

Docket Item # 1
BAR CASE # 2010-0217

BAR Meeting
September 15, 2010

ISSUE: Alterations
APPLICANT: Soonja Purdy
LOCATION: 600 South Washington Street
ZONE: CL / Commercial

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

1. That the applicant work with Staff to determine an appropriate location for the rear fence to screen the HVAC, concrete pad and garbage area;
2. That the new fencing be painted or stained;
3. That the existing rail fence be removed; and
4. That the existing through-the-wall AC unit on the rear elevation be removed and the siding patched to match the existing.



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for screening two new HVAC condenser units at the rear of 600 South Washington Street. This property is located at the corner of South Washington and Gibbon streets. The rear of the property is highly visible. The proposed screening is a closed picket wood fence measuring six feet in height.

II. HISTORY:

The two-story frame building at 600 South Washington Street was constructed before 1877 as it appears on the G.M. Hopkins *City Atlas of Alexandria* from that year. Early Sanborn maps indicate it was initially used as a dwelling. The building has been extensively altered over the years, including the addition of a show window at the front corner.

In 1995, the Board approved a sign for “Young’s Beauty” salon (BAR Case #95-0171, 11/16/95). In 1998, the Board approved the existing signs for “InVision Salon” (BAR Case #98-0153 10/7/98). In 1999, the Board approved two new signs for “Young’s Beauty” salon (BAR Case #98-0228, 4/7/99). In 2005, the Board approved new signage at this property (BAR Case #2005-0031, 5/18/2005).

III. ANALYSIS:

The proposed HVAC units and screening comply with zoning ordinance requirements.

The *Design Guidelines* state that “HVAC equipment which must be located in the front or in a visually prominent area of a building should be screened.” The *Guidelines* also state that “wood is a traditional material for fences and gates;” and “wood fences must be painted or stained.”

The proposed screening would be more appropriate if it screened the rear area with the concrete pad, garbage cans and the like. Staff recommends locating the fence in line with the rear ell and extending it to the rear property line. The applicant can fully enclose this rear portion if desired. As this application suggests that central AC has been installed, Staff recommends that the existing through-the-wall unit be removed and that the void be patched with siding to match the existing.

Staff notes that the existing painted rail fence is not historically appropriate and recommends that it be removed.

STAFF:

Catherine Miliaras, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

V. CITY DEPARTMENT COMMENTS

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

Code Administration:

No comments received.

VI. IMAGES

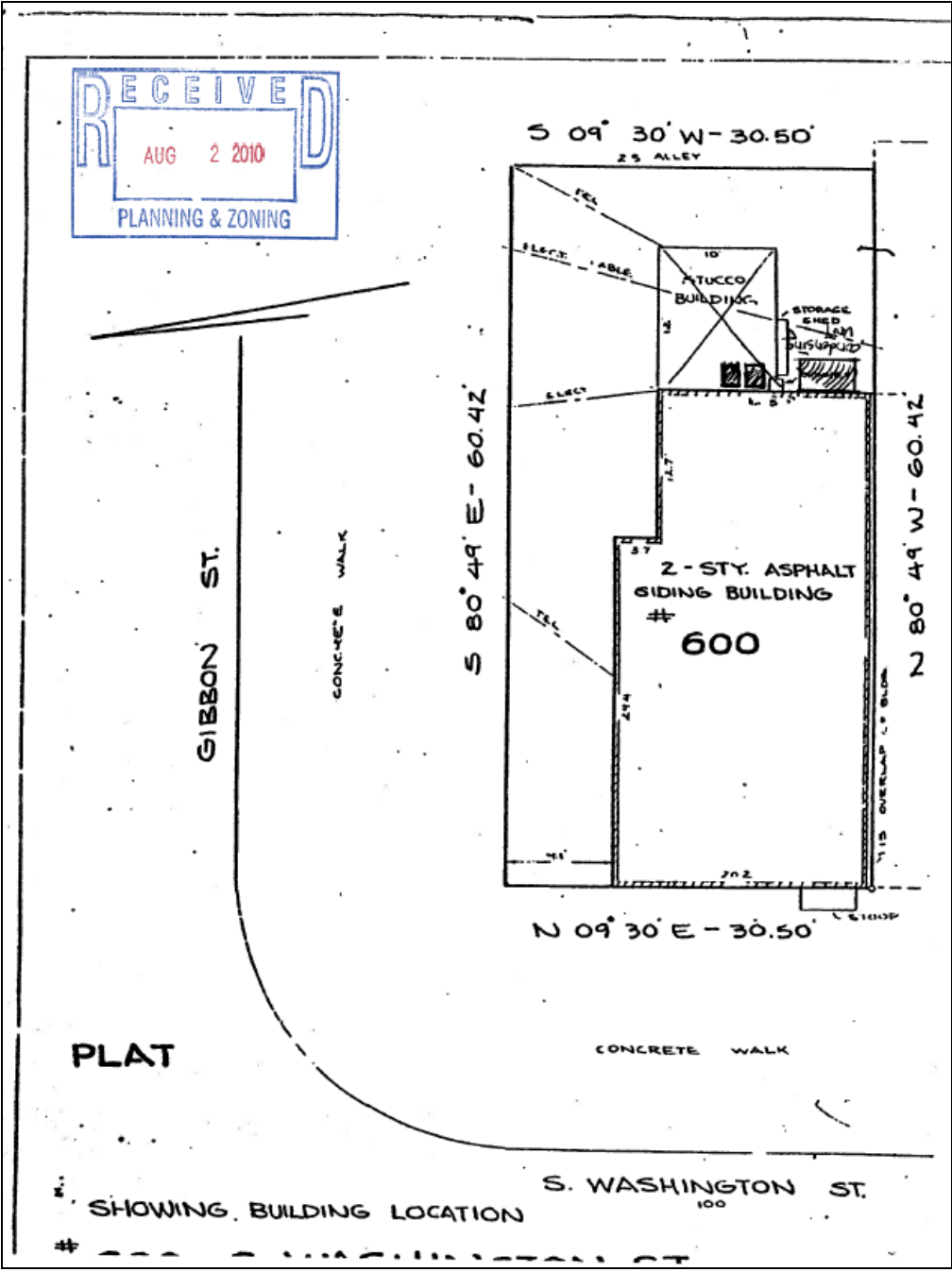


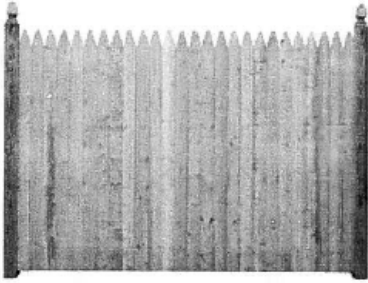
Figure 1. Plat showing location of propose units.



Figure 2. Front elevation.



Figure 3. Existing conditions at rear elevation.



Pre-assembled wood fence panels install easily. Panels are made with 2x3 backer rails.

- Pre-assembled
- Adds beauty and privacy to home or garden
- Easy to install
- Galvanized Nails
 - **Contact Type Allowed** : Above Ground
 - **Energy Star Compliant** : No
 - **Fastener Type For Use With ACQ** : ACQ Double Hot Dipped Galvanized or Stainless Steel
 - **Length** : 8 ft
 - **Nominal Size (In Fractions)** : 6x8
 - **Paint Type Recommended** : Oil Based & Latex
 - **Panel Height (in.)** : 72 in
 - **Panel Thickness** : 2 in
 - **Panel Width (in.)** : 96 in
 - **Pressure Treated** : Yes
 - **Recommended Primer Type** : Latex
 - **Type of Pressure Treatment** : CA - Copper Azole
 - **Width** : 6 ft

Figure 4. Specifications for proposed fence/screening.