

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Cayley E. Tullman

LOCATION: Old and Historic Alexandria District
610 South Lee Street

ZONE: RM/Residential Townhouse Zone

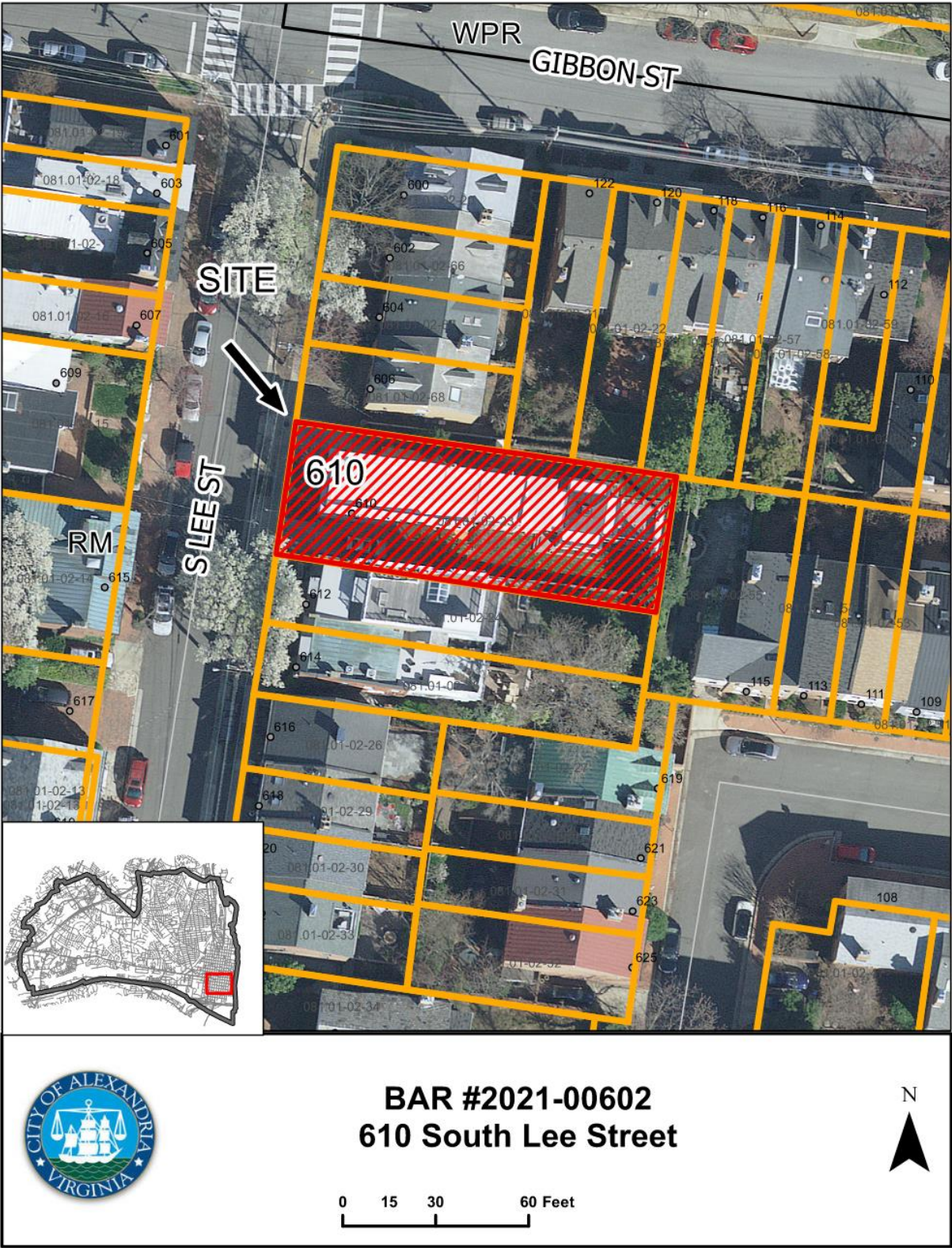
STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness for alterations with the following conditions:

1. The applicant work with staff on the final details of the north/south fence.
2. The applicant/developer shall 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.
3. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

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 replace the concrete driveways on either side of the house with brick paving, and to add fencing, at 610 South Lee Street.

Site context

610 South Lee is a detached dwelling with two concrete driveways, one on each side of the house. The primary entrance to the house is on the north elevation.

II. HISTORY

The three bay, two-story brick dwelling first appears on the Sanborn Fire Insurance map of 1921. William G. Simpson was issued a building permit for this address on Aug 28, **1913**, and another for the rear of the property on April 1, 1914. According to BAR2012-00111, the house was converted into two rental apartments in the 1940s and, as part of that 2012 application, the owners converted the house back into a single-family home.

Previous BAR Approvals

- November 15, 1968: a building permit was issued for replacing windows, removing an existing front porch, removing basement windows and bricking up the openings, adding steps and railings and a canopy to a side porch, and blocking two archways on the interior inside of the new entrance (BLD#25888).
- October 20, 2004: BAR staff administratively approved the in-kind replacement of the existing porch columns and trim (BAR2004-03416).
- May 16, 2012: The Board approved a one-story sunroom addition at the rear/ east elevation (BAR2012-0112 & BAR2012-0113).
- May, 2021: Staff approved the installation of a fence (BAR2021-00055). The Board approved the installation of a rear/east rooftop deck and French doors over an existing one-story addition, as well as a new window on the north elevation (BAR2021-00168 & BAR2021-00170).
- September 16, 2021: The Board approved the removal of an exterior gas fireplace wall and two French doors on the rear/east elevation.

III. ANALYSIS

Certificate of Appropriateness

Driveways: The *Design Guidelines* state that “Paving materials for garden yard areas, driveways and sidewalks...are important elements in the overall visual composition of the historic districts. Care should be taken in selecting materials that are appropriate...” The *Design Guidelines* also praise the City of Alexandria for using “...brick for sidewalks throughout the historic districts.” Therefore, the applicant’s chosen paving material, brick, is deemed fully appropriate for this

property. In line with the applicant's goal in changing the paving material, the brick will also be more visually appealing and historically appropriate than the current concrete surface.

Fencing: According to the *Design Guidelines*, "Wood is a traditional material for fences and gates." The *Design Guidelines* also states that fences are important visual features of the historic districts that define the property lines. Fences serve as a distinctive feature of the streetscape and provide a sense of privacy and enclosure for property owners. The proposed fencing is appropriate in material, design and scale to the period and character of the property. Please see Figures 1 and 2 for examples of the proposed 6' tall fencing. The fencing shown in Figure 1 will run north/south from the south side elevation of the house to the property line with 612 South Lee Street. It will therefore be visible from the public right of way. The applicant may make subtle changes to this proposed fence and will work with staff on those changes. The fencing shown in Figure 2 will run east/west along the south property line as a continuation of the existing fence between the properties. It will not be visible from a public right of way and is included here for informational and documentation purposes only. Staff normally approves fences administratively, but if they are included in this application to streamline the approval process.



Figure 1: Proposed north/south (front) fence



Figure 2: Proposed east/west (side) fence

With the condition that the applicant work with staff on the final details of the north/south fence, staff recommends approval of the project, noting the recommendations of Alexandria Archaeology.

STAFF

Susan Hellman, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

F-1 The proposed demolition of the existing driveway materials and replacement with brick pavers complies with zoning.

F-2 The proposed new 6-foot closed fence running south from the front building wall and running along the south side yard complies with zoning.

Code Administration

F-1 No Code 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 There is evidence that this Old Town property is located on a block where slave households were located. The property therefore has high potential to yield archaeological resources that could provide insight into domestic and other activities in eighteenth- and nineteenth-century slave life.
- *R-1 The applicant/developer shall 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.
- *R-2 The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The statements in archaeology conditions above marked with an asterisk “*” shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

V. ATTACHMENTS

- 1 – Application Materials*
- 2 – Supplemental Materials*

ADDRESS OF PROJECT: 610 South Lee StreetDISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 081.01-02-23

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: Cayley E TullmanAddress: 610 S Lee StreetCity: Alexandria State: VA Zip: 22314Phone: 8477216517 E-mail: Cayley.tullman@gmail.comAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☒ Landscape ☒Name: Christopher Stauffer Phone: 2409251666E-mail: pemberley614@gmail.com

Legal Property Owner:

Name: See Above

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

- ☐ 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 ☐ 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).*

Proposed demolition of the concrete driveways on left and right sides of home to be replaced with brick. The purpose of the work is to make the driveways more visually appealing and to seek to conform closer to the "historic" aesthetic of the Old Town area.

On south side of home in between 612 S Lee Street, finish existing east/west fence and complete north/side 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.

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 or 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 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: Cayley Tullman

Date: 30 Oct 2021

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.} Cayley Tullman	610 S Lee Street, Alexandria	100%
^{2.} Cayley Tullman		
^{3.} Cayley Tullman		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 610 S Lee Street (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.} Cayley Tullman	610 S Lee Street, Alexandria	100%
^{2.} Cayley Tullman		
^{3.} Cayley Tullman		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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.} Cayley Tullman	N/A	
^{2.} Cayley Tullman	N/A	
^{3.} Cayley Tullman	N/A	

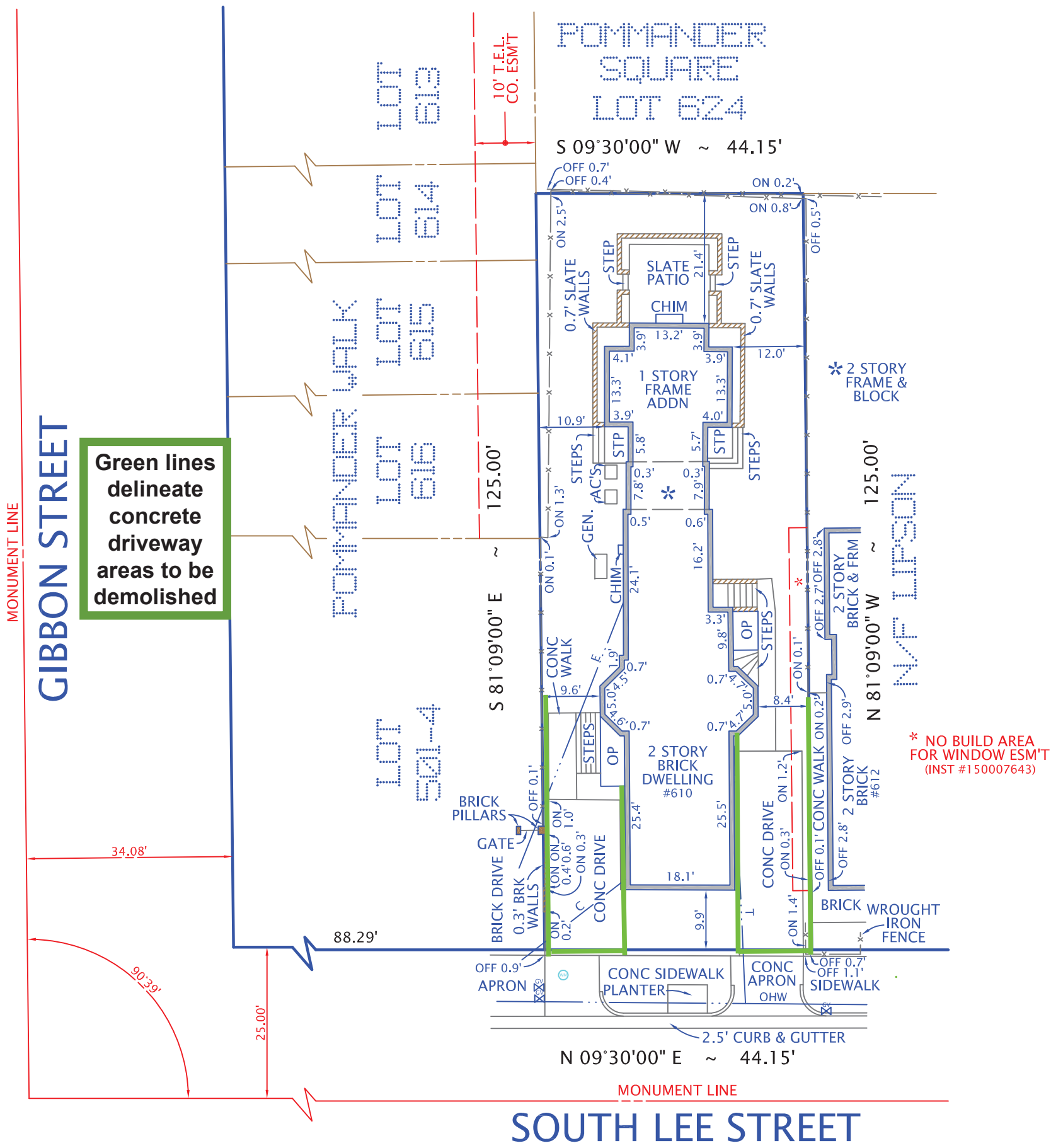
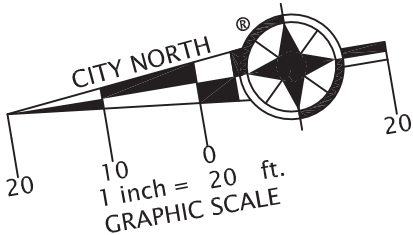
NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

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.

30 Oct 2021 Cayley Tullman
Date Printed Name


Signature

NOTES: 1. FENCES ARE FRAME UNLESS NOTED.
2. AREA = 5,518 SF (COMP)

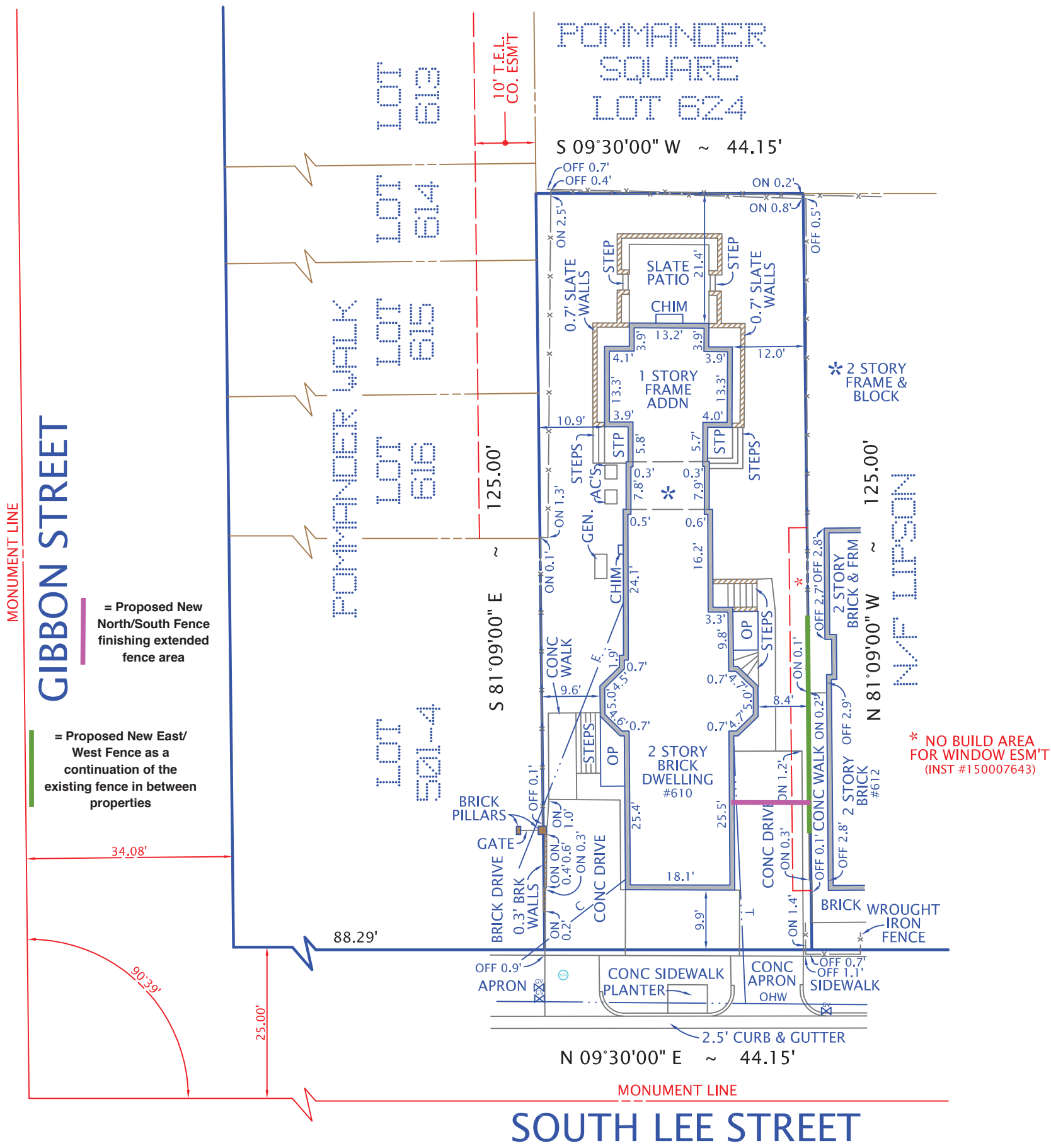
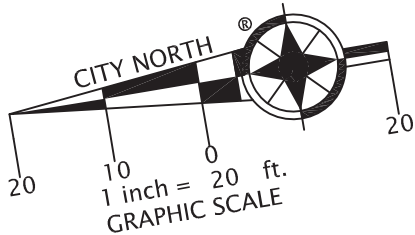


PLAT
SHOWING HOUSE LOCATION ON
THE PROPERTY LOCATED AT
#610 SOUTH LEE STREET
(INSTRUMENT #110002173)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' JANUARY 25, 2021

<p>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:</p>	<div><div>COMMONWEALTH OF VIRGINIA</div><div>01/25/2021</div><div>GEORGE M. O'QUINN</div><div>LICENSE NO. 2069</div><div>LAND SURVEYOR</div><div>George M. O'Quinn</div></div>	<p>Ordered by:</p> <div><div>LC & B</div><div>Land, Carroll & Blair PC</div><div>ATTORNEYS AT LAW, EST. 1978</div></div> <p>524 King Street Alexandria, Virginia 22314 Phone: (703) 836-1000</p>
<p>THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.</p> <p>A TITLE REPORT WAS NOT FURNISHED.</p> <p>NO CORNER MARKERS SET.</p>		<div><div>DOMINION</div><div>Surveyors Inc.®</div></div> <p>8808-H PEAR TREE VILLAGE COURT ALEXANDRIA, VIRGINIA 22309 703-619-6555 FAX: 703-799-6412</p>

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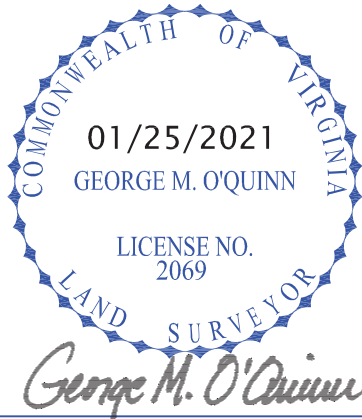
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THE PROPERTY LOCATED AT
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(INSTRUMENT #110002173)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' JANUARY 25, 2021

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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:
LC & B 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











PROJECT INFORMATION

CONTRACTOR INFORMATION

Name
Address 610 S. Lee St.
City, State ZIP Alexandria, VA 22314
Architect
Drawing Set Dated
Project Name: 610 S. Lee St.

Company
Name Pemberley Garden Revival
Address
City, State ZIP
Phone
Email Pemberley614@gmail.com

SCOPE OF WORK

1. Concrete demolition including sidewalk leading towards fence. Haul away debris included.
2. Pine Hall Brick in Rumbled F/R driveway = 12'W x 23'L
Excavate and pour 4" of 3500 PSI concrete base with wire mesh reinforcement.
Install paver on 1/2" mortar bed with joints.
3. Left side of driveway: Demolition of driveway and sidewalk.
4. Driveway = 14'W x 26'L
Sidewalk and area next to fence = 549 sf.
Excavate and pour 4" of 3500 PSI concrete base with wire mesh reinforcement.
Install paver on 1/2" mortar bed with joints

COMPANY PROPOSAL

We, Blanco's Masonry Inc., propose the above scope of work, to be completed for the amount \$47,445.00. This price is good for 30 days.

Jose Blanco (Owner)

10/27/2021

Submitted by (Company Representative)

Date

GENERAL CONTRACTOR ACCEPTANCE

Accept the above scope of work, proposed to be completed for the amount \$47,445.00.

Accepted by (Company Representative)

Date



6 ft high fence



