

Historic Context, Guidelines & Standards

Hunting Creek Area Stakeholders
October 30, 2006

Hunting Creek Area History

- 1654 – Margaret Brent receives patent for Alexandria area
- 1669 – John Alexander purchases 6000 acres
- 1749 – Alexandria founded, Old Town street grid established
- 1794 – part of site leased to Robert T. Hooe, Alexandria's first mayor
- Early 1800s – site known as "Broomilawn Point," site for picnics and barbeques. (*Fireside Sentinel*, Lloyd House, 1987)
- Hooe constructs tavern, purchased by James Hewitt Hooe at estate auction in 1808
- 1850s, Manassas Gap Railroad constructs cut south of St Mary's cemetery



Ownerships in approximately 1750

Hunting Creek Area History

- 1861-64 – Union occupation in Civil War, trees cut on point by Union army.
- 1884 – Brick works constructed; wharf for works in 1885.
- 1894 – Alexandria Brick Company has capacity for 60,000 bricks per day, employs 50.
- 1919 – Fire at brick works destroys engine house and sheds.
- 1940 – 1946 Alexandria grows from 34,000 to 67,000 in World War II population boom.
- 1943-44 – Hunting Terrace developed.
- 1950 – Hunting Towers developed.



Civil War era development

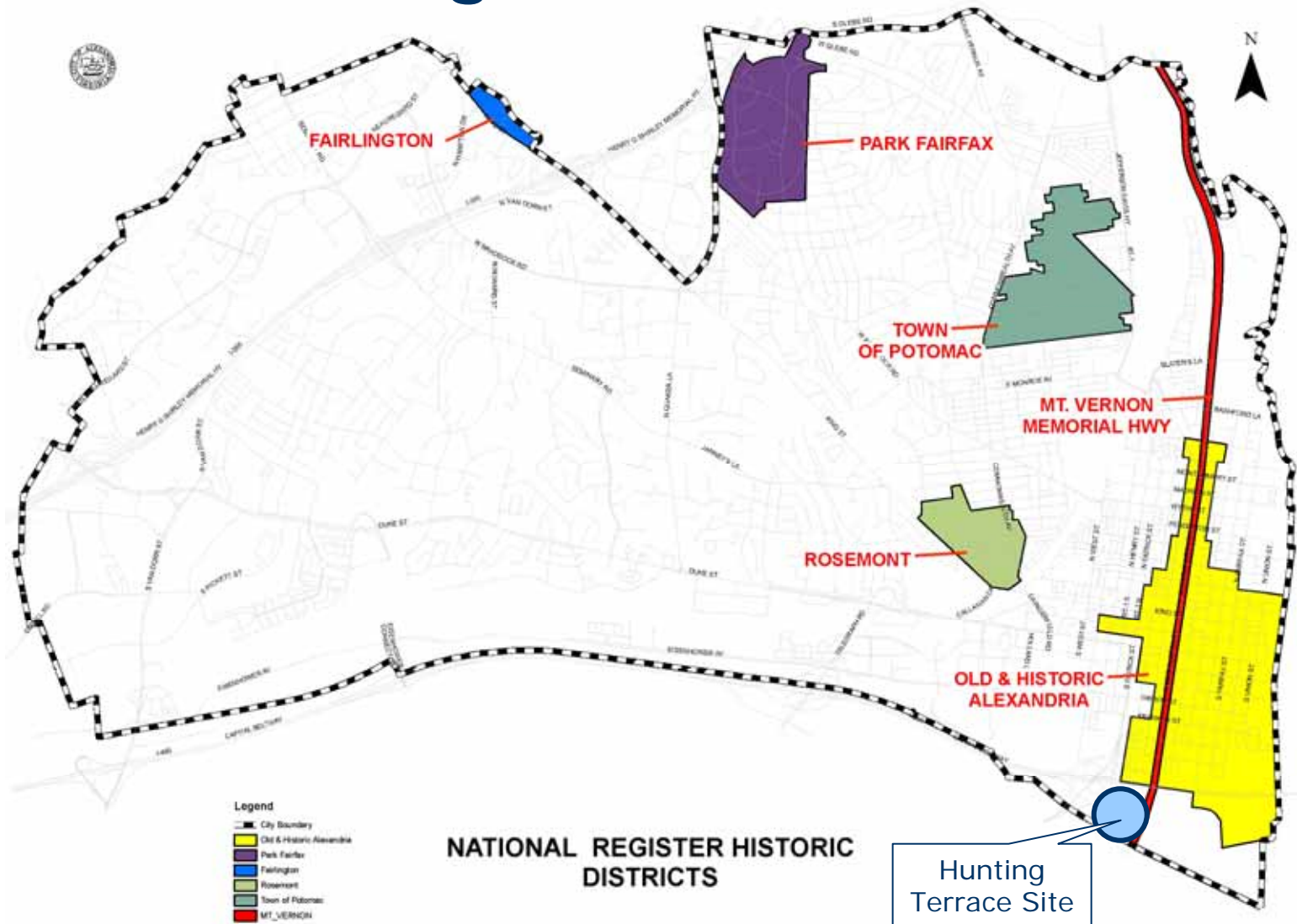
Regulatory History

- **1929 – City agreement with the National Park Service “to maintain the memorial character of Washington Street” as part of the GW Parkway**
- **1946 – Old and Historic Alexandria District created, third oldest locally designated historic district in the country; Board of Architectural Review (BAR) created**
- **1966 - National Register of Historic Places created under the National Preservation Act, Alexandria Historic District first listed in 1966, with subsequent expansions**

Regulatory History

- **1981- Mount Vernon Memorial Highway (George Washington Memorial Parkway) listed in the National Register of Historic Places in 1981**
- **1993- Design Guidelines for the Local Historic Districts adopted by BAR**
- **2000 – Washington Street Standards adopted by the City Council**
- **2005- Hunting Creek Area Plan adopted as supplement to Old Town Small Area Plan**

National Register Historic Districts



National Register of Historic Places Districts

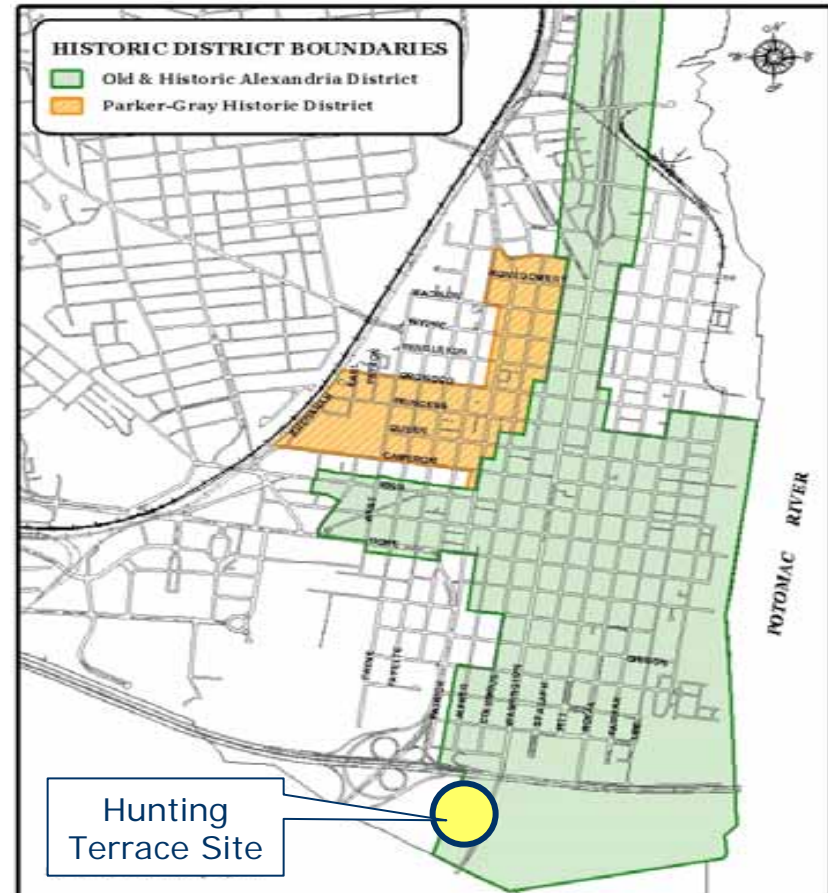
- National Register is the country's official list of buildings, structures, objects, sites, and districts worthy of preservation
- Administered by the National Park Service
- A National Register listing provides recognition and identification for planning purposes
- Provides potential eligibility for tax credits and grants for "contributing buildings" in eligible or listed historic districts
- The Hunting Terrace site is outside the boundaries of the Alexandria National Register Historic District but is adjacent to the Mt. Vernon Memorial Parkway (George Washington Memorial Parkway) District



Cotton Factory Building

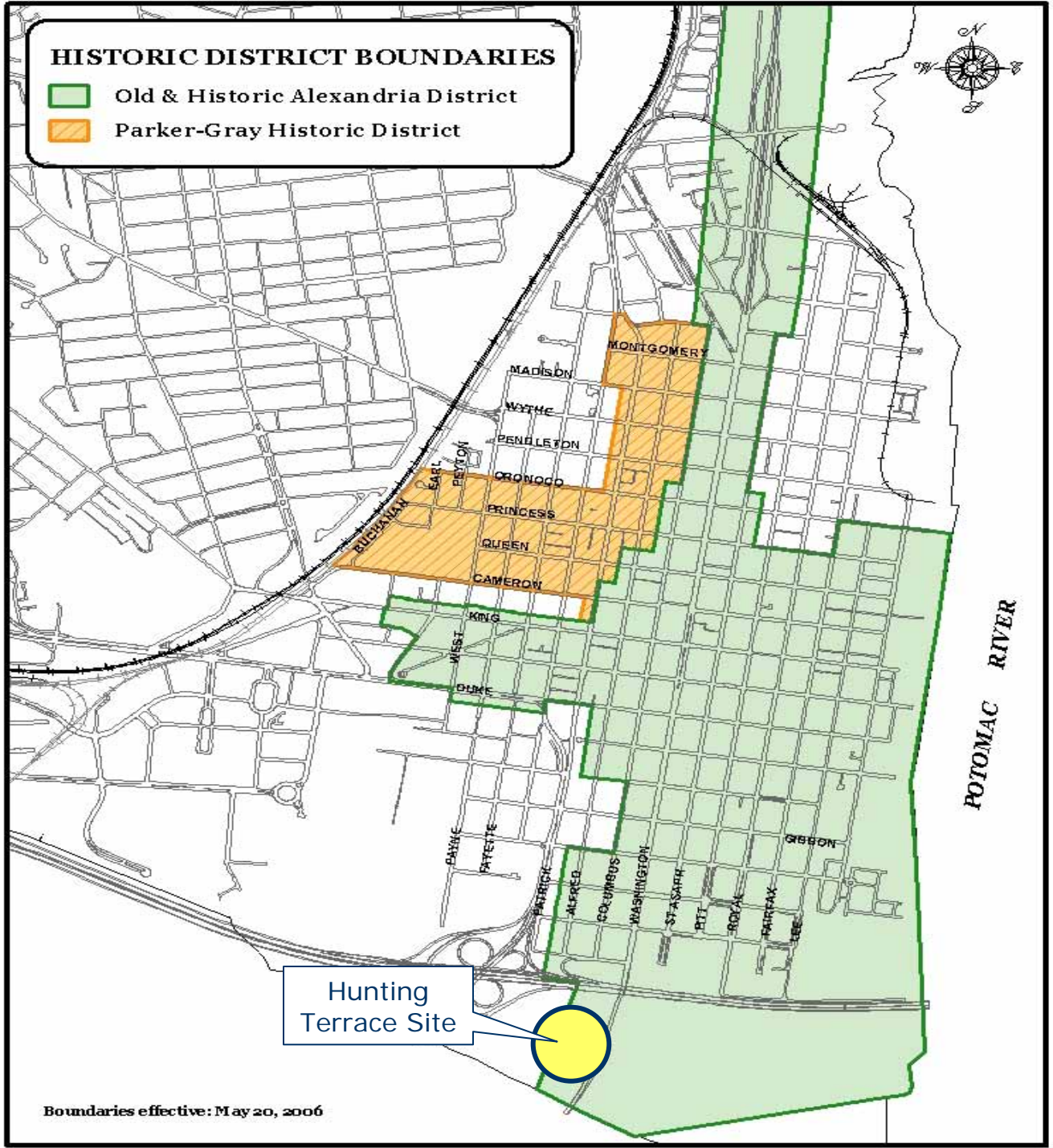
Locally Regulated Historic Districts

- Old and Historic Alexandria District
- Parker-Gray District
- 100-year-old buildings list
- All construction or demolition requires a certificate of appropriateness from the Board of Architectural Review (BAR)



HISTORIC DISTRICT BOUNDARIES

- Old & Historic Alexandria District
- Parker-Gray Historic District



Hunting Terrace Site

Boundaries effective: May 20, 2006

Old and Historic Alexandria District

- Established to better control development along the GW Memorial Parkway as it passes through the City and to protect what many residents saw as the colonial heritage of the City
- Boundaries over the years have changed, today district runs from the southern edge of City at Hunting Creek, north to Bashford Lane, and from the Potomac River to near King Street Metro
- Approximately 4,000 buildings in the district, including over 200 from 18th century, majority late 19th and early 20th century

Old and Historic Alexandria District

- **Under purview of the Old and Historic Alexandria Board of Architectural Review**
- **7 Citizens members appointed by Mayor and City Council, monthly meetings**
- **Review and Approve applications for Permits to Demolish/Encapsulate and Certificates of Appropriateness**
- **Use applicable Ordinances, Standards, and Design Guidelines to review alterations to existing buildings and new construction**

Washington Street Standards

George Washington Memorial Parkway

- adopted by City Council and codified in 2000

- **New development must be compatible in scale and character with historic buildings**
- **Elements of design consistent with historic buildings found on Washington Street**
- **Facades shall express the 20- to 40-foot bay width of 19th-Century commercial buildings and 15- to 20-foot bay width of historic townhouses**
- **Building materials characteristic of buildings having historic architectural merit**
- **Traditional fenestration patterns and solid to void relationships**
- **Level of ornamentation, detail and use of quality materials consistent with buildings of historic architectural merit**
- **New and untried design approaches are inappropriate**

Washington Street Guidelines

George Washington Memorial Parkway



Gunston Hall Apartments

General Guidelines

- **New buildings may not detract from, overwhelm, or intrude upon historic buildings**
- **Massing of buildings must closely reflect and be proportional to historic buildings**

Hunting Creek to Wilkes Street

- **This section of Washington Street is characterized by considerable setbacks from the roadway and considerable separation between buildings, as typified by garden-style apartments in the area**
- **Projects are specifically encouraged to maintain the open feeling of this area**

Summary

- **New development must be compatible with the historic character and architectural integrity of the Old and Historic Alexandria District, and the George Washington Memorial Parkway in particular**
- **Must comply with the Historic Preservation Ordinance, Washington Street Standards and Guidelines, Old Town Small Area Plan and Hunting Creek Area Plan Supplement, Old and Historic Height District Map**
- **New development will be reviewed by the Old and Historic Alexandria Board of Architectural Review for concept and design details and materials, and reviewed for site plan and development issues by the Planning Commission and the City Council**

