

Buildings of Genuine Architectural Merit



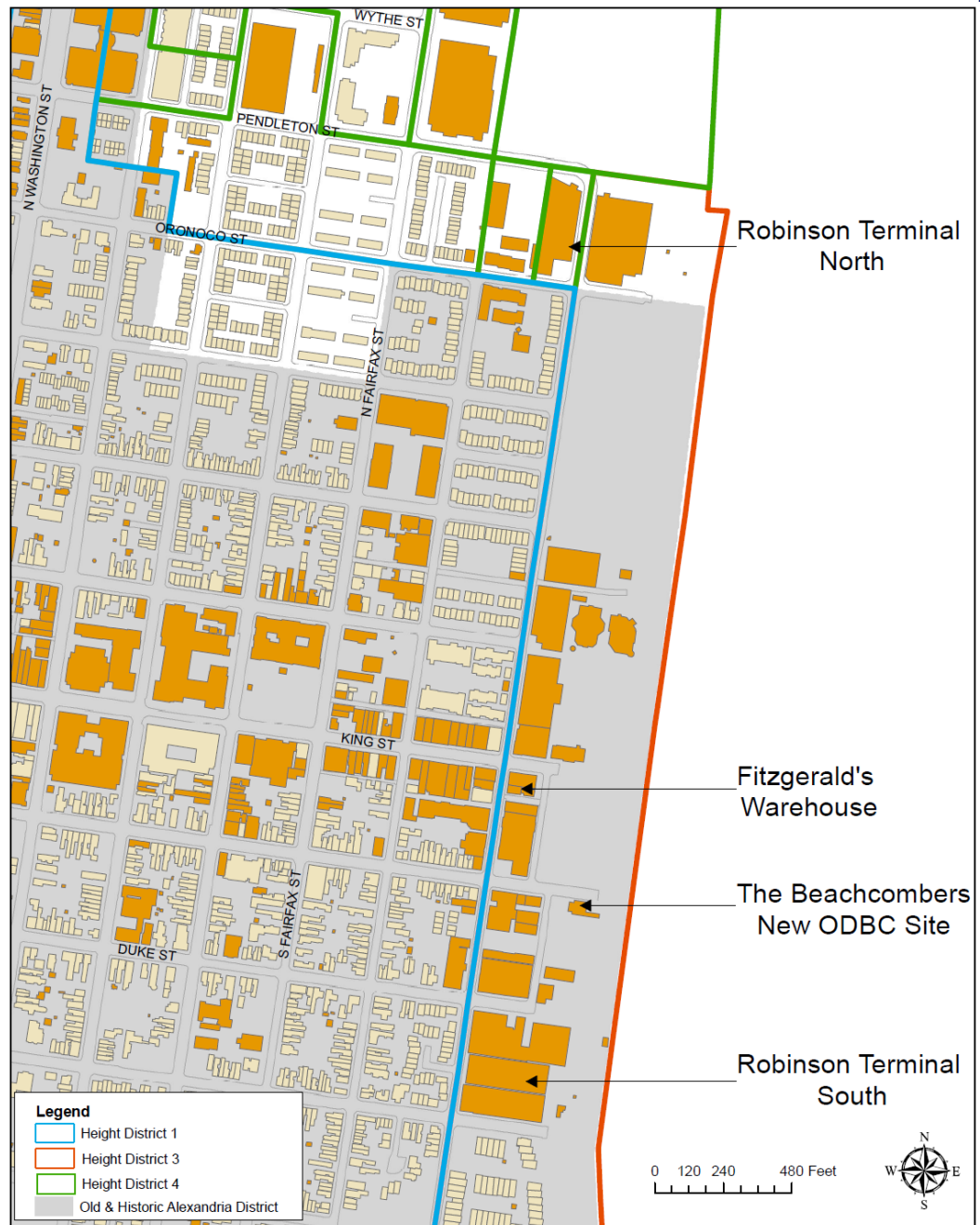
OHAD BAR Work Session
September 3, 2014

Purpose of the Work Session

- Waterfront Projects
 - RT South
 - RT North
 - ODBC
 - Fitzgerald Warehouse addition



Potomac River Vicinity Height District



Potomac River Vicinity Height District

- Zoning Ordinance sec. 6-404
 - The degree to which the height, mass and bulk of the proposed construction are compatible with and reflect the traditional height, mass and bulk of buildings and structures displayed within the streetscapes of the historic district.
 - ...Buildings should be in harmony with existing *buildings of genuine architectural merit* to be found in the historic district.



Definitions

- **Harmony:** In music, **harmony** is the use of simultaneous pitches (tones, notes) or chords. The study of harmony involves chords and their construction and chord progressions and the principles of connection that govern them. In many types of music, notably baroque, romantic, modern and jazz, chords are often augmented with "tensions". A tension is an additional chord member that creates a relatively dissonant interval in relation to the bass. Typically, in the classical common practice period a dissonant chord (chord with tension) "resolves" to a consonant chord. Harmonization usually sounds pleasant to the ear when there is a balance between the consonant and dissonant sounds. In simple words, that occurs when there is a balance between "tense" and "relaxed" moments. (Wikipedia, 9/1/14)
- **Merit:** The quality of being particularly good or worthy, especially so as to deserve praise or reward. (Google, 9/3/14)

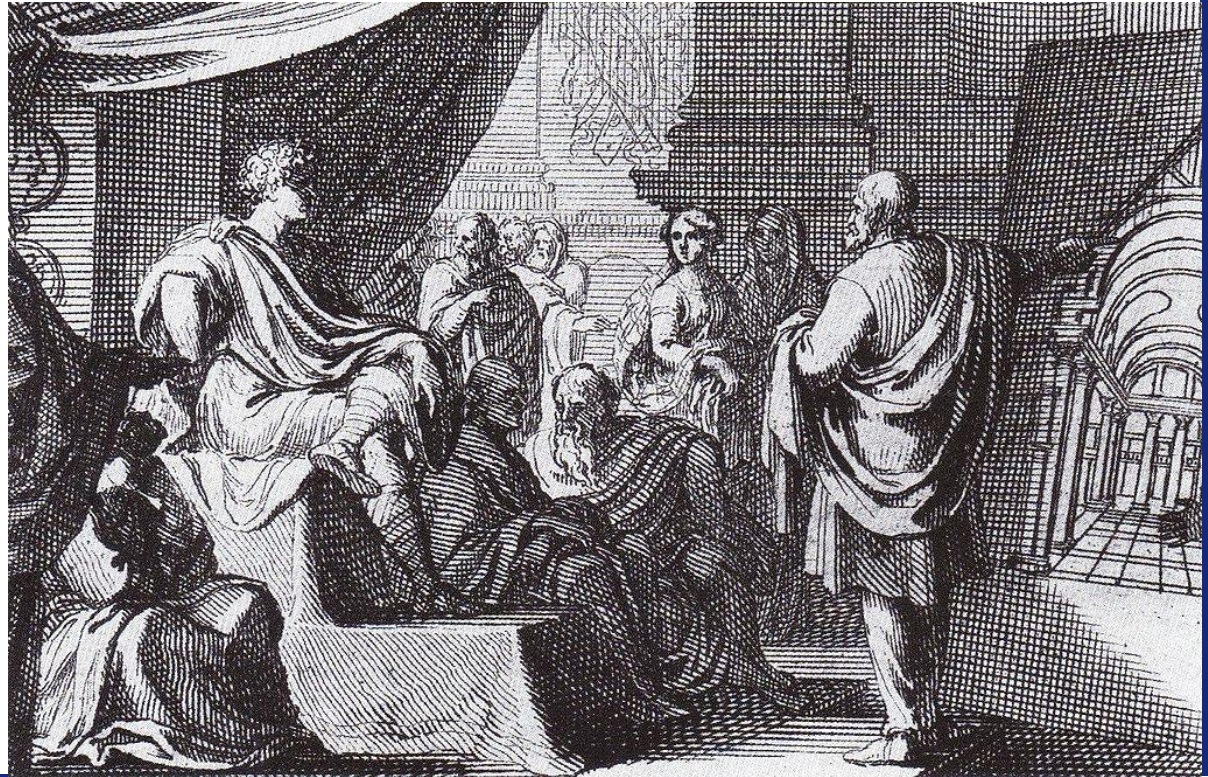


Architectural Building Blocks

Vitruvius: *firmitas, utilitas, venustas*

- Commodity
- Firmness
- Delight

A 1684 depiction of
Vitruvius (right)
presenting
[*De Architectura*](#) to
Augustus



Architectural Building Blocks

BAR Design Guidelines, 1993

- **Site and Context**
- **Massing**
- **Proportion:** length to height, solid to void, fenestration
- **Balance:** harmony of elements
- **Texture:** light/shadow
- **Material:** color, texture, honesty
- **Detail:** cornices, lintels, arches, chimneys



What Characteristics Describe an “Alexandria” Building?



New Mexico Museum of Art, Santa Fe



Paris



PLANNING & ZONING



Single Family Dwellings



Carlyle House, 1752



711 Prince



510 Wolfe, 1854



100 N Washington, ca. 1821, remodel 1870



517 Prince, John Douglas Brown house, ca. 1775



Townhouses & Rowhouses



411 ½, 413 N Washington



208 N Washington



Gentry Row

200 block Prince Street, c. 1786 forward



Lloyd's Row

220-228 S Washington, c. 1812



301-307 N Washington



208 – 214 S Lee

c. 1873



311 Queen

Late 19th century



N Alfred

late 19th century



N Columbus, Cromley Row





OHAD



PG

Commercial



Gadsby's Tavern, City Hotel



Old Dominion Bank, Athenaeum



Burke & Herbert Bank



904 King



Fitzgerald Warehouse



216 S Lee, Crilley Warehouse



100 King, Corn Exchange





Torpedo Factory



Ford Plant



615 N Washington, Saul Center



John Carlyle Square



Edmonds Plaza



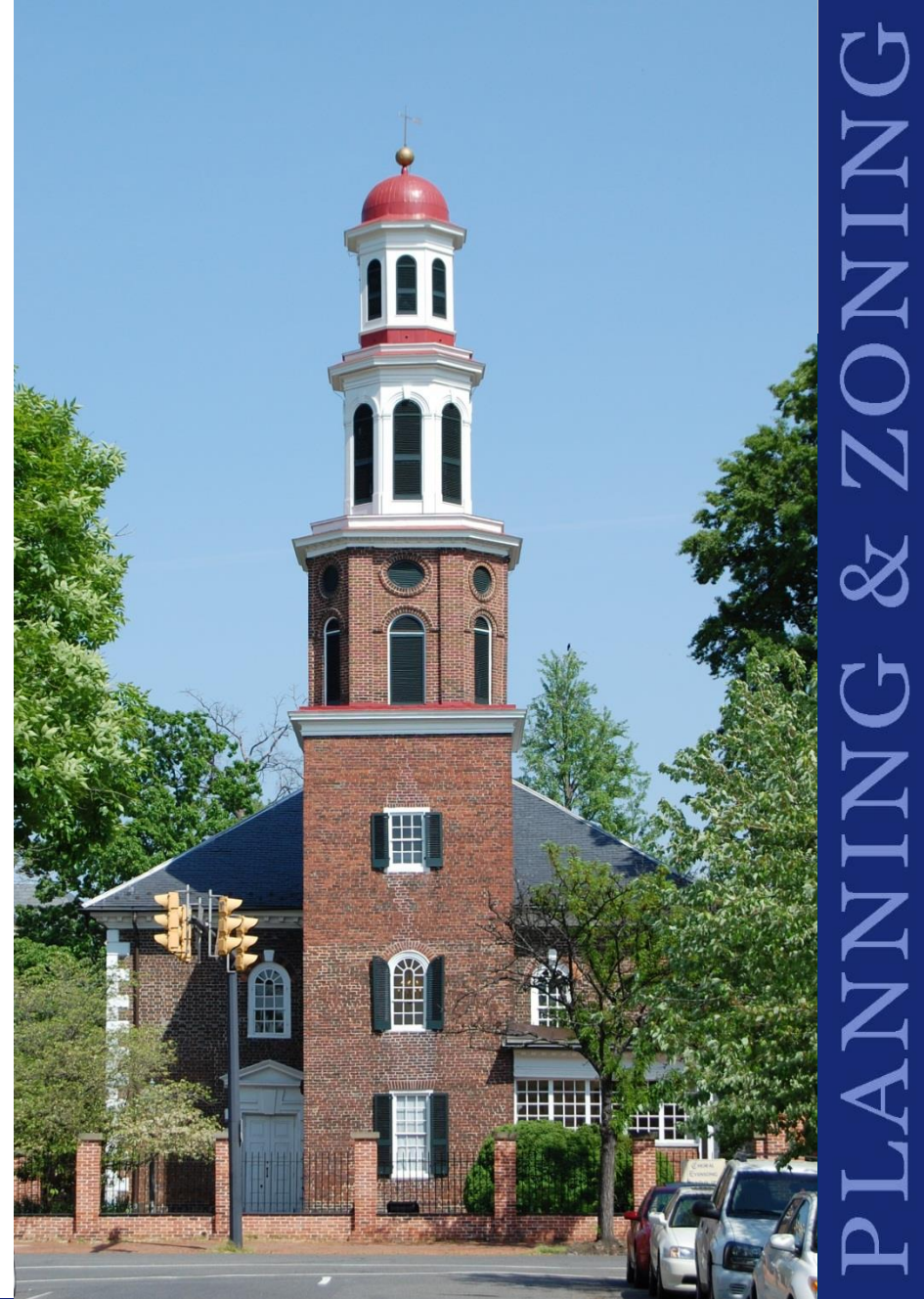
N Union



Churches



Christ Church

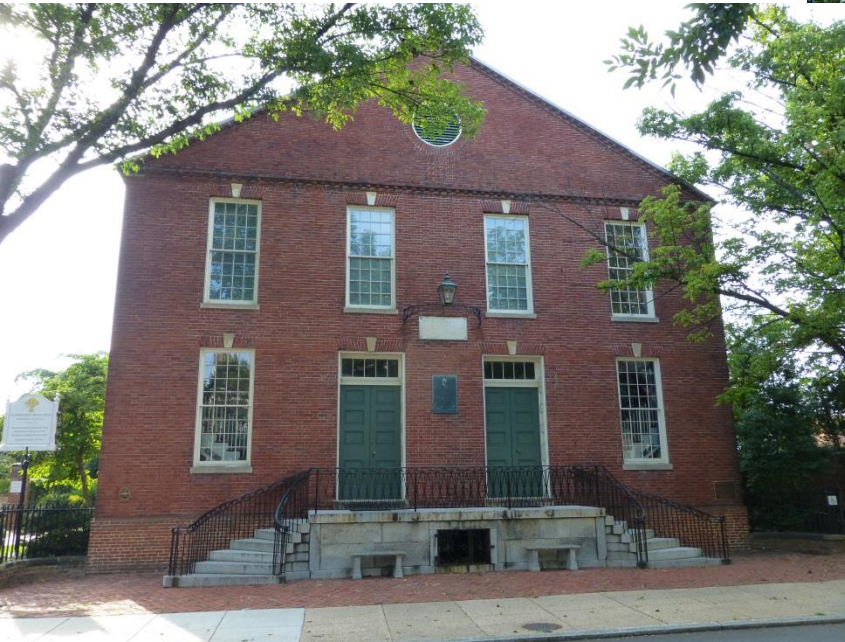


St. Paul's Episcopal Church

1817, Benjamin Henry Latrobe, Architect



Old Presbyterian Meeting House



2nd Presbyterian

St. Mary's



Downtown Baptist



Methodist



Civic & Institutional



Alexandria City Hall



201 S Washington, Lyceum



200 S Washington



S Washington, Virginia Public Service Building



5005 Duke, Beatley Library



509 N St Asaph

former Alexandria Health Department



317 Prince, AFD Station 201



Alexandria Union Station



604 Wolfe Alexandria Academy



418 S Washington



GW School



Jefferson Houston School



George Washington National Masonic Memorial 1932

