

Docket Item # 2  
BAR CASE # 2013-0076

BAR Meeting  
April 17, 2013

**ISSUE:** Certificate of Appropriateness  
**APPLICANT:** George Charuhas & Maria Mabel by Stephanie Diamond  
**LOCATION:** 634 South Pitt Street  
**ZONE:** RM / Residential

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**STAFF RECOMMENDATION**

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

\*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.

\*\*BUILDING PERMIT NOTE: 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, 703-838-4360 for further information.



**BAR2013-00076**



**I. ISSUE**

The applicant is requesting approval of a Certificate of Appropriateness to replace the existing 3.5' tall wood picket fence with a 3.5' foot high iron fence along the front property line, as shown on the below plat. The applicants are proposing to replicate the design of their neighbor's existing fence located at 421 Franklin Street.

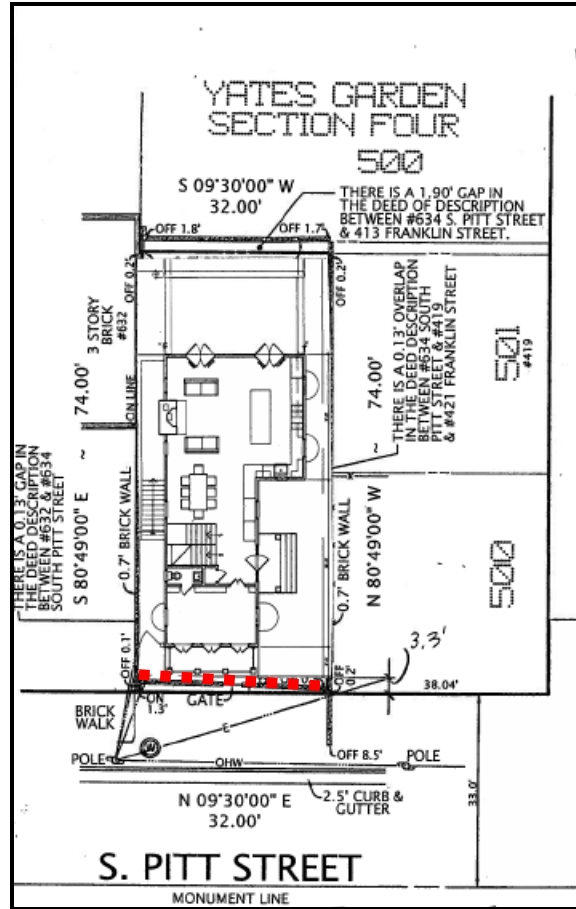


Figure 1: Plat Showing Location of Fence



Figure 2: Photo of Neighbor's Fence at 421 Franklin Street

## **II. HISTORY**

This 2-1/2 story neo-Victorian style frame house was built in **2010** (BAR 2009-0293).

## **III. ANALYSIS**

The *Design Guidelines* recommend that: “Fences, garden walls and gates should be appropriate in materials, design and scale to the period and character of the structure they surround.”

The fence design and materials are consistent with other existing and neighboring fences and will not negatively impact adjacent historic resources. In fact, the more visually open and minimal iron fence proposed does not compete for attention with the porch baluster, as the existing wood picket fence does and is a significant design improvement from the street. Staff finds that the proposed iron fence, to be installed along the front property line of 634 South Pitt Street, complies with the requirements of the *Design Guidelines* and recommends approval, as submitted.

## **STAFF**

Michele Oaks, Urban Planner, Historic Preservation Section, Planning & Zoning  
Al Cox, FAIA, Manager, Historic Preservation Section, Planning & Zoning

## **IV. CITY DEPARTMENT COMMENTS**

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

### **Zoning Section**

C-1 The proposed iron fence appears to comply with zoning as long as it does not exceed 3.5’ in height and is located completely on the subject property.

### **Transportation and Environmental Services (T&ES)**

#### **RECOMMENDATIONS**

- R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R2. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)

#### **CITY CODE REQUIREMENTS**

- C-1 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-2 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-3 Any work within or performed from the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

**V. ATTACHMENTS**

*1 – Supporting Materials*

*2 – Application BAR2013-0076 634 South Pitt Street*

**BAR Submission March 18, 2013  
Charuhas Residence--634 S. Pitt Street**



**Existing Front Elevation**



**Existing Front Fence Detail**

**Dimond Adams Design Architecture**

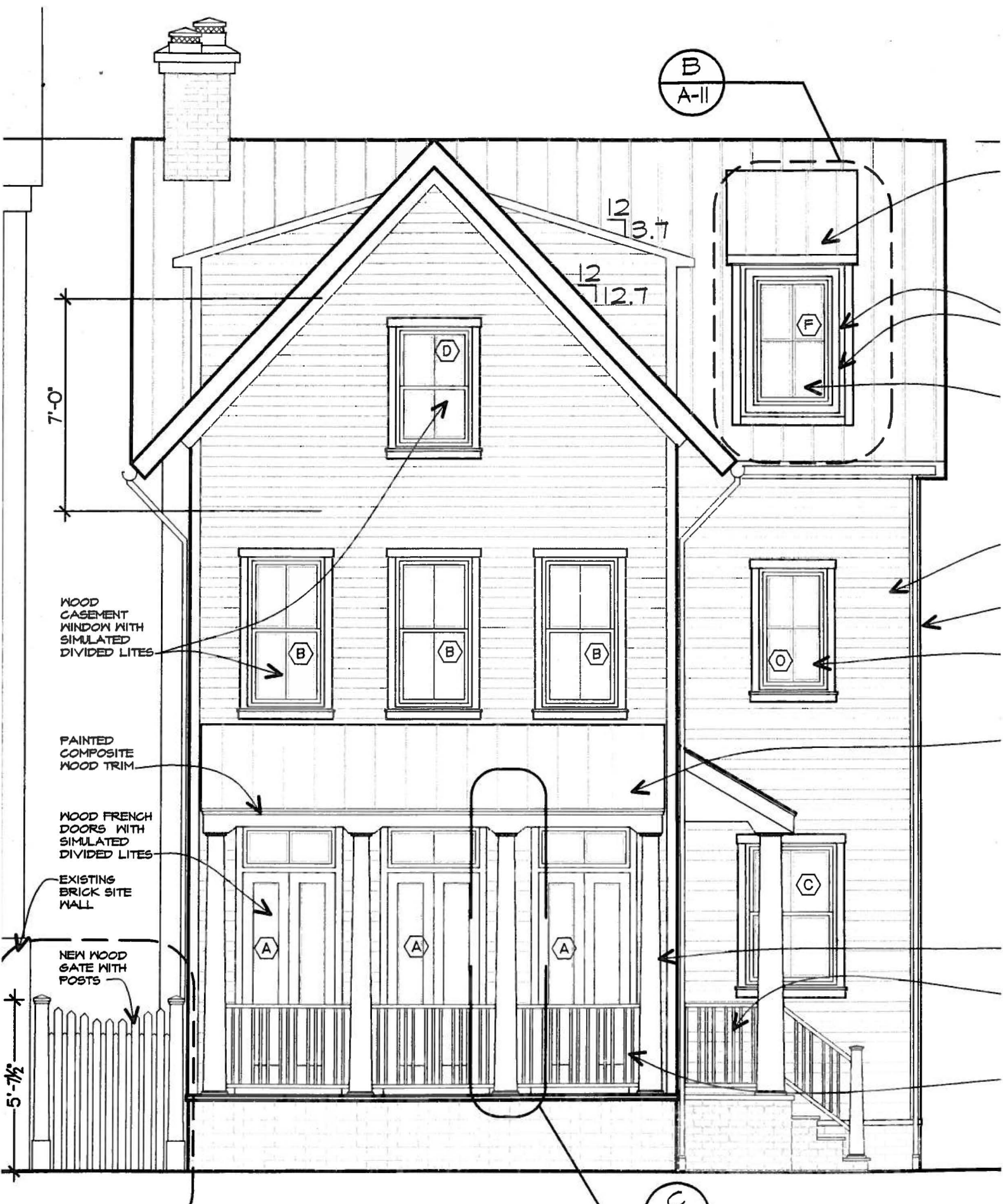
**BAR Submission March 18, 2013  
Charuhas Residence--634 S. Pitt Street**



**Detail of Proposed Fence  
(Indicating Ironwork Only, No Wire Mesh To Be On Fence)**



**Adjacent Neighbor's Ironwork**



B  
A-11

12  
13.7

12  
12.7

7'-0"

WOOD CASEMENT WINDOW WITH SIMULATED DIVIDED LITES

PAINTED COMPOSITE WOOD TRIM

WOOD FRENCH DOORS WITH SIMULATED DIVIDED LITES

EXISTING BRICK SITE WALL

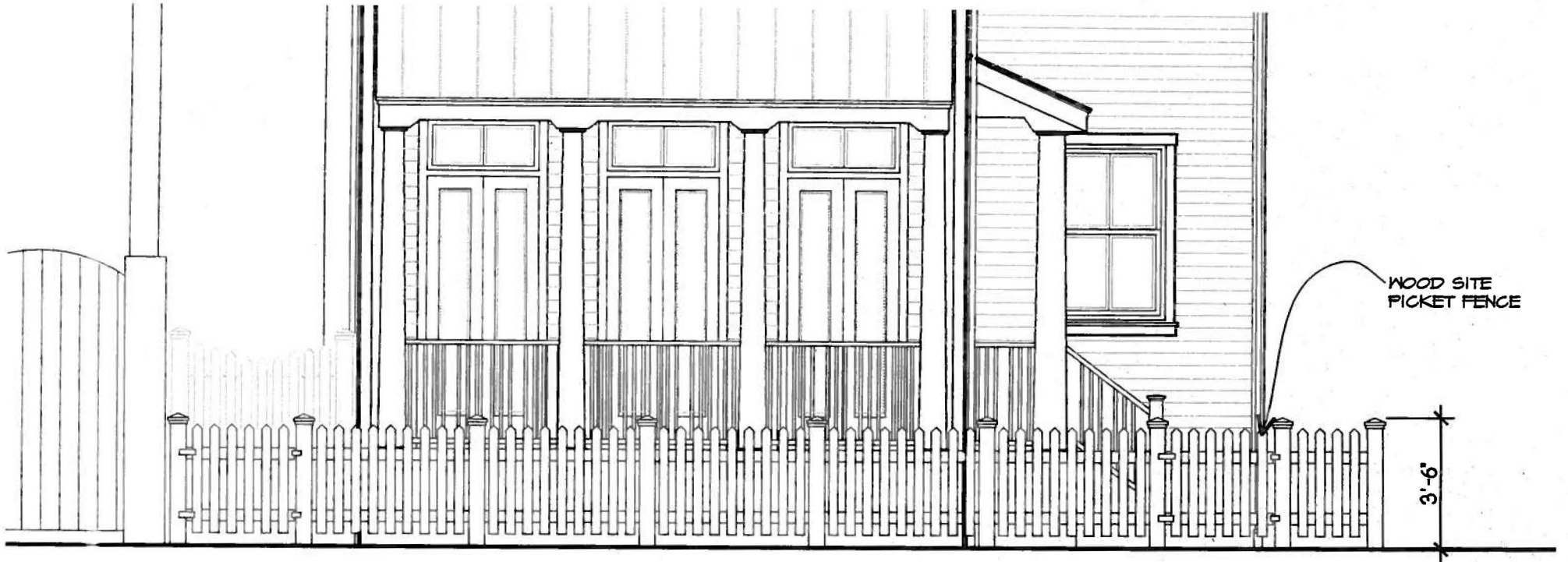
NEW WOOD GATE WITH POSTS

5'-7 1/2"

C  
A-14

WEST FRONT ELEVATION

1/4" = 1'-0"



**WEST  
FRONT ELEVATION**  
1/4"=1'-0"

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

ADDRESS OF PROJECT: 634 South Pitt Street, Alexandria, Virginia 22314TAX MAP AND PARCEL: 080.02-06-36 ZONING: RMAPPLICATION 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: Charuhas, George E. or Maria MabelAddress: 634 South Pitt StreetCity: Alexandria State: VA Zip: 22314Phone: 703-836-8437 E-mail: dimondadams@comcast.netAuthorized Agent *(if applicable)*:  Attorney  Architect  \_\_\_\_\_Name: Stephanie R. Dimond, Dimond Adams Design ArchitecturePhone: 703-836-8437E-mail: dimondadams@comcast.net

Legal Property Owner:

Name: Charuhas, George E. or Maria MabelAddress: 634 South Pitt StreetCity: Alexandria State: VA Zip: 22314Phone: 703-836-8437 E-mail: dimondadams@comcast.net

- 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
  - doors
  - lighting
  - other \_\_\_\_\_
  - fence, gate or garden wall
  - windows
  - pergola/trellis
  - HVAC equipment
  - siding
  - painting unpainted masonry
  - shutters
  - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

Applicant is requesting approval for a new iron fence to match the neighbor to the south's existing fence. The proposed fence would be placed in the same location as the existing wood fence.

**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.*

- 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.

\* Note: There are no alternatives to demolition/encapsulation

**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 12 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.

**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 12 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: Stephanie R. Dimond

Date: 3.18.13

**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. Charuhas, George E.		
2. Charuhas, Maria Mabel		
3. N/A		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 101 Franklin Street (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. Charuhas, George E.	634 South Pitt Street, Alexandria, VA 22314	100%
2. Charuhas, Maria	634 South Pitt Street Alexandria, VA 22314	100%
3. Mabel		

**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. N/A		
3. N/A		

**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.

3.18.13                      Stephanie R. Dimond                        
 Date                                  Printed Name                                  Signature