

Docket Item #21
BAR #2018-00516

BAR Meeting
December 19, 2018

ISSUE: New Construction

APPLICANT: J. River 699 Prince Street LLC

LOCATION: 114 South Washington Street

ZONE: CD / Commercial

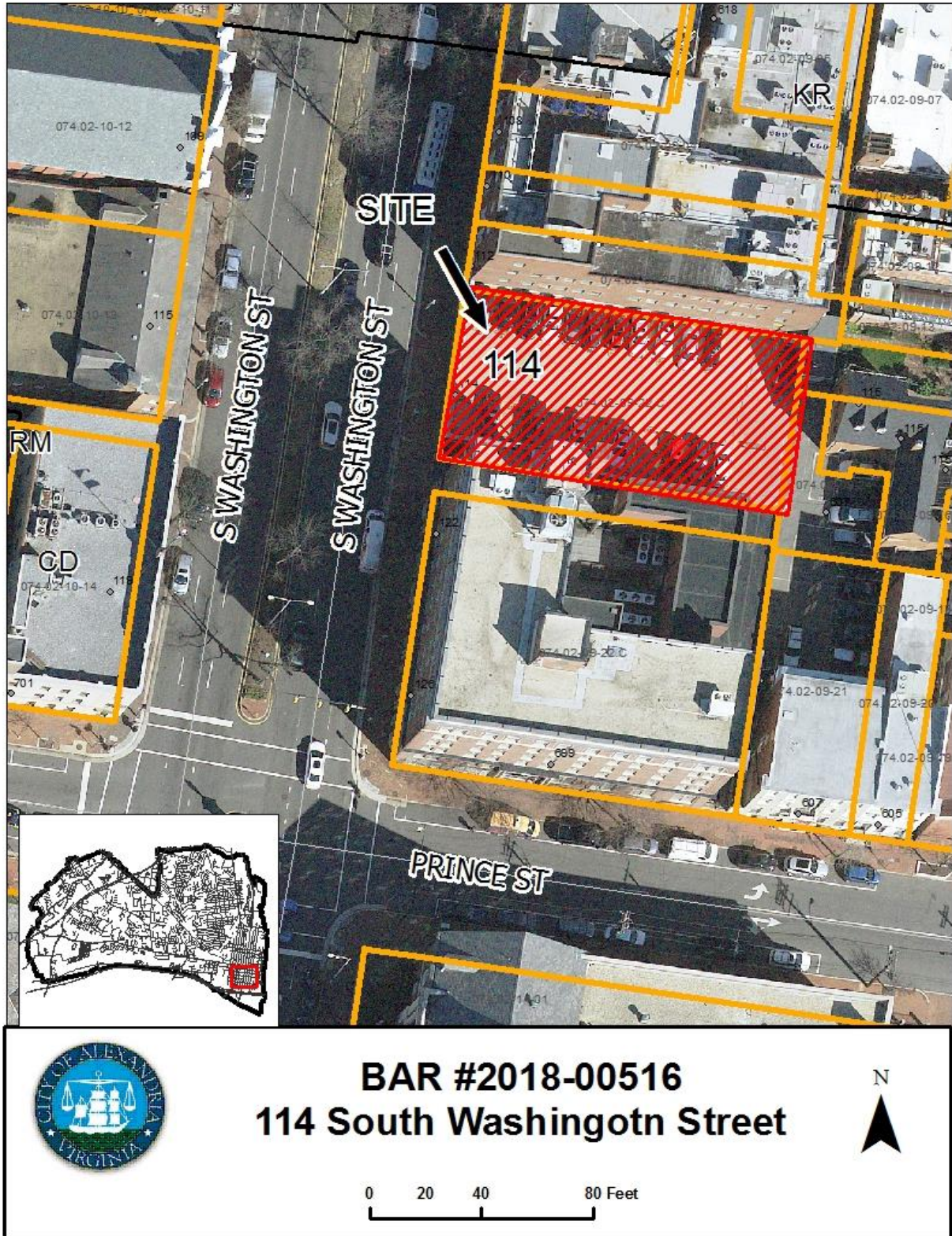
STAFF RECOMMENDATION

Staff recommends approval with the following conditions:

1. A full-size window and jamb must be included as part of the mock-up panel, with final approval by BAR staff.
2. The north elevation must be all brick.
3. All windows must be in conformance with the BAR's adopted window policy with final approval of all specifications to be made by staff as part of the permit review process.
4. Provide large-scale details of the cornices, windows and storefronts as part of the permit review process.

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.



I. ISSUE

The applicant requests approval of a Certificate of Appropriateness for new construction for a four-story brick building on the subject property. The building will immediately abut the existing three-story brick building to the north and will be adjacent to an existing alley, to be expanded, to the south. The project is conceived as a stand-alone building but the applicant has indicated that it will function as an annex to the six-story Colonial Revival building at the corner of Washington and Prince streets, first built as the George Mason Hotel in 1926.

The proposal features punched window openings within load-bearing masonry walls. The foundation will be black granite with a thermal finish and the building's brick will be laid in a Flemish bond and blind windows and spandrels will have a herringbone pattern. The single-light aluminum-frame windows have a deep angled metal edge on one side. The first floor will feature large aluminum show windows and doors with clerestory windows to provide access to retail space. The building will have a flat roof and simple metal cornices. The penthouse and east elevation (not visible from a public way) will be clad in EIFS. Architectural lighting in the form of a light wash with goosenecks will be done at the first floor.

The applicant also proposed improvements to the alleyway including specialty pavers, catenary lighting and a glass and steel canopy connecting the two buildings.

While the applicant has shown signage for illustrative purposes, no signage is currently included as part of this request.

II. HISTORY

The site currently has a one-story/two-level brick parking garage built in **1976**. The BAR approved a Permit to Demolish for complete demolition and endorsed the concept design for the annex building on April 18, 2018 (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

General Analysis of Plans

The BAR's *Design Guidelines* only require that new buildings be compatible with nearby buildings of historic merit and do not mandate the use of historic styles for new construction. However, they do state that where new buildings recall historic building styles, that the architectural details used throughout the building be consistent with that same style but that the building should not slavishly replicate any particular building in the district. The Washington Street Standards further dictate that "...the design of new buildings and additions to existing buildings shall be complementary to historic buildings which are found on the street." In addition, it is noted in the Standards and *Guidelines* that "new buildings...shall be designed to look separate and shall not give the impression of collectively being more massive than such historic buildings."

A walk down Washington Street reveals a range of uses, architectural styles and building types spanning three centuries. From 18th-century Georgian and 19th-century Italianate style buildings

to 20th-century Art Deco and Colonial Revival, the styles found throughout the historic district can all be seen on Washington Street. Aside from the visual interest of this outdoor architectural collection, the building styles clearly show the long history and evolution of the City. Furthermore, Washington Street includes a range of historic building masses, heights and scales, from modest two-story frame townhouses, to Christ Church, to the freestanding 4½-story brick, mid-19th century Mount Vernon Cotton Manufactory at 515 North Washington Street, or the 6-story George Mason Hotel by nationally prominent hotel designer William Lee Stoddart in 1926.

The BAR previously made a finding that the proposed height, scale and mass of the proposed building at 114 South Washington was appropriate for this location and the proposed building height would provide an appropriate transition between the three-story commercial building to the north and the six-story hotel building to the south. The fenestration pattern is appropriate and recalls fenestration patterns and proportions of historic buildings from the 20th-century on Washington Street which feature first floor storefronts and “punched” single windows in the masonry upper floors, such as found at the Virginia Public Service Building located across the street at 119 South Washington Street, one of the best examples of the Art Deco style found in the historic district, designed in **1930** by Chicago architect Frank D. Chase. Many of the design details for the proposed building respectfully recall the fenestration patterns and proportions and the rich brick detailing of the historic hotel next door but in a modern way, in order to subtly distinguish between the two structures.

The site is within the Wilkes Street to Pendleton Street sector in the Washington Street chapter of the BAR’s *Design Guidelines*.

The Scale and Character description states:

This is the historic core of Washington Street and the Old and Historic Alexandria District and is generally smaller in scale than the other sectors on the street. Design of new construction and alteration of buildings along this sector of Washington Street should reflect the low scale pattern. (p.8)

This block features buildings generally constructed to the front lot line and the side lot lines, with narrow pedestrian alleys. On this block alone, there are excellent examples of architectural styles including the Colonial Revival style at the former hotel at 126 South Washington Street (now 699 Prince), the Art Deco style at 119 South Washington, the Italian Renaissance Revival style Methodist Church at 109 South Washington Street and also several mid-20th-century Colonial Revival buildings that appropriately contribute to the memorial character of the George Washington Memorial Parkway.

Windows

While the arrangement, size, proportion and rhythm of the windows is appropriate and compatible with historic window patterns found nearby. The angled jamb is interesting and a modernist interpretation of more traditional window styling, allowing this infill building to recall historic building traditions while not replicating them. Staff finds that these windows are appropriate but recommends precise detailing since they will be critical to the overall success of the design. Staff notes that per the BAR’s adopted policies, the glass must be clear and not have any tinting or reflectivity. Additionally, staff recommends a requirement that the mock-up panel include a full-scale example of the window and jamb, with final approval by staff.

Storefront

The proposed storefront approach with standard storefront windows with a clerestory transom above is successful.

Materials and Design Details

Staff supports the proposed materials and color palette finding that the selected items are high-quality and complementary. Staff also notes that the cornices will need to be well-detailed as they are defining elements of the proposed design. The proposed brickwork includes Flemish bond and herringbone brick which staff finds to be an appropriate reference to historic Alexandria building traditions at a contemporary building. Although EIFS is generally not a highly-desired material, at this building it will only be used at minimally visible locations such as the penthouse and the east elevation which is not visible from a public way. Staff finds the proposed change from brick to EIFS to be awkward and inappropriate and therefore recommends brick entirely on the north elevation where the upper floor is exposed.

Alley

Staff has no objection to the proposed stone-colored pavers and catenary lighting as part of efforts to activate this alley space.

Standards to Consider for a Certificate of Appropriateness on Washington Street

In addition to the general BAR standards outlined in the Zoning Ordinance, and the Board's *Design Guidelines*, the Board must also find that the Washington Street Standards are met. A project located on Washington Street is subject to a higher level of scrutiny and design to ensure that the memorial character of the George Washington Memorial Parkway is protected and maintained based on the City's 1929 Memorandum of Agreement with the federal government. Staff notes that there is no definition of memorial character in the 1929 agreement and that this document does not reference architectural style, building size or use but the NPS staff did participate in the work group that developed the additional standards for Washington Street Standards in Sec. 10-105(A)(3) of the zoning ordinance in 2000. The most comprehensive analysis of the term to date is found in the late Peter Smith's article in the Summer 1999 *Historic Alexandria Quarterly*.

Staff has included the additional standards for Washington Street below. Staff's comments as to how the Standards are satisfied or need further study are inserted in bold text.

Washington Street Standards

Alexandria Zoning Ordinance Sec. 10-105(A)(3): Additional standards—Washington Street.

- (a) *In addition to the standards set forth in section 10-105(A)(2), the following standards shall apply to the construction of new buildings and structures and to the construction of additions to buildings or structures on lots fronting on both sides of Washington Street from the southern city limit line north to the northern city limit line:*
 - (1) *Construction shall be compatible with and similar to the traditional building character, particularly including mass, scale, design and style, found on Washington Street on commercial or residential buildings of historic architectural merit.*
 - i. *Elements of design consistent with historic buildings which are found on the street shall be emphasized.*

The proposed design intention references building design and characteristics, such as punched openings, brick piers and a flat roof, found on a range of buildings on Washington Street that help contribute to the proposed building's compatibility. The streetscape images of the east side of South Washington show that the fenestration is comparable to several historic buildings with respect to size, pattern and rhythm.

- ii. *New buildings and additions to existing buildings shall not, by their style, size, location or other characteristics, detract from, overwhelm, or otherwise intrude upon historic buildings which are found on the street.*

The proposed building does not detract from or overwhelm any historic buildings found on Washington Street or more specifically, in the 100 block of South Washington Street. This is in large part due to the width of the building, approximately 50 feet, a comfortable and compatible width that respects the varied widths of nearby historic buildings. Additionally, the new building will have a smaller width than the existing garage as the applicant proposes to enlarge the alley an additional 10 feet to make it a 20 foot wide alley. This will enhance the setting and visibility of the former George Mason Hotel building.

- iii. *The design of new buildings and additions to existing buildings shall be complementary to historic buildings which are found on the street.*

While additional refinement will be necessary as the design develops, the approach of a streamlined architectural style that takes cues from historic building patterns is appropriate and compatible.

- iv. *The massing of new buildings or additions to existing buildings adjacent to historic buildings which are found on the street shall closely reflect and be proportional to the massing of the adjacent historic buildings.*

The proposed massing is consistent with nearby historic buildings, which range in height from three to six stories and feature similar massing.

- v. *New buildings and additions to existing buildings which are larger than historic buildings which are found on the street shall be designed to look separate and shall not give the impression of collectively being more massive than such historic buildings. This design shall be accomplished through differing historic architectural designs, facades, setbacks, roof lines and styles. Buildings should appear from the public right-of-way to have a footprint no larger than 100 feet by 80 feet. For larger projects, it is desirable that the historic pattern of mid-block alleys be preserved or replicated.*

The proposed building has a footprint of approximately 50 feet in width by 123 feet in depth. Because of a recess along the alley elevation, the full 123 feet depth is not perceived as the massing is broken up at the rear of the alley.

- vi. *Applications for projects over 3,000 square feet, or for projects located within 66 feet of land used or zoned for residential uses, shall include a building massing*

study. Such study shall include all existing and proposed buildings and building additions in the six block area as follows: the block face containing the project, the block face opposite, the two adjacent block faces to the north and the two adjacent block faces to the south.

The applicant has included digital massing models of the surrounding blocks illustrating that the proposed massing is generally consistent with the context of this area of South Washington Street.

- vii. *The massing and proportions of new buildings or additions to existing buildings designed in an historic style found elsewhere in along Washington Street shall be consistent with the massing and proportions of that style.*

The proposed massing is appropriate for historic buildings in a range of styles and is compatible with the character of Washington Street. As the design evolves, refinement of fenestration and other design details will enhance this.

- viii. *New or untried approaches to design which result in new buildings or additions to existing buildings that have no historical basis in Alexandria or that are not consistent with an historic style in scale, massing and detailing, are not appropriate.*

Alexandria has a strong tradition of 20th-century building types and styles throughout the historic district and on Washington Street, particularly on this block.

- (2) *Facades of a building generally shall express the 20- to 40-foot bay width typically found on early 19th century commercial buildings characteristic of the Old and Historic Alexandria District, or the 15- to 20-foot bay width typically found on townhouses characteristic of the Old and Historic Alexandria District. Techniques to express such typical bay width shall include changes in material, articulation of the wall surfaces, changes in fenestration patterns, varying roof heights, and physical breaks, vertical as well as horizontal, within the massing.*

The building features traditional bay widths with its storefront system on the first floor with clear delineation of bays with brick piers. The same brick piers further enhance the rhythm of the bays featuring single punched openings at the upper floors.

- (3) *Building materials characteristic of buildings having historic architectural merit within the district shall be utilized. The texture, tone and color of such materials shall display a level of variety, quality and richness at least equal to that found abundantly in the historic setting.*

The materials proposed include high-quality, historically-appropriate materials generally found in the district such as red brick and metal. As new construction, the BAR's policy also permits high-quality modern materials.

- (4) *Construction shall reflect the traditional fenestration patterns found within the Old and Historic Alexandria District. Traditional solid-void relationships exhibited within the district's*

streetscapes (i.e., ratio of window and door openings to solid wall) shall be used in building facades, including first floor facades.

The proposed fenestration generally utilizes traditional solid-void relationships of “punched” windows within what appears to be a traditional load-bearing masonry construction form.

(5) Construction shall display a level of ornamentation, detail and use of quality materials consistent with buildings having historic architectural merit found within the district. In replicative building construction (i.e., masonry bearing wall by a veneer system), the proper thicknesses of materials shall be expressed particularly through the use of sufficient reveals around wall openings.

The Board’s final approval of a Certificate of Appropriateness will require that high-quality materials and appropriate detailing be used consistently throughout the project. The concept plans indicate that this will be fully met.

(b) No fewer than 45 days prior to filing an application for a certificate of appropriateness, an applicant who proposes construction which is subject to this section 10-105(A)(3), shall meet with the director to discuss the application of these standards to the proposed development; provided, that this requirement for a preapplication conference shall apply only to the construction of 10,000 or more square feet of gross building area, including but not limited to the area in any above-ground parking structure.

(c) No application for a certificate of appropriateness which is subject to this section 10-105(A)(3) shall be approved by the Old and Historic Alexandria District board of architectural review, unless it makes a written finding that the proposed construction complies with the standards in section 10-105(A)(3)(a).

(d) The director may appeal to city council a decision of the Old and Historic Alexandria District board of architectural review granting or denying an application for a certificate of appropriateness subject to this section 10-105(A)(3), which right of appeal shall be in addition to any other appeal provided by law.

(e) The standards set out in section 10-105(A)(3)(a) shall also apply in any proceedings before any other governmental or advisory board, commission or agency of the city relating to the use, development or redevelopment of land, buildings or structures within the area subject to this section 10-105(A)(3).

(f) To the extent that any other provisions of this ordinance are inconsistent with the provisions of this section 10-105(A)(3), the provisions of this section shall be controlling.

(g) The director shall adopt regulations and guidelines pertaining to the submission, review and approval or disapproval of applications subject to this section 10-105(A)(3).

(h) Any building or addition to an existing building which fails to comply with the provisions of this paragraph shall be presumed to be incompatible with the historic district and Washington Street standards, and the applicant shall have the burden of overcoming such presumption by clear and convincing evidence.

(i) The applicant for a special use permit for an increase in density above that permitted by right shall have the burden of proving that the proposed building or addition to an existing building provides clearly demonstrable benefits to the historic character of Washington Street, and, by

virtue of the project's uses, architecture and site layout and design, materially advances the pedestrian-friendly environment along Washington Street.

In summary, staff recommends approval of the project with the conditions noted above, finding the building to be well-detailed, compatible and appropriate as infill construction on Washington Street.

STAFF

Catherine K. Miliaras, Historic Preservation 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 Proposed development must comply with DSUP2018-00003 and SUP2018-00063.
- C-2 The proposed canopy proposed in the private alley is considered part of 114 S. Washington Street and counts toward floor area calculations. The applicant must confirm with the final site plan submission that the canopy with the approved FAR in the DSUP2018-0003 approval and allowed in the CD zone.
- C-3 All proposed signage shall comply with Article IX of the Zoning Ordinance and will be reviewed under a separate sign permit.

Code Administration

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

Transportation and Environmental Services

- C-1 Comply with all requirements of [DSP2018-00003](T&ES)
- C-2 The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

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.
- R-1 There is low potential for significant archaeological resources to be disturbed by these proposed alterations to the project plan. 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.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2018-00516: 114 South Washington Street

BAR Case # _____

ADDRESS OF PROJECT: 114 South Washington 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
(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.*
 ☐ 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 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 11/20/18

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



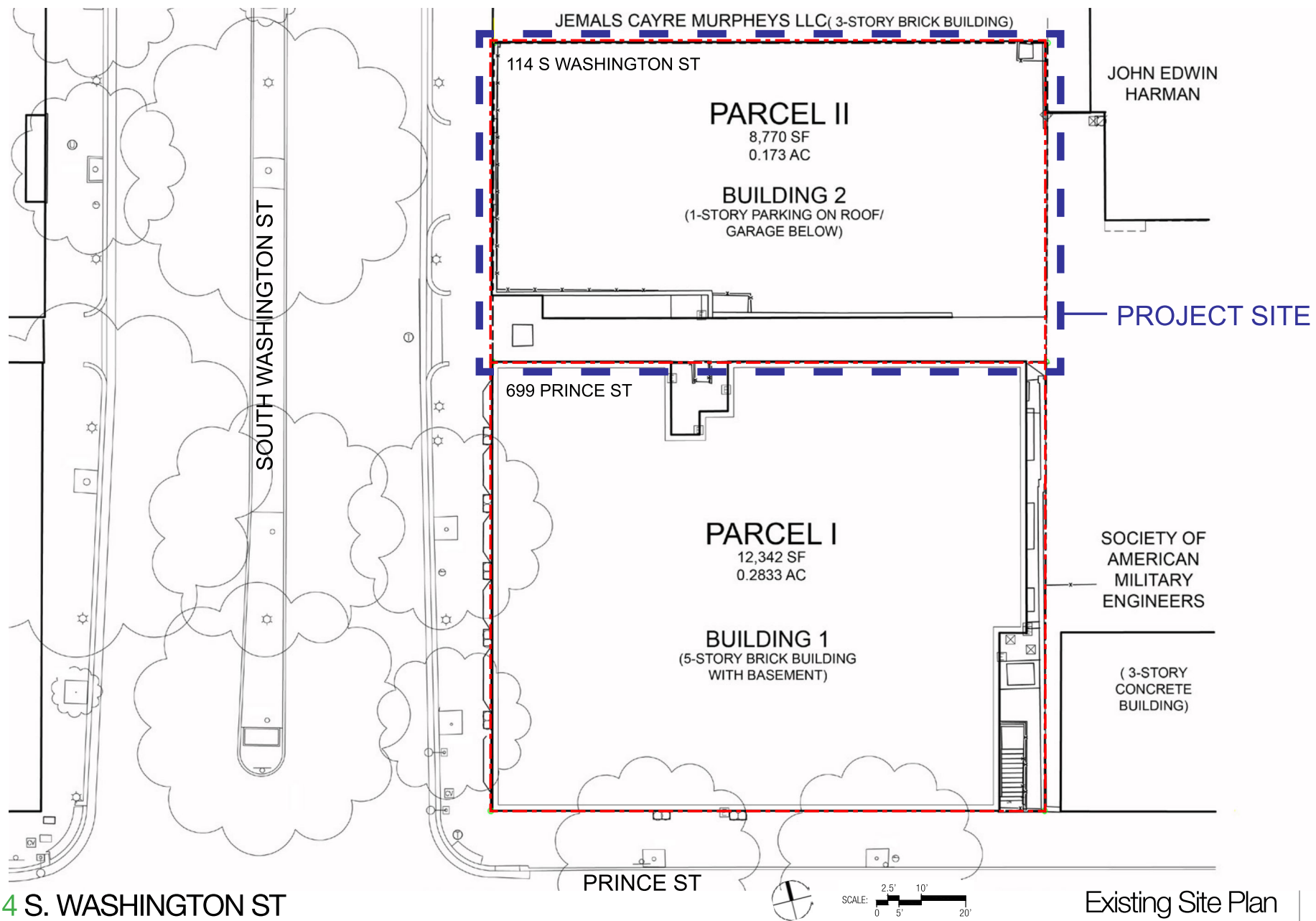
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BAR Certificate of Appropriateness Package

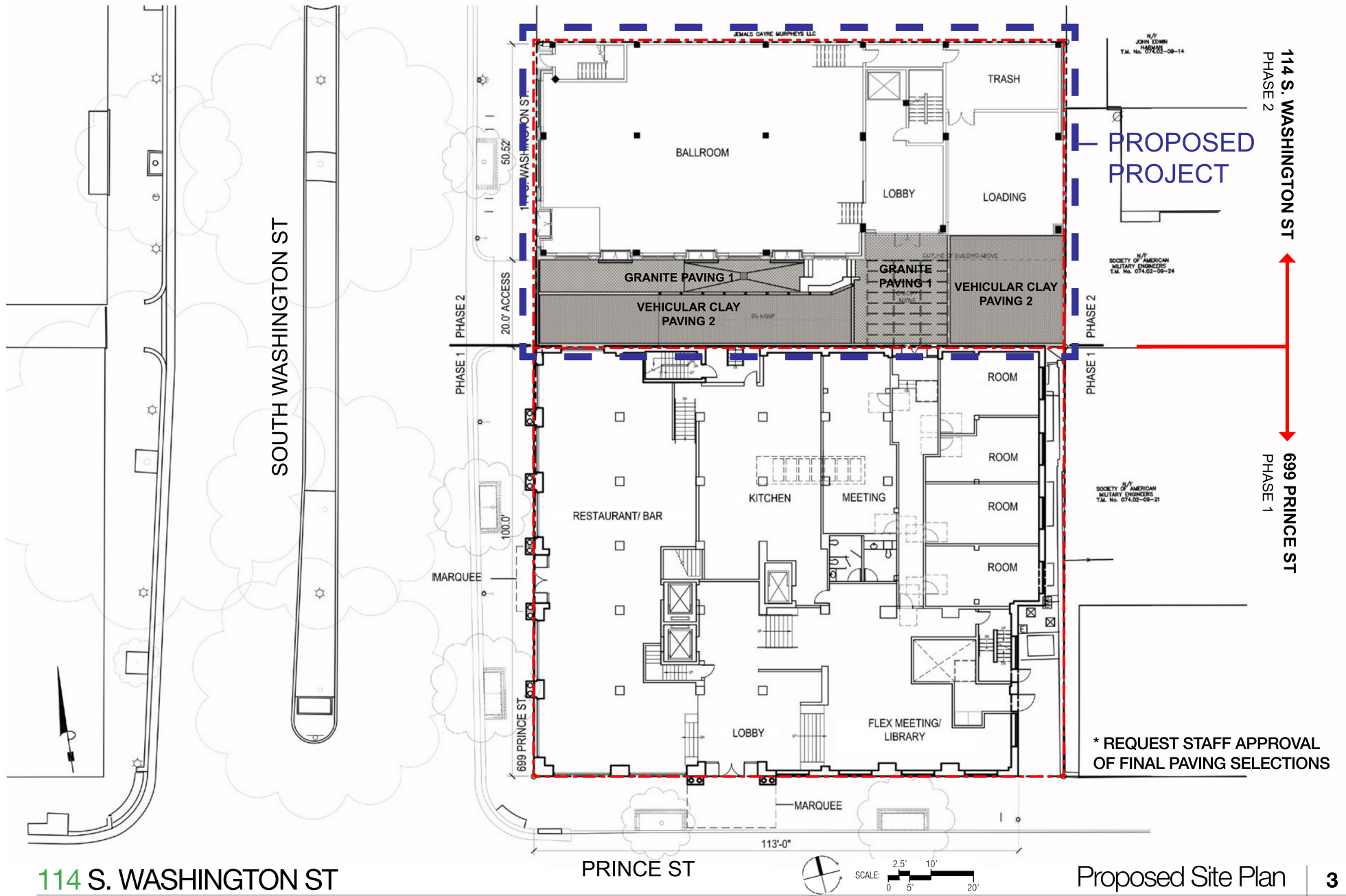
1

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S. Washington Street East Elevation - Part 1



S. Washington Street East Elevation - Part 2

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Overall Current East Street Elevation along S. Washington St

4

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S. Washington Street East Elevation - Part 1



S. Washington Street East Elevation - Part 2

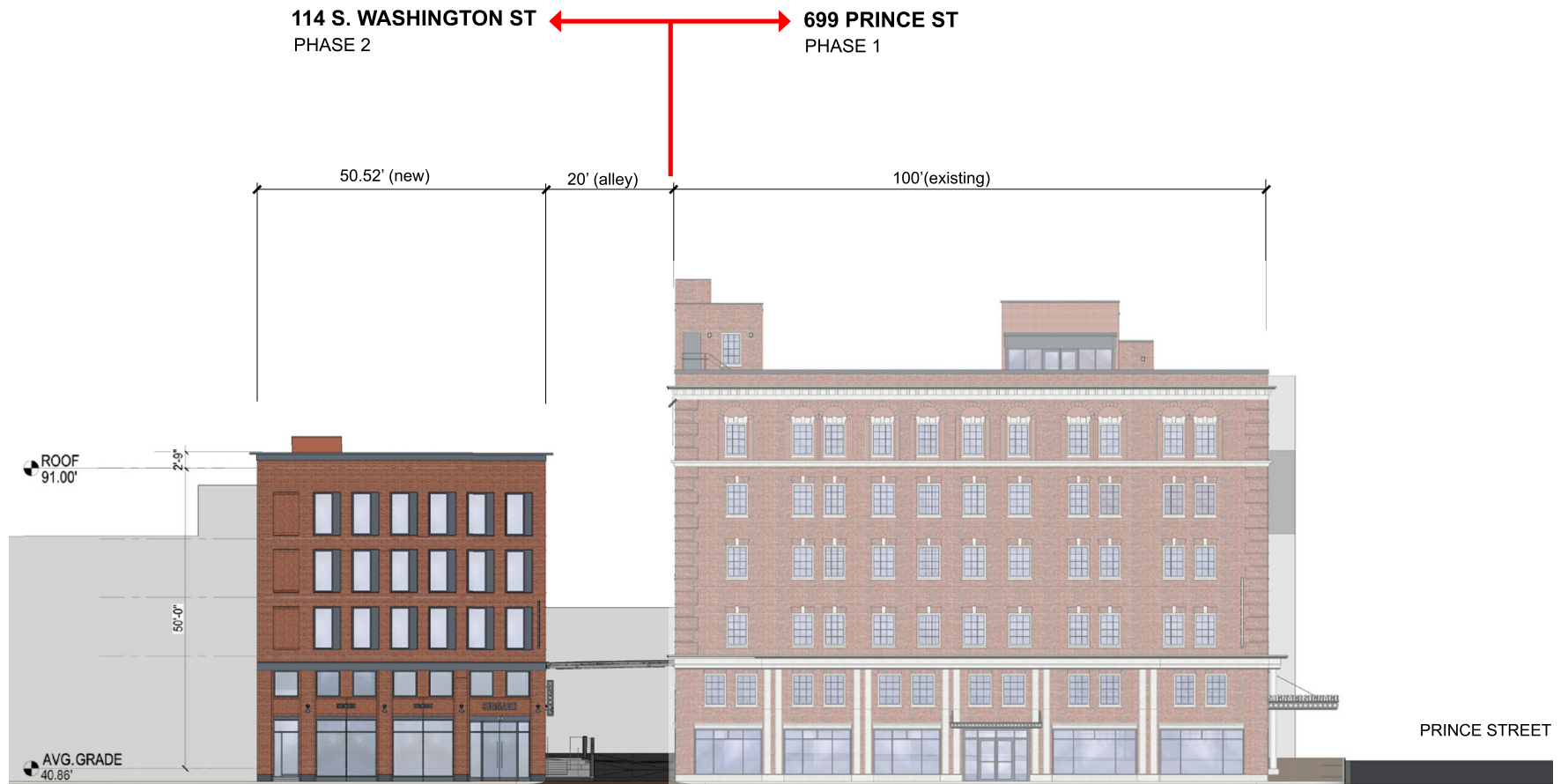
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Overall Proposed East Street Elevation along S. Washington St

5

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Overall Street Elevation at S. Washington Street

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SCALE: 2.5' 10' 20'
0 5'

Overall Street Elevation

6

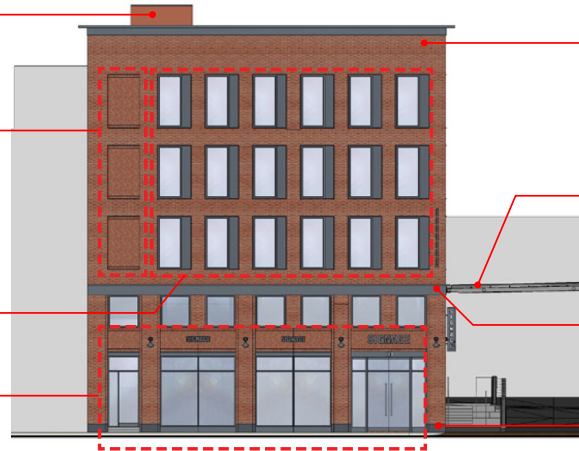
November 21, 2018

EXTERIOR INSULATION AND FINISH SYSTEM:
DRYVIT "LYMESTONE HDP WEATHERED" FINISH
WITH COLOR TO MATCH "BALDWIN" BRICK

BRICK PANEL:
GLEN-GERY "BALDWIN" HERRING BONE PATTERN

GUESTROOM WINDOWS:
DARK GRAY METALLIC ALUMINUM FRAME &
SURROUND WITH CLEAR 1" INSULATED GLASS
SEE PAGE 11 FOR ADDITIONAL INFORMATION.

RETAIL STORE FRONT:
DARK GRAY METALLIC ALUMINUM FRAME,
HEADER & APRON WITH ULTRA CLEAR 1"
INSULATED GLASS, STARPHIRE



TYPICAL BRICK:
GLEN-GERY "BALDWIN" FLEMISH BOND

CANOPY:
DARK GRAY METALLIC STRUCTURAL STEEL FRAME &
SUBFRAME WITH LAMINATED GLASS PANELS
SEE PAGE 10 FOR ADDITIONAL INFORMATION.

CORNICE & BELT CORNICE:
DARK GRAY METALLIC ALUMINUM
COMPOSITE MATERIAL

WATERTABLE:
BLACK GRANITE WITH THERMAL FINISH

West Elevation - S. Washington St.

EXTERIOR INSULATION AND FINISH
SYSTEM:
DRYVIT "LYMESTONE HDP
WEATHERED" FINISH WITH COLOR TO
MATCH "BALDWIN" BRICK

RETAIL STORE FRONT:
DARK GRAY METALLIC ALUMINUM
FRAME, HEADER & APRON WITH
ULTRA CLEAR 1" INSULATED
GLASS, STARPHIRE

WATERTABLE:
BLACK GRANITE WITH
THERMAL FINISH



TYPICAL BRICK:
GLEN-GERY "BALDWIN" FLEMISH BOND

GUESTROOM WINDOWS:
DARK GRAY METALLIC ALUMINUM FRAME &
SURROUND WITH CLEAR 1" INSULATED GLASS
SEE PAGE 11 FOR ADDITIONAL INFORMATION.

CORNICE & BELT CORNICE:
DARK GRAY METALLIC ALUMINUM
COMPOSITE MATERIAL

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

CANOPY:
DARK GRAY METALLIC STRUCTURAL STEEL FRAME &
SUBFRAME WITH LAMINATED GLASS PANELS
SEE PAGE 10 FOR ADDITIONAL INFORMATION.

South Elevation - Private Alley

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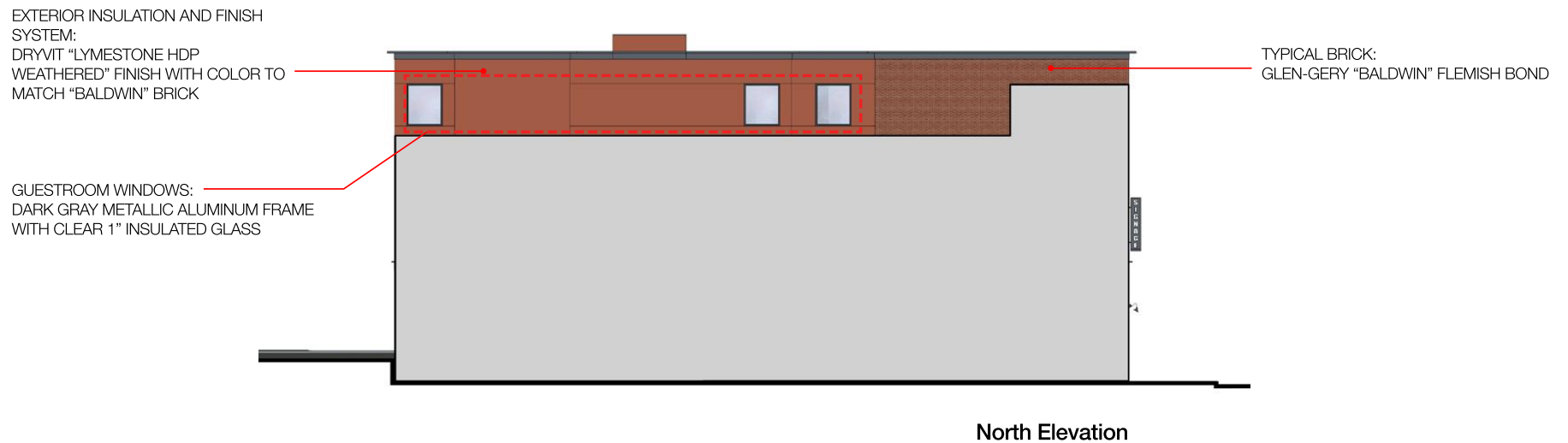
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SCALE: 0 2' 4' 8' 16'

Building Elevations

7

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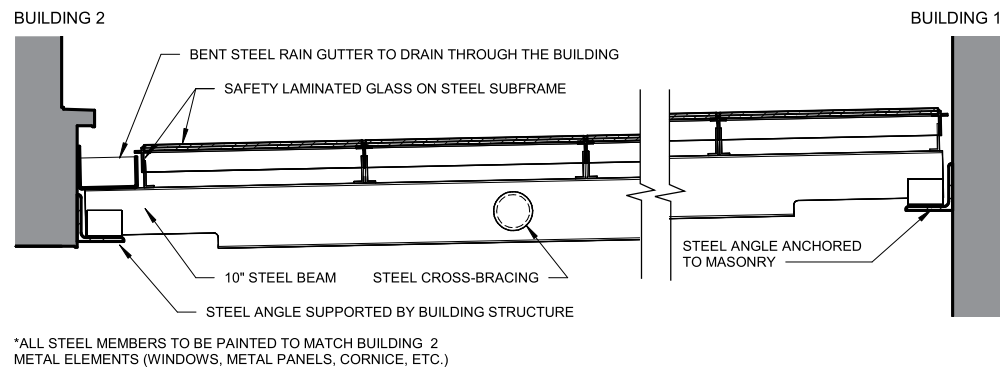
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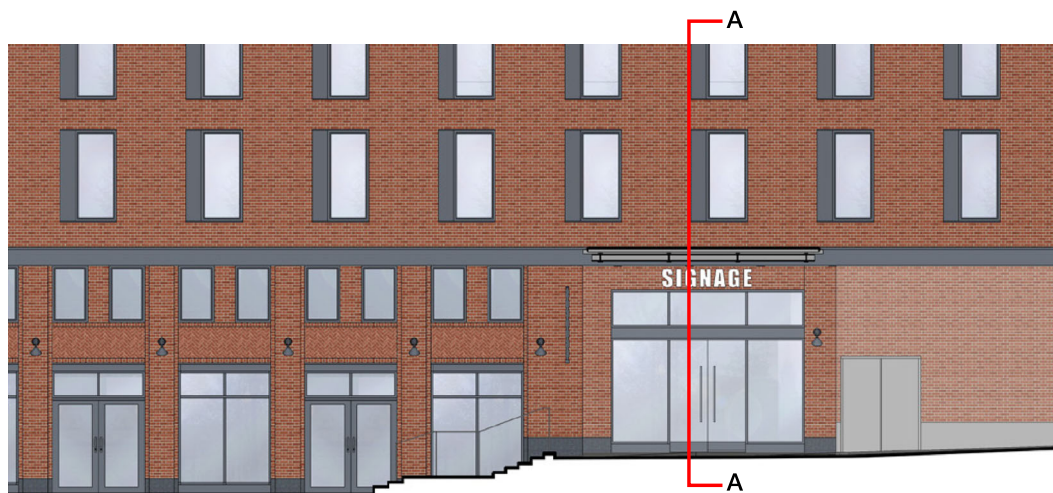
SCALE: 0 2' 4' 8' 16'

Building Elevations

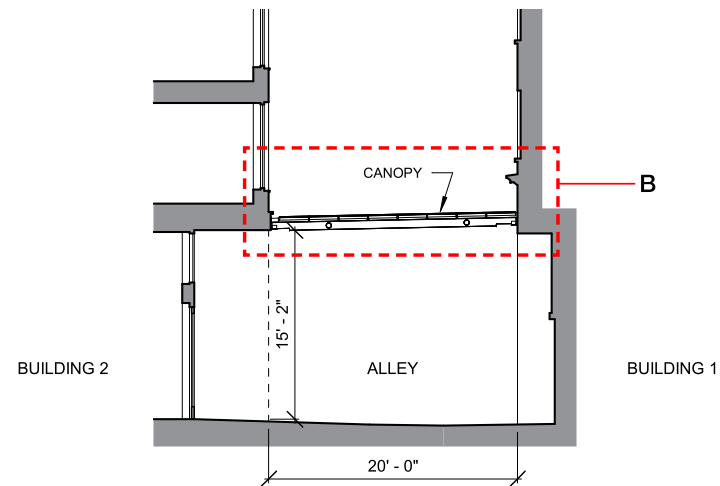
November 21, 2018



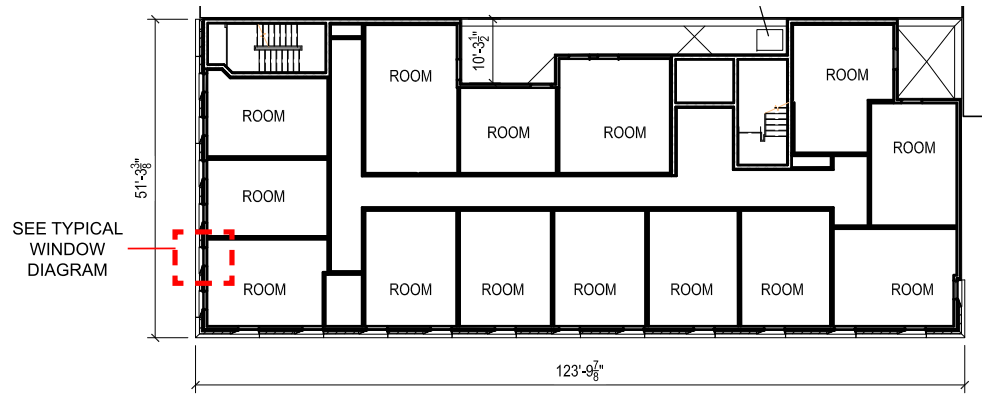
Canopy Details B



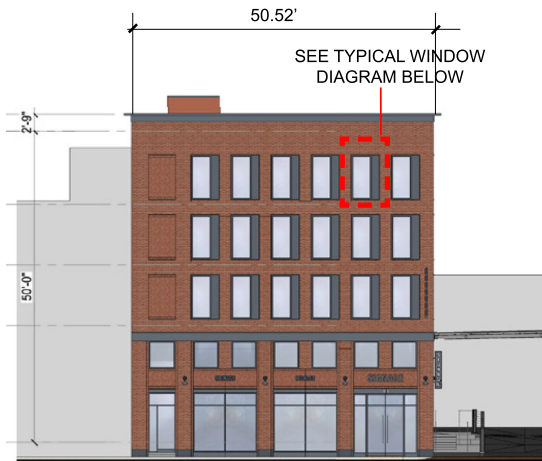
Building 2 Lobby Entrance



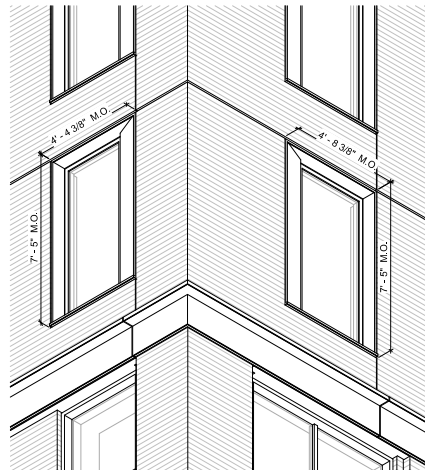
Alley Section A-A



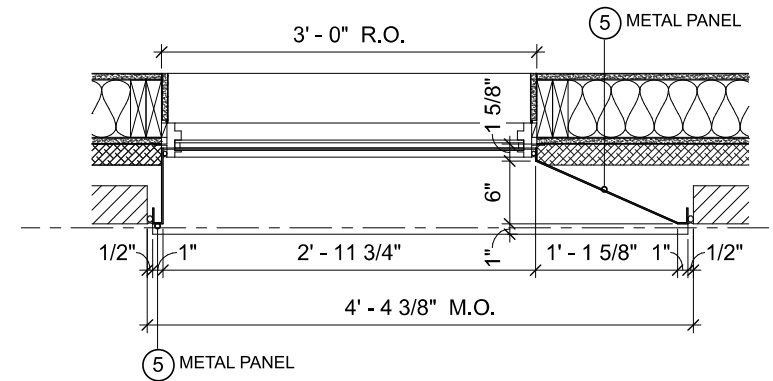
Typical Floor Plan



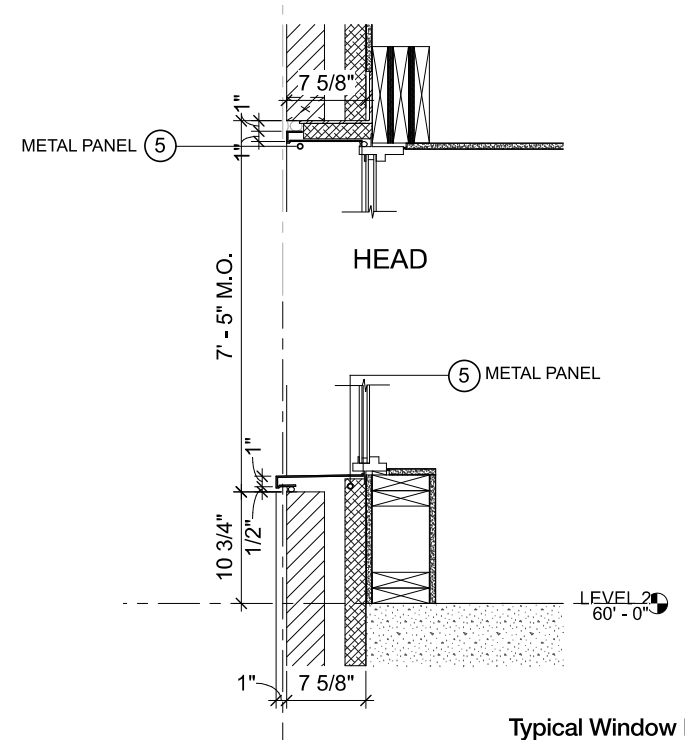
Elevation Along S. Washington St.



Axon-View From Below



JAMBS



Typical Window Diagram

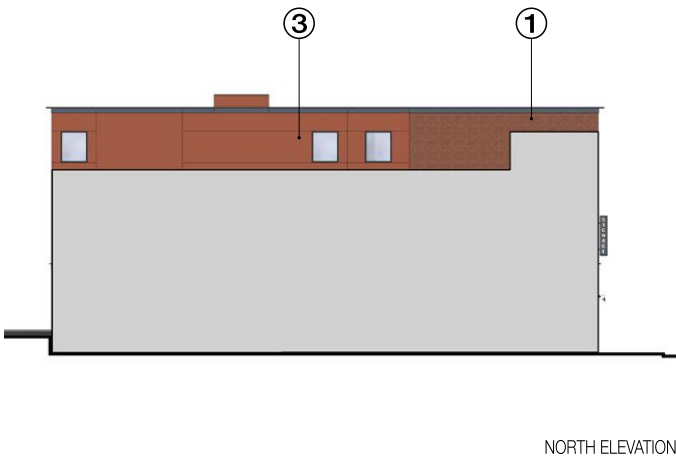
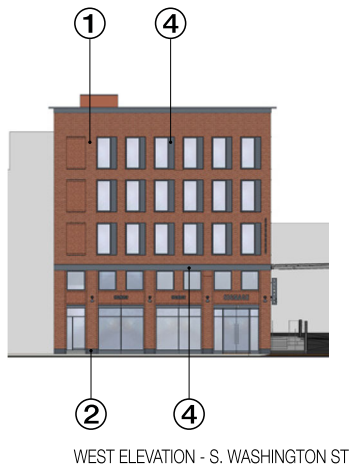
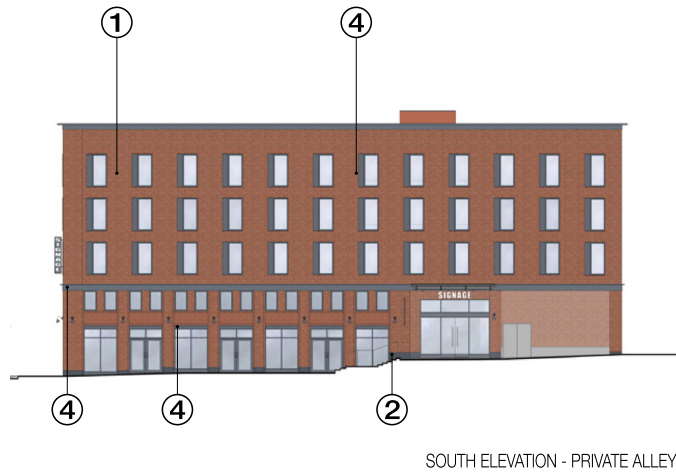
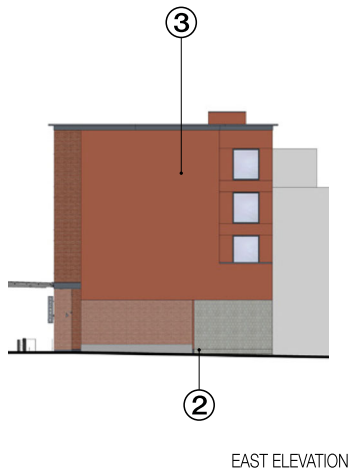
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Plan and Elevation and Typical Window Diagram

10

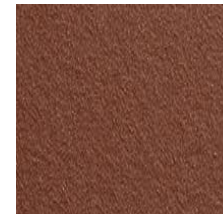
November 21, 2018



① FACE BRICK AND MORTAR FOR BUILDING 2



② BLACK GRANITE



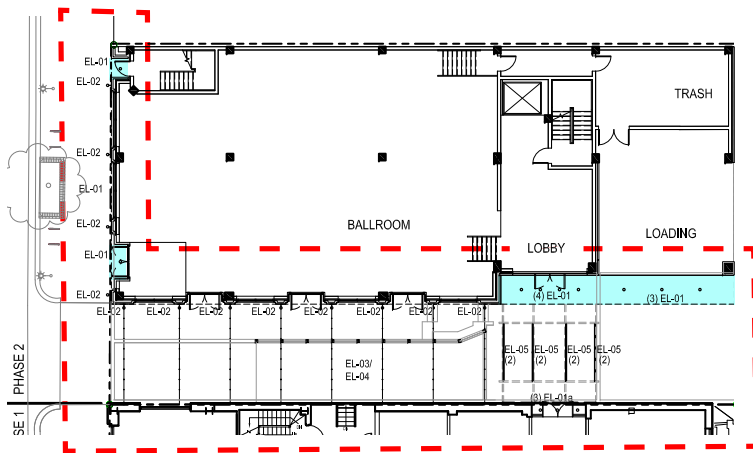
③ EIFS



④ METAL PANEL (LIGHT GREY)

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FIRST FLOOR PLAN

LIGHTING SCHEDULE

114 S. Washington St - Proposed Exterior Light Fixture Schedule			
DESIGNATION	TYPE	MANUFACTURER	LOCATION/COLOR
EL-01	DOWNLIGHT	SISTEMALUX ZIP ROUND DOWNLIGHT	BUILDING ENTRANCES; STAINLESS STEEL
EL-02	WALL SCONCE	COCOWEB	S. WASHINGTON AND ALLEY FACADES; BLACK
EL-03	CATENARY LIGHT	TIVOLI ADAPT DROP	ALLEY; BLACK, LUCIA, LSA-LUC
EL-04	SUSPENDED LIGHT	TIVOLI ADAPT DROP	ALLEY; SUSAN, LSA-SUS
EL-05	WALL WASHER	XOOLINE HYDRA WHITE IP67	CANOPIES, BUILDING ENTRANCES; CLEAR SQUARE COVER

EL-01

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 $\pm 15^\circ$) 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.

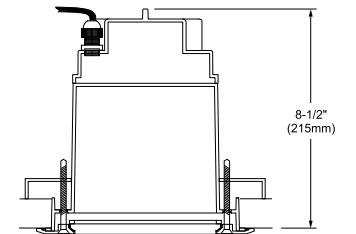
Finish: Stainless Steel

Weight: 5.75 lbs (2.6kg).

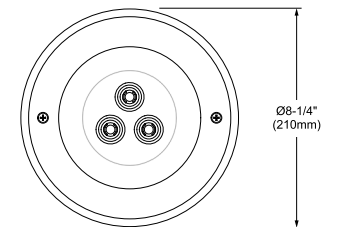
Warranty: 5 year limited warranty.

Certification: cULus for wet location.

Ratings: IP65, IK09



SECTION VIEW



TOP VIEW

* REQUEST STAFF APPROVAL OF FINAL Lighting Fixtures

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Proposed Ground Floor Plan and Proposed Lighting Fixtures

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November 21, 2018

EL-02

Our Oldage Barn Lights
Update Vintage Rustic Lighting With 21st Century Style!



Barn Light - True Vintage Lighting

Our Oldage Barn Lights are inspired directly after the traditional wall lamps of rural America for that authentic rustic look. These cocoweb lights feature a wide curved shade that provides a wide swath of light. Perfect for porch lighting, kitchen lighting, garage lighting, and more, the Oldage is vintage design made modern again.



Fully Customizable

Available in a full range of sizes, the Oldage is perfect for indoor and outdoor lighting. The shade is sized at 12", 14", 16", 18", and 22" and is available for any of our 7 glass globe with either whether its lighting for your authentic country barn or just your kitchen area, the Oldage provides just the right amount of light for your needs. Available finishes include black, matte black, oil-rub bronze, cherry red, vintage green, painted steel, mahogany bronze, solid copper, and solid brass.

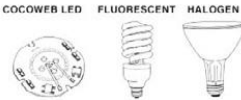


Weatherproof For Outdoors

The Oldage Barn Light features a high quality, clear shade and base which are 100% rated for outdoor weather conditions. The shade is powder coated to resist water damage and to prevent paint chipping and fading over time. Indoors or out, rain or shine, the Oldage Barn Light is built to last.

LED Technology

Integrated with an energy efficient LED bulb, our Oldage Barn Light produces a warm yellow illumination from its 24 LED nodes. Cocoweb LEDs are brighter than a 100W incandescent bulb and use only a quarter of the electricity. Best of all, our LEDs last for over 50,000 hours and are fully dimmable!



BULBS USED IN 20 YEARS	1	6	20
AVERAGE POWER USAGE	24 watts	23 watts	120 watts
AVERAGE BRIGHTNESS	1600 Lumen	1600 Lumen	1600 Lumen
HEAT GENERATED	156°F	267.8°F	339.2°F
COLOR TEMPERATURE	2700 K	2700 - 6500 K	3000 K
ECO-FRIENDLY	Yes	No	No

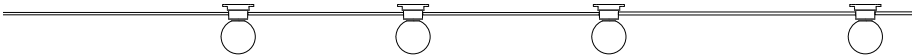
EL-03 (catenary)



GUIDE | Litesphere

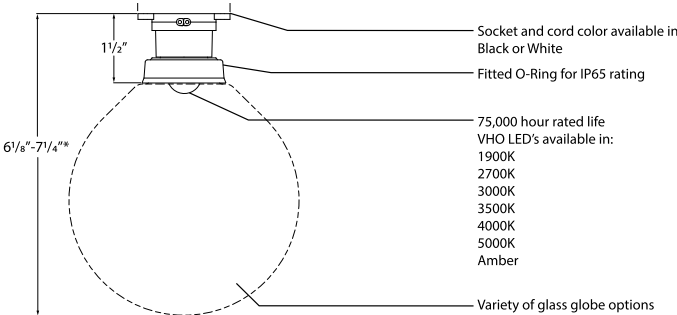
Standard Spacing Options

(custom spacing available, please consult factory)



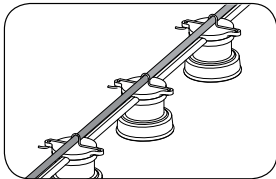
	12" OC			18" OC			24" OC		
	STANDARD (S)	HIGH (H)	VERY HIGH (V)	(S)	(H)	(V)	(S)	(H)	(V)
Watts Per Foot	.1	.26	.96	.08	.20	.64	.05	.13	.48
*Max Single Run	150'	90'	45'	180'	110'	55'	200'	130'	60'

*Max run lengths based on Tivoli's recommended lumen drop.

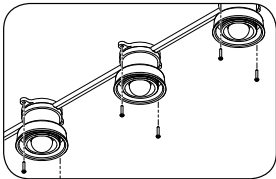


Mounting

*Globe sizes vary



aircraft cable hangers



direct/surface mount
(contact factory if globes will be mounted facing upward, special seals are required)



Lucia
LSA-LUC

Tivoli, LLC reserves the right to modify this specification without prior notice.

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Page 3 of 8

www.tivolilighting.com tel: 714-957-6101 fax: 714-427-3458

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Proposed Lighting Fixture Cut Sheets

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EL-04 (pendant)



GUIDE | ADAPT Drop

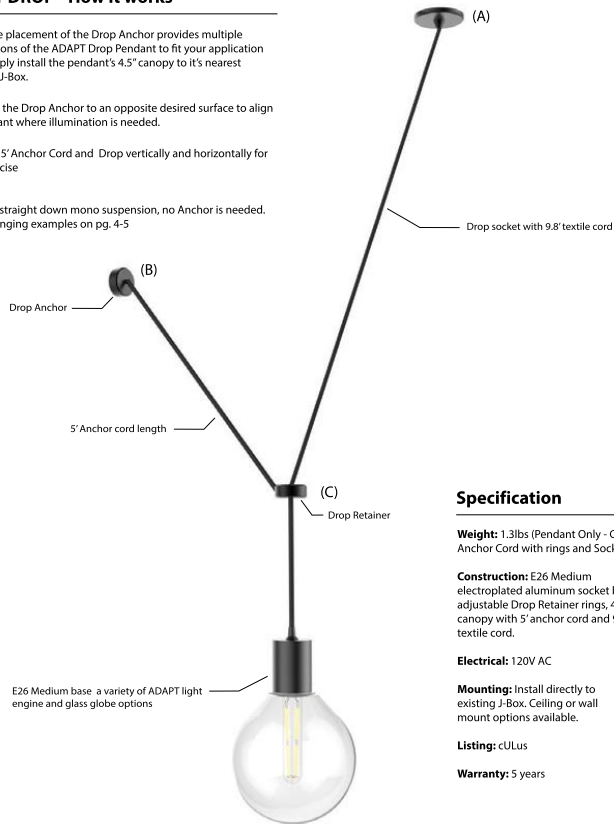
ADAPT DROP - How it works

(A) Unique placement of the Drop Anchor provides multiple configurations of the ADAPT Drop Pendant to fit your application needs. Simply install the pendant's 4.5" canopy to it's nearest respective J-Box.

(B) Mount the Drop Anchor to an opposite desired surface to align your pendant where illumination is needed.

(C) Adjust 5' Anchor Cord and Drop vertically and horizontally for a more precise location.

NOTE: For straight down mono suspension, no Anchor is needed. Refer to hanging examples on pg. 4-5



Specification

Weight: 1.3lbs (Pendant Only - Cord, Anchor Cord with rings and Socket)

Construction: E26 Medium electroplated aluminum socket base, adjustable Drop Retainer rings, 4.5" canopy with 5' anchor cord and 9.8' textile cord.

Electrical: 120V AC

Mounting: Install directly to existing J-Box. Ceiling or wall mount options available.

Listing: cULus

Warranty: 5 years



Susan
LSA-SUS

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EL-05



XOO LINE™ HYDRA White IP67



Water & UV resistant due to polyurethane encapsulation. LED linear luminaire in an aluminum profile, offering 12 high quality covers to choose from. These clear, diffuse or opal covers make soft light settings possible. Among the linear optics, a 10° wall grazer or 30° and 60° general illumination optics allow precise light control. Using only high quality Japanese LEDs, "One Bin Only" within 3 MacAdam guarantees constant color temperature and the highest light quality at a lifetime of > 60,000 hrs (L80/B10). Up to CRI 95. Engineered in Germany.

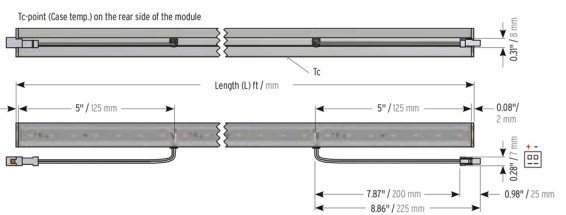
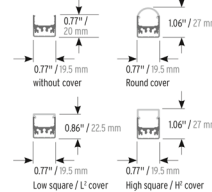
Fixture build to length (not field cuttable):

HYDRA LD
L_{enc}: 124" L_{enc}: 380 mm L_{enc}: 6.57' in 4.92" increments in 125 mm increments

HYDRA HD
L_{enc}: 124" L_{enc}: 380 mm L_{enc}: 6.57' in 2.46" increments in 62.5 mm increments

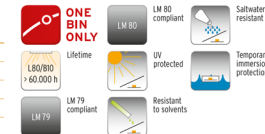
End pieces
5.51" 140 mm (male connector only)

Dimensions & available lengths



Electrical & output data

Voltage	24 Volt (23 V _{min} , 25 V _{max})
Temperature ¹	T _{case} = +13°F / -25°C, T _{case} (Table below)
Storage temperature	T _{store} = -22°F / -30°C, T _{store} = 185°F / 85°C
Ambient temperature	T _{amb} > -13°F / -25°C, T _{amb} (Table below)
CRI	up to 95



	indirect view (visible pinallation)			
	LD5	LD10	LD15	LD40
Power (W/ft / W/m) ²	1.5 / 5	3.1 / 10	4.6 / 15	7.6 / 25
Efficacy (lm / W) @ W850	98	98	105	102
R9	65	25	25	25
max. serial run length (ft) / (m)	24.6 / 7.5	16.4 / 5	13.1 / 4	9.8 / 3
Temperature Tc-point (T _{case}) ³	158°F / 70°C	158°F / 70°C	158°F / 70°C	167°F / 75°C
max. ambient temperature (T _{amb})	104°F / 40°C	104°F / 40°C	86°F / 30°C	86°F / 30°C

	direct view (less pinallation or dot free, check order code)			
	HD6	HD10	HD15	HD25
Power (W/ft / W/m) ²	1.8 / 6	3.1 / 10	4.6 / 15	7.6 / 25
Efficacy (lm / W) @ W850	98	98	105	102
R9	65	25	25	25
max. serial run length (ft) / (m)	16.4 / 5	16.4 / 5	13.1 / 4	9.8 / 3
Temperature Tc-point (T _{case}) ³	158°F / 70°C	158°F / 70°C	158°F / 70°C	167°F / 75°C
max. ambient temperature (T _{amb})	104°F / 40°C	104°F / 40°C	104°F / 40°C	95°F / 35°C

Color temperature LED tape used	Color temperature delivered finished fixture	low output				high output			
		lumen/feet (lm/ft) lumen/meter (lm/m)				lumen/feet (lm/ft) lumen/meter (lm/m)			
● W820	2000 K	2500 K	87 / 290	173 / 570	276 / 910	450 / 1480			
● W822	2200 K	2900 K	100 / 330	197 / 650	316 / 1040	514 / 1690			
● W825	2500 K	3300 K	112 / 370	225 / 740	362 / 1190	587 / 1930			
● W827	W927	2700 K	3800 K	3600 K	1007 / 330	240 / 790	383 / 1260	624 / 2050	
● W830	W930	3000 K	4300 K	4300 K	103 / 340	255 / 840	407 / 1340	663 / 2180	
● W835	W935	3500 K	5100 K	4900 K	106 / 350	267 / 880	429 / 1410	691 / 2290	
● W840	W940	4000 K	6100 K	6600 K	109 / 360	273 / 900	438 / 1440	712 / 2340	
● W850	5000 K	9600 K			148 / 490	298 / 980	478 / 1570	776 / 2550	

Color temperature LED tape used	Color temperature delivered finished fixture	low output				high output			
		lumen/feet (lm/ft) lumen/meter (lm/m)				lumen/feet (lm/ft) lumen/meter (lm/m)			
● W820	2000 K	2500 K	87 / 290	173 / 570	276 / 910	450 / 1480			
● W822	2200 K	2900 K	100 / 330	197 / 650	316 / 1040	514 / 1690			
● W825	2500 K	3300 K	112 / 370	225 / 740	362 / 1190	587 / 1930			
● W827	W927	2700 K	3800 K	3600 K	1007 / 330	240 / 790	383 / 1260	624 / 2050	
● W830	W930	3000 K	4300 K	4300 K	103 / 340	255 / 840	407 / 1340	663 / 2180	
● W835	W935	3500 K	5100 K	4900 K	106 / 350	267 / 880	429 / 1410	691 / 2290	
● W840	W940	4000 K	6100 K	6600 K	109 / 360	273 / 900	438 / 1440	712 / 2340	
● W850	5000 K	9600 K			148 / 490	298 / 980	478 / 1570	776 / 2550	

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Proposed Lighting Fixture Cut Sheets

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View From S. Washington St.

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View from the Alley

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View from S. Washington St.

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View of the Alley - Patio

November 21, 2018

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View at Entrances in the Alley

November 21, 2018