

City of Alexandria, Virginia

MEMORANDUM

DATE: APRIL 16, 2025

TO: CHAIR AND MEMBERS OF THE
BOARD OF ARCHITECTURAL REVIEW

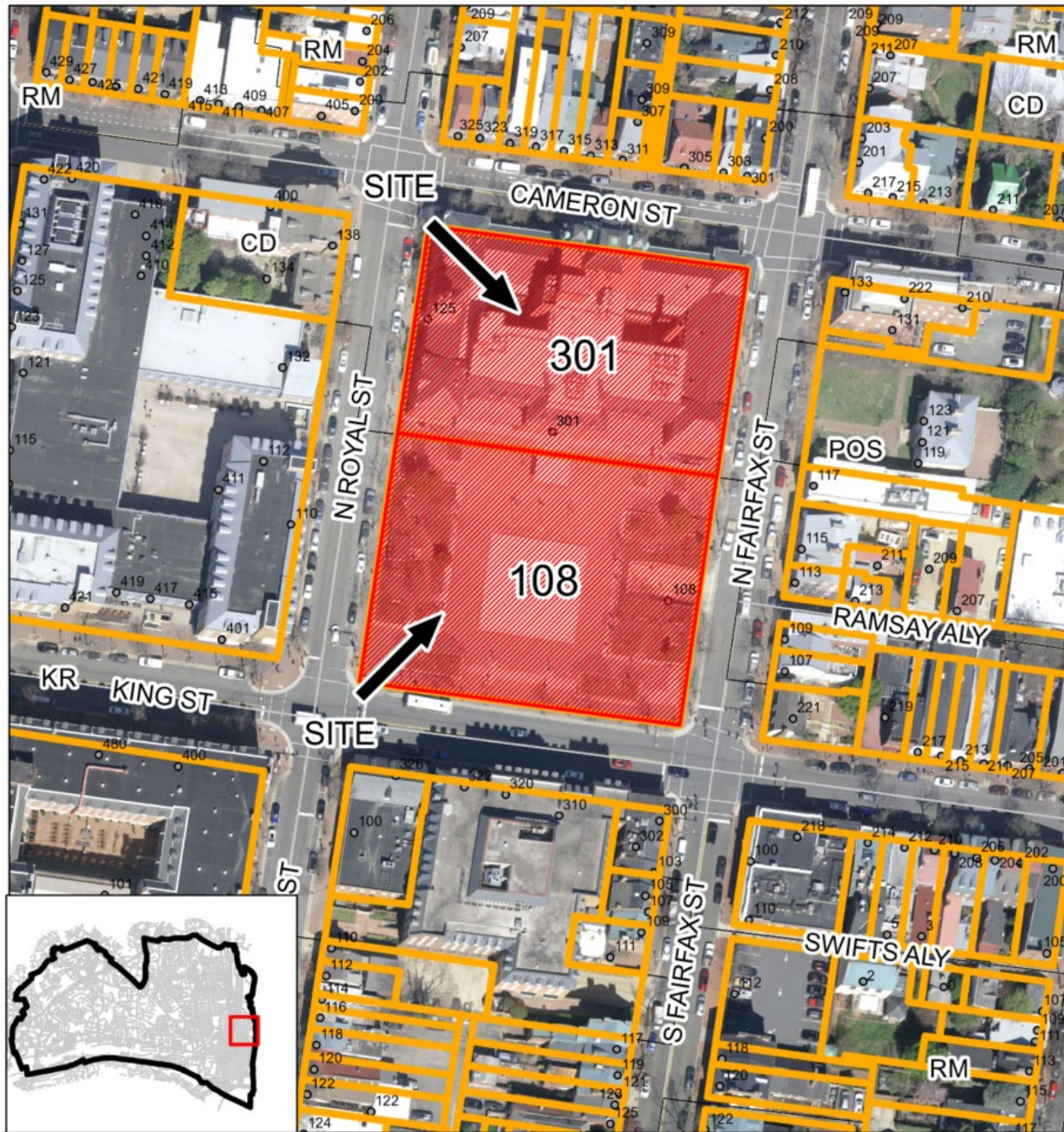
FROM: HISTORIC PRESERVATION STAFF

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

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*.



BAR#2025-00074 OHAD
301 King Street & 108 N Fairfax Street



0 50 100 200 Feet

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 Hullfish 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.

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.

City Hall Restoration

Central to the proposal is the complete restoration of the historic (1871-1873) portion of the building. As noted in the submitted documents, this will constitute a faithful restoration of all aspects of the building exterior to resolve existing issues with the building envelope. Based on a chronology of the building, the design team has determined that the appropriate period of significance for this portion of the building is from 1871-1945. This time frame captures the period from the beginning of construction to the date at which the Washington Masonic Lodge was relocated from the building to the George Washington Masonic Memorial.

The restoration work will restore the original design intent including wall openings and window configuration. This work will follow the guidance of the Design Guidelines and the Secretary of the Interior Treatment of Historic Properties and other preservation best practices.

Restoration activities will include the following:

- Masonry to be re-pointed and damaged bricks to be replaced to match historic mortar and bricks.
- Damaged sills to be repaired or replaced as necessary to match existing.
- Slate roof to be removed and replaced to match existing. Slate tiles to be salvaged wherever possible.
- Slate roof at west tower to be replaced with slate to match the original pattern (Figure 3).
- Sections of metal cornice to be replaced to match original configuration.
- Wood repairs at clock tower as required. Paint analysis will be undertaken to determine original colors.
- Windows to be replaced with wood windows in pattern and profiles to match original windows (Figure 3). Replacement windows will use vacuum insulated glazing to simulate single glazing. The Board will have an opportunity to review a sample of this product during the Certificate of Appropriateness review.
- Existing metal brick ties and pattress plates to be cleaned, repaired, and repainted (Figure 3).
- Stone and bronze plaques to be restored or replaced.
- Original door openings may be restored.

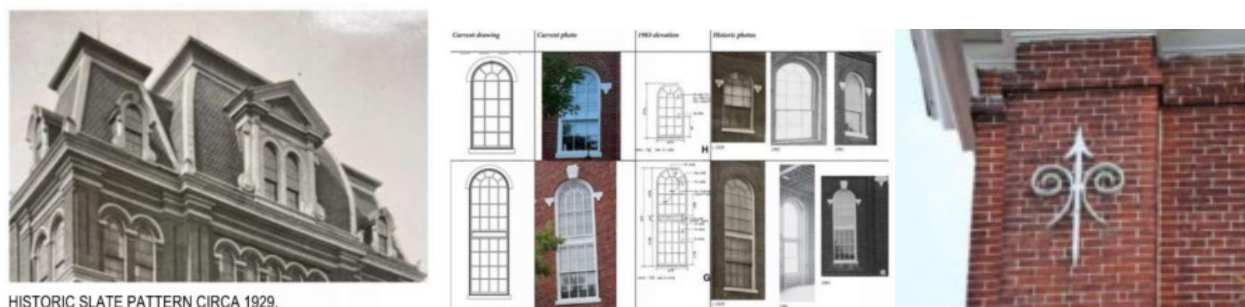


Figure 3: Areas of proposed restoration

Market Square

Market Square occupies approximately 2/3 of the block that it shares with the City Hall building, extending from the south end of the building to King Street. Built in 1966-1967 the square reinforces the 1961 addition at the south end of the building as the main building entrance, replacing the original main entrance facing Cameron Street.

The design for the existing Market Square is dominated by the large square fountain centrally located in the square. Three sets of stairs lead from King Street to the elevated surface with additional stairs at the south east corner of the site and adjacent to the south east corner of the City Hall building. Along the east and west sides of Market Square are located raised planter beds with seating areas. A temporary stage is located centered between the fountain and the building entrance. Two levels of below grade parking are accessed from North Fairfax Street at the east side of the square (Figure 4).

The current design poses challenges to the functionality of the square due to the size and location of the existing fountain and the lack of shade and other amenities including a permanent stage. In addition to the functional deficiencies, the existing configuration makes the required maintenance of the infrastructure difficult.

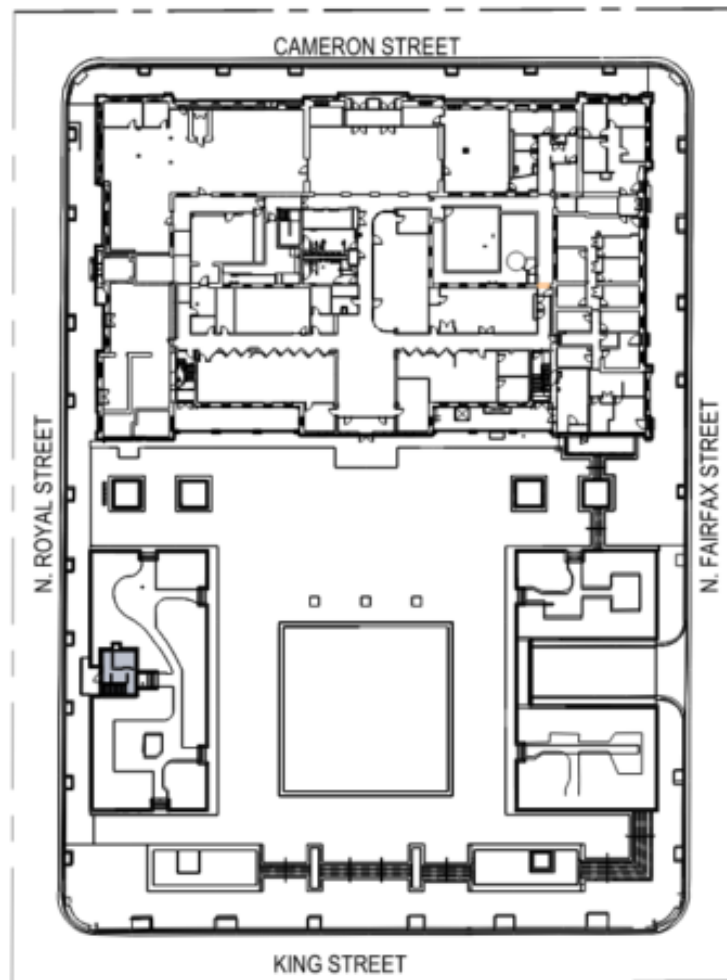


Figure 4: Configuration of existing Market Square

The proposed design for Market Square reconfigures the orientation of the space and replaces the large fountain with a smaller water feature that allows for use of the space when not in use. A new axis is created from east to west aligned with the entrance to the below grade parking area. At the west side of this axis is located a permanent stage with shade structure, opposite the stage is another shade structure with terraced seating. In place of the rectilinear stairs leading from King Street to the square the City is now proposing a curved assembly of stairs, planters, and an accessible ramp. A set of curved stairs at the corner of King Street and Fairfax Street lead pedestrians heading west on King Street to the square adjacent to a contemplative area meant to house an interpretation of events that occurred in and around the project site. Roughly in the historic location of Sharpshin Alley to the south of the building, a new pedestrian path will provide a mid-block connection between Royal Street and Fairfax Street. A grove of trees centered on the two building loggias will provide shade and areas for smaller public gatherings (Figure 5).

The proposed design provides for more functional space and areas that can be dedicated to understanding the history of the site. The shade structures and groves of trees will allow for use of the square throughout the year and the construction will allow for the resolution of maintenance issues.

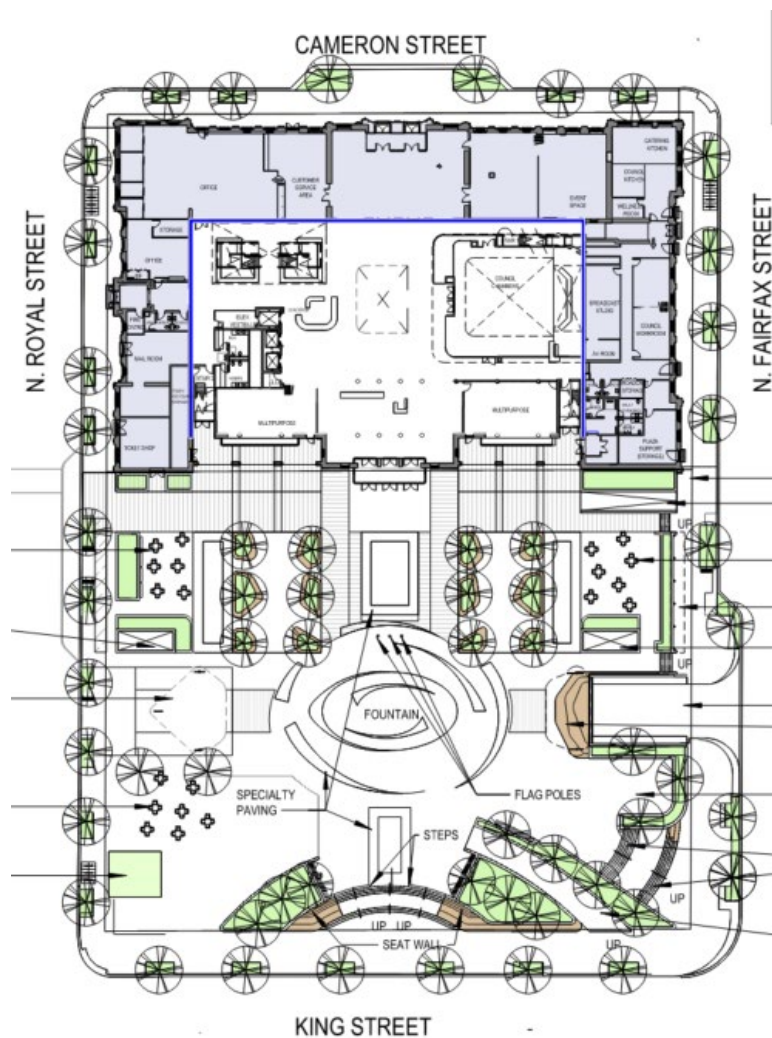


Figure 5: Proposed design for Market Square

Building Modifications

The City is proposing areas of modifications to the existing building that break down into two categories. First are modifications to the existing south façade (Figure 6).

The proposed design includes full height glazed “hyphens” that will visually separate the 1961 addition from the historic portion of the building. This glazed area will extend from the ground to the roof creating a visual break between the two portions of the building. The intention of these hyphens is to allow the historic portion of the building to be understood in three dimensions as separate from the later addition.

In an effort to make the building entrance more prominent, the City is proposing to create a large glazed area with multiple entry doors and a large canopy centered on the building and on axis with the curved Market Square steps. The loggias on either side of the building entrance will be transformed through the introduction of projecting glazed bays at the ground floor and the replacement of the existing shed roof with a flat roof and glass railing.

The effect of these changes will be to distinguish the historic portion of the building from the later addition and to lighten the visual impact of the first floor of the façade.

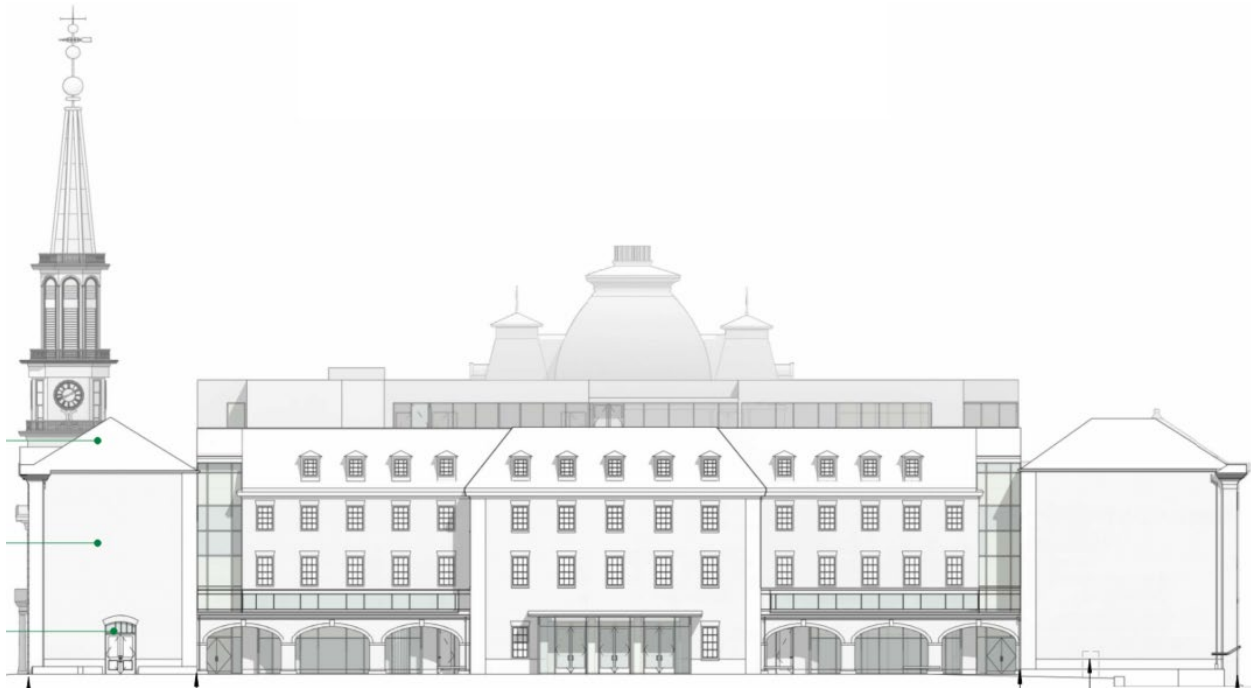


Figure 6: Proposed south elevation showing modifications to 1961 addition

The second area of building modification is the introduction of a fifth floor to the 1961 portion of the building (Figure 7). This fifth floor will be recessed from the southern edge of the building to limit its visibility from King Street and will house City functions and an area of occupiable roof deck. As shown in the submitted materials, the massing of this addition is being studied and the intention is for the addition to be minimally visible from public rights of way on all sides of the building. This addition will take the place of a variety of rooftop structures that are currently visible from surrounding streets in a more organized and composed manner. The exterior envelope of this addition will be composed of terra cotta rainscreen panels and sections of full height glazing.



Figure 7: View of existing and proposed fifth floor structures viewed from King 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 axis, 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 south east 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 lighten the ground floor loggia area. 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 glass railing. Below this flat roof, projecting glazed bays will take the place of punched windows and will help to reinforce the relationship of the interior of City Hall to Market Square.

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. The design team is studying massing options for this addition and staff recommends that the Board provide feedback on a configuration that will organize existing structures into a composition that does not detract from the building. The precedent images that are included in the submission materials indicate a light structure with areas of full height glazing and roof decks. Staff find this motif to be appropriate for this rooftop addition as it will not overwhelm the existing building and cannot be confused with the historic portion of the building.

Staff recommends that the Board endorse the scope of the proposed restoration work 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

VII. ATTACHMENTS

- Application Materials

BAR CASE# _____

(OFFICE USE ONLY)

ADDRESS OF PROJECT: 301 King Street, 108 N. Fairfax Street

DISTRICT: ☐ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old Building

TAX MAP AND PARCEL: 075.01-01-01 (1274850) , 075.01-01-02 (12749020) **ZONING:** CD, KR

APPLICATION FOR: (Please check all that apply)

☒ ~~CERTIFICATE OF APPROPRIATENESS~~ **CONCEPT REVIEW 1**

☐ 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: Jeremy McPike

Address: 301 King Street

City: Alexandria State: VA Zip: 22314

Phone: 703.746.4770 E-mail: Jeremy.McPike@alexandriava.gov

Authorized Agent (if applicable): ☐ Attorney ☒ Architect ☐ _____

Name: Lisa A. Lettieri

Phone: [REDACTED]

E-mail: [REDACTED]

Legal Property Owner:

Name: City of Alexandria

Address: 301 King Street

City: Alexandria State: VA Zip: 22314

Phone: 703.746.4770 E-mail: Jeremy.McPike@alexandriava.gov

NATURE OF PROPOSED WORK: *Please check all that apply*

- ☐ NEW CONSTRUCTION
- ☒ EXTERIOR ALTERATION: *Please check all that apply.*
- | | | | |
|--|--|---|-----------------------------------|
| ☐ awning | ☒ fence, gate or garden wall | ☒ HVAC equipment | ☐ shutters |
| ☒ doors | ☒ windows | ☐ siding | ☐ shed |
| ☒ lighting | ☐ pergola/trellis | ☐ painting unpainted masonry | |
| ☐ other _____ | | | |
- ☒ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

Renovation of City Hall, demolish and re-build the parking garage with a new plaza above it and streetscape improvements.

SUBMITTAL REQUIREMENTS:

- ☐ Check this box if there is a homeowner's association for this property. If so, you must attach a copy of the letter approving the project.

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.

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. 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 understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- ☒ 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 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: Lisa A. LettieriPrinted Name: Lisa A. LettieriDate: 03.10.25

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. City of Alexandria	301 King St	100
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. City of Alexandria	301 King St	100
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.

03.10.25

Date

Jeremy McPike

Printed Name

Jeremy McPike

Signature

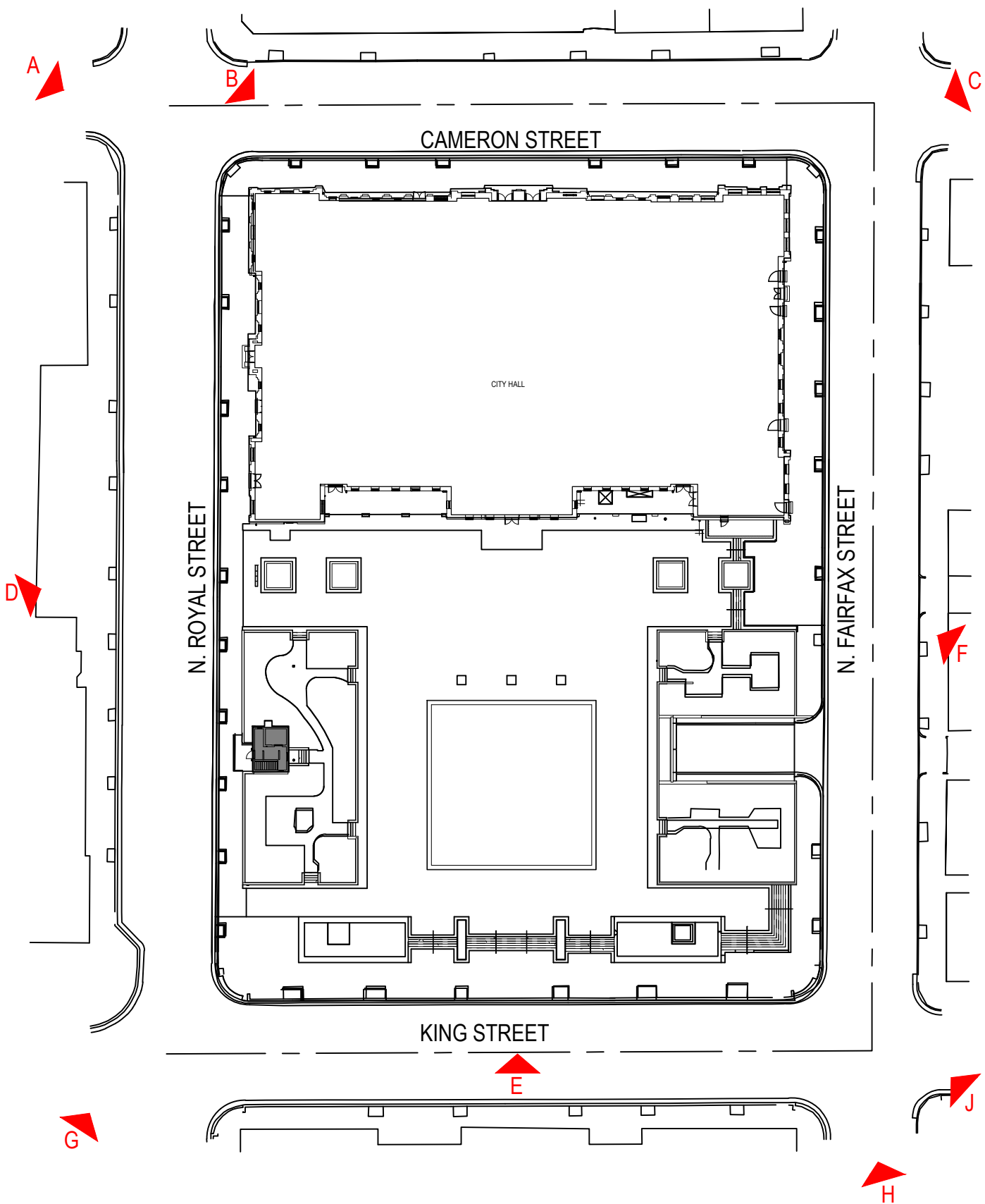


CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

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



E KING STREET



F N FAIRFAX STREET



G KING STREET (SOUTHWEST CORNER)



H S FAIRFAX STREET



J KING STREET (SOUTHEAST CORNER)



ARCHITECTURE, HISTORIC PRESERVATION
1200 19TH STREET NW, SUITE 220
WASHINGTON DC 20036
P: 202.861.4600

RUST | ORLING
ARCHITECTURE
ASSOCIATE ARCHITECT
1215 CAMERON ST
ALEXANDRIA, VA 22314

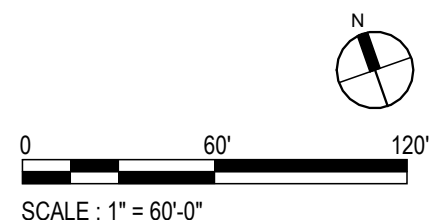
EHT | TRACERIES
HISTORIC PRESERVATION
440 MASSACHUSETTS AVE NW
WASHINGTON DC 20001



LANDSCAPE
200 S PEYTON ST
ALEXANDRIA, VA 22314

EXISTING SITE PLAN

20



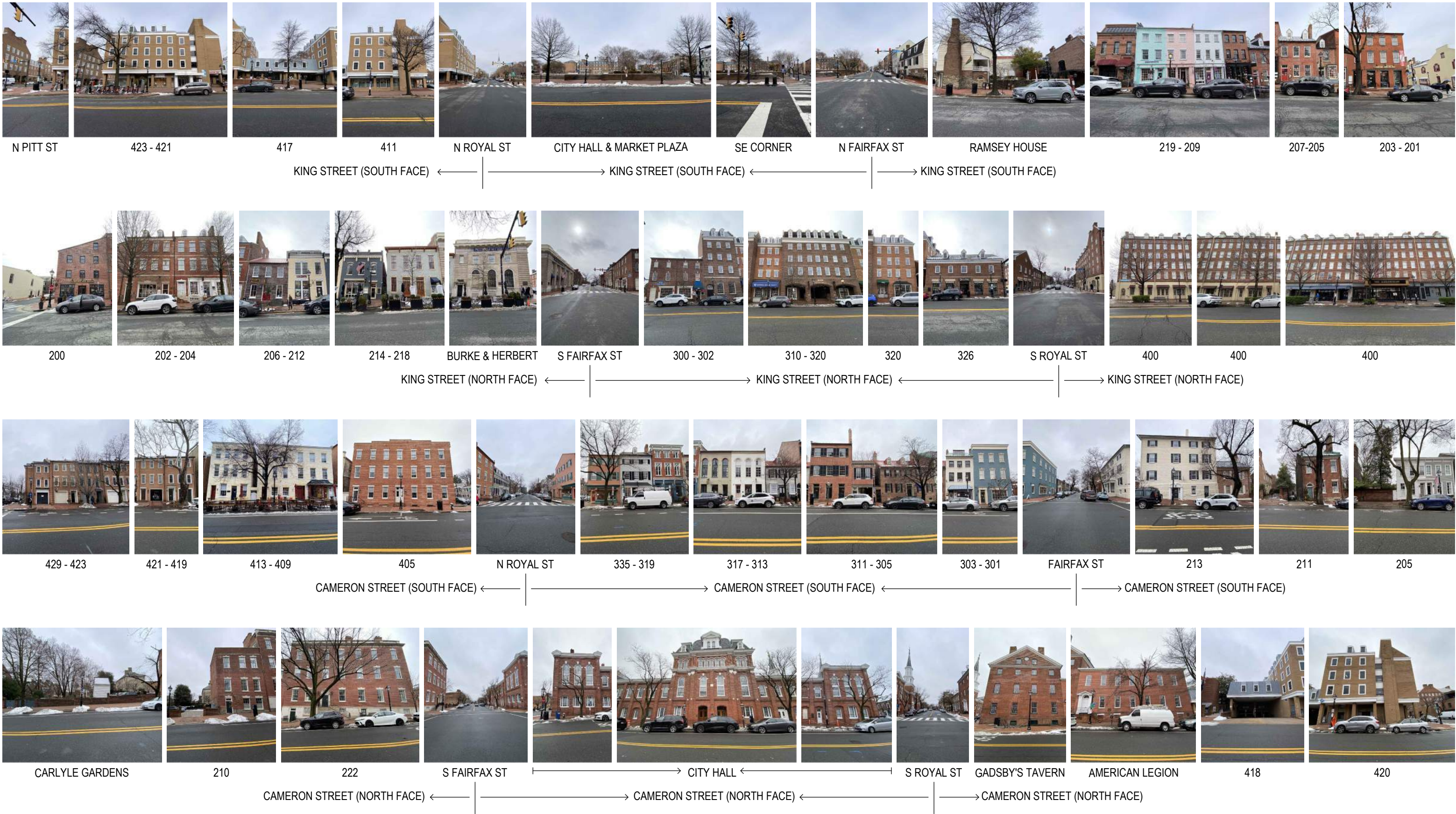
CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

ALEXANDRIA, VA

PROJ NO. 058-10046-000

BAR CONCEPT SUBMISSION 1
DATE: 03/10/25

PAGE: A2



ARCHITECTURE, HISTORIC PRESERVATION
1200 19TH STREET NW, SUITE 220
WASHINGTON DC 20036
P: 202.861.4600

RUST | ORLING
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
NEIGHBORHOOD CONTEXT

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

PROJ NO. 058-10046-000

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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 Washington 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 significant 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 contained municipal offices, including the mayor's office, council chambers, tax collector, 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 programmatic 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 expanded 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 Gadsby 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 connectivity 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 documentation recognizes the building's significance in the areas of architecture, commerce, 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 following 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.

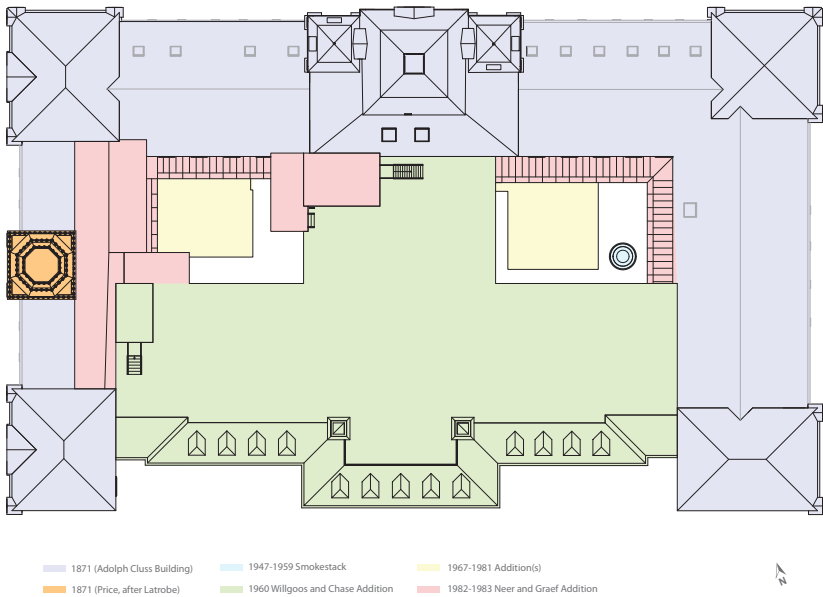
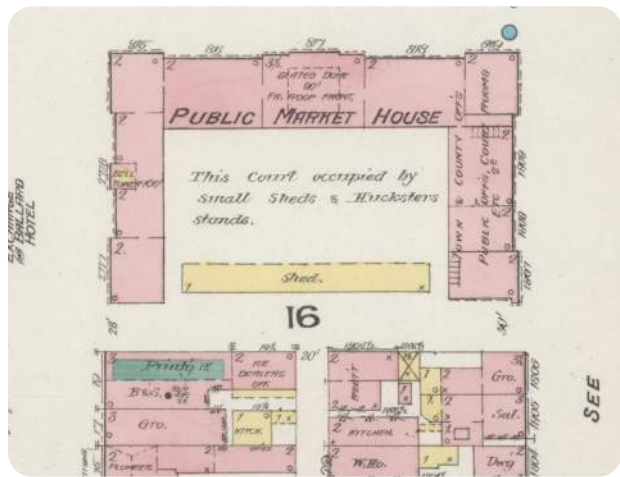


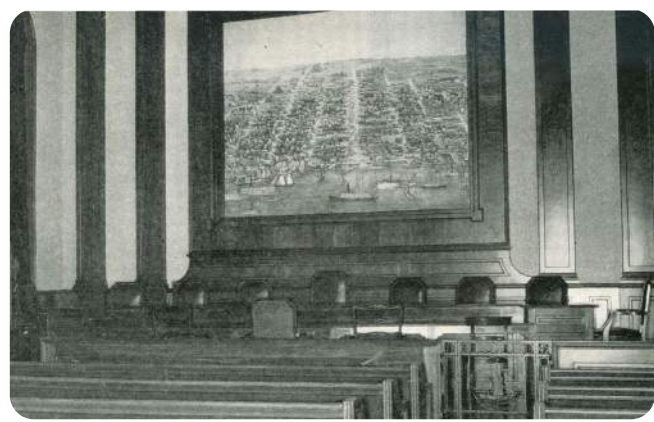
DIAGRAM DEPICTING THE CHRONOLOGY OF DEVELOPMENT AND ASSOCIATED ARCHITECTS. EHT TRACERIES.



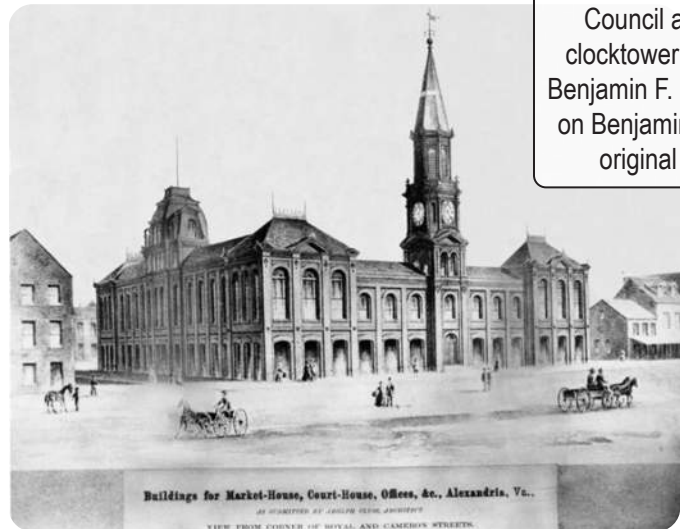
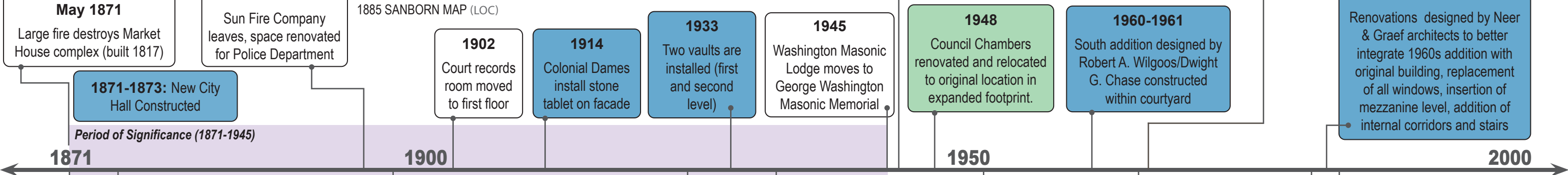
1861 (ALEXANDRIA LIBRARY)



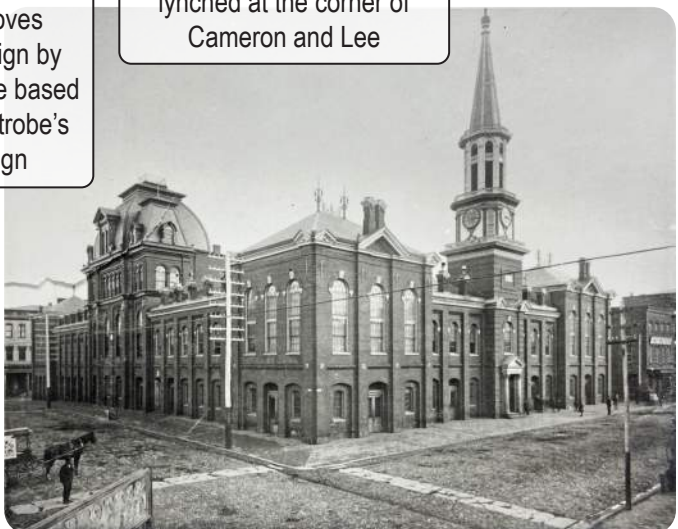
1885 SANBORN MAP (LOC)



1949 (ALEXANDRIA BICENTENNIAL)



1871 (ALEXANDRIA LIBRARY)



1890 (ALEXANDRIA LIBRARY)



1950 (ALEXANDRIA LIBRARY)



1967 (ALEXANDRIA ARCHIVES)

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.

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)

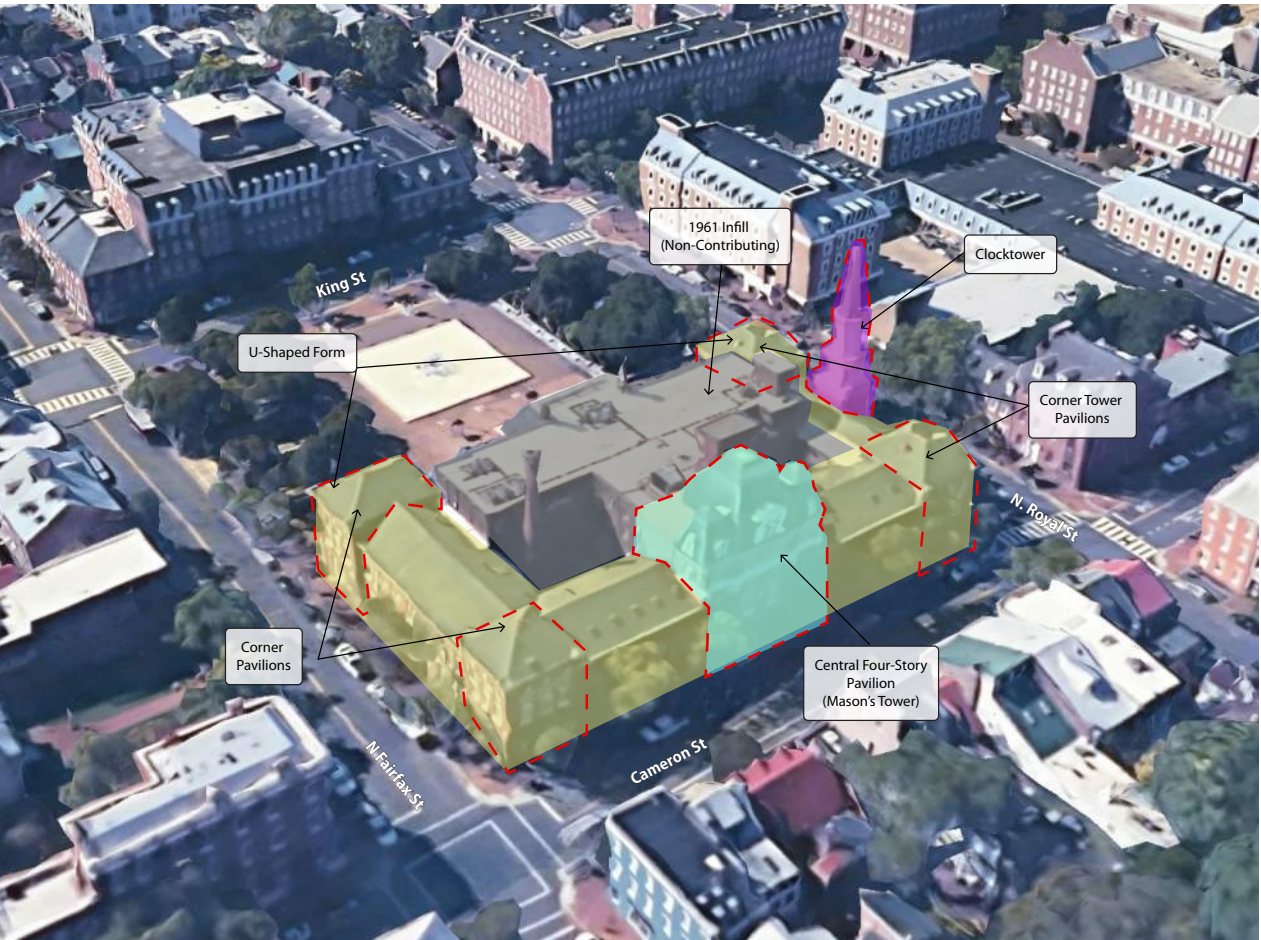
- The approach to the exterior rehabilitation should prioritize the preservation of extant historic fabric and historic character-defining features. Additionally, it should address and correct past inappropriate repairs or alterations. In the development of exterior plans, Adolf Cluss’s original design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

PRESERVATION APPROACH TO THE 1871 BUILDING

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

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

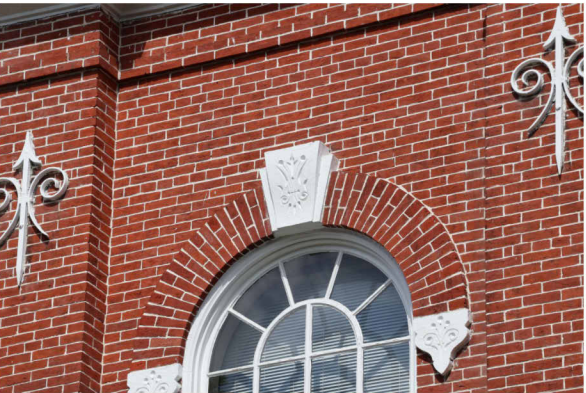
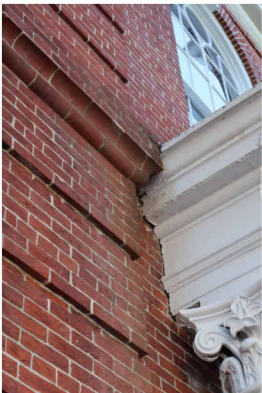
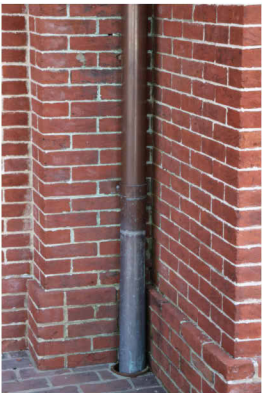
ALEXANDRIA, VA

PROJ NO. 058-10046-000

BAR CONCEPT SUBMISSION 1

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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.
- 2. ALTERATIONS TO NON-CONTRIBUTING ELEMENTS (POST- 1945) TO BE DEVELOPED BASED ON ALEXANDRIA OHD DESIGN GUIDELINES.
- 3. WORK ON DRAWINGS STILL IN DEVELOPMENT. DRAWINGS DO NOT REFLECT ALL PROPOSED CONDITIONS.

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

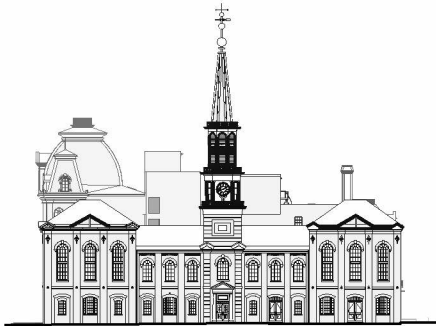
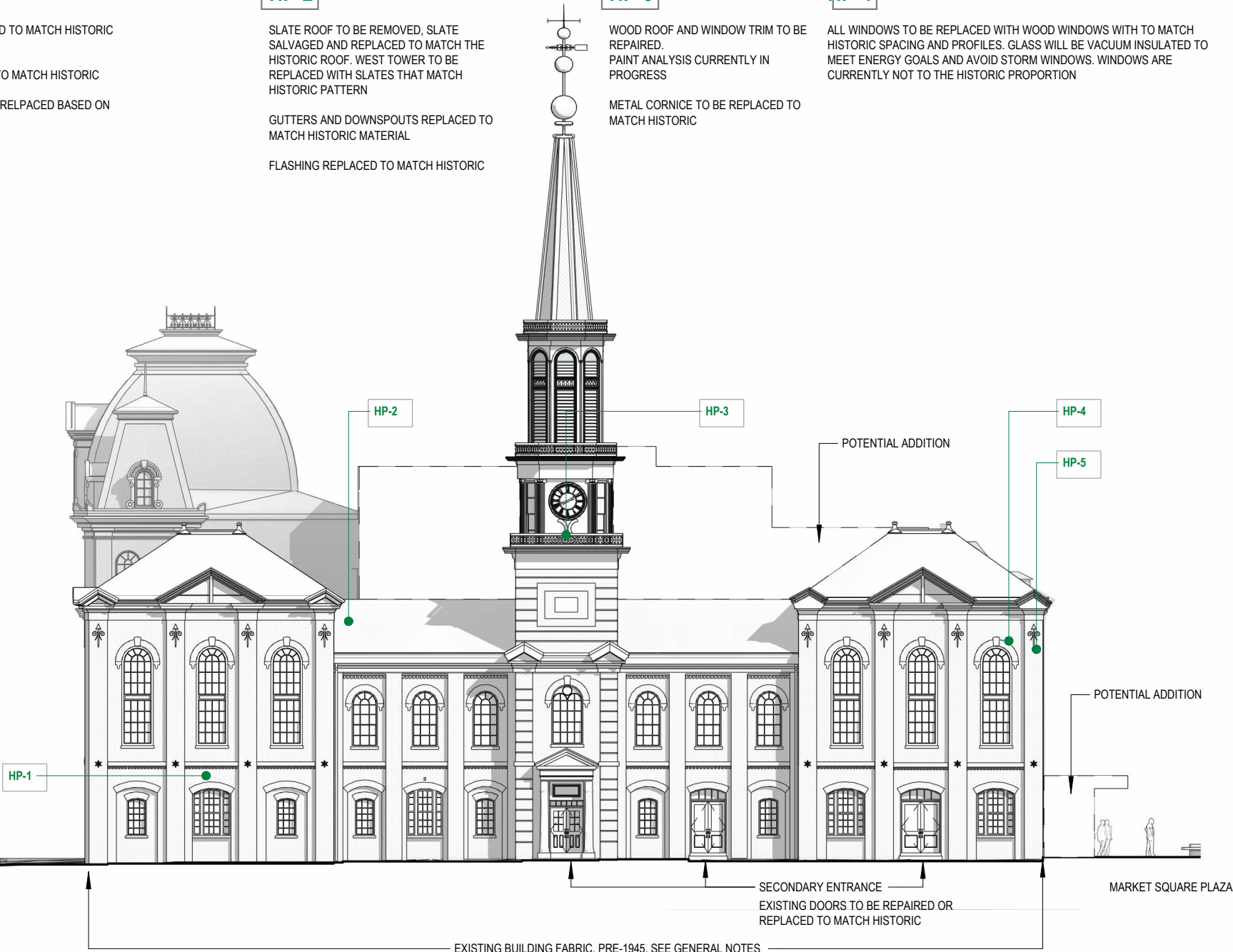
METAL CORNICE TO BE REPLACED TO MATCH HISTORIC

HP-4

ALL WINDOWS TO BE REPLACED WITH WOOD WINDOWS WITH TO MATCH HISTORIC SPACING AND PROFILES. GLASS WILL BE VACUUM INSULATED TO MEET ENERGY GOALS AND AVOID STORM WINDOWS. WINDOWS ARE CURRENTLY NOT TO THE HISTORIC PROPORTION

HP-5

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



EXISTING WEST ELEVATION

LEO A DAILY

ARCHITECTURE, HISTORIC PRESERVATION
1200 19TH STREET NW, SUITE 220
WASHINGTON DC 20036
P: 202.861.4600

RUST | ORLING
ARCHITECTURE
ASSOCIATE ARCHITECT
1215 CAMERON ST
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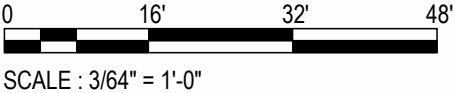
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LandDesign
CREATING PLACES
THAT MATTER.

LANDSCAPE
200 S PEYTON ST
ALEXANDRIA, VA 22314

PROPOSED N. ROYAL STREET (WEST) ELEVATION
PRESERVATION APPROACH

27



SCALE : 3/64" = 1'-0"

CITY HALL, MARKET SQUARE PLAZA AND
GARAGE RENOVATION

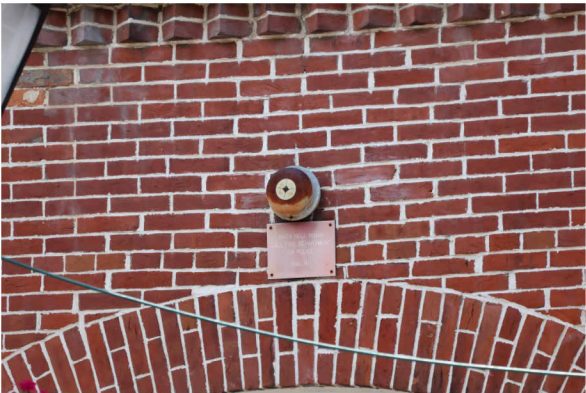
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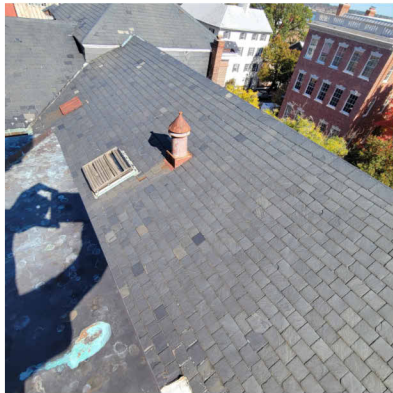


HP-1

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



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.

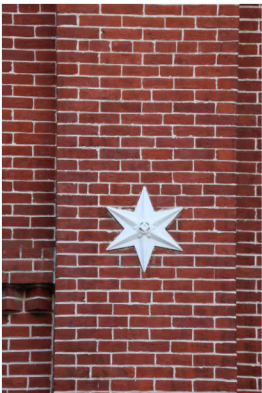
PAINT ANALYSIS CURRENTLY IN PROGRESS

METAL CORNICE TO BE REPLACED TO MATCH HISTORIC



HP-4

ALL WINDOWS TO BE REPLACED WITH WOOD WINDOWS TO MATCH HISTORIC SPACING AND PROFILES. GLASS WILL BE VACUUM INSULATED TO MEET ENERGY GOALS AND AVOID STORM WINDOWS. WINDOWS ARE CURRENTLY NOT TO THE HISTORIC PROPORTION

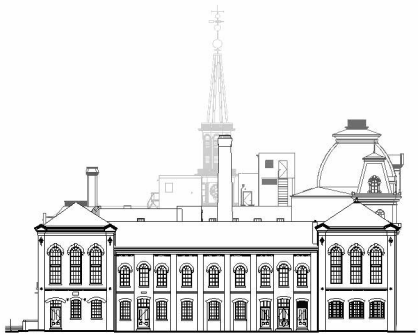
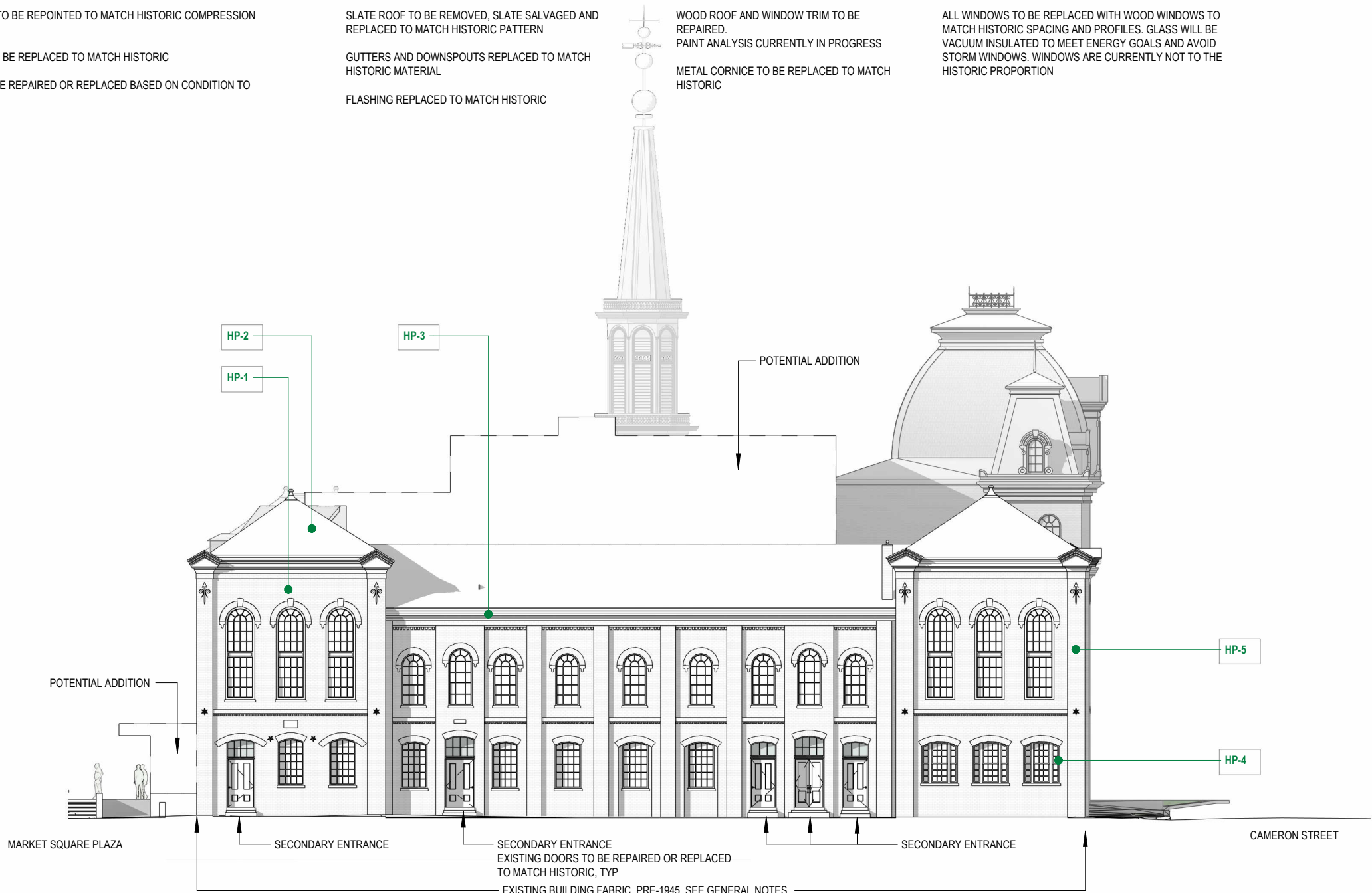


HP-5

EXISTING METAL BRICK TIES AND PATTERNS 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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EXISTING EAST ELEVATION



ARCHITECTURE, HISTORIC PRESERVATION
1200 19TH STREET NW, SUITE 220
WASHINGTON DC 20036
P: 202.861.4600

RUST | ORLING
ARCHITECTURE
ASSOCIATE ARCHITECT
1215 CAMERON ST
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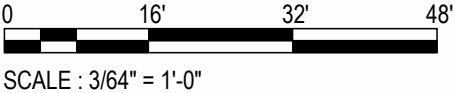
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WASHINGTON DC 20001



LANDSCAPE
200 S PEYTON ST
ALEXANDRIA, VA 22314

PROPOSED N. FAIRFAX STREET (EAST) ELEVATION
PRESERVATION APPROACH

28



CITY HALL, MARKET SQUARE PLAZA AND
GARAGE RENOVATION

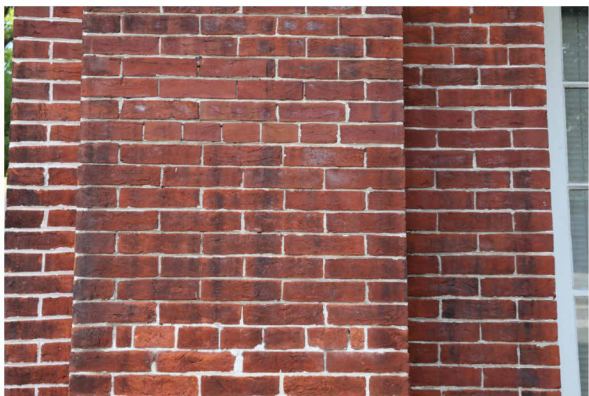
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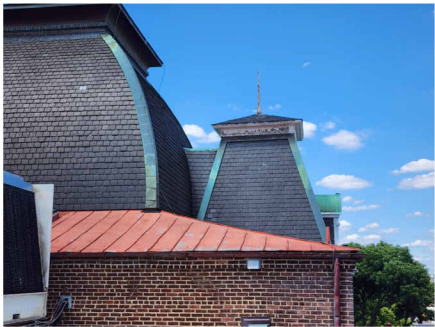
EXISTING MASONRY TO BE REPOINTED TO MATCH HISTORIC COMPRESSION AND STRENGTH

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

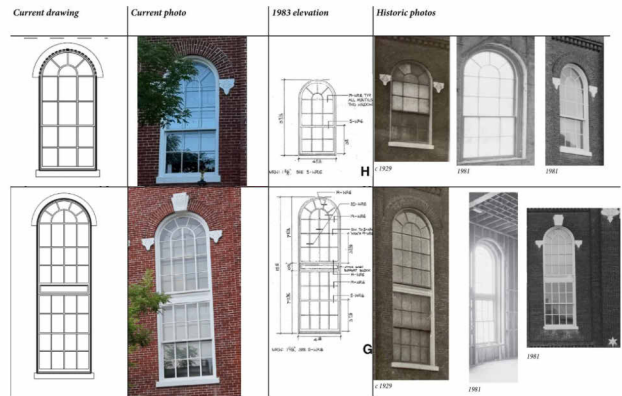
FLASHING REPLACED TO MATCH HISTORIC



HP-3

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

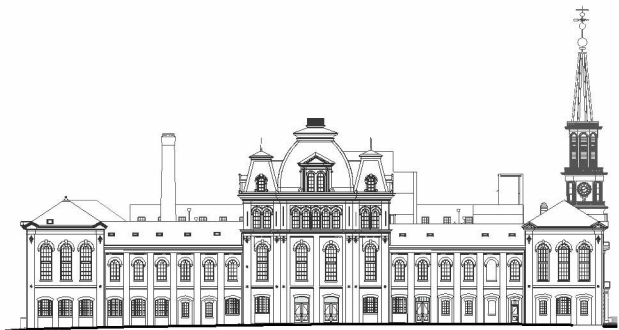
METAL CORNICE TO BE REPLACED TO MATCH HISTORIC



HP-4

ALL WINDOWS TO BE REPLACED WITH WOOD WINDOWS WITH TO MATCH HISTORIC SPACING AND PROFILES. GLASS WILL BE VACUUM INSULATED TO MEET ENERGY GOALS AND AVOID STORM WINDOWS. WINDOWS ARE CURRENTLY NOT TO THE HISTORIC PROPORTION (SEE ABOVE)

GENERAL NOTES	
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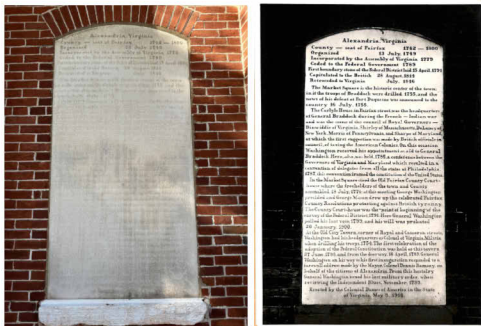


EXISTING NORTH ELEVATION



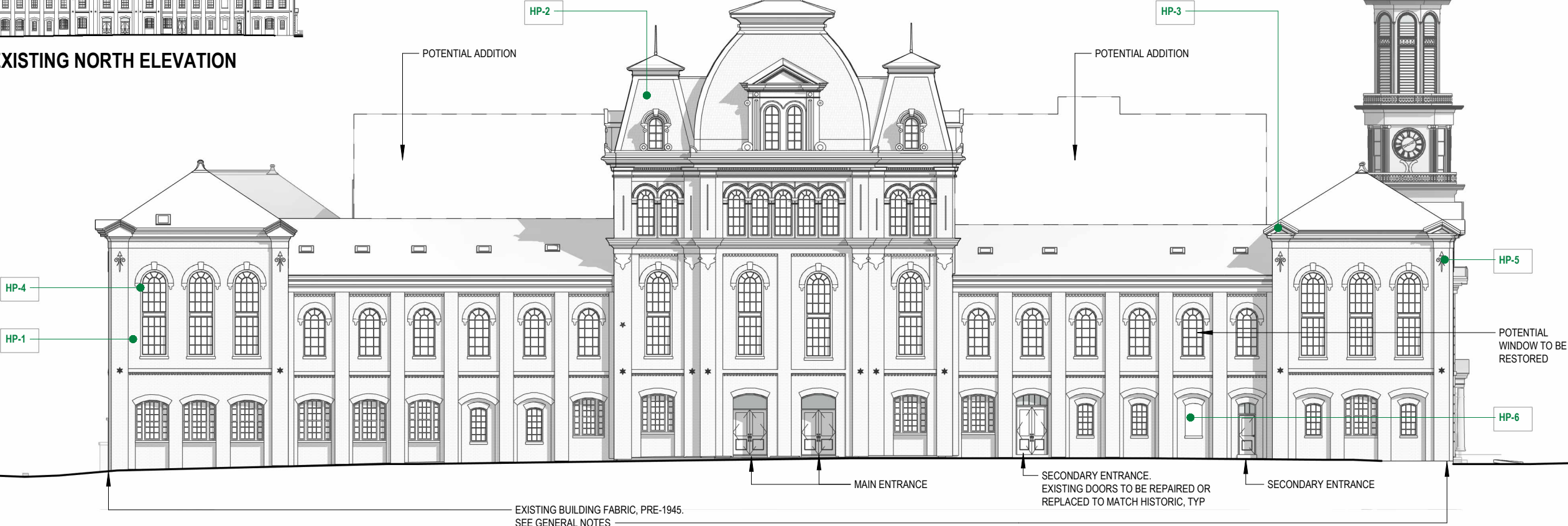
HP-5

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



HP-6

STONE AND BRONZE PLAQUES TO BE RESTORED OR REPLACED





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.
- 2. ALTERATIONS TO NON-CONTRIBUTING ELEMENTS (POST- 1945) TO BE DEVELOPED BASED ON ALEXANDRIA OHD DESIGN GUIDELINES.
- 3. WORK ON DRAWINGS STILL IN DEVELOPMENT. DRAWINGS DO NOT REFLECT ALL PROPOSED CONDITIONS.

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

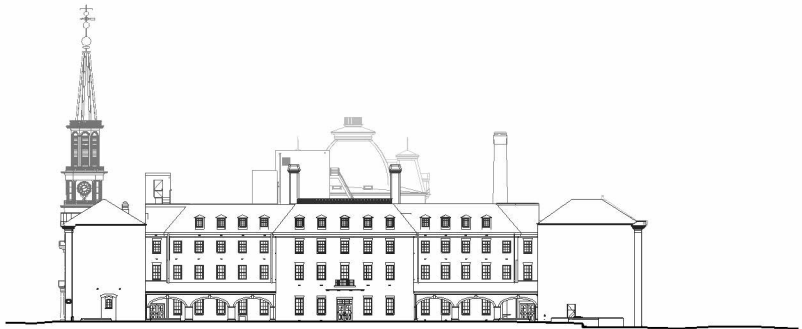
SLATE ROOF TO BE REMOVED, SLATE SALVAGED AND REPLACED TO MATCH HISTORIC PATTERN

GUTTERS AND DOWNSPOUTS REPLACED TO MATCH HISTORIC MATERIAL

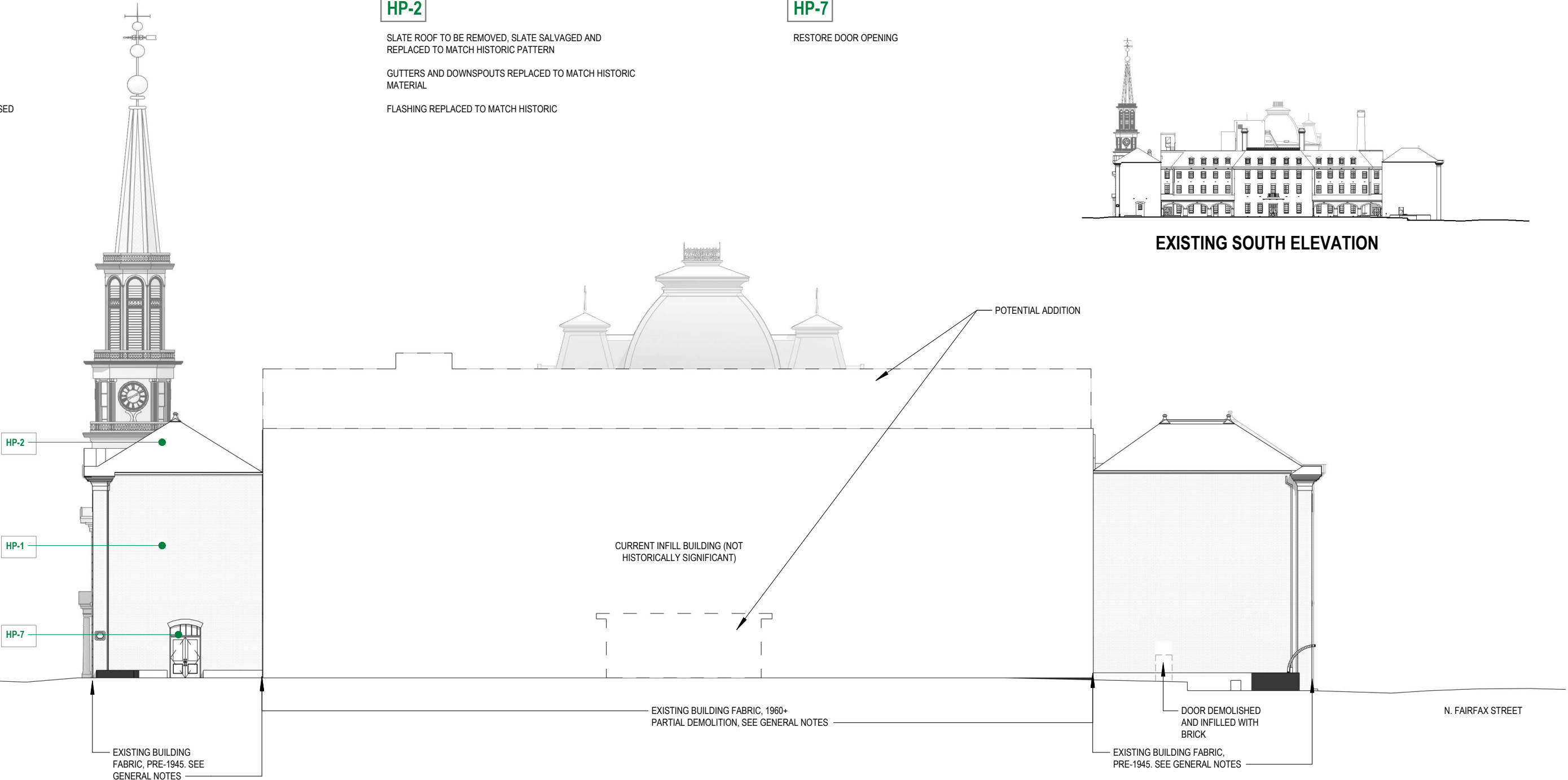
FLASHING REPLACED TO MATCH HISTORIC

HP-7

RESTORE DOOR OPENING



EXISTING SOUTH ELEVATION



LEO A DAILY

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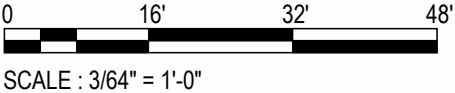
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LandDesign
CREATING PLACES
THAT MATTER.

LANDSCAPE
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PROPOSED KING STREET (SOUTH) ELEVATION
PRESERVATION APPROACH

30



SCALE : 3/64" = 1'-0"

CITY HALL, MARKET SQUARE PLAZA AND
GARAGE RENOVATION

ALEXANDRIA, VA

PROJ NO. 058-10046-000

BAR CONCEPT SUBMISSION 1

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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

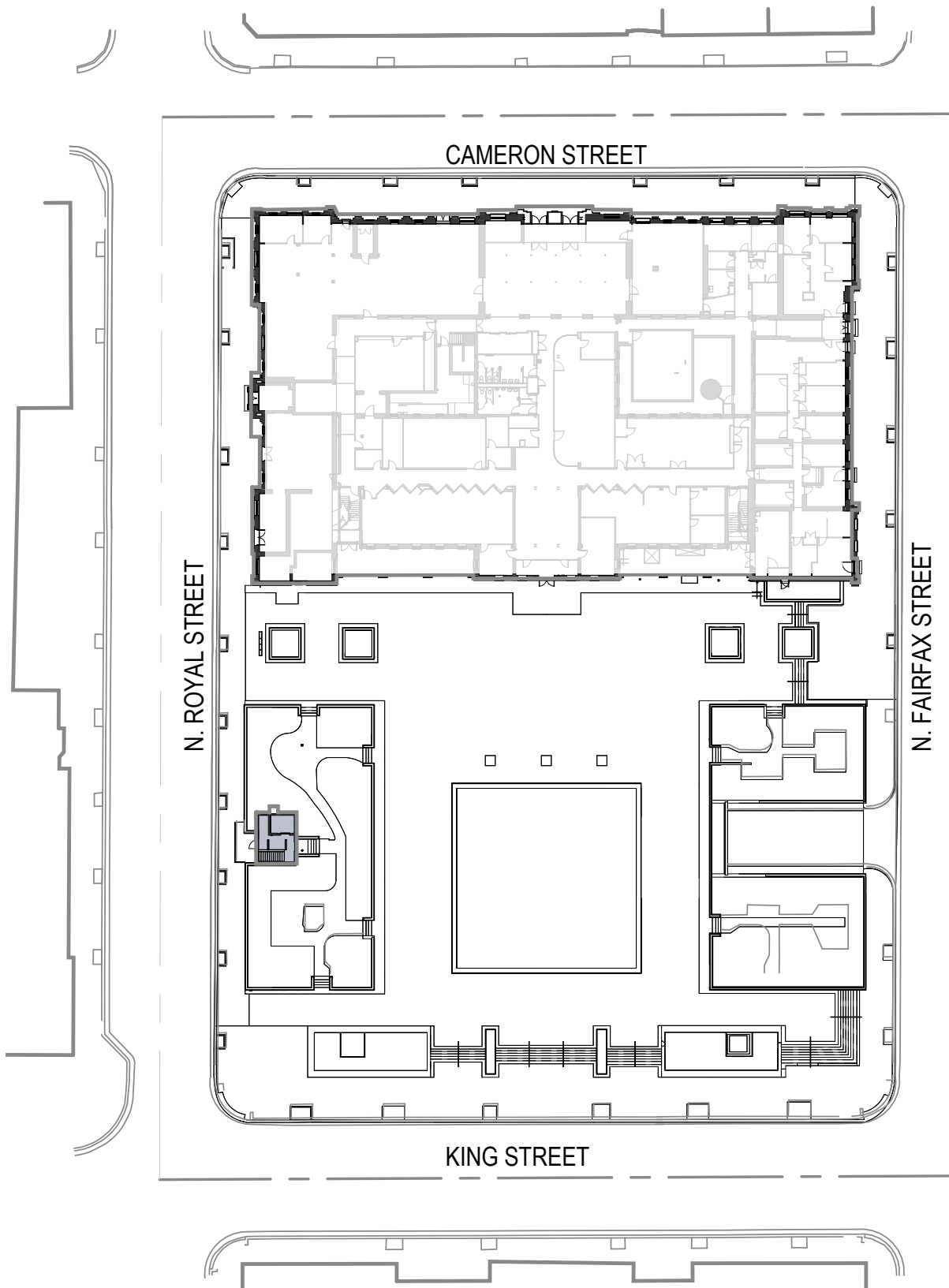
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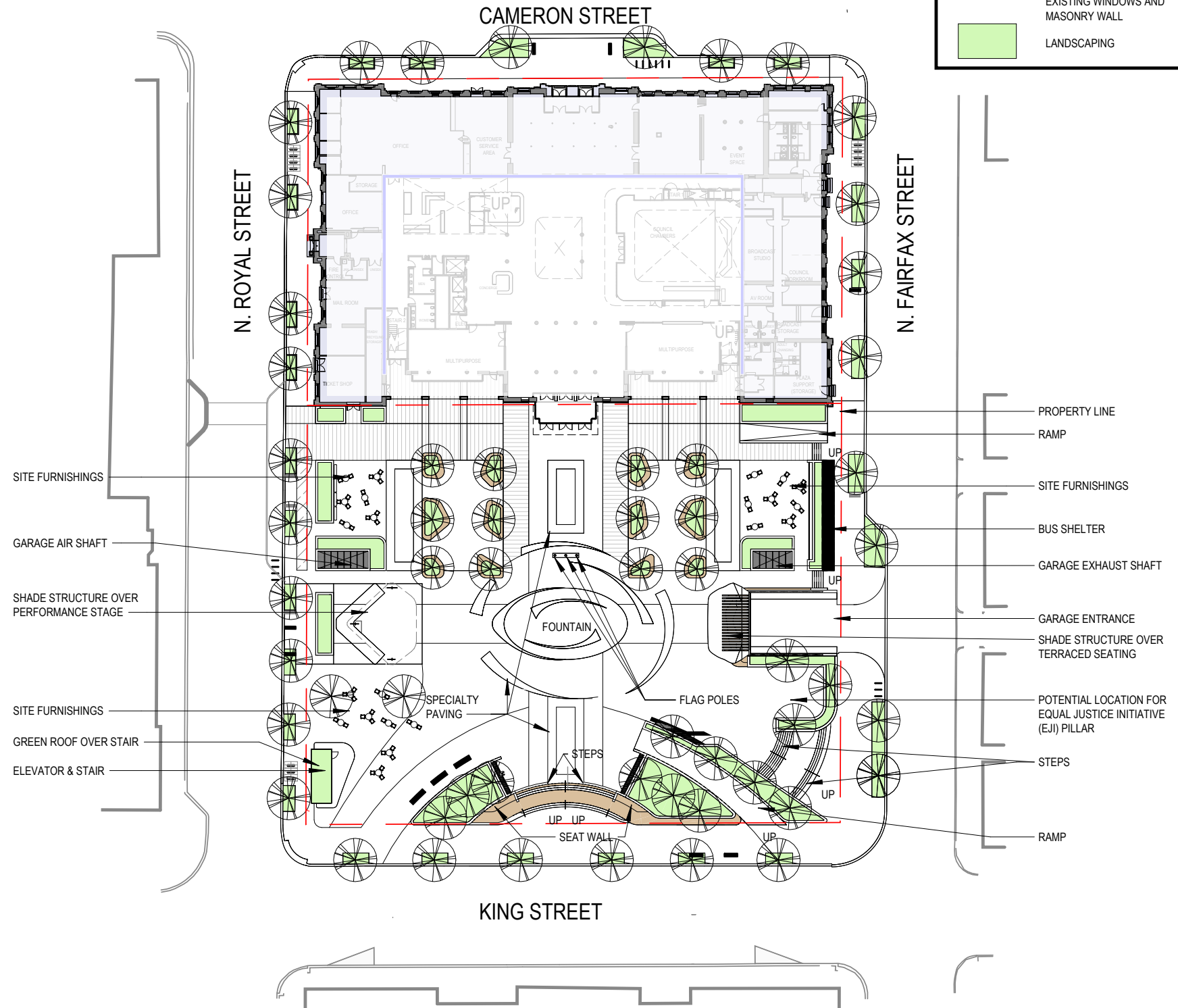
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EXISTING SITE PLAN



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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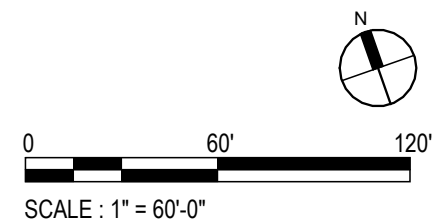
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LANDSCAPE
200 S PEYTON ST
ALEXANDRIA, VA 22314

EXISTING AND PROPOSED SITE PLANS

32



CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

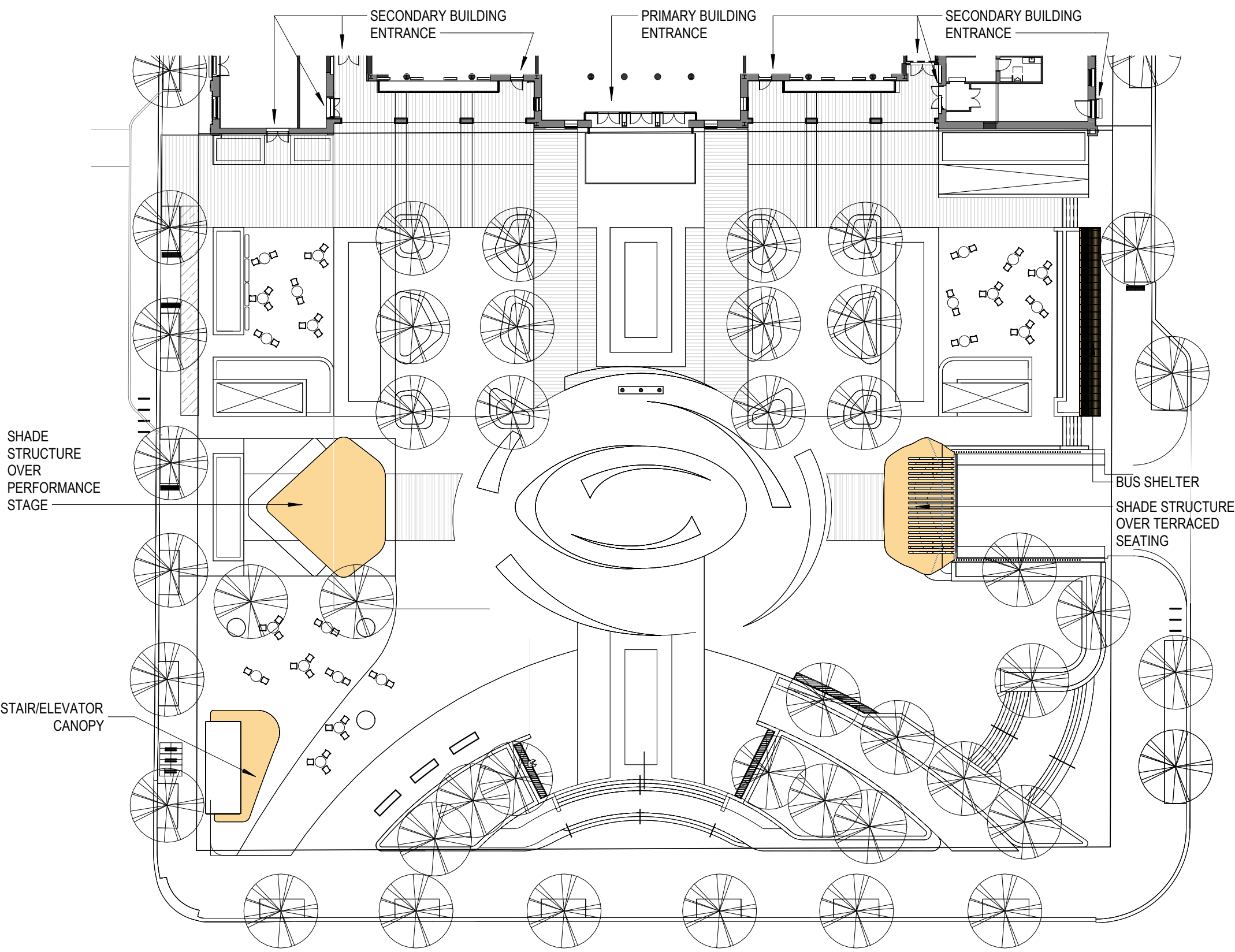
ALEXANDRIA, VA

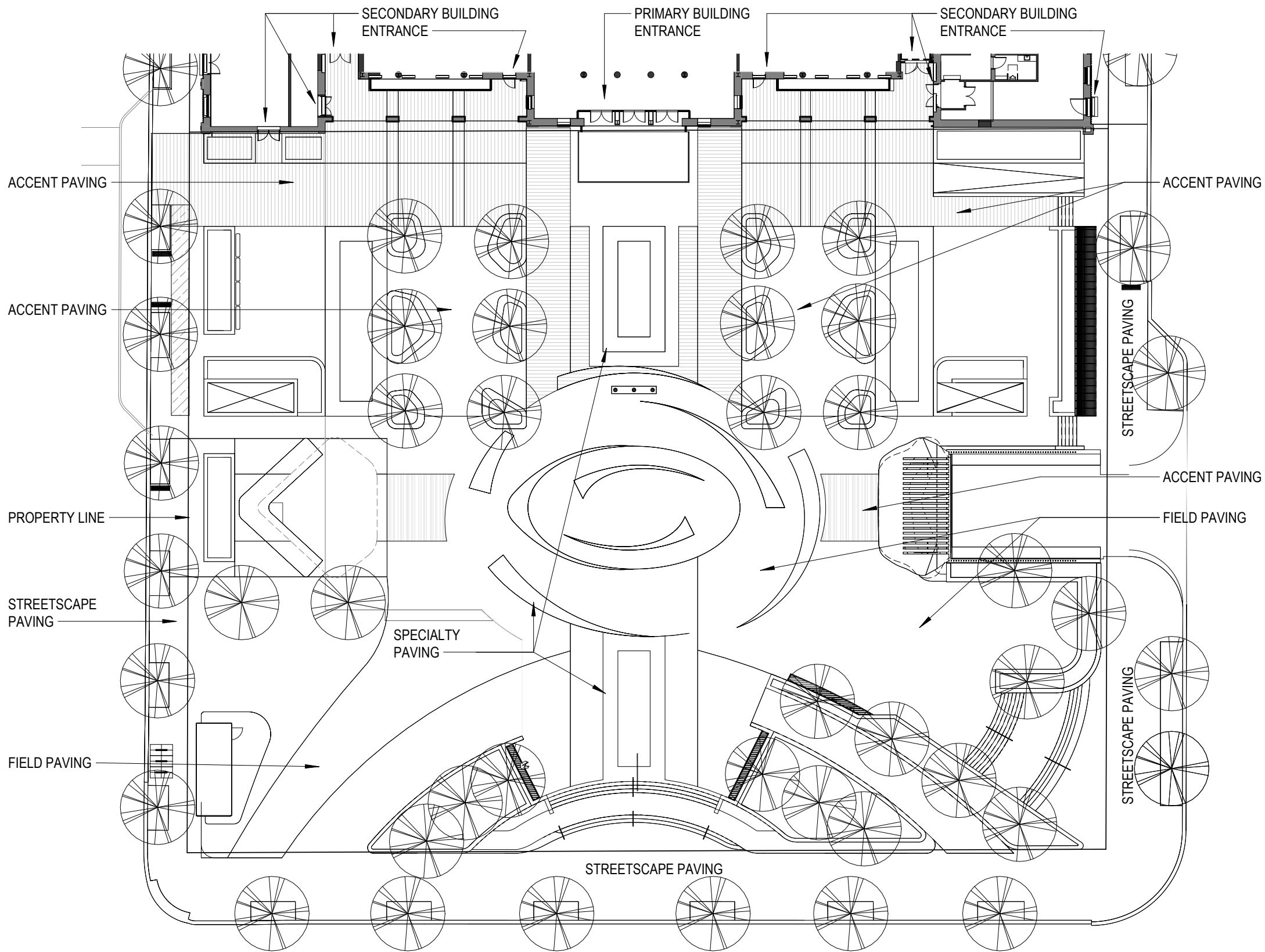
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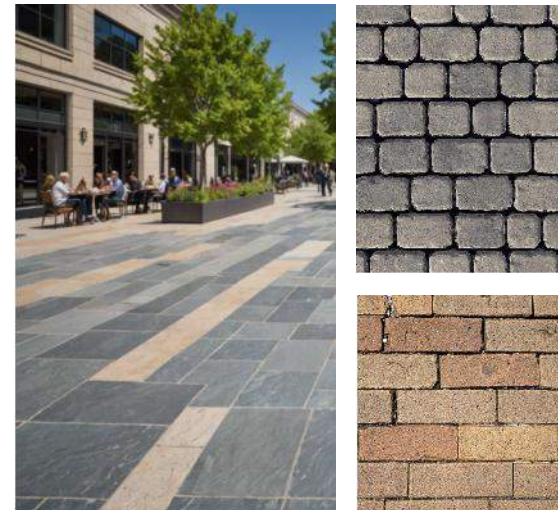
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STREETScape PAVING



ACCENT PAVING



FIELD PAVING



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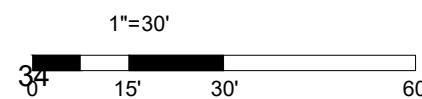
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LANDSCAPE
200 S PEYTON ST
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MARKET SQUARE PLAZA PLAN - PAVING



CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

ALEXANDRIA, VA

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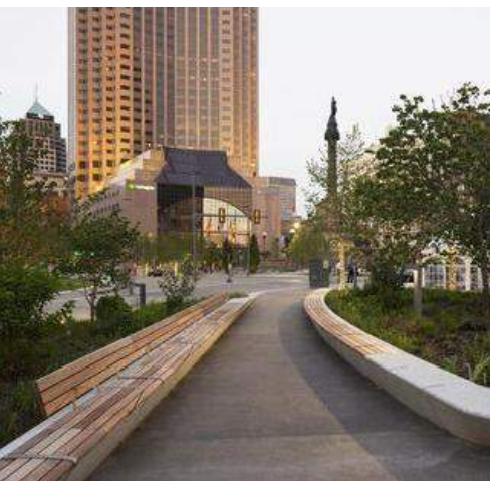
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FOUNTAIN



STEPS



SEATING ELEMENTS



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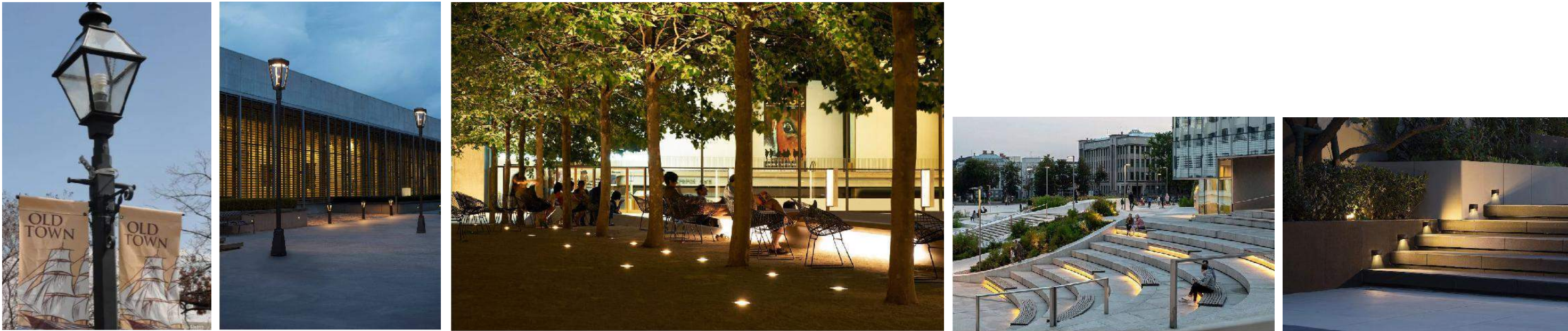
MARKET SQUARE ELEMENT IMAGERY

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

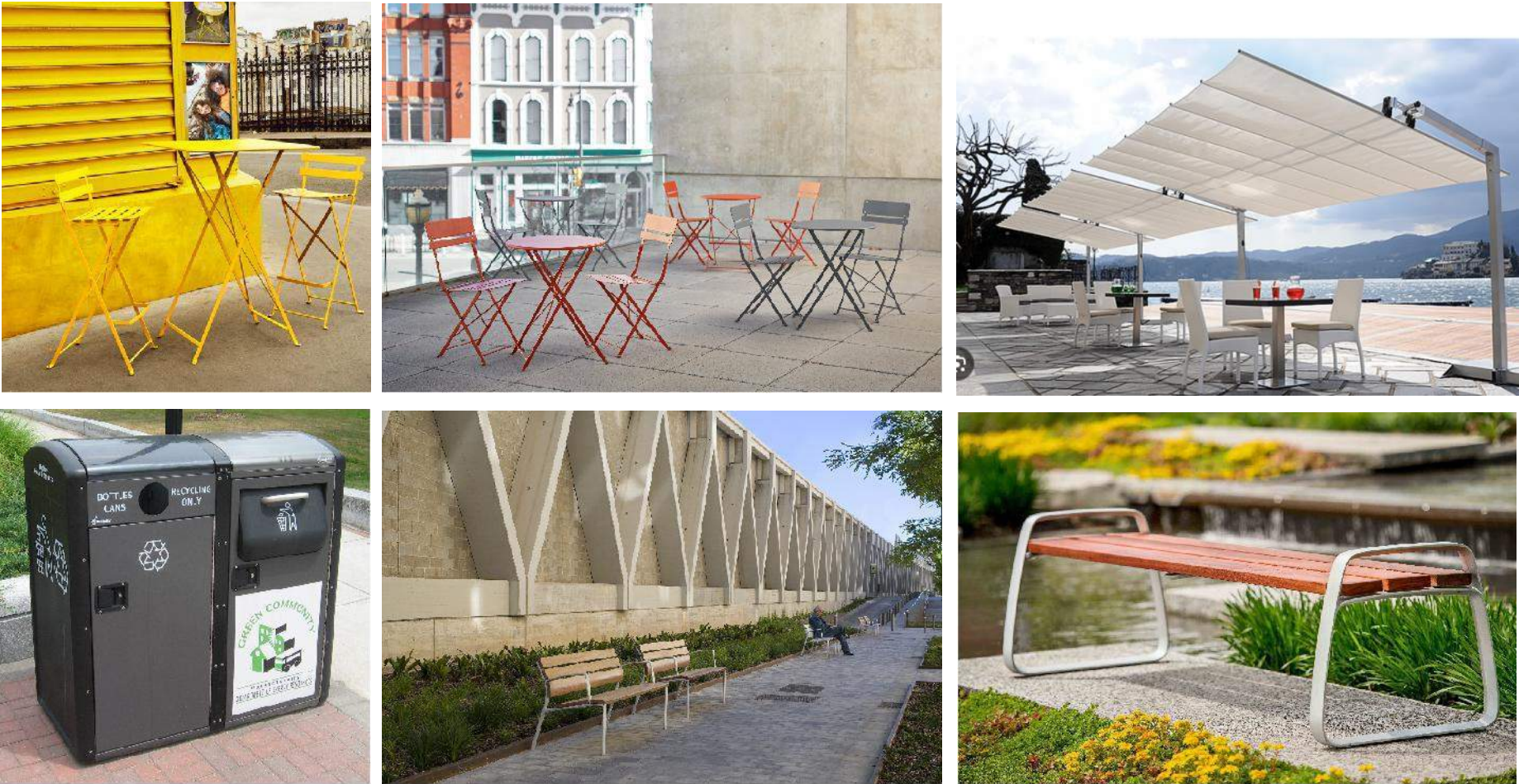
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LIGHTING



FURNISHING



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LANDSCAPE
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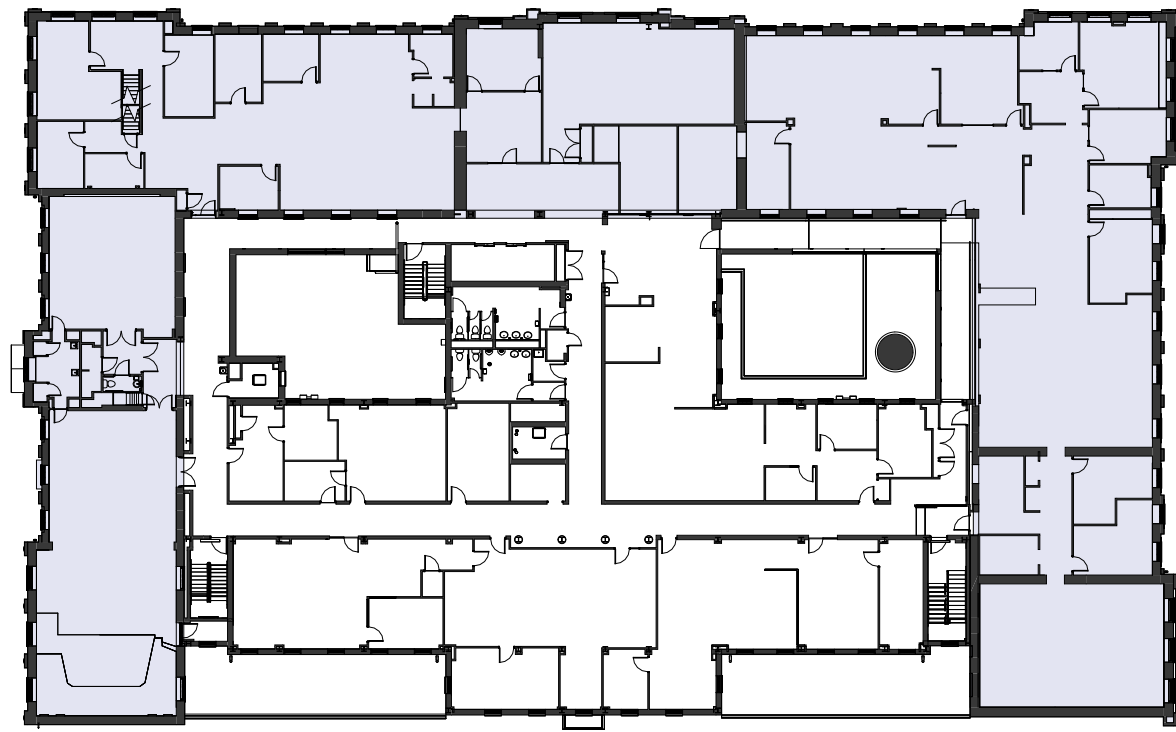
RENDERINGS

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GARAGE RENOVATION
ALEXANDRIA, VA

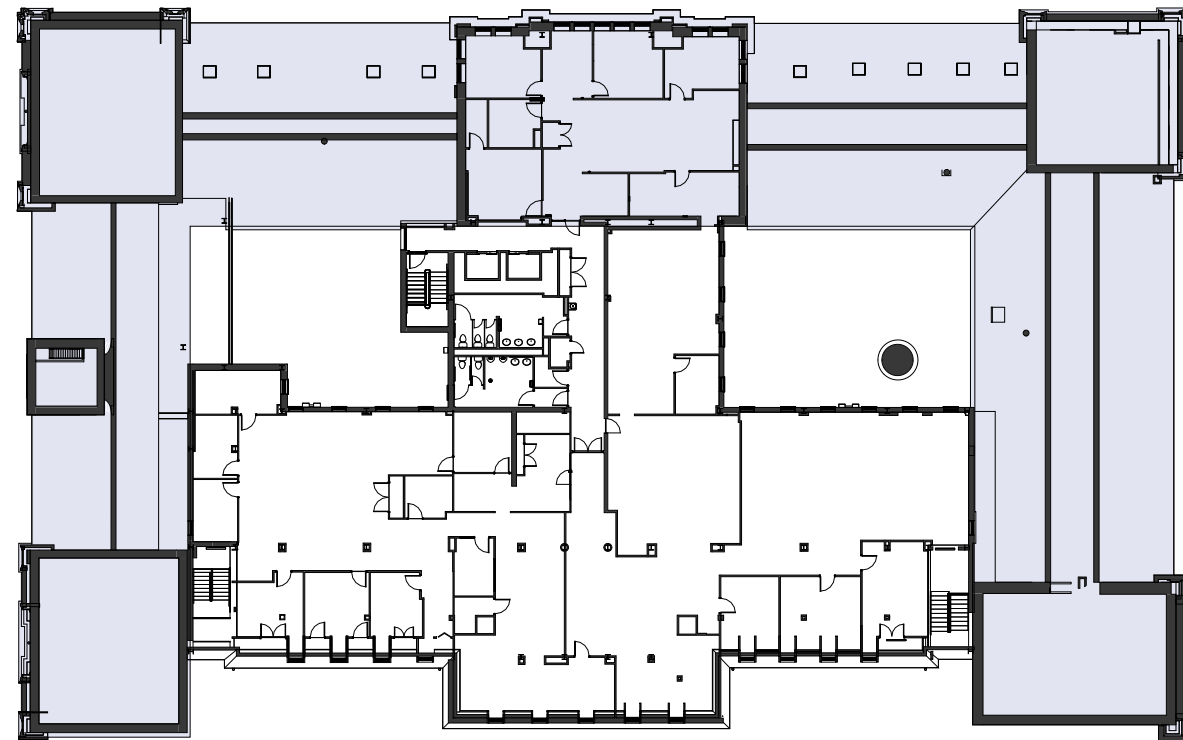
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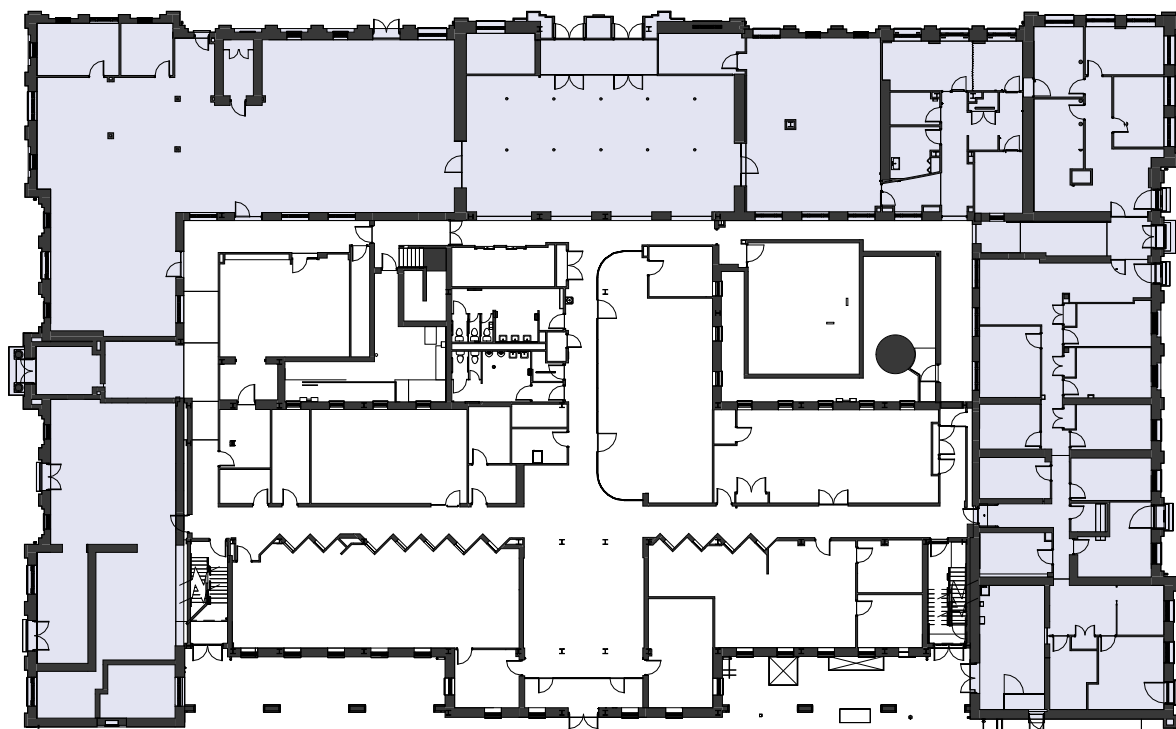


LEVEL 2 - FLOOR PLAN

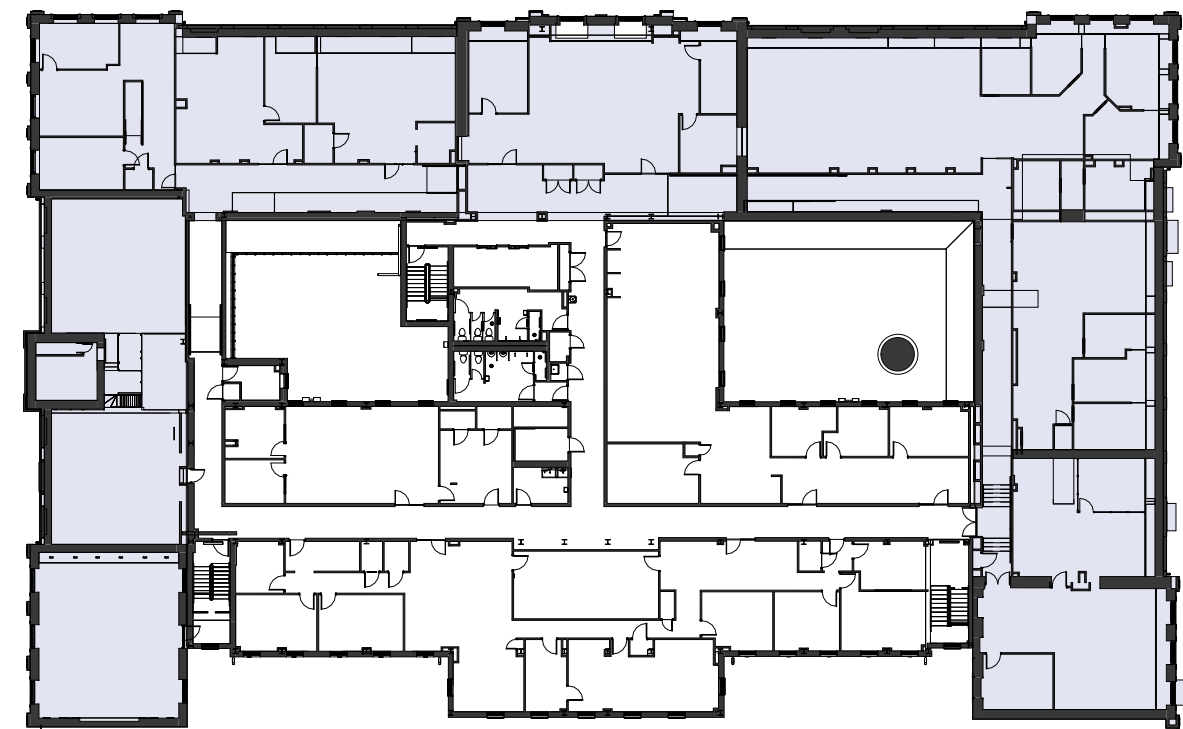


LEVEL 4 - FLOOR PLAN

PLAN LEGEND	
	EXISTING BUILDING FABRIC, PRE-1945



LEVEL 1 - FLOOR PLAN



LEVEL 3 - FLOOR PLAN



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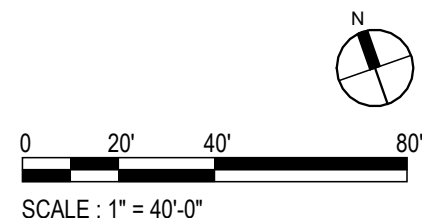
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HISTORIC PRESERVATION
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LANDSCAPE
200 S PEYTON ST
ALEXANDRIA, VA 22314

EXISTING FLOOR PLANS

38



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

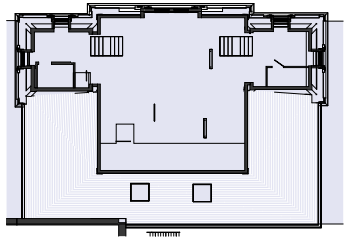
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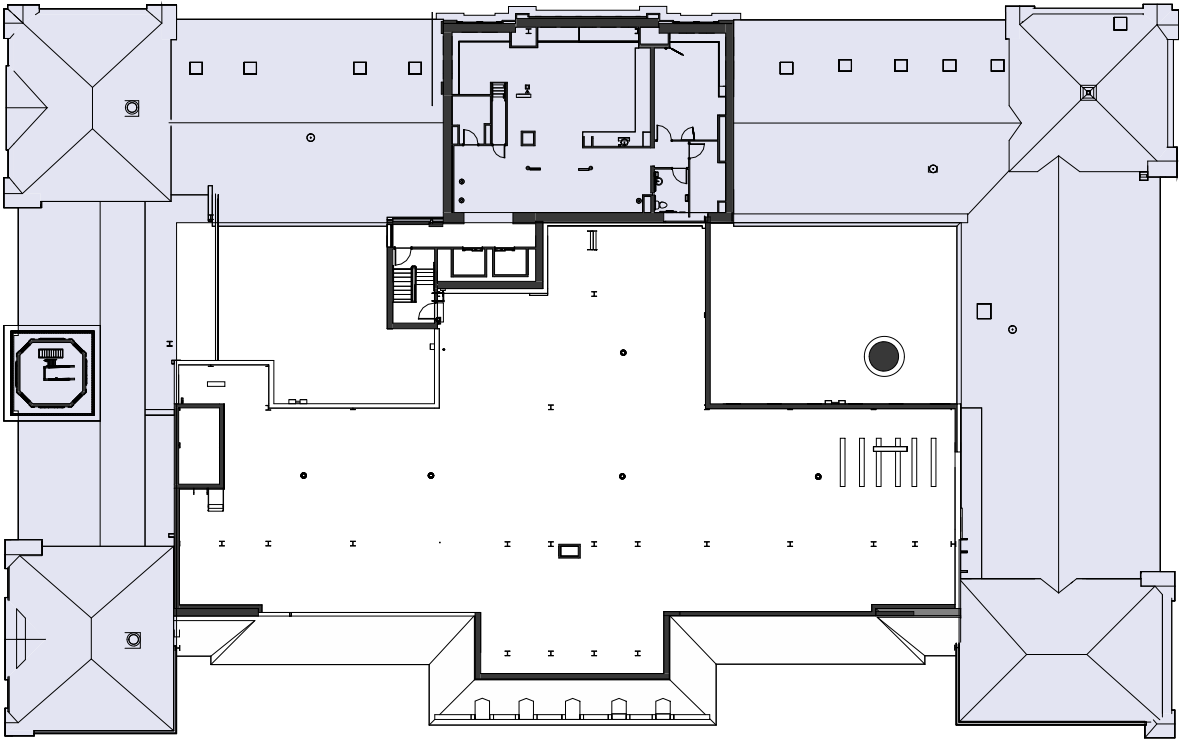
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PLAN LEGEND

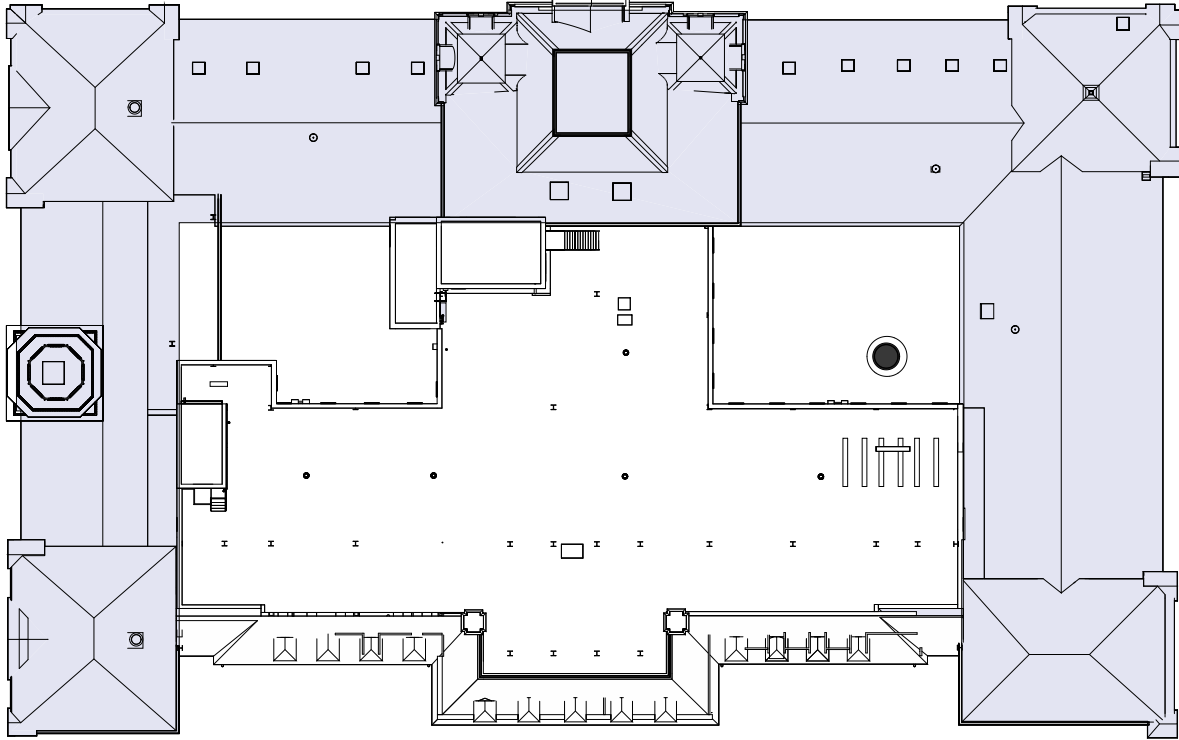
EXISTING BUILDING FABRIC,
PRE-1945



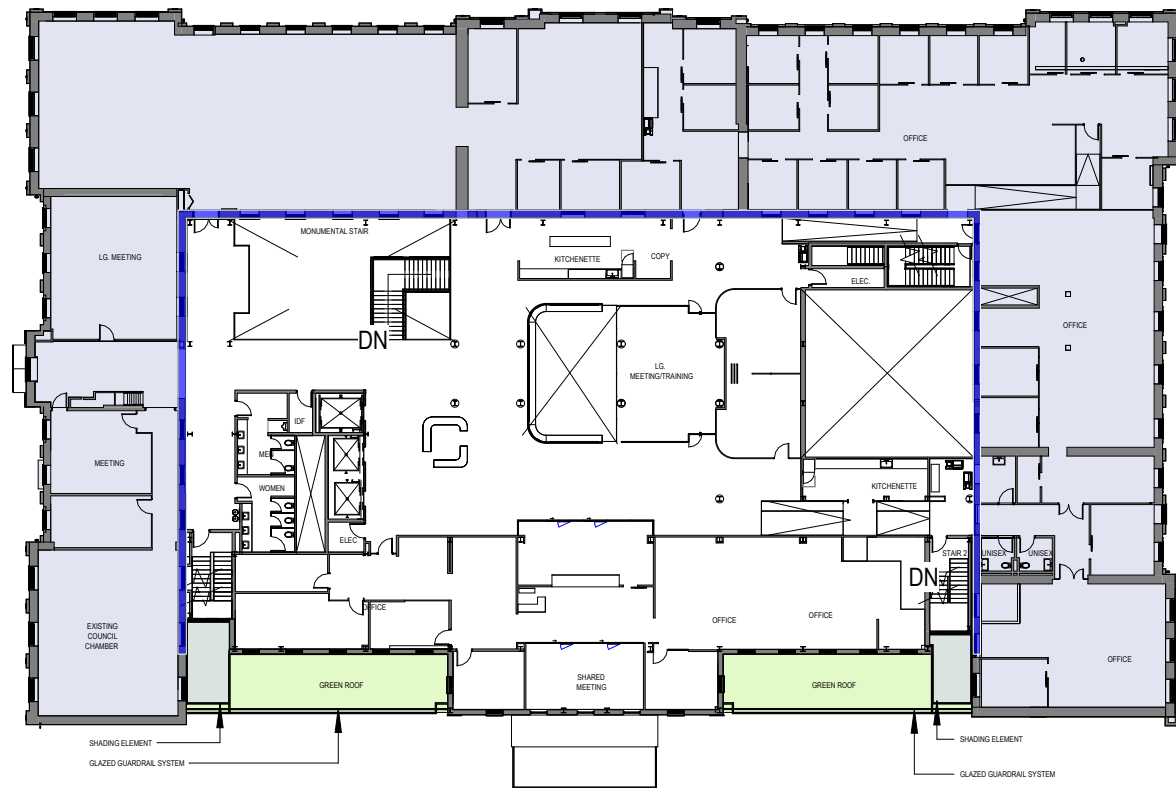
MEZZANINE - FLOOR PLAN



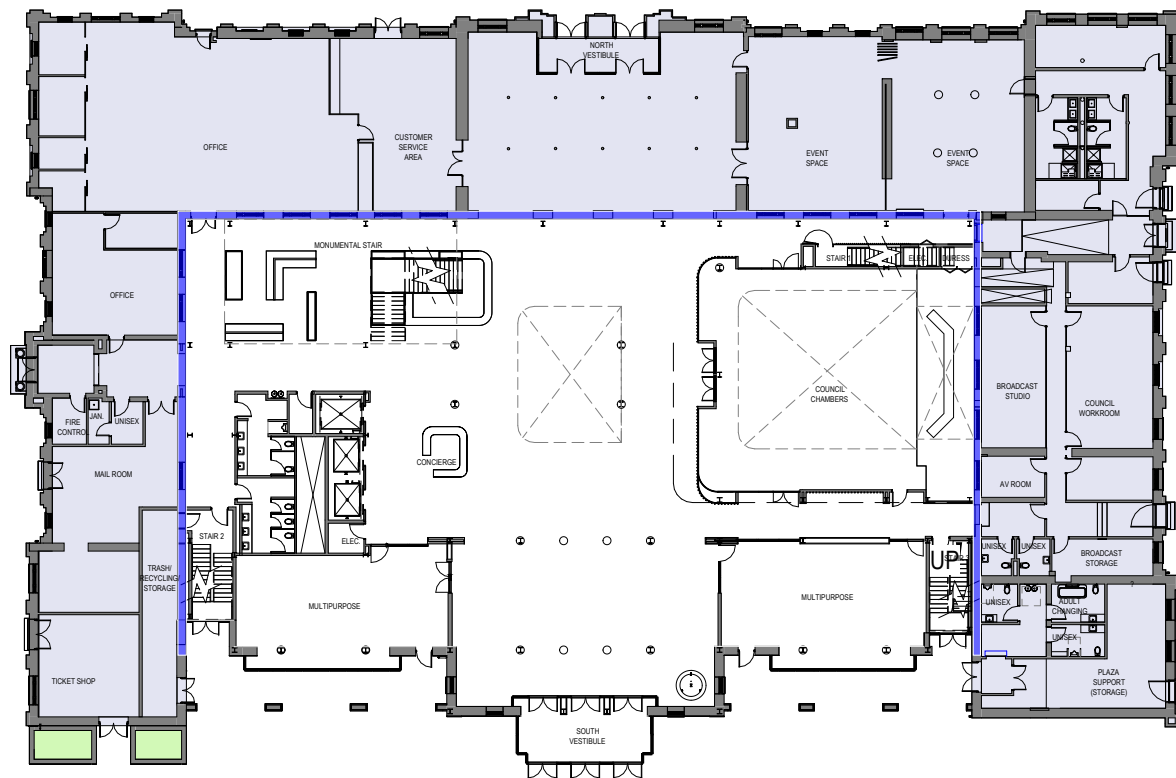
LEVEL 5 - FLOOR PLAN



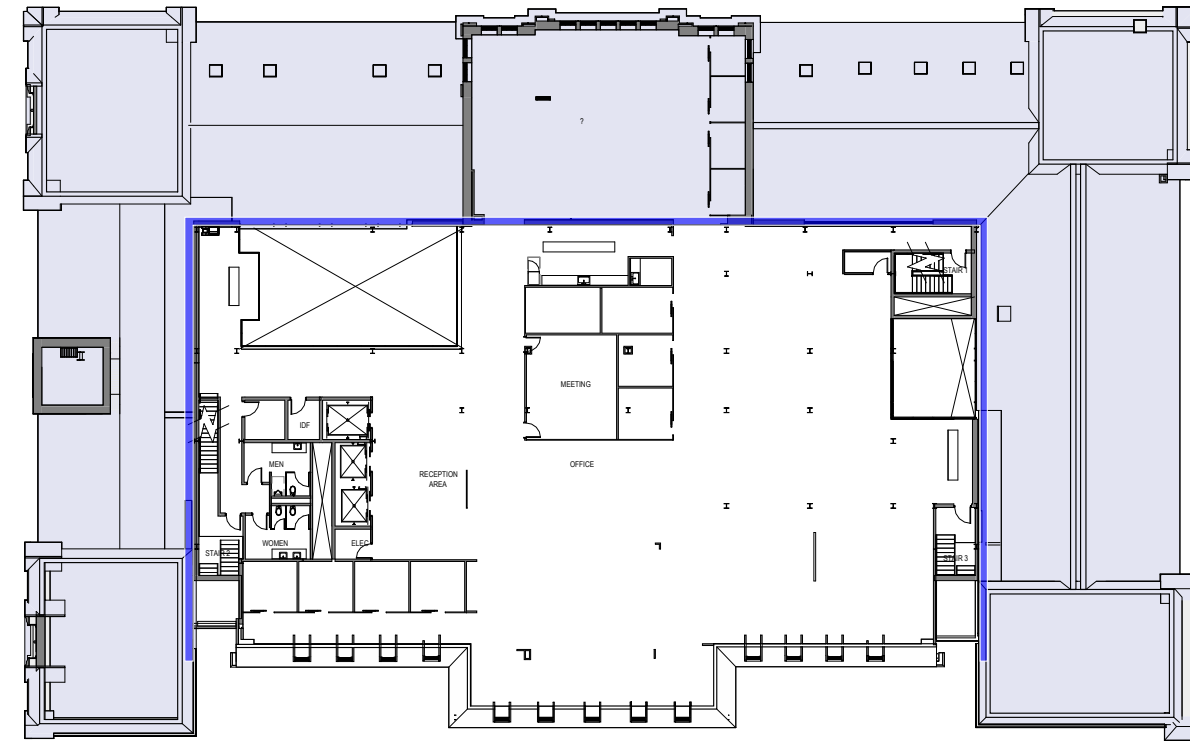
ROOF - FLOOR PLAN



LEVEL 2 FLOOR PLAN



LEVEL 1 FLOOR PLAN



LEVEL 4 FLOOR PLAN



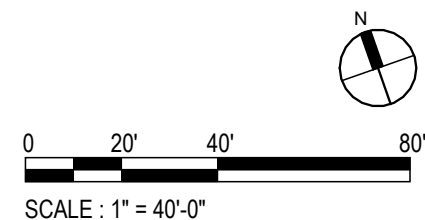
LEVEL 3 FLOOR PLAN

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

ARCHITECTURE, HISTORIC PRESERVATION 1200 19TH STREET NW, SUITE 220 WASHINGTON DC 20036 P: 202.861.4600	RUST ORLING ARCHITECTURE ASSOCIATE ARCHITECT 1215 CAMERON ST ALEXANDRIA, VA 22314	LandDesign CREATING PLACES THAT MATTER. LANDSCAPE 200 S PEYTON ST ALEXANDRIA, VA 22314
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PROPOSED FLOOR PLANS

40

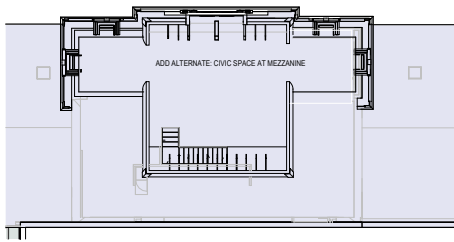


CITY HALL, MARKET SQUARE PLAZA AND
GARAGE RENOVATION
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MEZZANINE FLOOR PLAN

ADD ALTERNATE: CIVIC SPACE AT MEZZANINE



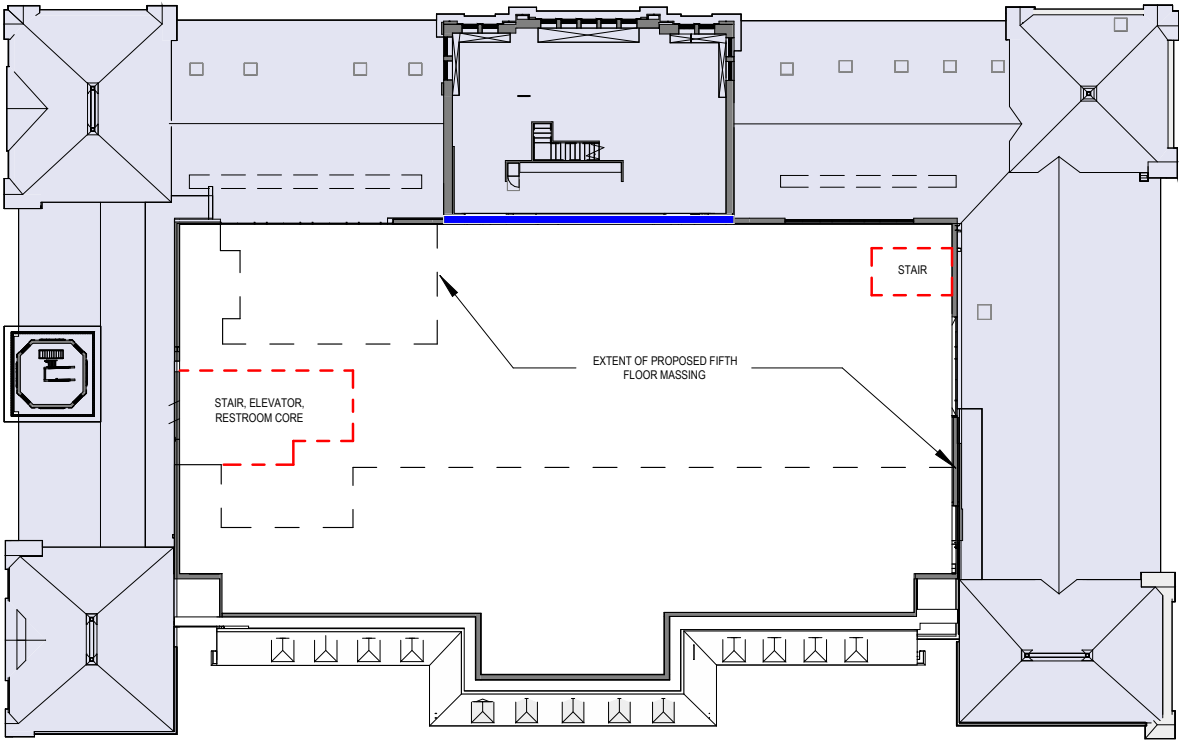
EXAMPLE OF TRADITIONAL PV PANELS

PLAN LEGEND

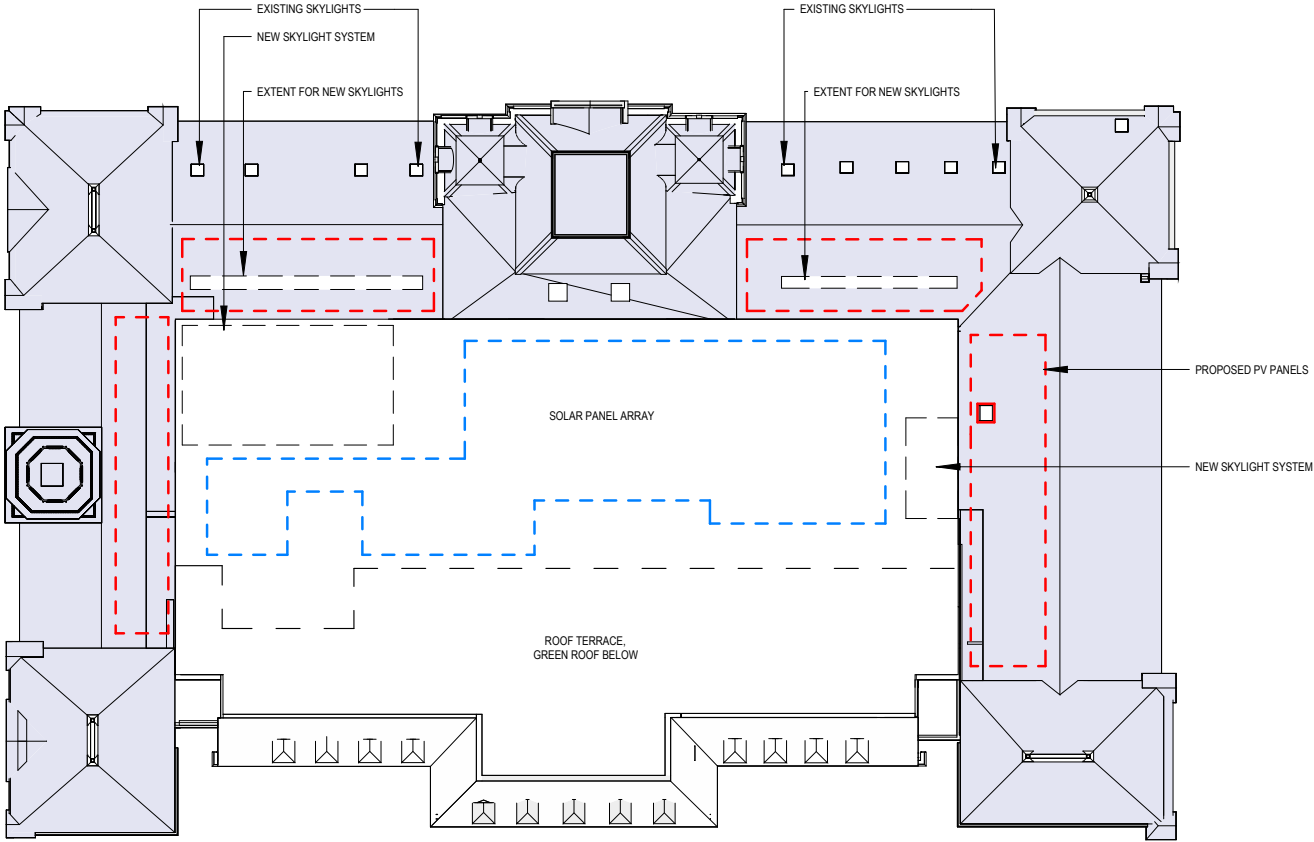
EXISTING BUILDING FABRIC,
PRE-1945

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.

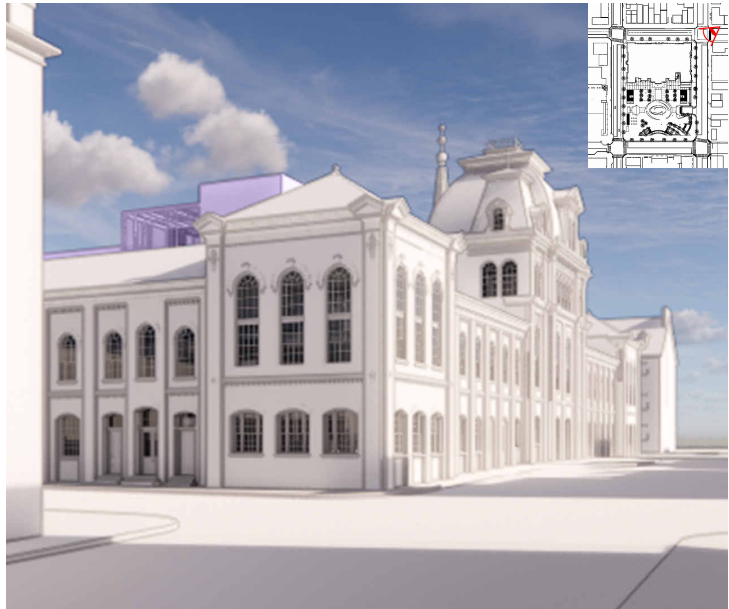




STREET VIEW AT INTERSECTION OF N. ROYAL



STREET VIEW AT N. FAIRFAX

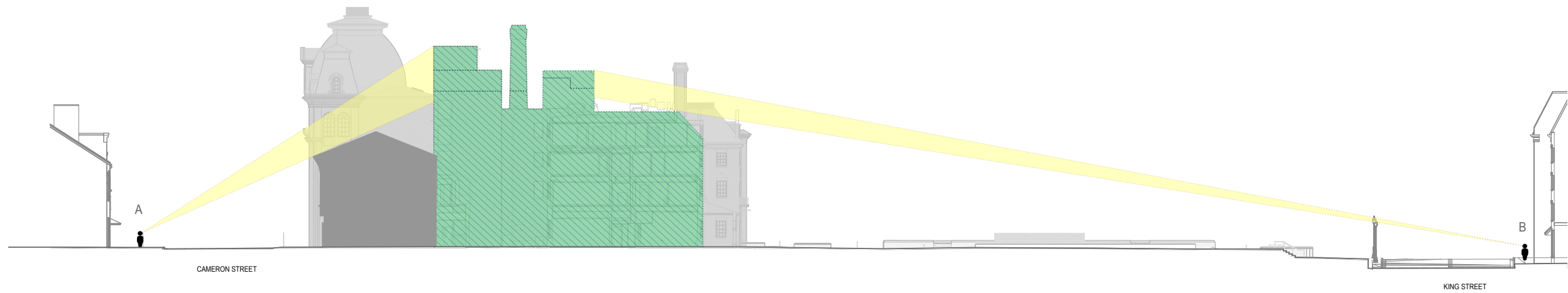


STREET VIEW AT INTERSECTION OF N. FAIRFAX & CAMERON ST.

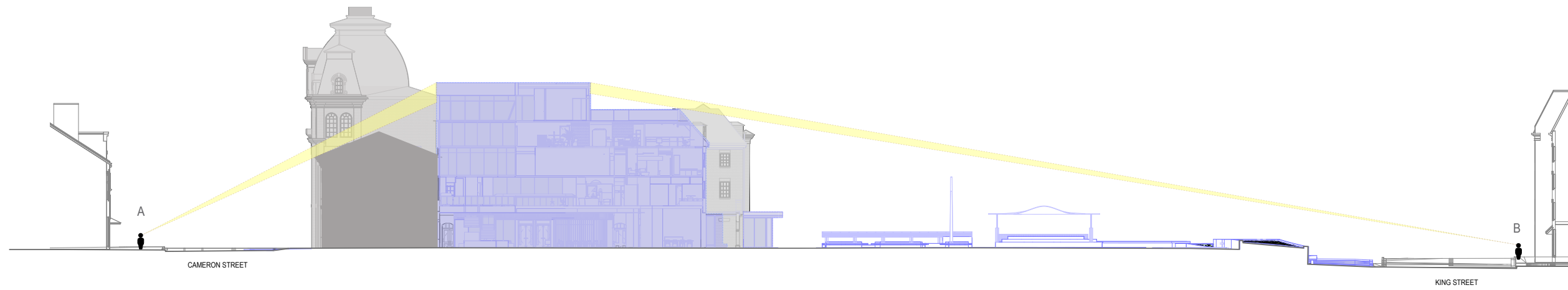
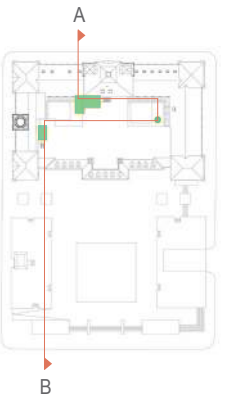


STREET VIEW AT INTERSECTION OF N. ROYAL & CAMERON ST.

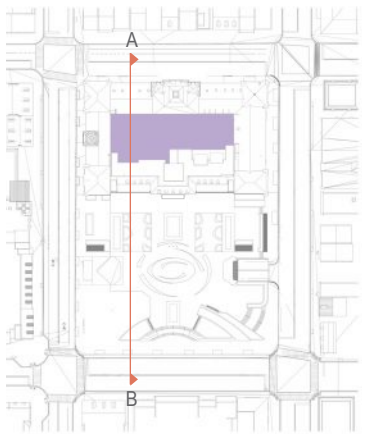




EXISTING INFILL BUILDING



PROPOSED INFILL BUILDING



Key

- New Construction
- Existing Building
- Removed sight line materials
- Sight Line



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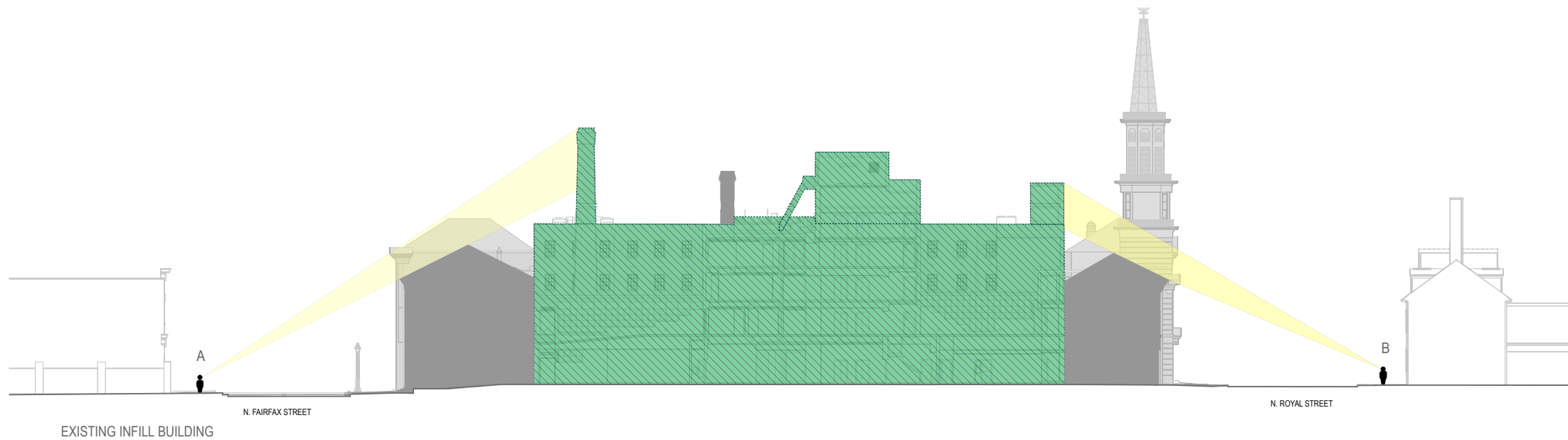
LANDSCAPE
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SIGHT LINE DIAGRAMS CURRENT AND POST-RENOVATION
NORTH-SOUTH SECTION CUT

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

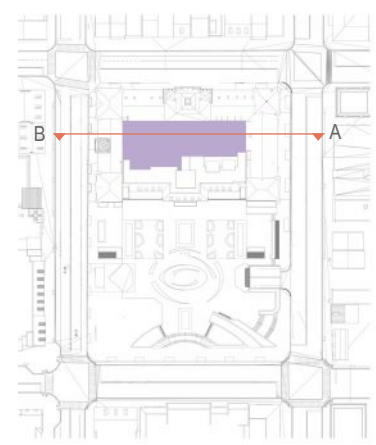
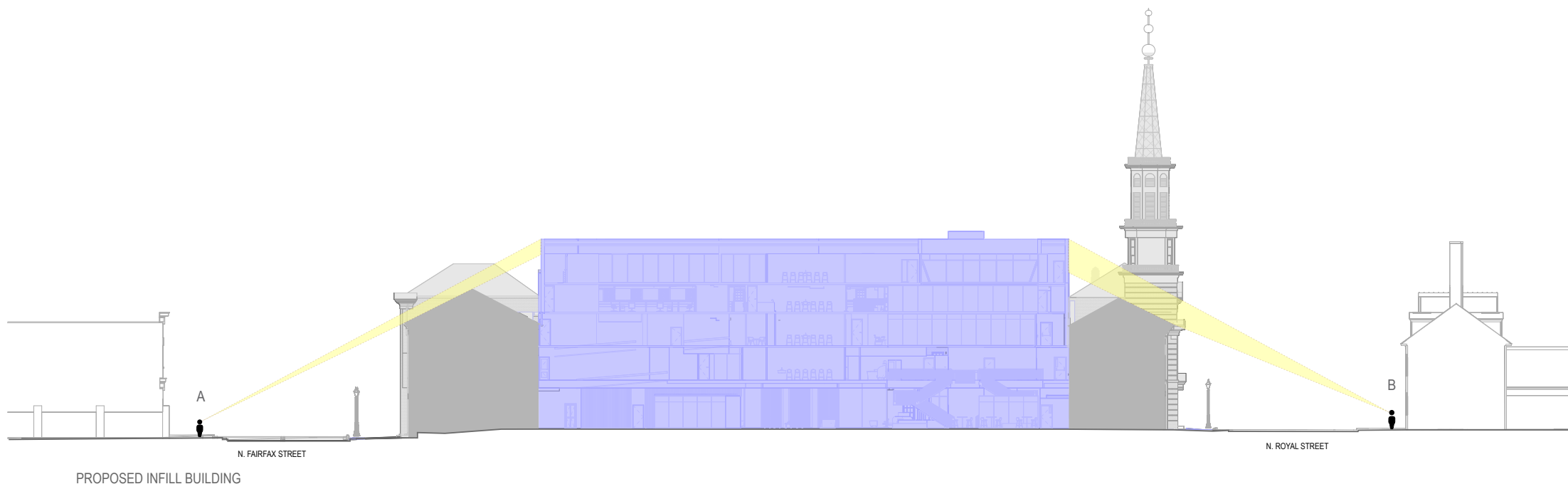
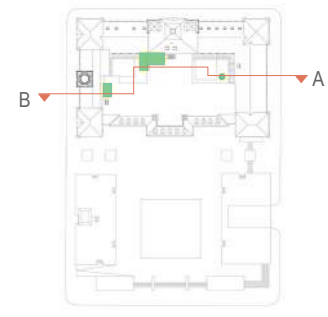
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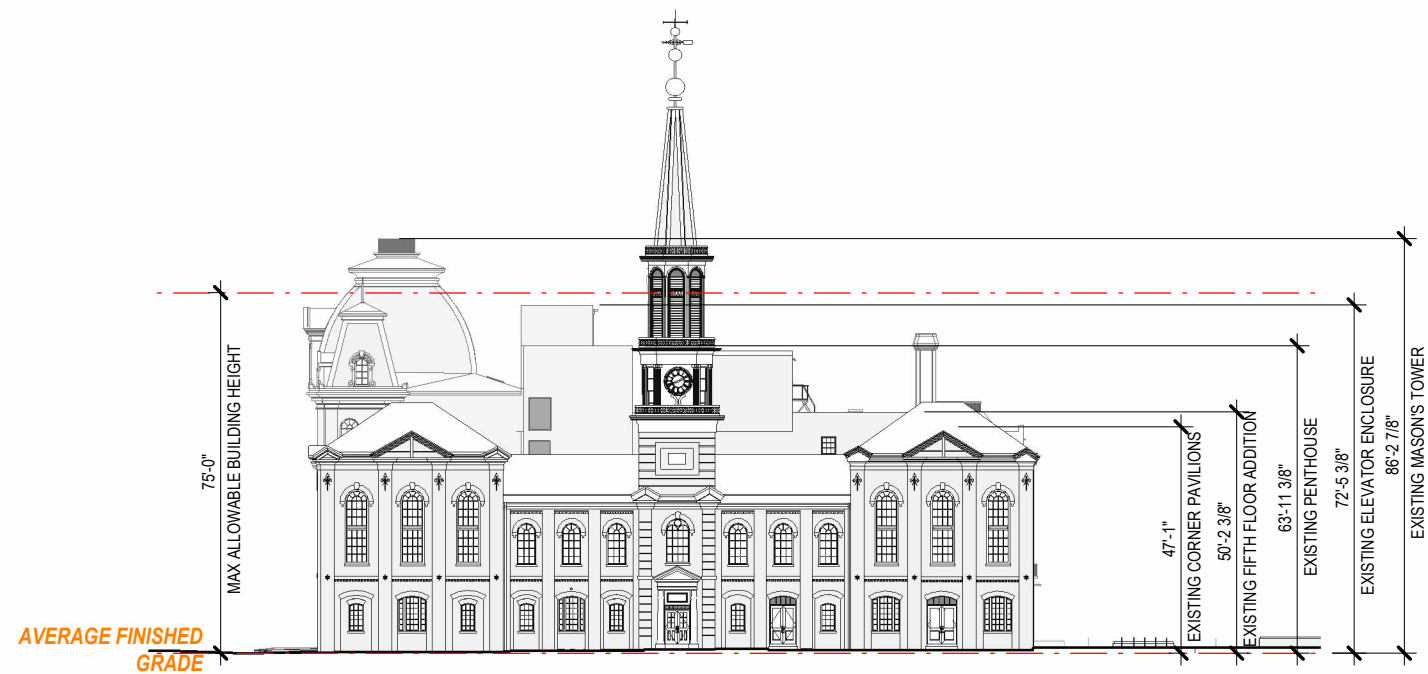
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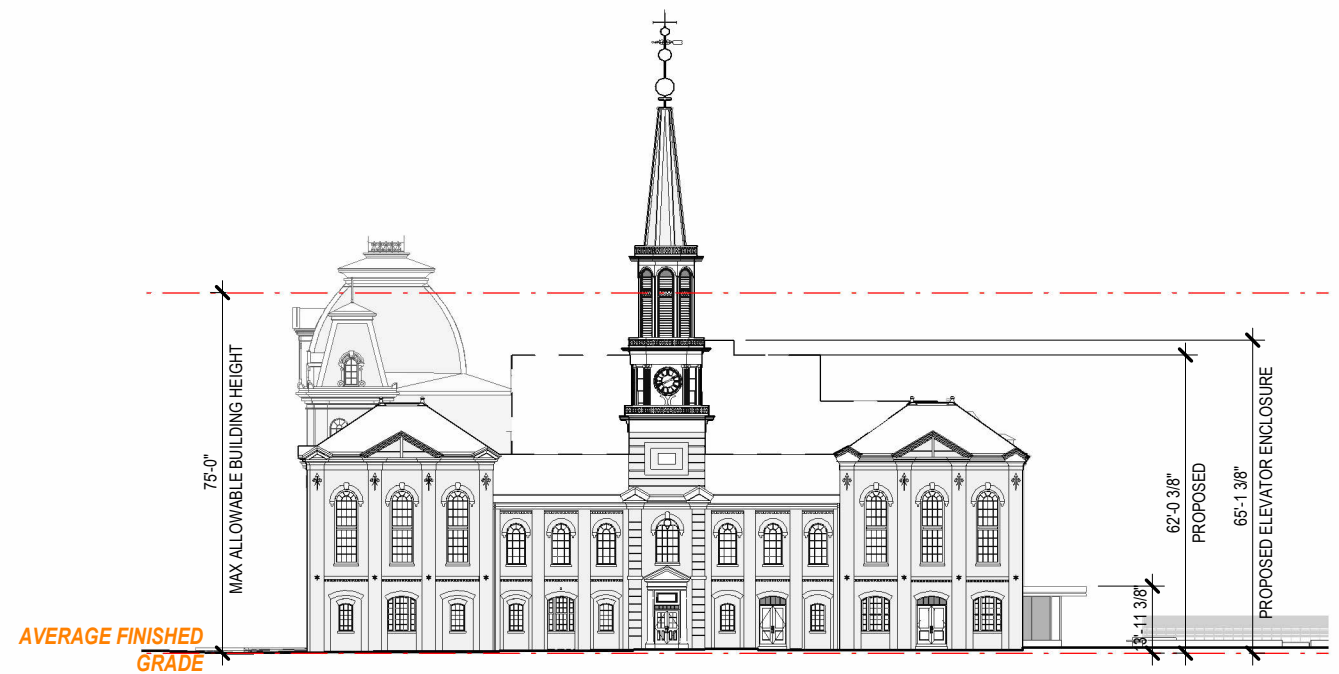
Key

- New Construction
- Existing Building
- Removed sight line materials
- Sight Line

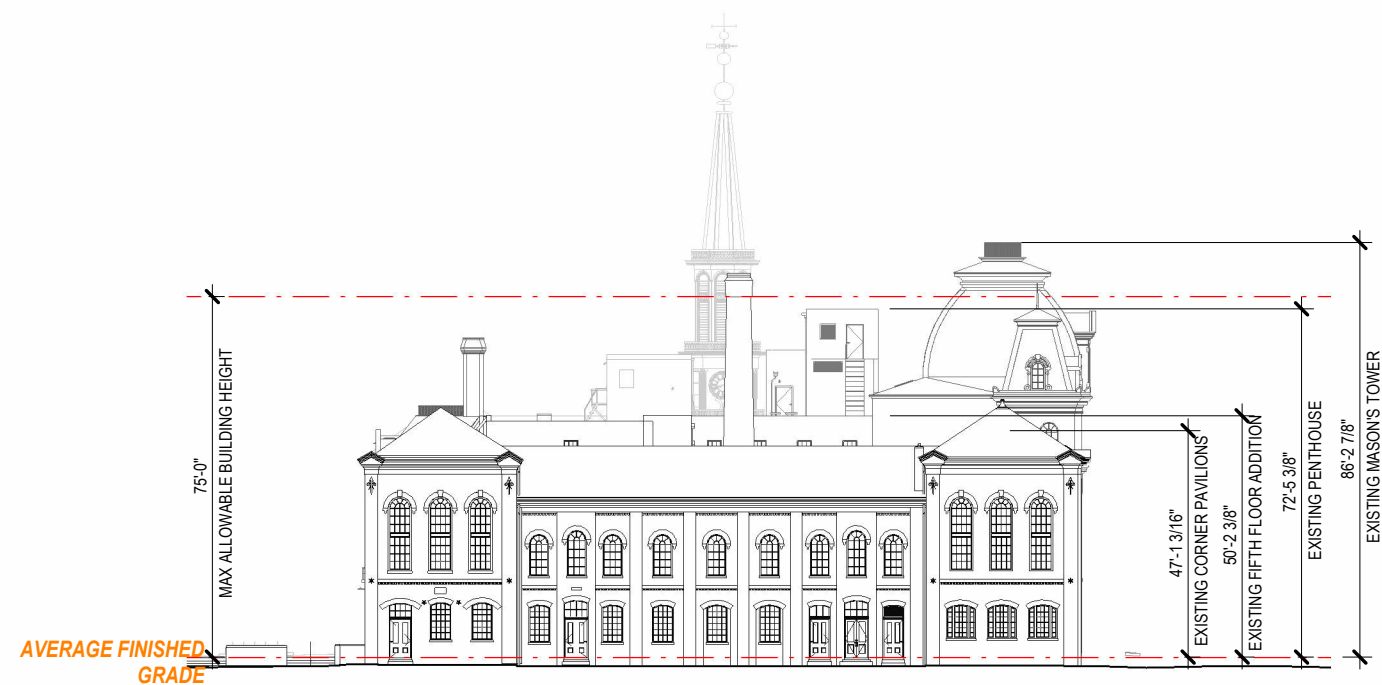




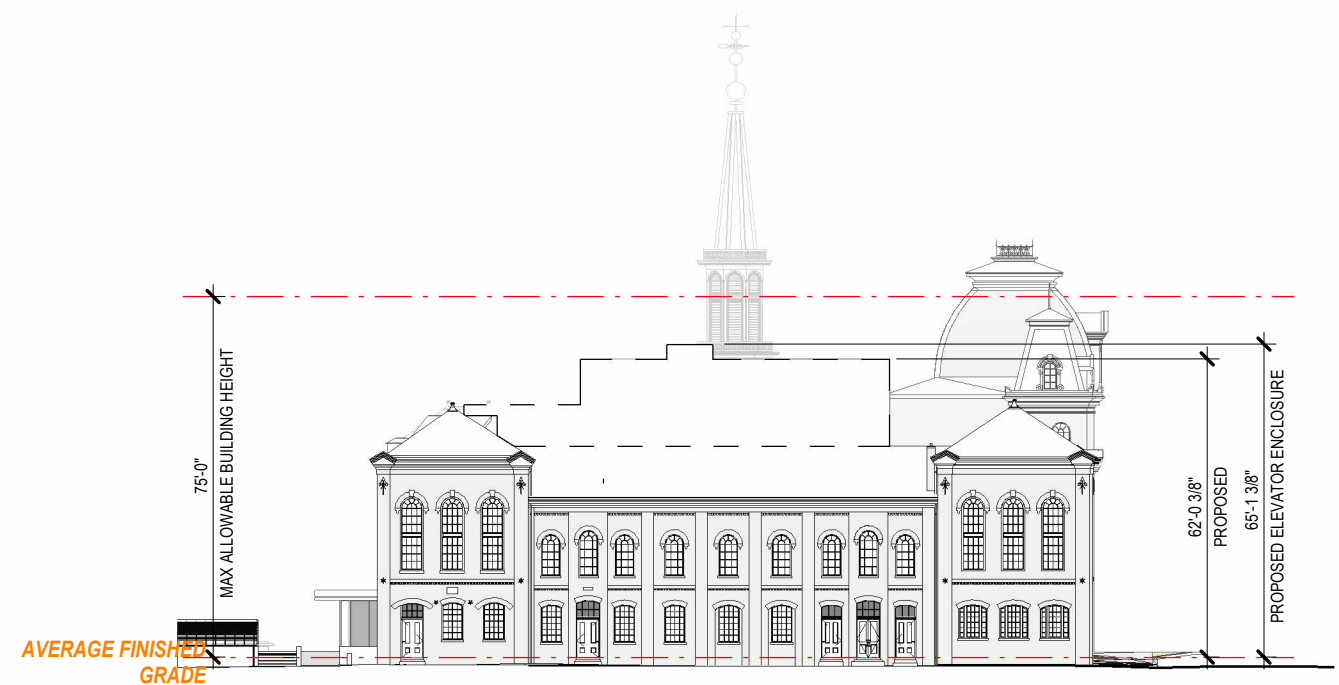
EXISTING WEST ELEVATION



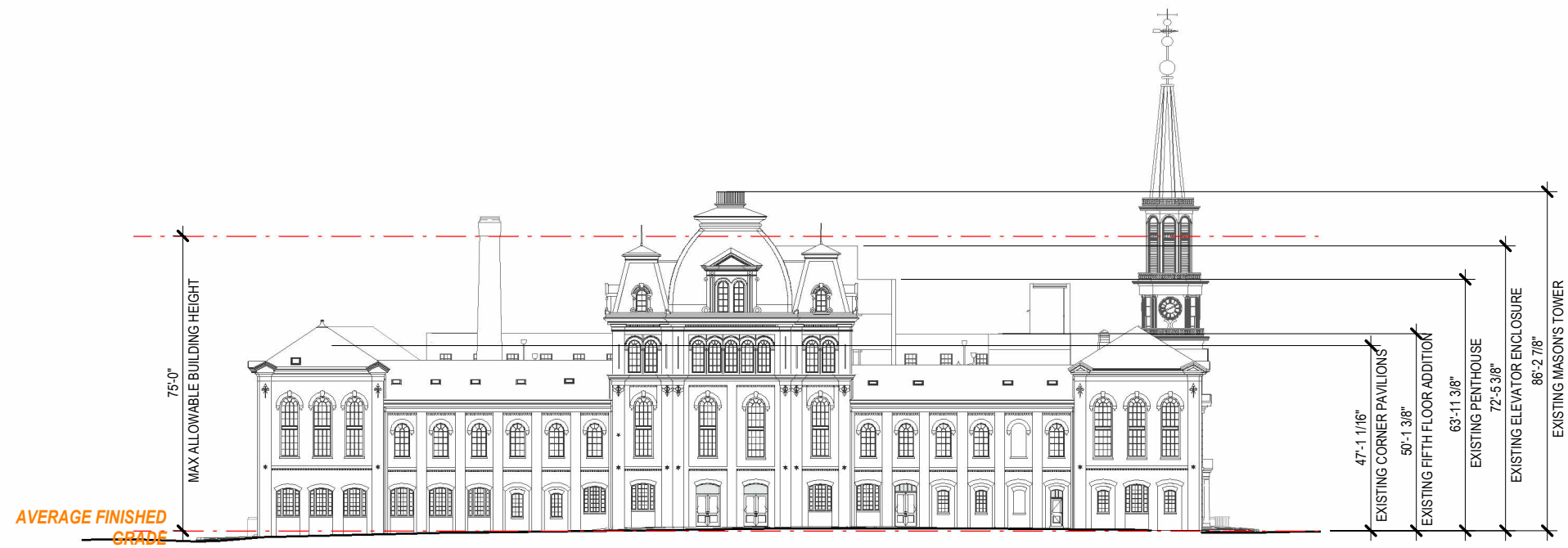
PROPOSED WEST ELEVATION



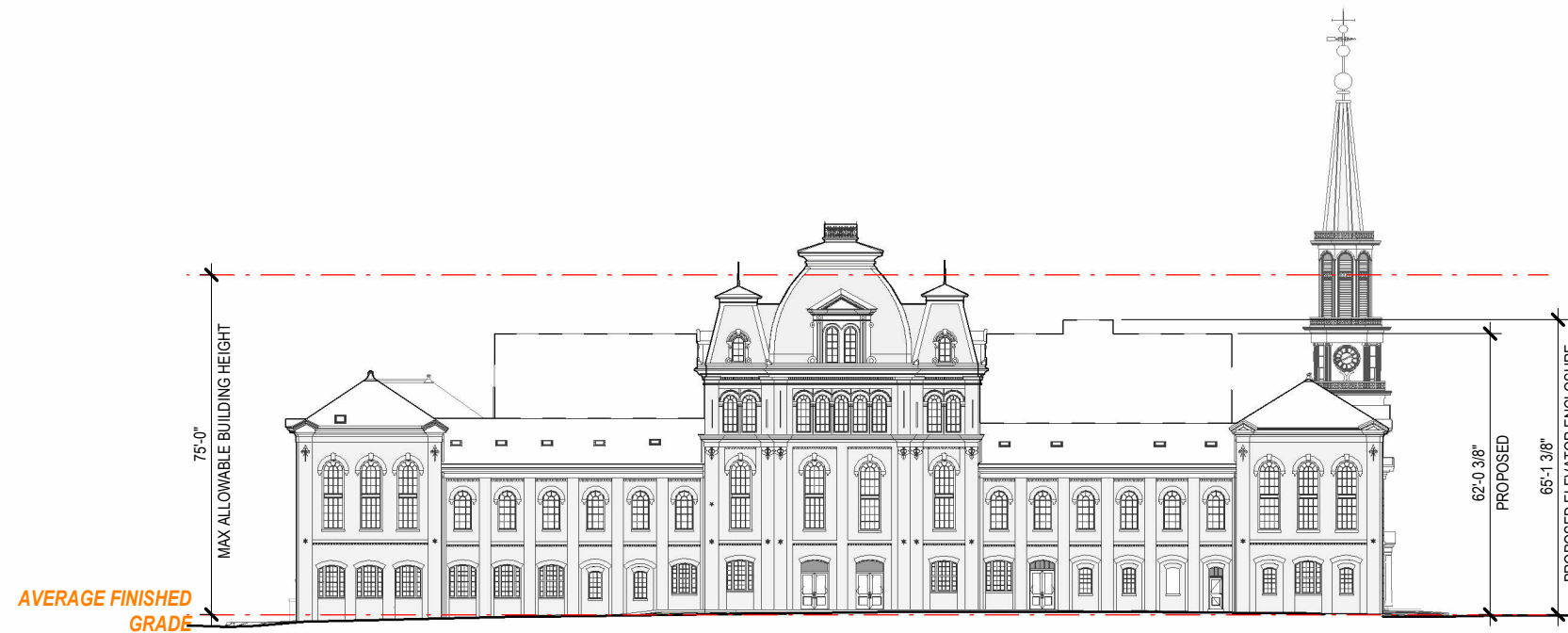
EXISTING EAST ELEVATION



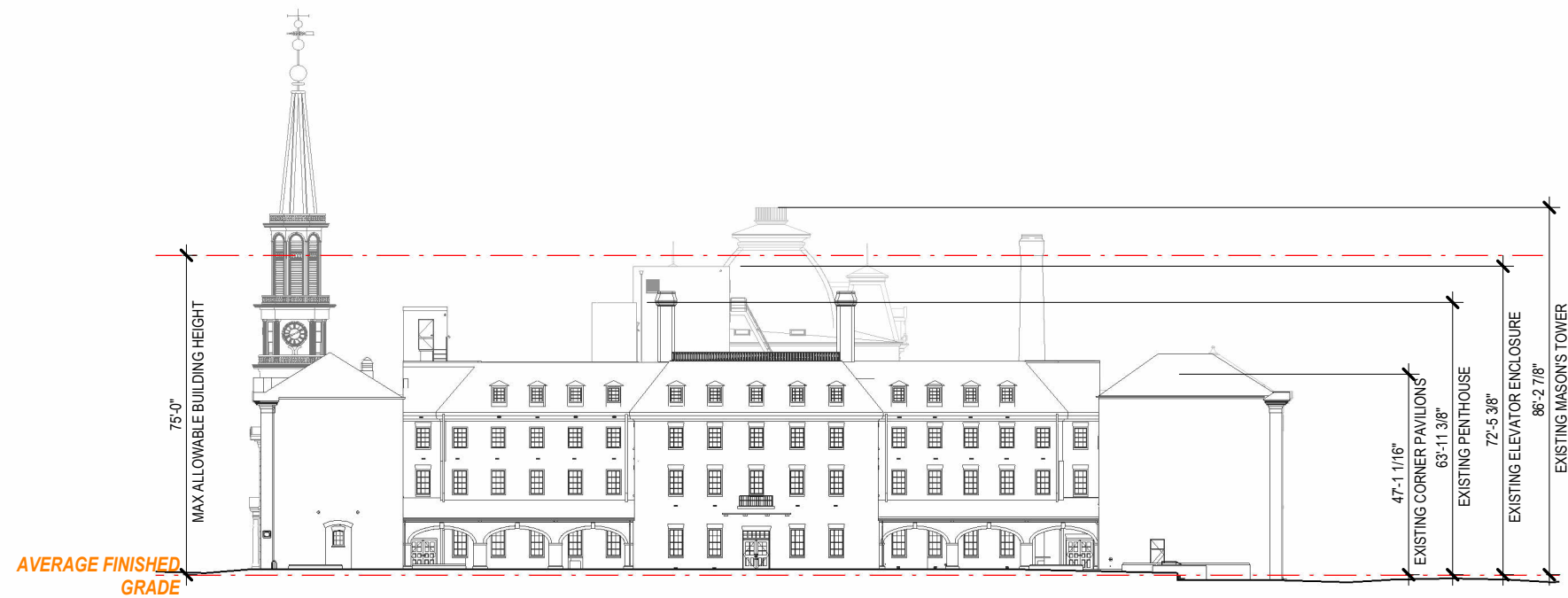
PROPOSED EAST ELEVATION



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION



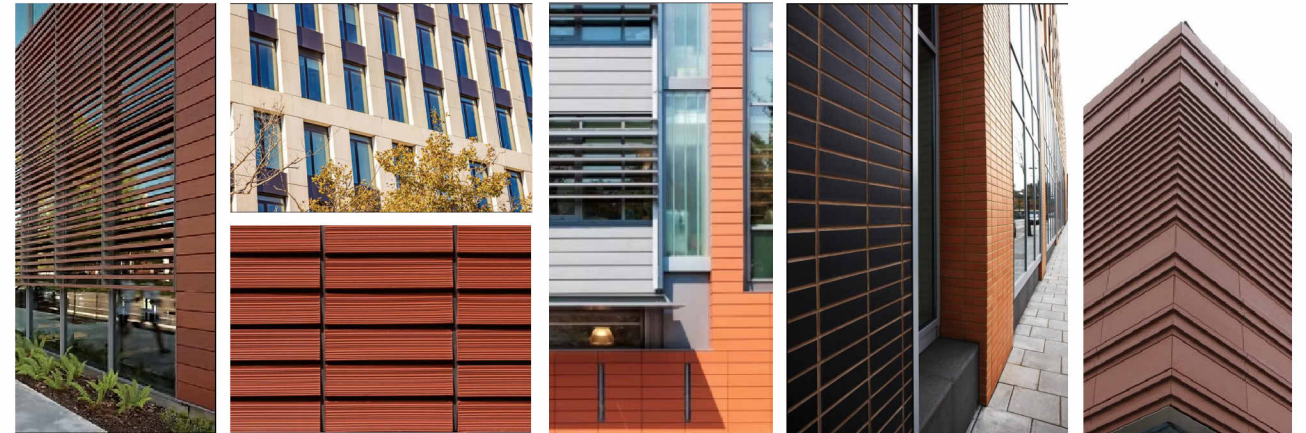
EXISTING SOUTH ELEVATION



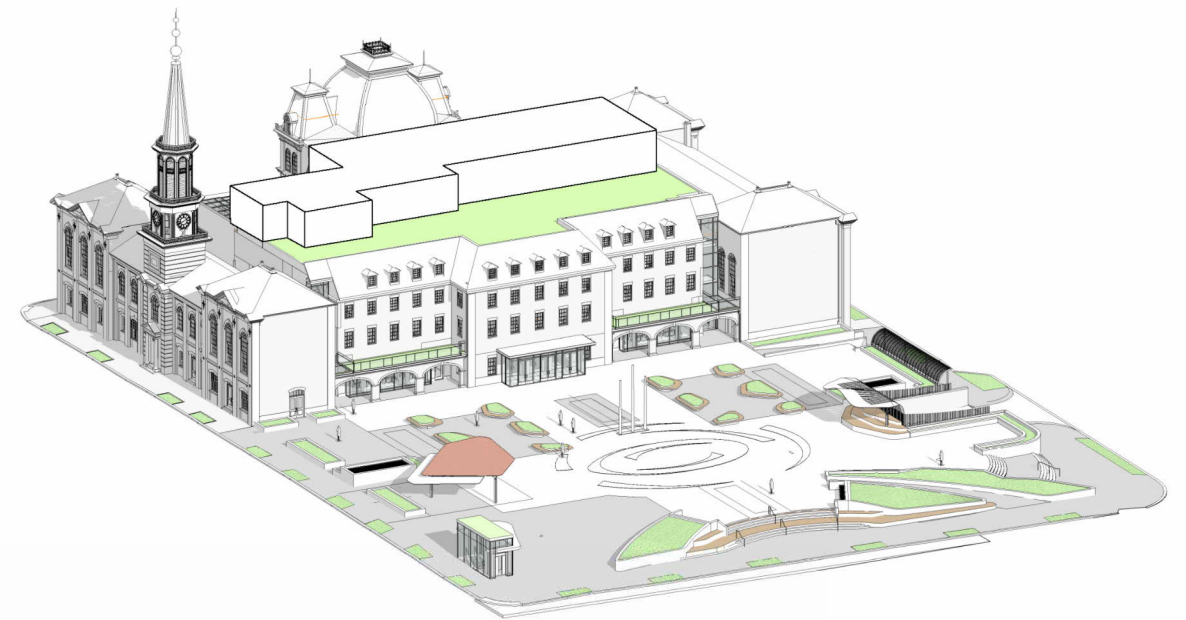
PROPOSED SOUTH ELEVATION



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



EXAMPLES OF ARCHITECTURAL TERRACOTTA



PROPOSED AERIAL VIEW



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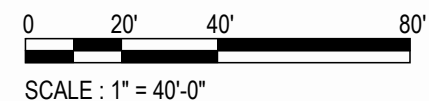
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EXISTING & PROPOSED KING STREET (SOUTH) ELEVATIONS

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CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

ALEXANDRIA, VA

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EYE LEVEL VIEW



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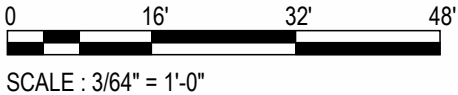
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HISTORIC PRESERVATION
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LANDSCAPE
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PROPOSED N. ROYAL STREET (WEST) ELEVATION
MODERNIZATION APPROACH

50



SCALE : 3/64" = 1'-0"

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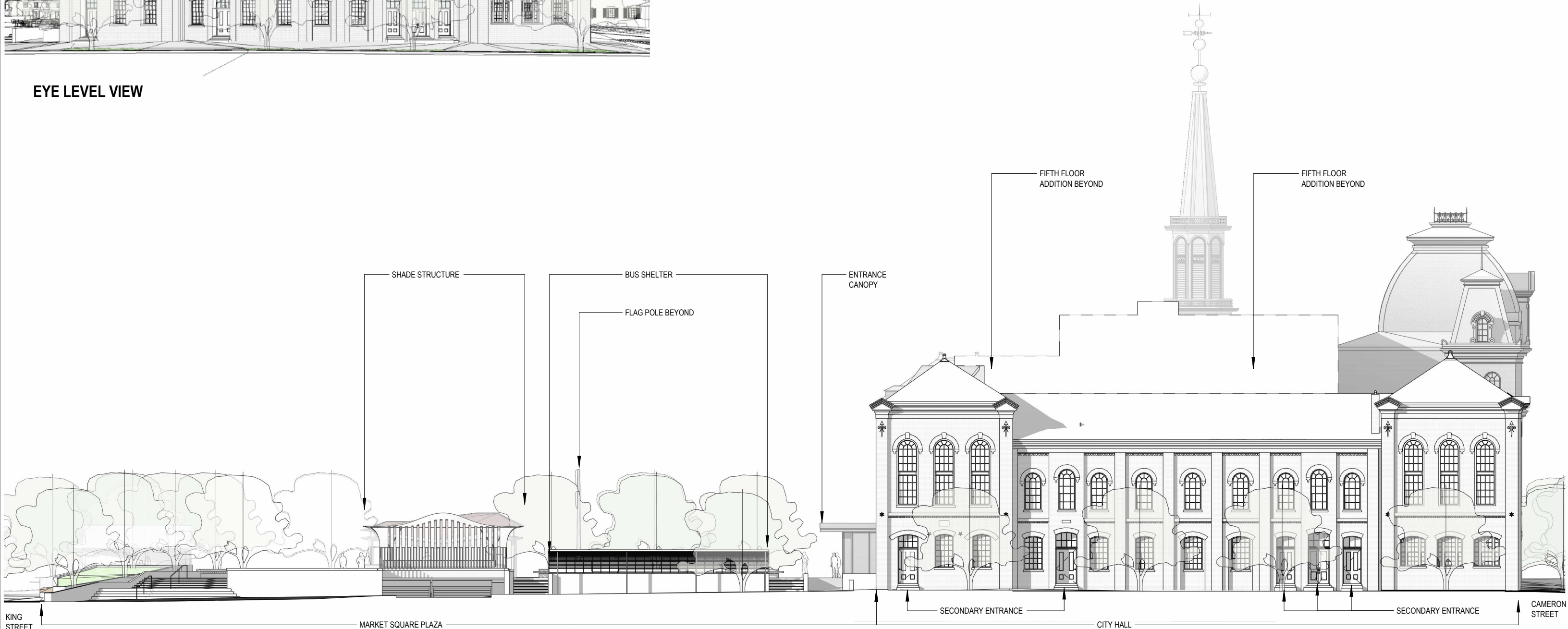
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EYE LEVEL VIEW



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WASHINGTON DC 20036
P: 202.861.4600

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LANDSCAPE
200 S PEYTON ST
ALEXANDRIA, VA 22314

PROPOSED N. FAIRFAX STREET (EAST) ELEVATION MODERNIZATION APPROACH

51

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

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

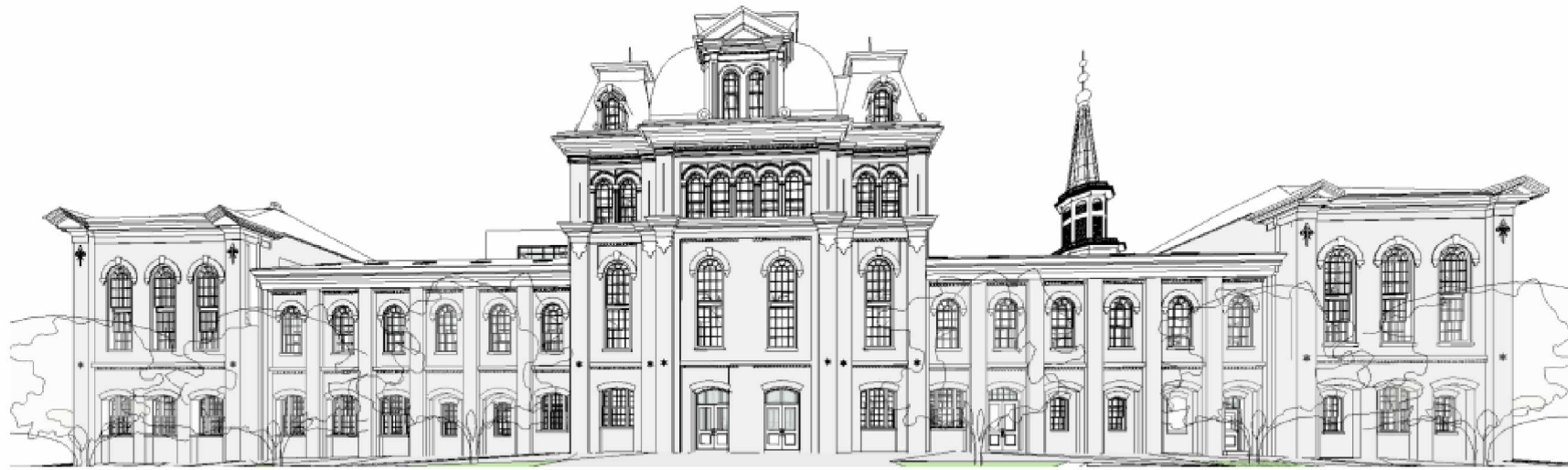
ALEXANDRIA, VA

PROJ NO. 058-10046-000

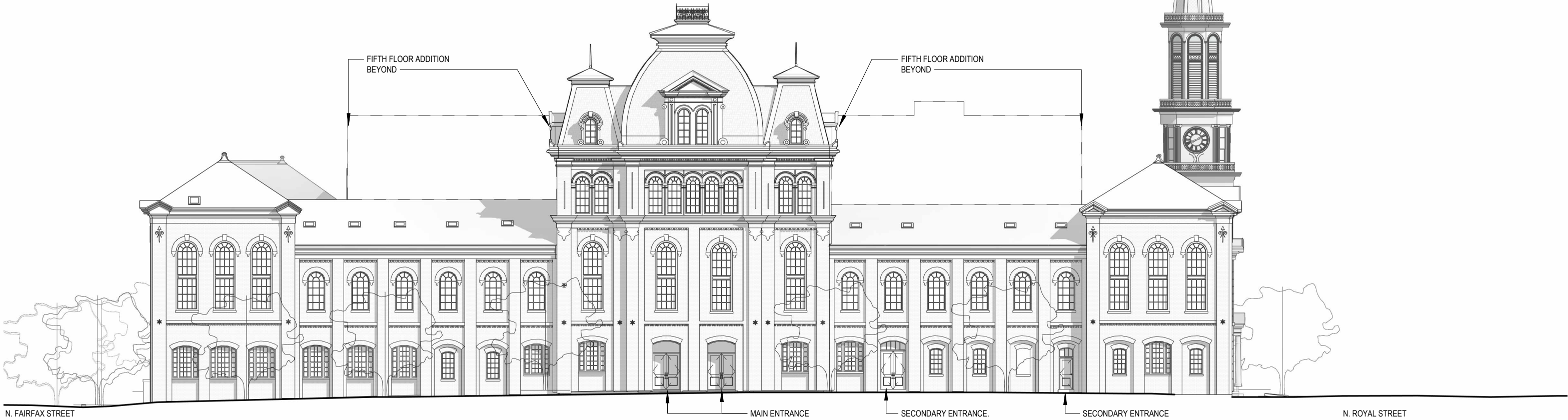
BAR CONCEPT SUBMISSION 1

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EYE LEVEL VIEW



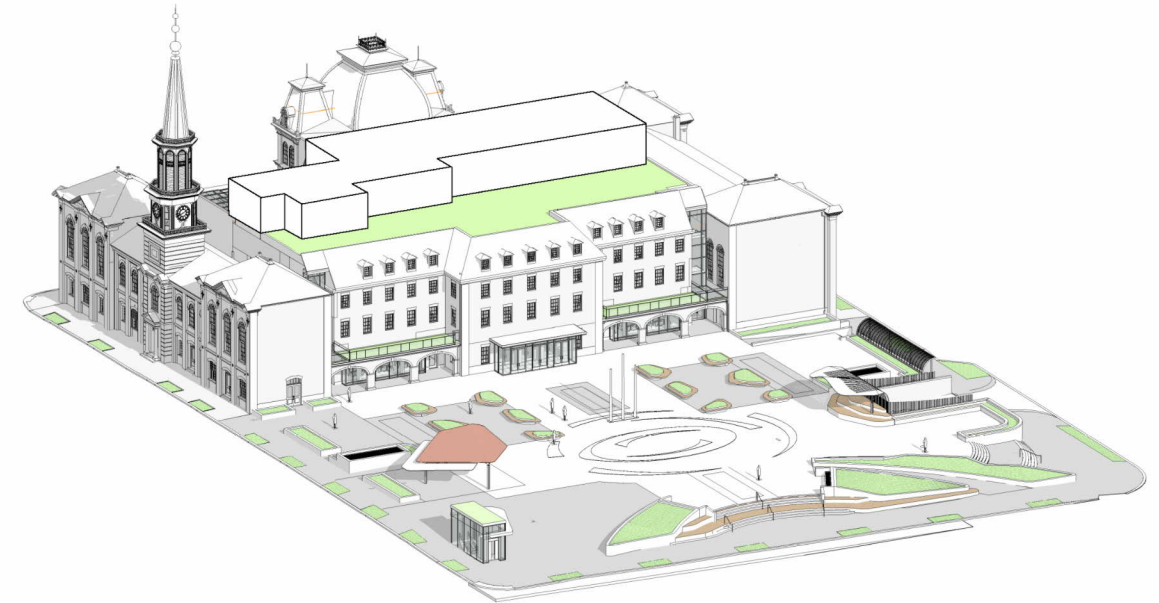
N. FAIRFAX STREET

MAIN ENTRANCE

SECONDARY ENTRANCE

SECONDARY ENTRANCE

N. ROYAL STREET



AERIAL VIEW





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LANDSCAPE
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RENDERINGS

CITY HALL, MARKET SQUARE PLAZA AND
GARAGE RENOVATION

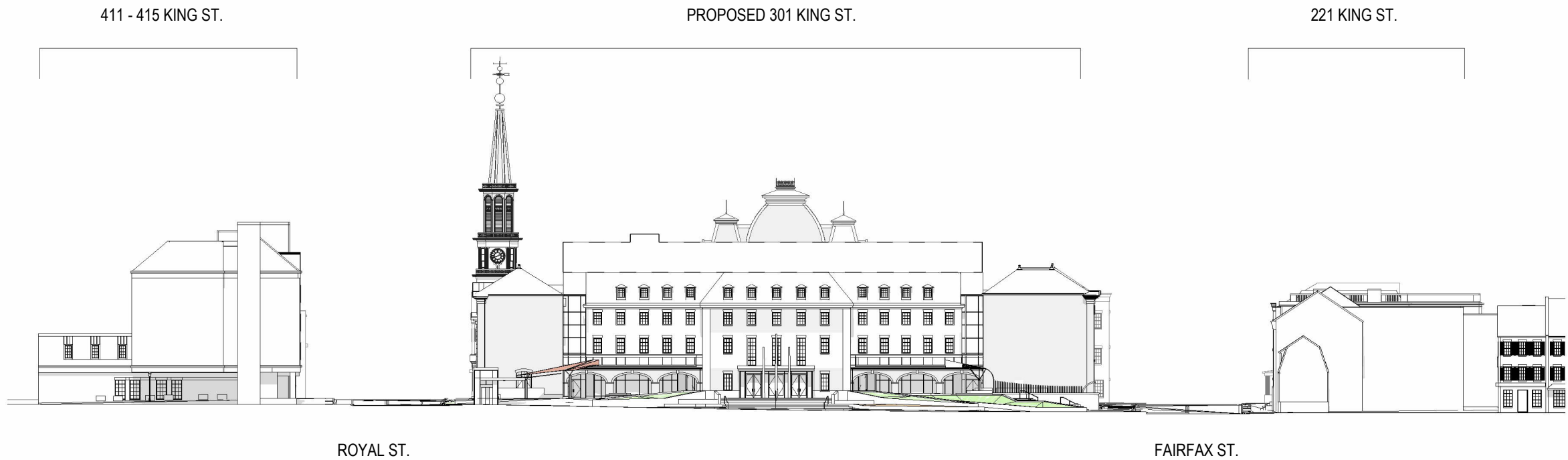
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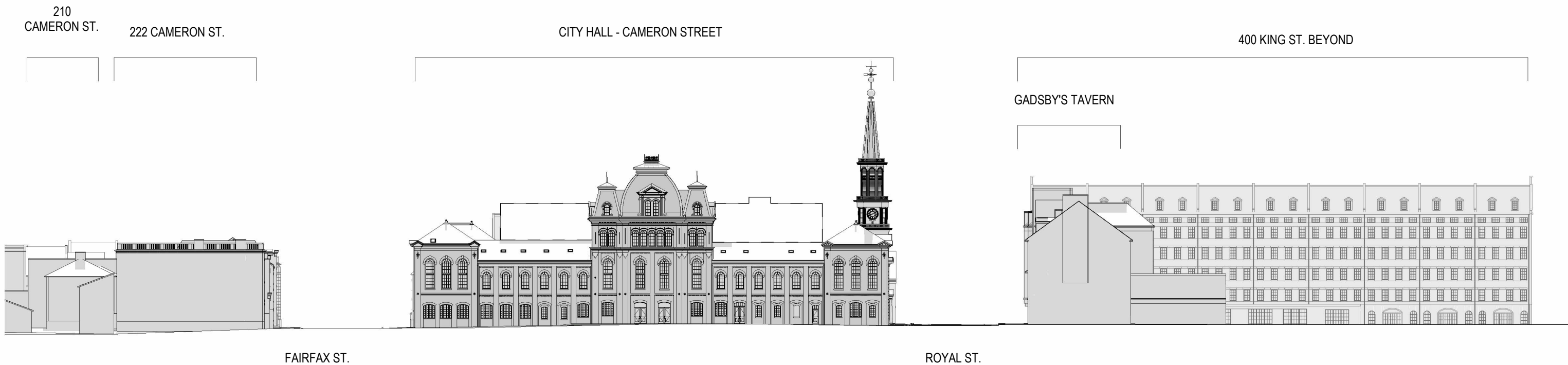
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DATE: 03/10/25 (REV 04/10/25)

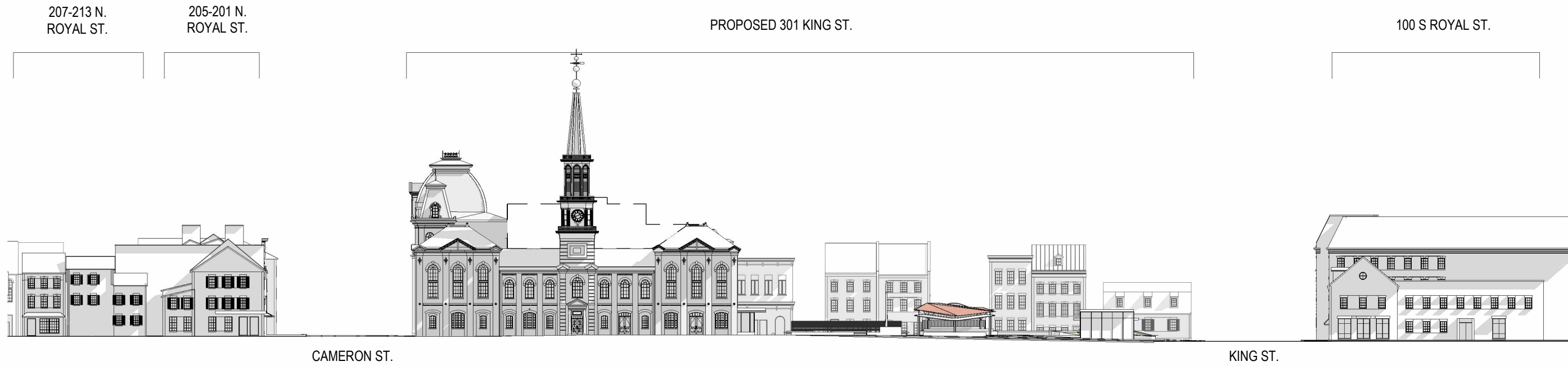
PAGE: A36



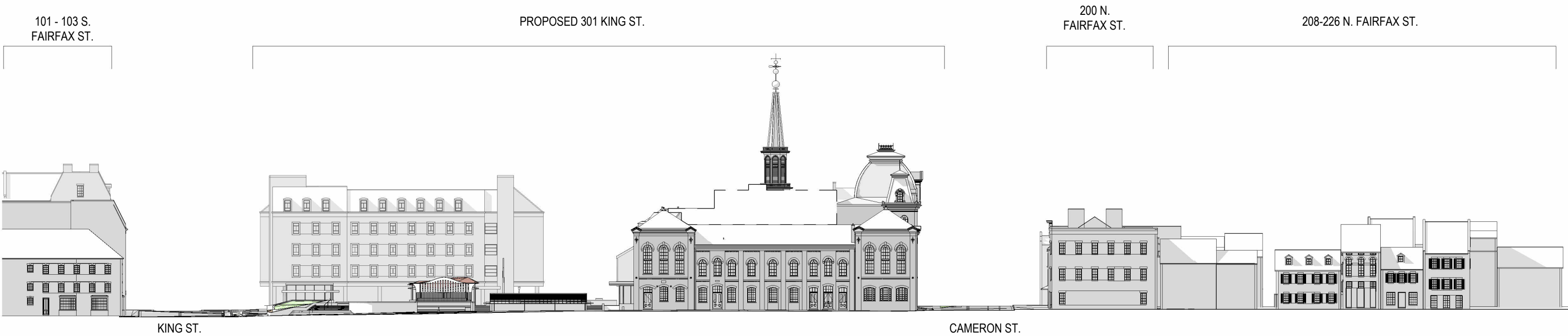
STREETSCAPE ELEVATION - LOOKING NORTH FROM KING STREET



STREETSCAPE ELEVATION - LOOKING SOUTH FROM CAMERON STREET



STREETSCAPE ELEVATION - LOOKING WEST FROM ROYAL STREET



STREETSCAPE ELEVATION - LOOKING EAST FROM FAIRFAX STREET



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P: 202.861.4600

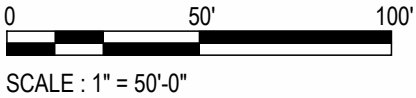
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LANDSCAPE
200 S PEYTON ST
ALEXANDRIA, VA 22314

STREETSCAPE ELEVATIONS
LOOKING WEST FROM ROYAL ST. AND
EAST FROM FAIRFAX ST.



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

PROJ NO. 058-10046-000

BAR CONCEPT SUBMISSION 1
DATE: 03/10/25 (REV 04/10/25)



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/ KR

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**	96,103.00	B1.	214,636.00	Sq. Ft.
G-1 & B-1 Level	50,322.00	Stairways**	4,453.00		Existing Gross Floor Area*	
First Floor	34,163.00	Mechanical**	1,037.00	B2.	114,629.00	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			
Fifth Floor Mezz.	1,380.00	Other** Ramps	1,722.00			
Other**		Other** Void	10,103.00			
B1. Total Gross	214,636.00	B2. Total Exclusions	114,629.00			

Comments for Existing Gross Floor Area

C. Proposed Gross Floor Area

Proposed Gross Area

Allowable Exclusions**

G-2 Level	0.00	Basement**	3,874.00	C1.	31,930.00	Sq. Ft.
G-1 & B-1 Level	3,874.00	Stairways**	5,201.00		Proposed Gross Floor Area*	
First Floor	2,626.00	Mechanical**	2,252.00	C2.	23,138.00	Sq. Ft.
Second Floor	0.00	Attic less than 7'**			Allowable Floor Exclusions**	
Third Floor	0.00	Porches**	845.00	C3.	8,792.00	Sq. Ft.
Fourth Floor	0.00	Balcony/Deck**			Proposed Floor Area Minus Exclusions (subtract C2 from C1)	
Fifth Floor	7,368.00	Lavatory***	1,850.00			
Fifth Floor Mezz.	0.00	Other** Ramps	2,040.00			
Infill at Exstg Bldg.	18,062.00	Other** Void	7,076.00			
C1. Total Gross	31,930.00	C2. Total Exclusions	23,138.00			

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.

D. Total Floor Area

D1.

108,799.00

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.

52,534.00

Sq. Ft.

Proposed Open Space

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

Signature:

4.10.2025

Date:

LEO A DAILY

ARCHITECTURE, HISTORIC PRESERVATION
1200 19TH STREET NW, SUITE 220
WASHINGTON DC 20036
P: 202.861.4600

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LandDesign
CREATING PLACES
THAT MATTER.

LANDSCAPE
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FAR WORKSHEET

CITY HALL, MARKET SQUARE PLAZA AND
GARAGE RENOVATION

ALEXANDRIA, VA

PROJ NO. 058-10046-000

BAR CONCEPT SUBMISSION 1

DATE: 03/10/25 (REV 04/10/25)

PAGE: A39



218 North Lee Street, Suite 310
Alexandria, Virginia 22314
(703) 549-5811
www.HistoricAlexandriaFoundation.org
HistoricAlexandriaFoundation@gmail.com

April 10, 2025

Andrew Scott (Chair)
Robert Bentley. (Bud) Adams
Michael Lyons
Margaret Miller
Theresa del Ninno
James Spencer
Nastaran Zandian
Alexandria Board of Architectural Review
Alexandria City Hall
301 King Street
Alexandria, Virginia 22314

By email

Re: BAR#2025-00074 - OHAD, Concept review of the City Hall, and Market Square Garage and Plaza, April 16, 2025

Dear Chairman Scott and BAR members:

We are writing to provide you with our preliminary comments regarding the application for concept review of the renovation project of City Hall and the Market Square Plaza that is on your Agenda for April 16, 2025. While there is much to praise about the proposal, at this preliminary stage we believe that there are two major issues with the plan that are directly within your purview and which the public interest calls for early corrective feedback to protect this Landmark property.

As you know, Historic Alexandria Foundation ("HAF") was formed in 1954 "to preserve, protect and restore structures and sites of historic or architectural interest in and associated with the City of Alexandria, Virginia, to preserve antiquities, and generally to foster and promote interest in Alexandria's historic heritage." In furtherance of this mission, we are vitally concerned with the proper administration of the Zoning Ordinance in the two Historic Districts, the proper functioning and observance of the process and jurisdiction of the Board of Architectural Review ("BAR"), and the preservation of the historic fabric of our City.

Board of Architectural Review
City of Alexandria
April 10, 2025
Page 2

HAF is both an owner of real estate in the Old and Historic District of Alexandria (410 South Washington Street), and the holder of preservation easements on numerous properties in close proximity to the property under review. These include Landmark properties at 711 Prince Street, 811 Prince Street, and major contributing properties to the Old and Historic District at 207 Prince Street, 229-231 S. Pitt Street, 301 S. St. Asaph Street, among others. We provide tens of thousands of dollars each year in grants to support worthy and important restoration work on historic properties in the Old and Historic District and elsewhere in the City. Moreover, our membership includes property owners and taxpayers throughout the City of Alexandria including those in close proximity to the proposed project.

I. The Importance of the Subject Property to the City and the Landmark Historic District

As the application correctly notes and documents, the Alexandria City Hall is a National and Virginia Historic Landmark of national and statewide importance, in addition to being the centerpiece of our City: Not just the Old and Historic District but the entire City of Alexandria. City Hall defines the character of Alexandria.

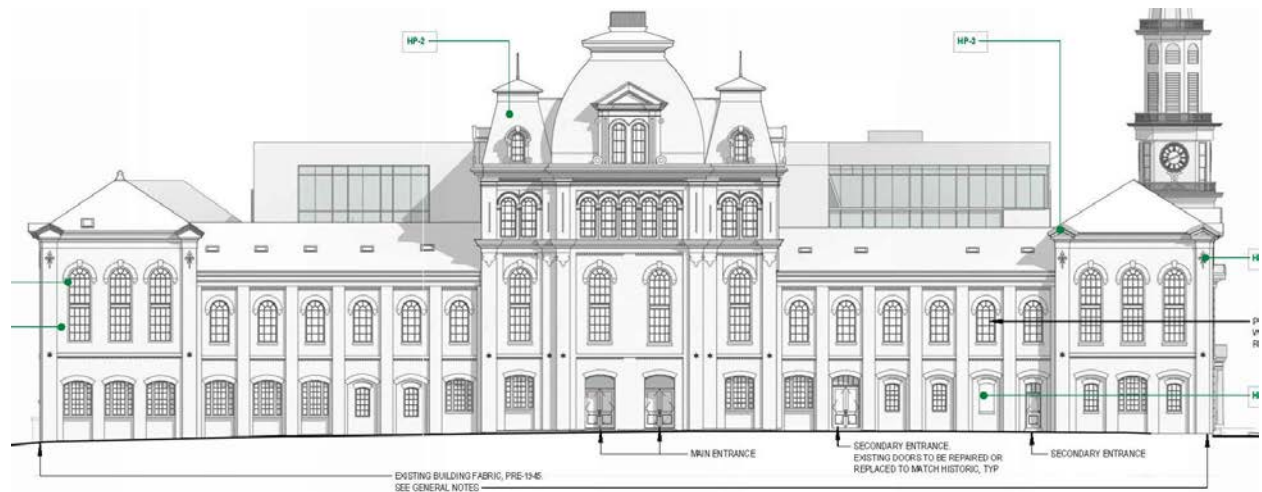
In addition to the references described in the application, our City Hall has been extensively documented by the Historic American Buildings Survey (HABS Va-33), available at <https://www.loc.gov/item/va1295/> (visited April 10, 2025).

We are pleased to note the sensitivity toward maintaining and preserving much of the historic fabric that makes our City Hall so attractive and unique. We do believe, however, that the two suggested ideas for additions to City Hall and the Market Square Plaza discussed below would be serious deviations from recognized principles for the treatment of Landmark properties.

II. Concern Over Rooftop Addition to the Landmark Property.

The application outlines an extensive addition on the rooftop of the existing City Hall as illustrated on pages A25-32, among others. As the following excerpt from page A31 illustrates, the proposed addition is an extreme and incongruous imposition of large new dimensions this is incompatible with every aspect of the historic structure.

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April 10, 2025
Page 3



The elevations from North Fairfax Street (as seen from the Carlyle House and Ramsey House among others) A30; North Royal Street (as seen from Gadsby's Tavern) A29, and King Street, A32 are similarly jarring. In our view, the proposed addition would be contrary to the requirements of Alex. Zon. Ord. §§ 10-105(A)(2)(a)-(e), (g) such that their ultimate approval would fail in the mission to "prevent any construction, reconstruction, alteration or restoration incongruous to such existing building or structure [and] area surroundings." Alex Zon Ord. § 10-105(A)(1).

The proposed addition to the roof is contrary to numerous provisions of the Board's design guidelines. In particular, and in no certain order, it breaks with the style guideline for commercial buildings that:

The design of an addition should respect the heritage of the historic building to which it is attached as well as adjacent buildings. The Boards generally prefer addition designs that are respectful of the existing structure and which seek to be background statements or which echo the design elements of the existing structure.

City of Alexandria, Virginia, Design Guidelines, Additions to Commercial Buildings at 3; see also, *id.* at 5 ("The roof form should reflect the roof forms expressed along the blockface."). Obviously, the roof treatment of the proposed City Hall renovation bears no relation to anything seen in the neighborhood. There can be no question that the proposed rooftop addition would violate the guideline precept that "As a general rule, the stylistic characteristics of additions to commercial buildings should reflect the historical architectural styles found within the historic districts." *Id.* at 2.

We believe that when you review of this, as in all the projects in your purview, it is important to bear in mind the preservation principle summarized so concisely by Alexandria native and author of the original Secretary of the Interior's Standards for

Board of Architectural Review
City of Alexandria
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Page 4

Historic Preservation: *“The ethical idea here is that ‘less is more’ the smaller the degree of change the greater the level of retained integrity.”*¹

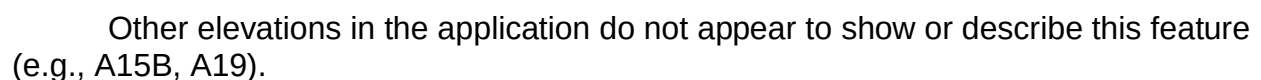
III. Concern Over Permanent Constriction of North Fairfax Street Contrary to the Historic Street Plan and to the Detriment of the Public Enjoyment and Access to Landmark Historic Resource Lining the Street.

The Historic streetscape of Alexandria is one of the treasures of our City. The dimensions of our streets were literally laid out by George Washington — including the intersection of King and Fairfax Streets.² But the proposed Site Plan Option 1 (page 10), and Option 2 (page A11) appear to show a bump-out narrowing of the 100 Block of North Fairfax Street, narrowing the width of the street at this important intersection. See also A24, A28 (Proposed Aerial View)

[Continued on Next Page]

¹ W. Brown Morton III, *The Secretary of the Interior's Standards for Historic Preservations Projects: Ethics in Action*, Lecture Presented at the Annual Meeting of the National Council for Preservation Education, Indianapolis, Indiana, October 23, 1993, National Park Service, Washington, D.C. 1993.

² See *A plan of Alexandria, now Belhaven* available at <https://www.loc.gov/resource/g3884a.ct000223/?r=0.087,-0.209,1.474,0.888,0> (visited April 10, 2025)



On the same street and block as the proposed bump-out and street narrowing are the Landmark properties, the John Carlyle House,³ and the Bank of Alexandria Building,⁴ as well as the Alexandria Visitors' Center at the Ramsey House.

³ See [https://www.dhr.virginia.gov/VLR_to_transfer/PDFNoms/100-0010 Carlyle House 1969 Final Nomination.pdf](https://www.dhr.virginia.gov/VLR_to_transfer/PDFNoms/100-0010_Carlyle_House_1969_Final_Nomination.pdf) (visited April 10, 2025).

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Page 6

As anyone traveling the streets of Old Town knows, the corner of King and Fairfax can already form a bottleneck, especially with buses and trucks attempting to turn from North Fairfax onto King Street, and especially during market days. The annual George Washington Birthday Parade crosses this intersection. The Scottish Christmas Walk turns the corner of North Fairfax and King Street.

An architectural plan for the Market Square Plaza that imposes a permanent narrowing of this vital intersection will be detrimental to everyone's access to and enjoyment of this most important block of our City. It is well within the BAR purview to prevent such incursion on our City's "setting, streetscape [and] environs," Alex. Zon. Ord. § 10-105(A)(2)(c), and we urge you to discourage a plan of this type when providing your comments during the concept review process.⁵

Thank you for your consideration of our statement.

Respectfully submitted,

Historic Alexandria Foundation
By:

/s/ Robert Weinhagen
President

cc.

William Conkey
william.conkey@alexandriava.gov
Kendra Jacobs
kendra.jacobs@alexandriava.gov
Gail Rothrock (Chair, HAF Advocacy Com.)
gcrothrock@gmail.com
John Thorpe Richards, Jr. (HAF Advocacy Com.)
jtr@bogoradrichards.com

⁴ See https://www.dhr.virginia.gov/VLR_to_transfer/PDFNoms/100-0004_BankOfAlexandria_1973_Final_Nomination.pdf (visited April 10, 2025).

⁵ To the extent similar street narrowing is contemplated on Cameron Street and North Royal Street that would also be an unwarranted intrusion on the street plan laid out by George Washington in 1749.



FW: [EXTERNAL]Comments from the Old Town Civic Association about upcoming BAR hearing

From Kendra Jacobs <Kendra.Jacobs@alexandriava.gov>

Date Fri 4/11/2025 3:05 PM

To Luke Cowan <luke.cowan@alexandriava.gov>

Kendra M. Jacobs
Boards and Commission Unit Manager
Planning and Zoning
703.746.3920 – Desk
703.746.4666 - Main
kendra.jacobs@alexandriava.gov

From: President OTCA <president@theoldtowncivicassociation.org>

Sent: Thursday, April 10, 2025 3:13 PM

To: William Conkey <william.conkey@alexandriava.gov>; Kendra Jacobs <Kendra.Jacobs@alexandriava.gov>

Cc: Yvonne Callahan <Yvonneweightcallahan@gmail.com>; William Schuyler <wjschuyler@gmail.com>

Subject: [EXTERNAL]Comments from the Old Town Civic Association about upcoming BAR hearing

You don't often get email from president@theoldtowncivicassociation.org. [Learn why this is important](#)

Dear Mr. Conkey and Ms. Jacobs:

Through this email, the Old Town Civic Association is providing comments on the application for concept review scheduled for hearing on April 16, 2025. We request that you provide these comments to all the members of the Board of Architectural Review for that hearing.

The Alexandria Historical Foundation shared the letter they sent to you regarding the modernization of City Hall dated April 10, 2025. We would like to express the support of the Old Town Civic Association for the points made in that letter.

We are very happy to see the time, effort, and public engagement that the City Staff has put into this idea and the care they have put into preserving so many of the historic features of the building while providing updates to City Hall needed for 21st century uses and purposes.

We are concerned, however, about the change in the appearance of the historic building with the addition of a 5th floor that adds a modern addition to the top of the building. The combination of a large, white "boxy" structure as well as vast expanses of glass is jarring, and we would respectfully suggest, needs modification. The white "box" on the west side is particularly problematic, and indeed emphasizes the glass walls adjacent to it. We believe this needs very close review (and helpful suggestions) by the Board of Architectural Review.

In addition, as representatives of the residents of Old Town, we want to emphasize HAF's second point; namely, the "bump out" of the sidewalk of North Fairfax Street at Washington Street. We understand

that this proposal involves both historic preservation and transportation elements, but feel that BAR should review closely any changes to the historic grid.

As the City is experimenting with the closure of the 200 block of King Street, we fear the additional traffic and pedestrian pressure it will put on this intersection is most unwise at this point. Even though the temporary barriers have just been erected, the traffic at this intersection has already become virtually impossible much of the time. It is not unusual even now for vehicles to have to wait for 2 or more light changes to proceed in any direction. Bumping out the sidewalk will make such delays even longer and more persistent.

We are also concerned that pushing the bus station back to block the garage entrance will further back up cars and likely put pedestrians at risk of drivers hurrying to get through this additional congestion. We ask that this be postponed, if not eliminated.

Thank you for your consideration of our comments,

Yvonne Weight Callahan
President, OTCA
<https://www.theoldtowncivicassociation.org/>

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