

CAMERON STREET HOUSING:  
AN EXERCISE IN URBAN RESIDENTIAL DESIGN


by

Michele L. Sparks

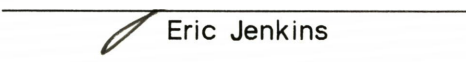
Thesis submitted to the Faculty of the  
Virginia Polytechnic Institute and State University  
in partial fulfillment of the requirements for the degree of

MASTER OF ARCHITECTURE

APPROVED:

 Susan Piedmont-Palladino, Chairperson

 Jaan Holt

 Eric Jenkins

December, 1995

Blacksburg, Virginia

CAMERON STREET HOUSING:  
AN EXERCISE IN URBAN RESIDENTIAL DESIGN

by

Michele L. Sparks

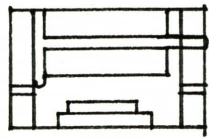
Susan Piedmont-Palladino, Chairperson, Department of Architecture

ABSTRACT

In order to make a more attractive and efficient built environment, residential architecture must be incorporated into the fabric of the city. The most successful cities have a mixture of business and residential activities. In most cities, business flourishes in the center, while housing is pushed out to the edges. This causes the city centers to be occupied by day, but abandoned at night. A city with integrated housing becomes a community, a place where people call home. When the city becomes a backyard, it is thought of more carefully and considered to be more important. For this to take place, good urban housing must exist to accommodate the people who will make the city come to life. This urban housing must be attractive enough to make people want to stay for long periods of time and invest in their own improvements. Personalization and pride in a city allow its residents to feel safe and comfortable. When someone respects the place they live in, they respect the environment around it. In other words, good housing is the foundation for a successful community. The objective of this project was to architecturally manifest an urban residential complex that could foster pride and personal identity for the city dweller. The Cameron Street Housing site provided the perfect arena for this objective in Old Town Alexandria, Virginia. The existing surroundings called for a medium density complex that respected the historical styles and showed innovation to accommodate contemporary living. The concept of the project centered around the separation and identity of one's home, the creation of a community within a community, and the use of thresholds to provide layers of space between the public and the private. The forms and materials reflect the surrounding typology without imitating it; the living units conform to modern living without limiting the types of family structures that can inhabit them, and the site provides a sanctuary for its residents while it gives something back to the community. The Cameron Street Housing design stands as an example of what urban housing can do to improve the city around it.

## Acknowledgements

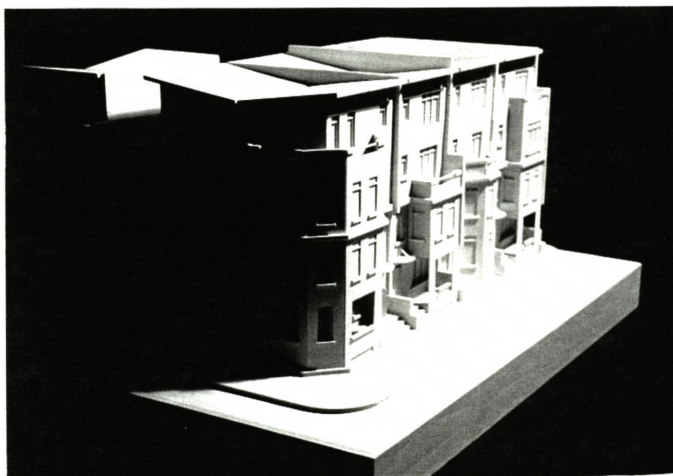
This book marks the end of my six years of architectural education. It represents all that I learned and experienced in that time. Without the support and influence of many people along the way, it would have never happened. First and foremost, I must thank my fiance, \_\_\_\_\_ for his support and gentle criticism throughout the design of my thesis and during the production of the book. I also thank my thesis committee at the Washington/Alexandria Center of Virginia Tech: Susan Piedmont-Palladino, Eric Jenkins, and Jaan Holt. Their guidance made my thesis an enjoyable and educational experience. My thanks to the family and friends who joined me at my oral defense; they made the big day a fun, memorable one. And, I thank my family, especially my Mom, for giving me the determination that has allowed me to accomplish all that I have.



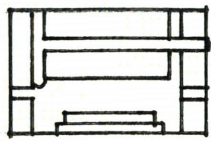
# TABLE OF CONTENTS

---

I. Site	p. 1-3
II. Concept	4-11
III. Elements	12-16
IV. Units	17-21
V. Study	22-26
VI. Vita	27

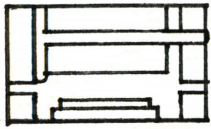






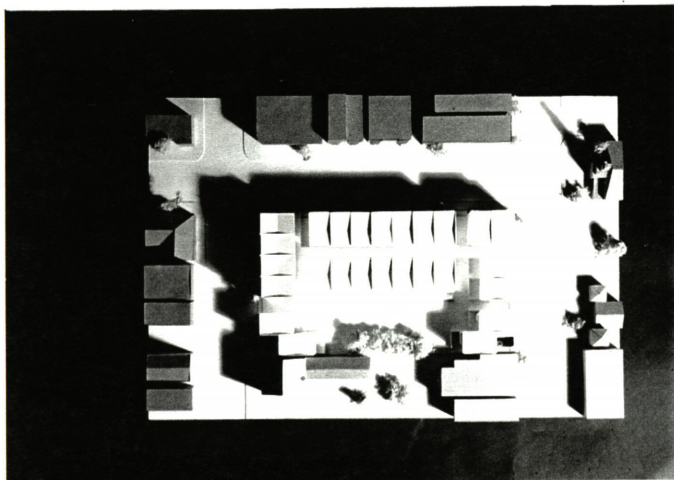
Old Town Alexandria, an historic district located in the Washington, D.C. metropolitan area of northern Virginia, is the site for this design. It is a bustling, densely populated urban area of diverse cultures and peoples. Old Town has a high energy that can be felt when walking down its streets at almost any time of year. Tourists who visit the Washington, D.C. area are told that Old Town is a "must see." The many intriguing shops and variety of exquisite restaurants are certainly part of the attraction. However, Old Town has an attraction more powerful than what there is to eat and buy, it has character. Character denotes the presence of a place, or the atmosphere made by its space-defining elements. People describe Old Town's character as "quaint," "charming," rich with history and uniqueness. What actually makes up this description, this character? The physical environment is what is being described, and the physical environment is made up of the buildings, the sidewalk, the trees on the sidewalk, the street, and all their components, characteristics, forms and style. It is an enjoyable experience to walk the streets and explore the neighborhoods of Old Town. One may experience feelings of ease, pleasantness, and security as they roam. The physical environment is responsible for these feelings. Cameron Street Housing captures and enriches this character without imitating it, adding to the experience of Old Town Alexandria.



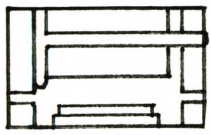


The elements of the physical environment and how they relate to each other create the character of Old Town Alexandria. As one walks down a street in Old Town, the immediate environment is defined by the rowhouses to each side of them, the sidewalk underneath their feet, and the street next to them. These elements form the street section, the most important aspect of Old Town's character. The elements most common to the street section are brick rowhouses, brick or concrete sidewalks, and paved or cobblestone streets. The scale of these elements is just as important as their appearance in creating this street section. The rowhouses are usually three or four stories high and 12 to 16 feet wide; the sidewalks are six to ten feet wide, and the streets are 20 to 40 feet wide. Other elements such as small trees or lamps on the sidewalk, porches or stoops, awnings and cornices, sills and planters enrich the edges of the street section. All of these can be found in the immediate area around the Cameron Street Housing site. The site is a partial block defined by Columbus and Alfred Streets to the east and west, and Cameron Street to the north. Many unique architectural features occur within the reaches of the site, such as detailed brickwork on a chimney, the geometric form of a bay window, the brick steps of a stoop, the celebration of an entry, and the shadows cast by a cornice. Perhaps the most unique building of the site is Christ Church, the axial focal point of Cameron Street, with its tall, octagonal steeple, iron fence and brick path.

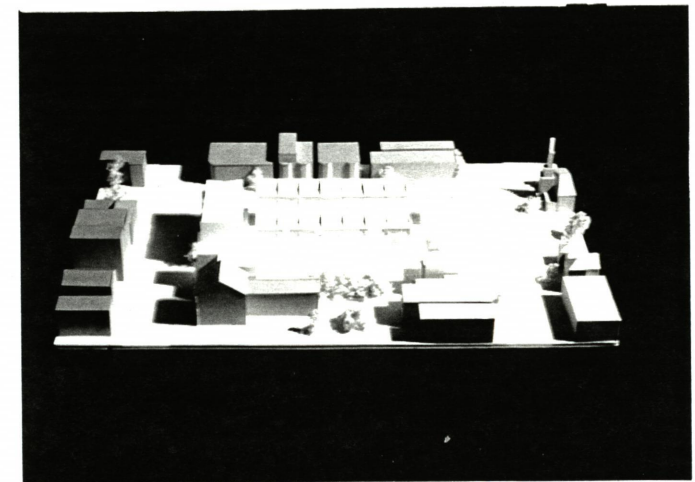
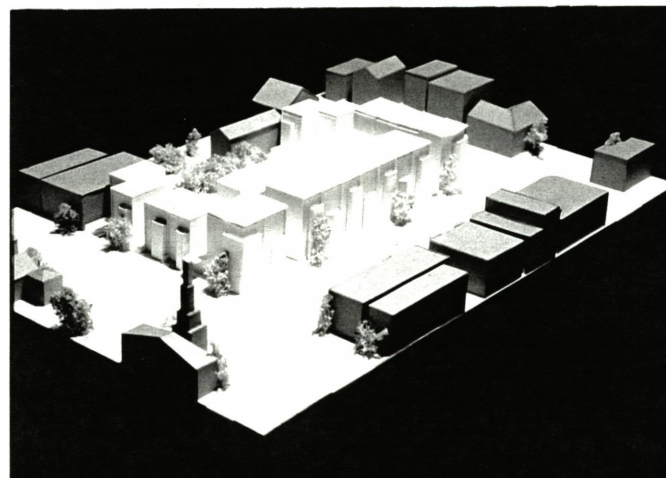
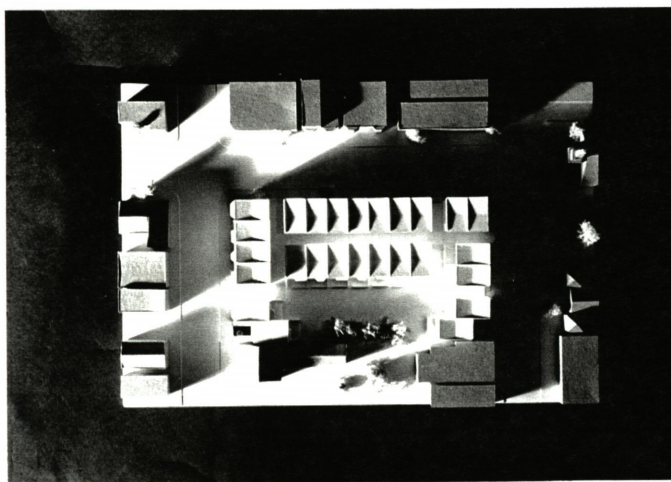
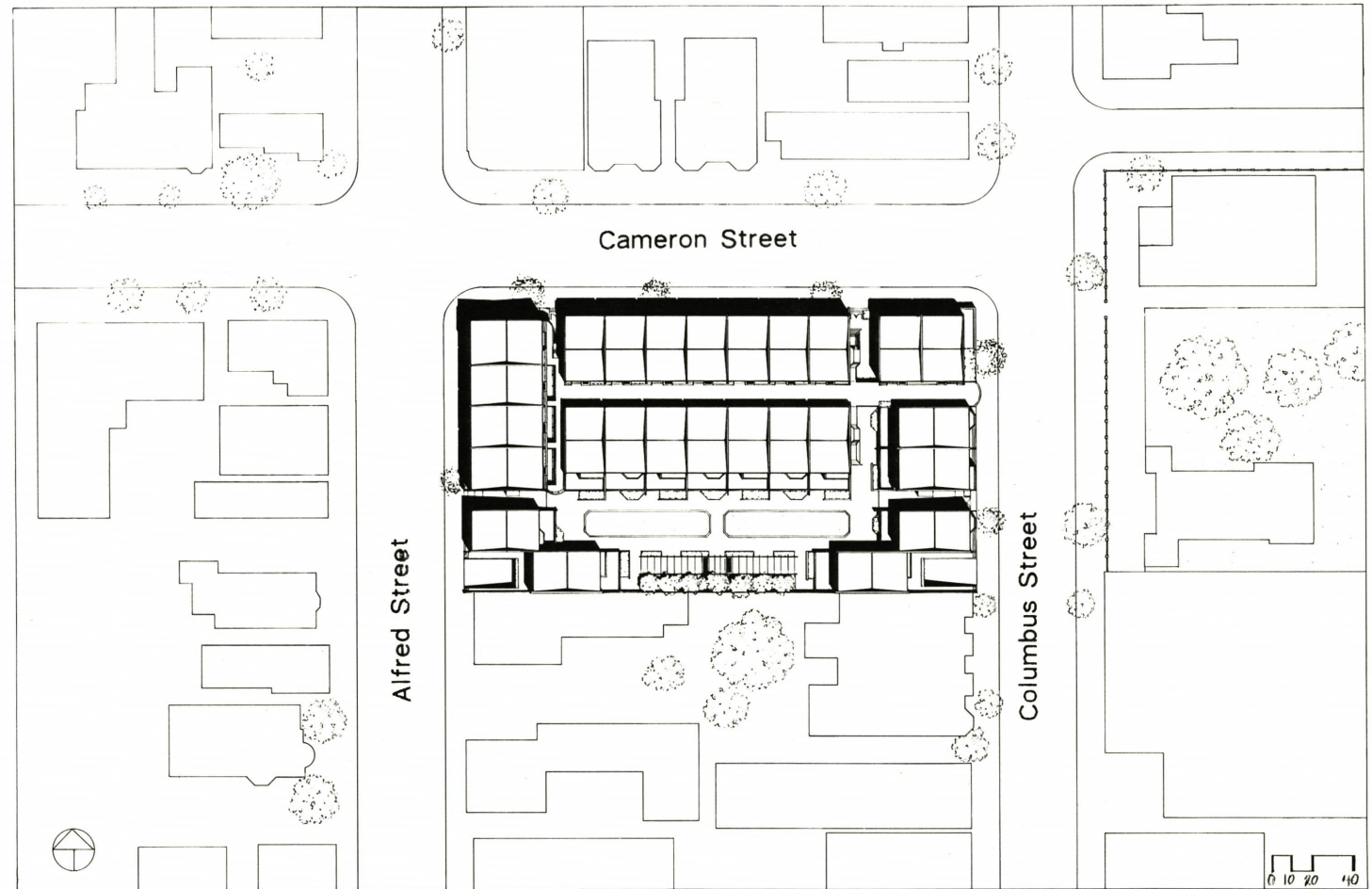


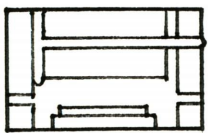




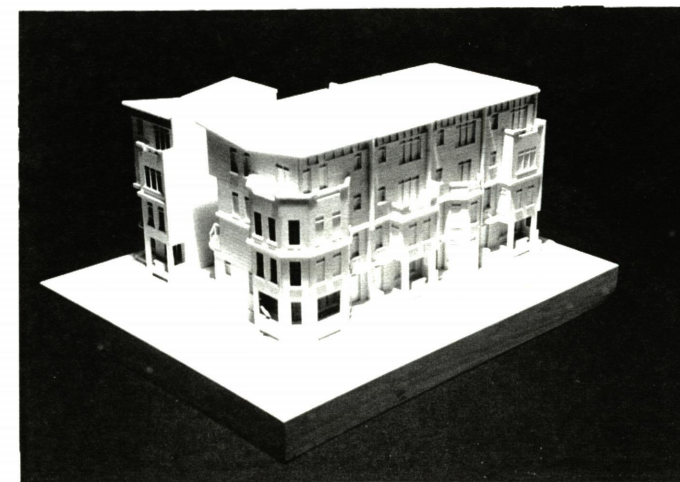
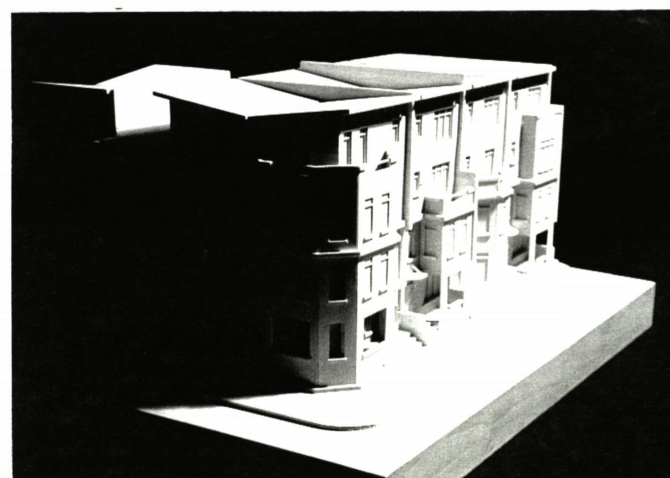
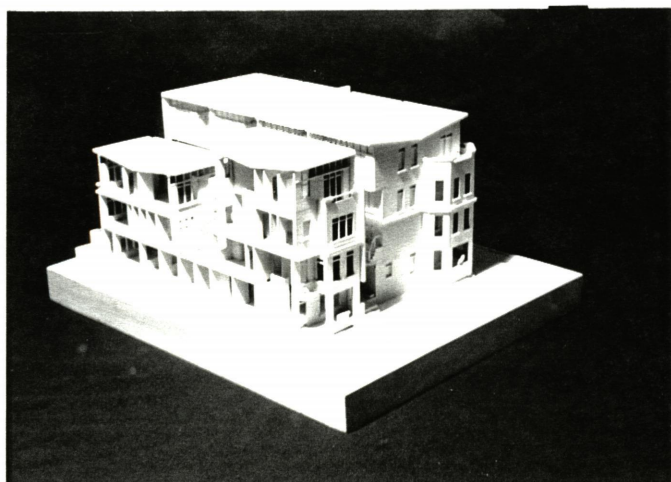
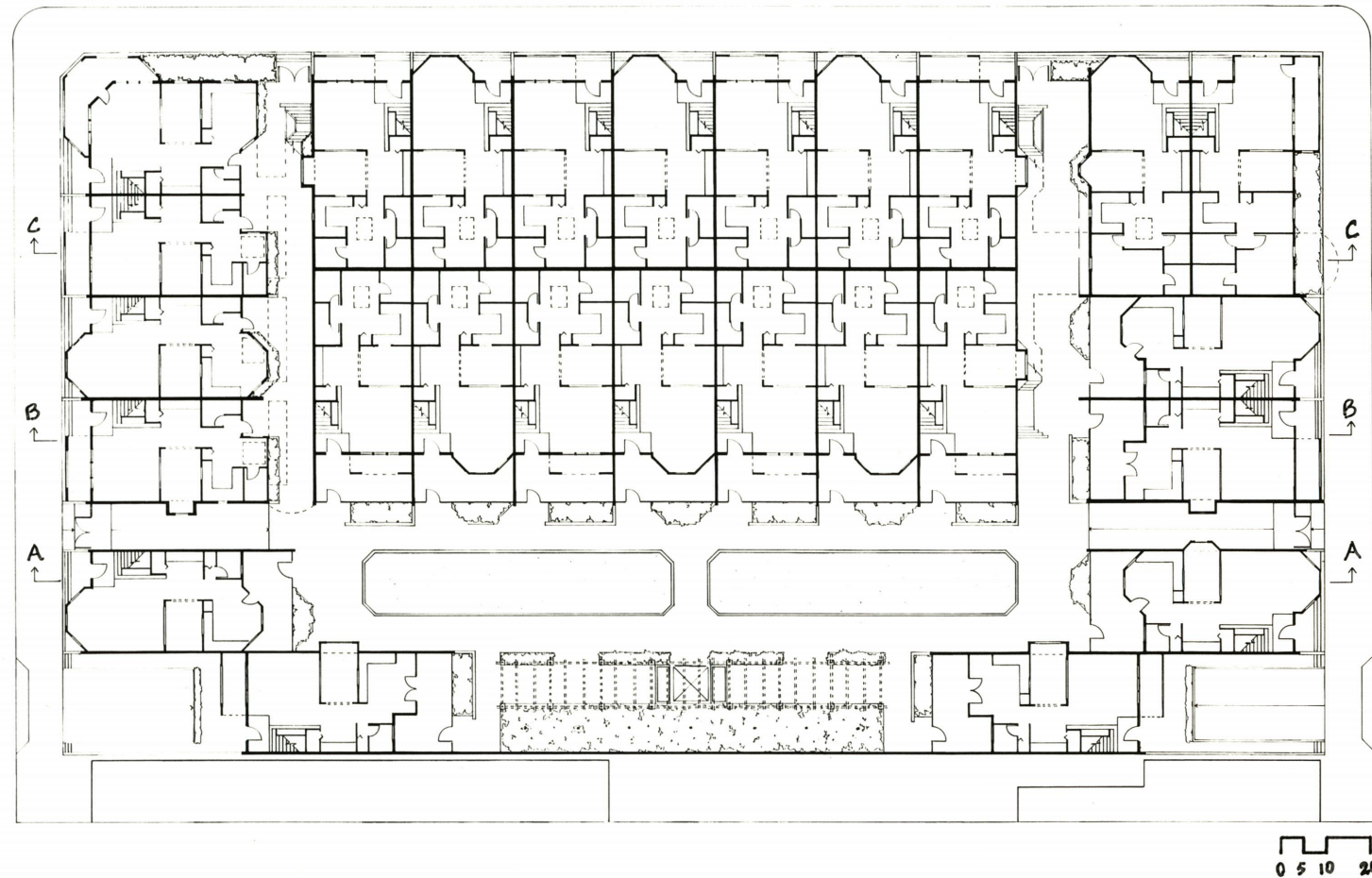


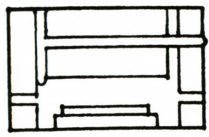
This project was chosen as a chance to show that urban living can be private, secure, and pleasant, all the qualities usually expected in suburban living. The challenge was to make a place of dwelling that was private but not isolated, inviting but not too accessible, and separate but not too different from the surrounding area. The site has north, east and west facing street edges with a private southern edge. The existing street edges needed to be continued to enhance the density of the neighborhood and support the street elevation. These factors led to a parti of rowhouse-type units along the street edges and a courtyard along the southern edge of the site. The project is medium density allowing spacious living units and a large outdoor space, while it provides 46 units in 35,000 square feet. The physical form of the project is a derivation of city neighborhood living, including front doors on the street, no interior circulation, individual addresses, and identifiable elevations. The condition of outdoor access to each front door created the passages from the street into the site. The passages are secured with iron gates that allow a glimpse into the site. They offer the dramatic entrance of passing through four story high walls into the expanse of the courtyard. Residents who do not live directly off the street enter through these passages into the courtyard or up one level to the upper street, which provides circulation for the two blocks of units on the north edge of the site.



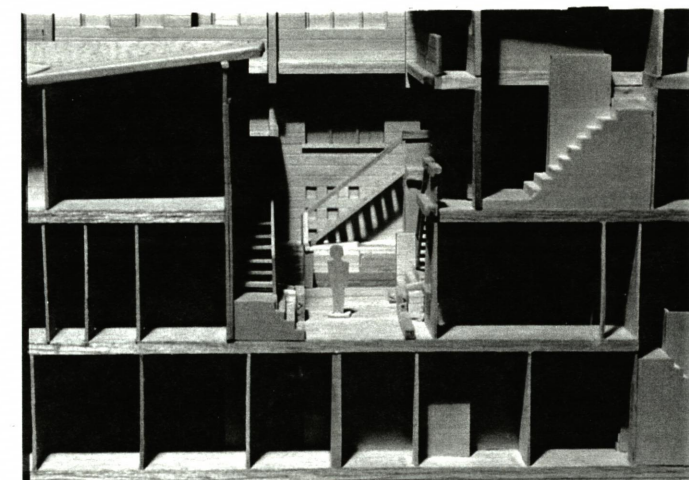
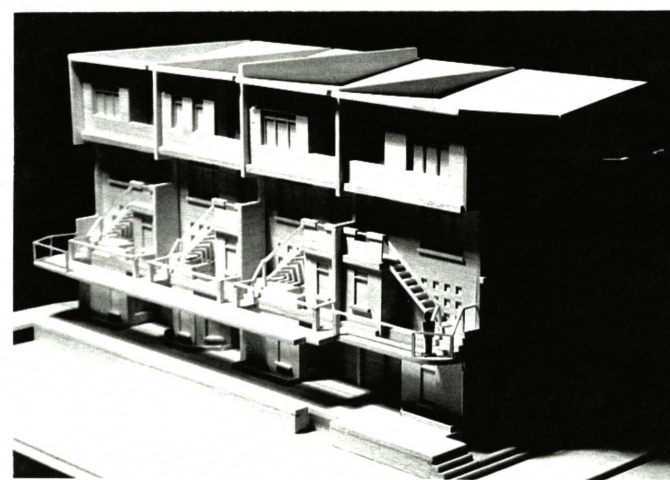
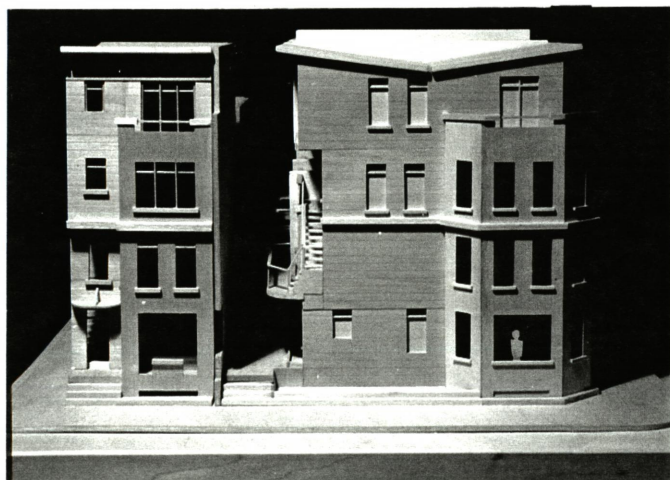
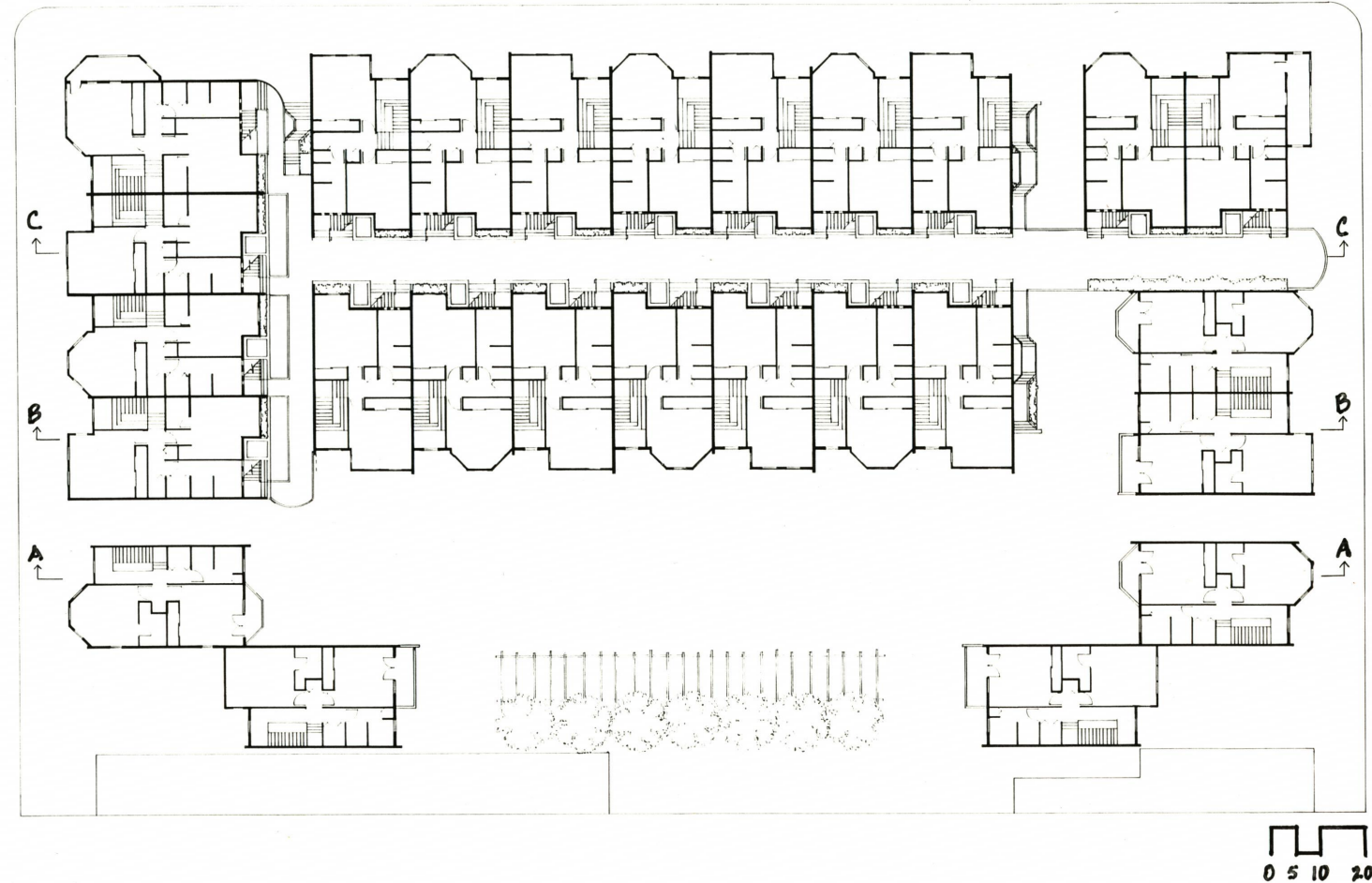


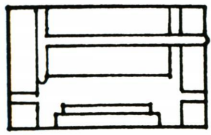
Separation and identity sum up the major concept of the project's form. The buildings consist of concrete block walls that separate the living units. From the street and the courtyard these walls define each address. They are placed on a 20 foot grid and extend up through the roof. Each unit has two exterior walls with windows for cross ventilation and plenty of natural light, except for the first floor of the units on ground level in the north-south facing building which have skylights. On the ground level, the units are oriented toward the streets or the courtyard with back doors off of the courtyard or passages. Each unit plan emulates the rowhouse plan typical of Old Town. Three types of units are available: six three-level rowhouses, located in the southwestern and southeastern corners of the site, 33 two-level apartment units, located on all three streets, the courtyard and the upper street, and seven one-level apartment units, located on the upper street. A common courtyard is for every resident's use. Its ground surface is brick with two grass areas; a trellis with benches and a row of trees line the southern edge. Under the trellis is an elevator to the parking garage below, which can be accessed from the stairs in the two northern passages, or by car from the ramps off of Alfred and Columbus Streets. The courtyard was designed to accommodate many recreational activities; it provides open space in the sun and intimate space under the shade of the trellis and trees.



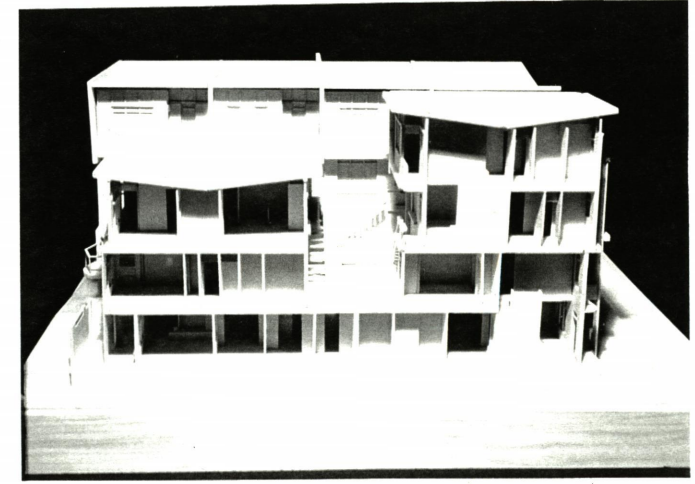
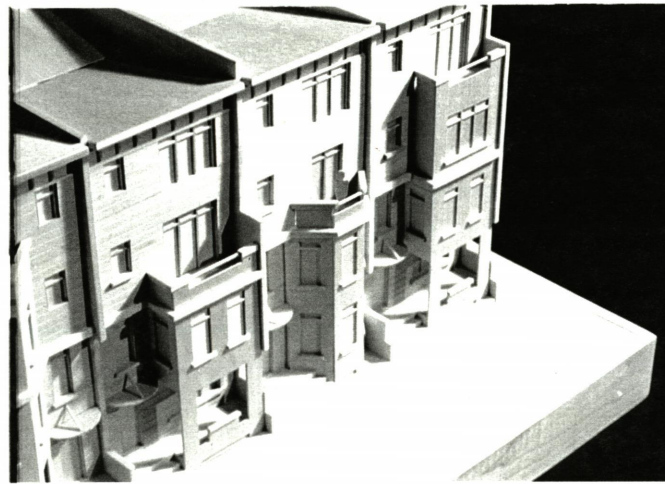
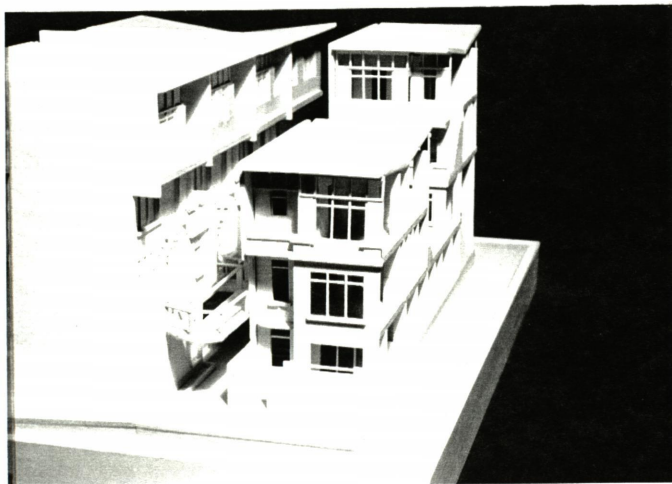
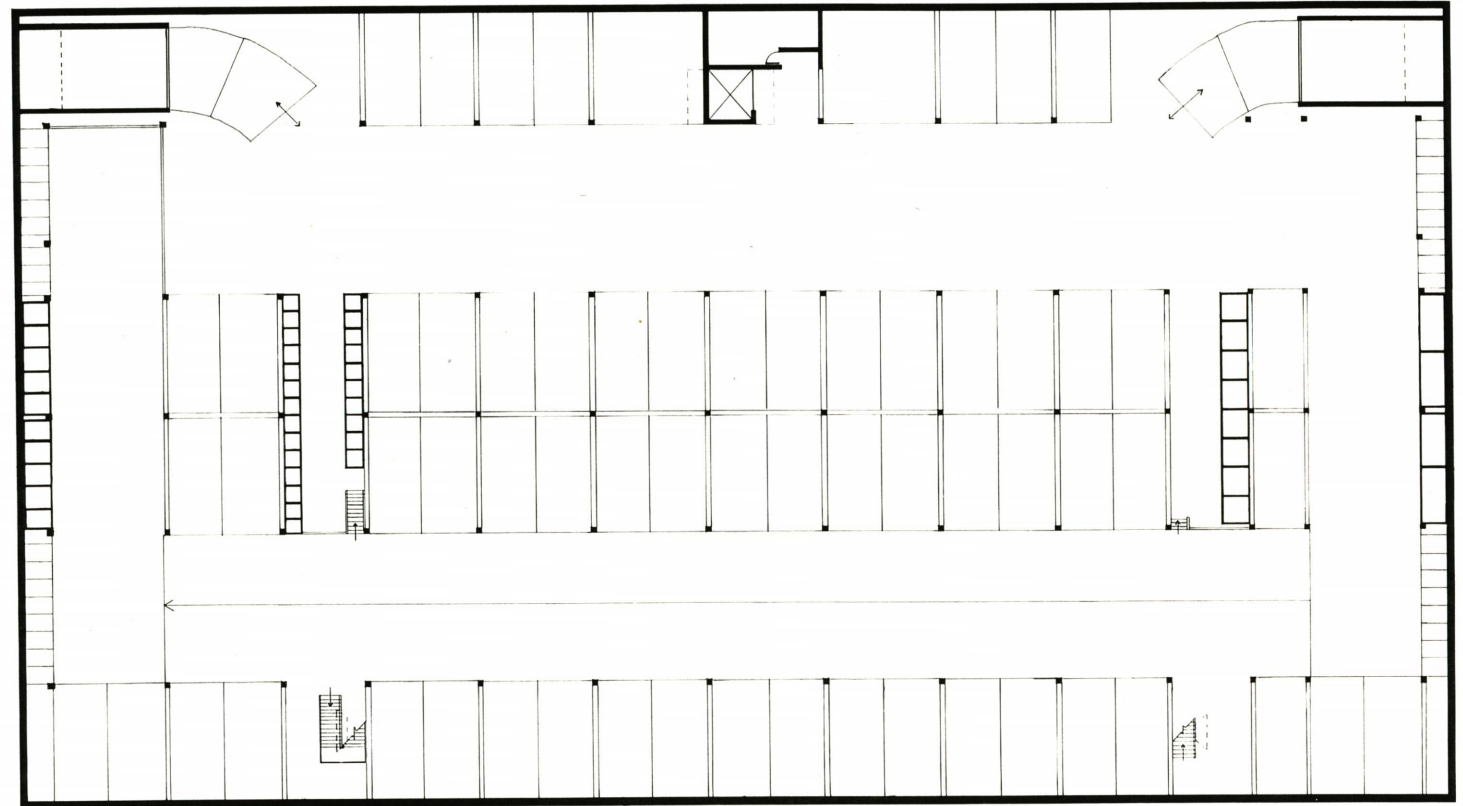


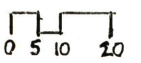
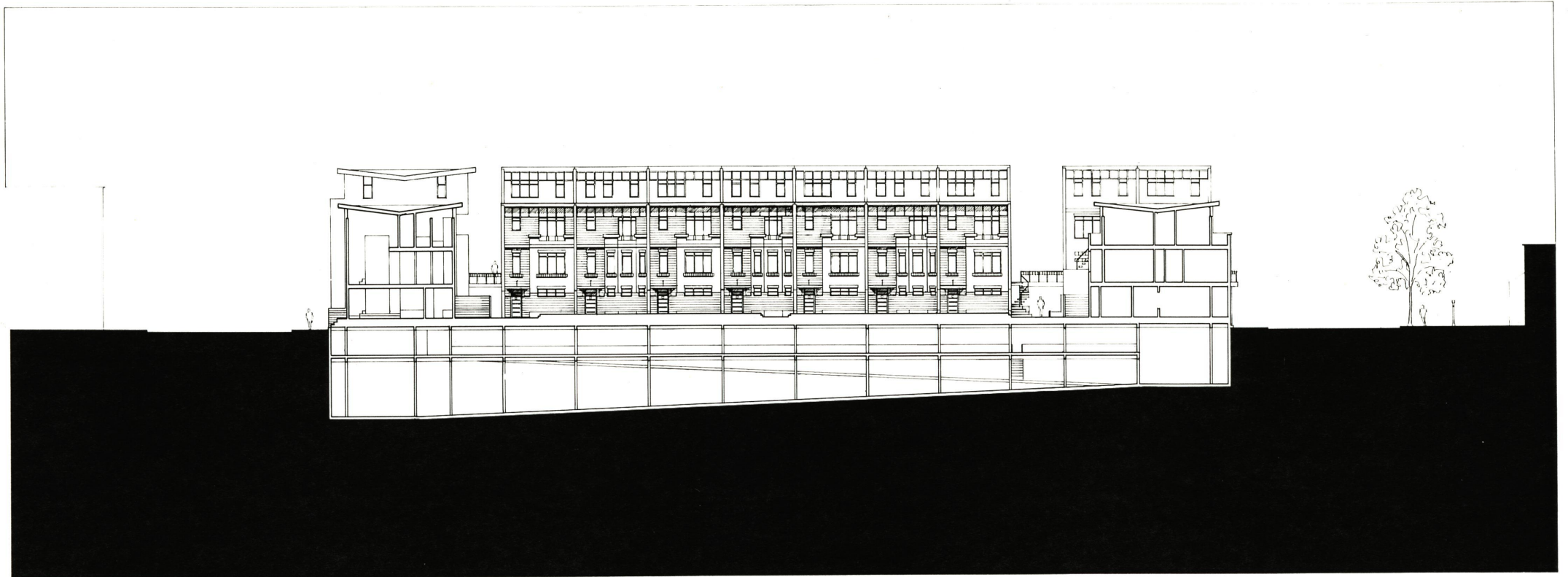
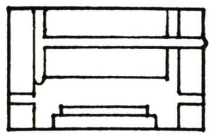
Passing from one place to another usually requires crossing a threshold. These thresholds take the form of stairs that act as semi-private spaces or allow the transition from one type of space to another. Each type of stair provides a different experience. The stairs to the upper street rise, then pause for meeting as they wind around planters, water retention basins, and skylights to the parking garage below. The upper street was created by carving away the building on the second, third and fourth levels; new exterior walls emerged allowing the opportunity for light and ventilation into the backs of the bedroom levels of the units on ground level and private entrance stairways for the units on the third level. For those residents, the upper street is their city sidewalk, a place to step outside, watch people go by, and stop and chat on the stairs, and it is their view. Out each window, the view is of the same type of space across the street, living spaces look onto living spaces or bedrooms look onto bedrooms. The eastern end of the upper street has a space for gathering and viewing Columbus Street below, or Christ Church beyond. It cantilevers over the sidewalk as an indication of activity above to those who pass below. At the western end of the upper street is a similar space for viewing the courtyard. The residents who live along this portion of the upper street cross bridges to their private stairways, and the openings between the bridges illuminate the passage below.



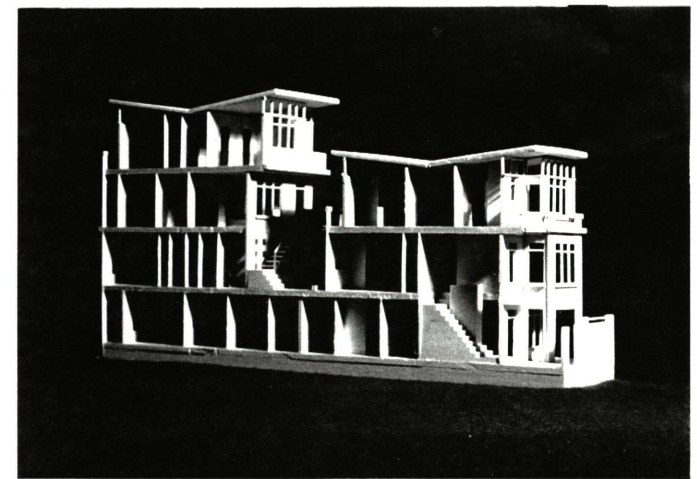
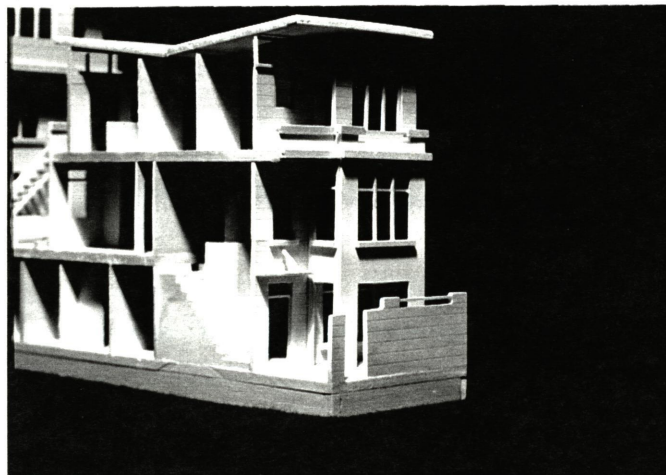


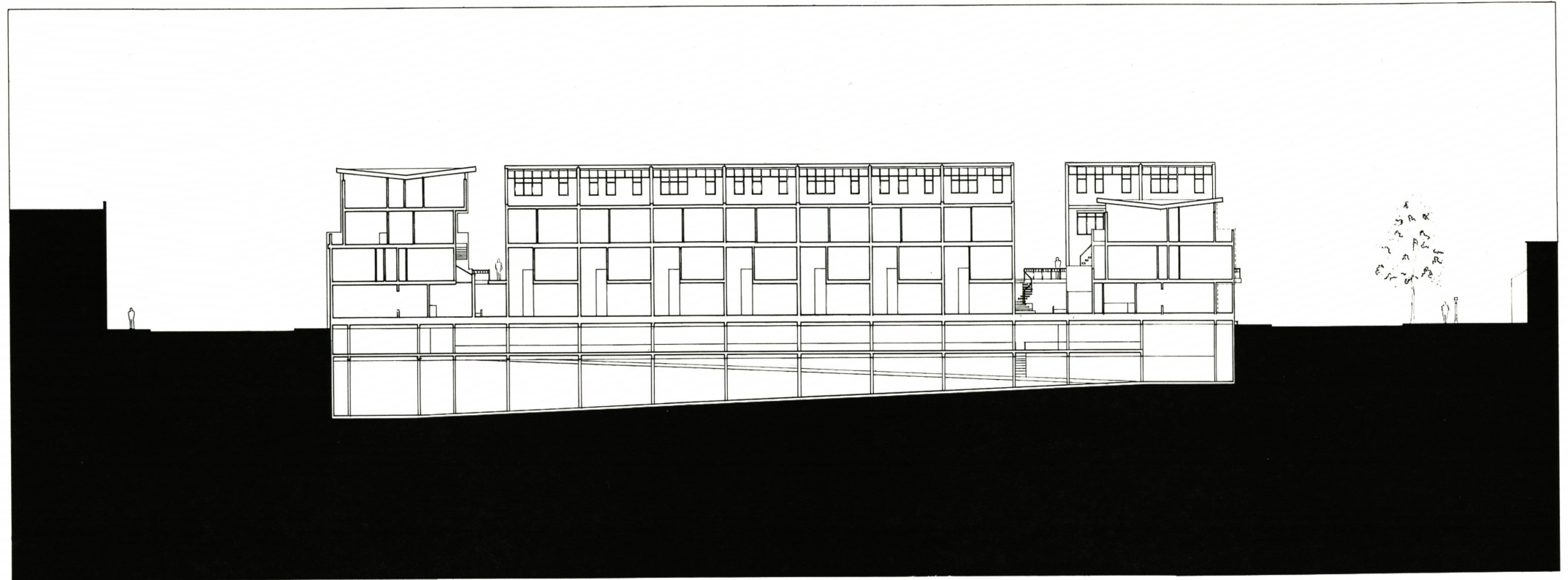
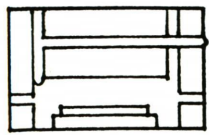
Like many of the elements in this project, the parking garage does more than is expected by functioning as part of the water-retention system. Located underground, it stays out of sight, providing shelter for the resident's cars and providing storage for their belongings and the roof-gathered rain. Cars may enter and exit at either ramp through card-accessed gates. The parking garage is designed on a 20 foot grid of concrete columns, and has 98 parking spaces and two handicapped spaces on one flat level and two ramp levels. It also provides storage lockers and bike or motorcycle spaces along the east and west walls. The garage can be accessed by two stairways near the northern corners, the same stairs that lead up to the upper street. The elevator is located at the south wall and takes passengers up to the courtyard, making the ride more pleasant by arriving in an open green space with fresh air. Skylights are adjacent to the stairways and elevator so natural light may indicate exit. As part of the sustainable water-retention system, the garage houses tanks for water storage and reuse. The roofs of the buildings are designed to catch rainwater and carry it down to the garage through pipes located in the concrete block party walls. The water spills into the basins at the stairways along the way. Once in the tanks, the water can be pumped up into the courtyard for watering the grass, plants and trees.



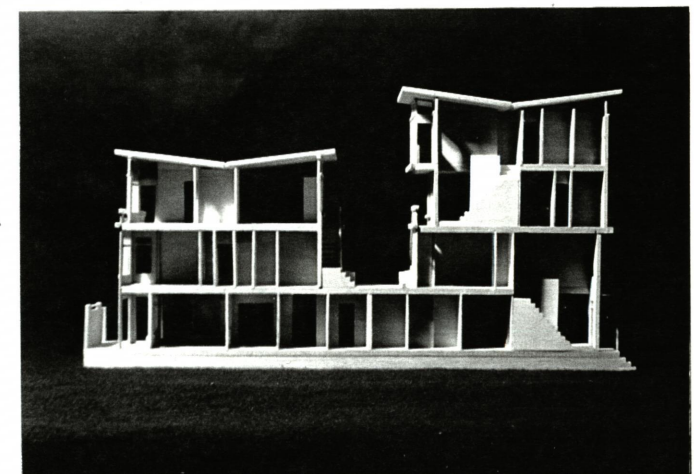
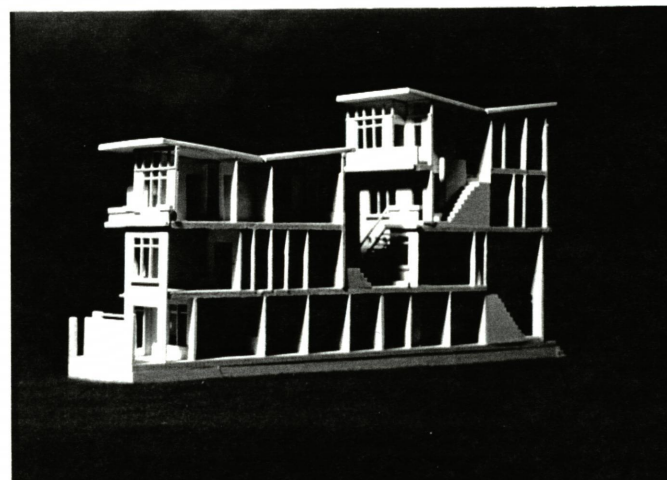


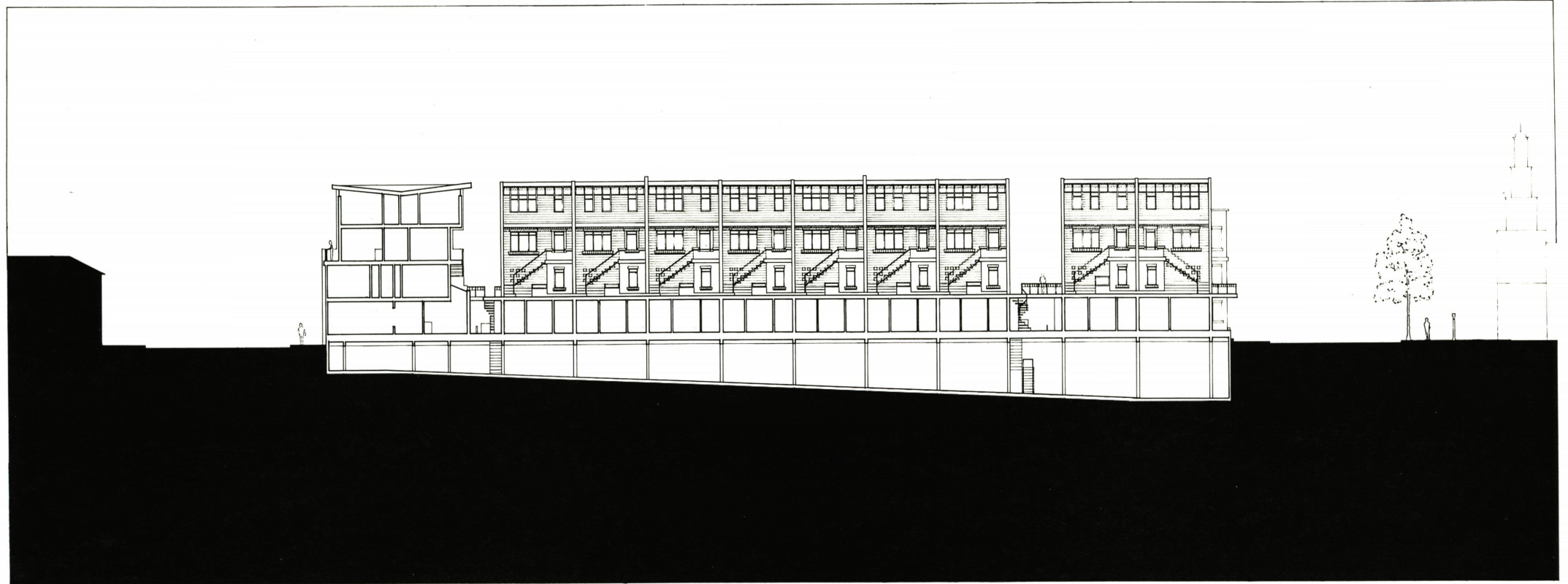
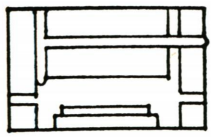
This drawing shows the southern elevation of the building on Cameron Street and sections cut through the three level rowhouses on Columbus and Alfred Streets. It also provides views into the parking garage and courtyard, looking north. The southern areas of the buildings are three stories tall, while the northern areas are four stories tall, allowing southern light into the units on the upper street. The units facing the courtyard have six foot high brick walls and iron gates to define their private yards. The first and second levels of this elevation make up one apartment, and the third is a one level apartment.



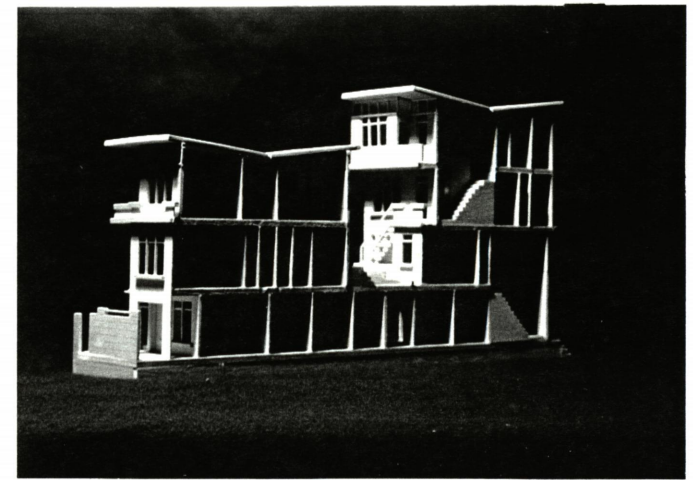
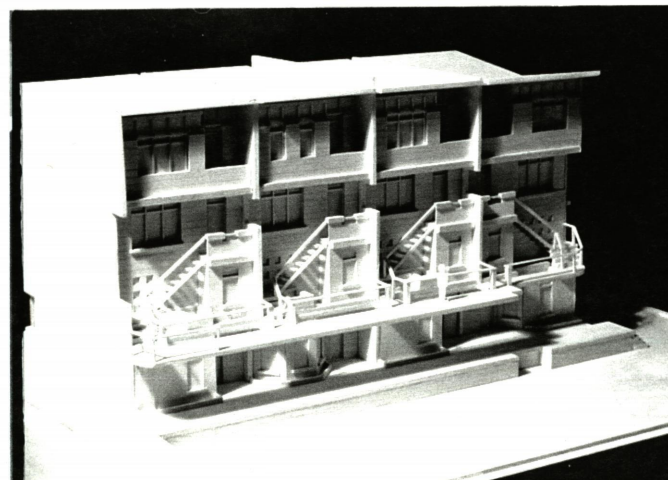


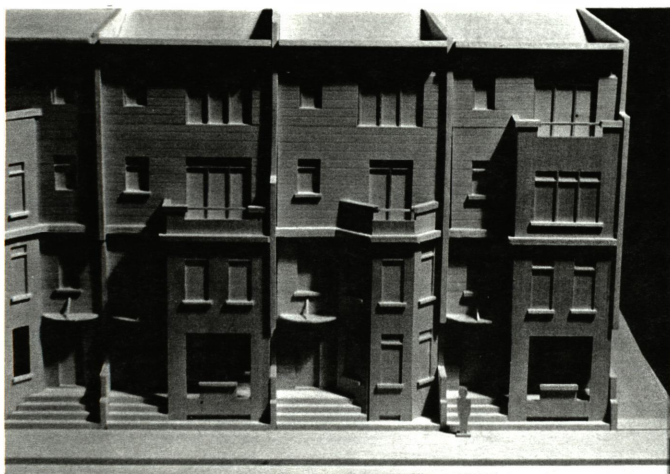
The major space/minor space composition of the typical rowhouse plan is exposed in this section cut through the Cameron Street building south of the upper street. The stairwell, living space and one of the bedrooms are shown in the two level unit. The bedroom and bathroom are shown in the one level unit above. The building along Alfred Street to the west contains two two level units. The lower one cuts through the living, dining and kitchen revealing the skylight at the breakfast area of the kitchen. The upper unit has private stairway, living spaces with balcony overlooking Alfred Street, and bedroom with vaulted ceiling and clerestory windows shown.



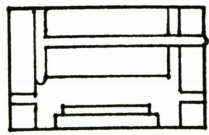


The southern elevation of the upper street and the section cut of the ground level are exposed to show the two levels of the bottom unit and the two levels of the top unit. The bottom unit is entered from Cameron Street; the storage room, breakfast area and bathroom are cut through, and the bedroom window and second bathroom glass block are in elevation. The top unit is entered from the private stair. Its entry is sheltered by the overhang of the fourth floor. Views of the passages from Cameron Street, the upper street's stairs, and the cantilevered lookout above the Columbus Street sidewalk are also shown in this drawing.

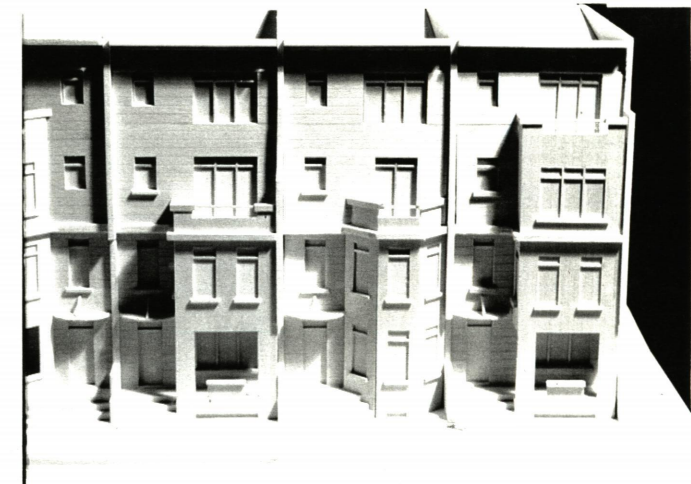
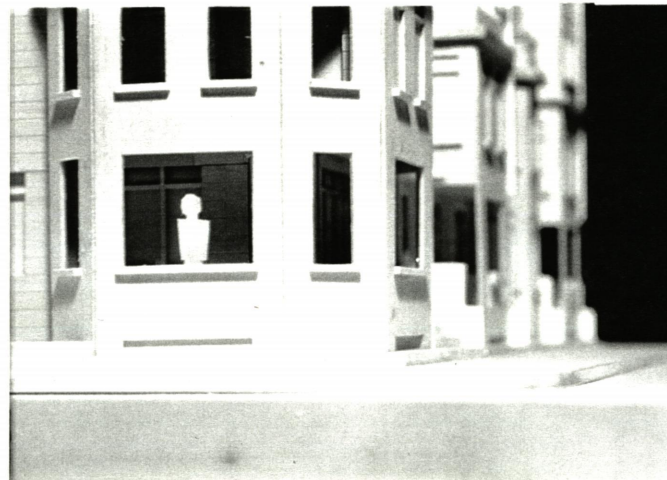


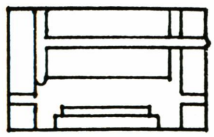






The challenge of designing the elevations lay in the need to accept the historical typology of the Old Town Alexandria rowhouse without imitating it and the desire to create forms to accommodate the functions of the living units. The party walls and projecting concrete floors of the third level separate and identify the top and bottom units. The alternating rectangular and half-hexagonal bays further emphasize this as well as establish a rhythm for the Cameron Street elevation. The major space/minor space hierarchy of the rowhouse plan provides the wider living space, accommodated by the bay, and narrower service space that compose the elevation of each unit. The light frame construction of the bays contrasts the brick veneer of the rest of the elevation. The proportions of the windows, doors and elevations are taken directly from the surrounding rowhouses. The entries are celebrated by the ascension of brick steps to the shelter of an awning. The clerestory windows take the place of a cornice and announce the meeting of wall and roof. Special architectural features found in Old Town exist in these elevations too; the party wall becomes the railing for the front steps, the first step becomes the base of the bay, the top of the bay becomes the railing of a balcony and a planter, and the first level of the bay becomes a window to a porch for those on the street, and a window to the street for those on the porch.

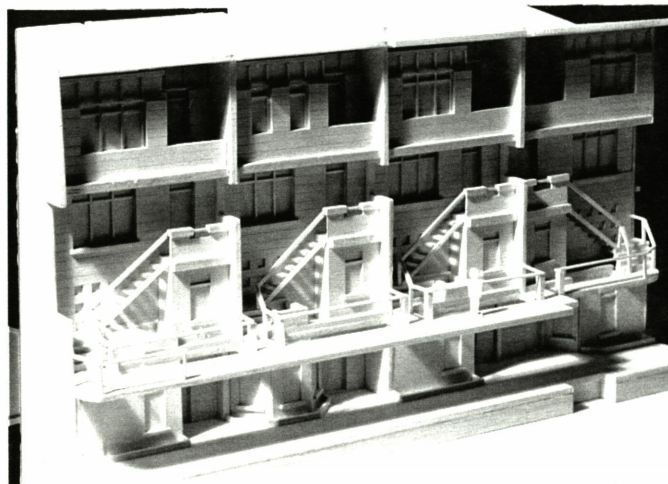


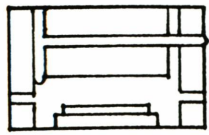


The Alfred and Columbus Street elevations use the kit of parts established in the Cameron Street elevation to continue the same rhythm. In some cases mirroring the major space/minor space hierarchy better suits the living units. This takes place at the corner units. The rowhouse does not typically turn a corner gracefully. Mirroring the plan and wrapping the bay around the corner provides an anchor for the street elevation and better views for the living spaces. This also creates a wrap-around porch for the first floor of the corner units and covered balconies for the upper floors. The porches, stoops, balconies and private yards help make up the family of thresholds, semi-private spaces that provide transition between the public and private. They create a connection with the outside, a place to see and be seen, and a place to be comfortably in one's own territory and still be a part of the outside environment. These spaces enrich the street section with layers of privacy. They can be found in many parts of the project, from passing through the gates into the passages, to ascending the stairs to an entry on the upper street. These elements support activity among neighbors by providing spaces for conversation and observation. They make urban living enjoyable and friendly; they foster pride in their homes by creating spaces for the residents to personalize their home with plants, windchimes or chairs.

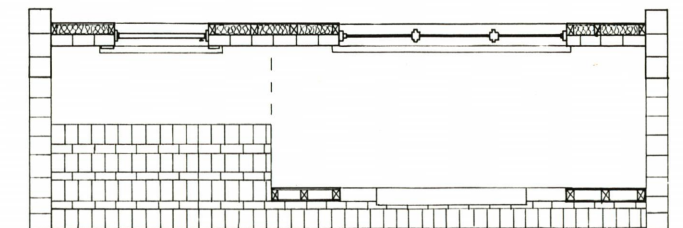
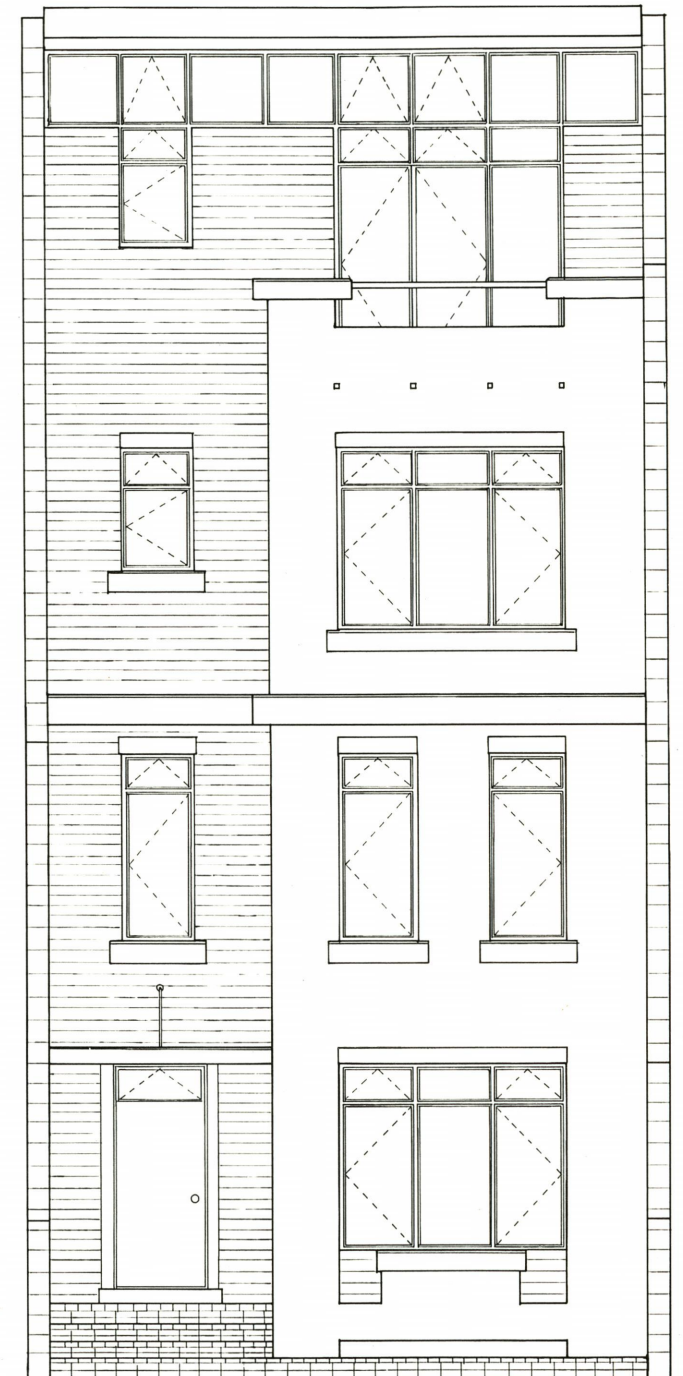
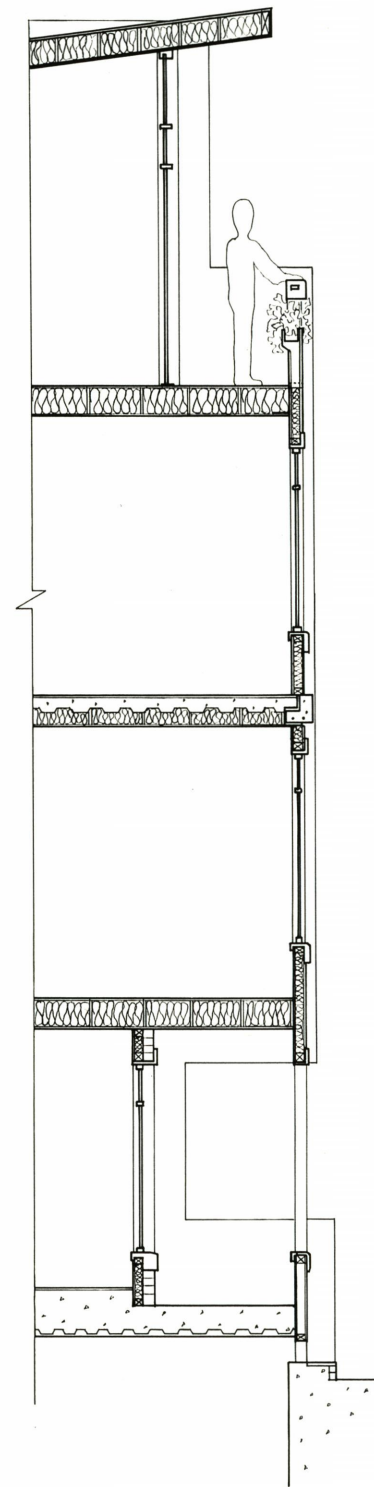
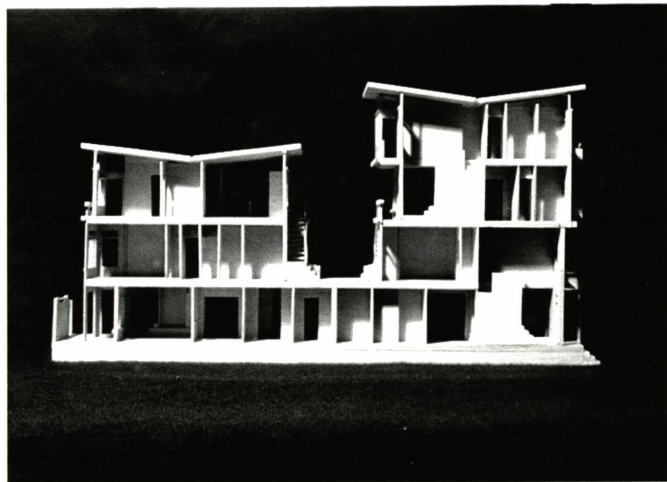


0 5 10 20

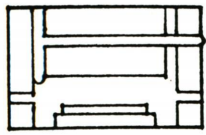




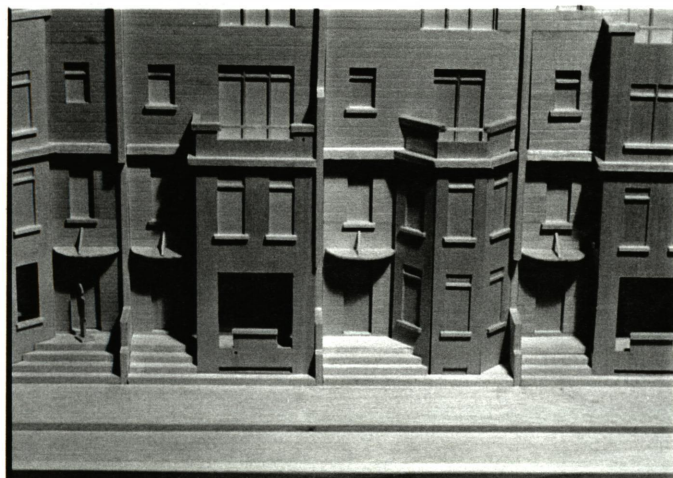
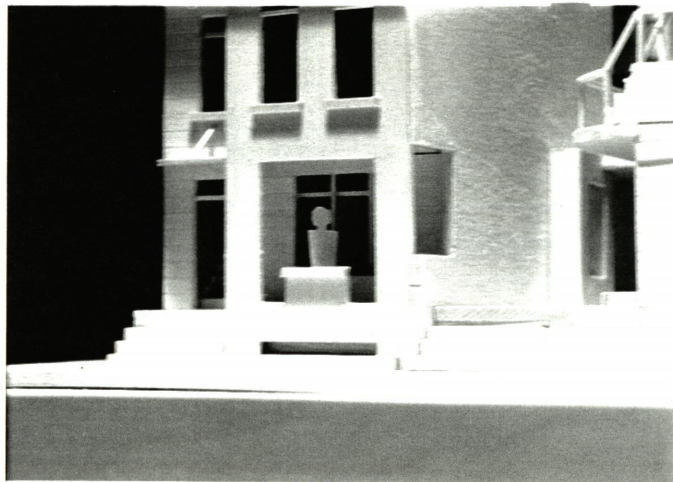
The architectural elements so far discussed can be seen here in all three dimensions. Their methods of construction support their functions. The floor of the first level is concrete and separates the living units from the parking garage. The floor between the units also contains concrete for noise reduction and stability. The floors of within the units are light frame, as are the interior walls. The exterior walls are light frame with brick veneer, and the bays are light frame with stucco veneer. The roof is a sandwich panel system with stretched membrane. Its overhang shades the room and shelters the balcony, while inviting the rain to be caught and recycled. The steps are brick, continuing the sidewalk material onto the resident's porch. The windows are either operable casement, fixed glass, or operable transoms.



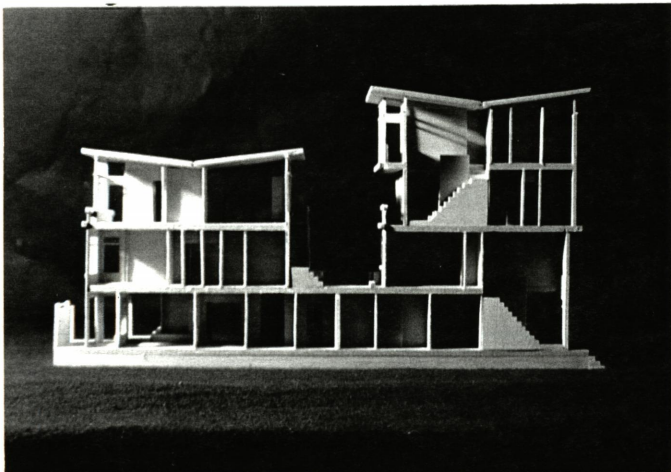
0 1 4 8

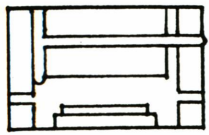


In this section, the building gently relates to the street. The layers of spaces ease the transition between public and private. The resident seated on the porch can make contact with the person on the sidewalk without feeling obligated. The distance between them is comfortable, not too close or too far. The tree and the bay form a canopy to walk through that adds to the feelings of ease and comfort of an Old Town street. The bay steps forward and back, undulating the rhythm of the plan. The two or three story bays bring the scale of the entire street elevation down to a human level, and create an identifiable pattern for the passer-by to recognize.

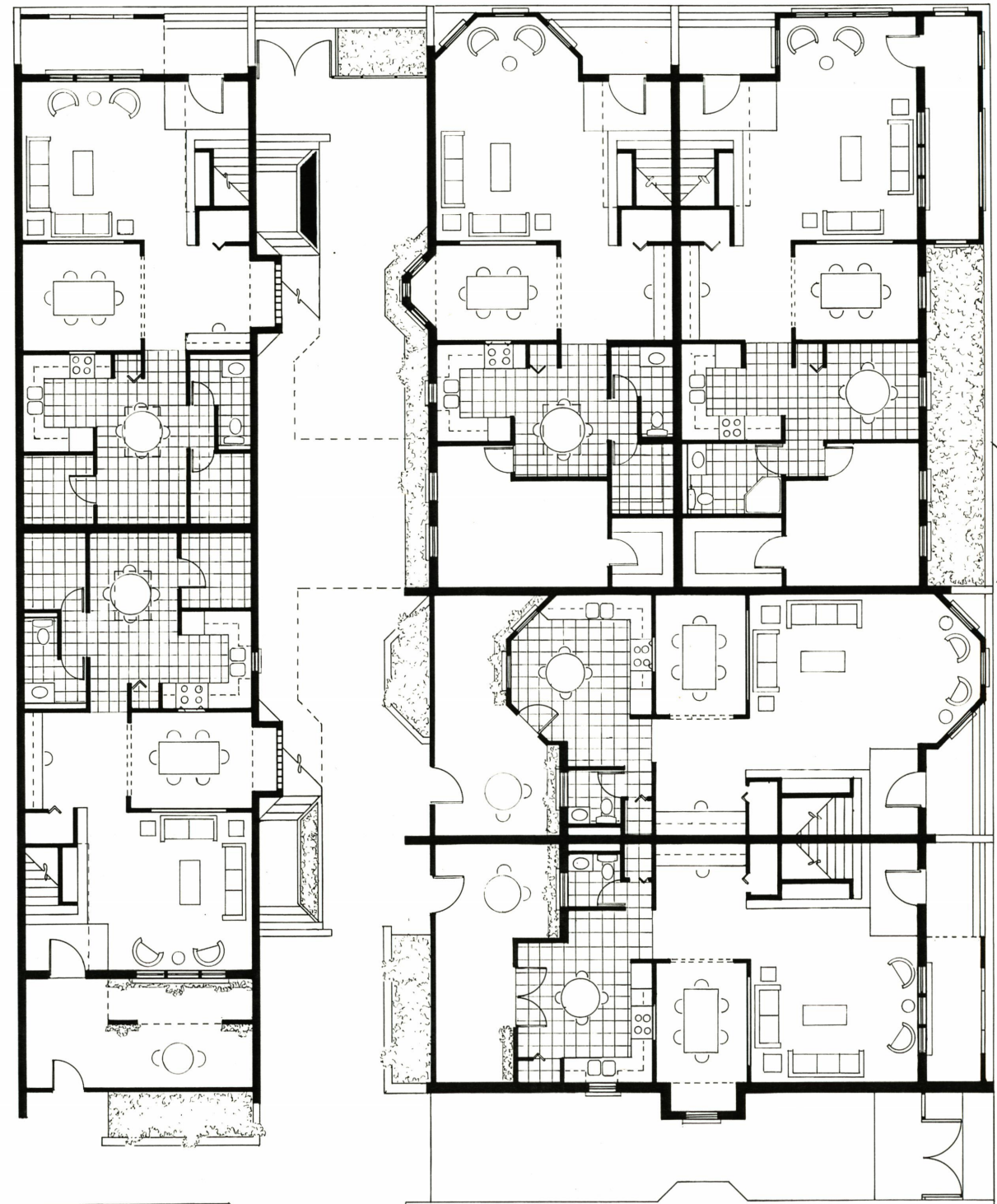
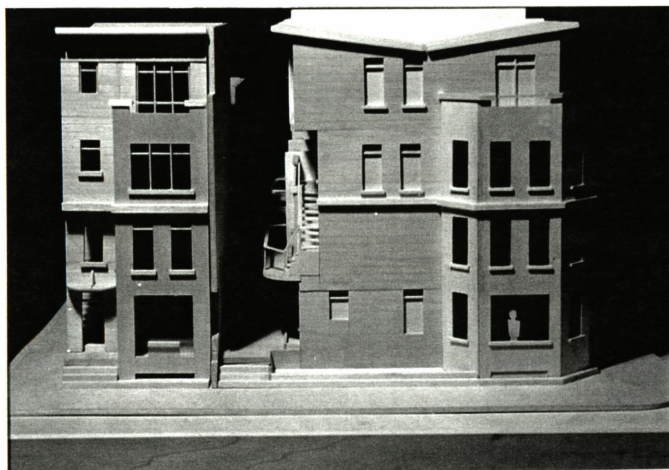


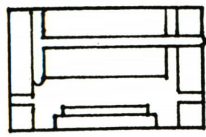
0 1 2 4



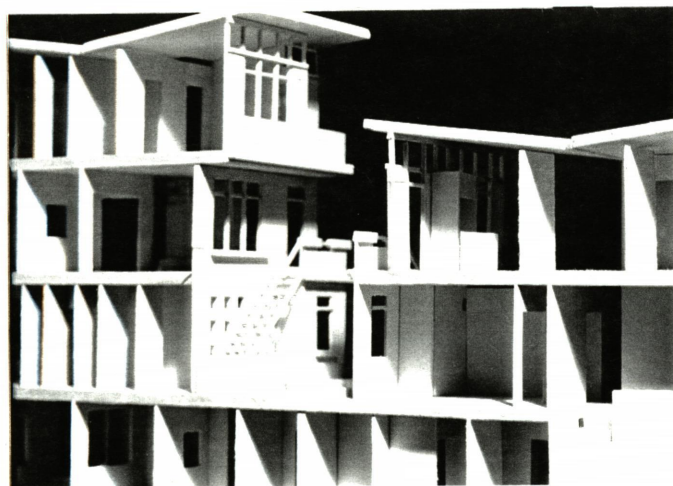


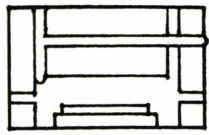
A residential housing project is only as good as its living units. This drawing shows the ground floor of the units at the northeastern corner of the site. They include: two three-level rowhouses of 1800 square feet each facing Columbus Street, two two-level apartment units of 1400 square feet facing Cameron Street, and two two-level apartments units of 1300 square feet, one facing Cameron and one facing the courtyard. Most of the units are like the latter mentioned, except when there is a special case like a corner on the site, in which extra square footage or a mirrored plan is possible. The ground floors of all the units are designed similarly. They contain three living spaces: the living room, dining room and kitchen, filling the major space of the plan. The minor space accommodates circulation and service: the desk area, the staircase, bathrooms and storage. The rooms are well defined and sensibly arranged in relation to each other. Natural light is let in whenever possible through windows, transoms, doors, skylights and glass block. The entries are always celebrated. All two and three level units are entered at the stair, as the first step defines their entries. The second step of the stair wraps around to become the first shelf of an entertainment center and shelving system. The shelves follow the stair to the second floor separating it from the room while remaining an integral part of it. Few units are exactly alike; many take advantage of their placement on the site. The units whose exterior walls form the passages are given a window seat that projects out into the passage, altering its shape for a moment.



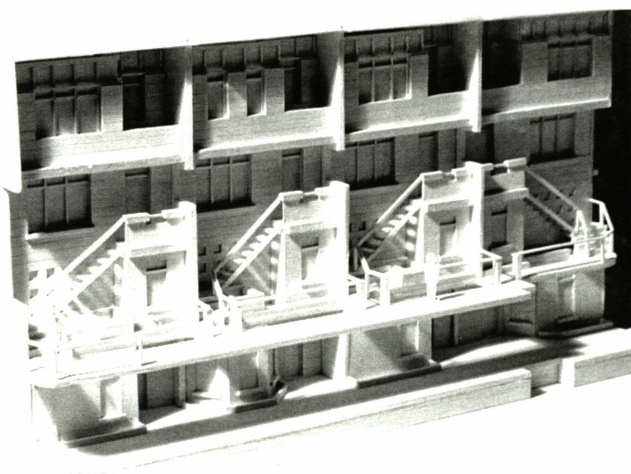
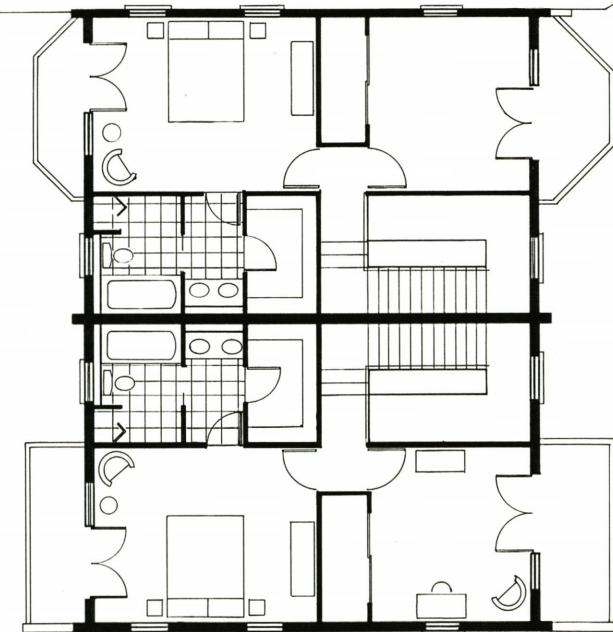
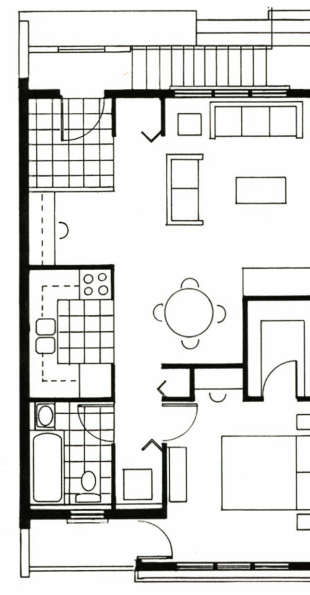
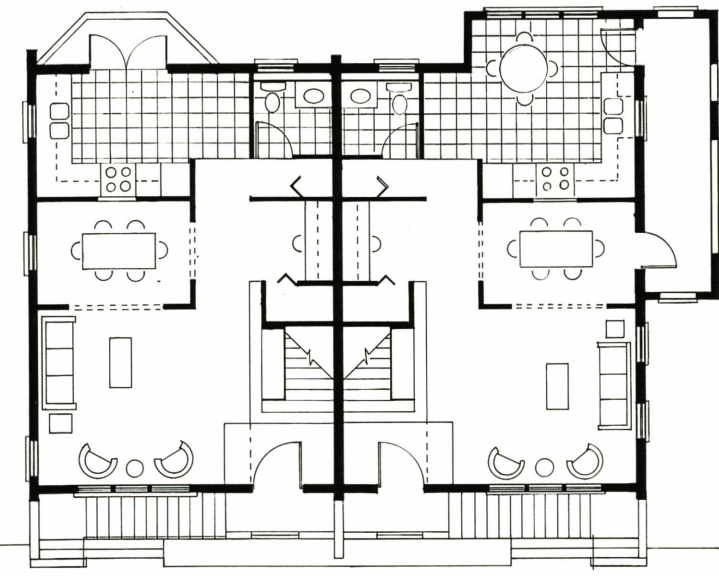
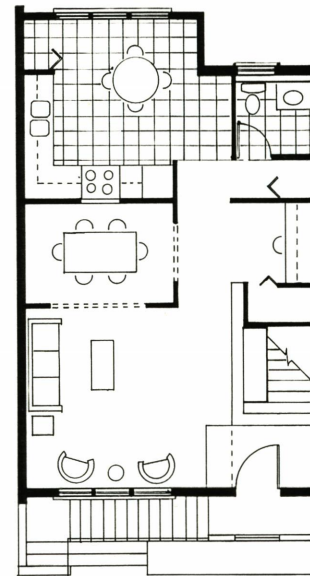


The second levels of all the units have two bedrooms, a bathroom and storage space. One of the bedrooms faces the front, and one faces the back. In the cases where the bedroom and bathroom face the upper street, a planter is used to distance the passer-by from the bedroom window. Glass block allows light, but not view into the bathroom. Some of the bedrooms have balconies that open onto the street or overlook their private yards below. The two bedrooms are mostly equal, allowing several family types to inhabit the unit. A service zone of storage and washer/dryer space at the core of the second floor separates the two rooms. It becomes a threshold for the rooms, similar to passing through the narrow passages before entering the courtyard - the experience of tension and release. This drawing also communicates the design of the upper street. The residents of the units above on the third and fourth floors begin to enter their own space on the stair that leads to their front door. These stairs perform similarly to the stairs inside the units, in that the second and third steps extend to become a place for sitting or placing plants. They are the stoop or porch of that unit, the semi-private layer of space used for interaction between the public and private. In the case of the corner unit, the bedroom has its own covered balcony, or porch, that acts as bookend for the street elevation.

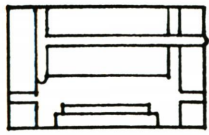




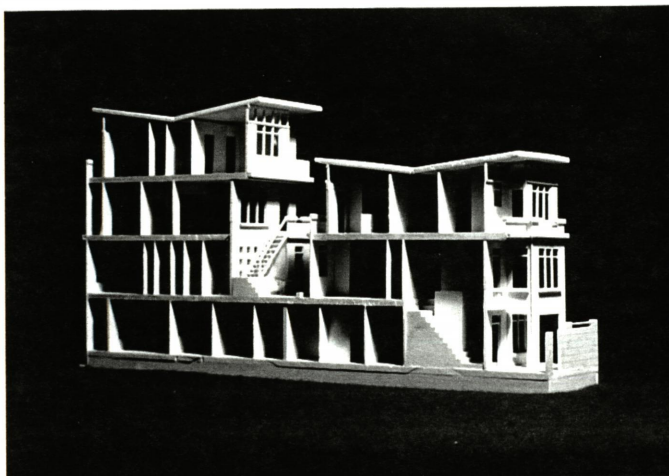
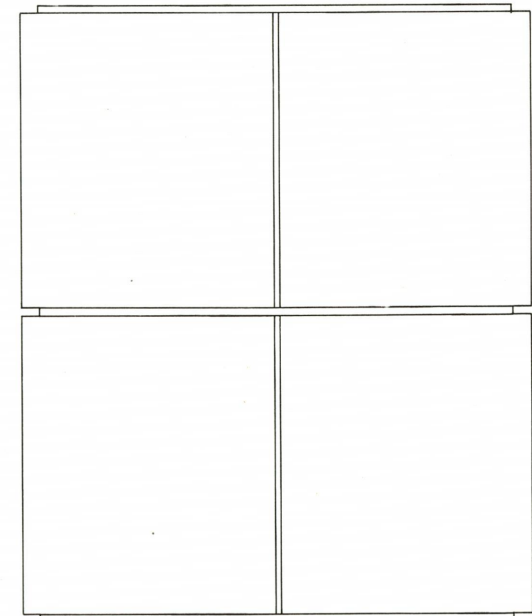
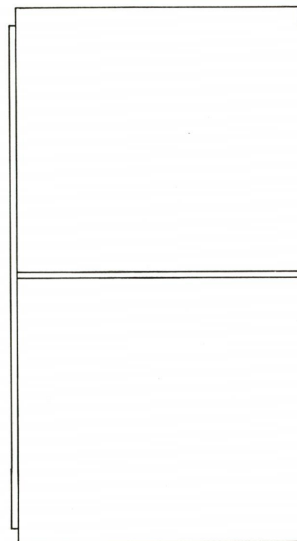
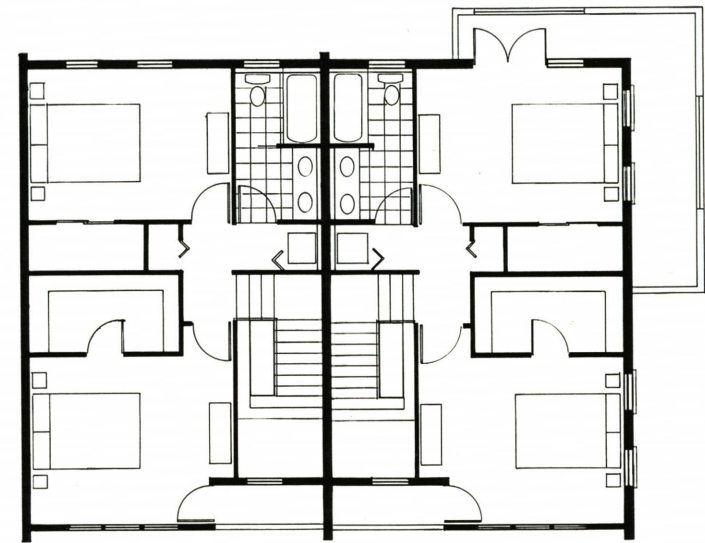
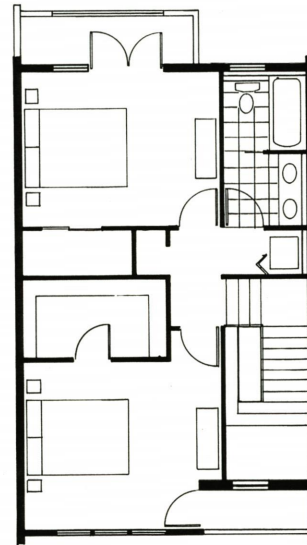
The two level units on the third and fourth floors repeat the units below them only rotated 180 degrees so that their entrances face south instead of north. The journey to their front doors begins either in the parking garage or on the street, goes through the passages or courtyard, up the stairs to the upper street, and up their own private stair to the front door. The third level of the rowhouse contains the master bedroom, a larger bathroom, walk-in closet, and study or guest room. The one level unit is on the third floor of the southern side of the upper street. This plan provides the same amenities as the larger plans but more compact. It follows the major space/minor space hierarchy with living, dining, and bedroom in the major space, and entry, desk area, kitchen, and bathroom in the minor space. It also has the service zone separating the living and bedroom areas. This particular unit has windows on three walls, taking advantage of its site placement.



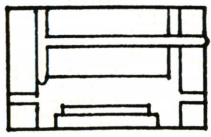




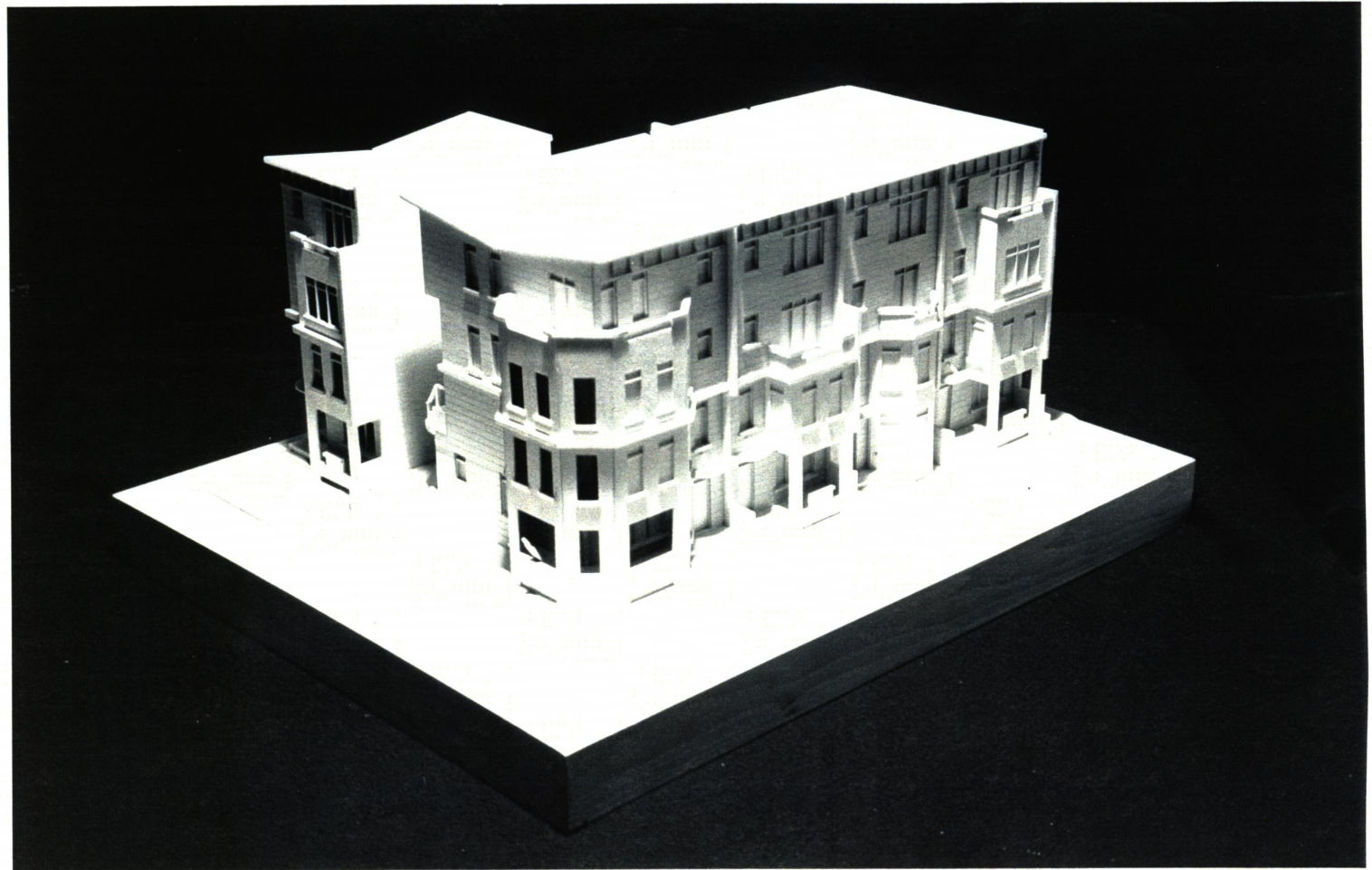
The buildings on the northern side of the site rise to a fourth floor, housing the second floor of the top units. They look onto the roofs of the southern portion of the buildings where the rain is collected and drained. This allows the southern light to reach the units on the upper street. All the rooms on the highest floors benefit from sloped ceilings and a band of clerestory windows across the top of the elevations. They are an example of how this project takes the typical rowhouse plan and alters it for better living. Other examples include the multi-function stair, separate desk area, first floor powder room, kitchen breakfast area, washer/dryer space on the second floor, and multi-purpose shelving. The rowhouse plan was chosen for its own set of successful elements like the porch or stoop, the balcony, and the well defined rooms. Together, these components make up units conducive to many family types and lifestyles by providing spacious rooms, layers of privacy, and unique features. The design of the unit plans parallel the major themes of this project: separation and identity, transition and threshold, the combination of old and new, and the acceptance and celebration of the surrounding environment; in summation, all the elements needed for enjoyable urban living.

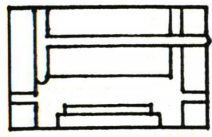




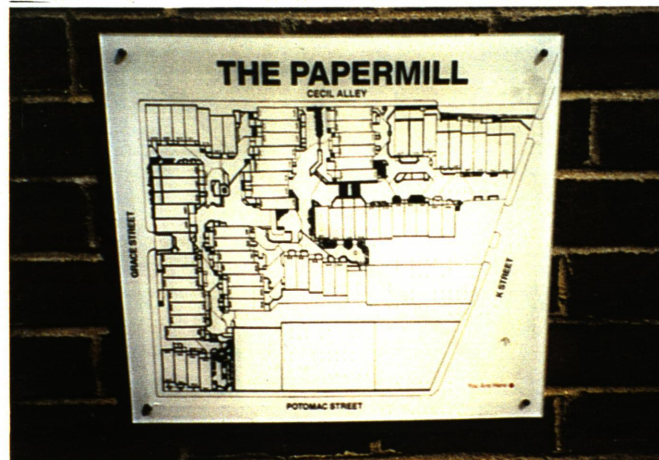


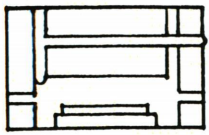
In order to better design urban housing, I studied three existing examples in the Washington, D.C. area. They are: The Paper Mill in Georgetown, River Park in the Southwest quadrant of Washington, D.C., and Cameron Mews in Old Town Alexandria. These were chosen because their concepts are similar to the Cameron Street Housing's concept, and I was inspired by them in various ways. They all have a successful design, unique features, and an ability to enhance their surroundings. The criteria of the evaluation are: how the complex is entered, how the units are entered, if there is security, if there is hierarchy in the circulation, how spacious the circulation areas are, what part of the units are visible to the public spaces, the type of paving materials, if there is a change in elevation, if there are intermediary open spaces for stopping along the circulation, how the street edge is treated, if there is plenty of natural light, how the built square footage compares with the unbuilt, if there is any landscaping or greenery, how many types of units, the number of units, if there are any major distinguishing elements, if there is ample parking, and the general strengths and weaknesses of each project. These criteria determine the livability of urban housing. The following study allowed me to see how successful urban housing can be achieved.



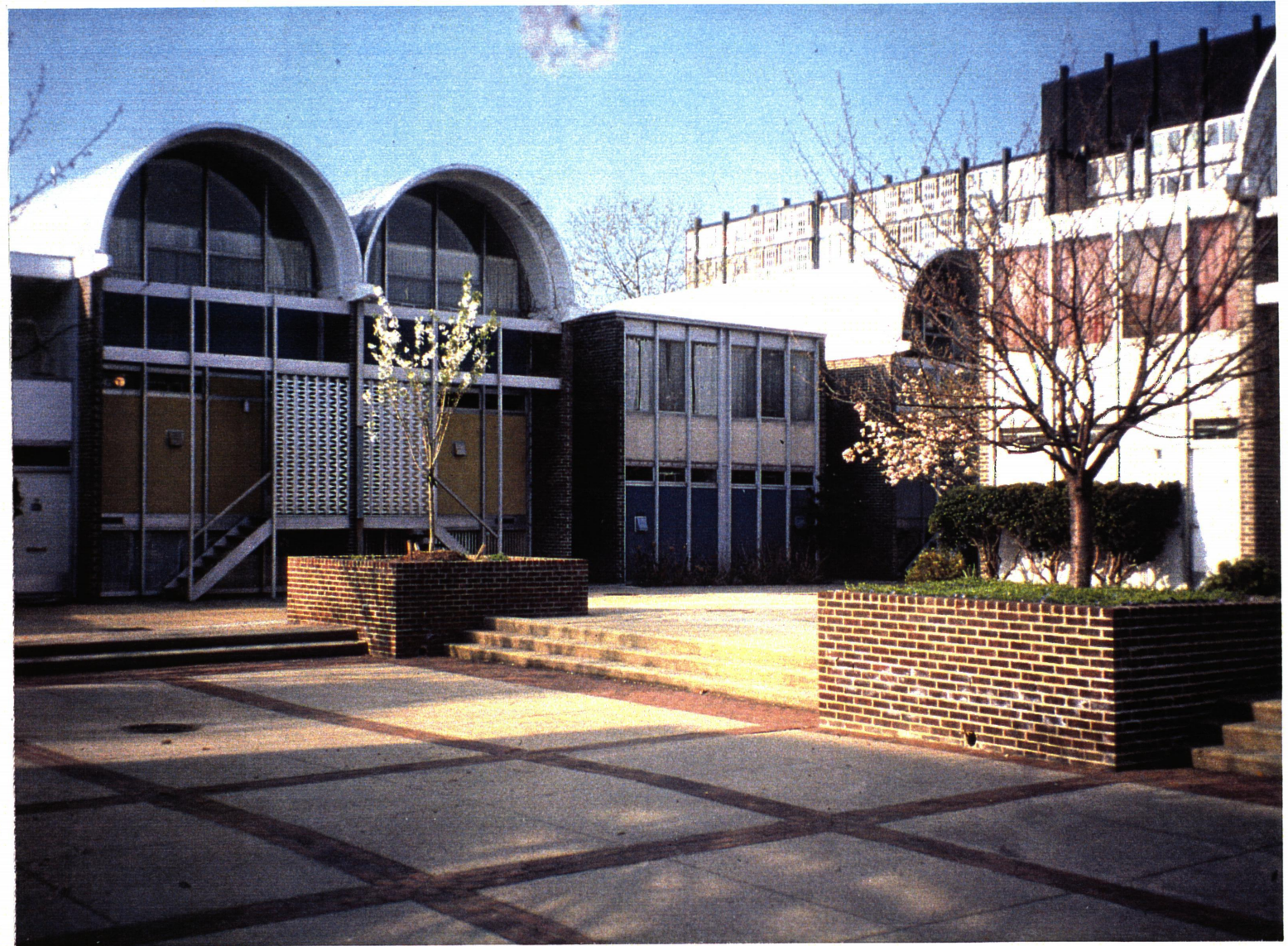


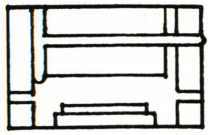
The Paper Mill is situated on a hill surrounded by a dense urban fabric of office, retail, and residential buildings. It is entered from the parking garage below or from two open pedestrian stairways off the sidewalk. A maze of level changes lead to the front doors of the units. The complex turns its back to the surrounding streets with rear elevations or small, private patios. The Paper Mill contains approximately 70 rowhouses with one or two units each, one on the two lower levels and one on the two upper levels. Those on the lower levels face the streets, and those on the upper levels face the paths within the site. The concrete-paver paths are narrow, sometimes allowing only two people to pass. The front doors are separated from the paths by steps and planters with thick foliage, or by a light well that serves the unit or rooms below. There are some open spaces but nothing to sit on, however a swimming pool at one edge of the site provides an outdoor common space. Several brick planters direct the picturesque circulation along the paths and steps that wind like the streets of a hilltown. Some rowhouses are pulled forward or pushed back to accommodate the paths. A few styles of windows and different colored, pitched, metal roofs help diversify the brown, brick elevations. Occasionally, on an end unit there is a side door or enclosed patio visible from the path. From some of the higher paths, most of the site and the city beyond can be seen. The Paper Mill provides pleasant urban housing by taking advantage of its unique topography.





River Park, designed by Charles Goodman, is a modern complex of 139 units in a diverse neighborhood. It is entered through a parking lot or directly off the sidewalk. The units are entered at ground level or up a half flight of steps. Some have privacy screens in front of their front doors, or across the elevation. The front of each unit faces the street or other units across a wide sidewalk or large public space. The rear of the units have a sizable yard defined by a six foot fence and face each other with a narrow alley between them. The circulation paths are 20' to 40' wide allowing plenty of comfortable space, however there is only one place for gathering or conversing in the central sunken courtyard. It is three steps below the rest of the site, which is relatively flat, constructed of concrete with brick accents, and contained by brick planters with small trees and concrete steps. The street edge is treated no differently than any other part of the site, making the complex an inviting small neighborhood to go through. River Park's units are the pure diagram of a townhouse; this, with its modern materials make it easily discernible from anything around it. The elevations are made up of brick bearing walls, glass, brightly colored, metal panels, and flat roofs, or elliptical or semi-circular barrel vaulted roofs. These elements create uniquely shaped rooms with an abundance of natural light. Though there is a formula, each unit is different from its neighbors. All these factors give River Park a simple and delightful character that adds to its diverse surroundings.





In the eastern part of Old Town Alexandria is Cameron Mews, a small complex of adjacent rowhouses facing a pedestrian street. The site is entered from the sidewalk up a few steps onto a brick path. There is no gate, but the narrow steps and high brick wall along the street indicate the path is for residents only. The path changes levels every five units to meet the slope of the ground and separates the fronts of the rowhouses. Low planters with trees break up the width of the paths, and streetlamps indicate a change in elevation. The high brick walls of the private back yards face the streets and define the edge of sidewalks. Each of the 29 rowhouses contains one family. They are entered from a half flight of steps. The elevations are three or four stories and are of a similar style. Different materials, brick or siding, varied roofs and widths identify each of the homes. They borrow authentic Old Town elements like operable shutters, pitched roofs with dormers, and brick steps to enhance the existing character. Where there is an end rowhouse the front door is located on the side. Cameron Mews has a strong contextual quality due to its familiar forms and materials, but it is turned inside out from the normal rowhouse situation. The back yards face the public streets, while the front elevations face a private, quiet path. Parking is provided in a lot on one side of the site or on the adjacent streets, making it closer to the back door than the front. This configuration adds to the urban fabric and blends in to the dominant rowhouse typology without copying existing conditions.



**The vita has been removed from  
the scanned document**