

Docket Item # 1  
BAR CASE # 2010-0217

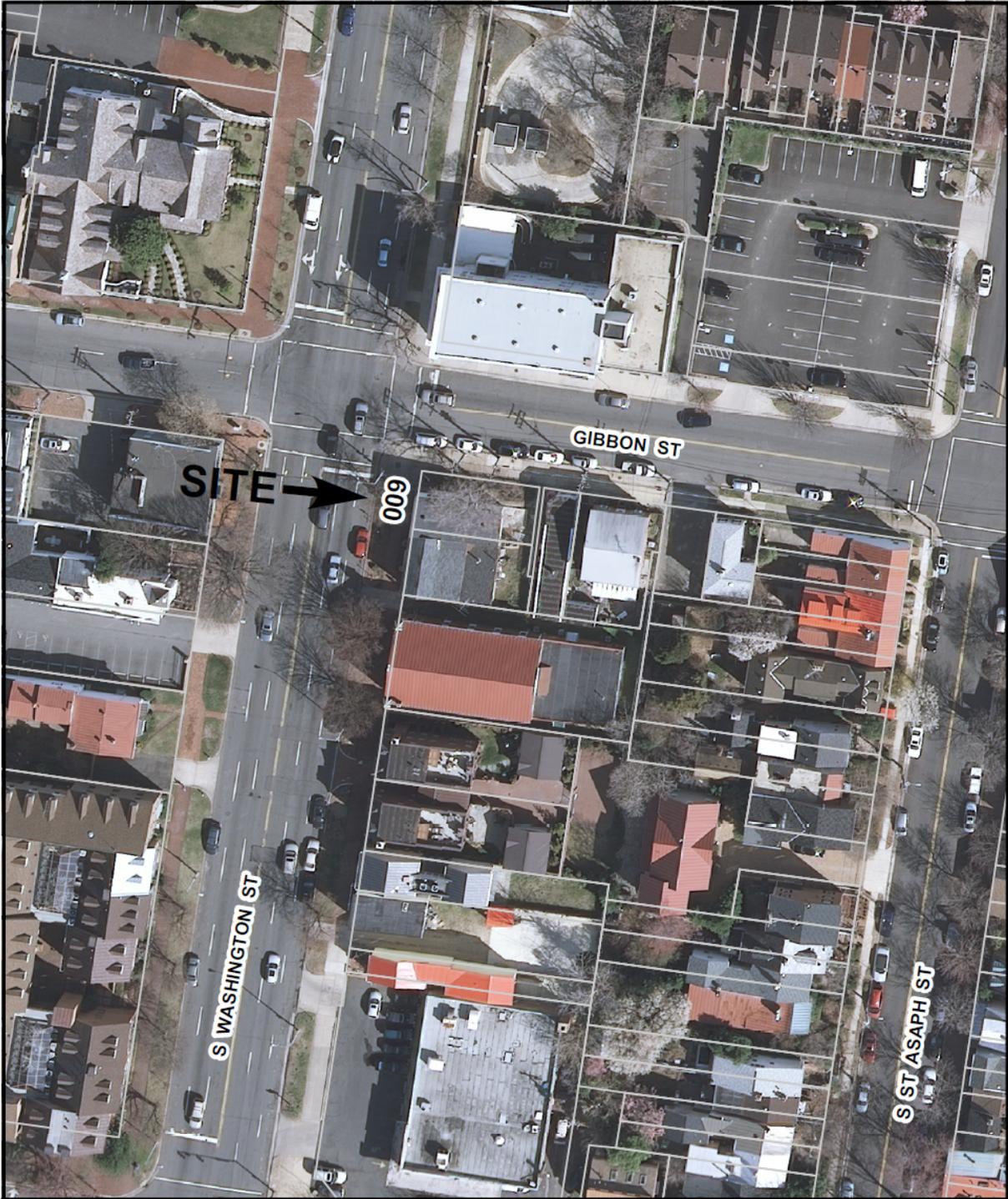
BAR Meeting  
December 1, 2010

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

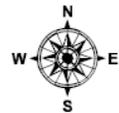
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**STAFF RECOMMENDATION:** Staff recommends approval of the Certificate of Appropriateness with the following conditions:

1. That the new fencing be painted or stained;
2. That the existing rail fence be removed; and
3. That the existing through-the-wall AC unit on the rear elevation be removed and the siding patched to match the existing.



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**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. The proposed fence is a flat 1 x 4 board fence with pickets at the top. The fence will extend from the rear of the building north to the property line and along the north property line adjacent to Gibbon Street. There will be a gate near the rear of the property.

**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.”

Staff approved a mechanical permit last August to replace failed thru-wall HVAC units with a central system, but required screening for the new ground mounted condensing unit. In this case, Staff suggested, and the applicant agreed, that the required HVAC screening be a solid wood fence, so that it could also screen the existing concrete parking pad and garbage cans in the rear of this highly visible corner lot on the GW Parkway. The proposed simple wood picket fence is in line with the rear ell and extends to the rear property line. 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.

The *Design Guidelines* also state that “Split rail type fences, horizontal board fences and other types of fences associated with the rural countryside are not appropriate in the historic districts.” With construction of the new fence, Staff recommends that the existing split rail fence be removed and the applicant has agreed with this condition.

**STAFF:**

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

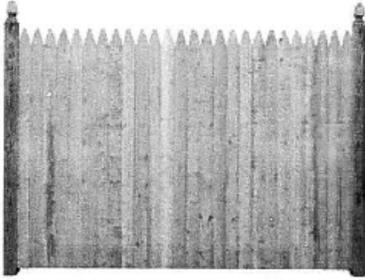




Figure 1. Front elevation.



Figure 2. 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 3. Specifications for proposed fence/screening.