

City of Alexandria, Virginia

MEMORANDUM

DATE: SEPTEMBER 30, 2025

TO: GLORIA SITTON, CITY CLERK
OFFICE OF THE CITY CLERK AND CLERK OF COUNCIL

FROM: ANDREW SCOTT, CHAIR
BOARD OF ARCHITECTURAL REVIEW

SUBJECT: FISCAL YEAR 2025 ANNUAL REPORT OF THE BOARD OF
ARCHITECTURAL REVIEW

I am pleased to present this Annual Report for the Board of Architectural Review (BAR) for Fiscal Year 2025, extending from July 1, 2024 to June 30, 2025, as required by City Code Section 2-4-7(i)(1). The attached record of membership and attendance shows members attended 75% of the meetings, or had an excused absence in advance, as required.

BAR MEMBERSHIP AND ATTENDANCE

The membership of the Board of Architectural Review (BAR) saw changes in FY 2025.

Andrew Scott was elected Chair and Nastaran Zandian was elected Vice Chair at the December 18, 2024 Public Hearing.

BAR held 21 Public Hearings in FY 2025. All Fiscal Year 2025 BAR Public Hearings were held in the City Hall Council Chambers.

Membership and attendance report for the BAR is included in Attachment 1.

REGULATORY ACTIVITIES

FY 2024 – Approvals*			FY 2025 - Approvals	
BAR	112		BAR	152
<i>OHAD</i>	<i>104</i>		<i>OHAD</i>	<i>137</i>
<i>Parker-Gray</i>	<i>7</i>		<i>Parker-Gray</i>	<i>15</i>
<i>100-Year-Old Building</i>	<i>1</i>		<i>100-Year-Old Building</i>	<i>0</i>
Administrative	287		Administrative	257
<i>OHAD</i>	<i>245</i>		<i>OHAD</i>	<i>218</i>
<i>Parker-Gray</i>	<i>42</i>		<i>Parker-Gray</i>	<i>39</i>
Total Cases	399		Total Cases	409

*FY 2024 provided for comparison

From 2024 to 2025, the number of BAR approvals increased from 112 to 152 BAR approvals. BAR Old and Historic Alexandria District (OHAD) approvals increased from 104 to 137, while BAR Parker Gray Historic District (Parker-Gray) approvals increased from 7 to 15 cases. 100-Year-Old-Building approvals decreased from 1 to 0 from FY 2024 to FY 2025. Administrative approvals for OHAD decreased in FY 2025 from 287 to 257 cases. The administrative approvals for Parker-Gray decreased from 42 to 39 from FY 2024 to FY 2025. Most applications occurred in OHAD, with fewer applications in Parker-Gray. Cumulatively, the total cases changed from 399 to 409, a 2.5 percent increase.

Examples of Public Hearing cases are highlighted below:

(1) EXAMPLES OF CONCEPT REVIEWS

- The Board heard a proposal to redevelop the properties at 500 – 501 North Union Street for the construction of two mixed-use buildings at the July 16, 2024 hearing (BAR2024-00015). This proposal came to the Board for the first time on February 21, 2024.
- The Board heard a proposal to construct a pump station at 1A Prince Street at the December 18, 2024 hearing (BAR2024-00435).
- The Board heard a proposal to create a residential development at 802 and 808 North Washington Street at the January 15, 2025 hearing (BAR2024-00460).
- The Board heard a proposal for the renovation of City Hall, Market Square, and the Market Square garage at 301 King Street and 108 North Fairfax Street at the April 26, 2025 hearing and the June 18, 2025 hearing (BAR2025-00074).
- The Board heard a proposal to renovate Point Lumley Park at 3 Duke Street, 226 Strand Street, 210 Strand Street, 206 Strand Street, 208 Strand Street, and 0 Prince Street at the May 7, 2025 hearing (BAR2025-00107).
- The Board heard a proposal for the Alexandria Waterfront Implementation Project at 2 King Street, 1 King Street, 0 Prince Street, and 1A Prince Street at the June 5, 2025 hearing (BAR2025-00172).

(2) EXAMPLES OF CERTIFICATES OF APPROPRIATENESS/PERMITS TO DEMOLISH

In FY 2025, a selection of projects approved by the BAR include:

- Addition to 104 Queen Street (BAR2024-00196).
- Demolition of a non-original addition at 1421 Princess Street (BAR2024-00320).
- Installation of five double-pane wood windows at 330 North Columbus Street (BAR2024-00293).
- Removal of a rear porch at 212 Prince Street (BAR2024-00373).
- Modifications to the existing house on the property and to construct a new house and two accessory dwelling units (ADUs) over garages at 1007 and 1009 Oronoco Street (BAR2024-00389 & BAR2024-00428).
- Installation of a new skylight and window at 1308 Michigan Avenue (BAR2024-00398).
- Demolition of a rear ell, rear addition, and rear deck, and the construction of a new addition at 418 North Patrick Street (BAR2024-00424 & BAR2024-00425).
- Construction of a new two-story addition at 125 South Pitt Street (BAR2025-00012 & BAR2025-00013).
- Removal of a portion of roofing, the modification of the storefront, and the addition of new signage at 430 South Washington Street (BAR2025-00072 & BAR2025-00073).

(3) APPEALS TO CITY COUNCIL

In FY 2025, Appeals to City Council include:

- The BAR approved a Certificate of Appropriateness for 301 North Fairfax on May 15, 2024. The appellants, a group of neighbors, appealed the decision to City Council. City Council upheld the BAR decision on July 2, 2024.
- The BAR denied a Certificate of Appropriateness for 201 Gibbon Street on June 20, 2024, and October 15, 2024 (BAR2024-00038). The appellant appealed to City Council. City Council upheld the BAR decision on December 14, 2024.

(4) BAR COMMITTEE ACTIVITIES

In FY 2025, there were committee activities as follows:

- The Design Guideline committee met on July 18, August 15, September 12, October 24, and December 5 in 2024. In 2025, they met on May 16 and June 11.
- The Board approved updates to the Design Guidelines at the following hearings: Masonry guidelines (PG) were updated on July 16, 2024, the Windows & Shutters guidelines (PG) were updated on October 25, 2024, and the Awnings & Canopies guidelines (PG and OHAD) were updated on June 18, 2025.

(5) NATIONAL REGISTER NOMINATIONS AND SECTION 106

In FY 2025, the following register nominations and Section 106 occurred:

- Historic Preservation staff reviewed and wrote a letter of support for the National Register nomination for the Ivy Hill Cemetery at 2823 King Street, which was added to the National Register on April 1, 2025.
- Historic Preservation staff performed four Section 106 reviews for cell antennas in FY25.

(6) GOALS FOR THE COMING YEAR

For FY 2026, the following goals are established:

- Complete the updates to the Design Guidelines.
- Hire an outside consultant to complete the OHAD survey.

Attachment 1 – Attendance for FY 2025

ATTACHMENT 1

CITY OF ALEXANDRIA BOARDS AND COMMISSIONS MEETING ATTENDANCE REPORT

JULY 1, 2024 THROUGH JUNE 30, 2025

BOARD: Board of Architectural Review (BAR)

CHAIRPERSON: Andrew Scott

FY2025	2024											2025										
	Jul		Aug	Sept			Oct	Nov		Dec		Jan	Feb		Mar		Apr		May		Jun	
Board Member	3	16	Recessed	4	18	30	15	6	20	4	18	15	5	19	5	19	2	16	7	21	5	18
Andrew Scott, Chair	E	X		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Nastaran Zandian, Vice Chair	X	X		X	X	E	X	X	X	E	X	E	X	X	X	X	X	X	E	E	E	X
Robert Adams	X	E		E	X	X	X	X	X	E	X	X	X	X	X	X	X	X	E	X	X	X
Margaret Miller	X	E		E	X	E	X	X	E	X	X	X	X	E	X	E	E	X	E	U	X	X
Theresa del Ninno	X	X		X	X	X	X	E	E	X	X	X	X	E	X	X	X	X	X	X	X	X
Michael Lyons	E	X		E	X	X	X	X	X	X	X	X	X	E	X	X	X	X	X	E	E	X
James Spencer	X	X		X	X	X	X	X	X	X	X	X	X	X	E	X	X	X	X	X	E	X

INDICATE: X - FOR PRESENT, E - FOR EXCUSED, U – FOR UNEXCUSED, / - FOR NOT ON BOARD, V – FOR VIRTUAL

NOTES:

1. The BAR was in recess during August.

LIST OF THOSE WHO ATTENDED VIRTUALLY TO 25% OF MEETINGS: N/A

LIST OF THOSE WHO DID NOT ATTEND 75% OF MEETINGS: 1

APPROVED

ANDREW SCOTT, CHAIR

Staff Liaisons: Five members of the Historic Preservation unit worked as liaisons throughout FY25, taking turns to working BAR hearings including Bill Conkey, Susan Hellman, Marina Novaes, Amirah Lane, and Brendan Harris.