

Docket Item # 12
BAR CASE # 2009-0121

BAR Meeting
July 8, 2009

ISSUE: Alterations
APPLICANT: Wilson Grand, LLC
LOCATION: 429 N. St. Asaph Street
ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends approval of the application for Certificate of Appropriateness with the following conditions:

1. That the design of the screening will be altered to be more visually open and the height of the screening will be reduced to three feet (3') high, which is one foot (1') higher than the height of the proposed generator.
2. That the wood screen will be painted or stained.

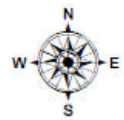
***EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period. In the case for a certificate or permit for a project that requires a development special use permit or site plan under section 11-400 of the zoning ordinance, the period of validity shall be coincident with the validity of the development special use permit or site plan as determined pursuant to section 11-418 of the ordinance.

****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 #2009-0120

7/8/2009



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness to install a replacement emergency generator (two feet (2') wide x four feet (4') long x two feet (2') high) surrounded by a four foot (4') high wood fence on the property at 429 North Saint Asaph Street.

II. HISTORY:

Based on information in Ethelyn Cox's book Historic Alexandria, Street by Street and documentation on the *1877 G.M. Hopkins City Atlas of Alexandria*, it can be established that the this second empire townhouse was constructed between 1868-1877. Ms. Cox's deed and title research noted that the vacant lots upon which the current house is sited, were sold to James Wilkinson in 1868 (\$400). Mr. Wilkinson retained ownership of the property until 1883, when he sold the property to Mr. James Duncan (\$920). Noting the house was documented on the Hopkins Atlas in 1877 provides evidence that Mr. Wilkinson built the house during 1868-1877.

Prior BAR submissions include BAR Case #88-26 in March of 1989 for alterations.

III. ANALYSIS:

The proposal complies with the RM requirements of the Zoning Ordinance and does not impact the subject property's open-space calculations as it is being sited on an existing impermeable surface – the current brick paver driveway.

The *Design Guidelines* do not have specific recommendations for generators. However, there are specific *Guidelines* provided for HVAC mechanical equipment. As condenser units are generally sited in the same locations on the property, screened in the same manner, and are of approximately the same dimensions as generators, Staff suggests these guidelines are appropriate for the Board to use as guidance when making their decision.

Therefore, the HVAC *Guidelines* recommend that this equipment be "located in a visually inconspicuous area of a building" and "the equipment which must be located in the front or in a visually prominent area of a building should be screened." "The screening should be painted so that it does not detract from the architecture of a building."

Staff supports the applicant's request for the installation of a replacement emergency generator, with the recommendation that the design of the screening be altered to be more open, possibly utilizing a horizontal/vertical lattice for the screen. Additionally, the height of the screening should be reduced to only three feet (3') tall, which is one foot (1') higher than the height of the proposed generator. Finally, to ensure that the screening will complement the surrounding built environment, Staff recommends the screen be painted or stained.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application for Certificate of Appropriateness with the following conditions:

1. That the design of the screening will be altered to be more visually open and the height of the screening will be reduced to three feet (3') high, which is one foot (1') higher than the height of the proposed generator.

2. That the wood screen will be painted or stained.

V. CITY DEPARTMENT COMMENTS

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

Code Administration:

No Comment.

Transportation and Environmental Services:

No Comments Received.

Historic Alexandria:

No Comments Received.

VI. IMAGES



Figure 1: Photo showing view of 429 N. Saint Asaph Street from Oronoco Street

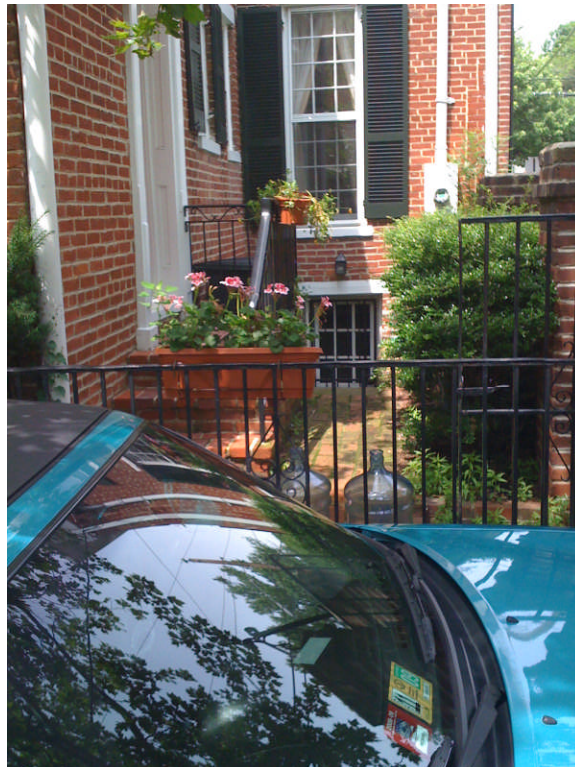


Figure 2: Photo of 429 N. Saint Asaph Street's Entrance from Driveway

**Location of proposed
Generator and Fence**



Figure 3: Detail View of Brick Paver Driveway



Figure 4: Detail View of Location of Generator

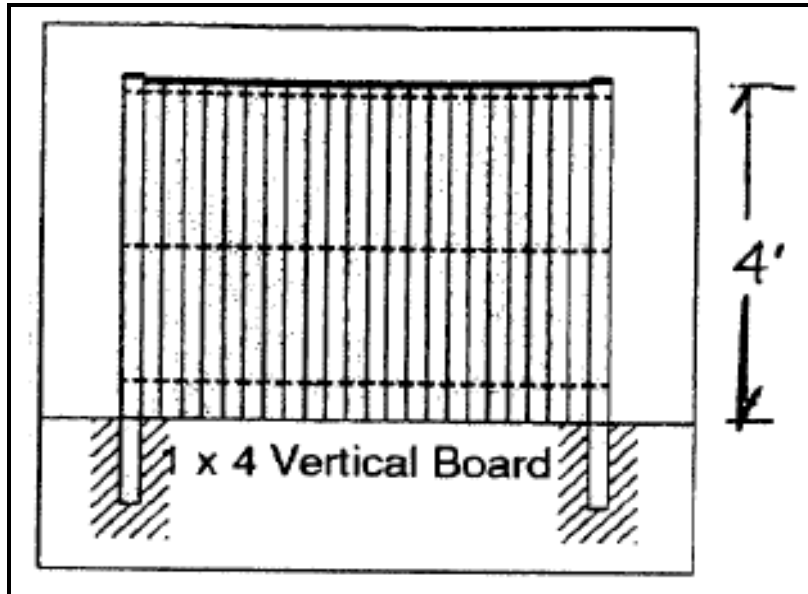


Figure 5: Detail View of Proposed Fence/Screen

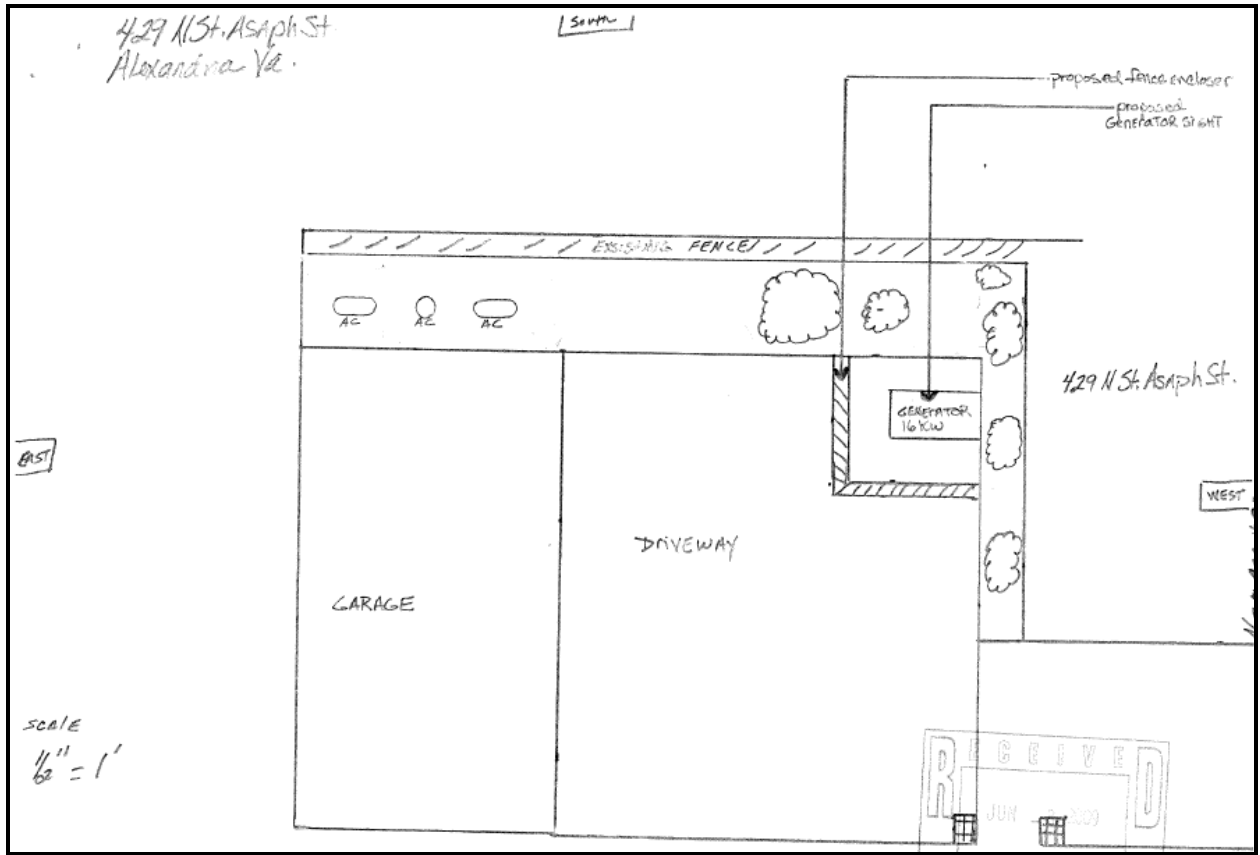


Figure 6: Sketch of Proposed Location of Generator/Fence on Subject Property