

Docket Item # 7  
BAR CASE #2009-0050

BAR Meeting  
April 15, 2009

**ISSUE:** Alterations

**APPLICANT:** Great Beginnings Early Learning Center by Charles Olaleye

**LOCATION:** 618-620 North Washington Street

**ZONE:** OC / Office Commercial

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**STAFF RECOMMENDATION:** Staff recommends approval of the application with the condition that the fence be painted or stained.

**\*\*EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

**\*\*BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.

**BAR CASE #2009-0050**  
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**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for a new fence at the rear of 618-620 North Washington Street.

The applicant is requesting to install a 6 foot wood shadowbox fence along the property line to enclose the rear yard of 618-620 North Washington Street. The area is currently paved with asphalt and adjacent to the rear alley.

The new fence will be visible from Wythe Street.

**II. HISTORY:**

618 and 620 North Washington Street are two-story brick commercial rowhouses that are part of a series of ten rowhouses constructed on the west side of the 600 block ca. 1910 with a general Colonial Revival design vocabulary. These rowhouses were converted from residential use to commercial/office use in the 1960s.

While the buildings have two separate addresses they appear visually to be a single building (along with 622 North Washington Street) with a single continuous beltcourse. These three rowhouses were combined into one building in 1963 according to information on the Sanborn Fire Insurance maps.

Since the early 1960s, the Board has approved a series of signs for various retail tenants of this building. In 2006, the Board approved replacement windows for 618-620-622 North Washington (BAR CASE #2006-0184, 0185 & 0186).

**III. ANALYSIS:**

The proposed alterations comply with the performance standards for drop-off/pick-up at daycare facilities in this zoning district and other Zoning Ordinance requirements.

The *Design Guidelines* recommend that: "Fences, garden walls and gates should be appropriate in materials, design and scale to the period and character of the structure they surround." The *Guidelines* also state that "Wood is a traditional material for fences and gates."

While the rear of this property, and others in its row, generally do not have fences and are open to the alley, Staff finds that enclosing a rear yard with a wood fence is generally appropriate. Staff also notes that the property immediately adjacent to the rear of the subject properties, 714 Wythe Street, is currently a vacant lot that is proposed for redevelopment as two townhouses. Once that site is redeveloped, the open character of the alley area will be altered as the proposal for the townhouses at 714 Wythe Street includes fencing around the rear of that property. The current lack of fencing, or any form of property delineation, and the presence of a vacant lot, in this area contribute to the sense of this entire larger area as a single large parking lot. Staff finds that the proposed fence is appropriate and recommends that the fence be either painted or stained.

**IV. STAFF RECOMMENDATION:** Staff recommends approval of the application with the condition that the fence be painted or stained.

**V. CITY DEPARTMENT COMMENTS**

Legend: C - code requirement R - recommendation S - suggestion F- finding

Code Enforcement:

F-1 If the height of the fence exceeds 6 feet in height, then a Building Permit is required.

Historic Alexandria:

R - Approve.

**VI. IMAGES**

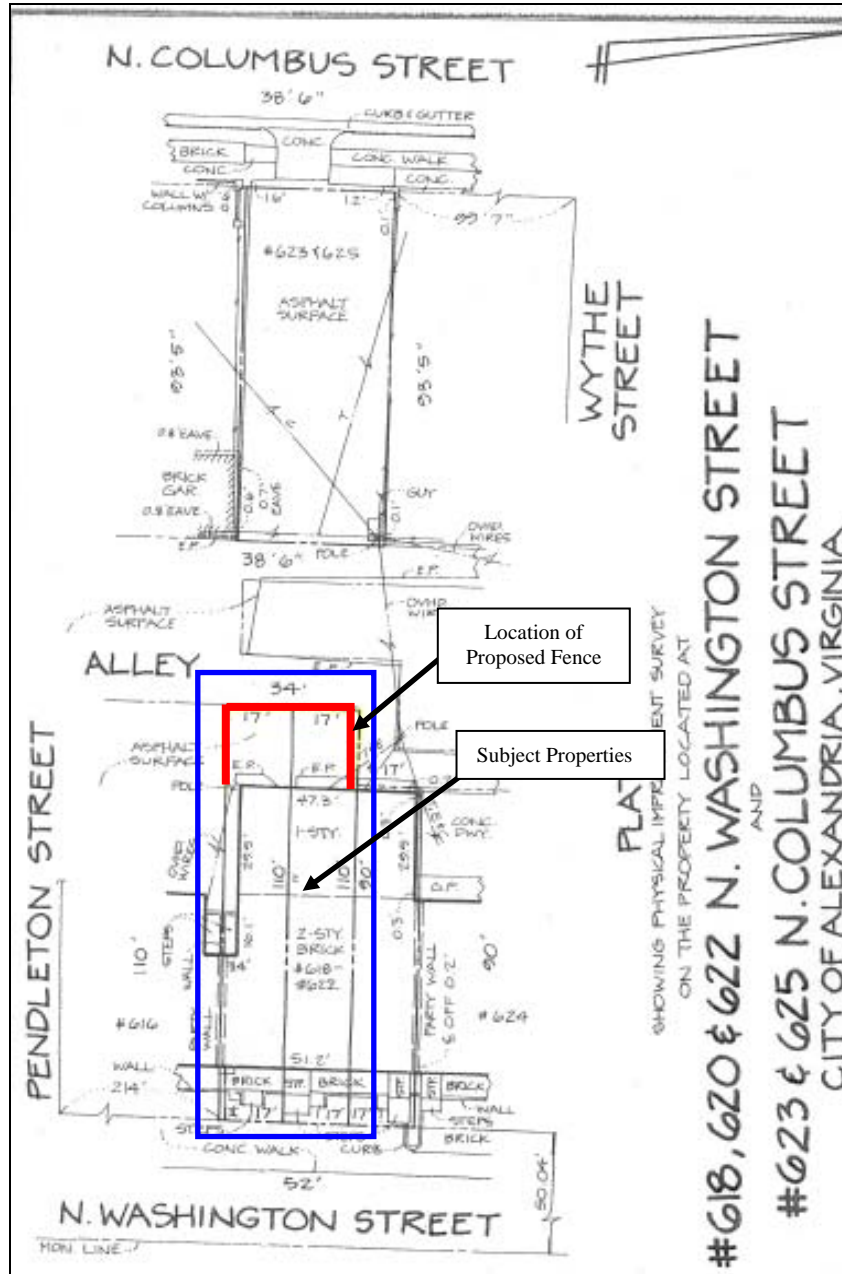


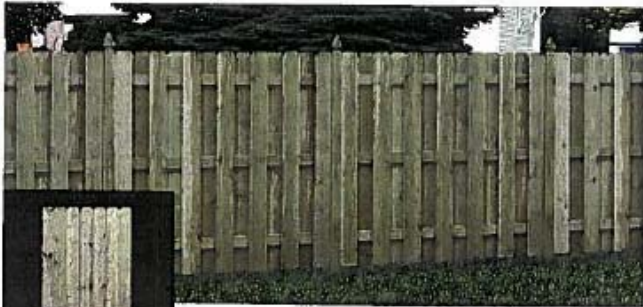
Figure 1. Plat showing subject properties and location of proposed fence.



Figure 2. Photographs of area proposed to be enclosed by fence.

**Wood Fencing**

**Dogear Shadowbox**  
1" x 6" boards



**Gate**  
Includes Hinges

Model #	Description/Size
73000649	6 x 8 Dogear Shadowbox Fence Panel (Pressure Treated) - (Actual Size - 71 3/8" x 96")
73008600	6 x 3 1/2 Dogear Gate (Pressure Treated) - (Actual Size - 72" x 40")

Figure 3. Specifications and example of proposed fence.