

City of Alexandria, Virginia

MEMORANDUM

DATE: JUNE 18, 2025

TO: CHAIR AND MEMBERS OF THE
BOARD OF ARCHITECTURAL REVIEW

FROM: HISTORIC PRESERVATION STAFF

SUBJECT: CONCEPT REVIEW OF 301 KING STREET – CITY HALL
BAR CASE # 2025-00074

April 16, 2025 BAR Hearing Minutes

BOARD ACTION: The Board of Architectural Review received a presentation and heard public testimony on the proposed concept plan for the renovation project of City Hall, and Market Square Garage and Plaza at 301 King Street and 108 North Fairfax Street.

Speakers:

Jeremy McPike, Alexandria General Services, introduced the project.

Michael Bjornberg, Leo Daly, presented the history of the existing building

Sarah Vonesh, EHT Traceries, presented the history of the block

Irena Savakova, Leo Daly, presented the proposed design for the building and Market Square.

John Patrick, 700 Braxton Place, stated that the design for the 1961 addition should be respected and that he was concerned about the visibility of a fifth floor addition.

Horace Day, 113 N Fairfax Street, appreciated the community outreach process and agreed that the design of the 1961 addition should be respected.

Dino Drudi, 215 N West Street, asked about the existing Latrobe tower, stating that he understood it to be 7 degrees out of plumb.

Gail Rothrock, representing HAF, appreciated the community outreach for the project and the preservation approach for the historic portion of the building. She expressed concern regarding the proposed fifth floor and the proposed sidewalk bump out at the south east corner of the site. She also asked that the existing Council Chambers be retained.

Yvonne Callahan, representing OTCA, expressed support for the community outreach. She expressed concern for the design of the proposed fifth floor, noting that previous versions of the submission showed large extents of glazing. She commented that the proposed entrance does not provide a welcome to the building.

Ms. Zandian asked about the purpose of the existing smokestack, the applicant responded that it is a part of a 1940's era heating system and that it will be demolished as part of the renovation.

Ms. Zandian stated that she will need to see more on the design of the proposed fifth floor before providing meaningful feedback. She stated that the proposed building entrance needs more development. She noted that the design for the Market Square should be more reflective of the formal design of the building.

Mr. Adams expressed support for the restoration of the historic portion of the building. He asked the design team to explore options for the hyphen expression and did not like the proposed projects and glass railing at the loggias. He stated that the entrance should be in a classical style and be a two story element.

Ms. del Ninno expressed support for the joining of the two lobbies and agreed that the south entrance needs to be more prominent. She stated that the proposed fifth floor could help to reconcile the existing conditions but should not detract from the historic building. Regarding the design for Market Square, she noted that additional open space would be desirable and expressed support for the curve at the King Street entry. She supported the option that placed the elevator behind the stage rather than at the south west corner of the square.

Mr. Spencer noted that the most common approach to Market Square is from the east and west sides and not from the mid-block entrance. He agreed with other comments regarding the need for a prominent entry at the south side that could be a two story element. He asked for additional information on the design of the proposed fifth floor. He was supportive of the glazed hyphen but asked for additional details showing the glazing and the roof. He did not like the bump out into the loggias, noting that they felt additive.

Mr. Lyons expressed support for a fifth floor that would clean up the roofscape. He stated that the building entrance needs to be more prominent.

Mr. Scott stated that he would prefer to see the complete renovation of the 1961 addition into a different design element, but barring that, modifications should be consistent with the style of this portion of the structure. He stated that the design for the fifth floor could be its own distinct design separate from the rest of the building. He agreed with comments regarding the design for Market Square, expressing support for a more open design.

Irena Savakova, Leo Daly, summarized the discussion by noting that the fifth floor will move the existing functional elements away from the historic section of the building, the glazed hyphen will allow visibility of the historic building, the design team will explore options for the bump out into the loggias and for the building entrance, and that the proposed quoins at the central section of the 1961 addition will help to reinforce the proportions of this section of the building.

CONCEPT II UPDATE – June 18, 2025

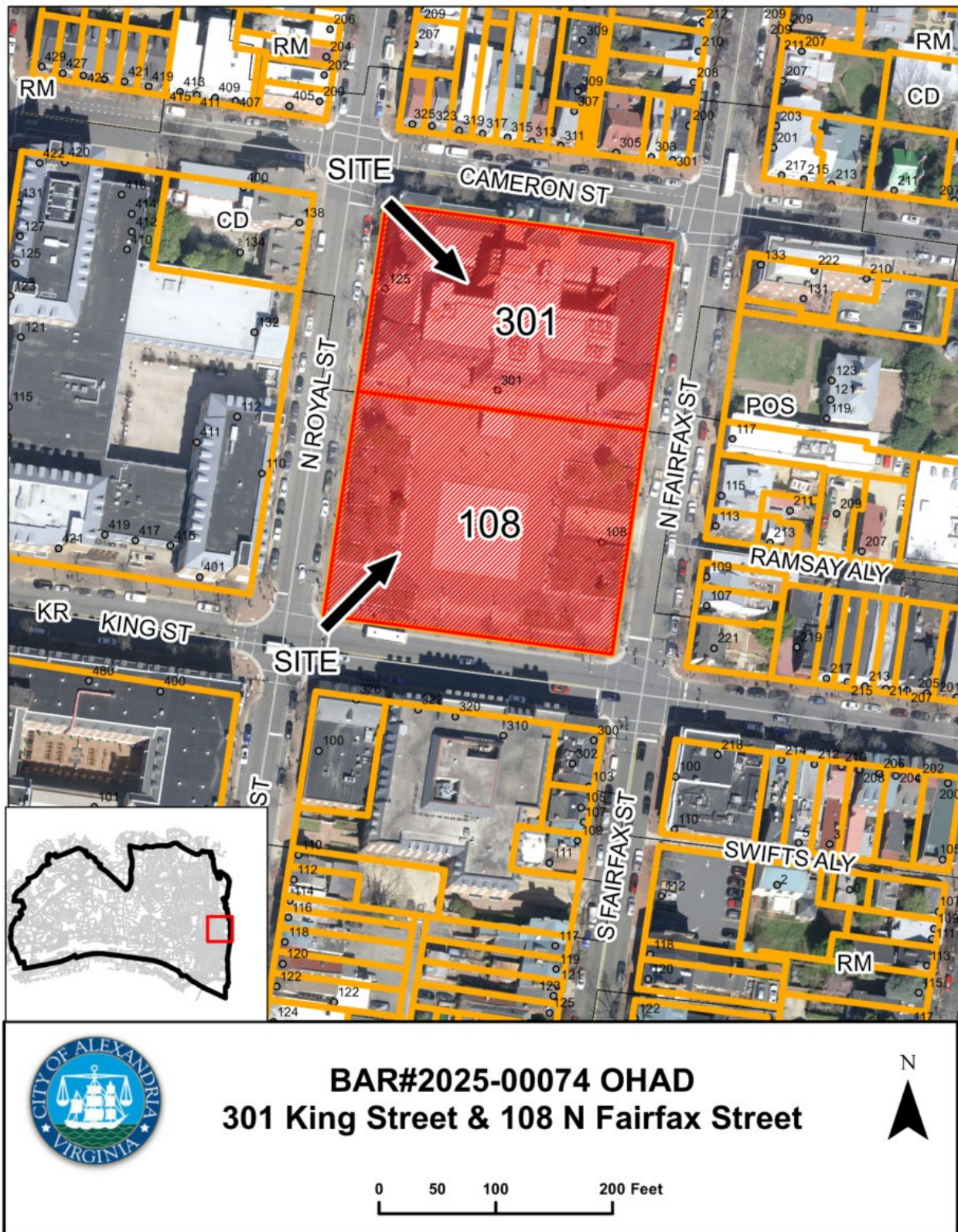
This is the second BAR Concept Review before the Board for the proposed renovation of the existing City Hall building and the adjacent Market Square. At the previous Concept Review, held on April 16, 2025, there was a variety of comments from the Board regarding the proposed design but in general the Board was supportive of the proposed project and comments were related to the details of the proposed design. Some comments from the Board included the following:

- Board members expressed an interest in the design for the proposed fifth floor but noted that additional information will be required before useful feedback can be given on the proposed design.
- Board members stated that the proposal for the main entrance facing Market Square needs additional refinement and that it should have more of a presence on the façade.
- There was widespread support for the extent of restoration work to be performed on the 1871 section of the existing building.
- There were mixed comments regarding the proposed changes to the first floor loggias with some Board members preferring less change to the roof and others open to a simplification of what is being proposed.
- There was support for the proposed glazed hyphens between the 1961 addition and the 1871 portion of the building but Board members asked for additional information regarding the glazing and the roof configuration.
- Board members supported the proposed design for Market Square but encouraged the designer to include additional open space. Board members also supported the option showing the location of the elevator lobby behind the stage rather than at the corner of the plaza.

I. SUMMARY

The City of Alexandria is requesting BAR Concept Review for the renovation of the City Hall building and the Market Square Plaza, occupying the block surrounded by King Street, North Royal Street, Cameron Street, and North Fairfax Street.

The Concept Review Policy was adopted in May 2001 and amended and restated in 2016 (attached). Concept Review is an optional, informal process at the beginning of a development application whereby the BAR provides the applicant, staff, Planning Commission, and City Council with comments relating to the overall appropriateness of a project's height, scale, mass, and general architectural character. These comments are not binding on the BAR or the applicant. The Board takes no formal action at the Concept Review stage but will provide comments and may endorse the direction of a project's design by a straw vote. If the Board believes that a building height or mass, or area proposed for construction 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 the Planning Commission 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*.



II. SITE CONTEXT AND HISTORY

Site Context

City Hall and Market Square occupy the entire block that is surrounded by King Street, North Royal Street, Cameron Street, and North Fairfax Street. The City Hall building sits at the north end of the block with the historic section facing Cameron Street. The 1960's era addition with the current main entrance faces south and Market Square. All portions of the proposed work will be visible from a public right of way.

History

The original Market House complex located on the site of the current City Hall building was constructed in 1817 and was destroyed by fire in May 1871. In June **1871**, City Council approved plans for a new civic building designed by the architect Adolph Cluss. Cluss was a German-American architect who was one of the most prolific and prominent architects working in the Washington DC area during the latter half of the 19th century. Among the many buildings that he designed in the region are Eastern Market, Sumner School, and the Smithsonian Institution Arts and Industries Building.

The Alexandria City Hall building was designed in the Second Empire style and includes large mansard roofs and Baroque detailing similar to other buildings designed by this architect (Figure 1). A prominent feature of the City Hall building is the clock tower located on the Royal Street side of the building. This tower was designed to resemble the clock tower on the previous building located on the site designed by well known architect Benjamin Latrobe. When it was designed, the City Hall building contained many civic functions including market stalls that dominated the ground floor, government offices, police and fire department facilities, and courtrooms. In 1961, a large addition in the colonial revival style was built on the south side of the building, infilling the original courtyard.



Figure 1: View of Alexandria City Hall circa 1890

The current Market Square that occupies the southern half of the block features large planters and a square fountain above two levels of below grade parking. The current configuration replaces numerous buildings and internal alleys that were razed in 1966-1967 as part of the urban renewal movement that included the construction of the office buildings on the opposite side of North Royal Street. Prior to this demolition, Sharpshin Alley bisected the block immediately to the south of the City Hall building and provided access to many of the markets within the block. The buildings that faced King Street, North Royal Street and North Fairfax Street on the southern half of the block included a historic tavern and a number of buildings similar to those found elsewhere in the commercial core of historic Alexandria (Figure 2).

The Market Square that now occupies this area was designed by Neer and Graef Architects along with landscape architect Lester A. Collins and was constructed in 1967. As such, Market Square was a contemporary of the southern addition to City Hall and re-oriented the building to face King Street instead of Cameron Street as originally designed.



Figure 2: Photo showing Hulfish Hardware at 315 King Street and other buildings demolished to make way for the current Market Square

III. PROPOSED DEVELOPMENT

The City of Alexandria is undertaking an effort to modernize the City Hall building and adjacent Market Square in an effort to address concerns related to the physical condition of the existing facility and deficiencies in its functionality.

The proposed work to be included in this project can be broken down into three separate segments. The first is a detailed restoration of the historic portion of the City Hall building. As noted above, the City Hall building is comprised of the original “U” shaped section built in 1871 and the section facing Market Square which was constructed in 1961. The City will be performing restoration work on the 1871 section of the building which will include repairs to all portions of the building exterior. Some elements of this work include re-pointing the masonry where required, repairing and replacing roofing material as required, replacing all windows throughout, and in some locations re-opening previously enclosed wall openings.

The existing Market Square was designed and built in 1961 in place of a series of buildings that were demolished as part of an urban renewal project. The current configuration includes a large square fountain, raised planters, and a temporary stage all located above two levels of below grade parking. The square and the below grade parking are in need of repair, allowing for a re-imagining of the civic space. The proposed design includes a smaller water feature with improved circulation, a dedicated stage, and improved functionality.

Where the work on the 1871 section of the building is limited to restoration activities, the proposed scope of work on the 1961 portion of the building is more of an intervention into the existing structure. These interventions include a new building entry with canopy, glazed stair towers creating a hyphen between the two building sections, and a fifth floor which creates additional usable space within the structure

IV. STAFF ANALYSIS

As a reminder, the BAR’s purview in this concept review work session is limited to providing feedback on the height, scale, mass, and general architectural character. The Board will also be providing feedback on the overall design for the Market Square and the structures located within the square. The City will ultimately return to the Board for approval of a Certificate of Appropriateness for architectural details, materials, and above grade improvements.

From the early years as a hub of commercial and political activity to the 1960s era urban renewal transformation, this block has constantly evolved. The current proposal is intended to turn the square and building into a modern reflection of the values and priorities of the City. When considering the proposed modifications, it is important to understand not only the history of the existing site but also the surrounding context. The structures directly across King Street and at the south end of North Royal Street date from the urban renewal era of the 1960s. The structures on the east side of North Fairfax Street, Cameron Street, and the northern section of North Royal Street are made of older structures that include some of the city’s most historic buildings including Carlyle House, the Bank of Alexandria building, and Gadsby’s Tavern.

Since the last BAR hearing, the design team has continued the evolution of the design taking into consideration comments from staff, the public, and the BAR. The changes are summarized below:

Market Square

At the last BAR hearing Board members were broadly supportive of the direction for the proposed design commenting that the design was compatible with the architecture of the building and that improvements that are being proposed will make the square more accessible to the public and allow for more flexibility of use. Board members generally expressed a preference for the option where the elevator and stair enclosure are located behind the stage instead of at the southwest corner of the site. There was concern that in this location, the structure would block access to and a view of the City Hall building. Board members liked the flexibility of the proposed design while also appreciating the creation of more intimate areas such as the seating area at the northwest and northeast corners of the site and the area surrounding the Equal Justice Initiative pillar. Some Board members commented that the location of trees in the central section of the square blocked the view of the building and made the space difficult to use. There were also comments regarding the circular paving pattern that was proposed to be surrounding the water fountain feature, noting that it seemed to be inconsistent with the more rectilinear design for the overall Market Square and the architecture of the building.

In response to these comments, the City has revised the design to further simplify the space to allow for additional flexibility and to be more reflective of the order of the existing building (Figure 3). The elevator and stair enclosure has now been relocated to the area behind the stage, becoming a backdrop for performance. Tree plantings within the center section of the site have been removed, opening up the square and giving the space a more north-south orientation, focusing interest on the building. In furtherance of this effort, the circular paving patterns have now been replaced with a linear paving design that aligns with the building massing. The result of these changes, while relatively minor, are responsive to comments from the Board and create a design that reinforces the design of the building.

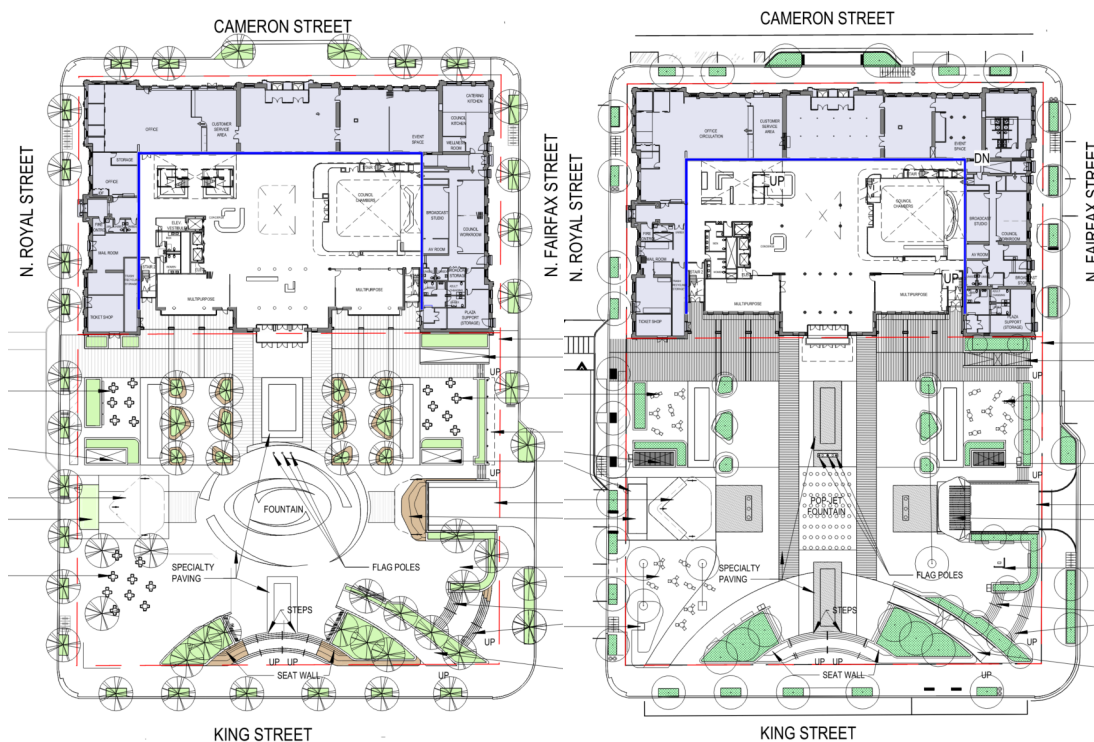


Figure 3: Previous (left) and proposed (right) design for Market Square

Building Modifications

At the previous hearing, the City presented plans for the modification of the south elevation of the 1961 addition to the original portion of the building. These modifications included three main areas of focus. The first is the introduction of full height glazed hyphens at the east and west ends of the elevation in the area of existing stair enclosures. The second was modifications to the loggias on either side of the central building massing. In the existing configuration, these loggias feature a sloped roof. In the previous submission, the City was proposing to eliminate this sloped roof and replace it with a vegetated roof and glazed railing. At the first floor of each loggia, the design team proposed to bump out the exterior wall in full height glazing. The third area of modifications to the south elevation was a revised building entry clad in frameless glass.

Regarding the changes to the loggias and the new entry, Board members expressed concern that the proposal was too contemporary in nature and was not compatible with the architecture of the 1961 era addition. In response to the comments, the City has made changes to the design for these proposed modifications (Figure 4). In lieu of the bumped out glass enclosure at the ground floor of the loggias, the design team is now proposing to keep the exterior wall in place and lower the sills of the existing windows. The existing sloped roof at each loggia will still be replaced with a flat roof, but in place of the previously proposed glass railing the design team is proposing a precast cornice and parapet wall. In place of the contemporary glazed entry vestibule the City is now proposing a taller element that is aligned with the windows above and features classical elements such as pilasters and a decorative cornice.



Figure 4: Previous (top) and current (bottom) proposal for modifications to south elevation

Proposed 5th floor

At the previous BAR hearing, the City discussed the option of constructing a fifth floor to provide additional usable building area and to enclose some of the rooftop enclosures that are currently in place. At the time of that hearing, the configuration and articulation of this floor was unclear and was shown only as a massing study. This proposed fifth floor will not be a new addition to the building but will replace the various structures currently in this area. In the current configuration, there are elements such as stair and elevator overruns and various other structures that have been built without a plan for how they are viewed from the exterior. In the submitted materials, this fifth floor enclosure has been more fully developed and includes the location and configuration of areas of glazed walls (Figure 5). This enclosure has been held away from the building edge at the south side and the height reduced at the northwest and northeast corners to reduce the visibility of the structure from surrounding streets.

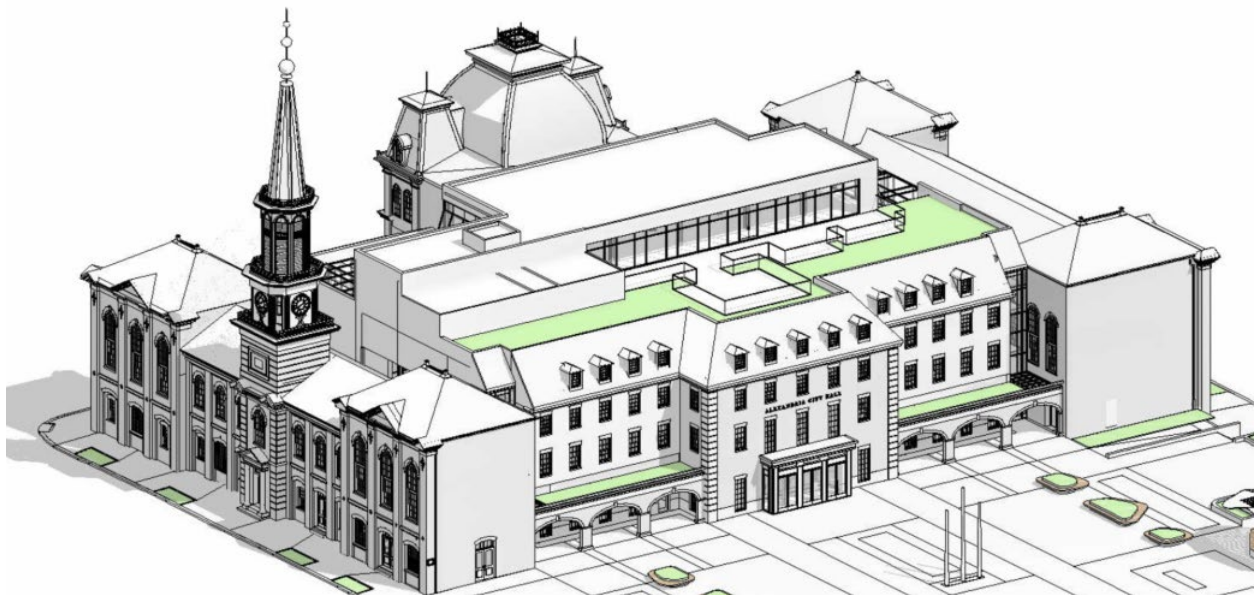


Figure 5: Axonometric showing proposed massing for fifth floor enclosure

As a reminder, the BAR's purview in this concept review work session is limited to providing feedback on the height, scale, mass, and general architectural character. The Board will also be providing feedback on the overall design for the Market Square and the structures located within the square. The City will ultimately return to the Board for approval of a Certificate of Appropriateness for architectural details, materials, and above grade improvements.

As noted above, City Hall and Market Square have undergone many changes over the years but has consistently been an important site that is central to the political and civic life of the City of Alexandria. From the early years as a hub of commercial and political activity to the 1960s era urban renewal transformation, this block has constantly evolved. The current proposal is intended to turn the square and building into a modern reflection of the values and priorities of the City. When considering the proposed modifications, it is important to understand not only the history of the existing site but also the surrounding context. The structures directly across King Street and at the south end of North Royal Street date from the urban renewal era of the 1960s. The structures on the east side of North Fairfax Street, Cameron Street, and the northern section of North Royal

Street are made of older structures that include some of the city's most historic buildings including Carlyle House, the Bank of Alexandria building, and Gadsby's Tavern.

Staff finds the revisions to the proposed design to be responsive to comments from staff and the Board. The revisions to the design for Market Square have further simplified the layout of the space. The elimination of two rows of trees in the center section of the square has opened up the space to make it more flexible in terms of use and reinforces the prominence of the central section of the south façade. The revision of the paving pattern to replace the circular patterns with a more rectilinear composition similarly reflects the massing of the building. In addition to reflecting the geometry of the building, the proposed paving pattern is reminiscent of the layout of the block prior to the demolition of the historic buildings on the south side of the block. Sharpshin Alley historically bisected the block in approximately the location of the paving area in front of the 1961 era façade, and the paving and fountain feature proposed for the center of the square align with the location of the previous mid-block north-south alley. The relocation of the elevator and stair enclosure from the southwest corner of the site to directly behind the stage will open up views of the building when approaching the site from the west.

In response to Board comments regarding the proposed modifications to the 1961 era southern façade, the City has simplified the design for the loggias. Modifications to the first floor of these areas is now limited to the heightening of adjacent windows. The roof of the loggias will still be removed and replaced with a flat roof but in place of the glass handrail, the design team is now proposing a simple cornice. These changes to the loggias maintain the character of the original design and improve the proportions of the façade, allowing the central section to retain its prominence. Board members specifically noted that the design for the entrance vestibule was inconsistent with the design of the southern façade. In response to these comments, the City has changed the entry to include less glazing and to incorporate more classical design elements such as pilasters and a decorative cornice. The City is also proposing the removal of the chimneys and balustrade at the top of the central section of the south elevation. While the BAR has encouraged the retention of chimneys on historic structures as a way to enliven the roof line, it should be noted that these elements on the 1961 era addition are false and are not appropriately proportioned for the scale of the building.

At the last BAR hearing, the City introduced the idea of creating a new fifth floor enclosure to consolidate the variety of rooftop structures currently in place and to create usable space at this upper level. At that time, the design for this upper level had not yet been developed and the submitted materials included only a massing study. Board members expressed an interest in the creation of this fifth floor but clearly stated a preference that this structure be limited in size and minimally visible from the ground. The proposed design for the upper level that is included in this submission addresses these Board comments by simplifying the massing into a single rectilinear form that is set back from the southern edge of the building. At the northeast and northwest corners of the roof, the fifth floor mass is lowered and will include glazed areas to allow light into the interior. The effect of lowering the massing in these areas is that the fifth floor will only be minimally visible when viewed from North Fairfax Street and North Royal Street.

V. STAFF RECOMMENDATION

Staff appreciates the detailed proposal for a complex project that includes the careful restoration of an important historic building, the re-imagining of an important public space, and the

modernization of an urban renewal era addition. As the center of civic and political life in the City of Alexandria, the coordination of the multiple aspects of this project is critical to the overall success of the proposal.

As previously noted, the restoration of the 1871 section of the building is being meticulously undertaken, including a survey of the existing conditions compared to an examination of the original building design. The intention of this restoration is to return the historic building to how it appeared during the stated period of significance wherever possible. This will include the restoration of the exterior envelope and the replacement of roofing materials. Of significance regarding the roofing materials is the plan to restore the original decorative pattern to portions of the slate roof. While much of the restoration work can be approved administratively, the Board should specifically note those areas that require Board approval. This includes the use of vacuum sealed windows in place of the single pane windows typically seen on Early buildings within OHAD. The Board will have an opportunity to review a sample of this window during the Certificate of Appropriateness review in order to determine its compatibility with the historic architecture.

The redesign of Market Square is meant to address functional and physical deficiencies inherent in the current design. The size and location of the existing fountain along with the large, raised planter areas on the east and west sides of the square make it difficult to host large gatherings. Also, the temporary stage which has been in place for many years is inadequate for the types of ceremonial uses that often occur in this space. As we learn more about the history of this block there is renewed interest in providing opportunities for a physical interpretation of that history that is integral to the design of the space instead of simply a plaque located in a convenient location.

Staff finds that the proposed design addresses many of these concerns while creating a space that is more integrated into the architecture of the building than the current configuration. The smaller fountain that is integrated into paving allows for a flexibility of use for the space that can be configured with the permanent stage and shade enclosure or with smaller break out groups. Fundamental to the design is the creation of three strong axes, one is aligned with the main building entry and the curved steps accessing the site, another is anchored by the stage and the shade structure, and the third is in the general location of Sharpshin Alley that historically provided access to the commercial uses at the interior of the site. The proposed configuration includes the creation of several nodes where historic interpretations can be built into the design including a space at the southeast corner of the site which is contemplated for the site of the Equal Justice Initiative monument marking the location of two lynchings that took place near City Hall. It is important to note that while the Board may provide feedback regarding the design for Market Square at this work session, the Certificate of Appropriateness review will be limited to those items directly under the purview of the BAR. This includes shade structures, walls over two feet in height, and other structures located within the park. Board policies for the OHAD restrict the Board review of paving materials to be only where it is to be used for “alleys, drives, or parking.”

The modifications that are being proposed to the existing 1961 addition will help to differentiate this section of the building from the historic section and will improve the proportions of the façade. The introduction of a full height, glazed hyphen at the connection between the 1961 addition and the historic portion of the building is a strategy that the Board often requests when a newer addition is added to a historic building. It reinforces the *Design Guidelines* comments on keeping additions designed to be distinctly different from the historic architecture. Under the current configuration,

the loggias on either side of the building entry include a heavy shed roof and dark recessed area. Under the proposed design the shed roof will be replaced with a flat roof area and cornice similar to the design of the proposed entry vestibule.

The proposed fifth floor addition will be above the 1961 addition and set back from the Market Square side of the building. This addition will provide program space for the building and will replace a variety of existing rooftop structures. Since the last BAR hearing, the design team has refined the design in response to Board and public concerns regarding the visibility of this mass from the surrounding sidewalks. The proposed design has been sensitively located to limit its visibility to the greatest extent possible. This includes creating a simple mass that is set back from the south edge of the building and creating recessed portions at the northwest and northeast sections of the roof. The current submission has limited details regarding the proposed cladding; staff recommends that the design team consider a high quality exterior panel that is similar in style and color to the slate roofs to be replaced. This will help the portions of the fifth floor that are visible to recede and not overwhelm the existing building.

Staff recommends that the Board endorse the proposal and provide feedback on the design of Market Square with a focus on above grade structures and the proposed modifications to the existing building.

STAFF

William Conkey, AIA, Historic Preservation Architect

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

VI. CITY DEPARTMENT COMMENTS

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

Code Administration

C-1 A building permit is required

Transportation and Environmental Services

F-1 Comply with all requirements of the Site Plan. (T&ES)

F-2 The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

Alexandria Archaeology

F-1 Incorporate and interpret elements of the site history and archaeological findings into the design of the public realm with a professional archaeological consultant or qualified historian, in consultation with Staff. The site plan shall indicate themes and locations of interpretive elements such as interpretive signs, markers, specialty paving, historic features, and the like.

a. Interpretive Signage:

- A professional archaeological consultant or qualified historian, in consultation with Staff, shall write text and graphically design the historical interpretive signage using a template provided by the Office of Historic Alexandria (OHA) (or an alternative template as approved by OHA).
- b. Alternatively, the applicant may opt to have the Office of Historic Alexandria write, design, fabricate, and install interpretive signages for a fixed fee of \$7,500 per sign. If a consultant does the work, they must provide text and graphics for the interpretive signage to the Office of Historic Alexandria/ Alexandria Archaeology for review prior to the issuance of the initial Building Permit for this project. Once approved, the historic interpretive sign must be installed prior to issuance of the Certificate of Occupancy. (P&Z) (Arch) *, ***
 - c. Interpretive Elements:
A professional landscape architect or designer, in consultation with Staff, shall provide graphics, and descriptions for interpretive elements such as markers, plaques, monuments, inscriptions, specialty paving, specialty railings, historic features, and the like, prior to Final Site Plan release subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Director of P&Z. Install the interpretive elements prior to issuance of the Certificate of Occupancy. (P&Z) (Arch) *, ***
 - d. Also note that dressed canal stones salvaged from the historic Alexandria Canal may be available for use on this project for seat walls or other elements. Contact Matthew Landes Matthew.Landes@alexandriava.gov or Sara Brandt-Vorel Sara.BrandtVorel@alexandriava.gov for additional information.
 - e. Certificates of Occupancy shall not be issued for this property until interpretive elements have been constructed, interpretive markers have been erected. *** (OHA) (P&Z) (Arch)

F-2 Market Square has been the center of civic activity for Alexandrians since the City's founding in 1749. The current City Hall, built in 1871, is a great source of community pride and serves as a workplace for more than 300 City employees. Alexandria's City Hall and Market House were listed in 1984 on the National Register of Historic Places in the architecture, commerce, and politics/government areas of significance. After many years of service, major updates are needed throughout City Hall to repair aging building components, improve operating systems, optimize space utilization, improve building circulation and wayfinding, and enhance security. Equally as important, Market Square spaces also will be re-envisioned and transformed. As the center of this historic city, it is important that this prominent renovation project be grounded in an understanding of how the City Hall and Market Square block developed and changed over time.

F-3 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.

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

VII. ATTACHMENTS

1 – Application Materials

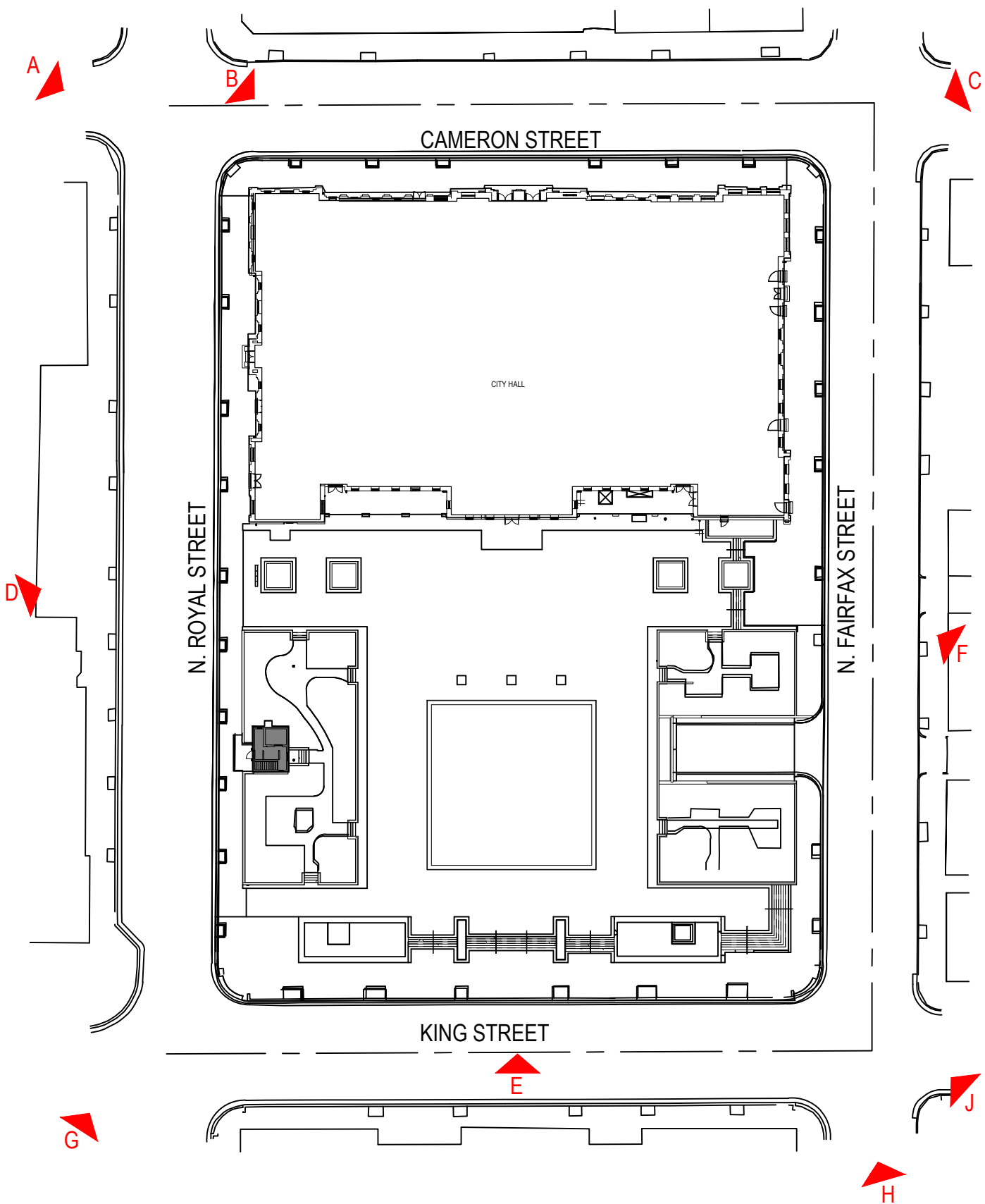


CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

CITY HALL, MARKET SQUARE GARAGE AND PLAZA
ALEXANDRIA, VA

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A CAMERON STREET (NORTHWEST CORNER)



B CAMERON STREET



C CAMERON STREET (NORTHEAST CORNER)



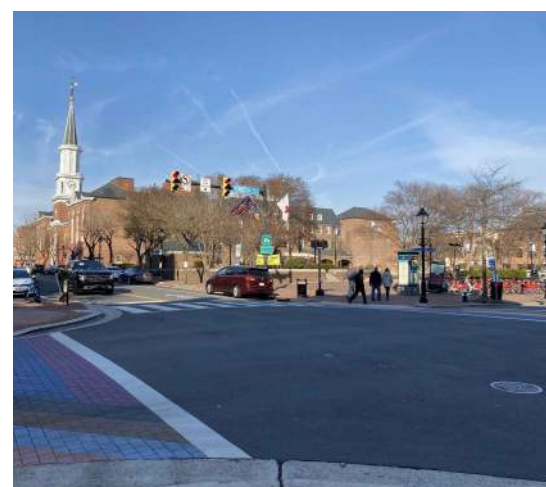
D TAVERN SQUARE



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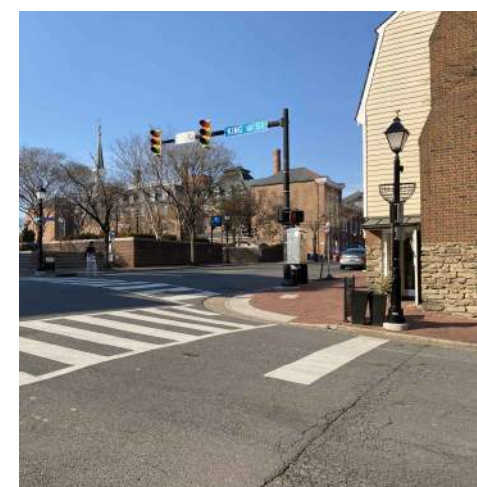
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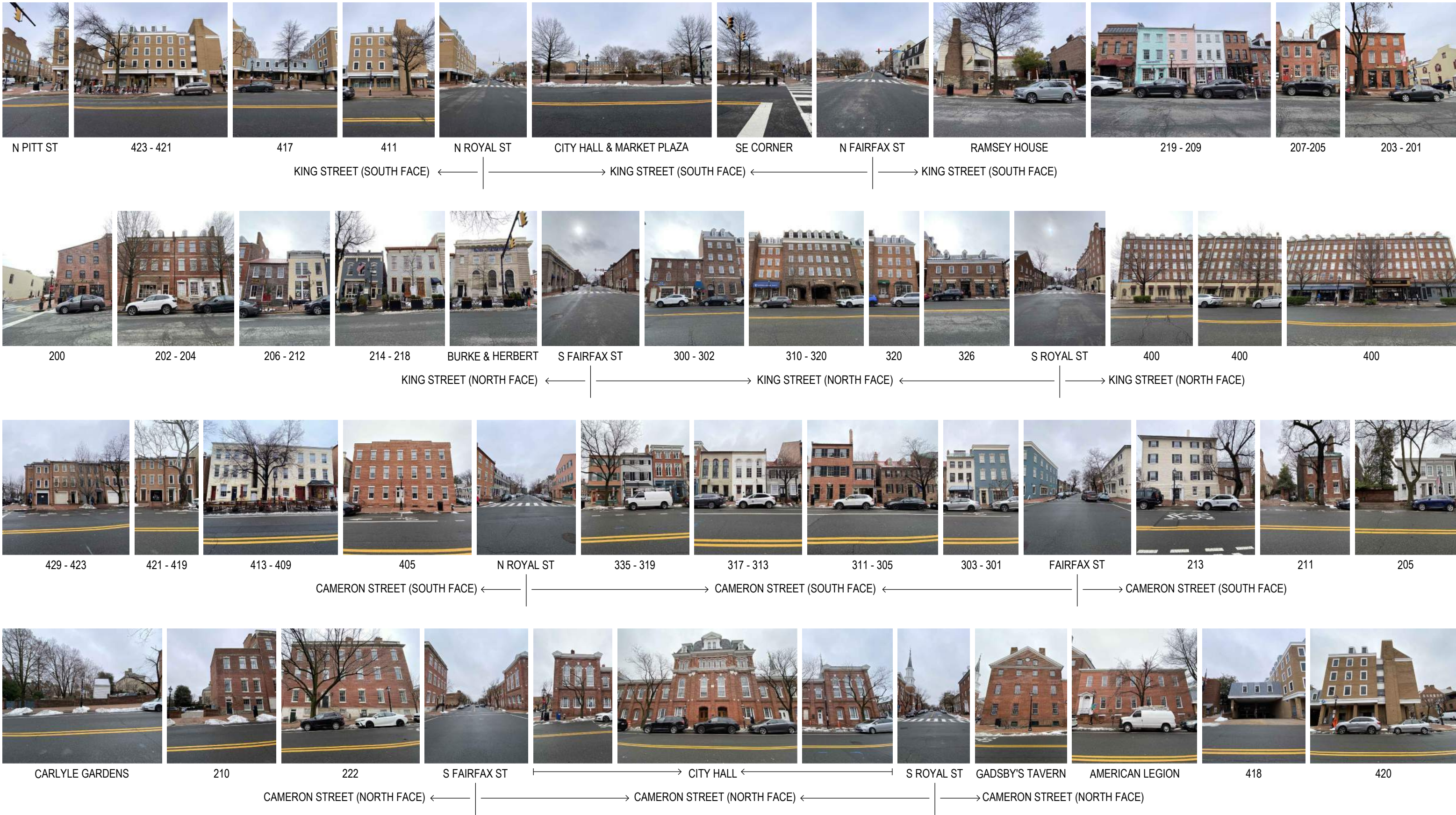
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H S FAIRFAX STREET



J KING STREET (SOUTHEAST CORNER)



ARCHITECTURE, HISTORIC PRESERVATION
1200 19TH STREET NW, SUITE 220
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ARCHITECTURE
ASSOCIATE ARCHITECT
1215 CAMERON ST
ALEXANDRIA, VA 22314

EHT | TRACERIES
HISTORIC PRESERVATION
440 MASSACHUSETTS AVE NW
WASHINGTON DC 20001



LANDSCAPE
200 S PEYTON ST
ALEXANDRIA, VA 22314

EXISTING CONDITIONS

CITY HALL, MARKET SQUARE PLAZA AND
GARAGE RENOVATION
ALEXANDRIA, VA

PROJ NO. 058-10046-000

BAR CONCEPT SUBMISSION 2
DATE: 05/12/25

PAGE: A3



HISTORIC BACKGROUND

The Alexandria City Hall and Market Square has played a central role in the city’s civic and commercial life since the 18th century. The current structure, designed by prominent Wash- ington architect Adolph Cluss, was built between 1871 and 1873 following the destruction of the previous Market House by fire. Cluss’ design consolidated multiple municipal functions under one roof, including the Market House, city government offices, and a Masonic lodge, while maintaining a large courtyard for public market activity. The original U-shaped structure, designed in the Second Empire style, featured three-dimensional massing, mansard roofs, superimposed orders, and flamboyant Baroque detailing, making it one of the most signifi- cant Second Empire buildings designed by Cluss in Virginia. It also featured a clocktower, a gift to the city by its citizens, designed by Benjamin F. Price to resemble Benjamin Latrobe’s design for the previous building.

From its opening in 1873, City Hall served multiple functions:

- *Market & Commerce:* Much of the ground level housed Alexandria’s public market, with butchers, florists, soap makers, dairy vendors, and restaurant operators leasing space within the building. Market operations were critical to Alexandria’s economy, linking rural farmers and merchants with city residents. Operating a store in addition to selling goods at the city market was a common practice amongst vendors; most of these establishments were located nearby on King Street or North Royal Street.
- *Government & Civic Use:* The Cameron Street and North Royal Street wings con- tained municipal offices, including the mayor’s office, council chambers, tax collec- tor, auditor, board of health, and city gas works. The Fairfax Street wing housed the police and fire departments on the first floor with courtrooms and other functions above.
- *Masonic Lodge (Cameron Street Wing):* The Alexandria-Washington Lodge, No. 22, occupied the three-story central pavilion on the north Cameron Street wing. It included a chapter room, two anterooms, a banquet hall, and meeting space for organizations such as the Mount Vernon Royal Arch Chapter and Old Dominion Commandery of the Knights Templar.

Built to flexibly accommodate Alexandria’s civic and commercial needs, the City Hall and Market House was altered often in the decades after its construction to meet changing pro- grammatic needs. In 1945, the Masonic Temple relocated to the newly constructed George Washington Masonic National Memorial. By this time, the market activities on the ground floor had largely been moved to the courtyard, allowing for additional office space within the building. Meanwhile, the Council Chambers underwent several relocations before returning to its current location following a major renovation in 1948. The chambers were further ex- panded in the 1980s, maintaining the architectural character established during the 1940s renovation.

The most significant change occurred in the mid-twentieth century as changing civic needs and urban renewal efforts significantly altered the building. Between 1960 and 1961, a large addition designed in the Colonial Revival Style by architects Robert A. Wilgoos and Dwight G. Chase was constructed, infilling the original courtyard. In subsequent years, the historic building took on a more Colonial Revival aesthetic through the application of white paint highlighting many of its details, but the original style still translates through the building’s form. The new addition changed the orientation of City Hall to face south onto King Street, a change that was not realized until the improvement of Market Square between 1966 and

1967. In those years, the commercial block south of Sharp Shin Alley was razed and a new underground parking garage and Market Square plaza were constructed as part of the Gads- by Commercial Urban Renewal Project. The new plaza, designed by Neer & Graef Architects and landscape architect Lester A. Collins, was dedicated in July of 1967.

Additional renovations were necessary by the early 1980s. The city embarked on a major two-phase renovation led by Neer & Graef Architects to improve the relationship and connec- tivity between the historic 1873 building and the 1960s addition. As part of that project, the interior of the building was substantially renovated with the insertion of new corridors and a mezzanine level in the north Cameron Street wing, and replacement of interior finishes along with windows and doors.

These changes are identified on the timeline on the following page.



VIEW OF CITY HALL AND MARKET HOUSE FROM INTERSECTION OF ROYAL STREET AND CAMERON STREET, C. 1890. ALEXANDRIA LIBRARY, SAMPSON COLLECTION.



VIEW OF THE 1960S ADDITION AND NEWLY COMPLETED MARKET SQUARE IN JUNE 1967. ALEXANDRIA ARCHIVES.

HISTORIC PRESERVATION STATUS AND PERIOD OF SIGNIFICANCE

Alexandria City Hall was individually listed in the Virginia Landmarks Register in 1983 (DHR #100-0126) and the National Register of Historic Places in 1984. The docu- mentation recognizes the building’s significance in the areas of architecture, com- merce, and politics/government with a period of significance of 1871, corresponding with the year that construction was initiated.

City Hall also contributes to the locally-listed Old and Historic Alexandria district and the National Register-listed Alexandria Historic District. This district was listed follow- ing its designation as a National Historic Landmark in 1966. The district’s significance lies in its large concentration of eighteenth and nineteenth-century buildings. In 1984, the National Register documentation was updated to include early twentieth-century development, extending the period of significance to 1932.

EHT Traceries recommends an expanded period of significance extending from 1871, the start of construction, until 1945, the year the Masonic Temple moved out of the building and market functions were relocated to the courtyard. This revision incorporates the dates of construction (1871–1873) and acknowledges the building’s dynamic history as the center of Alexandria’s civic life.

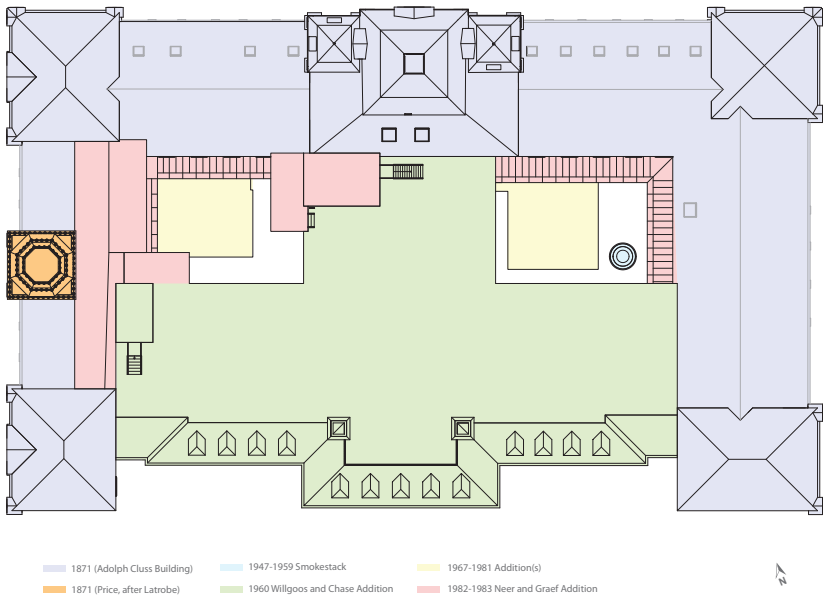
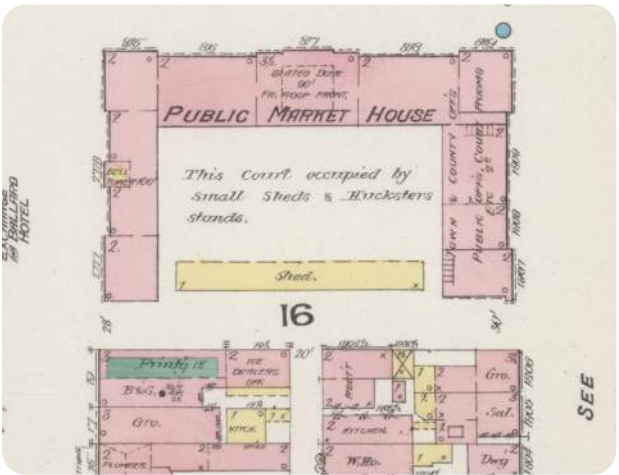


DIAGRAM DEPICTING THE CHRONOLOGY OF DEVELOPMENT AND ASSOCIATED ARCHI- TECTS. EHT TRACERIES.

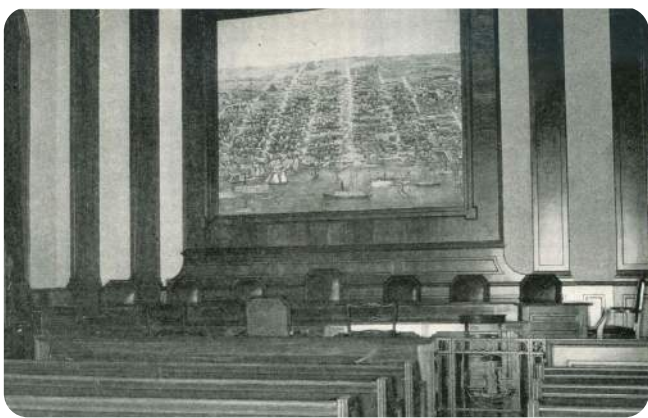
HISTORIC BACKGROUND



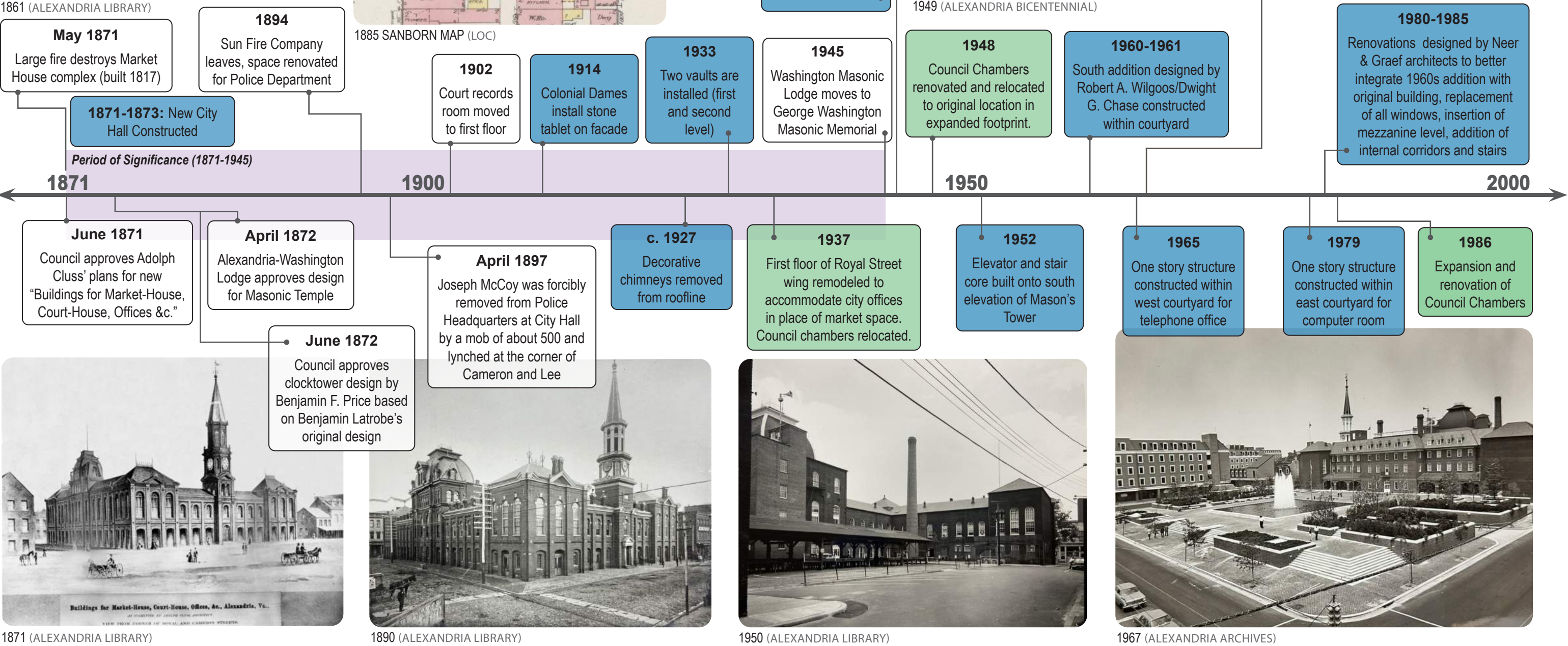
1861 (ALEXANDRIA LIBRARY)



1885 SANBORN MAP (LOC)



1949 (ALEXANDRIA BICENTENNIAL)



EXECUTIVE SUMMARY

The City of Alexandria is embarking on a major renovation of City Hall, Market Square Plaza and Garage. The unique challenge of this project is to leverage a major investment in City Hall and Market Square to re-conceptualize the role that the historic building and open space can play in the life of the City.

Design Principles:

The design team recognizes the following baseline principles for the renovation project based on an equitable vision rooted in the cultural and historical context of the City of Alexandria seeking to promote civic engagement through the exercise of democracy and the practice of collaborative and responsive civil service.

- The C-shaped building constructed in 1873 has undergone several modifications through its life. The historic significance of the building, its immediate context and the people who contributed and were impacted by its construction and operation will be researched and documented through the design process. It will be treated as a rehabilitation per the Secretary of the Interior’s Standards for the Treatment of Historic Properties with particular attention to the features of the building that fall within the period of significance.
- The relationship between City Hall and Market Square will be strengthened with the goal of creating a continuum of civic space between the public-facing functions within City Hall through to Market Square Plaza and the surrounding streets.
- Clarity of wayfinding will be prioritized from multiple modes of arrival (pedestrian, cycling, vehicular, transit) with universal access across Market Square to easily identifiable entrances and intuitively through the building. This will be complemented by integrated security systems that create thresholds between public and staff for all modes in which the building and plaza operate. Design anticipates that staffing will have a welcoming personal presence – a concierge – complemented by a security presence on the ground floor of City Hall. The experience of Market Square should be equally welcoming and secure.
- Spaces assigned to staff and departmental needs will be renovated to meet City standards for a productive and efficient workplace. Access to outdoor spaces will aspire to a similar standard.
- The fifth floor will provide expanded civic engagement and public use opportunities with dedicated event and meeting spaces.
- The City and design team will explore energy efficient and environmentally friendly systems through a design that reflects the sustainability goals in the City of Alexandria 2019 Green Building Policy. The project has the potential to serve as a benchmark for renovation projects throughout the City.

Design Concept:

Within this framework, the design team has outlined key design considerations that are prioritized to support the design concept. These include:

- Net Zero implementation strategies to include energy conservation – on-site and off-site solar photovoltaic (PV) and geothermal sources – and resources – water capture and reuse.
- Council Chambers – Relocating it within the building to address current space and functional deficiencies. This decision has direct implications on the nature of the ground floor civic space and the ability to secure the building for City staff.
- Fifth Floor- The 5th floor will include event spaces and an outdoor terrace designed to support event activities with views of Old Town Alexandria. The space planning will balance civic functions, event programming, and flexible pop-up event areas to maximize usability and engagement.
- Market Square Garage – Re-construction of the garage to address functional deficiencies. This decision will impact the ability to manipulate the ground plane of Market Square, a necessary effort to create universal accessibility. It will also impact the project’s ability to offset energy consumption with on-site renewable sources as well as the ability to meet stormwater treatment requirements.

The following updates represent refinements incorporating feedback gathered during the April 16th Concept hearing.

Market Square Plaza:

- Relocation of garage stair and elevator from SW corner to ensure unobstructed arrival views towards City Hall from South-west plaza corner
- Fountain and plantings reconfigured to align with contextually appropriate classical planning principles, honoring north-south main central compositional axis.

Market Square entrance to City Hall:

- Revisions to massing of south building entry vestibule to balance its respective massing projection into the zone of the historic alley and create a strong main hierarchy of a stylistically appropriate scaled two-story main building civic entrance, paired with main building signage.

Infill building facade composition and detail refinement:

- Development of cornice detailing at arcade / compositional building base,
- Glazing articulation of building hyphens delineating the historic City Hall from later interventions
- Proposed improvements in roof articulation that streamline building roof line and celebrate and reveal both the historic dome and clock tower

5th floor massing:

- Reduction in footprint to minimize visibility on North Fairfax Street and respect the hierarchy of the historic roofline

OVERARCHING PRESERVATION GOAL

There have been many modifications to the 1871-1873 City Hall building that have impacted its integrity. The changes include functional use changes and physical building modifications. The most visible modification is the 1960’s era courtyard infill structure, which is now perceived as the front door and as original city hall fabric. The functional changes have presented an ongoing challenge. The original structure was constructed of a series of individual vertical buildings with differing functions and differing floor heights. Over time, it was converted to a singular function (Alexandria City Hall) within these series of individual buildings - the varying floor heights created some interior challenges that also impacted how the floors met the exterior fenestration that continue to present challenges.

A goal of this project will be to restore historic integrity where possible, and to clearly distinguish the original structure from the non-historic later additions, allowing the public to interpret and celebrate the original building. This allows the non-historic additions to read as structures of their own time. We will accomplish this on the historic structure by restoring original window and door configurations, restoring roof shingling patterns, researching and re-establishing original paint colors, repairing existing historic fabric and character defining features, repointing and cleaning of the stone and masonry and removal of non-historic roof top additions. The differentiation of historic and non-historic will be accomplished by creating an architectural separation (hyphen) between the original building and prior additions, creating a deeper recess at the hyphen to reveal more of the historic façade and opening up the non-historic façade with glazing elements.

PRESERVATION APPROACH

Preserving the history and legacy of City Hall is a central element of this project. EHT Traceries and Leo A Daly, supported by the Design Team, have developed a Historic Preservation Plan with recommendations consistent with the Old and Historic Alexandria Design Guidelines to support this goal, ensuring that research findings inform and will continue to inform the project’s design and development. This Historic Preservation Plan will be submitted to the Board of Architectural Review as the project develops. The Design Guidelines will be supported by the National Park Services Preservation Briefs, The Secretary of the Interiors Standards for the Treatment of Historic Properties and preservation best practices.

This project will adhere to the Alexandria Design Guidelines and Policies for the Old & Historic Alexandria. The Guidelines most applicable are Chapters 2 (Building Alterations) and 5 (Additions – Commercial.)

The Design Team is assessing and evaluating all historic materials. We will identify potential areas that may contain historic materials for further assessment and evaluation.

Of particular attention for the Design Team will be the preservation of historic mate-

rial. When retainable – it will be retained, when repairable - it will be repaired. When replacement is required – it will be replaced in-kind. We will be guided by Chapter 2 of the Alexandria Design Guidelines (Building Alterations.) Any proposed building alterations will be supported by historic research and historic photographs. Any proposed additions will be guided by Chapter 5 of the Alexandria Design Guidelines (Additions – Commercial.)

RECOMMENDATIONS FOR TREATMENT

Overall Recommendations

- Retain the character of the historic building and environs by protecting the significant character-defining features.
- Restore and celebrate the style and design intent of the original building, rather than blending it with the Colonial Revival aesthetic of the 1960s addition. Existing and future additions should defer to the original, rather than the other way around.
- Develop a protection plan and take necessary provisions to protect the historic building and avoid unnecessary damage or loss during construction, particularly any associated excavation.
- Develop a comprehensive Maintenance Plan to provide clear direction on protecting the building’s historic fabric.
- Ensure conformance to the BAR Old and Historic District Design Guidelines in developing treatment plans for specific building components, materials, and new construction. Consider opportunities for on-site interpretation as additional research is conducted. Collaborate with Historic Alexandria to develop interpretive components, ensuring coordination with city plans, priorities, and ongoing documentation efforts.
- Complete an archaeological Documentary Study per Alexandria’s Archaeological Protection Code, found in Section 11-411 of the City of Alexandria, Virginia Zoning Ordinance.
- Install new systems in a manner that does not negatively impact the historic character-defining features of the building. To the extent possible, new mechanical equipment, trash facilities, security equipment, or other systems, should be located in inconspicuous locations or shielded from view.

Exterior Recommendations (1871-1873 Building)

- The approach to the exterior rehabilitation should prioritize the preservation of extant historic fabric and historic character-defining features. Additionally, it should address and correct past inappropriate repairs or alterations. In the development of exterior plans, Adolf Cluss’s original design intent should be considered based on historic research and documentation.

Interior Recommendations (1871-1873 Building)

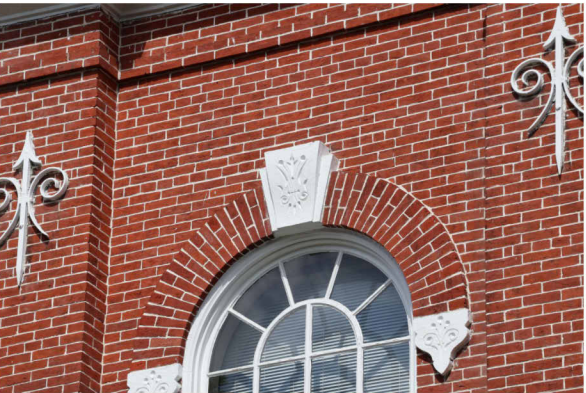
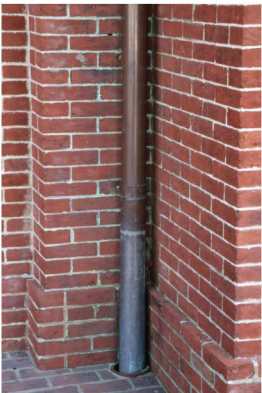
- The interior of the 1871-1873 building has undergone extensive renovations, with only a few historic elements remaining visible, such as the original cast iron columns in the north lobby. These past alterations offer greater flexibility for new interventions.

Recommendations (1960’s Addition Building)

- Explore opportunities to further differentiate the 1960s addition from the historic building. The south façade facing Market Square has taken on a stronger and more public presence, causing confusion as to the original main historic entries and facades of the building. This could include partial removal to create a clear separation between the two sections, such as through hyphens, or façade alterations to update and modernize the Colonial Revival design elements of the 1960s addition.
- Locate more invasive interior interventions to the 1960s addition footprint to maximize the preservation of the historic 1871-1873 building footprint and extant features.



PARTS OF THE ALEXANDRIA CITY HALL. EHT TRACERIES.



HP-1

EXISTING MASONRY TO BE REPOINTED TO MATCH HISTORIC COMPRESSION AND STRENGTH

DAMAGED BRICKS TO BE REPLACED TO MATCH HISTORIC

DAMAGED SILLS TO BE REPAIRED OR RELPACED BASED ON CONDITION TO MATCH HISTORIC

HP-2

SLATE ROOF TO BE REMOVED, SLATE SALVAGED AND REPLACED TO MATCH THE HISTORIC ROOF. WEST TOWER TO BE REPLACED WITH SLATES THAT MATCH HISTORIC PATTERN

GUTTERS AND DOWNSPOUTS REPLACED TO MATCH HISTORIC MATERIAL

FLASHING REPLACED TO MATCH HISTORIC

HP-3

WOOD ROOF AND WINDOW TRIM TO BE REPAIRED. PAINT ANALYSIS CURRENTLY IN PROGRESS

METAL CORNICE TO BE REPLACED TO MATCH HISTORIC

HP-4

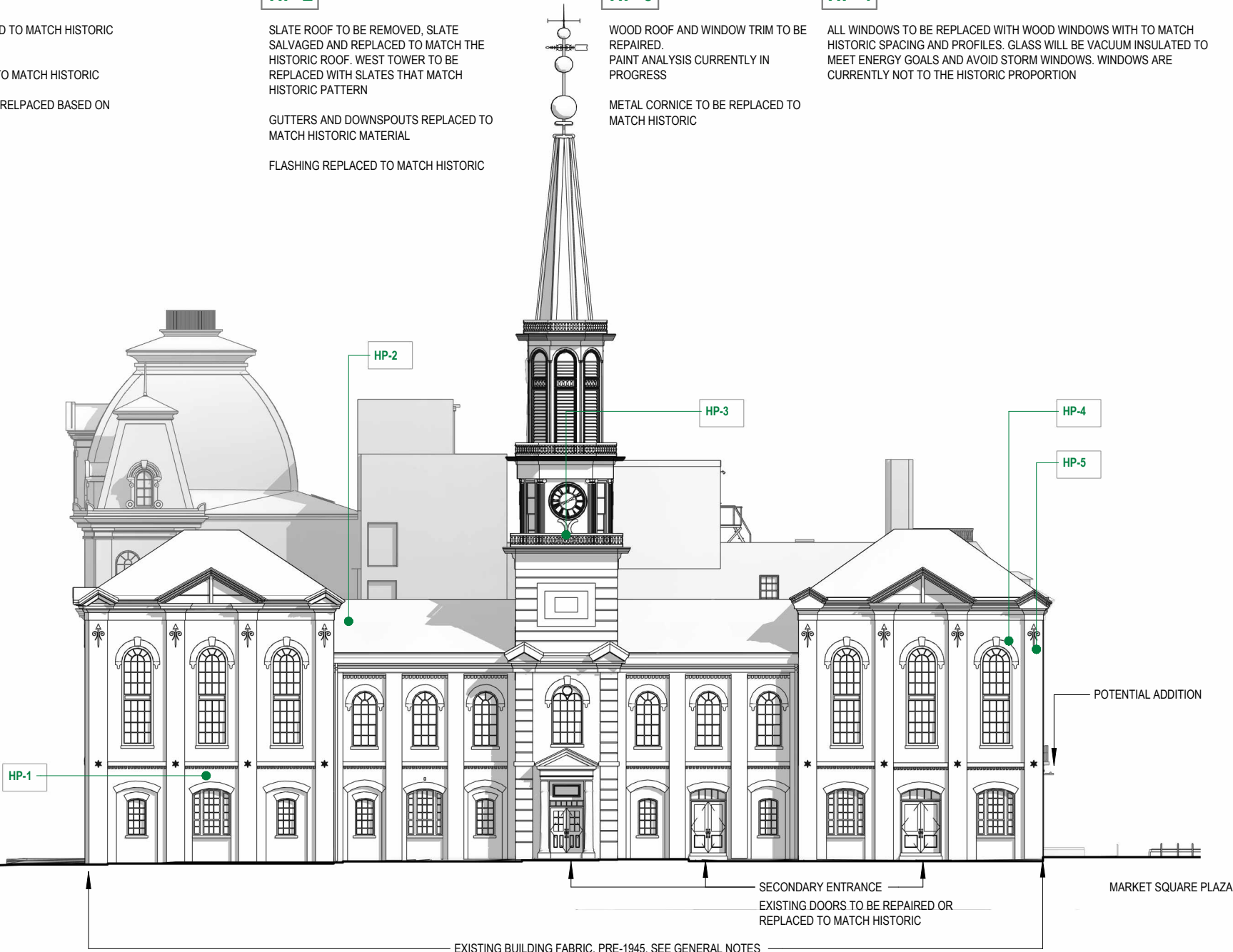
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HP-5

EXISTING METAL BRICK TIES AND PATTRESS PLATES TO BE CLEANED, REPAIRED, AND REPAINTED

GENERAL NOTES

1. EXTANT HISTORIC BUILDING FABRIC FROM PERIOD SIGNIFICANCE (1871-1945) TO BE RETAINED AND PRESERVED IN ACCORDANCE WITH SOI STANDARDS AND THE ALEXANDRIA OLD AND HISTORIC DISTRICT DESIGN GUIDELINES.
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3. WORK ON DRAWINGS STILL IN DEVELOPMENT. DRAWINGS DO NOT REFLECT ALL PROPOSED CONDITIONS.



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N. ROYAL STREET (WEST) ELEVATION
PRESERVATION APPROACH

25

0 16' 32' 48'
SCALE : 3/64" = 1'-0"

CITY HALL, MARKET SQUARE PLAZA AND
GARAGE RENOVATION

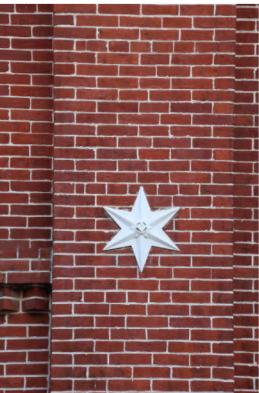
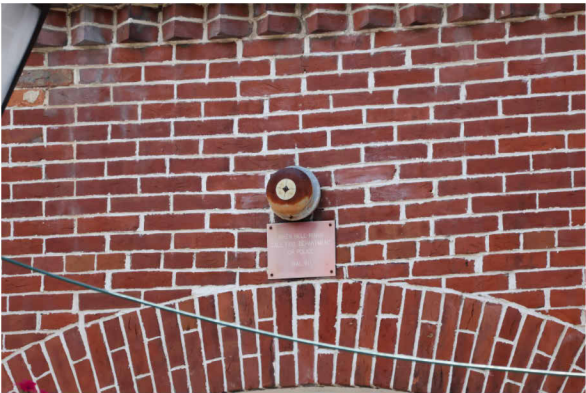
ALEXANDRIA, VA

PROJ NO. 058-10046-000

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HP-1

EXISTING MASONRY TO BE REPOINTED TO MATCH HISTORIC COMPRESSION AND STRENGTH

DAMAGED BRICKS TO BE REPLACED TO MATCH HISTORIC

DAMAGED SILLS TO BE REPAIRED OR REPLACED BASED ON CONDITION TO MATCH HISTORIC

HP-2

SLATE ROOF TO BE REMOVED, SLATE SALVAGED AND REPLACED TO MATCH HISTORIC PATTERN

GUTTERS AND DOWNSPOUTS REPLACED TO MATCH HISTORIC MATERIAL

FLASHING REPLACED TO MATCH HISTORIC

HP-3

WOOD ROOF AND WINDOW TRIM TO BE REPAIRED.
PAINT ANALYSIS CURRENTLY IN PROGRESS

METAL CORNICE TO BE REPLACED TO MATCH HISTORIC

HP-4

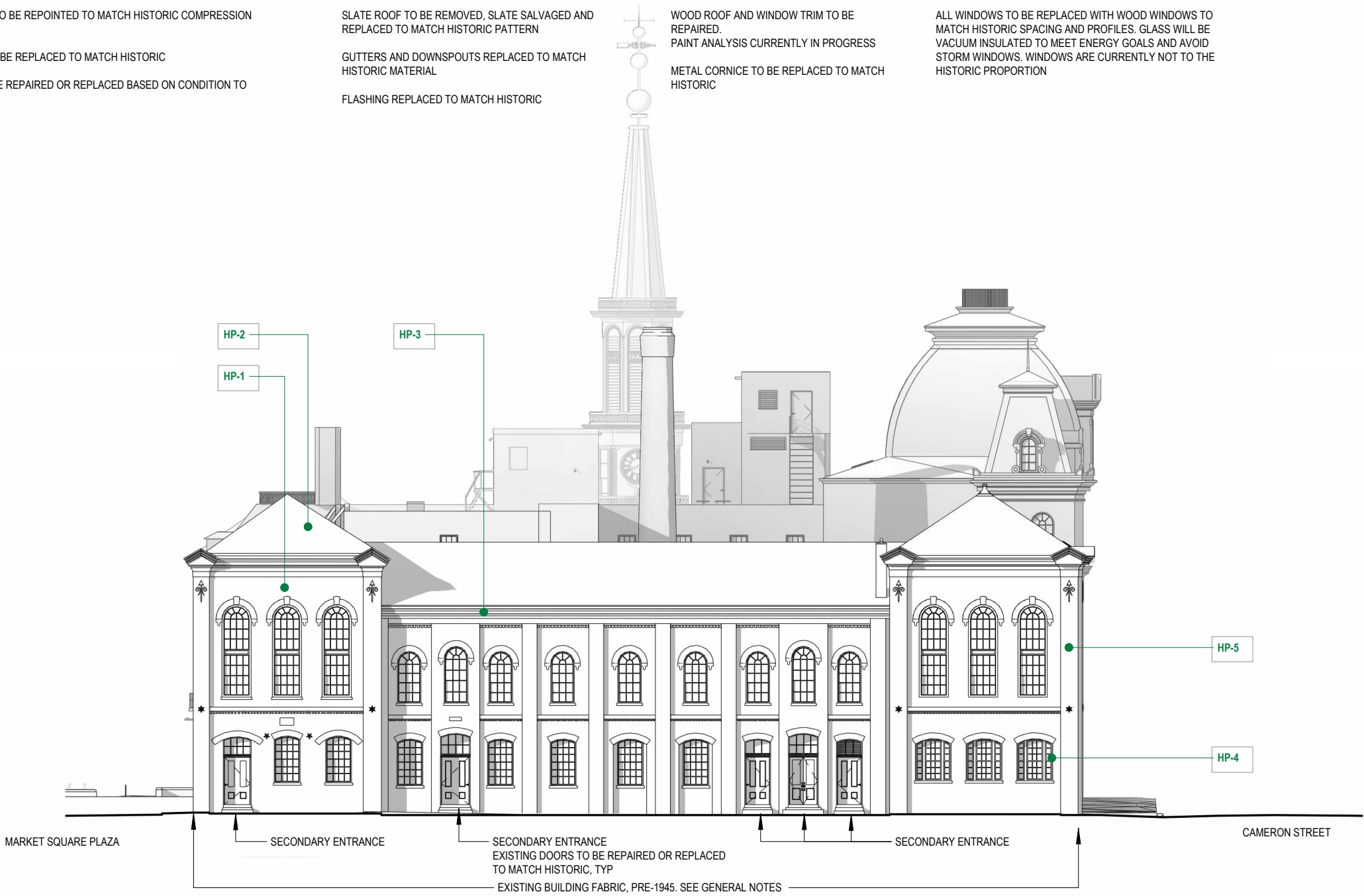
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HP-5

EXISTING METAL BRICK TIES AND PATTERNS PLATES TO BE CLEANED, REPAIRED, AND REPAINTED

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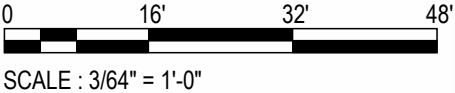
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N. FAIRFAX STREET (EAST) ELEVATION
PRESERVATION APPROACH

26



CITY HALL, MARKET SQUARE PLAZA AND
GARAGE RENOVATION

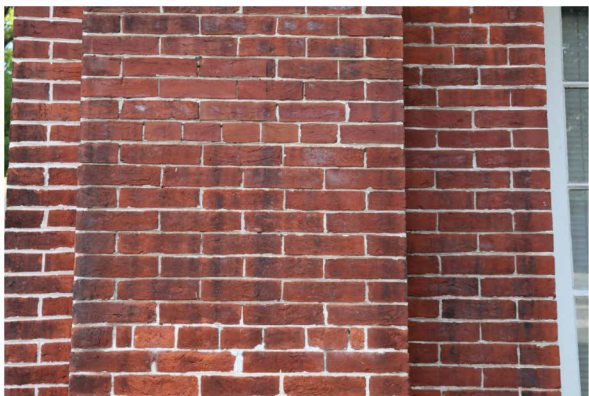
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HP-1

EXISTING MASONRY TO BE REPOINTED TO MATCH HISTORIC COMPRESSION AND STRENGTH

DAMAGED BRICKS TO BE REPLACED TO MATCH HISTORIC

DAMAGED SILLS TO BE REPAIRED OR REPLACED BASED ON CONDITION TO MATCH HISTORIC



HISTORIC SLATE PATTERN CIRCA 1929.



HP-2

SLATE ROOF TO BE REMOVED, SLATE SALVAGED AND REPLACED TO MATCH HISTORIC PATTERN

GUTTERS AND DOWNSPOUTS REPLACED TO MATCH HISTORIC MATERIAL

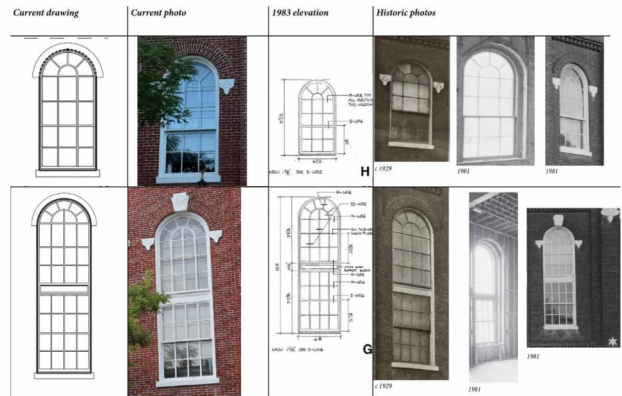
FLASHING REPLACED TO MATCH HISTORIC



HP-3

WOOD ROOF AND WINDOW TRIM TO BE REPAIRED. PAINT ANALYSIS CURRENTLY IN PROGRESS

METAL CORNICE TO BE REPLACED TO MATCH HISTORIC



HP-4

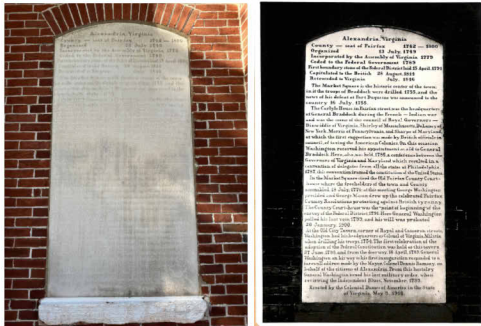
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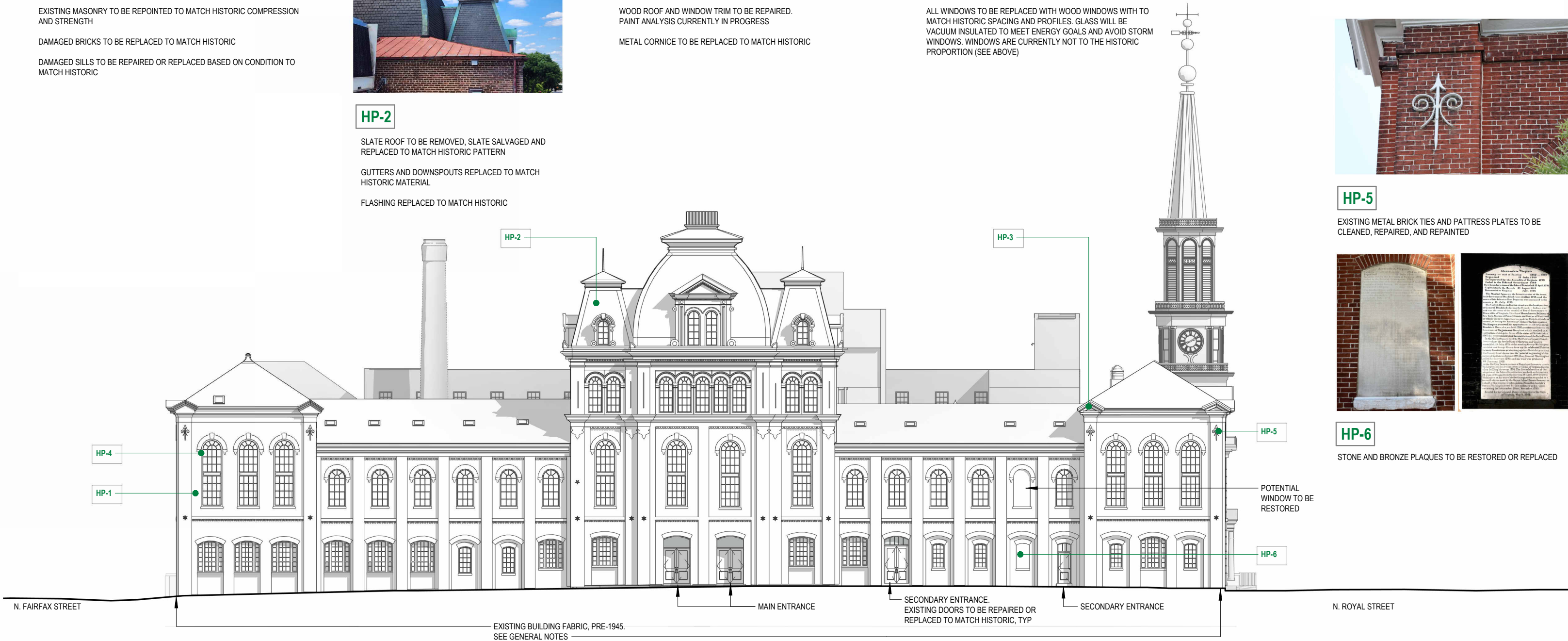
HP-5

EXISTING METAL BRICK TIES AND PATTESS PLATES TO BE CLEANED, REPAIRED, AND REPAINTED



HP-6

STONE AND BRONZE PLAQUES TO BE RESTORED OR REPLACED



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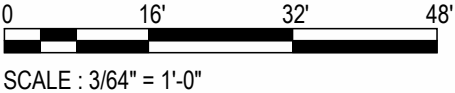
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CAMERON STREET (NORTH) ELEVATION
PRESERVATION APPROACH



CITY HALL, MARKET SQUARE PLAZA AND
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HP-1

EXISTING MASONRY TO BE REPOINTED TO MATCH HISTORIC COMPRESSION AND STRENGTH

DAMAGED BRICKS TO BE REPLACED TO MATCH HISTORIC

DAMAGED SILLS TO BE REPAIRED OR REPLACED BASED ON CONDITION TO MATCH HISTORIC

HP-2

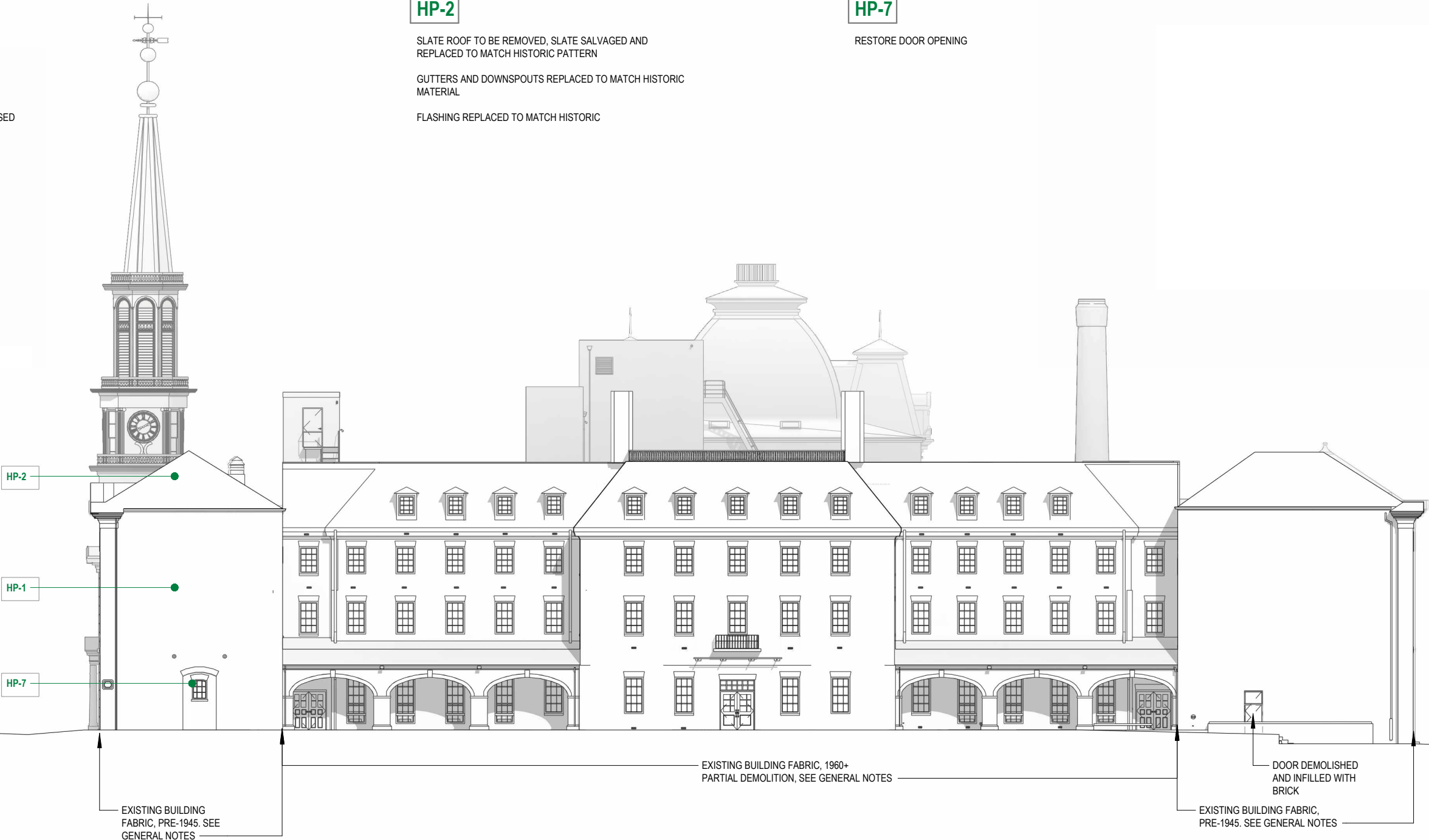
SLATE ROOF TO BE REMOVED, SLATE SALVAGED AND REPLACED TO MATCH HISTORIC PATTERN

GUTTERS AND DOWNSPOUTS REPLACED TO MATCH HISTORIC MATERIAL

FLASHING REPLACED TO MATCH HISTORIC

HP-7

RESTORE DOOR OPENING



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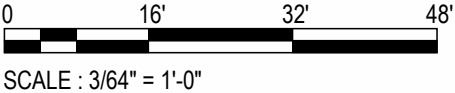
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KING STREET (SOUTH) ELEVATION
PRESERVATION APPROACH

28



CITY HALL, MARKET SQUARE PLAZA AND
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1885



1896



1902



1907



1952



1961



1966



1967



1982 - CURRENT



PROPOSED



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LANDSCAPE
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CITY HALL AND MARKET SQUARE EVOLUTION

Illustrative depiction of structures at Market Square and City Hall from 1885 to present.
Information was derived from Sanborn maps and design drawings.

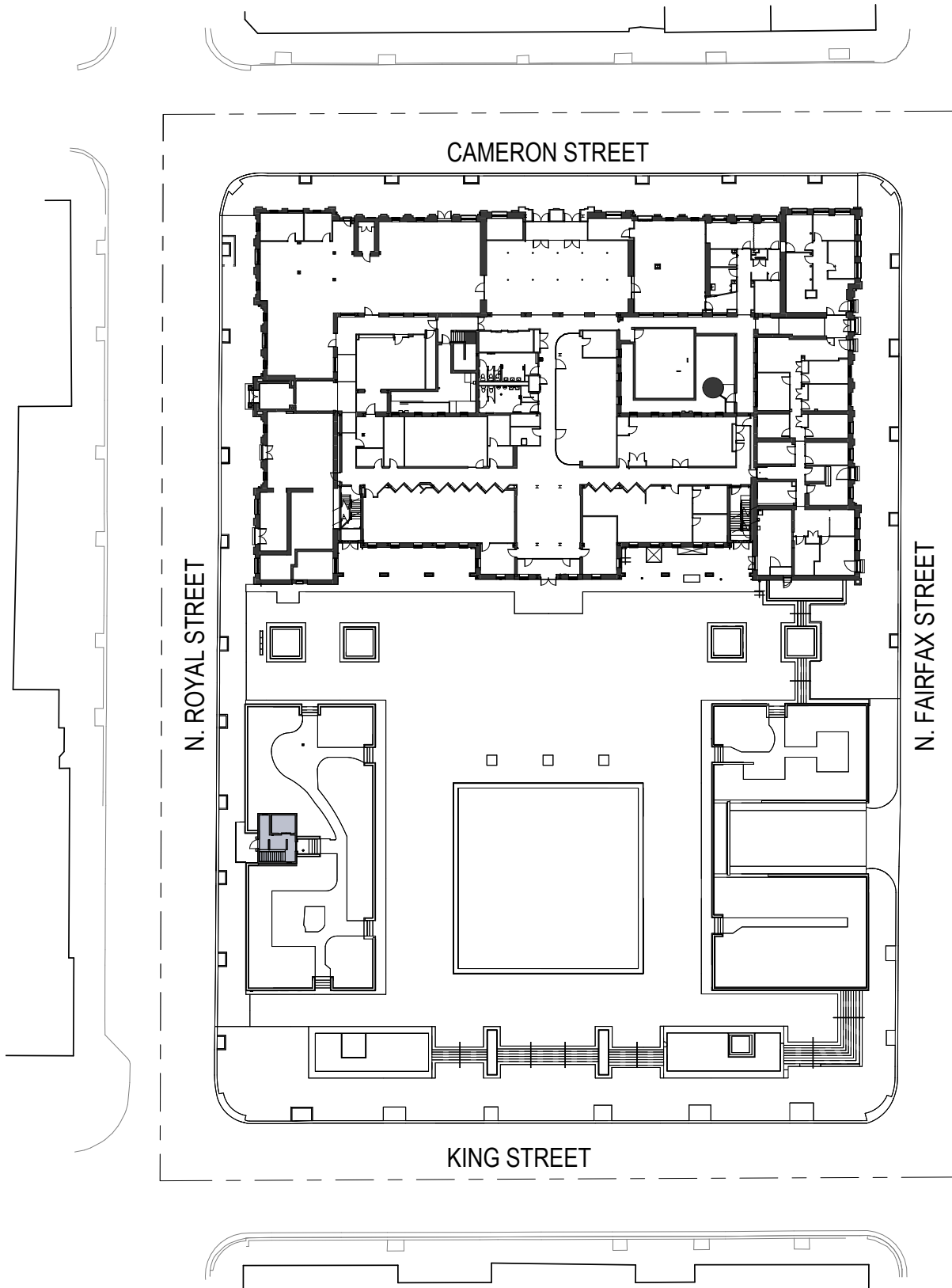
CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

ALEXANDRIA, VA

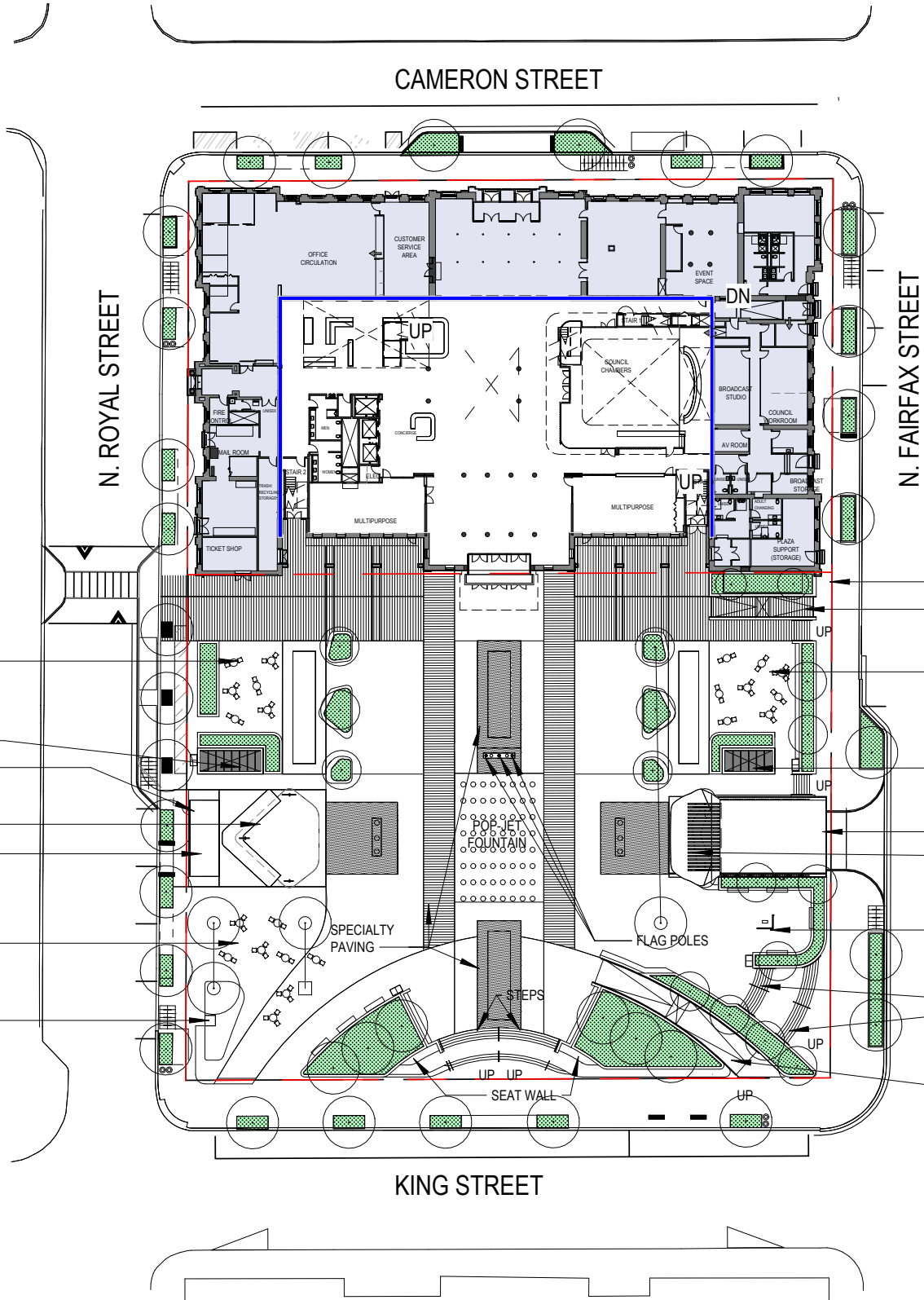
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EXISTING SITE PLAN



PROPOSED SITE PLAN

PLAN LEGEND

EXISTING BUILDING FABRIC, PRE-1945

ORIGINAL EXTERIOR WALL NOW ON THE INTERIOR. OPPORTUNITY TO REOPEN EXISTING WINDOWS AND MASONRY WALL

LANDSCAPING



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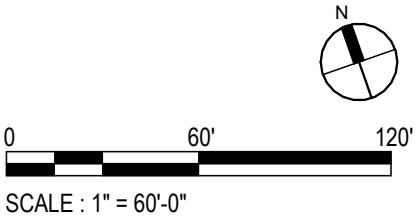
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EXISTING AND PROPOSED SITE PLANS
OPTION 2: ELEVATOR/ STAIR ALONG ROYAL



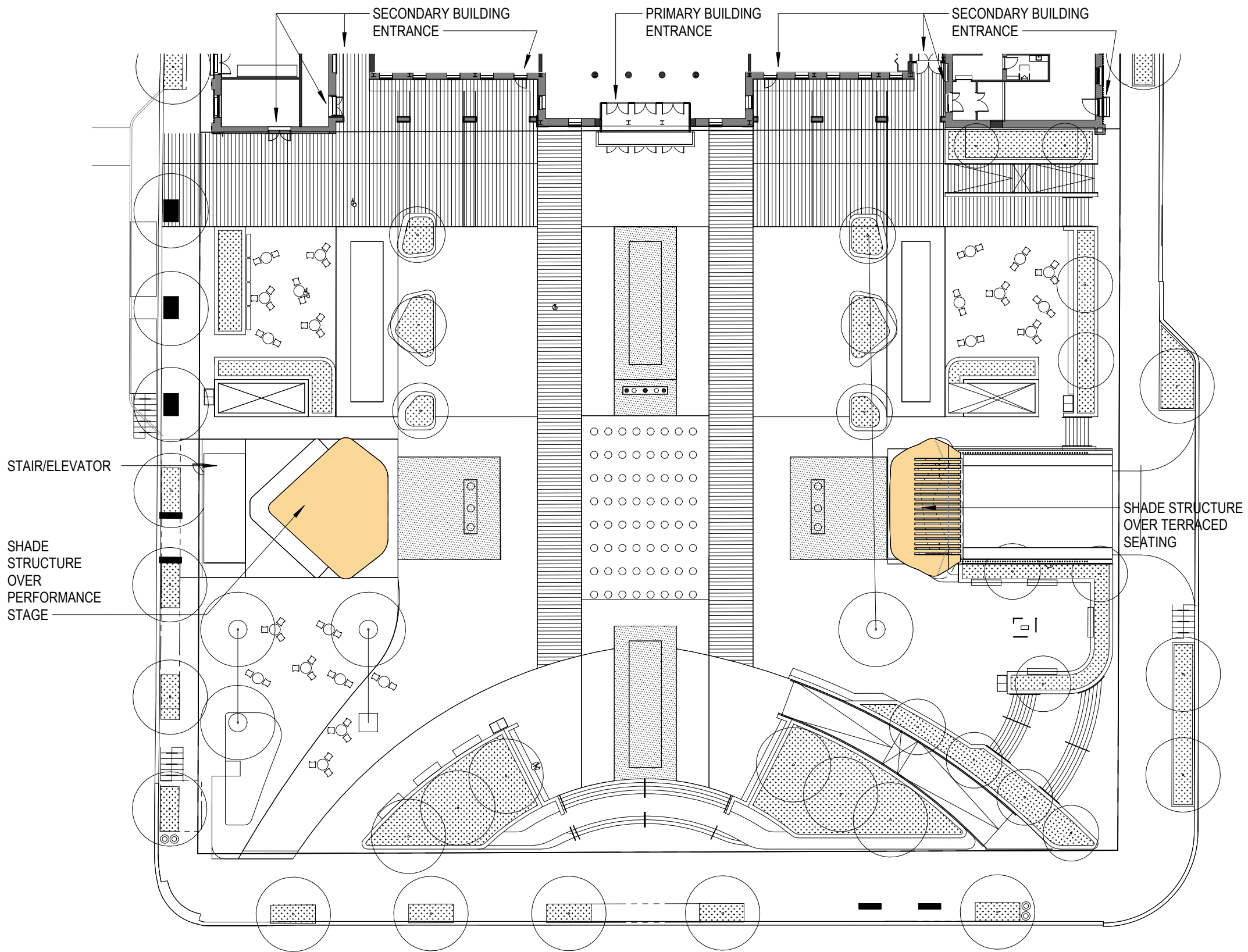
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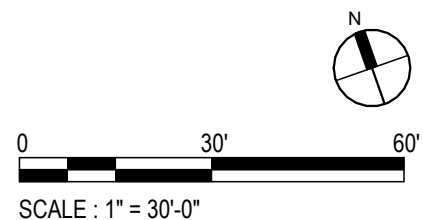
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LANDSCAPE
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MARKET SQUARE PLAZA PLAN

31



CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

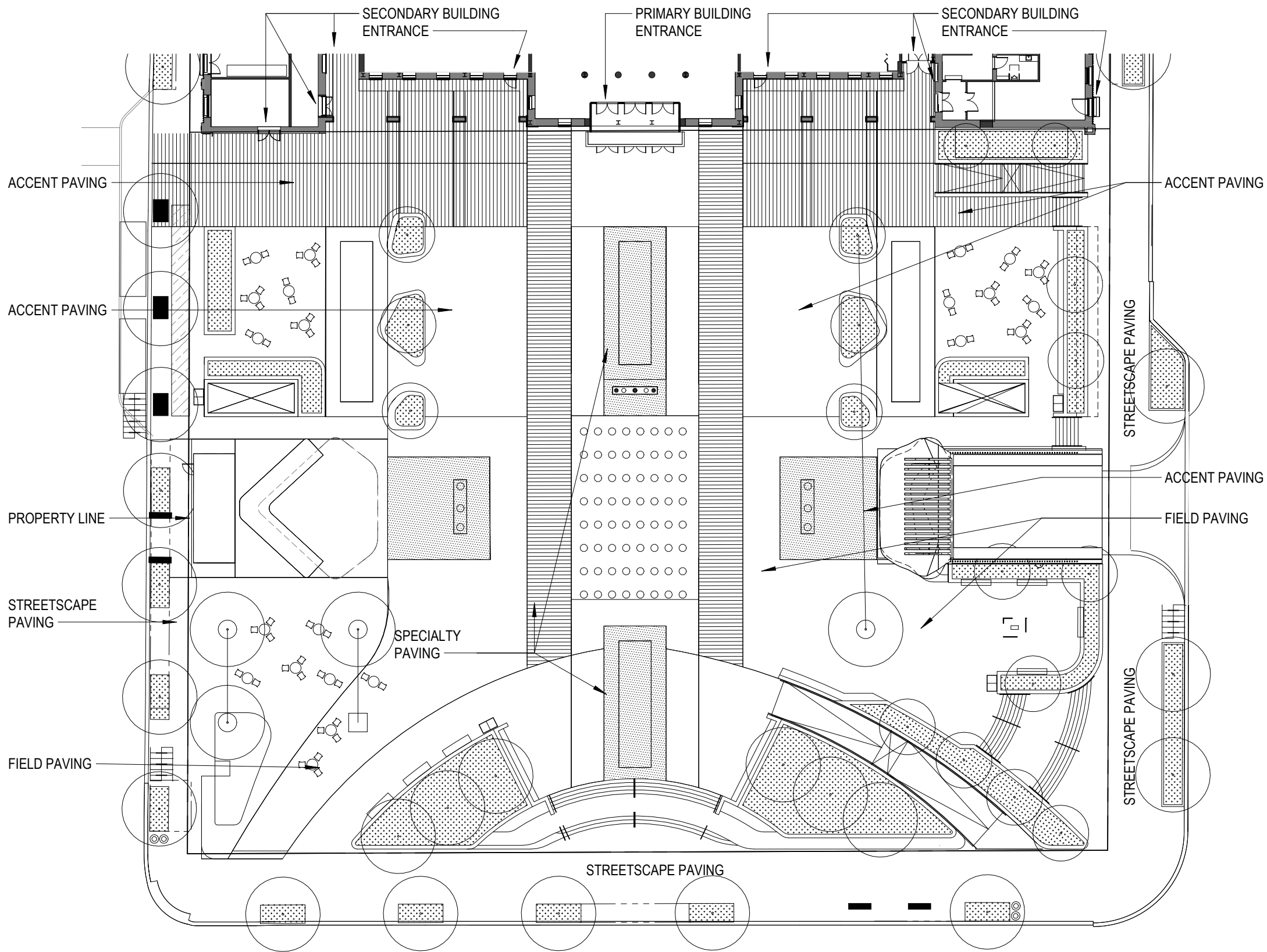
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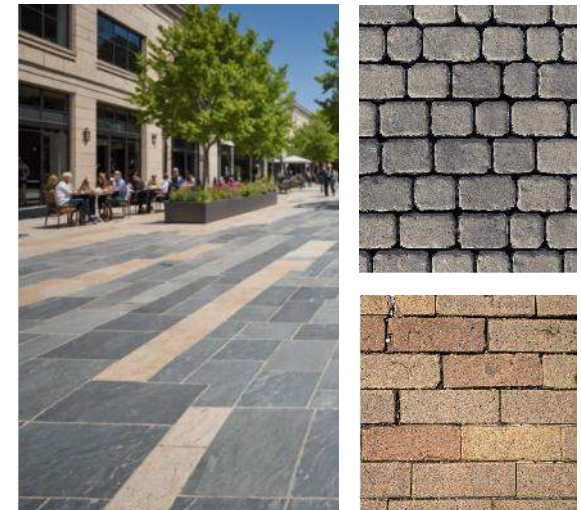
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STREETSCAPE PAVING



ACCENT PAVING



FIELD PAVING



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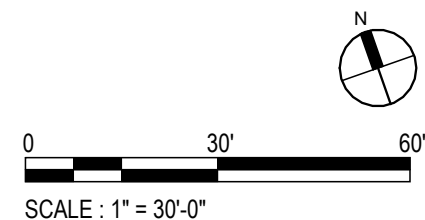
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MARKET SQUARE PLAZA PLAN - PAVING

32



CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

ALEXANDRIA, VA

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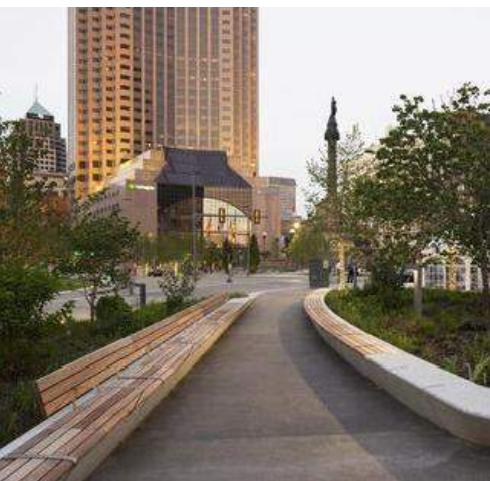
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FOUNTAIN



STEPS



SEATING ELEMENTS



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MARKET SQUARE ELEMENT IMAGERY

CITY HALL, MARKET SQUARE PLAZA AND
GARAGE RENOVATION

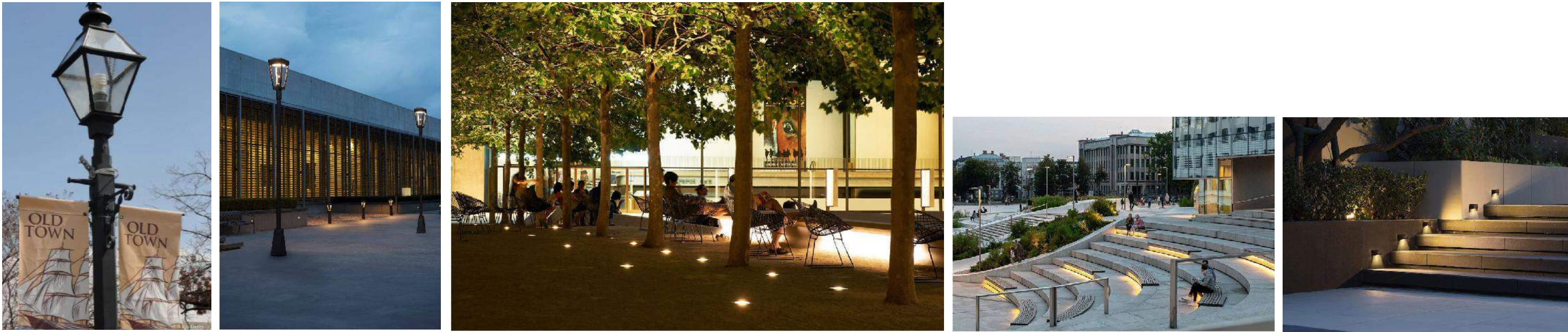
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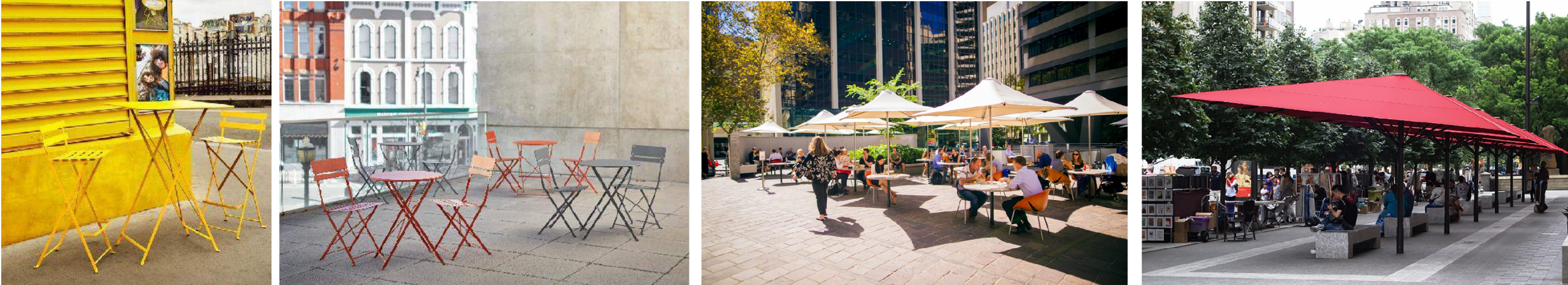
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LIGHTING



FURNISHING



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LANDSCAPE
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MARKET SQUARE ELEMENT IMAGERY

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LANDSCAPE
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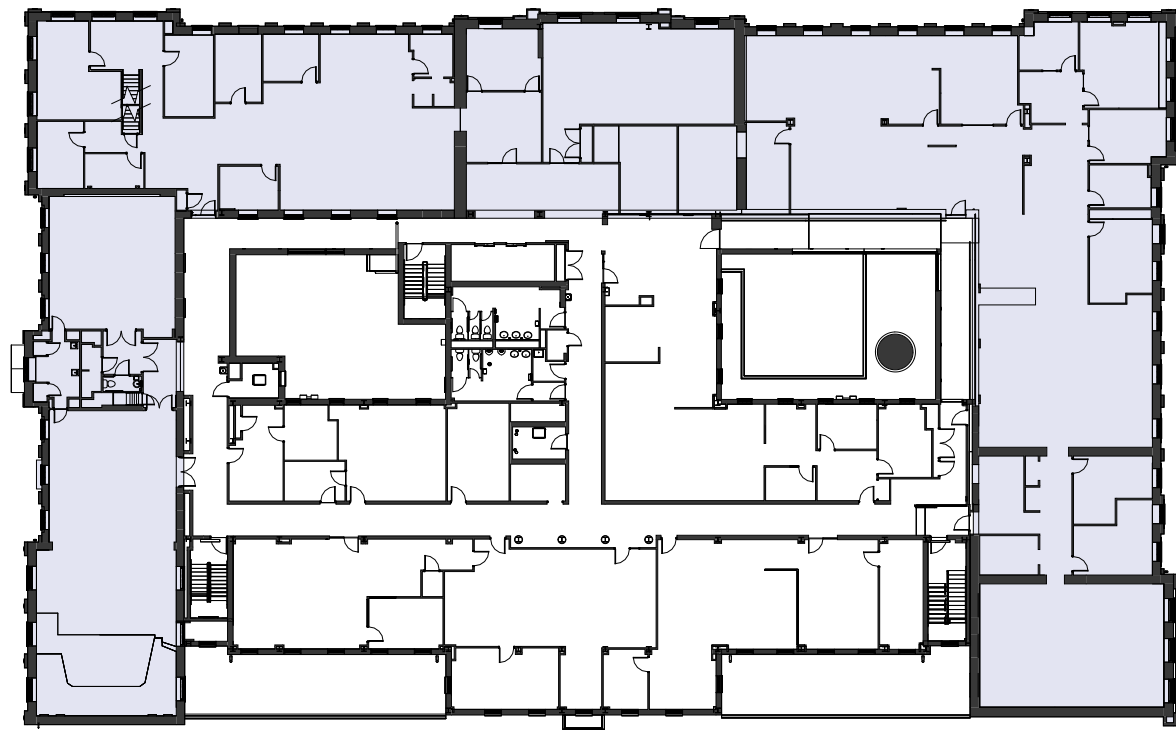
RENDERINGS

**CITY HALL, MARKET SQUARE PLAZA AND
GARAGE RENOVATION**
ALEXANDRIA, VA

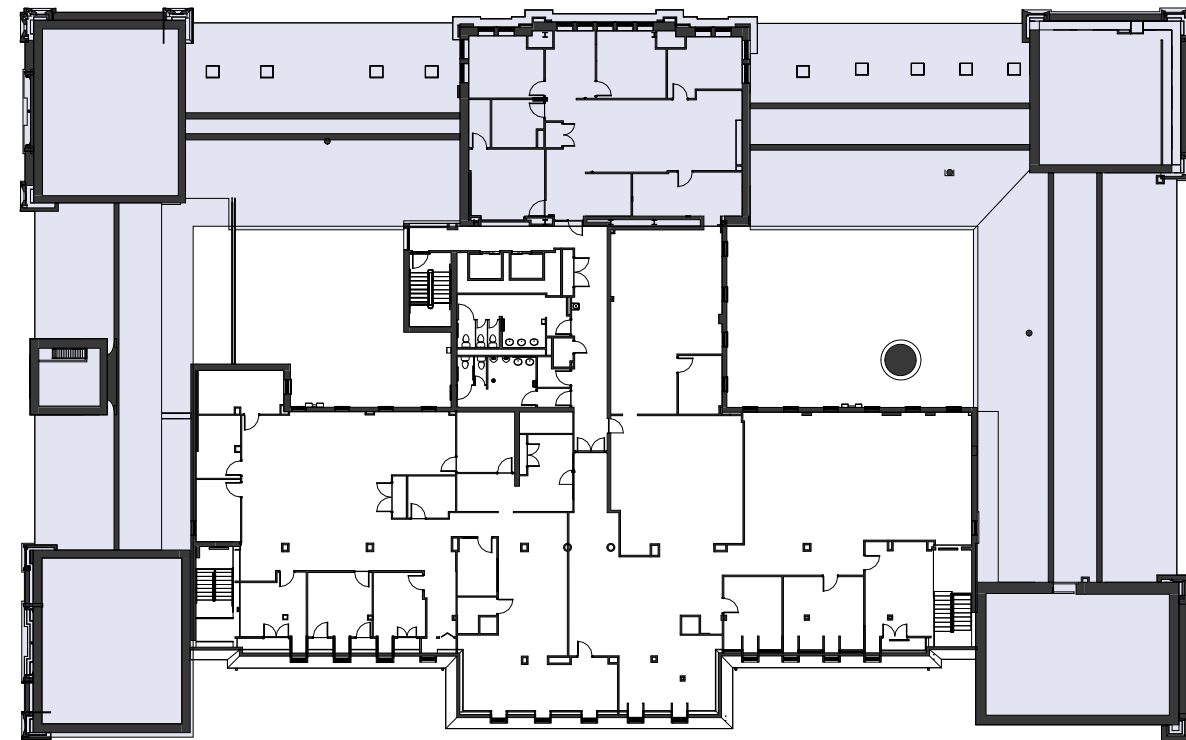
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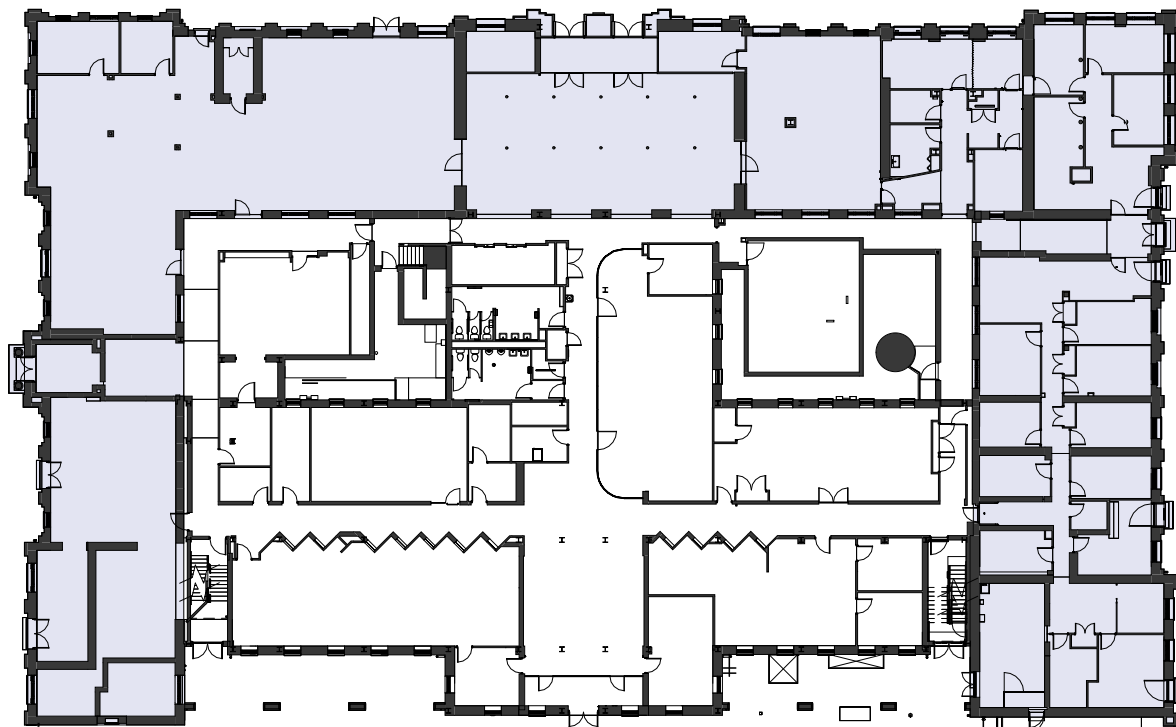


LEVEL 2 - FLOOR PLAN

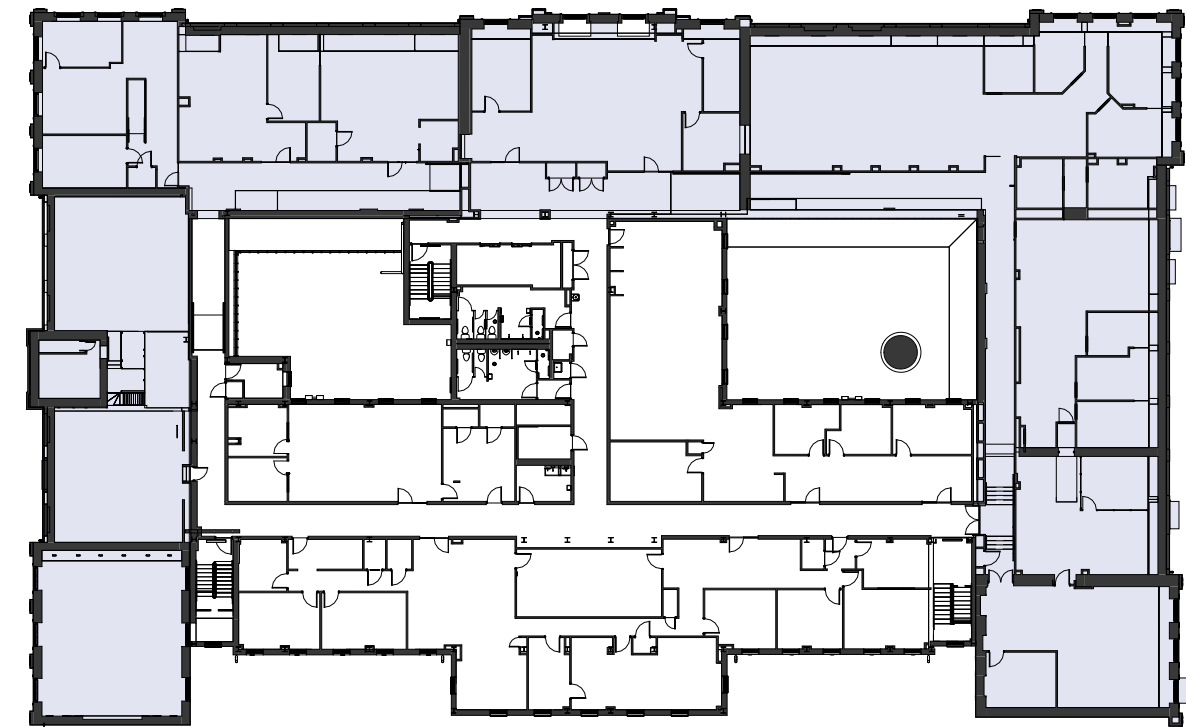


LEVEL 4 - FLOOR PLAN

PLAN LEGEND	
	EXISTING BUILDING FABRIC, PRE-1945



LEVEL 1 - FLOOR PLAN



LEVEL 3 - FLOOR PLAN



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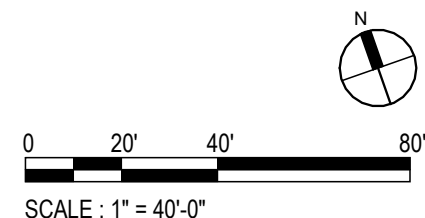
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LANDSCAPE
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EXISTING FLOOR PLANS

36



**CITY HALL, MARKET SQUARE PLAZA AND
GARAGE RENOVATION**
ALEXANDRIA, VA

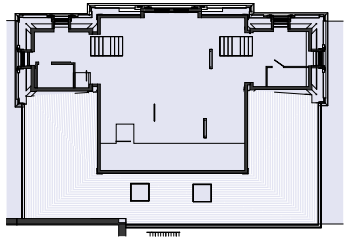
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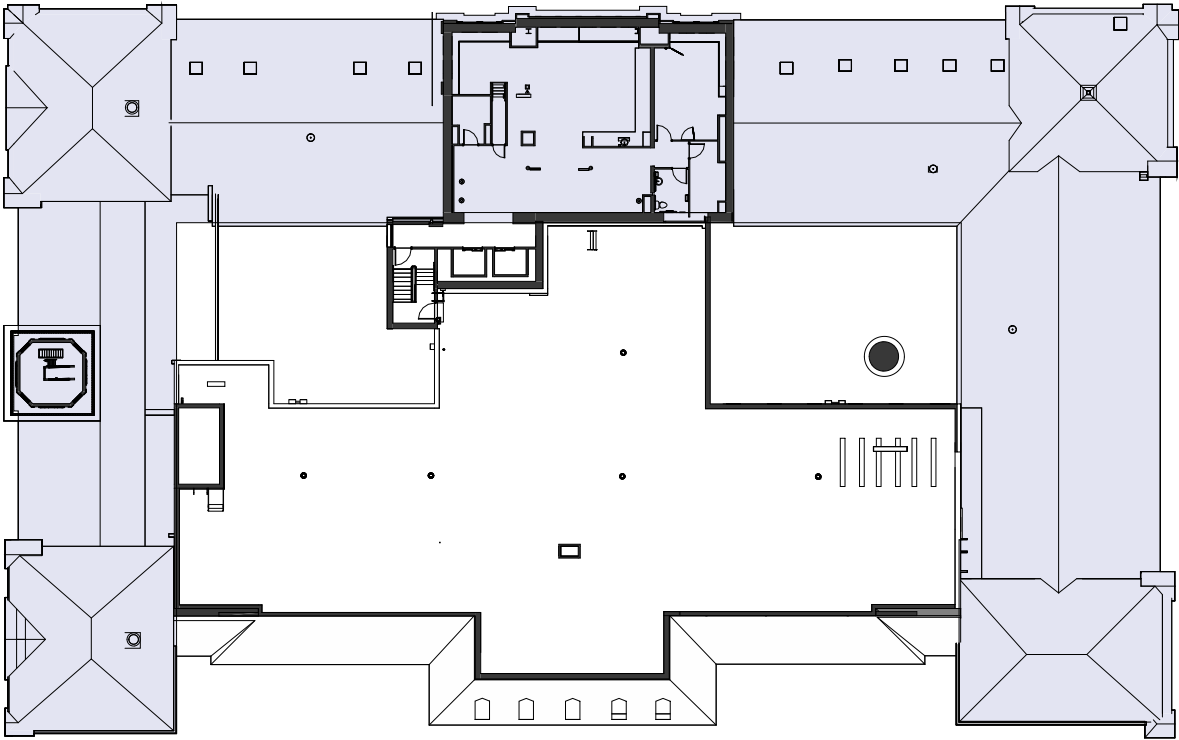
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PLAN LEGEND

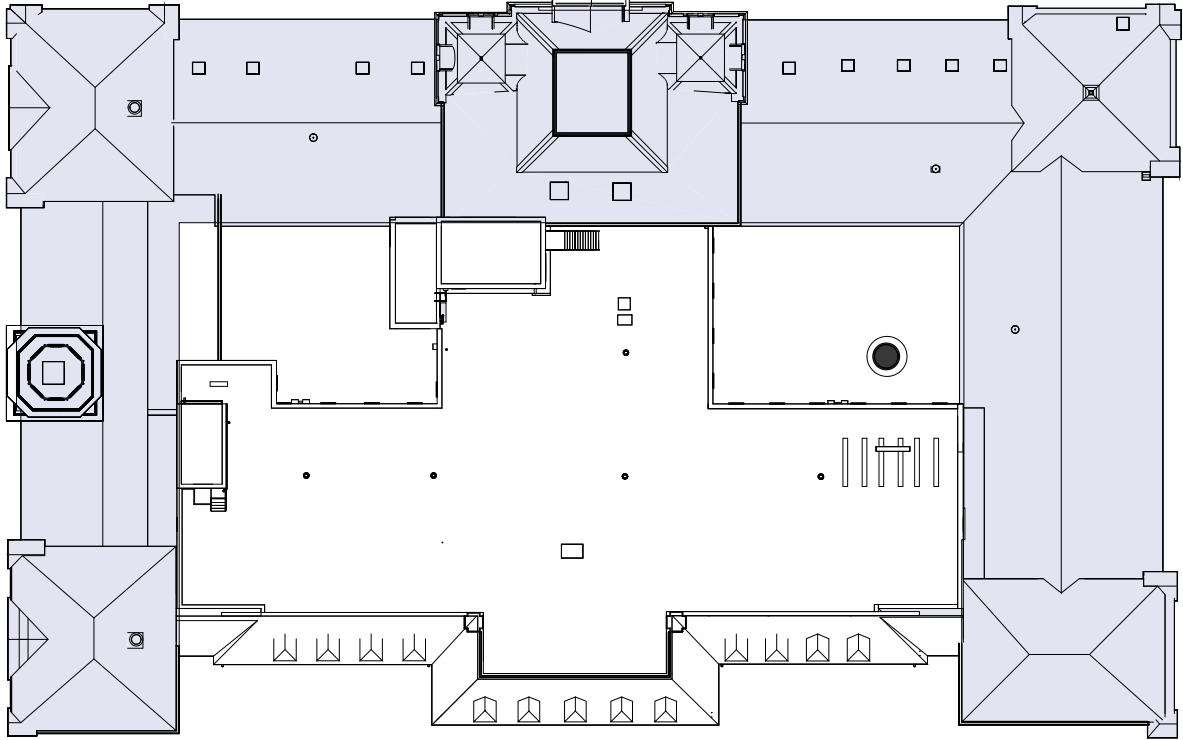
EXISTING BUILDING FABRIC,
PRE-1945



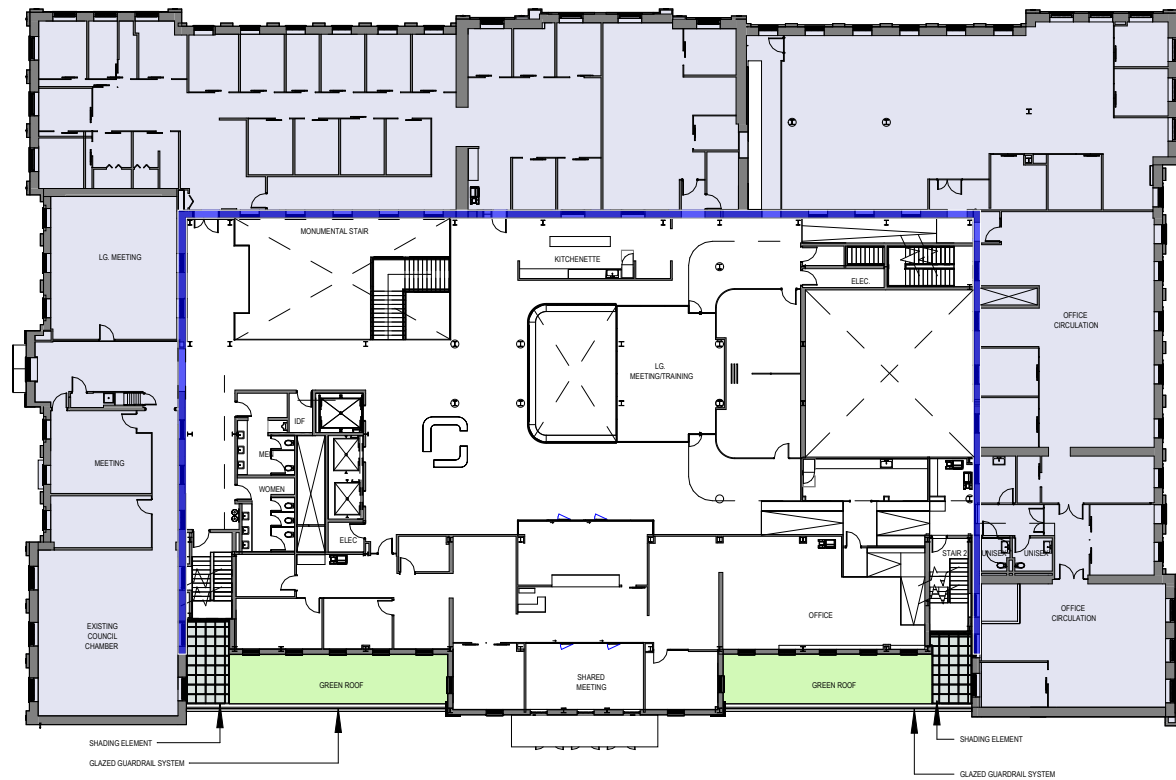
MEZZANINE - FLOOR PLAN



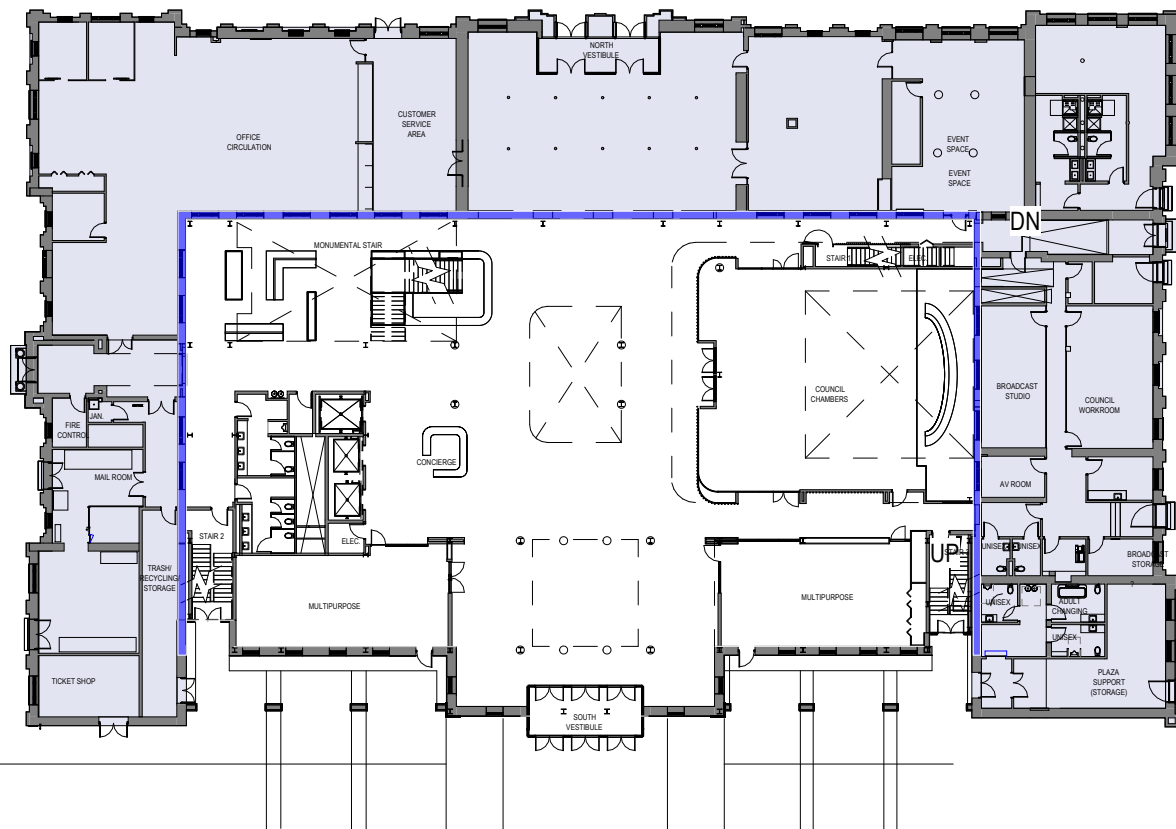
LEVEL 5 - FLOOR PLAN



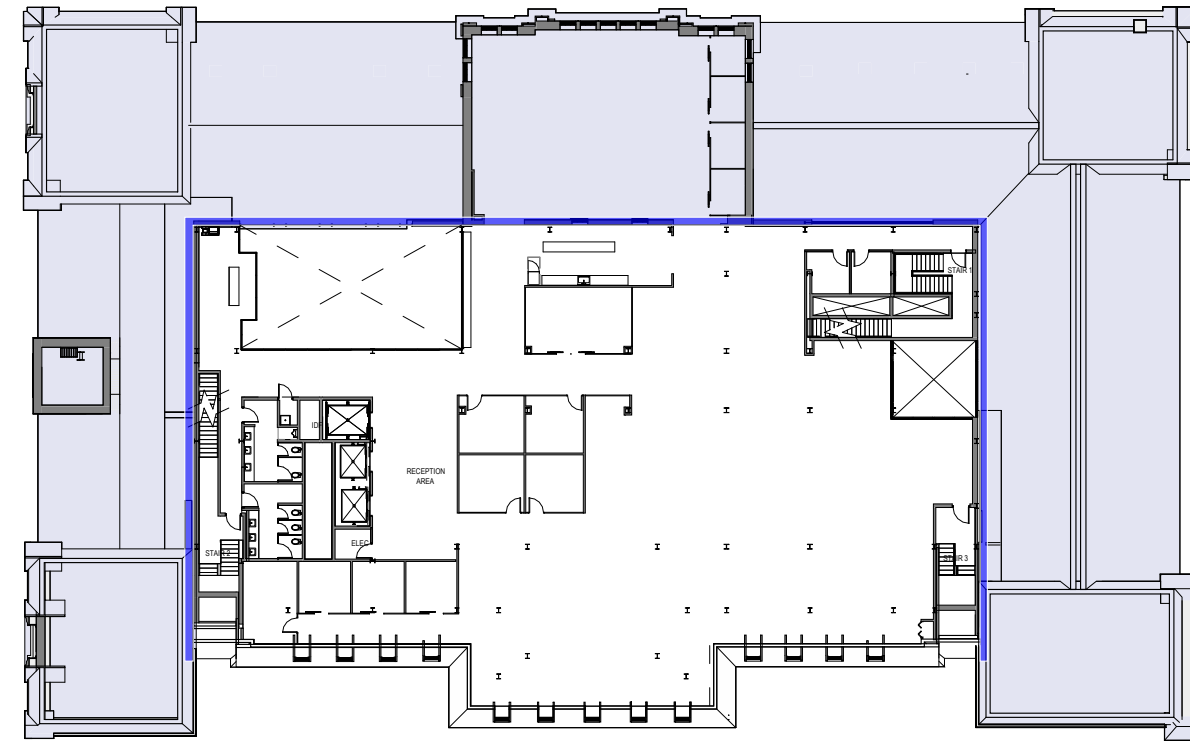
ROOF - FLOOR PLAN



LEVEL 2 FLOOR PLAN



LEVEL 1 FLOOR PLAN

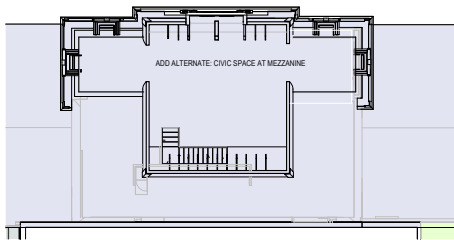


LEVEL 4 FLOOR PLAN



LEVEL 3 FLOOR PLAN

PLAN LEGEND	
	EXISTING BUILDING FABRIC, PRE-1945
	ORIGINAL EXTERIOR WALL NOW ON THE INTERIOR. OPPORTUNITY TO REOPEN EXISTING WINDOWS AND MASONRY WALL
	GREEN ROOF



MEZZANINE FLOOR PLAN

ADD ALTERNATE: CIVIC SPACE AT MEZZANINE



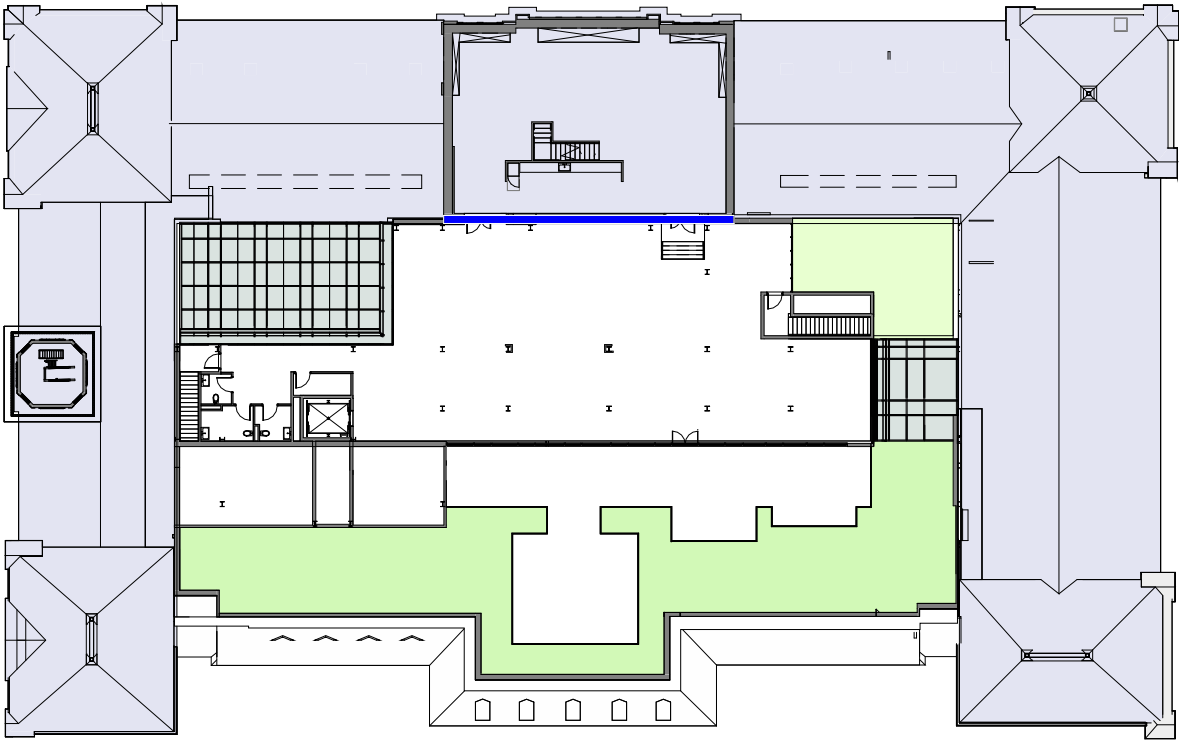
EXAMPLE OF TRADITIONAL PV PANELS

PLAN LEGEND

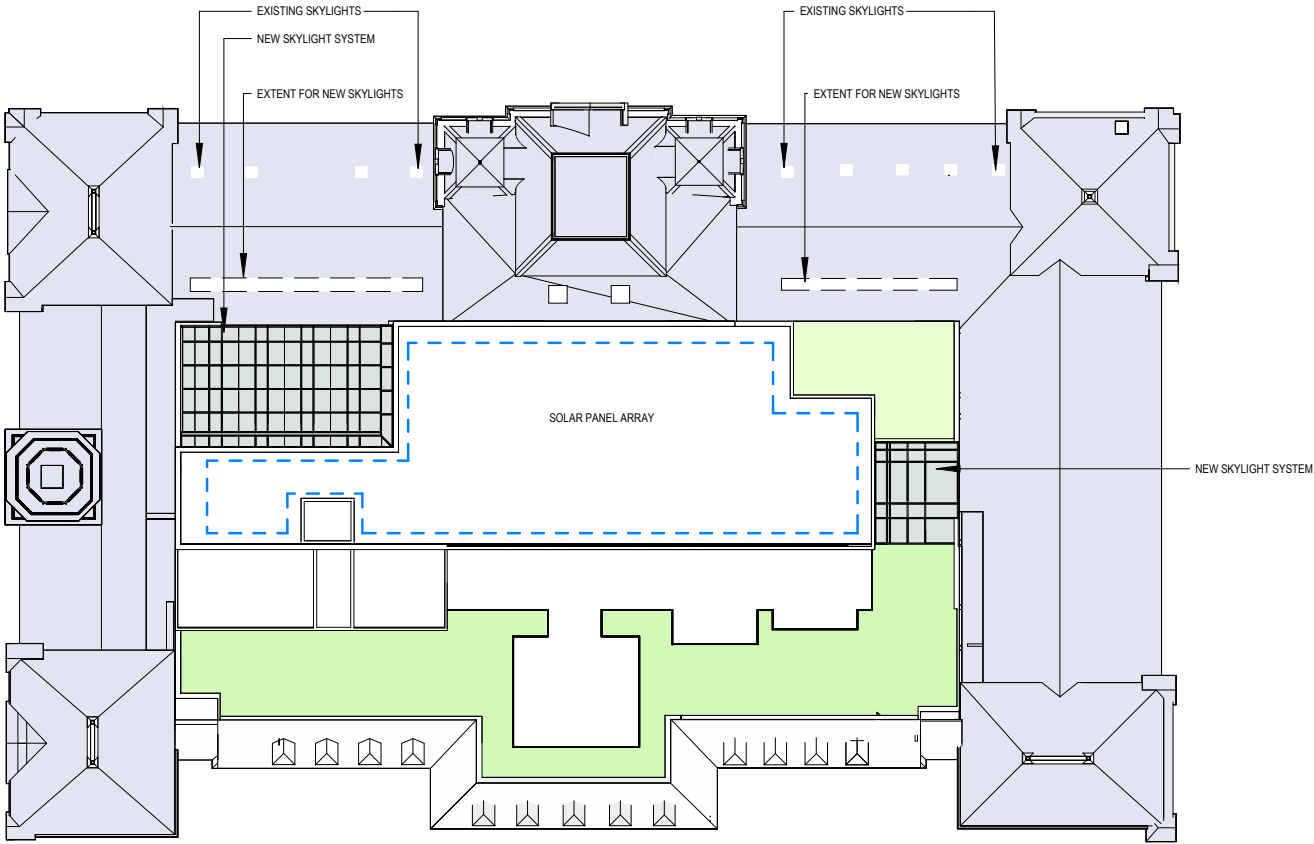
EXISTING BUILDING FABRIC, PRE-1945

ORIGINAL EXTERIOR WALL NOW ON THE INTERIOR. OPPORTUNITY TO REOPEN EXISTING WINDOWS AND MASONRY WALL

GREEN ROOF



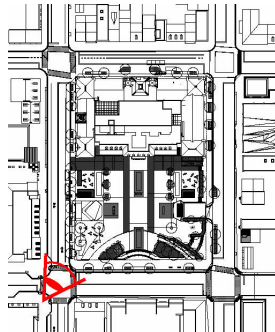
LEVEL 5 FLOOR PLAN



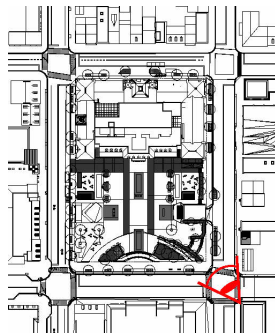
ROOF PLAN



STREET VIEW AT INTERSECTION OF S. ROYAL & KING ST.

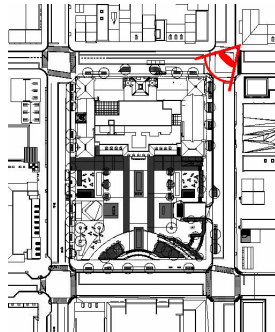


STREET VIEW AT INTERSECTION OF S. FAIRFAX & KING ST.

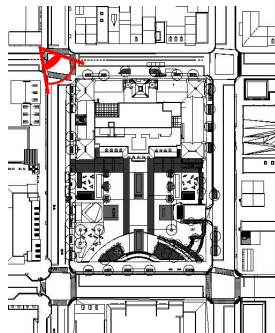




STREET VIEW AT INTERSECTION OF N. FAIRFAX & CAMERON ST.



STREET VIEW AT INTERSECTION OF N. ROYAL & CAMERON ST.



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LANDSCAPE
200 S PEYTON ST
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MASSING STUDIES

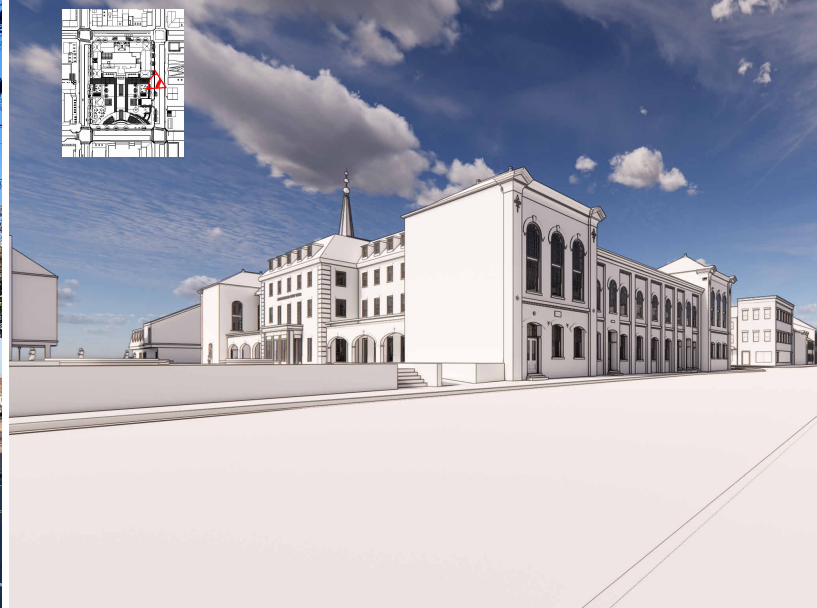
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STREET VIEW AT INTERSECTION OF N. ROYAL



STREET VIEW AT N. FAIRFAX



STREET VIEW AT INTERSECTION OF N. FAIRFAX & CAMERON ST.



STREET VIEW AT INTERSECTION OF N. ROYAL & CAMERON ST.



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MASSING STUDIES

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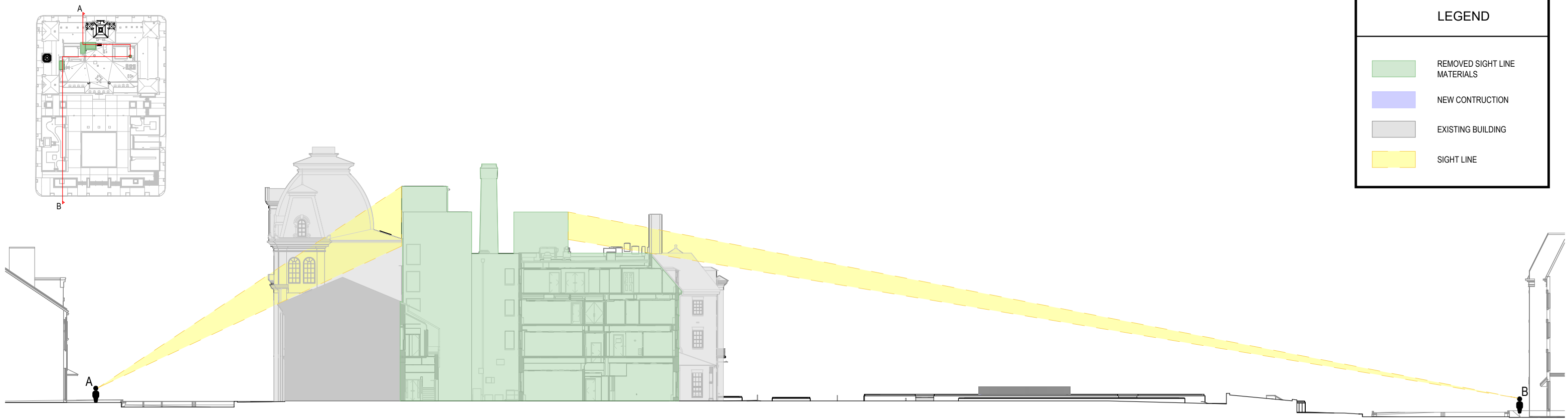
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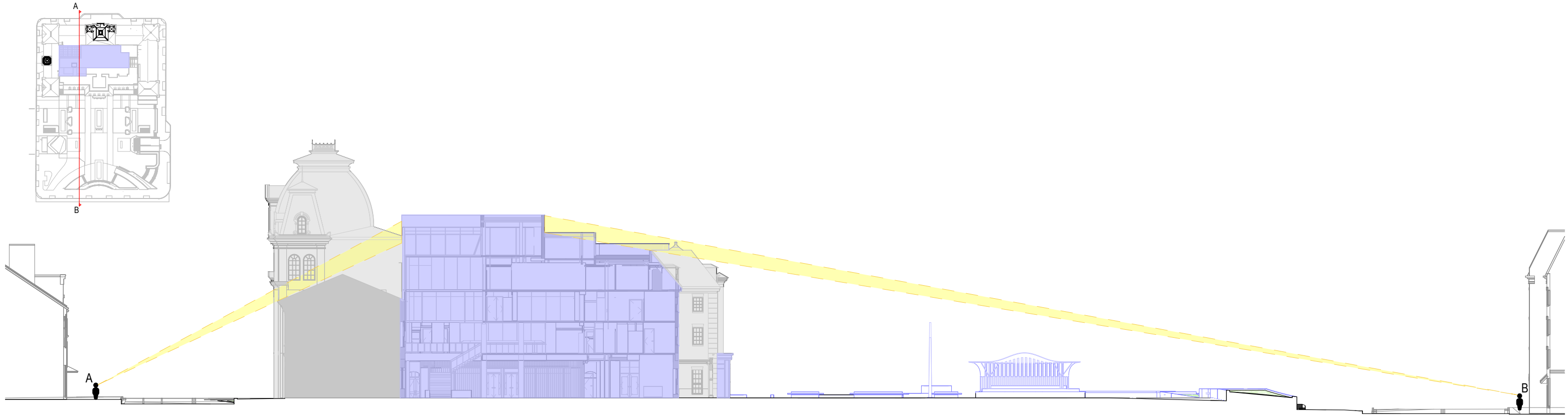
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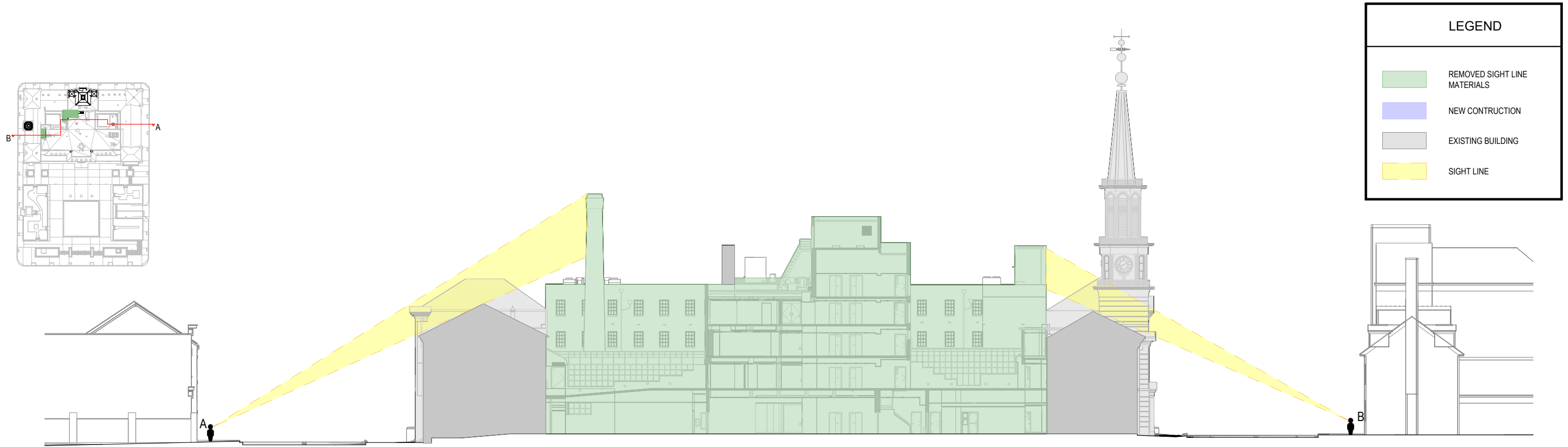
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EXISTING NORTH-SOUTH SECTION CUT

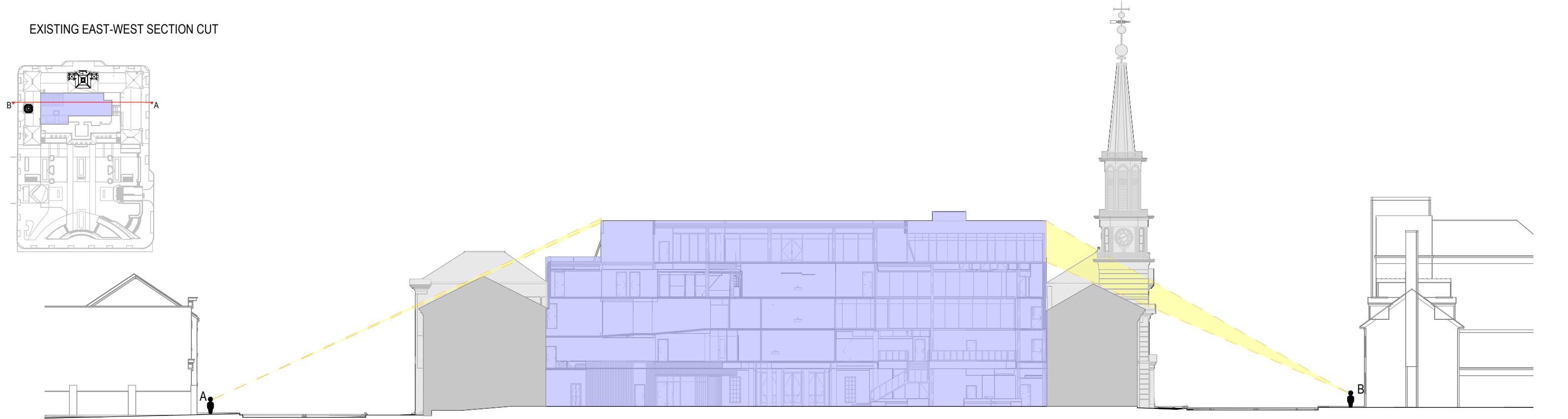


PROPOSED NORTH-SOUTH SECTION CUT

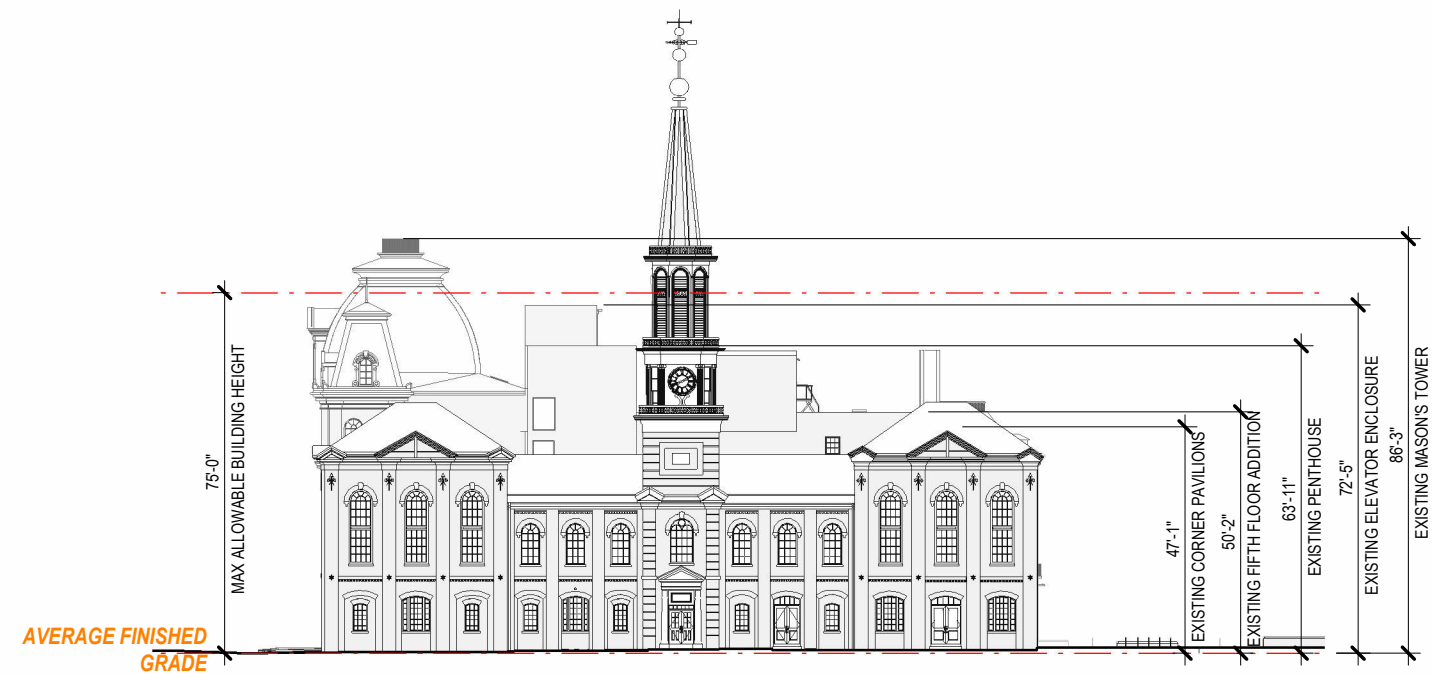


LEGEND	
	REMOVED SIGHT LINE MATERIALS
	NEW CONSTRUCTION
	EXISTING BUILDING
	SIGHT LINE

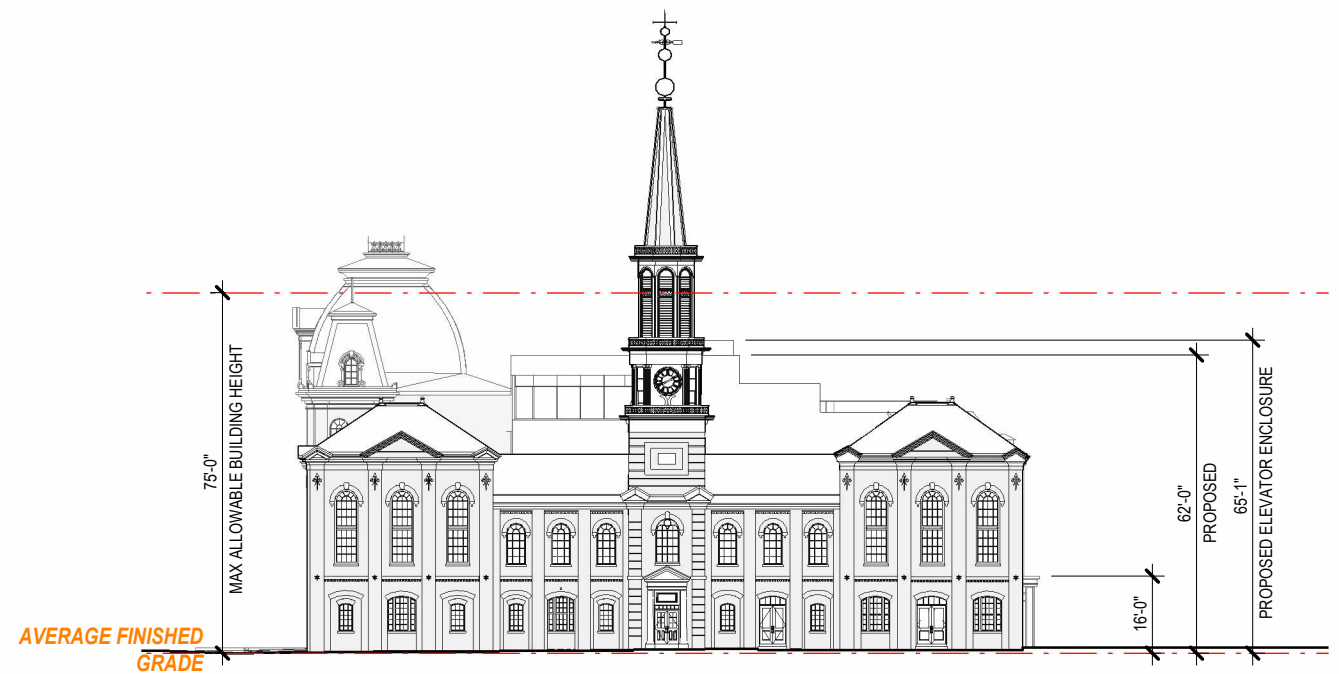
EXISTING EAST-WEST SECTION CUT



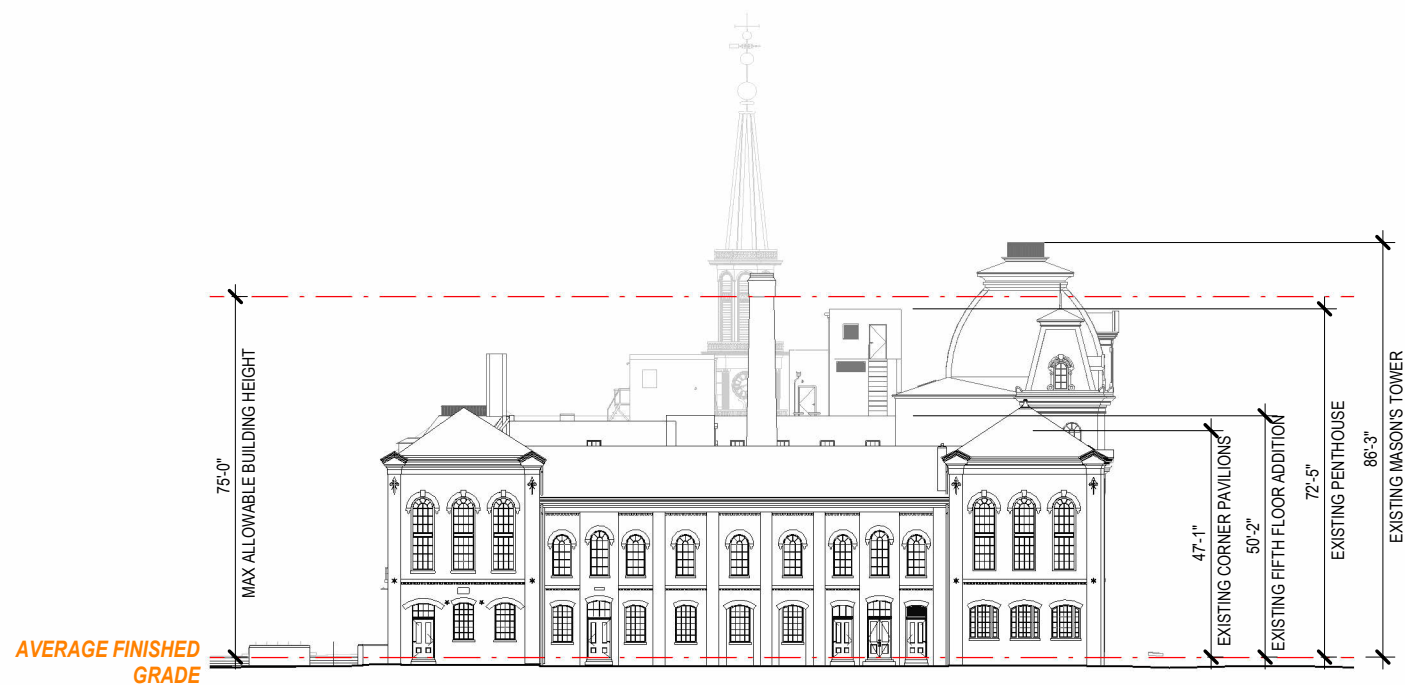
PROPOSED EAST-WEST SECTION CUT



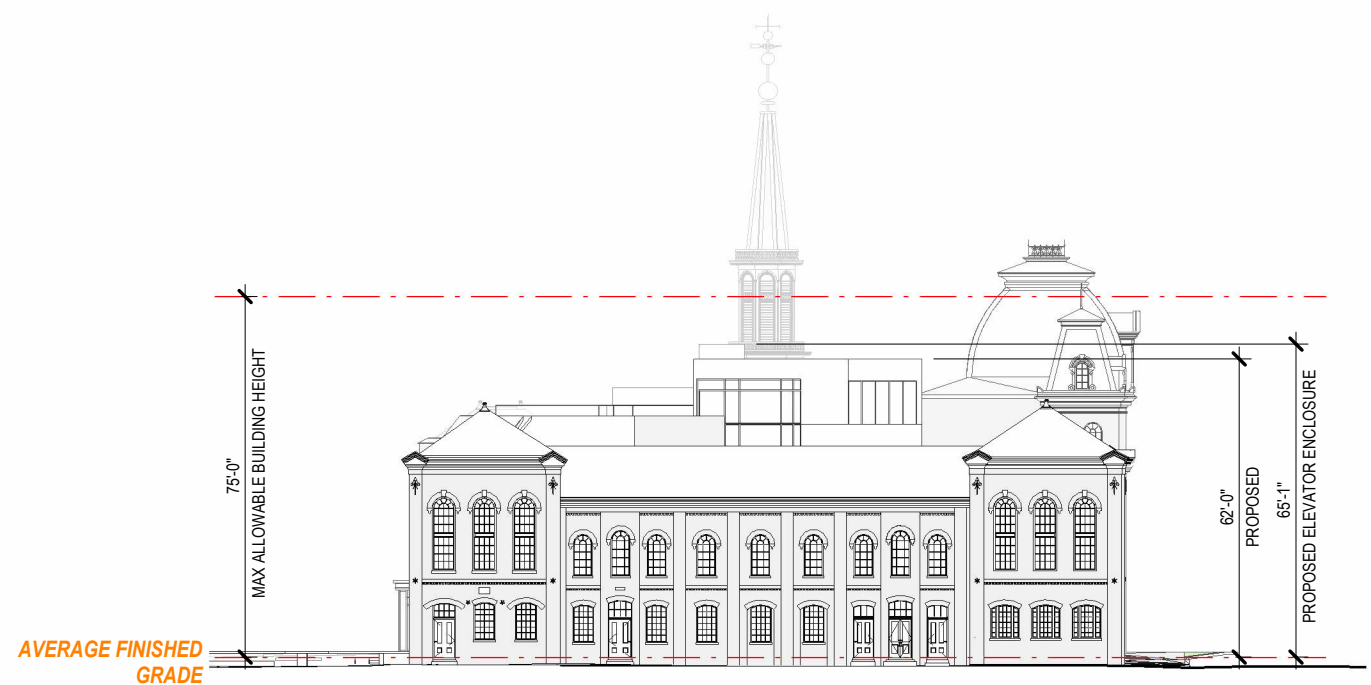
EXISTING WEST ELEVATION



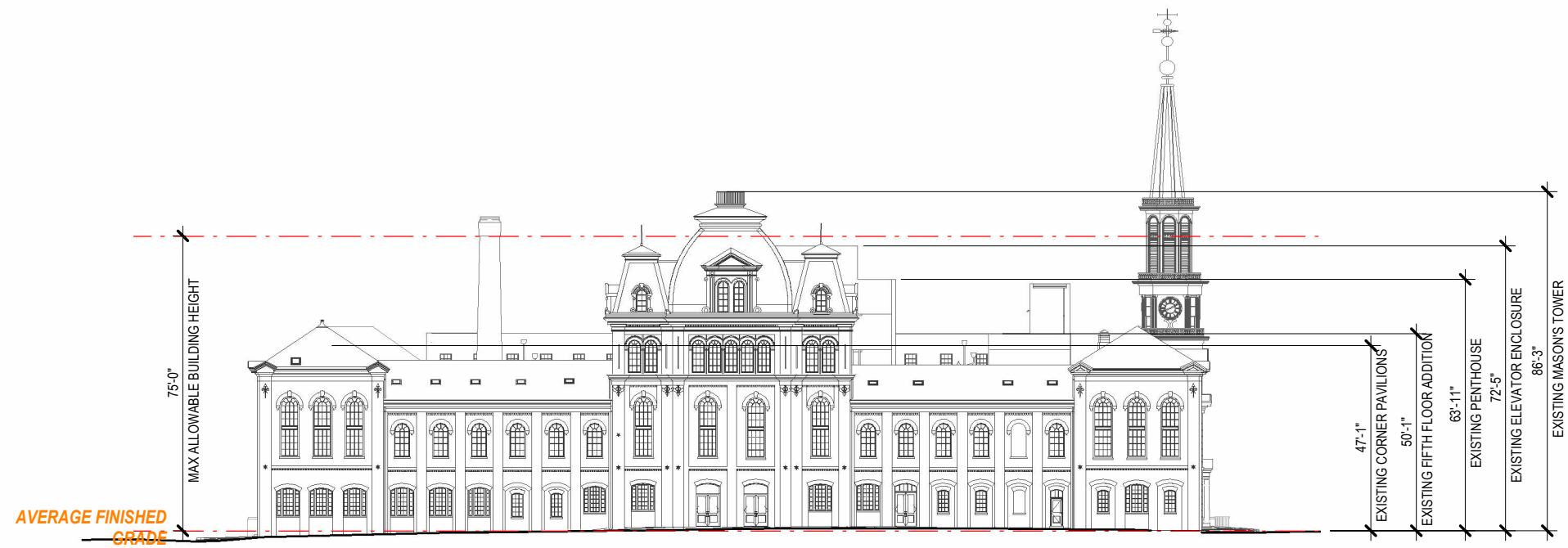
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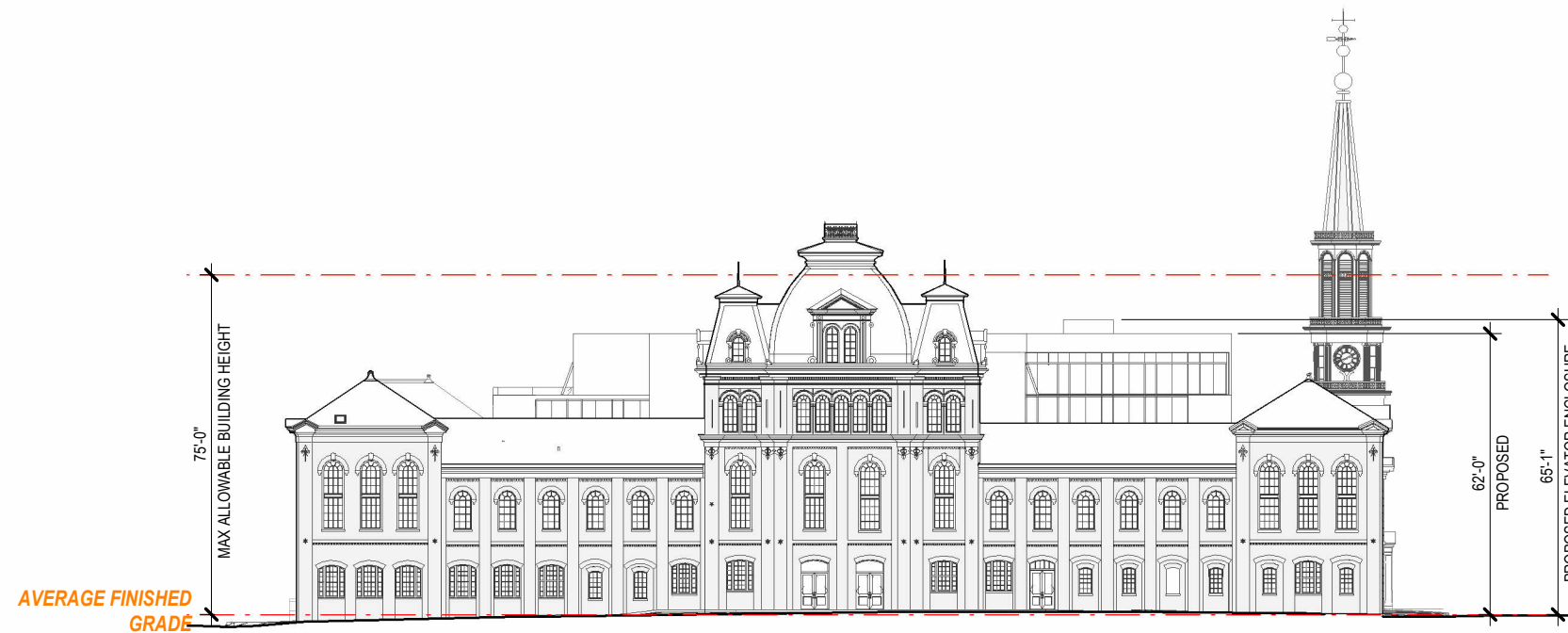
EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION



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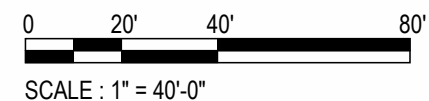
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EXISTING & PROPOSED CAMERON STREET (NORTH) ELEVATIONS

46



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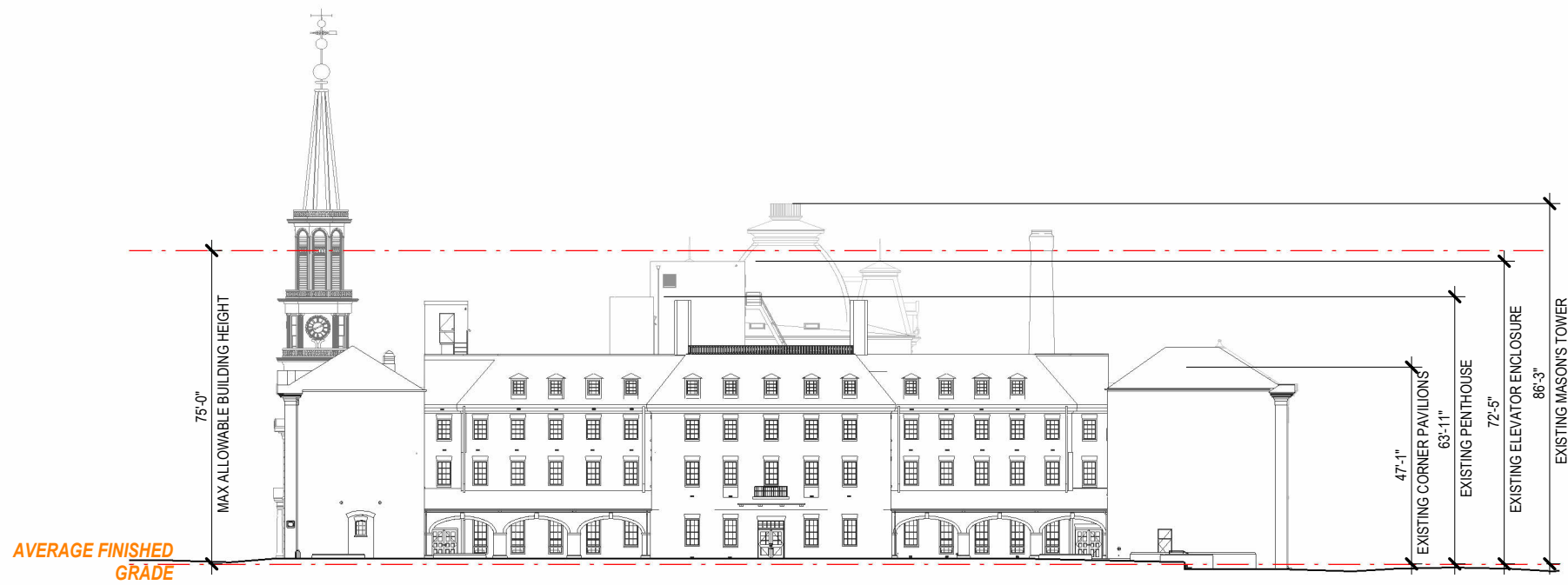
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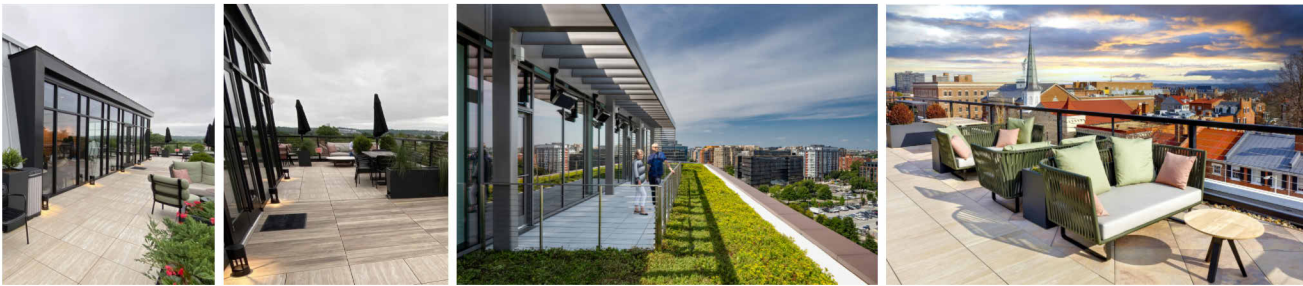
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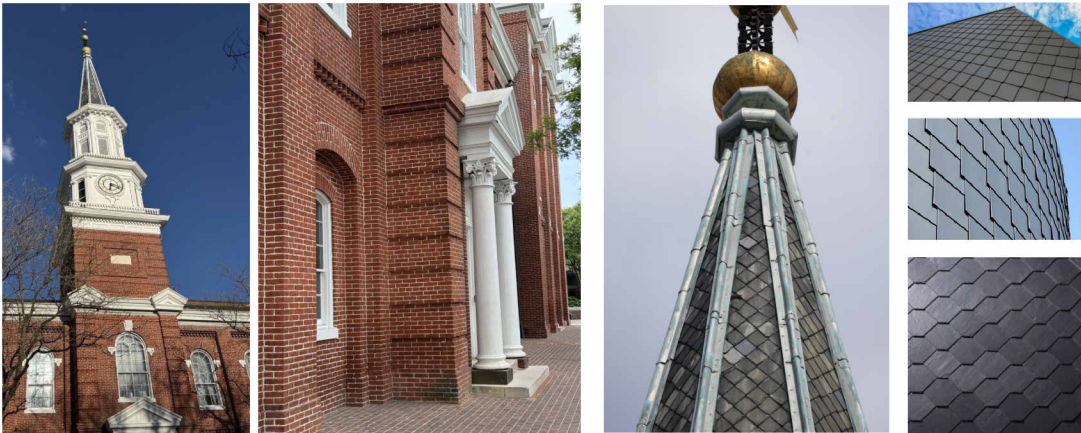
EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION



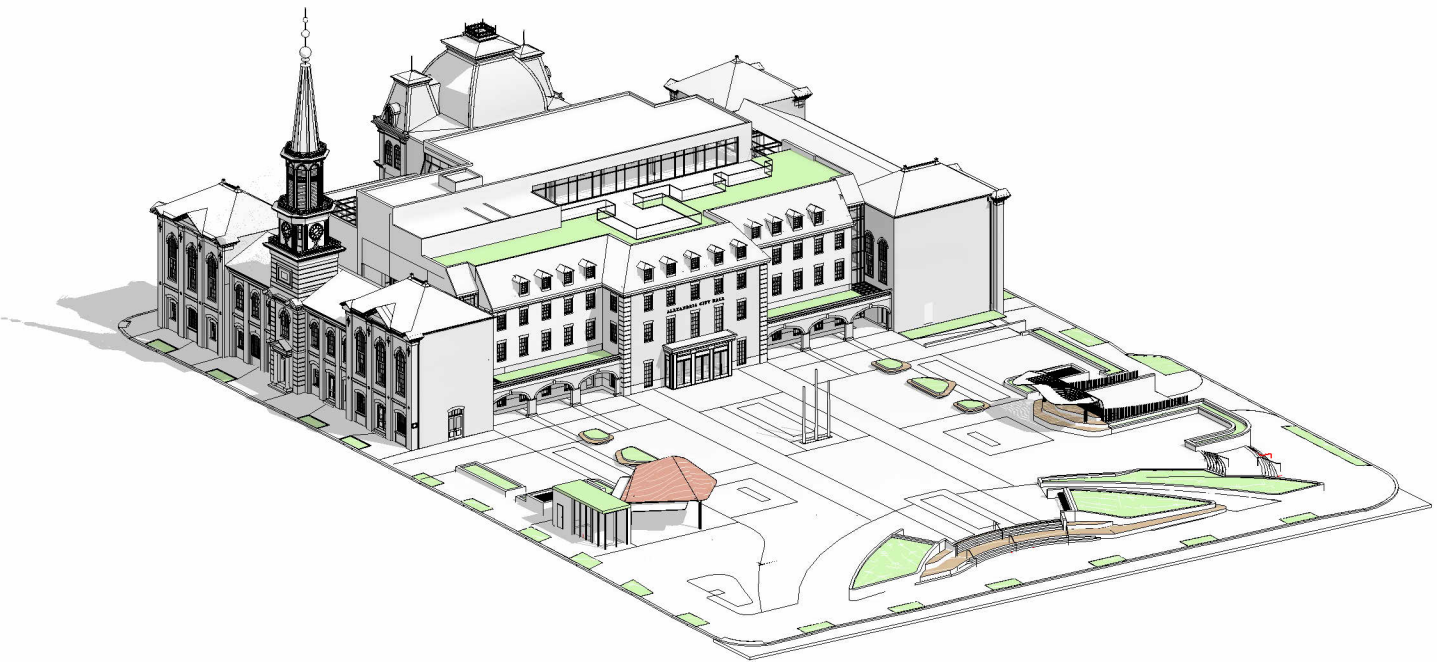
UPPER LEVEL BUILT SPACES IN OLD TOWN ALEXANDRIA , VA, WASHINGTON DC AND COLLEGE PARK, MD



EXISTING BUILDING QUIONS

DIAMOND SHAPED SLATE
TILES AT EXISTING CLOCK
TOWER

EXAMPLES OF
METAL PANELS



PROPOSED AERIAL VIEW
(SITE OPTION 2)



EYE LEVEL VIEW



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PROPOSED N. ROYAL STREET (WEST) ELEVATION MODERNIZATION APPROACH

48

0 16' 32' 48'
SCALE : 3/64" = 1'-0"

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EYE LEVEL VIEW



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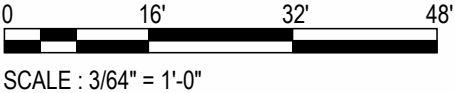
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PROPOSED N. FAIRFAX STREET (EAST) ELEVATION
MODERNIZATION APPROACH



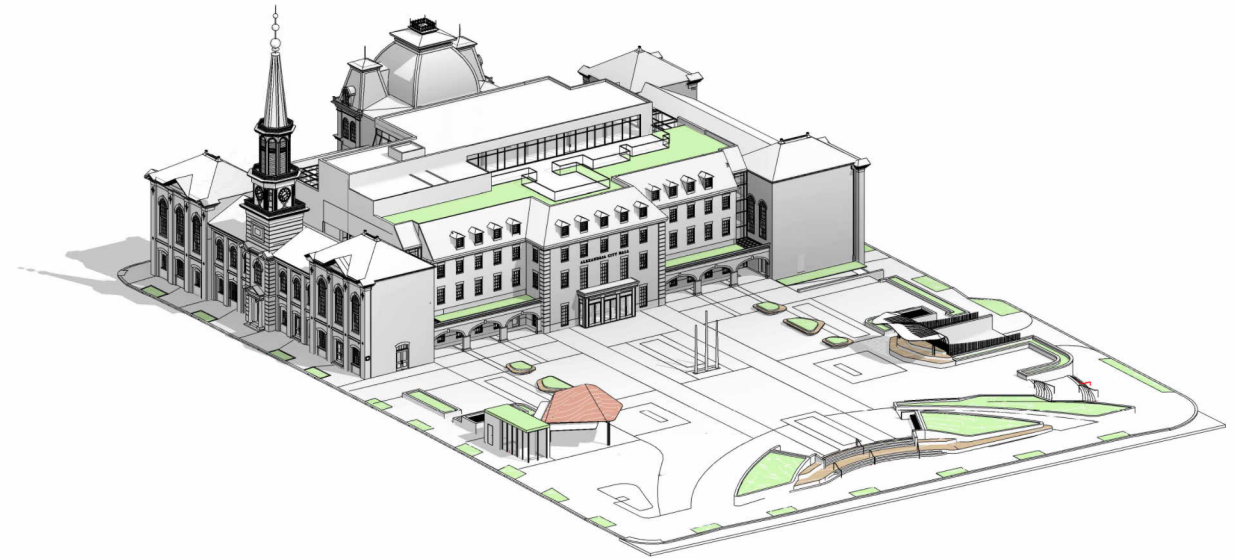
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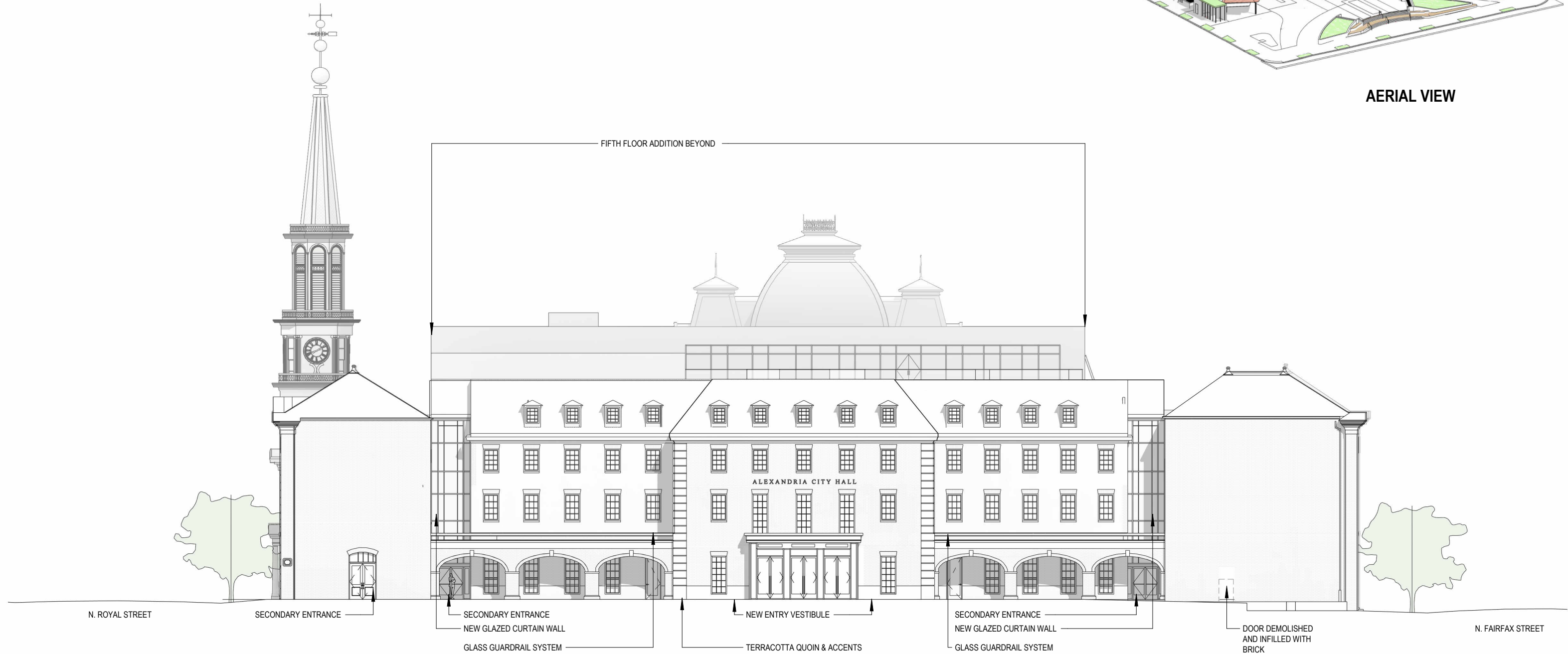
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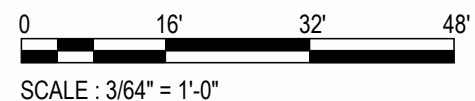


AERIAL VIEW



**PROPOSED KING STREET (SOUTH) ELEVATION
MODERNIZATION APPROACH**

51



**CITY HALL, MARKET SQUARE PLAZA AND
GARAGE RENOVATION**

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<p>LEO A DALY</p> <p>ARCHITECTURE, HISTORIC PRESERVATION 1200 19TH STREET NW, SUITE 220 WASHINGTON DC 20036 P: 202.861.4600</p>	<p>RUST ORLING ARCHITECTURE ASSOCIATE ARCHITECT 1215 CAMERON ST ALEXANDRIA, VA 22314</p>	<p>LandDesign CREATING PLACES THAT MATTER. LANDSCAPE 200 S PEYTON ST ALEXANDRIA, VA 22314</p>
<p>EHT TRACERIES HISTORIC PRESERVATION 440 MASSACHUSETTS AVE NW WASHINGTON DC 20001</p>		



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WASHINGTON DC 20001



LANDSCAPE
200 S PEYTON ST
ALEXANDRIA, VA 22314

RENDERINGS

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

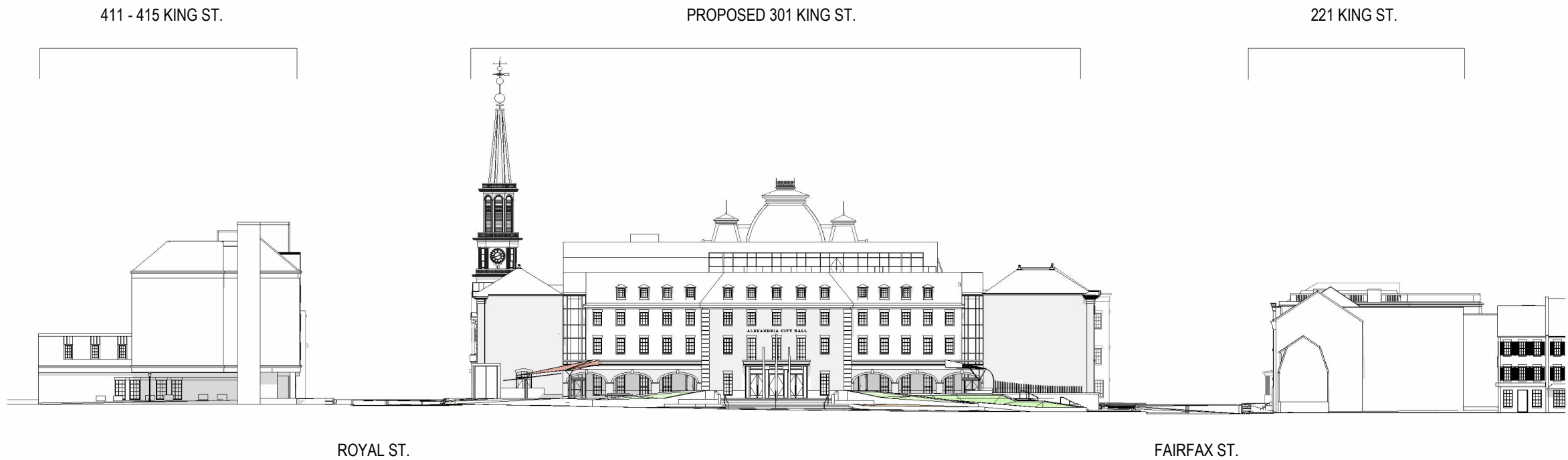
ALEXANDRIA, VA

PROJ NO. 058-10046-000

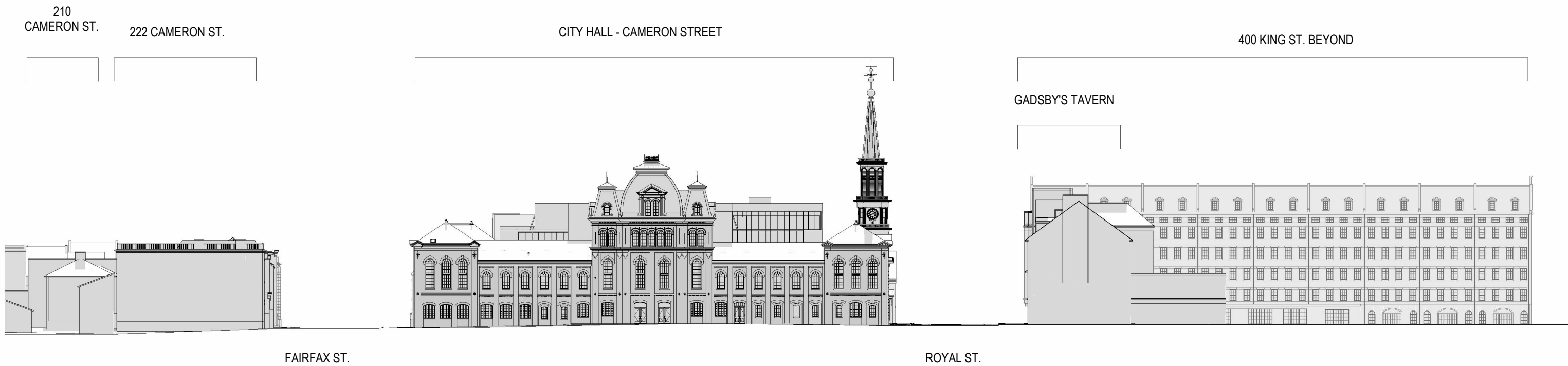
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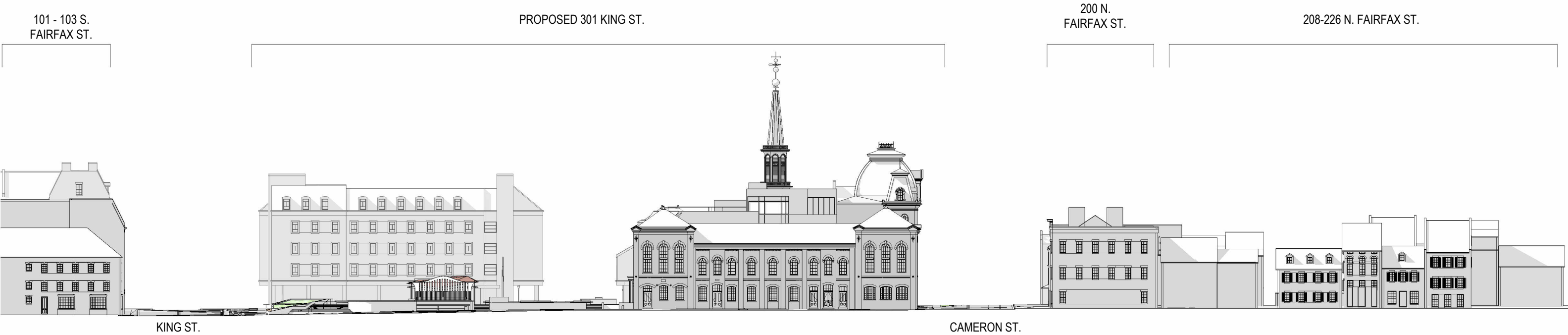
STREETSCAPE ELEVATION - LOOKING NORTH FROM KING STREET



STREETSCAPE ELEVATION - LOOKING SOUTH FROM CAMERON STREET



STREETSCAPE ELEVATION - LOOKING WEST FROM ROYAL STREET



STREETSCAPE ELEVATION - LOOKING EAST FROM FAIRFAX STREET



Department of Planning and Zoning
Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1.	301 King St (Parcel # 075.01-01-01), 108 N Fairfax St (Parcel #075.01-01-02)	CD
	Street Address	Zone
A2.	84,965.00	x 1.50 = 127,447.50
	Total Lot Area	Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
G-2 Level	45,781.00	Basement**	95,964.00	B1. 214,497.00 Sq. Ft.
G-1 & B-1 Level	50,183.00	Stairways**	4,453.00	Existing Gross Floor Area*
First Floor	34,163.00	Mechanical**	1,037.00	B2. 114,490.00 Sq. Ft.
Second Floor	32,787.00	Attic less than 7***	161.00	Allowable Floor Exclusions**
Third Floor	29,406.00	Porches**		B3. 100,007.00 Sq. Ft.
Fourth Floor	17,709.00	Balcony/Deck**		Existing Floor Area Minus Exclusions (subtract B2 from B1)
Fifth Floor	3,088.00	Lavatory***	1,050.00	Comments for Existing Gross Floor Area
Fifth Floor Mezz.	1,380.00	Other** Ramps	1,722.00	
Other**		Other** Void	10,103.00	
B1. Total Gross	214,497.00	B2. Total Exclusions	114,490.00	

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
G-2 Level	623.00	Basement**	5,313.00	C1. 34,482.00 Sq. Ft.
G-1 & B-1 Level	5,313.00	Stairways**	5,261.00	Proposed Gross Floor Area*
First Floor	3,331.00	Mechanical**	1,824.00	C2. 24,803.00 Sq. Ft.
Second Floor	0.00	Attic less than 7***		Allowable Floor Exclusions**
Third Floor	0.00	Porches**	366.00	C3. 9,679.00 Sq. Ft.
Fourth Floor	0.00	Balcony/Deck**		Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Fifth Floor	6,950.00	Lavatory***	1,502.00	Notes
Fifth Floor Mezz.	0.00	Other** Ramps	2,221.00	
Infill at Exstg Bldg.	18,230.00	Other** Void	8,316.00	
C1. Total Gross	34,447.00	C2. Total Exclusions	24,803.00	

D. Total Floor Area

D1.	109,686.00	Sq. Ft.
	Total Floor Area (add B3 and C3)	
D2.	127,447.50	Sq. Ft.
	Total Floor Area Allowed by Zone (A2)	

E. Open Space

E1.	46,422.00	Sq. Ft.
	Existing Open Space	
E2.	0.00	Sq. Ft.
	Required Open Space	
E3.	52,452.00	Sq. Ft.
	Proposed Open Space	

Notes

*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature:  Date: 2.13.2025

LEO A DAILY

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FAR WORKSHEET

CITY HALL, MARKET SQUARE PLAZA AND
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ALEXANDRIA, VA

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