

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Virginia Bennett

LOCATION: Old and Historic Alexandria District
208 South Saint Asaph Street

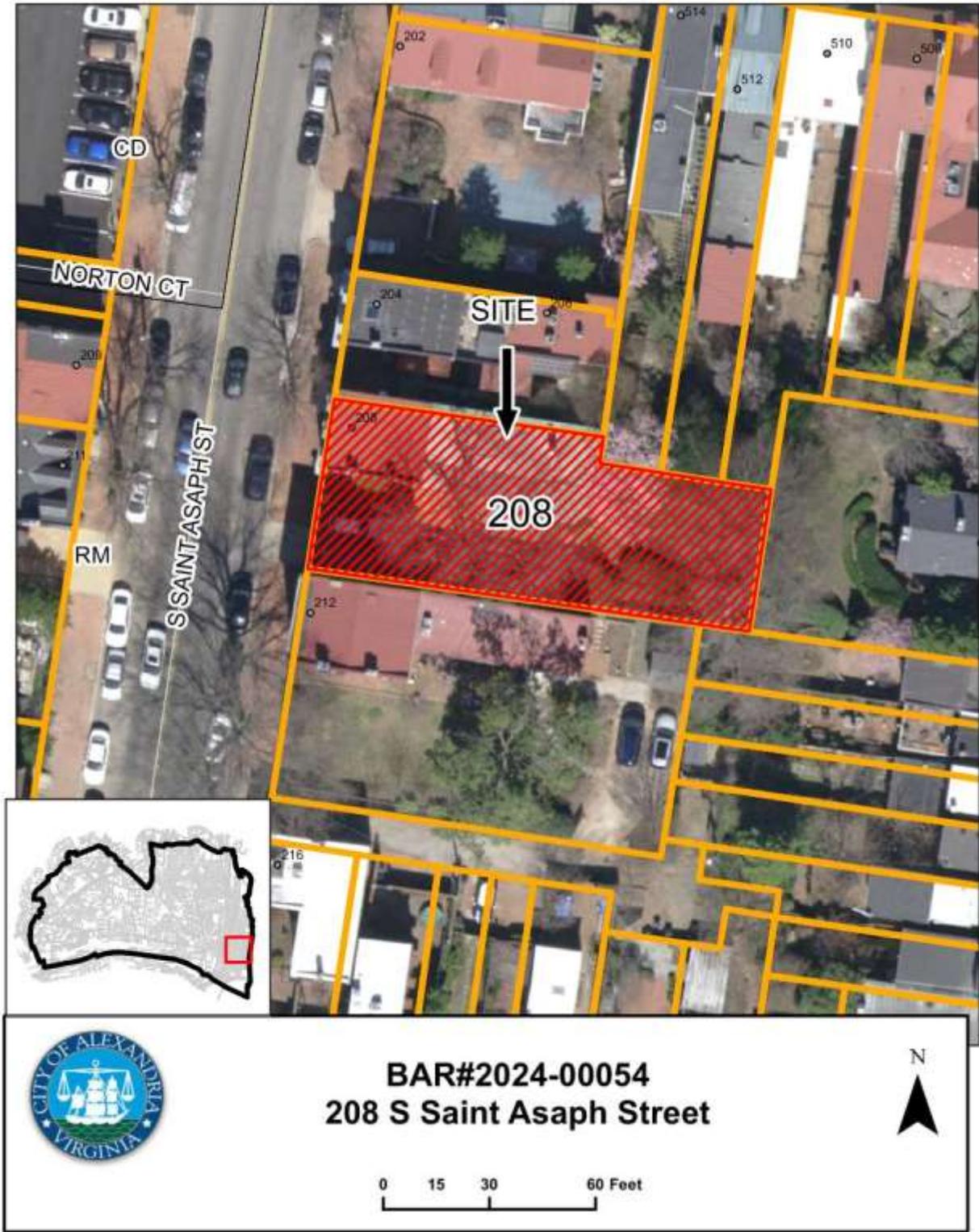
ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness, as submitted.

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 place a lattice garden structure in the yard at 208 South Saint Asaph Street. This open-air structure will not have a permanent foundation or footings.

Site Context

The building sits in the center of the east side of the 200 block of South Saint Asaph Street. The yard where the garden structure will be placed is on the south side of the house.

II. HISTORY

Ethelyn Cox, in her book Historic Alexandria, Virginia Street by Street: A Survey of Existing Early Buildings, provides an excellent history of this building:

“In July **1870** William H. McKnight pledged in a deed of trust this lot on which he was “engaged in building a brick dwelling house.” A deed of June 1854 described it as containing a frame tenement occupied by McKnight. An heir, William Presley McKnight, in his will recorded in November 1927, bequeathed the house to Elizabeth F. Jones, for her lifetime, and after her death, to the Second Presbyterian Church, “for the Manse of that Church.” William H. McKnight was the grandson of William McKnight, who owned one of the town’s early taverns, on the northwest corner of King and Royal. The father of William H. was the sea captain John McKnight, who was captured by the French near the Capes of Virginia in 1797, and again in 1798 near Cadiz. John’s brother Charles commanded the Independent Blues of Alexandria at the 1814 battle of the White House on the Potomac.”

Previous BAR Approvals

- BAR2022-00576: Administrative approval to alter the front door.
- BAR2022-00003 & BAR2022-00004: Enclose and expand the side porch on the south elevation, install a cupola, replace second floor windows.
- BAR2016-00153: Administrative approval to replace brick patio and add/extend steps at landings.
- BAR2014-00388 & BAR2014-00389: Modifications to the single-story addition constructed in 1994.
- BAR2005-00259: The addition of a gas lantern by the front door.
- BAR94-16: Modifications to the design of the single-story addition.
- BAR93-99: Construct a one-story addition on the south and east side of the building.
- May 8, 1966: Replace front steps.
- November 8, 1948: Various improvements including the replacement and/or repair of several windows.

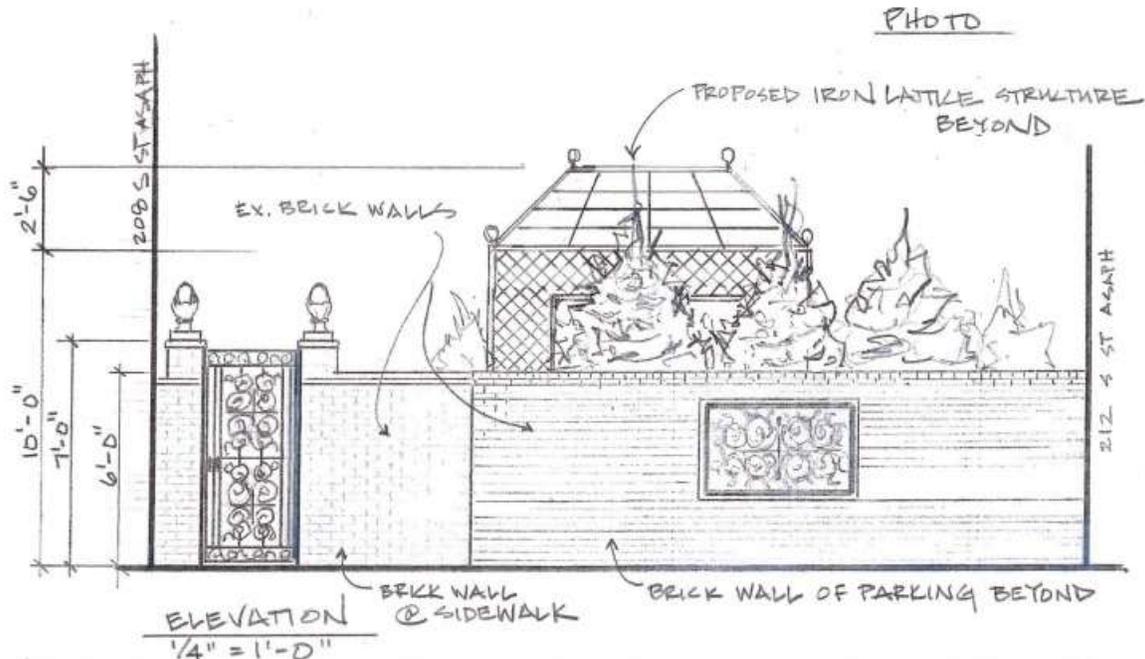


Figure 3: Visibility of garden structure from sidewalk. Note that the parking area is 21' deep and the structure will be placed 15' behind the brick wall; it will therefore be set back 36' from the sidewalk.

Staff notes that the Alexandria Historical Restoration and Preservation Commission (AHRPC) holds an open space easement on this property. The applicant presented this proposal to AHRPC at their March 13, 2024 hearing. AHRPC voted unanimously to “grant a variance of the open space easement to allow the erection of the open air non-permanent structure as per the submitted plans.”

Staff finds the proposed garden structure to be stylistically appropriate for the blockface while also maintaining a very low profile and being minimally visible. The letters of support received for the project, including one from the neighbor immediately adjacent to the south property line, agree that this will be an appropriate addition to the garden. Staff recommends approval of the project.

STAFF

Susan Hellman, Historic Preservation Planner, Planning & Zoning
 Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed iron lattice pergola will comply with zoning.

C-2 Current location meets RM zone setbacks. If it does move into the side yard setback it would need to meet the conditions of 7-202A (5).

Code Administration

F-1 No comment

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)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (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)

Alexandria Archaeology

F-1 No archaeological oversight is required for this project.

V. ATTACHMENTS

1 – Application Materials

2 – Supplemental Materials

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: 208 S ST ASAPH ST

DISTRICT: Old & Historic Alexandria Parker - Gray 100 Year Old Building

TAX MAP AND PARCEL: 074.02-15-14 ZONING: RM

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: Virginia Bennett

Address: 208 S ST ASAPH ST

City: ALEXANDRIA State: VA Zip: 22314

Phone: _____ E-mail: vibennett@gmail.com

Authorized Agent (if applicable): Attorney Architect LANDSCAPE ARCHITECT

Name: LYNNETTE CAMUS Phone: 103 989 3777

E-mail: studiocamus@comcast.net

Legal Property Owner:

Name: Virginia Bennett

Address: 208 S ST ASAPH ST

City: ALEXANDRIA State: VA Zip: 22314

Phone: _____ E-mail: vibennette@gmail.com

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 lattice garden structure
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

Request approval to place a lattice garden structure (without permanent foundation/footings) in the side garden.

SUBMITTAL REQUIREMENTS:

Check this box if there is a homeowner's association for this property. If so, you must attach a copy of the letter approving the project.

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 understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- 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: LYNNETTE CAMUS
Printed Name: LYNNETTE CAMUS
Date: 19 FEB 24

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. Virginia Bennett Scott Sekerke	208 S ST ASAPH 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 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. Virginia Bennett Scott Sekerke	208 S ST ASAPH ST	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. 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.

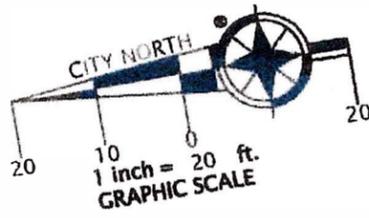
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

19 FEB 24
Date

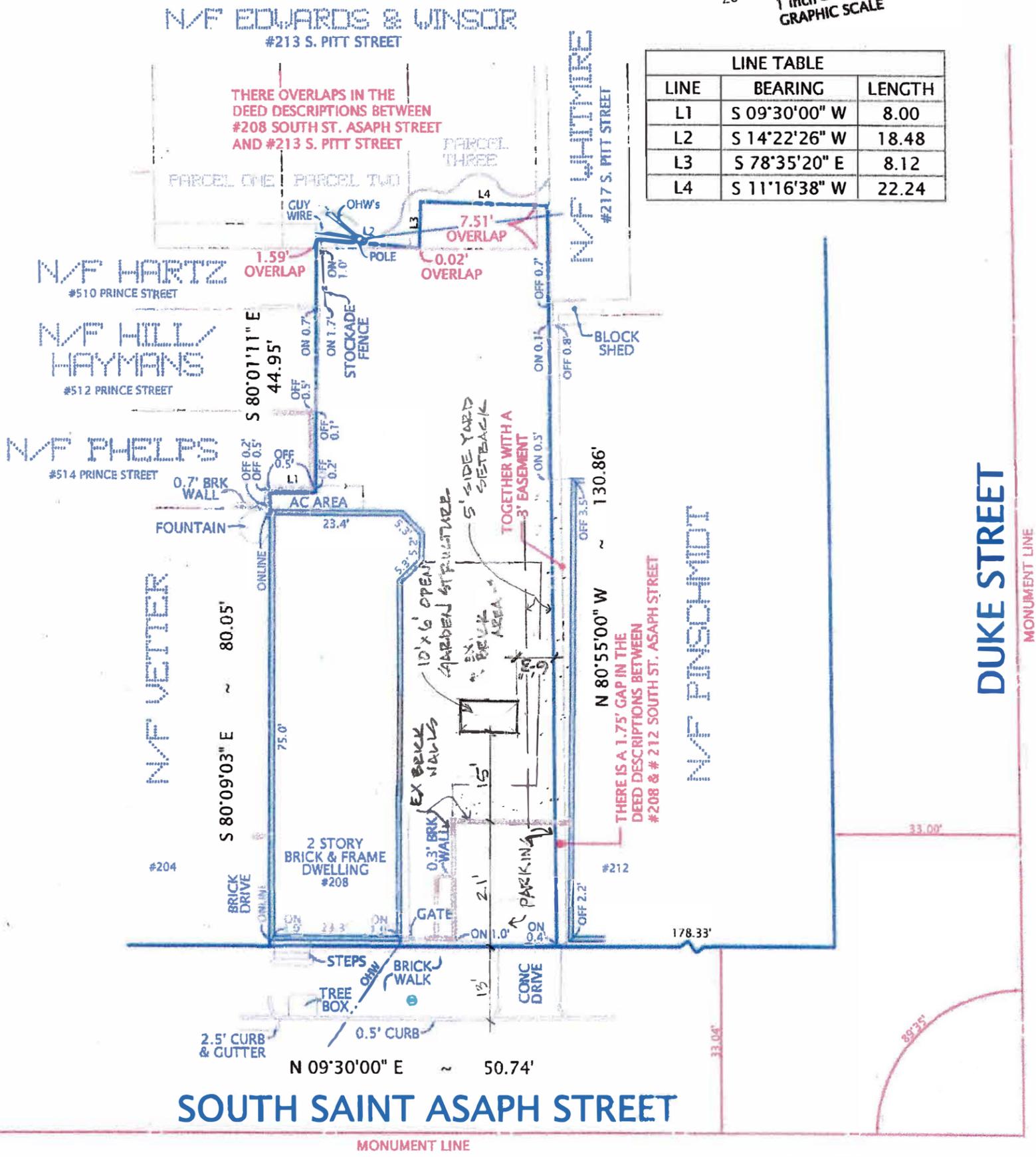
LYNNETTE CAMUS
Printed Name


Signature

- NOTES: 1 FENCES ARE FRAME UNLESS NOTED.
 2. WALLS ARE 0.7' BRICK UNLESS NOTED.
 3. AREA = 6,001 SF



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 09°30'00" W	8.00
L2	S 14°22'26" W	18.48
L3	S 78°35'20" E	8.12
L4	S 11°16'38" W	22.24



SOUTH SAINT ASAPH STREET

NOT TO SCALE

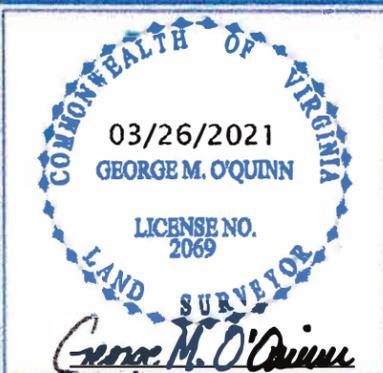
PLAT
 SHOWING HOUSE LOCATION ON
 THE PROPERTY LOCATED AT
#208 SOUTH SAINT ASAPH STREET
 (INSTR. #180005302)
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" = 20' MARCH 26, 2021

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:
Land, Carroll & Blair PC
 ATTORNEYS AT LAW, EST. 1978
 524 King Street
 Alexandria, Virginia 22314
 Phone: (703) 836-1000

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

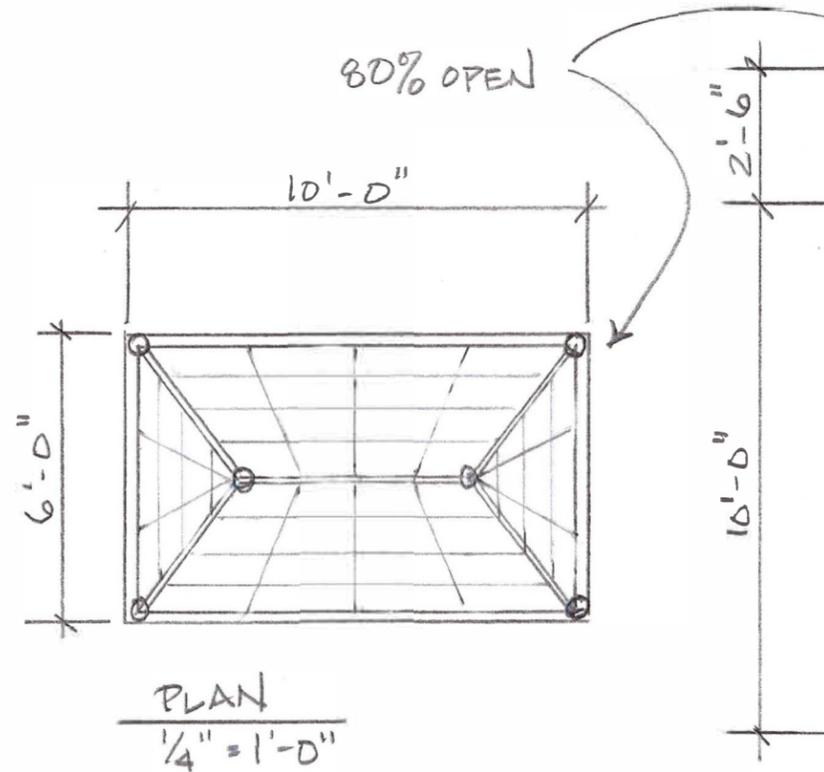
SHEET **CS**

DATE **19 FEB 24**

SCALE **NTS**

BENNETT SEKERKE RESIDENCE
 208 South Saint Asaph Street Alexandria VA

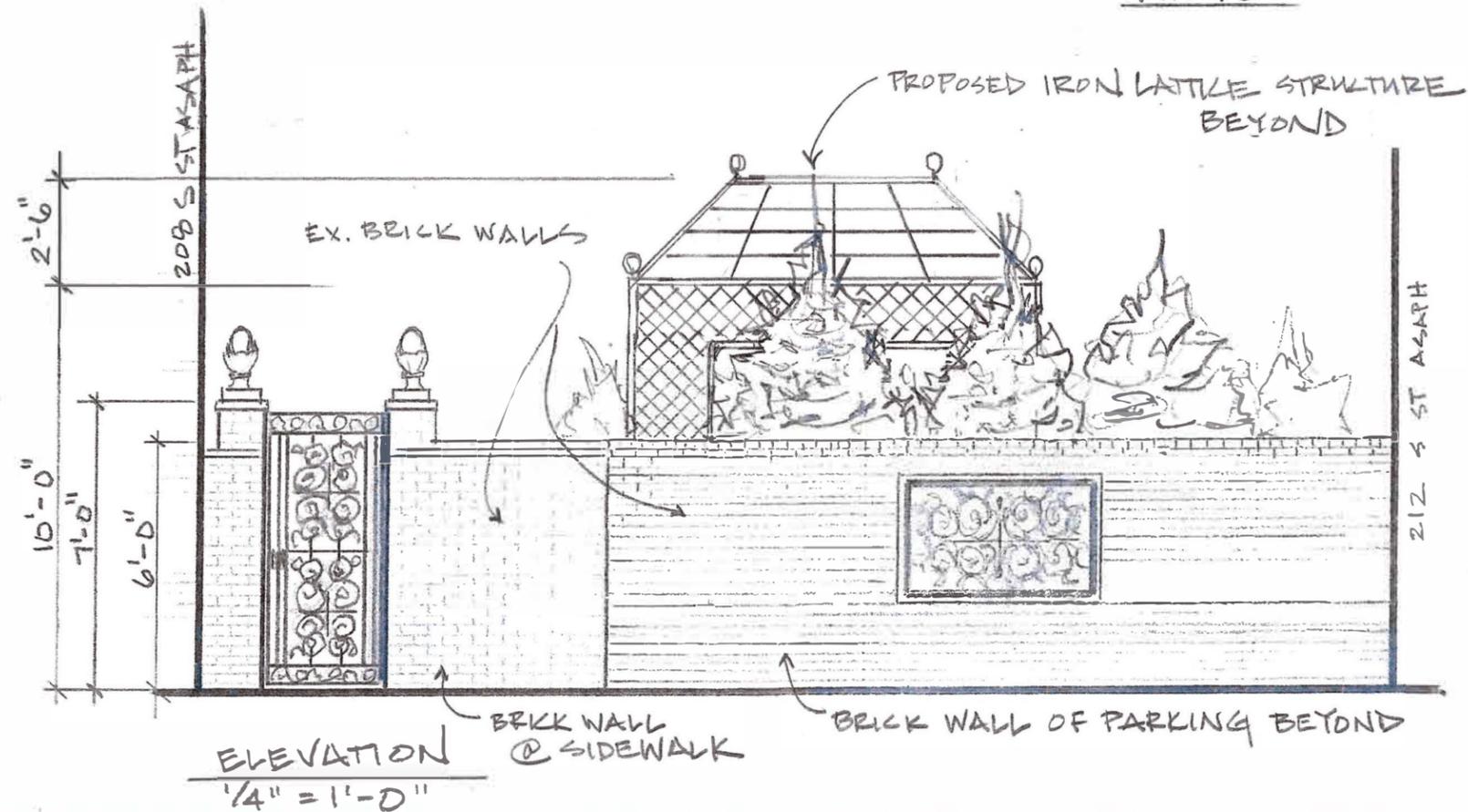
STUDIO CAMUS LLC
 225 North Pitt Street Alexandria Virginia 22314
 studiocamus@comcast.net
 Lynette 703 989 3777 Patrick 703 626 1984



PHOTO



LATTICE GARDEN STRUCTURE



Erin Cleary
211 S. St. Asaph St.
Alexandria, VA 22314

Board of Architectural Review
City Hall
301 King St.
Alexandria, VA 22314

Re: 208 S. St. Asaph St. Garden Structure, BAR #2024-00054

To Whom It May Concern:

I am writing to give support to our neighbors, Virginia Bennett and Scott Sekerke, at 208 S. St. Asaph St. regarding placement of their beautiful lattice garden structure in their yard. The lattice structure looks wonderful where it is and will look equally lovely if they end up moving it elsewhere in their yard. We own the properties directly across the street at 211 - 219 S. St. Asaph St. and give them our full support for their application. We are unable to attend the March 20th hearing but are happy to provide any support necessary for their application.

Sincerely,

A handwritten signature in black ink that reads "Erin Cleary". The signature is written in a cursive, flowing style.

Erin Cleary

ecleary@clearyoxford.com

Board of Architectural Review
City Hall
301 King Street
Alexandria, VA. 22314

Reference: Virginia Bennett and Scott Sekerke BAR application
208 S Saint Asaph St

To whom it may concern:

I am writing this letter in support of Virginia and Scott's application for approval for the installation of a garden lattice structure. We live next door to Virginia and Scott and think the structure would be a beautiful addition to an already special garden space.

I have seen a rendering of the lattice structure and it will be charming plus will add a bit of whimsy that will be enjoyed by anyone fortunate enough to be invited into their garden.

Please feel free to contact me with any questions. Thank you for your consideration

Leah Williams
212 S Saint Asaph St
Alexandria VA 22314

leahharperwilliams@gmail.com