

CITY OF ALEXANDRIA  
OFFICE OF HISTORIC ALEXANDRIA

# 1315 DUKE STREET COMPREHENSIVE PLAN

Alexandria, Virginia 22314

SMITHGROUP







# WELCOME FROM THE OFFICE OF HISTORIC ALEXANDRIA



# OFFICE OF HISTORIC ALEXANDRIA

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## DEPARTMENT OF PROJECT IMPLEMENTATION

MATTHEW LANDES – PORTFOLIO MANAGER & DIVISION CHIEF

QIAOJUE YU – PROJECT MANAGER



# OVERVIEW OF TODAY'S PRESENTATION

1. INTRODUCTIONS
2. PROJECT OVERVIEW
3. BUILDING HISTORY & PERIOD OF SIGNIFICANCE
4. BUILDING LIMITATIONS & CHALLENGES
5. BUILDING PROGRAM NEEDS & REQUIREMENTS
6. STAKEHOLDER ENGAGEMENT
7. KEY FINDINGS & RECOMMENDATIONS
8. NEXT STEPS

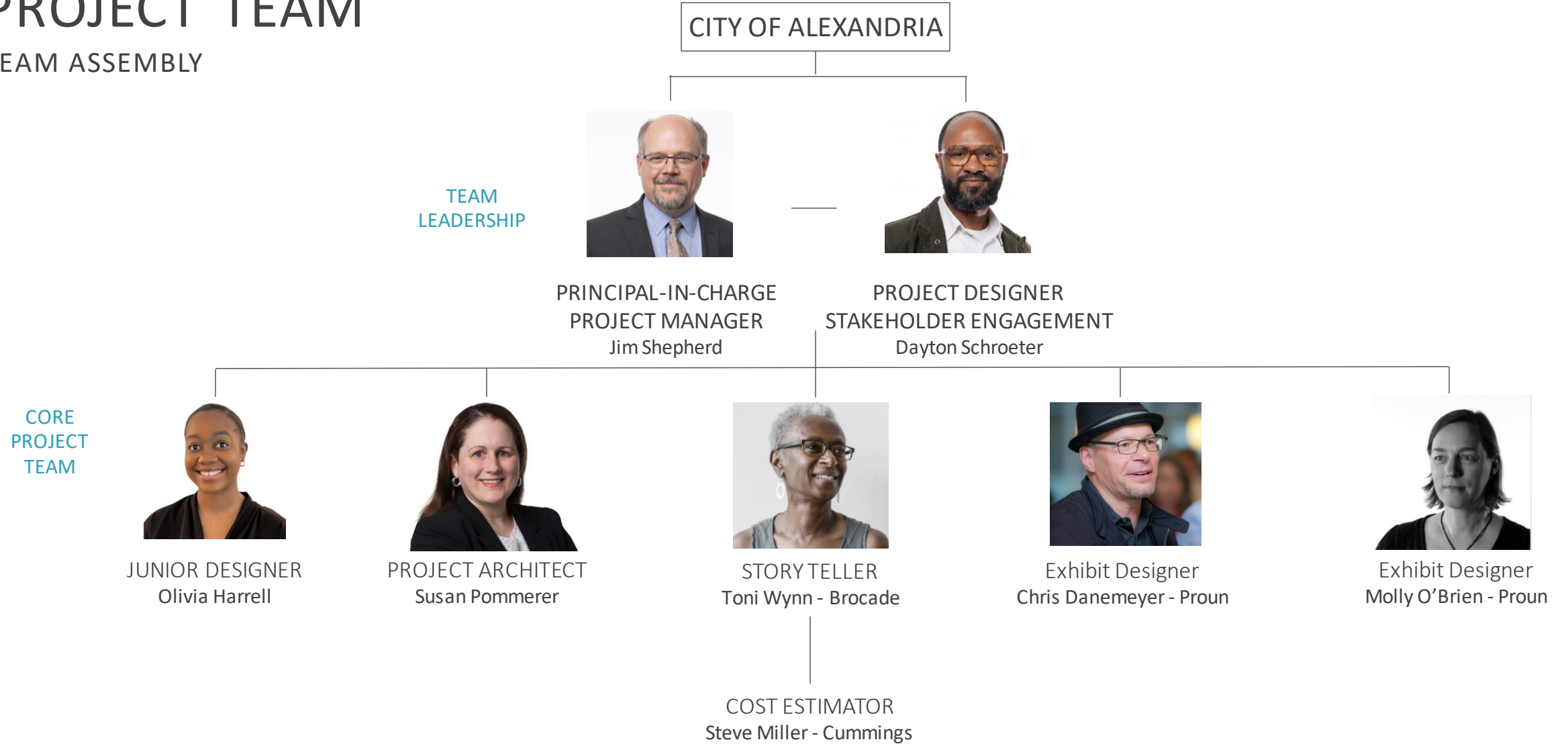




## 1.0 - INTRODUCTION

# PROJECT TEAM

## TEAM ASSEMBLY







## 2.0 – PROJECT OVERVIEW

# PROJECT BACKGROUND

## PROJECT SCOPE

- Provide a community informed Comprehensive Plan for the Museum at 1315 Duke Street to serve as a guide to improve visitor experience and rehabilitate the building.
- Comprehensive Plan Goals
  - Confirm the mission of the Museum and its mission statement.
  - Recommend name of the Museum based on mission recommendations.
  - Recommend a phased approach for the rehabilitation of the structure with consideration for future expansion.
  - Suggest interpretive plan with themes and modalities for future exhibits through the building that are coordinated with rehabilitation efforts.



View of 1315 Duke Street circa 1865.



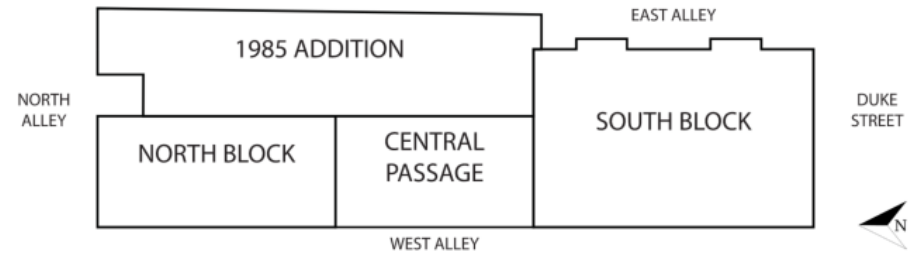
# PROJECT BACKGROUND

## SITE & SURROUNDING CONTEXT

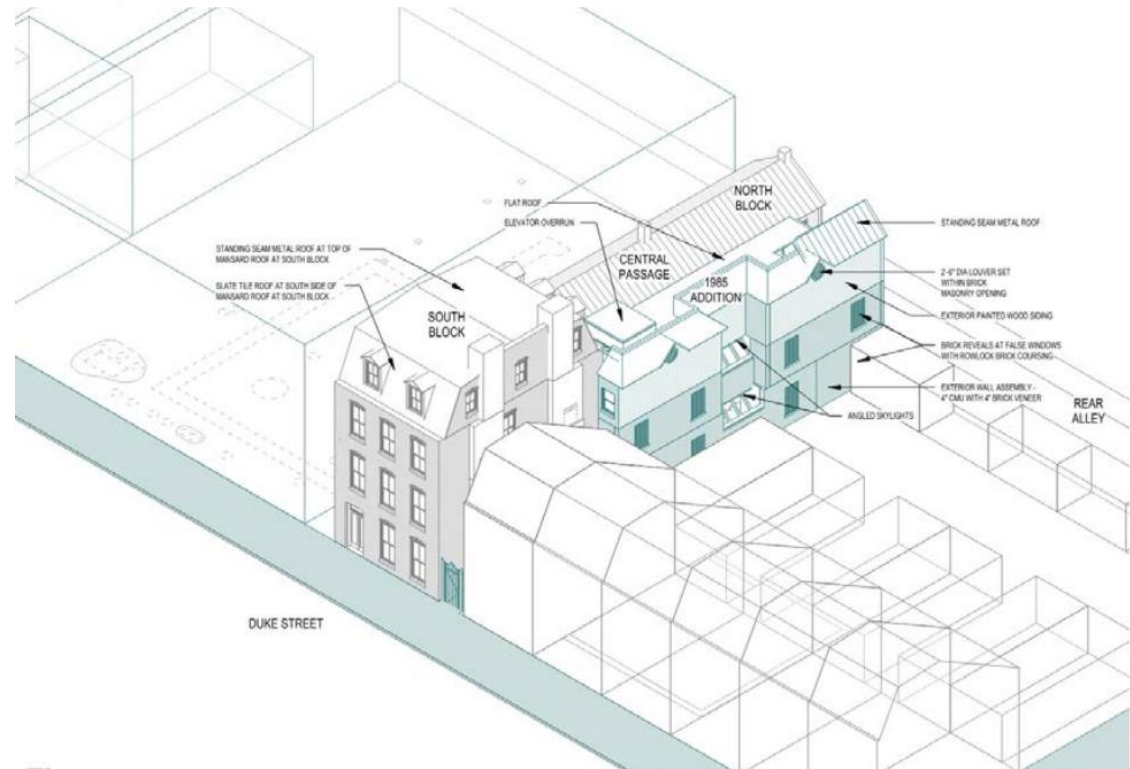
- Bounded by Duke Street, adjacent private alley & Reingold Building, private residences, and a public alley.
- Only structure that exists from the Period of Significance.



Present View of 1315 Duke Street.



Developmental Diagram of 1315 Duke Street.



Axonometric View of 1315 Duke Street.

# PROJECT BACKGROUND

## CONNECTIVITY TO OTHER SITES

- Alexandria Archaeology Museum
- Alexandria Black History Museum
- Alexandria History Museum at the Lyceum
- Fort Ward Museum and Historic Site
- Friendship Firehouse Museum
- Gadsby's Tavern Museum
- Stabler-Leadbeater Apothecary Museum
- Watson Reading Room
- Alexandria African American Heritage Park
- Contrabands and Freedmen Cemetery Memorial
- African American Heritage Trail
- Murray Dick Fawcett House
- Alexandria Union Station



Alexandria Archaeology Museum



Alexandria Black History Museum



Alexandria History Museum at The Lyceum



Fort Ward Museum and Historic Site



Freedom House Museum



Friendship Firehouse Museum



Gadsby's Tavern Museum



Stabler-Leadership Apothecary Museum



Watson Reading Room



Alexandria African American Heritage Park



Contrabands and Freedmen Cemetery Memorial



Alexandria Union Station

OHA Stewarded and Associated Sites.



# PROJECT BACKGROUND

## PROJECT DATA

- Historic Status:
  - National Register of Historic Places Listing
  - National Historic Landmark Listing
  - Virginia Historic Landmark Listing
- Original Construction: 1812-1814
- Building Gross Square Feet:
  - Basement 922 GSF
  - First Floor 2,639 GSF
  - Second Floor 2,639 GSF
  - Third Floor 2,639 GSF
  - Fourth Floor 922 GSF
  - **Total 9,761 GSF**



View of 1315 Duke Street – Civil War Era –Period 3.



### 3.0 – BUILDING HISTORY

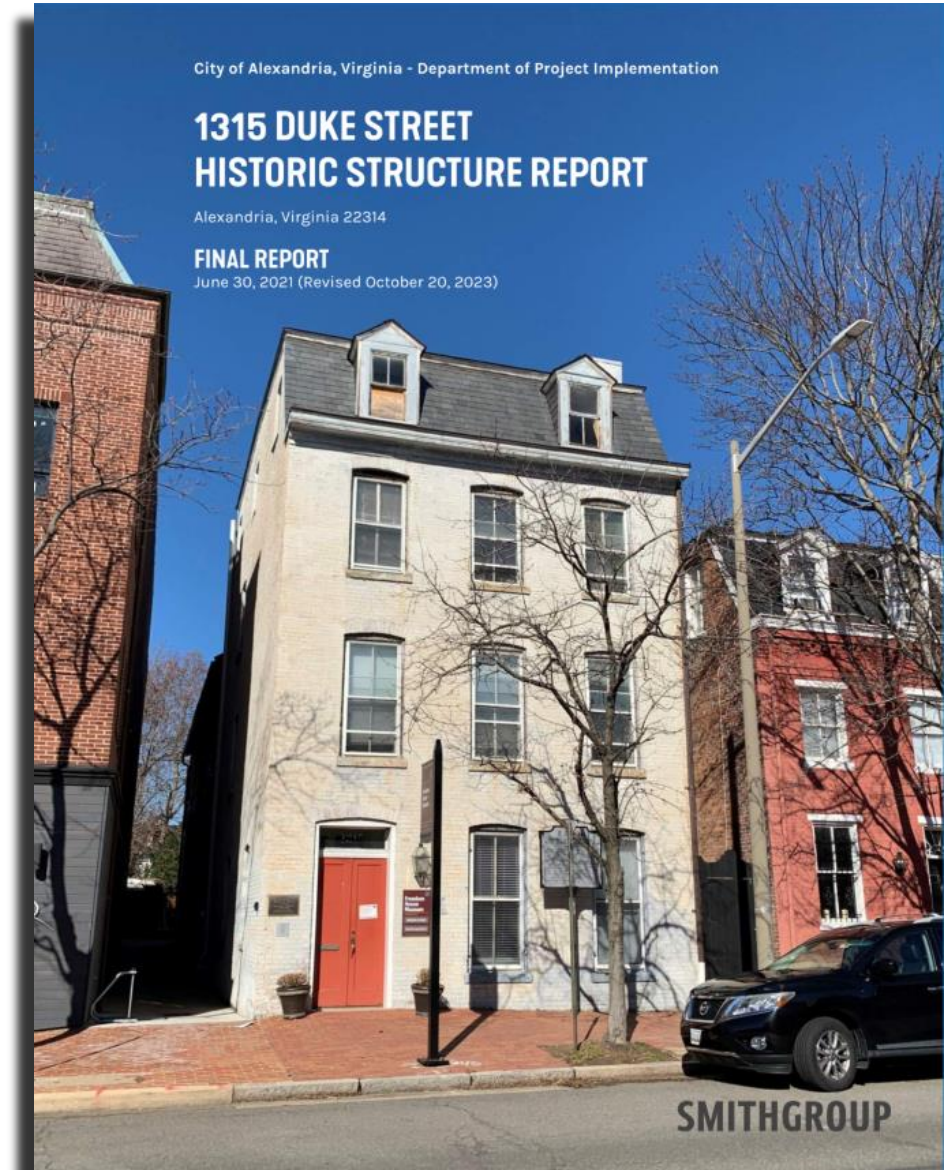
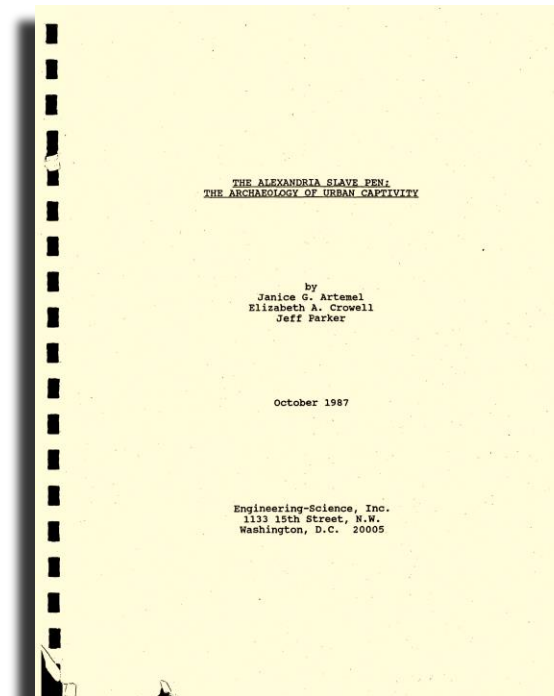
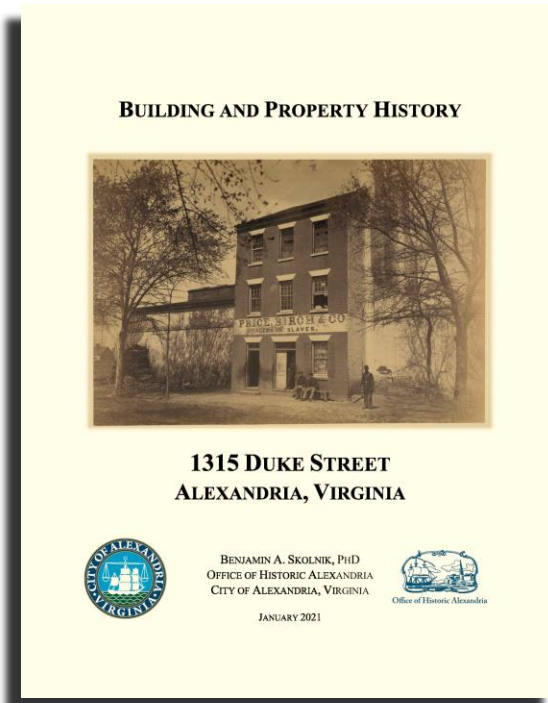
PRICE, BROWN & CO  
DEALERS IN SLAVES.



# BUILDING HISTORY

## PRIOR RESEARCH & DOCUMENTATION

- Historic Structures Report, SmithGroup, 2022, Updated 2023
- Building Property and History, Benjamin Skolnik, PhD, 2021
- Alexandria Slave Pen – Archaeology of Urban Captivity, Artemel, et el, 1987.
- National Register of Historic Places Nomination, 1976

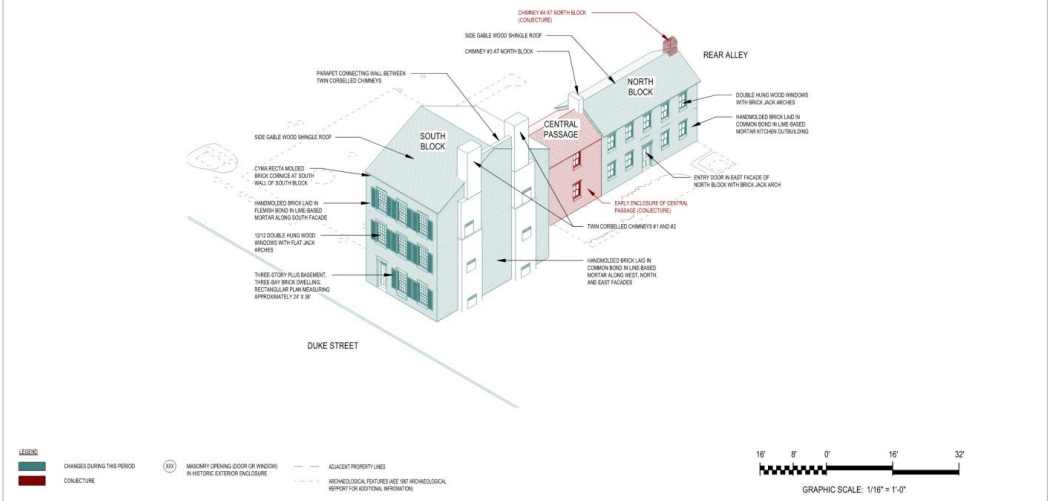


# BUILDING HISTORY

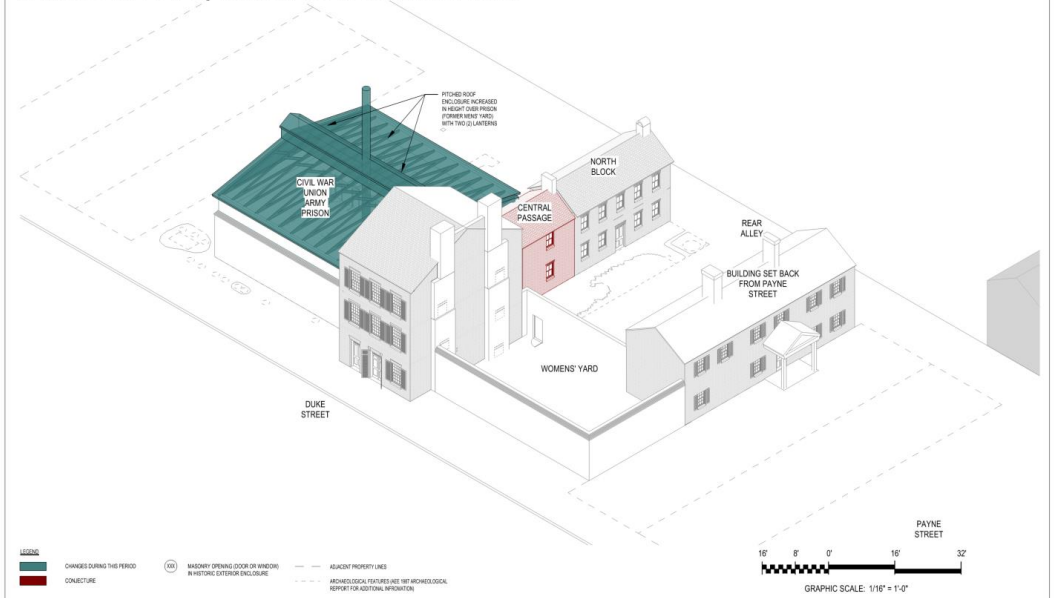
## PERIODS OF DEVELOPMENT

- Period 1 – Residential Use (1812-1828)
- Period 2 – Slave Pen (1828-1861)
- Period 3 – Military Occupation During the Civil War (1861-1866)
- Period 4 – Boarding House and Apartment Use (1866-1984)
- Period 5 – Office Building and Museum Use (1984-2020)

PERIOD 1 (1812-1828): SOUTHEAST VIEW



PERIOD 3A & 3B (May 1861-Fall 1864): SOUTHEAST VIEW

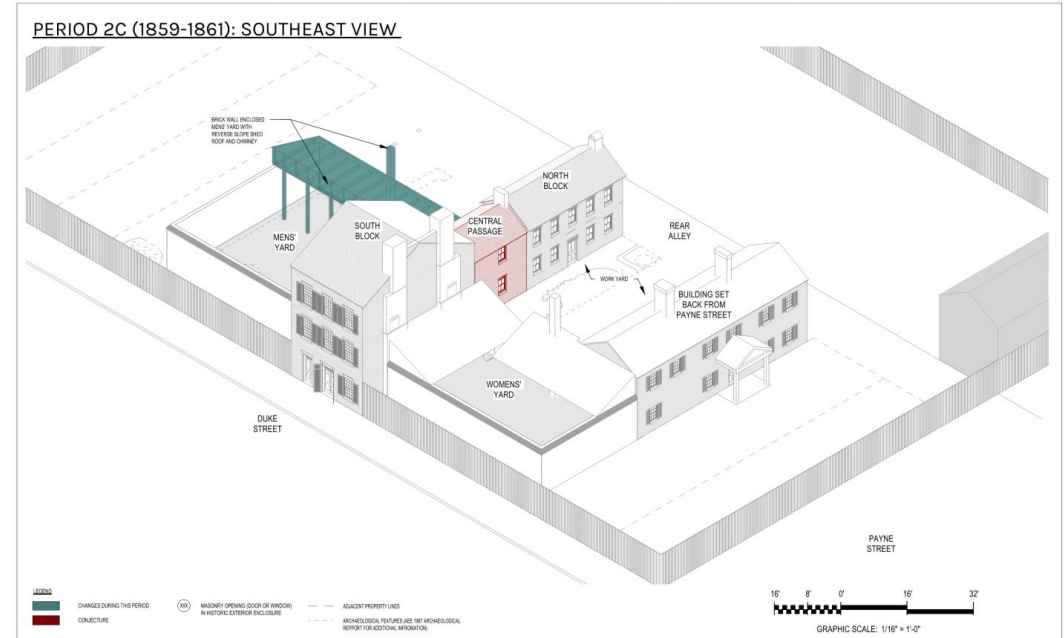
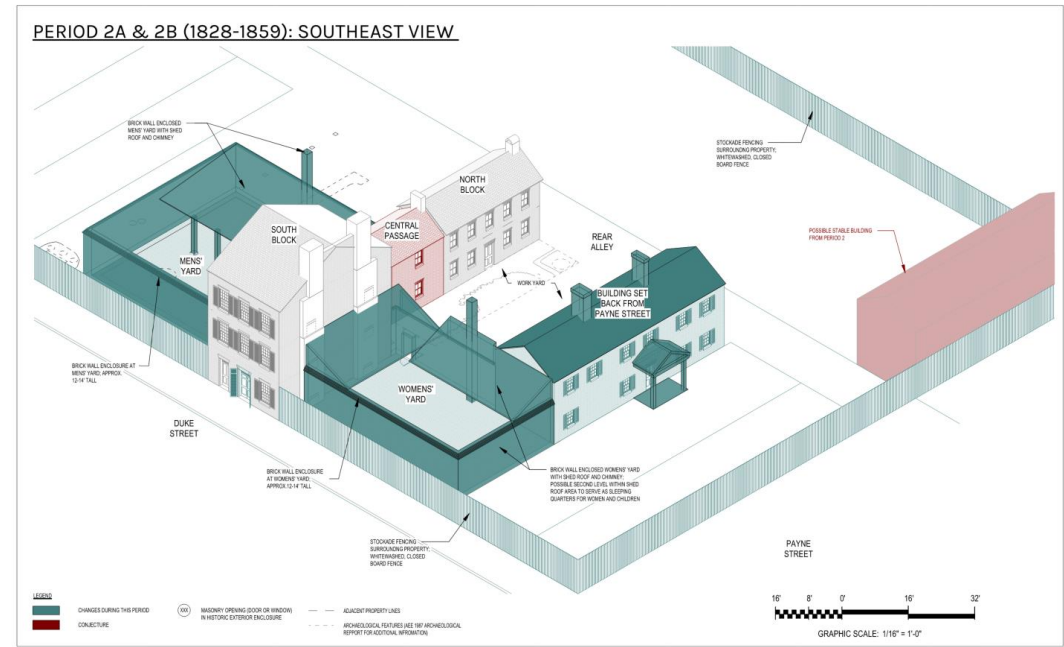




# BUILDING HISTORY

## PERIOD OF SIGNIFICANCE

- Period of Significance - Period 2 – 1828-1861.
- Includes years that Franklin & Armfield leased property.
- Encompasses building use as slave pen by Franklin & Armfield, George Kephart, Price, Birch & Co and other merchants participating interstate trade of enslaved people.



## 4.0 – BUILDING LIMITATIONS & CHALLENGES



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# BUILDING LIMITATIONS & CHALLENGES

## LAYOUT AND SYSTEMS

- Accessibility – Not all floor levels are accessible via existing elevator.
- Interior Flow – Visitor flow front to back is awkward due to location of elevator core, bathrooms and skylights.
- Building Exterior – There are building envelope issues regarding masonry and wood deterioration, poor roof and site drainage.
- Code Compliance – Existing stairs have compliance issues regarding railings and layout.
- Mechanical/Electrical/Plumbing – Currently no emergency back up system for electrical systems. Basement electrical panels need consolidation and protection. Existing mechanical systems don't address environmental issues like dehumidification.
- Fire and Life Safety – Sprinkler and fire alarm issues



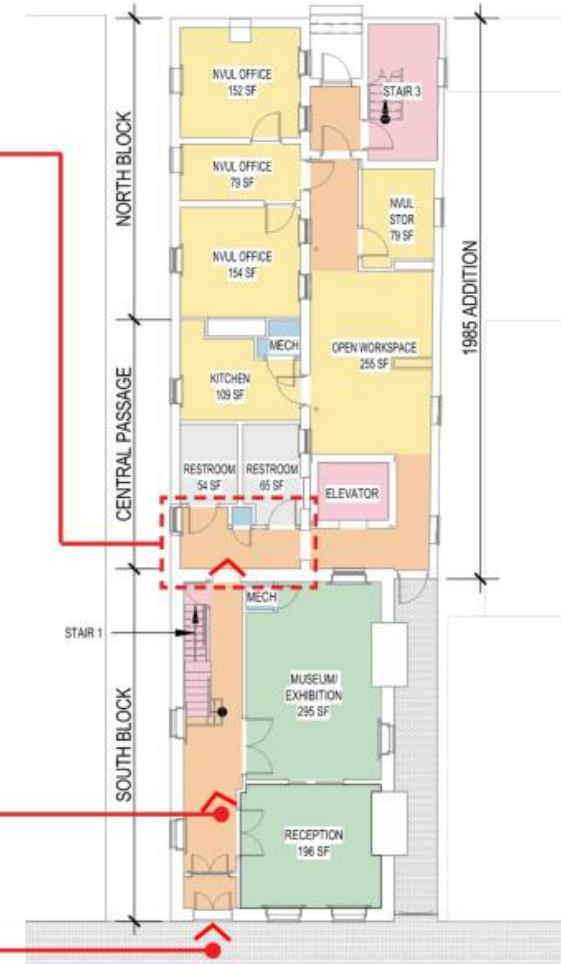
View at Central Passage



View at Entry Corridor



Front Entrance



Existing Floor Plan Highlighting First Floor Interior Flow Issues.

# BUILDING LIMITATIONS & CHALLENGES

## PRESERVATION EASEMENT & HISTORIC DISTRICT

- 2009 Easement (interior and exterior) given to the Virginia Department of Historic Resources (VDHR) by the Northern Virginia Urban League as a requirement of a NPS Save America's Treasures Grant.
- Easement protects the significant historic, architectural, archaeological and cultural resources associated with the building and site.
- The building is located within the Old and Historic Alexandria Historic District.
- These parameters impact changes that can be made to both the exterior and interior of the existing building.



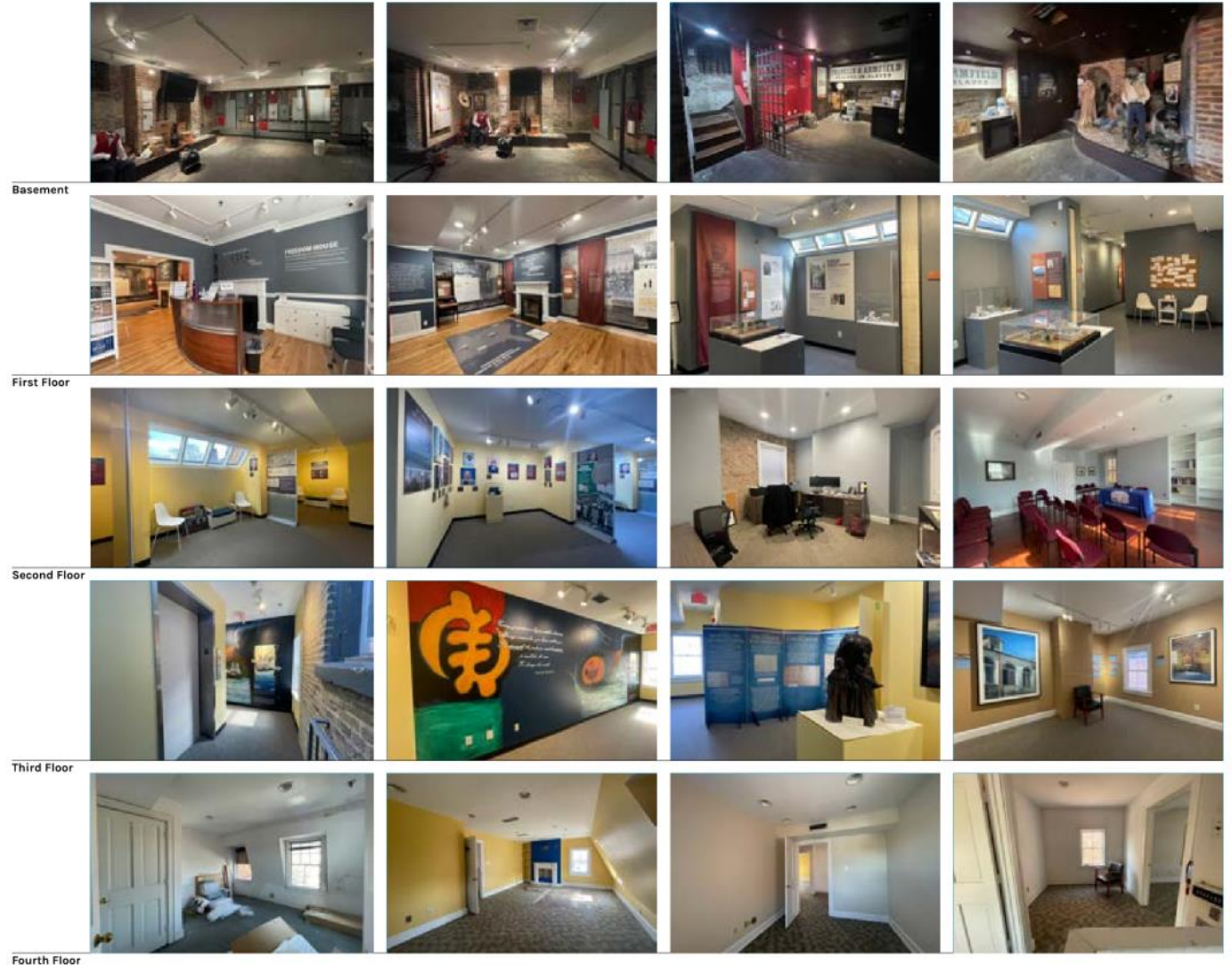
Historic Bird's Eye View of Alexandria Highlighting Location of 1315 Duke Street.



# BUILDING LIMITATIONS & CHALLENGES

## EXISTING SPACE USE

- Basement – Former exhibit space/utility
- First Floor – Reception/Exhibit Space/Offices/Restrooms
- Second Floor – Exhibit Space/Offices/Conference/Restrooms
- Third Floor – Exhibit Space/Offices/Restrooms
- Fourth Floor – Vacant Office Space



Photographs Per Floor of Existing Conditions.

# BUILDING LIMITATIONS & CHALLENGES

## HISTORIC PRESERVATION TREATMENT ZONES

### Preservation Zone

Treatment involves repair, protection and stabilization. Character and qualities of this zone should be maintained and preserved.

### Restoration Zone

Based on good documentation, remove building elements added after the Period of Significance and recreate those building elements that are missing or had been previously removed while preserving those elements from the Period of Significance that remain.

### Rehabilitation Zone

Undertake all work in this zone as sensitively as possible, however, contemporary methods, materials and designs may be selectively incorporated to accommodate new uses.

### Adaptive Reuse Zone

Treatments in this zone, while sympathetic to the historic qualities and character of the building, may incorporate extensive changes of total replacement through the introduction of contemporary methods, materials and design.



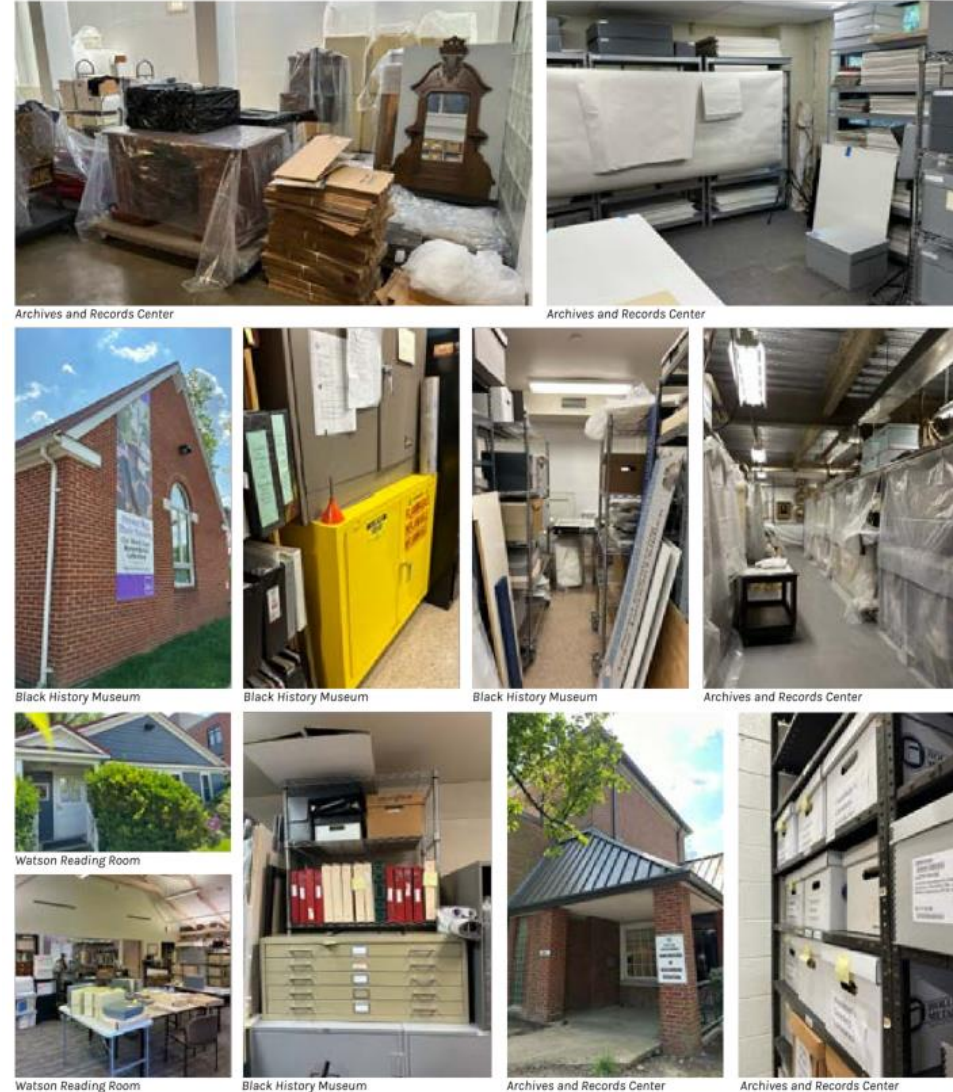
Historic Preservation Treatment Zone Diagrams – Floor Plans.



# BUILDING LIMITATIONS & CHALLENGES

## COLLECTIONS

- SmithGroup reviewed existing OHA collections storage locations.
- An initial evaluation was conducted as to whether a portion of these collections should be incorporated into 1315 Duke Street reconfiguration or not.
- OHA collections facilities that were reviewed:
  - Alexandria Black History Museum Collections Storage
  - Watson Reading Room
  - Archives and Records Center
  - OHA's off-site storage facility
  - Other OHS Museum on-site storage facilities



Collections Existing Conditions Photos from Three Collections Sites.



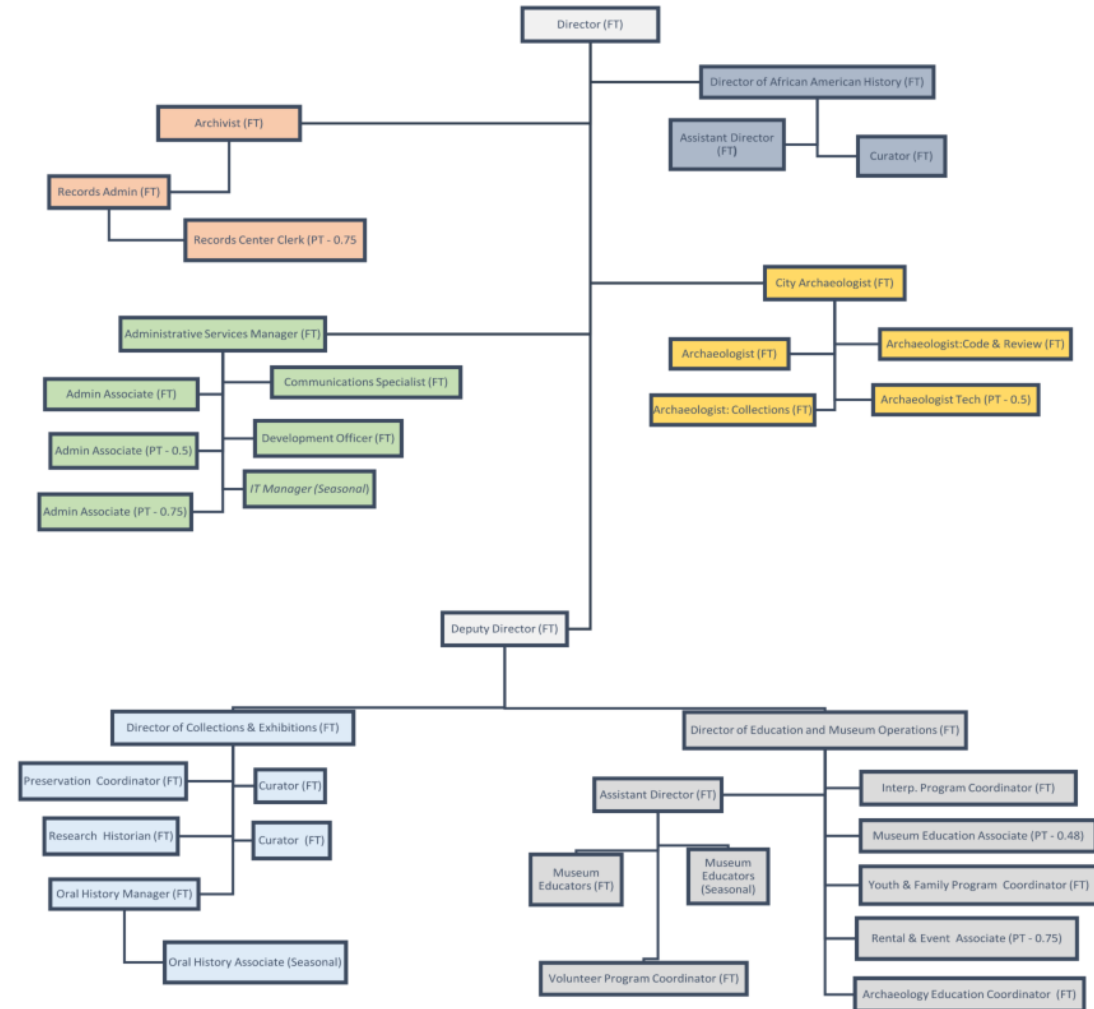
## 5.0 – BUILDING PROGRAM NEEDS & REQUIREMENTS



# BUILDING PROGRAM & NEEDS REQUIREMENTS

## OHA ORGANIZATIONAL STRUCTURE

- Organization Chart highlights OHA structure and current staff positions, some of which will be accommodated at 1315 Duke Street.
- Positions anticipated to be located at the property:
  - Director of African American History (Full Time Position)
  - Assistant Director of African American History (Full Time Position)
  - Curator for African American History (Full Time Position)
  - Part-time Staff
  - Collections Contractors
  - Collections Volunteers



Organizational Chart of the Office of Historic Alexandria – August 2023.

# BUILDING PROGRAM & NEEDS REQUIREMENTS

## OHA ORGANIZATIONAL STRUCTURE

- Staff Offices
- Flexible Shared Office Spaces
- Small collections storage
- Reception/Welcome Desk
- Retail
- Staff Kitchenette
- Coat Room
- Exhibit debriefing space
- Contemplative space
- Multi-purpose space
- IT Closet
- Janitorial Closet
- Fireproof storage
- Trash
- Events Storage
- Bus drop off

PHASE 1 PROPOSED PROGRAM		
Space Type	Net SF	Notes
Office 403	188	
Office 301	103	
Office 302	163	
Open Office 303	278	
2nd Floor - Kitchenette	40	
1st Floor - Coat Closet	25	
Gathering Space 201	529	
Contemplation Roof Garden	738	Roof Terrace
Exhibit 001	297	Proposed Exhibit Net = 3886 SF
Exhibit 002	412	
Reception/Welcome Desk 102	203	
Exhibit 103	271	
Exhibit 106	284	
Exhibit 107	407	
Exhibit 109	258	
Exhibit 203	293	
Exhibit 204	408	
Exhibit 206	241	
Exhibit 305	301	
Exhibit 306	468	
Exhibit 308	246	
Collections Storage 402	100	
General Storage 004	67	Proposed Gen. Storage Net = 119 SF
General Storage 212	26	
Events Storage 201A	47	
ADA Restroom 111	54	
ADA Restroom 208	54	
ADA Restroom 310	54	
Corridor/Vestibule	35	Basement
Corridor/Vestibule	384	First Floor
Corridor/Vestibule	336	Second Floor
Corridor/Vestibule	315	Third Floor
Corridor/Vestibule	47	Fourth Floor
AV/IT Closet 109A	19	
AV/IT Closet 206A	19	
AV/IT Closet 308A	20	
Elev Machine Room 004B	57	

Proposed Space Needs Program Chart.





## 7.0 – STAKEHOLDER ENGAGEMENT PROCESS & KEY FINDINGS

# STAKEHOLDER ENGAGEMENT

## GOALS FOR ENGAGEMENT

- Understand community priorities.
- Build trust with the community.
- Gain insight on future Museum spatial and experiential qualities.
- Building consensus on design future Museum visitor experience.
- Inform the overall project design.



Stakeholder Engagement Workshop Session at Shiloh Baptist Church.



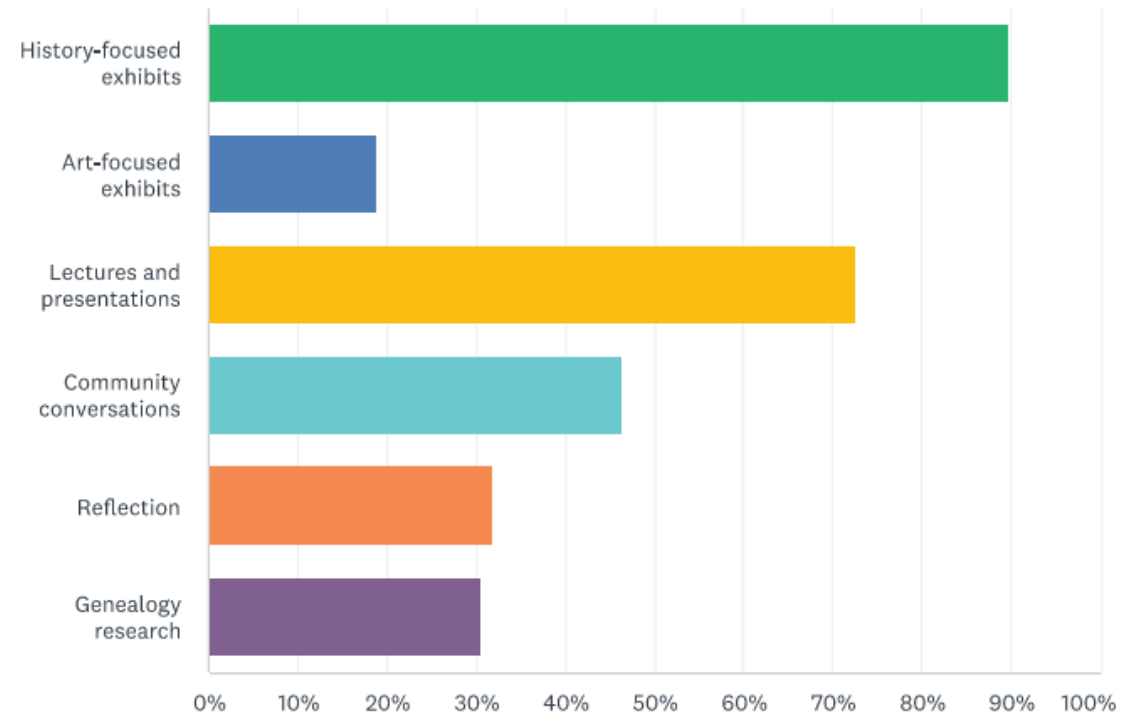
# STAKEHOLDER ENGAGEMENT

## ONLINE SURVEY

- Online survey launched in December of 2022.
- Over 400 responders to the survey.
- Most responders had not been to the Museum or only visited once.
- A majority of the visitors who did come, visited the Basement and the 2022 temporary exhibit.
- Over 78% of the responders were City of Alexandria residents.
- Top three things the responders wanted to see were:
  - History focused exhibits
  - Lectures/presentations
  - Community conversations
- Top three key audiences:
  - K-12 students
  - Local City of Alexandria community
  - Educators

Identify the top three things you'd like this site to offer space for:

Answered: 363 Skipped: 6



Stakeholder Survey Sample Summary Chart.

# STAKEHOLDER ENGAGEMENT

## ENGAGEMENT WORKSHOPS AND ACTIVITIES

- Three rounds of workshops host – total of 7 sessions.
- Activities included:
  - An introduction to the project.
  - An interpretive brainstorming session.
  - A building tour.
  - Mood board exercises.
  - African American sites association discussions.
  - Interpretive messaging activities.
  - Word cloud discussions.
  - Possible mission statement discussions.
  - Possible Museum naming discussions.
  - Interpretive Modalities activities.



Stakeholder Engagement Workshop Photos .



# STAKEHOLDER ENGAGEMENT

## KEY TAKEAWAYS - THEMATIC

- The Incredible Power of the Story should be highlighted
- The Gravitas of the Site and its History requires primary focus
- A connection should be made of this site narrative to a bigger story
- A Connection should be made of this site to other Alexandria sites
- The story should conclude with a message of hope
- The museum name is important as the messaging of the site history



# STAKEHOLDER ENGAGEMENT

## KEY TAKEAWAYS - SPATIAL

- A Basement experience should be incorporated and made accessible
- Entrance experience should be carefully considered
- Space for pause and reflection is required given content
- Exhibits should balance exhibits types (media vs print)
- Public programs should be prioritized
- Visitor flow requires improvement
- Accessibility should be addressed more holistically
- Extending interpretive story outside should be considered
- Use of north stair should be considered as an extension of exhibits



Moment of Pause at the Legacy Museum, Montgomery, AL.





# STAKEHOLDER ENGAGEMENT

## KEY TAKEAWAYS – MODALITIES

- TELL THE TRUTH.
- EVOKE SYMPATHY.
- MAKE THE SUBJECT RELEVANT.
- PROVIDE A PLACE FOR DIALOGUE AND REFLECTION







## 7.0 – KEY FINDINGS & RECOMMENDATIONS



# KEY FINDINGS & RECOMMENDATIONS

RECOMMENDED MUSEUM NAME

**THE ALEXANDRIA SLAVE PEN MUSEUM**





# KEY FINDINGS & RECOMMENDATIONS

## RECOMMENDED MISSION STATEMENT

### At THE ALEXANDRIA SLAVE PEN MUSEUM we...

- Seek to give voice to and honor the humanity of the enslaved trafficked through the site and elevate their stories within Alexandria and our nation's historical narrative.
- Recognize the Power of Place through the preservation of this site, a direct link of the trauma of the domestic slave trade.
- Confront the legacies of slavery and use this site as a catalyst to create a more perfect union.
- Confront the legacies of slavery and use this site as a catalyst to create a more perfect union.
- Acknowledge that Black Lives Matter, in the past, the present, and into the future.



View of 1315 Duke Street from Southeast Corner of Duke and Payne Streets – Civil War Era.

# KEY FINDINGS & RECOMMENDATIONS

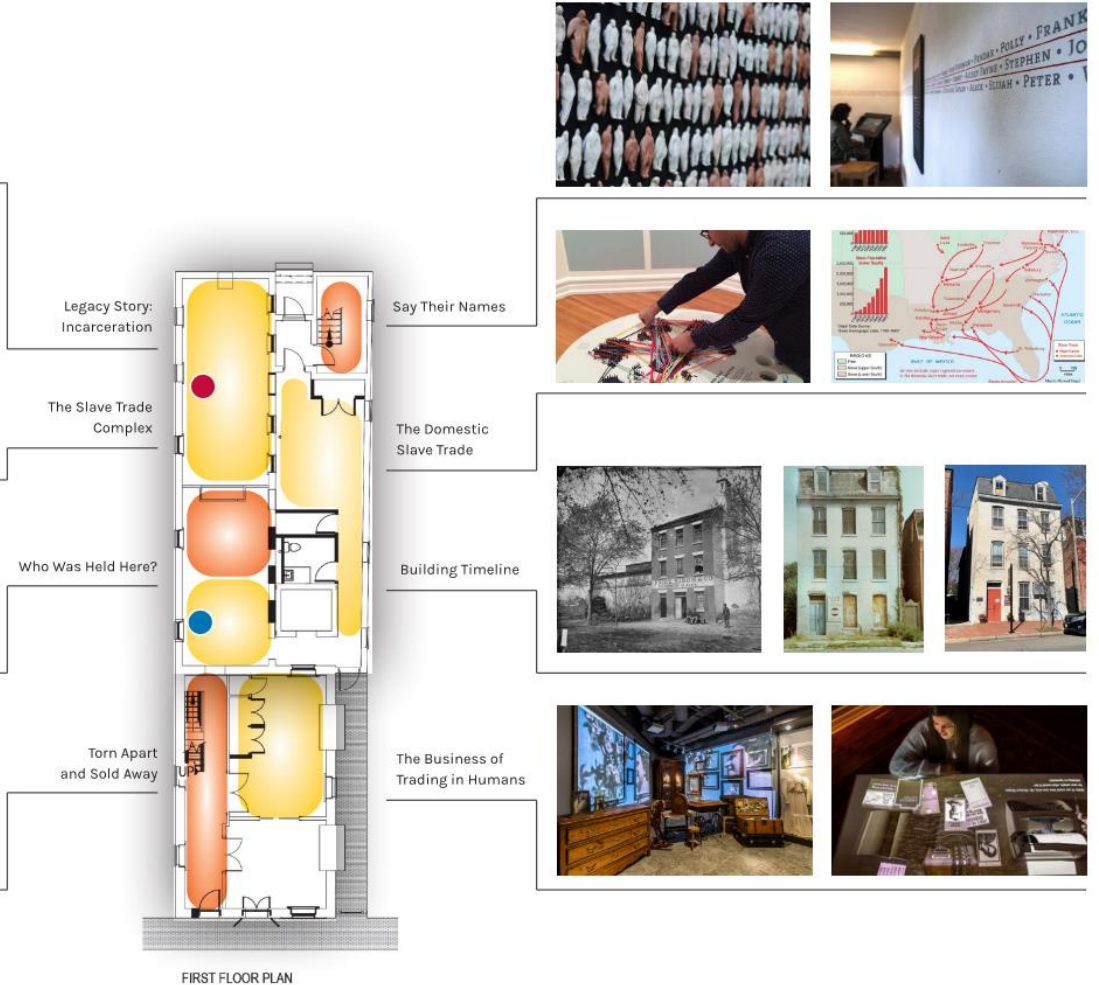
## VISITOR EXPERIENCE

- Convey Importance of Site
- Illustrate the Human Lives Impacted
- Expand Audience Interest
- Improve Accessibility
- Improve Visitor Flow
- Provide Space for Reflection
- Develop Exhibit Content
- Expand Interpretive Experience
- Provide Understanding of Context
- Provide Connectivity to Other Site



- Tell The Truth
- Evoke Empathy
- Make it Relevant
- Dialogue/Reflection

Suggested Interpretive Themes for First Floor.



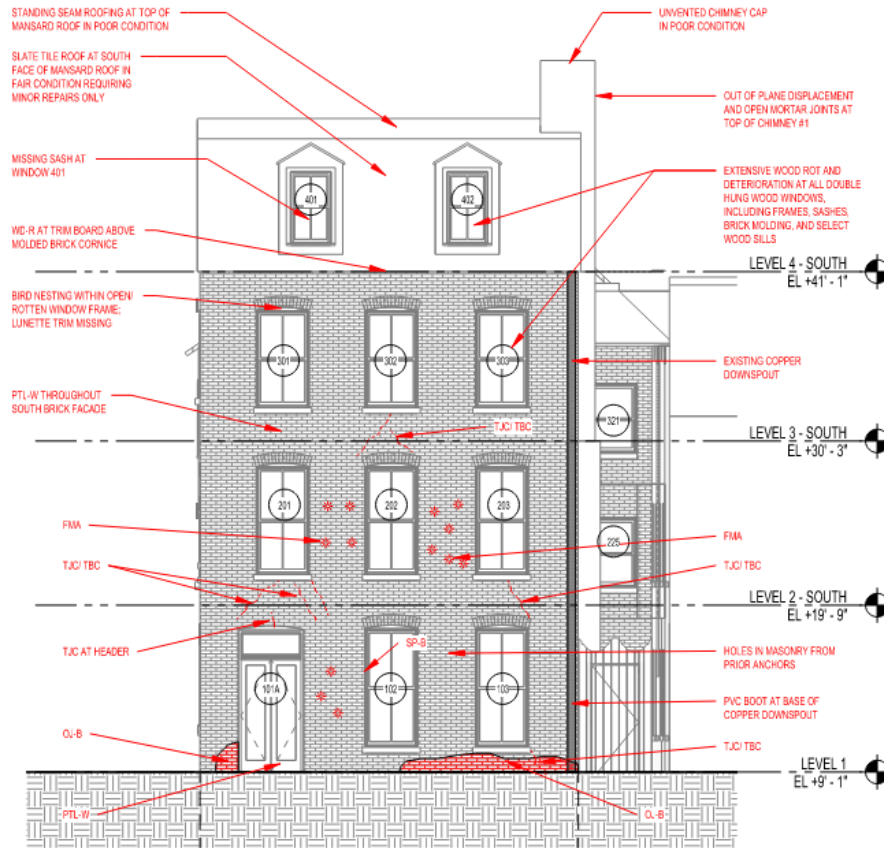
4.0 RECOMMENDATION:



# KEY FINDINGS & RECOMMENDATIONS

## BUILDING ALTERATION NEEDS

- Restore South Elevation to Period of Significance
- Address Building Envelope Work
- Upgrade Interior Flow/Interior Spaces
- Provide Accessibility Upgrades
- Provide Systems Upgrades
  - Electrical Consolidation
  - Mechanical Consolidation
  - Fire and Life Safety Adjustment



**SOUTH ELEVATION**

**CONDITIONS ASSESSMENT LEGEND**

BIO-GR	BIOLOGICAL GROWTH	ICP	INCOMPATIBLE PATCH	DIS-W	DISLOCATED WOOD ELEMENT
T.J.C.I TBC	THROUGH JOINT CRACK/ THROUGH BRICK CRACK	FMA	FERRIOUS METAL ANCHOR	MIS-GP	MISSING GLAZING PUTTY
O.U-B	OPEN JOINTS IN BRICK	PTL-W	PAINT LOSS ON WOOD	BRK-P	BROKEN OR MISSING GLAZING PANE
DIS-B	DISLOCATED BRICK	WD-R	WOOD ROT	DIS-W	DETACHED WOOD ELEMENT
SF-B	SPALLED BRICK	MS-W	MISSING WOOD ELEMENT	MTL-D	DAMAGED METAL DOWNSPOUT

South Elevation Repair Recommendations from HSR.

# KEY FINDINGS & RECOMMENDATIONS

## RECOMMENDATIONS

### PHASE 1 – Immediate Renovations

- Renovations to return South Elevation to appearance during Period of Significance
- Provide exterior envelope repairs

Note: This work is out to bid already



View showing restoration of South Elevation to its appearance during the Period of Significance.

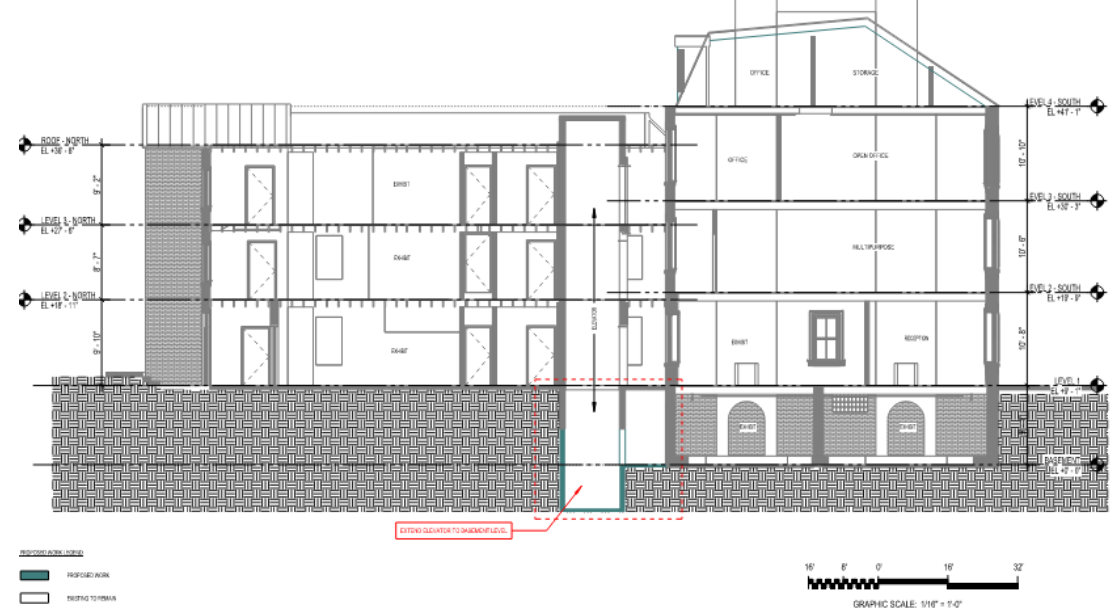


# KEY FINDINGS & RECOMMENDATIONS

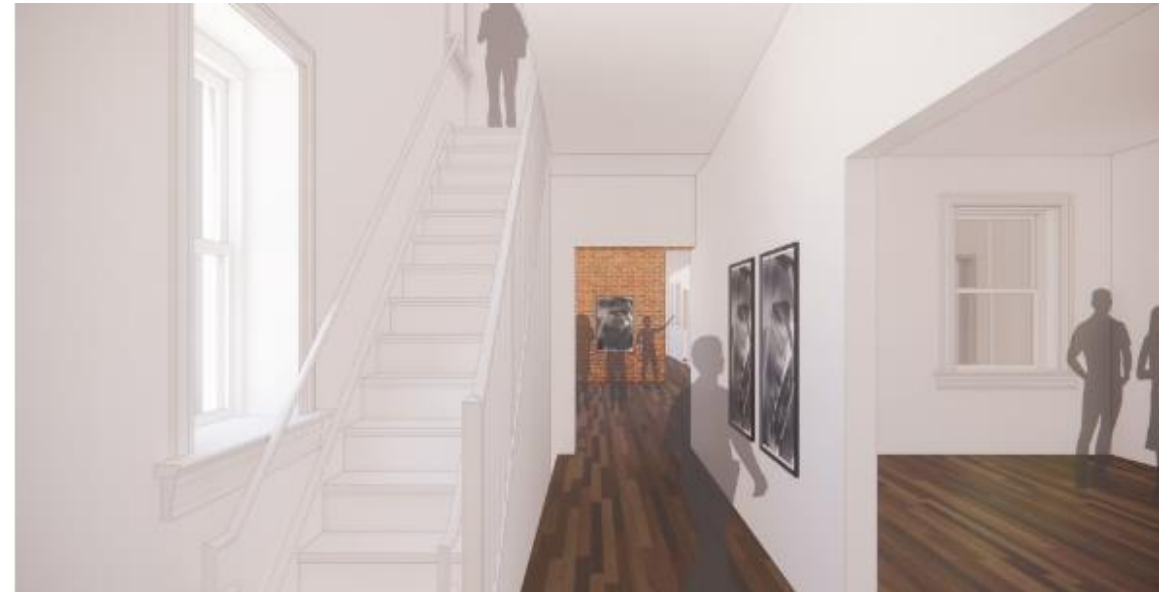
## RECOMMENDATIONS

### PHASE 2 – Building Alterations to Improve Visitor Experience and Accessibility

- **Option 1 – 2<sup>nd</sup> Floor Accessibility**
  - Provide Ramp
- **Option 2 – Improve Visitor Flow/Improve Interior Spaces**
  - Relocate Bathrooms
  - Infill skylights to gain more floor space
  - Provide staff spaces and multi-purpose room
- **Option 3 – Basement Accessibility**
  - Extend existing elevator to basement
  - Provide Basement mechanical room
- **Option 7 – Interpretive Environment Upgrades**
  - Upgrade exhibits in Basement, First, Second and Third Floors



Building section highlighting extension of the existing elevator to the Basement.



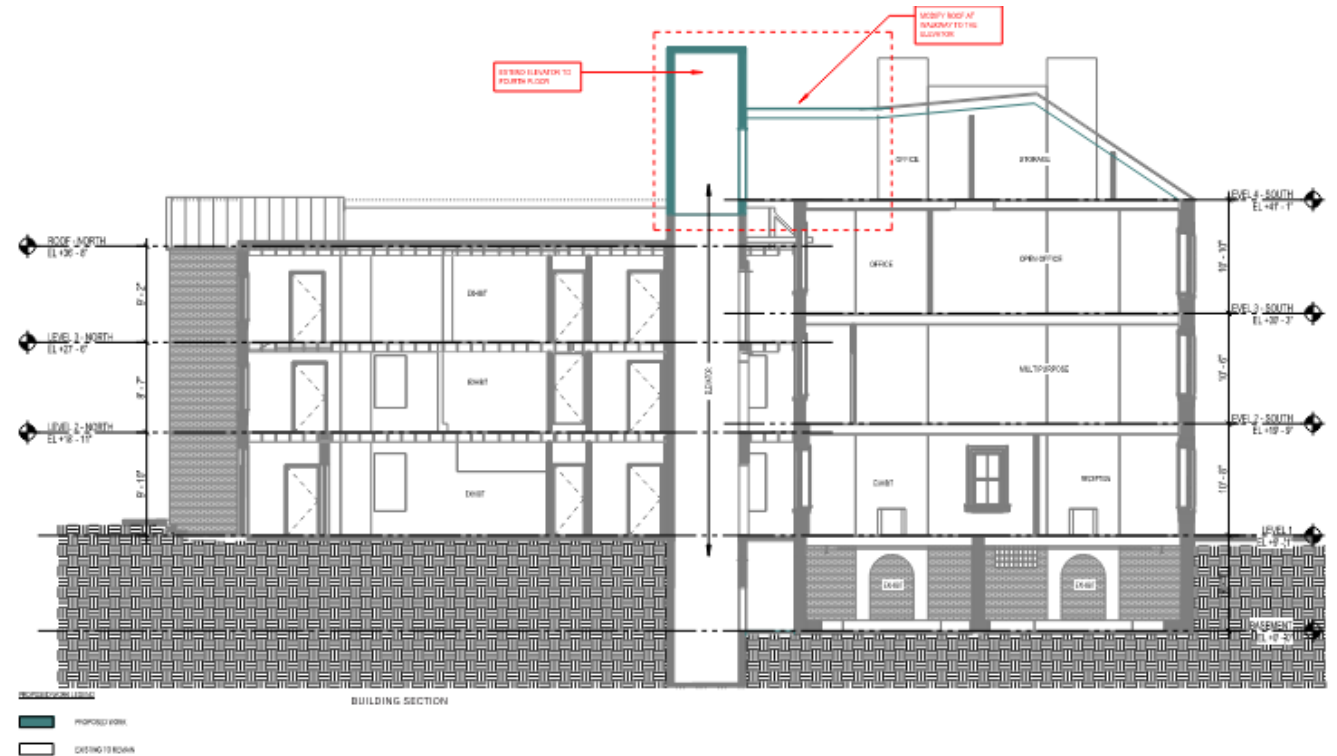
Proposed view of First Floor with bathrooms relocated to open up Visitor Flow.

# KEY FINDINGS & RECOMMENDATIONS

DEEMED NOT FEASIBLE

## PHASE 2 – Building Alterations to Improve Visitor Experience and Accessibility

- **Option 4 – Fourth Floor Accessibility**
  - Extend elevator to fourth floor
- **Option 5 – Full Accessibility**
  - Relocate elevator to reach all six building levels
- **Option 6 – Rooftop Reflection**
  - Provide roof deck
  - Relocate existing mechanical systems
  - Extend existing stair provide egress for roof



Building section highlighting extension of the existing elevator to the Fourth Floor.

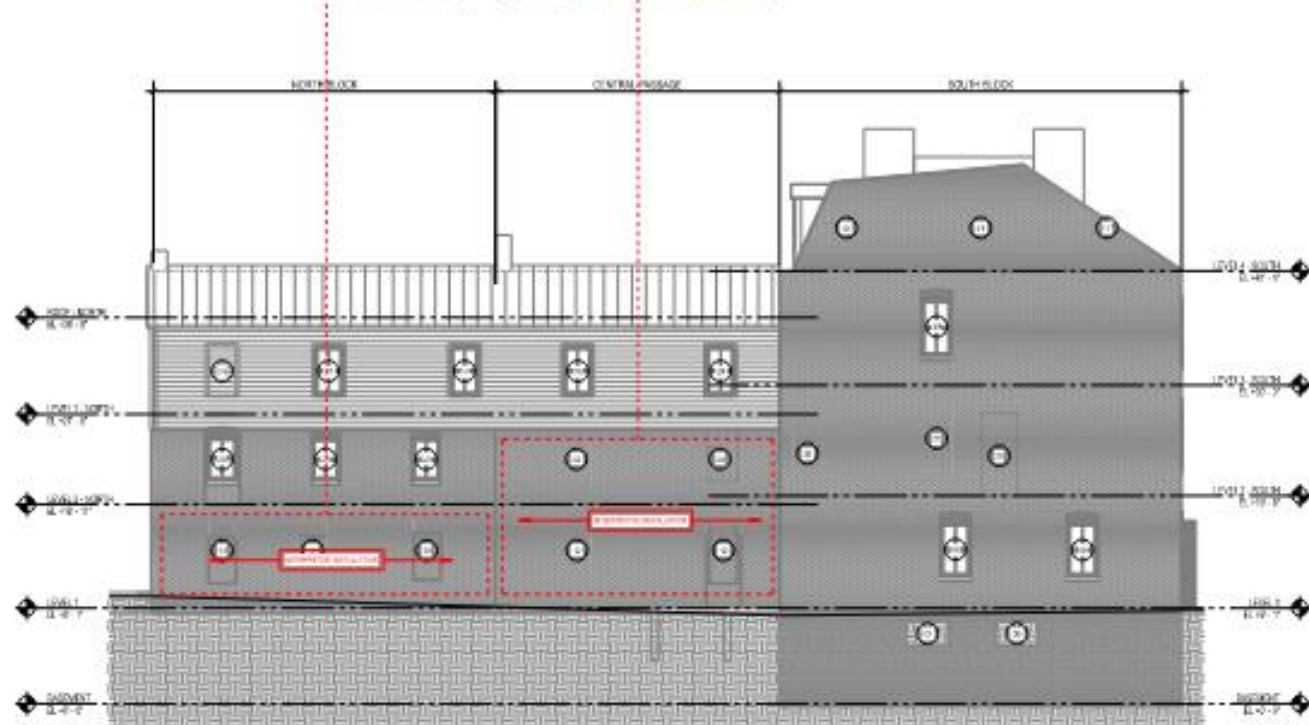


# KEY FINDINGS & RECOMMENDATIONS

## RECOMMENDATIONS

### PHASE 3 – Expanded Interpretive Environment

- Option 1 – West Façade Interpretive Installation
- Option 2 – Parking Area Interpretive Installation
- Option 3 – Expanded Exhibit Space



West elevation showing suggested areas for exterior interpretive installation.

# KEY FINDINGS & RECOMMENDATIONS

## ESTIMATED COSTS

### RECOMMENDED

**PHASE 1 – Immediate Renovations** \$ 1,448,851

**PHASE 2 – Building Alterations to Improve Visitor Experience and Accessibility**

Option 1 – Second Floor Accessibility \$  
30,769

Option 2 – Improve Visitor Flow/Improve Interior Spaces \$  
1,383,017

Option 3 – Basement Accessibility \$  
334,798

Option 7 – Interpretive Environment Upgrades \$  
2,994,591

### FUTURE CONSIDERATIONS

**PHASE 3 – Expanded Interpretive Environment Upgrades**

Option 1 – West Façade Interpretive Installation

Option 2 – Parking Area Installation

Option 3 – Expanded Exhibit Space





## 8.0 – NEXT STEPS

# NEXT STEPS

## RECOMMENDED WORK

- **PHASE 1 – Immediate Renovations – Out to Bid**
- **PHASE 2 – Building Alterations to Improve Visitor Experience & Accessibility** – Design requires development

## FURTHER RECOMMENDATIONS & STUDIES

- **Collections Study** – Provide a more in-depth study of existing OHA collections storage.
- **Additional Paint & Finish Analysis** – Implement additional paint analysis recommended in HSR
- **Additional Probes** – Implement additional probes recommended in HSR.
- **Archaeological Investigations at Central Passage** – Provide additional archaeological exaction at location adjacent to existing elevator given recommended future excavation for elevator expansion.
- **Additional Research Topics** – Provide additional research connecting 1315 Duke Street to the railroad and conduct oral histories.





# THE NEXT CHAPTER