

Docket Items #19 & 20
BAR #2018-00512 & 2018-00513

BAR Meeting
December 19, 2018

ISSUE: Partial Demolition, Alterations, Addition & Waiver of Rooftop HVAC
Screening Requirement

APPLICANT: J. River 699 Prince Street LLC

LOCATION: 699 Prince Street

ZONE: CD / Commercial

STAFF RECOMMENDATION

Staff recommends approval with the following conditions:

1. All window specifications must be submitted to BAR staff as part of the building permit for final approval in conformance with the BAR's adopted policies.
2. The applicant must prepare a mock-up on site of the proposed brick and mortar for patching to be approved by staff in the field.
3. GWMP Street Lights must be installed on the Washington Street elevation and Alexandria Replacement Historic Street Lights must be installed on Prince Street, wherever new street lights are proposed or required.

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, 703-746-4200 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.



BAR #2018-00512 & BAR #2018-00513^N
699 Prince Street



Note: *Staff coupled the applications for a Permit to Demolish (BAR #2018-00512) and Certificate of Appropriateness (BAR #2018-00513) for clarity and brevity. The Permit to Demolish requires a roll call vote.*

I. ISSUE

The applicant requests a Permit to Demolish/Capsulate to request additional partial demolition on secondary elevations and the roof.

The applicant requests a Certificate of Appropriateness for the following:

- Replace existing multi-light storefront windows with new show windows in a tripartite configuration with transoms in an aluminum storefront system
- Install two new illuminated glass and steel marquees at Prince Street and Washington Street entrances
- Install glass doors and glass canopy at alley elevation
- Illuminate exterior with architectural lighting
- Modify two existing penthouses and add one additional stair and mechanical penthouse

The applicant also requests a waiver of the rooftop mechanical screening requirement for the proposed and existing rooftop mechanical equipment.

While signage is currently shown for illustrative purposes, the applicant is not requesting approval of any signs at this time.

II. HISTORY

The six-story brick building, originally built in **1926** as the George Mason Hotel, was designed by prominent urban hotel architect William Lee Stoddart for the Northern Virginia Hotel Corporation. The brick building features an “L” shape with primary frontage on both the Washington Street and Prince Street elevations. The hotel had 106 rooms and drew upon the principles of scientific management with respect to its design, efficiency and functionality. According to Sanborn Fire Insurance Maps, the original “L” shaped portion of the building was “Fire Proof Construction—steel frame, concrete floors and roof, 12” brick curtain walls.” A two-story addition to the hotel (at the northeast corner of the lot) in the courtyard was constructed in 1946 and was described as “Fire Proof Construction—cinder block with brick faced walls” according to the 1958 Sanborn Fire Insurance Maps. The 1958 Sanborn Fire Insurance Map also shows that the front entrance to the hotel was located in the center of the Washington Street elevation with separate shops on either side.

This building is one of the best large-scale examples of the Colonial Revival in Alexandria. Colonial Revival elements include the use of red brick laid in a wide variety of bonding patterns, quoins, and five pairs of Corinthian columns at the storefronts on Washington Street. The hotel opened shortly before the dedication of the George Washington Memorial Parkway in 1929, though it certainly contributes to the memorial character of the Parkway. In 1971, the hotel filed for bankruptcy and closed. The building was then converted to commercial office space and most recently has been occupied by The Center for Missing and Exploited Children.



Figure 1. Postcard image of George Mason Hotel shortly after construction, circa late 1920s.



Figure 2. Photograph of hotel with additional signs (roof, blade, canopy and flag), circa 1940s.



Figure 3. Current view of building, circa 2018.

Previous BAR approvals

- Alterations to front entrance (8/12/1954)
- Signs (11/10/1954, 2/13/1957, 9/25/1963, 3/21/1973, 6/7-21/1978, 2/21/1979, 9/5/1979, 12/18/1996)
- Alterations (9/14/60)
- Parking lot booth and alterations to booth (9/9/1964, 12/14/1966)
- Alterations and signs (11/17/1976)
- Satellite Dish Antenna (BAR Case #86-89, 9/3/1986)
- Stair addition at second floor of north elevation (BAR Case # 99-0012, 2/17/99)
- Replacement windows (BAR Case #99-0064, approved by staff 4/29/99)
- Signs (BAR Case #99-0116, 7/21/99; BAR Case #2005-00292, 1/4/2006)
- Replacement columns (fiberglass composite) at the Prince Street entrance (BAR Case #2002-0219, 9/4/02)
- Addition for computer servers, one-story above existing two-story wing and 20' by 39' (BAR Case #2005-0037, 4/20/2005)
- Entrance Canopy (BAR Case #2005-00079, 5/18/2005)

On April 18, 2018, the BAR approved a Permit to Demolish (BAR Case #2018-00114) for partial demolition at 699 Prince Street and endorsed the concept design for the annex building at the adjacent parcel at 114 South Washington Street (BAR Case #2018-00147).

In October 2018, Planning Commission reviewed and City Council approved a Development Special Use Permit (DSUP 2018-0003) for 114 South Washington Street and several related Special Use Permits, including a hotel SUP for the 699 Prince Street building (SUP 2018-0064).

III. ANALYSIS

Permit to Demolish/Capsulate

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

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

In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The BAR previously approved a Permit to Demolish for partial demolition, primarily focused on areas that were later additions or already significantly altered. The additional demolition is located on secondary elevations and the roof, and in small areas to accommodate programmatic needs. The demolition is limited to what appears to only be necessary to accommodate the adaptive reuse. The demolition and capsulation of historic fabric

is limited to undistinguished areas and, overall, the demolition/capsulation will have minimal impact on the character defining features of the historic townhouse. No rare, unusual or old features will be removed.

Certificate of Appropriateness

The philosophy on which the Design Guidelines are based is that historic fabric should be retained and rehabilitated and any alterations or additions should be sympathetic to historic buildings and the broader historic setting. Staff finds that this proposal fully espouses the objectives of the historic districts and BAR and also adheres to nationally accepted preservation practices. The alterations and penthouse addition are all minor in scope and have no significant impact on character-defining features at this building. Further, the proposed alterations to the storefront windows and the addition of two marquees, further return the building to its more historic design. While the applicant has modified some of these alterations, such as providing the larger marquee at the Prince Street entrance (itself a later modification), all of the alterations are extremely sympathetic to this historic hotel. The storefront window alterations will be a significant improvement and will return vitality to the streetscape at this corner. Staff has no objection to the design of the proposed penthouses which are limited in size to what is necessary to provide rooftop access for hotel guests, provided all zoning ordinance requirements are satisfied.

Waiver of the Rooftop HVAC Screening Requirement

There is already existing rooftop mechanical equipment that is currently not screened. The applicant must add additional mechanical equipment to accommodate the use of a hotel. There is an existing 4.5' tall parapet and the mechanical equipment is generally located near the center of the roof. Staff has no objection to waiving the screening requirement, finding the to be set back as much as possible and noting that the units will only be minimally, if at all, visible. Screening would make these units appear larger and more obtrusive than the rooftop units themselves.

STAFF

Catherine K. Miliaras, Principal Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Planning & Zoning – Development

- C-1 The proposed elevator enclosure shall not add floor area to the rooftop and shall comply with the applicable provisions of the Zoning Ordinance prior to building permit approval.
- C-2 Proposed amendments to permit to demolish and addition, alterations and signage must comply with DSUP2018-0003.

Code Administration

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

Alexandria Archaeology

- R-1 There is low potential for significant archaeological resources to be disturbed by this above-ground demolition project. No archaeological action is required.

However, for later stages of development at 114 S. Washington St. and 699 Prince St. under DSP2018-00003, the applicant will need to refer to conditions from Alexandria Archaeology.

- F-1 This lot is plotted by 1763, when it appears on the West map. By 1845, the Ewing map shows two points of interest on this block- a Methodist and Presbyterian Church. Trinity Methodist Church (the congregation's second meeting house) was located on the northern portion of the property along the east side of Washington Street and was built in 1803 and extensively renovated in 1880. The Presbyterian Church is located to the east of the subject property along the north side of Prince Street. Both churches were active sites during the Civil War. By 1865, there is a hospital and supporting structures to the north of the Methodist Church and the Presbyterian Church additionally serves as a hospital. In 1941, Trinity held its final service in the Washington Street building before moving the congregation. Bricks and other building materials were reused in the construction of the new church on Cameron Mills Rd. In 1920, the home of Dr. J.H. Bitzer on this parcel (formerly 615 Prince Street) served as the meeting place for a Unity Study class of Christianity, a fairly new sect founded in the 1890s and described as part of the "New School of Spiritual Thought". The extent of subsurface disturbance on the northern half of the subject property, where Trinity's Second Meeting House was located, is unknown. This portion of the block has the potential to contain significant archaeological deposits that pertain to the early growth and development of the Methodist Church in Alexandria as well as the role of faith organizations during the Civil War.

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

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2018-00512 & 2018-00513: 699 Prince Street

BAR Case # _____

ADDRESS OF PROJECT: 699 Prince Street

TAX MAP AND PARCEL: 074.02-09-22.C

ZONING: CD

APPLICATION FOR: *(Please check all that apply)*

☒ CERTIFICATE OF APPROPRIATENESS

☒ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH *AMENDMENT TO BAR #2018-00114
(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)* ☐ Contract purchaser

Name: J. River 699 Prince Street LLC

Address: 1010 Wisconsin Avenue NW, Suite 600

City: Washington State: DC Zip: 20007

Phone: 202-506-5595 E-mail: robin@casriegler.com

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

Name: M. Catharine Puskar

Phone: 703-528-4700

E-mail: cpuskar@thelandlawyers.com

Legal Property Owner:

Name: J. River 699 Prince Street LLC

Address: 1010 Wisconsin Avenue NW, Suite 600

City: Washington State: DC Zip: 20007

Phone: 202-606-5595 E-mail: robin@casriegler.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.*
- | | | | |
|--|---|---|--|
| <input checked="" type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input checked="" type="checkbox"/> HVAC equipment | <input checked="" type="checkbox"/> shutters |
| <input checked="" type="checkbox"/> doors | <input checked="" type="checkbox"/> windows | <input checked="" type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input checked="" type="checkbox"/> lighting | <input checked="" type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input checked="" type="checkbox"/> other <u>please see attached plans</u> | | | |
- ☒ **ADDITION**
☒ **DEMOLITION/ENCAPSULATION**
☐ **SIGNAGE**

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

Please see the attached project narrative.

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.
 - ☒ ☐ 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.

Board of Architectural Review - Old and Historic Alexandria District
Certificate of Appropriateness and Amendment to Permit to Demolish

Project Narrative – REVISED
November 20, 2018

J. River 699 Prince (the “Applicant”), requests approval for a Certificate of Appropriateness for the renovations and alterations at 699 Prince Street and the new hotel building at 114 South Washington Street. Additionally, the Applicant requests amendments to the approved Permit to Demolish and a waiver of the rooftop HVAC screening requirement for 699 Prince Street.

By way of background, on April 18, 2018, the BAR reviewed and approved the demolition of the existing one-story parking structure at 114 South Washington Street (BAR Case #2018-00146) and minor exterior demolition at 699 Prince Street (BAR Case #2018-00114). The BAR also reviewed and endorsed the conceptual massing and design of the new building at 114 South Washington Street (BAR Case #2018-00147). On October 13, 2018, City Council approved the Development Special Use Permit with Preliminary Site Plan and associated Special Use Permits for the conversion of the existing building from office to hotel and the new hotel construction at 114 South Washington Street.

Since the approval of the demolition permit and concept design work session in April, the Applicant, through consultation with the future operator of the hotel, has made refinements to the design including additional areas to be demolished or encapsulated, minor changes to window articulation, alley grading changes, an additional rooftop elevator vestibule to prevent weather damage, a glass canopy over a portion of the private alley, and other minor changes consistent with the Board of Architectural Review’s concept review and City Council’s DSUP approval. Additionally, the Applicant is requesting a waiver of the rooftop HVAC screening requirement for 699 Prince Street as the parapet on the existing building is approximately 55” in height and is sufficient for screening HVAC equipment from view on the street level.

The Applicant has invested in quality design and materials in order to ensure this new high-end hotel fits into the fabric of Washington Street while creating a vibrant pedestrian and guest experience. Please see the attached plan for more details regarding the proposed project.

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: M. Catharine PuskarDate: Nov 5, 2018

REVISED 11/20/2018

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. Kevin Riegler	1010 Wisconsin Ave #600, Washington, DC	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 699 Prince Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Kevin Riegler	1010 Wisconsin Ave #600, Washington, DC	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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. Kevin Riegler	None	None
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.

11/5/2018

Date

Kevin Riegler

Printed Name


Signature

J. River 699 Prince Street LLC
1010 Wisconsin Avenue, NW, Suite 600
Washington, DC 20007

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Consent and Authorization to File an Application for a Certificate of
Appropriateness
699 Prince Street TM ID: 074.02-09-22.C (the "Property")

Dear Mr. Moritz:

As owner of the above-referenced Property, J. River 699 Prince Street LLC hereby consents to the filing of an application for a Certificate of Appropriateness and amendments to the Permit to Demolish on the Property and any related requests.

J. River 699 Prince Street LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of an application for a Certificate of Appropriateness and amendments to the Permit to Demolish on the Property and any related requests.

Very Truly Yours,

J. RIVER 699 PRINCE STREET LLC,
a Virginia limited liability company

By: 699 PRINCE STREET INVESTOR LLC,
a District of Columbia limited liability company,
Its Sole Member and Manager

By: CASR 699 PRINCE STREET HOLDINGS LLC,
a District of Columbia limited liability company,
Its Manager

By: 
Name: Kevin R. Riegler
Title: Manager

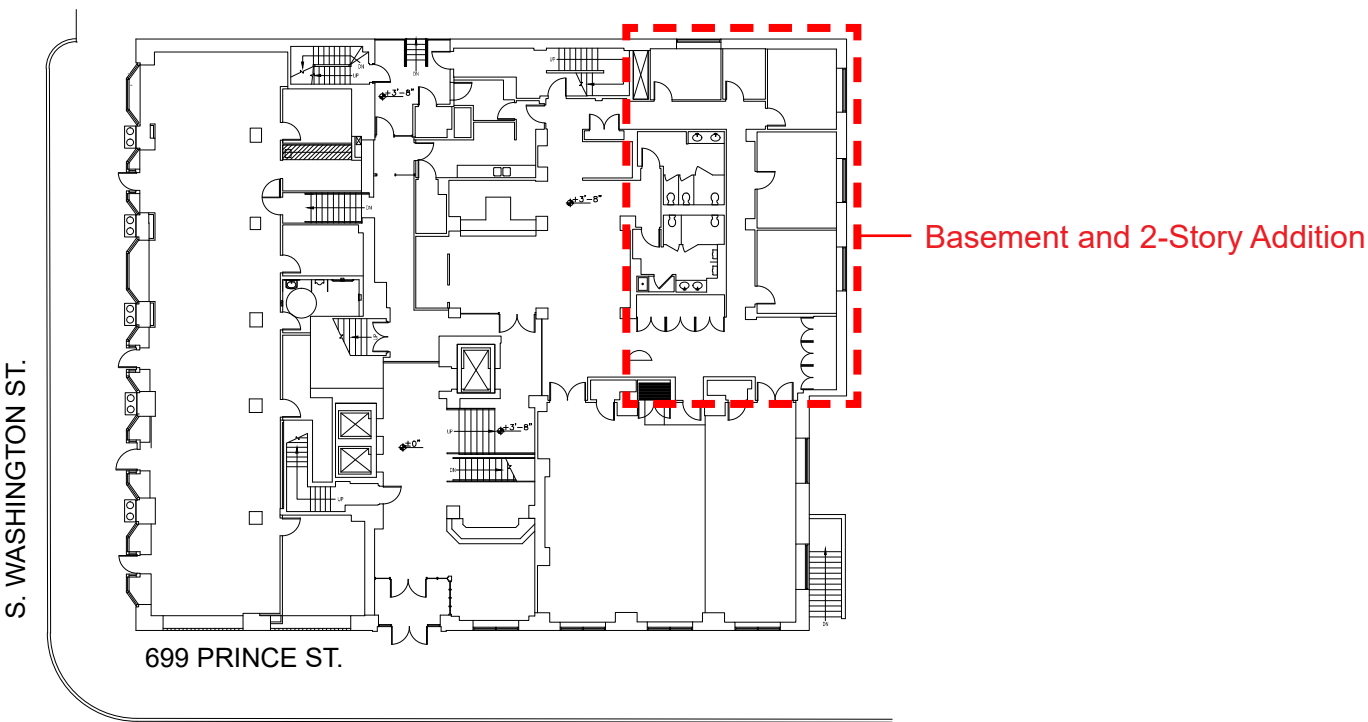


699 PRINCE STREET

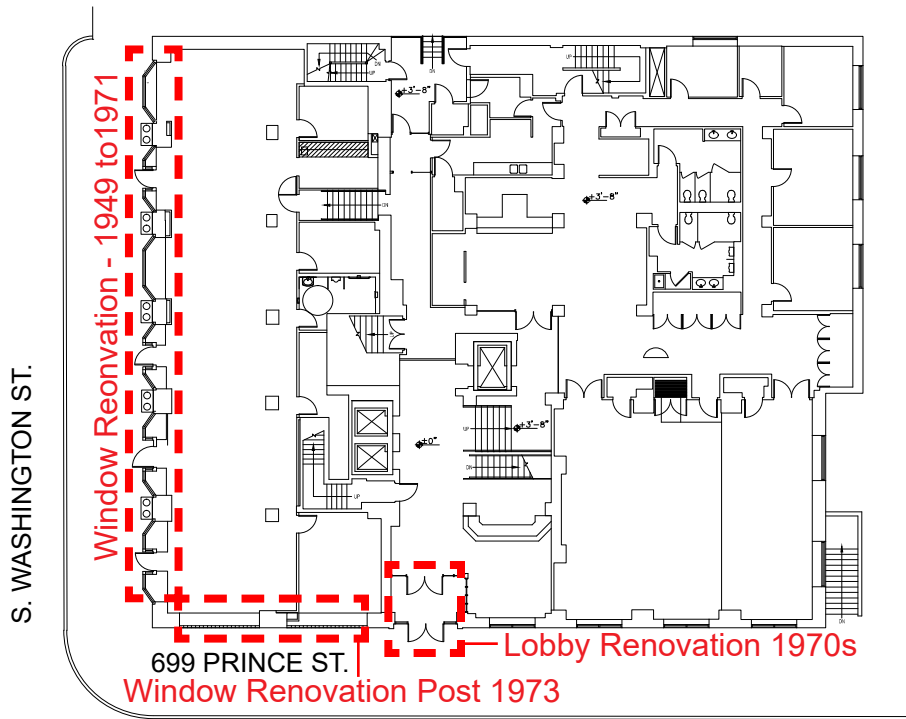




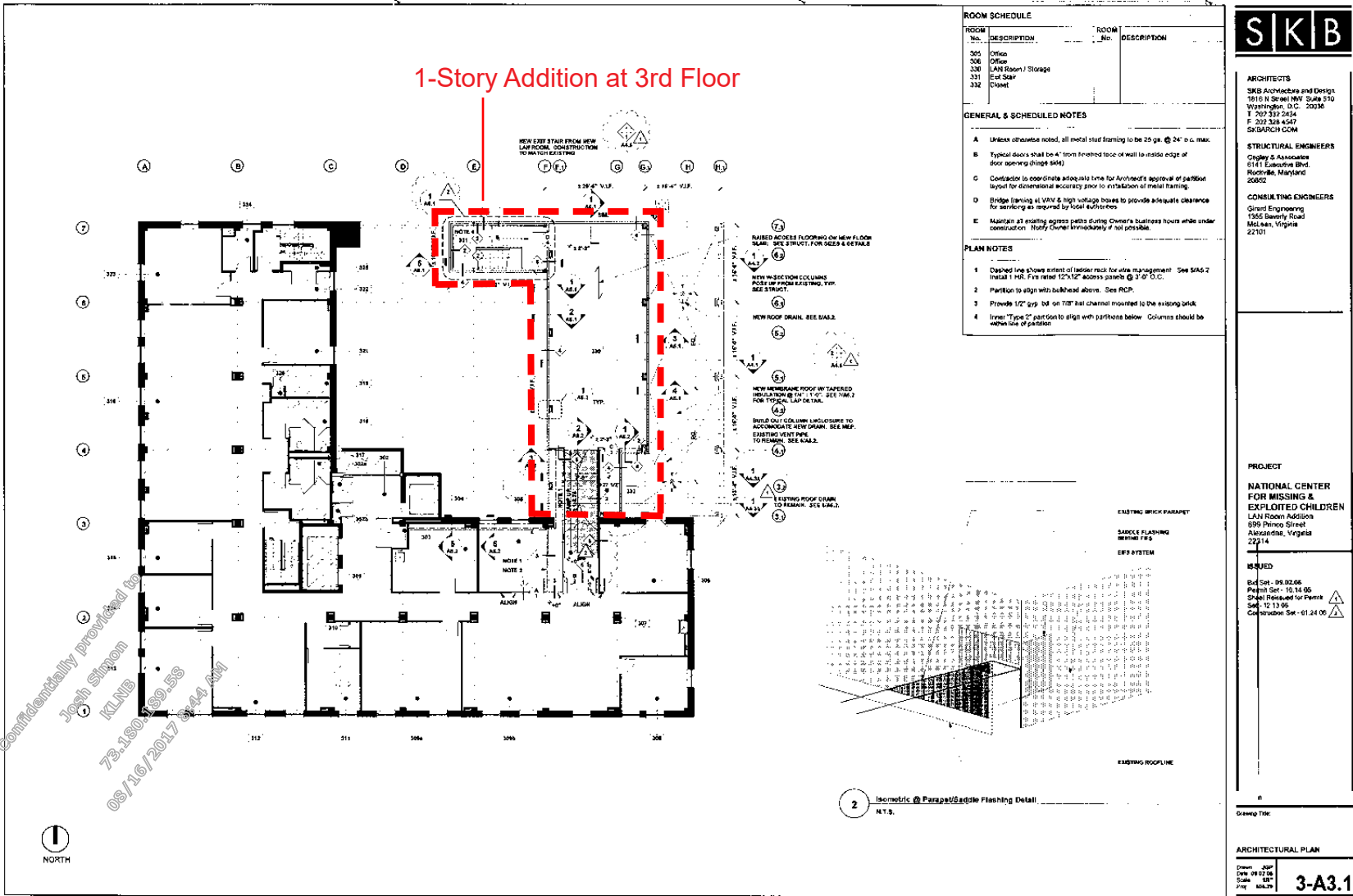
Hotel George Mason Original Blueprint - 1920s



East Wing Renovation - 1946

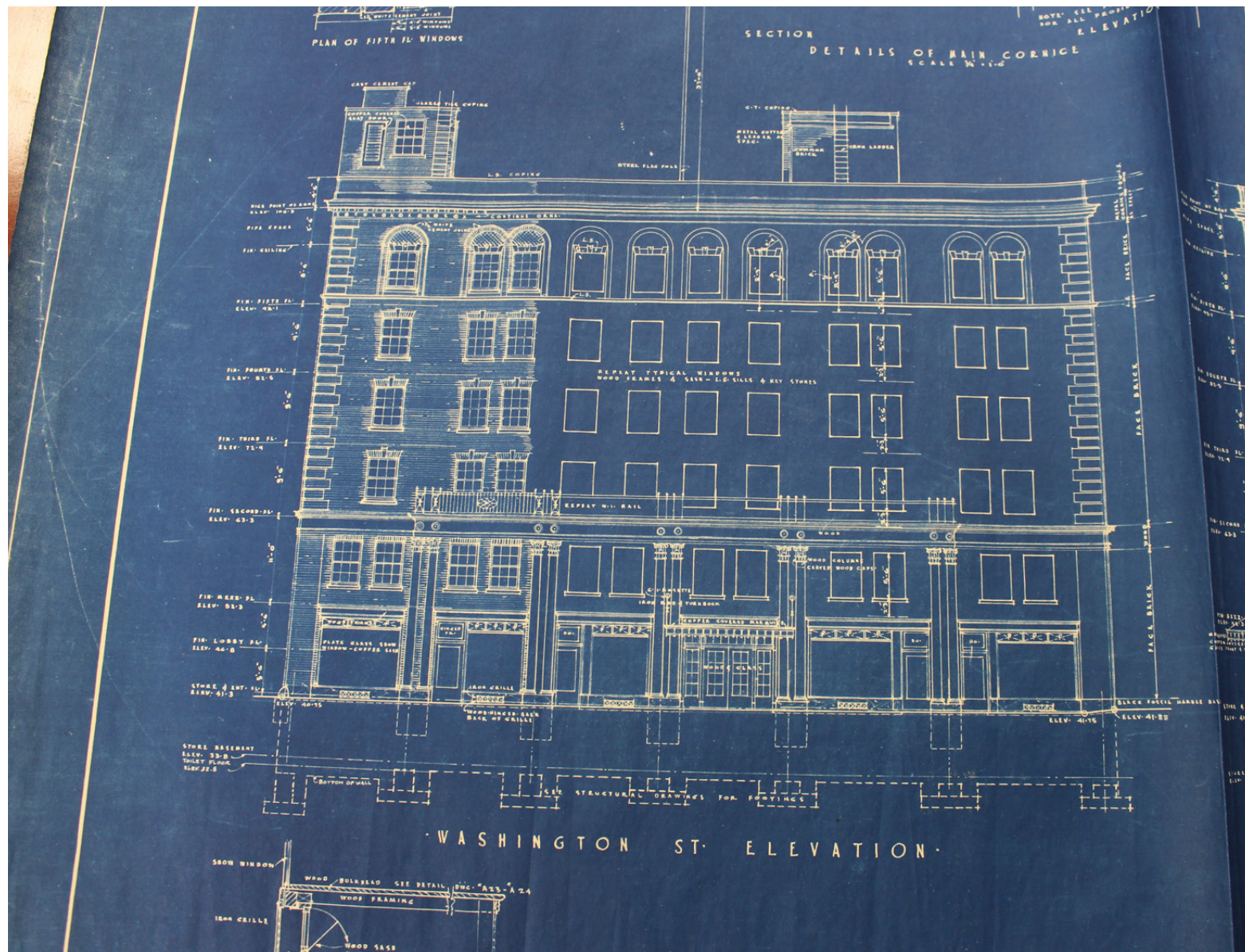


Street Facade Renovation - 1940s to 1970s



Data Center Renovation - 2005

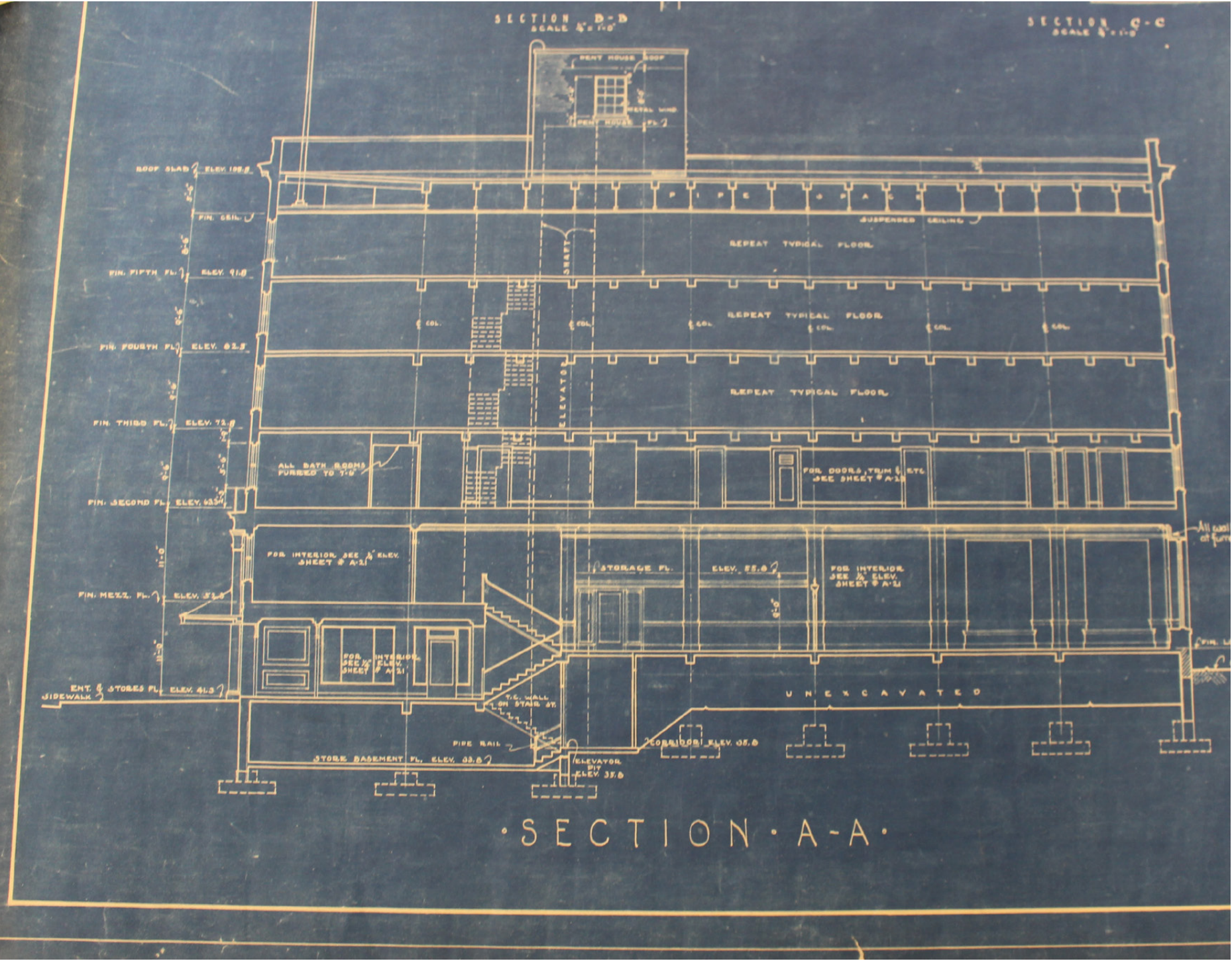




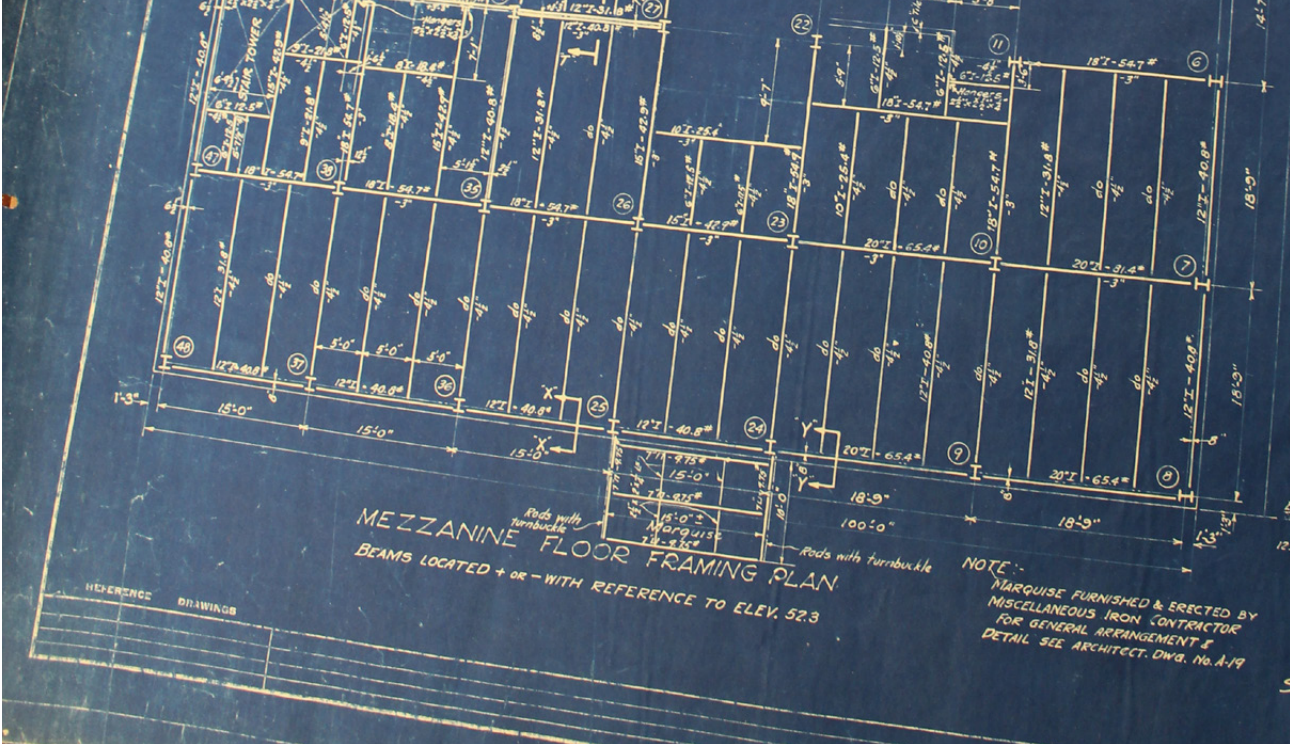
Original Elevation along S. Washington Street



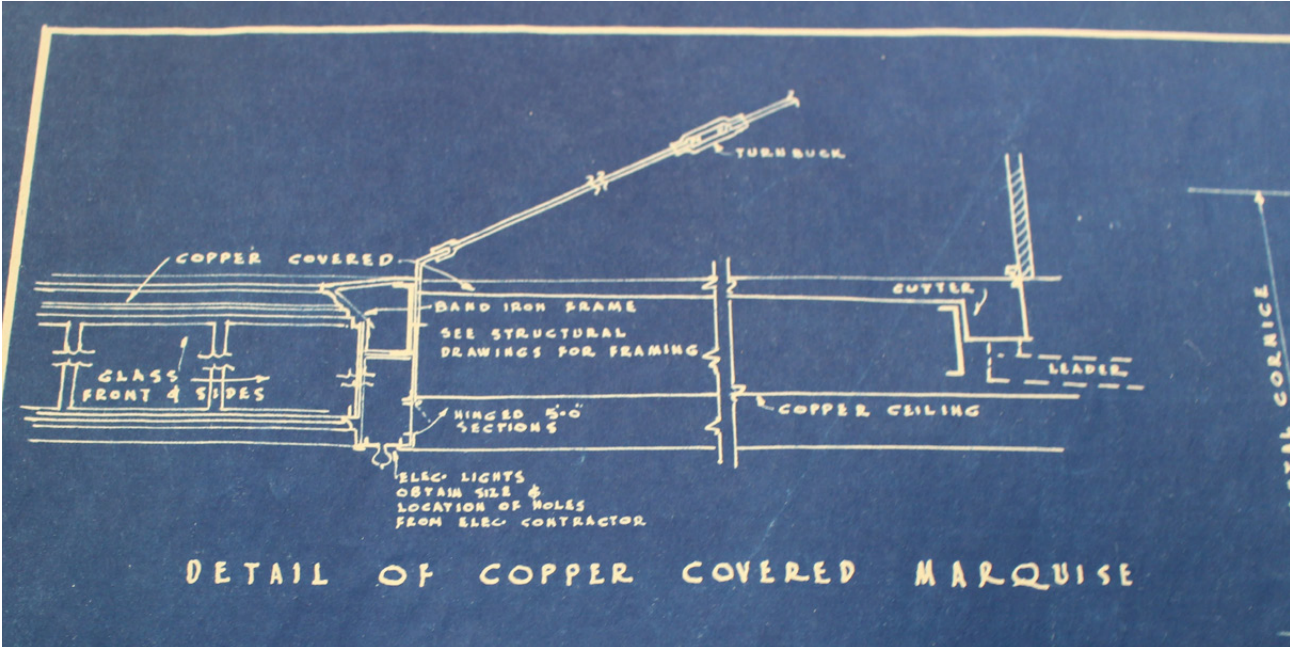
Original Elevation along Prince Street



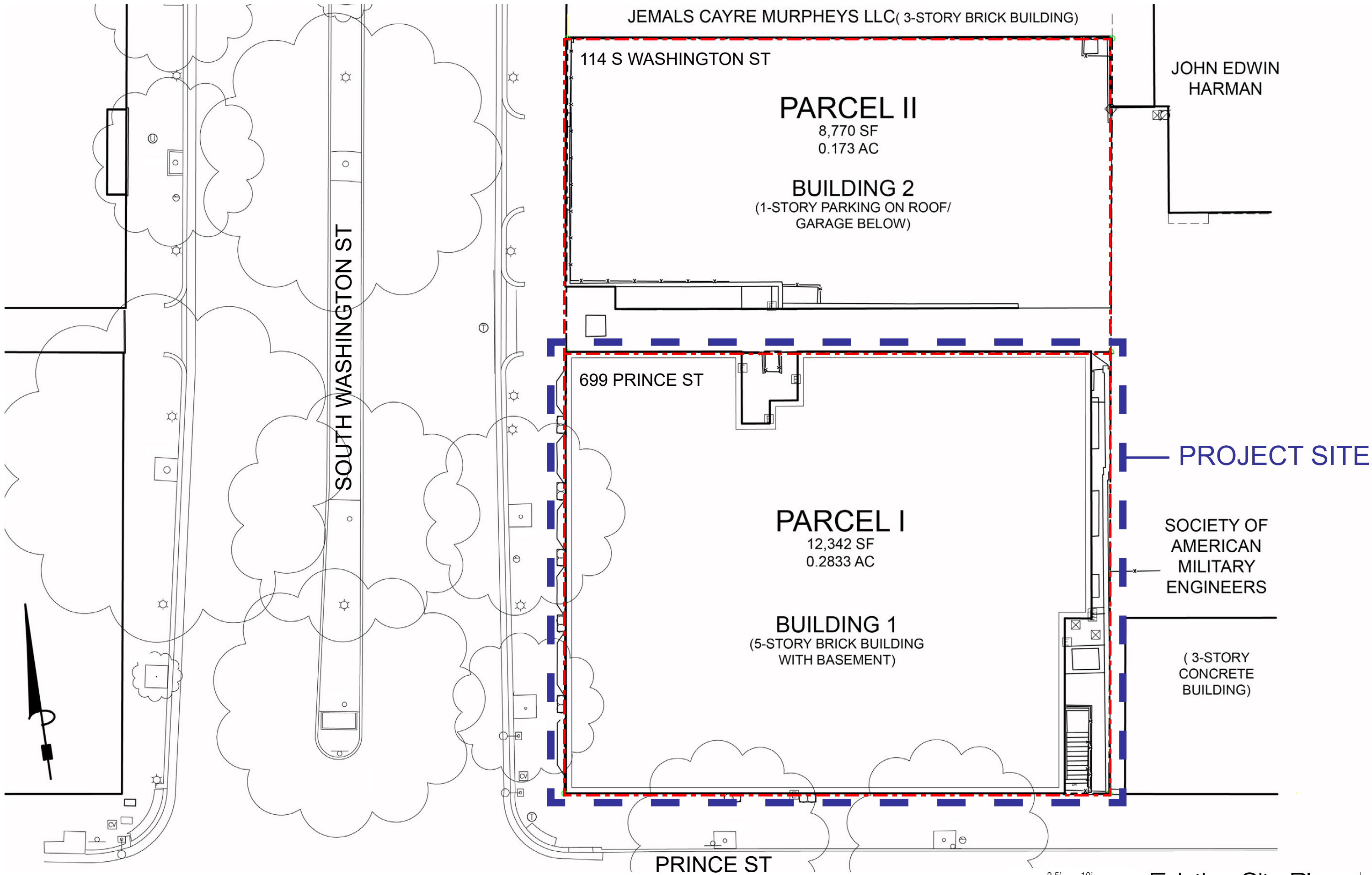
Original Building Section at Entry



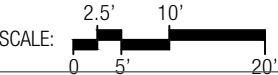
Original Framing Plan at Marquee



Original Section Detail at Marquee



699 PRINCE



Existing Site Plan



Corner of Prince St. and S. Washington St.



View from S. Washington St.



View from Prince St.



View from Existing Garage



Aerial View of 2nd floor Courtyard

699 PRINCE

699 Prince Street, Alexandria, VA · CAS Riegler Companies · Antunovich Associates ©

Existing Site Conditions

November 21, 2018



View 1

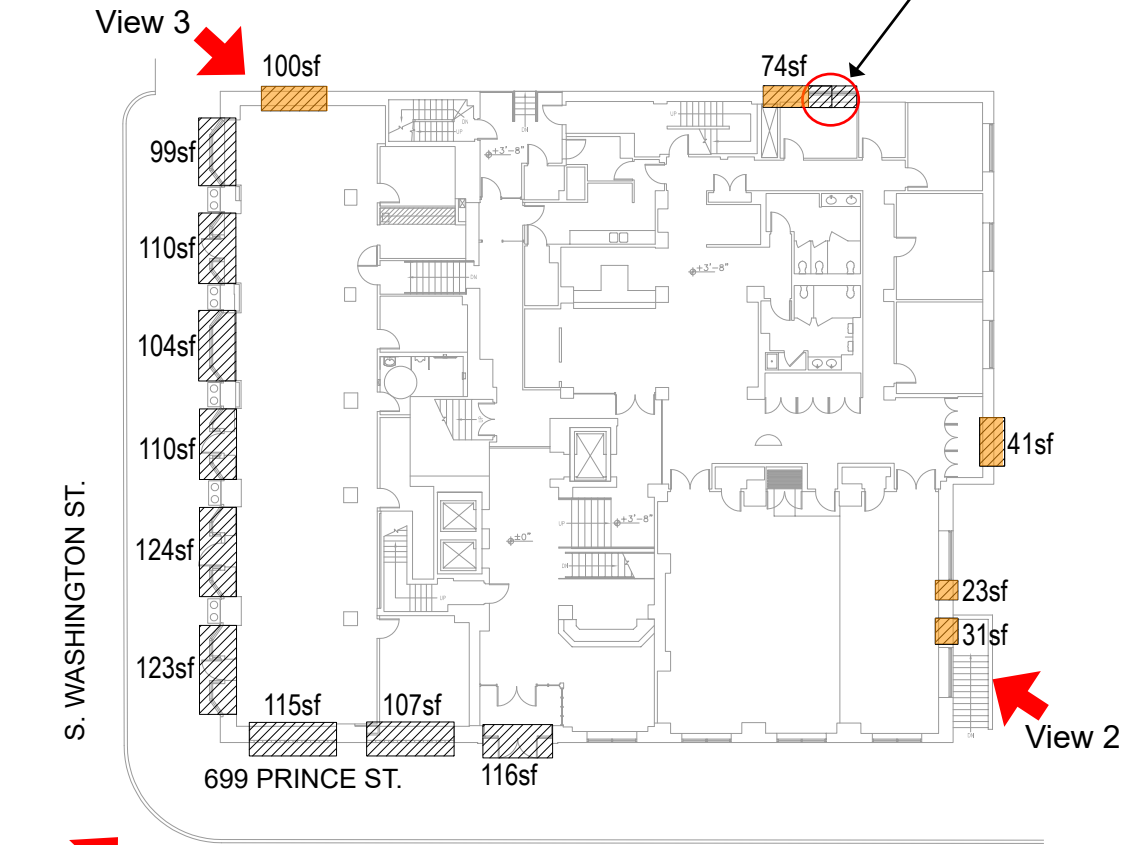


View 2

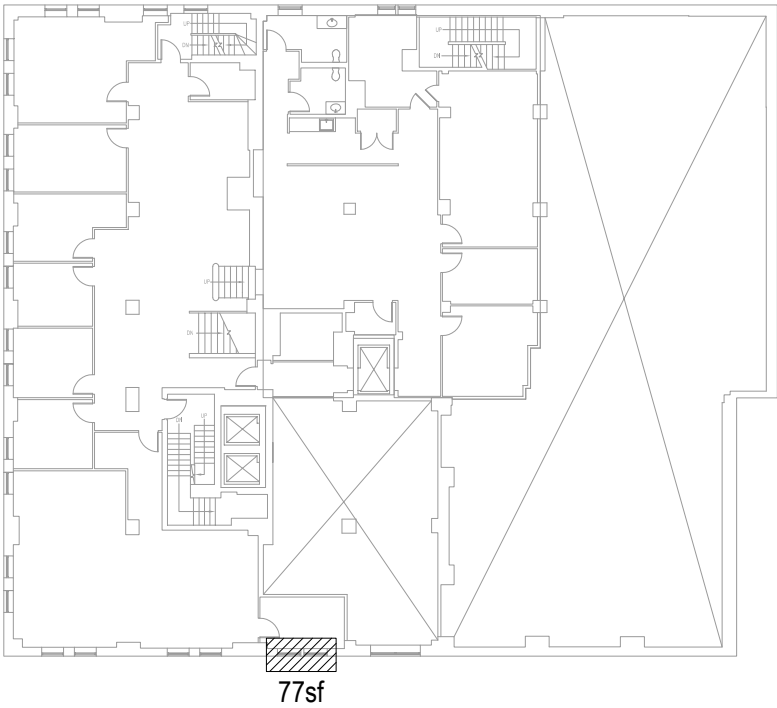


View 3

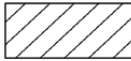




NO DEMOLITION AT
APPROVED DEMO AREA



Existing Ground Floor Plan



Existing Mezzanine Floor Plan

-  APPROVED FACADE DEMOLITION
-  PROPOSED ADDITIONAL FACADE DEMOLITION
-  APPROVED BUILDING DEMOLITION
-  PROPOSED ADDITIONAL BUILDING DEMOLITION
-  ENCAPSULATION AREA AT EXISTING FACADE

* NOTE: REFER TO 699 PRINCE STREET CERTIFICATE OF APPROPRIATENESS FOR PROPOSED DESIGN





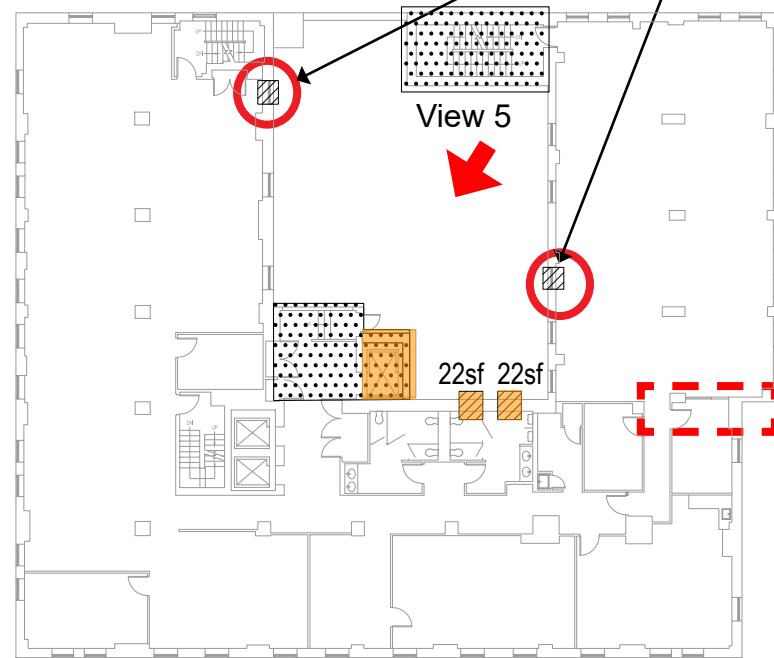
View 4



View 5

NO DEMOLITION AT
APPROVED DEMO AREA

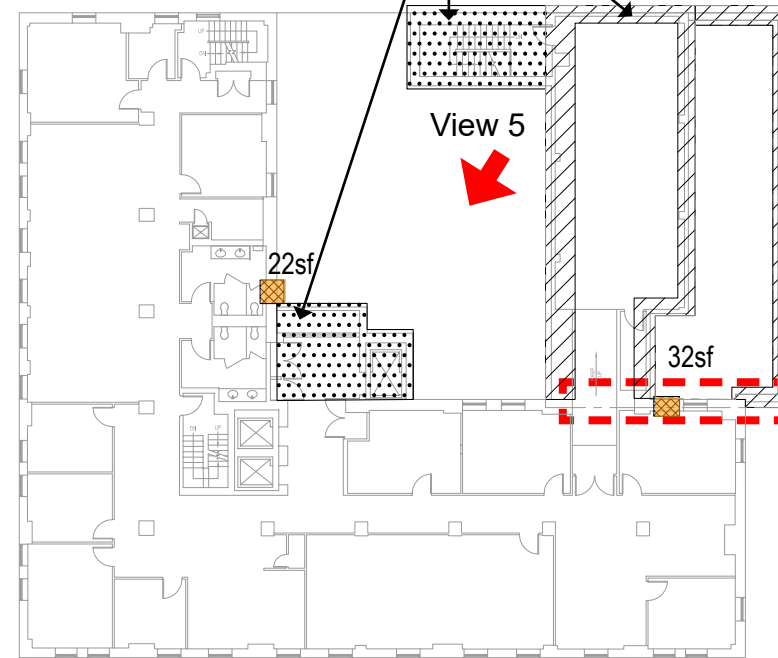
View 4








Existing 2nd Floor Plan

EXISTING EIFS WALL DEMOLITION AREA
(FROM 2ND FLOOR TO ROOF): 4,425 SF

View 5

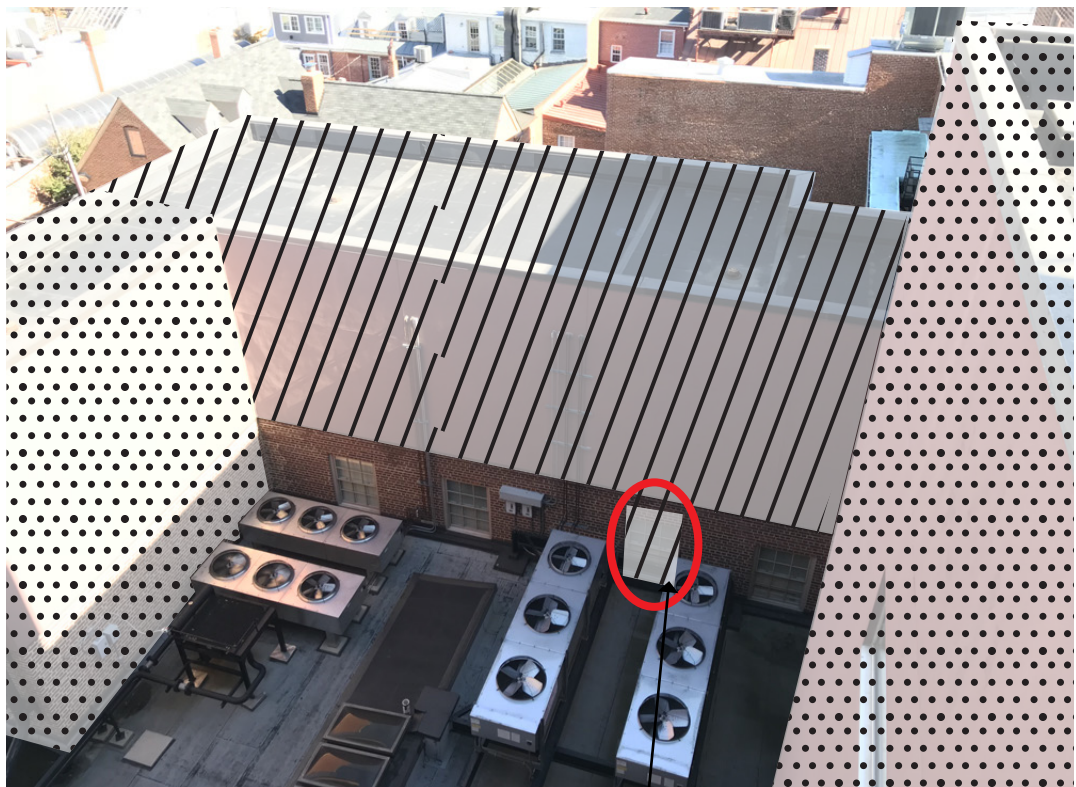


Existing 3rd Floor Plan

-  APPROVED FACADE DEMOLITION
-  PROPOSED ADDITIONAL FACADE DEMOLITION
-  APPROVED BUILDING DEMOLITION
-  PROPOSED ADDITIONAL BUILDING DEMOLITION
-  ENCAPSULATION AREA AT EXISTING FACADE

* NOTE: REFER TO 699 PRINCE STREET CERTIFICATE OF APPROPRIATENESS FOR PROPOSED DESIGN



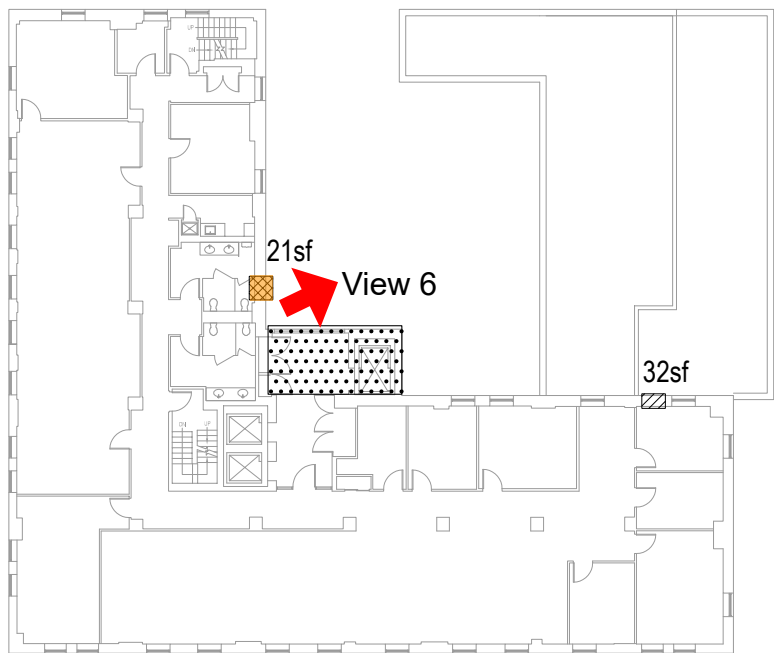


View 6

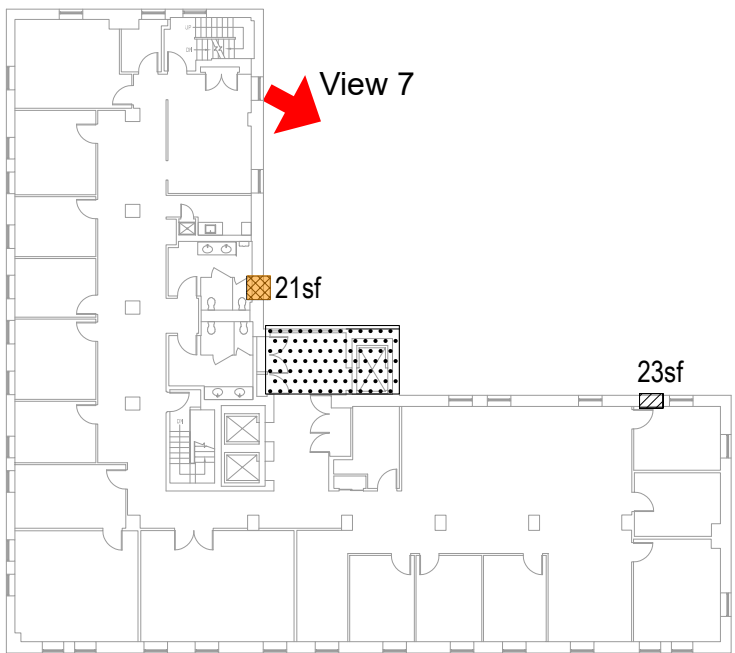
NO DEMOLITION AT
APPROVED DEMO AREA



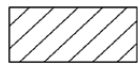




View 7



Existing 4th Floor Plan



Existing 5th Floor Plan

-  APPROVED FACADE DEMOLITION
-  PROPOSED ADDITIONAL FACADE DEMOLITION
-  APPROVED BUILDING DEMOLITION
-  PROPOSED ADDITIONAL BUILDING DEMOLITION
-  ENCAPSULATION AREA AT EXISTING FACADE

* NOTE: REFER TO 699 PRINCE STREET CERTIFICATE OF APPROPRIATENESS FOR PROPOSED DESIGN

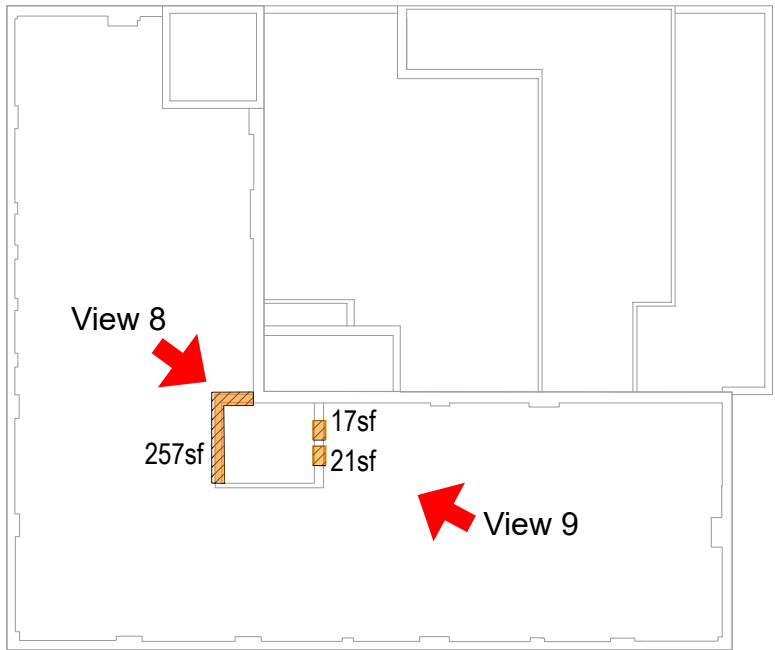




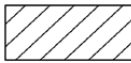




View 8



View 9

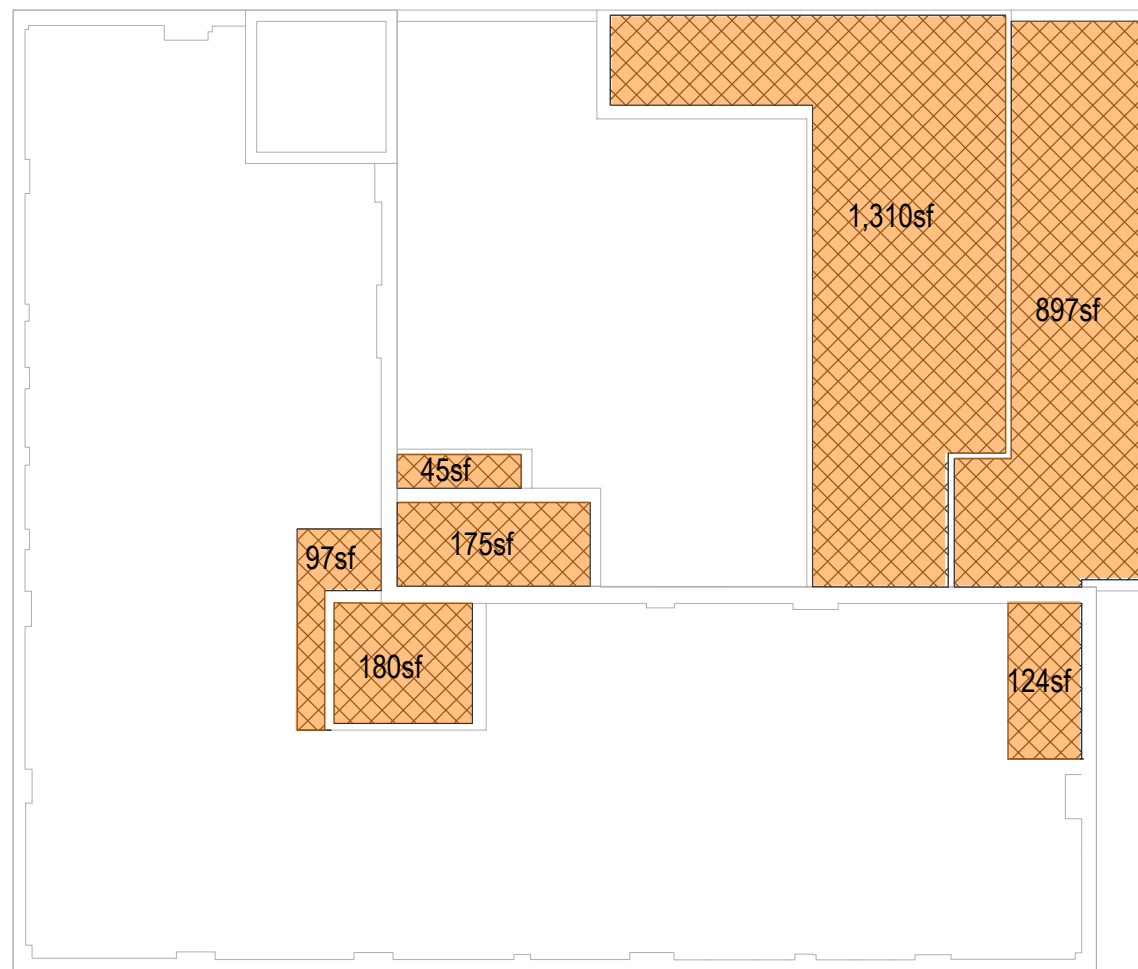


Existing Roof Plan

-  APPROVED FACADE DEMOLITION
-  PROPOSED ADDITIONAL FACADE DEMOLITION
-  APPROVED BUILDING DEMOLITION
-  PROPOSED ADDITIONAL BUILDING DEMOLITION
-  ENCAPSULATION AREA AT EXISTING FACADE

* NOTE: REFER TO 699 PRINCE STREET CERTIFICATE OF APPROPRIATENESS FOR PROPOSED DESIGN





Existing Roof Plan

TOTAL STOREFRONT DEMOLITION AREA
(AT GROUND FLOOR): **1,008 SF**

TOTAL EXTERIOR MANSORY WALL DEMOLITION AREA: **836 SF**

TOTAL EXTERIOR EIFS WALL DEMOLITION AREA: **4,425 SF**

TOTAL ROOF DEMOLITION AREA: **2,828 SF**

 PROPOSED ROOF DEMOLITION

* NOTE: REFER TO 699 PRINCE STREET CERTIFICATE
OF APPROPRIATENESS FOR PROPOSED DESIGN





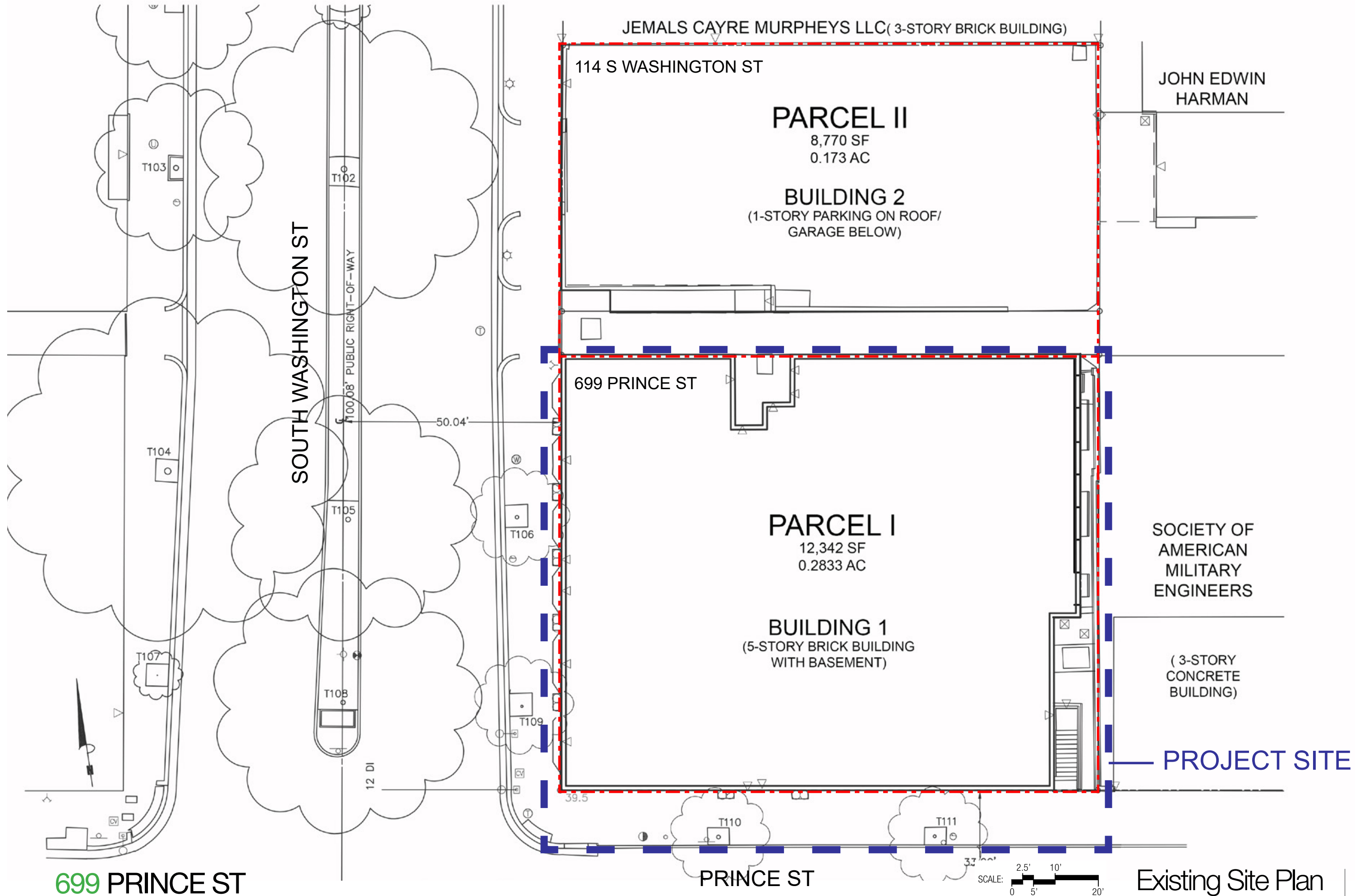
699 PRINCE ST

BAR Certificate of Appropriateness Package



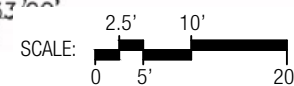
699 PRINCE ST

699 Prince Street, Alexandria, VA · CAS Riegler Companies · Antunovich Associates ©



699 PRINCE ST

PRINCE ST



Existing Site Plan



121 N Washington St 113 N Washington St 631 King St King St 628 King St 110 S Washington St 114 S Washington St 699 Prince St Prince St

S. Washington Street East Elevation - Part 1



110 S Washington St 114 S Washington St 699 Prince St Prince St 200 S Washington St 212 S Washington St 212 S Washington St 228 S Washington St

S. Washington Street East Elevation - Part 2

699 PRINCE ST

699 Prince Street, Alexandria, VA · CAS Riegler Companies · Antunovich Associates ©

Overall Current East Street Elevation along S. Washington St



S. Washington Street East Elevation - Part 1



S. Washington Street East Elevation - Part 2

699 PRINCE ST

699 Prince Street, Alexandria, VA · CAS Riegler Companies · Antunovich Associates ©

Overall Proposed East Street Elevation along S. Washington St



Overall Street Elevation at S. Washington Street

REPLACING EXISTING NON HISTORIC WINDOWS
 NEW STOREFRONT SYSTEM:
 ACM HEADER (WHITE) TO MATCH HISTORIC PROFILE
 ULTRA CLEAR 1" INSULATED GLAZING, STARPHIRE
 IN DARK ALUM. MULLIONS



NEW STOREFRONT SYSTEM:
 ACM HEADER (DARK)
 CLEAR 1" INSULATED GLAZING,
 IN DARK ALUM. MULLIONS

NEW METAL PANEL CANOPY (DARK)
 W/ RECESSED FIXTURES EL-01a

West Elevation - S. Washington St.

NEW STOREFRONT SYSTEM:
 ACM HEADER (DARK)
 CLEAR 1" INSULATED GLAZING, STARPHIRE
 IN DARK ALUM. MULLIONS



REPLACING EXISTING NON HISTORIC WINDOWS
 NEW STOREFRONT SYSTEM:
 ACM HEADER (WHITE) TO MATCH HISTORIC
 PROFILE
 ULTRA CLEAR 1" INSULATED GLAZING,
 STARPHIRE IN DARK ALUM. MULLIONS

NEW METAL PANEL CANOPY (DARK)
 W/ CEILING MOUNTED FIXTURES EL-01

South Elevation - Prince St.



NEW WINDOW:
CLEAR INSULATED GLAZING
TO MATCH EXISTING

NEW WINDOW:
CLEAR INSULATED GLAZING
TO MATCH EXISTING

East Elevation



GLASS CANOPY (REFER TO
BUILDING 2 BAR PACKAGE)

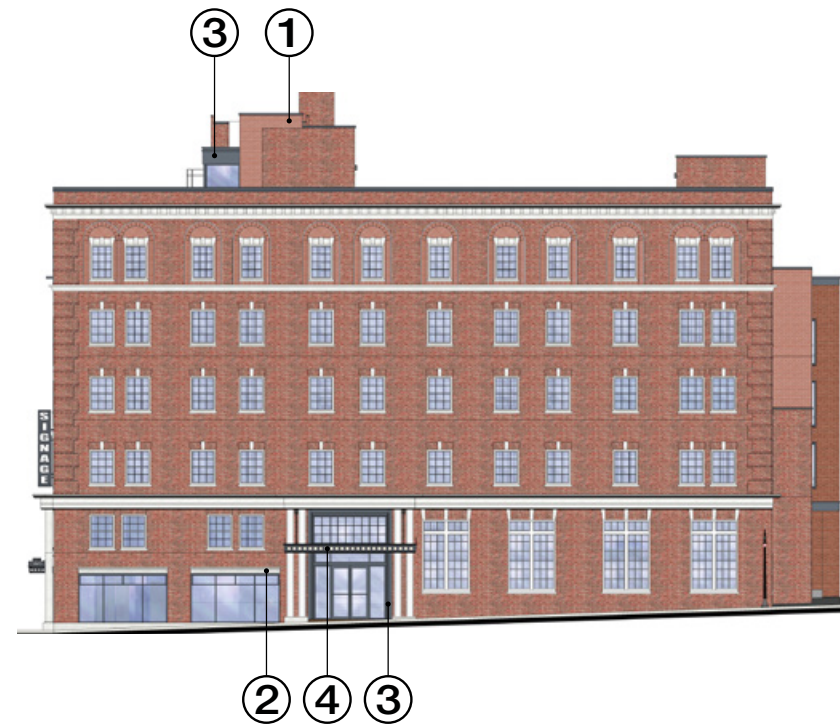
NEW STOREFRONT SYSTEM:
ULTRA CLEAR 1" INSULATED
GLAZING, STARPHIRE
IN DARK ALUM. MULLIONS

NEW STOREFRONT SYSTEM:
ACM HEADER (WHITE)
ULTRA CLEAR 1" INSULATED GLAZING,
STARPHIRE IN DARK ALUM. MULLIONS

North Elevation - Private Alley



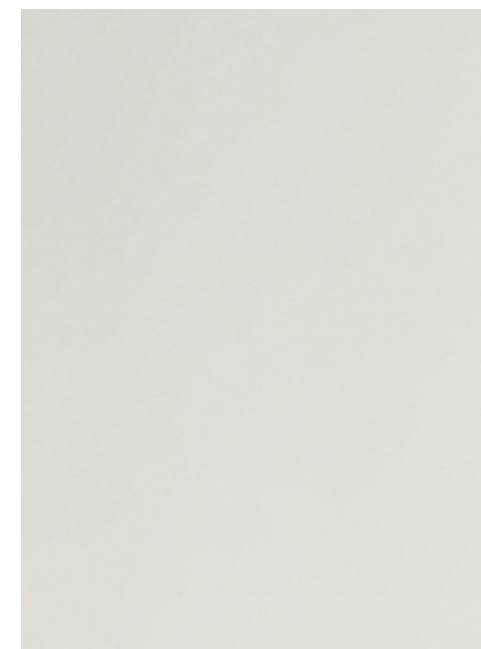
WEST ELEVATION - S. WASHINGTON ST.



SOUTH ELEVATION - PRINCE ST.



① FACE BRICK FOR BUILDING 1 (MORTAR MATCH EXISTING)

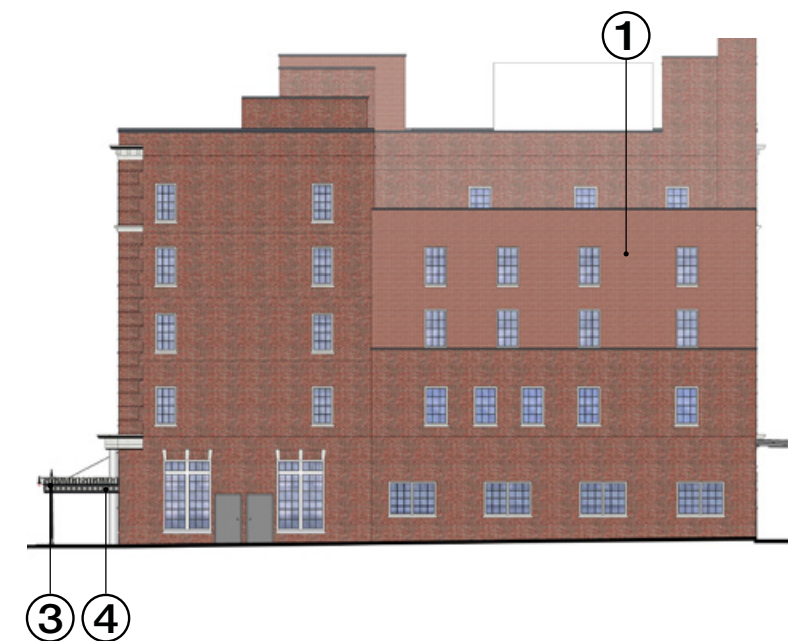


② METAL PANEL (WHITE)



③ METAL PANEL (DARK GREY)

④ BACK PAINTED GLASS (WHITE)



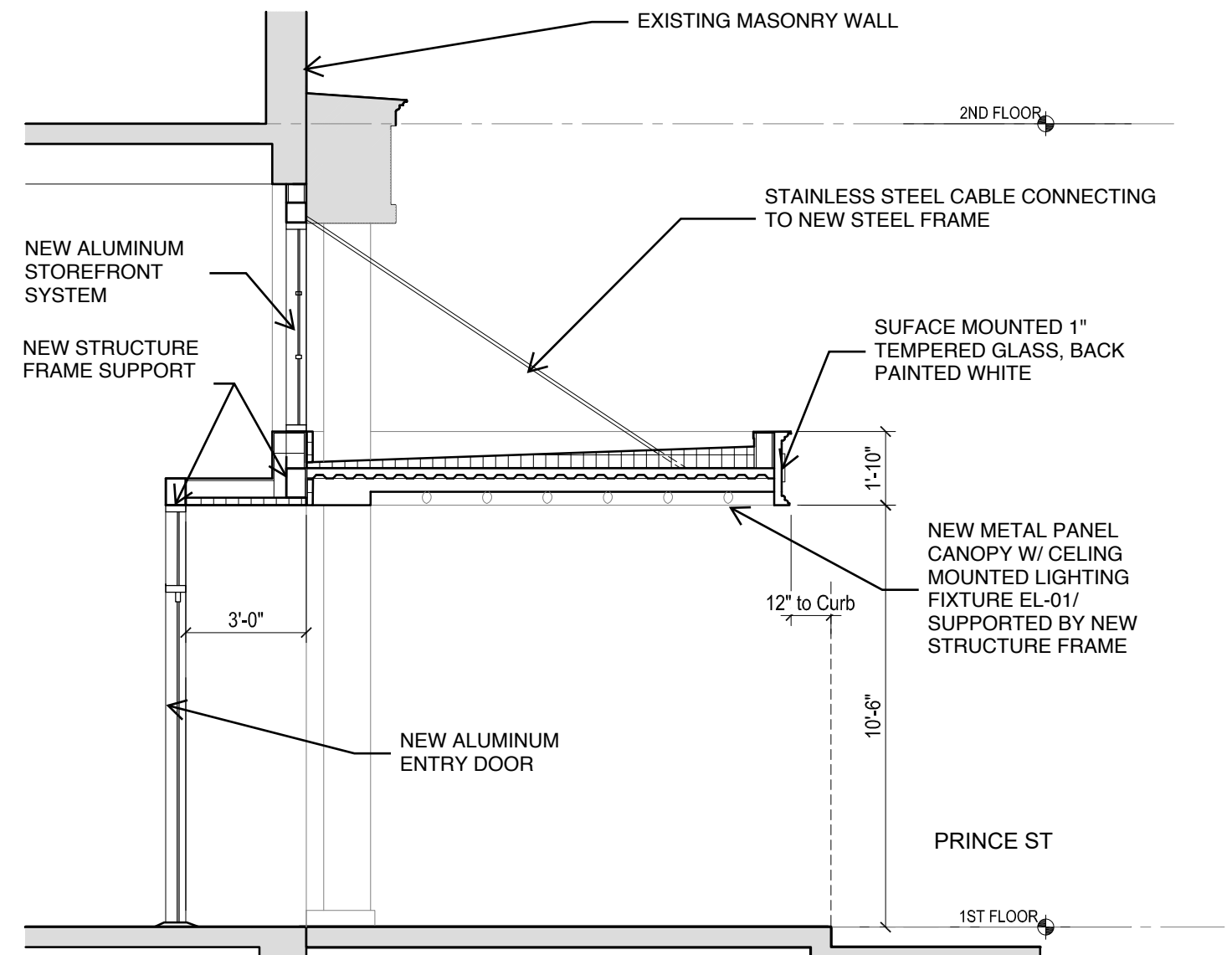
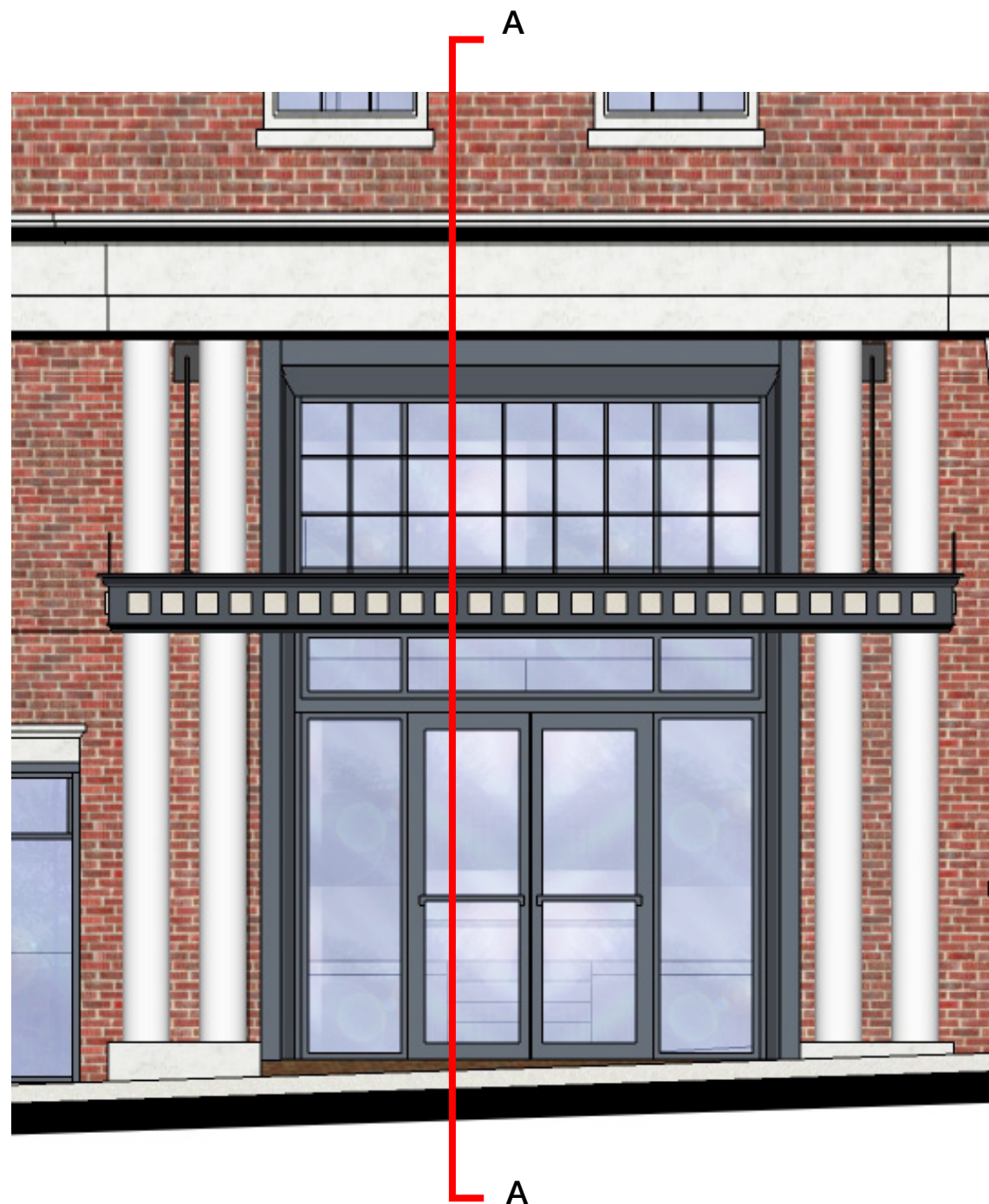
EAST ELEVATION



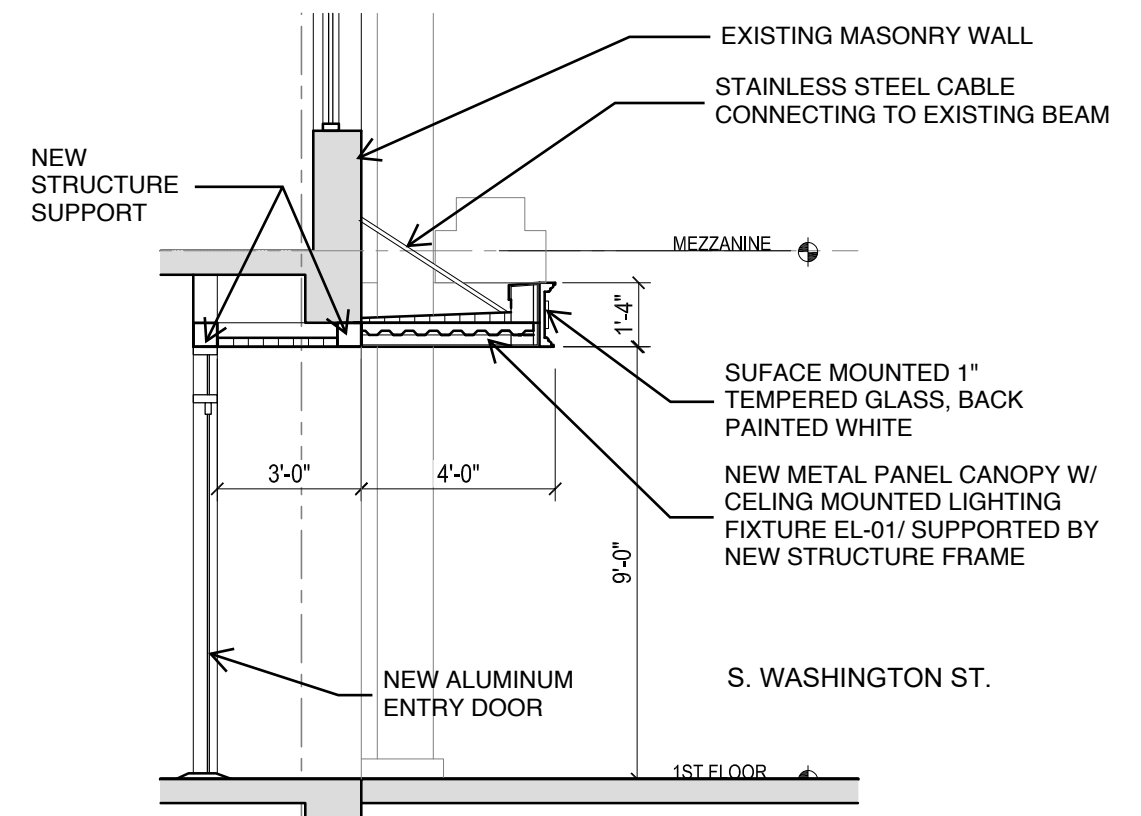
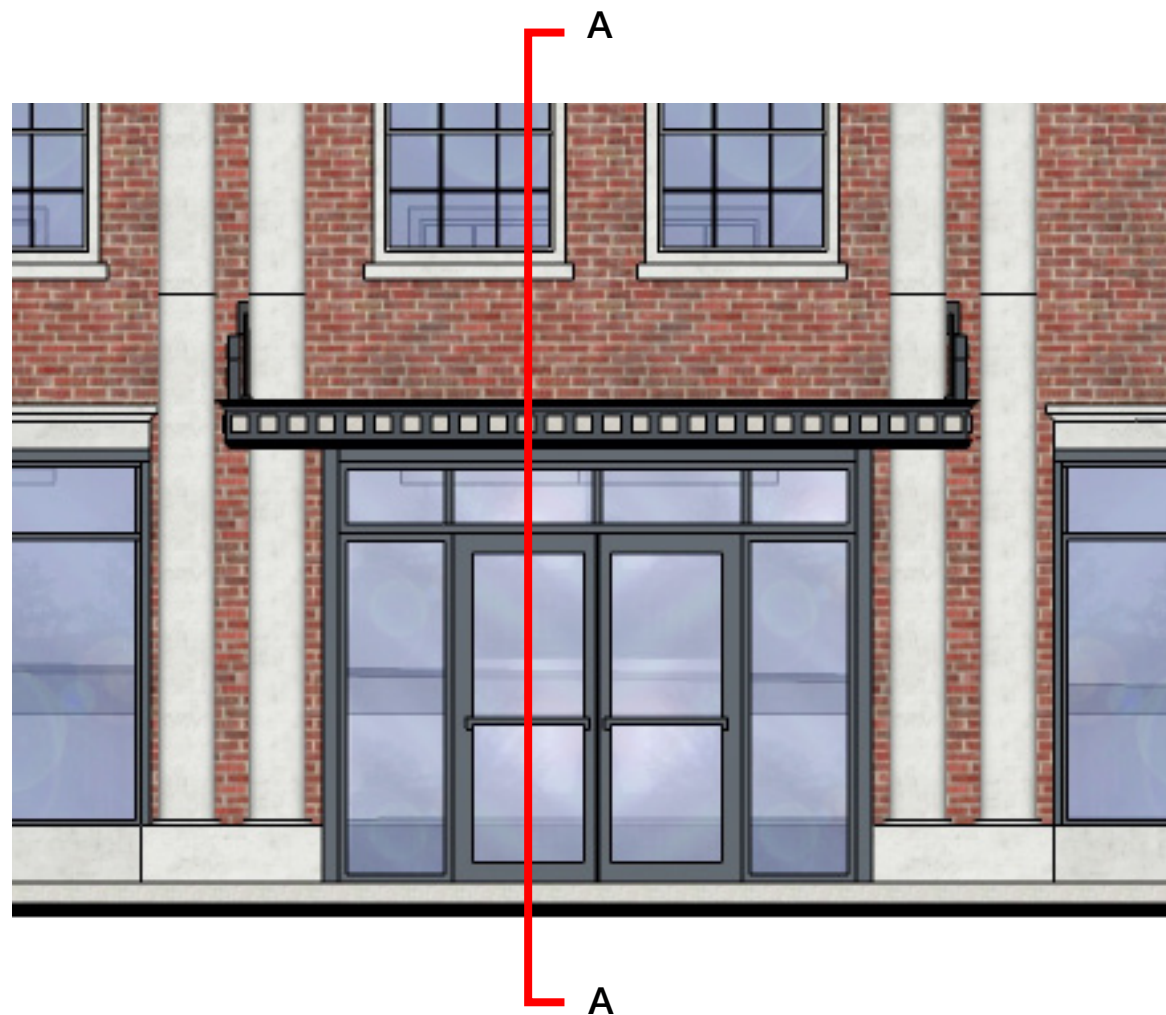
NORTH ELEVATION - PRIVATE ALLEY

699 PRINCE ST

Material Board



SECTION A-A AT MARQUEE ALONG PRINCE STREET

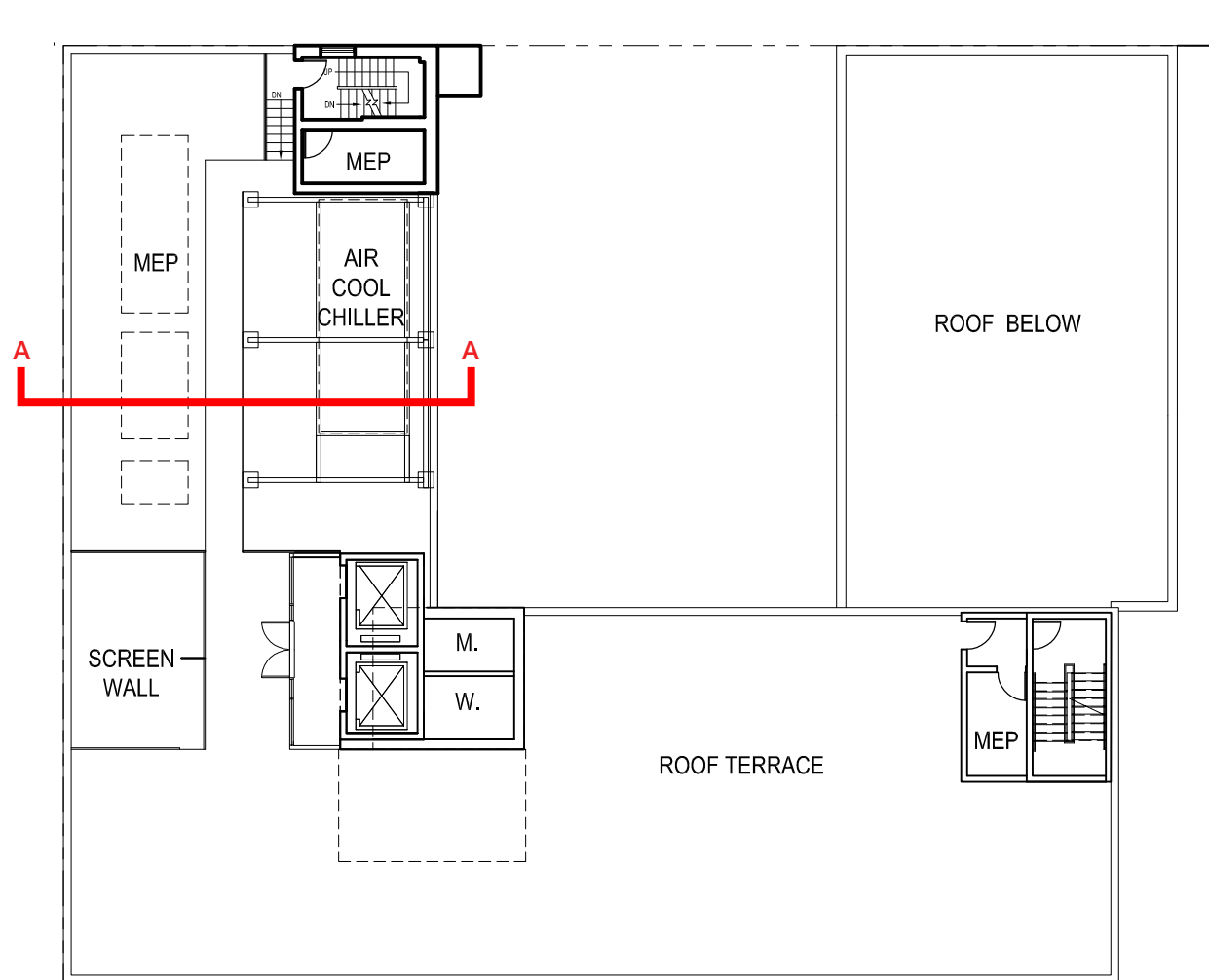


SECTION A-A AT MARQUEE ALONG S. WASHINGTON STREET

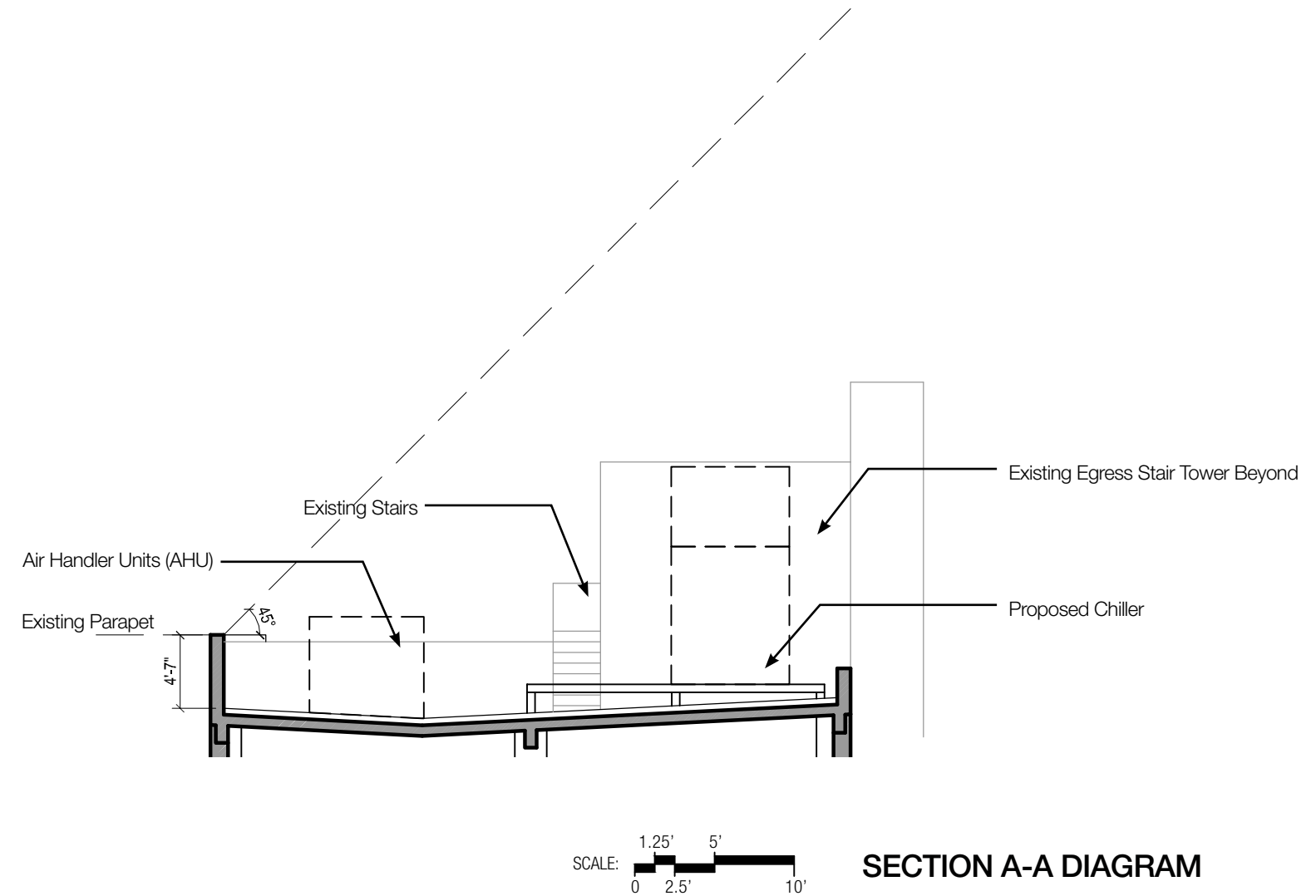


699 PRINCE ST

Existing Roof Photos

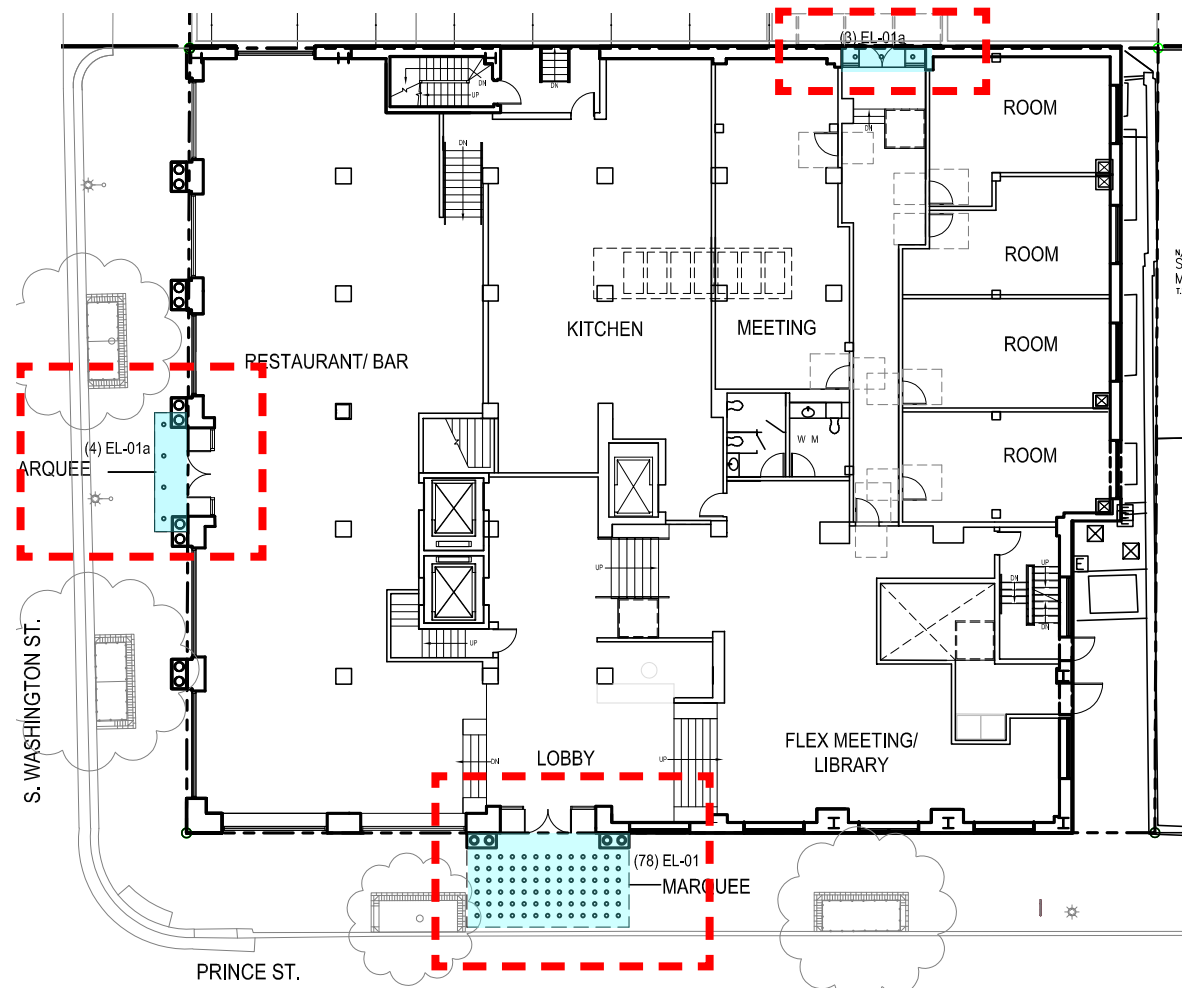


ROOF PLAN



SECTION A-A DIAGRAM

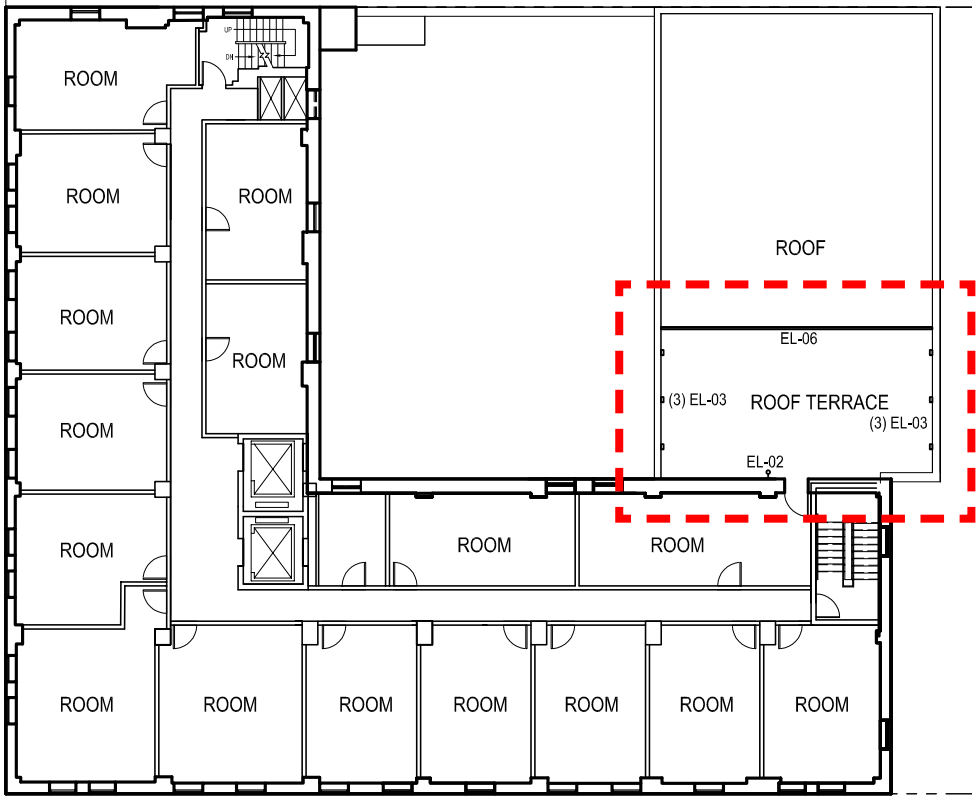
ROOFTOP HVAC EQUIPMENT WILL BE HIDDEN PER THE CITY OF ALEXANDRIA MUNICIPAL CODE. ANY NEW COOLING TOWER WILL EITHER REPLACE THE EXISTING COOLING TOWER OR BE LOCATED ADJACENT TO THE EXISTING COOLING TOWER. ANY NEW EQUIPMENT WILL BE SET BACK FROM THE PUBLIC STREETS AT A1:1 RATIO OR BETTER.



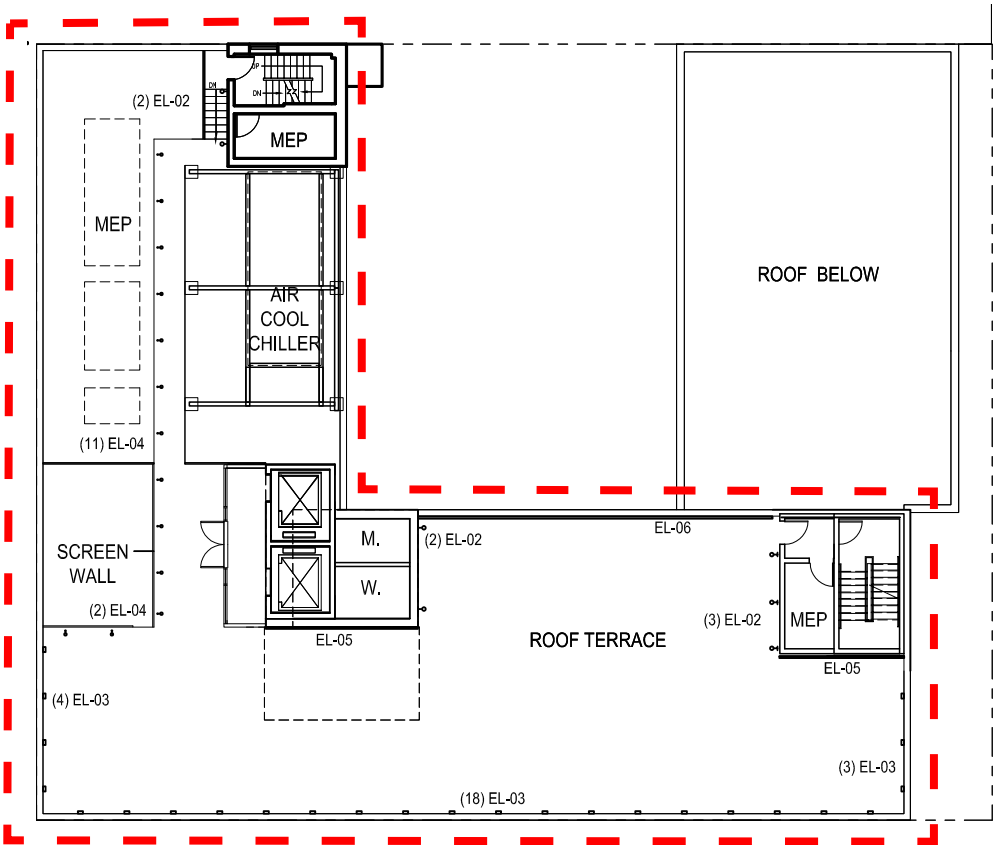
FIRST FLOOR PLAN

LIGHTING SCHEDULE

699 Prince St - Proposed Exterior Light Fixture Schedule			
DESIGNATION	TYPE	MANUFACTURER	LOCATION/COLOR
EL-01	DOWNLIGHT	TIVOLI CEILING MOUNTED DOWNLIGHT	CANOPIES, BUILDING ENTRANCES; STAINLESS STEEL
EL-01a	DOWNLIGHT	SISTEMALUX ZIP ROUND DOWNLIGHT	CANOPIES, BUILDING ENTRANCES; STAINLESS STEEL
EL-02	WALL SCONCE	DELTALIGHT MONTUR M E26	ROOFTOP TERRACE; BLACK
EL-03	STEP LIGHT	SISTEMALUX SKILL SQUARE	ROOFTOP TERRACE WALL SURFACE MOUNTED; BLACK
EL-04	STEP LIGHT	INTERLUX RYO_1	ROOFTOP TERRACE DECK MOUNTED; BK GREY
EL-05	WALL WASHER	GVA LIGHTING STR9 SLIM	ROOFTOP BRICK PENTHOUSE; BLACK METAL ENCLOSURE
EL-06	GUARDRAIL LIGHT	EFFICIENT-TEC INTERNATIONAL, LLC SANIA	4TH & 5TH FLOOR ROOFTOP TERRACES; STAINLESS STEEL



5TH FLOOR PLAN



ROOF PLAN

LS SERIES Architectural Channel

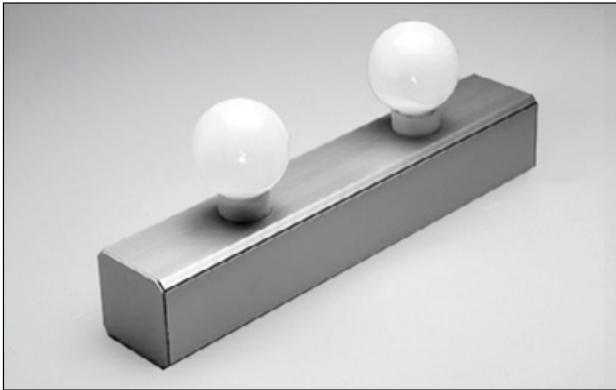


CAT:

FEET:

TYPE:

PROJECT:



Litesphere series (LS) architectural channel is a low voltage version of the classic medium based (MB) architectural channel. We incorporate low voltage T3/4 wedge based LED lamps which produce from 2 to 180 lumens per foot of decorative illumination. Enclosing the LED lamps are a protective clear, frosted, colored, Saber or filament style polycarbonate G16.5 comparable globes. Litesphere sockets are installed into high grade aluminum extruded channel, providing a lightweight rigidity and a solid connection to your structure.

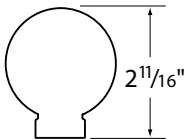
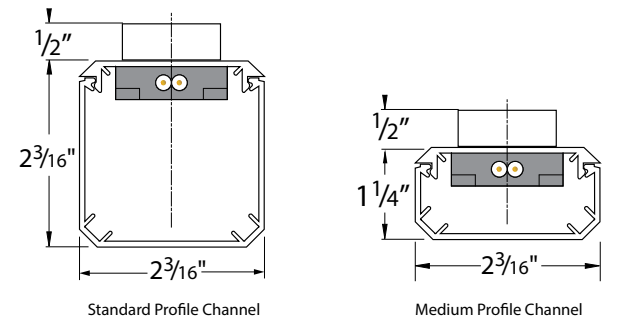
- Features**
- Surface-mounted linear strip fixture
 - Your choice of 12V LS, HO, or VHO lamps (included)
 - Heavy-gauge extruded aluminum
 - Available in 6", 12", 18" and 24" O.C. standard spacing
 - Wiring and components are concealed
 - Anti-corrosion coated (Custom Finished on Request)
 - Polished or Satin Aluminum, Powder Coated White or Black
 - Custom radial bends
 - 2 3/16" x 2 3/16" Standard Profile extrusion available
 - Chase wiring available (optional)
 - Maximum length of single fixture up to 12'
 - Configurable for freight optimization
 - Pre-wired for quick and easy installation
 - Knock-out holes for screws are provided every 24"
 - 7/8" diameter knockouts on mounting side (custom optional end cap knockouts)

Mounting
Knock-out holes for screws are provided every 24" along mounting face of channel. Globes are made of shatterproof polycarbonate and fitted with (1) foam washer for a weatherproof seal.

Applications
Ideal for indoor and outdoor applications. May not be suitable for high salt air environments (consult factory).

Warranty
5 years

Profile Dimensions



Technical Information

VHO				
*Lamp Spacing	6" OC	12" OC	18" OC	24" OC
Lumens/ft	180	91	60	45
Watts/ft	1.92	0.96	0.64	0.48
Max Run Lengths	30'	45'	55'	60'
Lumen/watt	94			

HO				
*Lamp Spacing	6" OC	12" OC	18" OC	24" OC
Lumens/ft	29	15	10	7
Watts/ft	0.46	0.23	0.15	0.12
Max Run Lengths	60'	90'	110'	130'
Lumen/watt	46			

STANDARD				
*Lamp Spacing	6" OC	12" OC	18" OC	24" OC
Lumens/ft	11	6	4	3
Watts/ft	0.17	0.09	0.06	0.04
Max Run Lengths	100'	150'	180'	200'
Lumen/watt	40			

*Custom lamp spacing available - consult factory
Based on 3000K with clear globe

CRI	>80/TYP83
Kelvin Temp	1900K, 2700K, 3000K, 3500K, 4000K, 5000K (+/- 80K) 3SDCM, Amber
Rated life	75,000 hr.
Order increments	1' (12' max)
Operating Voltage	12V DC
Power supply	Class 2
Dimmable	Yes
**Finishes	Satin or Polished Aluminum, Black or White Powder Coated

**Custom paint or anodizing available, consult factory

ZIP ROUND DOWNLIGHT

SPECIFICATION SHEET

PAGE: 1 OF 2

Project name:

Type:



Ceiling recessed downlight luminaire, ideal for any architectural need, both functional lighting and accent lighting.

Luminaire characteristics:
Power input: 16W
Lumens: 780 to 845 lm
Luminaire efficacy: 49 to 53 lm/W

Source: LED module (LM-80 tested)
3000K : 90CRI,
4000K : 90CRI
Lumen maintenance: 70% of initial lumens at >50 000 hours (L70),(LM79 tested).

Optics: Flood (adjustable ±15°) or wide flood

Material:
Body: Die-cast aluminum with stainless steel front trim
Reflector: 99.98% pure anodized aluminum
Diffuser: 10mm thick tempered semiacid-etched or acid-etched glass
Hardware: Stainless steel screws and silicone gaskets
Back box: Polypropylene

Electrical: Integral high efficiency electronic power supply, rated at 50 000 hours, 120-277V.

Mounting: Recessed installation in false ceiling, or in concrete using back box accessory.

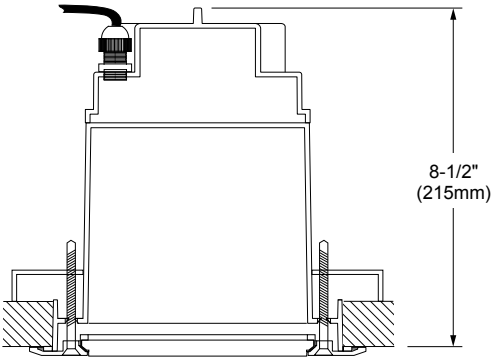
Finish: Stainless Steel

Weight: 5.75 lbs (2.6kg).

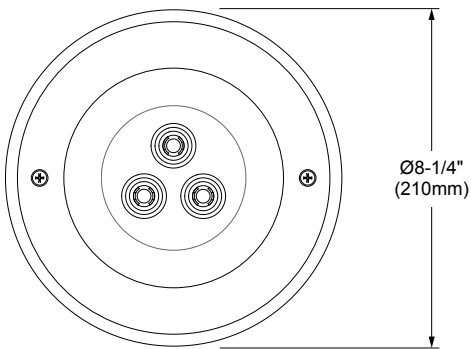
Warranty: 5 year limited warranty.

Certification: cULus for wet location.

Ratings: IP65, IK09



SECTION VIEW



TOP VIEW

* REQUEST STAFF APPROVAL OF FINAL Lighting Fixtures



USA / deltalight.us / +1(954) 677 9800
Canada / deltalight.ca / +1(905) 813 6130

Date

Name

Client

Project name

Quote#

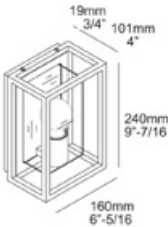
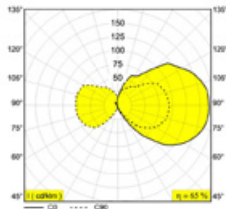
Type/Quantity

Listings



MONTUR M E26
6 232 213 00

[Weblink](#)



Available colors:		BLACK (6 232 213 00 B)
INCL.GLASS CLEAR EXCL.1 X FILAMENT LED BULB E27		
E26Ls // 120V / 60Hz 1 x A19 max.40W		
Class 2	N.a.	
Ada	N.a.	
1/2" EMT INSTALLATION 4" J-BOX		
Weight:	5.5 LBS	
Protection level:	IP65 - suitable for locations	
Minimum distance:	n.a.	

For detailed installation instructions, please consult the manual. [6 232 213 00 HAND.pdf](#)

21/09/2018 20:20:01

Specification Sheet

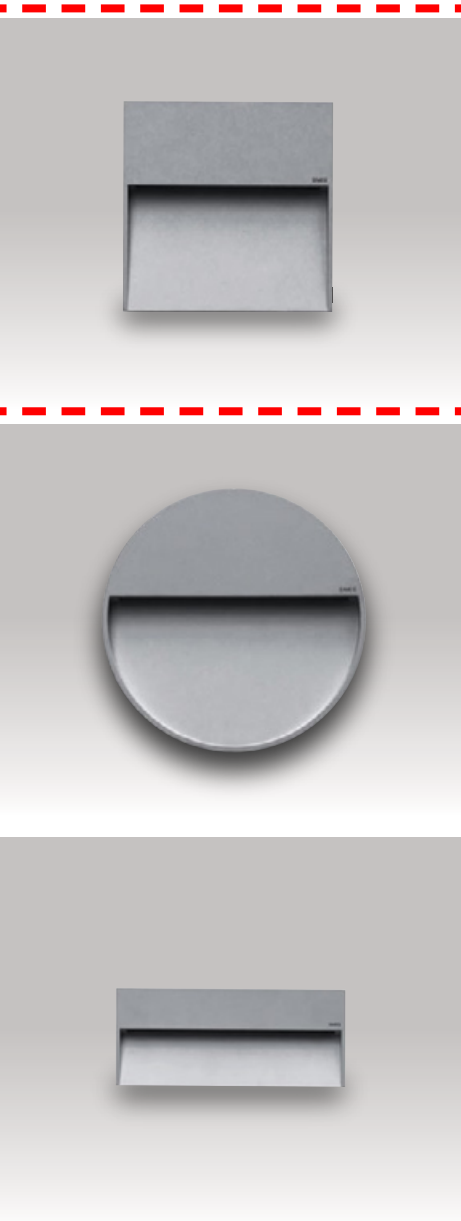
SKILL

SURFACE MOUNTED - FLUSH MOUNTED

Type: SPECIFICATION SHEET
Project : Page: 1 of 8

Skill is a unique LED luminaire, assuring high lighting performance and total absence of glare. The most modern electronic technology is contained in the thickness of only 3 cm and provides an excellent quality of light while saving energy.

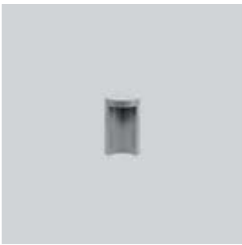
Luminaire characteristics:		Power input: 6 to 24W Lumens: 130 to 840lm (for 3000K, 90CRI) Luminaire efficacy: 25 to 35lm/W
Source:		White LED module (LM-80 tested) 3000K : 90CRI, 4000K : 90CRI.
Lumen maintenance:		>70% of initial lumens at 50 000 hours (LM79 tested).
Optics:		Accent light.
Material:		Body: Die-cast aluminum Diffuser: Toughened glass.
Mounting:		See mounting options on page 6.
Electrical:		See remote power supply options on page 8.
Finish:		White or Aluminum gray painted finish, following a double powder paint in 3 step process: surface treatment containing ceramic nano particles (Bonderite). Epoxy primer paint. Polyester powder paint with high resistance against UV rays and harsh weather conditions.
Weight:		0.88 to 2.65lbs (0.4 to 1.2kg)
Warranty:		5 year limited warranty.
Ratings:		IP65, IK08
Certification:		cULus listed for Wet location



* REQUEST STAFF APPROVAL OF FINAL Lighting Fixtures

EL-04

Ryo_1 | Bollards | arrayLED 4.1W 120 mA



9.8


1.3

4.9

Ø 5.9

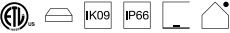
INTEGRAL POWER SUPPLY:

type	color	optic	driver
<div><div>Grey</div><div>CRI 80</div><div>E64761</div></div>	3000 K 728 lm W	Diff. 00	Non-dim (integral) ID-S 120/277V
<div><div>BK Grey</div><div>CRI 80</div><div>E64759</div></div>	4000 K 778 lm N		
<div><div>Cor-Ten</div><div>CRI 80</div><div>E64760</div></div>			




64758

concrete anchor set (required, order separately)



Ryo_1 | Bollards | arrayLED 9W 250 mA



32.3


1.3

4.9

Ø 5.9

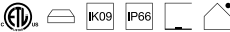
INTEGRAL POWER SUPPLY:

type	color	optic	driver
<div><div>Grey</div><div>CRI 80</div><div>E64734</div></div>	3000 K 1208 lm W	Diff. 00	Non-dim (integral) ID-S 120/277V
<div><div>BK Grey</div><div>CRI 80</div><div>E64721</div></div>	4000 K 1294 lm N		
<div><div>Cor-Ten</div><div>CRI 80</div><div>E64726</div></div>			



64758

concrete anchor set (required, order separately (required))



REMOTE POWER SUPPLY:

type	color	optic
<div><div>Grey</div><div>CRI 80</div><div>E64734</div></div>	3000 K 1288 lm W	Diff. 00
<div><div>BK Grey</div><div>CRI 80</div><div>E64721</div></div>	4000 K 1332 lm N	
<div><div>Cor-Ten</div><div>CRI 80</div><div>E64726</div></div>		

remote power supply options




64758

concrete anchor set (required, order separately)



Ryo_1 | Bollards | arrayLED 9W 250 mA



44.1


1.3

4.9

Ø 5.9

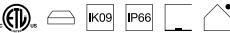
INTEGRAL POWER SUPPLY:

type	color	optic	driver
<div><div>Grey</div><div>CRI 80</div><div>E64736</div></div>	3000 K 1288 lm W	Diff. 00	Non-dim (integral) ID-S 120/277V
<div><div>BK Grey</div><div>CRI 80</div><div>E64723</div></div>	4000 K 1332 lm N		
<div><div>Cor-Ten</div><div>CRI 80</div><div>E64728</div></div>			



64758

concrete anchor set (required, order separately)



REMOTE POWER SUPPLY:

type	color	optic
<div><div>Grey</div><div>CRI 80</div><div>E64736</div></div>	3000 K 1288 lm W	Diff. 00
<div><div>BK Grey</div><div>CRI 80</div><div>E64723</div></div>	4000 K 1332 lm N	
<div><div>Cor-Ten</div><div>CRI 80</div><div>E64728</div></div>		



EL-05

STR9® SLIM

UNIBODY


GVA TECHNOLOGY

GVA

LIGHTING

Low Profile Monochromatic Linear Wall Washing and Grazing LED Lighting

PRODUCT SPECIFICATION SHEET



DATE:

TYPE:

COMPANY:

PROJECT:

600
598mm
23.5in

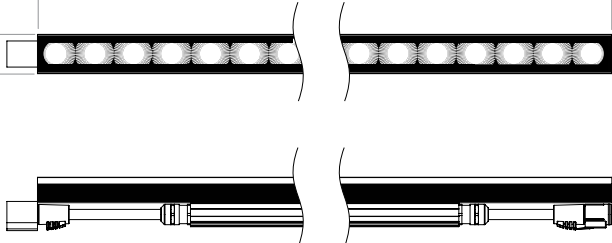
900
898mm
35.4in

1200
1198mm
47.2in

1500
1498mm
59.0in

39mm
1.5in

52mm
2.1in



FEATURES:

OPTIONS:

Lighting Performance:

Power Source:

Mechanical Details:

Power Options:

Control:

Nominal Length:

Projected Lifetime:

Beam Distribution:

Operating Temperatures:

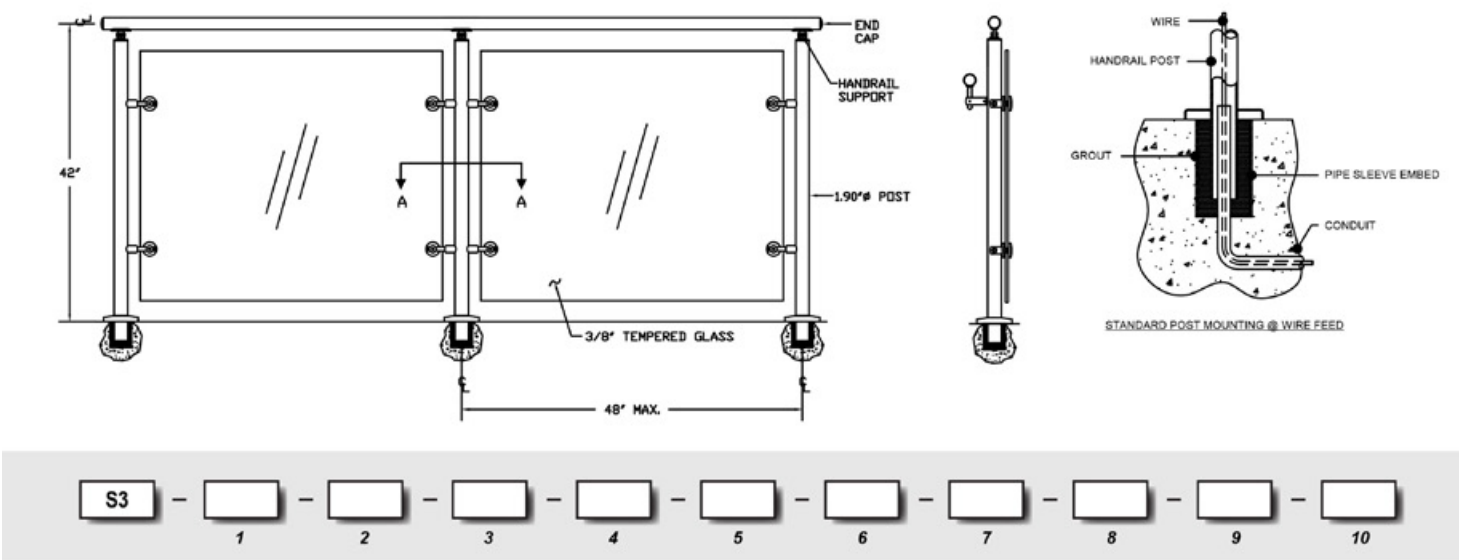
Body Color:

Accessories:

LED Color:

SPECIFICATION LOGIC: STR9® SLIM						
FAMILY	NOMINAL LENGTH	BODY COLOR	POWER per 300mm (1ft)	LED COLOR	OPTICS (FWHM)	INPUT VOLTAGE
STR9-SLIM	300	BM - Black Matte Anodized CM - Clear Matte Anodized	3W	2200K¹	15 - 15° x 15° 30 - 30° x 30° 60 - 60° x 60° 80 - 80° x 80° 15x40 - 15° x 40° 15x60 - 15° x 60° 30x60 - 30° x 60°	ELV - 24VDC or 48VDC ^{2,3}
	600		5W	2700K		
	900		7.5W	3000K		
	1200		10W	3500K		
	1500			4000K		
				5000K		
				6500K	Other distributions available; consult factory.	
				RD - Red		
				AM - Amber		
				GR - Green		
				BL - Blue		
				RB - Royal Blue		

* REQUEST STAFF APPROVAL OF FINAL Lighting Fixtures



1. MATERIAL / FINISH

SS – 316 Stainless Steel with a No. 6 (320 grit) Satin Finish
SP – 316 Stainless Steel with a No. 8 High Polish Finish
ALC – Clear Anodized 6063 Aluminum
ALB – Black Anodized 6063 Aluminum
ALBR – Bronze Anodized 6063 Aluminum
ALPC – 6063 Aluminum with a Powder Coat Finish (RAL Color Code Required)
BA – Brass with a High Polished Finish
BO – Bronze with a No. 6 (320 grit) finish

2. RAIL SIZE

1 – 1.67" O.D. Stainless Steel 1 1/4" Pipe
2 – 1.90" O.D. Stainless Steel 1 1/2" Pipe
3 – 1.50" Square Stainless Steel
4 – 1.66" O.D. Aluminum 1 1/4" Pipe
5 – 1.90" O.D. Aluminum 1 1/2" Pipe
6 – 1.50" O.D. Brass
7 – 1.90" O.D. Bronze 1 1/2" Pipe

3. MOUNTING

EM – Embed Mount
FL – Flange Mount
FM – Fascia Mount

4. INFILL OPTIONS

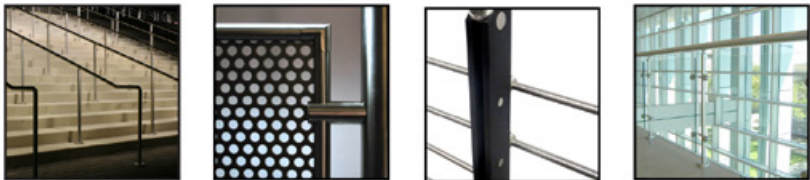
GL1 - Felle std. glass clamp in 3/8" tempered glass
GL2 - Sania in-line button retainer 3/8" tempered glass
GL3 - Stria off-set button retainer 3/8" tempered glass
GLL1 - Felle std. glass clamp in 1/2" tempered glass
GLL2 - Sania in-line button retainer 1/2" tempered glass
GLL3 - Stria off-set button retainer 1/2" tempered glass

5. LIGHT DISTRIBUTION

ST – Standard Distribution
AS – Asymmetric
NI – No Illumination

6. LED OUTPUT

1 – Medium Output – 2.6 watts/ft. & 173 lumens /ft.
2 – High Output – 4.4 watts/ft. & 355 lumens /ft.



7. LENS

1 – Clear with prismatic diffusers
2 – Opal White with diffusers
3 – Clear with no diffusion (asymmetric)

8. ILLUMINATION COLOR

1 - Warm White – 2700K
2 - White – 4000K
3 - Red
4 - Green
5 - Blue
6 - Amber
7 - RGB

9. DRIVER

1 – Remote
2 – Integral
(Stainless Steel or Aluminum Only)

10. LENGTH

– In Feet

Example Part Number: **S3** **1** **2** **3** **4** **5** **6** **7** **8** **9** **10**
Example Part Number stands for Illuminated Stainless Steel Freestanding Single Line Rail "Anda" with a No. 6 finish, High Output Warm White LED's, Standard Distribution, Clear Lens, Remote Driver and 8' in length.
NOTE: All Illuminated Railing comes with a 24VDC 100W 120/277V LED Driver 1 LED Driver for 19' of Illuminated Railing (Class II power) Remote Distance – 50'

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View at Prince St. Corner

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View at Washington St. Marquee

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View from S. Washington St.

November 21, 2018

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