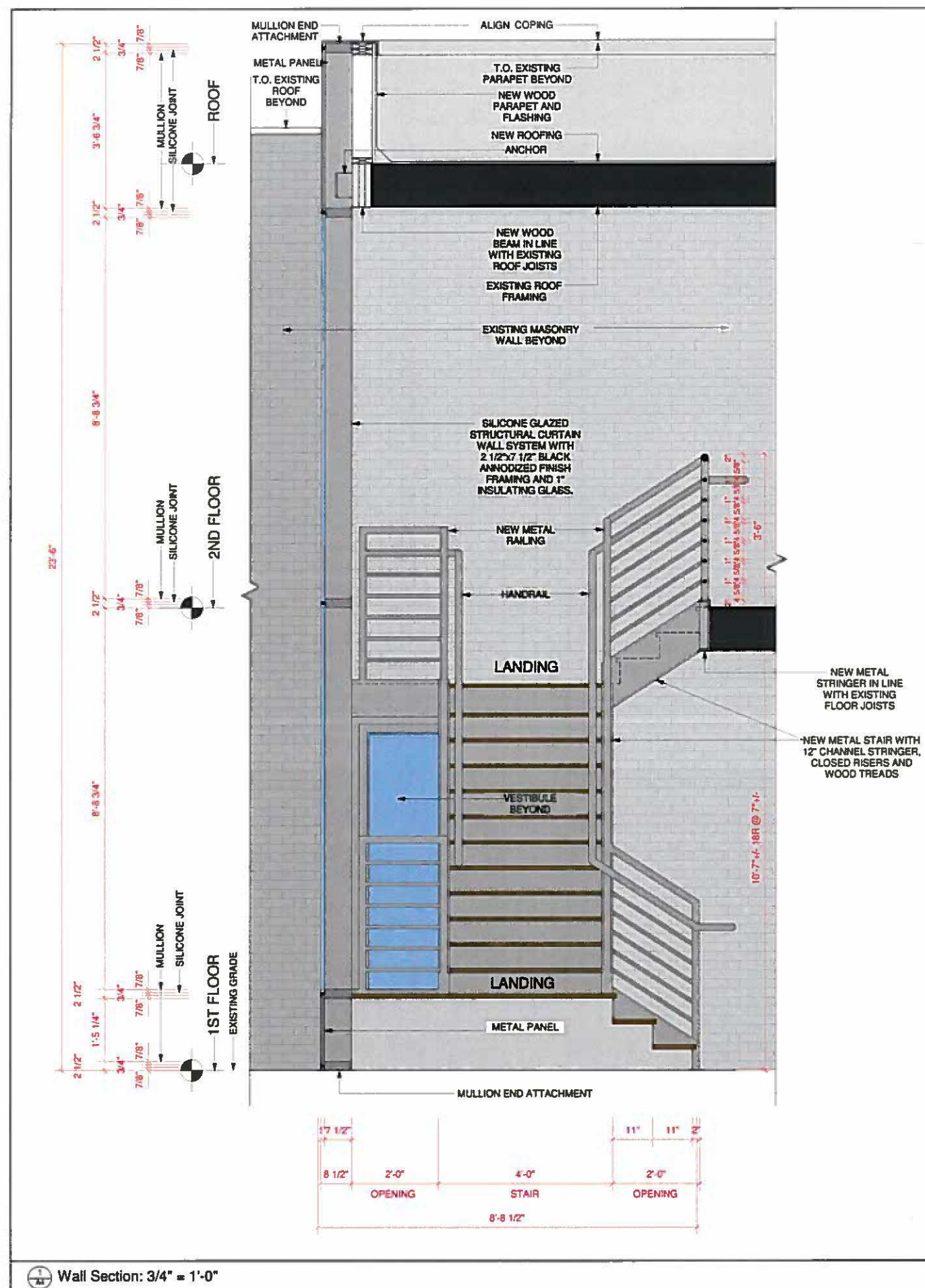
3 East Elevation 10 Prince Street Beyond Prince Street 4 South Elevation/Section Alley

APPLICATION MATERIALS
 BAR2015-00367
 10 Prince St
 11/12/15

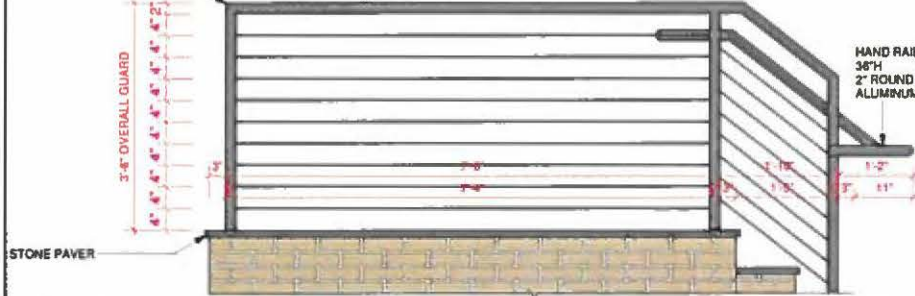
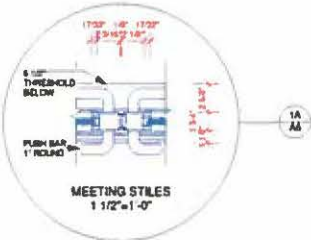


Wall Section: 3/4" = 1'-0"

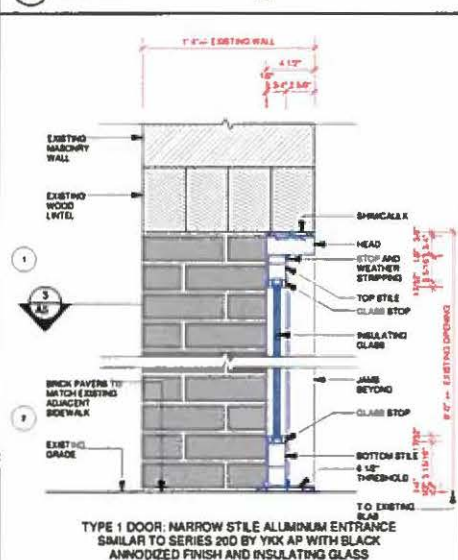
SMB ARCHITECTS, P.C. 1054 31st Street NW, Suite 110 Washington, DC 20007	
10 PRINCE STREET Alexandria, Virginia For Lawrence N. Brandt, Inc.	
Wall Sections	
© 2015 SMBA	
08/31/15	Review
11/18/15	B.A.R.
Job No. 1037-01	
A4A	




APPLICATION MATERIALS
BAR2015-00367
10 Prince St
11/12/15

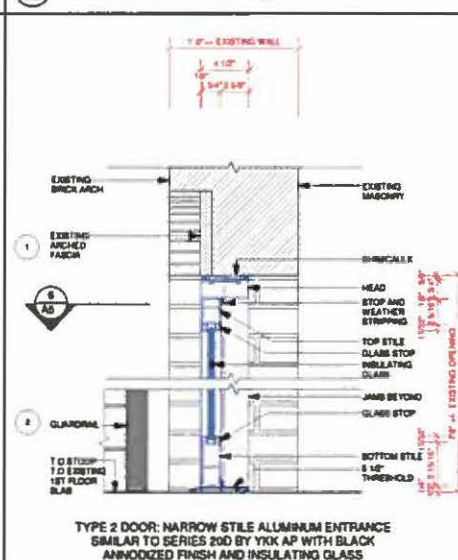


 Elevation Entrance Type 1: 3/4" = 1'-0"



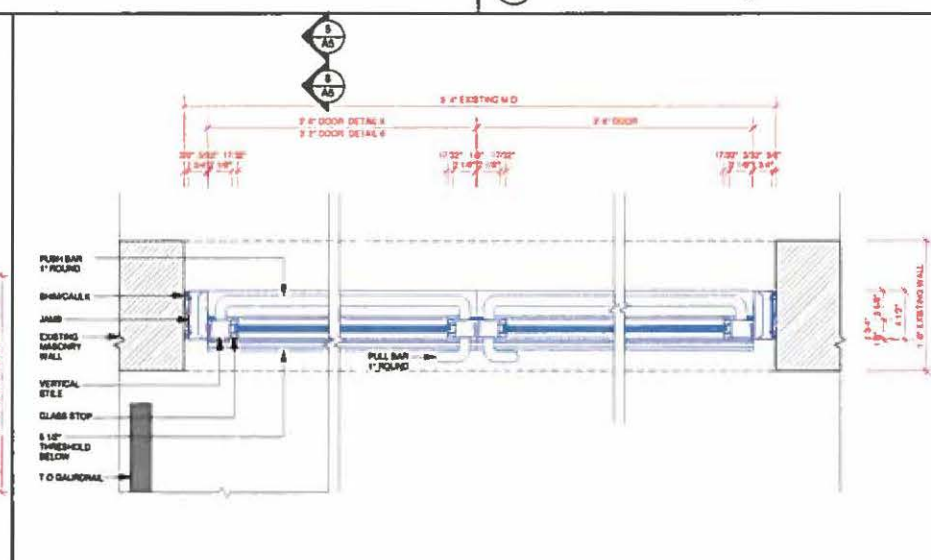
2 Head/Sill Details: 1 1/2"=1'-0"

 Elevation Entrance Type 2: 3/4"=1'-0"

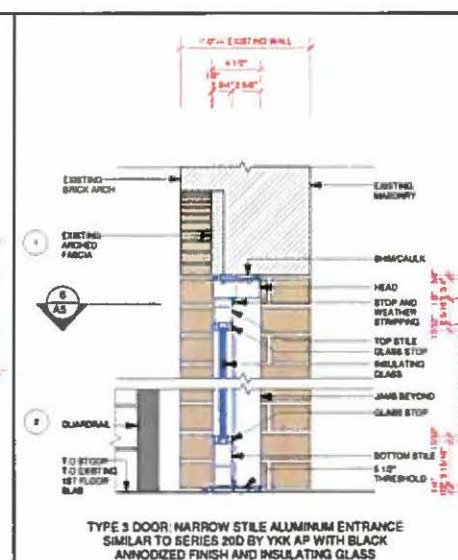


 Head/Sill Details: 1 1/2"=1'-0"

 Elevation Entrance Type 3: 3/4"=1'-0"



 Jamb Details: 1 1/2"=1'-0"



 Head/Sill Details: 1 1/2" = 1'-0"

SMB ARCHITECTS, P.C.
1054 31st Street NW, Suite 110
Washington, DC 20007

10 PRINCE STREET
Alexandria, Virginia
For Lawrence N. Brandt, Inc.

Detail Elevations and Sections

© 2015 SMBA

Scale: As Noted

02/21/15	Revis
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11/16/75	B.A.R.
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[illegible]

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Job No. 1037-01

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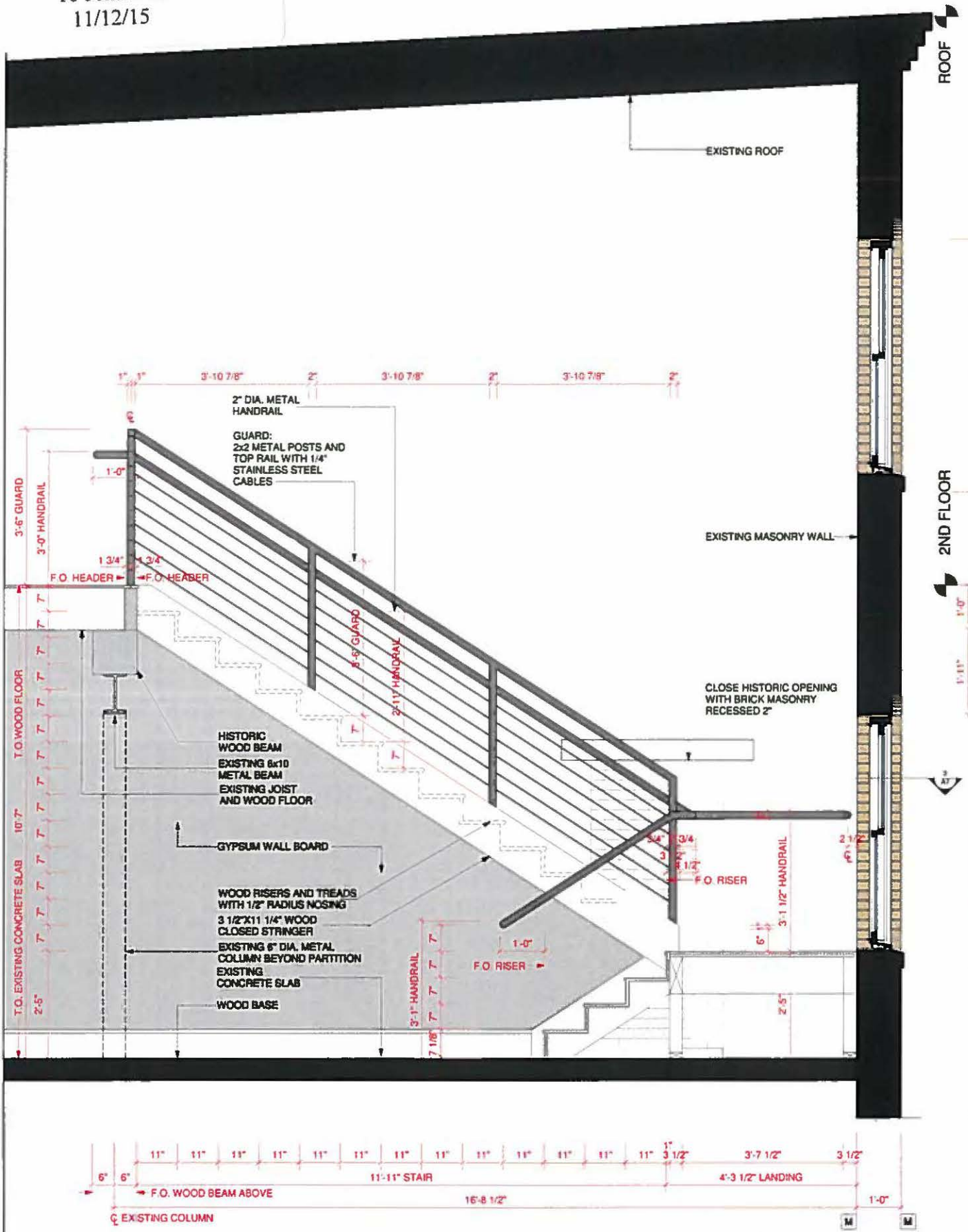
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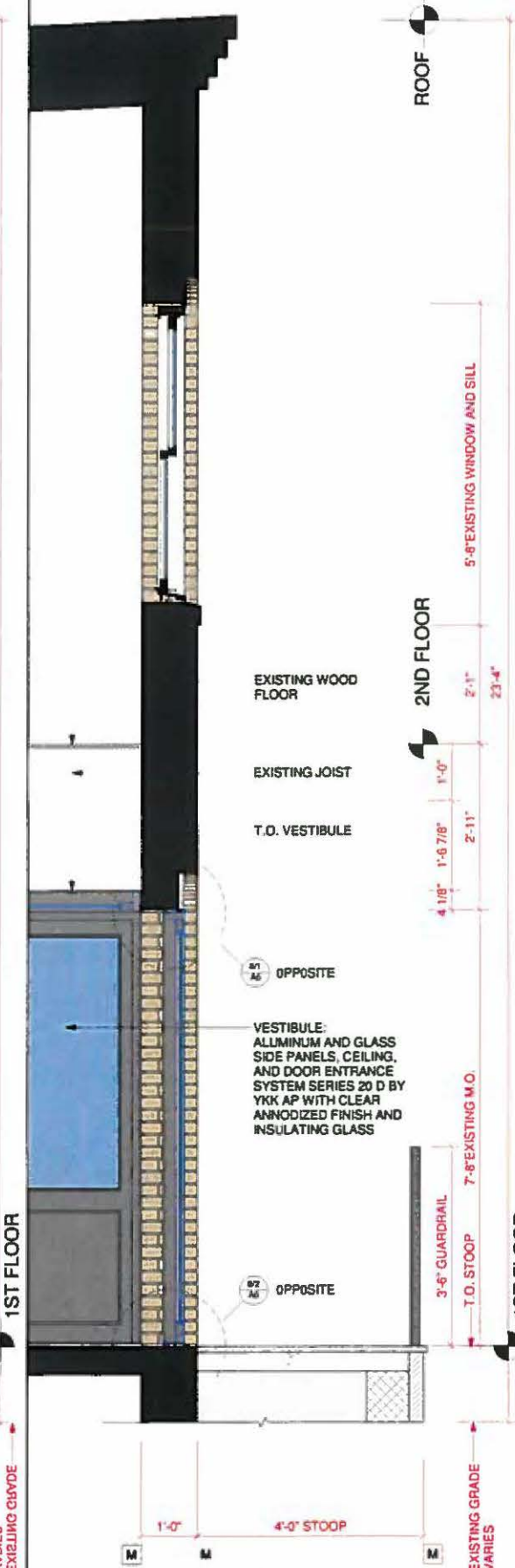
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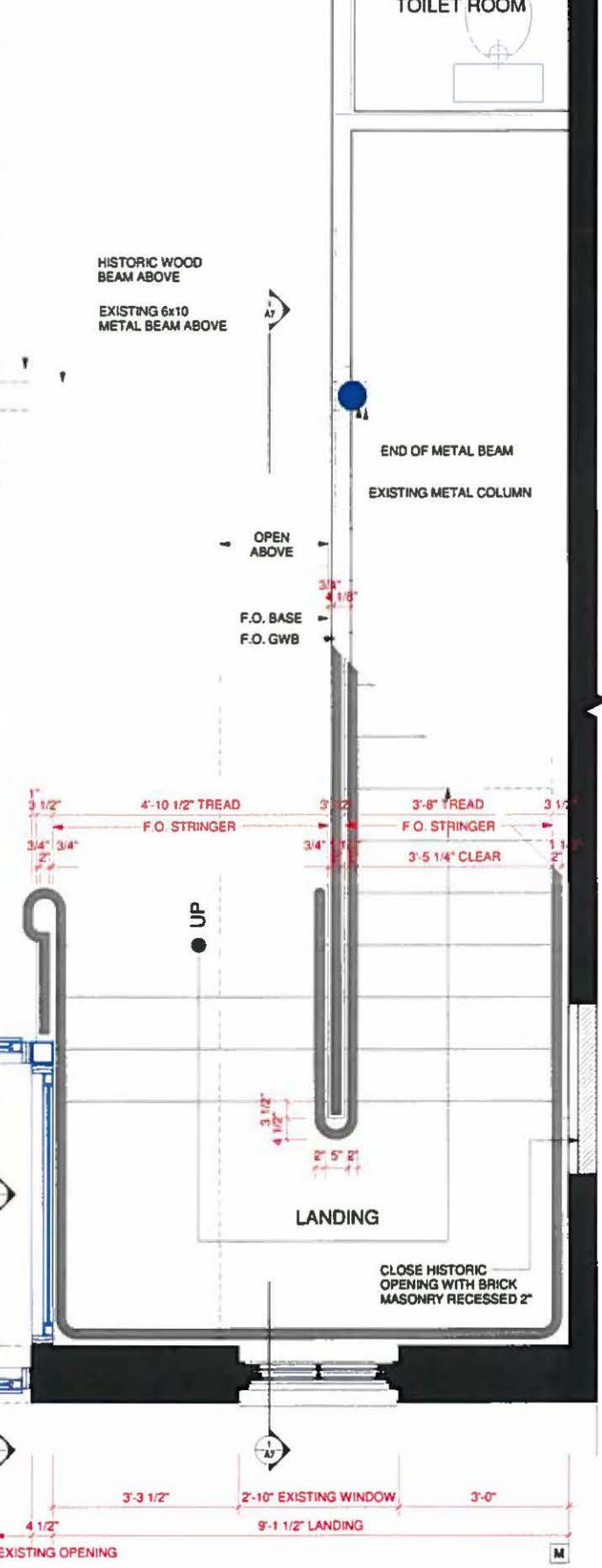
A5



Detail Section:: 3/4"=1'-0"



Detail Section: 3/4"=1'-0"



Detail Plan of Stair: 3/4"=1'-0"

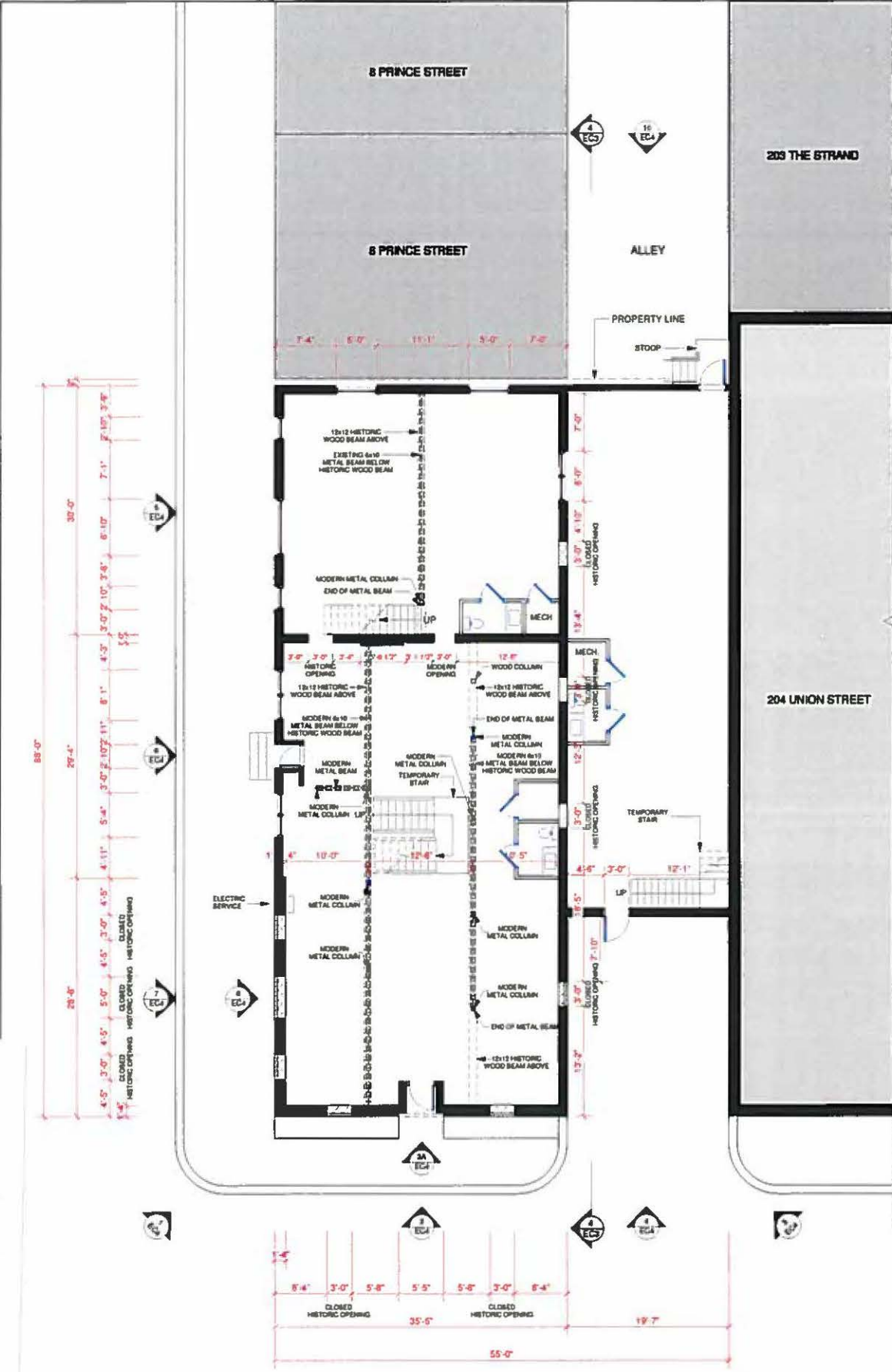
SMB ARCHITECTS, P.C.
1054 31st Street NW, Suite 110
Washington, DC 20007

10 PRINCE STREET
Alexandria, Virginia
For Lawrence N. Brandt, Inc.

Detail Section
Of Stoop, Entrance, and Stair
Detail Plans of Stair

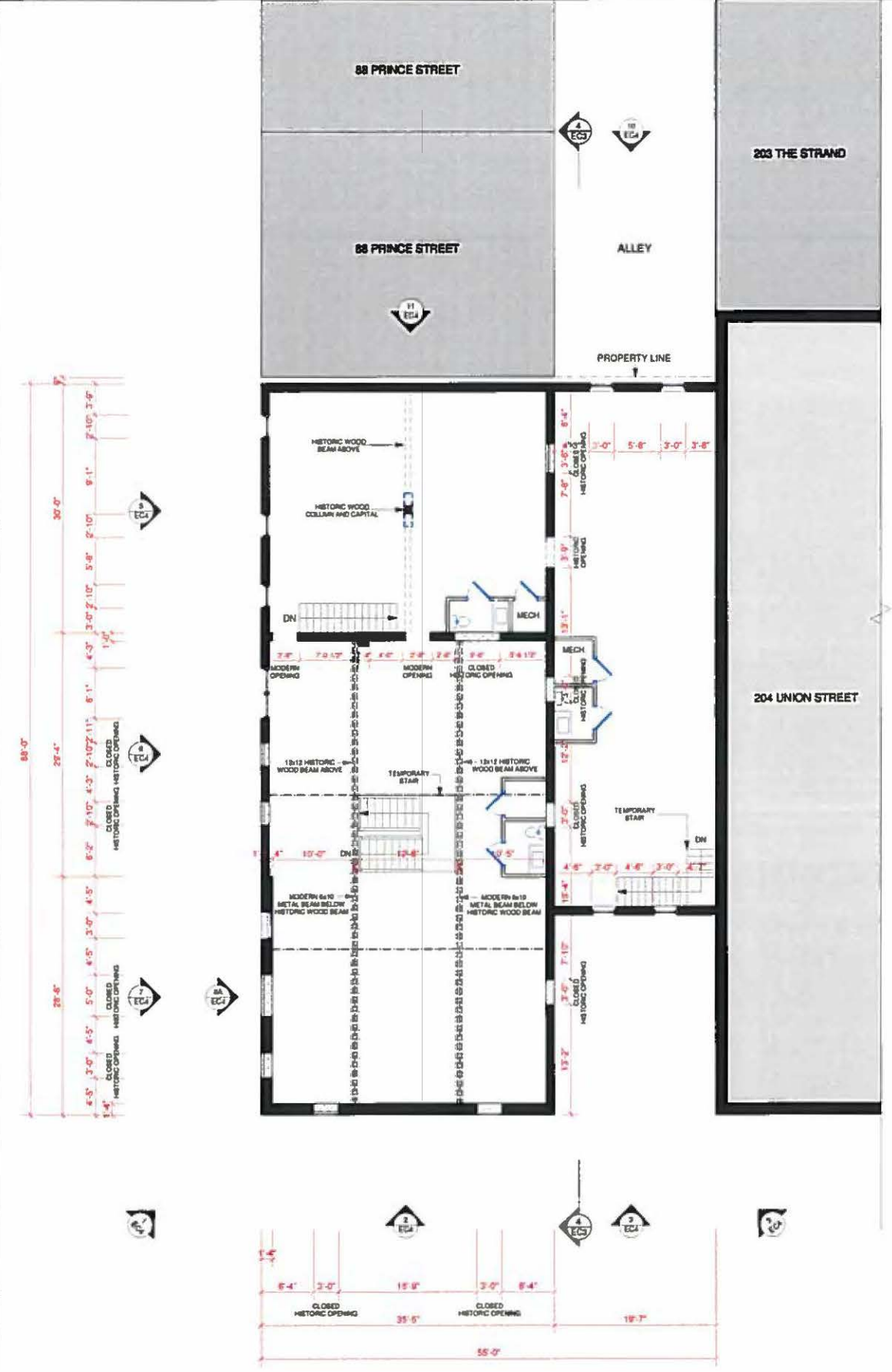
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Scale: As Noted
08/31/15 Review
11/18/15 B.A.R.
Job No. 1037-01

A7



1 EC1 First Floor Plan

10 Prince Street



2 EC1 Second Floor Plan

10 Prince Street

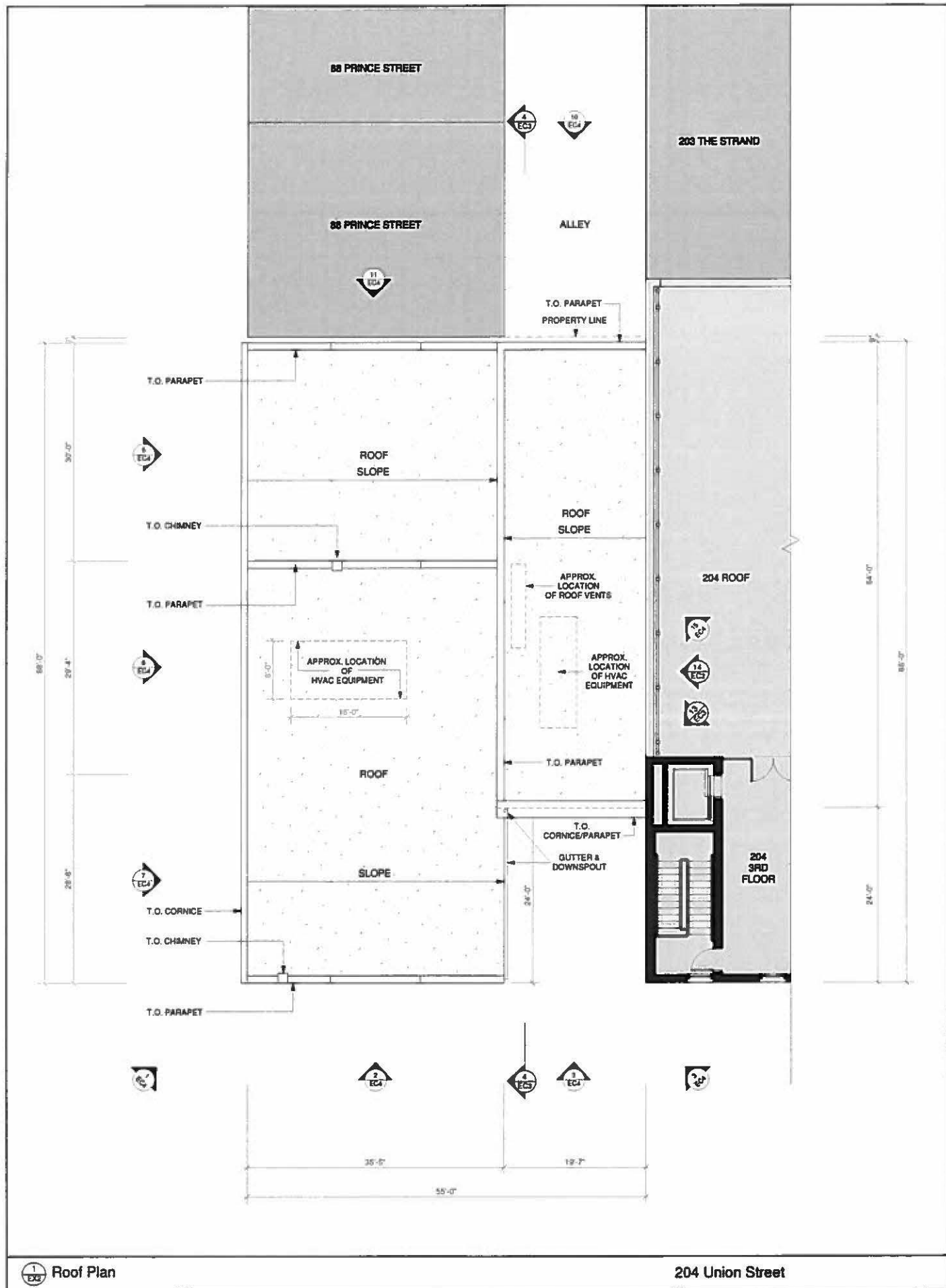
SMB ARCHITECTS, P.C.
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10 PRINCE STREET
Alexandria, Virginia
For Lawrence N. Brandt, Inc.

Existing Floor Plans

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03/30/15 Review
11/16/15 B.A.R.
Job No. 1037-01

EC1



APPLICATION MATERIALS
BAR2015-00367
10 Prince St
11/12/15

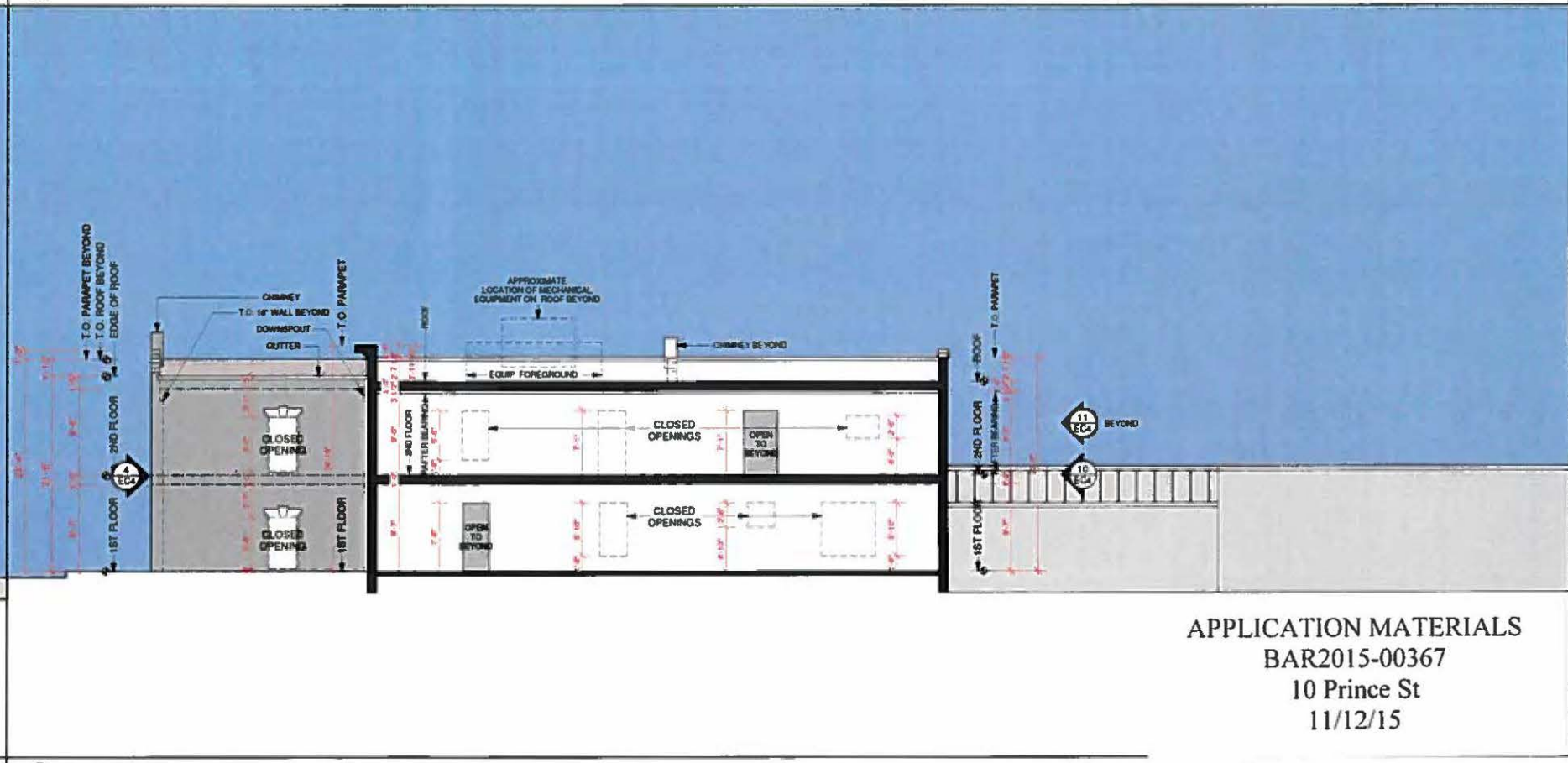
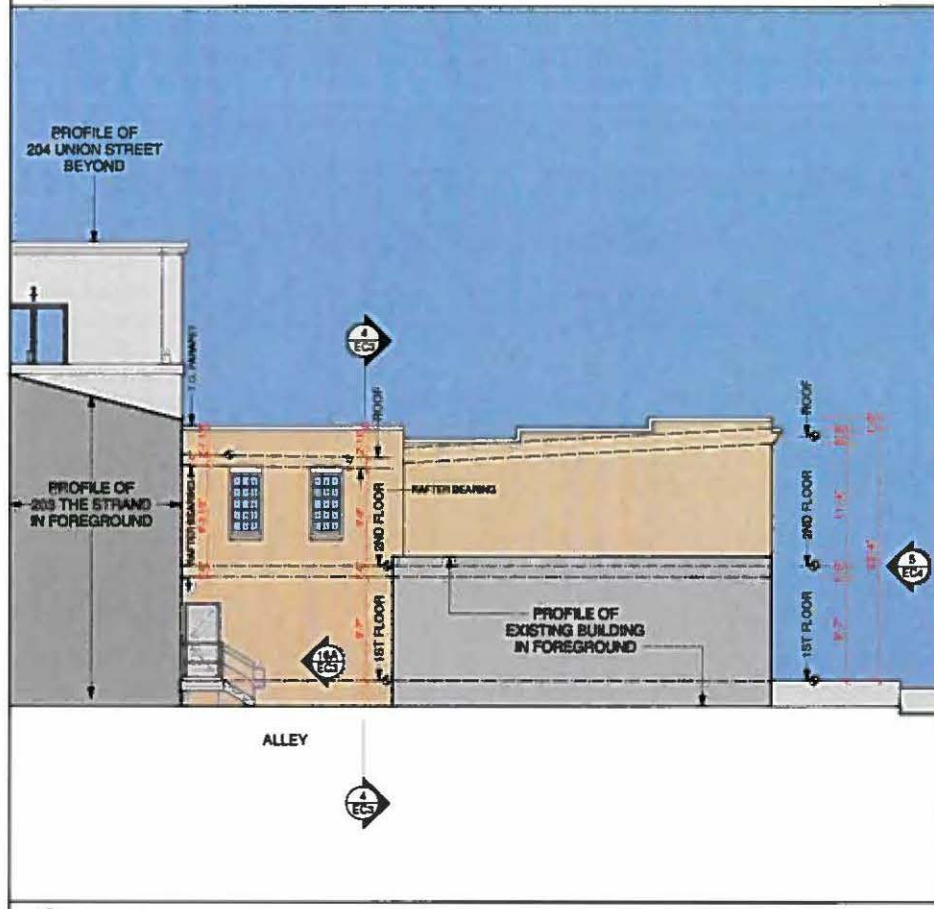
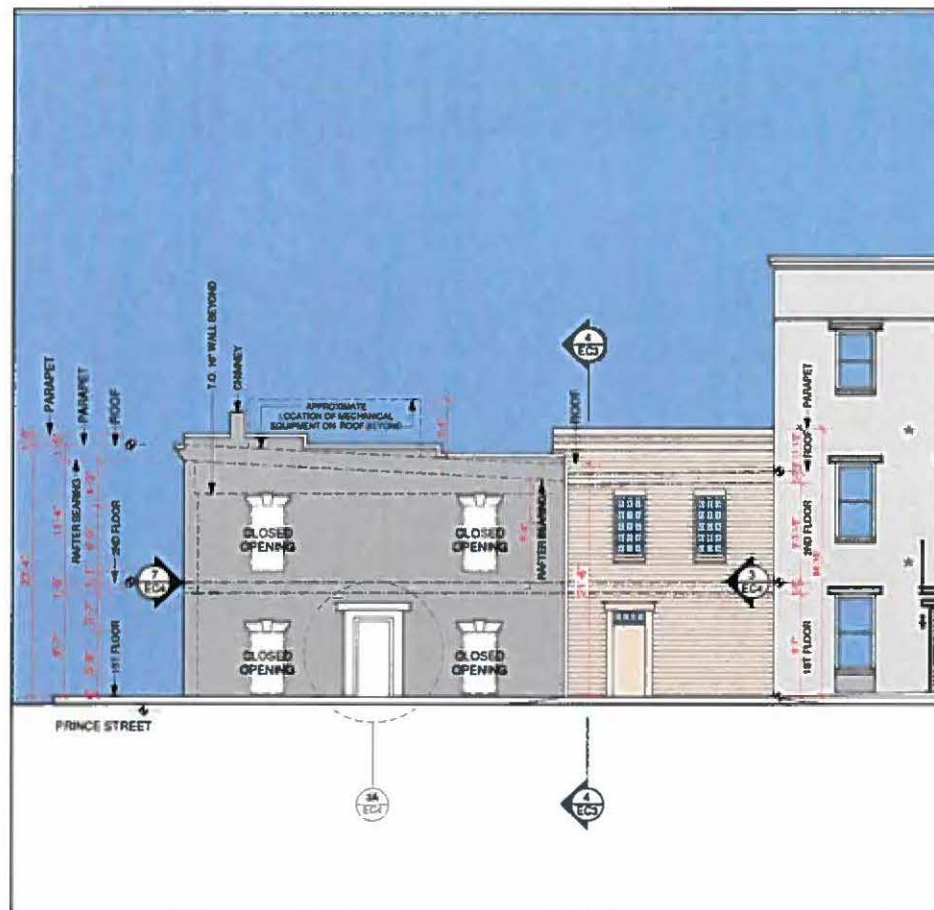
EC2

Existing Roof Plan

10 PRINCE STREET
Alexandria, Virginia
For Lawrence N. Brandt, Inc.





















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03/30/15	Review
11/18/15	B.A.R.
Job No. 1037-01	



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<p>10 PRINCE STREET Alexandria, Virginia For Lawrence N. Brandt, Inc.</p>	
<p>ELEVATIONS/SECTION</p>	
<p>© 2014 SMBA Scale: 1/8" = 1'-0" 03/30/15 Review 11/18/15 B.A.R.</p>	
<p>Job No. 1037-01</p>	
<p>APPLICATION MATERIALS BAR2015-00367 10 Prince St 11/12/15</p>	
<p>EC3</p>	

APPLICATION MATERIALS
BAR2015-00367
10 Prince St
11/12/15

					<div>SMB ARCHITECTS, P.C. 1054 31st Street NW, Suite 110 Washington, DC 20007</div> <div>10 PRINCE STREET Alexandria, Virginia For Lawrence N. Brandt, Inc.</div> <div>Photographs</div> <div>© 2014 SMBA Scale: 03/30/15 Review 11/16/15 B.A.R. Job No. 1037-01</div> <div>EC4</div>
1 ECA North and West Elevations: Prince and Union Streets	2 ECA West Elevation: Union Street	3 ECA South Elevation: Union Street	3A ECA Door Detail	4 ECA West Elevation: Union Street	
					
5 ECA North Elevation: Prince Street	6 ECA North Elevation: Prince Street	7 ECA North Elevation: Prince Street	8 ECA Opening Detail	8A ECA Opening Detail	
					
9 ECA East Elevation: Alley view from The Strand	10 ECA East Elevation: View from The Strand	11 ECA East Elevation: Detail	12 ECA Opening Detail	12A ECA Opening Detail	
					
13 ECA Roof: View to Northwest	14 ECA Roof: View to North	15 ECA Roof: View to Northeast	16 ECA Opening Detail	16A ECA Opening Detail	

BAR Case # 2015-00367ADDRESS OF PROJECT: 8, 10 Prince Street/200, 202 South UnionTAX MAP AND PARCEL: 075.03-03-01 ZONING: W-1APPLICATION 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: 2 Prince, LLCAddress: 1054 31st Street NW Suite #110City: Washington State: DC Zip: 20007Phone: 202-965-1221 E-mail: rbrandt@brandtinc.comAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☒ Manager 204-06 Union, LLCName: Robert S. BrandtPhone: 202-965-1221E-mail: rbrandt@brandtinc.com

Legal Property Owner:

Name: 2 Prince, LLCAddress: 1054 31st Street NW Suite #110City: Washington State: DC Zip: 20007Phone: 202-965-1221 E-mail: rbrandt@brandtinc.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 ☐ fence, gate or garden wall ☐ HVAC equipment ☐ shutters
 ☒ doors ☒ windows ☒ siding ☐ shed
 ☐ lighting ☐ pergola/trellis ☐ painting unpainted masonry
 ☐ other _____
☐ ADDITION
☐ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

We propose to restore all previously bricked-in, documented, original openings as illustrated in our proposed plans.

We propose to remove the Aluminum siding, front & rear, on the modern "link" building (202 South Union) and replace it with a glass façade as illustrated in our proposed plans.

The proposed restoration will be documented and done to meet the Commonwealth of Virginia's Secretary of The Interiors Standards for Rehabilitation. The criteria is attached in our initial review/response from the Department of Historic Resources.

SUBMITTAL REQUIREMENTS:

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

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

Electronic copies of submission materials should be submitted whenever possible.

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

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

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

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

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

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

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

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

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

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.

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

APPLICANT OR AUTHORIZED AGENT:Signature: Printed Name: Robert S. BrandtDate: 11/13/15

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

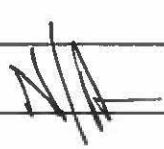
1. **Applicant.** State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable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

Name	Address	Percent of Ownership
1. Prince Street Investors, LLC	1054 31st St. NW #110 Washington, DC 20007	50%
2. Union Street Investors, LLC	206 S. Union Street Alexandria, VA 22314	50%
3.		

2. **Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at ~~810 Prince Street~~ ^{200, 202 South Union} (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Prince Street Investors, LLC	1054 31st St. NW #110 Washington, DC 20007	50%
2. Union Street Investors, LLC	206 S. Union Street Alexandria, VA 22314	50%
3.		

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

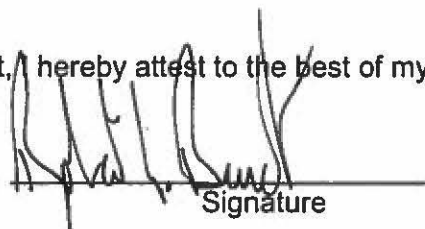
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. 		
2.		
3.		

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

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

11/13/15
Date

Robert S. Brandt
Printed Name


Signature

PRINCE STREET INVESTORS, LLC
OPERATING AGREEMENT

<u>Members</u>	<u>Membership Interest</u>
Robert S. Brandt Irrevocable Trust 1054 - 31 st Street, N.W. Suite 110 Washington, D.C. 20007	50%
Lisa Brandt Beek Irrevocable Trust 1054 - 31 st Street, N.W. Suite 110 Washington, D.C. 20007	25%
Andrew D. Brandt Irrevocable Trust 1054 - 31 st Street, N.W. Suite 110 Washington, D.C. 20007	25%
TOTAL	<u>100.00%</u>

Union Street Investors

206 South Union Street

Alexandria, VA 22314

John Siegel	12.05%
Jim Fleming	22.86%
Sheila Onsrud	22.86%
Fleming Family Generation Skipping Trust	4.29%
Harry Hopper	12.05%
Arun Gupta	7.23%
Patrick Hendy	4.82%
Jason Booma	1.20%
Monish Kundra	3.61%
Don Doering	8.43%
Ben Lewis	0.60%
Totals	100.00%



City of Alexandria
Office of Historic Alexandria
Alexandria Archaeology
Studies of the Old Waterfront



Fowle Warehouses 204-206 South Union Street

By Diane Riker
© 2009



Photo by Katherine Maas

William Fowle Warehouses on Union Street

Overview

In 1749, when Alexandria's first lots were auctioned off atop the bluff on the Potomac River, the present site of 204 and 206 South Union Street was under water. The land along the riverfront near the southern edge of the new town had been the property of Philip Alexander, for whose family the port was named. An early deed notes a stone wall at the top of the bluff, perhaps a relic of Alexander's occupancy.

The ground under these buildings was "created" by two leading Alexandrians, Thomas Gilpin and Jonathan Hall, who had purchased Lots 62 and 63 in 1769 and begun to cut down and "bank out" the bluff to what is present-day Union Street. Hall died in 1785 and Gilpin continued to extend his wharf until, by 1809, it reached 220 feet from Union Street into the water and bore the weight of several stores and storehouses.

It was all to become the foundation for a merchant empire as extensive as any in the young city. At the turn of the century, William Fowle, aged 17, came here to seek his fortune. He partnered with a Thomas Lawrason, son of a shipping merchant, operating out of a warehouse at the corner of Prince and Union. With Lawrason's death in 1819, Fowle began to buy up that family's properties, including those at 204-206. By mid-century, Fowle and two of his sons had built a prosperous business, with warehouses on the Strand, Prince and Union streets, and residences at 711 Prince Street and outside the town limits. They played important roles in pre-Civil War Alexandria banking, business, and government. 204 and 206 remain today as key relics of that family's legacy. In fact, William's initials are still visible, cast into the door frames at 204.

Two devastating events impacted these buildings in the last half of the 19th century. During the Civil War, the Fowle family, loyal to the Confederacy, left the city and suffered confiscation of all their properties (these were later returned in a landmark Supreme Court case). And in 1897, a terrible fire destroyed almost every structure from Union Street to the Strand between Prince and Duke streets. Other Fowle buildings were razed to their lower stories or even to their foundations, but 204 and 206 escaped with minimal damage. They are the largest relatively intact remnants left on this significant commercial block.

When the fire broke out at midnight on June 2, 1897, the buildings were being rented by Richard Henry Wattles, an agricultural supplies merchant. He bought them from Fowle heirs in 1900 and proceeded to alter them for use as a grain mill, taking down two stories at 204 and adding one at 206. What we see today is virtually Wattles' Mill on the footprint and lower stories of the Fowle buildings. This was Alexandria's last waterfront mill.

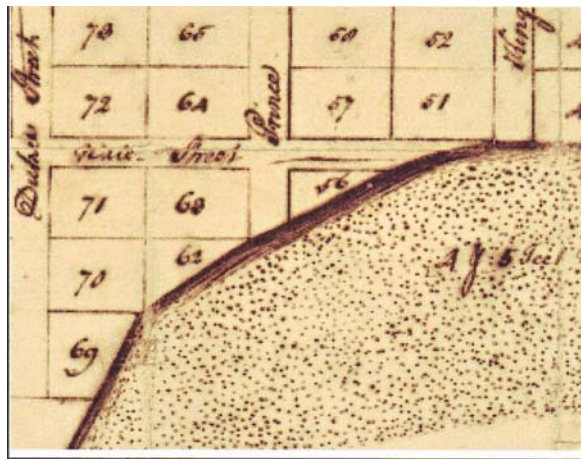
206 South Union Street is the largest pre-Civil War building to survive along the riverfront corridor. Its cavernous interior and strong utilitarian lines convey as nothing else can the significance of commerce in this city.

The Land

The cream-painted brick façades and the bricked or shuttered windows at 204 and 206 South Union Street conceal what remains of two pre-Civil War warehouses and Alexandria's last waterfront mill.

1769 The land under their foundations is fill placed there by George Gilpin and Jonathan Hall, who purchased town lots 62 and 63 in 1769.¹ Lot 62 is a quarter-acre wedge on the high riverbank. Its entire eastern boundary is tidewater.

To reach navigable water, the new owners level the high ground, using the excavated clay and marsh mud to “bank out.”



Library of Congress

A section of the 1749 plan of Alexandria

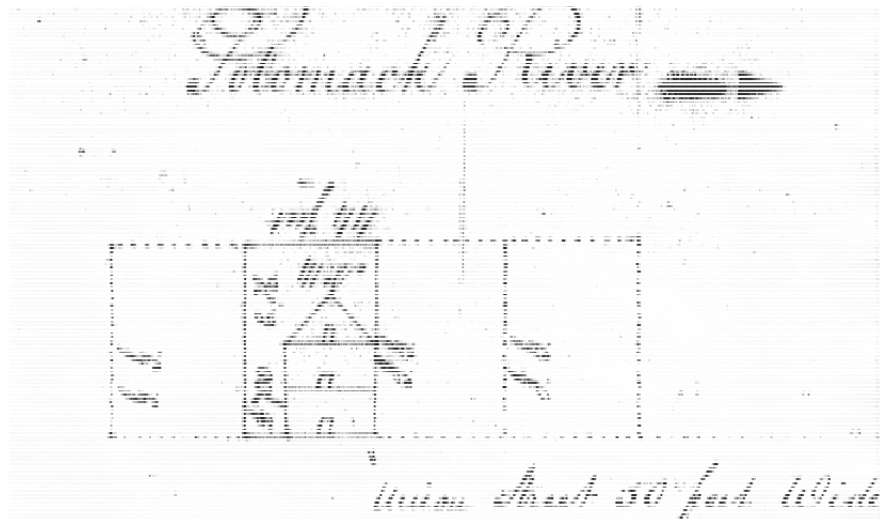
Gilpin is a leader in Alexandria commerce and politics, the town's surveyor, judge and inspector. Hall serves as town trustee from 1770 to 1775.

1782 This year the legislature grants permission to lay Union Street across the filled wetlands from Oronoco to Franklin. By 1809, Gilpin has extended his wharf 220 feet from Union into the river and erected warehouses on the southeast and southwest corners of Prince and Union.²

Most of Hall's property is on the west side of Union but he does own one slice of filled land between Union Street and the river, the future site of 204 S. Union. Evidence of an early structure is shown on this plat attached to an 1804 deed. The street-front dimension remains the same into the 21st century.

¹ *Fairfax Deed Book H*: 40; *Fairfax Deed Book K*: 5.

² *Alexandria Daily Gazette*, May 22, 1809, p.3.



"The Store on the wharf is 34 feet, part of it has three floors and part only two. The remainder of the front, say 10 feet, is left for an alley." *Alexandria Deed Book I:162* (July 14, 1804).

William Hartshorne rents the store from Hall's heirs³ and conducts a typical early merchant's business there - part hardware and part groceries - from coopers' axes to pickled oysters.

1800 Meanwhile the merchant who will build much of today's 204-206 arrives in Alexandria from Massachusetts, aged 17. He is a descendant of George Fowle, an English tanner, who left home for New England in the mid-1600s.



Fowle family crest as depicted on the gravestone of William's ancestor, Capt. John Fowle (d. 1711), Phipps Street burial ground, Charlestown, Mass.⁴

³ *Virginia Journal and Alexandria Advertiser*, Dec. 15, 1785.

⁴ Fowle, Eugene Chalmers. *Descendants of George Fowle*. Boston: New England Historic Genealogical Society, 1990.

Fowle & Co.

William Fowle goes into partnership with Thomas Lawrason, a shipping merchant, whose father, James, has acquired much of the Gilpin real estate on both sides of Union Street.

1810 On Sept. 25, fire destroys the firm's principal store at the southwest corner of Prince and Union streets. It also destroys Hall's store and dwelling, now in the ownership of Jacob Leap, grocer.⁵ Leap rebuilds the store as a two-story brick.⁶

1819 Thomas Lawrason dies in 1819. In the succeeding decades, the firm of Fowle & Co. is a major presence south of Prince Street.

Fowle is extremely successful, buying or building a network of warehouses along Prince, the Strand, and Union Street, counting among them by 1840 the Lawrason holdings and Leap's store, a collection not to be surpassed until another merchant in the 20th century (Interarms' Sam Cummings) assembles a nine-building complex, which includes 204 and 206.

T. Michael Miller in *The Fireside Sentinel*, Sept./Oct. 1993, provides a sample of the company's inventory:

*chocolate, shoes, cotton, suspenders, New York prime pork,
cheese, plaster of Paris, crockery ware, lumber, English
mustard, indigo, soap, tanner's oil and rope.*

William and his wife, Esther, have 15 children, not all of whom live to maturity. Their home at 711 Prince Street hums with activity. Two of his sons join him in the business. William Holmes Fowle enters the firm after his graduation from Harvard in 1826. George Dashiell Fowle joins them in the 1840s.

Fowle becomes president of the Old Dominion Bank and the Alexandria Canal Company. When President John Quincy Adams visits Alexandria in March 1841, he dines with the merchant.

⁵ *Alexandria Daily Gazette*, Sept. 26, 1810, p. 3.

⁶ Jacob Leap. *Alexandria Will Book 2*, 1814, p. 405; *Alexandria Gazette*, May 23, 1822, p 3.



Esther Dashiell Taylor Fowle

This portrait of William Fowle's wife may well be the only likeness we have of a member of the early Fowle family in Alexandria. It is believed to be by Washington, D.C., painter Charles Bird King and is reproduced in E. C. Fowle's *Descendants of George Fowle*.

The Early History of 206

1839 Elizabeth Lawrason, who is living in Baltimore, conveys to William Fowle:

*A lot of ground and wharf on the west (east) side of Union Street, on front on Union Street as supposed forty feet six inches, be the same more or less, and extending of that breadth at right angle to Union direct into the River Potomac bounded on the west by Union Street, on the north by the lot formerly Jonathan Hall's afterwards Jacob Leap's and the said Thomas Lawrason's and on the south by the lots formerly Joseph (Joshua) Gilpin's, afterwards William Harper and on the East by the River.*⁷

1843 A two-story structure is taxed on this lot. It is valued by the assessor at \$4000, while another Fowle building and wharf directly behind it are worth more than four times that amount.

Over the years, the building at 206 has been much modified but its footprint on the land and some of its original brickwork - in the early five or even three-to-one common bond - remain. In the cavernous interior of its ground floor there can still be seen just below ceiling height the

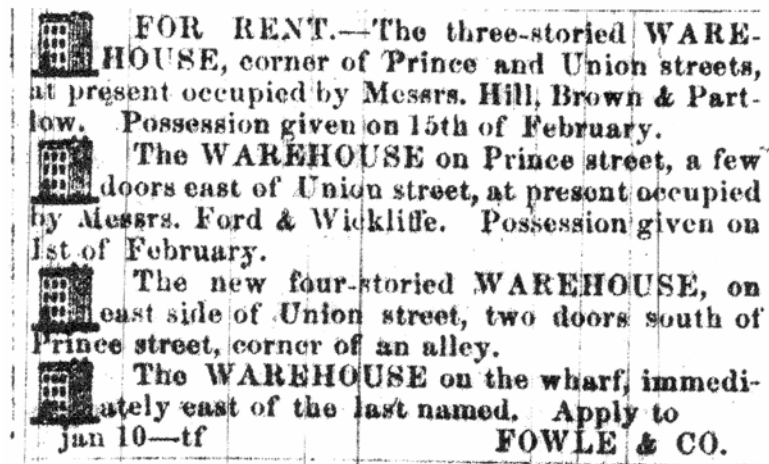
ghosts of old floor joists for the second story.

⁷ *Alexandria Deed Book Y*, p. 316.

Building the Warehouse at 204

1837 The Leap property at what is now 204 is acquired by Thomas Lawrason from Leap's widow, Ann, and in 1837 is sold to William Fowle by Lawrason's widow, Elizabeth.⁸ But Fowle does not appear to have built his own warehouse there until 1857.

1858 The *Alexandria Gazette* provides a date for a new warehouse replacing earlier structures at the site. The third offering in this January 1859 advertisement - "the new four-storied WAREHOUSE" - would have gone up the previous year. (The fourth offering is at the present location of Chadwick's Restaurant.)



At the turn of the 20th century, the four stories are reduced to two and one half, and in the 1960s, the alley that ran from Union to the Strand is blocked to provide a connection to the Prince Street corner building.



photo by Katherine Maas

Northwest corner of 204 S. Union Street, with
10 Prince St. extension into the former alley
(off-street parking in 2008).

⁸ *Alexandria Deed Book X-2*, pp. 141 and 166.

The merchant builder has “signed” his work. Behind a weathered crust of paint and rust, the initials “W.F.” are faintly legible on the decorative door fenders at the entrances to 204. These cast-iron plates were used to protect the building’s brickwork from carts delivering or carrying out goods.



photo by Katherine Maas
19th-century initials on the southernmost door
fender at 204 South Union.

It is interesting to compare the Fowle fenders with others in Alexandria. Better preserved fenders exist at the entrances to 201 and 214 King Street. Both sets display dates: 1851 on the former’s dozen fenders; 1868 on the latter’s four. The initials in both cases refer to the owners at the time of building. The height of these fenders from the sidewalk indicates they were served by loading docks on the steeply sloped street.

The lower portions of Fowle’s fenders are buried in brick and concrete. Any date on the cast iron, should there be one, is well obscured.

FOWLE & CO.,
 IMPORTERS AND DEALERS IN ALL
 KINDS OF
FERTILIZERS,
 OFFER FOR SALE
No. 1
PERUVIAN GUANO
 IMPORTED
 DIRECT TO THIS PORT, FROM THE
CHINCHA ISLANDS,
 PUT UP IN BAGS, FURNISHED AND
 BRANDED BY THE
Agents of the
PERUVIAN GOVERNMENT.

COLUMBIAN GUANO,
 IN BAGS AND BARRELS. A VERY EX-
 CELLENT MANURE RICH IN
 PHOSPHATES,

As will appear from annexed

Analysis by Dr. R. H. Stabler:

Organic matter, yielding ammonia.....	14.55
Water.....	85.55
Phosphate of Lime.....	60.88
Magnesia.....	10
Sand and other insoluble matter.....	15.92

100

SOMBRERO GUANO,
 THE RICHEST PHOSPHATIC GUANO
 KNOWN.

Having accepted the Agency for the sale of this
 article in Washington, Georgetown, and
 Alexandria, a full supply will always
 be kept on hand

Commerce in mid-century Alexandria has a
 new and pungent aroma. The product is to the
 south wharves as coal is to the north wharves.

In Peru, Columbia, and Mexico, farmers are
 harvesting the nitrogen-rich droppings of seabirds
 and millions of tons are exported to be mixed with
 phosphates as fertilizer.

Guano is arriving at the Fowles' Central Wharf,
 sometimes on two ships a day from South America.
 Fowle and Co. is the leading agent here.

Either or both of the warehouses may well have
 been used for the fertilizer.

This ad runs almost the entire length of the first
 page of the *Alexandria Advertiser* during the
 summer of 1858.

1854 Fowle's sons invest in a giant steam-driven flour mill, Pioneer Mills, which occupies the whole block from the Strand to Union south of Duke Street (now the site of Robinson Terminal South) and for which William Holmes Fowle is the general agent. During this decade the new railroad down Union carries goods for the warehouses and mill to a Duke Street spur line.

It is William Holmes Fowle who presents to the Council a resolution for lighting the city with gas and puts his own money on the table. In 1857, Fowle & Co. reports sales of \$144,000.⁹

1860 William Fowle dies.

OBITUARY.

WILLIAM FOWLE has departed! A man who, by his vigorous sense, his dignified but simple manners, and his kindly though blunt address, impressed all who came in contact with him, as a man of uncommon character. He was undoubtedly the best specimen in this section of the country, of a merchant—of the old school—a designation in itself expressive so much of probity, intelligence, and enterprise. His successful energy, his integrity, his private liberality, and his public spirit, must always be remembered in the community where he so long and honorably lived.—

Alexandria Gazette Jan. 12, 1860, p. 2

⁹ *Alexandria City Tax Ledger 1856-1857*, Alexandria Library Local History Special Collections.

The Fowles in the Civil War

*The wharves are completely deserted, and what little shipping remains is fastened to the piers, with sails furled or taken in. I did not see a single man or a sign of life there. Everywhere...the stillness of a perpetual Sabbath and the loneliness of a deserted city.*¹⁰

1861 In the four years of government occupation of Alexandria, the Fowle family fortune suffers real losses. Descendants recall that Federal troops on horseback invade and vandalize even their homes.¹¹

William Holmes Fowle moves to Richmond, while his son William III departs with the rest of Alexandria's young secessionists to join the Confederate Army. Because of his son's action, William's properties are targeted for confiscation.

George Dashiell Fowle has moved to New York City, where he continues his business, perhaps quietly supplying the Confederate Army, and is able at war's end to buy back several of his father's holdings, including the Central Wharf, for which he pays just \$25. By 1870 all the seized properties are released to the family in a landmark case before the Supreme Court.¹²

¹⁰ Correspondent for the *World*, quoted from *Alexandria Gazette*, May 16, 1861, by T. Michael Miller,

Pen Portraits of Alexandria, Virginia, 1739-1900, p. 202.

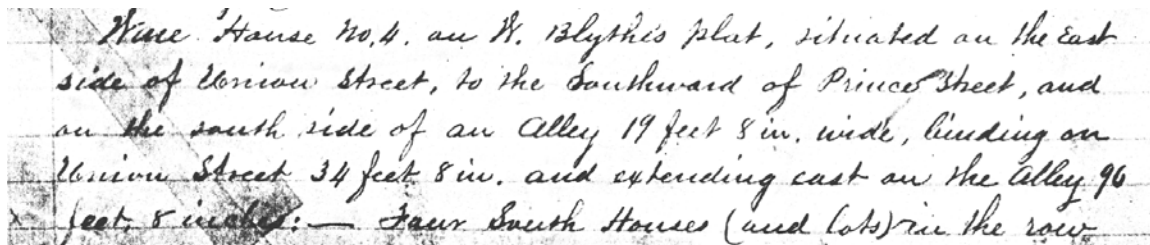
¹¹ Fowle, E. C., *op. cit.*

¹² Kaye, Ruth L. "Properties of Citizens of Alexandria City and Fairfax County Confiscated by the Federal Government during the Civil War" in *Historical Society of Fairfax County*, vol. 30, 2006, pp 18-21.

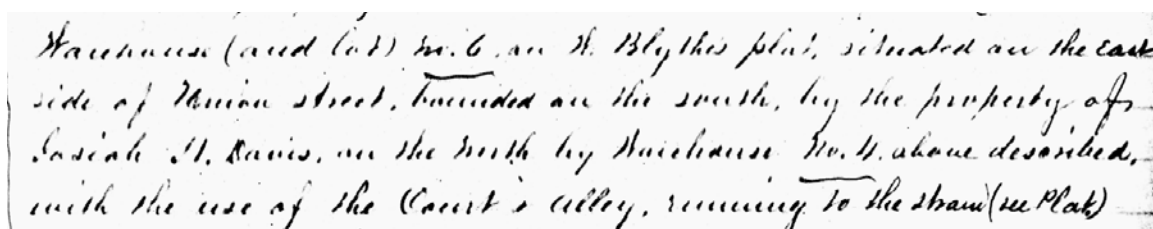
1867 When Fowle's executors and devisees cannot agree on dividing his property, three commissioners are appointed, and at its May term hearing, the Circuit Court approves their decisions. Records of this hearing, with "W. Blythe's plat," which designates 204 as Warehouse # 4 and 206 as Warehouse # 6, are referenced in every succeeding deed. The plat has not survived.

Fowle's daughter Esther Jane, the wife of John St. Clair (*var.* Sinclair) Brookes receives the ground and warehouses at 204 and 206.

The relevant sections of the deed of partition from Oct. 16, 1867, are below.



Warehouse No. 4, on W. Blythe's plat, situated on the east side of Union Street, to the southward of Prince Street, and on the south side of an Alley 19 feet 8 in. wide, bounding on Union Street 34 feet 8 in. and extending east on the Alley 96 feet 8 in. — Four South Houses (and lots) in the row.



Warehouse (and lot) No. 6, on W. Blythe's plat, situated on the east side of Union Street, bounded on the south, by the property of Josiah H. Davis, on the north by Warehouse No. 4, above described, with the use of the Court's Alley, running to the shore (see Plat)

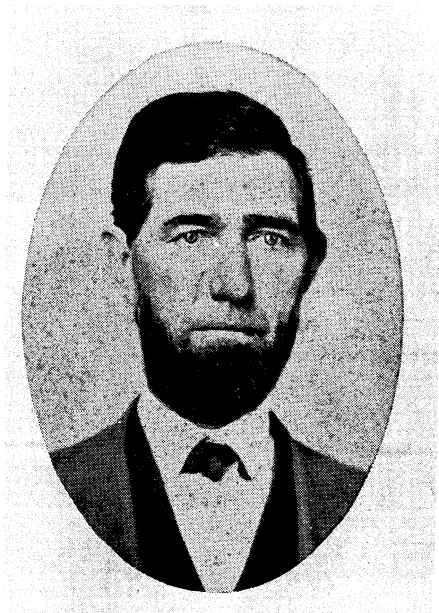
Alexandria Deed Book Y-3, 1867, p. 138

New Tenants at 204 and 206

Before the Civil War, a merchant appears on the waterfront whose family will leave its name into the twenty-first century on the town's largest warehouses (at the site of the old Pioneer Mill and at the foot of Oronoco Street).

George H. Robinson is a towering figure – literally. He stands more than seven feet tall, and while he serves as postmaster for the Confederate Army of Virginia, his superiors keep him off unfamiliar southern routes with their military pickets because of his resemblance to Abraham Lincoln.

After
needs.



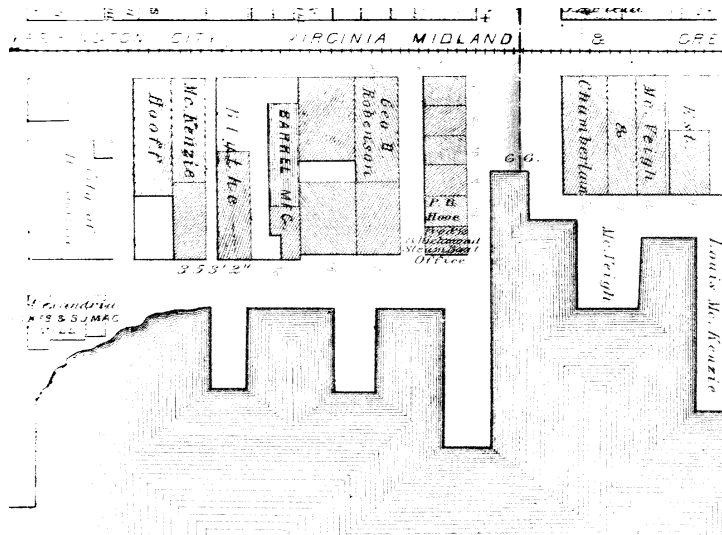
Following the war, Esther Fowle Brookes and her husband lease the warehouse at 204 to Robinson and his son John.

Beginning in the early 1850s, the senior Robinson conducts a merchant's business on the wharf, starting with groceries and adding putty, paint, lampblack and window glass. the war, the firm concentrates on agricultural

George H. Robinson

Ties, the Southern Railway System Magazine, Sept. 1958, p. 7.

Robinson's name is misspelled "Robertson" on this plat from G. M. 1877 *City Atlas of Alexandria*. The courtyard enclosed by a barrel-manufacturing plant. Our warehouses have numbers 28 and 30. These change in the 1930s to the numbering. (Philadelphia, H).



Hopkins' is street will present 1877, Plate

The warehouses retain their agricultural value for years to come.

1881 Esther Brookes dies and her three sons, William Fowle, John St. Clair, and George Holmes Brookes, inherit the warehouses. They rent them to Henry Starr Wattles, a native Alexandrian and a dealer in grain and feed.

It is his son Richard Henry Wattles, then 16 and a clerk at Herbert Bryant's agricultural store, who will leave his mark on both warehouses, making them over into what remains virtually their current appearance. Wattles opens a farm implement and hardware store on Royal Street near City Hall.

1896 R. H. Wattles submits to the City of Alexandria a request for a permit to take down the top two stories at 204 South Union.

CITY OF ALEXANDRIA, VA.

Alexandria, Va., *Nov 28th* 1896

To the CITY ENGINEER:

The undersigned applies for a permit to
the following described building:

Description of Present Building
Where located *on Union between Pine & Duke Streets*
No. of buildings to be altered Name of owner
Area of present building Name of architect
No. of stories *four* Name of mechanic
Style of roof *Sh* Name of occupant
How is the building occupied? If a dwelling, how many families?
What is the cost of the proposed improvement? \$ *200.00 to 300.00*

Nature of Proposed Alteration, &c.

GIVE DEFINITE PARTICULARS.

I will alter four story brick building owned by Messrs. Wm. A. John & Co. and Geo. T. Smith on the East side of Union street between Pine and Duke to a two story building

For what will the building be used after alteration? *Implement and Fertilizer business*
After alteration will the building conform, in every respect, with the requirements of the building law? *Yes*

Signature, *Richard H. Wattle*
Address, *Alexandria, Va.*

1896 Building permit, No. 17, City Archives

The permit is granted the same day. Note the cost estimated for the project.

1897 It is not recorded whether Wattle has time to realize his plans before the Great Fire of 1897.

On June 2, "the most disastrous fire in the history of Alexandria" breaks out at midnight and for nearly eight hours devours almost the entire 200 block on the east side of Union Street. It rages from Pioneer Mills to Prince Street along the Strand, reducing to ashes the mammoth waterfront warehouses once owned by the Fowles at the northern end of the block and sending rats fleeing from the burning shell of the giant mill.

First reports from the scene have “two brick buildings” belonging to a William Brooks suffering a \$7000 loss. But, when the smoke clears, it appears that 204 at least is intact.

*All the buildings with the exception of the one occupied by Mr. Richard S. (sic) Wattles and owned by Mr. William H. F. Brooks and the wharf owned by Mr. William Reardon, were entirely consumed. The property of these gentlemen ignited several times, but by good management of the Fire Department was saved.*¹³

Perhaps because two of the brothers are not living in Alexandria, only William is noted as owner.

¹³ Descriptions of fire are from *The Washington Post*, June 3 and June 4, 1897.

Wattles' Mill

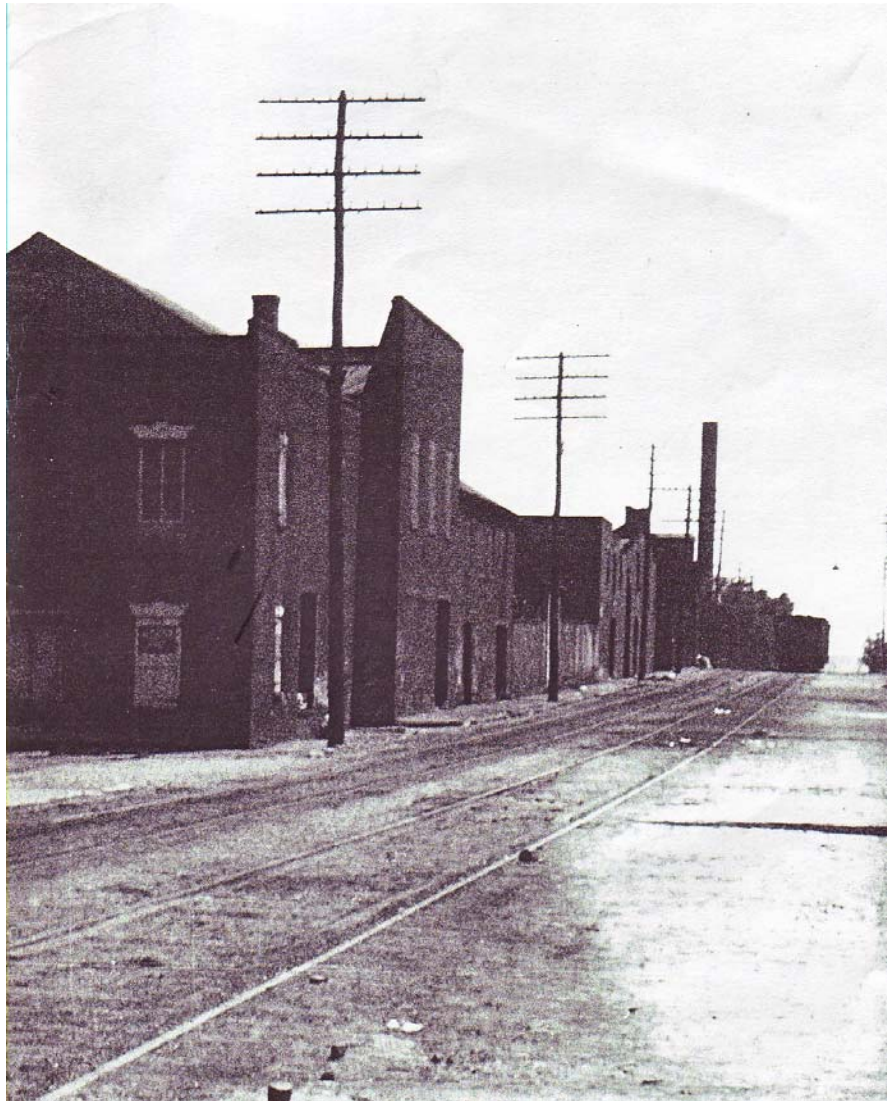
1900 On Nov. 24, Richard Wattles, 35, acquires both properties from the Brookes brothers.¹⁴

RICHARD H. WATTLES
 Manufacturer of
FERTILIZERS
 OFFICE AND STORES: 115-117 N. ROYAL ST.
 Dealer in Hardware, Paints, Agricultural Implements, Vehicles, Harness, Field and Garden Seeds.
 WAREHOUSES, SOUTH UNION MARKET, ON
 LINK OF SOUTHERN RAILWAY.
Also Grain, Hay, Straw
and all kinds of Mill Feed
 Will always keep in stock the highest
 grade of these articles.

Wattles runs this ad for many years in the
Alexandria Gazette.

The photograph on the next page, looking south along Union, provides a unique view of the warehouses early in the 20th century.

¹⁴ *Alexandria Deed Book 46, p. 247.*



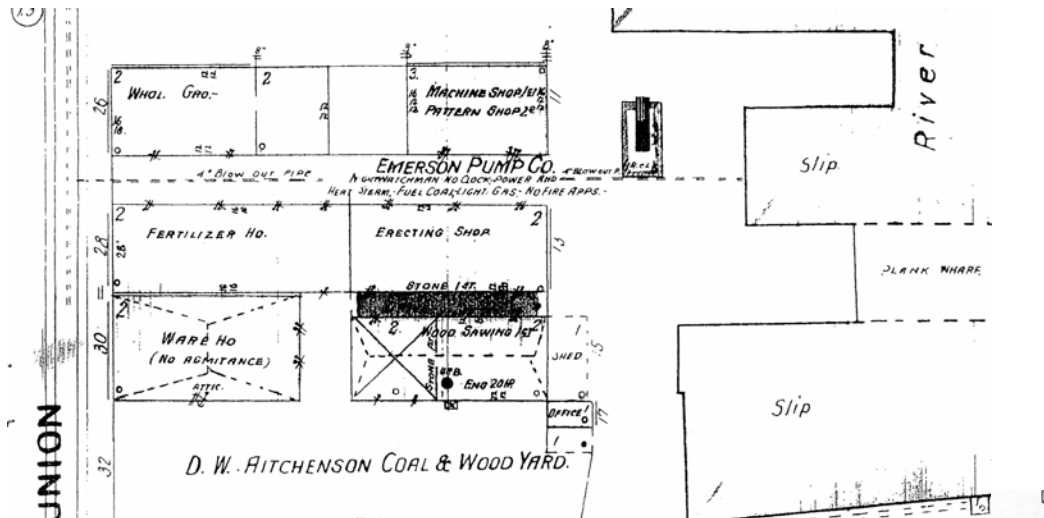
from photo #764, 1912, *William Smith Collection*
Alexandria Library, Local History, Special Collections

The building in the foreground is at the southeast corner of Prince and Union streets, then occupied by Swift & Co. Just beyond it is the opening for the alley and then the Fowle/Wattles warehouses. 204 has its odd parapet hiding an attic space, all that is left of the original two top floors. 206 is in its original form, two stories with a hip roof.¹⁵ 1912 is the year Wattles will rebuild it.

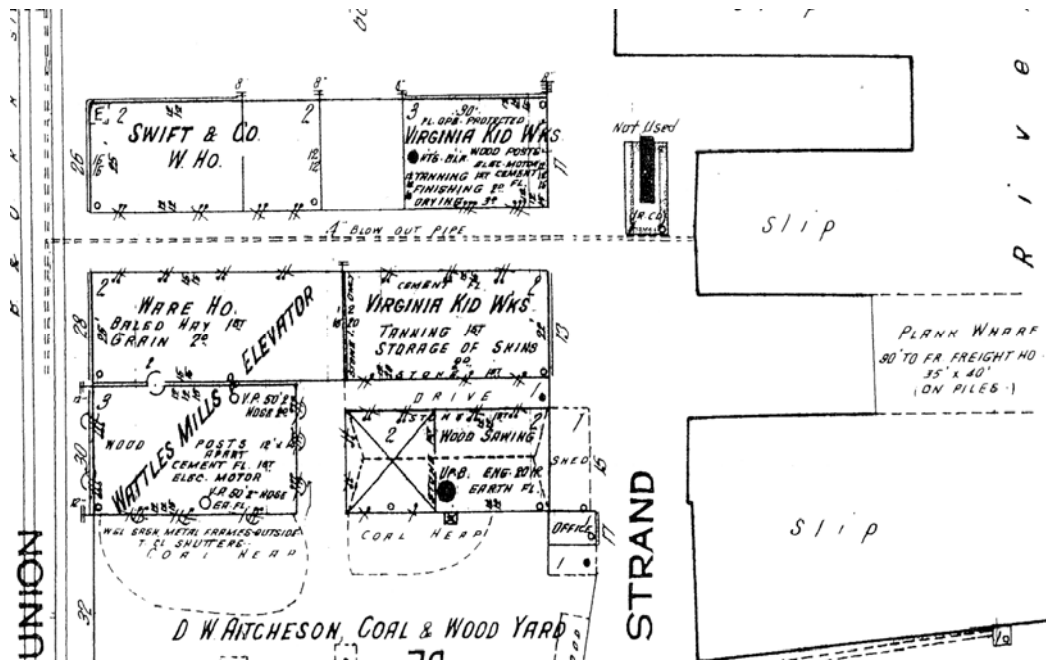
¹⁵ See Sanborn Fire Insurance Map for 1912, map # 12.

1912 On Feb. 7, R. H. Wattles applies for a building permit.¹⁶ He will erect a new three-story “mill and warehouse” on a concrete foundation, although the “old foundation of stone [is] in part to remain.” Also remaining will be “the side walls of the present building.” The new roof will be flat and made of tin. The walls will be 17 inches thick at the cellar and first level and 13 inches thick on the second and third floors. He will install nine weight-bearing columns on the ground floor and “disc anchors” (tie bars).

The Sanborn Fire Insurance maps for the years 1907 and 1912 reflect the changes in construction and contents from fertilizer warehouse to flour mill.



Sanborn Fire Insurance Maps 1907 (above) and 1912 (below), Alexandria Library Special Collections



¹⁶ 1912 Building Permit # 135, City Archives.

“Wattles Mills and Elevator” occupies both buildings. It is not difficult, even now, to imagine the wagons and freight cars hauling grains to the mill nor the air inside shimmering with gold/gray flour dust as the kernels are cracked and ground.

What is difficult is determining exactly how the machinery, powered by the electric motor noted on Sanborn’s 1912 map, worked or where the grain elevator was located. Where were the blending and bagging areas?

Two high-pressure hoses are shown on the ground floor of 206 and one in 204 in case of fire, a constant risk from friction in a mill’s running gear. Wattles’ application states that the plant will be heated by a stove in the office area.

1912 is a watershed year for the grains dealer. Below is the first *Alexandria Gazette* advertisement noting the new mill as well as a factory at the foot of Wolfe Street.

OFFICE AND STORES
115-117 N. ROYAL.

RICHARD H. WATTLES
— MANUFACTURER OF —
FERTILIZERS

AND DEALER IN
GRAIN, HAY, STRAW AND ALL
KINDS OF MILL FEED,
SALT, &c.

Fertilizer Factory Elevator and Mills
Foot of Wolfe St. South Union St.

Alexandria Gazette, Nov. 5, 1912, p. 3.

1928 On Dec. 21, Richard Henry Wattles dies suddenly at the age of 63 at his home at 209 Prince Street. He is unmarried and leaves four sisters and one brother.

Mr. Wattles was engaged in the feed and grain business, his establishment being located at 204 South Union street. He had been in that business for more than a quarter of a century and had one of the most modern plants in northern Virginia, his business having grown in volume each year. Prior to engaging in business for himself he for many years was employed by the late Herbert Bryant. Mr. Wattles' brother, the late Charles William Wattles, died June 23 of this year as the result of injuries sustained when an automobile plunged from the wharf of the Norfolk and Washington Steamboat company. The accident occurred on June 2. At the time Mr. Wattles attempted to back the car into the wharf shed.

Alexandria Gazette Dec. 22, 1928, p. 1.

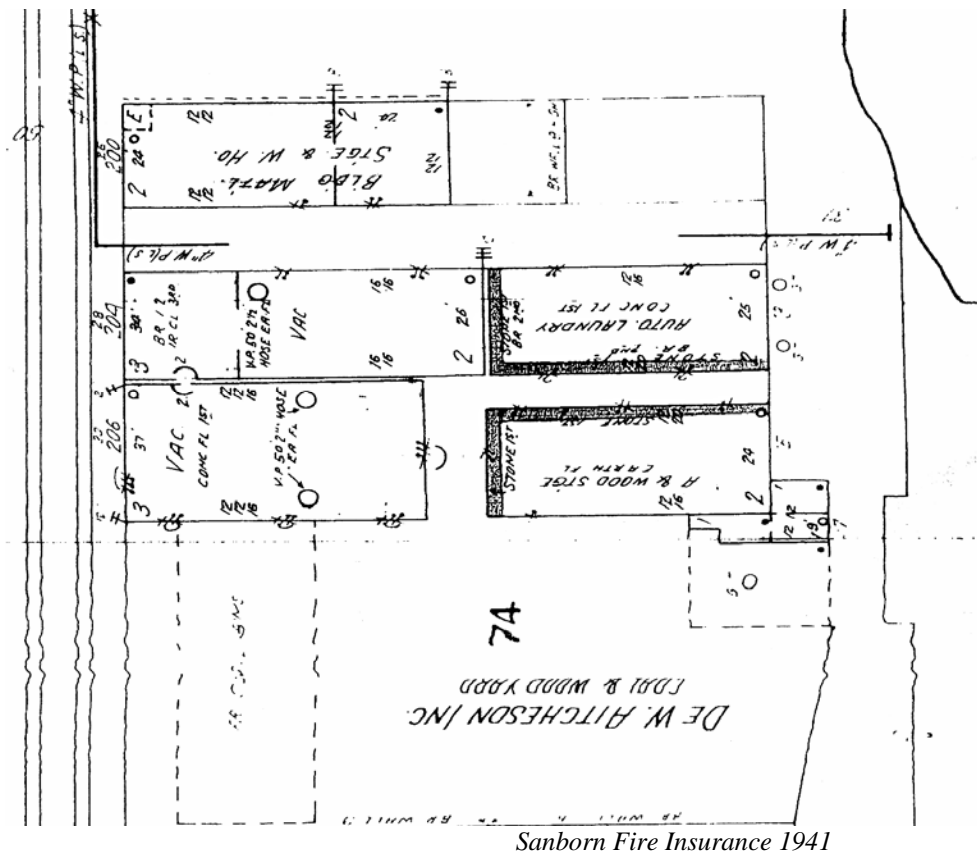
1931 The mill at 206 (30 S. Union) is not in operation and 204 (28 S. Union) is a vacant warehouse.¹⁷

¹⁷ *Sanborn Fire Insurance Map* 1931, # 12.

From Feed to Furniture

During the next few years Baltimore Feed and Grain Co. and then Star Food & Remedy Co., Inc., occupy both buildings, but from 1940 to 1945 the warehouses are again vacant.¹⁸

1941 On the map below, the description of the warehouse at 204 has changed. A third floor is indicated on the front third of the building. It seems unlikely that a third story would have been added during the Depression years. Is this a fine-tuning of the earlier maps?



In **1945** Aircraft Components, Inc., moves in. The City Directory for 1950 still lists the aircraft firm as occupants, although both warehouses are bought in 1949 for a furniture-assembly shop.

¹⁸ *Alexandria City Directories.*

Harris Pine Mills

It is difficult to imagine two entrepreneurs with more dissimilar personalities than the men who will next own the warehouses.

1949 Oct. 24, Harris Pine Mills, Inc., purchases 204 and 206 South Union for a furniture-assembly shop.¹⁹

Founder and president of the firm is a carpenter, Cyrus H. Harris, who in 40 years has built a box-assembly shop in Pendleton, Oregon, into an unfinished-furniture business with annual sales variously estimated at five to seven million dollars and a payroll of \$2.5 million. The company owns assembly plants in Chicago, Illinois, and Cleburne, Texas, as well as in Alexandria.

The conveyor belt, which originates in the half-story at the top of 204 and travels through a second floor doorway into 206 and down to ground level, was probably installed by the firm. The pools of congealed glue on the masonite floors of the second level were left by the assembly workers.

1953 In January, Cyrus Harris stuns the business world by turning over the firm to the Seventh Day Adventist Church. *Time Magazine* headlines the donation as the “\$5,000,000 Tithe.”

*Through the years Adventist Harris, like most others of his faith, regularly tithed, i.e. gave 10% of his income to the church. But he wished to do even more. Recently, after talking things over with his wife – they have no children – he decided to turn over Harris Pine Mills, Inc. lock, stock and boards to the Seventh Day Adventist Church. Said Harris: “I feel that all the talents we have belong to the Lord. We should return these talents to Him before we die.”*²⁰

¹⁹ *Alexandria Deed Book* 289, p. 138.

²⁰ UU<http://www.time/magazine/article/0,9171,889669,00.html>

Interarms

1958 On May 28, the Oregon Corporation of Seventh Day Adventists conveys 204 and 206 South Union to Samuel Cummings. ²¹

Cummings has already a bigger-than-life presence on the Alexandria waterfront. For five years he has been accumulating properties along South Union Street to house the goods for his international gun dealership, and 10 Prince Street for the firm's office.

As a student at Oxford, he tours the armament-strewn World War II battlefields and resolves to become a dealer in weapons. After service with the CIA as an Agency gun purchaser, he establishes his own import/export business, Interarmco, later changed to Interarms as the result of a lawsuit by Armco Steel Corp. He is profiled on Sixty Minutes in 1978 and is the subject of countless newspaper articles.

Cummings lives in Monte Carlo in relative anonymity but is in touch with his Alexandria office almost daily, overseeing the complicated logistics of selling deadly missiles to dictators and revolutionaries, to the U.S. government and to U.S. enemies.

"The arms business," he tells an interviewer in 1989, "is based on human folly, and folly has yet to be measured nor its depths plumbed." He was, says the *New York Times* at his death at 71 in May 1998, "a genial man who was an unabashed merchant of death."²²

All that remains of Interarms' empire today are the Prince Street office and these two warehouses, which in 2009 are rented to three firms. Cummings' Investment Associates (note the acronym) is also here; as is the firing range he installed along the eastern wall of 206.



The New York Times, May 5, 1998
Samuel Cummings

The arms dealer holds a submachine gun during an interview in his Prince Street office in 1996.

²¹ *Alexandria Deed Book 470*, page 83.

²² *New York Times*, May 5, 1998, section A, p. 29.



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

ATTACHMENT #4

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

NPS Project Number

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. Property Name 10 Prince Street

Street 10 Prince Street

City Alexandria County N/A State VA Zip 22314-3333

Name of Historic District Alexandria Historic District

☐ Listed individually in the National Register of Historic Places; date of listing _____

☒ Located in a Registered Historic District; name of district Alexandria Historic District

☒ Part 1 – Evaluation of Significance submitted? Date submitted concurrently Date of certification pending

2. Project Data

Date of building c1897-1907 Estimated rehabilitation costs (QRE) \$1,250,000

Number of buildings in project 1 Floor area before / after rehabilitation 8,760 / 8,760 sq ft

Start date (estimated) 11/01/2015 Use(s) before / after rehabilitation offices / commercial

Completion date (estimated) 09/30/2016 Number of housing units before / after rehabilitation 0 / 0

Number of phases in project 1 Number of low-moderate income housing units before / after rehabilitation 0 / 0

3. Project Contact (if different from applicant)

Name Paige Pollard Company Commonwealth Preservation Group

Street PO Box 11083 City Norfolk State VA

Zip 23517-0083 Telephone (757) 923-1900 Email Address paige@commonwealthpreservationgroup.com

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) ☒ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) ☐ if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Robert S. Brandt Signature _____ Date _____

Applicant Entity 2 Prince, LLC SSN _____ or TIN 45-4355547

Street 1054 31st Street NW, Suite 110 City Washington State DC

Zip 20007-6047 Telephone (202) 965-1221 Email Address RBrandt@brandtinc.com

☐ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

☐ the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.

☐ the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

☐ the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date _____ National Park Service Authorized Signature _____

☐ NPS conditions or comments attached

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 2 – DESCRIPTION OF REHABILITATION

Property name 10 Prince Street NPS Project Number _____
Property address 10 Prince Street Alexandria N/A VA 22314-3333

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information.
Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number <u>1</u>	Feature <u>10 Prince Street</u>	Date of Feature <u>c1897, c1907, c1970</u>
------------------------	--	---

Describe existing feature and its condition

10 Prince Street is a two-story brick warehouse constructed in two stages. The two thirds of the building that are located closest to Union Street were constructed in 1897, while the final, eastern third was erected between 1902 and 1907. At the outset of the project, the warehouse had been treated with inappropriate modern materials. The exterior walls were clad in modern aluminum siding, which concealed the fact that numerous historic openings had been infilled with brick. The floorplan was entirely modern, and most recently the space served as offices. There is a c1970s addition appended to the warehouse's south elevation; this addition is comprised of concrete masonry units and is clad in aluminum siding.

Photo numbers All Drawing numbers All

Describe work and impact on feature

The owner of 10 Prince Street will remove modern interior walls and reestablish an open floor plan. The warehouse will be rehabilitated into a warm vanilla shell space to accommodate commercial or retail tenants.

Inappropriate modern finishes will be removed to reestablish the industrial character of the building, which began its life as a grocery before becoming a building materials storage c1941 and an ammunitions depository c1959. The historic division between the c1897 space and the c1907 space will be retained. Sealed windows and loading doors will be reopened. The modern addition will be altered to further differentiate it from the adjacent historic buildings; its CMU facade will be replaced with glass panels.

The impact of the renovation will be to retain the building's remaining historic material and reestablish the industrial character of the space.

Number <u>2</u>	Feature <u>Roof</u>	Date of Feature <u>modern-unknown</u>
------------------------	----------------------------	--

Describe existing feature and its condition

Both the historic warehouse and its c1970s addition possess outdated, modern flat roofs. The facade and rear of the historic warehouse have stepped parapets clad in metal coping; the addition possesses a level parapet. Currently, there are two external HVAC units located on the roof; one is placed atop the historic warehouse and one atop the modern addition.

Photo numbers 1-13 Drawing numbers EC2, EC3, A2, A3

Describe work and impact on feature

The building's modern membrane roofs will be replaced in kind. The exterior HVAC units will be replaced; new units will be smaller than existing units and located in the same locations on the roof. Rooftop mockups will be provided in an amendment to illustrate that the new units will not be visible from the public right of way. Most of the surrounding site has been developed (apart from a small, highly visible patio located adjacent to Union Street, in front of the addition). Therefore, the proposed rooftop HVAC installation is the least impactful method of installing systems.

The applicant also proposes to insert skylights into the roof of the modern addition in order to increase the amount of natural light available in the space. See cutsheet.

Impact will be to replace the modern roof in kind and to replace rooftop HVAC units.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Number 3	Feature Gutters & Downspouts	Date of Feature modern – unknown
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Describe existing feature and its condition

The building possesses modern, traditional-style gutters drained by round downspouts.

Photo numbers <u>1-13</u>	Drawing numbers <u>EC2, A2</u>
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Describe work and impact on feature

The existing gutters and downspouts will be inspected for damage and repaired or replaced in kind as necessary.

Impact will be to retain and repair the modern gutter system.

Number 4	Feature Exterior Walls, Foundation, Chimneys	Date of Feature c1897, c1907, mod-unk
-----------------	---	--

Describe existing feature and its condition

A prior owner covered the historic, painted brick walls with modern aluminum siding. The modern CMU addition also possessed this siding. The building possesses 2 small historic chimneys, both of which have been parged and painted.

Photo numbers <u>1-13</u>	Drawing numbers <u>EC3, A3</u>
---------------------------	--------------------------------

Describe work and impact on feature

The modern siding has been removed to re-expose the building's historic painted brick walls. The applicant will gently clean the walls with a nonabrasive, low-pressure water wash in accordance with Preservation Brief No. 1, Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings, allowing for the inspection of the brick and mortar. Repointing will be accomplished as necessary, and in accordance with the guidance of Preservation Brief 2, new mortar will match the historic blend in color, strength, composition, texture, and tooling pattern. The exterior walls will then be repainted. The parge on the chimneys will be inspected for failure and mended in kind as necessary; chimneys will also be repainted.

The CMU facade of the building's southern modern addition will be removed. As shown on drawing A3, the front wall and the second floor, rear wall of the addition will be rebuilt using glass panels to provide additional light to the space and further differentiate the space as a modern addition. The short, two story addition is recessed from the street between two historic buildings and therefore is often dark due to a dearth of natural illumination.

Impact will be to restore historic masonry and to install glass panels on the modern addition.

Number 5	Feature Windows	Date of Feature c1897, c1907, c1970s
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Describe existing feature and its condition

As shown in the Part 1 photographs, a number of the building's historic window openings have been infilled with modern CMU. Remaining historic window units are 2/2; the modern addition possesses 6/9 units.

Two of the building's historic loading bays have been converted to windows. An opening on

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 2 – DESCRIPTION OF REHABILITATION

the c1907 warehouse facade has been fitted with a large sheet of glass. Another loading bay has been partly sealed and fitted with paired 2/2 windows. At the center of the building's facade, a historic window opening has been converted to a pedestrian door.

On the building's south elevation, some windows were infilled with concrete in conjunction with the construction of the c1970s addition. These windows are now located on an interior wall of the building. One window unit was merely encased in drywall and remains intact beneath at the southeastern corner of the c1907 addition.

Photo numbers 1-13, 16, 21, 23, 25, 30, 56-57, 60-61, 85

Drawing numbers EC3, A1, A2, A3, D1, D2, D3

Describe work and impact on feature

Sealed window openings will be reestablished, including the window that now serves as the existing Prince Street entrance. New windows will be 2/2 double hung sash to match the historic units in appearance, materials, and dimensions. Window openings on the interior wall between the historic warehouse and the c1970s addition will remain sealed. However, the owner intends to remove the inappropriate modern CMU infill and instead insert recessed brick to more appropriately delineate the former openings.

The sealed loading bays will be reopened; two of the historic loading bays will receive storefront door systems, while a third will possess a large, single pane of glass to maintain the open feel of the former access point. Directly above this loading bay is an unusually large window opening; the opening does not match the dimensions of the other windows and appears to have been historically related to the loading bay beneath. This treatment was selected to mark the feature's association with the loading bay beneath and also because no evidence remains of the original window configuration at this location.

On the modern addition, window units will be removed and the front and rear walls of the building will be rebuilt with glass panels.

Impact will be to reopen sealed windows, reinstall new units to match historic material, and replace inappropriate modern infill with inset brick.

Number <u>6</u>	Feature <u>Exterior Doors</u>	Date of Feature <u>modern - unknown</u>
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Describe existing feature and its condition

The historic warehouse possesses two exterior doors, both of which are modern, single leaf painted wood doors. The Prince Street door is recessed into a modern frame vestibule and accessed via a modern brick stoop with wrought iron handrails. The facade historically possessed three loading doors. Today, two of these openings possess modern windows while the third has been infilled with brick.

The Union Street door is recessed into a modern CMU vestibule, but access is at grade. This doorway appears to have been a historic loading door as it features a wooden lintel and metal framing at the edges of the brick exterior walls.

The modern addition features a modern wood door topped with a four-lite transom.

Photo numbers 1-3, 5-9, 11-12, 14-16, 19

Drawing numbers EC3, A3, A5

Describe work and impact on feature

The applicant proposes to reconfigure the entrances on Prince Street to allow for a more historically accurate use of openings. The existing Prince Street entry will be converted back into a window, while two infilled loading door openings will be reopened to receive aluminum entrance doors with sidelights that fit the historic openings. Two new brick stoops will be inserted to access the Prince Street entrances. These will have metal handrails. Details are provided on drawing A5. The existing modern door on Union Street will be replaced with new aluminum entrance doors that better fit the historic openings and allow them to read as such.

The existing modern vestibules will be removed and the two Prince Street entrances will

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open into new, glass-enclosed vestibules.

The modern addition will receive a new storefront system.

Impact will be to remove modern entry doors and to insert new entrances into historic loading doors.

Number 7	Feature Site	Date of Feature modern-unknown
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Describe existing feature and its condition

The warehouse is located on a corner lot in Old Town Alexandria. The building occupies most of its site, although there is a small brick/concrete patio area in front of the modern addition enclosed by a low modern black metal fence.

Photo numbers 1-13

Drawing numbers EC1, EC2, EC3, A1, A2, A3

Describe work and impact on feature

There is no site work planned so there will be no impact.

Number 8	Feature Plan	Date of Feature c1897, c1907, mod-unk
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Describe existing feature and its condition

As described above, the warehouse was constructed in 2 phases-- the western 2/3 of the building was constructed c1897, while the eastern third of the building was erected c1907. As a warehouse, the building historically would have possessed an open layout, although the original floorplan has been fettered with modern office buildout. There is one remaining historic interior wall; this wall is brick (clad in modern drywall) and perforated by four doorways, two of which are historic. Other openings in this wall were sealed by prior owners. Both of the building's existing stairs are modern.

The modern addition is currently accessible to the warehouse on both the first and second floors; it also contains offices and an access stair.

Photo numbers 16-87

Drawing numbers EC1, A1, A4, A6

Describe work and impact on feature

The owner proposes to rehabilitate the warehouse into a warm vanilla shell space, creating 2 separate spaces within the historic warehouse and a third space in the modern 1970s addition.

The modern interior partition walls have been removed, restoring the warehouse to its historically open layout. The original partition dividing the c1897 and c1907 warehouse portions has been retained, and doorways in this wall will be infilled with brick. In historic openings, brick will be recessed 1" to mark the historic circulation pattern. Brick will be feathered into modern openings to restore the appearance of the interior wall. The modern openings leading to the 1970s addition will also be feathered shut. All existing stairs are modern; these will be deleted and new stairs will be constructed in each space as shown on A1. Bathrooms and mechanical rooms will be installed, but no other buildout will be constructed until the applicant identifies a tenant. At that time, proposed tenant fit up plans will be submitted in an amendment to DHR & NPS for review.

Impact will be to delete modern walls to recreate the volume of the historically open layout and to renovate the three distinct spaces into warm vanilla shell.

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Number 9	Feature Walls	Date of Feature c1907, modern-unknown
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Describe existing feature and its condition

The building's outer shell is of brick construction clad in drywall; the one historic interior brick wall has also been drywalled over. All other interior partitions are modern. Selective demolition revealed a variety of historic wall finishes; the wall dividing the original warehouse and its turn-of-the-century addition was historically plastered on the c1897 side, but was not continuous to the ceiling structure. This, however, is the only location where any plaster remains; the remainder of the warehouse displays unpainted and painted brick interior walls.

The modern addition possesses drywall partitions. Since the addition was strung between 2 historic buildings -- the original 10 Prince Street and its neighbor, 204 Union Street -- its side walls are historic, painted brick. On the second floor, a bathroom wall intersects a former opening which was sealed by prior owner.

Photo numbers 16-87

Drawing numbers EC1, EC3, A1, A3

Describe work and impact on feature

All modern wall finishes will be removed. The remains of the deteriorating plaster will be removed. The historic brick will be left exposed; mortar will be inspected for deterioration and any repointing will be done to adhere to the guidance in Preservation Brief 2, Repointing Mortar Joints in Historic Masonry Buildings. Historically painted brick will be repainted, and unpainted brick will remain so. The new bathroom walls will be smooth drywall to distinguish the partitions as modern insertions.

In the modern addition, the applicant will also gently clean the paint from the walls of the adjacent historic buildings using guidance provided in Preservation Brief No. 1 and leave the brick exposed and unpainted.

Impact will be to remove modern partitions, re-expose historic brick, and insert new bathroom walls to complete the vanilla shell conversion.

Number 10	Feature Ceilings	Date of Feature modern- unknown
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Describe existing feature and its condition

The building's modern ceilings were a combination of dropped drywall and dropped acoustic tile.

Photo numbers 16-27, 29-37, 39-44, 46-49, 54-63, 65, 68-71

Drawing numbers EC3, A3, A4, A4A, A6

Describe work and impact on feature

The applicant removed the modern ceiling finishes to explore the historic condition beneath. No historic finishes remained. The applicant proposes to insert smooth drywall throughout.

Impact will be to install smooth drywall ceilings.

Number 11	Feature Floors	Date of Feature c1897, c1907, mod-unk
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Describe existing feature and its condition

At the outset of the project, the majority of the building was carpeted. Bathrooms possessed tile. The owner stripped out the modern finishes and discovered that the first floor of the building possesses an uneven concrete base. The second floor retains its historic floorboards; however these were installed without subflooring.

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The modern addition features concrete on the first floor and carpeting on the second floor.

Photo numbers 19,22-24,27,29-39,44-63,67-71,73-75,77 Drawing numbers A4, A4A, A6

Describe work and impact on feature

The applicant will grind the modern concrete floor on the first floor to make it even throughout and then seal it. On the second floor, historic floorboards will be removed and stored so that the applicant can install a plywood subfloor for greater structural support. The historic floorboards will then be reinstalled over top. Where floorboards are missing, they will be replaced in kind to match the historic material in species and width; damaged floorboards will be replaced in kind.

New bathrooms, the only buildout proposed for the warehouse at this time, will receive ceramic tile.

The modern addition will retain its first floor concrete floors, while the second floor will receive new carpeting.

The impact will be to restore the existing floors and install new bathroom tile.

Number 12	Feature Interior Doors & Woodwork	Date of Feature modern - unknown
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Describe existing feature and its condition

There are no remaining historic doors or woodwork.

Photo numbers 16-87

Drawing numbers EC1, A1

Describe work and impact on feature

As a result of this project, the applicant will insert new interior doors and minimal woodwork into the space. New interior doors will be installed on new walls inserted to create bathrooms and mechanical spaces, as well as any new doors inserted during tenant fit up. Cut sheets for the new interior doors will be provided with the tenant fit up plans.

Impact will be to insert contemporary compatible interior doors.

Number 13	Feature Systems	Date of Feature modern - unknown
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Describe existing feature and its condition

The existing systems are modern, but outdated.

Photo numbers 41-43

Drawing numbers EC2, A1, A2

Describe work and impact on feature

The applicant proposes to upgrade the existing systems, which are modern but outdated. The existing HVAC equipment on the roof will be replaced with smaller units. More information about the locations of systems will be provided along with an RCP in an amendment once tenants have been identified.

Impact will be to update existing systems to meet modern code requirements.

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Number	Feature _____	Date of Feature _____
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Describe existing feature and its condition

Photo numbers _____	Drawing numbers _____
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Describe work and impact on feature

Add Item