



THE BIGGS MUSEUM OF AMERICAN ART EXPANSION

CITY OF DOVER HISTORIC COMMISSION REVIEW MATERIALS

SELECTIVE REMOVALS AT 15 & 21 THE GREEN

SMITHGROUP

April 11, 2025

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1.0 EXECUTIVE SUMMARY

Founded in 1993, the Biggs Museum of American Art (The Biggs), is located in Dover, the capital of the State of Delaware. The Museum facilities are housed in a building that is leased by The Biggs from the State of Delaware as part of a partnership. The existing Museum building includes a 19th century government building (the Old County Building) and the 1993 expansion. The building was originally shared by the Museum and the State whose Visitor’s Center occupied the first floor. However, in 2011, the State and Visitor’s Center moved out and the building was partially renovated for the Museum to utilize the entire space.

Historic Status

In 2022 The Biggs acquired two historic buildings adjacent to the existing Museum, as part of the ongoing partnership with the State of Delaware, 15 and 21 The Green (also known as the Kirk and Short Buildings, respectively). A summary of their historic status is as follows:

- 15 and 21 The Green are contributing buildings of the Dover Green National Register Historic District (1977 nomination, 1985 update).
- 15 and 21 The Green are located within the City of Dover Historic District Zone are subject to a city design review process known as The Architectural Review Certification.
- 15 and 21 The Green contribute to the spatial organization of the Dover Green cultural landscape, as evaluated by the National Park Service.
- These structures are within view of the interior of the Green and can be seen from the other historic structures facing the Green. These views are also contributing features of the historic landscape.

Master Plan

As a first step to planning for a renovation and expansion of The Biggs that would incorporate 15 and 21 The Green into the Museum to create a holistic facility, The Biggs hired SmithGroup to provide a Master Plan in 2022. The resulting document provided a conditions assessment of all three buildings, highlighted building systems deficiencies, and made recommendations to address them. Significant deficiencies were identified with 15 and 21 The Green related to accessibility, fire safety and egress, in addition to continuous floor plate and other museum operational challenges.

Historic Preservation Analysis

The Master Plan also included a Preservation Plan that provided guidelines outlining remaining historic fabric and recommendations for how it should be saved, restored, and celebrated. The Preservation Plan is holistic and considered all three historic structures with a focus on 15 and 21 The Green and the opportunities for modern interventions that could support the integration of the three buildings into a more unified facility. Additional analysis was provided through a Historic Research Report (see 7.0 Supporting Documents) that identified the following: while 15 The Green has a high level of integrity regarding overall design and remaining historic fabric, 21 The Green does not. This lack of integrity is due to many changes and modifications made over time to the structure, specifically to the rear portion of the building. This analysis informed the expansion and connection concept.

Recommendation for Selective Removal

In order to achieve the identified best solution that supports expanded community use and addresses code and accessibility issues inherent in 15 and 21 The Green buildings, SmithGroup recommends the selective removal of the two-story plus basement rear portion of 21 The Green. As has been identified in the SmithGroup Historic Preservation Analysis, this addition does not contribute to

the significance of 21 The Green under Criterion A or C and does not have architectural significance on its own right due to the many alterations that have been made to the structure. The addition also lacks integrity due to its many modifications over time to windows, cladding, roofing, overall configuration, and the interior. It is recommended to selectively remove the existing masonry basement and two-story wood framed structure along with the attached metal fire escape and associated rear vestibule. The resulting exposed north façade of the remaining portion of 21 The Green will require further analysis during design to mitigate the remaining existing openings. However, it is expected that the four existing windows at the fourth floor will be preserved.

This report focuses on only the selective removal work and the application for the new work will follow at a later time. Selective removal will not occur until the new work (renovation and expansion) is ready to go into construction. Details of this recommendation will be outlined in more detail in this report.

Community Benefits

By selectively removing the rear addition of 21 The Green building, it allows for an opportunity to consider incorporating spaces such as the community pavilion and outdoor green. These amenity spaces provide the desired overarching themes heard throughout the stakeholder and community engagement workshops. There is a stronger connection of The Biggs to The Green with the outdoor green area and an accessible route that connects the existing Biggs Museum with 15 and 21 The Green buildings. Potential additional square footage afforded by the recommended selective removal also allows for more gallery space to display a larger permanent collection and the ability to meet more stringent temporary traveling exhibit requirements. Lastly, the recommended removal allows for the maximization of daylight and views to provide unified, inviting spaces for the community-at-large to gather, learn, and be inspired by both the Biggs museum building and the art.

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2.0 PROJECT OVERVIEW

In June 2022, SmithGroup was hired by The Biggs Museum of American Art (The Biggs) to prepare a Master Plan for their facility located at 406 Federal Street in Dover, Delaware, as well as the adjacent 15 and 21 The Green (Kirk and Short Buildings, respectively) that were recently acquired by The Biggs.

The resulting Architecture/Facilities Master Plan assessed the existing facilities and explored opportunities for expansion of The Biggs that would incorporate 15 and 21 The Green. Both structures are contributing structures to the Dover Green Historic District and the City of Dover Historic District Zone. The Dover Green is the site of the original Delaware State House (1791); is surrounded by historic homes dating to the early 1700s; and is the location of the Golden Fleece Tavern, the site of the first ratification of the United States Constitution in 1787.

The current Biggs Museum facility is located on the Legislative Mall of the State's Capital, with its entrance facing Martin Luther King Jr. Boulevard N. The total gross square footage of the existing Biggs building is approximately 22,460 sq. ft. With the addition of 15 and 21 The Green Buildings, which together total 6,300 sq. ft., the square footage grows to close to 30,000 sq. ft.

The project consisted of a Facilities Master Plan, a Program Plan, and a Historic Preservation Plan that incorporated ideas for a sensitive renovation of 15 and 21 The Green, new construction of a connecting structure and/or other additions, adaptive reuse, renovation of select existing areas at The Biggs, and potential roadway/parking redesign. The project required an overall sensitivity to the historic nature of The Dover Green structures and the site, while designing creative solutions to modern public accommodations and today's diverse cultural patronage.

The project goals were to accomplish the following:

- Integrate the newly acquired 15 and 21 The Green buildings into an expanded museum.
- Evaluate the existing building conditions.
- Mitigate major existing conditions challenges through restoration and rehabilitation.
- Evaluate and offer updated building systems.
- Provide a future focused vision for a modern visual arts museum.
- Involve current and future visitors in the process.
- Enhance this home for art in and of Delaware.



Figure 2.0
The Biggs Museum Site

2.1 SITE CONTEXT AND SURROUNDING

The existing Biggs Museum of American Art building is located on the Legislative Mall of the State’s Capital of Dover. Its entrance faces east onto Federal Street with Martin Luther King Jr. Boulevard N aligning with its entrance. Its address is 406 Federal Street, Dover, DE 19901.

15 and 21 The Green are sited adjacent to the southwest corner of the existing Museum building. These buildings are connected to each other and are set apart from the Museum building by approximately twenty-five feet. The primary entrances of 15 and 21 The Green face the Dover Green. They back up on a parking lot shared by the Biggs.

The Dover Green is the site of the original Delaware State House (1791); is surrounded by historic homes dating to 1700s; and is the location of the Golden Fleece Tavern, the site of the first ratification of the United States Constitution in 1787. The Dover Green is considered to be one of the most historic locations in the nation.

The Biggs and its newly acquired buildings contribute to the cultural attractions of the Green and the First State Heritage Park.

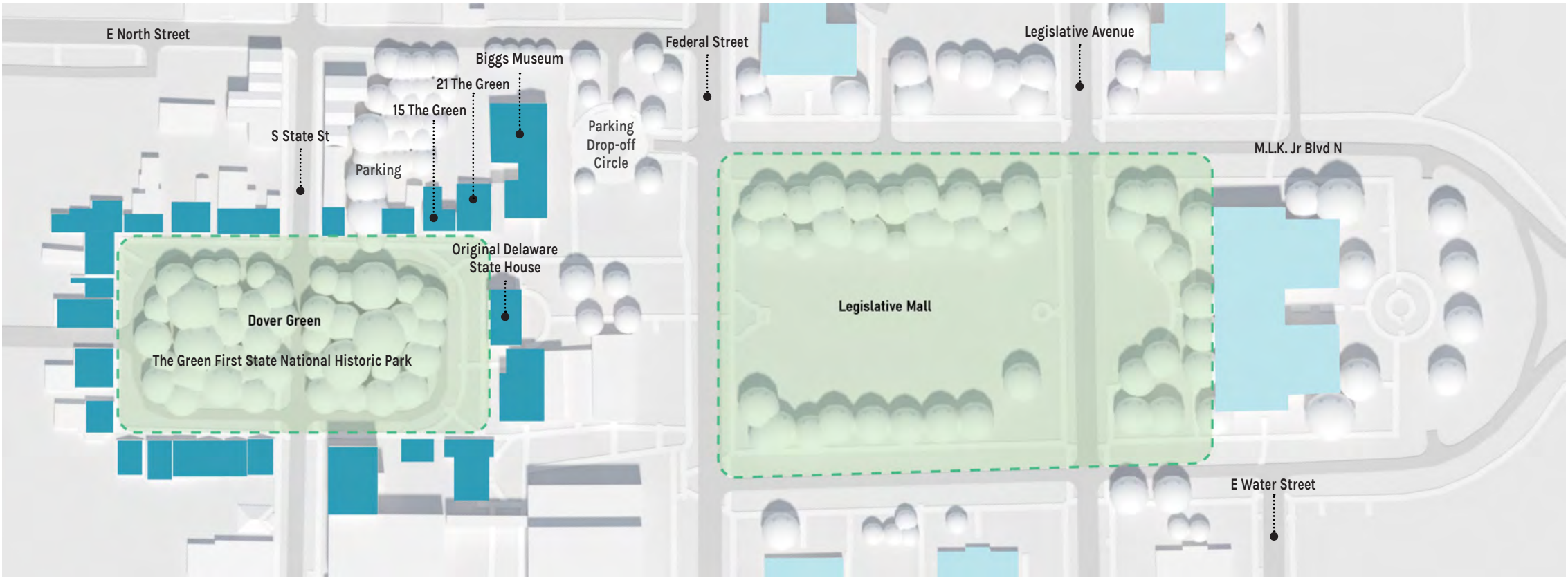


Figure 2.1
Dover Site Plan

2.2 BUILDING DOCUMENTATION

As part of the Master Planning efforts, SmithGroup digitally scanned The Biggs Museum Building as well as 15 and 21 The Green. These scans resulted in highly accurate point clouds that were used to translate into detailed two-dimensional electronic drawings of existing conditions that included floor plans, elevations, and sections. This building documentation served as the starting point for the Historic Preservation Analysis and design planning. The following graphic (Figure 2.2) represents the byproduct of this field survey work.

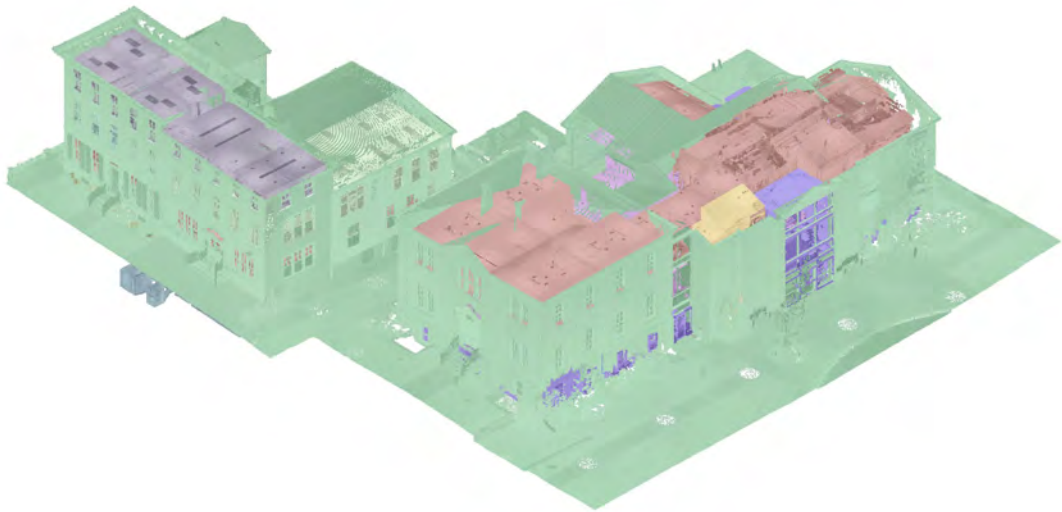


Figure 2.2
Digital Scans

2.3 EXISTING CONDITION PHOTOGRAPHS

The following represent existing condition photographs of the exterior of The Biggs as well 15 and 21 The Green.



Figure 2.3.1
Existing View of The Biggs Museum Front Façade



Figure 2.3.2
Existing View of The Biggs Museum - Old County Building Portion of the Building



Figure 2.3.3
Existing View of 15 and 21 The Green Front Façade



Figure 2.3.4
Existing View of 21 The Green East Elevation with Referenced Rear Addition Recommended for Removal



Figure 2.3.5
Existing View of the Gap Between 21 The Green and the Old County Building



Figure 2.3.6
Existing View of 21 The Green North Elevation



Figure 2.3.7
Existing View of 21 The Green Northwest View



Figure 2.3.8
Existing View of 15 The Green North Elevation

2.4 CONDITIONS ASSESSMENT FINDINGS

As part of the Master Plan efforts the multi-disciplined SmithGroup team assessed all systems of the existing museum building as well as 15 and 21 The Green. The following are highlights of deficiencies identified by the SmithGroup team and recommendations based on the conditions assessment survey observations for 15 and 21 The Green. This list emphasizes the significant need to update these buildings to meet fire code, egress, and accessibility requirements and to replace aged building systems:

15 And 21 The Green

- **No Accessibility** – The existing buildings have no accessible path to circulate up to and within the buildings.
- **Plaster Failure** – Continued moisture issues have plagued the basements causing significant plaster damage.
- **Masonry Issues** – The same issues that have caused basement plaster damage have also caused significant deterioration of the brick masonry walls.
- **Non-Compliant Egress** – The existing interior and exterior stairs do not meet egress code requirements for tread and riser dimensions, as well as handrails, guardrails, and egress widths.
- **Fire Escape** – The exterior fire escapes, in addition to them not being code compliant for a means of egress, are showing significant signs of deterioration.
- **Outdated Bathrooms** – The bathrooms are outdated and require replacement to meet current standards and codes.
- **Boiler Aged Out**- The gas fired hot water boiler, installed in 2003, is past its useful life and requires replacement.
- **Air Conditioning Systems Aged Out** – The air conditioning systems date to 2003 and are past their useful life and require replacement.
- **Lighting Systems** – The existing lighting systems are outdated and require replacement. There are currently no lighting controls.
- **Fire Alarm Systems Deficient** – The existing fire alarm systems are not code compliant and require replacement.
- **Fire Protection Systems** – The buildings do not currently have sprinkler systems.
- **Improper Fire Separation** - The rear addition to 21 The Green is of a different construction system and would require fire separation from the front portion of the building if maintained.

2.5 STAKEHOLDER ENGAGEMENT

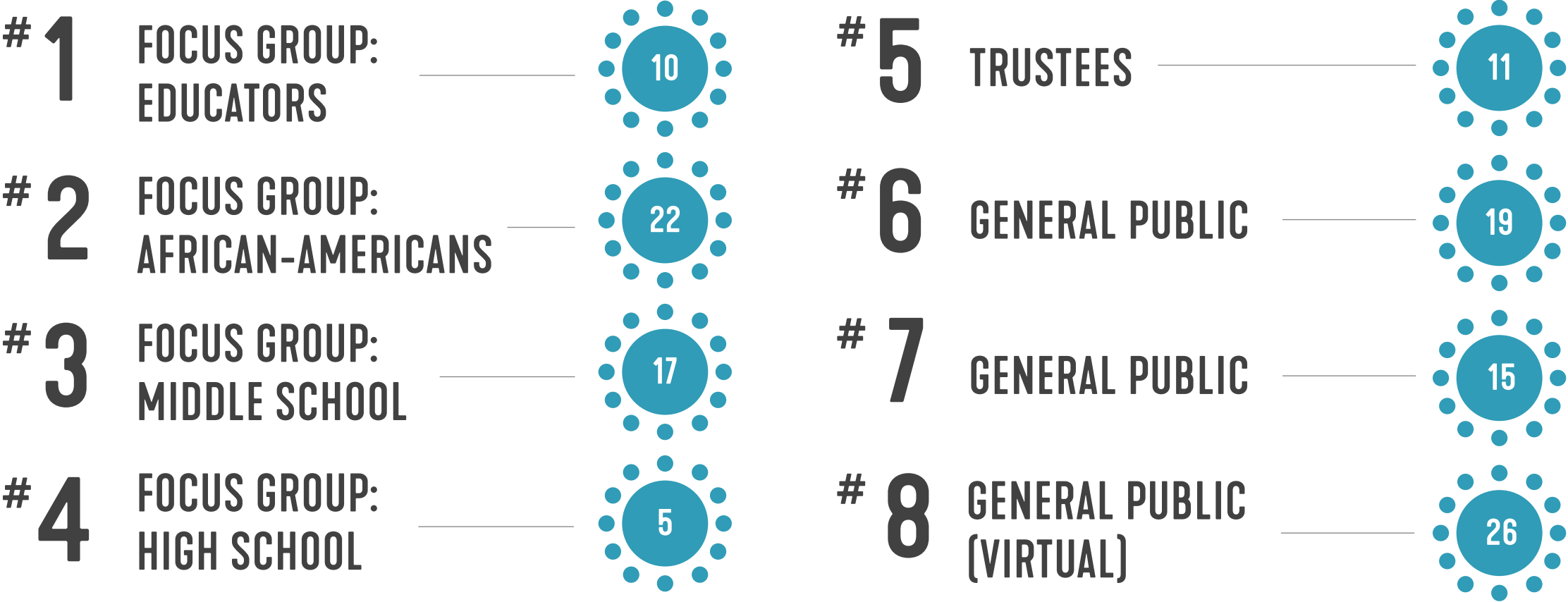
SmithGroup believes that Stakeholder Engagement is an integral part of the early design process so that we can gain a deeper understanding of the client's and the community's desires. As part of The Biggs Master Plan efforts, SmithGroup conducted listening sessions with leadership, program heads, staff, and volunteers. In addition, we sought feedback from community members both familiar and unfamiliar with the Museum and its campus. The design team hosted eight workshops in schools, community centers, The Biggs, and virtually to glean community information that would inform conceptual design.

The takeaways from the stakeholder engagement exercises with the community were:

- **Greenery** - The renovated/expanded Museum should have a connection to greenery - both visually and physically.
- **Meditative Moments** - The design should include meditative moments in a garden/landscape setting.
- **Accessibility** - The buildings, when combined, should be more universally accessible.
- **Community Space** - The renovation/expansion should include community gathering space that can be used beyond the operational hours of the Museum.
- **Distinctive Architecture** - A Museum architecture that acknowledges its historic setting yet looks to the future, is distinct from the neighboring state buildings, is integrated with nature, and better connects to its surroundings.



Figure 2.5
Images from various Stakeholder Engagement Sessions Activity



TOTAL PARTICIPANTS



WORKSHOP OVERVIEW

The Engagement Team, which included the design team and the Biggs Community Engagement Task Force, organized the workshops into five Focus Groups and three General Groups. Targeting our efforts in this way ensured that we would ultimately hear from a diverse set of voices and engage as many people as possible. This meant acknowledging and seeking participation from people of different ages, races, genders, abilities, and professions within Dover and beyond. Each group was assigned a Champion who was charged with contacting community leaders and/or potential participants directly in order to garner participation and supplement the formal invitation.

The overarching themes of the stakeholder engagement workshops were heard across many of the groups, in particular the need for a community gathering space and an outdoor space that is connected to the museum. These main takeaways would benefit the community-at-large and were incorporated into the preliminary design.

“The Museum is dedicated to using every available opportunity to become a more inclusive organization, committed to a more diverse staff, board and volunteer roster; to embracing new voices and new histories; and widening the lens in presenting exhibitions, programs and research.”

- Excerpt from the FY 2022 – FY 2025 Biggs Museum Strategic Plan

3.0 HISTORIC PRESERVATION ANALYSIS

A preservation plan is an essential tool by which to make educated decisions on how best to steward historic resources. SmithGroup reviewed a range of historic documentation regarding the Old County Building (now part of The Biggs) as well as 15 and 21 The Green to understand how the buildings have evolved over time. The team reviewed available drawings, historic photographs, maps, and other resources to be able to understand the changes that occurred to these resources and their historic fabric. A developmental timeline was produced based on this research to inform the preservation analysis, followed by a charting out of preservation zones prioritized by highest to lowest areas of historic significance.

3.1 DEVELOPMENTAL TIMELINE

- 1837

Initial Land Purchase - Kent County surveyor and fruit farmer Henry Todd purchased the land that 15 and 21 The Green Buildings would eventually be built on from Martin W. Bates in January of that year.
- 1858

Kent County Building Constructed - What is known today as the Old County Building was constructed and originally was designed to be adjacent to the Old State House and face The Dover Green. It was built to provide County office space.
- 1859

Todd House (now 15 The Green) Constructed - Henry Todd constructed a three-story Italianate-style building facing The Dover Green. The building functioned as a residence and as an office, with a separate front entrance for each. Capped by a low hipped roof above a bracketed cornice, the building has a five-bay façade symmetrically arranged. The pressed brick of the facade is laid in a running bond with fine mortar joints. The front entrance consists of a paneled double door with an etched glass transom set in a Greek Revival surround. The building façade rests upon a marble water table and is served by a set of marble steps. The interior retains its original floor plan and has most its original detailing, including two marble mantelpieces, plaster cornices, molded window and door surrounds, baseboard, paneled doors, and staircases.



Figure 3.1.1
Dover Aerial drawing (1885)

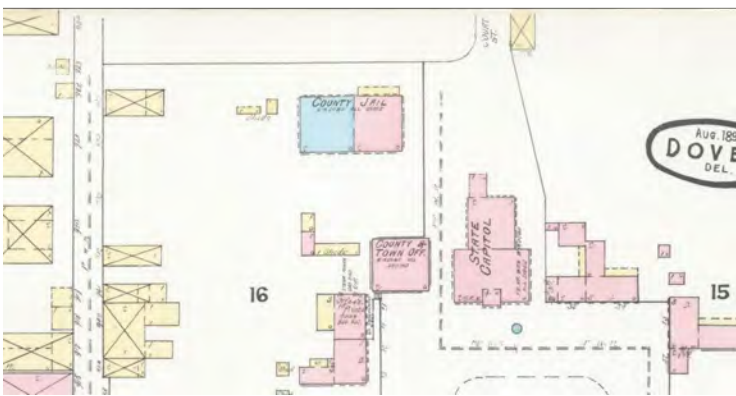


Figure 3.1.3
Sanborn Insurance Map Dated 1891 Showing the Original Location of the Old County Building and the Initial Addition to 21 The Green Constructed ca. 1877-85



Figure 3.1.2
15 and 21 The Green Buildings (1890s) with Multiple Entrance Doors to Both Buildings



Figure 3.1.4
Kent County Building (1923) Prior to its Relocation

1859 21 The Green – Concurrent with the construction of his house, Todd built a three-story, brick office building to the east. The cost to build this structure and the Todd House was \$12,000. A late 1890s photograph of the buildings shows their original door and window configurations.

1860 The Delawarean Found a Home – The Delawarean, a newspaper founded by James Kirk, moved to 21 The Green Building shortly after its construction. It was not only a newspaper published in Dover, but also published the laws and session of the Delaware legislature. In 1868, two other businesses located in the building were a real estate business and an attorney office.

1876 15 and 21 The Green Building Sale - Henry Todd had to sell both buildings to the Farmers' Bank of Delaware to settle his financial debt. After the sale, 15 The Green becomes a boarding house for a period of about five years.

Ca. 1877-1885 Around 1877-85, a frame addition with a shed roof was added to the rear façade of 21 The Green.

1921 Expansion and Renovations of 21 The Green
James M. Satterfield purchased 21 The Green and carried out extensive renovations, including remodeling the lower third of the front façade into a three-bay configuration, adding a balustrade along the roofline, significantly altering and expanding the rear addition. A 1929 Sanborn map shows the footprint of the expanded rear addition.

1933 Old County Building Relocation – The Kent County building was moved from its location on the east side of The Green, rotated 90 degrees, and shifted

north and slightly east to be adjacent to and have the same entry orientation as 15 and 21 The Green Buildings.

- 1947 State of Delaware Bought 21 The Green and Renovates** - After a renovation of the first floor and basement, the building was used as overflow offices for the State Board of Agriculture, which had its main office next door in the Old County Building.
- 1961 City of Dover Historic District** - The City of Dover Historic District zone was established during this year. Projects applying for building permits within this zone have been subject to the Architectural Review Certification process.
- 1963 State of Delaware Bought 15 The Green** - The building was used as offices by the State Banking Commissioner and the Office of the Attorney General. Not long after the purchase, the secondary door in the east bay of the front façade was converted into a window.
- 1977 Dover Green Historic District** – On May 5, 1997, the Dover Green Historic District was listed in the National Register for Historic Places. 15 and 21 The Green Buildings as well as the Old County Building were listed as contributing resources to the historic district.
- 1988 15 The Green Building Gets New Occupant** - The Bureau of Archaeology and Historic Preservation (now the Delaware State Historic Preservation Office) moved into 15 The Green Building.



Figure 3.15
Old County Building Relocation (1932)



Figure 3.16
Old County Building Relocation (1932)



Figure 3.17
15 and 21 The Green with Old County Building to the Right Prior to Relocation



Figure 3.18
Aerial of Dover Green (1931) Prior to Relocation of Old County Building

1991 Creation of Delaware State Visitor’s Center & The Sewell C. Biggs Museum – The architecture firm of Homsey Architects, Inc. was hired to create a museum and Delaware state visitor center by adding a new structure to the existing Old County Building. Gredell & Paul served as the structural engineers, with EA Mueller served as Mechanical/ Electrical/Plumbing engineers.

The first floor of the building was to be dedicated to the State Visitor’s Center and included a generous reception desk area and gift shop, a gallery, a loading dock, bathrooms, staff offices, and a presentation room. The second and part of the third floor were dedicated to displaying the Sewell C. Biggs collection of American art. The remainder of the third floor as well as the basement were dedicated to mechanical/electrical/plumbing systems.

The exterior of the addition to the Old County Building was clad in brick to match the historic building with the exception of the entry that had an aluminum and glass curtain wall at the east façade. To make the addition feasible, a portion of the north side of the Old County Building was removed. Additionally, several new openings in masonry walls of the old structure were cut to accommodate gallery flow.

2010 The Biggs Museum of American Art Renovation – In 2010 the State relocated their Visitor’s Center to a new facility thus allowing The Biggs Museum to take over the first floor of the building. The renovation to accommodate this change was led by Homsey Architects, Inc with Paragon Engineering

providing Mechanical/Electrical/Plumbing engineering and Baker Ingram & Associates providing structural engineering.

Changes that were made to the 1991 design for The Biggs Museum were as follows:

First Floor

- Creation of new lobby at east entry
- Creation of accessible entrance with power assist door to the south of the east vestibule
- Former State Visitor’s Center Reception converted to the “Grand Gallery.”
- Loading dock reduced and remaining space converted to “Changing Exhibition Gallery”
- Bathrooms renovated.
- Ceilings reconfigured with new lighting.
- Kitchenette added in staff office area.
- Coat closet converted to gift store.
- Folding glass doors added to separate “Grand Gallery” from lobby.

Second Floor

- Northeast gallery space converted to art storage.
- Existing track lighting replaced.

Third Floor

- Existing track lighting replaced.

Exterior

- New curtain wall added to create entry vestibule.
- New exterior signage added.



Figure 3.1.9
15 The Green Doorway (1972)



Figure 3.1.10
Old State House with Old County Building to the Left (1976)



Figure 3.1.11
15 and 21 The Green South Façade (1976)

- 2011 15 and 21 The Green Assessments** – Bernardon Haber Holloway Architects were hired through the Historic and Cultural Affairs Asset Management Program to assess both 15 and 21 The Green Buildings. All aspects of the buildings were reviewed including the interior, exterior envelope, MEP systems, and the site.
- 2014 Drainage Renovation** – The Becker Morgan Group was hired to address drainage issues at the accessible entry on the east side, the basement entry on the west side of the building, and the window well on the south side of the building. Select new gutters and downspouts were part of the project.
- 2016 Entry Sculpture Installed** – Bernardon Haber Holloway Architects led efforts to install the Erica Loustau Tree and Bird Sculpture at the east entrance. DEDC LLC provided electrical engineering services and Baker, Ingram & Associates served as the structural engineer.
- 2019 Space Study** – With the anticipation that The Biggs Museum might acquire the adjacent 15 and 21 The Green Buildings, Bernardon provide a preliminary Space Study to test fit how the spaces might be configured.
- 2021 Steam Generator Replacement** – The Biggs Museum hired DEDC Engineers to provide cost estimates for the replacement of the existing steam generator in The Biggs Museum building.
- 2021 Strategic Plan** – The Biggs Strategic Planning Task Force developed a Strategic Plan with the assistance of the consultant Maureen Robinson that would set the state for FY 2022 – FY 2025.

This plan was accompanied by an Addendum that spelled out strategic goals and strategies to accomplish them.

- 2022 Boiler Replacement Planned** – DEDC was hired to provide a design for the replacement of the existing boiler in The Biggs Museum building.
- 2022 Master Plan Begins** – The Biggs Museum hires SmithGroup to provide a comprehensive Master Plan for the existing Biggs Museum building and the adjacent 15 and 21 The Green Buildings.



Figure 3.1.12
Old County Building South Façade (1986)



Figure 3.1.13
Old County Building Southwest View (1998)



Figure 3.1.14
Delaware State House Southwest View

3.2 DEVELOPMENTAL HISTORY DIAGRAMS

The following massing diagrams are meant to summarize in graphic form the five major building changes to The Biggs and 15 and 21 The Green from the 1860's to the present, concluding with the preliminary ideas to support the museum expansion/renovation.



Figure 3.2.1
1859 Original 15 and 21 The Green Construction

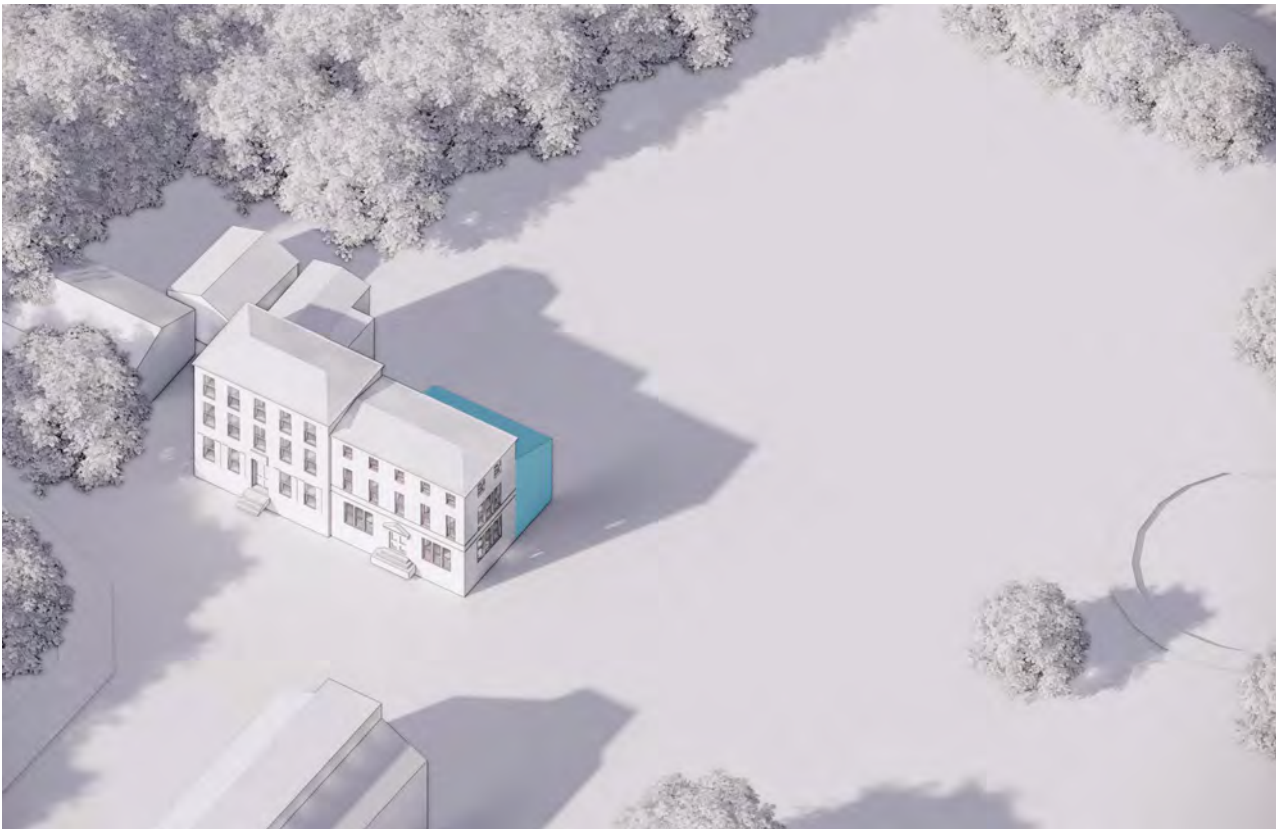


Figure 3.2.2
Ca. 1877 - 1885 Wood-Framed Addition with Shed Roof Added to the Rear Façade of 21 The Green

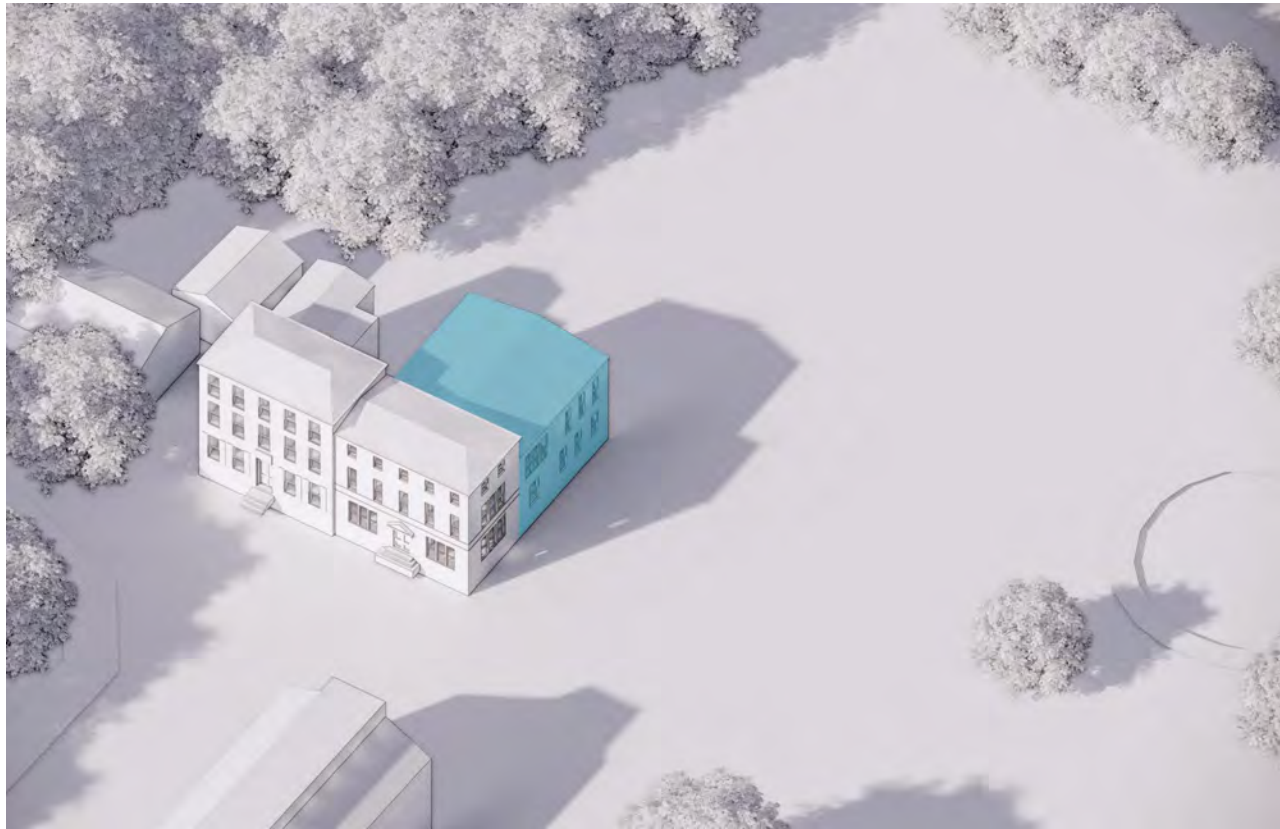


Figure 3.2.3
Ca. 1921 Significant Alteration and Expansion of Rear Addition to 21 The Green, Modification to the 1877 Addition

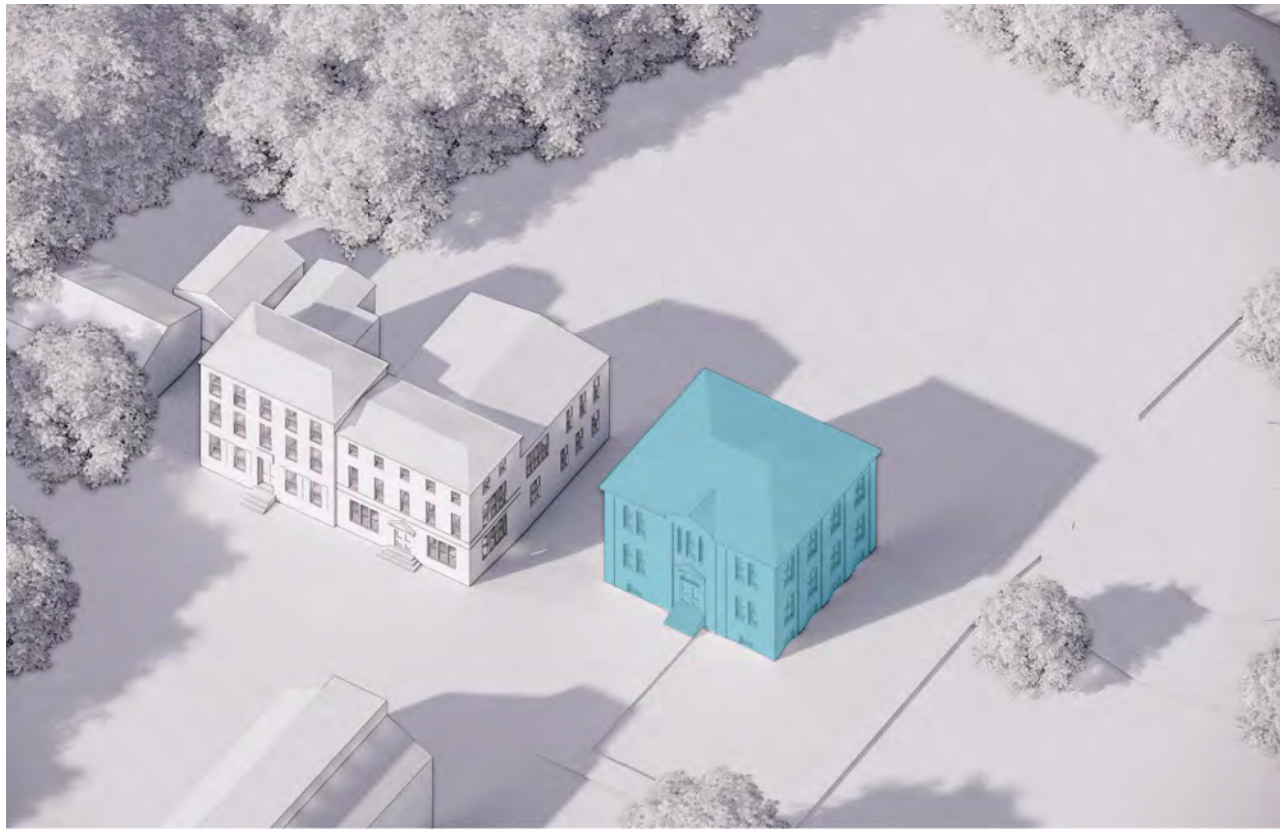


Figure 3.2.4
1933 Old County Building Relocated



Figure 3.2.5
1990s Addition to the Old County Building to Create the State Visitor Center and Biggs Museum

3.3 HISTORIC SIGNIFICANCE

The Dover Green Historic District contains most of the inhabited part of 18th century Dover. Reflecting Dover’s continuing role as the county seat and the state capital, the District contains a related group of public buildings open squares, churches, commercial buildings, office buildings, and residences from all periods of the past 250 years. The Old County Building (now part of The Biggs) and 15 and 21 The Green contribute to that history. The Dover Green Historic District was acknowledged for its contribution to state and national history by being listed on the National Register of Historic Places in 1977. The identified areas of significance for this nomination were: archeology, architecture, commerce, community planning, industry, landscape architecture, and politics/government. It is eligible under Criterion A for its association and central role that it played as the location of Delaware’s state capitol, Kent County’s courthouse and the original settlement area and central market of the city of Dover. It is also eligible under Criterion C for its significant collection of 18th, 19th, and 20th century buildings that trace the range of building traditions from Georgian through Italianate to Neo-Georgian/Colonial Revival.

The Old County Building as well as 15 and 21 The Green were included in this listing as contributing historic resources to the Dover Green Historic District.

Directly adjacent to the Dover Green Historic District is the Victorian Dover Historic District.

15 and 21 The Green Buildings

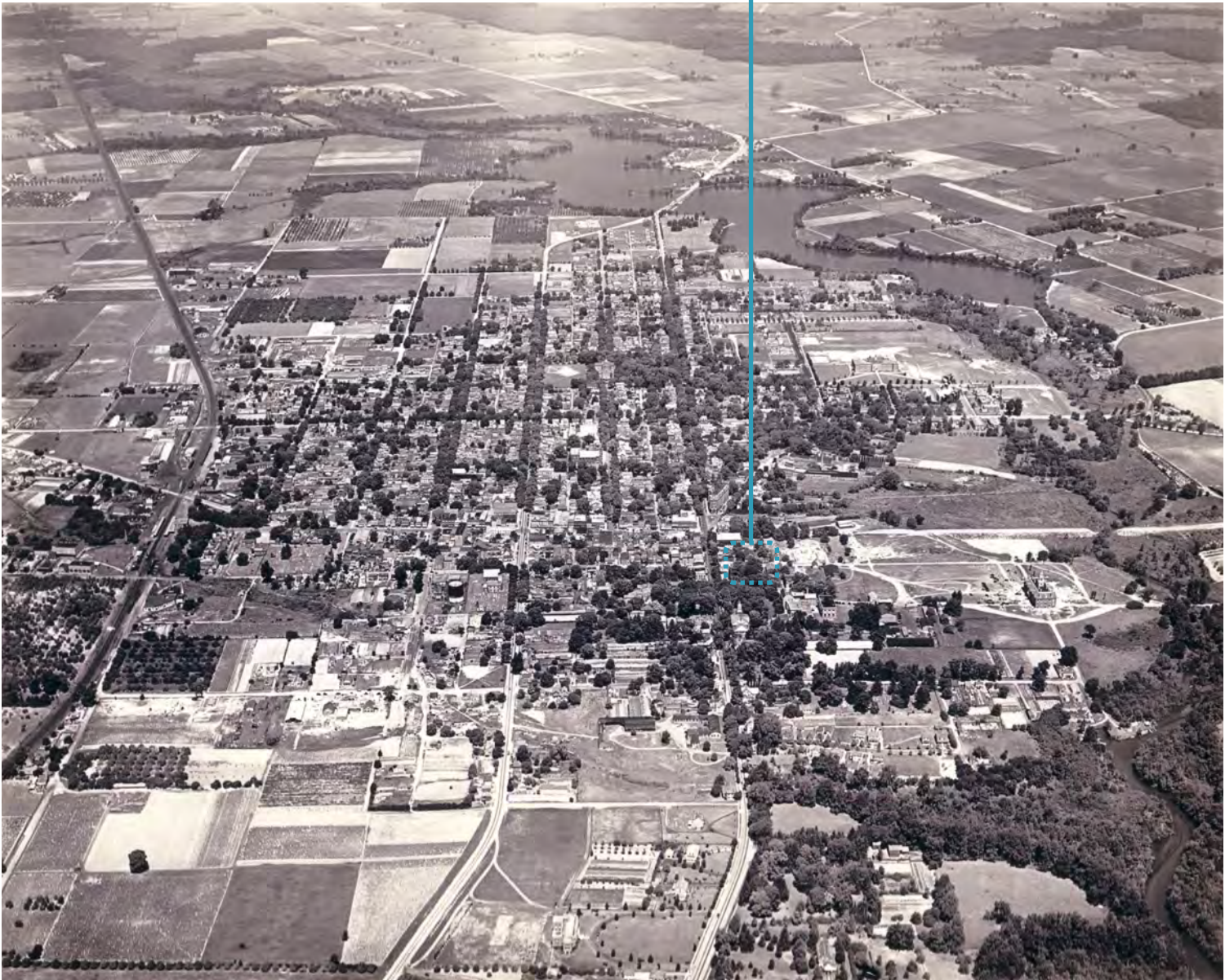
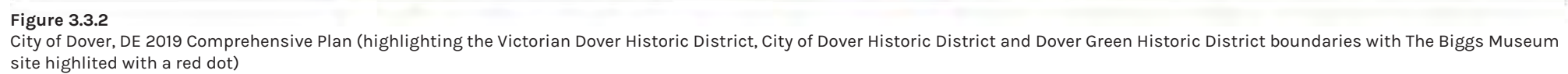


Figure 3.3.1
Aerial of Dover (1932)



3.4 HISTORIC PRESERVATION ZONES

Historic Preservation Zones establish the framework for the operation, maintenance, restoration, rehabilitation, and adaptive reuse of historic buildings by dividing the building into logical areas consistent with their use, original design, public access, and integrity. The concept of zoning is consistent with the technique of original architectural programming, design, and construction, where for example, primary façades often have richer detailing and materials than secondary ones. Interior spaces also are traditionally zoned into public and private circulation spaces. Areas of public access, ceremony, or authority often receive richer detailing and finer materials than the more common spaces.

The Historic Preservation Zones of The Biggs as well as 15 and 21 The Green seek to identify the differences between more and less significant interior and exterior building area and features, and assigns a rating or level to each zone.

The following levels and zones have been applied to these buildings for planning the future phased restoration work and are reflected in the plan and elevation diagrams that follow.

Level 1 – Preservation Zone - Areas in plan and elevation that exhibit unique or distinctive qualities, original materials, or elements, represent examples of craftsmanship, have work associated with an architect or building, are associated with a person or event. Level 1 areas can be distinguished by concentration of details or richness of finish.

Example – Spaces or areas of the buildings that represent the highest degree of detailing and finish. On the exterior Level 1 includes the primary building façades that are most visible to the public.

Level 2 – Preservation Zone - Areas exhibiting distinguishing qualities or original materials and or features; or representing examples of skilled craftsmanship, but that are less significant than Level 1.

Example – Areas less rich in materials and detailing than the large public spaces rated in Level 1. On the exterior Level 2 includes side elevations or elevations less subject to public view.

Level 3 – Rehabilitation Zone - Areas that are modest in nature, void of highly significant character defining features, materials, or conditions, but which may be original and maintained at an acceptable level.

Example – Secondary and tertiary spaces that are out of public view. On the exterior Level 3 includes elevations that are rarely seen or are service entrances.

Level 4 – Adaptive Reuse Zone - Areas not subject to the above three categories whose modification would not represent loss of character, code violation or intrusion to an otherwise historically significant structure.

Example – Generally undistinguished repetitive areas such as areas that have had significant modern interventions that have stripped the area of original features and caused a loss of integrity such as the rear portion of 21 The Green.

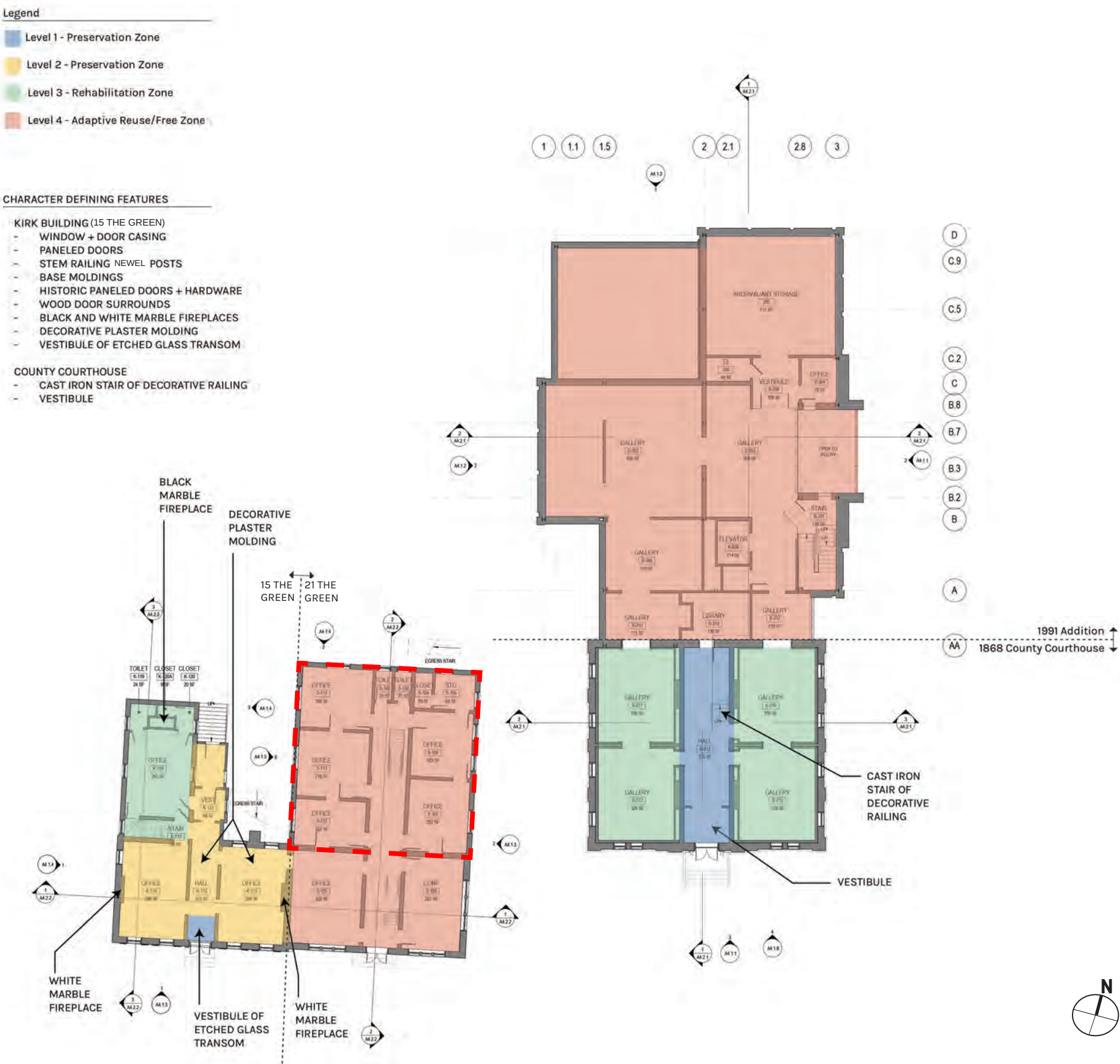
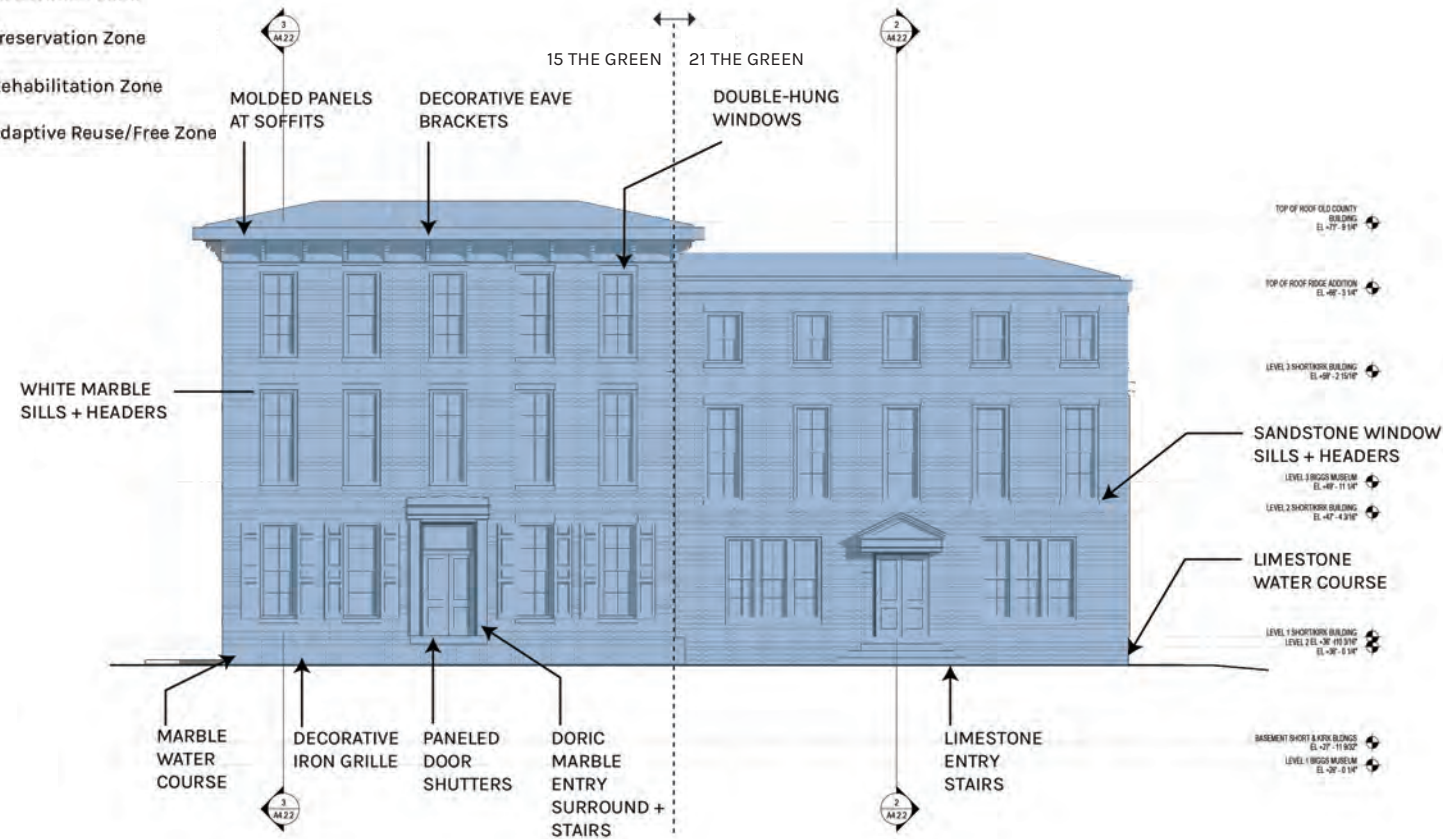


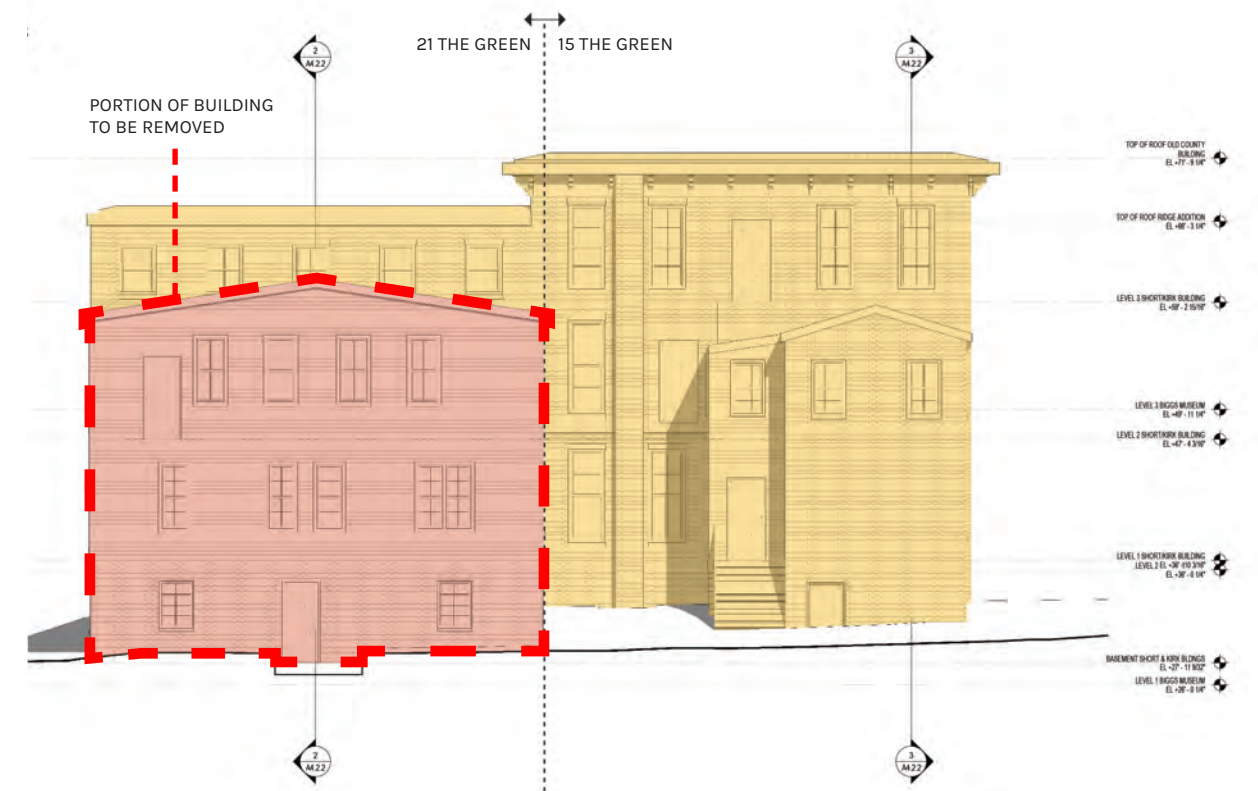
Figure 3.4.1
The Biggs Level 2/ 15 and 21 The Green Level 1 Floor Plan

Legend

- Level 1 - Preservation Zone
- Level 2 - Preservation Zone
- Level 3 - Rehabilitation Zone
- Level 4 - Adaptive Reuse/Free Zone



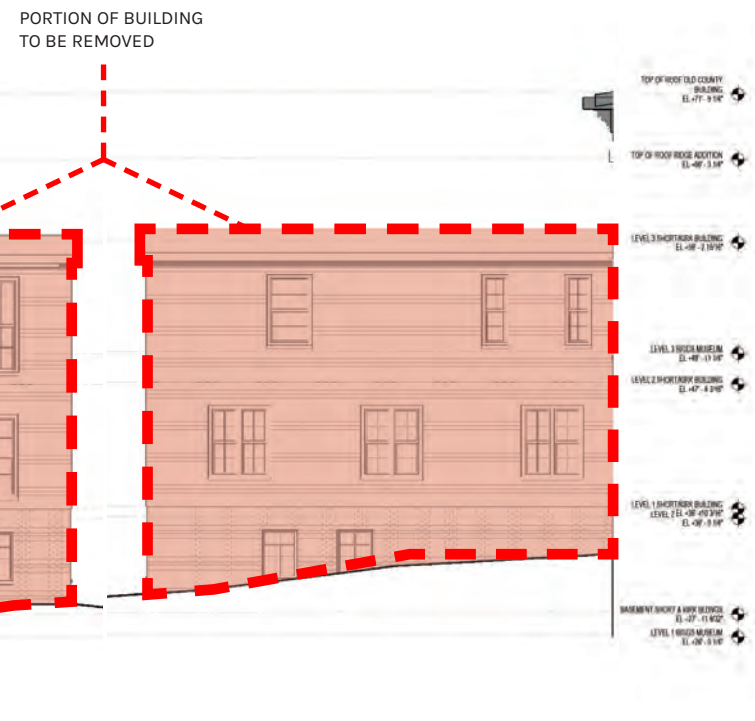
South Elevation



North Elevation



21 The Green - East Elevation



21 The Green - West Elevation



15 The Green - East Elevation



15 The Green - West Elevation

Figure 3.4.2
15 and 21 The Green Elevations

In conclusion, per the historic preservation zone analysis the interior of 21 The Green and the rear portion of the building lack original fabric and integrity and have been identified as Adaptive Reuse zones. However, south portion of 21 The Green (facing the Green) and most of 15 The Green actually maintain quite a bit of integrity and historic fabric and have been identified as either Level 1 or 2 preservation zones where much of the fabric will be protected and maintained.

3.5 ADDITIONAL HISTORIC RESEARCH DESIGN

While the Master Plan provided a Developmental Timeline and a Historic Preservation zoning analysis (previously described) to help guide the Preliminary Design, SmithGroup did recommend that a historic research firm be engaged to further analyze the construction history and integrity of 15 and 21 The Green to better support design decisions. Robinson & Associates provided a Historical Research Report that summarized that historic status of 15 and 21 The Green, traced the history of the construction of the structures, and evaluated their significance and integrity.

3.5.1 SIGNIFICANCE

15 The Green - The report documented that 15 The Green contributes to the significance of the Dover Green Historic District under National Register Criterion A for its contribution to the nineteenth century development of the Dover Green and under Criterion C as a notable example of an Italianate-style building that enhances the collection of eighteenth, nineteenth and twentieth century buildings framing the Green and representing a range of American architectural styles.

21 The Green - The report documented that 21 The Green also contributes under Criterion A and C due to its association with the mid-nineteenth-century development

of the Dover Green and for its Italianate-style design. However, the rear addition represents a combination of late nineteenth century elements with construction dating to circa 1921 so it does not contribute to the historical significance associated with the original main block nor is it reflective of the Colonial Revival style that the updated 1985 National Register nomination was modified to include. It was also determined that the addition does not embody distinctive characteristics of a type, period or method of construction or possess high artistic value to qualify as significant in its own right.

3.5.2 INTEGRITY

15 The Green - An analysis of 15 The Green determined that it retains a high level of integrity to the historic period (mid-nineteenth century) with which its significance is associated. The building retains its essential physical features, and material alterations have been relatively minor.

21 The Green - Per the historic analysis, 21 The Green retains a low level of integrity to the historic period which its significance is associated. Few elements of the design of 21 The Green reflect its original construction. A major renovation ca. 1921 altered the front façade. A two-story addition dating to 1877-85 was significantly altered and expanded in the 1920's and much of the materials that originally defined the character of 21 The Green have been lost. The rear addition windows have been replaced, and siding encapsulated. The interior has been completely remodeled within the last 50 years. Due to the considerable exterior and interior changes that have been carried out to 21 The Green, the building does not express the aesthetic or historic sense of its original construction as an 1859 Italianate-style office building.

4.0 PRELIMINARY DESIGN

4.1 PRELIMINARY DESIGN

Following the existing conditions assessment of the existing buildings and the input from the Stakeholder Engagement session, SmithGroup provided a range of preliminary design ideas for The Biggs to consider. These ideas considered additions to The Biggs building as well as 15 and 21 The Green that would connect them to create a more unified and functional museum. These alternatives looked at leaving 15 and 21 The Green as is as well as removing the rear portion of 21 The Green to allow for improved connectivity and more generous community space.

After many design discussions and iterations that evaluated pros and cons as to functionality, community amenities, and impact on historic fabric, SmithGroup presented two preliminary schemes. Both emphasized the renovation of 15 and 21 The Green and include the selective removal of the back portion of 21 The Green that has already been established as having been significantly modified over time.



Figure 4.1.1
Axonometric View of Existing Buildings

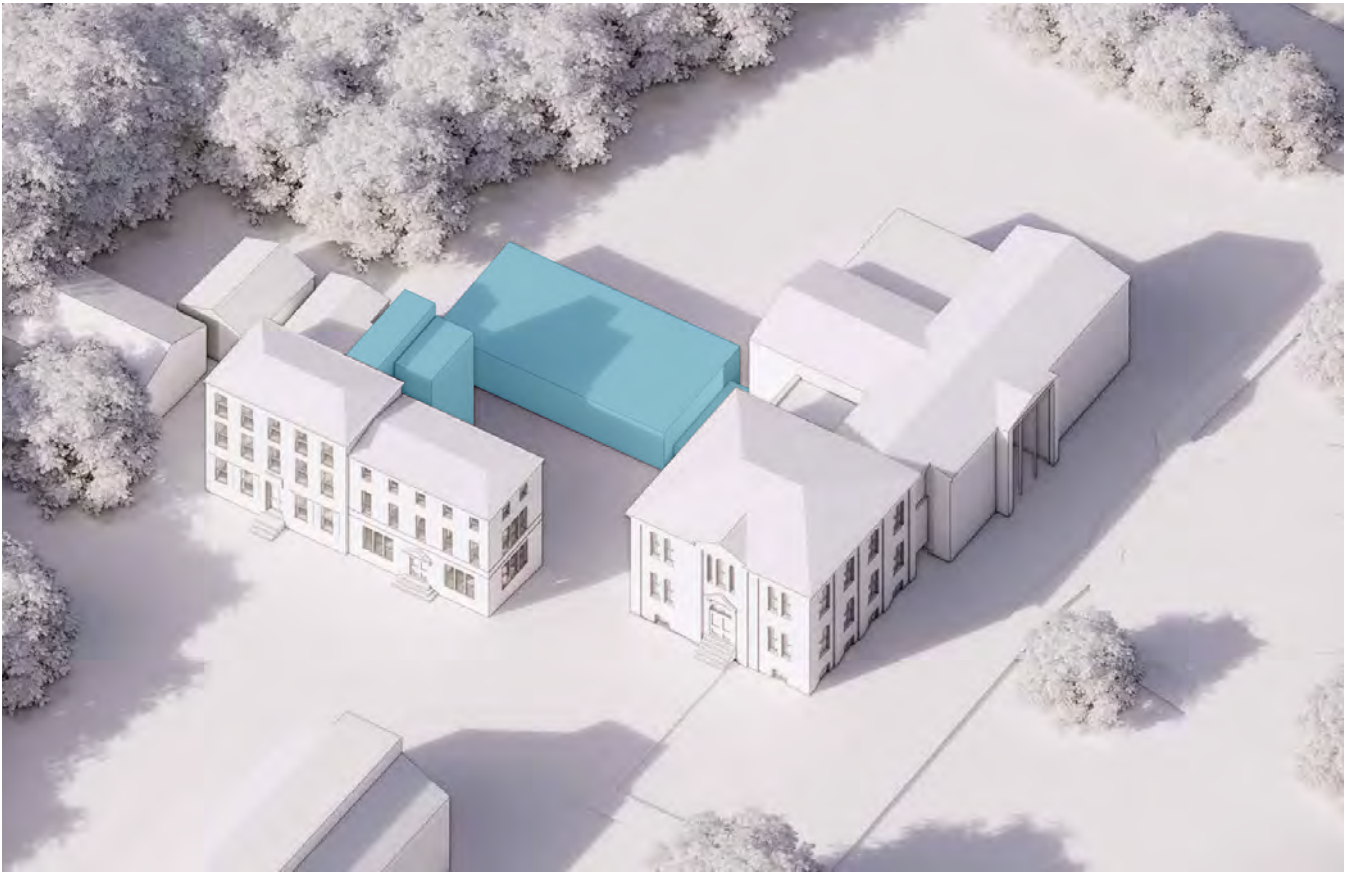


Figure 4.1.2
Axonometric View of Potential Areas of Expansion Allowed by Removal of Rear Portion of 21 The Green

4.2 CONCEPT DESIGN IMPACT ON EXISTING BUILDINGS

The following site plan, elevations, and views are meant to clarify what the existing conditions of The Biggs and 15 and 21 The Green are and what the extent of recommended selective removal at 21 The Green would be. The recommended removal would include the upper floors and basement of the rear portion of 21 The Green along with its fire escape and entrance vestibule to allow for future installation of a community pavilion, new code compliant vertical circulation that supports egress and accessibility, and a courtyard that helps to tie all facilities together in a holistic manner.

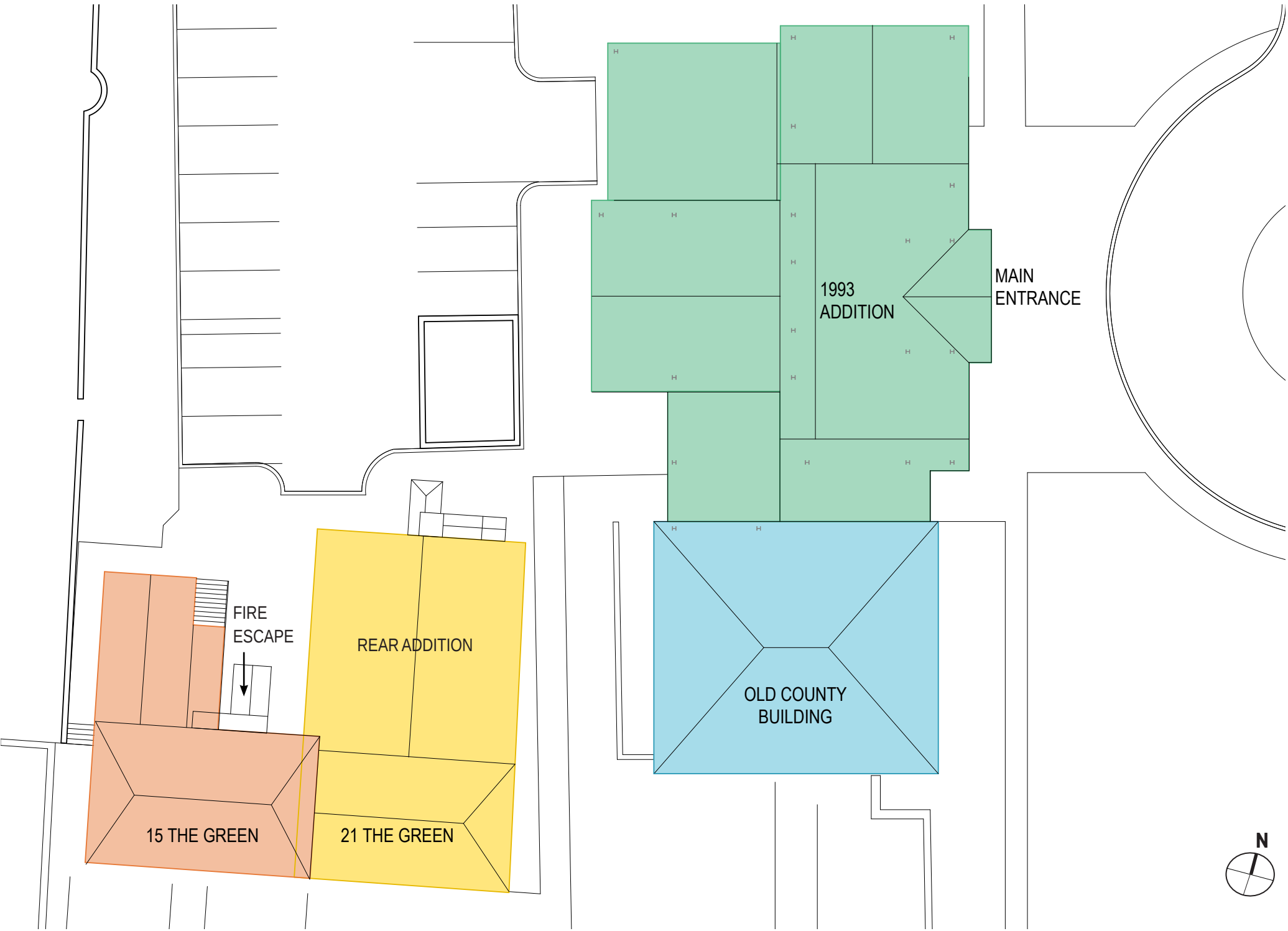


Figure 4.2.1
BMAA Site Plan - Existing

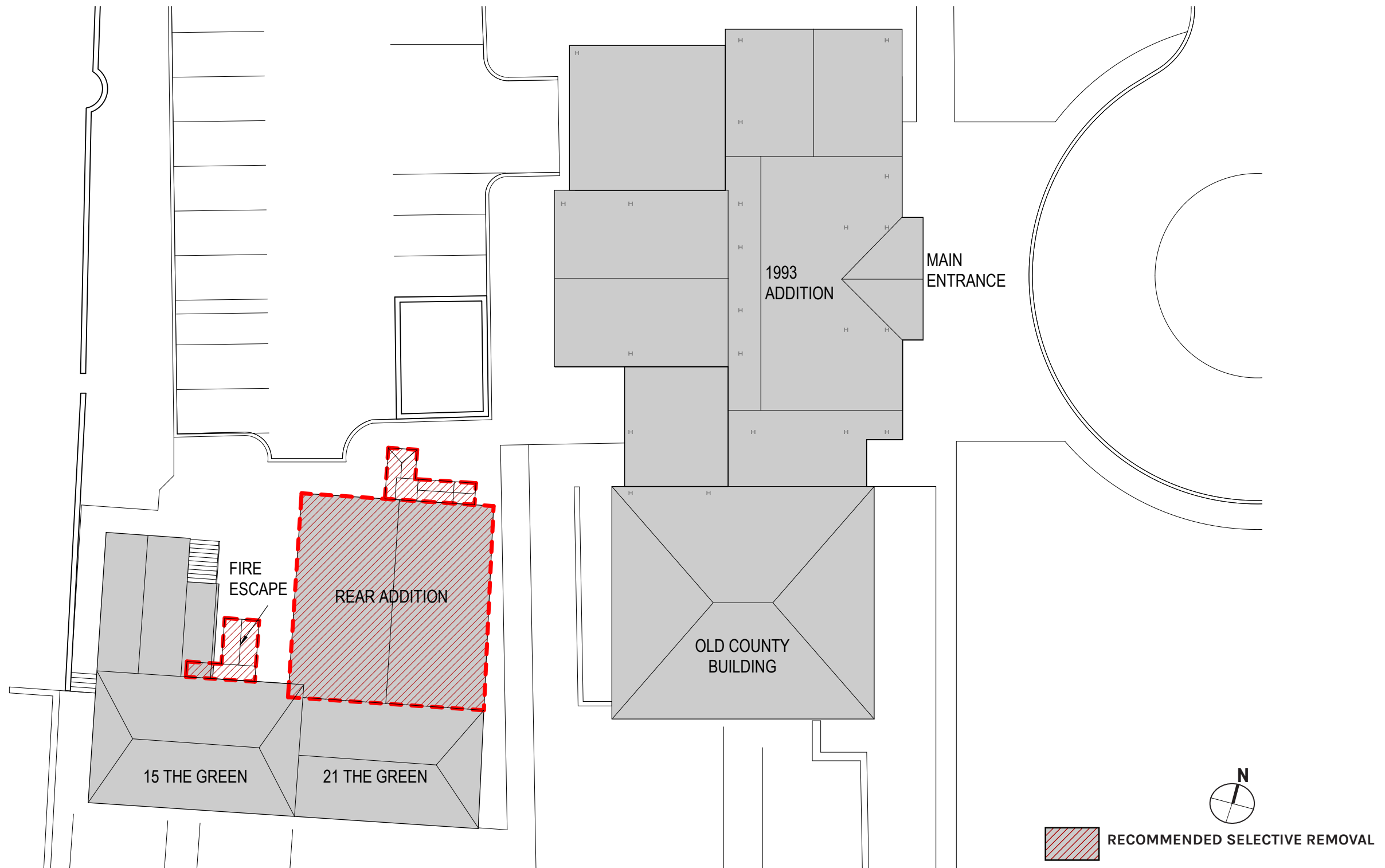


Figure 4.2.2
BMAA - Site Plan Selective Removal



Figure 4.2.4
15 and 21 The Green Front Elevation - Existing Showing That the Rear Addition is Not Visible from The Green



Figure 4.2.5
15 and 21 The Green Rear Elevation - Existing



Figure 4.2.6
15 and 21 The Green Rear Elevation - Selective Removal



Figure 4.2.7
15 and 21 The Green Front Elevation - Areas Impacted by Selective Removal



Figure 4.2.8
Existing Southwest View of 15 and 21 The Green and the Old County Building (with Red Outline Demoting Proposed Selective Removal)



Figure 4.2.9
Existing South View of 15 and 21 The Green (Showing No Impact from The Green of Proposed Selective Removal)



Figure 4.2.10
Existing View from Northern Edge of Existing Parking Lot (Red Outline Denoting Proposed Selective Removal)

5.0 SUPPORTING DOCUMENTS (UNDER SEPARATE COVER)

- THE BIGGS MUSEUM OF ART- HISTORICAL RESEARCH REPORT - 15 AND 21 THE GREEN

Design a Better Future

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