

## H. Guidelines for New Construction (St. Mark's Parish Hall Addition)

It is important that new construction be designed so as to be as sympathetic as possible with the character of the district.

### 1. Siting

New construction must respect the historic siting of the district. It should be accomplished so as to maintain the cohesiveness of the district as a group of contiguous, stylistically compatible structures.

The siting of the new Parish Hall Addition pays careful attention to existing and complex historical site conditions. The Original 1910 main gabled façade was constructed around 24'-8" back from the Hackett Ave. property line. We would match this setback for the new main façade of the Parish Center. The original historic church also had a low gabled entrance vestibule that protruded 8' in front of the main façade. In 1949 a low cloister walk was constructed 7'-4" proud of the historic church main façade engaging the historic vestibule which now protrudes 8" from the Cloister. We propose to closely match the setback of this 1949 cloister walk with a new access stair to a roof garden on top of the new Parish Hall, closely locking the new work into the two historical setbacks.

The new Parish Hall would also serve to define the northern boundary of an existing historic garden courtyard that would remain intact. New doors from the Parish Center would allow access to this historic garden denied by the 1949 Parish Hall design.

### 2. Scale

Overall building height and bulk, the expression of major building divisions including foundation, body and roof, and individual building components such as overhangs and fenestration that are in proximity to historic buildings must be compatible to and sympathetic with the design of the buildings.

The existing Church and Cloister are relatively small and low 1-story buildings on Hackett, with the cloister walk being only 8'-10" above its floor, with the main church gable springing from 16'-8" above its floor to a gable peak of 38' (low for most historic churches). We propose to match the 16'-8" eave of the historic gable (which is strongly marked on the façade with a flat stone coping return) for the height of the new Parish Hall roof terrace. We observe that the existing 2-story Parish Hall (23' tall above its floor) slightly overpowers the diminutive scale of the Cloister and Church and hope to improve upon this condition.

The typical window width of the existing architecture on Hackett is 4' wide with recessed windows. We proposed to use this 4' width for our most typical window on Hackett, using recessed windows with vertical projecting subdivisions 16" on center, a treatment found on the existing façade that recalls the English Perpendicular Gothic.

We also propose to use the 1949 north Cloister entrance as the main entrance to the new Parish Hall, eliminating the problem of having to do a new third entry on Hackett.

### 3. Form

The massing of new construction must be compatible with the goal of maintaining the integrity of the complex as a cohesive group of historic structures. The profiles of roofs and building elements that project and recede from any new construction in the complex should express the same design continuity established in the historic complex.

The existing form of the Church complex uses both gables and flat roofs, with gables reserved for the main worship space and for entrances. Other elements like the cloister walk and the Priest's apartment have flat roofs. We accept his language and propose a flat-roofed Parish Hall with an accessible green roof terrace above. To access this new roof garden, we propose a new exterior stair precisely in plane with the 1949 Cloister Walk. Like the existing Cloister, this stair is devoted to circulation and access to a garden. The stepping up of the stairs towards the north helps to integrate the low cloister façade with a proposed new taller apartment building to the north along Hackett.

We propose to use the existing north gable of the 1949 Cloister as our new main entrance to the Parish Center, eliminating the need for a third entrance form on Hackett.

Also proposed is a modest 2<sup>nd</sup> floor pavilion for roof access and roof activity support and set this work as far back from the street as possible, immediately adjacent to the existing 2<sup>nd</sup> floor of the Priest's Apartment at the rear of the site.

### 4. Materials

The building materials, which are visible from the public right-of-way and in proximity to the district, should be consistent with the colors, textures, proportions and combinations of cladding materials used on the individual buildings. The physical composition of the materials may be different from that of the historic materials, but the same appearance should be maintained.

The existing 1910 Church and 1949 Cloister are clad in blocks of hand-rocked limestone with a granular sandstone-like finish that we have not been able to identify. This stone has acquired a dark, charcoal-black mottled patina over the last 112-73 years that marks many of the stones. Such dark patina marks are familiar to anyone who has toured historic stone churches in Britain. While at one time stone cleaning for aesthetic reasons was commonplace in preservation, a new understanding of the potential hazards of cleaning and the questioning of the very idea of making old buildings look new there is now an appreciation of leaving the patina of age in place. With this in mind, we are reluctant to clad the new Parish Hall Addition in bright, light new limestone that might require 50 years to acquire the same dark patina. We have instead opted to suggest cladding the addition in either brick or stone that closely matches the dark, charcoal-black patina itself. This will help make the addition recessive as if in shadow or entirely patinated, sending it into the background as opposed to the lighter, black-mottled limestone.