

*Eileen Fogarty #17  
Submitted  
11/11/2003*

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# **Alexandria Boards of Architectural Review**

## **Council Presentation**

### **November 11, 2003**



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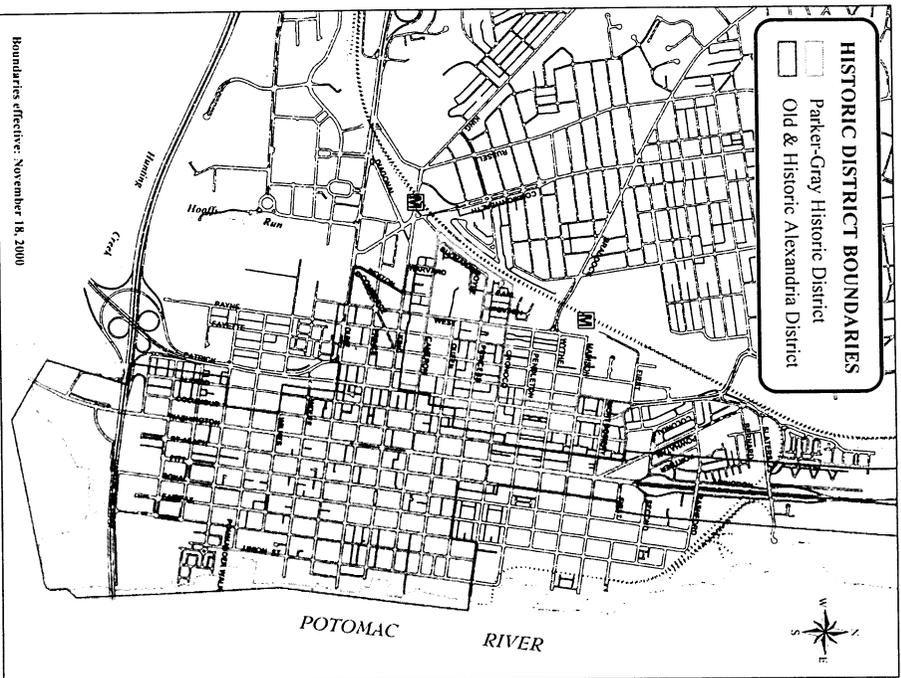
City of Alexandria – Department of Planning & Zoning  
November 11, 2003

# Alexandria Historic Districts

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□ The Old and Historic Alexandria District was established in 1946

□ The Parker-Gray District was established in 1984



# Alexandria Historic Districts

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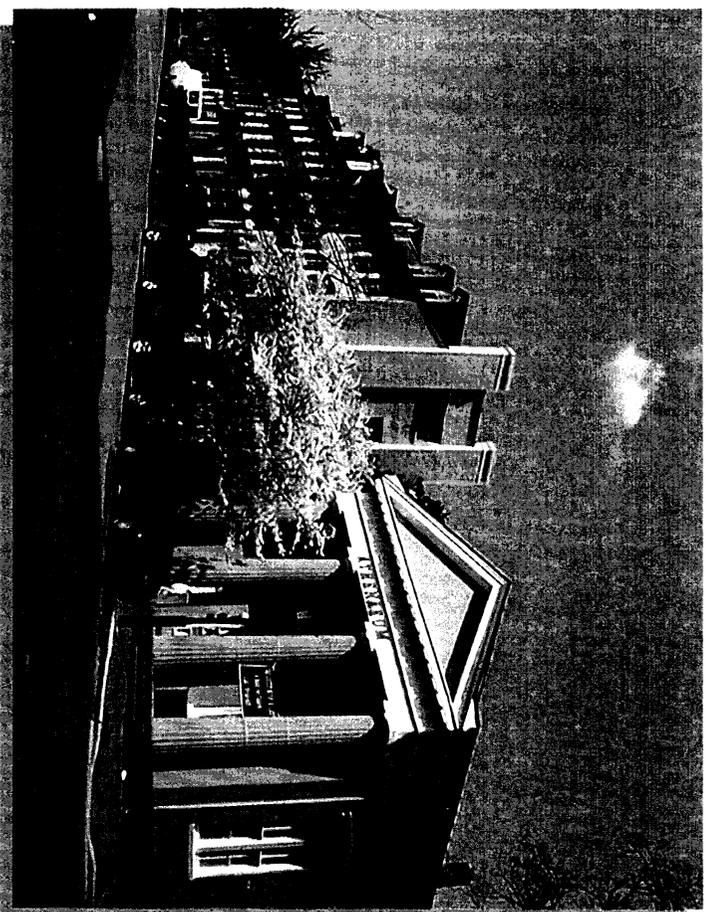
- Alexandria's success as an identifiable city is tied to the preservation of the historic districts
- Creates economic vitality for businesses through tourism
- The historic districts are not museums but a living, breathing part of the city
- The goal of the historic districts is to manage change
- There is a balancing act to encourage healthy growth while maintaining the integrity of the historic districts

# Alexandria Historic Districts

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**200 block of King Street**



**200 block of Prince Street**

# Alexandria Historic Districts

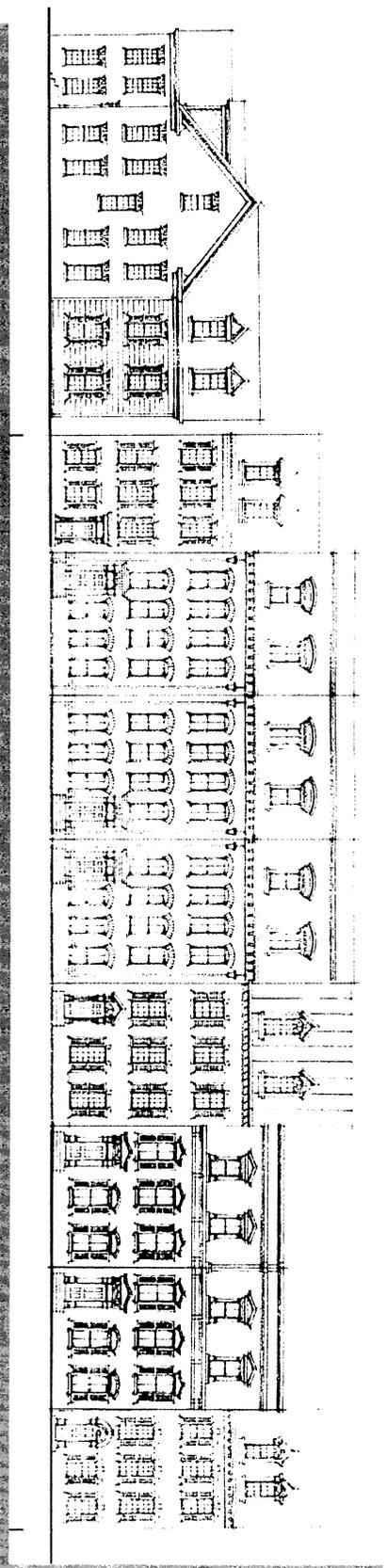
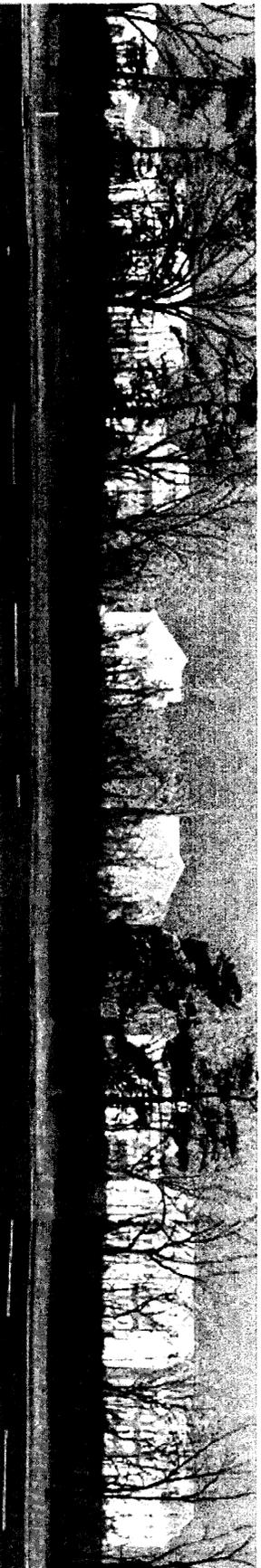
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## **Criteria for New Buildings, Additions, and Alterations:**

- Architectural design, height, mass and scale;
- Architectural details, such as signs, lighting, windows, fences, etc.;
- Preservation of distinguishing original qualities or character of a building;
- Impact on the historic setting, streetscape or environs;
- Historical appropriateness of the architectural features to the existing structure;
- Compatibility with the George Washington Memorial Parkway and the preservation the memorial character of the Parkway;
- Protection of historic places and areas in the city;
- Promotion of the general welfare, in terms of protecting the historic interest in the city; and
- Promotion of the general welfare, in terms of maintaining real estate values, generating business or attracting tourists or others, and making the city a more attractive and desirable place in which to live.

# Alexandria Historic Districts

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## Potomac Greens Townhouses - Visibility from George Washington Memorial Parkway

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# Alexandria Historic Districts

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## Examples of BAR Cases



## **1229 King Street- New Office and Retail Building**

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# Alexandria Historic Districts

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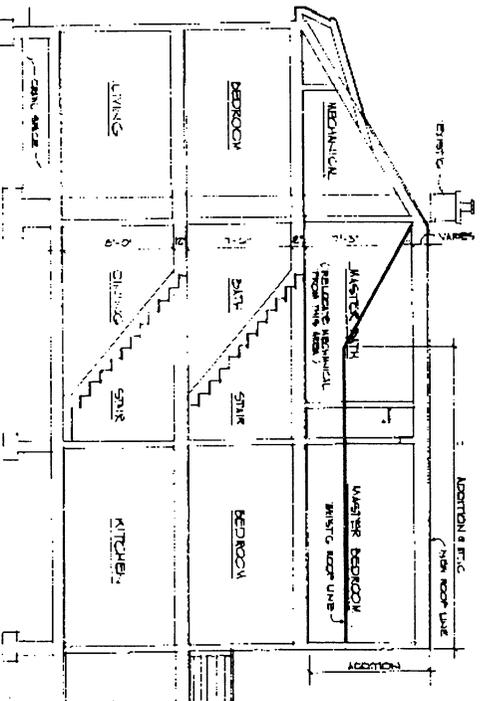
## **Demolition Criteria**

- Would demolishing the building harm the public?
- Could the building become a historic house?
- Could the building be reproduced only with great difficulty?
- Does the building help preserve the memorial character of the George Washington Memorial Parkway?
- Does the building help preserve an historic place?
- Does preservation of the building promote the general welfare and make the city a more attractive and desirable place in which to live?

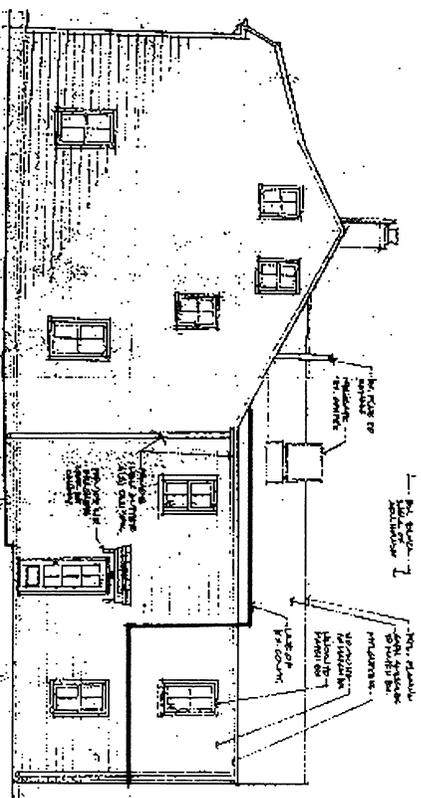
# Alexandria Historic Districts

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## Examples of BAR Cases



Extent of demolition  
appealed to Council



Addition approved after  
Council remand

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## 610 South St. Asaph Street

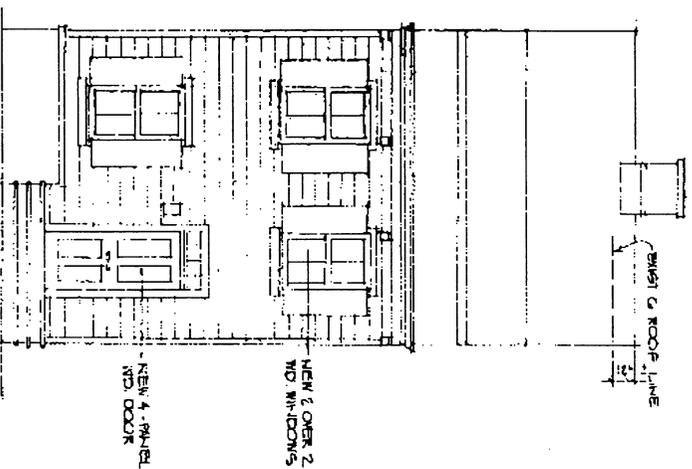
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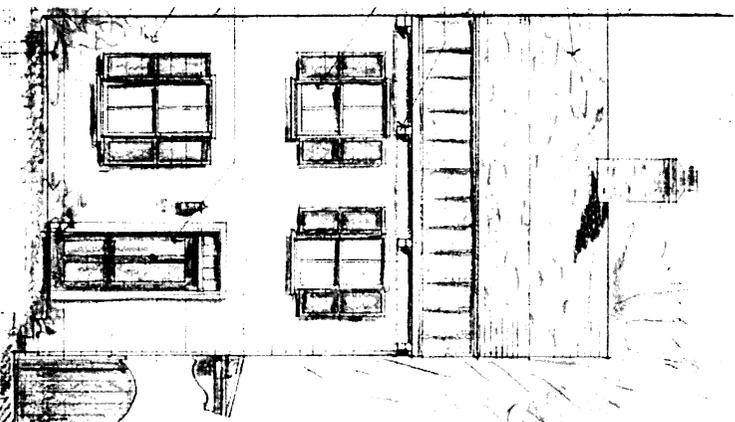
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## Examples of BAR Cases

Original  
Proposal



Approved  
Design



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### 610 South St. Asaph Street

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# Alexandria Historic Districts

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## Council Role on B.A.R. Appeals

- Apply same standards as the B.A.R.
- Council action options:  
Approve, Deny, or Remand

submitted by Pez

**MATTERS TO BE CONSIDERED FOR CERTIFICATES OF APPROPRIATENESS  
AND PERMITS TO DEMOLISH**

**(ZONING ORDINANCE EXCERPTS)**

§10-105 **Matters to be considered in approving certificates and permits.**

**(A) Certificate of appropriateness**

(1) **Scope of review.** The Old and Historic Alexandria District board of architectural review or the city council on appeal shall limit its review of the proposed construction, reconstruction, alteration or restoration of a building or structure to the building's or structure's exterior architectural features specified in sections 10-105(A)(2)(a) through (2)(d) below which are subject to view from a public street, way, place, pathway, easement or waterway and to the factors specified in sections 10-105(A)(2)(e) through (2)(j) below; shall review such features and factors for the purpose of determining the compatibility of the proposed construction, reconstruction, alteration or restoration with the existing building or structure itself, if any, and with the Old and Historic Alexandria District area surroundings and, when appropriate, with the memorial character of the George Washington Memorial Parkway, including the Washington Street portion thereof, if the building or structure faces such highway; and may make such requirements for, and conditions of, approval as are necessary or desirable to prevent any construction, reconstruction, alteration or restoration incongruous to such existing building or structure, area surroundings or memorial character, as the case may be.

(2) **Standards.** Subject to the provisions of section 10-105(A)(1) above, the Old and Historic Alexandria district board of architectural review or the city council on appeal shall consider the following features and factors in passing upon the appropriateness of the proposed construction, reconstruction, alteration or restoration of buildings or structures:

- (a) Overall architectural design, form, style and structure including, but not limited to, the height, mass and scale of buildings and structures;
- (b) Architectural details including, but not limited to, original materials and methods of construction, the pattern, design and style of fenestration, ornamentation, lighting, signage and like decorative or functional fixtures of buildings or structures; the degree to which the distinguishing original qualities or character of a building, structure or site (including historic materials) are retained;
- (c) Design and arrangement of buildings and structures on the site; and the impact upon the historic setting, streetscape or environs;
- (d) Texture, material and color, and the extent to which any new architectural features are historically appropriate to the existing structure and adjacent existing structures;

- (e) The relation of the features in sections 10-105(A)(2)(a) through (d) to similar features of the preexisting building or structure, if any, and to buildings and structures in the immediate surroundings;
- (f) The extent to which the building or structure would be harmonious with or incongruous to the old and historic aspect of the George Washington Memorial Parkway;
- (g) The extent to which the building or structure will preserve or protect historic places and areas of historic interest in the city;
- (h) The extent to which the building or structure will preserve the memorial character of the George Washington Memorial Parkway;
- (i) The extent to which the building or structure will promote the general welfare of the city and all citizens by the preservation and protection of historic interest in the city and the memorial character of the George Washington Memorial Parkway; and
- (j) The extent to which such preservation and protection will promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place in which to live.

**Additional Standards for a Certificate of Appropriateness for Buildings Fronting on Washington Street, §10-105(a)(3) of the Zoning Ordinance**

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These standards are in addition to the general matters to be considered in approving a Certificate of Appropriateness which are set forth.

§10-105(A)(2) Additional Standards - Washington Street

(a) In addition to standards set forth in §10-105(A)(2) of the Zoning Ordinance, the following standards shall apply to the construction of new buildings and structures and to the construction of additions to buildings or structures on lots fronting on both sides of Washington Street from the southern city limit line to the northern city limit line:

- (1) Construction shall be compatible with and similar to the traditional building character, particularly mass, scale, design and style, found on Washington Street on commercial or residential buildings of historic architectural merit.
  - (i) Elements of design consistent with historic buildings which are found on the street shall be emphasized.
  - (ii) New buildings and additions to existing buildings shall not by their style, size, location or other characteristics, detract from, overwhelm, or otherwise intrude upon historic buildings which are found on the street.
  - (iii) The design of new buildings and additions to existing buildings shall be complementary to historic buildings which are found on the street.
  - (iv) The massing of new buildings or additions to existing buildings adjacent to historic buildings which are found on the street shall closely reflect and be proportional to the massing of the adjacent historic buildings.
  - (v) New buildings and additions to existing buildings which are larger than historic buildings which are found on the street shall be designed to look separate and shall not give the impression of collectively being more massive than such historic buildings. This design objective shall be accomplished through differing historic architectural designs, facades, setbacks, roof lines and styles. Buildings should appear from the public right-of-way to have a footprint no larger than 100 feet by 80 feet. For larger projects, it is desirable that the historic pattern of mid-block alleys be preserved or replicated...
  - (vi) The massing and proportions of new buildings or additions to existing buildings designed in an historic style found elsewhere along Washington Street shall be consistent with the massing and proportions of that style.
  - (vii) New or untried approaches to design which result in new buildings or additions to existing buildings that have no historical basis in Alexandria or that are not consistent with an historic style in scale, massing and detailing, are not appropriate.

(2) Facades of a building generally shall express the 20- to 40-foot bay width typically found on early 19th century commercial buildings characteristic of the Old and Historic Alexandria District, or the 15- to 20-foot bay width typically found on townhouses characteristic of the Old and Historic Alexandria District. Techniques to express such typical bay width shall include changes in material, articulation of the wall surfaces, changes in fenestration patterns, varying roof heights, and physical breaks, vertical as well as horizontal, within the massing.

(3) Building materials characteristic of buildings having historic architectural merit within the district shall be utilized. The texture, tone and color of such materials shall display a level of variety, quality and richness at least equal to that found abundantly in the historic setting.

(4) Construction shall reflect the traditional fenestration patterns found within the Old and Historic Alexandria District. Traditional solid-void relationships exhibited within the district's streetscapes (i.e., ratio of window and door openings to solid wall) shall be used in building facades.

(5) Construction shall display a level of ornamentation, detail and use of quality materials consistent with buildings having historic architectural merit found within the district. In replicative building construction (i.e., masonry bearing wall by a veneer system), the proper thicknesses of materials shall be expressed particularly through the use of sufficient reveals around wall openings.

**§10-105 (B) Permit to move, remove, capsule, or demolish in whole or in part buildings or structures.** The Old and Historic Alexandria District board or architectural review or the city council on appeal shall consider any or all of the following criteria in determining whether or not to grant a permit to move, remove, capsule, or demolish in whole or in part a building or structure within the Old and Historic Alexandria District.

- (1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (6) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?