

# City of Alexandria, Virginia

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## MEMORANDUM

DATE: JANUARY 18, 2012

TO: CHAIRMAN AND MEMBERS OF THE  
PARKER-GRAY DISTRICT BOARD OF ARCHITECTURAL REVIEW

FROM: BAR STAFF

SUBJECT: PROGRESS SINCE THE ADOPTION OF THE PARKER-GRAY RESIDENTIAL  
REFERENCE GUIDE AT THE DECEMBER 12, 2012 MEETING

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At the BAR meeting on December 12, 2012, the Board adopted the recommendations, as amended, of the Parker-Gray BAR Ad Hoc Design Guidelines Work Group. At the meeting, the Board discussed the need for interim measures that would allow for the approval of many of the new recommendations prior to the approval of a required text amendment to the zoning ordinance by City Council. As you know, the text amendment must be adopted before some of the recommendations can be implemented; in particular, those items which will require no BAR review of any kind.

Attached you will find the BAR-approved Residential Reference Guide (RRG) dated 12-12-12. This document reflects the Board's action and cannot be used until the text amendment is adopted. In the meantime, Staff has created an interim RRG which is also attached for your review. This document identifies the necessary level of BAR review (Board or staff) for each action listed in the RRG.

Since the last meeting, BAR staff has administratively approved two cases which would not have been feasible prior to adoption of the RRG last month:

- 1610 Suter Street (c. 1940s – Later building): BAR staff approved the removal of chain link fencing and the installation of a wood picket fence in the front yard. Prior to December 12, the applicant would have been required to go to the BAR for approval of the front fence, as staff only had the authority to approve fences in the side and rear yard.
- 518 N. Columbus Street (late 18<sup>th</sup>/early 19<sup>th</sup> century – Early building): BAR staff approved the installation of simulated divided light wood windows on the front and rear elevations. Prior to adoption of the RRG, the applicant would have been required to install single-glazed wood windows on the front façade or go to the BAR approval for windows inconsistent with the Window Policy.

Another case processed administratively, for a storm door at 401 N. Fayette Street, will not be reviewed by the BAR or staff in the future after the text amendment is adopted.

### **ATTACHMENTS**

- 1- Parker-Gray Board Residential Reference Guide adopted on December 12, 2012
- 2- Interim Residential Reference Guide

# Early Residential Buildings

## Pre-1932

FRONT (street facing)	SIDE (non-street facing)	REAR (non-street facing)
<p><b><u>Demolition/Capsulation</u></b>  Demolition of 19th century fences/walls (B)  Demolition of chain link and non-historic fences (S)  Accessibility features when no longer needed (N)</p> <p><b><u>Site elements</u></b>  Fences, except hollow vinyl fences, and those located in the right-of-way (S)  Ground mounted HVAC (S)  Decks/patios less than 2 ft. above grade (N)  Freestanding (permanent) planters and retaining walls less than 2 ft. high. (N)  Non-permanent yard features and art (N)  Paving (N)  Bollards (N)</p> <p><b><u>Exterior finishes</u></b>  Painting of, or stucco applied to, unpainted masonry (B)  Wood siding, including synthetic trim in limited locations (S)  Paint color (N)</p> <p><b><u>Roofs</u></b>  Dormers (B)  Skylights (B)  Rooftop decks (B)  Replacement roofing (S)  Solar panels (S)  Chimneys/flues (S)  Visible rooftop HVAC screening (or waiver) if located at least 15' behind the front façade on flat or sloped roofs (S)</p> <p><b><u>Replacement windows/doors</u></b>  Replacement SDL wood windows (if no historic windows exist or cannot be preserved), without tinted or reflective glass (S)  Doors and garage doors (S)  Security bars (S)  Storm doors (N)</p> <p><b><u>Building features</u></b>  Vents/fans greater than 1 sq. ft. (B)  Dish antennas over 2 feet in diameter (B)  Vents/fans less than 1 sq. ft. (S)  Shutters (S)  Drainage features (S)  Dish antennas under 2 feet in diameter (S)  Utility meters (S)  Awnings (S)  Stoops/steps/guard &amp; handrails (S)  Light fixtures (N)  Window boxes (N)</p> <p><b><u>New construction</u></b>  Permanent planters attached to the building (B)  Door hoods, porches or porticos (B)  Decks and balconies (B)  Accessibility features (B)  Accessory structures under 50 sq. ft. for corner lots (S)</p>	<p><b><u>Demolition/Capsulation</u></b>  Demolition of 19th century fences/walls (B)  Demolition of chain link and non-historic fences (N)  Accessibility features when no longer needed (N)</p> <p><b><u>Site elements</u></b>  Fences, except hollow vinyl (S)  Ground mounted HVAC (N)  Decks/patios less than 2 ft. above grade (N)  Freestanding (permanent) planters and retaining walls less than 2 ft. high (N)  Non-permanent yard features and art (N)  Paving (N)  Bollards (N)</p> <p><b><u>Exterior finishes</u></b>  Painting of, or stucco applied to, unpainted masonry (B)  Siding, including fiber cement siding and synthetic trim (S)  Paint color (N)</p> <p><b><u>Roofs</u></b>  Dormers (B)  Skylights (S)  Replacement roofing (S)  Visible rooftop HVAC screening (or waiver) (S)  Solar panels (N)  Chimneys/flues (N)  Rooftop decks, provided they are located at least 15' behind the front façade on flat or sloped roofs (N)</p> <p><b><u>Replacement windows/doors</u></b>  Replacement windows of any material but vinyl, without tinted or reflective glass (S)  All doors (N)  Security Bars (N)</p> <p><b><u>Building features</u></b>  Light fixtures (N)  Vents/fans (N)  Dish antennas and all mast TV antennas (N)  Shutters (N)  Drainage features (N)  Utility meters (N)  Window boxes (N)  Awnings (N)  Stoops/steps/guard &amp; handrails (N)</p> <p><b><u>New construction</u></b>  Permanent planters attached to the building (S)  Door hoods, porches or porticos (S)  Accessory structures under 50 sq. ft. for corner lots (S)  Accessibility features (N)</p> <div data-bbox="721 2613 1251 2747" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>B = BAR review required at public hearing  S= Staff administrative review only  N=No BAR or Staff review</p> </div>	<p><b><u>Demolition/Capsulation</u></b>  Demolition of 19th century fences/walls (B)  Demolition of chain link and non-historic fences (N)  Demolition and capsulation of 250 or less square feet of rear wall area, below second floor window sills (N)  Demolition and capsulation of 100 gross square feet of building area (e.g. existing one story additions) below second floor window sills and accessory structures (N)  Accessibility features when no longer needed (N)</p> <p><b><u>Site elements</u></b>  Fences, except hollow vinyl (S)  Ground mounted HVAC (N)  Decks/patios less than 2 ft. above grade (N)  Freestanding (permanent) planters and retaining walls less than 2 ft. in high (N)  Non-permanent yard features and art (N)  Paving (N)  Bollards (N)</p> <p><b><u>Exterior finishes</u></b>  Painting of, or stucco applied to, unpainted masonry (B)  Siding, including fiber cement and synthetic trim (S)  Paint color (N)</p> <p><b><u>Roofs</u></b>  Dormers (B)  Skylights (S)  Replacement roofing (S)  Visible rooftop HVAC screening (or waiver) (S)  Solar panels (N)  Chimneys/flues (N)  Rooftop decks, provided they are located at least 15' behind the front façade on flat or sloped roofs (N)</p> <p><b><u>Replacement windows/doors</u></b>  Replacement windows of any material but vinyl, without tinted or reflective glass (S)  All doors (N)  Security bars (N)</p> <p><b><u>Building features</u></b>  Light fixtures (N)  Vents/fans (N)  Dish antennas and all mast TV antennas (N)  Shutters (N)  Drainage features (N)  Utility meters (N)  Window boxes (N)  Awnings (N)  Stoops/steps/guard &amp; handrails (N)  Alterations below the second floor window sills (N)</p> <p><b><u>New construction</u></b>  Permanent planters attached to the building (N)  Accessory structures no greater than one story, 250 gross sq. ft. and 11.5 feet high (N)  One-story additions no more than 250 gross sq. ft. of floor area and no taller than 2nd floor window sills (N)  Decks/patios below the second floor window sills (N)  Door hoods, porches or porticos below second floor window sill (N)  Accessibility features (N)</p>

1. Unless specifically exempted here, the BAR must approve any alterations, additions, demolition and/or capsulation.
2. All projects must comply with zoning ordinance and building code requirements, and a building permit may be required.
3. All work approved by Staff through the administrative approval process must still be consistent with all BAR Design Guidelines, as amended, and policies.
4. Corner buildings have two street facing elevations (fronts) and two non-street facing elevations (sides).

# Later Residential Buildings

## Post-1931

**B= BAR review at hearing.**  
**S= Staff administrative review only**  
**N=No BAR or Staff review required**

FRONT	SIDE	REAR
<p><b><u>Demolition/Capsulation</u></b>                      Demolition of all fences (N)                      Accessibility features, when no longer needed (N)</p> <p><b><u>Site elements</u></b>                      Fences, except hollow vinyl fences, and those located in the right-of-way (S)                      Ground mounted HVAC (S)                      Decks/patios less than 2 ft. above grade (N)                      Freestanding (permanent) planters and retaining walls less than 2 ft. high (N)                      Non-permanent yard features and art (N)                      Paving (N)                      Bollards (N)</p> <p><b><u>Exterior finishes</u></b>                      Painting of, or stucco applied to, unpainted masonry (B)                      Wood siding, including fiber cement siding and synthetic trim (S)                      Paint color (N)</p> <p><b><u>Roofs</u></b>                      Dormers (B)                      Rooftop decks (B)                      Skylights (B)                      Replacement roofing (S)                      Visible rooftop HVAC screening (or waiver) if located at least 15’ behind the front façade on flat or sloped roofs (S)                      Solar panels (S)                      Chimneys/flues (S)</p> <p><b><u>Replacement windows/doors</u></b>                      Security bars (S)                      Replacement windows (S):                      If located 15’ or more from the front property line they may be any material, operation or configuration, without tinted or reflective glass; and,                      If located less than 15’ from the property line, the windows may be wood, aluminum clad wood, or any high quality, paintable material with permanently affixed simulated divided light muntins. They may not be hollow vinyl, have sandwich muntins, or have tinted or reflective glass.                      Doors (N)</p> <p><b><u>Building features</u></b>                      Dish antennas over 2 feet in diameter (B)                      Vents/fans greater than 1 sq. ft. (B)                      Drainage features (S)                      Vents/fans less than 1 sq. ft. (S)                      Utility meters (S)                      Dish antennas under 2 feet in diameter (S)                      Light fixtures (N)                      Shutters (N)                      Window boxes (N)                      Awnings (N)                      Stoops/steps/guard &amp; handrails (N)</p> <p><b><u>New construction</u></b>                      Permanent planters attached to the building (B)                      Decks and balconies (B)                      Door hoods, porches or porticos (B)                      Accessibility features (B)                      Accessory structures under 50 sq. ft. for corner lots (S)</p>	<p><b><u>Demolition/Capsulation</u></b>                      Demolition of all fences (N)                      Accessibility features when no longer needed (N)</p> <p><b><u>Site elements</u></b>                      Fences, except hollow vinyl fences (S)                      Ground mounted HVAC (N)                      Decks/patios less than 2 ft. above grade (N)                      Freestanding (permanent) planters and retaining walls less than 2 ft. high (N)                      Non-permanent yard features and art (N)                      Paving (N)                      Bollards (N)</p> <p><b><u>Exterior finishes</u></b>                      Painting of, or stucco applied to, unpainted masonry (B)                      Siding, including fiber cement siding and synthetic trim (S)                      Paint color (N)</p> <p><b><u>Roofs</u></b>                      Dormers (B)                      Replacement roofing (S)                      Skylights (S)                      Visible rooftop HVAC screening (or waiver) (S)                      Solar panels (N)                      Chimneys/flues (N)                      Rooftop decks, provided they are located at least 15’ behind the front façade on flat or sloped roofs (N)</p> <p><b><u>Replacement windows/doors</u></b>                      Replacement windows (S):                      If located 15’ or more from the front property line they may be any material, operation or configuration, without tinted or reflective glass; and,                      If located less than 15’ from the property line, the windows may be wood, aluminum clad wood, or any high quality, paintable material with permanently affixed simulated divided light muntins. 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# Early Residential Buildings

## Pre-1932

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(B)                      *Non-permanent yard features and art (S)                      *Paving for parking (S)                      *Bollards (B)</p> <p><b><u>Exterior finishes</u></b>                      Painting of, or stucco applied to, unpainted masonry (B)                      Siding, including synthetic trim in limited locations (S)                      *Paint color – new construction only (B)</p> <p><b><u>Roofs</u></b>                      Dormers (B)                      Skylights (B)                      Rooftop decks (B)                      Replacement roofing according to the existing roofing policy (S)                      Solar panels (B)                      Chimneys/flues (B)                      Visible rooftop HVAC screening (or waiver) if located at least 15’ behind the front façade on flat or sloped roofs (S)</p> <p><b><u>Replacement windows/doors</u></b>                      Replacement wood windows (if no historic windows exist or cannot be preserved), without tinted or reflective glass (S)                      Doors and garage doors (S)                      Security bars (B)                      *Storm doors (S)</p> <p><b><u>Building features</u></b>                      Vents/fans greater than 1 sq. ft. 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## Post-1931

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They may not be hollow vinyl, have sandwich muntins, or have tinted or reflective glass. (S)                      *All doors (S)                      Security bars (B)</p> <p><b>Building features</b>                      Dish antennas over 2 feet in diameter (B)                      Vents/fans greater than 1 sq. ft. (B)                      Drainage features (S)                      Vents/fans less than 1 sq. ft. (S)                      Utility meters (S)                      Dish antennas under 2 feet in diameter (S)                      *Light fixtures (S)                      *Shutters (S)                      *Window boxes (S)                      *Awnings (B)                      *Stoops/steps/guard (B) &amp; handrails (S)</p> <p><b>New construction</b>                      Permanent planters attached to the building (B)                      Decks and balconies (B)                      Door hoods, porches or porticos (B)                      Accessibility features (B)                      Accessory structures under 50 sq. ft. for corner lots (S)</p>	<p><b>Demolition/Capsulation</b>                      *Demolition of all fences (S)                      *Accessibility features when no longer needed (S)</p> <p><b>Site elements</b>                      Fences, except hollow vinyl fencing (S)                      *Ground mounted HVAC (S)                      *Decks/patios less than 2 ft. above grade (B)                      *Freestanding (permanent) planters and retaining walls less than 2 ft. high (B)                      *Non-permanent yard features and art (S)                      *Paving for parking (S)                      *Bollards (B)</p> <p><b>Exterior finishes</b>                      Painting of, or stucco applied to, unpainted masonry (B)                      Siding, including fiber cement siding and synthetic trim (S)                      *Paint color – new construction only (B)</p> <p><b>Roofs</b>                      Dormers (B)                      Skylights (B)                      Replacement roofing (S)                      Visible rooftop HVAC screening (or waiver) (S)                      *Solar panels (B)                      *Chimneys/flues (B)                      *Rooftop decks, provided they are located at least 15’ behind the front façade on flat or sloped roofs (B)</p> <p><b>Replacement windows/doors</b>                      Replacement windows:                      If located 15’ or more from the front property line they may be any material, operation or configuration, without tinted or reflective glass; and,                      If located less than 15’ from the property line, the windows may be wood, aluminum clad wood, or any high quality, paintable material with permanently affixed simulated divided light muntins. They may not be hollow vinyl, have sandwich muntins, or have tinted or reflective glass. (S)                      *All doors (S)                      *Security bars (B)</p> <p><b>Building features</b>                      *Light fixtures (S)                      *Vents/fans (S)                      *Dish antennas and all mast TV antennas (S)                      *Shutters (S)                      *Drainage features (S)                      *Utility meters (S)                      *Window boxes (S)                      *Awnings (B)                      *Stoops/steps/guard (B) &amp; handrails (S)</p> <p><b>New construction</b>                      Door hoods, porches or porticos (B)                      Permanent planters attached to the building (B)                      *Accessibility features (S)                      Accessory structures under 50 sq. ft. (S)</p>	<p><b>Demolition/Capsulation</b>                      *Demolition and capsulation of 250 or less of square feet of rear wall area, below the second floor window sills (B)                      *Demolition and capsulation of 100 gross square feet of building area (e.g. existing one story additions) below the second floor window sills and accessory structures (B)                      *Demolition of all fences (S)                      *Accessibility features when no longer needed (S)</p> <p><b>Site elements</b>                      Fences, except hollow vinyl fencing (S)                      *Ground mounted HVAC (S)                      *Decks/patios less than 2 ft. above grade (B)                      *Freestanding (permanent) planters and retaining walls less than 2 ft. high (B)                      *Non-permanent yard features and art (S)                      *Paving for parking (S)                      *Bollards (B)</p> <p><b>Exterior finishes</b>                      Painting of, or stucco applied to, unpainted masonry (B)                      Siding, including fiber cement siding and synthetic trim (S)                      *Paint color – new construction only (B)</p> <p><b>Roofs</b>                      Dormers (B)                      Skylights (B)                      Replacement roofing (S)                      Visible rooftop HVAC screening (or waiver) (S)                      *Solar panels (B)                      *Chimneys/flues (B)                      *Rooftop decks, provided they are located at least 15’ behind the front façade on flat or sloped roofs (B)</p> <p><b>Replacement windows/doors</b>                      Replacement windows (S):                      If located 15’ or more from the front property line they may be any material, operation or configuration, without tinted or reflective glass; and,                      If located less than 15’ from the property line, the windows may be wood, aluminum clad wood, or any high quality, paintable material with permanently affixed simulated divided light muntins. They may not be hollow vinyl, have sandwich muntins, or have tinted or reflective glass.                      *All doors (S)                      *Security bars (B)</p> <p><b>Building features</b>                      *Light fixtures (S)                      *Vents/fans (S)                      *Dish antennas and all mast TV antennas (S)                      *Shutters (S)                      *Drainage features (S)                      *Utility meters (S)                      *Window boxes (S)                      *Awnings (B)                      *Stoops/steps/guard (B) &amp; handrails (S)                      *Alterations below the second floor window sills (S/B)</p> <p><b>New construction</b>                      *Permanent planters attached to the building (B)                      *Accessory structures no greater than one story, 250 gross sq ft .and 11.5 feet high (B)                      *One-story additions no more than 250 gross sq. ft. of floor area and no taller than 2nd floor window sills (B)                      *Decks/patios below the second floor window sills (B)                      *Door hoods, porches or porticos below second floor window sill (B)                      *Accessibility features (S)                      *Accessory structures under 50 sq. ft. (S)</p>

1. Unless specifically exempted here, the BAR must approve any alterations, additions, demolition and/or capsulation.
2. All projects must comply with zoning ordinance and building code requirements, and a building permit may be required.
3. All work approved by Staff through the administrative approval process must still be consistent with all BAR Design Guidelines, as amended, and policies.
4. Corner buildings have two street facing elevations (fronts) and two non-street facing elevations (sides).