

Docket Item # 13  
BAR CASE # 2008-0098

BAR Meeting  
July 9, 2008

**ISSUE:** Alterations

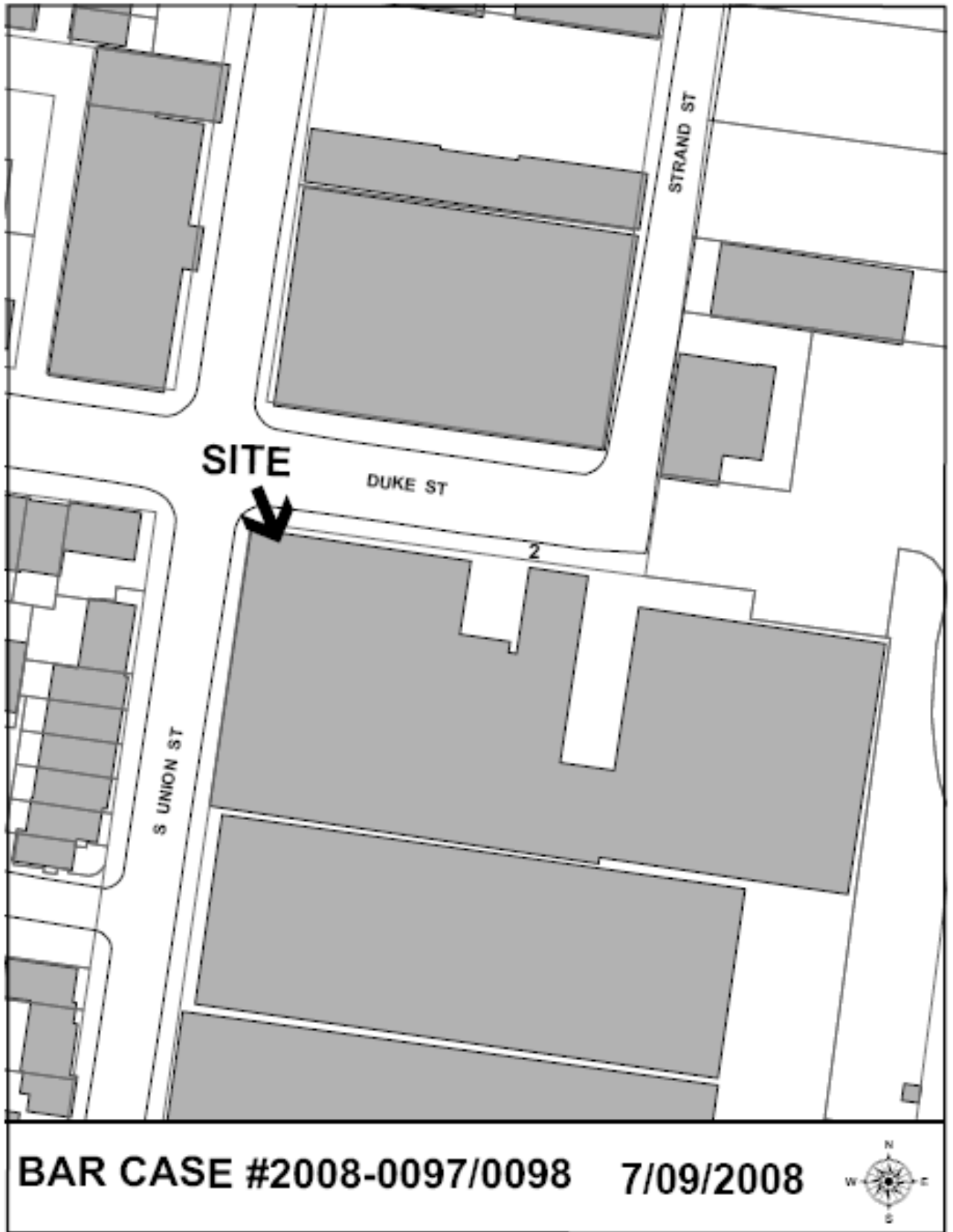
**APPLICANT:** Jim Ritter, Ritter Architects, for Robinson Terminal

**LOCATION:** 2 Duke Street

**ZONE:** W-1/Waterfront Zone

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**STAFF RECOMMENDATION:** Staff recommends approval of the application for a Certificate of Appropriateness as submitted.



NOTE: Docket item # 12 must be approved before this item can be considered.

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness to make alterations to the warehouse located at 2 Duke Street, often referred to as Robinson Terminal.

The applicant proposes to demolish five 6' x 6' sections of the roof to accommodate the installation of skylights. The locations of the proposed skylights are generally near the center of the building and will provide day lighting for the interior of the Alexandria Seaport Foundation workshop. The proposed acrylic skylights are domed with the base resting approximately eight inches above the roof. Each one will measure 36 square feet.

On the easternmost section of the north elevation, the applicant proposes to install a new solid metal exit door and emergency light. The emergency light is a standard, rectangular-shaped utilitarian light fixture. In addition, the applicant proposes to replace existing metal louvers in-kind as well as to install a new metal vent-out through an existing window.

**II. HISTORY:**

The two-story brick warehouse was constructed between 1896 and 1902, according to Sanborn Fire Insurance Maps. When first constructed, the building served as both a fertilizer warehouse and a machine shop. Throughout the twentieth century, the building has served as a warehouse, and today represents one of the few historic industrial buildings along the waterfront.

There have been a number of Board approvals for 2 Duke Street, including:

- August 14, 1952, the Board approved a new façade for the Southern Iron Works.
- BAR Case # 86-44, March 19, 1986, the Board approved demolition of a one-story brick building located at 2 Duke Street.
- BAR Case # 89-62, May 17, 1989, the Board approved alterations to the façade of the two-story building at 2 Duke Street.

**III. ANALYSIS:**

The proposed alterations comply with zoning ordinance requirements.

Skylights

The *Design Guidelines* state that “Skylights should be located on the least visually prominent section of the roof of a structure” and that “low or flat profile glass skylights are preferred...Round or domed acrylic skylights are strongly discouraged.” In addition, the *Guidelines* recommend that to reduce the visibility of the skylight at night, the skylights should have night or integral shades. Staff finds that in this case, the use of an acrylic domed skylight is acceptable. The building’s roof is flat thus minimizing the visibility of the skylights. Although the proposed skylight is dome-shaped it can still be considered low profile, protruding less than one foot total above the roof. Although glass is the preferred material, Staff finds that due to the size of the proposed skylight, the minimal visibility, and the industrial character of the building, that the acrylic is acceptable at 2 Duke Street. The applicant does not propose to equip the

skylights with nightshades but has confirmed that this workshop space will be used predominantly during daytime hours, alleviating concerns regarding light seepage.

#### Metal Door

The *Design Guidelines* state that “exterior flush or paneled metal doors may be appropriate in certain limited circumstance for 20<sup>th</sup>-century retail, commercial and industrial buildings.” The proposed solid metal door will be flush with the brick wall and is appropriate for this industrial building.

#### Exterior Lighting

The *Design Guidelines* advise that “lighting fixtures should be sympathetic to the style of the building and not detract from the architectural character” and that they “should be in scale with the existing building.” Staff finds that the proposed emergency light is consistent both in scale and character with this industrial warehouse.

#### Louvers

Staff finds appropriate the proposed in-kind replacement of the existing metal louver on the north elevation and the addition of a small vent through a pane of an existing window. Neither vent will require new openings on the brick wall and will retain the existing fenestration.

Staff finds all of the proposed alterations to be appropriate in accordance with the *Design Guidelines*.

#### **IV. STAFF RECOMMENDATION:**

Staff recommends approval of the Certificate of Appropriateness as submitted.

**V. CITY DEPARTMENT COMMENTS**

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

Code Enforcement:

- C-1 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.

Historic Alexandria:

No comment.

VI. IMAGES

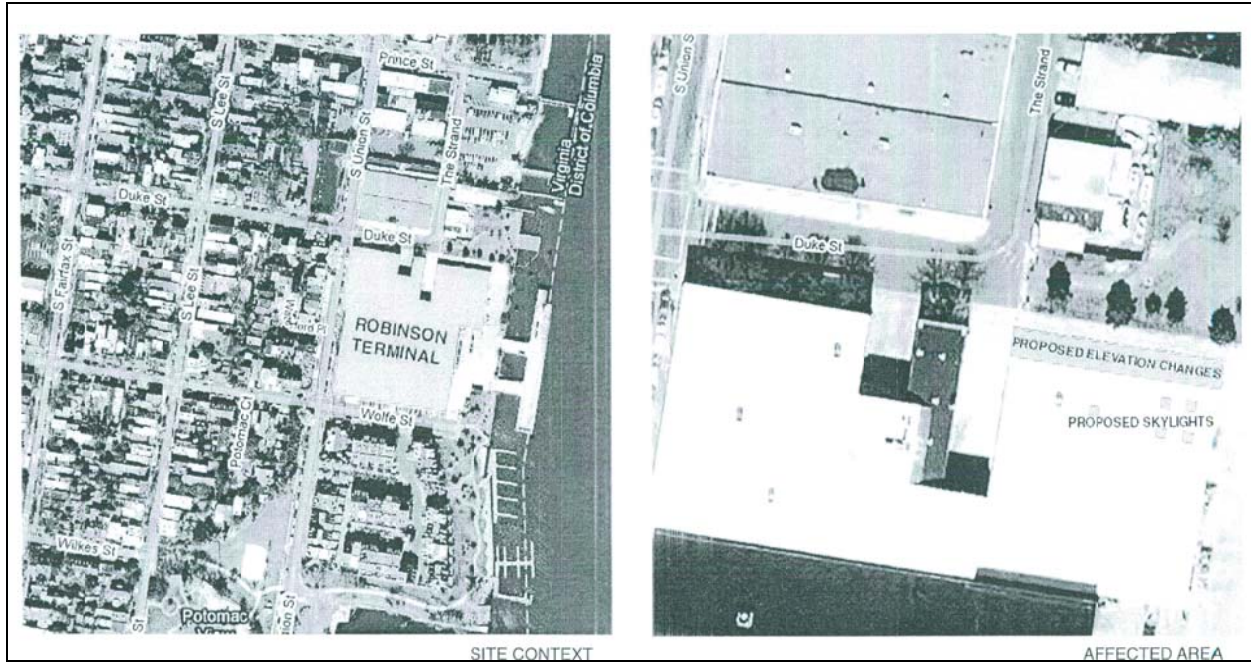


Figure 1. 2 Duke Street and location of proposed demolition.

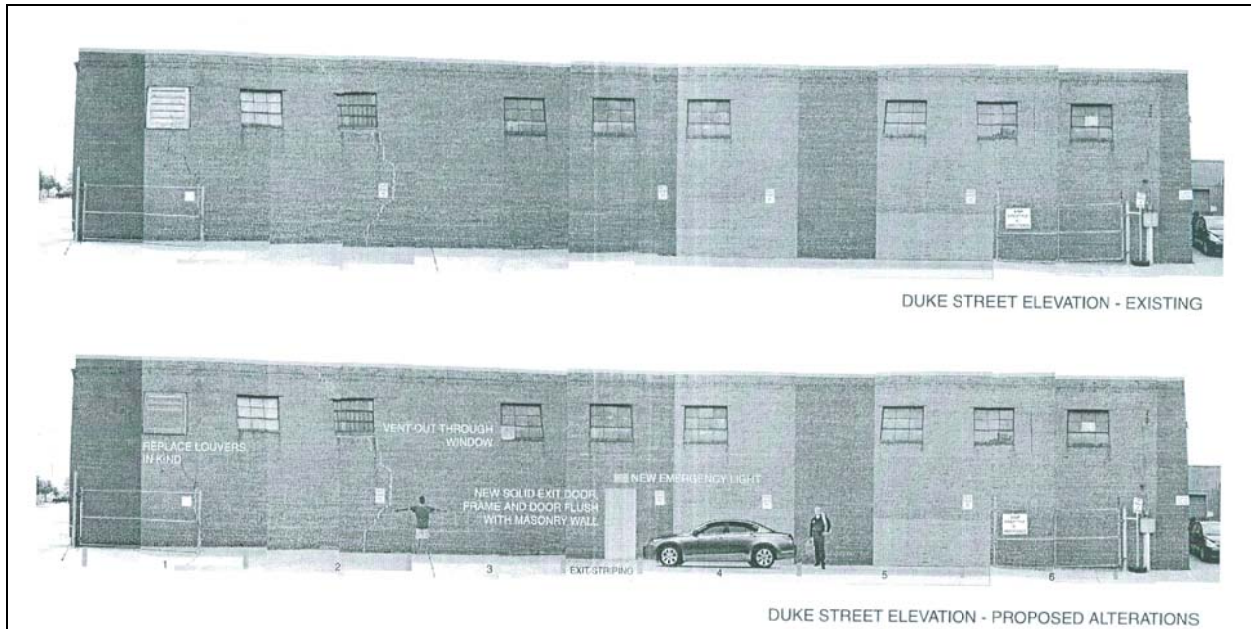


Figure 2. Existing and proposed demolition for Duke Street elevation.

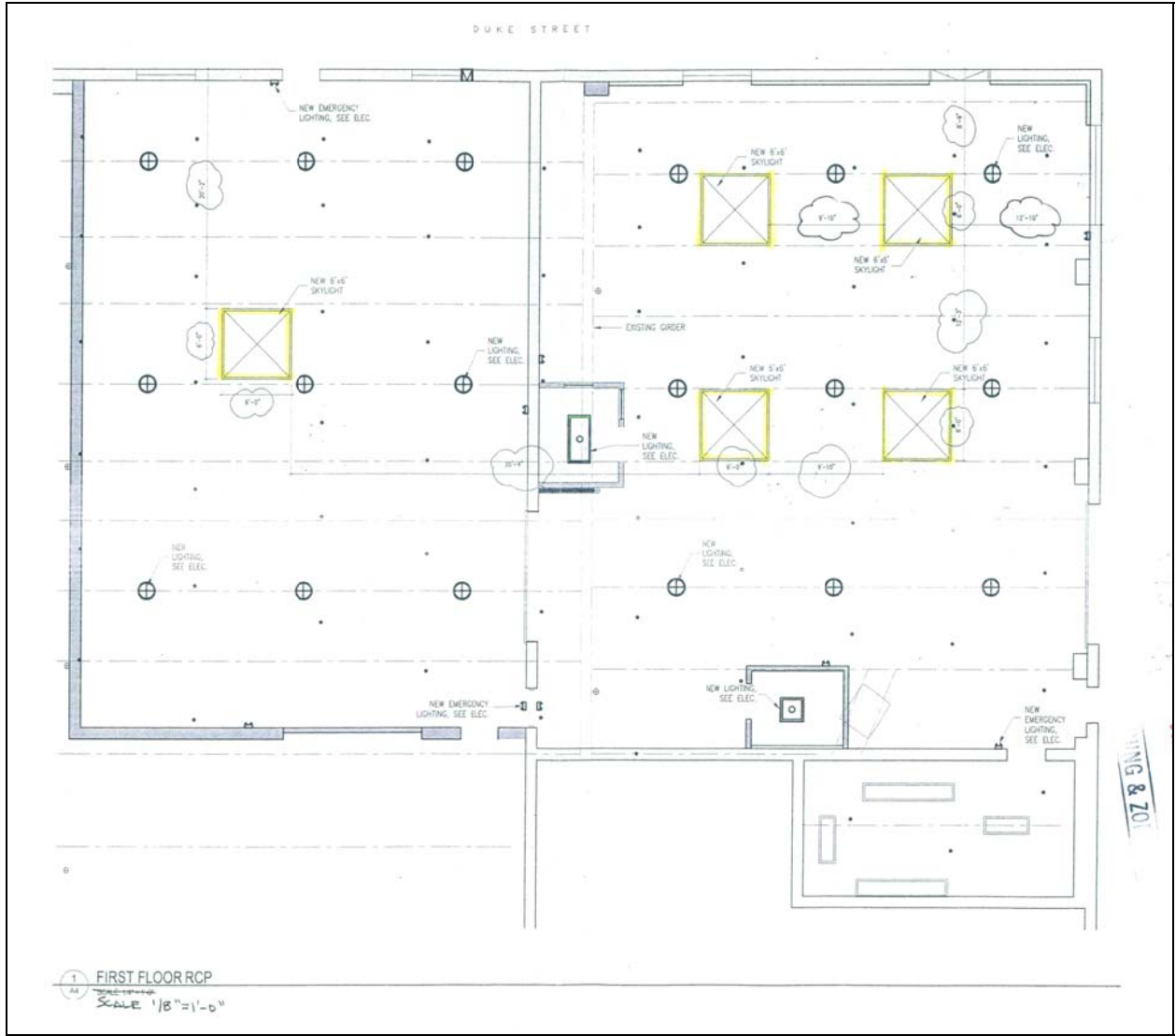
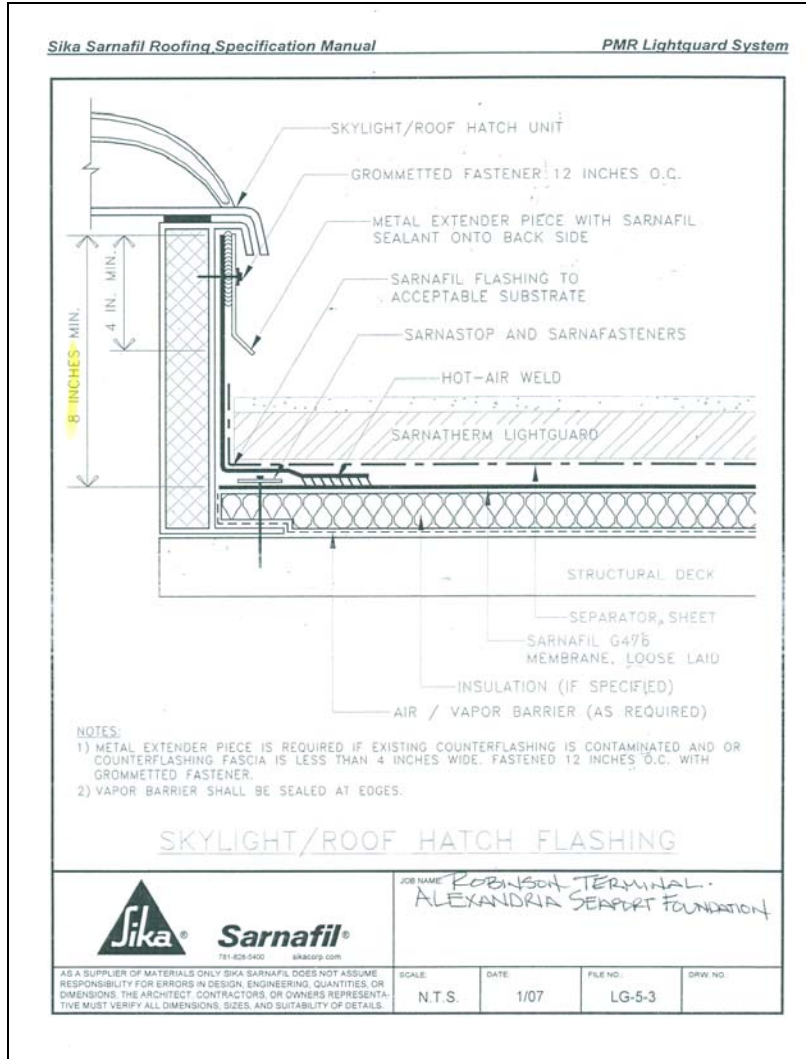


Figure 3. Location of five proposed skylights.



**Figure 4. Specifications for proposed skylights.**



CITY OF ALEXANDRIA  
BOARD OF ARCHITECTURAL REVIEW MEETING

# FLUORESCENT

**30 Emergency Series** Rustproof Vandal-Resistant Wall/Ceiling Luminaire  
14 Watts Maximum



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### Specifications

<b>Lens:</b>	Injection molded with prismatic interior of UV-stabilized polycarbonate in an average 1/8" thickness. Selections include clear prismatic or opal white, and stylish single-end or double-end trim finish in Black, White, or Bronze.
<b>Base Plate:</b>	Rustproof .063" 5052 H-32 tempered marine-grade aluminum.
<b>Housing:</b>	Injection molded UV-stabilized reinforced polycarbonate in lens-coordinated colors. Includes three knockouts suitable for 1/2" conduit (left side, right side, rear only).
<b>Gasket:</b>	Closed-cell neoprene rubber in 1/8" thickness creates a tight seal against contaminants.
<b>Socket:</b>	Two-pin type with leads insulated for 105°C.
<b>Lamp:</b>	High efficiency PL lamp(s) offer up to ten times longer life and 70% energy savings over incandescent lamps.
<b>Reflector:</b>	(Provided on Models 30-S and 30-D only) Injection molded of glossy white UV-stabilized polycarbonate. Produces optimum lumen output and light distribution.
<b>Ballast:</b>	Class P, self-start preheat type in Normal Power Factor for 120 Volts. 9 watt luminaire available with NPF 277V.
<b>Battery:</b>	Nickel cadmium battery is maintenance free with a life expectancy of 7-10 years and a 90-minute emergency operating time. Exterior indicator light reveals that battery is charging during normal operation of luminaire. During power interruption, one lamp will switch to battery operation. When A.C. power is restored, the lamps are switched back to the ballast and the battery is recharged within 24 hours. Note: One lamp can be wired to operate only during power interruption (see options).
<b>Hardware:</b>	Two stainless-steel 8-32 phillips screws or tamperproof screws (TORX® type) attach lens to base plate. Bronze colored slotted screws are provided with Bronze finished lenses. Mounting hardware included.



30 EMERGENCY-OW-BZ



30-D-EMERGENCY-CP-BZ

### U.L. Listed.

All polycarbonate components meet Underwriters Laboratories 746C tests for polymeric material and carry a flammability rating of 94HB or better on lenses and the superior 94-2V rating on housings.

Luminaire Type \_\_\_\_\_  
Catalog Number \_\_\_\_\_  
Job Name \_\_\_\_\_  
Approval \_\_\_\_\_

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PROPOSED EXTERIOR LIGHTING

Figure 5. Specifications for proposed emergency lighting.