City of Alexandria, Virginia

MEMORANDUM

DATE: NOVEMBER 4, 2015

TO: CHAIRMAN AND MEMBERS OF THE
OLD AND HISTORIC ALEXANDRIA DISTRICT
BOARD OF ARCHITECTURAL REVIEW

FROM: HISTORIC PRESERVATION STAFF

SUBJECT: 3RD CONCEPT REVIEW OF 802-808 NORTH WASHINGTON STREET (TOWNE MOTEL)
BAR CASE # 2015-0154

BOARD ACTION: Endorsed as submitted, 5-0-1.
The Board endorsed the proposed development project at 802 808 N Washington St, as submitted, 5-0-1. Mr. Neale recused himself.

REASON
The Board enthusiastically supported the current design, finding it to be consistent with the Washington Street Standards and the Design Guidelines. The Board found the scheme responded to previous comments and that all elevations of the building were now related. The Board also thought that the project appropriately respected the historic townhouse. The Board found that the northernmost "hyphen" should not be glass and that the central glass hyphen should recede another foot. The Board members all supported the proposed canopy at the Washington Street entrance, finding it an enhancement to the streetscape and an appropriate connection between the historic building and the new construction.

SPEAKERS
John Rust and Scott Fleming, project architects, gave a presentation and responded to questions.

Poul Hertel, 3716 Carriage House Court, spoke in opposition to the size of the project, the proposed curb cut on Washington Street, a glass hyphen on the north end and the sign canopy at the hotel entrance.

Stephan Pisani, National Park Service, opposed the overall scale and height of the project but liked the proposed overall design direction. He suggested that the hyphen in the center of the building should have increased depth/setback and noted the importance of appropriate rooftop mechanical screening and signage as the design evolves.

I. SUMMARY

Concept Review #3

The material before the Board is part of a third BAR Concept Review for the redevelopment of the property at 802-808 North Washington Street. The applicant has received approval of a Permit to Demolish for the existing motel and frame addition, as well as to relocate a historic townhouse on June 17, 2015 (BAR 2015-0153). At that same hearing, the BAR performed an initial review of a new five-story hotel building attached to the north side of the relocated townhouse. The BAR *endorsed* the proposed height, scale, mass and general architectural character at that first work session, with a few suggestions for refinements when the project returned following DSUP approval. However, prior to approval of the DSUP, the applicant returned on September 2, 2015 for a second concept review to show design refinements made in response to comments at the first work session, so that they could represent to City Council that the project successfully incorporated all of the comments of the BAR. The BAR then made additional comments and asked the applicant to return once again for a final concept review work session before proceeding to City Council. These additional design refinement meetings are well beyond what was expected in the original concept review process and reflect an evolving desire by the public, Planning Commission and City Council to know exactly what the building will look like before approving a DSUP for the use.

The Concept Review Policy was adopted by the two Boards of Architectural review in May 2000 (attached). Concept Review is an optional, informal process at the beginning of a Development Special Use Permit (DSUP) application whereby the BAR provides the applicant, staff, the Planning Commission and the City Council with comments relating to the overall appropriateness of a project's height, scale, mass and general architectural character. The Board takes no formal action at the Concept Review stage. However, if, for instance, the Board believes that a building height or mass, or area proposed for demolition, is not appropriate and would not be supported in the future, the applicant and staff should be advised as soon as possible. This early step in the development review process is intended to minimize future architectural design conflicts between what is shown to the community and City Council during the DSUP approval and what the Board later finds architecturally appropriate under the criteria in Chapter 10 of the Zoning Ordinance and the BAR's adopted *Design Guidelines.*

The proposed DSUP for this project is tentatively scheduled for Planning Commission and City Council review in January 2016.

History

The three-story Second Empire style brick townhouse located at 802 North Washington Street was originally constructed by the McCauley family siblings in **1901** as a freestanding dwelling. The original owners had purchased several adjacent lots. The building features dark-red hard-fired brick with thin butter joints and a polychromatic slate mansard roof. The south side elevation features an original two-story open wood porch with Eastlake trim along the rear ell.

The Towne Motel located at 808 North Washington Street is a two-story brick-faced motel in a U-shape formation around a central parking area. The motel is relatively small with about 26 units and a small office. It was constructed in the Colonial Revival style which is conveyed by

the multi-paned windows, hipped roof, two-story loggia and small dormer vents. The motel was designed by respected local architect Joseph Saunders and constructed circa **1954-55**.

The two properties have historically been under common ownership. The BAR approved a Permit to Demolish to demolish the existing motel and to relocate the historic townhouse to the southern part of the property on June 17, 2015 (BAR 2015-0153). The Board endorsed the proposed height, scale, mass and general architectural character of a five-story motel at the June 17, 2015 work session and gave some suggestions for further design development. At that time, the Board supported the approach of the general building design but noted that it needed to better read as one articulated group of building rather than four disparate elevations that did not relate front to rear. The Board supported the use of glass hyphens and noted that the north elevation needed additional refinement and detailing due to its prominent visibility. The Board found that the transition to the historic building needed improvement.

At the September 2, 2015 work session, the applicant introduced changes to the hyphen between the historic building and the new construction including: lowering the height of the hyphen by one story and simplifying the glass; adding a glass mansard roof on the northernmost block to strengthen the differentiation between the two "buildings"; and improving the articulation and detail of the north elevation. The Board's comments included support for the revised hyphen element and the articulated north elevation; carrying the revised glass hyphen design to the center hyphen as well; removal of the glass mansard; and a preference for a light-colored or painted brick for the new building.

<u>Proposal</u>
The Board previously endorsed the proposed height, scale, mass and general architectural character of the five-story motel. However, as the design evolved, the applicant made additional refinements that have been shared with the BAR in anticipation of the DSUP submission. At this time, the current submission only focuses on refinements made since the second concept review. The submission packet contrasts the current proposal against what was shown as the first and second concept reviews. The changes include the following:

1. Changes to the "hyphen" design in the center of the two "buildings" comprising the new construction that make this hyphen relate to the hyphen between the new construction and historic townhouse;
2. Removal of the glass mansard roof at the fifth story and introduction of a more traditional mansard with three dormers;
3. Use of a light-color painted brick for the southern "building" of the new construction; and
4. Addition of a stoop at the northernmost entry.

The applicant has also provided color renderings of the proposal within the existing Washington Street streetscape, seen in Figure 1.

Figure 1. Conceptual renderings viewed looking north (top) and looking southwest (bottom) on Washington Street.

II. ANALYSIS

As a reminder, many aspects of this development are not within the BAR's regulatory purview, such as use and parking, and should not be considered by the Board during their deliberation about the appropriateness of the proposed concept design. The Planning Commission and City Council will separately consider the zoning aspects of the project. The BAR's purview in a concept review work session is limited to providing guidance on height, scale, mass and general architectural character. As the BAR has already endorsed those all of those aspects conceptually, the discussion should focus primarily on the design and material refinements since the June review. The applicant will ultimately return to the Board for approval of a Certificate of Appropriateness for this project after approval of a DSUP.

Hyphens

Previously, staff had supported the glass hyphen adjacent to the historic townhouse but found that it needed refinement to reduce the visually complex mullion system. The hyphen presented at the second concept review was simplified significantly and was a great improvement that the Board supported. The Board then recommended that the same design be applied for the hyphen element between the two larger "buildings". The current submission reflects this change. Staff finds that both hyphens are successfully executed and appropriately differentiate the buildings to which they link and break down the overall massing. For reference, the National Park Service has prepared Technical Preservation Brief #14, New Exterior Additions to Historic Buildings: Preservation Concerns, that shows many examples of how glass hyphens are used successfully as components of additions to historic buildings to aid in differentiating the new from the old as well as to provide an appropriate contextual transition (Attachment 4).

Fifth Floor Roof Changes
One of the concerns with new development projects throughout the historic district and particularly on Washington Street is the incorporation of what appears from the ground to be a variety of roof heights and forms. Having adequate variety provides architectural interest and results in varying scale and massing. The previous version featured a de-emphasized fifth story with a glass mansard for the northernmost "building." While appropriate in some other locations, the Board did not find the glass mansard to be successful in this particular location. The current scheme features a more traditional standing seam metal roof mansard with three dormers, effectively making the northern "building" a deferential nod to the historic townhouse style and form. Staff finds that the fifth floor elements on the two buildings are distinct and stylistically appropriate to the architecture character of each respective building.

Light Color
While the simple line drawing in the last submission graphic did not intend to propose lighter-colored buildings, the Board found that having at least one of the buildings in a lighter tone successfully addressed concerns about massing and scale and reinforced the multiple building appearance. It was noted that the Italianate "building" could either be a light-colored brick or painted brick, like the Campagna Center. The current submission proposes that this building be painted brick in a light tone. The addition of a visually light element with well detailed hyphens adjoining it provides texture and variation for the overall project. While it is not clear in the submission package, staff notes that the northern "building" should have brick and mortar color that is distinct from the historic townhouse so that the new building compliments rather than competes with the historic structure.

Front Stoop
While not a specific request by the BAR, the applicant has added a stoop at the entry door on the northernmost "building" to ensure that this façade had an entry, as the New Commercial Construction chapter of the Design Guidelines states that principal facades and their entrances should face the street. Staff finds this stronger entry feature to be an improvement to the streetscape and that it further reinforces the appearance of a group of independent buildings, as encouraged by the Washington Street Standards.

As noted in the two prior reports, staff finds the proposed new construction generally in keeping with the scale and eclectic character of this particular section of North Washington Street which

is removed from both the historic core around King Street and the more pastoral sections at each end that primarily contain large mid-20th century garden apartments set back from the street. The site is within the Pendleton Street to Bashford Lane sector in the Washington Street chapter of the BAR's *Design Guidelines*. The Scale and Character description states:

> *This section is predominantly commercial with a number of modern office buildings and highway oriented uses. New buildings in this area should be oriented to the street, create an attractive pedestrian environment and foster a sense of place, arrival and community. (p.8)*

The, side (north and south) and rear (west) elevations are now coordinated, fittingly detailed and contribute to the overall appropriateness of the design.

At this point, staff has no recommendations for further refinement at the concept stage, except to note that high-quality materials and well-executed design details should be incorporated into the final design for Certificate of Appropriateness review.

WASHINGTON STREET STANDARDS

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 agreement with the federal government.

Staff repeats the analysis related to the additional standards for Washington Street described in the Zoning Ordinance. Staff's comments as to how the Standards are satisfied or need further study are found below.

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 overall design intention draws inspiration from late 19th-century and early 20th-century architecture, similar to that found historically on Washington Street. The buildings feature several elements that draw from these styles, illustrating this lineage.

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 design for the project will allow the historic townhouse to remain visually prominent. Further, the project includes rehabilitating and reusing the historic townhouse which has been vacated and boarded up for many years. The glass hyphen provides a clear separation between the new and old buildings that allows the historic townhouse to be a part of, yet stand separate from the block face. Overall, the proposal seeks to create background "buildings" that will not overwhelm the historic buildings on Washington Street.

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

As noted above, the design, siting and materials are consistent with historic patterns of development and design found on Washington Street without being a slavish replication, therefore complementing the historic buildings.

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 mass does not overwhelm the existing historic townhouse and the revised massing and design suggests two distinct buildings as part of the new construction.

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.*

Although one building, the proposal implements the appearance of two "buildings" by separating the facades by hyphens and two differing architectural styles, as has been done successfully on other projects in Old Town. Additional roof line changes and slight setbacks will also help to define this as separate buildings rather than one large composition.

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 massing models of the surrounding blocks illustrating that the proposed massing, with some refinements, will be consistent with the context of this area of North 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 of the two "buildings" appropriately employs the traditional massing, details and proportions of the architectural styles from which they derive inspiration. The overall proportions of the scheme are appropriate.

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.

The two brick "buildings" each derive from historic styles found on Washington Street and the concept of an architectural hyphen is a common way for buildings to be joined together as their design and program evolve over the years. Historically, as enterprises, businesses, church or other institutions have expanded, they often create hyphens or connections that physically connect multiple structures but allow the main structures to visually retain their prominence. On Washington Street, one example would be the Downtown Baptist Church which has a hyphen to the south side.

(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 bay widths consistent with a commercial building from the late 19th and early 20th centuries.

(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. As new construction, high-quality modern materials may be permitted.

(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 within a load-bearing masonry construction form. The first floor features large windows with strong masonry piers that are appropriately scaled and consistent with traditional commercial fenestration throughout the district.

(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.

Next Steps
At this time, it is anticipated that the DSUP will be reviewed by Planning Commission and City Council in January 2016. The applicant should continue to work with staff as plans are refined to ensure continued conformance with BAR policies and conditions and to make revisions based on the Board's comments.

IV. STAFF RECOMMENDATION

Staff recommends that the Board endorse the refinements made to the concept proposal. Architectural details and materials selection will be reviewed and approved as part of the Certificate of Appropriateness request.

STAFF

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

V. CITY DEPARTMENT COMMENTS

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

Zoning Comments

The subject property is zoned CD-X – Commercial Downtown Zone and presently is operated as a motel (808 N Washington Street) and an existing townhome (802 N Washington Street). The applicant is proposing to relocate and maintain the existing townhome, and redevelop the hotel site to a 5-story hotel use structure consisting of 100 rooms.

Staff has completed a zoning analysis and confirmed the project complies with the CD-X zone regulations if the following issues are resolved:

Comments carried over from DSUP2015-00004 review

C-1 Per the Zoning Tabulation table on Sheet No. A1, the gross floor area is 58,844 sq. ft. and the net floor area is 49,370 sq. ft., the applicant must show proposed areas excluded from the floor area calculations.

Response: Still Required

C-2 Staff suggests the applicant clarify what uses/services will be provided in the associated amenity space to ensure use and parking requirements.

Response: Still Required

C-3 There shall be no structure, fences, shrubbery or other obstruction to vision more than three and one-half feet above the curb level within the area enclosed by the centerline of the intersecting streets and a line joining points on such centerlines at distances from their intersections of 75 feet without the approval of a waiver by the BAR.

Response: Acknowledged

C-4 The loading space must have a minimum clearance height of 14.5 feet.

Response: Still Required; Clearance heights must be specified on the plan

C-5 Show the location and size of all proposed exterior mechanical, HVAC equipment, and screening at ground level and/or on rooftop.

Response: Acknowledged

C-6 Show the location and size of all dumpsters and enclosures at ground level.

Response: Still Required; Dumpsters must be shown

C-7 Applicant must submit parking tabulations.

Response: Acknowledged

Previous Comments from BAR2015-00152/00154

C-8 Indicate heights of all parapet walls. Plans are not to scale and compliance cannot be determined.

C-9 Indicate the height of the proposed elevator penthouse. Plans are not to scale and compliance cannot be determined.

C-10 Provide details about the proposed enclosure for the relocated transformer.

Previous findings carried over from DSUP2015-00004 review

F-1 The proposed plan exceeds the maximum permitted, by-right floor area, a Special Use Permit must be granted to increase the floor area ratio to 2.50 FAR.

Response: Acknowledged

F-2 Pursuant to Section 8-200(B)(21), hotels within Parking District 1 shall provide a minimum of .7 parking space per room. A total of 70 parking spaces are required. The applicant is proposing 50 parking spaces and requesting a parking reduction of 20 parking spaces. The proposal requires 3 loading spaces be provided, the applicant is requesting a reduction to 1 loading space. The proposed valet and tandem parking spaces count towards the required parking spaces.

Response: Acknowledged

F-3 The applicant is proposing tandem parking, special use permit approval is required for tandem parking.

Response: Acknowledged

F-4 The applicant is proposing valet parking, an administrative Special Use Permit is required for valet parking within the CD-X zone.

Response: Acknowledged

F-5 Pursuant to Section 8-100(A)(4)(b), the requested parking reduction exceeds five parking spaces, a parking management plan is required which shall include reasonable and effective measures, appropriate to the size, scale and location of the use, building or structure, which will mitigate the impacts of the proposed reduction in parking.

Response: Still Required; Staff could not find mention of a parking management plan.

F-6 The proposed use exceeds 30 or more hotel units, therefore the applicant must submit a transportation management plan per section 11-704(B)(1)(a).

Response: Acknowledged

F-7 Relocation of the N Washington Street is permitted, as it serves as the entrance to the sub-grade parking garage, which serves as an interior court for the purposes of Section 8-200(C)(5)(a).

Response: Acknowledged

F-8 No commercial building shall be located within a distance from the nearest residential zone line equal to the height of such commercial building or 25 feet, whichever is greater. A modification of 40 feet must be granted to the zone transition requirement.

Response: Acknowledged

F-9 The proposed development must comply with the Washington Street Standards and the design guidelines of the Old Town North Area Plan.

Response: Acknowledged

Code Administration

F-1 The following comments are for site plan review only. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon the building permit plans and the additional information submitted. If there are any questions, the applicant may contact Charles Cooper, Plan Review Division at Charles.cooper@alexandriava.gov or 703-746-4197.

C-1 Demolition, building, trades permits and inspections are required for this project. Plans that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s). The building official shall be notified in writing by the owner if the registered design professional in the responsible charge is changed or is unable to continue to perform the duties.

C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

C-3 Required means of egress shall be maintained at all times during construction, demolition, remodeling or alterations and additions to any building.

C-4 Provisions shall be made to prevent the accumulation of water or damage to any foundation on the premises or adjoining property.

C-5 Construction equipment and materials shall be stored and placed so as not to endanger the public, the workers or adjoining property for the duration of the construction project, materials and equipment shall not be placed or stored so as to obstruct access to fire hydrants, standpipes, fire or police alarm boxes, catch basins or manholes,

C-6 During Construction dwellings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible for the street or road fronting the property.

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

R-4 Comply with all requirements of [DSP2015-00004](TES)

R-5 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)

F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)

C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

C-7 The owner shall obtain and maintain a policy of general liability insurance in the amount of $1,000,000 which will indemnify the owner (and all successors in interest); and the City as an Additional Insured, against claims, demands, suits and related costs, including attorneys' fees, arising from any bodily injury or property damage which may occur as a result of the encroachment. (Sec. 5-29 (h)(1)) (T&ES)

Please submit Insurance Certificate:
City of Alexandria
T&ES / Permit Section

Attn: Kimberly Merritt
301 King Street, Room 4130
Alexandria, VA 22314

Alexandria Archaeology

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

F-1 In the nineteenth century this lot was located on what were the outskirts of Old Town Alexandria. According to 1850 tax lists, Erskin Catlett owned the vacant property as a real estate investment. The property (and entire block) remained vacant as of 1877 when J.W. Green owned it. Eventually, by the 1890s a three-story dwelling was standing on the lot at 802 N. Washington Street, and remains there to this day. By the mid-twentieth century the Towne Motel was built on the lot adjoining 802 N. Washington Street to the north, and this too still stands.

F-2 If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.

R-1 Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.

R-2 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.

NATIONAL PARK SERVICE COMMENTS

National Park Service staff met with BAR staff on 10/28/15 and had no additional comments.

VI. ATTACHMENTS

1 – Minutes from September 2, 2015 BAR work session
2 – Supporting Materials
3 – Application for 802-808 North Washington St Concept Review Work Session
4 – Technical Preservation Brief #14 from the National Park Service

ATTACHMENT 1

A work session to discuss the proposed development project at 802-808 N Washington St.

BOARD ACTION on September 2, 2015: The BAR held a work session to discuss the proposed development project at 802-808 N Washington St.

SPEAKERS
The applicant, represented by Rust Orling Architecture, gave a presentation on the revised submittal.

Katy Canady, summarized the findings of the Old Town Civic Association, which found the proposal did not meet the Washington Street standards and that the design was too big and too modern.

Stephen Pisani, representing the National Park Service, stated that the massing of the building is too great and overpowers the adjacent historic structure. He appreciated the reduction of the glass hyphen and the simplified mutton pattern and asked if the massing could be reduced by stepping back the upper floors. It appeared to be a fifty foot tall box with details added to it. He also said a glass mansard roof is not an appropriate detail for Washington Street.

Gail Rothrock, representing the Historic Alexandria Foundation's advocacy committee, found the hyphen to be much better articulated because it is four stories tall as opposed to the originally proposed five. In general, HAF felt the structure loomed over the historic building – which should not be relocated in the first place. She cited standard #2 is and #4 among others that were not met with the current design. While she found the design improved with better articulation, she said it is too massive overall and large for both Washington Street and the adjoining historic building.

Charles Trozzo, of 209 Duke Street, and former member of the Alexandria Historical Restoration & Preservation Commission for many years, said that he is familiar with the review process. He sees this project as a lost opportunity, as it misses many of the Washington Street standards. He felt the mass should be relevant to context and not cherry picked from places in historic district. Another missed opportunity is that the structure could reflect the mid-20th century hotel proposed for demolition, as it is of the era when parkway created. Why can't the project be an upscale version of the motel design and reflecting authenticity of Parkway?

Poul Hertel, 3716 Carriage House Court, expressed disbelief that the proposed building meets Washington Street standards. He said the staff reports do not mention curb cuts or the previous change in the boundary of the historic district which specifically said that the view shed of Parkway is important.

Phillip Matyas, 219 N Pitt Street, reiterated Mr. Hertel's comments regarding the Washington Street standards, feeling that the City has adopted rules and codes to be in the spirit of what we are trying to do. He favored a reduction in height and saw similarity between this proposal and the Notch 8 building on Route 1. He lamented Route 1 style architecture intruding on

Washington Street corridor and reminded the Board that the application does not discuss mechanical equipment, but that will add to the height.

BOARD DISCUSSION
Mr. Neale recused himself.

Ms. Roberts liked the revisions to the north wall, especially the brickwork. She asked whether the hyphen connecting to the historic house, would be white brick. The applicant said that the rendering was white so that the building forms could be viewed with the distraction of color and that they will return with colors proposed for approval during the Certificate of Appropriateness application. Ms. Roberts preferred the less busy hyphen and the reduction in its scale, especially next to the historic building. However, she thought the glass hyphen worked better than the revised brick version, and that perhaps it could be one story lower. Regarding the north entrance, she observed that while it is set back eight feet, it is also taller than the previous version, but she supports the way it is. She did not care for glass mansard roof and cited the Time Life Building as an example of a mansard that overwhelms the building. She suggested a flat roof here, with a lower roofline. Lastly she confirmed that there would be differentiation in the brick colors between the two primary building masses.

Ms. Miller felt that the building recedes into sky better if is a lighter color. She preferred the new hyphen more than the previous version. While the architectural detailing is in keeping with its location, she agreed with the public that the building is too massive.

Ms. Kelley said that she did not have benefit of being on Board when it was last presented, but believes a lot of concerns have been addressed in the revisions and that it is a better looking project now. She like the lowered glass hyphen next to historic building, but did not care for the glass mansard. She felt many of the remaining details could be addressed by architects before the Certificate of Appropriateness application.

Ms. Finnigan, too, was absent during first review but was generally in agreement with the public comments that the project was not in conformance with the Washington Street standards. She preferred the glazing on current proposal. She found the revised glass hyphen to be sympathetic to the historic structure and suggested borrowing that same look for center hyphen. She felt the raised panel door on the lower right corner of the east elevation did not fit with the modern approach and that the pilasters appeared to be floating, suggesting that they be carried down through the piers to visually ground the building. Lastly, she asked that next submission show the overall neighborhood context.

Mr. Carlin said that the design team has done excellent job moving this forward and was in general agreement with comments made. He felt that the design now opened up to the Little Tavern, and found that a good thing.

Mr. von Senden said he generally would be in favor of a lighter color masonry for the reasons Ms. Miller mentioned, but did not favor painting the historic building. He preferred the glass hyphen and had concerns about the glass mansard, stating that Washington Street is quite wide and it would be very visible. He feared the glass mansard may not read as successfully as it does

in other parts of town. He suggested recessing the top level and reducing the massing. He found the north side much improved and liked the projecting pilasters. The revised west side is much more coherent.
Ms. Finigan asked the applicant to speak more about the folly building. The applicant said that the transformer now located on corner of Washington Street would be relocated and disguised it by this structure.

Ms. Roberts posed the question to the applicant of leaving historic building red and differentiating the new building with a light color, for instance, painted brick– white or otherwise. Mr. von Senden concurred with Ms. Roberts that a painted brick could be appropriate here.

The applicant said that an Italianate building would not be appropriately white and his personal feeling is that white or gray is not appropriate but he did not rule it out as never having been done.

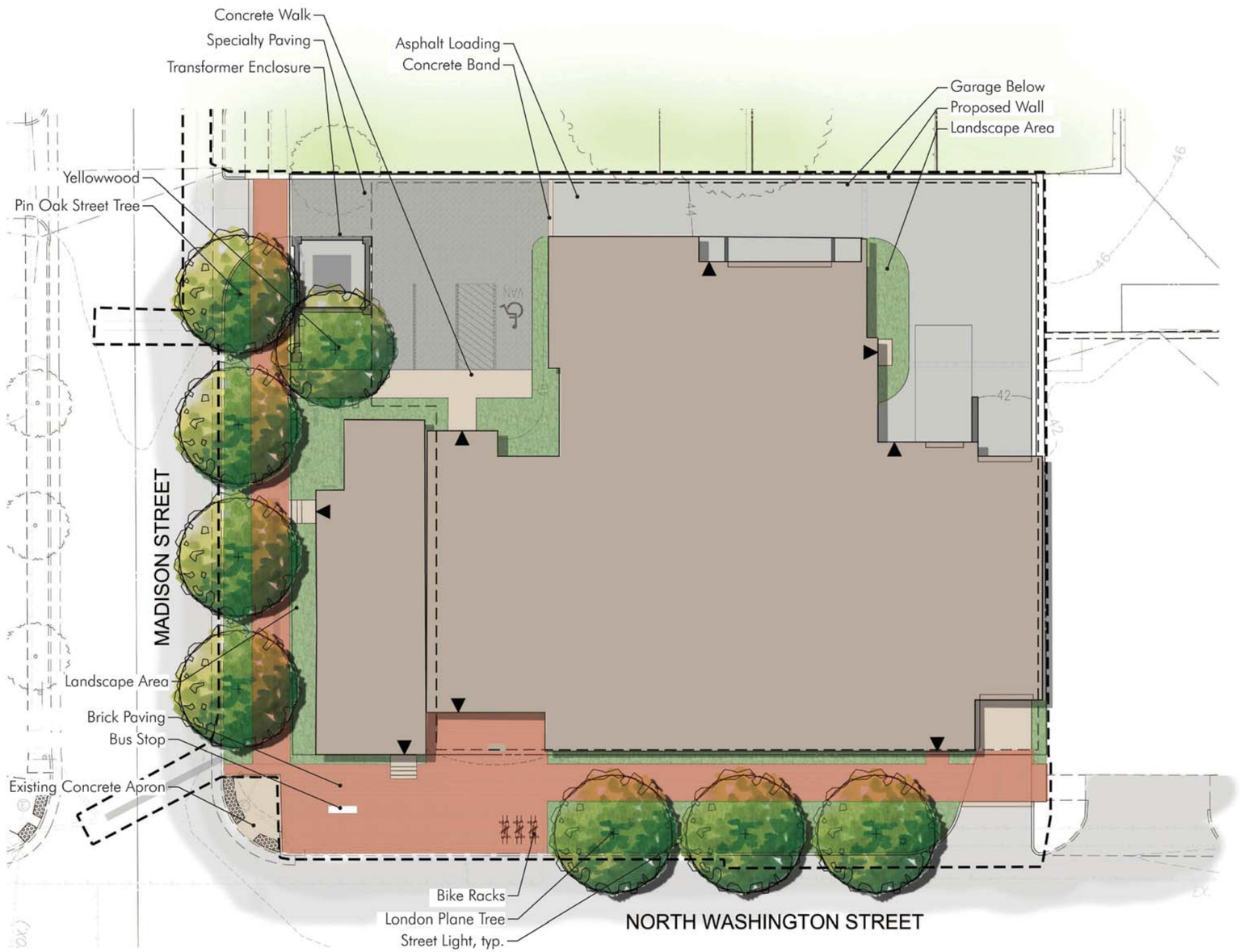
Ms. Roberts reminded applicant that they are hearing from the public that there is a feeling building overwhelms historic building and perhaps a lighter color would help it recede.

Ms. Miller asked why the applicant chose an Italianate style and if there were any local precedent examples of this style. The applicant responded that it was a personal choice for Italianate and that the Campagna Center on South Washington Street was a large Italianate building, although it was not necessarily being used as a precedent. That building also is white painted brick.

Mr. von Senden summarized the Board's comments, citing concerns regarding the color, glass mansard, and lack of context images.

The applicant stated that they could return on October 21st for another concept review.

ATTACHMENT #2



800 N WASHINGTON
Overall Site Plan

Scale: 1" = 10'-0"
0 5' 10' 20'

NORTH

STUDIO39 Landscape Architecture, P.C. 6416 Grovedale Drive, Suite 100-A Alexandria, Virginia 22310 703.719.6500 www.studio39.com LANDSCAPE ARCHITECTURE PLANNING URBAN DESIGN GRAPHIC DESIGN

SEPTEMBER 18, 2015

COMMONWEALTH OF VIRGINIA
JOHN W. RUST
Lic. No. 003940
09/21/15
ARCHITECT

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www.rustorling.com

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802 & 808 North Washington Street
Alexandria, VA

14.074

REVISIONS

DATE	DESCRIPTION

BAR CONCEPT-III SUBMISSION 09.21.15

OVERALL SITE PLAN

SHEET NO.
A1.0

A

OVERALL SITE PLAN
1" = 10'

CURRENT ELEVATION

A

PROPOSED EAST ELEVATION (WASHINGTON STREET) CURRENT

1/8" = 1'-0"

B

PREVIOUS EAST ELEVATION (WASHINGTON STREET) - BAR CONCEPT II

1/8" = 1'-0"

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REVISIONS

DATE	DESCRIPTION
8/18/15	REVISED

BAR CONCEPT-III
SUBMISSION
09.21.15

EXTERIOR
ELEVATIONS

SHEET NO.

A2.1a

CURRENT ELEVATION

A

PROPOSED EAST ELEVATION (WASHINGTON STREET) CURRENT

1/8" = 1'-0"

B

PREVIOUS EAST ELEVATION (WASHINGTON STREET) - BAR CONCEPT 1

ENDORSED BY THE BAR FOR HEIGHT, SCALE, MASS AND GENERAL ARCHITECTURAL CHARACTER

1/8" = 1'-0"

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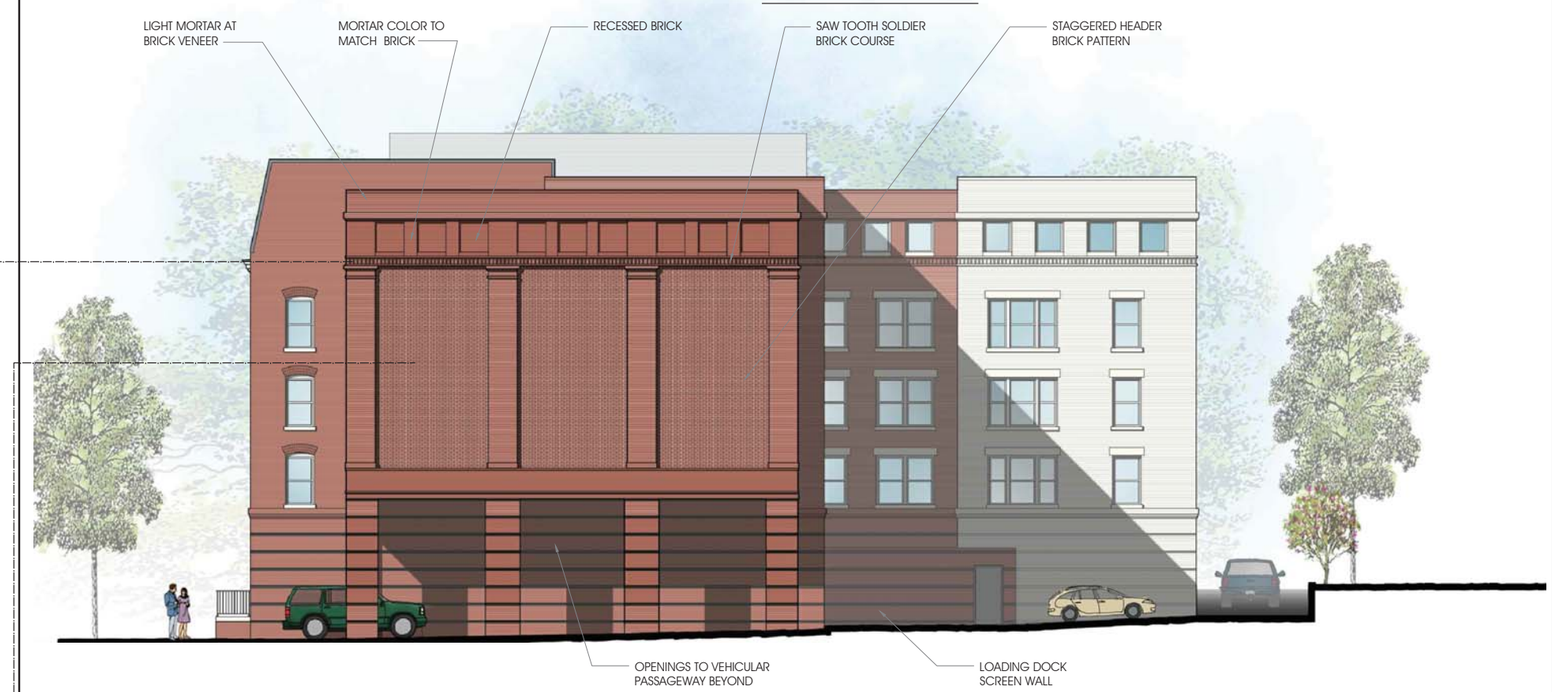
BAR CONCEPT-III
SUBMISSION
09.21.15

EXTERIOR
ELEVATIONS

SHEET NO.

A2.1b

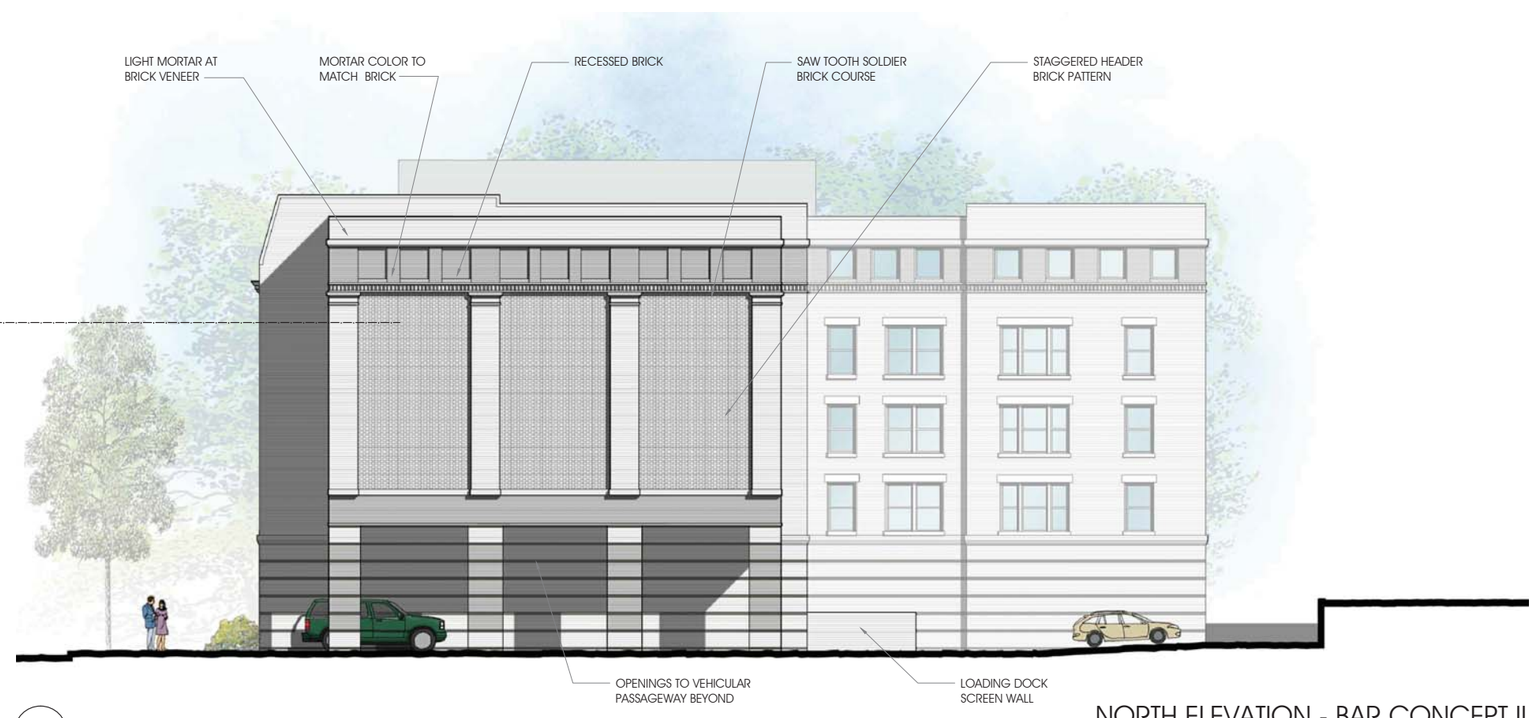
CURRENT ELEVATION



A

PROPOSED NORTH ELEVATION - CURRENT

1/8" = 1'-0"



B

NORTH ELEVATION - BAR CONCEPT II

1/8" = 1'-0"

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8/18/15	REVISED

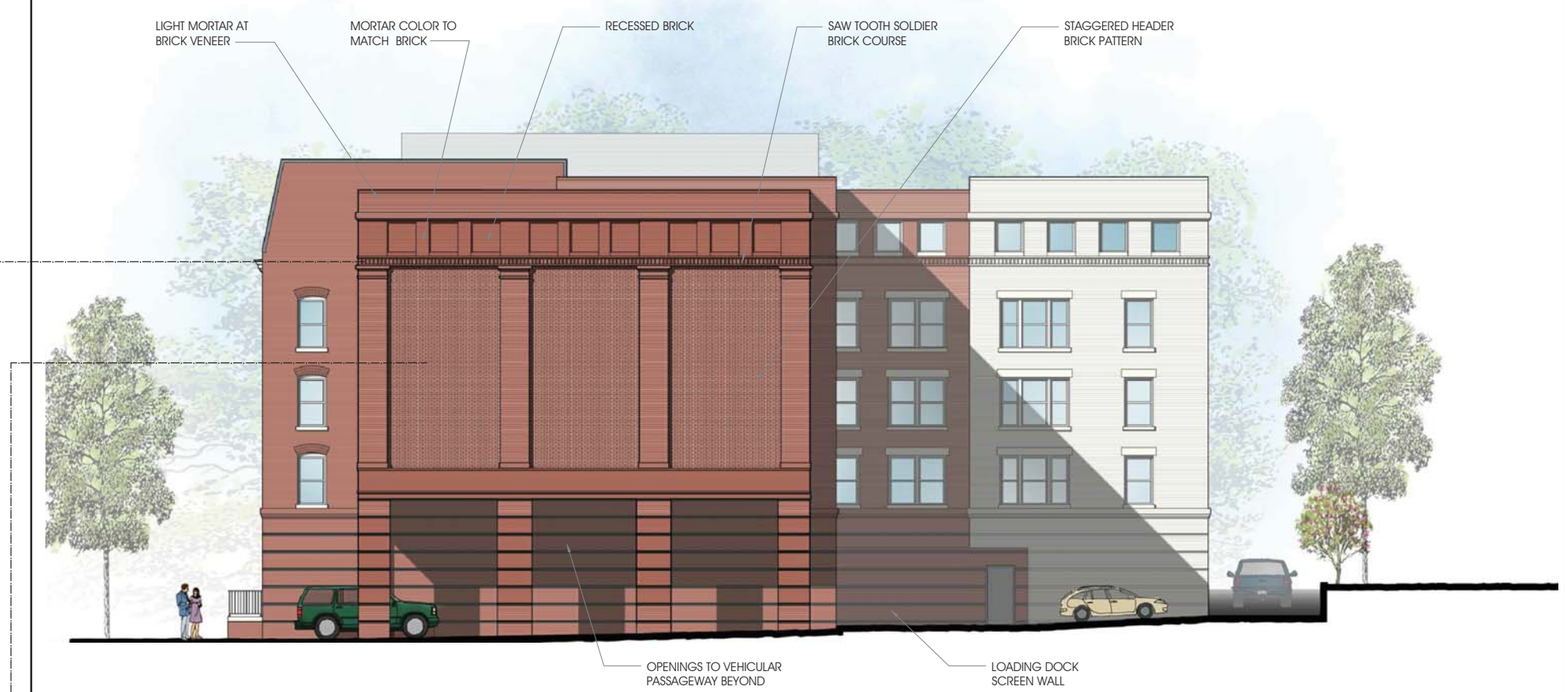
BAR CONCEPT-III
SUBMISSION
09.21.15

EXTERIOR
ELEVATIONS

SHEET NO.

A2.2a

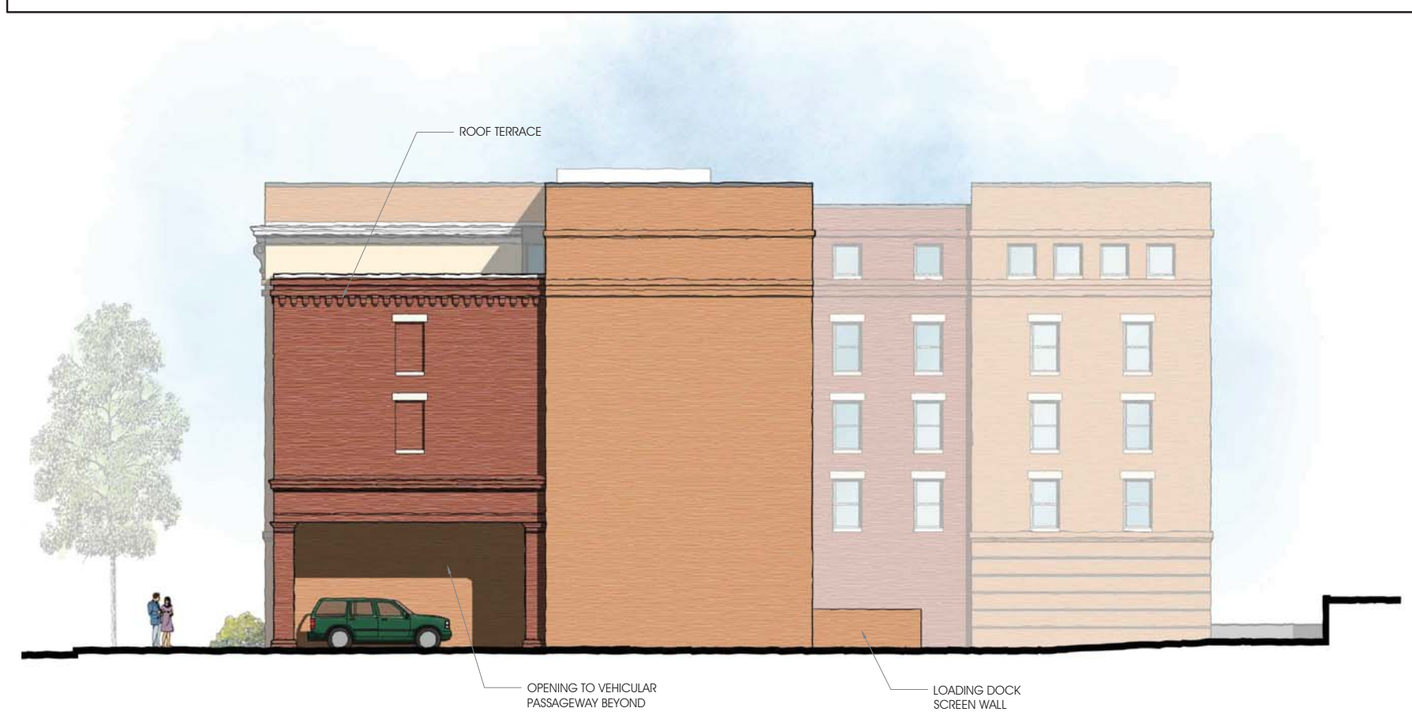
CURRENT ELEVATION



A

PROPOSED NORTH ELEVATION

1/8" = 1'-0"



B

NORTH ELEVATION - BAR CONCEPT I

1/8" = 1'-0"

ENDORSED BY THE BAR FOR HEIGHT, SCALE, MASS AND GENERAL ARCHITECTURAL CHARACTER

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REVISIONS

DATE	DESCRIPTION
8/18/15	REVISED

BAR CONCEPT-III
SUBMISSION
09.21.15

EXTERIOR
ELEVATIONS

SHEET NO.

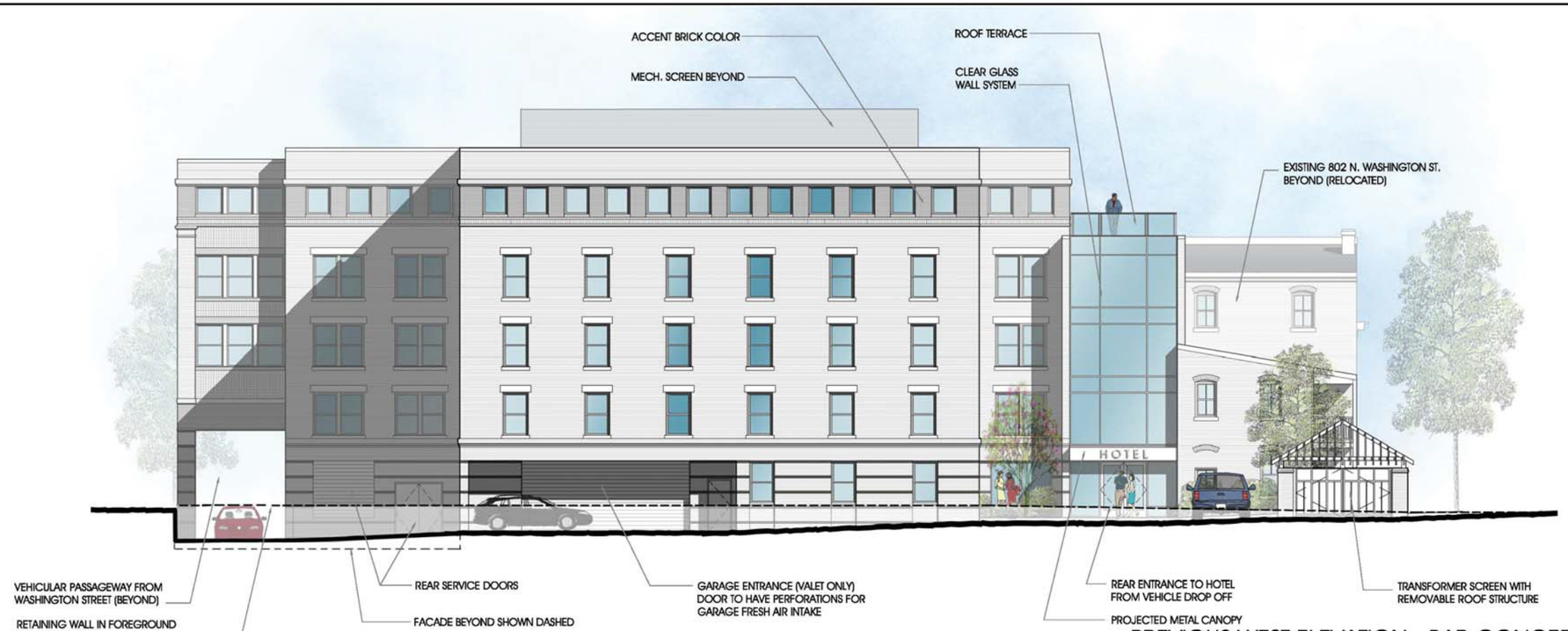
A2.2b

CURRENT ELEVATION

A

PROPOSED WEST ELEVATION - CURRENT

1/8" = 1'-0"



B

PREVIOUS WEST ELEVATION - BAR CONCEPT II

1/8" = 1'-0"

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DATE	DESCRIPTION
8/18/15	REVISED

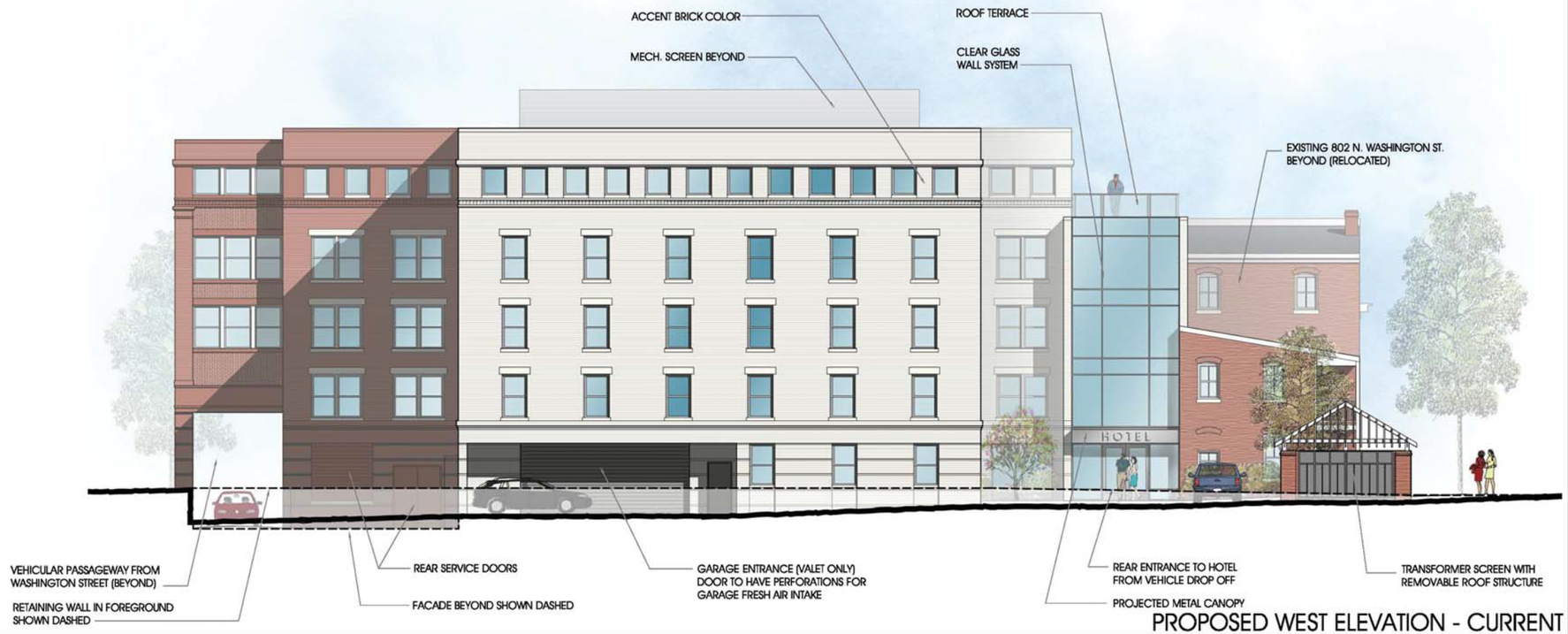
BAR CONCEPT-III SUBMISSION 09.21.15

EXTERIOR ELEVATIONS

SHEET NO.

A2.3a

CURRENT ELEVATION



A

PROPOSED WEST ELEVATION - CURRENT

1/8" = 1'-0"

B

PREVIOUS WEST ELEVATION - BAR CONCEPT I

1/8" = 1'-0"

ENDORSED BY THE BAR FOR HEIGHT, SCALE, MASS AND GENERAL ARCHITECTURAL CHARACTER

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EXTERIOR ELEVATIONS

SHEET NO.

A2.3b

CURRENT ELEVATION

A

PROPOSED SOUTH ELEVATION - CURRENT

1/8" = 1'-0"

B

PREVIOUS SOUTH ELEVATION - BAR CONCEPT II

1/8" = 1'-0"

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09.21.15

EXTERIOR
ELEVATIONS

SHEET NO.

A2.4a

CURRENT ELEVATION

A

PROPOSED SOUTH ELEVATION - CURRENT

1/8" = 1'-0"

B

PREVIOUS SOUTH ELEVATION - BAR CONCEPT I

ENDORSED BY THE BAR FOR HEIGHT, SCALE, MASS AND GENERAL ARCHITECTURAL CHARACTER

1/8" = 1'-0"

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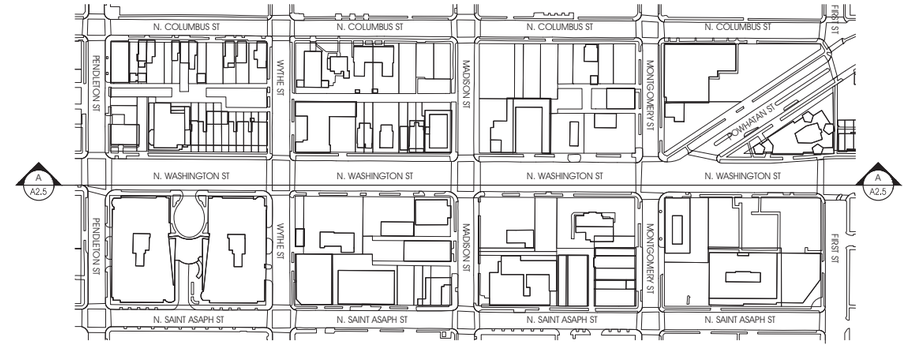
09.21.15

EXTERIOR
ELEVATIONS

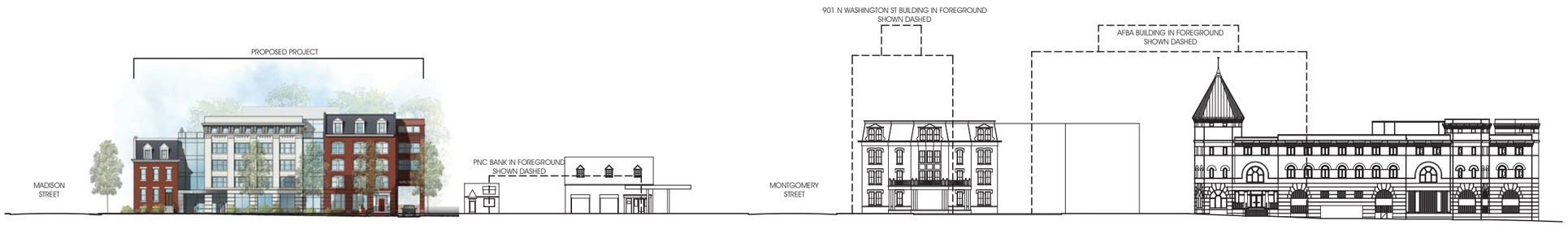
SHEET NO.

A2.4b



D

KEY PLAN
1" = 150'



C

WEST ELEVATION STREETSCAPE BLOCK 800-900 (WASHINGTON STREET)
1" = 30'

B

WEST ELEVATION STREETSCAPE BLOCK 600-700 (WASHINGTON STREET)
1" = 30'

A

WEST ELEVATION STREET SCAPE (WASHINGTON STREET)
1" = 60'

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REVISIONS

DATE	DESCRIPTION

BAR CONCEPT-III
SUBMISSION
09.21.15

STREETSCAPE

SHEET NO.

A2.5

AERIAL VIEW
N.T.S

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REVISIONS

DATE	DESCRIPTION

BAR CONCEPT-III
SUBMISSION
09.21.15

MASSING MODEL

SHEET NO.

A4.1

109 S. WASHINGTON STREET
RENAISSANCE REVIVAL STYLE

EXISTING BUILDING

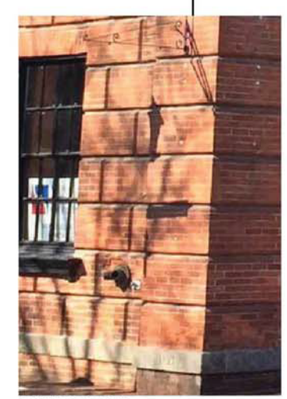
EXISTING BUILDING WITH
NEWLY EXPOSED BRICK
PARTY WALL

BRICK CORBELING

LANDSCAPED COURT

WROUGHT IRON FENCING WITH
BRICK PIERS

PAINTED BRICK



RUSTICATED BASE

A PROPOSED SOUTH ELEVATION (MADISON STREET)
3/32" = 1'-0"

B PROPOSED EAST ELEVATION (WASHINGTON STREET)
3/32" = 1'-0"

COMMONWEALTH OF VIRGINIA
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8/13/15
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REVISIONS

DATE	DESCRIPTION
5/27/15	REVISED

PRELIMINARY
SITE PLAN
08.13.15

WASHINGTON
STREET ELEVATION

SHEET NO.

A6.1

ATTACHMENT #3

CONCEPT REVIEW #3

BAR Case # 2015-00154

ADDRESS OF PROJECT: 802/808 N. Washington Street

TAX MAP AND PARCEL: 054.04-02-07/054.04-02-06 **ZONING:** CDX

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

■ CERTIFICATE OF APPROPRIATENESS "CONCEPT PLAN"

☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ■ Property Owner ☐ Business *(Please provide business name & contact person)*

Name: Shakti LLC

Address: 808 N. Washington St.

City: Alexandria State: VA Zip: 22314

Phone: 571-232-9048 E-mail : townmotel808@gmail.com

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

Name: John Rust, Rust Orling Architecture Phone: 703-836-3205

E-mail: jrust@rustorling.com

Legal Property Owner:

Name: Shakti LLC

Address: 808 N. Washington St.

City: Alexandria State: VA Zip: 22314

Phone: 571-232-9048 E-mail: townmotel808@gmail.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.

BAR Case # 2015-00154

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).*

This project consists of construction of a new five story hotel at 802/808 N. Washington Street. The project has been previously approved for demolition of the existing motel and relocation of the existing townhouse as well as endorsed for the general height, mass, scale, and architectural character of the proposed new construction.
This submission requests a concept work session of the modifications to the exterior elevations based on comments received from the Board as well as City staff.

Modifications made for the 2nd BAR Concept worksession:
· Reduction in height of the "hyphen" element adjacent to the historic townhouse for improved transition between the new construction and historic townhouse and to make the townhouse more prominent.
· Refinements to the Washington Street elevation for additional height variation, including refining the cornice at the corn exchange façade, and adding a mansard roof
· Refinements to the north façade, including opening the ground floor passageway for increased articulation, additional fenestration (windows with spandrel glass), and setting back the corner element from Washington street to improve the transition with the neighboring property.
Modifications made for the 3rd BAR Concept worksession:
· The "hyphen" element between the two proposed Washington Street façade types has been changed to match the all glass element. The top floor of the hyphen has been set back for additional height variation.
· The elevations have been colored with the proposed materials. Painted brick has also been added to provide additional variation between facades at the front and rear.
· The glass mansard roof has been changed to a traditional standing seam metal roof with dormers
· The north façade has been adjusted to provide additional windows and detail changes to the pilasters.
· The proportions to the building egress door on Washington Street have been adjusted.

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.

BAR Case # 2015-00154

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.

BAR Case # 2015-00154

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: JOHN RUST

Date: September 21, 2015

OWNERSHIP AND DISCLOSURE STATEMENT
Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. RAJNIKANT PATEL	4892 Annamohr Dr. Fairfax, VA 22030	50%
2. BHARTI PATEL	4892 ANNAMOHR DR. FAIRFAX, VA 22030	50%
3.		

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

Name	Address	Percent of Ownership
1. Same		
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

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

5/18/15 — Date
RAJNIKANT PATEL — Printed Name
R Patel — Signature

ATTACHMENT #4

14 PRESERVATION BRIEFS

New Exterior Additions to Historic Buildings: Preservation Concerns

Anne E. Grimmer and Kay D. Weeks

National Park Service
U.S. Department of the Interior

Technical Preservation Services

A new exterior addition to a historic building should be considered in a rehabilitation project only after determining that requirements for the new or adaptive use cannot be successfully met by altering non-significant interior spaces. If the new use cannot be accommodated in this way, then an exterior addition may be an acceptable alternative. Rehabilitation as a treatment "is defined as the act or process of making possible a compatible use for a property through repair, alterations, and *additions* while preserving those portions or features which convey its historical, cultural, or architectural values."

The topic of new additions, including rooftop additions, to historic buildings comes up frequently, especially as it relates to rehabilitation projects. It is often discussed and it is the subject of concern, consternation, considerable disagreement and confusion. Can, in certain instances, a historic building be enlarged for a new use without destroying its historic character? And, just what is significant about each particular historic building that should be preserved? Finally, what kind of new construction is appropriate to the historic building?

The vast amount of literature on the subject of additions to historic buildings reflects widespread interest as well as divergence of opinion. New additions have been discussed by historians within a social and political framework; by architects and architectural historians in terms of construction technology and style; and by urban planners as successful or unsuccessful contextual design. However, within the historic preservation and rehabilitation programs of the National Park Service, the focus on new additions is to ensure that they preserve the character of historic buildings.

Figure 1. The addition to the right with its connecting hyphen is compatible with the Collegiate Gothic-style library. The addition is set back from the front of the library and uses the same materials and a simplified design that references, but does not copy, the historic building. Photo: David Wakely Photography.

Most historic districts or neighborhoods are listed in the National Register of Historic Places for their significance within a particular time frame. This period of significance of historic districts as well as individually-listed properties may sometimes lead to a misunderstanding that inclusion in the National Register may prohibit any physical change outside of a certain historical period—particularly in the form of exterior additions. National Register listing does not mean that a building or district is frozen in time and that no change can be made without compromising the historical significance. It does mean, however, that a new addition to a historic building should preserve its historic character.

Figure 2. The new section on the right is appropriately scaled and reflects the design of the historic Art Deco-style hotel. The apparent separation created by the recessed connector also enables the addition to be viewed as an individual building.

Guidance on New Additions

To meet Standard 1 of the *Secretary of the Interior's Standards for Rehabilitation*, which states that "a property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment," it must be determined whether a historic building can accommodate a new addition. Before expanding the building's footprint, consideration should first be given to incorporating changes—such as code upgrades or spatial needs for a new use—within secondary areas of the historic building. However, this is not always possible and, after such an evaluation, the conclusion may be that an addition is required, particularly if it is needed to avoid modifications to character-defining interior spaces. An addition should be designed to be compatible with the historic character of the building and, thus, meet the *Standards for Rehabilitation*. Standards 9 and 10 apply specifically to new additions:

> (9) "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."
>
> (10) "New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

The subject of new additions is important because a new addition to a historic building has the potential to change its historic character as well as to damage and destroy significant historic materials and features. A new addition also has the potential to confuse the public and to make it difficult or impossible to differentiate the old from the new or to recognize what part of the historic building is genuinely historic.

The intent of this Preservation Brief is to provide guidance to owners, architects and developers on how to design a compatible new addition, including a rooftop addition, to a historic building. A new addition to a historic building should preserve the building's *historic character*. To accomplish this and meet the *Secretary of the Interior's Standards for Rehabilitation*, a new addition should:

- Preserve significant historic materials, features and form;
- Be compatible; and
- Be differentiated from the historic building.

Every historic building is different and each rehabilitation project is unique. Therefore, the guidance offered here is not specific, but general, so that it can be applied to a wide variety of building types and situations. To assist in interpreting this guidance, illustrations of a variety of new additions are provided. Good examples, as well as some that do not meet the Standards, are included to further help explain and clarify what is a compatible new addition that preserves the character of the historic building.

Figure 3. The red and buff-colored parking addition with a rooftop playground is compatible with the early-20th century school as well as with the neighborhood in which it also serves as infill in the urban setting.

Preserve Significant Historic Materials, Features and Form

Attaching a new exterior addition usually involves some degree of material loss to an external wall of a historic building, but it should be minimized. Damaging or destroying significant materials and craftsmanship should be avoided, as much as possible.

Generally speaking, preservation of historic buildings inherently implies minimal change to primary or "public" elevations and, of course, interior features as well. Exterior features that distinguish one historic building or a row of buildings and which can be seen from a public right of way, such as a street or sidewalk, are most likely to be the most significant. These can include many different elements, such as: window patterns, window hoods or shutters; porticoes, entrances and doorways; roof shapes, cornices and decorative moldings; or commercial storefronts with their special detailing, signs and glazing patterns. Beyond a single building, entire blocks of urban or residential structures are often closely related architecturally by their materials, detailing, form and alignment. Because significant materials and features should be preserved, not damaged or hidden, the first place to consider placing a new addition is in a location where the least amount of historic material and character-defining features will be lost. In most cases, this will be on a secondary side or rear elevation.

Figure 4. This glass and brick structure is a harmonious addition set back and connected to the rear of the Colonial Revival-style brick house. Cunningham/Quill Architects. Photos: © Maxwell MacKenzie.

One way to reduce overall material loss when constructing a new addition is simply to keep the addition smaller in proportion to the size of the historic building. Limiting the size and number of openings between old and new by utilizing existing doors or enlarging windows also helps to minimize loss. An often successful way to accomplish this is to link the addition to the historic building by means of a hyphen or connector. A connector provides a physical link while visually separating the old and new, and the connecting passageway penetrates and removes only a small portion of the historic wall. A new addition that will abut the historic building along an entire elevation or wrap around a side and rear elevation, will likely integrate the historic and the new interiors, and thus result in a high degree of loss of form and exterior walls, as well as significant alteration of interior spaces and features, and will not meet the Standards.

Compatible but Differentiated Design

In accordance with the Standards, a new addition must preserve the building's historic character and, in order to do that, it must be differentiated, but compatible, with the historic building. A new addition must retain the essential form and integrity of the historic property. Keeping the addition smaller, limiting the removal of historic materials by linking the addition with a hyphen, and locating the new addition at the rear or on an inconspicuous side elevation of a historic building are techniques discussed previously that can help to accomplish this.

Rather than differentiating between old and new, it might seem more in keeping with the historic character

simply to repeat the historic form, material, features and detailing in a new addition. However, when the new work is highly replicative and indistinguishable from the old in appearance, it may no longer be possible to identify the "real" historic building. Conversely, the treatment of the addition should not be so different that it becomes the primary focus. The difference may be subtle, but it must be clear. A new addition to a historic building should protect those visual qualities that make the building eligible for listing in the National Register of Historic Places.

The National Park Service policy concerning new additions to historic buildings, which was adopted in 1967, is not unique. It is an outgrowth and continuation of a general philosophical approach to change first expressed by John Ruskin in England in the 1850s, formalized by William Morris in the founding of the Society for the Protection of Ancient Buildings in 1877, expanded by the Society in 1924 and, finally, reiterated in the 1964 Venice Charter—a document that continues to be followed by the national committees of the International Council on Monuments and Sites (ICOMOS). The 1967 *Administrative Policies for Historical Areas of the National Park System* direct that "...a modern addition should be readily distinguishable from the older work; however, the new work should be harmonious with the old in scale, proportion, materials, and color. Such additions should be as inconspicuous as possible from the public view." As a logical evolution from these Policies specifically for National Park Service-owned historic structures, the 1977 *Secretary of the Interior's Standards for Rehabilitation*, which may be applied to **all** historic buildings listed in, or eligible for listing in the National Register, also state that "the new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."

Preserve Historic Character

The goal, of course, is a new addition that preserves the building's historic character. The historic character of each building may be different, but the methodology of establishing it remains the same. Knowing the uses and functions a building has served over time will assist in making what is essentially a physical evaluation. But, while written and pictorial documentation can provide a framework for establishing the building's history, to a large extent the historic character is embodied in the physical aspects of the historic building itself—shape, materials, features, craftsmanship, window arrangements, colors, setting and interiors. Thus, it is important to identify the historic character before making decisions about the extent—or limitations—of change that can be made.

Figure 5. This addition (a) is constructed of matching brick and attached by a recessed connector (b) to the 1914 apartment building (c). The design is compatible and the addition is smaller and subordinate to the historic building (d).

Figure 6. A new addition (left) is connected to the garage which separates it from the main block of the c. 1910 former florist shop (right). The addition is traditional in style, yet sufficiently restrained in design to distinguish it from the historic building.

A new addition should always be subordinate to the historic building; it should not compete in size, scale or design with the historic building. An addition that bears no relationship to the proportions and massing of the historic building—in other words, one that overpowers the historic form and changes the scale—will usually compromise the historic character as well. The appropriate size for a new addition varies from building to building; it could never be stated in a square or cubic footage ratio, but the historic building's existing proportions, site and setting can help set some general parameters for enlargement. Although even a small addition that is poorly designed can have an adverse impact, to some extent, there is a predictable relationship between the size of the historic resource and what is an appropriate size for a compatible new addition.

Generally, constructing the new addition on a secondary side or rear elevation—in addition to material preservation—will also preserve the historic character. Not only will the addition be less visible, but because a secondary elevation is usually simpler and less distinctive, the addition will have less of a physical and visual impact on the historic building. Such placement will help to preserve the building's historic form and relationship to its site and setting.

Historic landscape features, including distinctive grade variations, also need to be respected. Any new landscape features, including plants and trees, should be kept at a scale and density that will not interfere with understanding of the historic resource itself. A traditionally landscaped property should not be covered with large paved areas for parking which would drastically change the character of the site.

Despite the fact that in most cases it is recommended that the new addition be attached to a secondary elevation, sometimes this is not possible. There simply may not be a secondary elevation—some important freestanding buildings have significant materials and features on all sides. A structure or group of structures together with its setting (for example, a college campus) may be of such significance that any new addition would not only damage materials, but alter the buildings' relationship to each other and the setting. An addition attached to a highly-visible elevation of a historic building can radically alter the historic form or obscure features such as a decorative cornice or window ornamentation. Similarly, an addition that fills

Figure 7. A vacant side lot was the only place a new stair tower could be built when this 1903 theater was rehabilitated as a performing arts center. Constructed with matching materials, the stair tower is set back with a recessed connector and, despite its prominent location, it is clearly subordinate and differentiated from the historic theater.

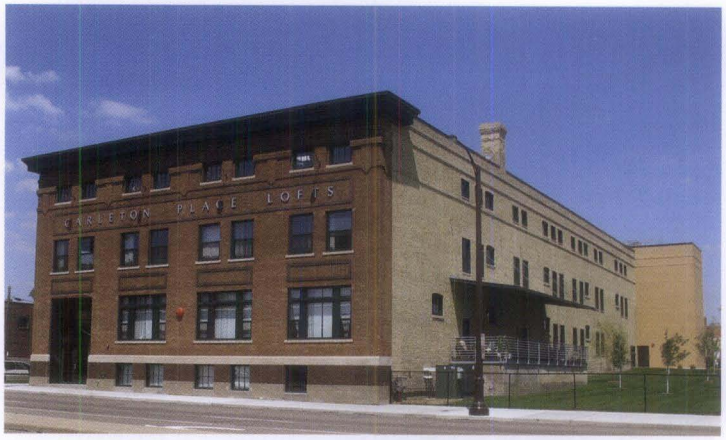

Figure 8. The rehabilitation of this large, early-20th century warehouse (left) into affordable artists' lofts included the addition of a compatible glass and brick elevator/stair tower at the back (right).

Figure 9. A simple, brick stair tower replaced two non-historic additions at the rear of this 1879 school building when it was rehabilitated as a women's and children's shelter. The addition is set back and it is not visible from the front of the school.

Figure 10. The small size and the use of matching materials ensures that the new addition on the left is compatible with the historic Romanesque Revival-style building.

in a planned void on a highly-visible elevation (such as a U-shaped plan or a feature such as a porch) will also alter the historic form and, as a result, change the historic character. Under these circumstances, an addition would have too much of a negative impact on the historic building and it would not meet the Standards. Such situations may best be handled by constructing a separate building in a location where it will not adversely affect the historic structure and its setting.

In other instances, particularly in urban areas, there may be no other place but adjacent to the primary façade to locate an addition needed for the new use. It may be possible to design a lateral addition attached on the side that is compatible with the historic building, even though it is a highly-visible new element. Certain types of historic structures, such as government buildings, metropolitan museums, churches or libraries, may be so massive in size that a relatively large-scale addition may not compromise the historic character, provided, of course, the addition is smaller than the historic building. Occasionally, the visible size of an addition can be reduced by placing some of the spaces or support systems in a part of the structure that is underground. Large new additions may sometimes be successful if they read as a separate volume, rather than as an extension of the historic structure, although the scale, massing and proportions of the addition still need to be compatible with the historic building. However, similar expansion of smaller buildings would be dramatically out of scale. In summary, where any new addition is proposed, correctly assessing the relationship between actual size and relative scale will be a key to preserving the character of the historic building.

Figure 11. The addition to this early-20th century Gothic Revival-style church provides space for offices, a great hall for gatherings and an accessible entrance (left). The stucco finish, metal roof, narrow gables and the Gothic-arched entrance complement the architecture of the historic church. Placing the addition in back where the ground slopes away ensures that it is subordinate and minimizes its impact on the church (below).

Design Guidance for Compatible New Additions to Historic Buildings

There is no formula or prescription for designing a new addition that meets the Standards. A new addition to a historic building that meets the Standards can be any architectural style—traditional, contemporary or a simplified version of the historic building. However, there must be a balance between differentiation and compatibility in order to maintain the historic character and the identity of the building being enlarged. New additions that too closely resemble the historic building or are in extreme contrast to it fall short of this balance. *Inherent in all of the guidance is the concept that an addition needs to be subordinate to the historic building.*

A new addition **must preserve significant historic materials, features and form**, and **it must be compatible but differentiated from the historic building**. To achieve this, it is necessary to carefully consider the **placement or location** of the new addition, and its **size, scale and massing** when planning a new addition. To preserve a property's historic character, a new addition must be visually distinguishable from the historic building. This does not mean that the addition and the historic building should be glaringly different in terms of design, materials and other visual qualities. Instead, the new addition should take its design cues from, but not copy, the historic building.

A variety of design techniques can be effective ways to differentiate the new construction from the old, while respecting the architectural qualities and vocabulary of the historic building, including the following:

- Incorporate a simple, recessed, small-scale hyphen to physically separate the old and the new volumes or set the addition back from the wall plane(s) of the historic building.
- Avoid designs that unify the two volumes into a single architectural whole. The new addition may include simplified architectural features that reflect, but do not duplicate, similar features on the historic building. This approach will not impair the existing building's historic character as long as the new structure is subordinate in size and clearly differentiated and distinguishable so that the identity of the historic structure is not lost in a new and larger composition. The historic building must be clearly identifiable and its physical integrity must not be compromised by the new addition.

Figure 12. This 1954 synagogue (left) is accessed through a monumental entrance to the right. The new education wing (far right) added to it features the same vertical elements and color and, even though it is quite large, its smaller scale and height ensure that it is secondary to the historic resource.

Figure 13. A glass and metal structure was constructed in the courtyard as a restaurant when this 1839 building was converted to a hotel. Although such an addition might not be appropriate in a more public location, it is compatible here in the courtyard of this historic building.

Figure 14. This glass addition was erected at the back of an 1895 former brewery during rehabilitation to provide another entrance. The addition is compatible with the plain character of this secondary elevation.

- Use building materials in the same color range or value as those of the historic building. The materials need not be the same as those on the historic building, but they should be harmonious; they should not be so different that they stand out or distract from the historic building. (Even clear glass can be as prominent as a less transparent material. Generally, glass may be most appropriate for small-scale additions, such as an entrance on a secondary elevation or a connector between an addition and the historic building.)

- Base the size, rhythm and alignment of the new addition's window and door openings on those of the historic building.

- Respect the architectural expression of the historic building type. For example, an addition to an institutional building should maintain the architectural character associated with this building type rather than using details and elements typical of residential or other building types.

These techniques are merely examples of ways to differentiate a new addition from the historic building while ensuring that the addition is compatible with it. Other ways of differentiating a new addition from the historic building may be used as long as they maintain the primacy of the historic building. Working within these basic principles still allows for a broad range of architectural expression that can range from stylistic similarity to contemporary distinction. The recommended design approach for an addition is one that neither copies the historic building exactly nor stands in stark contrast to it.

Revising an Incompatible Design for a New Addition to Meet the Standards

Figure 15. The rehabilitation of a c. 1930 high school auditorium for a clinic and offices proposed two additions: a one-story entrance and reception area on this elevation (a); and a four-story elevator and stair tower on another side (b). The gabled entrance (c) first proposed was not compatible with the flat-roofed auditorium and the design of the proposed stair tower (d) was also incompatible and overwhelmed the historic building. The designs were revised (e-f) resulting in new additions that meet the Standards (g-h).

Incompatible New Additions to Historic Buildings

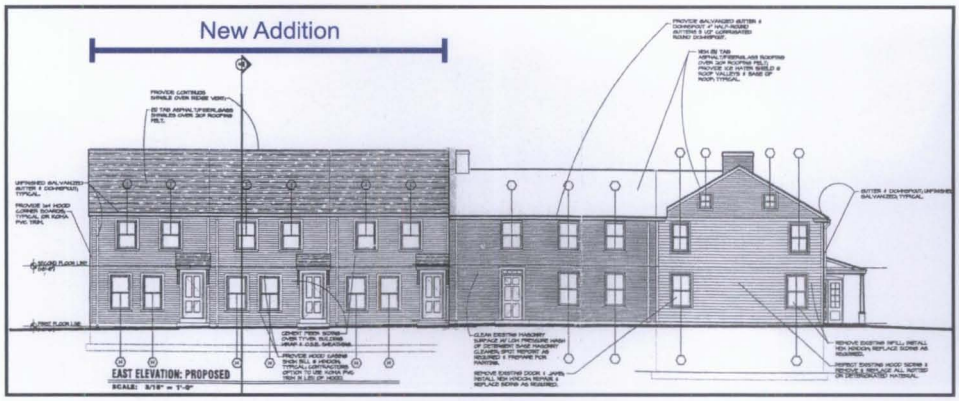

Figure 16. The proposal to add three row houses to the rear ell of this early-19th century residential property doubles its size and does not meet the Standards..

Figure 17. The small addition on the left is starkly different and it is not compatible with the eclectic, late-19th century house.

Figure 18. The expansion of a one- and one-half story historic bungalow (left) with a large two-story rear addition (right) has greatly altered and obscured its distinctive shape and form.

Figure 19. The upper two floors of this early-20th century office building were part of the original design, but were not built. During rehabilitation, the two stories were finally constructed. This treatment does not meet the Standards because the addition has given the building an appearance it never had historically.

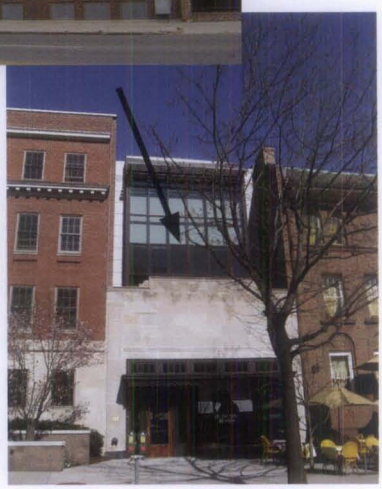

Figure 20. The height, as well as the design, of these two-story rooftop additions overwhelms the two-story and the one-story, low-rise historic buildings.

New Additions in Densely-Built Environments

In built-up urban areas, locating a new addition on a less visible side or rear elevation may not be possible simply because there is no available space. In this instance, there may be alternative ways to help preserve the historic character. One approach when connecting a new addition to a historic building on a primary elevation is to use a hyphen to separate them. A subtle variation in material, detailing and color may also provide the degree of differentiation necessary to avoid changing the essential proportions and character of the historic building.

A densely-built neighborhood such as a downtown commercial core offers a particular opportunity to design an addition that will have a minimal impact on the historic building. Often the site for such an addition is a vacant lot where another building formerly stood. Treating the addition as a separate or infill building may be the best approach when designing an addition that will have the least impact on the historic building and the district. In these instances there may be no need for a direct visual link to the historic building. Height and setback from the street should generally be consistent with those of the historic building and other surrounding buildings in the district. Thus, in most urban commercial areas the addition should not be set back from the façade of the historic building. A tight urban setting may sometimes even accommodate a larger addition if the primary elevation is designed to give the appearance of being several buildings by breaking up the facade into elements that are consistent with the scale of the historic building and adjacent buildings.

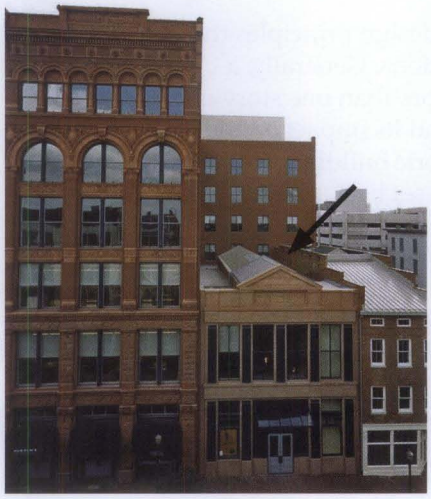

Figure 21. Both wings of this historic L-shaped building (top), which fronts on two city streets, adjoined vacant lots. A two-story addition was constructed on one lot (above, left) and a six-story addition was built on the other (above, right). Like the historic building, which has two different facades, the compatible new additions are also different and appear to be separate structures rather than part of the historic building.

Figure 22. The proposed new addition is compatible with the historic buildings that remain on the block. Its design with multiple storefronts helps break up the mass.

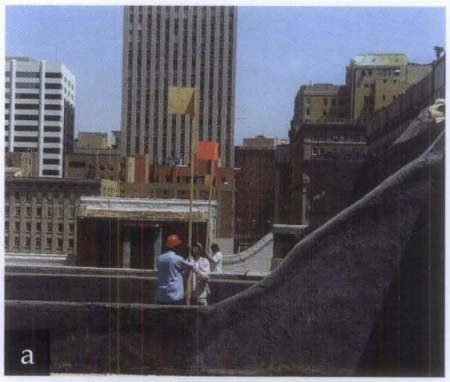

Figure 23. Colored flags marking the location of a proposed penthouse addition (a) were placed on the roof to help evaluate the impact and visibility of an addition planned for this historic furniture store (b). Based on this evaluation, the addition was constructed as proposed. It is minimally visible and compatible with the 1912 structure (c). The tall parapet wall conceals the addition from the street below (d).

Rooftop Additions

The guidance provided on designing a compatible new addition to a historic building applies equally to new rooftop additions. A rooftop addition should preserve the character of a historic building by preserving historic materials, features and form; and it should be compatible but differentiated from the historic building.

However, there are several other design principles that apply specifically to rooftop additions. Generally, a rooftop addition should not be more than one story in height to minimize its visibility and its impact on the proportion and profile of the historic building. A rooftop addition should almost always be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is free-standing or highly visible.

It is difficult, if not impossible, to minimize the impact of adding an entire new floor to relatively low buildings, such as small-scale residential or commercial structures, even if the new addition is set back from the plane of the façade. Constructing another floor on top of a small, one, two or three-story building is seldom appropriate for buildings of this size as it would measurably alter the building's proportions and profile, and negatively impact its historic character. On the other hand, a rooftop addition on an eight-story building, for example, in a historic district consisting primarily of tall buildings might not affect the historic character because the new construction may blend in with the surrounding buildings and be only minimally visible within the district. A rooftop addition in a densely-built urban area is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings.

A number of methods may be used to help evaluate the effect of a proposed rooftop addition on a historic building and district, including pedestrian sight lines, three-dimensional schematics and computer-generated design. However, drawings generally do not provide a true "picture" of the appearance and visibility of a proposed rooftop addition. For this reason, it is often necessary to construct a rough, temporary, full-size or skeletal mock up of a portion of the proposed addition, which can then be photographed and evaluated from critical vantage points on surrounding streets.

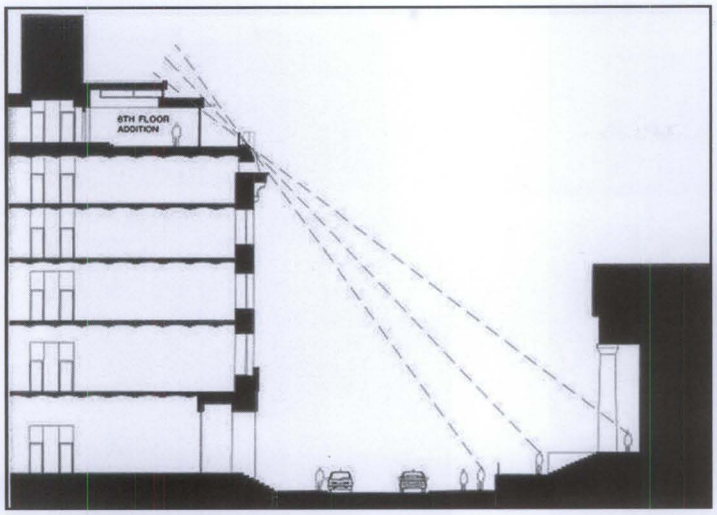

Figure 24. ***How to Evaluate a Proposed Rooftop Addition.*** *A sight-line study (above) only factors in views from directly across the street, which can be very restrictive and does not illustrate the full effect of an addition from other public rights of way. A mock up (above, right) or a mock up enhanced by a computer-generated rendering (below, right) is essential to evaluate the impact of a proposed rooftop addition on the historic building.*

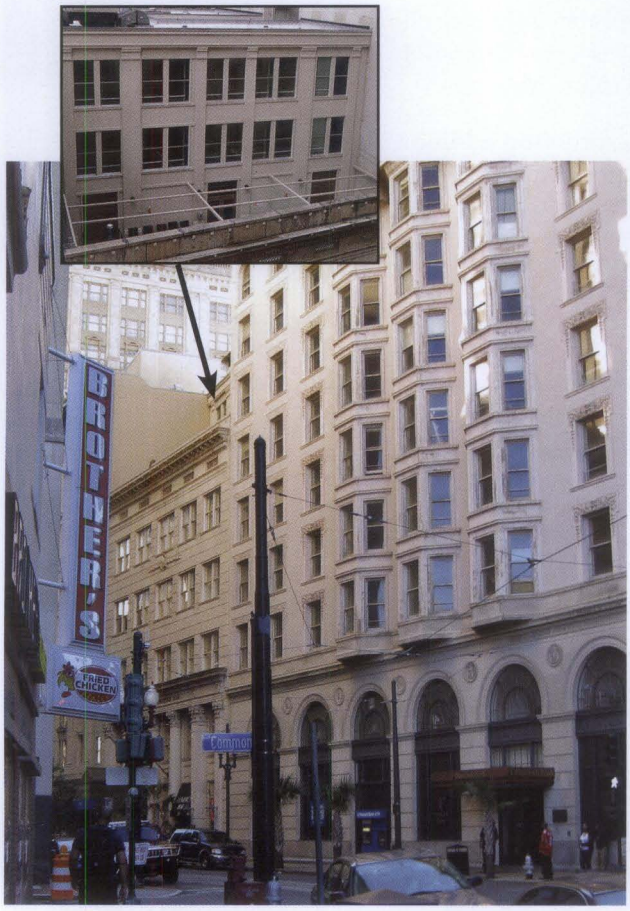

Figure 25. It was possible to add a compatible, three-story, penthouse addition to the roof of this five-story, historic bank building because the addition is set far back, it is surrounded by taller buildings and a deep parapet conceals almost all of the addition from below.

Figure 26. A rooftop addition would have negatively impacted the character of the primary facade (right) of this mid-19th century, four-story structure and the low-rise historic district. However, a third floor was successfully added on the two-story rear portion (below) of the same building with little impact to the building or the district because it blends in with the height of the adjacent building.

Figure 27. Although the new brick stair/elevator tower (left) is not visible from the front (right), it is on a prominent side elevation of this 1890 stone bank. The compatible addition is set back and does not compete with the historic building. Photos: Chadd Gossmann, Aurora Photography, LLC.

Designing a New Exterior Addition to a Historic Building

This guidance should be applied to help in designing a compatible new addition that that will meet the *Secretary of the Interior's Standards for Rehabilitation*:

- A new addition should be simple and unobtrusive in design, and should be distinguished from the historic building—a recessed connector can help to differentiate the new from the old.
- A new addition should not be highly visible from the public right of way; a rear or other secondary elevation is usually the best location for a new addition.
- The construction materials and the color of the new addition should be harmonious with the historic building materials.
- The new addition should be smaller than the historic building—it should be subordinate in both size and design to the historic building.

The same guidance should be applied when designing a compatible **rooftop** addition, plus the following:

- A rooftop addition is generally not appropriate for a one, two or three-story building—and often is not appropriate for taller buildings.
- A rooftop addition should be minimally visible.
- Generally, a rooftop addition must be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is freestanding or highly visible.
- Generally, a rooftop addition should not be more than one story in height.
- Generally, a rooftop addition is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings.

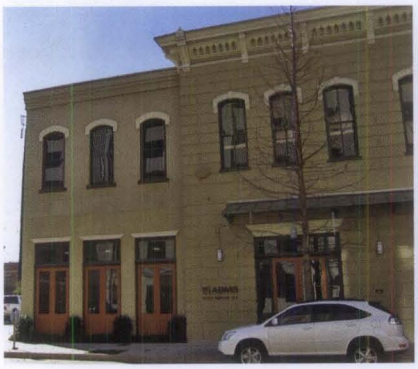

Figure 28. A small addition (left) was constructed when this 1880s train station was converted for office use. The paired doors with transoms and arched windows on the compatible addition reflect, but do not replicate, the historic building (right).

Figure 29. This simple glass and brick entrance (left) added to a secondary elevation of a 1920s school building (right) is compatible with the original structure.

Summary

Because a new exterior addition to a historic building can damage or destroy significant materials and can change the building's character, an addition should be considered only after it has been determined that the new use cannot be met by altering non-significant, or secondary, interior spaces. If the new use cannot be met in this way, then an attached addition may be an acceptable alternative if carefully planned and designed. A new addition to a historic building should be constructed in a manner that preserves significant materials, features and form, and preserves the building's historic character. Finally, an addition should be differentiated from the historic building so that the new work is compatible with—and does not detract from—the historic building, and cannot itself be confused as historic.

Additional Reading

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Figure 30. The small addition on the right of this late-19th century commercial structure is clearly secondary and compatible in size, materials and design with the historic building.

Figure 31. An elevator/stair tower was added at the back of this Richardsonian Romanesque-style theater when it was rehabilitated. Rough-cut stone and simple cut-out openings ensure that the addition is compatible and subordinate to the historic building. Photo: Chuck Liddy, AIA.

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This publication has been prepared pursuant to the National Historic Preservation Act of 1966, as amended, which directs the Secretary of the Interior to develop and make available information concerning historic properties. The Technical Preservation Services Branch, National Park Service, prepares standards, guidelines and other educational materials on responsible historic preservation treatments for a broad public audience. Additional information about the programs of Technical Preservation Services is available on the website at www.nps.gov/history/hps/tps. Comments about this publication should be addressed to: Charles E. Fisher, Technical Preservation Publications Program Manager, Technical Preservation Services-2255, National Park Service, 1849 C Street, NW, Washington, DC 20240. This publication is not copyrighted and can be reproduced without penalty. Normal procedures for credit to the author and the National Park Service are appreciated.

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