

ISSUE: Certificate of Appropriateness for alterations and Waiver of Fence Height

APPLICANT: Robert and Melissa Manaker

LOCATION: Old and Historic Alexandria District
820 South Royal Street

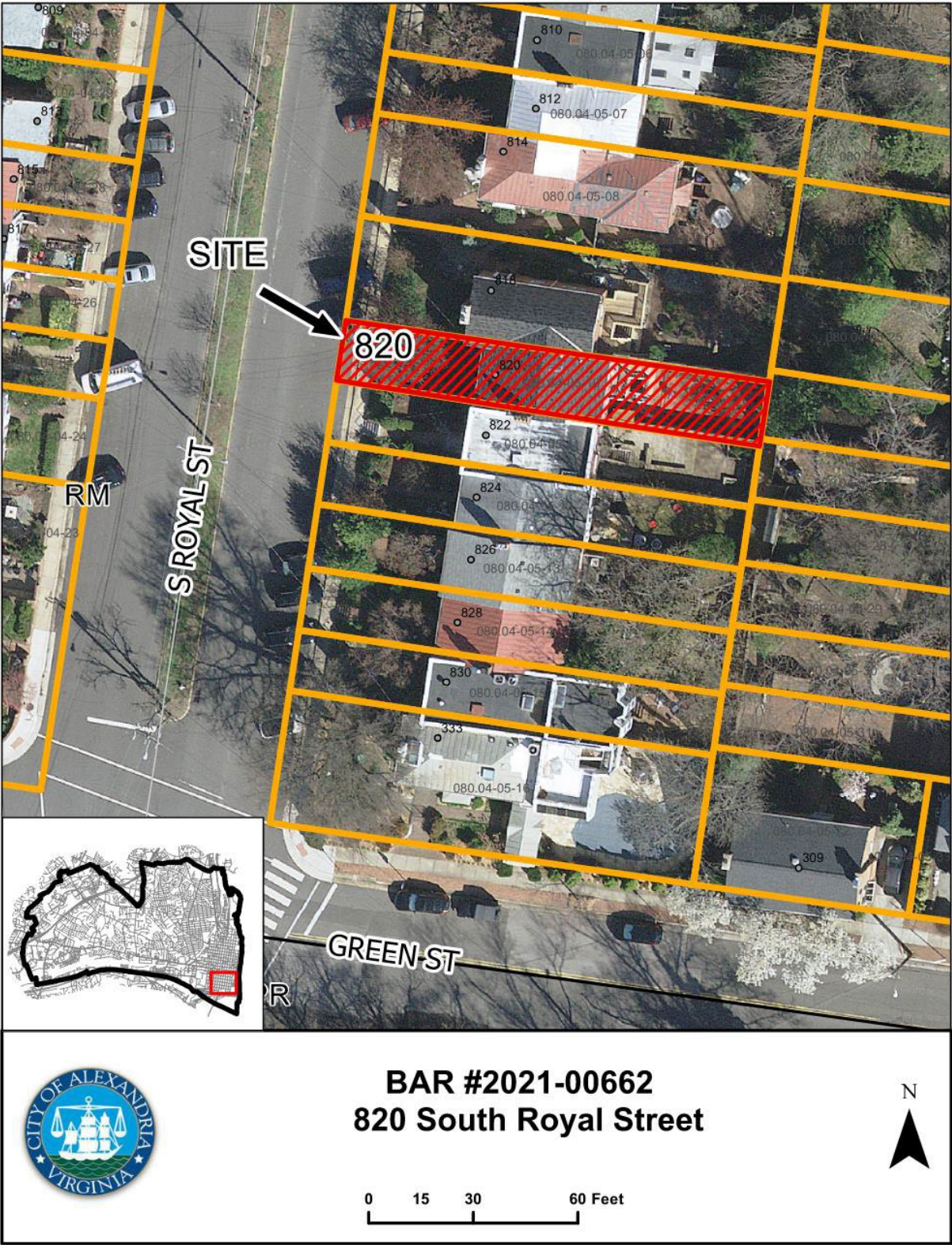
ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness for alterations and Waiver of Fence Height with the condition that the HVAC equipment screening should be painted so it does not detract from the architecture of the building.

GENERAL NOTES TO THE APPLICANT

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of 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, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any 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.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to renovate the existing entrance steps on the façade (west elevation) and install a wood screening enclosure for mechanical equipment, as well as alterations at **820 South Royal Street**. The steps are currently turned 90 degrees from the door and are parallel to the facade. The proposed steps will be perpendicular to the façade. The proposed steps will be brick risers with thermal bluestone treads. The north elevation of the proposed screening enclosure is 60" and requires a Waiver of Fence Height.

The application also includes the removal of the railing at the entrance and the replacement of the handrails from the front steps (sidewalk level). A new visually minimal handrail that complies with the BAR Policies for Administrative Approval will be installed at the proposed entrance steps. The handrails at the sidewalk level will be replaced in-kind. The proposed paving in the front yard, does not require approval per the BAR Policies for Administrative Approval because it will not be used for alleys, drives, or parking.

II. HISTORY

820 South Royal Street is a two-story brick rowhouse constructed in **1952** in the Yates Garden subdivision.

Previous BAR Approvals

BAR99-00224 – approval to replace two rear doors and adding a skylight

BAR2014-00187 – approval to replace an existing rear deck

BAR2016-00073 – approval to replace a 6' rear fence

BAR2017-00152 – approval to replace 6 windows

BAR2021-00262/00263 – approval of a permit to demolish and a certificate of appropriateness for a one-story rear addition and porch

III. ANALYSIS *(Alteration)*

Staff has not objection to the proposed alterations to the stoop, steps and railings. The *Design Guidelines* states that stoops, steps and railings are important functional elements of the entrances to buildings, as well as a decorative function as part of the design vocabulary of an architectural style. They also provide the transition area between the public street and the private interior of a building and are an integral part of the overall architectural composition of a building. The proposed project is appropriate to the historic style of the structure and does not hide, obscure or cause the removal of architectural details. The proposed materials are 6" brick risers with 14" thermal bluestone threads and 36" wrought iron railings. These materials will be sympathetic to the building materials generally found in the historic district and are appropriate with the historic architecture of the building.

The application also includes an 8'-3" by 11'-1' screening enclosure for the existing HVAC unit and trash/recycling receptables in the front yard. The north side will be 60" high. The west and

south sides will be 42” high. The horizontal wood-enclosed fencing will be located 19’-2” from the front steps. The screening will also include a single gate for access. Section 7-202(A)(1) of the zoning ordinance states that fences in front yards cannot exceed 5 feet and cannot be closed. However, per section 7-202(D), the restrictions of 7-202(A)(1) may be waived or modified by the Board of Architectural Review where the Board finds that a proposed fence would be architecturally appropriate and consistent with the character of the district.

Staff has no objections to the screening enclosure and waiver of fence height. The *Design Guidelines* states that HVAC equipment which must be located in the front or a visually prominent area of a building should be screened. Staff recommends that the HVAC equipment screening be painted so it does not detract from the architecture of the building. The proposed enclosure is architecturally appropriate, constructed of a material that complies with the fencing guidelines, and its installation will hide the HVAC equipment from public view. The Waiver of Fence height should be granted because the subject property is not located on a corner lot and the vision clearance requirement doesn’t have to be maintained. Additionally, the enclosure abuts the façade and is setback over 19’ from the front lot line. The enclosure is easily removed, and closed fencing is an appropriate way to reduce the visibility of mechanical equipment. Below is an example of a screening enclosure at 616 S. Royal St. that is taller and more visible than the proposed.



Photo 1: Screening enclosure at 616 S. Royal St.

With the conditions above, staff recommends approval of the project.

STAFF

Amirah Lane, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

- F-1 The proposed fence for the screening enclosure is a 4-foot closed fence and the proposed fence along the north property line is a 5-foot closed fence. Both fences are in the front yard. Section 7-202(A)(1) states that fences in front yards cannot exceed 5 feet and cannot be closed. However, per section 7-202(D), the restrictions of 7-202(A)(1) may be waived or modified by the Board of Architectural Review where the board finds that a proposed fence would be architecturally appropriate and consistent with the character of the district.
- F-2 If the BAR waives the restriction of 7-202(A)(1), the proposed fences will comply with zoning.
- F-3 The proposed alterations to the stairs comply with zoning.
- F-4 The AC unit currently exists in the proposed location and therefore can remain in the front yard.

Code Administration

No comments received.

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- R-4 It is the responsibility of the applicant to determine the parties with an interest in the 13.5' Reserved Parking Easement on the property and determine if the proposed improvements are allowed within this easement. (T&ES)
- F-1 The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (T&ES)

- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)
- C-7 An encroachment request will be required for projections into the public right of way. (T&ES)
- C-8 The owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the City as an Additional Insured, against claims, demands, suits and related costs, including attorneys' fees, arising from any bodily injury or property damage which may occur as a result of the encroachment. (Sec. 5-29 (h)(1)) (T&ES)

Please submit Insurance Certificate:

City of Alexandria

T&ES

Attn: Development Services

301 King Street, Room 4130

Alexandria, VA 22314

Alexandria Archaeology

No archaeological oversight will be necessary for this undertaking.

V. ATTACHMENTS

1 – Application Materials

2 – Supplemental Materials

ADDRESS OF PROJECT: _____

DISTRICT: ☐ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old Building

TAX MAP AND PARCEL: _____ ZONING: _____

APPLICATION FOR: *(Please check all that apply)*

☐ CERTIFICATE OF APPROPRIATENESS

☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ☐ Property Owner ☐ Business *(Please provide business name & contact person)*

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail : _____

Authorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

- ☐ **Yes** ☐ **No** Is there an historic preservation easement on this property?
☐ **Yes** ☐ **No** If yes, has the easement holder agreed to the proposed alterations?
☐ **Yes** ☐ **No** Is there a homeowner's association for this property?
☐ **Yes** ☐ **No** If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

NATURE OF PROPOSED WORK: *Please check all that apply*

- ☐ NEW CONSTRUCTION

☐ EXTERIOR ALTERATION: *Please check all that apply.*

☐ awning

☐ fence, gate or garden wall

☐ HVAC equipment

☐ shutters

☐ doors

☐ windows

☐ siding

☐ shed

☐ lighting

☐ pergola/trellis

☐ painting unpainted masonry

☐ other _____

☐ ADDITION

☐ DEMOLITION/ENCAPSULATION

☐ SIGNAGE

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- ☐ ☐ Survey plat showing the extent of the proposed demolition/encapsulation.

☐ ☐ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.

☐ ☐ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.

☐ ☐ Description of the reason for demolition/encapsulation.

☐ ☐ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.*

- ☐ ☐ ^{N/A} Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- ☐ ☐ FAR & Open Space calculation form.
- ☐ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- ☐ ☐ Existing elevations must be scaled and include dimensions.
- ☐ ☐ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- ☐ ☐ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☐ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: *One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.*

- ☐ ☐ ^{N/A} Linear feet of building: Front: _____ Secondary front (if corner lot): _____.
- ☐ ☐ Square feet of existing signs to remain: _____.
- ☐ ☐ Photograph of building showing existing conditions.
- ☐ ☐ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- ☐ ☐ Location of sign (show exact location on building including the height above sidewalk).
- ☐ ☐ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- ☐ ☐ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: *Check N/A if an item in this section does not apply to your project.*

- ☐ ☐ ^{N/A} Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☐ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- ☐ ☐ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- ☐ ☐ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- ☐ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)

- ☐ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.

- ☐ I, the applicant, or an authorized representative will be present at the public hearing.

- ☐ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: 

Printed Name: _____

Date: _____

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.


Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. n/a		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

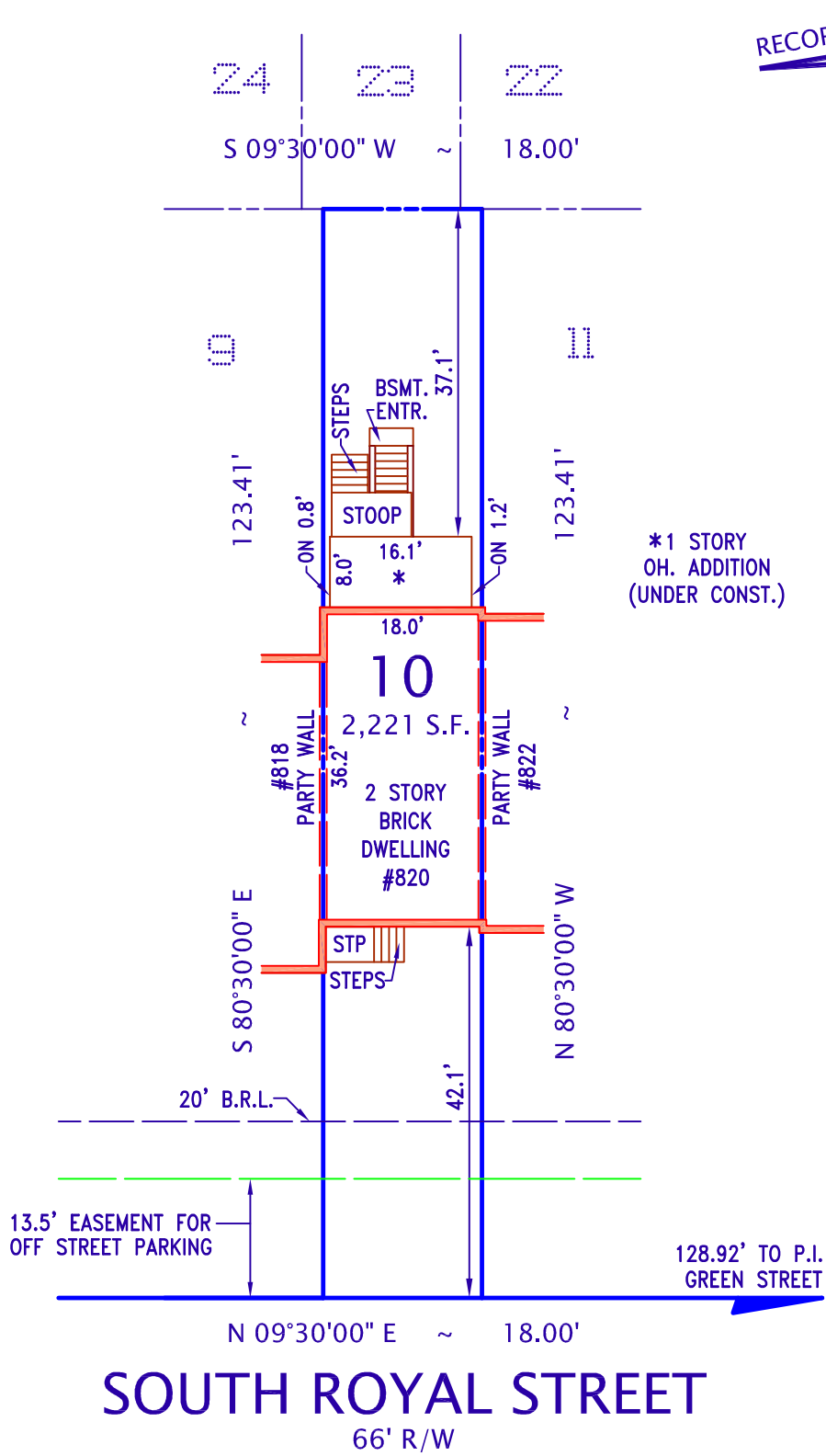
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

Date

Printed Name

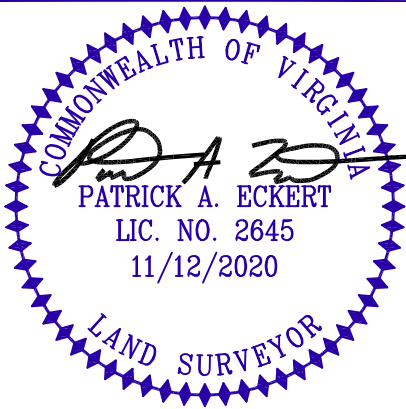
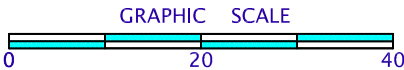


Signature



SOUTH ROYAL STREET
66' R/W

PLAT
SHOWING WALL CHECK ON
LOT 10 BLOCK 5
YATES GARDENS
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' OCTOBER 28, 2020



THE POSITION OF THE EXISTING IMPROVEMENTS HAS BEEN ESTABLISHED BY AN ON SITE INSTRUMENT SURVEY AND UNLESS OTHERWISE SHOWN THERE ARE NO VISIBLE ENCROACHMENTS.

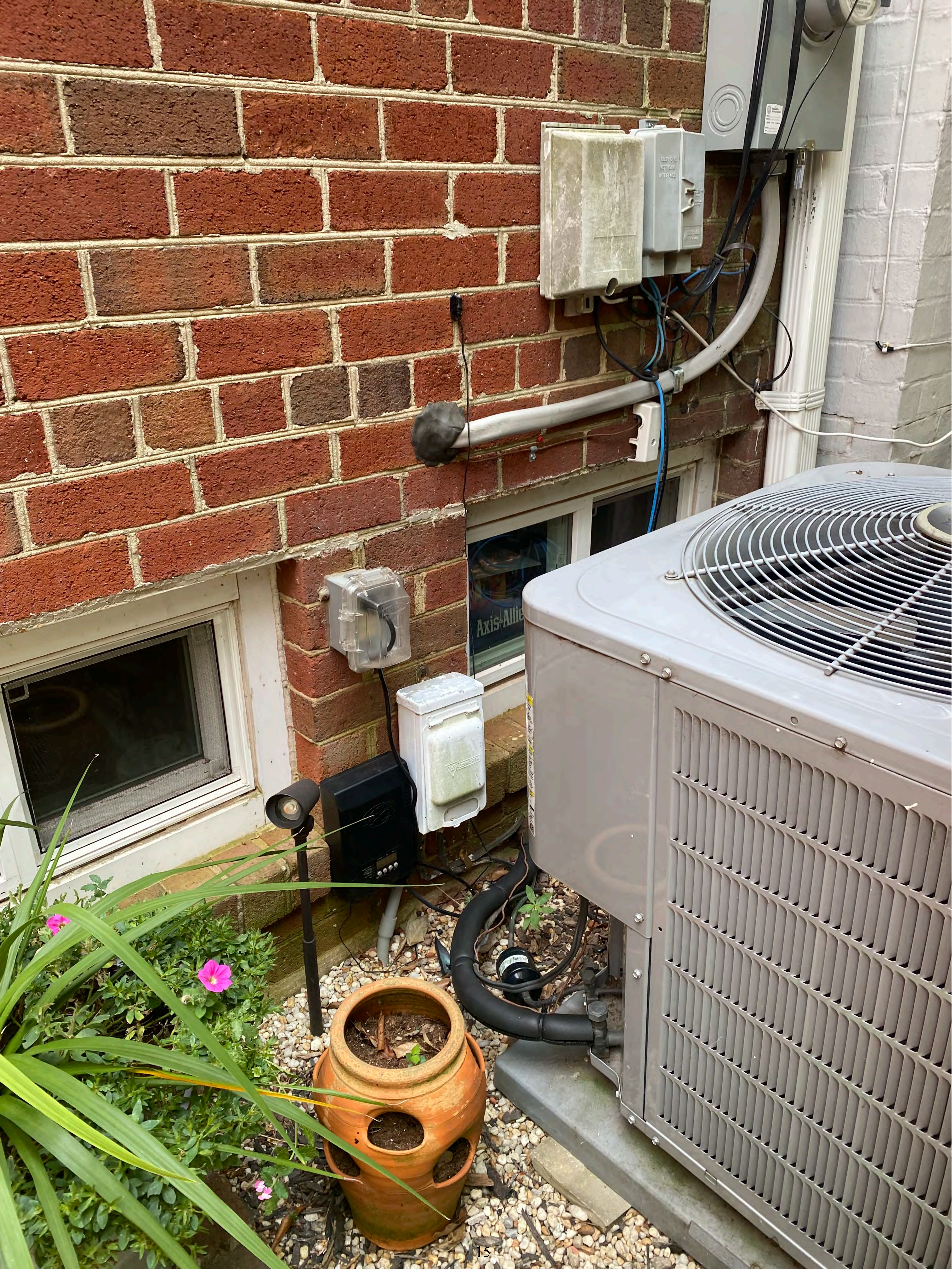
CASE NAME:
MANAKER
ORDERED BY:
POTTS & CHAPA

PLAT PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS PLAT IS SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD OR ESTABLISHED. NO CORNER MARKERS SET.

ALTERRA SURVEYS, INC.
11350 RANDOM HILLS ROAD #430
FAIRFAX, VIRGINIA 22030
TEL. NO. 703-520-1558
FAX NO. 703-995-4800
INBOX@ALTERRASURVEYS.COM

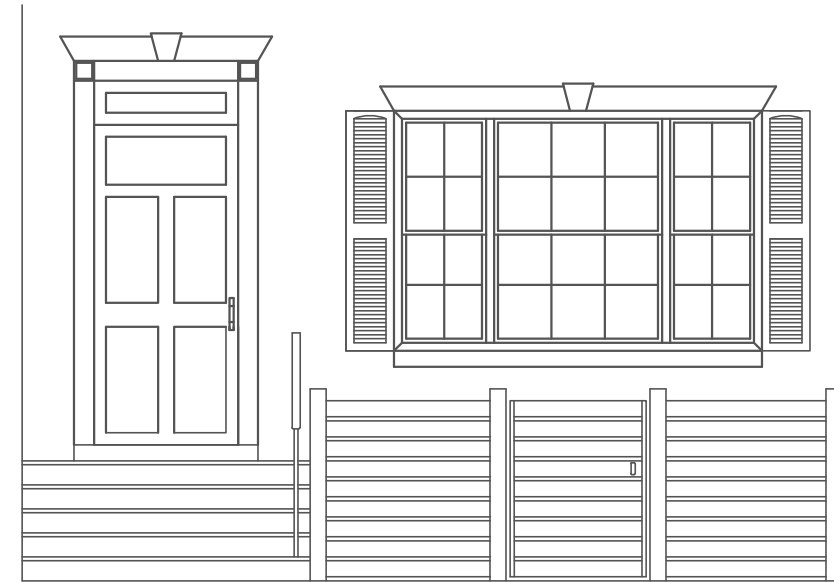




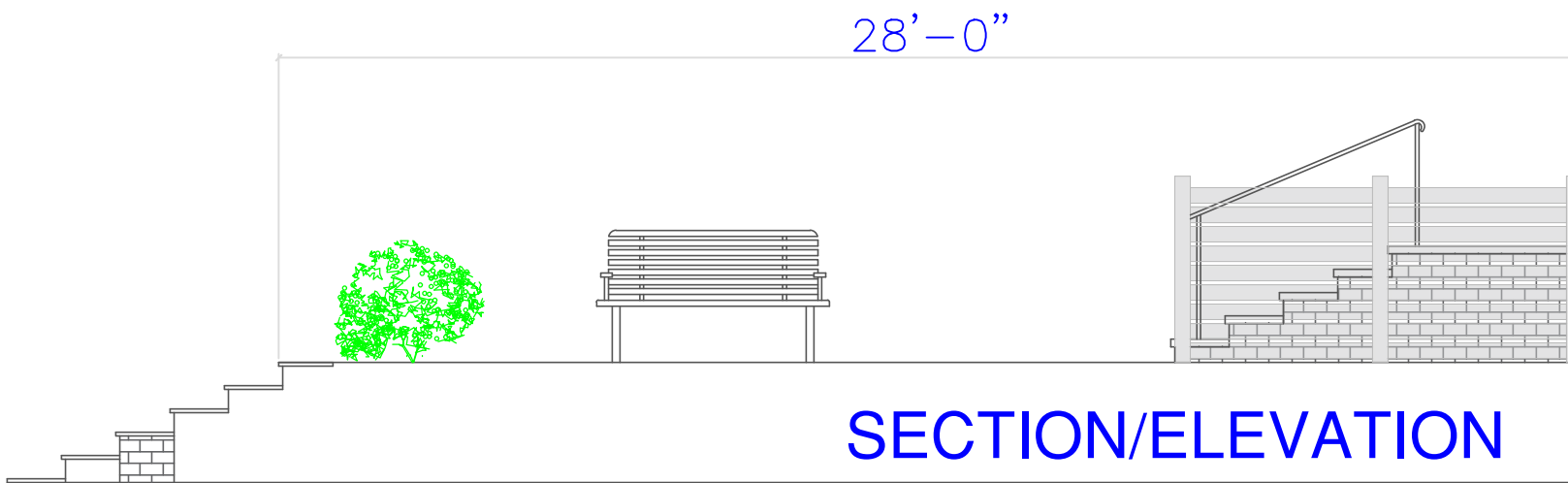


NOTES:

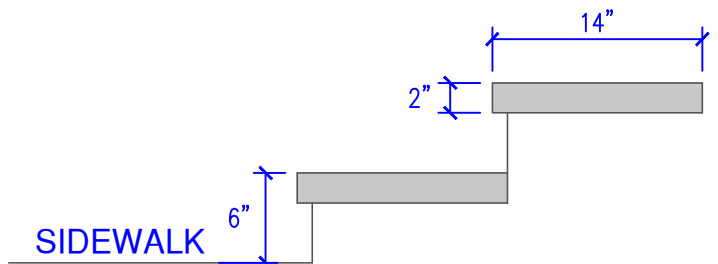
1. ALL PAVING TO BE RANDOM RECTANGULAR BLUESTONE ON CONCRETE.
2. ALL STEPS TO BE 6" BRICK RISERS WITH 14" THERMAL BLUESTONE TREADS.
3. WOOD TO BE CEDAR HORIZONTAL BOARD WITH PRESSURE TREATED 4X4 POST.



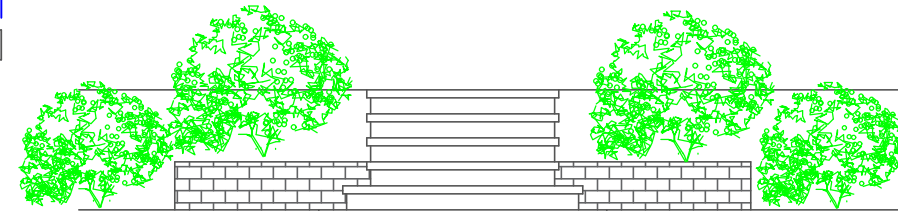
FRONT DOOR ELEVATION



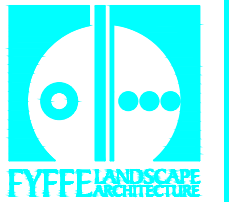
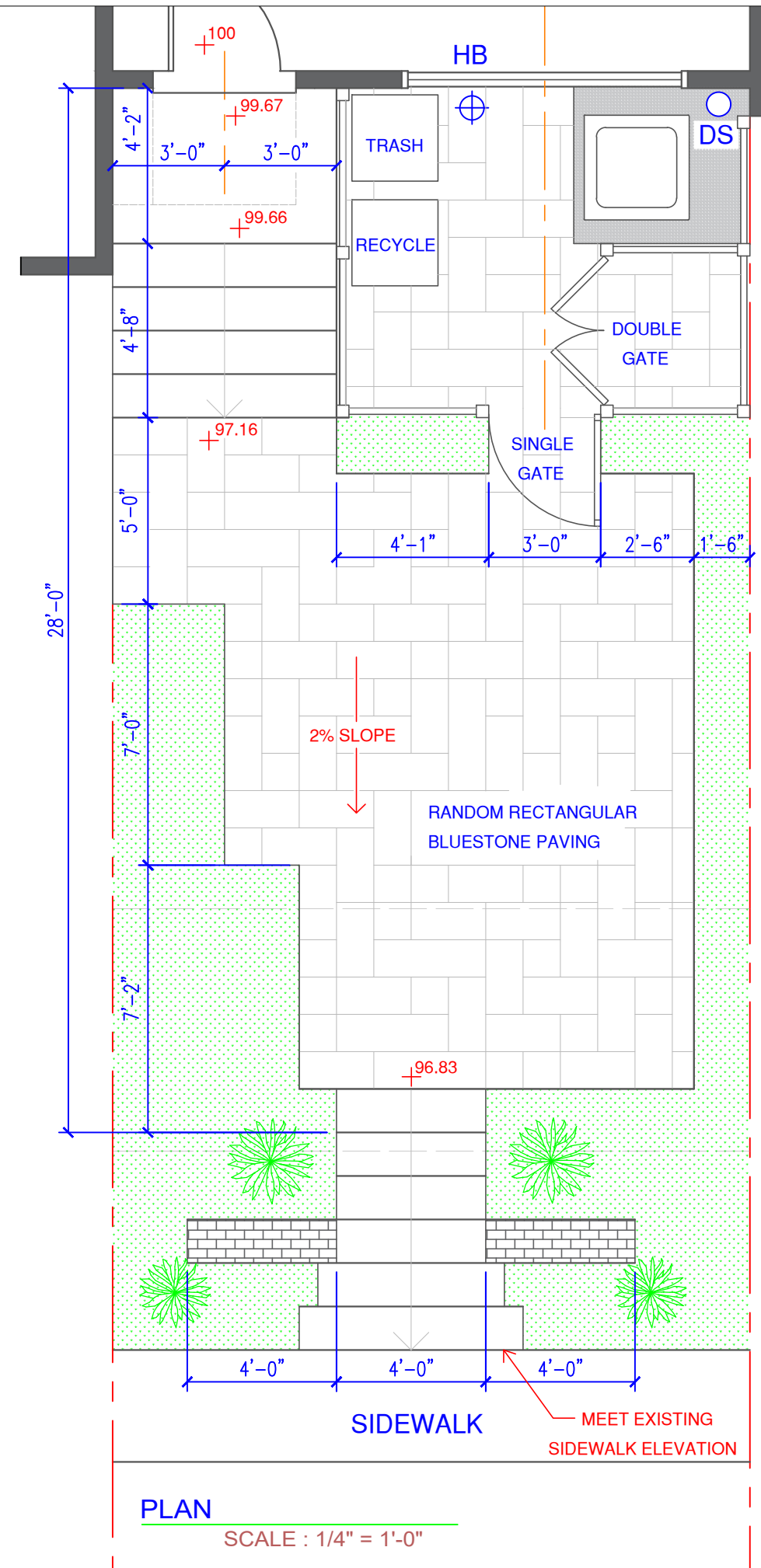
SECTION/ELEVATION



STEPS DETAIL

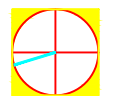


FRONT STEPS



Susanne Fyffe, ASLA
1057 South 26th Road
Arlington, VA 22202
P: 703-966-2702
susanne@fyffela.com
www.fyffela.com

MELISSA MANAKER
820 SOUTH ROYAL STREET
ALEXANDRIA, VA 22314



LAYOUT
PLAN

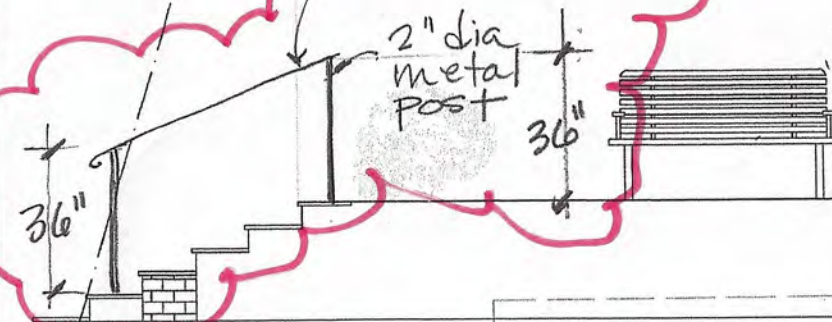
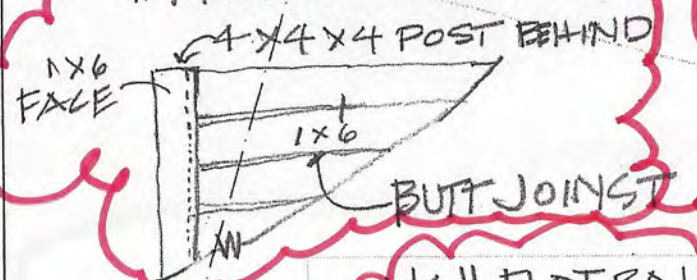
Project :
Scale: AS SHOWN
Date: NOVEMBER 9, 2021
Revisions:

L-1

NOTES:

1. ALL PAVING TO BE RANDOM RECTANGULAR BLUESTONE ON CONCRETE.
2. ALL STEPS TO BE 6" BRICK RISERS WITH 14" THERMAL BLUESTONE TREADS.
3. WOOD TO BE CEDAR HORIZONTAL BOARD WITH PRESSURE TREATED 4X4 POST.

4. FENCE DETAIL



SECTION/ELEVATION

FRONT DOOR ELEVATION



MOUNT RAIL ON
STEP SIDE OF
FENCE

28'-0"

10'-0"

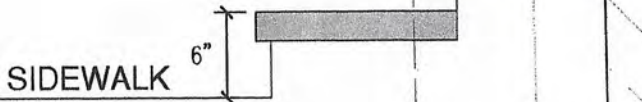
WROUGHT
IRON
RAILING

FRONT STEPS

SCALE: 1/4" = 1'-0"

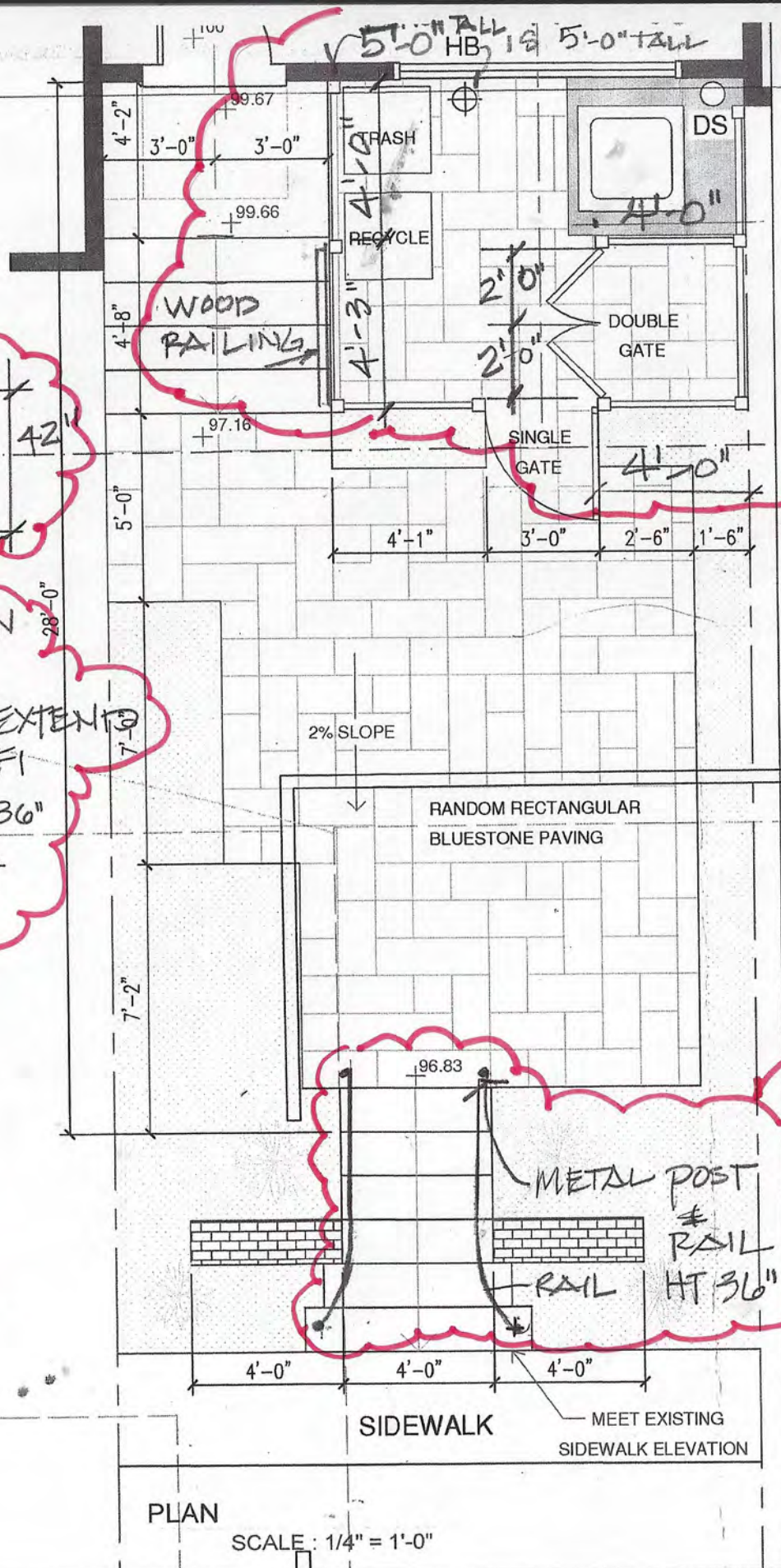
STEPS DETAIL

SCALE: 1" = 1'-0"



PLAN

SCALE: 1/4" = 1'-0"



ADDED
RAILINGS

ADDED
DIMENSION!

