City of Alexandria, Virginia

MEMORANDUM

DATE: SEPTEMBER 19, 2012

TO: CHAIRMAN AND MEMBERS OF THE
OHAD BOARD OF ARCHITECTURAL REVIEW

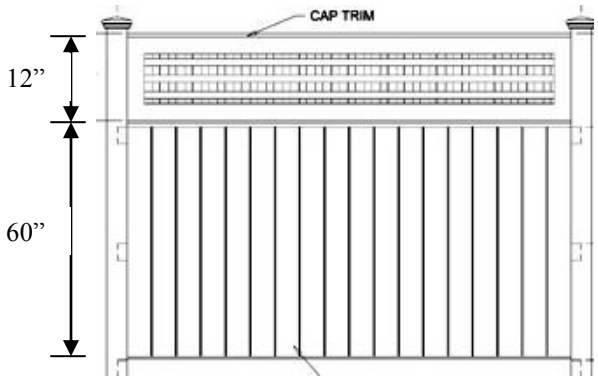
FROM: AL COX, FAIA, HISTORIC PRESERVATION MANAGER

SUBJECT: 701 BASHFORD LANE, BAR CASE #2012-0275 & 0267

Due to a slight confusion regarding the Board's hearing dates, the applicants were not in attendance at the previous hearing and the Board deferred action on this application. Prior to the deferral at the previous hearing, the Board and a member of the community expressed concern about the design of the proposed fence and requested that staff work with the applicant on a revision to the design prior to this hearing.

ANALYSIS

The applicant has reviewed the testimony from the previous hearing and has submitted a revised fence design, which they feel addresses the Board and the neighbor's concerns. The applicant's current design is a 60" high cedar board fence with a 12" horizontal/vertical lattice top, which is similar to the design suggestion submitted by the community member at the previous hearing.



Staff supports the proposed revisions with the standard condition that the new, wood fence be painted or stained.

STAFF RECOMMENDATION, SEPTEMBER 19, 2012

Staff recommends approval the Permit to Demolish, Certificate of Appropriateness and the Waivers of Vision Clearance and Fence Height in Required Yards, as revised by the applicant with the condition that the wood fence will be painted or stained.

ATTACHMENTS

1 – Updated Supporting Materials
2 – Previous Staff Report for BAR2012-0275 and 276 with original application materials

Examples of Proposed Fence

Docket Item # 12 & 13
BAR CASE # 2012-0275 & 0267

BAR Meeting
September 5, 2012

ISSUE: Permit to Demolish, Certificate of Appropriateness for alterations, Waiver of Vision Clearance Requirement per Section 7-802 & Waiver of Fence Height in Required Yards per Section 7-202(C)

APPLICANT: Austin Rathers & Candace Bixby

LOCATION: 701 Bashford Lane

ZONE: RB / Residential Zone

BOARD ACTION: Deferred because applicant was not present, 6-0.

SPEAKERS
Poul Hertel, resident of the district, supported demolition of the existing masonry wall but expressed concern about the severely simple design of the proposed wood fence because it was in a highly visible and required front yard. He recommended that a fence with more elaborate architectural detailing, similar to the one that was recently approved nearby at 700 Chetworth Place, be considered.

BOARD DISCUSSION
The applicant was not present and so the Board deferred the application. On a motion by Dr. Fitzgerald, seconded by Mr. Smeallie, the application was deferred, 6-0.

REASON
The applicant was not present and so the Board deferred the application.

STAFF RECOMMENDATION: Staff recommends that the Board approve the Permit to Demolish, Certificate of Appropriateness and the Waivers of Vision Clearance and Fence Height in Required Yards with the condition that the wood fence will be painted or stained.

*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.

CASE BAR2012-0275 & CASE BAR2012-0267

I. ISSUE

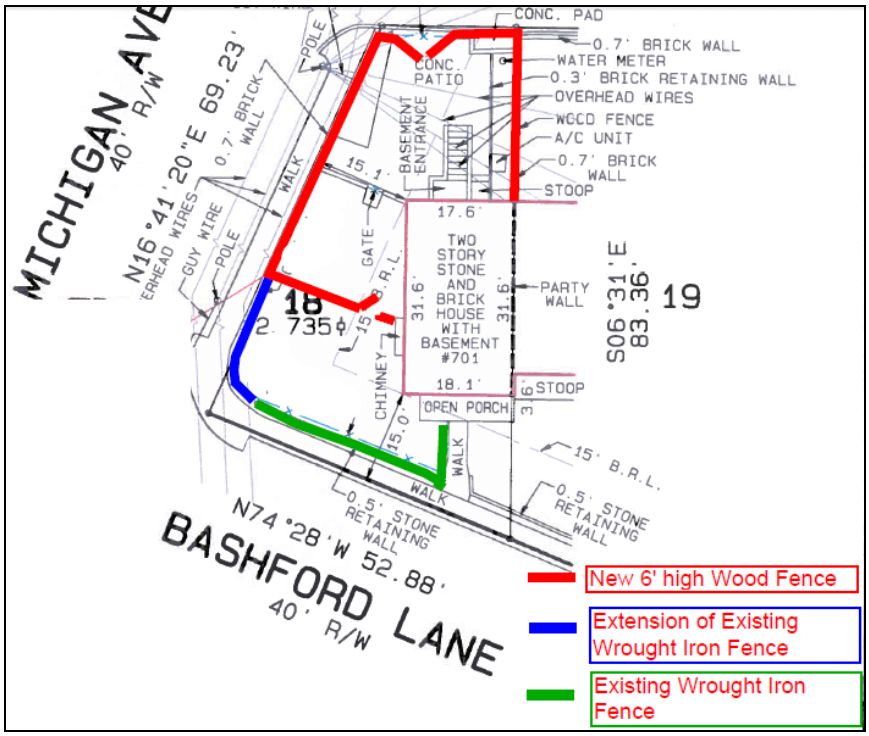
The applicant is requesting approval of a Permit to Demolish, Certificate of Appropriateness, Waiver of Vision Clearance Requirement per Section 7-802 and a Waiver of the Fence Height Requirement per Section 7-202(C) in order to remove an existing non-historic brick wall and chain link fence, install a new 6' high wood board fence and extend an existing wrought iron fence on their property located at 701 Bashford Lane (the applicant may elect not to extend the wrought iron fence and utilize plantings instead in this location.)

II. HISTORY

701 Bashford Lane is a stone and brick Tudor Revival style residential rowhouse dating from circa **1939**, constructed as part of a development known as Fagelson's Addition. Portions of the development, including Avon Place, Chetworth Place, Devon Place and Michigan Avenue, were included within the original boundaries of the 1946 historic district in order to protect the viewshed from, and memorial character of, the George Washington Memorial Parkway. The proposed alterations will not be visible from the Parkway.

There is no record of prior BAR reviews for other improvements to this property.

III. ANALYSIS



Proposed Fence Installation Diagram

A deteriorated, 4 ½ foot tall red brick wall encloses the rear yard. This non-historic wall does not contribute to the historic integrity of the building, as the color of the brick and the design of the wall are not compatible with the Tudor Revival architecture of the row homes. The proposed simple new six foot (6') high wood fence, which will enclose the rear and a portion of the side yard, is generally compatible with the existing building and other fences within the neighborhood and screens an automobile parking space and storage area. Additionally, a portion of the wood fence will be replacing an existing deteriorated brick wall which is not historic or contemporaneous with the original construction of the rowhouse. Finally, the applicant has

already removed a portion of the previous chain link fence which enclosed a portion of the front yard. They now propose to either extend the existing 3-1/2' high wrought iron fence around to the proposed six foot (6') high wood fence, or plant shrubs in this location to visually enclose the entire yard.

The design of proposed fences is compatible with the historic house and has been modeled after similar fence designs within this portion of the historic district, and conforms to the *Design Guidelines* for fences. In keeping with the recommendations contained in the *Guidelines*, the fence serves as a distinctive feature of the streetscape "which should be appropriate in materials, design and scale to the period and character of the structure they surround." Staff supports its installation.

Waiver of Fence Height in Required Yards Section 7-202(C)
Per Section 7-202(C): In the Old and Historic Alexandria and the Parker-Gray Districts, the requirement of sections 7-202(A)(1) and 7-202(B)(3) 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.

According to the zoning ordinance, a corner lot anywhere in the City has two front yards. Fences in the front yard are limited to 3'- 6" in height and must be 50% open. In this instance the yard fronting Michigan Avenue has been treated as a side or rear yard for many years, with construction of a brick privacy wall and parking space. While a 6' tall solid fence is an unfortunate intrusion into the front yard open space generally provided on this street, Staff supports the continued screening of service uses in the side and rear of this dwelling and recommends that the Board grant the fence height waiver in this instance.

Waiver of Vision Clearance Requirement Section 7-802
Per Section 7-802: In the Old and Historic Alexandria and the Parker-Gray Districts, the requirement of Section 7-801, the vision clearance requirement, may be waived or modified by the Board of Architectural Review where the Board finds that the proposed structures within the vision clearance would be consistent with the architectural character of the district.

Staff recommends that the Board finds the six foot (6') high wood board fence to be architecturally appropriate and consistent with the character of the district and consistent with other properties in the historic district. Staff recommends that the Board approve the waiver of Sections 7-202(C) and 7-802.

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

V. CITY DEPARTMENT COMMENTS

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

Zoning
C-1 The proposed 6' fence is located in the required front yard, is forward of the rear building wall facing Michigan Avenue and is located in the vision clearance triangle. The applicant must request waivers to locate the fence in the vision clearance area and the required front yard.

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)

R3. 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)

R4. New fence shall be installed so that it does not encroach in the right of way. (T&ES)

CITY CODE REQUIREMENTS

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

VI. ATTACHMENTS

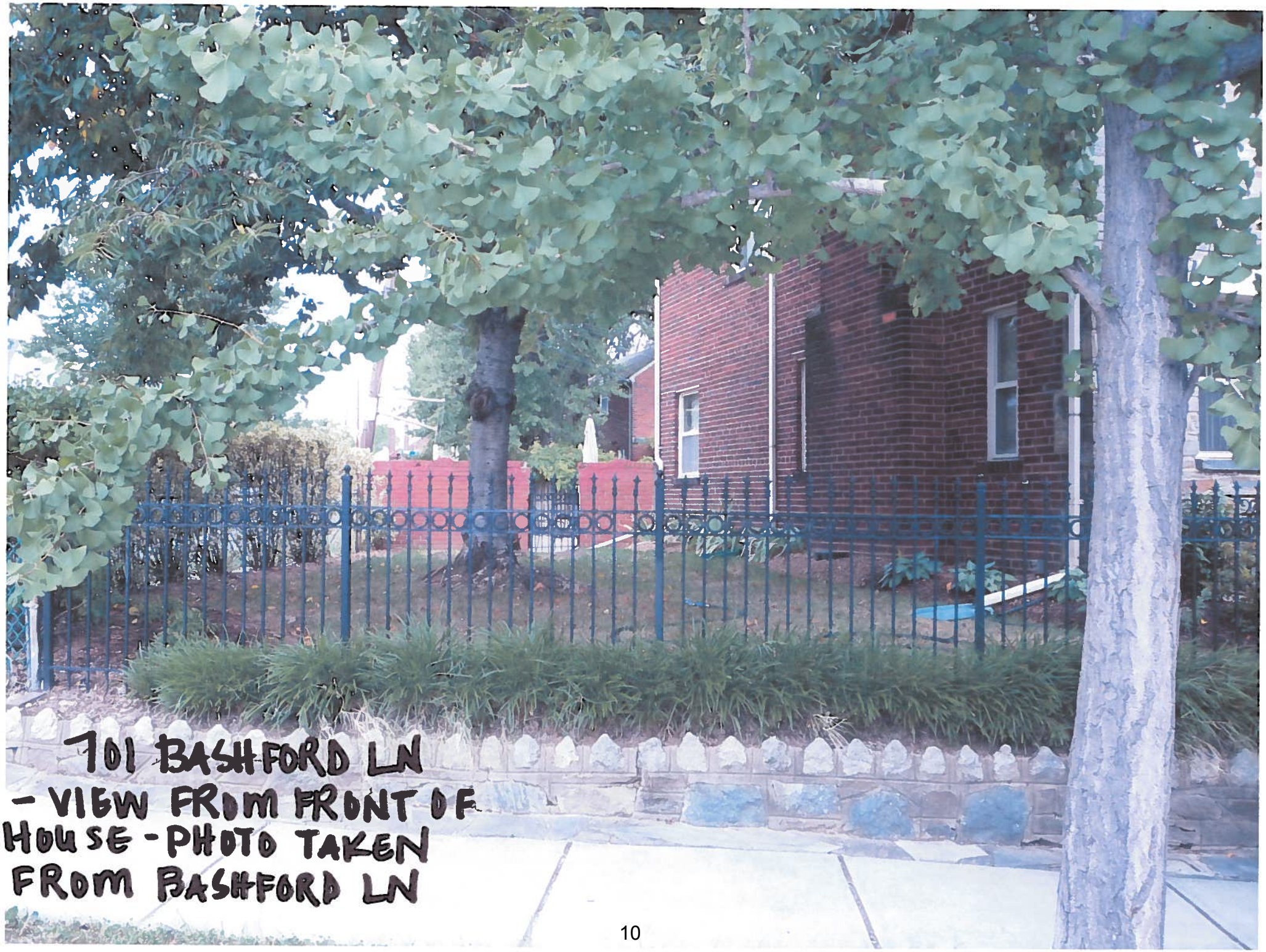
1 – Supporting Materials

*2 – Application for BAR*2012-0275 & 0267*at 701 Bashford Lane*

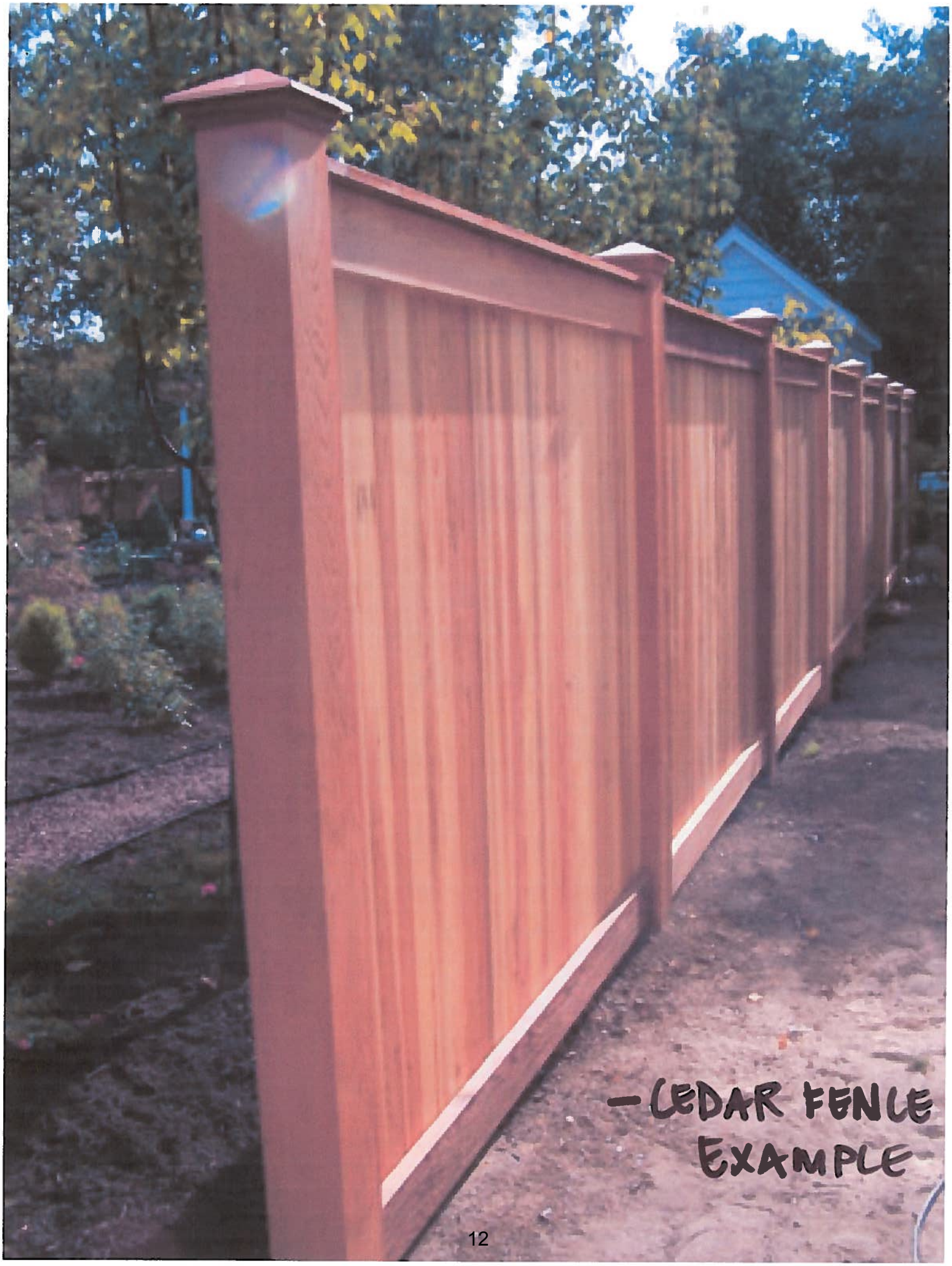
701 BASHFORD LN
-OLD, DAMAGED
BRICK WALL

701 BASHFORD LN
- VIEW FROM MICHIGAN AVE. OF BACK OF HOUSE

701 BACHFORD LN
- VIEW FROM SIDE
YARD LOOKING DOWN
MICHIGAN AVE.

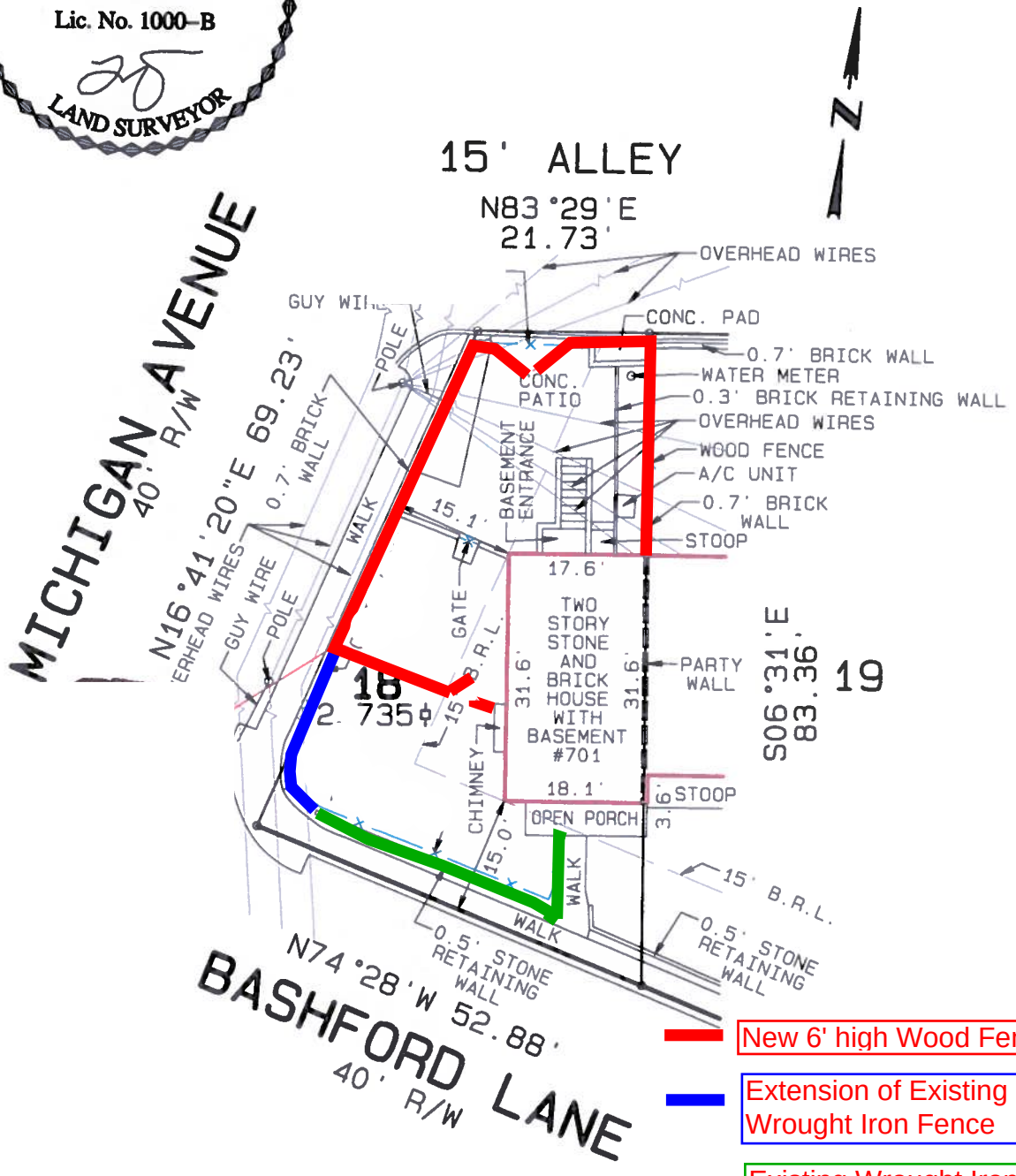

701 BASHFORD LN
- VIEW FROM FRONT OF HOUSE - PHOTO TAKEN FROM BASHFORD LN

- CEDAR FENCE EXAMPLE


– CEDAR FENCE
EXAMPLE

COMMONWEALTH OF VIRGINIA
03/15/2011
LARRY N. SCARTZ
Lic. No. 1000-B
LAND SURVEYOR

PROPOSED



New 6' high Wood Fence

Extension of Existing Wrought Iron Fence

Existing Wrought Iron Fence

PHYSICAL IMPROVEMENTS SURVEY

LOT 18

MT. VERNON CONSTRUCTION CO., INC.

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20' DATE: MARCH 15, 2011

CASE NAME: ESTATE OF JEWEL HORN TO BOISSY/PATTBERG (OTAWG1103009)

MRH

NO TITLE REPORT FURNISHED.

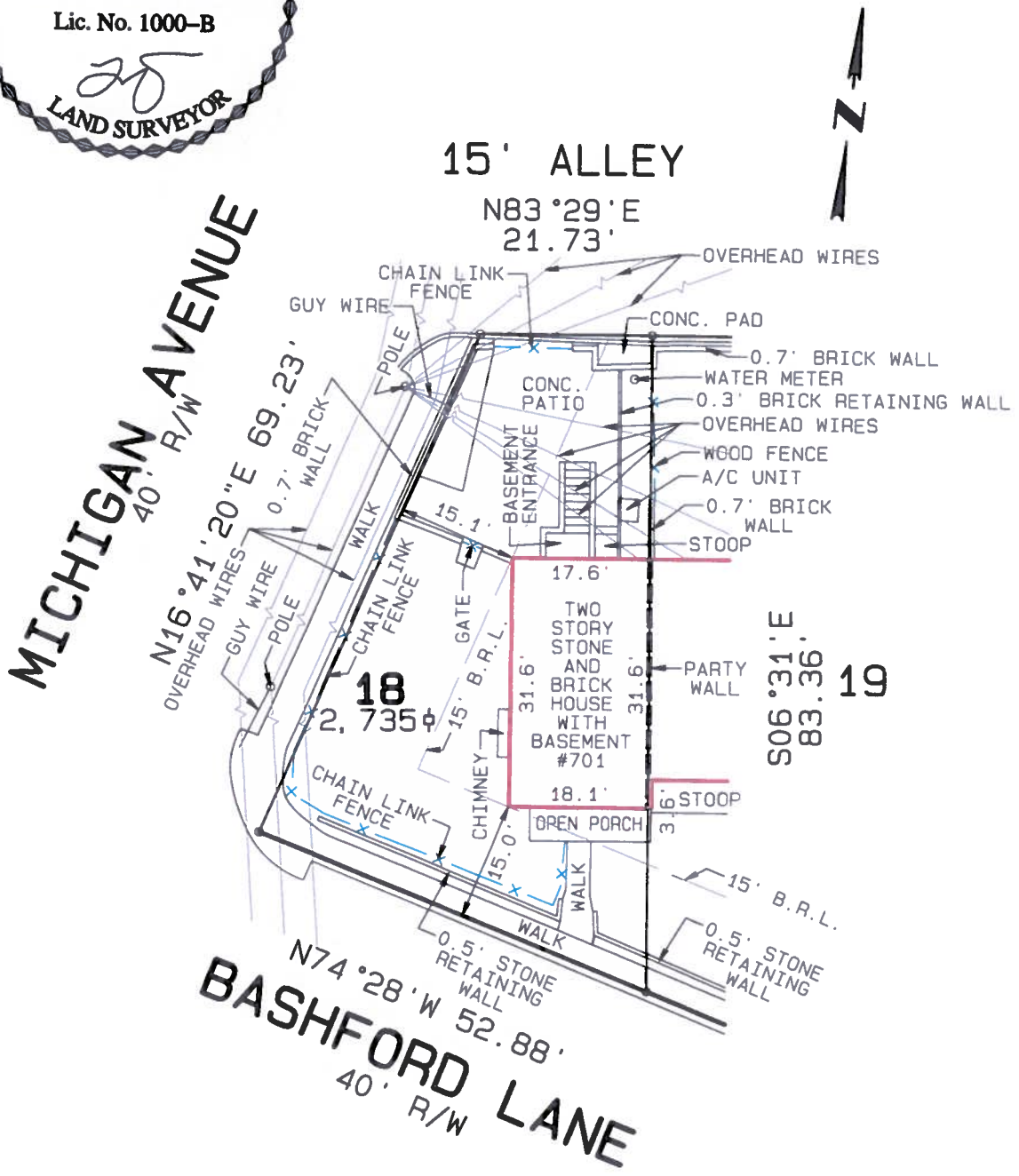
PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE.

FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY AND DO NOT CERTIFY AS TO OWNERSHIP.

SCARTZ SURVEYS

COMMONWEALTH OF VIRGINIA
03/15/2011
LARRY N. SCARTZ
Lic. No. 1000-B
LAND SURVEYOR

Existing



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SCARTZ SURVEYS

BAR Case # _____

ADDRESS OF PROJECT: 701 Bashford Lane, Alexandria, VA 22314

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: XXXXXXXXXXXXXXXXXX

Address: XXXXXXXXXXXXXXXX

City: XXXXXXXXX State: XX Zip: _____

Phone: _____ E-mail : XXXXXXXXXXXXXXX

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

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: XXXXXXXXXXXXXXXXXX

Address: XXXXXXXXXXXXXXXXXX

City: XXXXXXXXXX State: XX Zip: _____

Phone: _____ E-mail: XXXXXXXXX

☑ **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).*

· Removal of approximately 50 feet of existing brick wall. Current brick wall presents numerous safety hazards (picture attached) after being struck by a delivery truck.
· Replacement of old brick wall using #1 grade clean cedar wood (no knots). Proposed design is for a six (6) foot fence with 1x4 slates butted end to end. 1x4 slats are sandwiched between 1x6 on both top and bottom of fence. Each section will be 8 feet between 6x6 pressure treated posts. New fence will be approximately 95ft.
· The new fence will replace the old fence and extend up Michigan Ave towards Bashford Lane as depicted on the red line on the edited plat.

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.*

	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.

BAR Case # _____

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.

BAR Case # _____

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: XXXXXXXXXX

Date: 08/05/2012

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. xxxxxxxxxxxxxx	701 Bashford Lane	50%
2. xxxxxxxxxxxxxx	701 Bashford Lane	50%
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. xxxxxxxxxxxxxx	701 Bashford Lane	50%
2. xxxxxxxxxxxxxx	701 Bashford Lane	50%
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 the12-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.		

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.

08/05/2012	XXXXXXXXXXXXXXXXX	
Date	Printed Name	Signature