# Warfield Commercial Center: Design Guidelines and Standards for Signs and Energy Efficency

The *Warfield Commercial Center: Design Guidelines and Standards for New Buildings* was written by Richard Wagner, AIA, David H. Gleason Associates, Inc.

# Warfield Commercial Center: Design Guidelines and Standards for Signs and Energy Efficency

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# Foreword

Date

Mike Miller, Mayor
Members of the Town Council
The Town House
Sykesville, Maryland 21784

Dear Mayor and Council:

The Warfield Development Corporation is pleased to submit the *Warfield Commercial Center: Design Guidelines and Standards for New Buildings* for consideration and adoption by the Town of Sykesville. They have been developed as part of our continued commitment to our mission to create a sustainable development at the Warfield Complex that complements the Town of Sykesville while preserving the historic, natural and man-made resources of the site and our community. The *Warfield Commercial Center: Design Guidelines and Standards for New Buildings* will assist developers and their design professionals to create new buildings and landscapes that are visually harmonious with the existing architecture and campus plan of historic Warfield, as well as provide the Historic District Commission guidance when reviewing proposals for new construction.

Sincerely,

Brad Rees, President
Warfield Development Corporation

# Introduction

In 1995, the State of Maryland announced that it intended to surplus the Warfield Complex, which include an historic state mental hospital. The Town of Sykesville, recognizing the importance of the historic buildings and their campus plan as well as the opportunity for new construction, convinced the State that the Complex should become part of their community. Prior to annexing the property, the Town held a six-day planning charette involving citizens, architects, engineers, planners, developers, potential users, and Town, county and State officials. The result of this exercise was a master concept plan for the site including preservation of historic buildings and campus plan, creation of a 29-acre passive park, and designation of areas for new development. The charette also produced thoughts on an administrative structure to bring this vision to fruition.

As one of the first steps, the Town of Sykesville nominated the historic Warfield Complex for inclusion in the National Register of Historic Sites and Places. This was done to protect the existing architecture and campus plan from incompatible alteration, as well as to allow developers to access Federal and State Investment Tax Credits for rehabilitation and adaptive use of the structures. To ensure that developers and their architects would understand the character of changes that would be acceptable, the Town commissioned Richard Wagner, AIA to develop the *Historic Preservation Guidelines for the Warfield Complex*. The Town also charged the Sykesville Historic District Commission with reviewing and approving all changes to the historic buildings as well as exterior features of any new construction within the development area.

Simultaneously the Town of Sykesville also created the Warfield Development Corporation to manage the development of the newly annexed property as well as other development initiatives in the community. Among other purposes, the Corporation is to:

Warfield Complex Looking North

- Develop and implement long-range strategies for commercial, industrial, office, residential, institutional, recreational and other types of developments;
- Implement, oversee and encourage public and private new development and rehabilitation projects;
- Enhance and improve the physical and cultural environment of the Town;
- Improve the economic health of the community by attracting new and expanding existing businesses, industries and residences; and
- Increase the number of minority and women business enterprises in the community.

In addition, the Warfield Development Corporation was tasked with encouraging creative financing for projects. It may also acquire, improve, sell and hold real property. The Corporation is also to assist in coordinating development activities with local, state and federal agencies. A nine-member board, appointed by the Town Council, governs the Warfield Development Corporation.

In 2004, in order to preserve the historic character of the Warfield Complex, the Town of Sykesville granted a Deed of Easement to the Maryland Historical Trust which was recorded among the land records of Carroll County at book 4184, page 419 (the "MHT Easement"). In *Warfield Commercial Center: Design Guidelines and Standards for New Buildings* ("these Guidelines"), the term "Warfield Complex" refers to the land, buildings and other improvements subject to the MHT Easement. All owners, developers and tenants of the Warfield Complex are required to comply with the MHT Easement, and are urged to familiarize themselves with its terms and conditions.

Finally, to further preserve the historic character of the Warfield Complex, and to provide for its orderly development, Warfield Development Corporation intends (1) to impose a declaration of covenants, conditions and restrictions on the Warfield Complex and to record such declaration among the land records of Carroll County (the "Warfield Declaration"), and (2) to sublease all or portions of the land comprising the Warfield Complex to developers and to record such sublease(s) among the land records of Carroll County (each, a "Ground Sublease"). All owners, developers and tenants of the Warfield Complex will be required to comply with the Warfield Declaration and any applicable Ground Sublease, and are also urged to familiarize themselves with their respective terms and conditions.

These Guidelines are intended to assist developers, architects, owners and tenants of those portions of the Warfield Complex designated for new construction to create environmentally sound buildings, structures and

landscapes that are harmonious with the historic buildings and campus plan, as well as functional for their owners and tenants. Developers who intend to rehabilitate or otherwise modify existing historic buildings within the Warfield Complex should consult the *Historic Preservation Guidelines for the Warfield Complex.*

These Guidelines have been adopted by the Town of Sykesville, as authorized by Article 66B, §8.06(a) of the Maryland Code, and they are intended to supplement and complement the zoning and other ordinances of the Town of Sykesville, the MHT Easement, the Warfield Declaration and any applicable Ground Sublease, each as may be amended from time to time. To the extent that any provisions of these Guidelines conflict with or contradict any provisions of such ordinances, the MHT Easement, the Warfield Declaration or any applicable Ground Sublease, the most restrictive or specific provisions, in the judgment of the Zoning Administrator of the Town of Sykesville (the "Zoning Administrator"), shall prevail and govern new construction in the Warfield Complex.

# History of the Warfield Complex

Prior to beginning design of a new building in the Warfield Complex, it is important to understand how the existing historic portions of the Warfield Complex and its surrounding landscape developed. The following is brief review of that history. A more detailed account can be found in the National Register, available at the Town House.

Situated on the undulating Piedmont terrain of southeastern Carroll County, the Warfield Complex reflects the evolution of public mental health care in Maryland. The existing buildings and their surrounding landscape also reflect the changing economic, cultural and social conditions of the Twentieth Century, as well as changing theories and methods of care for mental patients. The hospital's site, near Sykesville, Maryland, was selected because it was close to leading medical and mental health care professionals at The Johns Hopkins Hospital and Sheppard Pratt Hospital in Baltimore, as well as accessible to patients and families from central and western Maryland. The property also contained springs, and thus well suited for farming, grazing and orchards, allowing the patients to raise much of their own food as well as providing them with therapeutic work.

The first buildings in the Warfield Complex were constructed in 1899. Known as the Service Group, the initial buildings consisted of the Service Building, and Buildings A, B and C. Designed by the prominent Baltimore architect Joseph Evans Sperry in the Georgian Revival style the structures are connected by an elevated, colonnaded walkway. The Service Building originally functioned as administrative and medical offices,

pharmacy, dining and kitchen facilities as well as housing the heating plant for the group. Building B originally housed the infirmary and medical suites, while Buildings A and C provided day halls and activity rooms on the first floors and dormitory sleeping spaces above.

Service Group Colonnade

Within four years, this initial group of buildings was filled to capacity. In 1905, Warfield Cottage (Building W) opened. Designed by Owens and Sisco, their free use of classical ornament and detail contrasted with the academic Georgian Revival design of the first buildings. Three years later, Building D, sited east of Building W, was completed. Designed by Walter M. Gieske, a native Baltimorean, the building is similar in plan and appearance to the Service Group. In 1910, the Baltimore firm of Parker, Thomas and Rice designed Building E. Located immediately south of Building D, its massing, scale and detailing all used the relatively plain Georgian Revival style of the Service Group. The next building constructed was the Austin Crothers Cottage (Building F). Sited south of Building W, the original open two-story colonnaded porch and large cupola of Building F made it somewhat reminiscent of George Washington's home, Mount Vernon.

Auditorium

With the completion of Building F the number of patients accommodated at the Complex grew from an initial 75 to over 300, straining the existing dining and kitchen facilities. In 1913, the new Warfield Dining Hall (Auditorium) was completed. Designed by Owens and Sisco, the 24,000 square foot, two-story building was centrally located in the open space between Buildings E and F, effectively enclosing an open quadrangle surrounded by those structures and Building B.

In the late Nineteenth and early Twentieth centuries controlling the spread of infectious disease, such as tuberculosis and influenza, in hospital complexes was a significant problem. Quarantining infected patients from the rest of the population was vital. Building H, located away from the other buildings initially housed infectious patients. Although less ornate than the other buildings in the complex, it still features brick walls, double hung wood windows and a slate roof. Three oversized cupolas were designed as part of the fresh air therapy system typically used for tuberculosis patients. As Building H was being finished, a new Engine House for the recently completed spur rail line connecting the hospital to the Baltimore and Ohio main line was built just below the crest of the hill adjacent to Buttercup Road.

The John Hubner Psychopathic Hospital, constructed in 1912 on a prominent hill north of the main campus was designed as a model facility

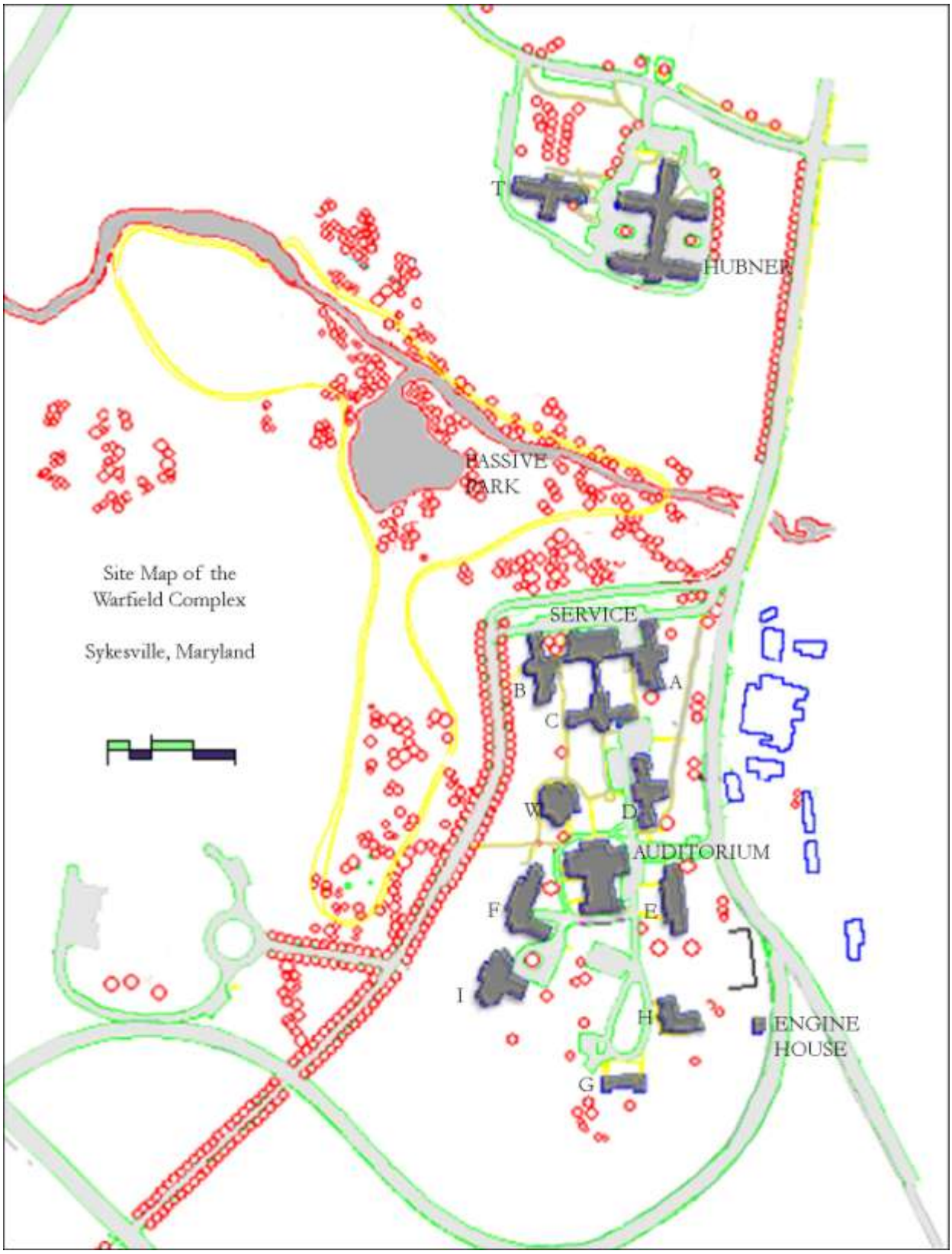
to treat psychopathic patients. Its architects, Parker, Thomas and Rice, again employed the Georgian Revival style. In 1931, Henry Powell Hopkins was commissioned to expand Hubner. He attached a second Geneva cross plan to the south side of the original building.

With the advent of World War I, construction at the hospital halted. Immediately after the war, the hospital received a small amount of money from the state legislature to construct the Root Cellar to solve a long-standing problem of adequate storage space for vegetables from the hospital's fields. It is clear from its construction that hospital patients, not outside contractors, built this underground structure.

Another pressing problem was a new ward to house female epileptic patients. In 1925, Henry Powell Hopkins was commissioned to design Building G. Sited on top of a hill at the southern edge of the Complex, Building G is U-shaped in plan with brick quoins and oversized orb finial details. The building also uses cast and poured concrete details in addition to brick on the exterior. Building I was completed in 1928. Along with Building G, it effectively created a second, albeit loosely formed, quadrangle with the Auditorium at the nexus between the two. Building I, also designed by Henry Powell Hopkins, was used as the infirmary for non-tuberculosis patients requiring intensive medical care. Hopkins again chose the traditional Colonial Revival style with double end chimneys and a two-story portico for its design.

In 1938 another Henry Powell Hopkins building, Building T, opened. Located adjacent to Hubner, this Colonial Revival building provided additional space for tuberculosis patients. Originally connected to Hubner by a raised walkway similar to the colonnades of the Service Group, Building T features large south facing sunrooms and semi-enclosed porches for patients. The original connecting colonnade has been replaced with a new building as part of Hubner's and Building T's adaptive use as the Maryland State Police training facility.

Hubner Building


T
HUBNER
HASSIVE
PARK
Site Map of the
Warfield Complex
Sykesville, Maryland
SERVICE
B
A
C
W
D
AUDITORIUM
F
E
I
H
ENGINE
HOUSE
G

The last building to be added to the Warfield Complex was the Lane Building. Designed by Henry Powell Hopkins, this 1952 structure was demolished in the first decade of the Twenty-First Century. Its design reflected changes in mental health care that emerged after World War II. The open square plan, bisected by a corridor and common spaces, creating four separate wards within the same structure. However, the exterior character of the Lane Building reflected Hopkins' continuing allegiance to the Colonial Revival style.

# Design Review Process

All exterior features, materials and architectural plans of new construction, including elevations, roof plans, grading plans and landscape plans, and the design and materials of all exterior signs, lighting, and street furniture, are subject to review and approval by the Town of Sykesville Historic District Commission. All features, materials and architectural plans necessary to demonstrate compliance with the Energy Efficiency Standards of these Guidelines are subject to review and approval by the Zoning Administrator. Prior to beginning the process, the developer and his/her design team should contact the Warfield Development Corporation to discuss their proposed project. The Warfield Development Corporation will assist in coordinating the review process between the developer and local and state officials.

**Step 1: Review Guidelines.** The developer and his/her design team should read and understand these Guidelines. They should meet with the architect designated by the Town of Sykesville as the Consulting Architect for the Historic District Commission or the Zoning Administrator to review the intent of these Guidelines, as well as develop an understanding about what will and will not be acceptable.

**Step 2: Conceptual Design.** The developer and his/her design team shall present the Conceptual Design for the project to the Sykesville Historic District Commission for discussion and comment. At a minimum, the Conceptual Design should illustrate how it interprets the character-defining features of the historic buildings and campus plan, indicate important views to and from the site, existing trees that must be retained, and the location of the building, parking and loading areas. This meeting will also serve to introduce the developer and design team to the members of the Historic District Commission.

**Step 3: Preliminary Plan.** The developer and his/her design team shall present the Preliminary Plan of the project to the Sykesville Historic district Commission. At a minimum, the Preliminary Plan presentation should consist of:

- Preliminary site plan depicting existing and proposed topography; proposed grading, excavation, drainage, site utilities, lighting, landscaping; and located with reference to proposed buildings, parking, roads, pedestrian walkways and open spaces. All other elements of site plans for the project, including but not limited to the location, size, setbacks and lot coverage of buildings, shall be reviewed, approved or disapproved exclusively by the Zoning Administrator or the Town of Sykesville Planning and Zoning Commission;
- Preliminary elevations of all proposed buildings and structures indicating massing, heights, fenestration, materials, and relationship between buildings and structures within the project; and
- Three-dimensional representations of relationship between the new buildings and site features and the existing buildings and major pedestrian and vehicular entries to the Warfield Complex.

The Preliminary Plan should also specifically address how the design has incorporated the comments received from the Historic District Commission on the Conceptual Design, as well as how it conforms to these Guidelines.

**Step 4: Final Design.** Based on the comments received in Step 3, the developer and his/her design team shall present the Final Design to the Historic District Commission for review and approval. At a minimum, the Final Design presentation should consist of:

- Final site plan, elevations, sections and roof plans for all proposed buildings and structures, as described in Step 3 above
- Final landscape plan to include preservation of existing trees, plant selection, paving materials, lighting, exterior signs, and street furniture.
- Materials sample board indicating type, color, texture and other defining features of all exterior building and landscape materials.

The Final Design should also specifically address how the design has incorporated the comments received from the Historic District Commission on the Preliminary Plan, as well as how it conforms to these Guidelines. Simultaneously with the presentation of the Final Design to the HDC, the developer should present to the Zoning Administrator or Consulting Architect preliminary energy calculations, and a proposal for how the project will meet the Energy Efficiency Standards included in these Guidelines.

**Step 5: Construction Documents.** The developer shall submit a complete set of Architectural Construction Documents including drawings and specifications for all exterior features, materials, lighting and landscaping to the Historic District Commission for review and approval. The Construction Documents must be the same as submitted to

government agencies for permits. In addition, the developer is to submit to the Historic District Commission samples and other documents of all final exterior materials as directed by the Historic District Commission.


The Historic District Commission will have forty-five (45) calendar days to review the Construction Documents before meeting with the developer and design team for discussion and taking action.

The developer and his/her design team should work with the Consulting Architect throughout the review process to help insure that the designs presented conform to these Guidelines. They should also work with the Warfield Development Corporation to coordinate project review with the Zoning Administrator, the Town of Sykesville Planning and Zoning Commission, as well as other county, state and federal agencies with jurisdiction over the project.

During and after construction, the developer and his/her design team must submit all proposed changes, alterations or revisions to the approved Construction Documents that materially affect the exterior design of the project and its conformance with these Guidelines, to the Historic District

Commission for review and approval. The Historic District Commission shall have up to forty-five (45) days to review the proposed changes before approving, rejecting or requesting a meeting with the developer and design team.

Proposed changes, alterations or revisions to the approved Construction Documents shall not be considered as materially affecting the exterior design of the project and its conformance with these Guidelines if such changes, alterations or revisions (1) are not visible from the exterior of the applicable building or structure, (2) are so minimal in nature that they do not affect the historic, archeological or architectural significance of the applicable building or structure or of the Warfield Complex as a whole, or (3) involve the replacement of materials or landscaping with materials or landscaping of substantially similar appearance in the course of routine maintenance. Questions concerning whether or not a change materially affects the design of the project or its conformance with these Guidelines should be directed to the Consulting Architect.

**Scheduling Meetings with the Historic District Commission.** The Historic District Commission meets on the fourth Tuesday of every month. To be placed on an agenda, the Zoning Administrator must be notified at least fourteen (14) calendar days prior to the regular meeting.

**Submittals.** Seven sets of information for the Preliminary Design and Final Design, except materials boards and samples, must be submitted to the Historic District Commission. Only one set of the Conceptual Design and Construction Documents must be submitted. All submittals should include:

- Letter noting the Step being reviewed and listing items submitted prior to the meeting, and those, such as materials boards and samples, that will be brought to the meeting;
- All drawings and models (if submitted) should include a title block, parcel designation, project name, owner's name and contact information, design team names and contact information, date, and phase of review (Step number);
- Site information submittals should include property boundaries, topography, right of way, utilities (existing and/or proposed), easements, setbacks, limit of construction and other site information relevant to the Step under review. Site plans should be at 1:20 or another scale approved prior to the review;
- Plans, sections and elevations must be at ¼" = 1' – 0" or another scale approved prior to the meeting. Drawings of details necessary to explain the design should be 1 ½" = 1' – 0" or larger.

**Actions by the Historic District Commission.** Within forty-five (45) calendar days after the conclusion of each meeting, the Historic District Commission will issue written minutes including

recommendations made and actions taken. After each Step in the review process, the Historic District Commission may take one of the following actions.

Step 1: Review Guidelines. No action required by the Historic District Commission.

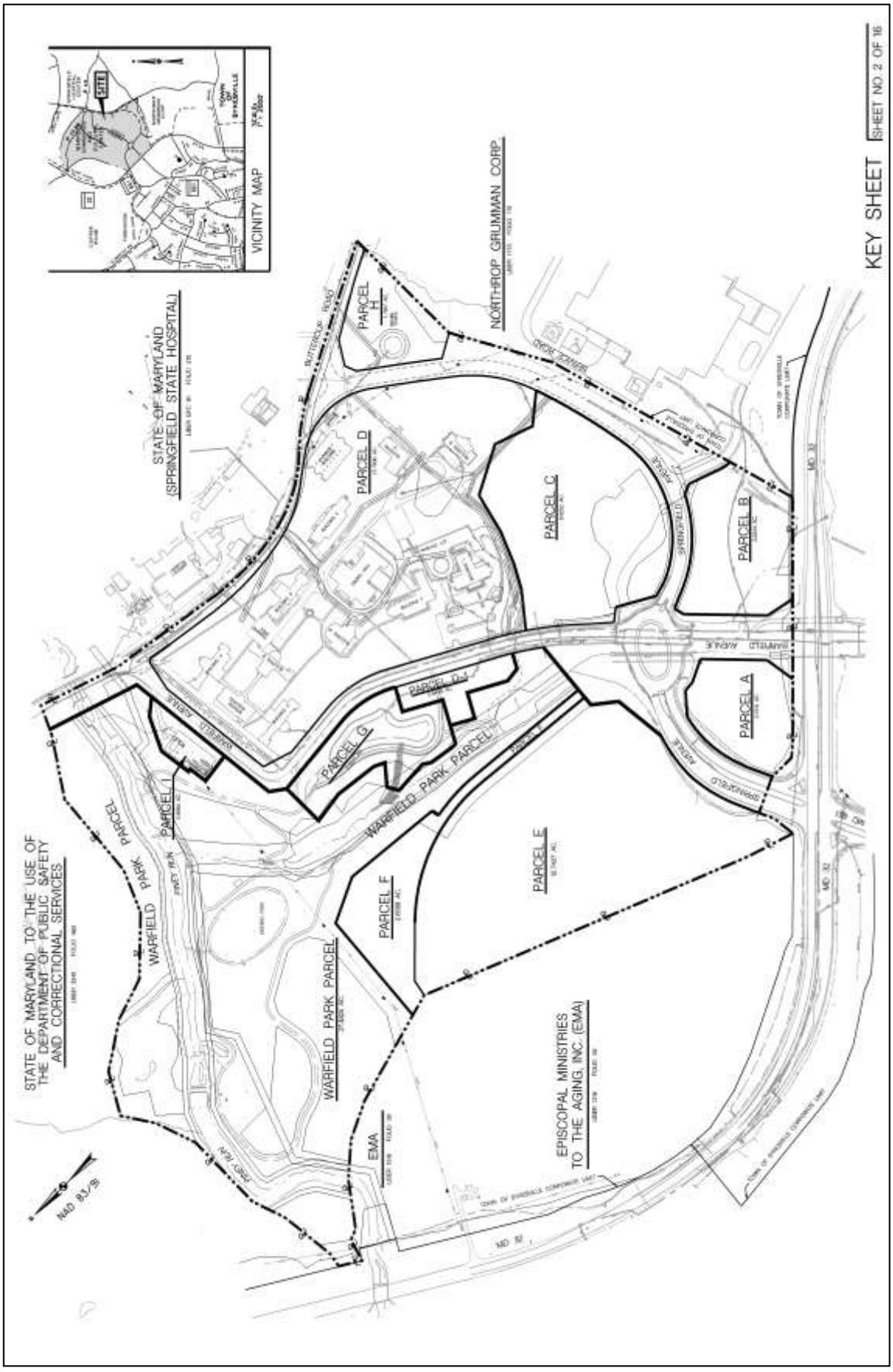
Step 2: Conceptual Design. The Historic District Commission may approve the Conceptual Design, approve the Conceptual Design with qualifications requiring resubmission of those items not approved, or reject the Conceptual Design requiring that it be resubmitted. If the Conceptual Design approved with qualifications, or is rejected, the Historic District Commission will provide comments as to how the Conceptual Design does not conform to these Guidelines.

Step 3: Preliminary Plan. The Historic District Commission may approve the Preliminary Plan, approve the Preliminary Plan with qualifications requiring resubmission of those items not approved, or reject the Preliminary Plan requiring that it be resubmitted. If the Preliminary Plan is approved with qualifications or rejected, the Historic District Commission will provide written comments on how the Preliminary Plan does not conform to these Guidelines.

Step 4: Final Design. The Historic District Commission may approve the Final Design, approve the Final Design with qualifications requiring resubmission of those items not approved, or reject the Final Design requiring that it be resubmitted. If the Final Design is approved with qualifications or is rejected the Historic District Commission will also provide written comments on how the Final Design does not conform to these Guidelines.

Step 5: Construction Documents. The Historic District Commission may approve the Construction Documents, approve the Construction Documents with qualifications requiring resubmission of those items not approved, or reject the Construction Documents requiring that they be resubmitted. If the Construction Documents is approved with qualifications or is rejected the Historic District Commission will also provide written comments on how the Construction Documents does not conform to these Guidelines.

Changes During or After Construction. The Historic District Commission may approve the Changes, approve the changes with qualifications requiring resubmission of those items not approved, or reject the requested *Changes* requiring that they be resubmitted. If the Changes are approved with qualifications or are rejected the Historic District Commission will also provide written comments on how the Changes does not conform to these Guidelines.


KEY SHEET
SHEET NO. 2 OF 16
VICINITY MAP
SITE
STATE OF MARYLAND
(SPRINGFIELD STATE HOSPITAL)
NORTHROP GRUMMAN CORP
PARCEL H
PARCEL D
PARCEL C
PARCEL B
PARCEL A
PARCEL G
PARCEL G-1
PARCEL E
PARCEL F
PARCEL I
WARFIELD PARK PARCEL
STATE OF MARYLAND TO THE USE OF
THE DEPARTMENT OF PUBLIC SAFETY
AND CORRECTIONAL SERVICES
EPISCOPAL MINISTRIES
TO THE AGING, INC. (EMA)
EMA
NAD 83/91
MD 32
SPRINGFIELD AVENUE
WARFIELD AVENUE
BUTTERCUP ROAD

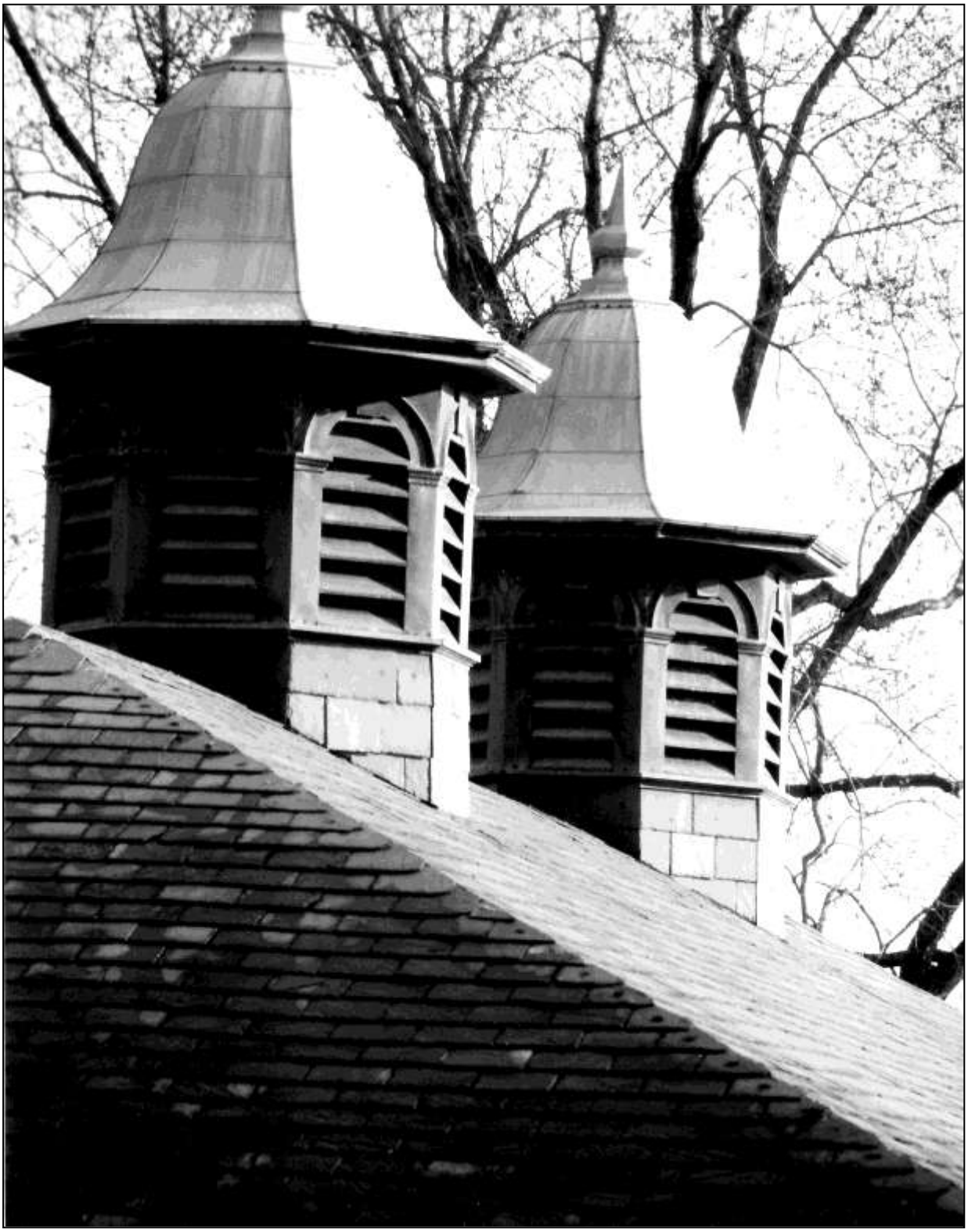
# Principles of Design for New Construction

New construction to be located on Parcels A – C and E, F, H and I of the Warfield Complex should be visually harmonious with the existing historic buildings and campus plan. At the same time the design of new buildings and other structures should show that they were constructed in the first decades of the Twentieth-First Century. Distinct from the concept of *compatibility,* which must be used for the design of additions to the existing historic buildings, the concept of *harmonious contrast* is based on a thorough understanding of the character-defining features used to create the historic buildings and original campus; then employing those features in new ways that clearly shows their evolution in the character of the new buildings. In addition, careful attention must be paid to how the new buildings form physical and visual relationships to each other and to the historic Warfield Complex, how they relate to the topography and existing landscape, and how they maintain important views among the existing historic buildings in the Warfield Complex, Warfield Park Parcel with its pond and stream, Buttercup Road, and the vehicular and pedestrian entrances to the Warfield Complex, collectively known as Principal View Corridors.

Warfield Complex Looking Northeast

Section 1:

# Character-Defining Features



Building I

Character-defining features are those visual components of a landscape and its buildings and structures that make them memorable, setting them apart from other landscapes and buildings. Character-defining features may include natural features such as topography, vegetation, streams and bodies of water, views to and from the area, as well as man-made features such as roads, paths, buildings and structures.

In developing a plan and design for new construction in the Warfield Commercial Center, it is important that the developer and his/her design team understand the existing character-defining features of the Warfield Complex and its associated landscapes. Below is a summary of those important character-defining features. A more detailed discussion of the character-defining features related to the historic buildings and their immediate landscape can be found in the *Historic Preservation Guidelines for the Warfield Complex.*

View I

**Existing Landscape and Principal View Corridors.** The landscape of the Warfield Complex is typical of the rolling fields of southern Carroll County. A working landscape for well over 200 years, the landscape once consisted of grazing lands, tilted fields and wooded slopes bisected by a small stream. Important to previous owners as well as the mental hospital, were the natural springs that occur in the area.

The campus of the historic Warfield Complex lies approximately one mile from downtown Sykesville. Constructed atop a flat ridge, aligned in a north – south direction, the historic Warfield Complex has views over the surrounding landscape. In locating new buildings, care must be taken to maintain the historic primary views from the Warfield Complex. Primary views from the historic complex include: 1) from Buildings A and C and the Service Building to the north, across Piney Run, toward Hubner and Building T; from Buildings F and W northwest toward Warfield Park Parcel and Southwest toward the historic entry to the Complex along Warfield Avenue; and from the west side of Building G to the historic entrance. The principal views into the Commercial Center are from MD 32: 5) from the south corner of the property adjacent to the Northrop Grumman property; 6) at the historic entry to the Complex; and 7) from the new entry into the Commercial Center. Within the Commercial Center, the principal views are from Parcels E, A and B toward the south end of the historic Warfield Complex.

View 2

View 3

View 4

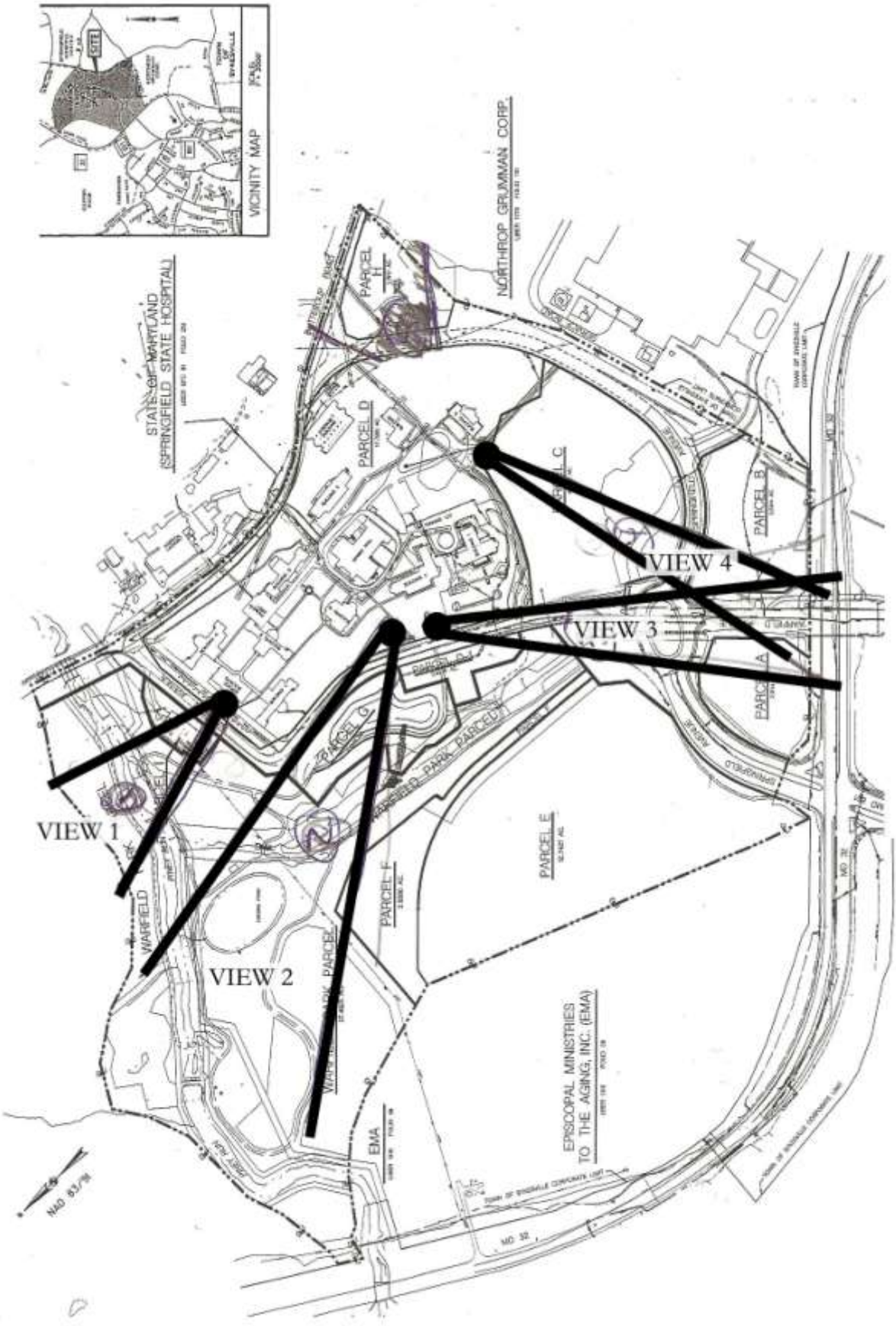
View 5

View 6

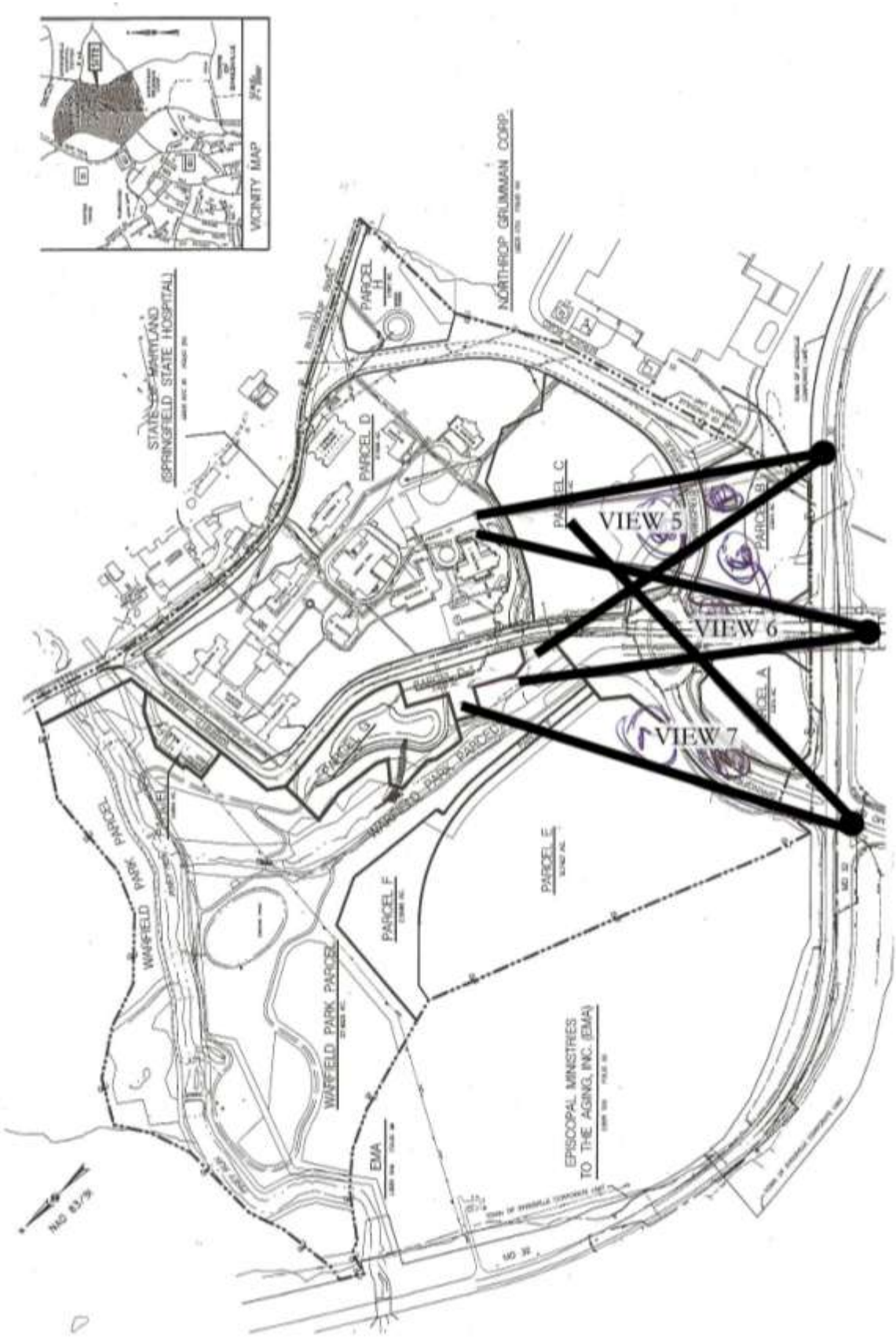
View 7

View 8

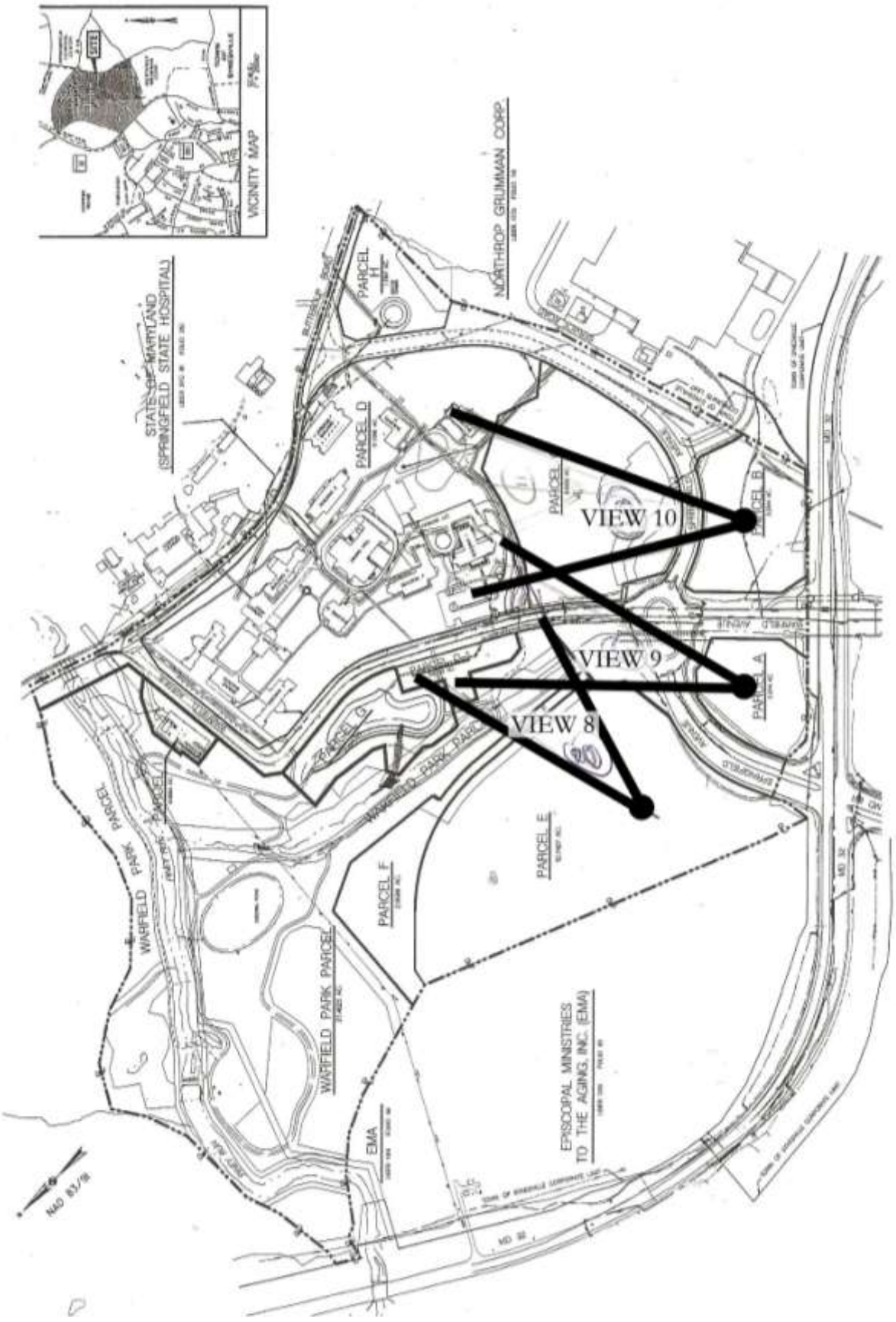
View 10




Principle Views 1, 2, 3, & 4




Principle Views 5, 6, & 7




Principle Views 8, 9, & 10

Buildings G & H

**Existing Campus Plan.** The topography and hydrology of the site, and use of the land as a mental hospital shaped the setting of the historic buildings. The plan was also influenced by then current thinking about how to house and treat mentally ill patients, as well as the economics of their care.

In the late nineteenth and early twentieth centuries, as the Warfield Complex was being developed, the design of mental health facilities was undergoing a radical change. Large institutional buildings that housed all patients in a single structure, regardless of gender, age or type of illness, were no longer considered appropriate. Instead, segregating patients in smaller buildings by age, gender and type of mental (or physical) illness became the norm. Additionally, rather than confine patients to their rooms, sometimes up to 20 hours a day as was the norm throughout much of the nineteenth century, work therapy, exercise and fresh air became part of their treatment. At the turn of the twentieth century, state government assumed much of the financial burden of caring for the mental ill. Work therapy, which included farming and raising livestock, as well as light manufacturing, thus made mental institutions partially self-sustaining as well as provided a non-government stream of income to the facility.

All of these factors led to the adoption of the so-called Colony (Campus) Plan for the Warfield Complex. The genesis of the Campus Plan was based on an idealized rural village, similar to those developed for many Land-Grant Colleges in the mid-Nineteenth Century. Patients were housed in dormitory buildings of no more than 100, while functions such as dining and kitchen areas, laundry rooms, treatment spaces, and the like were housed in separate structures. The campuses were usually located in rural areas, close to a large city to allow easy access by doctors as well as the patients' families, but far enough away so that the patients could work the majority of the land.

**Existing Buildings.** Character-defining features of buildings are those materials, forms, proportions and details that significantly contribute to their appearance. Exterior character-defining features include materials for walls, roofs, doors, windows, signs, light fixtures and the like; as well as roof shape and projections such as bays, towers or chimneys; the placement and proportions of window and doors; and details and ornamentation. Also contributing to the character-defining features of a building or structure is its plan form, height, scale and massing.

The principal character-defining features of the historic buildings in the Warfield Complex are:

- Symmetrical composition often with two principal facades, one facing the encircling roads and the other the enclosed courts;
- Brick facades with raised articulated basements, quoins, regularly spaced multi-paned windows recessed behind the façade;
- Slate gable roofs with accentuated cornices, often with chimneys and operable ventilation cupolas;
- Proportions, scale and massing (often three- and five-bay) based on those typically found in Georgian and Colonial Revival buildings;
- Large entry porches that provide transition between the exterior and interior, and in the case of the Service Group, a connecting raised covered walk;
- Hubner and Building T contain large, multi-story banks of windows facing south; and
- Restrained details and ornamentation.

For a detailed discussion of the character-defining features of the historic buildings in the Warfield Complex, see *Historic Preservation Guidelines for the Warfield Complex.* The following sections of the Guidelines are intended to provide more detailed guidance to developers and their design teams as they begin to create site and building plans for new construction. It is important to understand that all of the sections are important in the design of new buildings.

Section 2:

# Guidelines for Site Plans

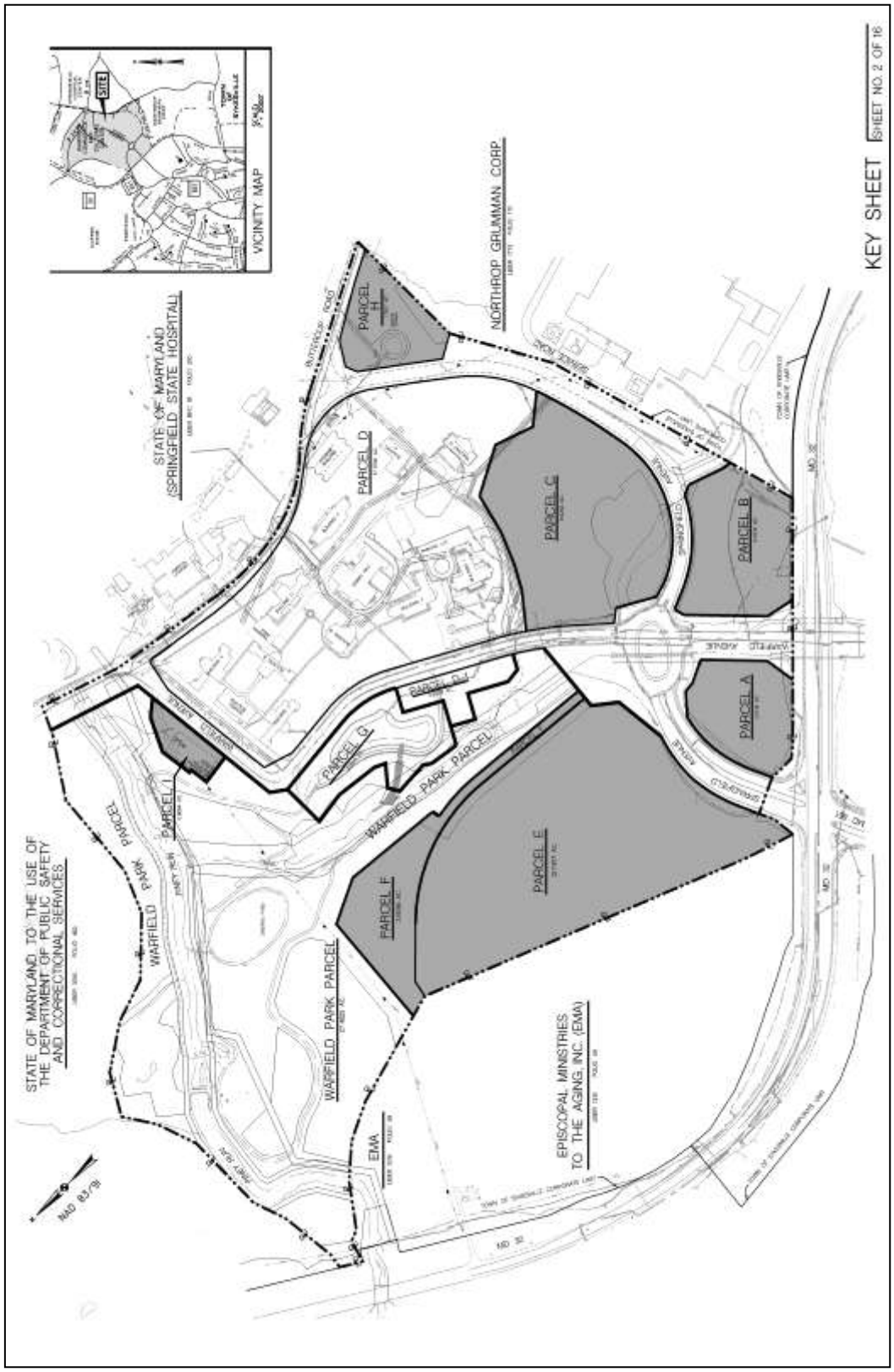
The location of new construction is critical to its being harmonious with the existing historic buildings and campus plan. This is particularly important for new construction located in Parcels C and H that are immediately adjacent to the historic campus. In addition the relationship of new buildings and structures within each new development parcel is critical to developing an architecturally harmonious Warfield Complex.

Parcel C looking toward Building I

| Recommended | Not Recommended |
| --- | --- |
| 1.a. Locating new construction so that it reinforces the historic campus plan, and provides visual and physical connections between and among the historic campus and new development parcels. | 1.a. Locating new construction so that it does not reinforce the historic campus plan, or does not provide visual and physical connections between and among the historic campus and new development parcels. |
| 1.b. Locating new construction so that it reinforces Principal View Corridors to and from the historic campus. | 1.b. Locating new construction so that it interrupts Principal View Corridors. |
| 1.c. Locating new construction in Parcels A, B, C, E and H so that they reinforce the physical and historic connections between the Town and the Warfield Commercial Center. | 1.c. Locating new construction in Parcels A, B, C, E and H so that they do not reinforce the physical and historic connections between the Town and the Warfield Commercial Center. |
| 1.d. Locating new construction within development parcels so that it respects the spacing between the historic buildings. | 1.d. Locating new construction within and between development parcels that does not respects the spacing between the historic buildings. |
| 1.e. Locating facades of new construction no closer to the public roads than the average setback of the historic buildings from Warfield Avenue and Buttercup Road. | 1.e. Locating facades of new construction closer to the public roads than the average setback of the historic buildings from Warfield Avenue and Buttercup Road. |
| 1.f. Locating parking and service areas so they do not interrupt the visual connection between groups of buildings within development parcels. | 1.f. Locating parking and service areas so they interrupt the visual connection between groups of buildings within development parcels. |

Section 3:

# Guidelines for New Buildings



The orientation of principal facades, scale, proportion, rhythm, massing, height, roofs and cornices, doors and windows, materials, details and ornamentation, color and other character-defining features of new buildings are important to designing buildings that are harmonious with the existing historic buildings and the landscape in the Warfield Commercial Center. Each of these character-defining features is discussed below.

Lower Courtyard

## *Orientation of Principal Façade*

The orientation of a building is determined by its principal façade and entry, massing, heights, roof forms materials, and to some extent by its details and ornamentation. At Warfield, many of the historic buildings have two principal facades, one that faces out toward the encircling road and fields beyond, and the other inwardly to the courtyards.

| Recommended | Not Recommended |
|---|---|
| 1.a. Orienting principal facades of new construction so that it complements the orientation of the historic buildings and other new construction. | 1.a. Dramatically changing the orientation of principal facades of new construction from that of historic buildings. |
| 1.b. Orienting principal facades of new construction so that it reinforces Principal View Corridors. | 1.b. Orienting new construction so that it does not reinforce Principal View Corridors. |

## *Scale*

Scale is the relative or apparent size of a building or structure. Scale is achieved through careful design of building elements, such as windows, doors, details, porches, colonnades, ornamentation and other features, as well as the size and texture of primary façade materials.

| Recommended | Not Recommended |
|---|---|
| 1.a. Respecting the scale of the historic buildings and structures in the design of new construction, particularly new construction located in Parcels C and H. | 1.a. Drastically changing the scale of new construction from that of the historic buildings, particularly new construction located in Parcels C and H. |

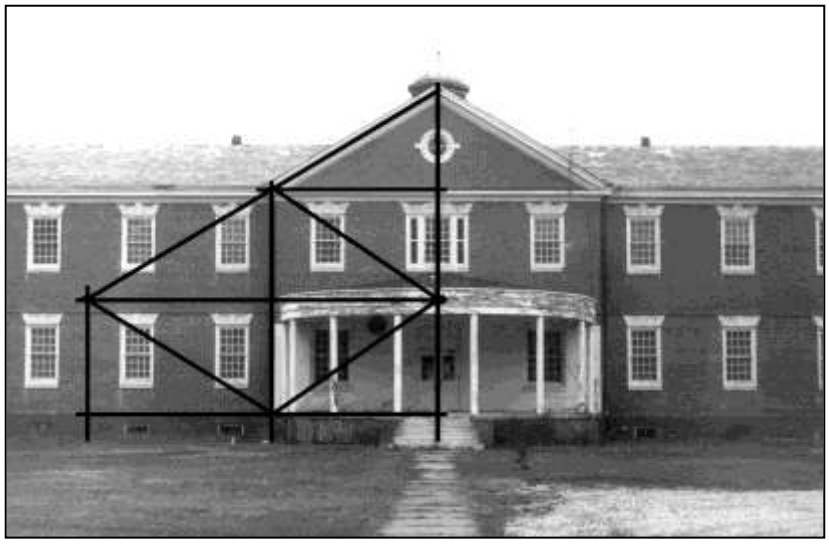
Building I

Do not drastically change the scale of new buildings from those of the historic buildings

## *Proportion*

Proportion is the relation of building elements to each other and to the facade of a building or structure as a whole. Often proportions can be expressed as mathematical ratios, particularly for buildings, such as the historic buildings in the Warfield Complex that are based on architecture of ancient Greece and Rome, or Renaissance Italy. Proportional systems are used to relate the overall height and width of a building, as well as locate and size doors, windows, porches, colonnades and details.

| Recommended | Not Recommended |
|---|---|
| 1.a. Respecting the proportions of historic buildings in the design of facades of new construction. | 1.a. Not respecting the proportions of buildings in the design of new construction. |



Building C

Do not design facades of new buildings that do not respect the proportions of the historic buildings

## *Rhythm*

The spacing and repetition of the openings in facades, such as windows and doors, provide the historic buildings in the Warfield Complex with their facade rhythms. Rhythm may also be seen in the number of bays on the facades of the historic buildings, which is typically three or five. Rhythm is closely linked to proportion and scale in defining the character of the existing buildings.

### Recommended

1.a. Respecting the facade rhythms of the historic buildings in the design of facades of new construction.

### Not Recommended

1.a. Not respecting the facade rhythms of existing buildings in the design of new construction.

Building F

Do not design facades of new buildings that do not respect the rhythm of the historic buildings

## *Massing*

The massing of the historic buildings at Warfield is derived from articulation of their facades through bays, porches, chimneys, and in some cases, the colonnades. Many of the buildings use three- or five-bay symmetrical massing based on classical architecture, as well as projecting one- and two-story entry porches and chimneys to enliven the composition. A few historic buildings employ non-rectilinear massing to accentuate interior features, while Hubner and Building T employ two-story, non-classical based massing to articulate particular former functions, the tuberculosis sunrooms.

| Recommended | Not Recommended |
|---|---|
| 1.a. Respecting the massing of the historic buildings in the design of new construction. | 1.a. Not respecting the massing of the historic buildings in the design of new construction. |

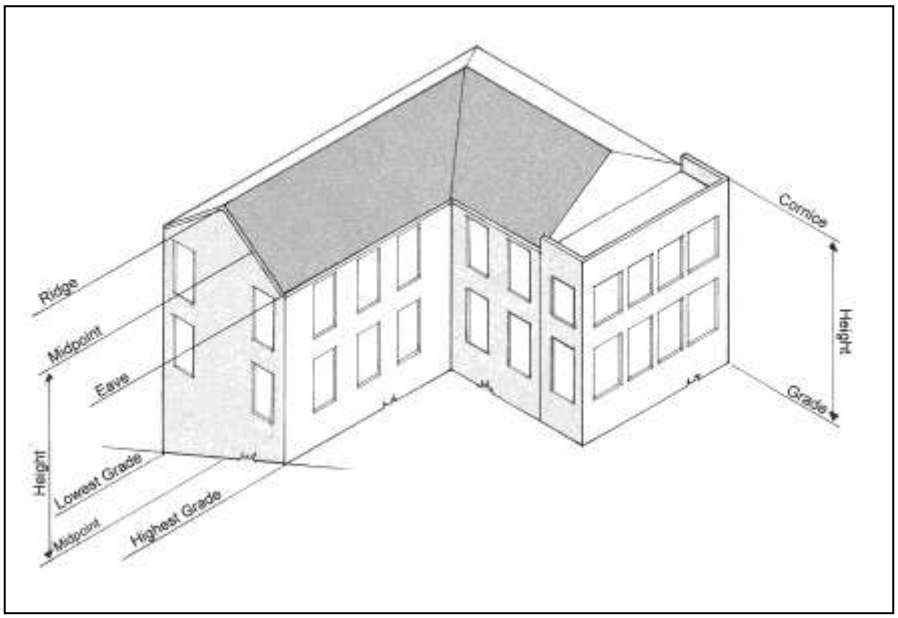
Building W

Do not design facades of new buildings that do not respect the rhythm of the historic buildings

## *Height*

The similarity of height of the historic buildings in the historic district significantly contributes to its overall character. New construction should respect the height of existing buildings.

| Recommended | Not Recommended |
|---|---|
| 1.a. Designing new construction to be not less than 30 feet high, or more than 50 feet high. | 1.a. Design new construction that is less than 30 feet high, or more than 50 feet high, |
| 1.b. Designing new construction to read as a minimum of two stories high. | 1.b. Designing new construction that reads as only one story high. |
| 1.c. The height of new construction must take into account the topography of the Parcel. This is particularly important on Parcels A, B, and C. | 1.c. Not taking into account the topography of the Parcel when determining the height of new construction. |



## *Roofs and Cornices*

Sloped gable end roofs with articulated cornices, along with chimneys and functional cupolas, serve as visual caps for the majority of the historic buildings in the Warfield Complex.

| Recommended | Not Recommended |
|---|---|
| 1.a. Designing roof shapes and cornices for new construction that are harmonious with the roof shapes and cornices of the historic buildings. | 1.a. Introducing roof shapes on new construction that are not harmonious with the roof shapes of the historic buildings. |
| 1.b. Reducing the perceived height of new construction that is higher than 40 feet by using sloped roofs. | 1.b. Designing highly ornate cornices on new construction. |
| 1.c. Designing roofs on new construction with articulated cornices. | 1.c. Designing roofs on new construction without articulated cornices. |

## *Doors and Windows*

The spacing of doors and windows, their height and width, materials, and other visual characteristic, contribute significantly to the character of the historic buildings in the Warfield Complex. Principal doors often have ornate surrounds, and are usually associated with a porch, covered walk, or significant flight of stairs. The multi-paned, double hung windows are regularly spaced, and typically classically proportioned with those on the first floor being higher than those on upper floors. Windows and doors are also typically recessed there to four inches behind the facade, providing a visual depth to walls.

| **Recommended** | **Not Recommended** |
|---|---|
| 1.a. Designing doors and windows for new construction that are harmonious with the doors and windows of the historic buildings. | 1.a. Designing doors and windows for new construction that are not harmonious with the doors and windows of the historic buildings. |
| 1.b. Designing and locating principal doors that reflect their importance. | 1.b. Designing or locating principal doors that do not reflect their importance. |
| 1.c. Designing windows that give scale, rhythm and visual depth to facades. | 1.c. Designing windows that do not give scale, rhythm or visual depth to facades. |

## *Materials*

Exterior materials used for facades, windows, doors, surrounds, cornices, sloped roofs, chimneys, and other elements of the historic buildings contribute significantly to the character of the individual buildings as well as to the historic district as a whole. The size, scale, texture, finish, reflectivity, color and other defining characteristics of exterior materials are as important to defining that character as the type of material used. While there is a range of exterior materials found on historic buildings in the Warfield Complex, the most prominent are brick for facades, wood and small panes of glass for doors and windows, slate for roofs, and wood for porches and colonnades. In addition, terra cotta details and ornamentation, as well as cast concrete are found on a few historic buildings.

### Recommended

1.a. Using exterior materials for new construction that are harmonious with the size, scale, texture, finish, reflectivity, color and other defining characteristics of exterior materials found on the exteriors of the historic buildings.

### Not Recommended

1.a. Using exterior materials for new construction that are visually incompatible with exterior materials of the historic buildings.

1.b. Using exterior materials for new construction that are not harmonious with the size, scale, texture, finish, reflectivity, color and other defining characteristics of exterior materials found on the exteriors of the historic buildings.

1.c. Using materials that are residential rather then commercial or institutional in character.

## *Color*

The color of materials used on the exterior of the historic buildings in the Warfield Complex is important to defining their character. The predominant colors are red for facades, white for doors, windows, trim and details and ornamentation, and slate gray for roofs.

### Recommended

1.a. Using exterior colors for new construction that complement the exterior colors of the historic buildings as well as the design of the new building.

### Not Recommended

1.a. Using exterior colors for new construction that do not complement the exterior colors of the historic buildings or the design of the new building.

1.b. Using more than three applied exterior colors on a facade of new construction.

## *Details and Ornamentation*

Most of the historic buildings in the Warfield Complex have restrained details and ornamentation. Those that exist tend to accentuate principal facades and entries, building corners, and cornices.

### Recommended

1.a. Designing details and ornamentation for new construction that are harmonious with those found on the historic buildings as well as with the design of the new building.

### Not Recommended

1.a. Using elaborate details and ornamentation on the exterior of new construction.

## *Accessory Structures and Equipment*

Accessory structures and equipment includes exterior heating and cooling equipment, generators, trash and other storage and loading areas, exterior communication equipment such as antennas and satellite dishes, and similar equipment, as well as the structures in which they are enclosed.

| Recommended | Not Recommended |
|---|---|
| 1.a. Designing accessory structures and equipment attached to, or mounted above, a building so that they are compatible with the form, scale, proportion, materials and other character-defining features of the building. | 1.a. Designing accessory structures and equipment that are attached to, or mounted above, a building so that they are incompatible with the form, scale, proportion, materials and other character-defining features of the building. |
| 1.b. Designing free standing accessory structures and equipment so that they are compatible with the form, scale, proportion, materials and other character-defining features of the building. | 1.b. Designing free standing accessory structures and equipment so that they are incompatible with the form, scale, proportion, materials, and other character-defining features of the building |
| 1.c. Screened accessory structures and equipment from view using landscaping. | 1.c. Failing to screen accessory structures and equipment from view using landscaping. |
| 1.d. Locating accessory structures and equipment so that they cannot be seen in views of principal facades of new construction. | 1.d. Locating accessory structures and equipment so that they can be seen in views of principal facades of new construction. |
| 1.e. Locating accessory structures and equipment so that they cannot be seen from principal views to and from the historic buildings. | |

Section 4:

# Guidelines for Landscapes

Building I

Landscapes associated with new construction parcels and buildings should contribute to and reinforce the historic landscape associated with the Warfield Complex, including the historic buildings and passive park. The historic Warfield Complex clusters the buildings around two irregular courtyards that rise with the topography from north to south. Fields once used for farming and raising livestock, with a stream and pond, surround them. Steep slopes remain wooded. The overall image of the historic Warfield Complex is that of a small rural village where patients raising much of their own food, engaging in light manufacturing, ran the complex's laundry, and engaged in other useful occupations.

The center of the historic landscape consists of two open courtyards joined by the Warfield Complex's Auditorium. The courtyards are relatively plain in design with little formal plantings or man-made features such as paths or roads. The topography of the southern quadrangle rises approximately 20 feet from the Auditorium to Building G, sloping down to flanking Buildings E, F, H, and I. The topography of the northern quadrangle is relatively flat.

The landscape surrounding the historic buildings, including the landscape of the development parcels and the Warfield Park Parcel has a number of important character-defining features that should be reinforced in all new construction. Springfield Avenue and Warfield Drive connect the landscape to Maryland Route 32 and the Town. Warfield Avenue separates the historic campus and Parcel C from the Parcels D-1, E, G and the Warfield Park Parcel, while the eastern part of Springfield Avenue separates Parcel C from Parcels A and B, and Parcel H from Parcel D, the historic Warfield Complex. The Piney Run stream valley, including meadows, fields, the stream and a man-made pond originally part of the fire suppression systems that will be developed as a passive park. Parcel E and F were connected to the historic complex by a man-made causeway.

To the north across Piney Run and partially hidden by trees are Building T and Hubner, originally constructed as the hospital's tuberculosis wards. Located on the edge of a prominent knoll, both use the topography to accentuate the architectural importance of these buildings. Their glass enclosed dayrooms face south toward the wooded hillside and the campus complex.

## *Topography, Visual Connections, and View Corridors*

The existing topography, visual connections, and View Corridors between and among the development parcels, the historic buildings, Warfield Park Parcel, Maryland Route 32, and the rest of the Town of Sykesville are important character-defining features that should be maintained and reinforced in the location of buildings, structures, parking areas and other aspects of new construction.

| Recommended | Not Recommended |
|---|---|
| 1.a. Preserving the existing topography. | 1.a. Radically altering the existing topography. |
| 1.b. Preserving visual connections and View Corridors among and between buildings within new development parcels and between new development parcels and the historic buildings. | 1.b. Interrupting visual connections and View Corridors among and between buildings within development parcels and between development parcels and the historic buildings. |
| 1.c. Designing roads and pathways that reinforce and enhance the existing visual connections among and between new buildings. | 1.c. Designing roads and pathways that disrupt or detract from the existing visual connections among and between new buildings. |
| 1.d. Locating parking areas so they do not interfere with the visual connections between new and historic buildings. | 1.d. Locating parking areas inside so they interfere with the visual connections between new and historic buildings. |

Looking East Towards Warfield Complex

## *Parking, Loading and Service Areas*

Parking, loading and service areas should be conveniently located, but not dominate, the landscape. Loading and service areas attached to or in close proximity to buildings should be screened from view or designed to appear to be part of the building.

### Recommended

1.a. Locating parking areas close to roads.

1.b. Locating parking, loading and service areas so they do not interrupt principal views between new and historic buildings.

1.c. Screening parking, loading and services areas with landscaping, including berms.

1.d. Designing service and loading areas attached to, or in close proximity to, a building as part of the overall composition of a building.

### Not Recommended

1.a. Locating parking, loading and service areas so they interrupt principal views between new and historic buildings.

1.b. Failing to screen views to and from parking, loading and services areas with landscaping.

1.c. Designing service and loading areas attached to, or in close proximity to, a building so they do not appear as part of the overall composition of a building.

Warfield Complex Looking North

## *Pedestrian Areas*

Pedestrian Underpass MD 32

The design of walkways, paths, courts and other pedestrian areas are important to the overall composition of a new development. Pedestrian areas should be safe and convenient to use. Sidewalks and paths should link areas within a development together as well as to other new developments, the historic Warfield Complex, Warfield Park Parcel, and to Maryland Route 32 pedestrian underpass. Courts and other passive pedestrian areas should provide areas that encourage users to linger, converse, have lunch, and engage in other social activities. All pedestrian areas must conform to standards established by Americans with Disabilities Act.

| Recommended | Not Recommended |
|---|---|
| 1a. Designing pedestrian sidewalks and paths that enhance views to and from new construction. | 1a. Designing pedestrian sidewalks and paths that do not enhance views to and from new construction |
| 1b. Providing safe and comfortable pedestrian sidewalks and paths connecting areas within a development together, as well as to other new developments, Warfield Park, historic Warfield Complex, and the Rt 32 pedestrian underpass. | 1b. Not providing safe and comfortable pedestrian sidewalks and paths connecting areas within a development together, as well as to other new developments, Warfield Park, historic Warfield Complex, and the Rt 32 pedestrian underpass. |
| 1.c. Providing safe areas for pedestrians to cross roads, and transverse parking and service areas. | 1.c. Not providing safe areas for pedestrians to cross roads, and transverse parking and service areas. |
| 1d. Providing safe passive pedestrian areas conducive to social interaction. | 1d. Not providing safe passive pedestrian areas conducive to social interaction. |
| 1e. Providing adequate illumination of pedestrian areas at night. | 1e. Not providing adequate illumination of pedestrian areas at night. |

## *Plant Materials*

Plant materials should be harmonious with the design of the buildings on each parcel, as well as relate to the existing landscape in the historic Warfield Complex and Warfield Park Parcel. Using plant material native to the region is encouraged.

| Recommended | Not Recommended |
|---|---|
| 1.a. Retaining healthy trees that are 16" in diameter or greater. | 1.a. Removing healthy trees that are 16 " in diameter or greater without permission from the Historic District Commission. |
| 1.b. Locating and designing planting areas so they are harmonious with historic landscape treatments of the Warfield Complex and the new building with which they are associated. | 1.b. Locating and designing planting areas that are not harmonious with historic landscape treatments of the Warfield Complex and the new building with which they are associated. |
| 1.c. Installing hose bibs, sprinklers, drip irrigation or other means so that plant material can be regularly watered. | 1.c. Failing to install hose bibs, sprinklers, drip irrigation or other means so that plant material can be regularly watered. |
| 1.d. Conforming to the standards contained in the latest edition of Landscape Contractor's Association Landscape Specification Guidelines. | 1.d. Not conforming to the standards contained in the latest edition of Landscape Contractor's Association Landscape Specification Guidelines. |

Retain healthy trees over 16" in diameter

## *Street Lighting and Furniture*

Service Building

The design of public street lighting and street furniture, such as benches, bollards and trash receptacles, along both sides of Springfield and Warfield Avenues will be consistent throughout the Warfield Complex and shall conform to standards established by the Warfield Development Corporation. The design of new street lighting and street furniture within each development parcel must be compatible with the design of public street lighting and furniture, as well as harmonious with the design of the buildings within that parcel and the historic and other existing buildings.

| **Recommended** | **Not Recommended** |
|---|---|
| 1.a. Selecting street and exterior lighting that carry the International Dark Sky Association Fixture Seal of Approval, as well as applicable federal, state and local standards. | 1.a. Selecting street and exterior lighting that does not conform to the International Dark Sky Association Fixture Seal of Approval, or to applicable federal, state and local standards. |
| 1.b. Designing street and detached exterior lighting to be consistent throughout each parcel, and harmonious with the design of public street lighting, and the street and exterior lighting used in the other new construction parcels and the historic buildings in the Warfield Complex. | 1.b. Designing street and detached exterior lighting that is not consistent throughout each parcel, or harmonious with the design of public street lighting, or the street and exterior lighting used in the other new construction parcels and the historic buildings in the Warfield Complex. |
| 1.c. Designing exterior lighting attached to buildings to be compatible with the design of those buildings. | 1.c. Designing exterior lighting attached to buildings that are not compatible with the design of those buildings. |
| 1.d. Designing street furniture to be consistent throughout each parcel, and harmonious with the design of public street furniture, and the street furniture used in the other new construction parcels and the historic buildings in the Warfield Complex. | 1.d. Designing street furniture that is not consistent throughout each parcel, and harmonious with the design of public street furniture and the street furniture used in the other new construction parcels and with the historic buildings in the Warfield Complex. |

Section 5:

# Sign Standards

Exterior building signs are important to identify buildings and businesses in the Warfield Complex. Well-designed and located signs contribute to the appearance of buildings, while poorly designed or located signs will detract from that appearance. Exterior building signs should convey clear, concise messages. Their typeface, lettering, design and colors, as well as logos and graphics, should present the image desired by the occupant as well as complement the architecture of the building. Signs in the Warfield Complex must conform to the Sign Standards included in these Guidelines, as well as signage regulations of the Sykesville Town Code.

- Each building or group of buildings may have one Monument Sign located at the principal vehicular entrance to that building or group of buildings. The Monument Sign will conform to the design and standards established by the Warfield Development Corporation and may contain only the street address(es) of the building or group of buildings. Monument Signs must be sited in accordance with the standards established by the Warfield Development Corporation and must not block principal views to and from buildings or constitute a hazard for motorists and pedestrians.

- Each service road entry may have one sign that conforms to the standards established by the Warfield Development Corporation. Service road signs must be sited in accordance with the standards established by the Warfield Development Corporation and must not block principal views to and from buildings or constitute a hazard for motorists and pedestrians.

- Attached exterior building signs are limited to proper names, such as the name of a business, organization, institution or other occupants of buildings; and logos or graphics used to identify a business, organization, institution or other occupant of a building. Only one business, organization, institution or other occupant sign is permitted per building.

- Attached exterior building signs may be located near main and service entries, as well as elsewhere on the main facade of the building.

- No portion of an attached exterior building sign may be located above the average height of a building's cornice.

- The design of attached exterior building signs, logos, or graphics must be compatible with the design of the building, including location, scale, proportions and materials.

- An exterior directory sign, listing the building's tenants, may be located near the main entry to a building. It must be designed to be compatible in scale, proportion and materials to the façade to which it is attached.

- Sign illumination should enhance its visual appeal as well as make it visible after dark. Individual letter, logo or graphic illumination is permitted, as is external illumination. Vacuum formed signs or other forms of overall internal illumination are not permitted. Neon is not permitted.

- Sign illumination must conform to International Dark Sky Association's Fixture Seal of Approval.

- Signs must be illuminated in a safe manner. Blinking, chasing or other forms of moving or changeable illumination is not permitted.

- Wood, non-translucent or transparent plastic, HDU, cloth, fiberglass, and other similar materials are not permitted for permanent exterior signs.

- Temporary construction, architects, engineer, developer signs and the like, may be a maximum of 48 square feet on one face. Single face signs only are permitted. They may be free standing or secured to construction fencing. Temporary signs must be painted wood; banners, metal or other materials are not permitted. Temporary signs must be removed within ten days of completion of the building.

- Signs advertising space for lease or rent, or buildings for sale, may be a maximum of 20 square feet per face. Up to two faces are permitted. For lease, rent or sale signs must be removed within 120 days of erection or within ten days of the building or space being rented, leased or sold, whichever first occurs. The Warfield Development Corporation may renew the length of time for rent, lease, or sale signs are permitted upon written request by the developer, leasing agent or other appropriate party.

- With the exception of the American and State of Maryland flag, no flags or banners are permitted.

- Political signs are permitted with the permission of the owner of the property. They must be free standing, a maximum of 20 square feet per face, and made of durable material. Political signs may have up to two faces. Political signs must be removed within ten days of the primary, election or referendum vote.

- Signs advertising goods or services, except as part of a business, organization or institution's name or logo are not permitted.

- Time, temperature, news and video signs are not permitted.

- Street, traffic, direction, and public safety signs, except those required by law of specifically allowed by the Warfield Development Corporation are not permitted.

Section 6:

# Energy Efficiency Standards

In an effort to enhance the sustainability of the Warfield Commercial Center, the Warfield Development Corporation has included a set of Energy Efficiency Standards to be followed by the developers, design teams, and contractors. Based on the Leadership in Energy and Environmental Design (LEED) Green Building Rating System, these standards have been established to encourage buildings that are as green as possible.

As part of Step 4 (Final Design), the developer and his/her design team must provide to the Zoning Administrator a good faith estimate of the number of points (based on the table of Energy Efficiency Standards below) for each project, together with energy calculations and a proposal for how the project will meet the Energy Efficiency Standards. All such information is subject to review and approval by the Zoning Administrator, and the Zoning Administrator may reject any proposed project, which is not estimated to achieve at least 100 points (based on the table of Energy Efficiency Standards below). Upon completion of the project, the developer shall certify to the Zoning Administrator that the project has been constructed in compliance with the energy calculations and proposal approved by the Zoning Administrator and that the number of points actually achieved by the project is equal to or greater than the approved estimated number of points.

# Energy Efficiency Standards

| | Points |
|---|---|
| **Temporary Facilities** | |
| Run-off Control | 2 |
| **Site** | |
| Reuse, donate or recycle job site construction and demolition waste. Minimum required 50% of total demolition waste by volume | 2 for minimum plus 2 for every 10% above required up to 10 |
| Maintain existing healthy trees 16" diameter or over. Minimum required maintain 50% of existing healthy trees 16" diameter or over | 2 for minimum plus 2 for every 10% above required up to 10 |
| Use native and water-efficient plant material. Minimum required 50% of all plant materials | 2 for minimum plus for every 10% above required up to 6 |
| Use drip irrigation. Minimum 70% of all landscape water systems | 2 for minimum plus 2 for every 10% above required up to 6 |
| Plant deciduous trees to south and west to shade building and parking surfaces | 2 |
| Maximize permeable surface after completion. Minimum required 60% of site excluding building footprint | 2 for minimum plus 2 for every 10% above required up to 6 |
| Provide paving materials with a minimum Solar Reflectance Index of 29 | 2 |
| Exceed Dark Sky Standards | By 10% - 2<br>By 20% - 4<br>By 30% - 6 |

## Concrete

| | |
|---|---|
| Incorporate at least 25% recycled fly ash in concrete | 2 |
| Use reusable forms | 2 |
| Use recycled content rubble for backfill drainage | 2 |
| Insulate foundation to IBC recommended minimum before backfill | 2 |
| Install insulated concrete forms | 2 |

## Masonry

| | |
|---|---|
| Use masonry produced within 150 miles of site | 2 |

## Metal

| | |
|---|---|
| Use structural and architectural metals produced within 500 miles of site | 2 |

## Wood, Plastics and Composites

| | |
|---|---|
| Minimum of 50% of wood based structural and finished products to be Forest Stewardship Council (FSC) certified | 2 minimum plus 2 for every 10% above minimum up to 10 |

## Thermal and Moisture Protection

| | |
|---|---|
| Meet IBC insulation standards | 2 for minimum plus 2 for every 10% above minimum up to 10 |
| External or internal shading devices on glazed areas | 2 for every 20% of glazed area shaded up to maximum of 10 |
| Natural cooling features to assist in cooling building | 2 |

## Openings

| | |
|---|---|
| Install energy-efficient glazing with minimum thermal resistance value of R 3.5 | 4 for minimum plus 4 for every 0.5 R above minimum up to maximum of 10 |
| Install thermal breaks in all exterior metal opening frames | 2 |
| Install entry vestibules or revolving doors | 4 |

## Finishes

| | |
|---|---|
| Select FSC certified or reclaimed/salvaged materials | 2 for every 20% of FSC certified or reclaimed/salvaged material used up to 10 |
| Use rapidly renewable (bamboo or cork) finishes | 2 for every 20% of rapidly renewable material used up to 10 |
| Use recycled content ceramic tile | 2 for every 20% of recycled content ceramic tile used up to 10 |
| Use natural fiber carpet or recycled material content floor and wall coverings | 2 for every 20% of natural fiber or recycled content coverings used up to 10 |

## Equipment

| | |
|---|---|
| Install Energy Star certified equipment building | 4 |

## Plumbing

| | |
|---|---|
| Insulate hot water pipes | 2 |
| Install waterless toilets and automatic shut-off faucets | 2 |

## Heating, Ventilation, & Air Conditioning

| | |
|---|---|
| Incorporate passive heating and cooling in design | 4 |
| Refrigerant management zero use of CFC base refrigerant | 2 |
| Refrigerant management reduce ozone depletion in accordance with Montreal Protocol | 4 |
| Install onsite renewable energy such as photovoltaic panels, geothermal, and the like | 4 |

## Electrical

| | |
|---|---|
| Install energy efficient light sources throughout building | 2 |
| Install motion lighting controls in toilets and all ambient lighting areas except exit ways | 2 |
| Install energy efficient exterior light sources throughout site | 2 |

## Minimum Number of Points Required – 60

Appendix:

# Warfield Complex Historic Buildings

The following are illustrations of some of the historic buildings in the Warfield Complex, along with certain details. In designing new buildings for the Warfield Commercial Center, architects and developers should become thoroughly familiar with the design and details of all existing buildings, particularly those that are within view corridors of the new construction.

Building I West Facade

Building W West Facade

Auditorium North Facade