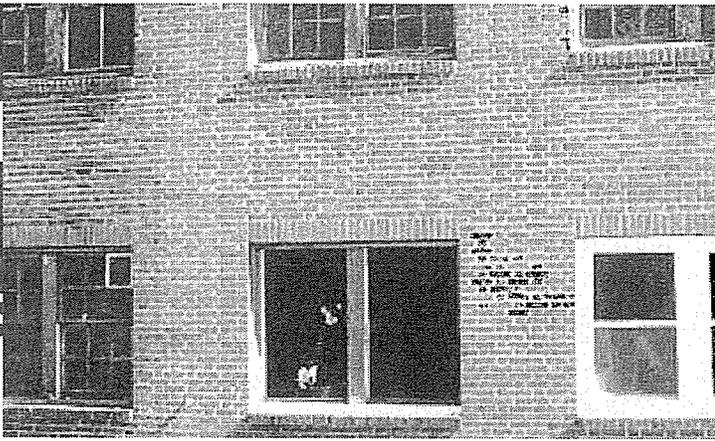




REHAB
NO



::about REHAB NO::

The REHAB YES/NO learning program has been specially developed to make a point about choosing approaches to rehabilitation work that preserve the character of historic buildings in our nation's communities. In the case of the examples that follow, this was not done, and, in consequence the historic character of these buildings has been lost.

You will see work that no doubt began with good intentions, but—because those aspects that make up the building's historic character were not clearly identified before rehabilitation began—ended up causing the loss of historic fabric as well as the inappropriate alteration of exterior features; or interior spaces and features; or the site's landscape features. You'll also see how incompatible new additions—large and small—are capable of creating an undesired "new look," and robbing historic buildings of their unique character in the process!

10 NO Issues focus on dramatic "before and after" illustrations of historic buildings. The "befores" point up each historic building's significant qualities or character prior to rehabilitation work, while the "afters" demonstrate how inappropriate work has changed their historic character. In each instance, the completed work did not meet **the Secretary of the Interior's Standards for Rehabilitation**. These Issue summaries are not intended to be all inclusive, that is, the examples of work illustrate BASIC issues involving material loss and visual change. Other illustrated examples could very well be used and there are many other—more complex—issues in rehabilitation that are not included here.

It is better to look at all 10 Issues, but if you prefer to pick and choose, you may wish to use the IssueIndex that can be found at the top (right) of each page.

::Index to "NO" issues::

◀ How Buildings Can Lose Their Historic Character

::go to REHAB YES'S::

[TOP IMAGE] Inappropriate change to a historic building means the loss of its distinctive visual qualities, as well as a lessening of its long-term historical and cultural value.

Standards in Action

The specific Standards for Rehabilitation that were applied in each case study project will be highlighted here.

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REHAB NO

no.1



::issueFOCUS:: Replacing historic materials

[TOP IMAGE] Deteriorated, still significant. NPS Photos.

The historic character...

This two-story frame house built around 1870 is severely deteriorated--the lap siding has been covered with stucco; a later front porch, non-significant front and rear additions, and an exterior metal staircase leading to the second floor have all been removed. But, in spite of the degree of exterior loss and change, the essential form and detailing of the house is sufficiently intact to convey its historical significance within the district before rehab.

...and how it was lost in the rehabilitation.

First, the nonhistoric stucco was removed. The owner felt the historic lap siding was deteriorated beyond repair due to moisture and termites, and, as a result, removed all of it as well as the sheathing underneath. At the same time, other historic wood features were removed and replaced, including all roofing, all windows, shutters, and wood trim. In addition to the sheer amount of new material introduced, some of the replacement features were inappropriate, such as the thick wood-shingle roofing. The cumulative effect of the rehabilitation was to create an all new house with some Colonial style details that would never exist on an 1870s house. Because of the wholesale replacement of materials and features, and lack of documentation for the new work, the rehabilitation did not meet **Standards 2 and 6**. Further, the building was no longer considered "historic," and was removed from the National Register of Historic Places.



Side view. Just an all new house with Colonial details.

What should you know?

Rehabilitation work may reasonably involve repair or even total replacement in kind of some particularly deteriorated historic materials, such as roofing, exterior wood cladding, wood window frames and sash, or interior plaster. But historic features that *can* be repaired and preserved should not be removed and replaced with new material. Physical or pictorial documentation should always precede replacement of missing historic features.

::Index to "NO" issues::

◀ If historic features are deteriorated and missing, **DON'T** end up with an all new building!

::go to REHAB YES'S::



Replaced shutters, roofing, windows, trim...

Standards in Action

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing historic features shall be substantiated by documentary, physical, or pictorial evidence.

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::Index to "NO" issues::

◀ **If historic windows need to be replaced, DON'T install different looking new windows!**

::issueFOCUS:: Choosing inappropriate replacement windows

::go to REHAB YES'S::

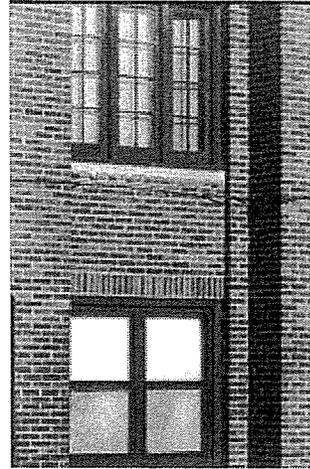
[TOP IMAGE] Historic apartment building. NPS Photos.

The historic character...

This four-story apartment building was built in 1929 and is located in a historic district. Possibly the most distinctive feature of the exterior is its tripartite, multi-paned, wood casement windows (see close-up of top portion of photo, below). These historic casement windows are, at present, severely deteriorated and most likely need to be replaced.

...and how it was lost in the rehabilitation.

The apartment building was to be kept in continuing residential use. A major component of the rehabilitation project was to replace the deteriorated historic windows with new windows in a manner that would meet the developer's requirements for the project, and also meet the **Standards for Rehabilitation**. When the owner replaced the historic tripartite, multi-paned, wood casement windows with new pairs one-over-one double hung windows, the result was a radical change in the building's appearance (see bottom portion of photo, below). Because the historic windows were a distinctive and repeated feature of the building and played an important role in defining the overall character, the very different looking replacement windows resulted in the loss of that character, and the project—in turn—did not meet **Standard 6**.



Historic casement windows (top). New one-over-one double-hung windows (bottom).

What should you know?

Window replacement is among the most common and difficult issues in rehabilitation. During rehabilitation, developers frequently replace existing windows with new sash for reasons of energy efficiency, ease of operation and maintenance. It is a good idea to get help from qualified preservation professionals, such as architects, architectural historians, historians, and others who have experience in working with historic buildings prior to installing replacement windows--especially where windows are on a primary, highly visible, facade and are important to the historic character of the building. Missing or severely deteriorated windows that cannot be repaired should always be replaced with windows that match the historic windows in material, size, muntin configuration, and reflective quality.

Standards in Action

Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing historic features shall be substantiated by documentary, physical, or pictorial evidence.

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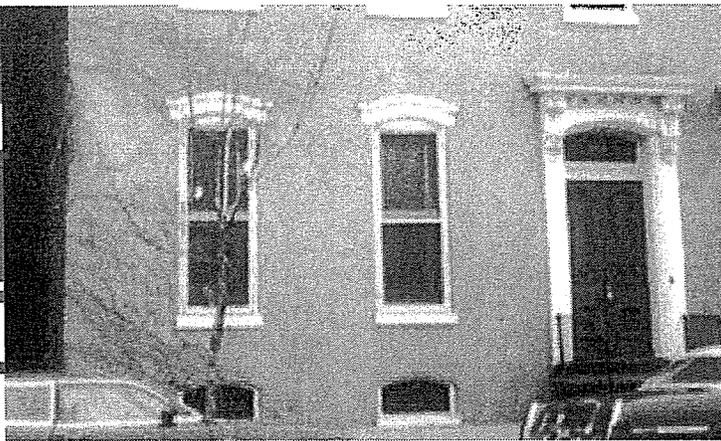
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REHAB NO

no.4



::issueFOCUS:: Altering a distinctive rear elevation

The historic character...

This late 19th century, 3-story, brick rowhouse located in a small-town historic district, is typical of other Victorian buildings with its Italianate window and door trim and bracketed cornice (see top). Also characteristic of many buildings in the district, it has a two-story kitchen wing at the rear with a second-story porch featuring a decorative balustrade (see right, below).

...and how it was lost in the rehabilitation.

Rehabilitation of the building essentially involved work to convert the residence into a dress shop. The owner felt that the existing interior space was inadequate for the retail operation, and, as a result demolished the historic rear wing in order to build a much larger addition. Because of the loss of the distinctive rear porch coupled with construction of a massive new addition that has a non-residential scale and appearance, the work did not meet **Standards 6 and 9**. Finally, the addition, below, radically changes the exterior form of the rowhouse.



No rear wing, but a new addition and parking.

What should you know?

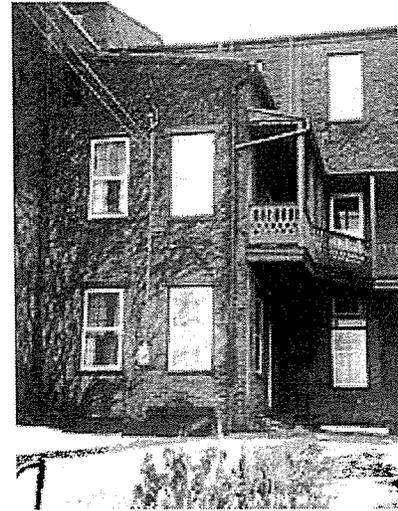
Attaching a new exterior addition usually involves some degree of loss to an external wall or walls. For this reason, it is generally recommended that an addition be constructed on a secondary side or rear elevation where significant materials and features are less apt to be present. However, where side or rear elevations are architecturally significant or where they display either a distinctive individual plan or a plan characteristic of buildings in the neighborhood, they need to be retained and preserved--not damaged, destroyed, or hidden.

::Index to "NO" issues::

◀ If it's a historically distinctive side or rear elevation, **DON'T** damage, destroy, or hide it!

::go to REHAB YES'S::

[TOP] 19th c. rowhouse, [BOTTOM] distinctive rear wing and porch. NPS Photos.



Standards in Action

Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing historic features shall be substantiated by documentary, physical, or pictorial evidence.

Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

::go to the standards::

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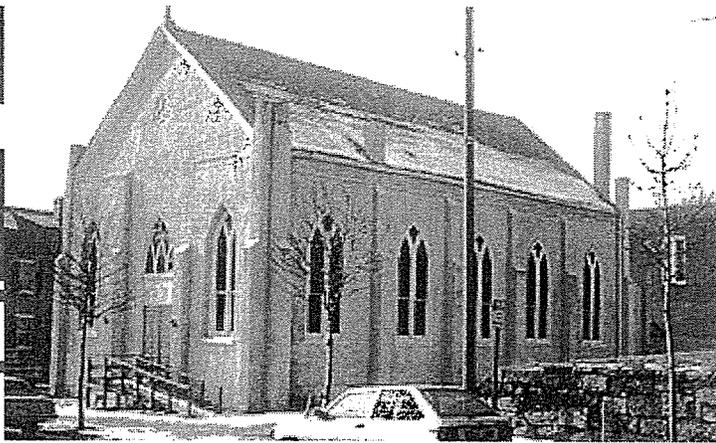
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REHAB NO

no.5



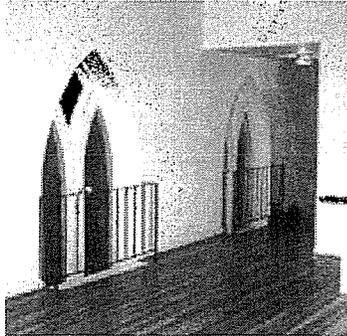
::issueFOCUS:: Subdividing a large significant interior space

The historic character...

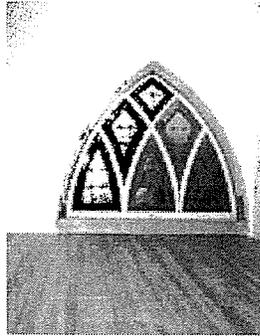
This modest Gothic Revival church building, featuring twelve distinctive stained glass windows, buttresses, and a gable roof, was built in 1858. It survived into the late 20th century virtually intact. The interior is further defined by its tray ceiling and windows, a choir loft, and, in particular, by the openness of its large space. In summary, this public interior space conveys the primary ecclesiastical purpose for which the church was built.

...and how it was lost in the rehabilitation.

In the rehabilitation of the church for offices and apartments, eight of the stained glass windows were removed, reconfigured, and replaced with clear glass. The large open interior space, an integral component of the historic character of the church, was subdivided by inserting a full second floor. Removing the stained glass windows further changed the historic appearance (although some of the stained glass windows were retained, the new floor cut them in two visually, compromising their size and proportion on the interior).



Interior space subdivided.



Half a window after rehab.

Finally, demolition of the choir loft, which was integral to the historic function of the sanctuary, further diminished the church's historic character. Because of the cumulative effect of the work, the sense of time and place associated with the church and its historic function was lost and, thus, **Standards 2 and 5** were not met.

What should you know?

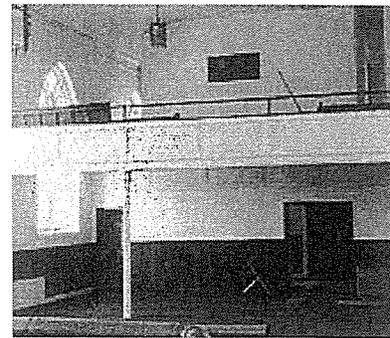
Rehabilitating historic buildings should always involve the careful preservation of significant interior spaces, features, and finishes in the process of making those changes necessary for a compatible new use. In historic churches, this often includes features, such as stained glass windows, choir lofts, altars, and large open spaces. Alterations that are so extreme that they cause the loss of significant open spaces, or result in the removal of distinctive features and finishes would not meet **Standards 2 and 5**. Although this particular approach was not successful, some subdivision may have been possible if a sense of the interior space and volume had been retained.

::Index to "NO" issues::

◀ **If a large interior space is significant, DON'T subdivide it and DON'T destroy distinctive features!**

::go to REHAB YES'S::

[TOP IMAGE] Historic church exterior.
NPS Photos.



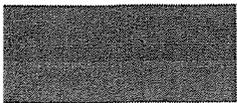
Interior space with choir loft.

Standards in Action

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

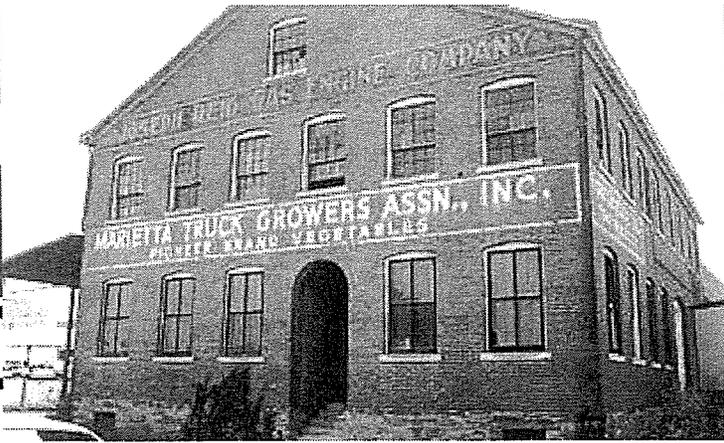
Standard 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

::go to the standards::



REHAB NO

no.8



::Index to "NO" issues::

◀ If the historic building is simple, DON'T attach an upscale addition!

::issueFOCUS:: Designing an inappropriate new porch or entrance

::go to REHAB YES'S::

[TOP IMAGE] Simply detailed industrial building. NPS Photos.

The historic character...

This 1880 manufacturing facility is located at the edge of a historic district. Constructed in red brick, it is a simply detailed, 2 story, gabled structure with a large one-story section in the rear. It displays characteristics typical of its function as an industrial building--large door openings, numerous windows, and a covered loading dock (the profile of which can be seen at the far left).

...and how it was lost in the rehabilitation.

As part of the rehabilitation proposal for re-use as a retail store, the ca. 1950 corrugated metal roof covering of the loading dock was to be removed, and a new roof constructed in its place. The existing roof, with pipe column supports, had been a simple addition to the original building and, since it was generally consistent with the industrial character of the building, could have been retained and repaired. During project planning, the owner decided to remove the nonsignificant roof and, instead, to construct a new porch or "portico" addition on this highly visible side elevation. The side elevation would then become the new primary entrance from a parking lot.

It can be seen from the "before and after" photographs that the new portico addition represents a dramatic change in the overall character of the historic manufacturing facility in both design and scale. First, the portico is three feet taller than the old loading dock roof, thereby dominating the south side and front of the building; it is also flush with the historic facade rather than set back from it. Next, it features a deep classical style entablature and massive formal columns; the white paint further exaggerates its presence. Finally, the monumental appearance of the new portico addition is at complete odds with the simple, industrial character of the building. For all of these reasons, the new addition failed to meet **Standard 9**.



Roof-covered loading dock on the site.



Monumental portico in its place.

Standards in Action

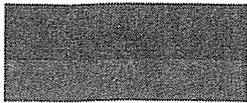
Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

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REHAB NO

no.9



::issueFOCUS:: Constructing a large-scale rooftop addition

[TOP IMAGE] Historic three-story building before rehab. NPS Photos.

The historic character...

This three-story building is part of a historic district noted for late-19th century commercial buildings. It is prominently located on a corner site and flanked by two-story structures. Built in 1890, the structure has remained unchanged in appearance for ninety years. Its most distinctive historic features include jack-arched windows, a corbelled beltcourse, and pilasters. The building was in poor condition over a period of time, having lost an ornamental projecting entablature in the 1950s and suffering fire damage on the third floor of the interior.



Out of scale addition with a new vertical emphasis.

...and how it was lost in the rehabilitation.

In the rehabilitation for mixed retail and residential use, the work included a 1 1/2 story addition to accommodate eight loft bedroom apartment units over the retail and office space. The new addition was designed to be flush with the existing facade in order to maximize the floor space (see photo above, right).

To further blend in with the historic district, the owner decided to use a cornice with brackets similar to the lost cornice--the spacing of the brackets was modified to include small modern windows. Dates were added to the facade to differentiate the historic construction from the new addition (see photo, right). As a result of the new work, the height of the building had now been increased by almost one-third, giving it a new vertical emphasis it never had historically.

The historicizing of the addition's detailing (jack-arch windows, corbelled beltcourse, pilasters, brackets, and wrought iron cresting) eliminated any visual distinction between the new addition and the historic building. Adding dates (1890 and 1980) as a device did not, in and of itself, distinguish old from new. In brief, the addition had significantly altered the the building's mass, scale and proportional relationships and changed its character. In spite of the fact that work on the first two floors was considered appropriate, the overall rehabilitation did not meet **Standards 2 and 9**.

What should you know?

Rooftop additions are sometimes seen as a way of increasing the usable floor area of historic buildings located in urban areas. When this type of new addition is being considered, it needs to be designed in a way that it is as inconspicuous as possible when viewed from the street. Even if the new addition is set back from the plane of the facade, making it inconspicuous is difficult on a two or three story building. For this reason, rooftop additions are generally not recommended.



::Index to "NO" issues::

◀ **DON'T** put on a new addition that changes the building's historic character!

::go to REHAB YES'S::



Historicized addition with dates.

Standards in Action

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

::go to the standards::



REHAB NO

no.10



::issueFOCUS:: Installing skylights on a visible roof elevation

[TOP IMAGE] Frame house in a hilly setting. NPS Photos.

The historic character...

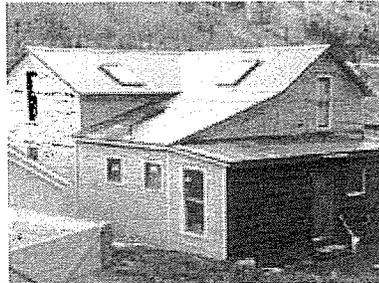
This small, 1½ story house in a historic mining community in the West was built in 1891. The wood frame building with an L-plan features a prominent gable roof, a one-story porch across the facade, and two historic sheds at the rear. It faces south onto a major street—one block off the main business thoroughfare—in a neighborhood of similar small, vernacular houses.

...and how it was lost in the rehabilitation.

When the house was rehabilitated for continued use as a residence, multiple skylights were added in order to provide more light and ventilation. Three operable skylights were installed on the gable roof at the front of the house, with two more on the shed roof at the rear. Although all the new skylights had a flat profile, they substantially altered the historic character of the property, particularly when seen from the street. These seemingly small new features are visible in front of the building, and from several locations within the historic district, which is quite hilly. The addition of skylights on this house altered its historic character and, thus, did not meet **Standards 2 and 9**. Skylights, coupled with other roof alterations in the community, have begun to change the character of the entire district.

What should you know?

Property owners rehabilitating historic buildings often want to add skylights to permit light into historic interior spaces. This is especially true when previously unfinished spaces, such as attics, are converted into usable space. However, adding skylights may substantially change the appearance of a roof and, thus, fail to meet **Standards 2 and 9**. Buildings that have prominent roofs or highly visible roof elevations are usually not good candidates for skylights.

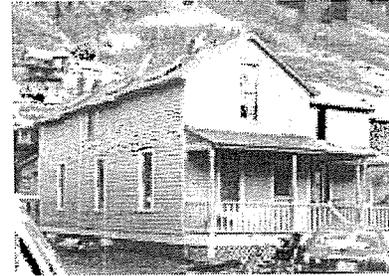


More skylights on the visible rear slopes.

::Index to "NO" issues::

◀ If it's highly visible from the street, DON'T put it on the roof!

::go to REHAB YES'S::



Highly visible skylights on the gable roof in front.

Standards in Action

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

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Other Guidance

::REHAB YES/NO::

Understanding Your Work on a Historic Building

>> Telling Historic Preservation Time

This web guidance demonstrates that historic preservation clocks don't move in quite the same way that the normal one does. What's different about these "interpretive" and seemingly arbitrary clocks is that they can be temporarily stopped in Preservation; moved forward in Rehabilitation; moved backward in Restoration; or re-started Reconstruction. It is these ideas about time that constitute the philosophical framework for historic preservation treatments.

>> Four Approaches to Treatment—What They Are

Designed to assist historic property owners, managers, and maintenance personnel, the essay outline and explains the philosophy behind the various work approaches on historic buildings in The Secretary of the Interior's Standards for the Treatment of Historic Properties. The four options are Preservation, Rehabilitation, Restoration, and Reconstruction. One approach should be selected and used throughout a project in order to save important history and avoid historical anachronisms.

::go to REHAB YES'S::

::go to REHAB NO'S::

Using the Standards and Guidelines for Your Work on a Historic Building

>> The Secretary of the Interior's Standards for Rehabilitation

If you want to claim the Federal Historic Preservation Tax Incentives—tax credit—use these Standards as part of the formal application process. The Secretary of the Interior's Standards for Rehabilitation (36 CFR 67) are ten basic principles designed to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs. See the Illustrated Guidelines, below. Also available as a Technical Preservation Services pamphlet from HPS Free Bookshelf.

>> Illustrated Guidelines for Rehabilitating Historic Buildings

The illustrated guidelines help property owners, developers, and Federal managers apply the Secretary of the Interior's Standards for Rehabilitation during the project planning stage by providing general design and technical recommendations. Unlike the Standards, the Guidelines are not codified as program requirements. Together with the Standards they provide a model process for owners, developers, and Federal agency managers to follow.

>> The Secretary of the Interior's Standards for the Treatment of Historic Properties

Codified as 36 CFR 68 for use in the Historic Preservation Fund Grant-in-Aid Program, the Standards are a series of concepts about maintaining, repairing and replacing historic materials, as well as designing new additions or making alterations. Once an appropriate treatment is selected, the Standards provide philosophical consistency to the work. The four treatment options in these Standards are Preservation, Rehabilitation, Restoration, and Reconstruction. Only one treatment should be selected for a project. Also available as a Technical Preservation Services pamphlet from HPS Free Bookshelf.

>> The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings

The Guidelines assist in applying the Standards to the four treatments, Preservation, Rehabilitation, Restoration, and Reconstruction. They pertain to both exterior and interior work on historic buildings of all sizes, materials, and types. These Guidelines accompany The Secretary of the Interior's Standards for the Treatment of Historic Properties (36 CFR 68). Now, you can use the Guidelines in this all-new, generously illustrated, and navigable format. NOTE: You may also wish to access the **Standards and Guidelines in pdf.**

Planning Your Work on a Historic Building

>> All Wet & How to Prevent It—Managing Moisture in Your Historic House

This mini-web class can help anyone who cares for, or about, a historic house to better understand and deal with the three most common sources of the "wet stuff". We'll show you how moisture invades historic materials; what goes wrong when moisture is not adequately managed; and how to turn the corner on present and future problems by providing some simple, common sense tips. Then, after you've read everything, take a short quiz to see if you're still "All Wet!"

>> From the Roof Down & Skin Deep

The "skin" of a historic house includes the roof, chimney, exterior walls, woodwork, windows, porches, doors, and above-ground portion of the foundation. Since the "skin" serves as the primary defense against the weather, regular maintenance and repair are critically important. In this new distance learning program, you'll learn how the various parts of your historic house were tightly connected when it was built; how to keep surfaces and features in good repair over time; and what happens if you don't. Includes a Quiz!

>> Electronic REHAB

This popular web class is useful for anyone interested in learning more about The Secretary of the Interior's Standards for Rehabilitation, but was designed especially for historic building owners; new members of design review and historic preservation commissions; architects, contractors, and developers; maintenance personnel and others involved in the care of historic buildings; and students in historic preservation courses. Try your hand at rehabilitating two historic buildings by taking a quiz!

>> A Checklist for Rehabilitating Historic Buildings

Critical to the successful outcome of work, this series of questions in a "checklist" format has been designed to help anyone who is considering the rehabilitation of a historic building. The rehab check list suggests a typical process of documenting, evaluating, and assessing a historic building prior to undertaking rehabilitation work.

>> Walk Through—Learn How to Identify the Visual Character of a Historic Building

This web class was specially designed to help owners, architects, developers, maintenance personnel, and members of historic preservation commissions identify those tangible elements or features that give historic buildings their unique visual character. Come in and learn how to read a historic building. Be sure to take the quiz!

Beginning Your Work on a Historic Building

>> Preservation Briefs 1 - 42

The Briefs are developed to assist owners and developers of historic buildings in recognizing and resolving common preservation and repair problems prior to work. They are especially useful to preservation tax incentive program applicants because they recommend those methods and approaches for rehabilitating historic buildings that are consistent with their historic character.

>> Preservation Tech Notes

Preservation Tech Notes (PTN) provide innovative solutions to specific problems in preserving cultural resources for architects, contractors, and maintenance personnel, as well as for anyone seeking the tax credit for rehabilitation. Order any 3 free of charge from HPS Free Bookshelf. For Tech Notes on historic window issues, click on the Bookstore icon and go to Tech Notes sales information.

National Park Service

National Park Service
U.S. Department of the Interior



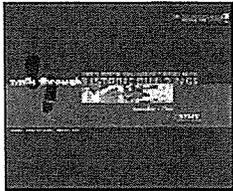
TPS

Technical Preservation Services



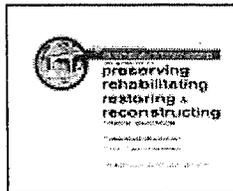
ONLINE EDUCATION

For over 25 years, Technical Preservation Services (TPS) has helped home owners, preservation professionals, organizations, and government agencies by publishing printed pamphlets and books--easy-to-read guidance on preserving, rehabilitating and restoring historic buildings. With the increasing popularity of the internet, TPS adapted much of its catalog for electronic access (see the publications page). In addition, TPS has introduced new products, specifically authored for the web, including:



WALK THROUGH

This web class helps identify those tangible elements or features that give historic buildings their unique visual character.



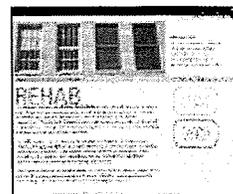
ILLUSTRATED TREATMENT GUIDELINES

The Guidelines assist in applying The Secretary of the Interior's Standards for the Treatment of Historic Properties (36 CFR 68) to the four treatments, Preservation, Rehabilitation, Restoration, and Reconstruction.



ILLUSTRATED REHABILITATION GUIDELINES

Illustrated guidelines specific to the Secretary of the Interior's Standards for Rehabilitation provide general design and technical recommendations during the project planning stage. Unlike the Standards, the Guidelines are not codified as program requirements.



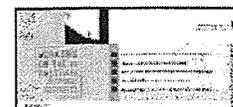
REHAB YES/NOS

Twenty brief case studies focus on basic issues that frequently arise during rehabilitation projects. Evaluate the existing conditions, learn what repairs, alterations, and additions were undertaken, and see how the historic character was preserved or lost.



ELECTRONIC REHAB

Learn more about The Secretary of the Interior's Standards for Rehabilitation in this interactive webclass.



WORKING ON THE PAST IN LOCAL HISTORIC DISTRICTS

This site outlines the legal strengths of local

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historic districts, describes the local preservation ordinance, discusses the benefits of local design guidelines, and makes clear the essential differences between preservation, rehabilitation, restoration, and reconstruction.



INCENTIVES! A GUIDE TO THE HISTORIC PRESERVATION TAX INCENTIVES PROGRAM

TPS has developed this information program to assist historic building owners, preservation consultants, community officials, architects and developers. A featured section, "Avoiding Incompatible Work," provides illustrated examples of tax credit projects that met, or did not meet, the Standards for Rehabilitation.



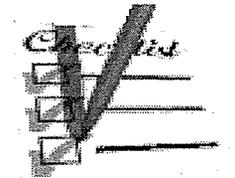
MANAGING MOISTURE IN YOUR HISTORIC HOUSE

This feature shows how moisture invades historic materials; what goes wrong when moisture is not adequately managed; and how to address present and future problems by providing some simple, common sense tips.



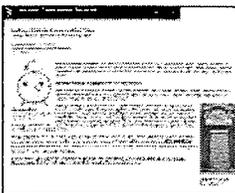
FROM THE ROOF DOWN & SKIN DEEP

In this program, you'll learn how the "skin" of your historic house functions, how to keep surfaces and features in good repair over time, and what happens if you don't.



A CHECKLIST FOR REHABILITATION

Critical to the successful outcome of work, this series of questions in a "checklist" format has been designed to suggest a typical process of documenting, evaluating, and assessing a historic building prior to undertaking rehabilitation work.



TELLING HISTORIC PRESERVATION TIME

This web guidance uses the analogy of historic preservation clocks to explain the differences between Preservation, Rehabilitation, Restoration, and Reconstruction.

**APPENDIX 9:
CHARLES STREET JAIL, BOSTON, MASSACHUSETTS**

BEACON HILL TIMES ARTICLE

BOSTON REDEVELOPMENT AUTHORITY ANNOUNCEMENT

CITY IN TRANSITION ARTICLE

IGUANA PHOTO

ANN BEHA ARCHITECTS

CAMBRIDGE SEVEN ASSOCIATES



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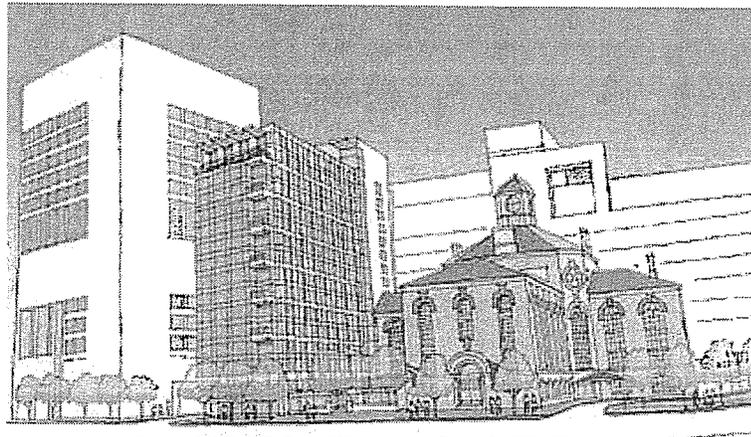
Online Edition  PUBLISHED WEEKLY

THE BEACON HILL TIMES

THERE ARE NO TIMES LIKE THESE TIMES

Public process begins for Charles St. Jail Hotel

Times staff
April 9, 2002



The Charles St. Jail Hotel as seen from Charles St. Extension.

With Massachusetts General Hospital's new ambulatory care building and its garage construction well underway, it is time for the neighborhood to focus on plans for the Charles Street Jail Hotel next door.

Carpenter and Company, the hotel developer, filed its Project Notification Form with the Boston Redevelopment Authority on April 4. They have scheduled a public meeting for April 23 at the Holiday Inn at 6 p.m. At that meeting, the developers and the Impact Advisory Group that has been appointed to oversee the project will solicit comments from neighbors about the proposal.

The new hotel and its extensive landscaping will considerably improve an abandoned and unkempt, but prominent corner of Cambridge Street. Carpenter proposes to create a 305-room hotel out of the renovated 1851 granite jail and a new 15-story glass addition. Neighbors should benefit from two restaurants and a bar, a health club with a swimming pool, meeting rooms and a ballroom with doors that open to a garden in nice weather. Its address will be 215 Charles Street.

Architects for the project are Cambridge Seven Associates and Ann Beha Architects, Inc. Beha lives on Revere Street.

The design for the hotel's exterior has been refined, but has not changed substantially from what the public has seen over the past two years, said Peter Diana, vice president and general counsel, Carpenter and Company.

The biggest change is inside the jail. In the plans, the lobby has been moved from the ground floor level to the second floor, which has an atrium

that rises five stories and is topped with a cupola. Diana said four cell blocks, including old graffiti, will be preserved.

Impact Advisory Group members for the project are Norman Herr, North Anderson Street; Robin Assaf, Malek Al-Khatib and James DeMaria of Whittier Place; Paul Schratte and Buddy Iannacco of Hawthorne Place; Bob Owens, John Natoli and John Achatz of Mount Vernon Street; Sandy Steele, West Cedar Street; Robert O'Brien of the Downtown North Association; and Beth Rogers of Charles Street.

The developers hope the process will have fewer steps than usual because they resolved many of the traffic and architectural issues affecting the historic jail when Massachusetts General Hospital went through the approval process for its ambulatory care center. The hospital's construction is contiguous with the jail site and potential impacts from both projects had to be analyzed at the same time.

"We're asking the city to waive the next two steps," said Peter Diana. "The point of these things is to disclose impacts. We have already disclosed the impacts."

The project will create \$1.2 million in linkage payments to the city over seven years, primarily for job creation and low-income housing.

[Public process begins for Charles St. Jail Hotel](#)
Times staff

[Instead of Easter Bunny, Hill gets wild turkey](#)
Jacqueline G. Harris

[MGH presents case for demolition](#)
Times staff

[Little sail boats](#)

[Make West End more like the rest of Boston](#)
Editorial

[**Letters to the Editor**](#)

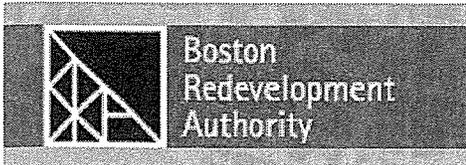
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BOSTON'S PLANNING AND ECONOMIC DEVELOPMENT AGENCY
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Development Projects

Design Review

The Boston Redevelopment Authority has received the following development review that was filed on 4/4/2002.

Project Details

Charles Street Jail Hotel

Project Address	215 Charles Street	
Map & Plan Links	View aerial map (large file)	View plot map
Neighborhood	Beacon Hill/West End	
Uses	Hotel	
Land Sq. Ft.	48,140 ft	
Building Sq. Ft.	239,000 ft	
Applicant	Carpenter and Company, Inc.	
Project Description	The project will propose the redevelopment of the jail into a hotel of ap rooms.	

Article 80 Review Process

Why is review required?

Large Project Review (described further on pages 6-9 of [A Citizen's Guide to Development Review](#)) applies to virtually all major projects in Boston. In most locations, Large Project Review applies to projects that add at least 50,000 sq. ft. of gross floor area. In Large Project Review, the BRA, guided by comments from the public, examines a project's impacts on its immediate neighborhood and on the City as a whole.

Depending upon the project's size, location and use, the review may address the project's impacts in a variety of areas, including traffic and parking, environmental protection (wind, shadow, noise, etc.), the design character of the area, historic buildings, and infrastructure systems (water, sewer, electricity, etc.). Depending upon the project's impacts, the BRA may require the developer to change the project's design or to take other measures to reduce (or "mitigate") those impacts.

What are the criteria for review?

An Article 80B submission is required in accordance with Article 80 of the Boston Zoning Code. You can read more about these requirements in [Article 80](#) and in [A Citizen's Guide to Development Review](#).

When will a decision be made?

The timing of the development review process depends on several factors, including the complexity of the project and the number of times the proposal is revised. Written comments may be submitted to the project manager and will be forwarded to the applicant at the end of the comment period.

Please refer to the [community calendar](#) for the most current listing of public meeting dates.

What is the current review status?

How can I find out more?

BRA Staff welcomes inquiries and comments from the public throughout the review process. For more information or to comment on the application, contact the project manager, Mark McGowan, at 617-918-4275.

By mail:

Mark McGowan
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007.

By e-mail: **Mark.McGowan.BRA@CityofBoston.gov**

If you would like to review the project application, the Boston Redevelopment Authority offices are located on the 9th floor of Boston City Hall, One City Hall Square, and project submissions are available during regular office hours (9:30 am - 5:00 pm, Monday through Friday, except legal holidays).

Are you interested in Affordable Housing opportunities?

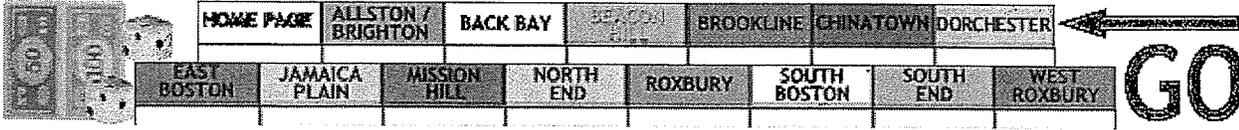
Please check the following link. However, if the project is not highlighted in yellow, it is not currently being marketed, but will be in the future so please check the website periodically for updates. To see affordable housing information, please click [here](#).

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Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201
Phone: (617)722-4300
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City of Boston
Thomas M. Menino, *Mayor*



BEACON HILL

CAMBRIDGE STREET

by Anna Jordan

- Old road gets a new look

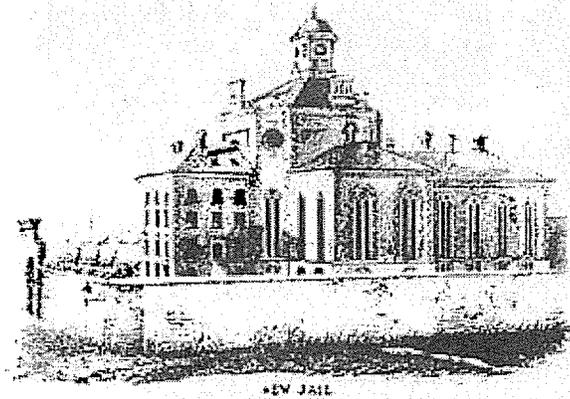
- Massachusetts General Hospital

- Charles Street Jail

- Charles River Plaza

- Saltonstall Building

Charles Street Jail



The old Charles Street Jail, once known as the Suffolk County Jail, held infamous prisoners, such as Sacco and Vanzetti. Its location overlooking the Charles River was often thought to be an impressive locale for prisoners. *Courtesy of the Society for the Preservation of New England Antiquities.*

Despite its view of the Charles River and its proximity to affluent Beacon Hill, it is not a place many have wanted to be taken to. No luxuries here. The concrete walls no longer echo with the whispers of past residents. It is an abandoned shell, ready for renewal.

The historic Charles Street Jail, constructed in 1851, is an entirely unique building. Its original crucifix shape, formed out of a center rotunda area with four extending wings, at one time housed famous criminals, including Nicola Sacco and Bartolomeo Vanzetti, Italian anarchists jailed for crimes they were never proven of committing.

GO...

SEE IT

- The Charles/MGH T station in the past

- The Charles/MGH T station today

- The Charles/MGH T station of the future

- The old Charles Street Jail

- Construction at the site of Charles Street jail

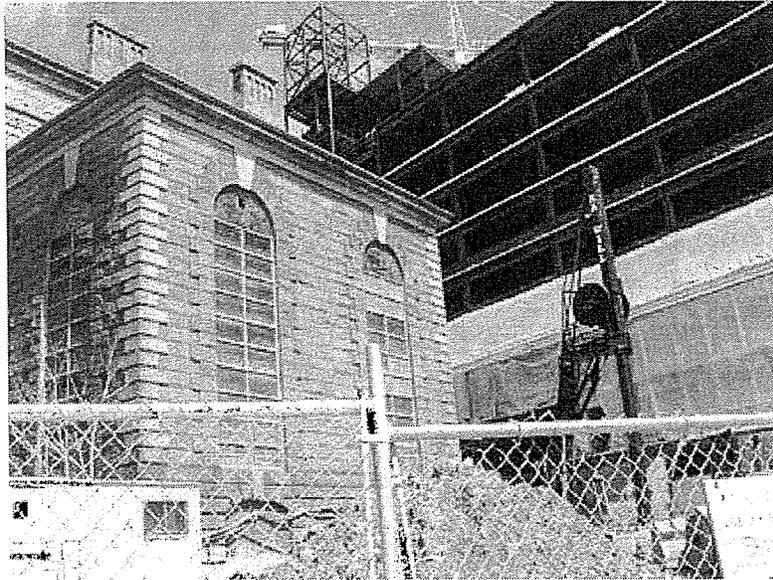
- The Charles Street Jail in the future

- The Charles River Plaza now

- The Charles River Plaza in the future

- The Saltonstall building now

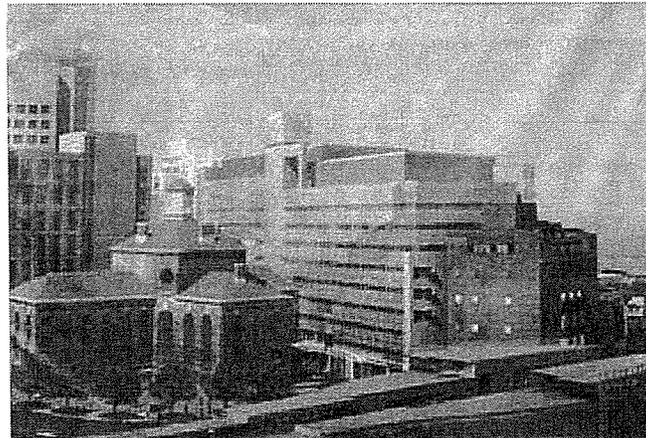
- The Saltonstall building in the future



Tools of construction and orange fences currently mask the Charles Street Jail.

Now, the jail will be transformed into a building to host guests, visitors and Mass General Hospital patients.

The site, purchased by MGH from the state, will mix history and modernity. Extensive planning has ensured that the jail's renovation will include and capture its historic value.



The shell of the old Charles Street Jail will eventually be tucked away between Mass General Hospital, and a new hotel. The jail will serve as the center for both. *Courtesy of Mass General Hospital.*

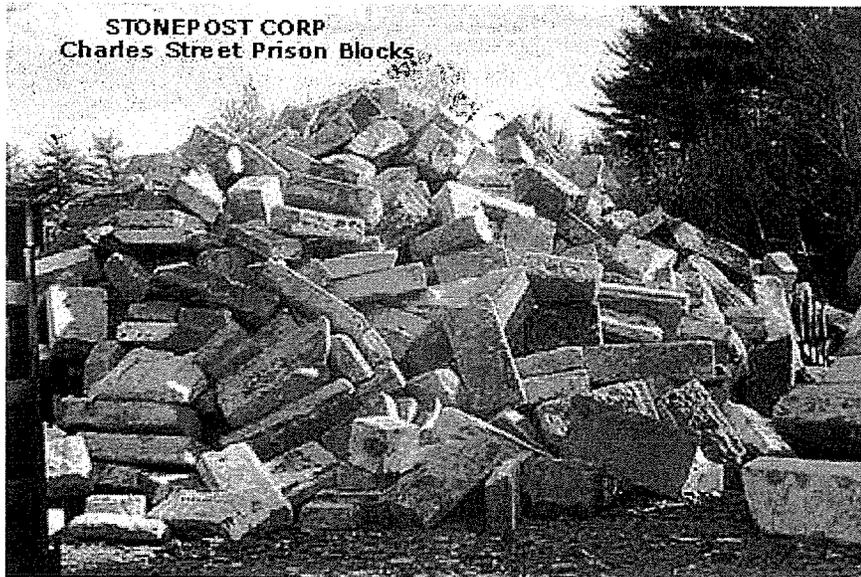
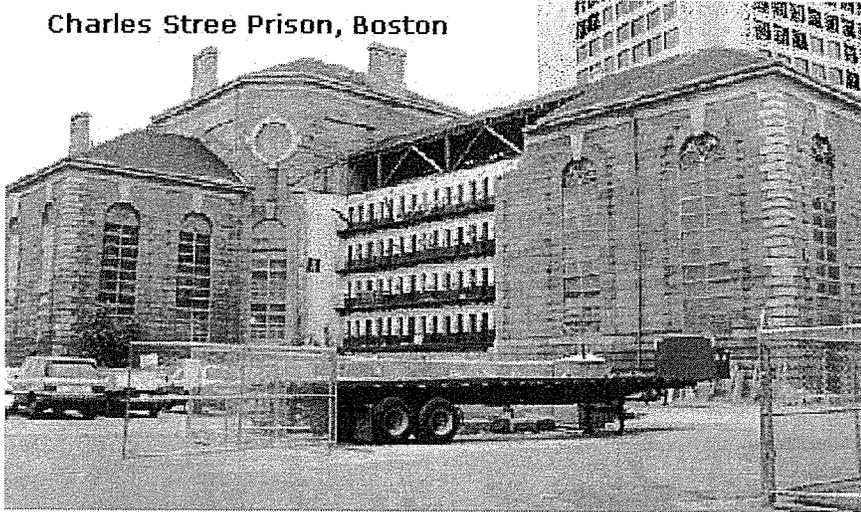
ANNA JORDAN

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BACK www.stonepost.com StonePost Corp, 625 Black Mountain Rd, Brattleboro, VT 05301

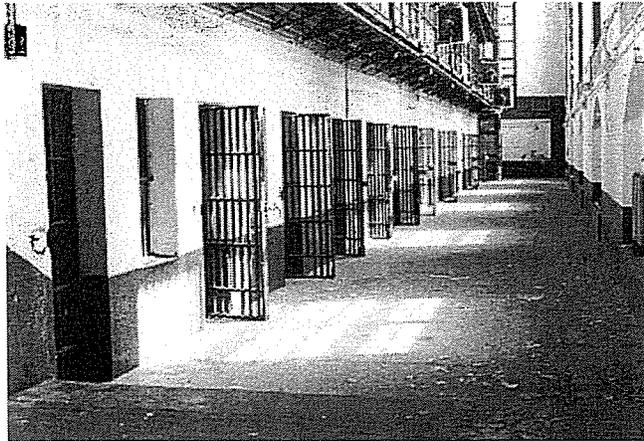
Reclaimed material is "Quincy Granite Block" from Quincy, MA
Charles Street Prison, Boston





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Forms of Punishment: Eastern State Penitentiary and Charles Street Jail

The Charles Street Jail in Boston and the Eastern State Penitentiary in Philadelphia were two of the most influential and controversial prison structures in the United States in the 19th century.

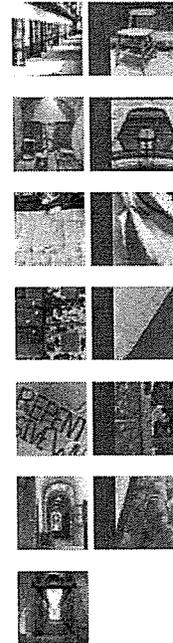
Eastern State Penitentiary (1829) was the physical embodiment of an attitude toward crime and human behavior. The designers of Eastern State thoroughly believed that if prisoners were placed in solitary confinement, forced to confront their crime alone, seek Christian forgiveness, and were taught productive ways of conducting themselves, then they might be successfully reintroduced into society.

For architect John Haviland reform became an architectural challenge: he created an imposing Gothic structure with 30-foot stone walls and a massive central guard tower surrounded by radiating spokes of cells. Many were suspicious of Eastern State's solution, however, believing that complete solitary confinement inspired fury and insanity rather than peace and "penitence."

As an alternative, the "Auburn Plan" emphasized silence during days spent working with other inmates combined with solitary confinement at night. The Charles Street Jail, championed by reformer Reverend Louis Dwight and designed by architect Gridley J. F. Bryant, improved on the Auburn Plan by modifying the radial plan of Eastern State into a cruciform plan.

Despite their stunning architecture, the histories of Eastern State Penitentiary and Charles Street Jail are hardly admirable. Armed with faulty and often unusually cruel notions of reforming prisoners, these prisons stand as lessons of the harsh turn that social reform has often taken.

But we may be living through an even more dangerous, divisive trend: the disengagement of society's powerful from social reform. The fact that we no longer speak of rehabilitation -- or that antiquated word "penitence" -- when speaking of prisons suggests our rejection of reform as a governing ideal behind our prison system. Instead, that fiery but ultimately unsatisfying and destructive emotion of revenge galvanizes our efforts: prisons threaten to be the monuments of our age.



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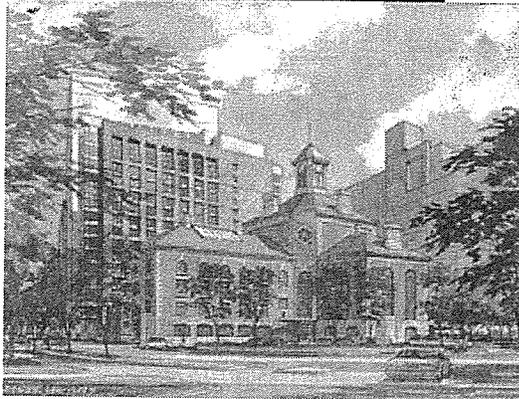
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AnnBeha Architects



Charles Street Jail
Boston, MA

The Charles Street Jail, completed in 1851, provided a model for prison architecture throughout the second half of the 19th century in the United States and abroad. Located on the Charles River at the foot of Beacon Hill, the facility was closed by court order in 1990 and acquired by neighboring Massachusetts General

 up  down

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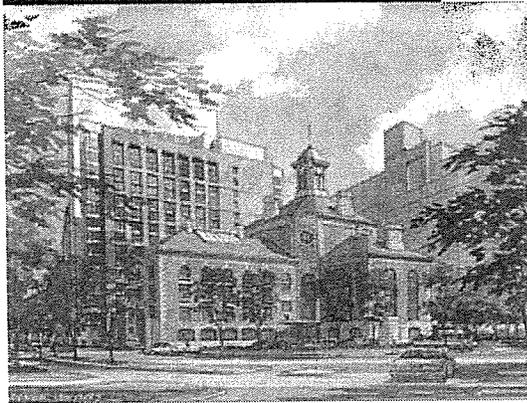
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AnnBeha Architects



Charles Street Jail at the foot of Beacon Hill, the facility was closed by court order in 1990 and acquired by neighboring Massachusetts General Hospital, which divided the property for development. ABA is acting as preservation architect to Cambridge Seven Associates for both halves of the site. The east wing of the jail has been dismantled and reconstructed as the entrance to the \$300-million Yawkey Center for Outpatient Care. The remaining three wings and central rotunda will be restored as the lobby,

 up  down

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AnnBeha Architects



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Boston, MA 02111
T 617.338.3000
F 617.482.9097

genmail@annbeha.com

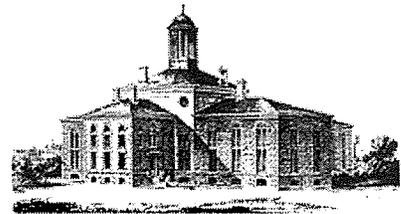
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**Charles Street Hotel
Boston, Massachusetts**

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- Charles Street Hotel
- Boston Child. Museum
- UMass Lincoln
- Heifer Global Village
- Kuwait University
- Dongyang Headquarters
- O'Callaghan Hotel
- One Ten Westminster
- Kuwait Petroleum
- Commonwealth Mus.
- Pedestrian Skybridg

Cambridge Seven Associates, with Carpenter & Company developers, are working with Massachusetts General Hospital to redevelop the former Charles Street Jail into a new 239,000 sf, 304-room, four-star hotel. The historic portions of the building will contain the hotel's lobby, restaurant, lounge and 15,000 sf of conference space as well as guest rooms. A new 15 story wing in the Charles Street Hotel will house additional guest rooms, pre-function and hotel service space and a ballroom. The two building components will be joined by a courtyard garden reminiscent of the hidden gardens of Beacon Hill.



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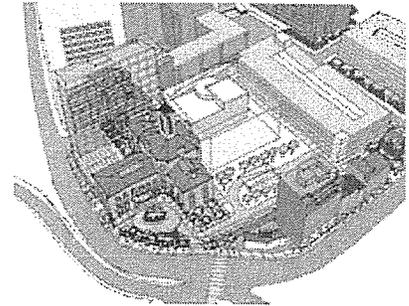
Cambridge Seven Associates, Inc.

Portfolio **Current**

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- Heifer Global Village
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**Charles Street Hotel
Boston, Massachusetts**

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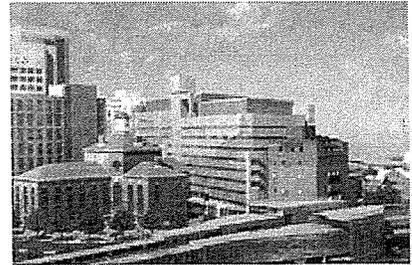
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- One Ten Westminster**
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- Commonwealth Mus.**
- Pedestrian Skybridge**

**Charles Street Hotel
Boston, Massachusetts**

guest rooms. A new 15 story wing in the Charles Street Hotel will house additional guest rooms, pre-function and hotel service space and a ballroom. The two building components will be joined by a courtyard garden reminiscent of the hidden gardens of Beacon Hill.



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Cambridge Seven Associates, Inc.

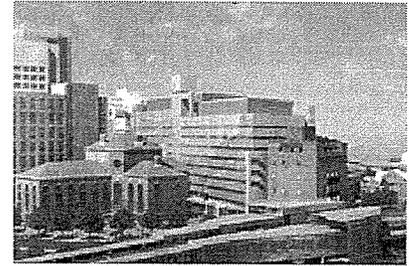
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Charles Street Hotel Boston, Massachusetts

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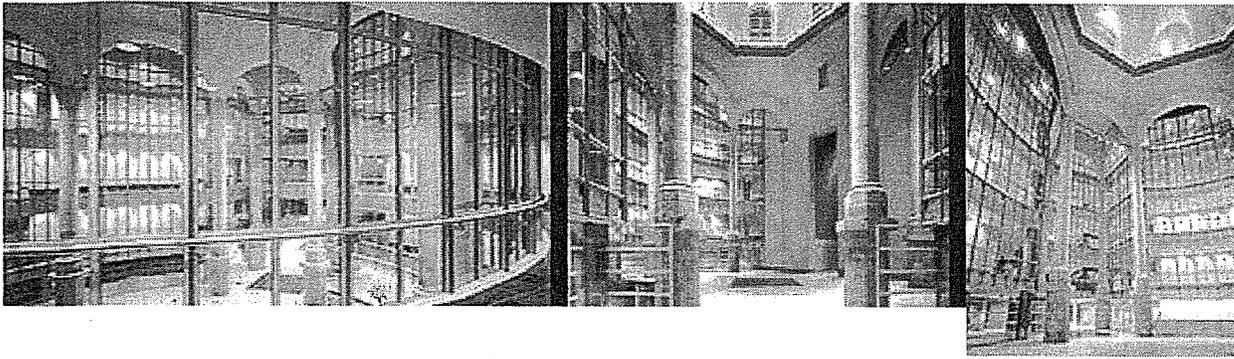
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Cambridge Seven Associates, Inc.

**APPENDIX 10:
ALLEGHENY JAIL, PITTSBURGH, PENNSYLVANIA**

IKM WEB SITE

ARCHITECTURAL RECORD ARTICLE



Welcome to IKM, Incorporated.

Allegheny Jail
Pittsburgh, PA

IKM Incorporated has been commissioned by Allegheny County to design the conversion of the National Historic Landmark Allegheny County Jail into a facility for the Family Division of the Court of Common Pleas. The Allegheny County Courthouse and Jail, designed by H. H. Richardson in 1883 - 1884, was the culminating achievement of his short but notable career.

The result is an award-winning project in which the exterior and major interior structures have been stabilized, preserved or restored to maintain or replace the building's important image; the courts have been provided with a physical plant meeting their needs for increased security and improved functionality in a restrained and 'stress reduced' atmosphere.

Award:

Building of the Year Award, 2002

Building Owners and Managers Association of Pgh.

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AIA Pittsburgh Design Awards 2001

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Master Builders' Association

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AIA Pennsylvania

Best Rehabilitation /Restoration /Renovation Award

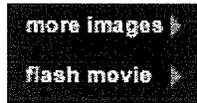
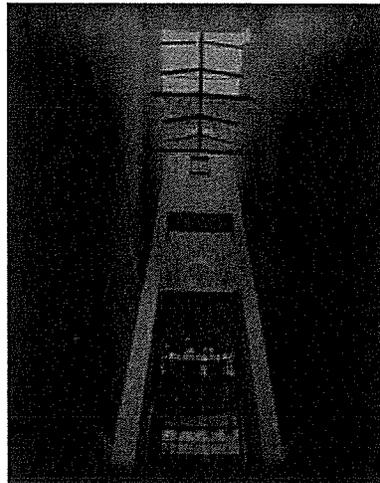
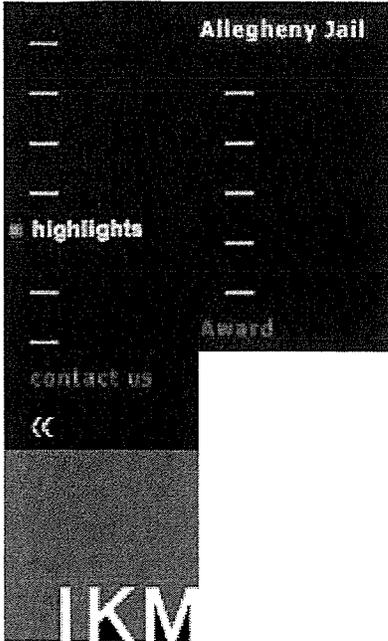
National Design Build Award
Design Build Education and Research Foundation

Finalist

Business Week / Architectural Record Magazine

Reconstruction Project Award

Building Design & Construction Magazine



Historic Preservation Construction Project Award

Preservation Pennsylvania
Pennsylvania Historical and Museum Commission

Preservation Award

Historic Review Commission of Pittsburgh

Commendation

Pittsburgh History and Landmarks Foundation

Link: [Architecture Record: Allegheny Jail](#)

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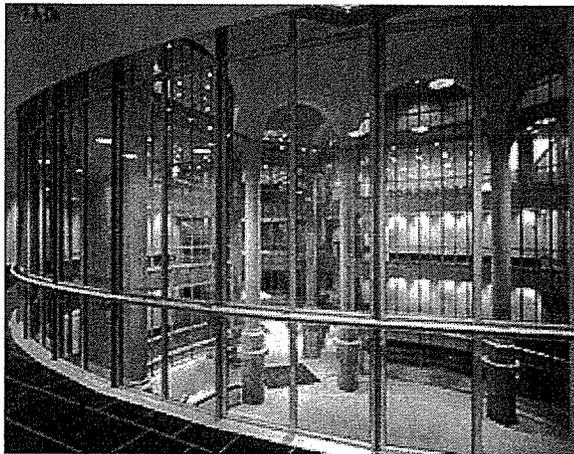
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Adaptive Reuse of Allegheny Jail

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Pittsburgh
IKM Incorporated



Photography © Edward Massery

The preservation and adaptive reuse of H.H. Richardson's Allegheny County Jail was preceded by a decade-long struggle to find a purpose for the architectural monument, abandoned in 1993, and to put financing in place. Its rebirth required the determination of many area champions including: Allegheny County officials, members of the preservation community and local architects, IKM Incorporated. The group persevered in their efforts to convince others of the necessity for preservation. Their persistence held strong as the building was vacated of prisoners; as deterioration set-in, and throughout a period of County budget freezes.

To save the building, IKM Incorporated presented a design incorporating a method of inserting a new floor structure in place of the five-story-tall freestanding cellblocks, thus introducing the space to house County Court functions. And through an innovative design/build/lease-sublease arrangement with Mascaro Construction Company, Allegheny County was able to arrest deterioration of the landmark building and consolidate 400 Family Court employees and operations

<p>Architect IKM Incorporated</p> <p>Client Allegheny County Dept. of Public Works</p> <p>Key Players <i>Developer/Contractor:</i> Mascaro Construction Co., L.P.</p> <p><i>Structural Engineer:</i> Atlantic Engineering Services</p> <p><i>Lighting Consultant:</i> Trevor Salmon, Consulting Engineer, HHF Design</p>

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for Large Openings

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Solutions for
Architects

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Conditioners

Portable Air Conditioners for commercial, industrial and business use to co...

from two separate, crowded buildings.

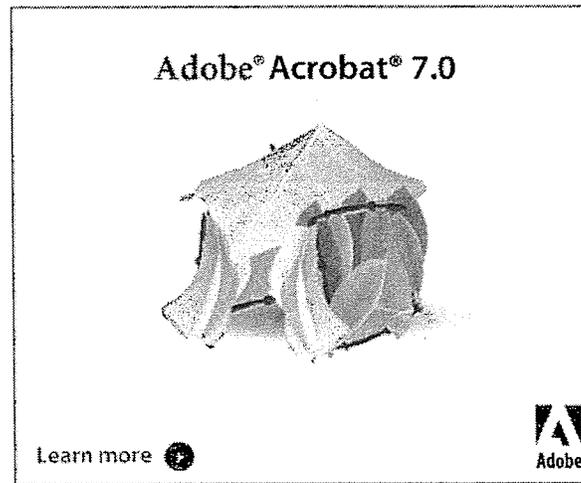
The \$34 million construction project began in December 1998. The design-build team of IKM Incorporated – Mascaro Construction Company completed the historic renovation on time and on budget. By October 2000, the Allegheny County Jail was resurrected as the home of the Family Division of the Allegheny County Court of Common Pleas, which occupies the 200,000 GSF within the walls of the Historic Structure.

For more on this project please see the October 2001 issue of *Architectural Record*.

The Winners: Chesapeake Bay | Corning Museum | Dulwich Gallery | Kuhonji Temple Gate | LVMH Tower | Pedestrian Bridge | Phillips Plastics | Saitama Arena | SAP Headquarters | Chiller Plant | Wieden + Kennedy Headquarters

The Finalists: Allegheny Jail | Hansen Construction | Helmut Lang Perfumerie | Herman Miller Showroom | Lincoln St. Garage | TBWA/Chiat/Day | U.S. Courthouse | Westpac Stadium

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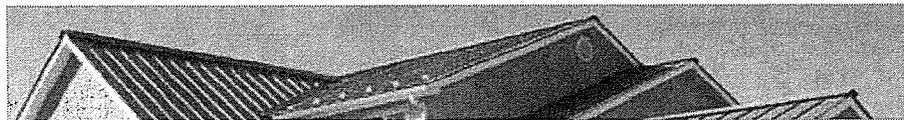
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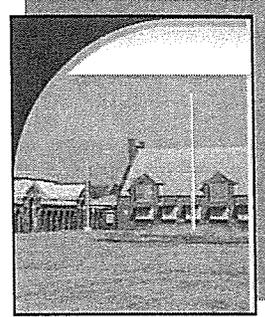
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APPENDIX 11:
LAUREL HILL PROJECT, DISTRICT OF COLUMBIA
CITIZENS OVERSIGHT COMMITTEE PAPER
FAIRFAX COUNTY RFP FOR ADAPTIVE REUSE AT LAUREL HILL
EXECUTIVE SUMMARY OF LAUREL HILL

Laurel Hill Project Advisory Citizens Oversight Committee

Review and Observations of the Proposed National Register Nomination of the District of Columbia Workhouse and Reformatory Historic District at Laurel Hill



September 14, 2005

The Laurel Hill Project Advisory Citizens Oversight Committee was established by the Fairfax County Board of Supervisors in February 2005 to monitor the development of the Reformatory and Penitentiary area at Laurel Hill, adjacent to Silverbrook Road in Lorton, VA.

The Oversight Committee has reviewed the proposed National Register nomination of the proposed 512-acre District of Columbia Workhouse and Reformatory Historic District at Laurel Hill. The committee has developed a list of observations regarding the proposed nomination, prior to its final review and recommendations.

While the Oversight Committee has expressed support in concept for a proposed historic district at Laurel Hill, committee members will reserve final judgment regarding the proposed nomination until their next meeting, October 4, 2005, 7 p.m., in Conference Room 7 of the Fairfax County Government Center.

Summary of Observations

(Please see the corresponding numerals below for additional information)

- I. Placement on the National Register of Historic Places may qualify some projects for historic tax credits and grants. However, other projects, such as modifications to contributing structures or new construction may not qualify.
- II. While National Register placement is an honorary title, the Memorandum of Agreement in the deed of transfer stipulates that undertakings in the historic district are subject to review and approval by the Fairfax County Architectural Review Board (ARB). Historic Overlay District regulations note that, "No building or structure within any Historic Overlay District shall be razed, demolished, moved or relocated until such action is approved by the ARB and/or by the Board of Supervisors as provided in Sect. 204...."
- III. The Memorandum of Agreement in the deed of transfer stipulates that any contributing resource within the historic district that is proposed for demolition must be studied for the feasibility of reusing the resource.
- IV. The Fairfax County Architectural Review Board reviewed and approved development and re-use plans for contributing structures at the Workhouse (Lorton Arts Foundation site) in March, 2004.
- V. The Fairfax County Architectural Review Board has not yet developed guidelines for reviewing new construction and the exterior alteration of existing buildings, structures, and sites located within the Laurel Hill historic district as prescribed in historic district overlay regulations.
- VI. The current proposed nomination describes the period of historic significance for the district as 1910 to 1961. The previous draft said the period of significance is 1910 to 1955. There are questions as to whether the extended period represents a continuation of Progressive Era prison reforms or more contemporary penal philosophy.
- VII. The proposed nomination increases the number of contributing resources (buildings, sites, structures, objects, and other landscape features) and decreases the number of non-contributing resources from the original list in the deed of

transfer. The number of contributing resources has been increased from 136 to 194. The number of non-contributing resources has been decreased from 106 to 64.

VIII. Structures, sites, objects, and other features added to the list of contributing resources include, but are not limited to:

- Penitentiary Wall
- Prison Chapel
- Brick roads within the Reformatory and Penitentiary
- Spaces (exercise yards) between the Reformatory dormitories
- Reformatory perimeter roads
- Reformatory perimeter fence and gates
- Steam tunnels
- Brick-making kiln at the Occoquan Regional Park

The list of contributing resources also includes structures at the Workhouse which have been approved for demolition.

IX. The buildings in the Penitentiary quadrangle were listed in the original deed of transfer as contributing structures. The proposed nomination does not suggest they were part of the original plan envisioned by the 1908 Roosevelt Commission.

X. There are other issues in the proposed nomination for possible clarification, such as the location and time of incarceration of members of the Women's Suffrage movement in relation to the historic district.

Corresponding Numerals

I. Tax Credits and Grants

National Register placement may allow some projects to qualify for historic tax credits and grants. However, re-use projects involving historic properties must adhere to certain guidelines, including the Secretary of the Interior's Standards for rehabilitation (Section 106) to qualify for tax credits and grants. Some projects, including modifications of contributing structures or new construction, may not qualify.

II. Review and Approval of Undertakings within the Proposed Historic District

The establishment of a National Register district often parallels the development of a local historic overlay district, which makes the district subject to local ordinances and review.

In the case of Laurel Hill, the historic district is to be treated as a local historic overlay district, *even if it is not designated by the County as a local historic overlay district*. As such, undertakings within the district are to be reviewed by the Fairfax County Architectural Review Board (ARB).

This review of undertakings is described in the Memorandum of Agreement (MOA), which is included in the deed that transferred the entire Laurel Hill site from federal to county ownership:

General Stipulations

7) Review of undertakings within the Eligible District if the Eligible District is not a Fairfax County historic overlay district

If the Eligible District is not designated as a local historic overlay district, all parties to this MOA agree that any undertaking within the Eligible District shall be reviewed according to the following process:

- a) **For the purposes of this MOA, the ARB shall have those powers and responsibilities granted to it over the Eligible District that it has over a locally-designated Fairfax County historic overlay district, as defined in the Fairfax County Zoning Ordinance, Overlay and Commercial Revitalization District Regulations, Part 2, 7-200, et seq., Historic Overlay Districts. Undertakings that may affect structures with contributing interior features, as identified by Attachment A, shall also be subject to ARB review.**

Please note that the MOA stipulation listed above references contributing interior features, not just external features of contributing structures within the historic district.

Zoning Ordinance Article 7, "Overlay District Regulations," on the Fairfax County web site (<http://www.fairfaxcounty.gov/dpz/zoningordinance/articles/art07.pdf>), describes the review protocol for undertakings in historic overlay districts:

7-204 Administration of Historic Overlay District Regulations

Once established, Historic Overlay Districts shall be subject to administrative procedures for the enforcement of such regulations as provided in this Section.

- 1. All applications for rezoning, special exception, special permit, variance, sign permits, building permits, as qualified below, and all site plans, subdivision plats and grading plans shall be referred to the ARB for its review and recommendation in accordance with the provisions of this Part.**

and this...

In addition to the use limitations presented for the zoning districts in which a Historic Overlay District is located, the following use limitations shall apply:

- 1. No building or structure, as provided for in Sect. 204 above and no signs shall be erected, constructed, reconstructed, moved, externally remodeled or altered within any Historic Overlay District unless the same is approved by the ARB as being architecturally compatible with the historical, architectural, or cultural aspects of the district.**
- 2. No building or structure within any Historic Overlay District shall be razed, demolished, moved or relocated until such action is approved by the ARB and/or by the Board of Supervisors as provided in Sect. 204 above.**

III. Proposed Demolition of Contributing Structures

The Memorandum of Agreement in the deed of transfer stipulates that any contributing resource within the historic district that is proposed for demolition must be studied for the feasibility of reusing the resource.

Stated specifically in the MOA:

- 8) Adaptive use studies of contributing resources: If any contributing resources are proposed for demolition within the Eligible District, such resources shall be examined for the feasibility of adaptive use. The performance of such studies shall be the responsibility of the party proposing the demolition.**

There is no clarification within or attached to the proposed nomination as to whether the additional contributing resources in the nomination would be subject to feasibility studies if proposed for demolition.

IV. Development and Re-Use Projects at Laurel Hill With Contributing Structures

The Fairfax County Architectural Review Board (ARB) reviewed and approved the development and re-use plans for the contributing structures at the Workhouse in March, 2004. The Workhouse is the site of the Lorton Arts Foundation's "Workhouse Arts Center" and is located within the proposed historic district. The Lorton Arts Foundation project was reviewed and approved by the ARB prior to completion of the proposed National Register nomination.

V. Standards and Guidelines for the proposed historic district at Laurel Hill

Zoning Ordinance Article 7, "Overlay District Regulations," notes the following:

- 7. To facilitate the review of applications, the ARB shall formulate and adopt guidelines for new construction and the exterior alteration of existing buildings, structures, and sites located within Historic Overlay Districts....**

The Architectural Review Board has not yet developed these guidelines for the Laurel Hill historic district.

A recommendation for the ARB to develop standards and guidelines for the historic district was included in the recommendations developed by the Laurel Hill Adaptive Reuse Citizens Task Force and approved by the Fairfax County Board of Supervisors on December 6, 2004.

VI. Historic Context and Period of Significance

According to the Significance Summary of the proposed nomination, "The period of significance for the D.C. Workhouse and Reformatory Historic District extends from 1910 to 1961, beginning with the initial purchase of property for use as the D.C. Workhouse and ending with the dedication of the Reformatory Chapel (R-44)."

Previous Draft Nomination

According to the Significance Statement of the previous draft nomination, "The period of significance for the D.C. Workhouse and Reformatory Historic District begins in 1910 with the District of Columbia's initial purchase of the property for use as a workhouse and ends in 1955, the fifty-year cut off for eligibility to the National Register of Historic Places.

The previous draft nomination references the history of Progressive Penal reform at the D.C. Workhouse and Reformatory Historic District as 1910 – 1946.

The previous draft nomination was made available to the public on the Fairfax County government web site.

The following statements are used in both the previous draft and current nomination in support of the current period of significance (1910 – 1961) and the previous period of significance (1910 – 1955):

- "The District of Columbia penal system underwent reorganization in 1946 as the result of a study of the District of Columbia prison system by the Federal Government. This reorganization created the Department of Corrections providing the commissioners of the District of Columbia a direct line of communication and budget authority with the penal institutions. The creation of the Department of Corrections did not have a direct impact on the built environment at the D.C. Workhouse and Reformatory; rather, it had a larger effect on the programs of the institutions." (Oakey, Journey from the Gallows, 193-194)
- "The 1946 reorganization of the Workhouse and Reformatory into the new Department of Corrections impacted the programs offered at the penal institutions more than their built environment." Both the previous draft and the proposed nominations note that the reorganization also continued the Progressive ideals of the 1908 Penal Commission in that the focus of the institutions changed slightly to that of a "philosophy of rehabilitation through academic education and vocational training." (Oakey 173)
- "Due to an increasing population and overcrowding, a fence and permanent guard towers were built around the Reformatory complex from 1951 to 1952. Lights were added to this fence in 1953." (CDC, *Annual Report 1953*, 205)
- "Despite increasing tensions between the prisoners and administration in the 1960s, prison officials instituted programs that built bridges between the prisoners and the outside community. Some events that were part of this program included prisoners performing at concerts outside the institution, prison sports teams playing local teams and the Lorton Jazz Festival, an annual event that began in 1955 and continued into the late 1960s."
- "From their inception, the Workhouse and Reformatory included religious and recreational activities, as well as work, in prison life." (The proposed nomination notes that, "It was after the reorganization into the Department of Corrections that a separate building for religious services was built."

The previous draft nomination suggests that in spite of continuing construction and rehabilitative programs, the period of Progressive penal reform is 1910 – 1946 and the period of historic significance is 1910 – 1955.

The estimated cost of asbestos abatement in the Prison Chapel is more than \$800,000, one of the highest estimated costs for abatement in the historic district.

The Prison Chapel is not incorporated into the re-use plan developed by the Laurel Hill Adaptive Reuse Citizens Task Force and approved by the Board of Supervisors on December 6, 2004.

- **Reformatory Exercise Yards** **S-02** **Built 1920-1930**
The proposed nomination notes that these narrow courtyards lie between the dormitory buildings lining the Reformatory Central Yard. The nomination states, "...the character of the exercise yards as paved recreation areas continues to contribute to the character of the site."

The Laurel Hill Adaptive Reuse Plan for the Reformatory area, as approved by the Board of Supervisors, anticipates utilizing the areas between every other dorm to provide space for residential units designed as loft style housing (for market and magnet housing).

- **Reformatory Perimeter Fence and Gates** **RO-07** **Built 1951-1952**
The proposed nomination states: "The approximately 15-foot-tall chain-link fence surrounding the Reformatory complex was built in 1951-1952 in this location, although some of the materials may have been replaced in later years as part of maintenance or security improvements. The entry gates to the complex are of chain link on large steel frames."

The inclusion of a chain link fence surrounding the Reformatory Area as a contributing object appears contrary to the Progressive Era context of the Reformatory (prisons without walls) and the construction of Colonial Revival-style brick structures.

- **Reformatory Steam Tunnels** **RT-09** **Built circa 1920**
According to the proposed nomination, "The Reformatory Steam Tunnel system consists of a series of tunnels connecting the individual buildings to the heating plant. The tunnels have brick walls and brick floors, with cast concrete ceilings, and are about 5 feet wide and about 5 feet high. The tunnels contain large welded pipes, wrapped in insulation, running just under the tunnel ceiling, which delivered steam to the building in question."

During the Laurel Hill Adaptive Reuse Citizens Task Force master planning process, engineering surveys determined that the Reformatory and Penitentiary areas would require new infrastructure, including water, sewer and other utilities. New infrastructure may or may not be compatible with the steam tunnel system.

- **Entrance Road to the Ref. And Pen.** **RT-19** **Built circa 1955**
The proposed nomination states, "Originating at Lorton Road, the approximately 1,900-foot-long drive merges into the Reformatory Perimeter Road east of the main gate at the southwestern corner of the fenced complex."
- **Reformatory Perimeter Road** **RT-20** **Built circa 1952**
According to the proposed nomination, this is a narrow, unstriped asphalt patrol road outside the Reformatory perimeter fence. It was likely configured when the fence was added in 1952.
- **Brick Roads (within Reformatory)** **RT-21** **Built before 1961**
The proposed nomination states, "Sections of brick-paved road remain within the Reformatory from the period of significance."

Workhouse Area

- **Control Building** **W-21** **Built 1940 – 1941**
This building has been approved for demolition.
- **OFACM Shops** **W-40** **Built 1940**
This building has been approved for demolition.
- **Administration Building** **WB-02** **Built 1941**
This building has been approved for demolition.

Brickyard Area

- **Beehive Kiln** **LT-07** **Built circa 1915**

The proposed nomination states, “The beehive kiln was constructed as part of the prison’s brick-making facility near the Occoquan River.” It is located within the Occoquan Regional Park.

- **Rail Line Trace (Lorton & Occoquan RR) T-09 Built 1914-1921**
The proposed nomination notes that the rail grade is now utilized as an entrance drive and a parallel separated bicycle path accessing the Occoquan Regional Park.

The proposed nomination notes that this section has been added to the historic district.

As noted, the buildings, structures, objects and sites in this document are listed as examples of resources that have been added to the list of contributing resources. This is not the complete list. The proposed nomination also includes a list of contributing and non-contributing resources for the Reformatory, Penitentiary and Workhouse (Lorton Arts Foundation site), as well as other areas within the historic district.

IX. Penitentiary

The proposed nomination notes that the three-member commission appointed by President Theodore Roosevelt in 1908 recommended construction of the Reformatory and Workhouse. The Commission recommended that “those worst offenders who are not proper subjects for either the reformatory or the workhouse” serve their sentences in federal prisons.

The proposed nomination notes that the inception of the Penitentiary did not occur until the late 1920s when federal penitentiaries were reaching capacity and the District of Columbia was ordered to incarcerate prisoners convicted of serious crimes. The nomination notes that, “Construction of the Penitentiary began in 1931 and it opened in 1941.”

X. Additional Issues

- **Women’s Suffrage Movement at the D.C. Workhouse, Women’s Division, 1917 – 1918**

The nomination notes that the Women’s Division of the Workhouse was established in 1912 on the west side of Ox Road with temporary frame buildings. The nomination also notes that the men’s division was located on the east side of Ox Road and was “completely segregated from the men’s department and no communication between the inmates of the separate groups [was] permitted.”

While the nomination notes that the structures in which the suffragettes were incarcerated no longer exist, it does not clarify that the location of those structures is not within the boundaries of the historic district.

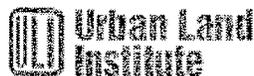
The nomination does not highlight that the current brick structures considered for placement on the National Register did not exist when the suffragettes were incarcerated.

Note: The Oversight Committee supports the memorializing of the suffragette’s incarceration as an important event in national history.

- **Administration Building (Reformatory Area) Built 1952**

The Administration Building was built in 1952 and is listed as a contributing structure. It closes the western or fourth side of the Reformatory quadrangle. There is a question as to whether such a structure was envisioned in the original design for the Reformatory. The other two quadrangles (Workhouse and Penitentiary) have structures only on three sides.

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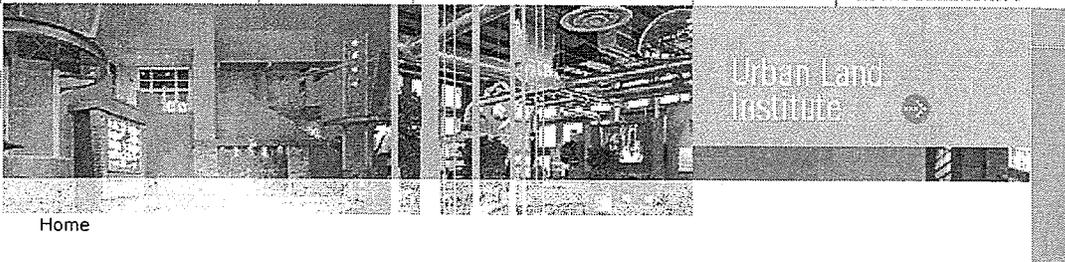
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Fairfax County RFP for Adaptive Reuse at Laurel Hill

On Thursday, July 27, 2006, Fairfax County issued a Request for Proposal (RFP) to adaptively reuse a portion of the former Lorton prison, located in what is now known as Laurel Hill. <http://www.fairfaxcounty.gov/dpsm/solic.htm>

The proposal request is for qualified private developers to join in a public/private effort to develop this 80-acre area formerly known as the Reformatory and Penitentiary. The redevelopment will adapt existing buildings and build new infill construction.

The 2,400-acre Laurel Hill site, located on the southwestern side of Silverbrook Road west of I-95, was acquired by the County from the Federal Government in 2002. The parcel is part of a larger 511-acre historic district—the District of Columbia Workhouse and Reformatory Historic District – that was listed on the National Register of Historic Places in February 2006. The parcel is 14-miles from Washington, DC, and within one of the Country's most affluent and well-educated communities.

Fairfax County envisions a unique and world-class development of residential, retail, commercial and educational space within the former Reformatory and Penitentiary complex. This development will serve the expanding south county region and create a unique destination in harmony with the surrounding uses, including single-family residential, senior living residential, schools, The Lorton Arts Foundation, parks and open space, and the newly-opened Laurel Hill Golf Course.

Since prior to the official transfer of the former Lorton Prison from Washington DC to Fairfax County, various citizen task forces have worked to create a vision for the site. In December 2004 the Citizens Task Force made recommendations to the Board of Supervisors. The Task Force envisioned adaptive reuse and new development at the former Lorton Prison that will accommodate mixed-uses that include education, office and research, retail and residential uses. The residential components suggested were a mix of market rate and magnet housing. The magnet housing units should be developed as an ancillary use to other uses within the Reformatory and Penitentiary area and surrounding education, cultural and other public uses. The units are envisioned to provide housing to professionals such as educators and public safety specialists.

A tour of the site will be held on August 29th. The proposal and more information about submission requirements can be found online at the Department of Purchasing and Supply Management's website. Proposals are due on October 27, 2006. For further information see:

Laurel Hill Homepage:
www.fairfaxcounty.gov/dpz/laurelhill/
Laurel Hill Plan Amendments to the Comprehensive Plan:
<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area4/lowerpotomac.pdf>
Laurel Hill Task Force Recommendations:
www.fairfaxcounty.gov/dpz/laurelhill/recommendations.htm

For technical matters pertaining to this Request for Proposal contact:

Chris Caperton, Laurel Hill Coordinator
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Telephone: (703) 324-1375
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For contractual matters pertaining to this Request for Proposal contact:

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Laurel Hill Adaptive Reuse Citizens Task Force Executive Summary

December 2004

A Planning Vision for the Reformatory and Penitentiary site at Laurel Hill

For the better part of a century, the use of one of the most beautiful parcels of land in Fairfax County, more than 2,700 acres, was restricted, and to an extent, hidden from public view. The land belonged to the federal government and contained facilities that housed prisoners for the District of Columbia. In 2002, the facilities and the land were transferred to the County. What was once known as a place of despair for many became a site of great promise with the County's vision for a new and unique beginning. This beginning was given the new name of Laurel Hill.

In the process of bringing new life and promise to these areas, our recommendations will accomplish the following:

- Preserve the essential historical core (both physical and symbolic) of the Workhouse and Reformatory/Penitentiary sites;
- Minimize the present and future financial burden on the taxpayers;
- Promote socially positive and acceptable reuses that compliment other development on site and in the surrounding community;
- Provide flexibility and transparency in the actual development process and
- Permit adaptive reuse of Laurel Hill into something of far-reaching significance and consequence – both exciting and uplifting.

During the past two years, the Laurel Hill Adaptive Reuse Citizens Task Force has reviewed many possible uses for the Reformatory and Penitentiary sites. The task proved to be complex as well as challenging. Nevertheless, the Task Force believes the recommendations outlined in this Executive Summary and more fully described in the accompanying Task Force report will transform the Reformatory and Penitentiary areas into the hub of a new community that not only includes artistic, educational and recreational venues at Laurel Hill, but compliments the surrounding communities as well.

The Task Force is confident that its vision presented in the recommendations below will allow the Reformatory and Penitentiary areas to contribute to the positive transformation of Laurel Hill into a world – class asset, becoming the jewel in Fairfax County's crown.

Concept Description

The recommended concept for the reuse and redevelopment of the Reformatory and Penitentiary areas includes the coordinated development of these areas for a mix of educational, professional office, residential, including magnet housing and village center. The amount of development associated with residential units, retail and education space is illustrative of the recommended scenarios and is subject to amendment during the Comprehensive Plan or development process.

Reformatory could include the rehabilitation of the existing quadrangle for a range of magnet and market rate housing ranging from 50 to 125 loft type residential units. This housing should be contained within the existing structures with exterior modifications as necessary to meet the requirements of this use. The magnet housing units should be developed as an ancillary use to other uses within the Reformatory and Penitentiary areas and surrounding education, cultural and other public uses. The units are envisioned to provide housing to professionals such as educators and public safety specialists.

Village Center could include a range of 40,000 square feet to 60,000 square feet of retail, small professional office uses along the "Main Street". In addition, the Village Center could incorporate loft type residential units within existing structures or as part of infill construction that is complementary to the existing architecture. The residential use could range from 10 to 30 units.

Penitentiary could include the rehabilitation of the existing quad for a range of education-related uses, supporting office and research facilities, and other uses. The education use could range in size from 50,000 to 125,000 square feet.

Market Rate and Magnet Residential Units

The mix of loft-style market rate and magnet residential units is an opportunity to implement a viable reuse plan at the historically significant Reformatory site while providing ancillary support to adjacent uses at Laurel Hill and the surrounding area. The development of market rate units is an incentive for private investment in conjunction with the retail scenario of the village center. In addition, a combination of market rate and magnet housing is a project that could be privately funded.

Loft style magnet housing units should be used in support of an education or other scenario at the Penitentiary or in support of public employees such as school teachers, fire fighters and police trainees. The concept of assisting individuals in professional training for careers is based on extended residence of up to two years with training or educational opportunities available on site or nearby.

Alternative Scenarios Considered

The Task Force explored many options to preserve the maximum number of contributing structures. Based on the outcome of these efforts, the Task Force learned that development and infrastructure costs may make some of the uses specified in the Comprehensive Plan out of reach for some development partners and create an undue burden on tax payers. In addition, market analysis indicated that the best opportunities to attract private development are residential, retail and professional office uses.

Conceptual and Phased Approach to Development

The Reformatory and Penitentiary Area should be developed based on a coordinated development scenario as opposed to individual proposals seeking to use one or more structures. This will ensure compatibility among users and allow the development team to address issues affecting the entire 79-acre site through a coordinated plan.

A phased approach to adaptive reuse is recommended to allow the Reformatory and Penitentiary to be developed separately. This will reduce the scale and costs to potential development partners and the County, and increase the likelihood of rehabilitating contributing structures.

It is recommended that the Reformatory and Village Center area be developed as the first phase of a two-phase development process. Development of this area as the first phase would serve as an incentive for reuse of the Penitentiary, and serve as a hub of services that compliment the Laurel Hill Park areas, the Spring Hill senior center and the new and existing communities adjacent to Laurel Hill.

Historic Preservation

In order to promote historic vision and synergy with other areas at Laurel Hill, the Task Force recommends adherence to the predominant historic themes when considering adaptive reuse strategies at all three adaptive reuse areas of Laurel Hill (Reformatory/Penitentiary, Workhouse and the senior community). The two predominant historic themes identified among the structures are the Progressive Era of prison reform and the Colonial Revival architecture of Snowden Ashford.

The Task Force also recommends the use of the document entitled *Relevance to Vision* when considering adaptive reuse strategies. The document identifies a hierarchy of structures by considering them in accordance with their adherence to the ideals of Progressive Era prison reform. *(Please see Appendix 9, Relevance to Vision. The document also is referenced in Section 5.4 of the Task Force recommendations.)*

Emphasis should be placed on rehabilitation of historically relevant structures for new uses. However, new construction may be necessary to address the needs of future users. New construction should be undertaken in a manner that is compatible and complementary to the existing character of the historic district.

Project Costs and Financial Considerations

The cost of rehabilitation of historic buildings is typically higher than new construction. In addition, the other areas at Laurel Hill, including the Park Authority land and the Lorton Arts Foundation project at the Workhouse site anticipate a degree of financial support by Fairfax County. Given the overall commitment to Laurel Hill, the development of the Reformatory and Penitentiary areas should seek to minimize the taxpayer's financial participation and leverage that participation to create a viable, self-sustaining reuse scenario. Private or other investment should substantially support the development of the Reformatory and the Penitentiary.

Reformatory

The Reformatory's residential and village center concept anticipates a total project cost of \$45 million, including infrastructure. Funding sources should include: Private investment; federal and state historic tax credits; tax exempt bonds, grants and other partnership opportunities through the Fairfax County Rehabilitation and Housing Authority; and public – private partnerships. Possible approaches to reducing project costs at the Reformatory include increasing the residential and/or retail component or reducing the number of structures that are reused.

Penitentiary

The Penitentiary's education, supporting office, research concept anticipates a total project cost of approximately \$30 million, including infrastructure. Funding sources should include: Federal and state education funding; federal and state historic tax credits; and investment by accredited education partners. Possible approaches to reducing project costs at the Penitentiary include converting one or more buildings to residential use or reducing the number of structures that are reused.

Considering the complexity and potential costs related to developing the penitentiary area, it is important that Fairfax County not be the only government partner in the process.

Selection of Development Team

The Task Force strongly recommends selecting development partners through a competitive process such as a Request for Proposal. The criteria for selecting a development team should include: experience with complex development projects and approval processes; track record of implementing financially sustainable projects; team partners with extensive historic rehabilitation experience; public-private partnership experience; and ability to limit county funding of the project.

If an education use is included within the proposal, the institution should be an accredited institution of learning, financially solvent and with a proven track record.

Lorton Arts Foundation – Financial Considerations

The Lorton Arts Foundation is proposing a mix of arts, event spaces, residential and supporting food services. Specific market niches that L.A.F. is attempting to attract include hotel-banquet, museums, catering, visual arts and performing arts. These uses should be complemented by the development of the Reformatory and Penitentiary, but not replicated. The recommendations for the Reformatory/Penitentiary area avoid these specific uses because they would compete with L.A.F.

Project Organization and Schedule

The County's investment in stabilization of contributing structures will provide a 5-year window of protection against further deterioration. The Task Force recommends accomplishing the following tasks during the five years in an effort to minimize the need for additional investment in stabilization:

Ongoing Years 1 – 5:

Stabilization: Immediate implementation of building stabilization activities identified in the 2004 Facility Condition Assessment.

Asbestos Abatement: Prioritize asbestos abatement efforts to address the buildings and areas that are most likely to be reused in the near term.

Step 1

Laurel Hill Project Advisory Committee: The Task Force recommends that the Board of Supervisors appoint a three-member citizens committee to monitor the development of the Reformatory and Penitentiary areas and ensure that the development process is objective and transparent.

Comprehensive Plan: Following review of the Task Force recommendations, the Task Force recommends that the Board of Supervisors authorizes an Out-of-Turn Plan Amendment to consider Comprehensive Plan changes that are necessary to support implementation of the master plan for the mixed use concept.

Memorandum of Agreement: The Board of Supervisors is requested to direct County staff to review any potential amendments to the Memorandum of Agreement that may be necessary to implement Task Force recommendations.

Standards and Guidelines for the Lorton Prison Historic District: The Task Force recommends completion of the draft standards and guidelines under development by the County's Architectural Review Board to facilitate a consistent review process of development proposals.

Step 2

Team Leader / Project Manager: As soon as the Board of Supervisors has approved the Task Force recommendations (Winter 2005), the Task Force recommends that county move forward with a professional search for a Team Leader / Project Manager. The goal is to select this person by early 2005. The Team Leader / Project Manager should have experience managing complex development processes.

Step 3

REOI /RFP /RFQ process: Once the Board of Supervisors has approved the Task Force recommendations, the Task Force recommends that the county move forward with a Request for Expression of Interest (REOI) for developing the Reformatory and Penitentiary areas. Target date for the submittals from the REOI is March 2005.

Based on the input from the REOI, the County should then proceed with a Request for Qualifications (RFQ) or a Request For Proposal (RFP) with submittals by Fall 2005. Evaluation and selection of a preferred development team is targeted to occur by the end of 2005.

Please see Section 5.6 under **Project Steps and Schedule** for information that should be included by respondents to the REOI and the RFQ/RFP.

Step 4

Development Agreement: Once the development team has been identified, the County proceeds with the negotiation of a development agreement. The Task Force recommends the timeframe for establishing the development agreement should be six months from selection of the development team.

Contingency Planning

If the County is not able to identify a qualified development team during the RFP/RFQ process (Step 3) for the reformatory or penitentiary phases of the project or both, it is recommend that the county consider amending the development scenario for either or both phases. Such amendments can include reducing the scope of an adaptive reuse strategy to incorporate fewer existing structures.

Special Considerations

Memorandum of Agreement

The Memorandum of Agreement was negotiated as part of the transfer of Laurel Hill from federal to county ownership. The MOA does not include representation of the county's master planning process for the adaptive reuse areas.

The Task Force recommends that Paragraph 10 of the Memorandum of Agreement should be amended to include the Laurel Hill Project Advisory Committee as a participant in the development of adaptive reuse strategies in the area designated as eligible for inclusion in the National Register of Historic Places. The Project Advisory Committee will represent the Board of Supervisors' approved master plan recommendations for the Reformatory and Penitentiary areas.

Architectural Review Board

The Task Force recommends timely completion of the draft standards and guidelines currently under development by the County's Architectural Review Board to facilitate a consistent review process of development proposals. The Task Force urges the Board of Supervisors to send a letter to the Architectural Review Board formally requesting that the Architectural Review Board move forward with the adoption of these standards and guidelines.

