

Docket Item # 2
BAR CASE #2008-0234

BAR Meeting
April 7, 2010

ISSUE: Alterations and Signage

APPLICANT: City of Alexandria (Patrice McAuliffe, Agent)

LOCATION: 134 North Royal Street (Gadsby's Tavern)

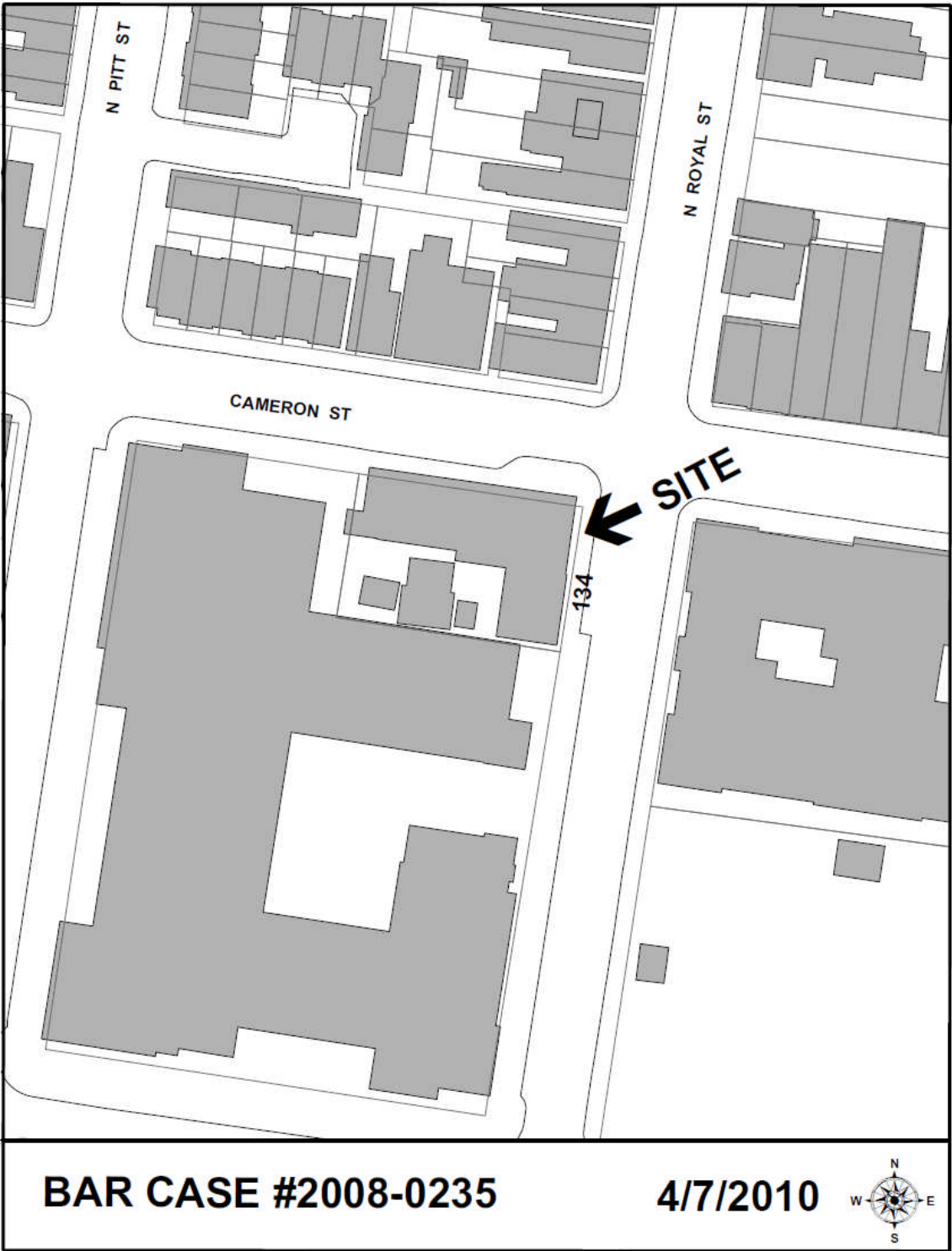
ZONE: CD / Commercial Downtown Zone

STAFF RECOMMENDATION: Staff recommends approval of the applicant's response to conditions of the previously approved Certificate of Appropriateness with the following final conditions:

1. The final text, images and copy of the interpretive signage is subject to City Staff review for historic accuracy;
2. The installation of interpretive signage on masonry walls will be through mortar joints.
3. The applicant/developer shall call Alexandria Archaeology (703/838-4399) two weeks before the starting date of any ground disturbance so that an inspection schedule for city archaeologists can be arranged;
4. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds;
5. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology; and,
6. The statements in archaeology conditions above shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of final approval if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.



UPDATE:

The Board approved for the ice well's rehabilitation design at their July 8, 2009 public hearing. On a motion by Dr. Fitzgerald and seconded by Mr. Smeallie, the Board voted (5-0) to approve the application for a Certificate of Appropriateness, as amended, for the Ice Well rehabilitation design and interpretive signage with the following conditions:

1. That the proposed language to be installed in the stone band is to return to the BAR for review and approval.
2. That the applicant will study the feasibility of an operable sidewalk hatch.
3. That the applicant will study the proposed glass viewing area to ensure its design provides maximum visibility into the ice well.
4. That if an additional staircase railing is required by code, the applicant will return to the BAR for its review and approval.

At the February 17, 2010 hearing, the applicant, at the Board's request, responded to the conditions of their approved Certificate of Appropriateness. The Board was still concerned about the proposed amount of graphic information and the use of plastic for two of the signs. Two additional modifications were recommended for restudy prior to final approval:

1. Replace the laminated donor's panel with a bronzed metal plaque; and
2. Delete the laminated info panel which was to be located in the below grade on the City Hotel foundation wall.

II. HISTORY/SITE DESCRIPTION:

History:

The ice well was probably constructed for tavern use in 1792 by John Wise, who consolidated several properties and enlarged or replaced the existing structures on the lot. The property was leased to John Gadsby from 1796 until 1808, during which time the City Tavern and Hotel became well-known for its generous hospitality.

A City Council vote in 1974, provided Gadsby's Tavern the resources to design and install the existing exhibit and preservation program for the ice well.

Site Description:

The historic tavern is located on an 11,106 square foot "L" shaped lot with a central private courtyard. Eight foot wide sidewalks run along the north and east property frontage. To preserve the tavern's associated ice well, the sidewalk is extended to 17.5 foot wide at the intersection of Cameron and North Royal Street. The resource is currently accessed by brick stairs enveloped by a metal wrought iron railing. There are currently no identifying markers for the resource or interpretive signage at the site.

III. ISSUES:

The applicant is requesting approval of the following responses to conditions imposed during the Board's July 8, 2009 Certificate of Appropriateness approval:

1. Location, materials and general content for the ice well's interpretive signage (see pages 6-11)
2. Deletion of the horizontal brass bar from the ice well's glass viewing windows (see page 8)
3. Deletion of the central handrail from the staircase.

III. ANALYSIS:

The applicant has addressed the outstanding issues remaining in the conditional approval raised by the Board at the February 17, 2010 public hearing. The current design for the interpretive signage for the ice well is as follows:

1. Sidewalk level interpretive text carved into stone with black polished lettering.
2. Interpretive text etched into cast glass recessed into paving marking the original location of ice well's hatch.
3. Interpretive text carved into stone with black polished lettering located on the capping stones above viewing windows.
4. Carved stone photo etching of John Gadsby's 1805 advertisement located on capping stones above wall adjacent to viewing windows.
5. Cast bronze engraved donor plaque (not to exceed 18"x 24") horizontally centered on the tunnel walk, 6 inches bellow capping stone.

Staff recommends approval of the design as it responds to all of the Board's requests expressed at the previous public hearing. The subject proposal, as conditioned, will not adversely impact the historic integrity of the ice well or the context of the Tavern complex. The museum staff will be able to interpret the resource without negatively impacting its character-defining features and, with the proposed rehabilitation programs; the structure will be protected for future generations.

IV. STAFF RECOMMENDATION: Staff recommends approval of the proposed responses to the approved Certificate of Appropriateness conditions with the following final conditions:

1. The final text, images and copy of the interpretive signage is subject to City Staff review for historic accuracy;
2. The installation of interpretive signage on masonry walls will be through mortar joints.
3. The applicant/developer shall call Alexandria Archaeology (703/838-4399) two weeks before the starting date of any ground disturbance so that an inspection schedule for city archaeologists can be arranged;

4. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds;
5. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology; and,
6. The statements in archaeology conditions above shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

STAFF:

Michele Oaks, Historic Preservation Planner, Planning & Zoning
Al Cox, Historic Preservation Architect, Planning and Zoning

V. CITY DEPARTMENT COMMENTS

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

Code Administration:

F-1 The applicant shall obtain a sign permit for the proposed sign and/ or wall lettering.

C-1 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

C-2 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.

C-3 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

C-4 The new handrails must comply with USBC for a minimum/maximum height of 30 to 34 inches. The ends must extend 12" beyond the top and bottom risers. The handgrip position must not be more than 2-1/4" in cross-sectional dimension, or the shape must provide an equivalent gripping surface. The handgrip portion must have a smooth surface with no sharp corners. The space between the wall and handrail must not be less than 1-1/2".

C-5 Handrails must comply with USBC 1009.10.

Historic Alexandria:

Approve.

Alexandria Archaeology:

Archaeology Finding

1. The ice well was probably constructed for tavern use in 1792 by John Wise, who consolidated several properties and enlarged or replaced the existing structures on the lot. The property was leased to John Gadsby from 1796 until 1808, during which time the City Tavern and Hotel became well-known for its generous hospitality. The vast majority of the ground disturbance for the current construction project is located within previously disturbed areas. Nevertheless, to insure that important information about this

significant Alexandria landmark is not lost as a result of construction, the following conditions are recommended:

Archaeology Recommendations

- *1. The applicant/developer shall call Alexandria Archaeology (703/838-4399) two weeks before the starting date of any ground disturbance so that an inspection/monitoring schedule for city archaeologists can be arranged.
- *2. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- *3. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
4. The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

VI. ILLUSTRATIONS:

Preliminary Exhibition Design Concepts - February 22, 2010

Office of Historic Alexandria
Gadsby's Tavern Museum - Ice Well

Sidewalk Level Graphics

Graphic 2: Site Title:

Location:
 Paving in front of guard rail
 Aligned vertically centered to stone pavers
 Aligned horizontally centered to railing

Dimensions:
 Single line text setting - exact dimensions dictated by final text
 (current text spans approx 77" w x 27" h)

Material:
 Carved stone with black polished lettering

Typefaces:
 Adobe Caslon Pro, Regular, 160pt (approx 2" high for Cap. O)

Transcript:
 Subterranean Ice Well Constructed in 1790 for John Will's City Tavern.

Graphic 4: "Hatch" Area

Location:
 Paving marking original location of ice well's hatch

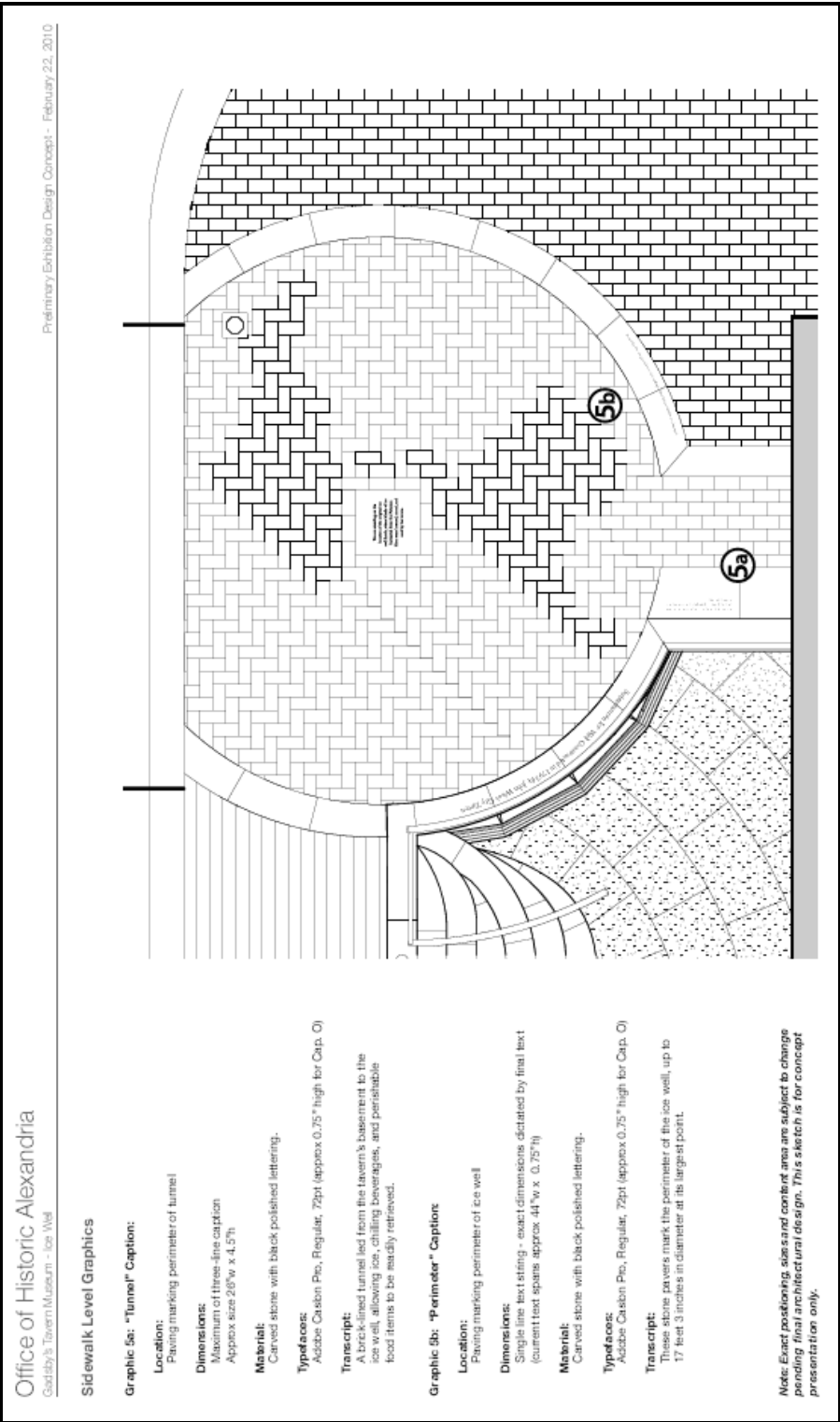
Dimensions:
 Multi-line contour set within 3/4" x 3/4" squares with 3" margin
 Text aligned centered horizontally and vertically

Material:
 Cast glass

Typefaces:
 Adobe Caslon Pro, Regular, 96pt (approx 1" high for Cap. O)

Transcript:
 You are standing on the location of the original ice well hatch, where blocks of ice harvested from the Potomac River were lowered, stored, and used by the tavern.

Note: Exact positioning, size and content area are subject to change pending final architectural design. This sketch is for concept presentation only.



Office of Historic Alexandria

Geometric Design Manual - 2010

Lower Level Graphics (Carved Graphics Only)

Graphic 1a. Site Specific Caption:

Location:
Coping stone as above viewing window

Dimensions:
32" w x 10" h, (four total with 1.5" margin
between aligned centered horizontally and vertically)

Material:
Carved stone with black polished lettering

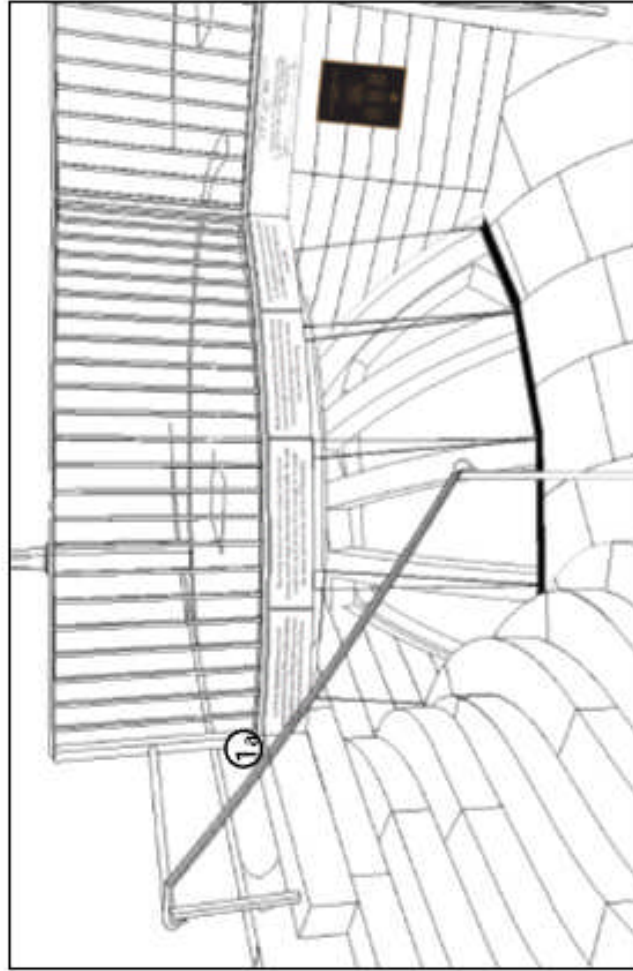
Typographic:
Aldine Caslon Pro, Regular, 36pt (approx. 1" high for Cop. C)

Transcript (Panel 1):
In 1795, the Alexandria Common Council granted permission to John Wain to build an icehouse on the corner of Royal and Cameron Streets as part of his construction of the new City Tavern.

Transcript (Panel 2):
This brick-lined ice well is a unique surviving architectural feature, much larger than most other ice wells. The well could store up to 65 tons of ice, enough to supply the town and even the citizens of Alexandria.

Transcript (Panel 3):
Blocks of ice harvested from the Potomac River were lowered through a hatch at the street level. The blocks were propped into one large ice mass and covered with straw to limit melting.

Transcript (Panel 4):
John Gladby, who leased the tavern from John Wain in 1806, capitalized on ice as an attraction for the tavern, selling it to the public for 5 cents per pound in 1806.



Geometric Design Manual - 2010

Office of Historic Alexandria
Gadsby's Tavern Museum - Ice Well
Preliminary Exhibition Design Concept - February 22, 2010

Lower Level Graphics (Cast/Engraved Bronze Donor Plaque)

Graphic 3: Donor Plaque

Location:
Horizontally centered on tunnel wall, 6 inches below capping stone.

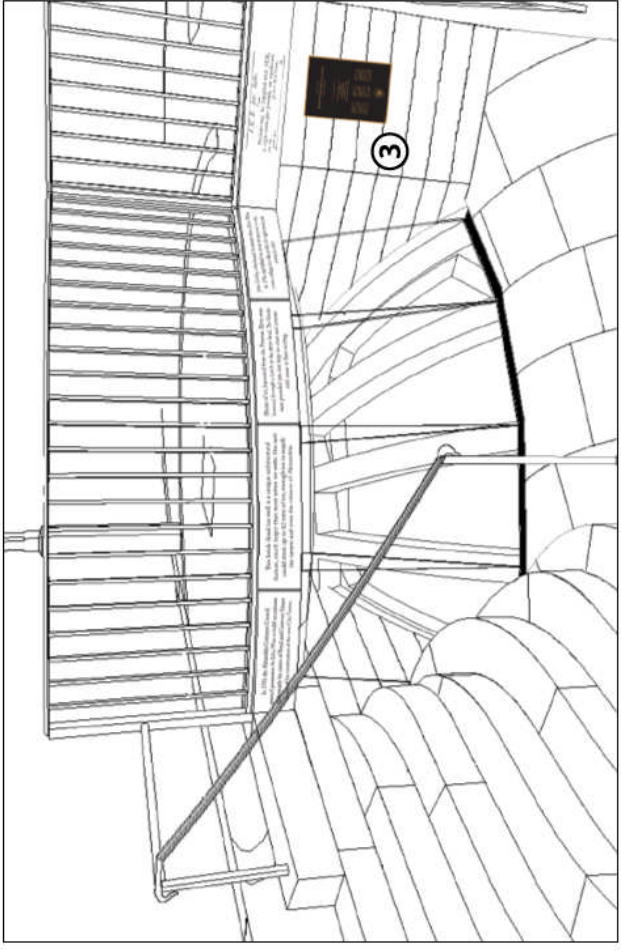
Dimensions:
12" w x 18" h - 18" w x 24" h
Final size will be dictated by quantity of names.
Diagram shows larger size.

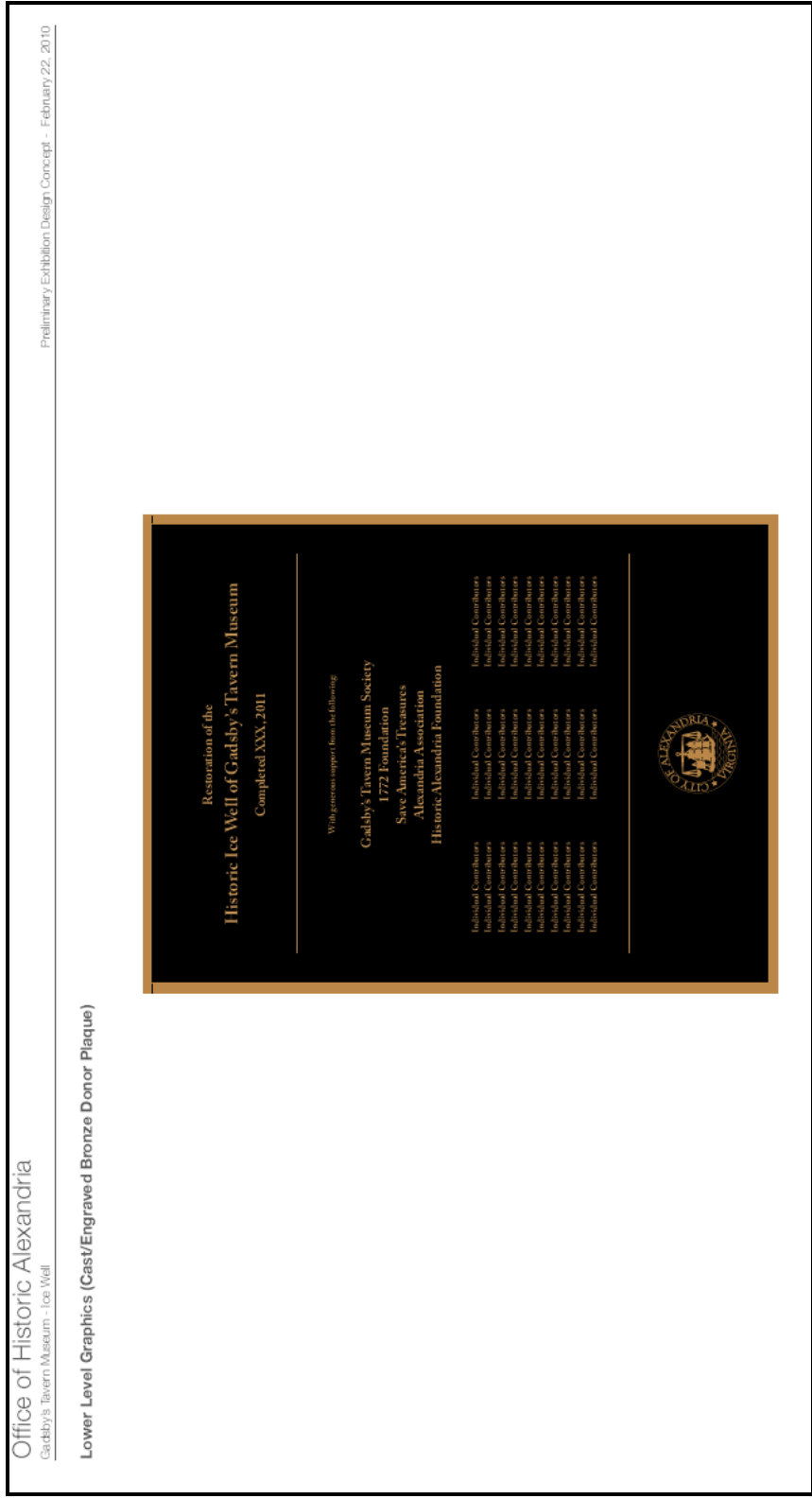
Material:
Cast/Engraved Bronze

Typefaces:
Title: Adobe Caslon Pro, Semi bold, 48pt
Subtitle: Adobe Caslon Pro, Semi bold, 36pt
Donor: Adobe Caslon Pro, Semi bold, 36pt
Individual: Adobe Caslon Pro, Semi bold, 24pt

Transcript
Restoration of the Historic Ice Well of Gadsby's Tavern Museum
Completed XXX, 2011

With generous support from the following:
Gadsby's Tavern Museum Society
1772 Foundation
Save America's Treasures
Alexandria Association
Historic Alexandria Foundation
Individual Contributors...

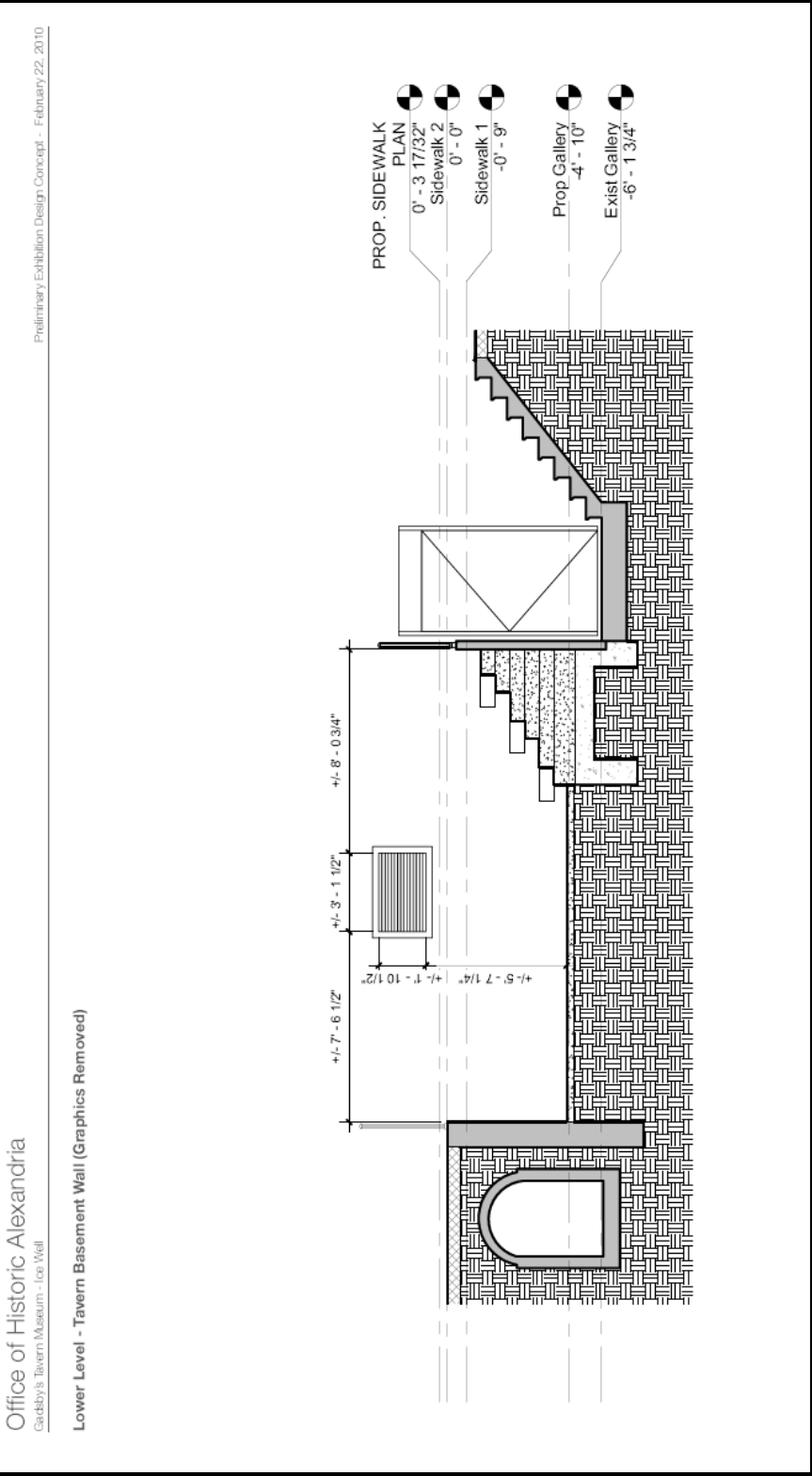




Preliminary Exhibition Design Concept - February 22, 2010

Office of Historic Alexandria
Gadsby's Tavern Museum - Ice Well

Lower Level Graphics (Cast/Engraved Bronze Donor Plaque)



VII. APPROVED DESIGN: July 8, 2009

Ice Well Viewing Windows

Frameless, operable, lockable clear, low iron glass with an anti-reflective coating will be installed in the ice well's viewing windows to promote the visibility of the resource and reduce glare. One of the glass panels will be fixed.

Lighting

The site will be lit utilizing low level LED lights. The lighting levels will not exceed 0.5 footcandles at curb edge. The fixtures approved for inside the ice well will highlight the unique features identified by the museum curators as well as creating an overall illumination program for the resource. The interior lighting is designed to be slightly brighter than its surroundings, as it is the focal point of the exhibit. The approved fixtures also include new, marker lights on the top of each stair, on each tread, and an array on the lower level wall for its nighttime patrons.

Stormwater

The current two (2) area drains connect to piping that enters the building and connects to a sump pump that ties into existing storm water piping (to be verified). The approved design ties a new trench drain and the two (2) area drains into this same piping. The amount of impervious area and associated volume of water remains the same.

Sidewalk

The brick pavers at the sidewalk level will follow the curves of the ice well. A 12" wide stone band will frame the limits of the ice well at the sidewalk level. This band will be engraved with text, as part of the interpretive programming of the site.

Sidewalk Level Railings

The metal railing at the sidewalk level is being replaced with black iron supports with bronze/brass handrails of similar design as the existing.

Ice Well Steps

The amphitheatre steps descending into the viewing area will be fabricated out of bluestone. The walls will be brick. Black iron supports with bronze/brass handrails will flank the staircase.

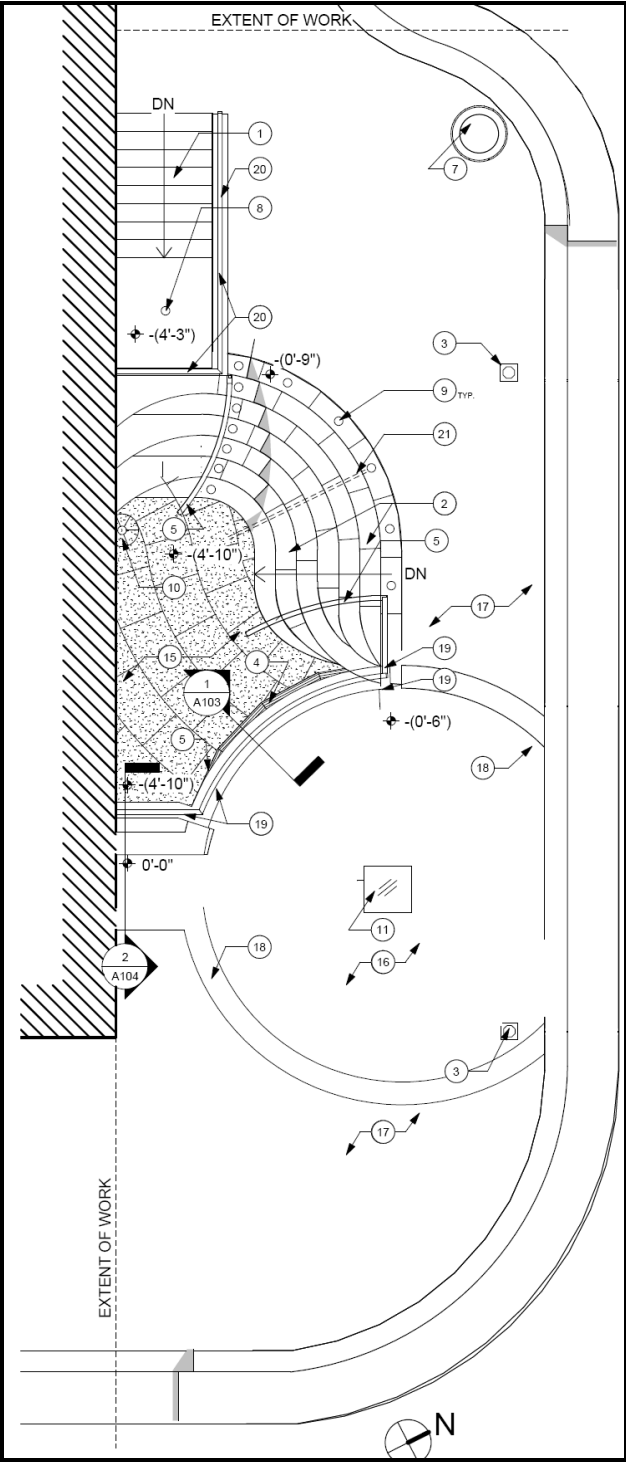
Signage

The proposed language to be installed in the [street level] stone band and any additional interpretive signage was to return to the BAR for review and approval.

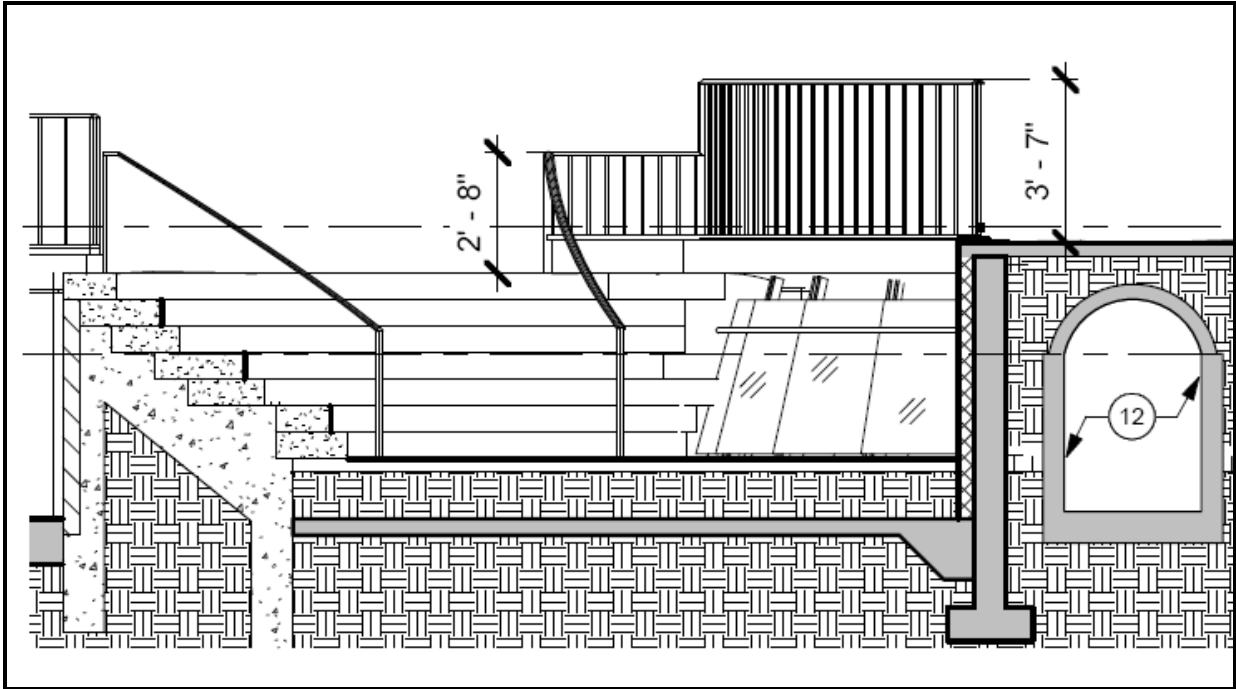
Tradesman Entrance

The railing will be removed and replaced with a new, code compliant railing closely matching the existing in design. The railing will be fabricated with black iron supports with bronze/brass handrails.

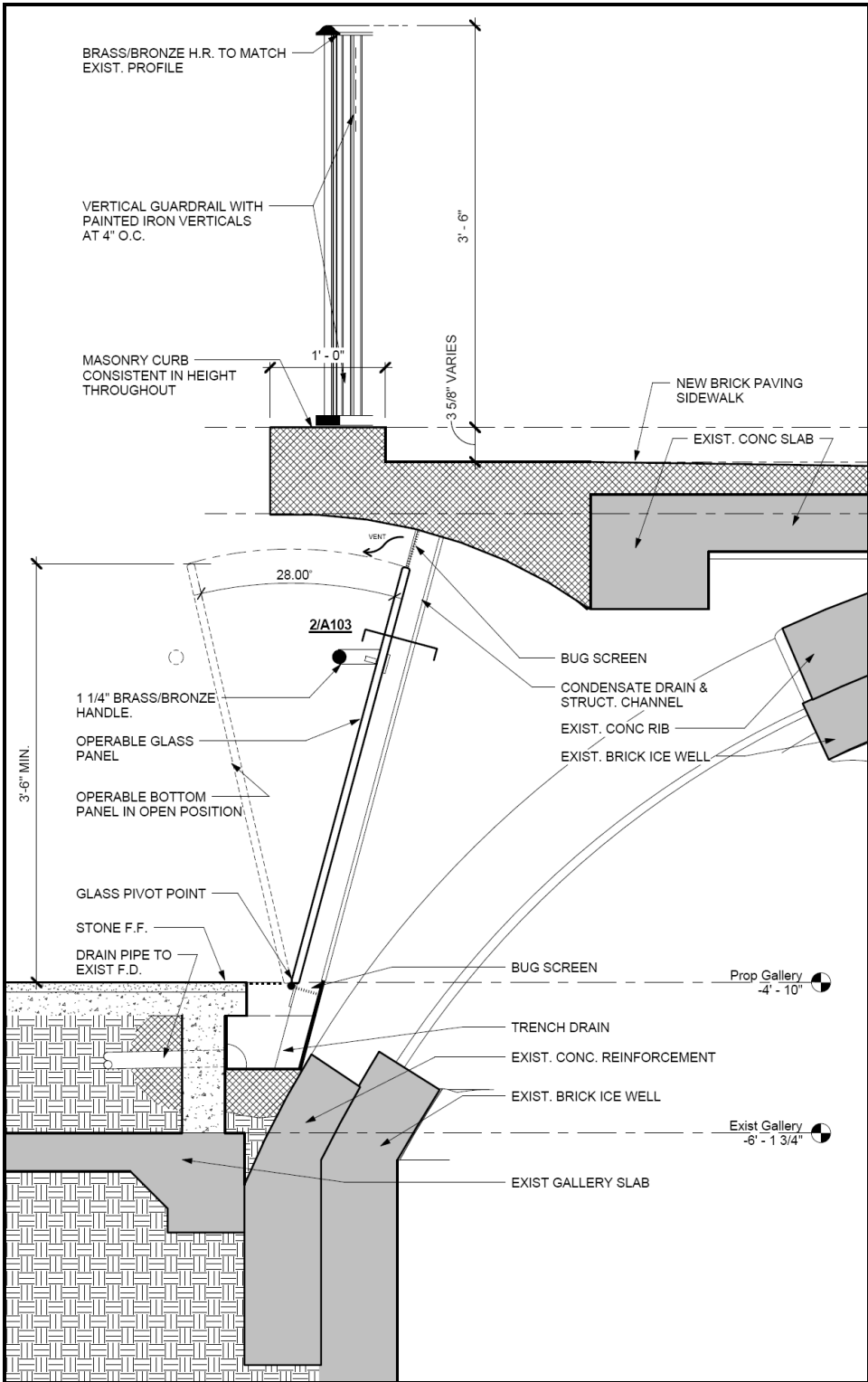
VIII. APPROVED DESIGN'S ILLUSTRATIONS: July 8, 2009



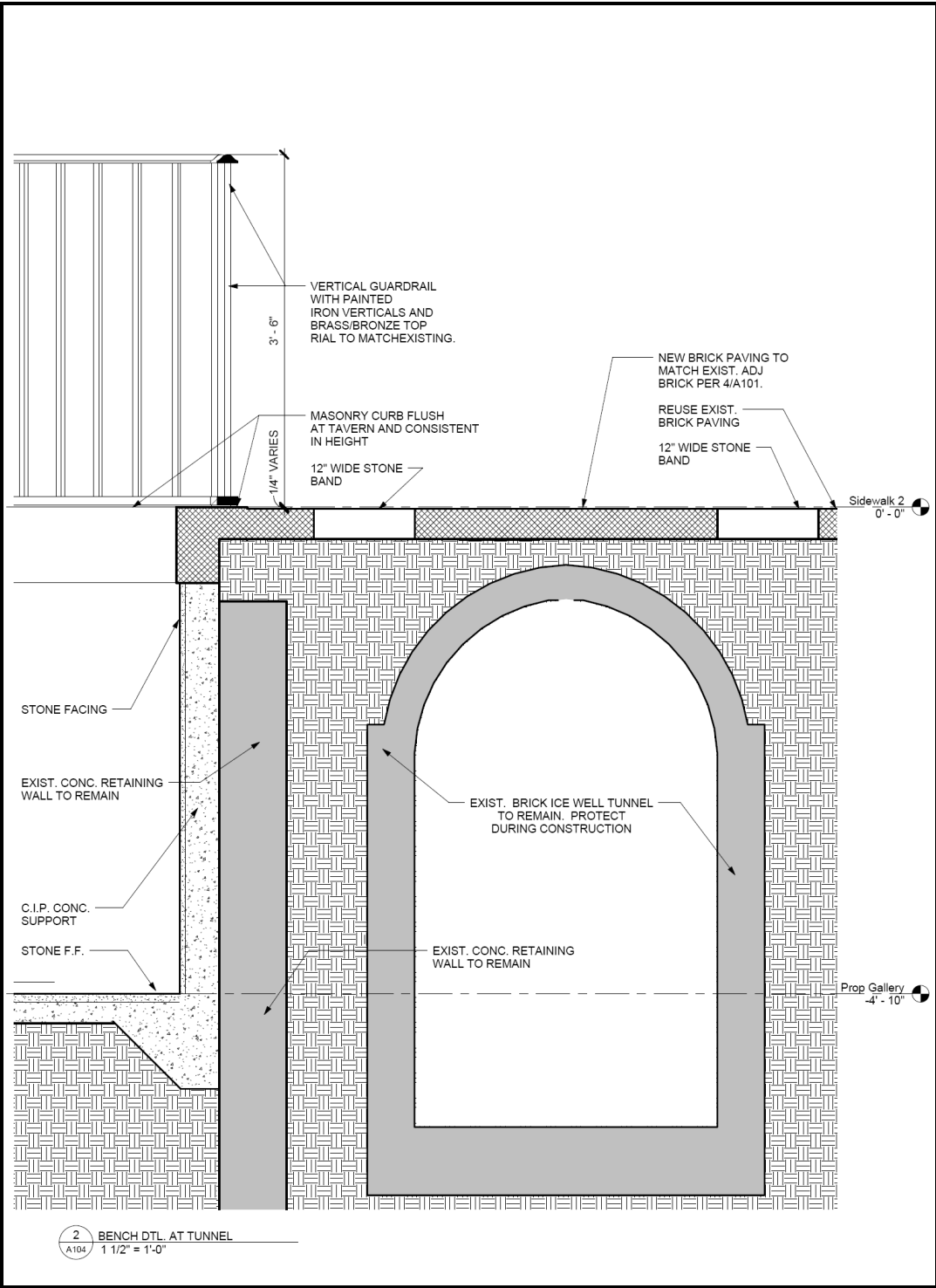
Approved Site Plan



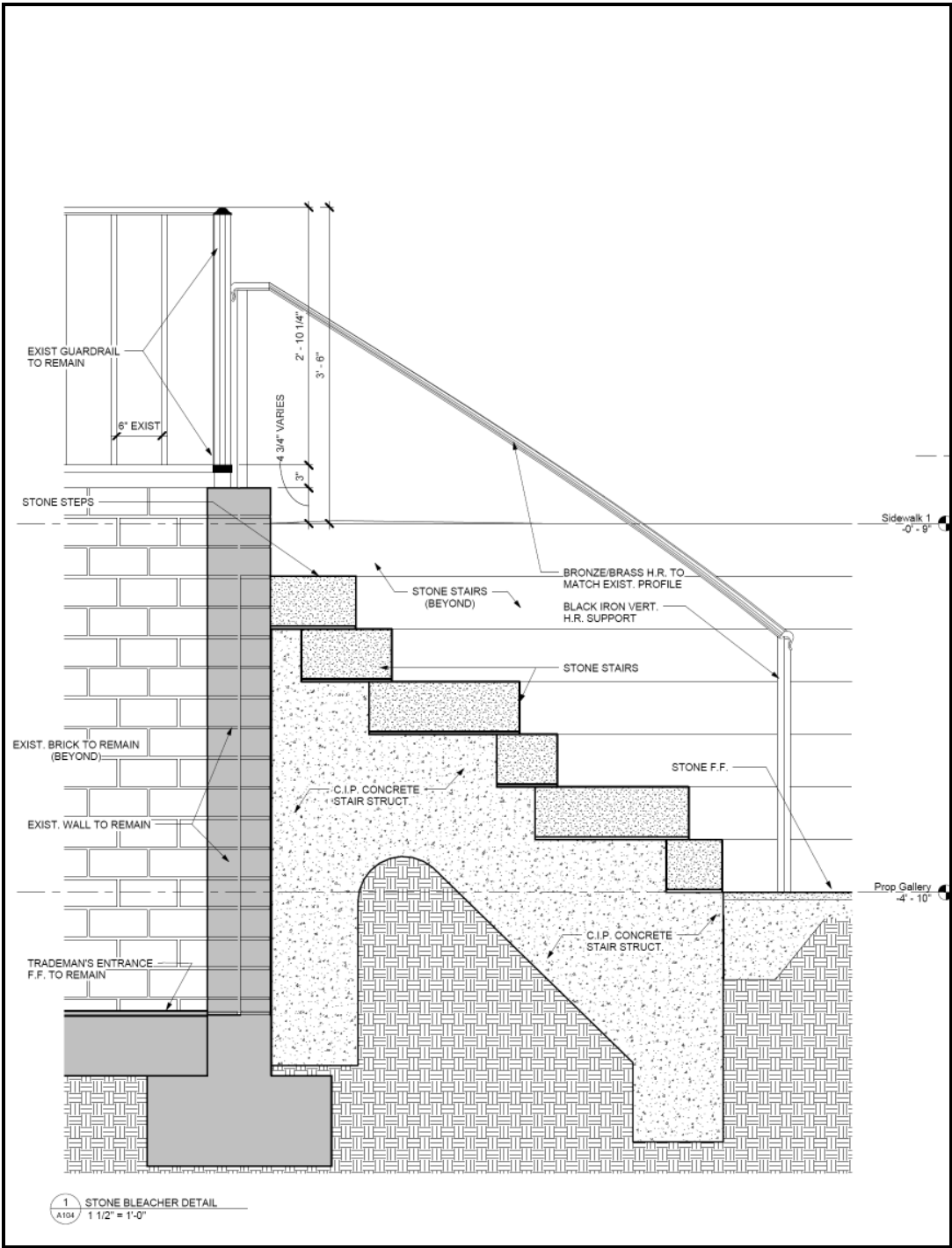
Approved Section



Approved Viewing Window Detail



Approved Bench Detail



Approved Stair Detail



Approved Street View