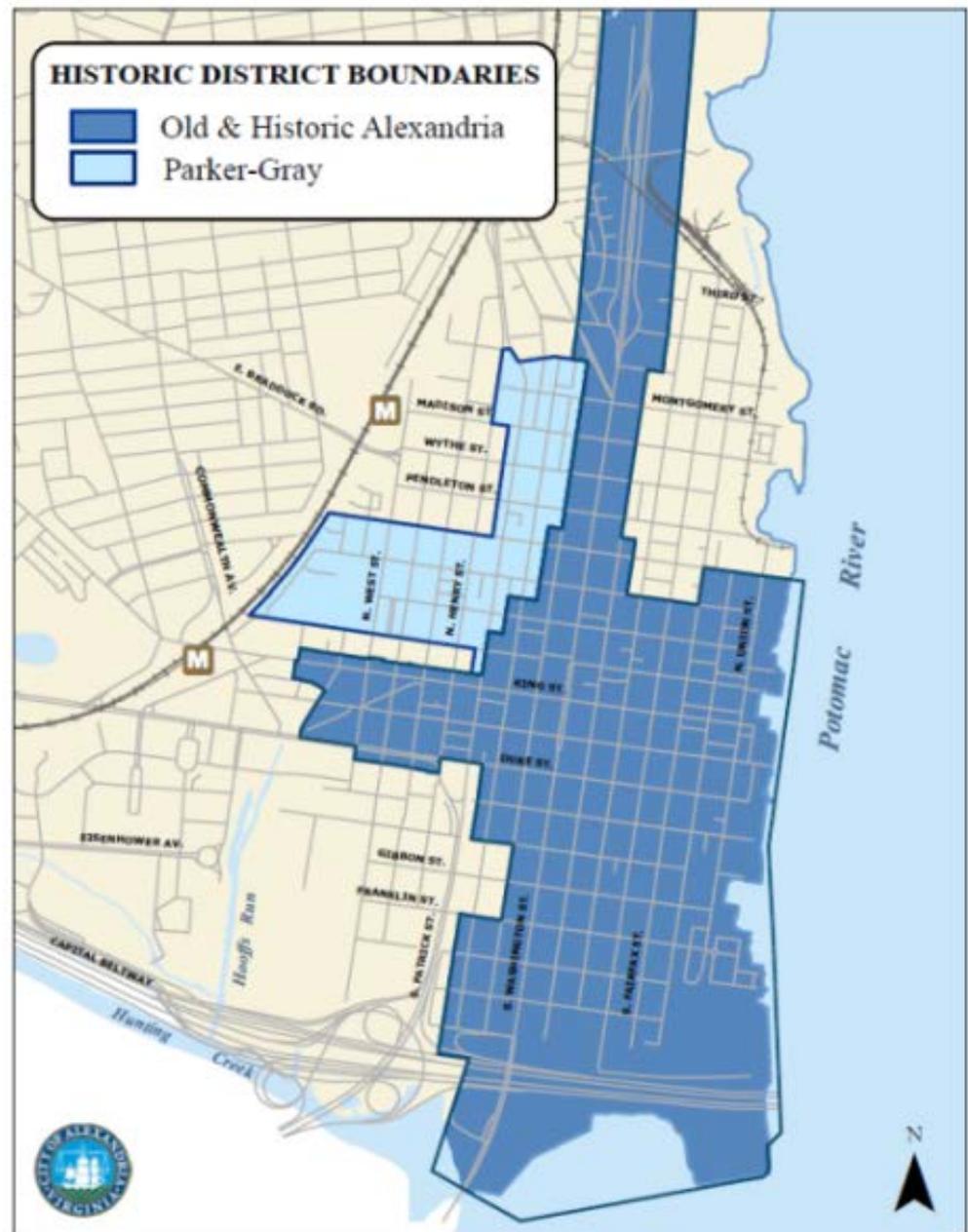


# A Tale of Two Old Towns:

## Old and Historic Alexandria District



# Old and Historic Alexandria District (OHAD)

## *Speakers and Tour Leaders:*

### **Historic District**

Al Cox, FAIA

Historic Preservation Manager,  
City of Alexandria

### **Nuisance Flood Mitigation**

Ann Horowitz,

Urban Planner, City of Alexandria

### **Waterfront Master Plan**

Dennis Carmichael, RLA

Parker Rodriguez, Inc.

### **Waterfront Development**

John von Senden, AIA

AECOM Design

Chairman, OHAD Board of Architectural Review (BAR)



# A Plan of Alexandria now Belhaven



Potomack River

No.	Particulars	Names	
1	Col. W. Digby	26 1/2	
2	St. Lagan	10 1/2	
3	Wm. B. B. B. B.	10	
4	Henry Pope	16	
20	Roger London	46 1/2	
21	St. Dalton	19	
31	Gen. Alexander	19 1/2	
26	Allan Stone	22	
41	John Carlyle	30	
46	St. Rambo	30	
51	Law. Washington	31	
56	St. W. W. W.	35	
62	Col. J. S. S.	39	
68	Col. St. S.	46	
70	St. Chapman	56 1/2	
71	Gen. Alexander	20	
72	John Alexander	31	
73	John Dalton	16	
74	John Carlyle	16	
75	Law. Washington	16	
76	St. Rambo	16	
77	Henry Digby	16	
78	St. W. W. W.	31	
79	Henry Bland	25	
80	St. Lagan	16 1/2	
81	John Alexander	15	
82	St. W. W. W.	30	
83	Charles Washington	10 1/2	
84	St. Rambo	11 1/2	
85	St. W. W. W.	16	
86	St. W. W. W.	11	
87	St. W. W. W.	11	
88	St. W. W. W.	11	
89	St. W. W. W.	11	
90	St. W. W. W.	11	
91	St. W. W. W.	11	
92	St. W. W. W.	11	
93	St. W. W. W.	11	
94	St. W. W. W.	11	
95	St. W. W. W.	11	
96	St. W. W. W.	11	
97	St. W. W. W.	11	
98	St. W. W. W.	11	
99	St. W. W. W.	11	
100	St. W. W. W.	11	

Maryland

New Alexandria



Ed for Peter 77A

# Local Laws Affect Form and Materials

## The Original Alexandria Building Ordinances

1. Must build on the lot within two years of purchase.
2. Buildings to be constructed of brick, stone or wood, at least twenty feet square and nine feet in height, with a brick or stone chimney.



Slave cabin, Stratford Hall



"Flounder" house  
S. Lee Street

# Local Laws Affect Form and Materials

3. A 1752 resolution by the trustees further required that “all dwelling houses ...be in line with the street as chief of the houses now are, and that no gable or end of such house be on or next to the street.”



Queen Street



George Washington National Masonic Memorial, 1932

Architectural Styles	Period Used*
■ Georgian	1700 - 1780
■ Federal	1780 - 1820
■ Greek Revival	1825 - 1860
■ Gothic Revival	1840 - 1880
■ Victorian period	1860 - 1900
● Italianate	1840 - 1885
● Second Empire	1855 - 1885
● Queen Anne	1880 - 1910
● Richardson Romanesque	1880 - 1900
● Colonial Revival	1880 - 1955
● Craftsman/Prairie	1890 - 1930
■ Beaux Arts	1885 - 1930
■ Art Deco & Moderne	1920 - 1940

\* *A Field Guide To American Houses*, McAlester, 1984



# John Carlyle House

ca 1753



# 517 Prince

John Douglas Brown house, ca. 1775

# Gadsby's Tavern

ca 1785



# Hooe House

200 Prince St., ca. 1780



## St Paul's Episcopal Church

1817, Benjamin Henry Latrobe, Architect

## Christ Church

1767-73

James Wren, Architect

Tower 1785-99

Alterations 1818



Former 2<sup>nd</sup> Presbyterian Church, 1840  
Re-modeled in a Richardson Romanesque  
Style by Glenn Brown in 1889



Washington Street Methodist Church  
1850, present façade 1875

# William Fowle house

711 Prince St. ca. 1797, 1811



# Lloyd's Row

ca 1816





510 Wolfe, 1854



617 S. Washington Street



Church Row  
201-213  
N Columbus,

*1930's Aerial Perspective of the Alexandria Waterfront*



# Waterfront Plan Flood Mitigation

Ann Horowitz, Urban Planner



# A Plan of Alexandria now Belhaven



Potomack River

Maryland

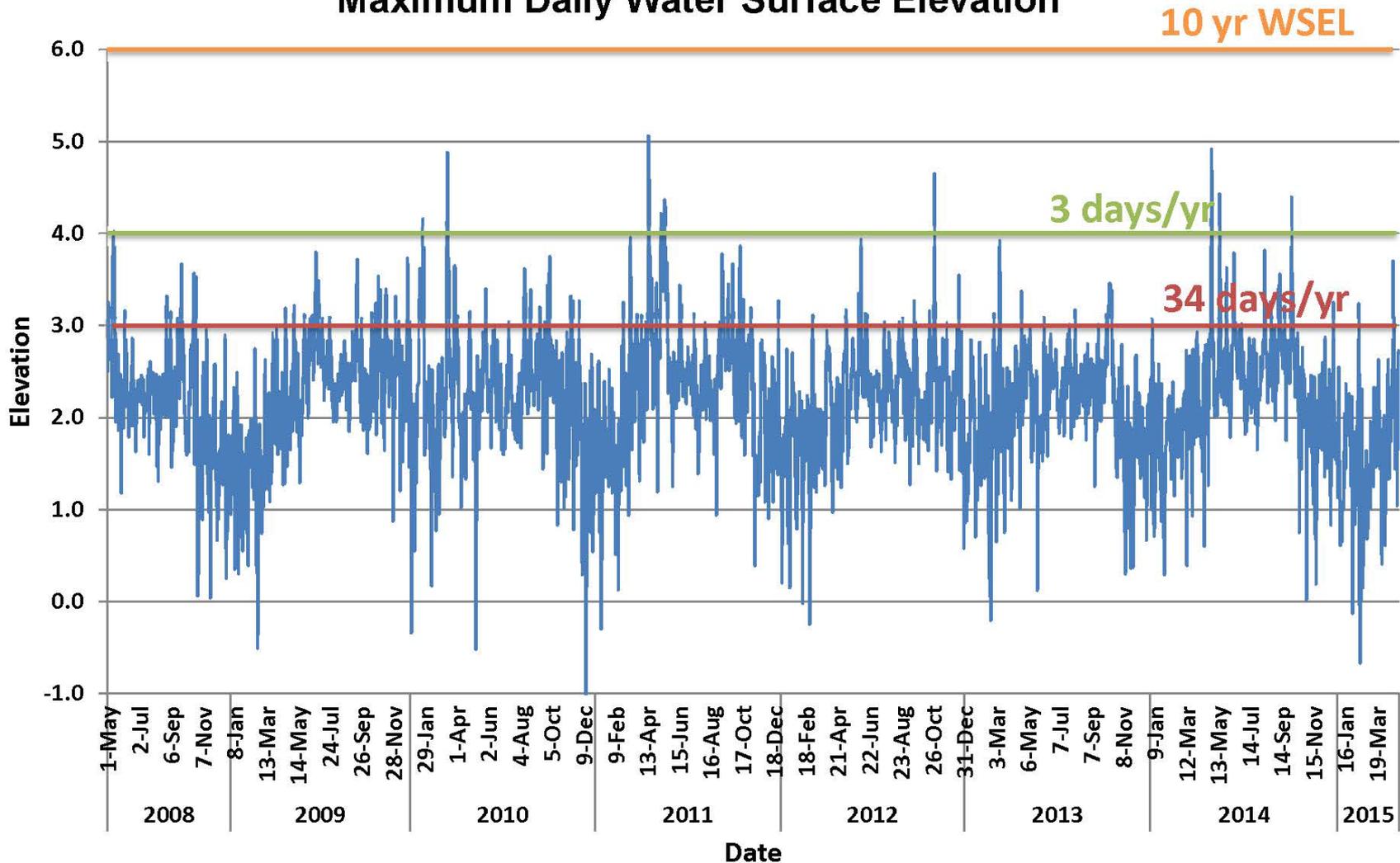
No. 11

No.	Primitives Names	
1	Col. W. Sighugh	26 1/2
2	St. Pagan	10 1/2
3	W. H. H. H. H. H.	10
4	Harry Pagan	16
20	Roger Lindon	26 1/2
21	St. Pagan	10 1/2
36	St. Pagan	10 1/2
31	St. Pagan	10 1/2
32	Allen McCom	22
41	John Carlyle	30
46	St. Pagan	10 1/2
51	Law Washington	31
56	St. Pagan	10 1/2
57	St. Pagan	10 1/2
62	Col. Geo. Fairfax	39
63	St. Pagan	10 1/2
64	St. Pagan	10 1/2
65	St. Pagan	10 1/2
66	St. Pagan	10 1/2
67	St. Pagan	10 1/2
68	St. Pagan	10 1/2
69	St. Pagan	10 1/2
70	St. Pagan	10 1/2
71	St. Pagan	10 1/2
72	St. Pagan	10 1/2
73	St. Pagan	10 1/2
74	St. Pagan	10 1/2
75	St. Pagan	10 1/2
76	St. Pagan	10 1/2
77	St. Pagan	10 1/2
78	St. Pagan	10 1/2
79	St. Pagan	10 1/2
80	St. Pagan	10 1/2
81	St. Pagan	10 1/2
82	St. Pagan	10 1/2
83	St. Pagan	10 1/2
84	St. Pagan	10 1/2
85	St. Pagan	10 1/2
86	St. Pagan	10 1/2
87	St. Pagan	10 1/2
88	St. Pagan	10 1/2
89	St. Pagan	10 1/2
90	St. Pagan	10 1/2
91	St. Pagan	10 1/2
92	St. Pagan	10 1/2
93	St. Pagan	10 1/2
94	St. Pagan	10 1/2
95	St. Pagan	10 1/2
96	St. Pagan	10 1/2
97	St. Pagan	10 1/2
98	St. Pagan	10 1/2
99	St. Pagan	10 1/2
100	St. Pagan	10 1/2

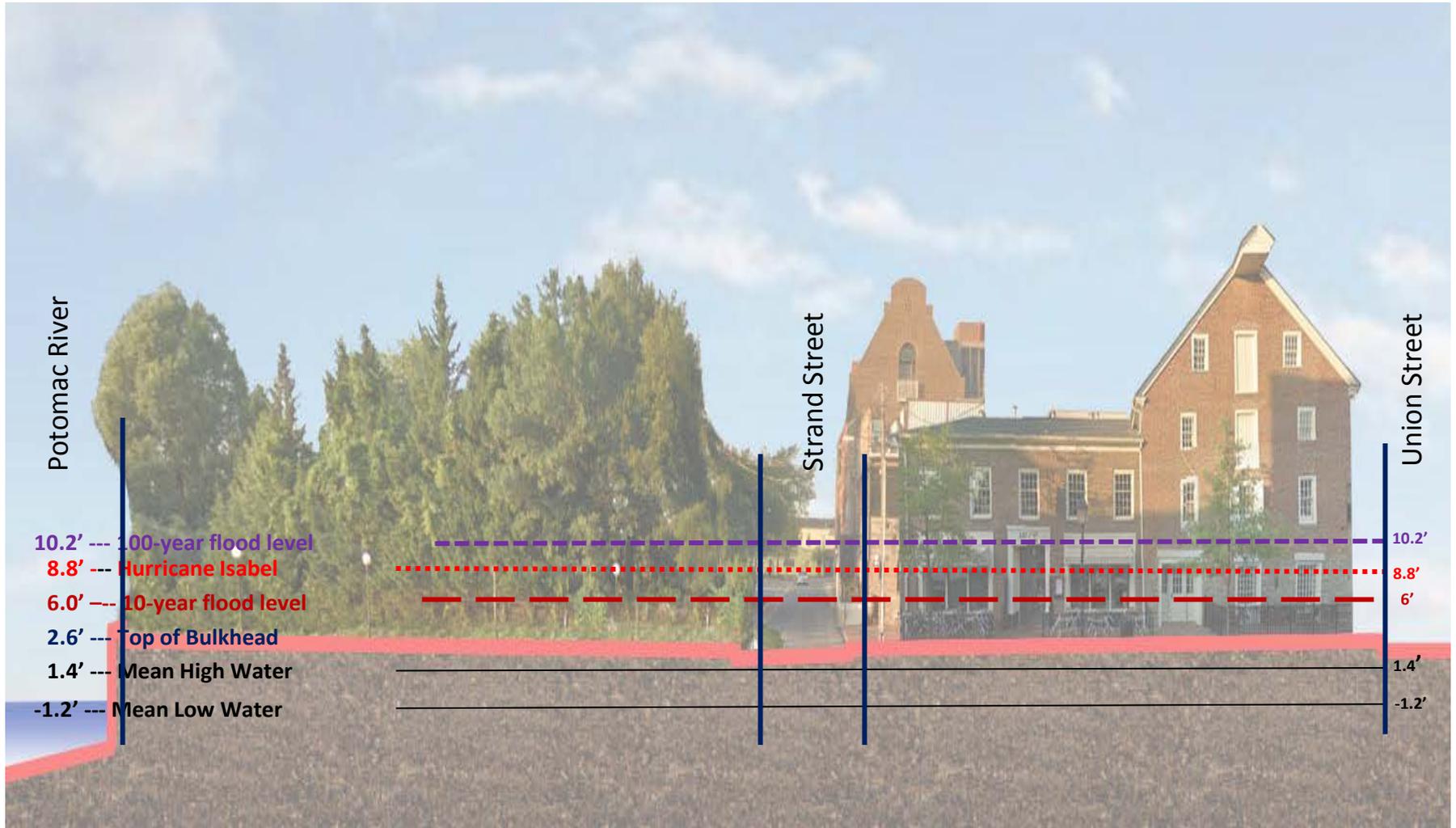
Ad for 1774

# USGS River Elevation

May 2008 - May 2015  
Maximum Daily Water Surface Elevation



# Flood Levels



# Existing Conditions

## River Elevation = 3.0 Ft

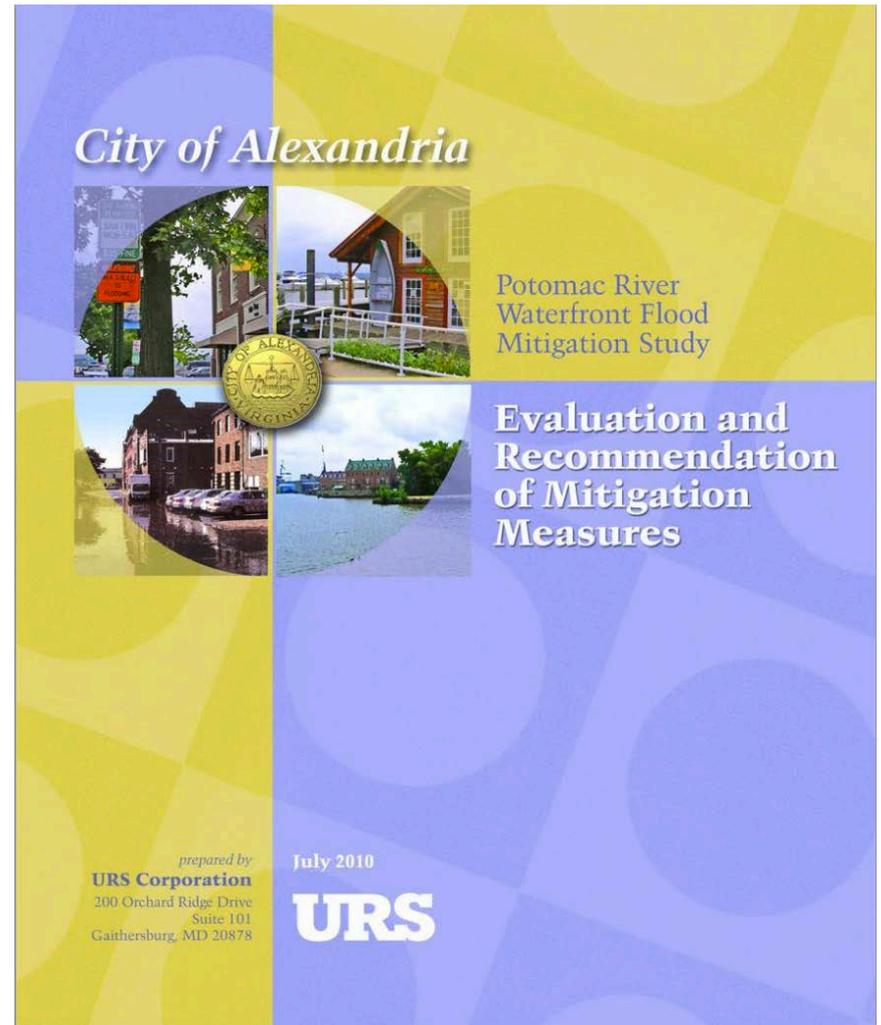


# Protecting the Historic District from Recurrent Flooding

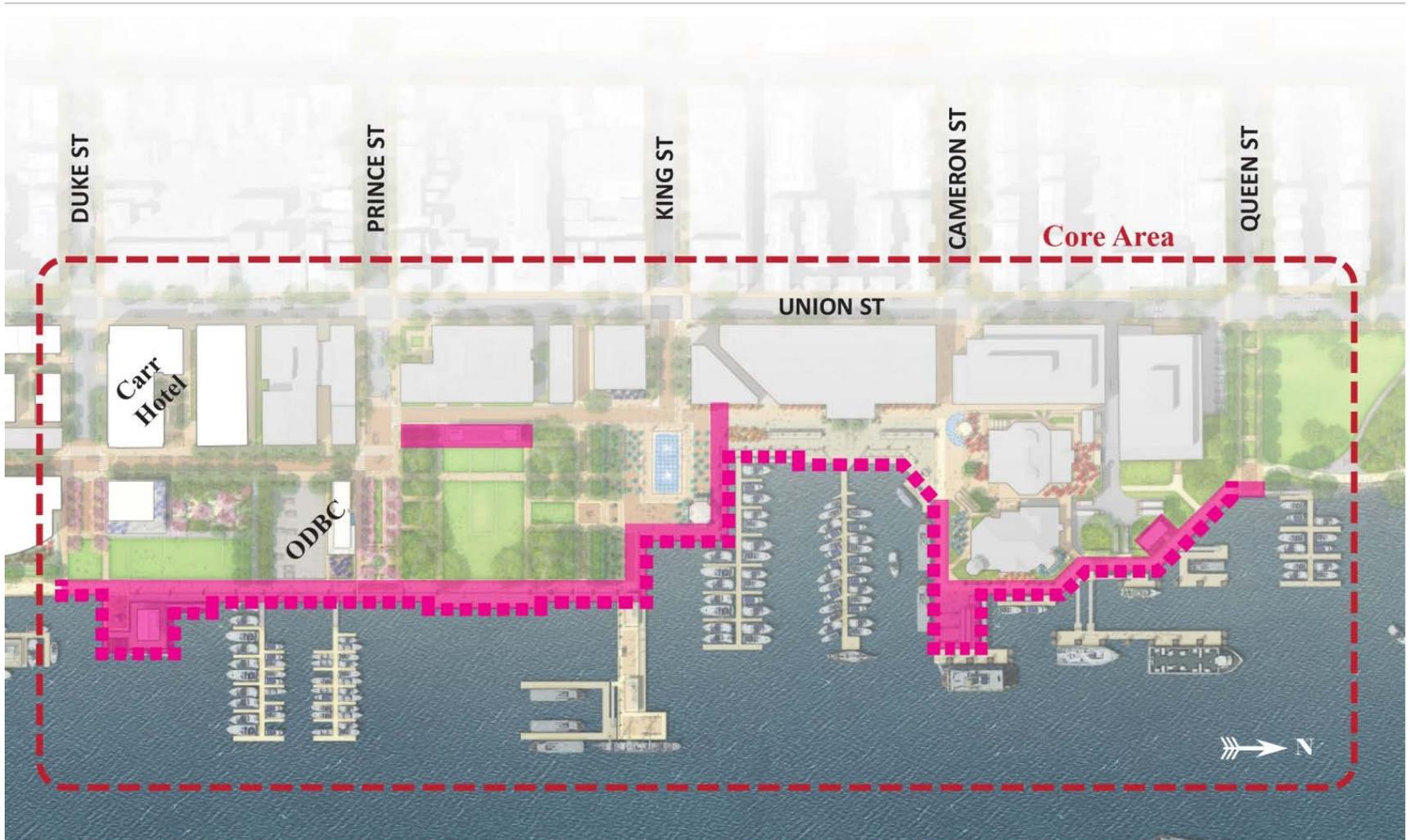
- **Primary damage – Water exposure and inundation**
  - Interior finishes and walls damaged
  - Strength of walls, ceilings, and floors reduced
  - Basement walls at risk of collapse
  - Damage to utilities in basements
  - Economic cost of loss of revenue
- **Secondary damage – After flood water recedes**
  - Mold growth
  - Economic cost of post-flood cleanup

# Flood Mitigation Study

- Study completed in 2010
- Evaluation:
  - Existing conditions – historic structures
  - Flood levels
  - Mitigation options
- Balance mitigation, cost and aesthetics



# Flood Mitigation



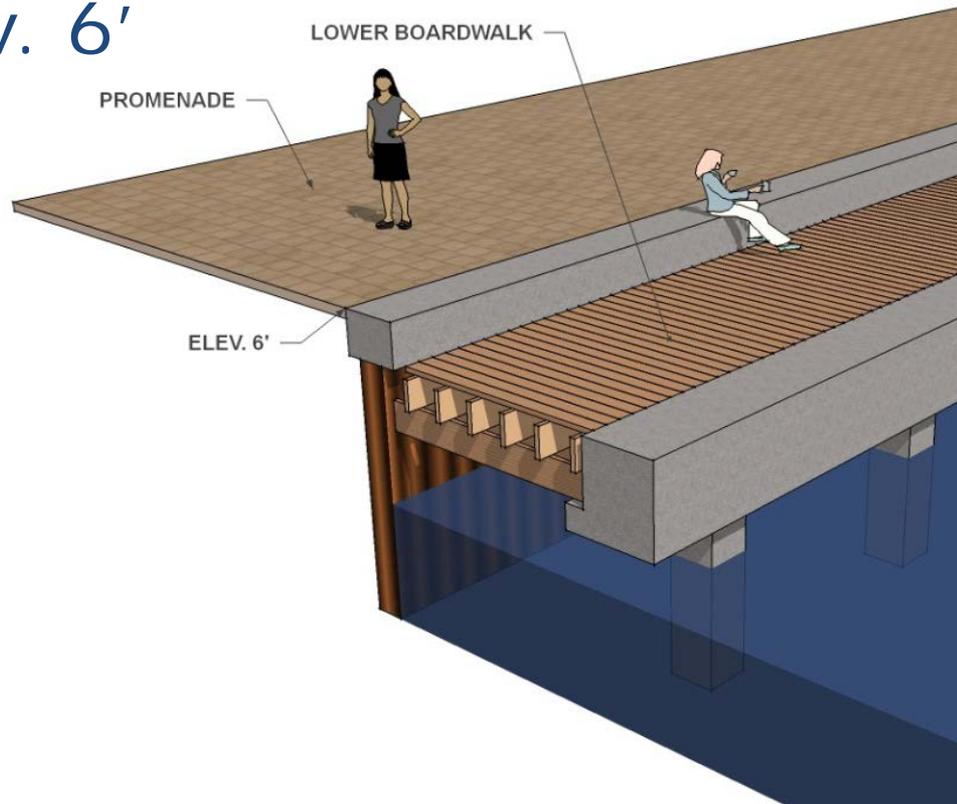
# Existing Conditions

## River Elevation = 6.0 Ft

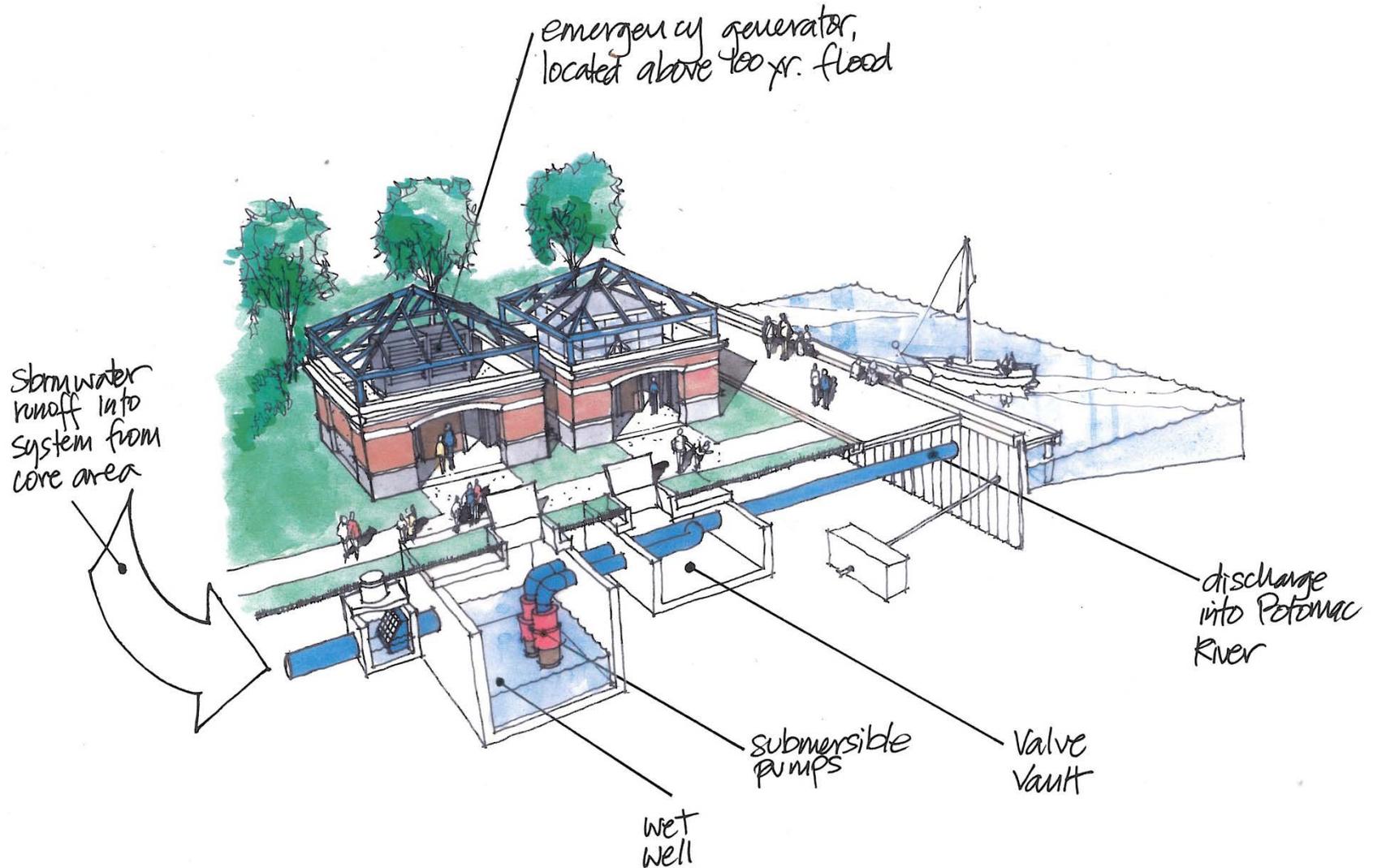


# Bulkhead/Promenade

- Flood mitigation bulkhead to Elev. 6'
- Enhancements
  - Promenade
  - Lower boardwalk



# Flood Mitigation System



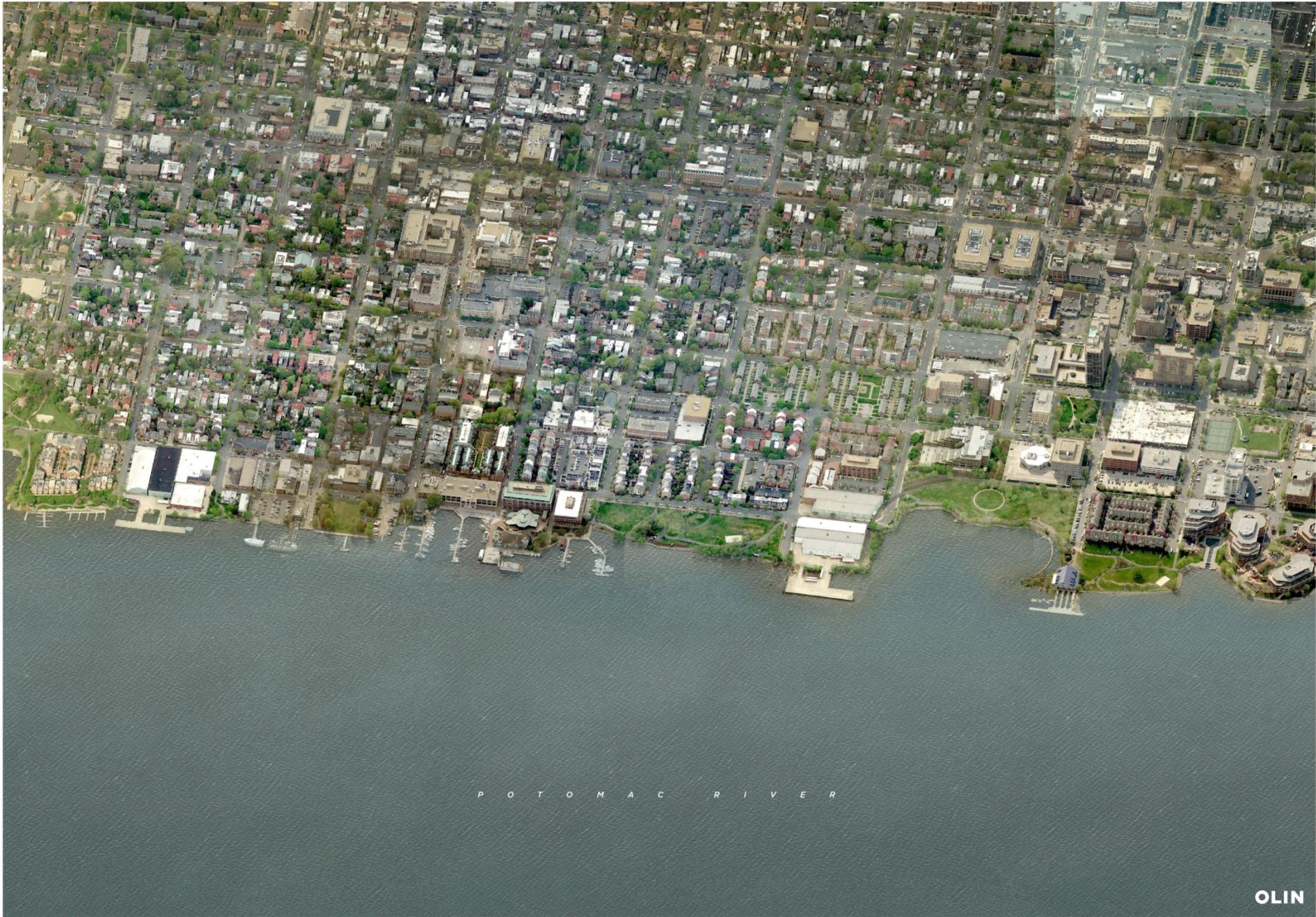
# Additional Flood Mitigation Strategies

- 2 Duke Street first floor elevation
- Backflow preventers
- Use of flood resistant materials in interiors
- Land elevation in areas of new development
- Street elevation



Waterfront Master Plan  
Design Response to Flood Mitigation  
within the Historic District Core

Dennis Carmichael, RLA



P O T O M A C R I V E R



P O T O M A C R I V E R



P O T O M A C R I V E R

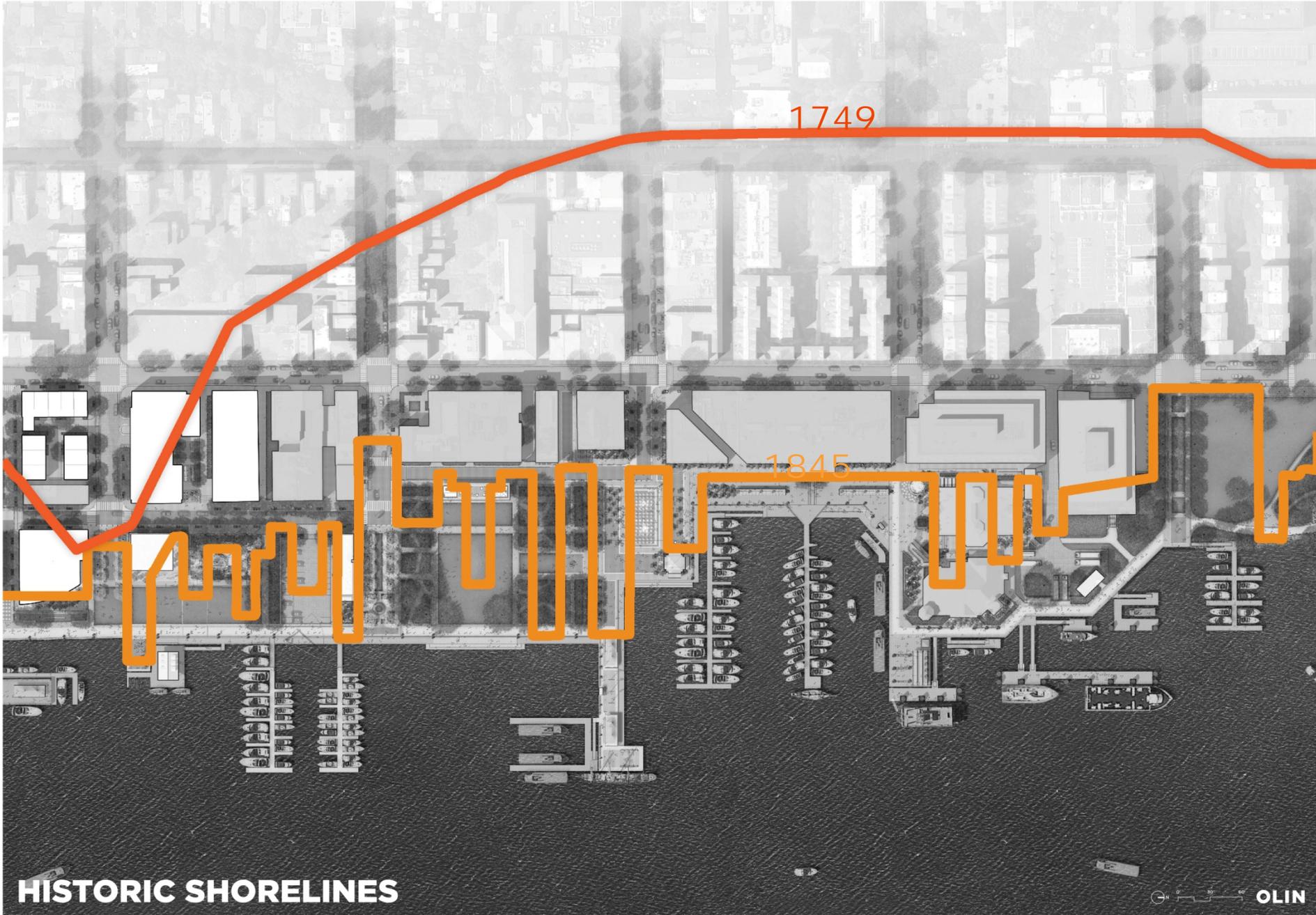
OLIN



P O T O M A C R I V E R







1749

1845

**HISTORIC SHORELINES**



P O T O M A C R I V E R



JAMESON,  
ALEXANDRIA

FOOT OF KING STREET

CIRCA 1900



FITZGERALD SQUARE WATER FEATURE - REFLECTIVE



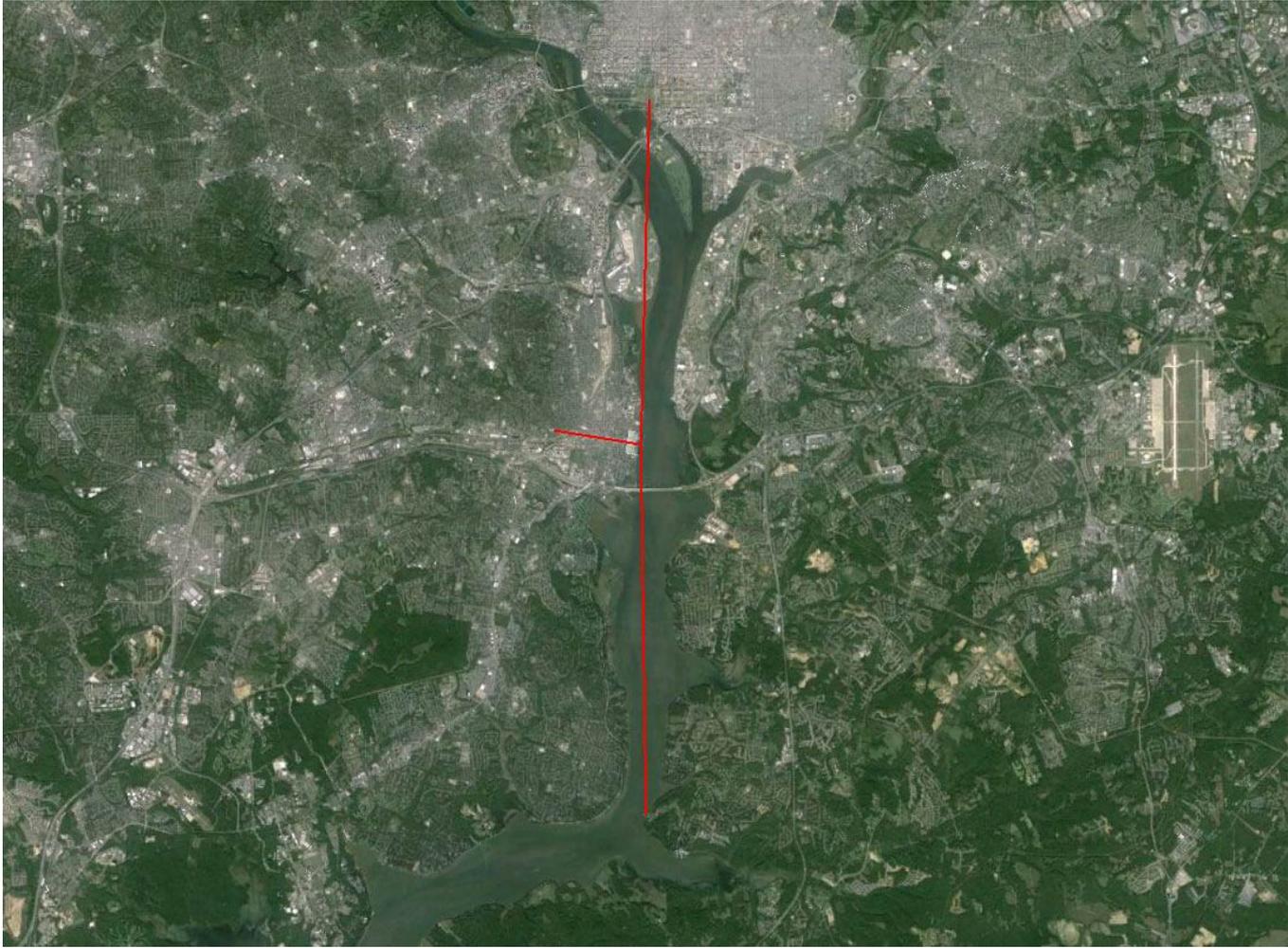
FITZGERALD SQUARE - INTERACTIVE WATER FEATURE

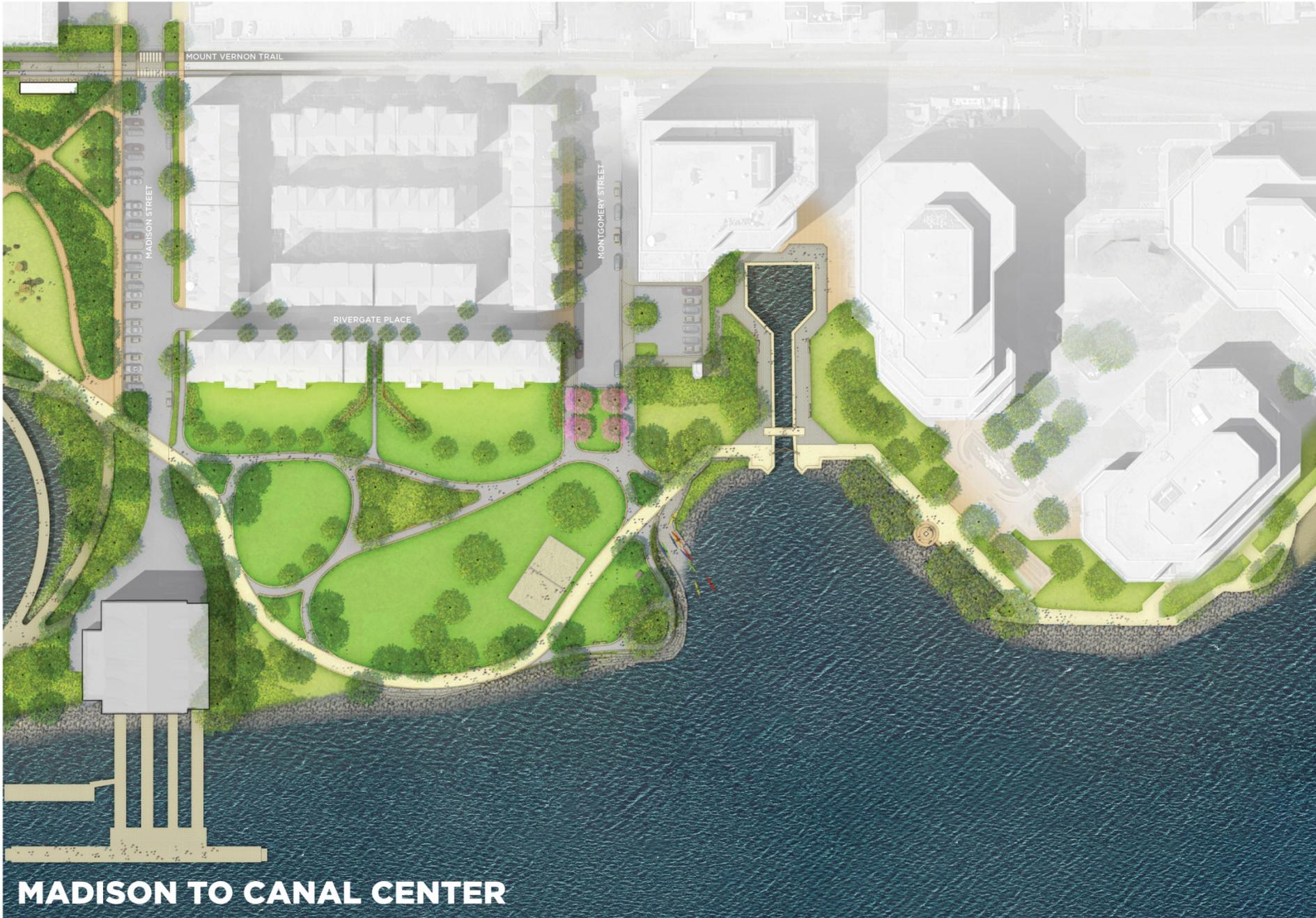


FITZGERALD SQUARE – WINTER



KING STREET





**MADISON TO CANAL CENTER**



**RIVERGATE PARK - EXISTING**



**RIVERGATE PARK - PROPOSED**





**ORONOCO TO MADISON**



**RALPH'S GUT - EXISTING**



**RALPH'S GUT - PROPOSED**



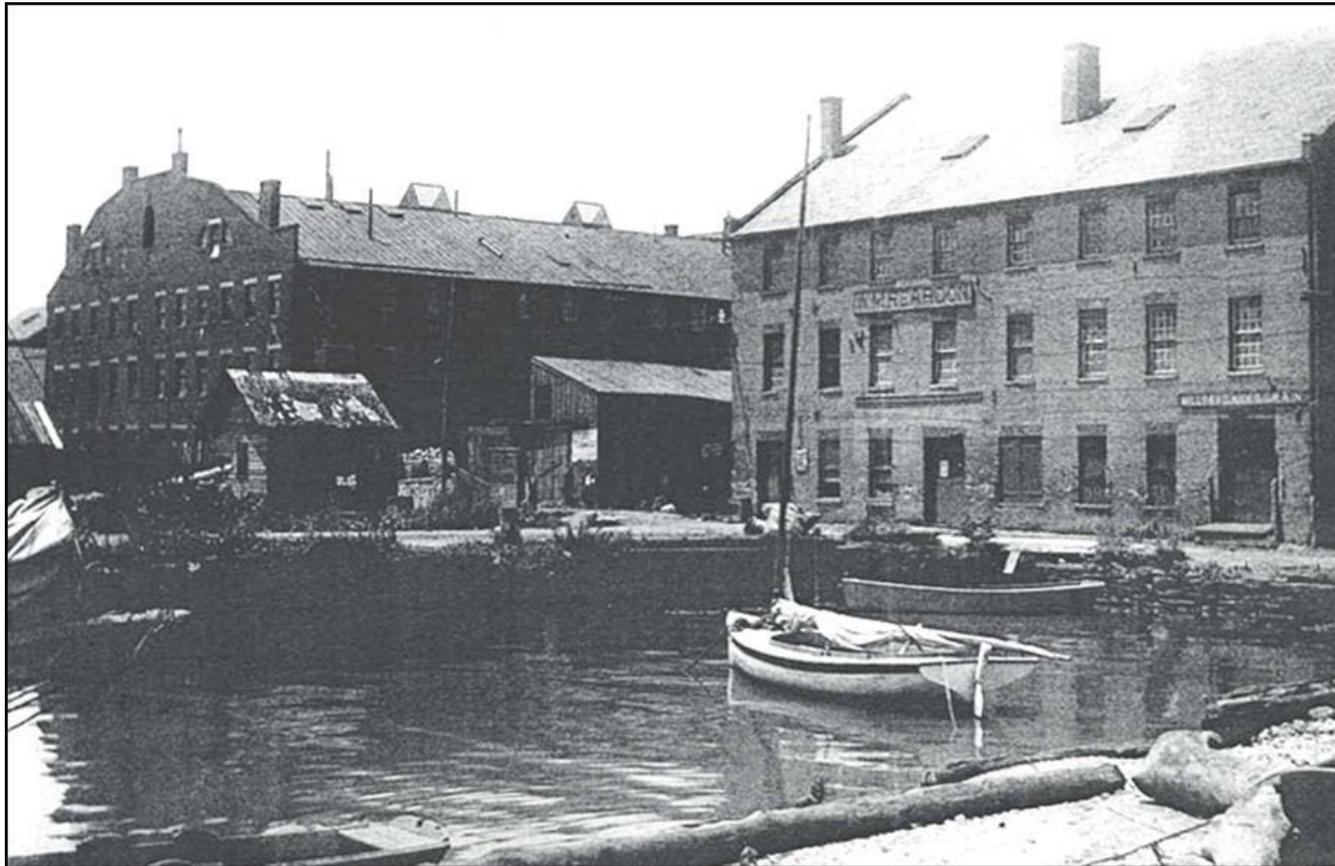
# Review of New Waterfront Development

John von Senden, AIA  
Chair, Board of Architectural Review



# Waterfront Plan Development Guidelines

Historic interpretation, consistent with the recommendations of the History Plan, should inform every aspect of the design of the redevelopment and adjacent public spaces



100 Block of The Strand ca. 1910  
McVeigh's and Reardon's Warehouses  
*Alexandria Library, Special Collections, William F. Smith  
Collection*

# 220 S Union St.

East Elevation



West Elevation



# Robinson Landing

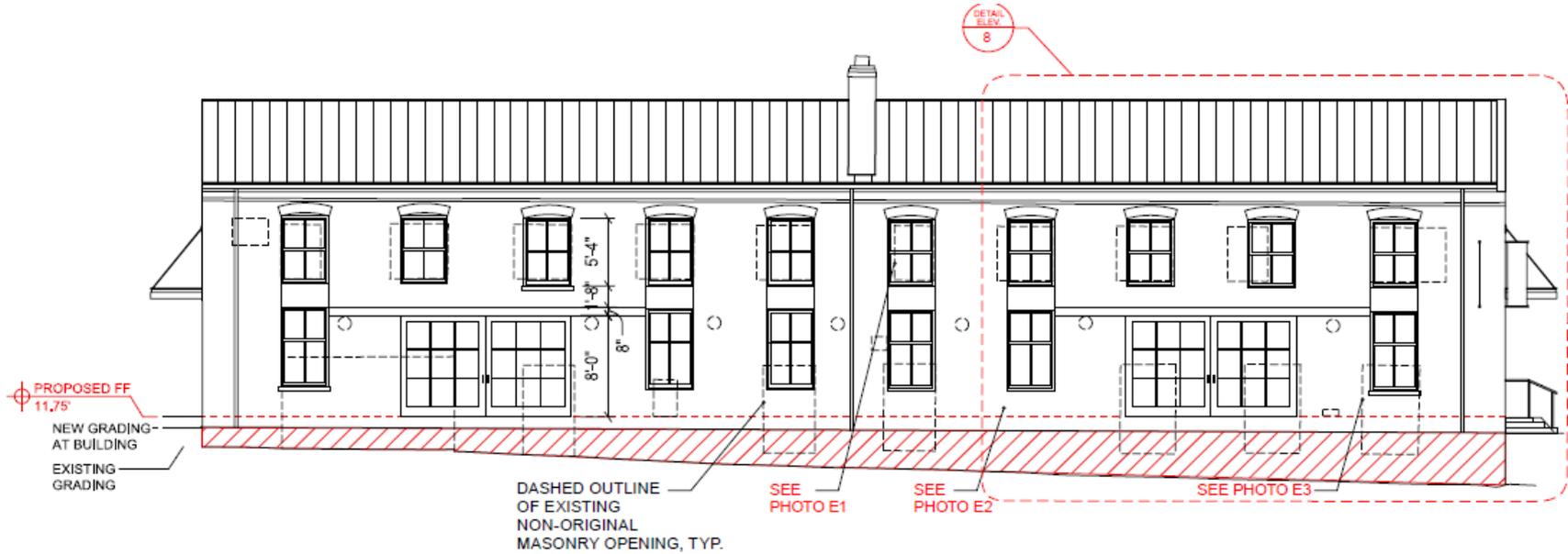


# Pioneer Mill, 1861-1865

The west elevations of the two-story Soldiers Mess house with the one-story attached kitchen and shed are viewed looking northeast. Alexandria Library, Special Collections



# 2 Duke Street Warehouse



EAST ELEVATION



E1



E2



E3

# Robinson Landing Historic Interpretation

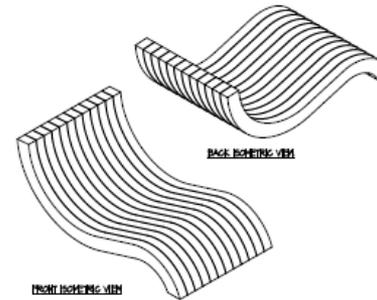
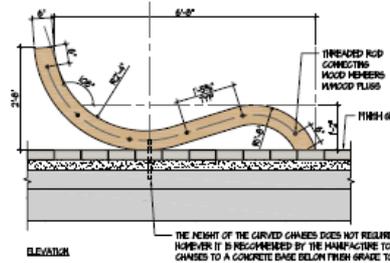
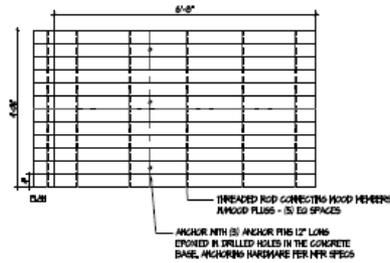
## SHIP BUILDING STRUCTURES INSPIRATION IMAGES



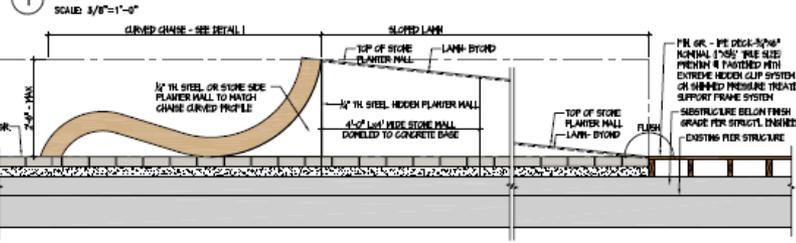
### FURNITURE NOTES:

- ACCEPTABLE MANUFACTURERS FOR BENCHES:
  - LANDSCAPE FORMS, INC.  
837 LAINDALE AVENUE, ALEXANDRIA, VA 22304  
TOLL FREE (800) 521-2546, PHONE (202) 811-0395, FAX (202) 811-3455
- SHOP DRAWINGS AND SAMPLES: SUBMIT SHOP DRAWINGS AND SAMPLES AS SPECIFIED IN THE SPECIFICATIONS DIVISION 1 AND DIVISION 22 SECTION SITE FURNITURE BENCHES.
- SHOP DRAWINGS: INDICATE EACH ARCHITECTURAL ITEM LOCATION ON THE SITE, DIMENSIONS, SIZE AND WEIGHT OR GAUGE AS APPLICABLE OF THE MEMBERS, METAL FINISHES, TYPE AND LOCATION OF SHOP AND FIELD CONNECTIONS, AND OTHER PERFORMANCE CONSTRUCTION AND DETAILING NOTES.
- THE LOCATION AND DETAILS OF ANCHORAGE DEVICES THAT ARE TO BE EMBEDDED IN CONCRETE AND MASONRY CONSTRUCTION.
- INCLUDE STRUCTURAL ANALYSIS DATA SEALED AND SIGNED BY PROFESSIONAL ENGINEER REGISTERED IN THE COMMONWEALTH OF VIRGINIA OR PER MFR ENGINEERED CALCULATIONS.
- PRODUCT SAMPLES: DURING THE SHOP DRAWING PHASE PROVIDE SAMPLES OF EACH MISCELLANEOUS METAL FINISH REQUIRED FOR ALL CONNECTIONS, ATTACHMENTS, HARDWARE CONSTRUCTION AND FINISH FOR LANDSCAPE ARCHITECT'S APPROVAL.
- AFTER THE APPROVAL OF THE ASSEMBLY COMPONENT AND THE SHOP DRAWINGS THE CONTRACTOR SHALL SUBMIT COMPLETE ASSEMBLY SAMPLES OF MANUFACTURED COLORS AND FINISHES OF THE FOLLOWING:
  - A 1/2" SECTION OF THE WOOD SEAT WITH STEEL LEE.
  - A 1/2" SECTION OF THE BENCH BACK.
- WOOD UPS SHALL BE DISCUSSED WITH THE MANUFACTURE AND OWNER DURING BID PHASE.
- MATERIALS:
  - THE WOOD FOR CURVED BENCHES WILL BE AN EXTERIOR GRADE HARDWOOD SUCH AS LAWNED ALASKAN YELLOW CEDAR THAT DOES NOT REQUIRE ANY MAINTENANCE AND WILL WEATHER TO A LIGHT SILVER GREY COLOR.
  - ALL HARDWARE SHALL BE GALVANIZED OR PAINTED WITH LANDSCAPE FORMS PATENTED PANGARD 4 POWDER COATING FINISH.

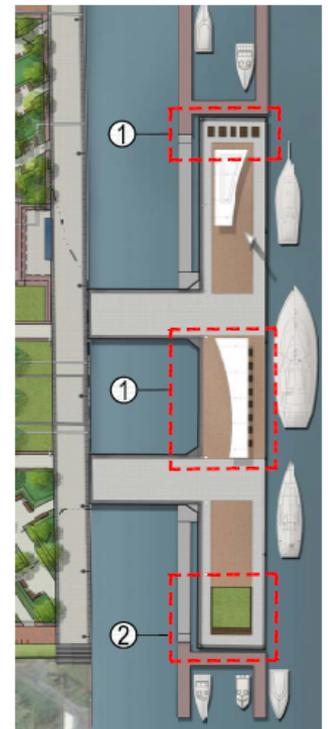
## MATERIALS



## 1 SHIP BUILDING STRUCTURES—CURVED CHAISE—PLAN & ELEVATION



## 2 SHIP BUILDING STRUCTURES—CURVED CHAISE—EDGE OF SLOPED LAWN—ELEVATION



KEY PLAN

# Robinson Terminal North





East Elevation of the  
Ford Dealer Make-  
Ready facility,  
constructed 1932 by  
Albert Kahn.  
Demolished 1992.

# Robinson Terminal North

## West Building



PERSPECTIVE FROM SOUTH

# Robinson Terminal North



East Building

East Elevation of the Pavilion



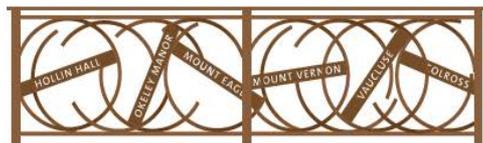
# Robinson Terminal North Historic Interpretation

## 2 – RAIL ELEMENTS

## 3.5 | ENVIRONMENTAL THEMES



Gears from 1931 bridge incorporated into pedestrian railing, South Park Bridge, South Park, Seattle, June 29, 2014 HistoryLink.org Photo by Priscilla Long



A tobacco hogshead was used in British and American colonial times to transport and store tobacco. It was a very large wooden barrel. A standardized hogshead measured 48 inches (1,219 mm) long and 30 inches (762 mm) in diameter at the head (at least 550 L or 121 imp gal or 145 US gal, depending on the width in the middle). Fully packed with tobacco, it weighed about 1,000 pounds (454 kg).

# Old Dominion Boat Club

Original Beachcombers  
Restaurant, 1946



Existing Condition



# Old Dominion Boat Club



# Old and Historic Alexandria District Walking Tour

