

Docket Item # 4  
BAR CASE # 2018-00264

BAR Meeting  
July 11, 2018

**ISSUE:** Request for an accessory structure (shed)

**APPLICANT:** Rafat Mahmood

**LOCATION:** 718 North Washington Street

**ZONE:** CDX/Commercial Downtown Zone (Old Town North)

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**STAFF RECOMMENDATION**

Approval of the Certificate of Appropriateness, as submitted.

**GENERAL NOTES TO THE APPLICANT**

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped 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](mailto:preservation@alexandriava.gov) for further information.
2. **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.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** 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, 703-746-4200 for further information.
5. **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.
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. ISSUE**

The applicant is requesting after-the-fact approval of a Certificate of Appropriateness for a shed in the rear of the side yard at 718 North Washington Street. The shed measures six feet wide by 16 feet deep (96 square feet) and seven feet tall, resting on pressure treated wood skids rather than a permanent foundation. It is clad with textured plywood siding painted white and a grey composition shingle roof. The rear of the subject property was previously used as a staging location for the adjacent large construction project at the corner of Wythe and North Washington streets. The shed was constructed at some point during the construction phase but now provides storage for the subject property and will remain. The alley behind the building is public.

## **II. HISTORY**

The two-story brick freestanding building with a hipped roof with a central dormer and one-story open front porch was constructed as an American Four-Square style dwelling by **1931**, replacing an earlier house on the property, according to Sanborn Fire Insurance Maps. The front elevation has pairs of six-over-one windows on the second floor and a triple unit at the first floor, with wood porch columns on brick plinths recalling the Mission and Prairie styles popular at that time. The dwelling is constructed of red brick which has been painted white on the front facade.

On September 3, 2014 the BAR approved a Permit to Demolish and Certificate of Appropriateness for two-story rear addition (BAR Case #2014-0252 & 2014-0253).

## **III. ANALYSIS**

Staff was made aware of the shed because of a complaint. The shed complies with the zoning ordinance and does not require a building permit but it exceeds the 65 square foot floor area eligible for BAR administrative approval by roughly 30 square feet.

The *Design Guidelines* chapter on Accessory Structures & Outbuildings states that “historically, outbuildings have been an integral part of residential and commercial properties in the historic districts.” Today, accessory structures or outbuildings may serve decorative as well as functional needs. The *Design Guidelines* further state that free-standing accessory structures should complement, not compete with, the architecture of the main building. The proposed accessory structure is a simple design that is typical of garden storage sheds throughout the City, although they are normally slightly smaller and located in a rear yard behind a privacy fence. Saint Joseph’s Catholic Church, on the west side of the alley, also has freestanding storage sheds. The area immediately west of the shed is predominantly surface parking accessed from the alley. The shed is minimally visible from Washington Street, though staff reminds the BAR that plant material is not considered screening for the purposes of determining the BAR’s purview.





**Figure 1: View of the shed from the North Washington Street sidewalk**



**Figure 2: View of the shed from the public alley with 718 N Washington on the left**

Although by policy the BAR does not review paint color, and has not done so since 1993, the stark white color of this shed calls attention to the structure in this location and would be quite visible from Washington Street if the present plant materials die. The next time it needs to be painted, staff suggests that the applicant paint the shed moss green or oxide red color to blend with the plant materials and/or the walls of the adjacent structure when viewed from Washington Street in the winter.

Staff has no objection to the proposed accessory structure and recommends approval of the Certificate of Appropriateness, as submitted.

**STAFF**

Stephanie Sample, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

**IV. CITY DEPARTMENT COMMENTS**

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

**Zoning**

F-1 The current structure is being used as a commercial office. Non-residential uses do not have any yard or open space requirements.

C-1 Proposed 6ft-wide by 16ft-long by 7ft-tall shed complies with zoning.

**Code Administration**

C-1 A building permit is not required for a shed without utility connections that is under 256 square feet.

**Transportation and Environmental Services**

No comments received.

**Alexandria Archaeology**

F-1 Quartermaster's maps of the Union Army occupation of Alexandria during the Civil War indicate that a 60 ft. by 264 ft. cattle yard enclosure with feeding racks once was located on what is now 718 N. Washington Street. Later, according to the G.M. Hopkins Insurance Atlas, by 1877 a house belonging to Joseph Botts stood in the southeast corner of the lot fronting on Washington Street. While it is likely that twentieth-century construction has destroyed much of the evidence of past activities on this property, it is possible that portions of deeper features (such as wells or basement foundations) could remain intact. If present, these could provide insight into military activities and residential life in nineteenth-century Alexandria.

R-1 Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City

archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.

- R-2 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.

**V. ATTACHMENTS**

- 1 – Application for BAR 2018-0: 718 North Washington Street*  
*2 – Supplemental Materials*

BAR Case # \_\_\_\_\_

ADDRESS OF PROJECT: 718 N. WASHINGTON ST  
 TAX MAP AND PARCEL: 054.04-08-08 ZONING: COMMERCIAL

## 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: RAEAT MAHMOOD

Address: 718 N. WASHINGTON ST

City: ALEX State: VA Zip: 22314

Phone: 703 6838000 E-mail: RAYM4290@AOL.COM

Authorized Agent (if applicable): ☐ Attorney ☐ Architect ☐ \_\_\_\_\_

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

## Legal Property Owner:

Name: 718 N. WASHINGTON ST LLC

Address: 718 N. WASHINGTON ST

City: ALEX State: VA Zip: 22314

Phone: 703 6838000 E-mail: RAYM4290@AOL.COM

- ☐ 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.



BAR Case # \_\_\_\_\_

**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).*

Commercial property; existing shed  
 6x16 7ft height, wood material, single roof

**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.

Electronic copies of submission materials should be submitted whenever possible.

**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.*

- ☒ <sup>N/A</sup> ☐ 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. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. 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.

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**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 3 sets of 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: 6/4/2018

## 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 ten 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. RAGAT MAHMOUD	718 N. WASHINGTON ST	100%
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 ten 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. 718 N. WASHINGTON LLC	718 N. WASHINGTON	100%
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.

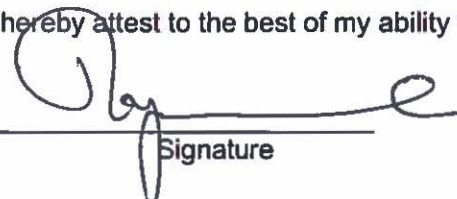
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. NONE		
2.		
3.		

**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.

6/24/2015  
Date

RAGAT MAHMOUD  
Printed Name

  
Signature



Attachment 2

Subject:

Date: 5/4/2018 10:44:16 AM Eastern Standard Time

From: masonarmsapts@gmail.com

To: raym4290@aol.com

Sent from my iPhone

1 Attached Images





Attachment 2

Subject:

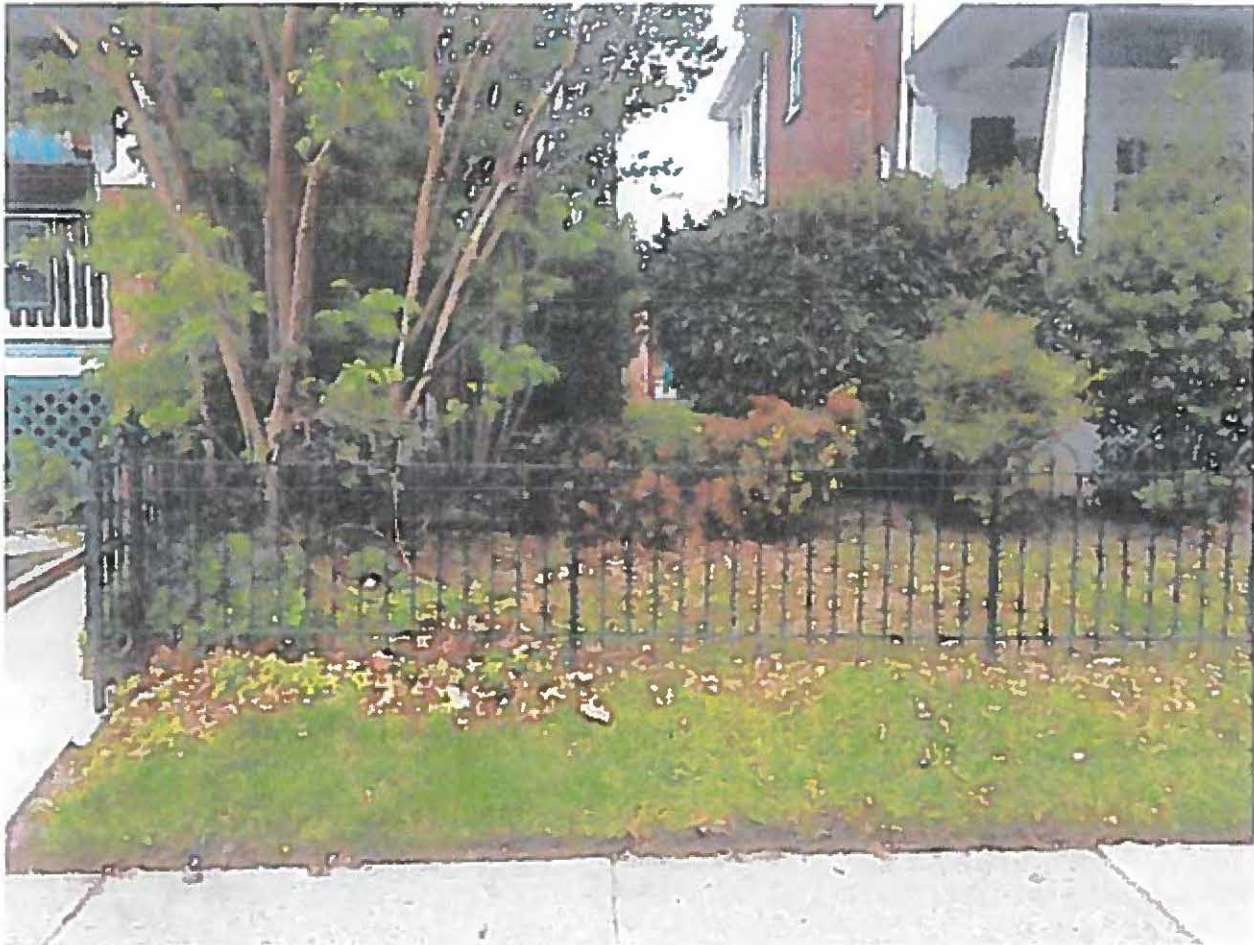
Date: 5/4/2018 10:48:21 AM Eastern Standard Time

From: masonarmsapts@gmail.com

To: raym4290@aol.com

Sent from my iPhone

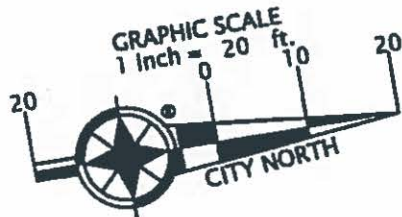
1 Attached Images





718 N WASHINGTON ST.

- NOTES: 1. FENCES ARE PICKET UNLESS NOTED.  
2. UTILITIES ARE UNDERGROUND.  
3. AREA= 6,676 SF (COMP).



20' ALLEY

N 09°30'00" E ~ 58.86'

WYTHE STREET

MONUMENT LINE

N/F LATSIDIS/WILKINSON

N 80°49'00" W ~ 113.42'

N/F SAUNDERS, ET AL

S 80°49'00" E ~ 113.42'

NORTH WASHINGTON STREET

MONUMENT LINE

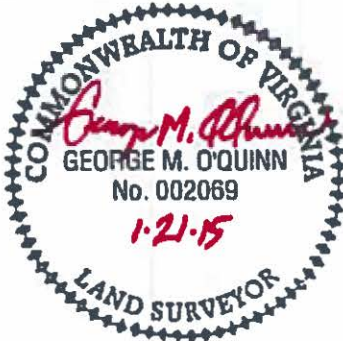
WALL CHECK  
APPROVED

PLANNING & ZONING

DIRECTOR OF P & Z

DATE

APPROVED FOR BUDGET-08094  
+ BUDGET-08094-0853 + CDX ZONE  
ONLY. JXB



PLAT

SHOWING BUILDING LOCATION ON  
THE PROPERTY LOCATED AT

#718 NORTH WASHINGTON STREET

(INSTR #140002546)

CITY OF ALEXANDRIA, VIRGINIA

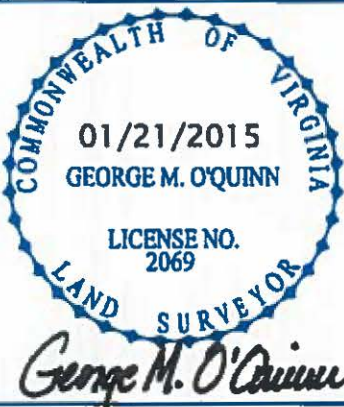
SCALE: 1" = 20'

JANUARY 21, 2015(WALLCHECK)

I HEREBY CERTIFY THAT THE POSITIONS OF  
ALL THE EXISTING IMPROVEMENTS HAVE BEEN  
CAREFULLY ESTABLISHED BY A CURRENT FIELD  
SURVEY AND UNLESS SHOWN THERE ARE NO  
VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO  
RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.  
NO CORNER MARKERS SET.



ORDERED BY:

718 N. WASHINGTON ST., LLC  
RAY MAHMOOD

**DOMINION** Surveyors  
Inc.  
8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
703-619-6555  
FAX: 703-799-6412