

ORDINANCE NO. 3540

AN ORDINANCE to amend Section 7-6-229 (MATTERS TO BE CONSIDERED IN PASSING UPON APPROPRIATENESS OF ERECTION, RECONSTRUCTION, ALTERATION OR RESTORATION OF BUILDINGS OR STRUCTURES IN THE OLD AND HISTORIC ALEXANDRIA DISTRICT) of Chapter 6 (ZONING), Title 7 (PLANNING AND DEVELOPMENT), of The Code of The City of Alexandria, Virginia, 1981, as amended, by adding thereto a new subsection (c), establishing additional standards for the North Washington Street corridor.

WHEREAS, the City Council of Alexandria finds and determines that:

1. The further proliferation of monolithic buildings along Washington Street is incompatible with the character of the George Washington Memorial Parkway.

2. Development and redevelopment along Washington Street should reflect the traditional commercial or residential architectural scale and design common to the city's historic district.

3. Based upon the foregoing findings and all other facts and circumstances of which the city council may properly take notice in its capacity as a legislative body of the City of Alexandria, adoption of this ordinance is necessary and desirable to protect the public health, safety and general welfare; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 7-6-229 of The Code of the City of Alexandria, Virginia, 1981, as amended, be, and the same hereby is, amended by adding thereto a new subsection (c) to read as follows:

(c) (1) In addition to the standards set forth in subsection (b), 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 North Washington Street from the centerline of Oronoco Street to the centerline of Montgomery Street and lots fronting on the east side of North Washington Street from the centerline of Montgomery Street to the south property line of Daingerfield Island.

(a) Construction shall be compatible with and similar to the traditional building character, particularly including mass, scale, design and style, found within the historic district on commercial or residential buildings of historic architectural merit.

(b) 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 historic

district, or the 15- to 20-foot bay width typically found on town houses characteristic of the historic 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.

(c) 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.

(d) Construction shall reflect the traditional fenestration patterns found within the historic 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 which are visible from Washington Street.

(e) 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.

(2) No fewer than 45 days prior to filing an application for a certificate of appropriateness, an applicant who proposes construction which is subject to this subsection, shall meet with the director of planning and community development to discuss the application of these standards to the proposed development; provided, that this requirement for a preapplication conference shall apply only to the construction of 25,000 or more square feet of gross building area, including but not limited to the area in any above-ground parking structure.

(3) No application for a certificate of appropriateness which is subject to this subsection shall be approved by the Old and Historic Alexandria District panel, unless the panel makes a written finding that the proposed construction complies with the standards in subsection (1).

(4) The director of planning and community development may appeal to city council a decision of the Old and Historic Alexandria District panel granting or denying an application for a certificate of appropriateness subject to this subsection, which right of appeal shall be in addition to any other appeal provided by law.

(5) The standards set out in subsection (1) shall also apply in any proceedings before any other governmental or

advisory board, commission or agency of the city relating to the use, development or redevelopment of land, buildings or structures within the area subject to this subsection.

(6) To the extent that any other provisions of this code are inconsistent with the provisions of this subsection, the provisions of this subsection shall be controlling.

(7) The director of planning and community development shall adopt regulations and guidelines pertaining to the submission, review and approval or disapproval of applications subject to this subsection.

Section 2. That this ordinance shall become effective upon the date and at the time of its final passage, and shall apply to all applications for a certificate of appropriateness which are pending on such date before the Board of Architectural Review, city council on appeal or the Alexandria Circuit Court, and to all applications for a certificate of appropriateness, including renewal or extension applications, which may be filed after such date.

PATRICIA S. TICER
Mayor

Final Passage: October 12, 1991