

City of Alexandria, Virginia

MEMORANDUM

DATE: FEBRUARY 7, 2018

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

FROM: HISTORIC PRESERVATION STAFF

SUBJECT: CONCEPT REVIEW OF RENOVATION OF THE GARDEN
AT THE RAMSAY HOUSE VISITOR CENTER, 221 KING STREET

I. SUMMARY

Concept Review

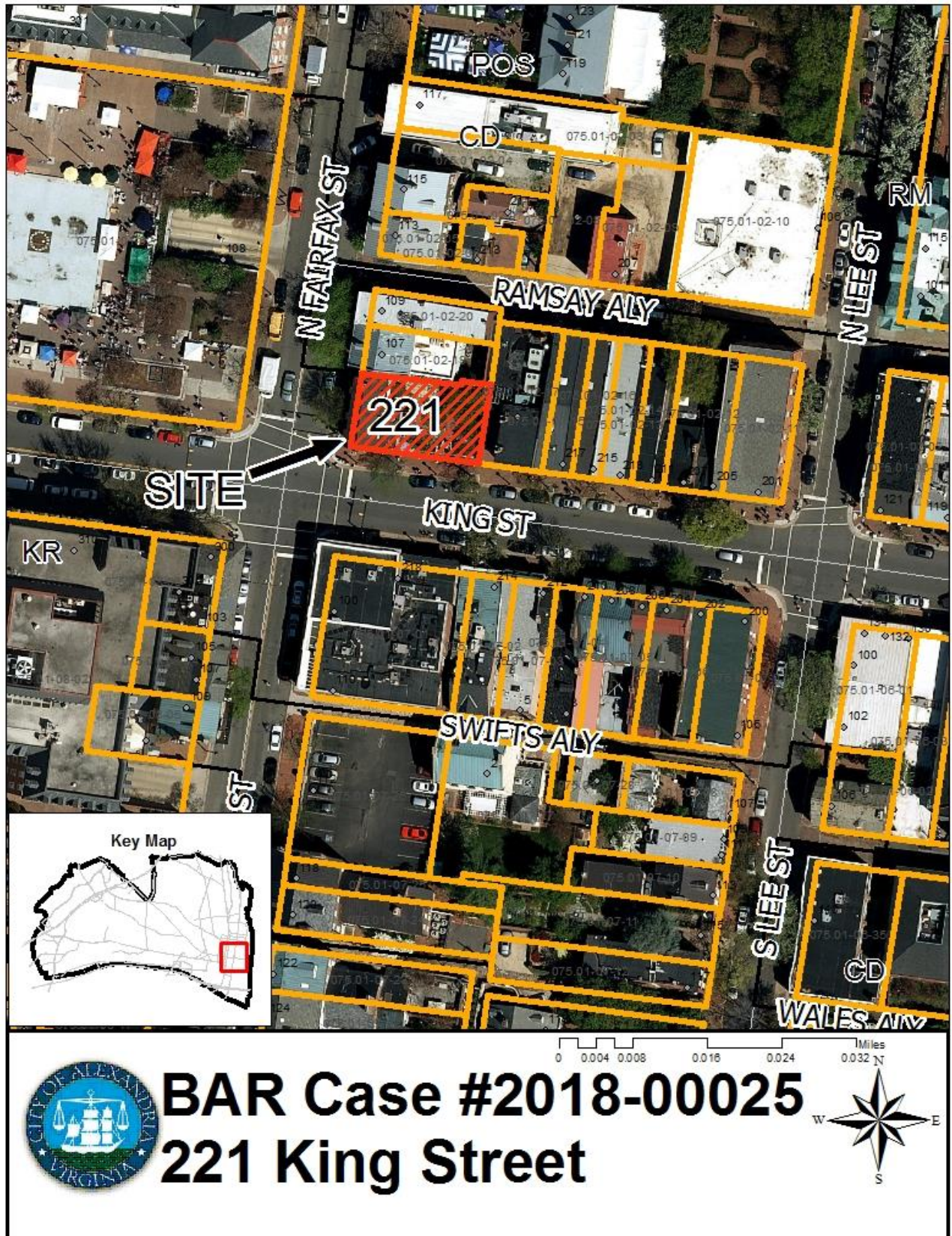
The material before the Board is part of a BAR Concept Review for renovation of the existing garden at the City's Ramsay House Visitor Center. The Garden Club of Alexandria is generously donating the design and installation of this garden for the City of Alexandria with the assistance of the Department of Recreation, Parks & Cultural Activities. Based on the BAR's adopted policies, there are no permanent above grade features in this design that require a Permit to Demolish or Certificate of Appropriateness, so this will be the BAR's only opportunity to comment on the design.

Chapter 10 of the Alexandria zoning ordinance delineates the many purposes of the Old and Historic Alexandria District, one of which includes "to assure that new structures, additions, landscaping, and related elements be in harmony with their historical and architectural setting and environs." For many years, the BAR's policy has been to only review permanent, above-grade elements associated with a landscape design such as walls, permanent planters, lighting and the like. In part, the BAR's purview was limited with landscape design because other City entities such as the Parks and Recreation Commission, Arts Commission, and Waterfront Commission, to name a few, were generally the reviewing bodies for park and public landscape design because of their particular expertise. The zoning ordinance has never required a landscape architect on either BAR and the 1993 Design Guidelines do not mention trees or plant materials.

However, in several recent projects, the BAR has expressed an interest in reviewing the overall design concept and form of the landscape and plant materials to ensure the appropriateness of its context and setting in the historic district -- without becoming involved in specifying individual plant species. The BAR has, therefore, directed staff to develop a Design Guideline for Public Parks and Infrastructure in the Right-of-Way that would follow the format of the BAR's Concept Review of Development projects, although this minor park alteration does not require a DSP. The

OHAD BAR Design Guidelines committee will meet with BAR, T&ES and Parks Department staff later this year to develop this guideline but no formal BAR policies have been established at this time. Although without specific guidance or policies, the BAR may still comment on the general character of the design and its affects the historical and architectural setting and environs.

At this time, the BAR's policy for review during a concept review work session is limited to providing guidance on height, scale, mass and general landscape architectural character of the fixed structural (non-plant) features of the park. In this particular design review, as it is a park and not a building, the BAR's purview is general guidance on the overall design approach and specific elements such as the character of the outdoor rooms, historic interpretation, architectural lighting and paving materials, etc. Staff notes that, by longstanding practice, the BAR does not review landscape plant materials, movable furniture and planters, retaining walls less than 2' in height, or art. Benches, light fixtures and trash cans are being selected from the palate of furniture and fixtures for which the BAR approved a Certificate of Appropriateness many years ago as appropriate for Old Town.



II. HISTORY

The date of construction and early history of the Ramsay House, a one and one-half story, gambrel-roofed frame building on an exposed masonry foundation prominently sited on the northeast corner of King and Fairfax Streets in “Old Town” Alexandria, is not entirely clear. Some accounts place its construction date at the end of the 17th century while others date it to the middle of the 18th century. (“The Saga,” p. 2) Some claim that it was constructed elsewhere and moved to the site, while others state that it was constructed at its current site. Even the proper orientation of the building is the subject of debate.

Commonly referred to as Alexandria’s oldest building, the house is known to have been the residence of William Ramsay, one of Alexandria’s early founders and a prominent 18th century business and political leader. In 1749 Ramsay purchased two lots at the northeast corner of King and North Fairfax. On these lots, which extended east to what was then the river’s edge, he erected a house, smokehouse, kitchen and wharf to serve as both his home and place of business. (“The Saga,” p. 34)

The house was much altered over the years. Prior to the 20th century, as a result of “banking out,” the term for the grading of King Street to create a gentler slope down to the water and to fill the marsh shoreline, the foundation of the two-story house was exposed. The basement level of the building was then modified with the addition of windows and doors and with the application of siding over its masonry walls, giving it the appearance of a two-and-a-half story building. By 1877, the original ¼ block lot belonging to William Ramsay had been extensively subdivided and developed. At some point prior to 1877, a large, two-and-a-half story addition was constructed on the east side of the house. This addition, two bays deep and the full width of the house, nearly doubled the size of the original structure. The footprint of the Ramsay house now covered almost half the remaining lot, leaving only the eastern portion of the property open. Between 1896 and 1902, a one-story addition was added to the east side of the house and a shed was constructed in the yard. Photographs from the early 20th century record other changes to building fabric, such as the addition of projecting shop windows and additional doorways, as well as its physical decline.

The use of the building also changed with time. After serving as the home of the Ramsay family for over 100 years, it was converted into a cigar factory which, by the 1880s, employed approximately 30 men and manufactured two million cigars per year. (*A Seaport Saga*, p. 128) Subsequently, the northern half of the building was used for offices and then a dwelling while a tobacco establishment continued to occupy the southern half. By the late 1930s, the fate of the Ramsay House had sunk to new lows as it served as a tavern and even, it is alleged, a brothel catering to World War II workers at the nearby Torpedo Factory. (“The Saga,” p. 4). These changes in use as well as its advancing age meant that the building was subjected to numerous alterations as well as neglect. In 1942, the already compromised building suffered extensive fire damage. Finally, in April 1944, it was announced that the building was slated for demolition, to be replaced by an office. (“The Saga,” p. 5)



Figure 1: Ye Old Ramsay Tavern, Cushman photo 1940s



Figure 2: Ye Old Ramsay Tavern, 1940s. Note the lower grade of the garden area hidden behind a tall wall.

Although the building was in poor condition and the lower King Street vicinity was generally blighted, many in Alexandria were appreciative of the great age of the building and its connections with the town's founding. A great outcry arose concerning the proposed demolition and an effort to preserve the building was organized. In May 1944, the City purchased the property with the understanding that a private organization would take on the restoration. The Alexandria Historical Society was organized for this purpose. Fundraising was slow and restoration work did not actually begin until 1950. In the interim, the building was vacant and open to the elements. By May 1951, the exterior restoration was substantially completed. This work included the removal of later additions, the reorientation of the entrance from Fairfax Street to the river or east side of the building and the establishment of gardens on the grounds. However, it was not until April 1956 that all interior and exterior work was completed and the building was dedicated. ("The Saga," p. 23)

The restoration architect for the decade-long effort was Milton Grigg, "an Alexandria native who had been part of the original Colonial Williamsburg architectural staff in the late 1920s and early 1930s and who had an active practice in the restoration of historic buildings in Virginia." ("The Saga, p. 9-10) Grigg presumably undertook extensive research and investigations. However, in retrospect, his restoration plans seem more to have been guided by his somewhat idealized vision of an 18th- century Williamsburg house type than by the actual Ramsay House.

A study of the mid-20th century “restoration” of the Ramsay House by Dr. Peter H. Smith, former Principal Staff to the Boards of Architectural Review, concluded that the restoration is problematic by current preservation standards:

Grigg’s ‘restoration’ decisions regarding Ramsay House were, it would appear today, arbitrary. The building he started out with and the building the city ended up with were very different. Indeed by 1950 Grigg no longer claimed he could restore the building, but would rather ‘reconstruct’ it. (“The Saga,” p. 25)

Not only does there seem to be little actual historic fabric remaining in the building, but the very orientation of the house toward the river appears questionable. The reconstructed garden, installed by the Hunting Creek Garden Club is not based on actual historic precedent, but is, rather like the house, “a fanciful creation.” (“The Saga,” p. 29) However, BAR staff was able to briefly inspect the timber framing of the north and west elevations when the siding was replaced in 1994 and it appeared to have survived the 1942 fire and was largely intact.

On the one hand, the lack of historic authenticity at this site provides a certain degree of freedom to alter the property, as any alterations would affect little in the way of original or early fabric. On the other hand, in the almost 70 years since its restoration, the Ramsay House has achieved an iconic status as an historical building in Alexandria and the building and garden have achieved historic significance in their own right. Thus, any alteration should be viewed through that lens. In addition, the use of open space anywhere in the Old and Historic District is a highly charged one, particularly when that open space is perceived today as historically open, in spite of the fact that historical maps and photographs clearly document that there was construction on much more of the site than there is today. The present garden was created in **1956** when the Hunting Creek Garden Club volunteered to install a "Colonial" garden on the east side of the house. Grigg had designed the garden to complement his "restoration."

* This account of the Ramsay House history is drawn almost exclusively from the following article:

Peter H. Smith, Phd., “The Saga of Saving and Reconstructing Ramsay House,” The Alexandria Chronicle, winter/spring 1998/1999.

https://alexandriahistoricalsociety.wildapricot.org/resources/Documents/The_Chronicle/1998-99_Winter_Spring_Chronicle.pdf

In addition, the following sources were consulted:

William Francis Smith and Michael Miller, A Seaport Saga: Portrait of Old Alexandria, Virginia, Norfolk, Virginia: The Donning Company Publishers, 1989.

Sanborn Fire Insurance Maps and Historic Photographs

III. STAFF ANALYSIS

There is no documentary or archaeological evidence of the appearance of the original use of this portion of Ramsay's yard. Nor were staff or the Garden Club of Alexandria able to locate the 1950s plan for this garden. Like many formal decorative gardens created during the post Williamsburg, Colonial Revival era, including the lovely garden at the rear of the Carlyle House nearby, their appearance very likely had nothing to do with the harsh reality of survival on the edge of the Potomac river in the mid-18th century in Alexandria. The original yard which was much larger and whose grade has been significantly disturbed several times, was likely a bare dirt service yard with storage sheds, a stable, smokehouse, a necessary, pigs, chickens, and, at best, a working kitchen garden. There is no room today to interpret those features here.

As noted in the history section, Milton Grigg and the Hunting Creek Garden Club created fanciful boxwood lined brick pathways that probably featured seasonal local planting and was based on Griggs experience at Williamsburg. Staff's recommendation, and the Garden Club's conclusion described in their application, was to acknowledge this Colonial Revival history and to modify the existing design only to the extent necessary to replace specific plantings and to accommodate the functional needs of the thousands of tourists who use the Visitors Center each year.

The primary features now proposed are a new brick terrace for families, small groups of school children or ghost tours and the like to gather and rest their feet on a new low stone seat-wall. A well discovered during a 1967 archaeological investigation is an interpretive feature of the larger brick terrace. A smaller brick terrace and bench are located at the foot of the steps entering the visitors Center. The existing trees along the north side of the property will be protected. The existing ground mounted HVAC condensers will be screened by evergreen planting.

Furniture

Although the BAR does not by practice review movable furniture because of its ephemeral nature, the *Design Guidelines* do state that "street furniture is one of the principal elements that creates the overall visual impression of a streetscape. It should not detract from or visually interfere with the architectural character of the street." This reference was intended to address more permanent furniture that was bolted to the pavement. The current submission includes the Victor Stanley black metal bench and trash can approved by the BAR many years ago for use in the public spaces in Old Town and that are now ubiquitous throughout the City. This furniture does not try to emulate 18th century garden furniture and is intended to be background elements. Staff finds the general locations for seating as well as the amount of furnishings to be appropriate. The amount and type provide a visual balance without overwhelming the space. The majority of the new seating in the garden is provided by the low retaining walls.

Paving

Regarding paving, the *Design Guidelines* note:

The Zoning Ordinance permits the Boards to review at-grade materials, however, except as provided below, they generally do not review or approve alterations or projects that are not above grade except in conjunction with a construction project

otherwise subject to review. The Boards have become increasingly concerned about inappropriate and excessive paving of open space within the historic districts and inappropriate at-grade materials which detract from the historic character of the districts...

Again, by practice, the Boards do not generally review paving not used for parking and do not require a Certificate of Appropriateness for walks and patios on private property. However, in the case of a public park, the paving material can have an enormous visual effect on the overall character of the space and, as noted above, it is technically within the BAR's legal purview.

The Ramsay House garden proposes two types of paving. The existing pavers will be reused for the walks and terraces where feasible and will be supplemented by the City standard paver brick will for visual continuity with the adjacent public sidewalks and to accommodate future maintenance. The path from North Fairfax Street will be a handicap accessible walkway with a crushed granite surface and brick border.

Planters

The largest change to the garden is the use of low stone retaining walls to accommodate the small existing change in topography, define the outdoor rooms and create seating for educational tour groups and visitor center guests. The walls are 18" tall or less and will match the stone on the existing retaining walls along the King Street sidewalk. Staff is working to salvage and store stone donated by EYA from the archaeological excavation at the Pioneer Mill foundation at Robinson Landing for this purpose.

Historic Interpretation

One of the exciting elements included in this renovation is the opportunity to interpret a well discovered in 1967 by Alexandria Archaeology at the northeast corner of the site. The circular brick walls will sit on the original walls of the well and the cap on top will contain a historic interpretive plaque. The low stone seating walls around the terrace are located to feature this historic element.

IV. STAFF RECOMMENDATION

Staff finds the proposed renovation of the Colonial Revival era garden historically appropriate and recommends BAR endorsement of the design, as submitted.

STAFF

Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

ATTACHMENTS

1 – Application Material

ADDRESS OF PROJECT: 221 King Street, Alexandria, VA 22314TAX MAP AND PARCEL: 075.01-02-18 ZONING: KRAPPLICATION FOR: **BAR CONCEPT REVIEW**

- ☐ CERTIFICATE OF APPROPRIATENESS
- ☐ 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: The Garden Club of Alexandria: Elizabeth H HuffmanAddress: 1113 Waverly WayCity: McLean State: VA Zip: 22101Phone: 703-973-1000 E-mail: betsy.huffman@gmail.comAuthorized Agent (if applicable): ☐ Attorney ☒ Architect ☐ _____Name: Joan Honeyman, Jordan Honeyman Phone: 202-986-0711
Landscape Architecture LLCE-mail: joan@jordanhoneyman.com

Legal Property Owner:

Name: City of AlexandriaAddress: 301 King Street
City: Alexandria State: VA Zip: 22314Phone: 703-746-4357 E-mail: _____

- ☐ 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.

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 Ramsay House Garden Renovation and Beautification
☐ ADDITION
☐ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

Renovation and planting at Alexandria Visitor Center, Ramsay House.

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.

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.

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.)
No filing fees required
- ☒ 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: Elizabeth H HuffmanPrinted Name: Elizabeth H HuffmanDate: 1-8-18

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 three 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.		
2.		
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 three 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.		
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 the 12-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.		
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.

1-8-18	Elizabeth H Huffman	<i>Elizabeth H. Huffman</i>
Date	Printed Name	Signature



**JORDAN
HONEYMAN**
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Ramsay House Garden Historic Precedent:

Our research to discover historic precedent for the Ramsay House garden did not lead us to any definitive conclusions as far as style intent. This is evidenced by the excerpt from "The Saga of Saving and Reconstructing RAMSAY HOUSE" by Peter H. Smith, Ph.D., Principal Staff, Historic Preservation Section, Department of Planning and Zoning, Alexandria, VA as cited in *THE ALEXANDRIA CHRONICLE COMMEMORATIVE ISSUE: Honoring the 250th Birthday of Alexandria, Virginia*, The Alexandria Historical Society, Winter/Spring 1998-99 Vol VII No 1 and 2:

"Additionally, the garden is a fanciful creation that does not attempt to claim historical precedents. While the intention may have been the laudable goal of "restoring" the building in the mid-1940s, by the time the project reached fruition in 1955 and 1956 it was an all-new building that tried to give the impression of a late eighteenth century house".

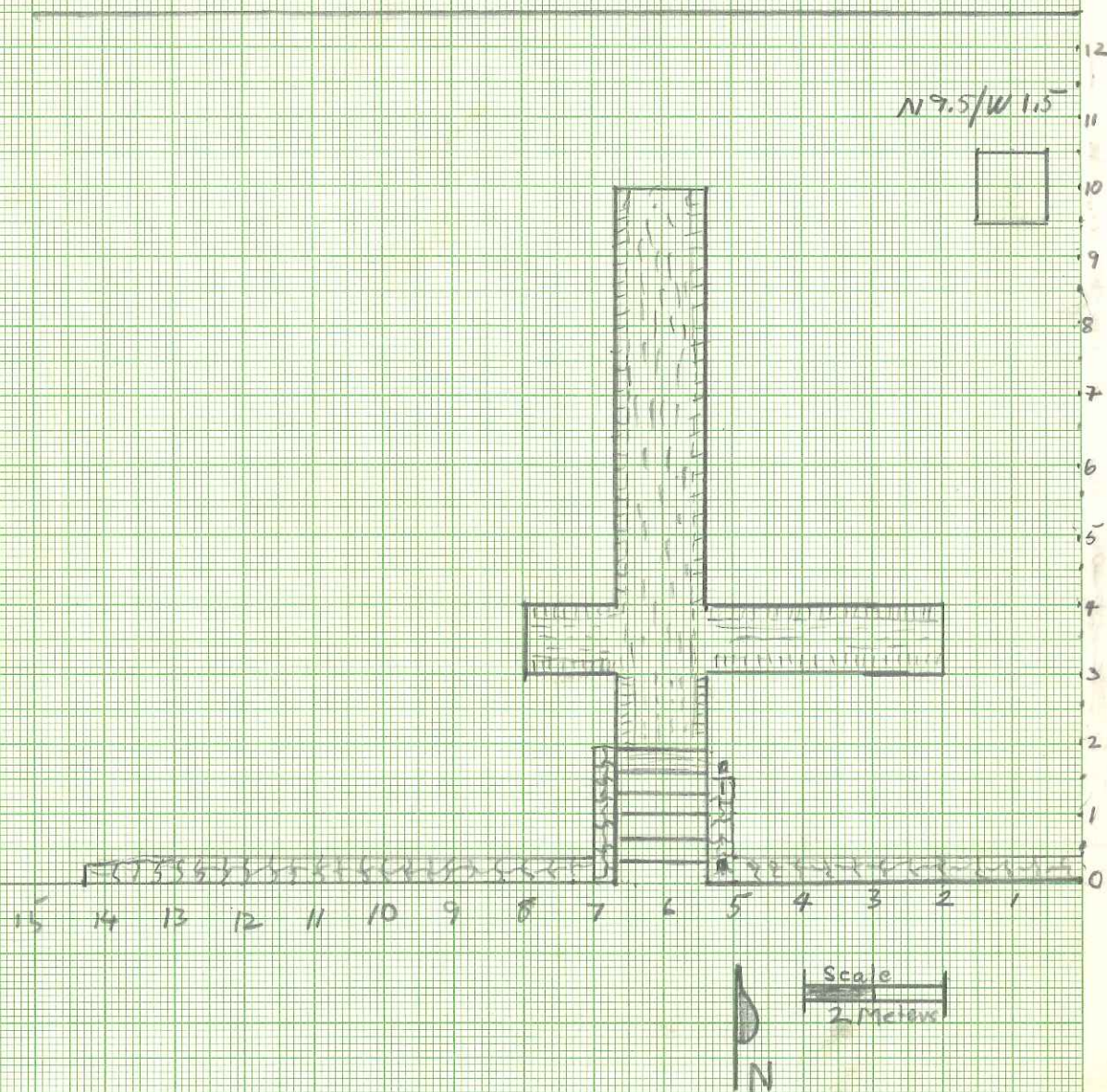
Garden Design Description:

Informed by the Colonial Revival Garden Style, the Ramsay House Visitor Center garden is a blend of ordered hardscape and boxwood lined garden beds containing an informal plant palette of native and adaptive perennials. The garden is designed within the general landscape context of numerous Old Town properties but with added contemporary improvements that address its current needs to accommodate tourists and visitors comfortably and accessibly. The plan retains a similar functional relationship to the house as currently exists, preserving the same sets of steps leading to a lower gathering area from King St. and upper pathway leading in from N. Fairfax Street. However, on the lower level, the addition of a stone seat wall surrounding an expanded recycled brick terrace bordered by ornamental trees, will now provide much needed seating and shade for visitors waiting for their tours or residents in need of a cool respite. An accessible crushed stone pathway from N. Fairfax St will lead to a smaller recycled brick terrace on the upper level where new benches and a water fountain await tourists. The plant palette, chosen for its adaptability, low maintenance and minimal water needs, will offer interest in all seasons.

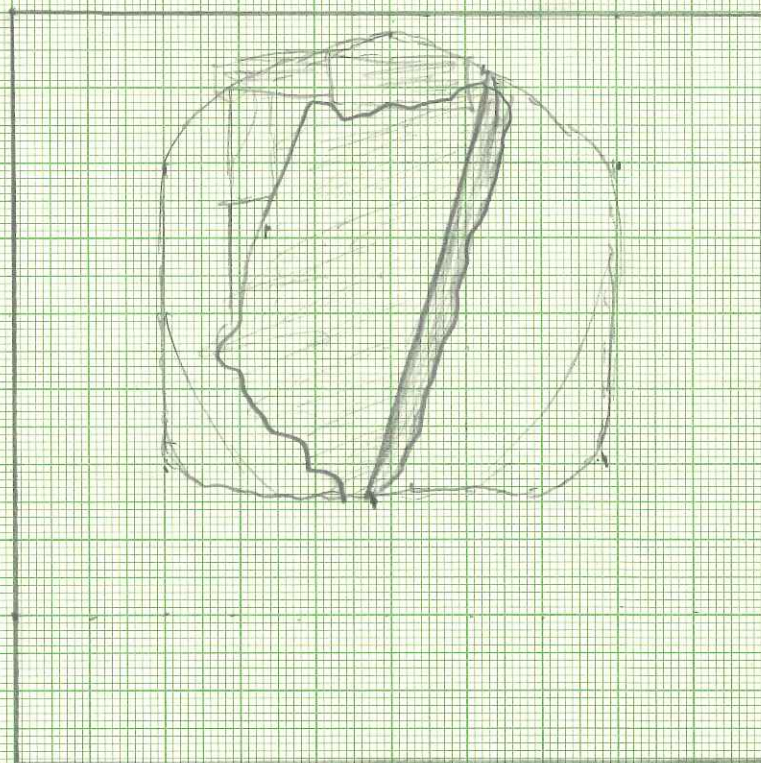
There is archeological evidence from 1967 of a subsurface well in the NW corner of the site. This historic artifact will be celebrated with a simple plaque surrounded by a circle of bricks integrated into the lower terrace paving in the general proximity of the existing well. Site furnishings including benches and trash/recycling containers comply with the City of Alexandria Park Facility Standards Manual.

We believe that the renovation of this vital urban space will not only create a much needed facelift and presence for the Ramsay House Visitor Center, but also offer more functional opportunities and aesthetic improvement for this much used city garden and pocket park.

Banger House Site Map
27 March 1967
DK Creveling



Running House
Test Square
N 9.5 / W 1.5
27 MARCH 1967
DK Creveling



Scale
20 cm

RAMSAY HOUSE VISITOR CENTER

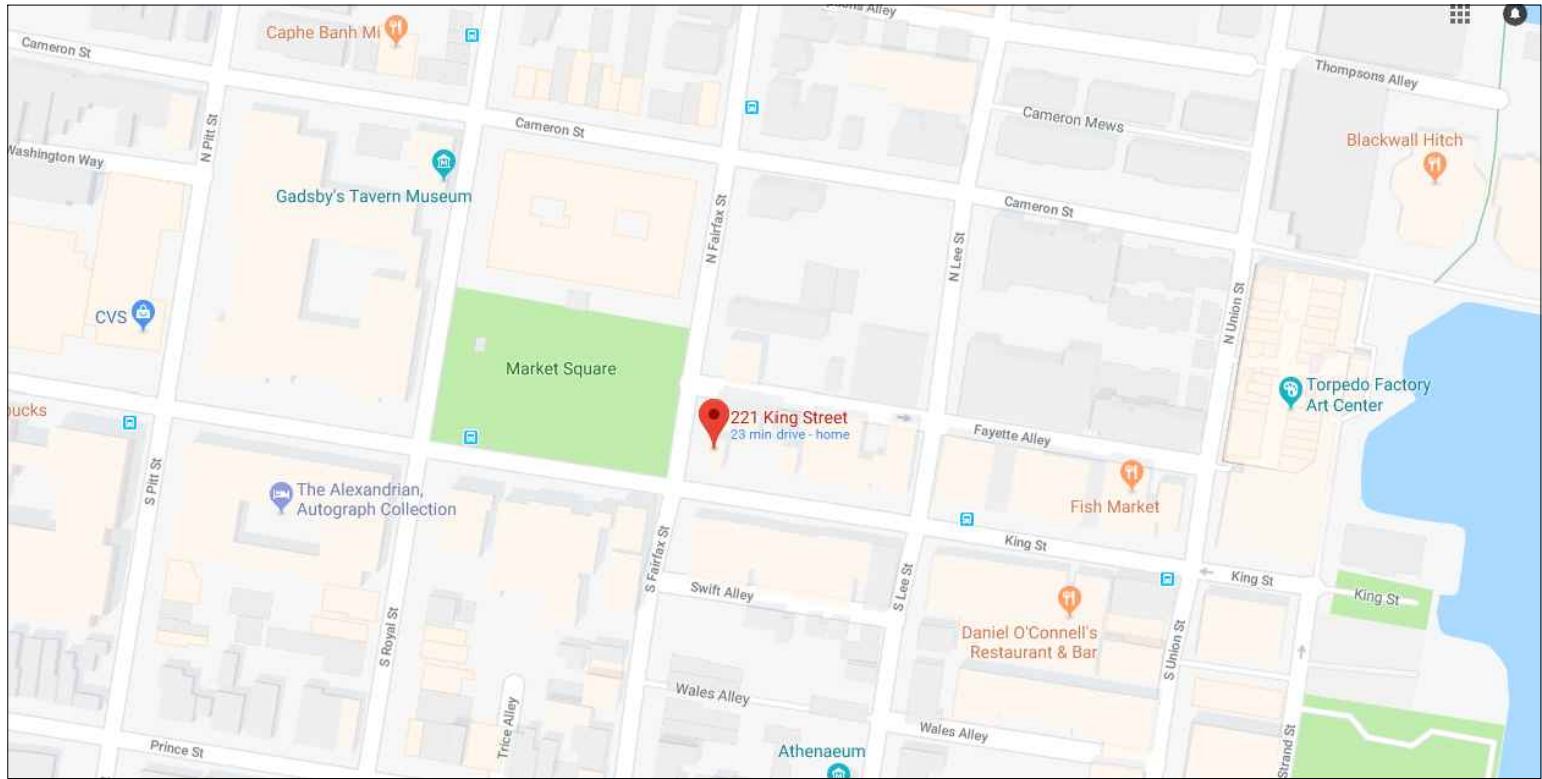
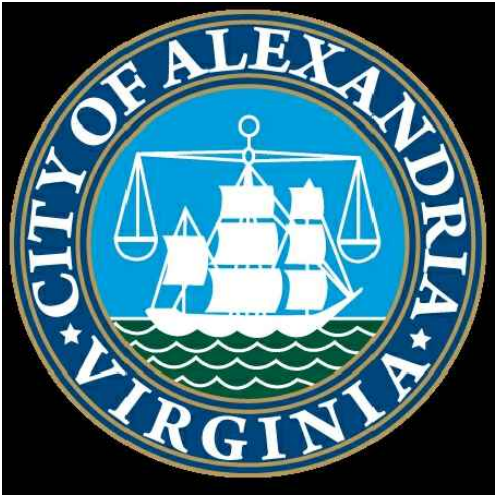


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Scale:
Date: 01.08.2017
Revisions:

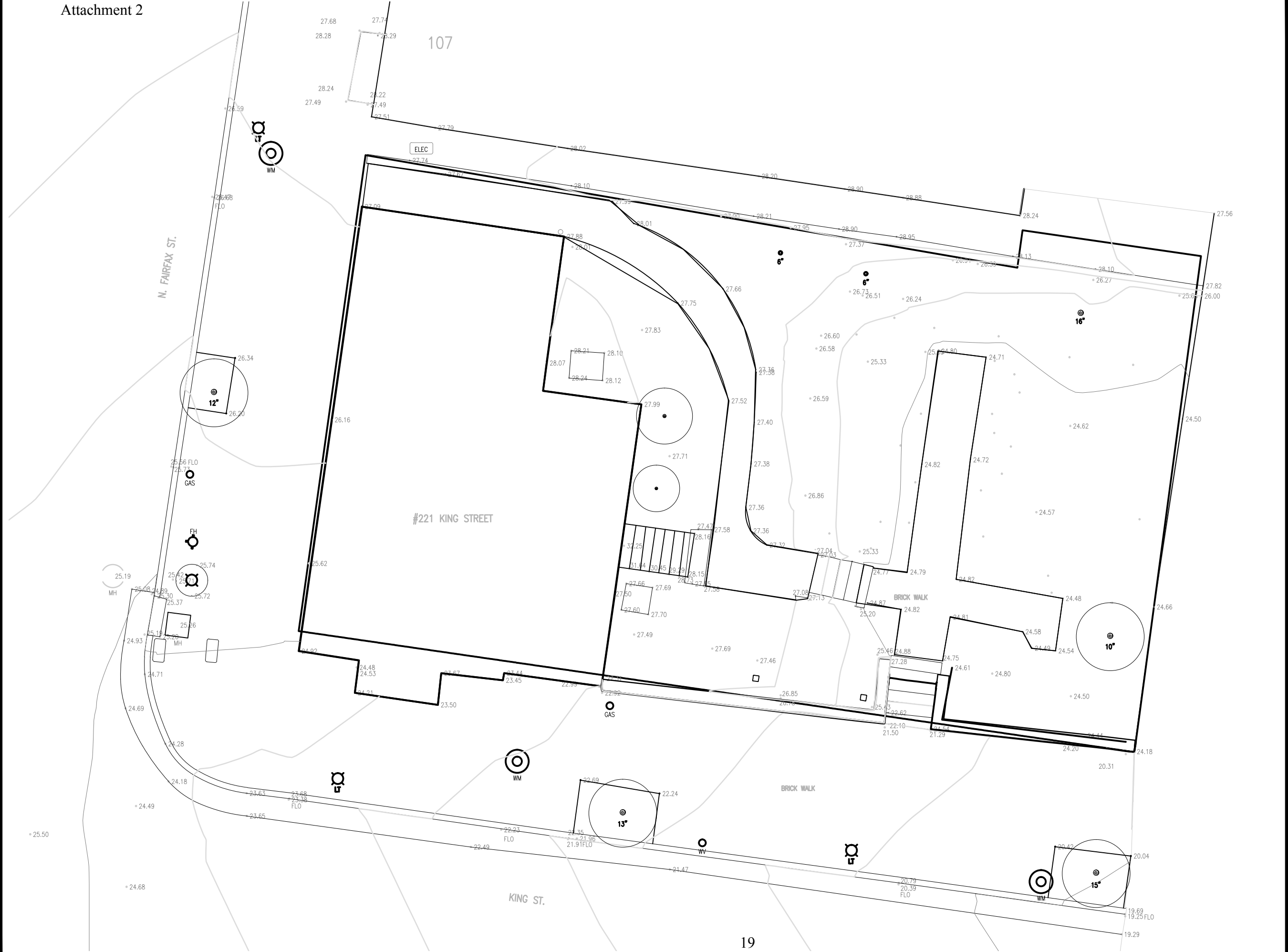
Ramsay House
Visitor Center
221 King St.
Alexandria, VA 22314

Cover Sheet

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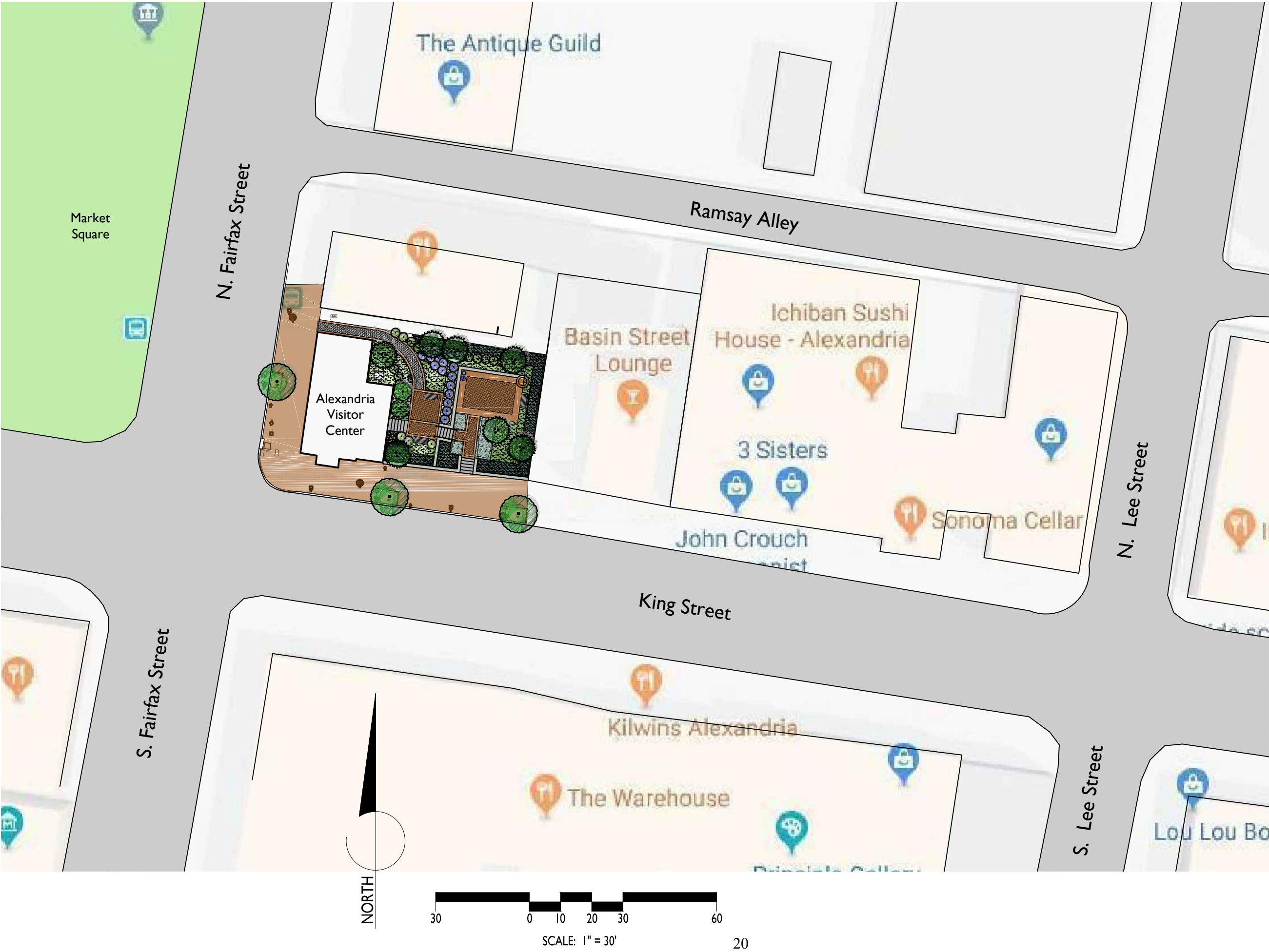
Date: 01.08.2018

Revisions:


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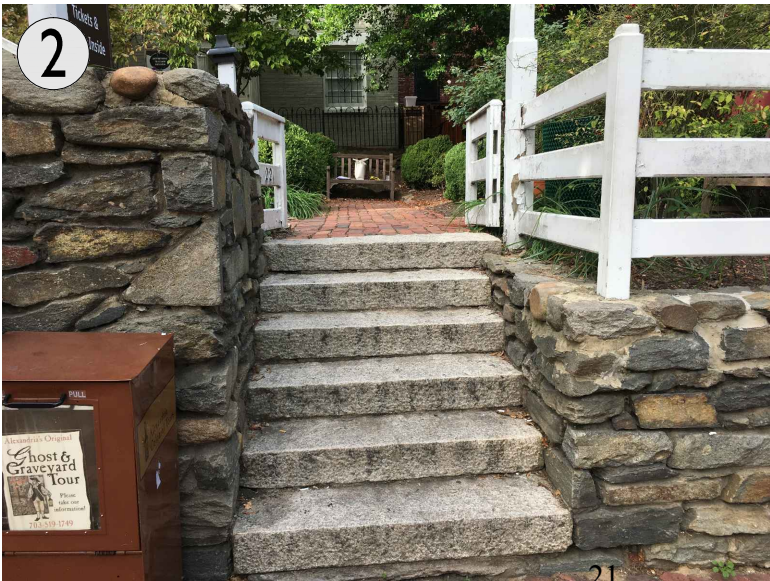
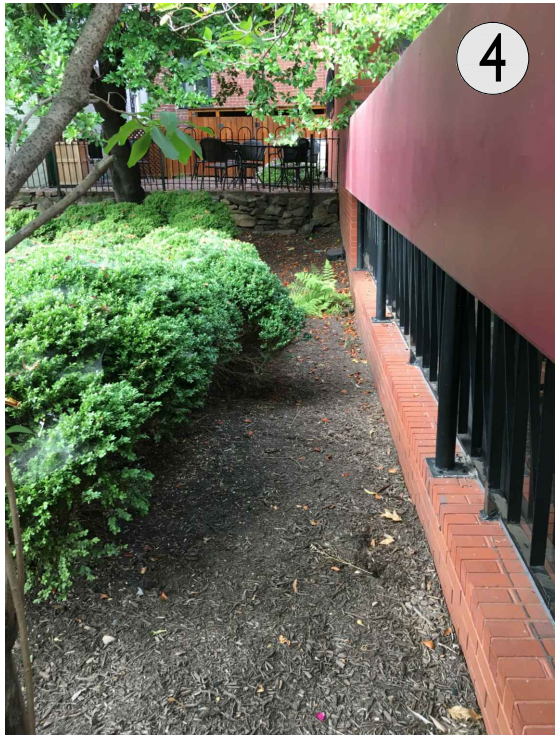
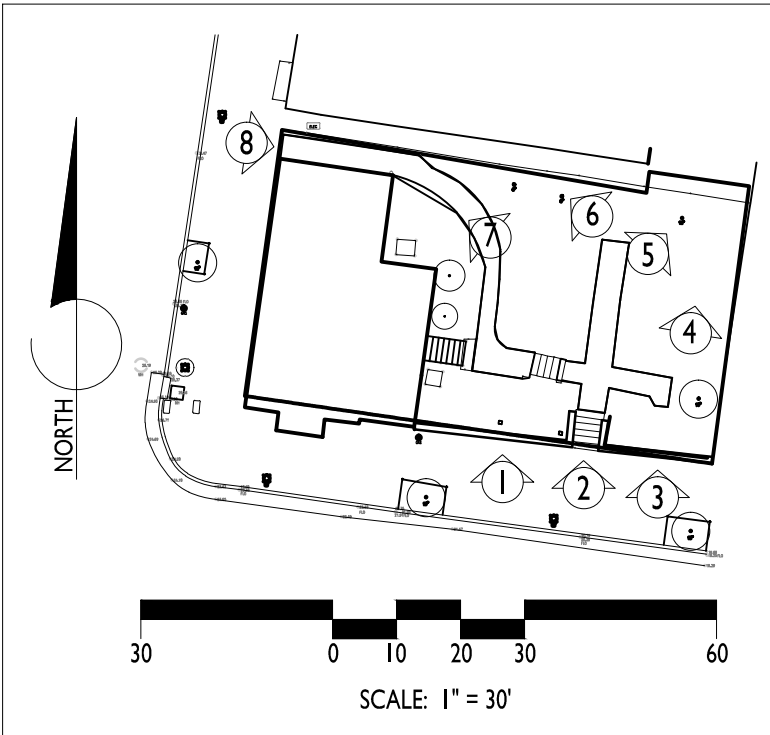
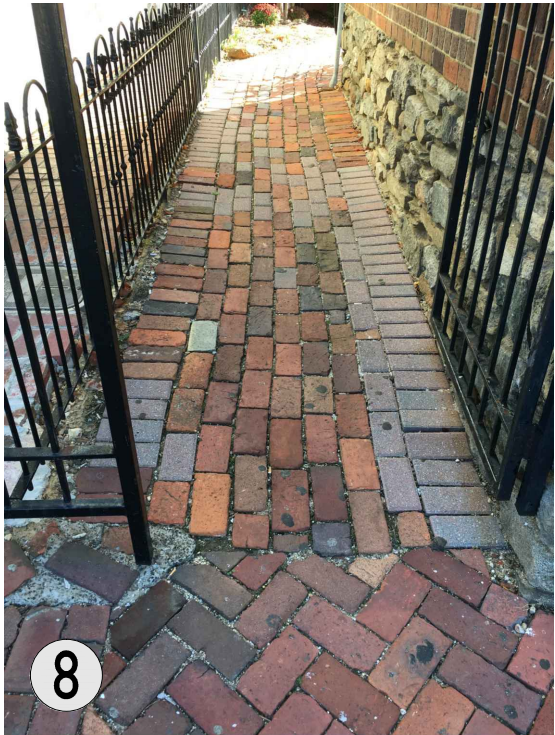
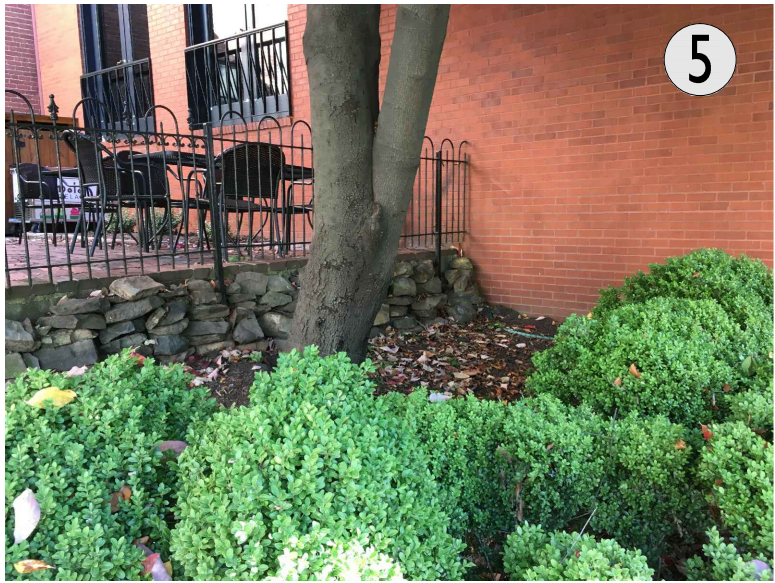
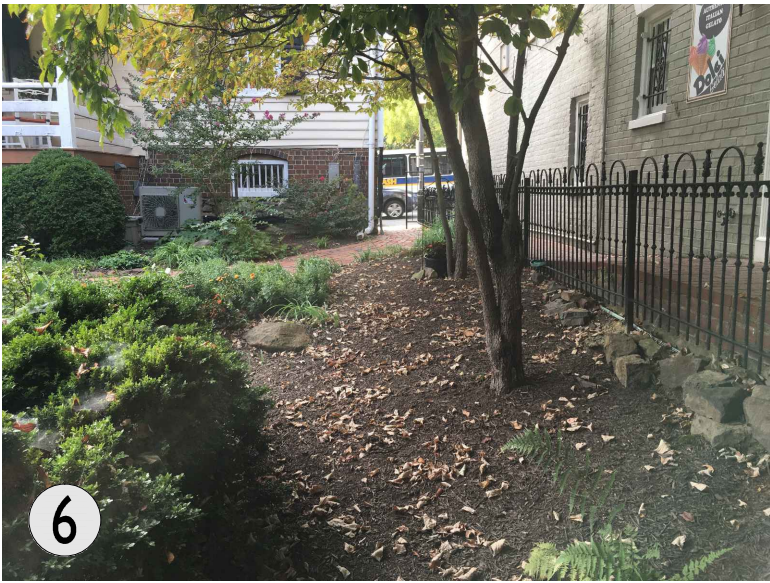
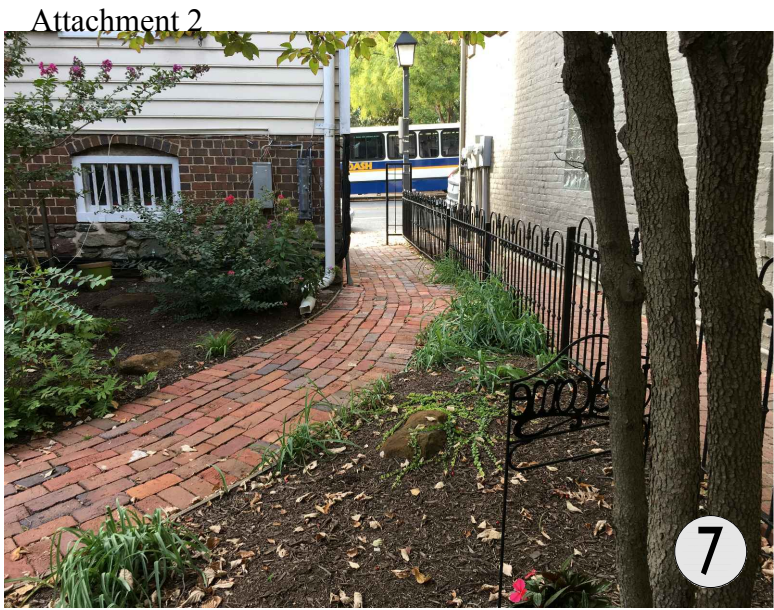
Existing
Conditions

1'-0"



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	Scale: 1" = 30'-0"	
	Date: 01.08.2018	Revisions:
Architectural Site Plan	Ramsay House Visitor Center 221 King St. Alexandria, VA 22314	
	J.H.	
<div>JORDAN HONEYMAN Landscape Architecture, LLC 711 Florida Avenue, NW Washington, DC 20001 202.986.0711 202.986.0712 FAX</div>		



Scale: As Noted

Date: 01.08.2018

Revisions:

Ramsay House
Visitor Center
221 King St.
Alexandria, VA 22314

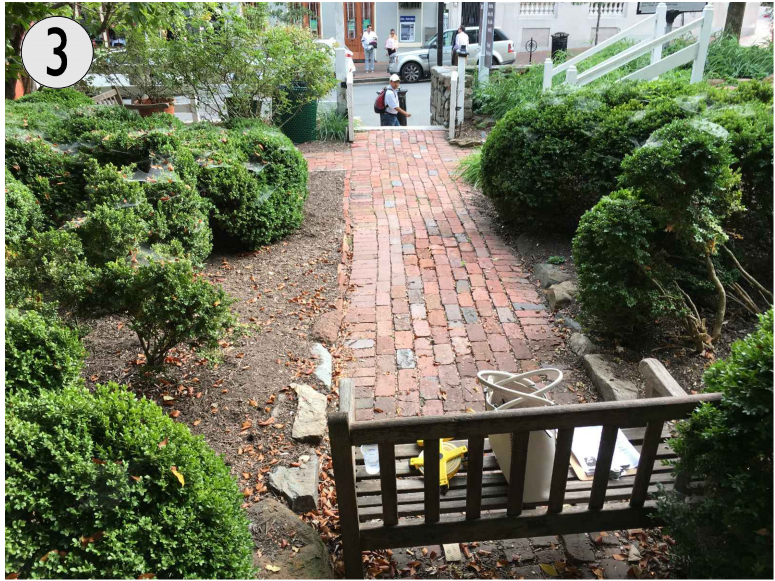
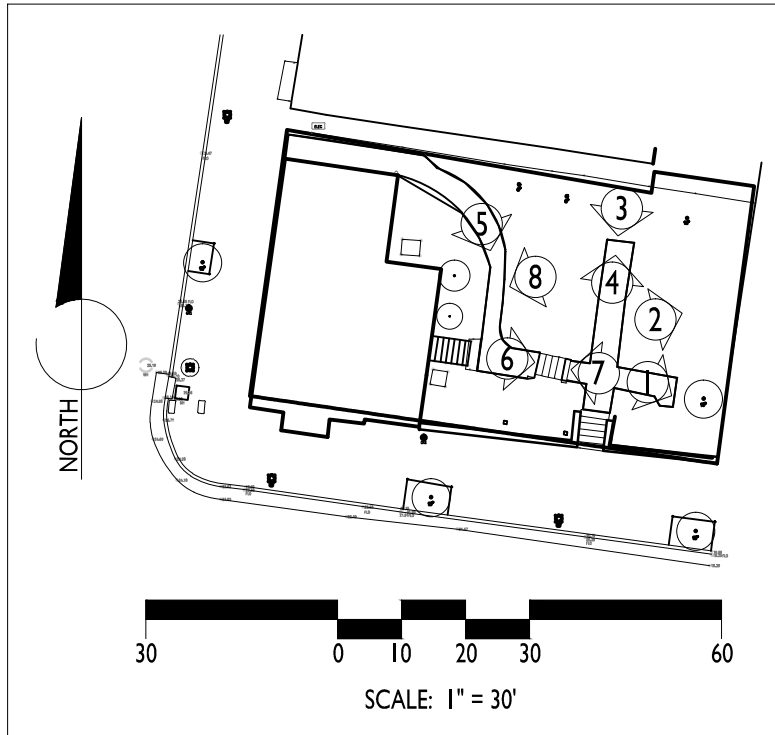
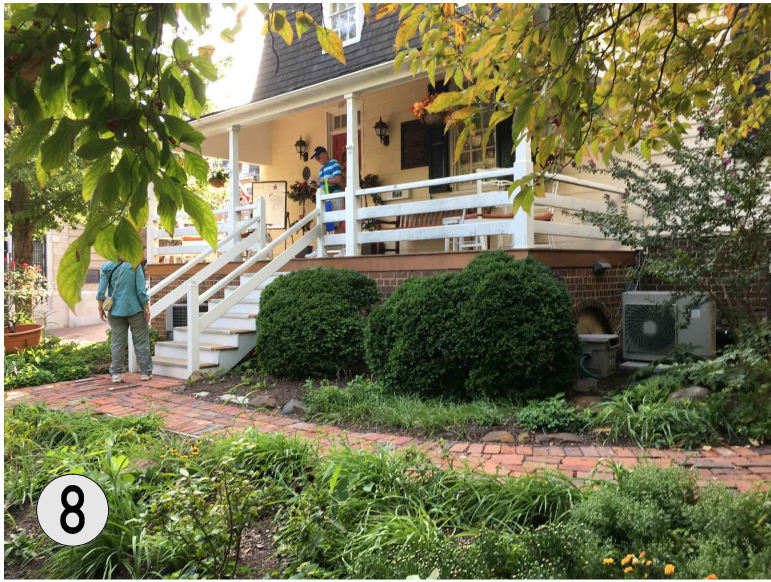
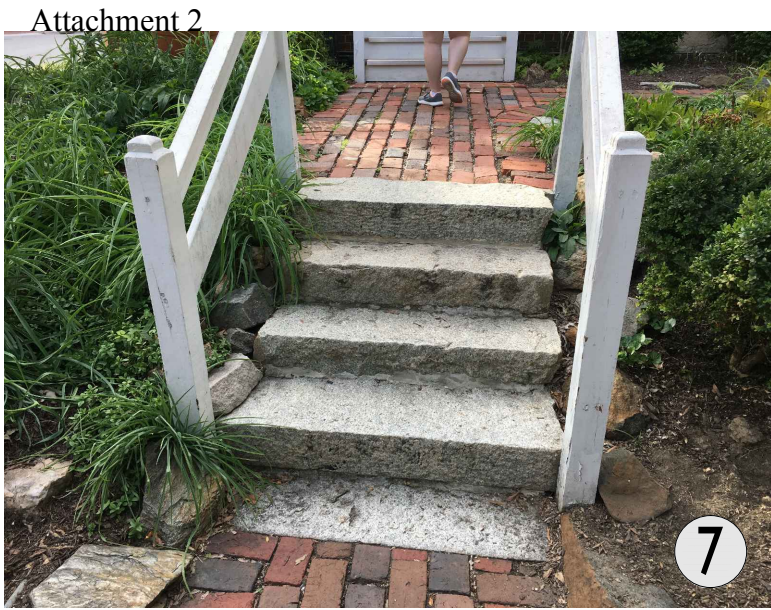
Existing Site
Images 1

L-2

JORDAN
HONEYMAN
Landscape Architecture, LLC

711 Florida Avenue, NW
Washington, DC 20001
202.986.0711
202.986.0712 FAX





Attachment 2

<p>JORDAN HONEYMAN Landscape Architecture, LLC</p> <p>711 Florida Avenue, NW Washington, DC 20001 202.986.0711 202.986.0712 FAX</p>		
	<p>Scale: As Noted Date: 01.08.2018 Revisions:</p>	<p>Ramsay House Visitor Center 221 King St. Alexandria, VA 22314</p>
<p>Existing Site Images 2</p>		<p>L-3</p>

N. FAIRFAX STREET

GATE

ADA ACCESSIBLE WALKWAY W/
CRUSHED GRANITE SURFACE BRICK BORDER

FLOWERING NATIVE/ADAPTIVE SHRUBS & PERENNIALS

EXISTING TREES

WATER FOUNTAIN W/
BOTTLE FILLER

UTILITIES SCREENING

EXISTING BOXWOOD

#221 KING STREET

SMALL BRICK TERRACE

AMALANCHIER 'AUTUMN BRILLIANCE'

HANDRAILS TO MATCH EXISTING

LOW STONE
RETAINING WALL

KING STREET

EXISTING
SIGN

SIDE WALK
NATIVE/ADAPTIVE
PERENNIALS TYP.

18" TALL STONE
SEAT WALL
HISTORIC
WELL PLAQUE

BRICK TERRACE

TRANSPLANT
EXISTING BOXWOOD

METAL BENCH
TYP.

TRASH/RECYCLING
CONTAINERS

NEW FRINGE TREE

BOXWOOD BORDER TYP.

NORTH



SCALE: 1/8" = 1'-0"

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202.986.0712 FAX



Scale: 1/8" = 1'-0"

Date: 01.08.2018

Revisions:

Ramsay House

Visitor Center

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Schematic
Plan

L-4



PERSPECTIVE FROM STREET



PERSPECTIVE FROM GATHERING COURTYARD



PERSPECTIVE FROM GARDEN



PERSPECTIVE FROM HOUSE

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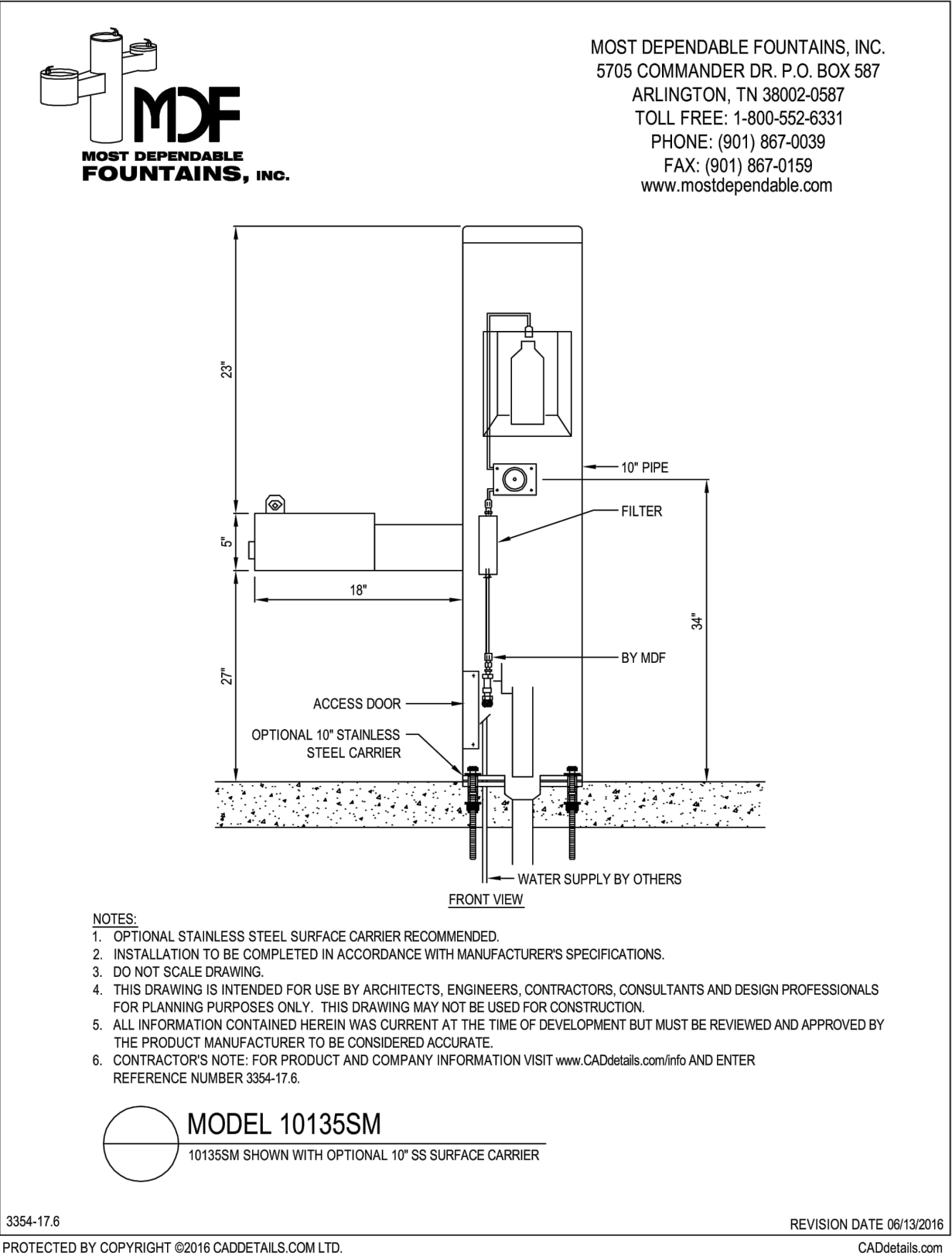


Scale:
Date: 01.08.2018
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Perspectives

L-5






1

VICTOR STANLEY S-42 TRASH CAN & RECYCLE RECEPTACLE
STANDARD MODEL AND COLOR OF CITY OF ALEXANDRIA



2

VICTOR STANLEY 4' CR-96 BENCH
SHOWN AS 6' LENGTH

7-7	Specification	Ramsay House Visitor Center 221 King St. Alexandria, VA 22314	Scale:	
			Date: 01.08.2018	
			Revisions:	
				
			JORDAN HONEYMAN Landscape Architecture, LLC 711 Florida Avenue, NW Washington, DC 20001 202.986.0711 202.986.0712 FAX	

TREE & SHRUBS



Amelanchier 'Autumn Brilliance'



Fringe Tree



Boxwood



Annabelle Hydrangea



Little Lime Hydrangea

GROUND COVERS/ PERENNIALS



Anemone 'Queen Charlotte'



Pink Clethera



Christmas Fern



Daffodils



Epimedium



Tiarella



Rudbeckia



Carex



Coneflower

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Date: 01.08.2018
Revisions: _____

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Plant Pics

L-8