

# City of Alexandria, Virginia

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## MEMORANDUM

DATE: NOVEMBER 28, 2012

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

FROM: BAR STAFF

SUBJECT: CONTINUED DISCUSSION ON THE PARKER-GRAY BAR AD-HOC  
DESIGN GUIDELINES WORK GROUP RECOMMENDATIONS

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At the Board's October 24, 2012 meeting, BAR Staff introduced the general findings and major themes of the Parker-Gray BAR Ad Hoc Design Guidelines Work Group recommendations. The Board also heard testimony from the public, including most of the Work Group members. Due to the numerous and complex recommendations, the Board found that additional discussion was necessary prior to approving the work group's recommendations. As mentioned previously, the BAR must adopt the recommendations, but changes to the zoning ordinance will be necessary before some items can be approved by the Board.

Attached you will find the *Parker-Gray BAR Residential Reference Guide* which Staff created using the recommendations made by the group (Attachment A). The flow chart provides a different, and hopefully easier, way to graphically understand the recommendations of the work group. While the structure of the reference guide is complex and multi-faceted, and may appear bureaucratic, this layout best shows the proposed tiered approval system recommended by the work group, which includes the following three tiers:

- First tier: the age of the property (pre-1932 or post-1931)
- Second tier: the elevation of the building where the proposed project is located:

Street facing (front)  
Non-street facing (side or rear)

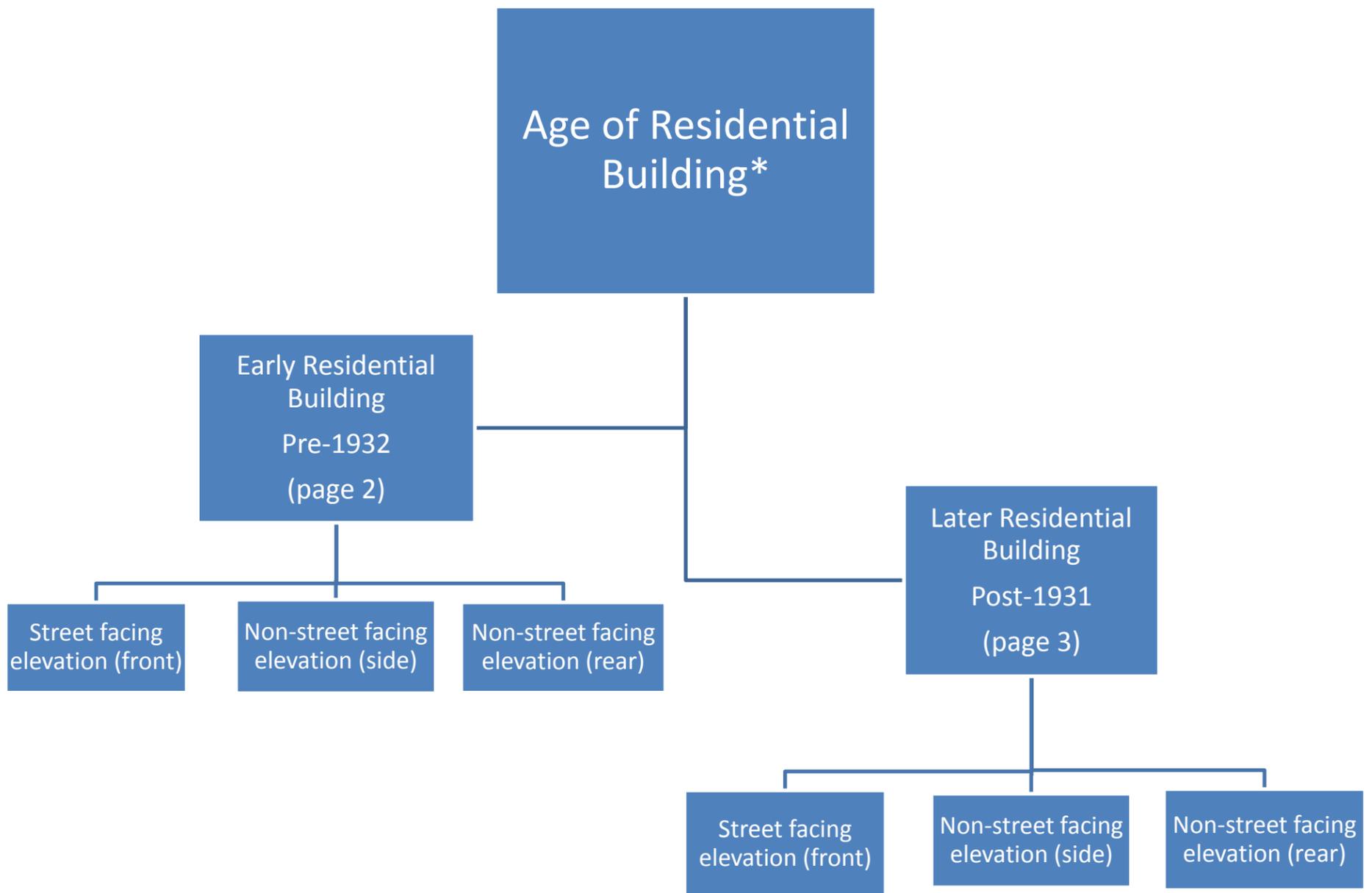
- Third tier: the proposed work broken down by the level of review

Red – BAR review at a public hearing (B)  
Green – BAR staff administrative review (S)  
Blue – No BAR or staff review (N)

It is noted that unless a project is specifically included in the reference guide, the Board must review and approve the project. In addition, in all cases the work must comply with zoning

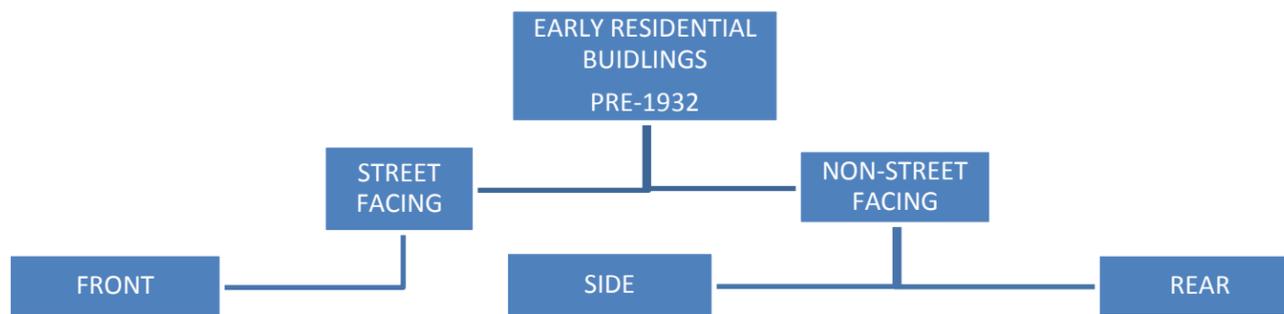
ordinance requirements and the building code, which now requires a building permit for replacement roofing, siding and windows.

In reviewing the reference guide, please focus on the items which are italicized. We will focus the discussion on these items, which are primarily inconsistencies, additions or clarifications which have been identified by Staff. There will be a brief presentation on each of these items, with graphics to facilitate discussion of the work group's recommendations. We also recommend a discussion on the practicality of initiating these changes in the short-term, before the changes to the zoning ordinance are approved by City Council.



Unless specifically exempted here, the BAR must approve any alterations, additions, demolition and/or capsulation. All projects must comply with zoning ordinance and building code requirements, as well as BAR Design Guidelines (as amended) and policies.

\*Please contact BAR Staff if you need help determining the age of your residence.



**Demolition/Capsulation**

Demolition of 19th century fences/walls (B)  
Removal of chain link and non-historic fences (S)  
Accessibility features when no longer needed (N)

**Site elements**

Fences, including those located in the public right-of-way, except hollow vinyl fences (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, including for parking (N)  
Bollards (N)

**Exterior walls**

Painting of, or stucco applied to, unpainted masonry (B)  
New wood siding on front (historic wood siding should be preserved or moved to the front from other elevations) (S)  
Fiber cement siding on secondary front of corner houses (S)  
Trim (S)

**Roofing**

Dormers (B)  
Skylights (B)  
Rooftop decks (B)  
Replacement roofing (S)  
Solar panels (S)  
Chimneys/flues (S)  
Visible rooftop HVAC screening (or waiver) (S)

**Replacement windows/doors**

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)

**Building features**

Permanent planters attached to the building (B)  
Vents/fans greater than 1 sq. ft. (B)  
Dish antennas over 2 feet in diameter (B)  
Dish antennas under 2 feet in diameter (S)  
Vents/fans less than 1 sq. ft. (S)  
Shutters (S)  
Drainage features (S)  
Utility meters (S)  
Awnings (S)  
Stoops/steps/guard & handrails (S)  
Paint color (N)  
Light fixtures (N)  
Window boxes (N)

**New construction**

Door hoods, porches or porticos (B)  
Decks and balconies (B)  
Accessibility features (S)

**Demolition/Capsulation**

Demolition of 19<sup>th</sup> century fences/walls (B)  
Removal of chain link and non-historic fences (S)  
Accessibility features when no longer needed (N)

**Site elements**

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 in height (N)  
Non-permanent yard features and art (N)  
Paving, including for parking (N)  
Bollards (N)

**Exterior walls**

Painting of, or stucco applied to, unpainted masonry (B)  
Fiber cement siding (S)  
Trim (S)  
Wood siding (N)

**Roofing**

Dormers (B)  
Skylights (S)  
Replacement roofing (S)  
Visible rooftop HVAC screening (or waiver) (S)  
Solar panels (N)  
Chimneys/flues (N)  
Rooftop decks (N)

**Replacement windows/doors**

SDL windows of any material but vinyl, without tinted or reflective glass (S)  
Doors and garage doors (N)  
Storm doors (N)  
Security Bars (N)

**Building features**

Permanent planters attached to the building (B)  
Paint colors (N)  
New or replacement lights (N)  
Vents/fans (N)  
Dish antennas and all mast TV antennas (N)  
Shutters (N)  
Light fixtures (N)  
Drainage features (N)  
Utility meters (N)  
Window boxes (N)  
Awnings (N)  
Stoops/steps/guard & handrails (N)

**New construction**

Accessory structures over 50 square feet for corner lots (B)  
Door hoods, porches or porticos (S)  
Accessory structures under 50 sq. ft. for corner lots (S)  
Accessibility features (S)

**Demolition/Capsulation**

Demolition of 19th century fences/walls (B)  
Removal of chain link and non-historic fences (S)  
Demolition and capsulation of 250 or less square feet of rear wall area, below the second floor window sills (N)  
Demolition of 100 gross square feet of building area, including accessory structures (N)  
Accessibility features when no longer needed (N)

**Site elements**

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. in high (N)  
Non-permanent yard features and art (N)  
Paving, including for parking (N)  
Bollards (N)

**Exterior walls**

Painting of, or stucco applied to, unpainted masonry (B)  
Fiber cement siding (S)  
Trim (S)  
Wood siding (N)

**Roofing**

Dormers (B)  
Skylights (S)  
Replacement roofing (S)  
Visible rooftop HVAC screening (or waiver) (S)  
Solar panels (N)  
Chimneys/flues (N)  
Rooftop decks (N)

**Replacement windows/doors**

SDL windows of any material but vinyl, without tinted or reflective glass (S)  
Doors and garage doors (N)  
Storm doors (N)  
Security bars (N)

**Building features**

Permanent planters attached to the building (B)  
Paint colors (N)  
New or replacement lights (N)  
Vents/fans (N)  
Dish antennas and all mast TV antennas (N)  
Shutters (N)  
Light fixtures (N)  
Drainage features (N)  
Utility meters (N)  
Window boxes (N)  
Awnings (N)  
Stoops/steps/guard & handrails (N)

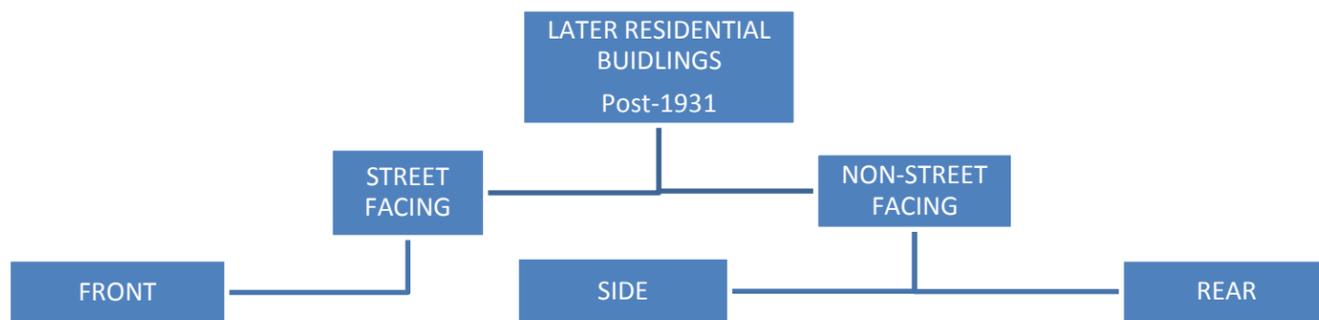
**New construction**

Accessibility features (S)  
Accessory structures no greater than one story, 250 gross sq. ft. and 11.5 feet high (N)  
Alterations at the first floor of the rear elevation (N)  
One-story additions no more than 250 sq. ft. 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)

B = BAR review required at public hearing

S= Staff administrative review only

N=No BAR or Staff review required (other regulations may apply)



**Demolition/Capsulation**

Removal of all fences (N)  
Decks/patios less than 2 ft. above grade (N)  
Accessibility features (N)

**Site elements**

Fences, except hollow vinyl fences (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, including for parking (N)  
Bollards (N)

**Exterior finishes**

Masonite, vinyl or aluminum siding (B)  
Painting of, or stucco applied to, unpainted masonry (B)  
Wood or fiber cement siding (S)  
Trim (S)

**Roofing**

Dormers (B)  
Rooftop decks (B)  
Skylights (B)  
Replacement roofing (S)  
Visible rooftop HVAC screening (or waiver) (S)  
Solar panels (S)  
Chimneys/flues (S)

**Replacement windows/doors**

Security bars (S)  
Windows, in any material, operation or configuration, without tinted or reflective glass (N)  
Doors and garage doors (N)  
Storm doors (N)

**Building features**

Permanent planters attached to the building (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)  
Paint colors (N)  
Light fixtures (N)  
Shutters (N)  
Window boxes (N)  
Awnings (N)  
Stoops/steps/guard & handrails (N)

**New construction**

Decks and balconies (B)  
Door hoods, porches or porticos (B)  
Accessibility features (S)

**B = BAR review required at public hearing**

**S= Staff administrative review only**

**N=No BAR or Staff review required (other regulations may apply)**

**Demolition/Capsulation**

Removal of all fences (N)  
Accessibility features (N)

**Site elements**

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, including for parking (N)  
Bollards (N)

**Exterior finishes**

Masonite, vinyl or aluminum siding (B)  
Painting of, or stucco applied to, unpainted masonry (B)  
Fiber cement siding (S)  
Trim (S)  
Wood siding (N)

**Roofing**

Dormers (B)  
Skylights (S)  
Replacement roofing (S)  
Visible rooftop HVAC screening (or waiver) (S)  
Solar panels (N)  
Chimneys/flues (N)  
Rooftop decks (N)

**Replacement windows/doors**

Windows, in any material, operation or configuration, without tinted or reflective glass (N)  
Doors and garage doors (N)  
Storm doors (N)  
Security bars (N)

**Building features**

Permanent planters attached to the building (B)  
Paint colors (N)  
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 & handrails (N)

**New construction**

Door hoods, porches or porticos (B)  
Accessory structures over 50 sq. ft. for corner lots (B)  
Accessory structures under 50 sq. ft. for corner lots (S)  
Accessibility features (S)

**Demolition/Capsulation**

Demolition and capsulation of 250 or less of square feet of rear wall area, below the second floor window sills (N)  
*Demolition of 100 gross square feet of building area, including accessory structures (N)*  
Removal of all fences (N)  
Accessibility features (N)

**Site elements**

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, including for parking (N)  
Bollards (N)

**Exterior finishes**

Masonite, vinyl or aluminum siding (B)  
Painting of, or stucco applied to, unpainted masonry (B)  
Fiber cement siding (S)  
Trim (S)  
Wood siding (N)

**Roofing**

Dormers (B)  
Skylights (S)  
Replacement roofing (S)  
Visible rooftop HVAC screening (or waiver) (S)  
Solar panels (N)  
Chimneys/flues (N)  
Rooftop decks (N)

**Replacement windows/doors**

Windows, in any material, operation or configuration, without tinted or reflective glass (N)  
Doors and garage doors (N)  
Storm doors (N)  
Security bars (N)

**Building features**

Permanent planters attached to the building (B)  
Paint colors (N)  
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 & handrails (N)

**New construction**

Accessibility features (S)  
*Accessory structures no greater than one story, 250 gross sq. ft. and 11.5 feet high (N)*  
Alterations at the first floor of the rear elevation (N)  
One-story additions no more than 250 gross sq. feet and no taller than the 2<sup>nd</sup> floor window sills (N)  
Decks/patios below the second floor window sills (N)  
Door hoods, porches or porticos below second floor window sill (N)