

Docket Item # 3
BAR CASE # 2015-00018

BAR Meeting
February 18, 2015

ISSUE: Alterations
APPLICANT: Arthur Fox
LOCATION: 723 South Lee Street
ZONE: RM/ Residential

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness application, as submitted, with the option for the fireplace to be fabricated from brick rather than stone.

****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.

****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.



BAR2015-00018

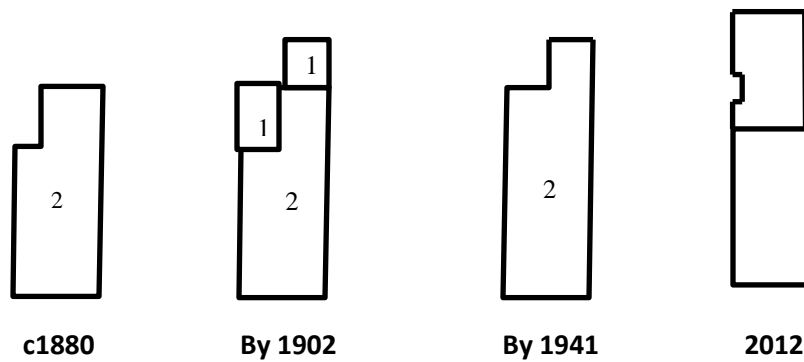


I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness for the construction of a new, outdoor stone fireplace (10'2 x 3'8" x 11') in the rear yard of the subject property.

II. HISTORY

A two-story, Italianate frame dwelling with a two-story ell at 723 South Lee Street was built **c1880**. Its original details include window and door frames, an arched, four-panel door with ornate surround featuring a three-light transom and a denticulated, bracketed cornice which supports the faux Mansard roof. By 1902, the Sanborn Fire Insurance Maps illustrate that the building was altered with the construction of a one-story, frame rear addition with wood shake roof and a one-story side addition with metal roof. By 1941, these one-story additions were absorbed and/or removed. During this mid-20th century renovation, the 6/6 window sashes were installed and Masonite siding was applied on top of the house's original wood siding.¹ In 2012, the BAR approved the demolition of the two-story, one-bay rear addition and the construction of the existing two-story rear, addition and the installation of the 2/2 windows on the main block. The owner has since worked with staff to identify and restore the original Victorian period siding and trim on the original portions of the house.



Evolution of the Building Footprint

III. ANALYSIS

The *Design Guidelines* state that “Free-standing accessory structures [such as garages, pool and patio structures, garden and yard structures] should complement and not compete with the architecture of the main building and its materials should not detract from the main materials of the building.”

The Board commonly reviews and approves requests for garden structures such as fences, walls, arbors, and trellises within the historic districts; however, an outdoor fireplace has not been a common occurrence. Staff was only able to find a few similar brick garden structures visible from a right of-way that the Board has recently reviewed and approved. One was the project at

¹ Alexandria Building Permit #24318, 6-7-1967

the corner of Wilkes and South Lee in 2010, where the applicant installed a sculptural garden wall faced with brick, which extended approximately 2' - 4" above the existing brick perimeter fence. Another project was an extensive tiered garden and trellis at 113 South Lee Street. In both cases, the Board found that the designs were appropriate and compatible with the surrounding streetscape while enabling the owner to individualize their property without negatively impacting the existing house's historic fabric.

The proposed outdoor fireplace has an overall height of eleven feet. While the fireplace will be sited approximately 81 feet from the front property line (as shown in the plat below), it will be visible from Lee Street, as the existing house is located along the north (side) property line and the side yard is enclosed by a brick wall only 4 feet in height.

In Staff's opinion, this fireplace, while somewhat suburban in context, meets the requirements of the *Design Guidelines*. The fireplace will be completely free-standing, located at the rear of the property, and not affixed to any existing historic resources. However, due to its height, 7 feet of the fireplace will be visible above the existing 4' high brick wall which encloses the side yard. The applicant is proposing to fabricate the fireplace of stone, so that it reads as a garden structure and not architecture, staff suggests that brick could also be appropriate, as this would complement and not compete with the existing perimeter wall and the surrounding streetscape. Staff, therefore, recommends approval of the application, as submitted, with the option for the fireplace to be fabricated from brick rather than stone

STAFF

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

IV. CITY DEPARTMENT COMMENTS

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

Zoning Comments

C-1 Proposed outdoor stone fireplace complies with zoning.

Code Administration

No comments received.

Transportation and Environmental Services

R-1 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 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

Alexandria Archaeology

Archaeology Comments

1. The statements in archaeology conditions below 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:
 - a. 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.
 - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

Archaeology Findings

F-1 While the house on the lot dates to the 1880s, historical maps indicate 723 South Lee Street is located in close proximity to Battery Rodgers, an important Civil War fortification. There is the potential for archaeological resources to be present that could provide insight into the history of the Civil War in Alexandria.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2015-00018: 723 S Lee Street



DEPARTMENT OF PLANNING AND ZONING

FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 723 S. LEE ST. Zone R.M
 A2. 5358 x 1.5 = 8037
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	1329	Basement**	1329
First Floor	1329	Stairways**	172
Second Floor	1329	Mechanical**	
Third Floor		Other** ELEVATOR	62
Porches/ Other GARAGE	496	Total Exclusions	1563
Total Gross *	4483		

B1. Existing Gross Floor Area *
4483 Sq. Ft.

B2. Allowable Floor Exclusions**
1563 Sq. Ft.

B3. Existing Floor Area minus Exclusions
2920 Sq. Ft.
 (subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	—	Basement**	—
First Floor	—	Stairways**	—
Second Floor	—	Mechanical**	—
Third Floor	—	Other**	—
Porches/ Other	—	Total Exclusions	—
Total Gross *	—		

C1. Proposed Gross Floor Area *
 — Sq. Ft.

C2. Allowable Floor Exclusions**
 — Sq. Ft.

C3. Proposed Floor Area minus Exclusions
 — Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2920 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 8037 Sq. Ft.

*Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the zoning ordinance (Section 2-145(B)) and consult with zoning staff for information regarding allowable exclusions.

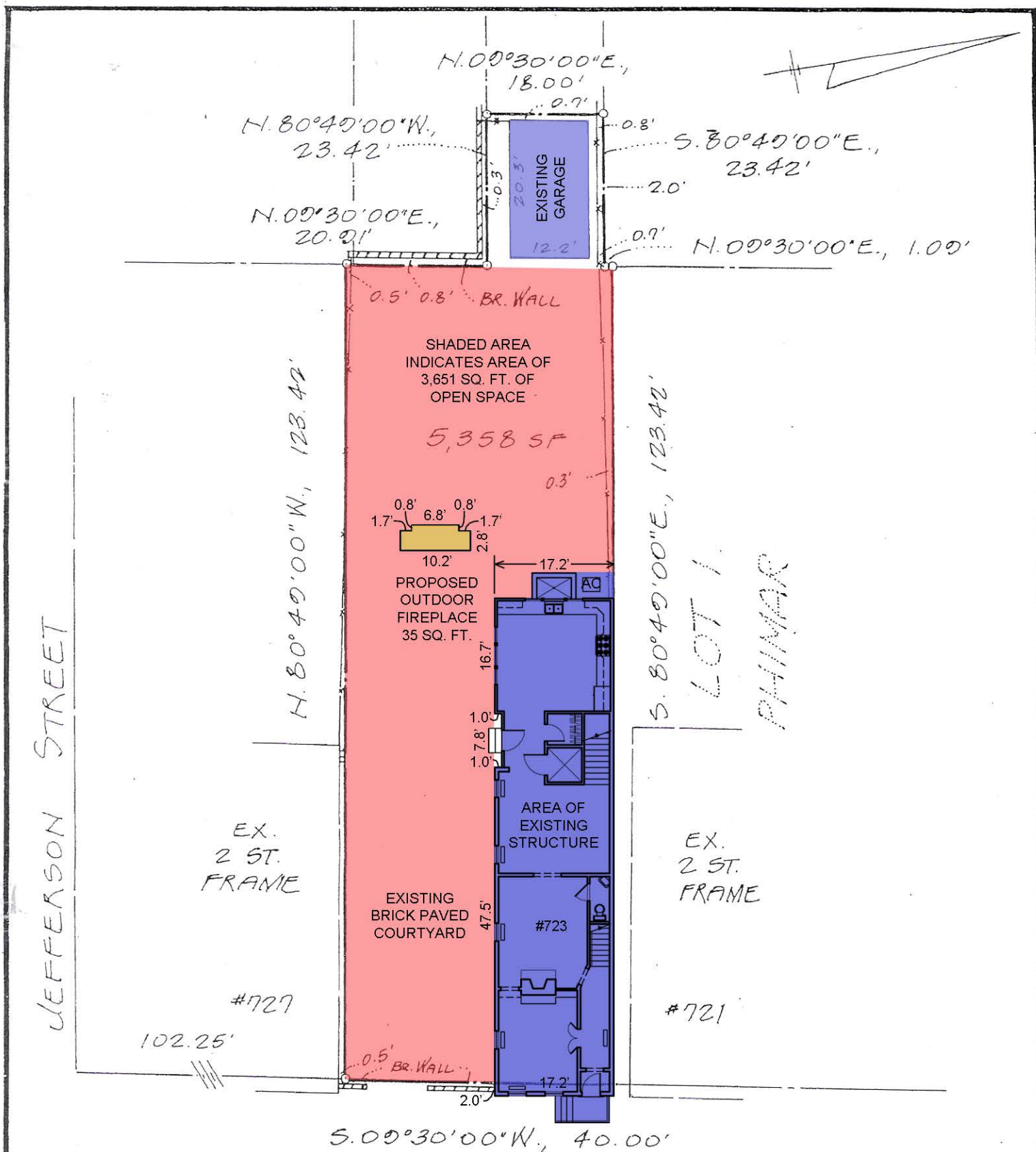
If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations

Existing Open Space	3686
Required Open Space	1875
Proposed Open Space	3651

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: [Signature]Date: 1/16/15



SOUTH LEE STREET

50' R.O.W.

HOUSE LOCATION SURVEY

ALEXANDRIA, VIRGINIA

No. 723-725 SOUTH LEE STREET

SCALE 1" = 20'

DATE 10 AUGUST 1983

HENRY A. THOMAS, ATTY.
EDGAR H. MARTIN

NOTE:

House location surveys do not include setting iron pipes on property corners.

No title report furnished.

SURVEYOR'S CERTIFICATE:

I hereby certify that the position of all the existing improvements on the above described property has been carefully established by a transit-tape survey and that unless otherwise shown, there are no encroachments.

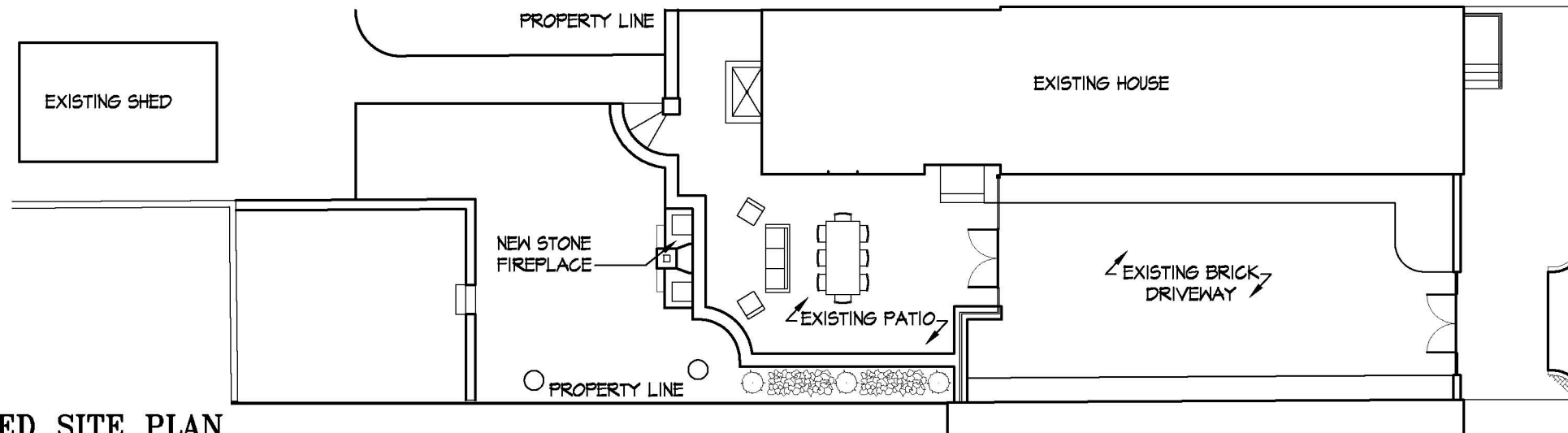


KEPHART & HAN

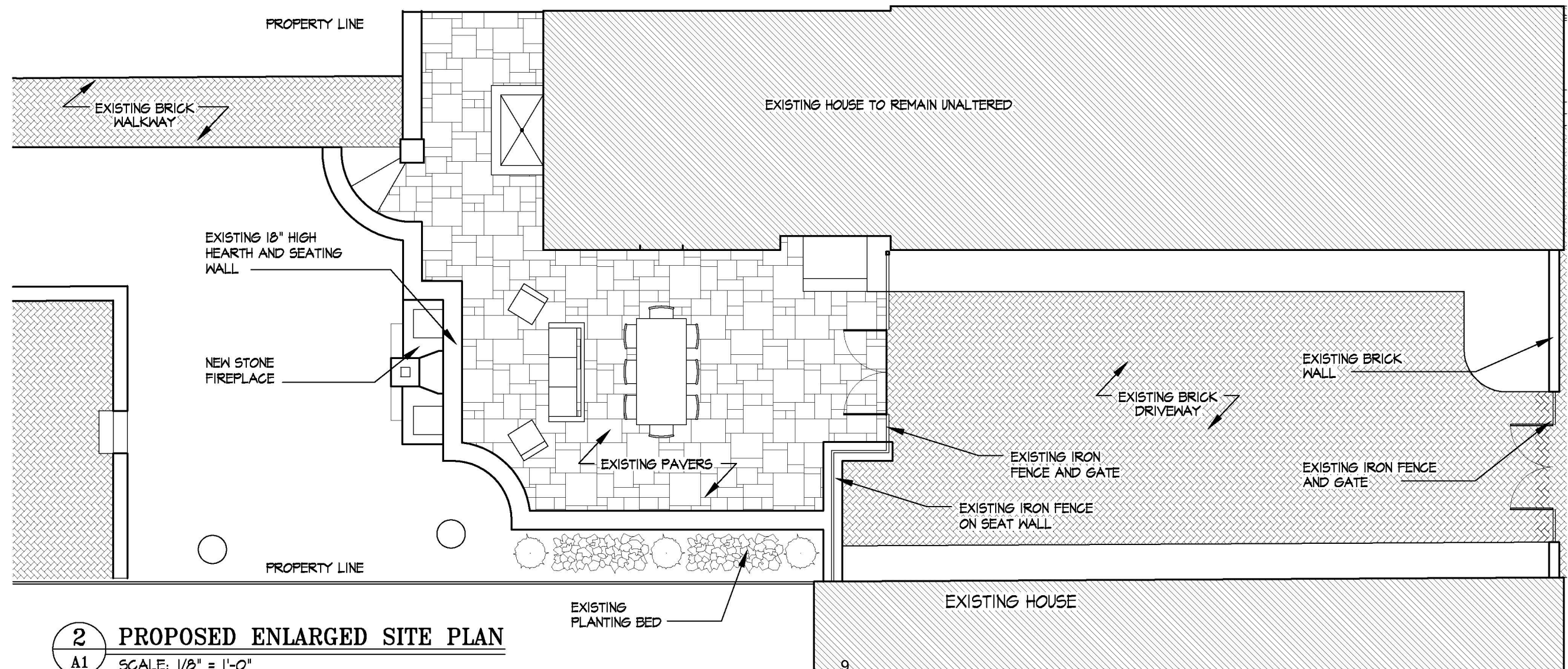
CIVIL ENGINEERING
LAND SURVEYING
LAND PLANNING
548-5252

1928 DUKE STREET, ALEXANDRIA, VIRGINIA 22314

CITY OF ALEXANDRIA BOARD OF ARCHITECTURAL REVIEW; OLD & HISTORIC DISTRICT PLAN SUBMITTAL

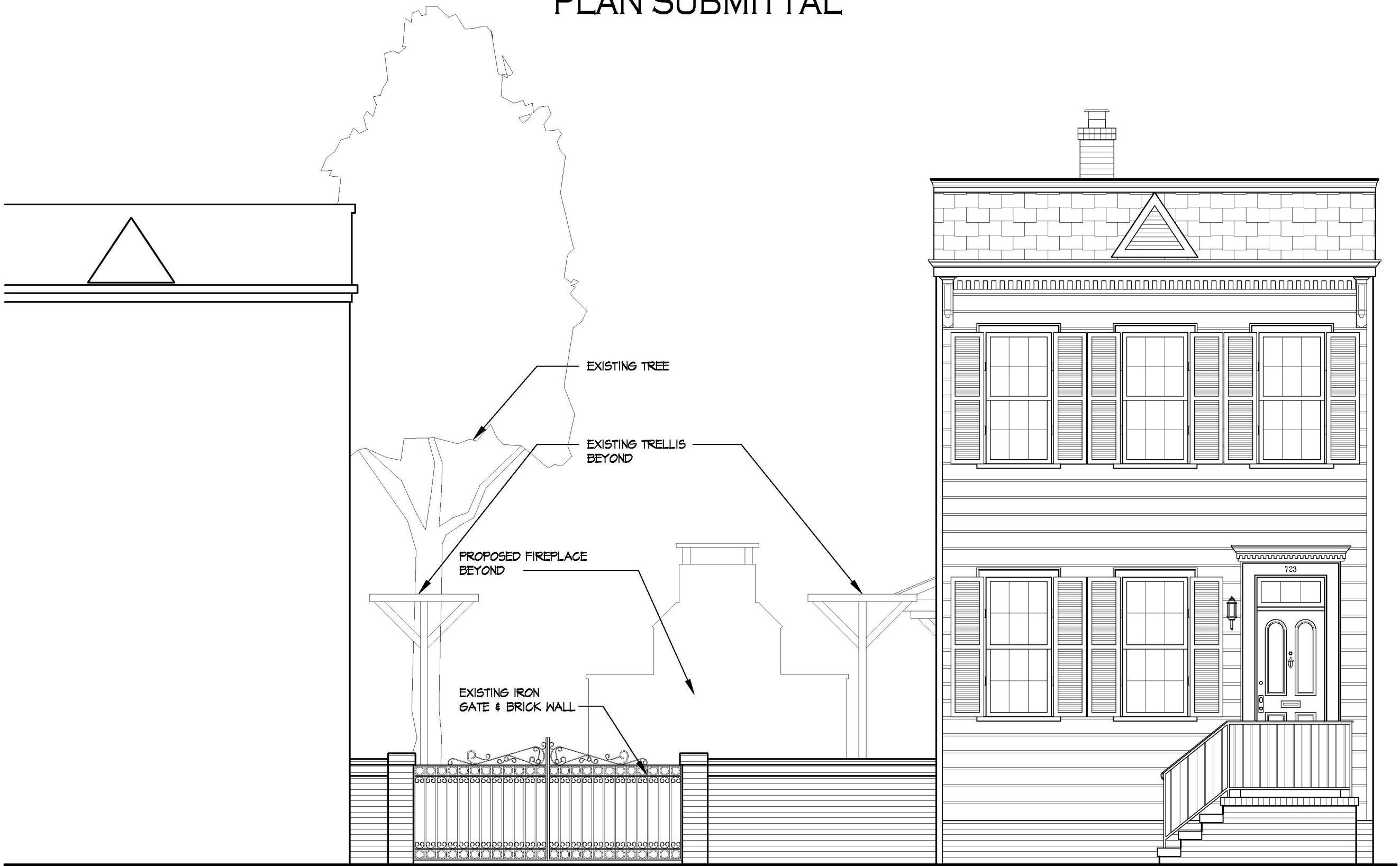


1 PROPOSED SITE PLAN
A1 SCALE: 1/16" = 1'-0"



2 PROPOSED ENLARGED SITE PLAN
A1 SCALE: 1/8" = 1'-0"

CITY OF ALEXANDRIA BOARD OF ARCHITECTURAL REVIEW; OLD & HISTORIC DISTRICT
PLAN SUBMITTAL



FOX RESIDENCE - B.A.R. SUBMITTAL
723 SOUTH LEE STREET
ALEXANDRIA, VA 22314

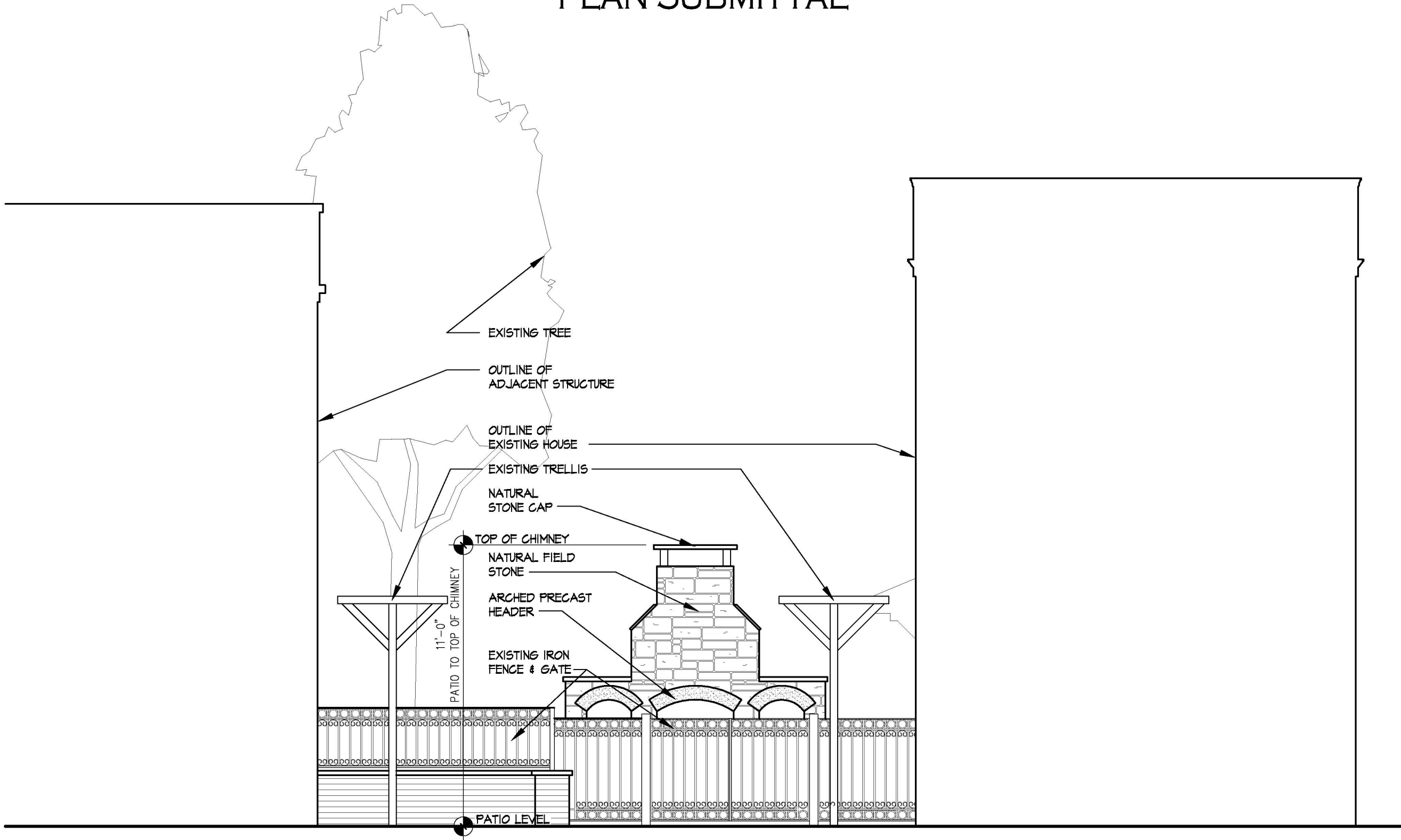
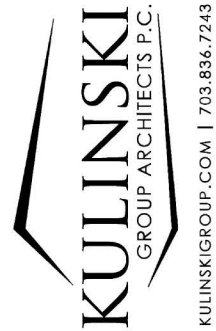
PROPOSED ELEVATIONS

1 PROPOSED FRONT ELEVATION @ STREET
A2 SCALE: 1/4" = 1'-0"

SHEET NUMBER

A2

CITY OF ALEXANDRIA BOARD OF ARCHITECTURAL REVIEW; OLD & HISTORIC DISTRICT
PLAN SUBMITTAL



1 PROPOSED FRONT ELEVATION @ DRIVEWAY
A3 SCALE: 1/4" = 1'-0"

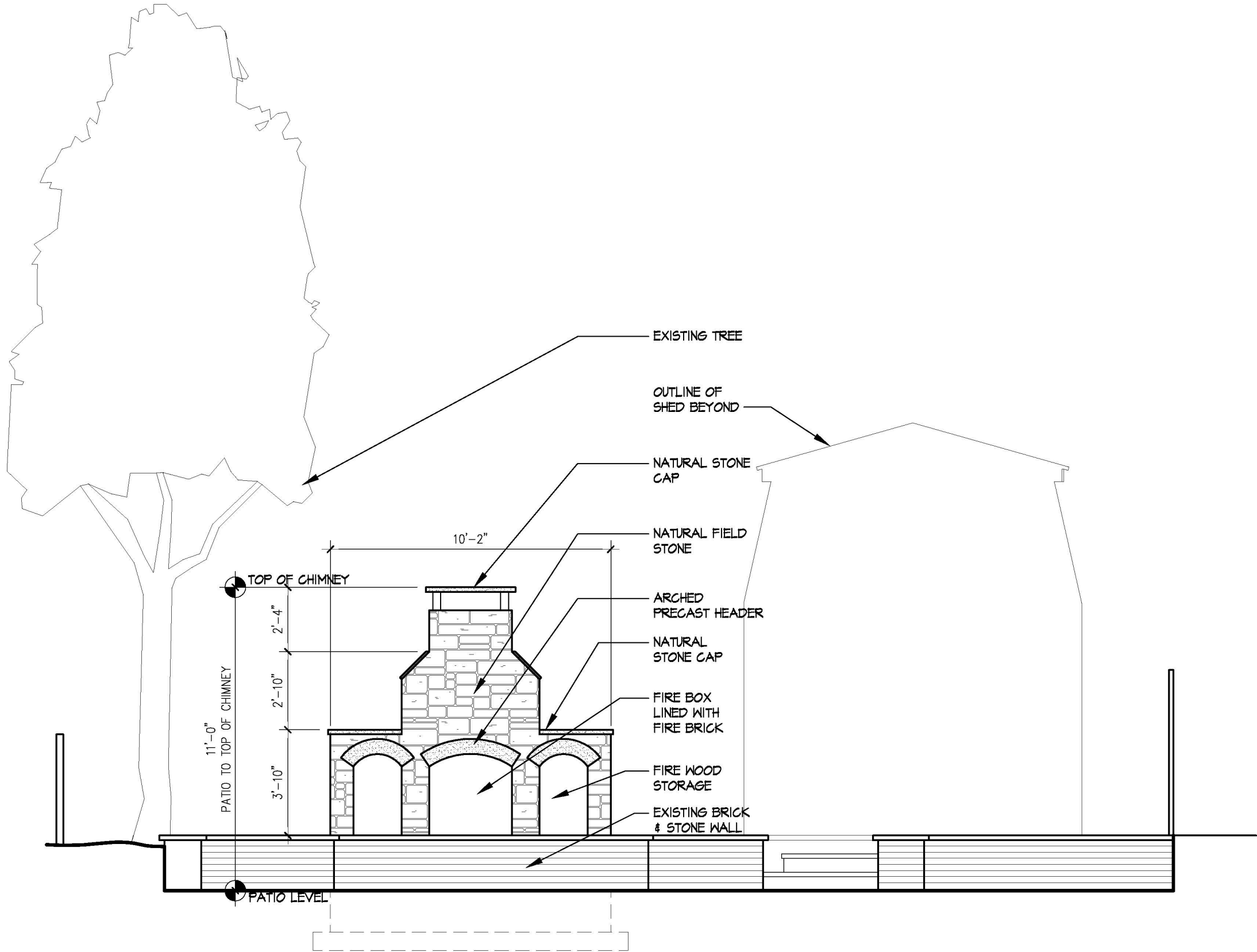
FOX RESIDENCE - B.A.R. SUBMITTAL
723 SOUTH LEE STREET
ALEXANDRIA, VA 22314

PROPOSED FRONT ELEVATION @ DRIVEWAY

SHEET NUMBER

A3

CITY OF ALEXANDRIA BOARD OF ARCHITECTURAL REVIEW; OLD & HISTORIC DISTRICT
PLAN SUBMITTAL



FOX RESIDENCE - B.A.R. SUBMITTAL
723 SOUTH LEE STREET ALEXANDRIA, VA 22314

PROPOSED FRONT ELEVATION @ PATIO

1 PROPOSED FRONT ELEVATION @ PATIO
A4 SCALE: 1/4" = 1'-0"

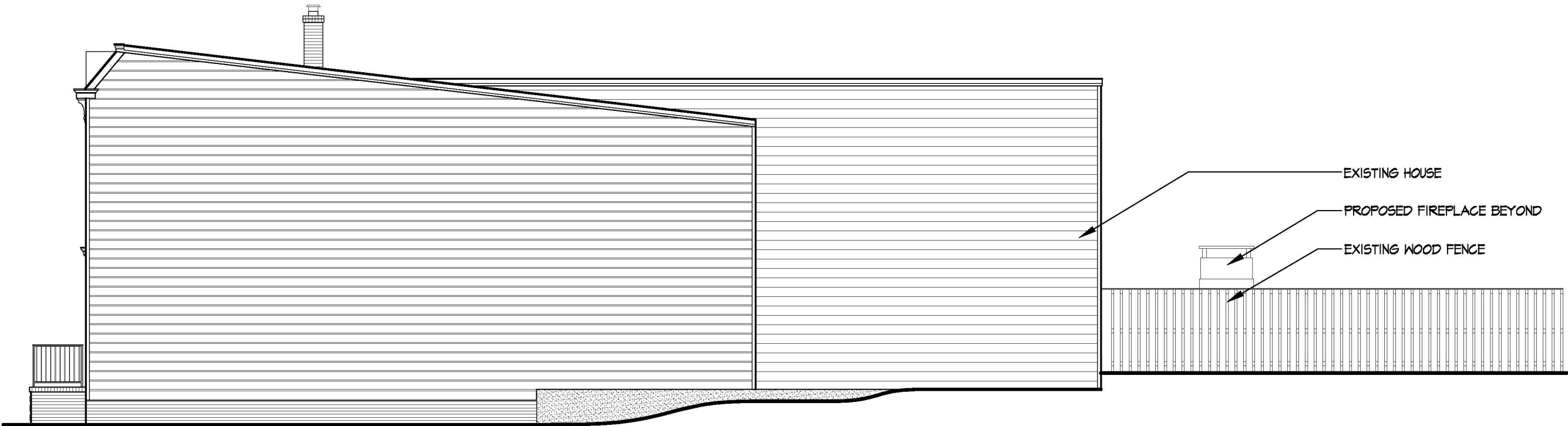
SHEET NUMBER

A4

CITY OF ALEXANDRIA BOARD OF ARCHITECTURAL REVIEW; OLD & HISTORIC DISTRICT
PLAN SUBMITTAL



1 PROPOSED LEFT SIDE ELEVATION
A5 SCALE: 1/8" = 1'-0"



2 PROPOSED RIGHT SIDE ELEVATION
A5 SCALE: 1/8" = 1'-0"

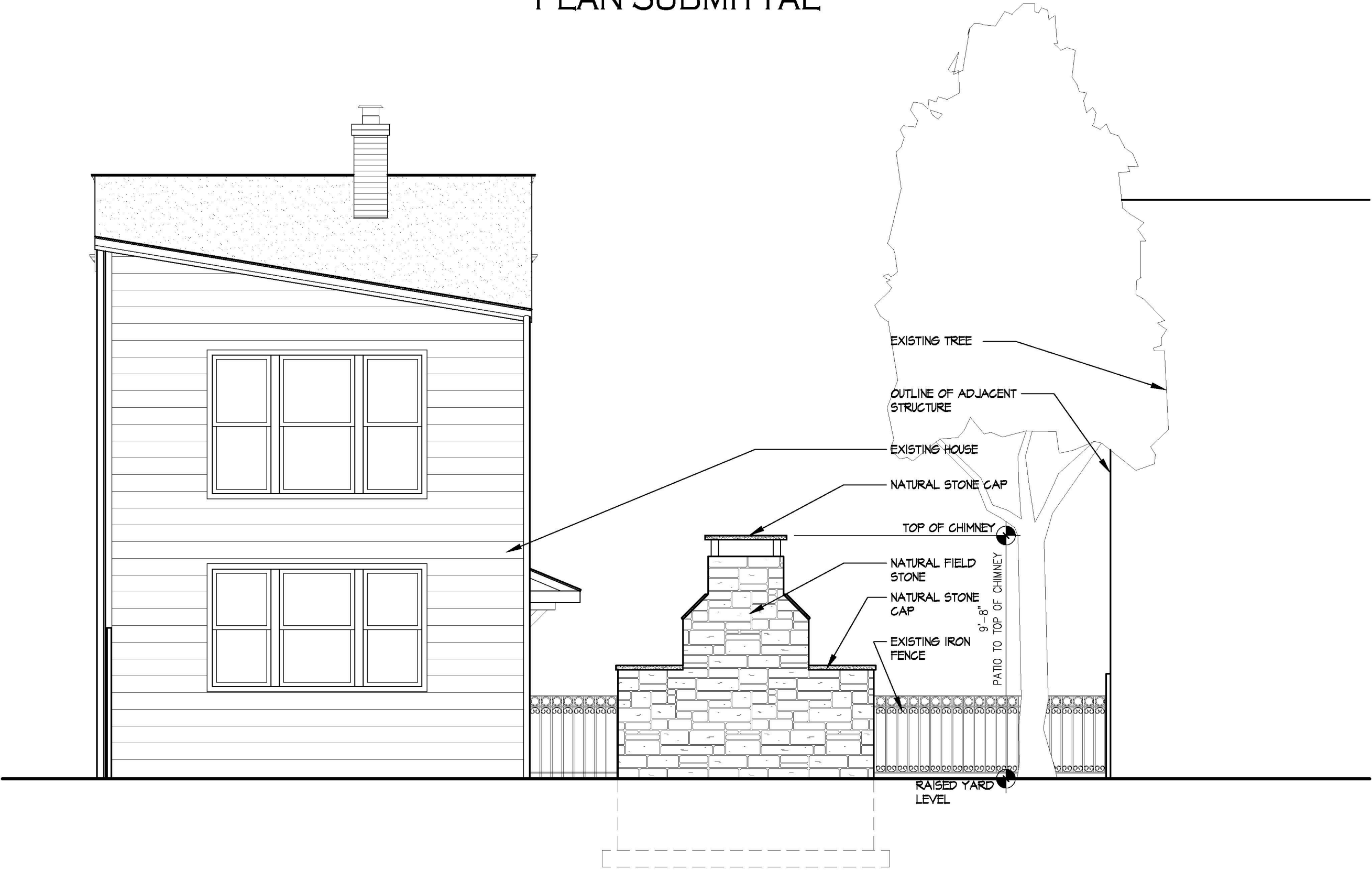
FOX RESIDENCE - B.A.R. SUBMITTAL
723 SOUTH LEE STREET
ALEXANDRIA, VA 22314

PROPOSED RIGHT & LEFT SIDE ELEVATIONS

SHEET NUMBER

A5

CITY OF ALEXANDRIA BOARD OF ARCHITECTURAL REVIEW; OLD & HISTORIC DISTRICT
PLAN SUBMITTAL



FOX RESIDENCE - B.A.R. SUBMITTAL
723 SOUTH LEE STREET
ALEXANDRIA, VA 22314

PROPOSED REAR ELEVATION @ RAISED YARD

SHEET NUMBER

A6

1 PROPOSED REAR ELEVATION @ RAISED YARD
A6 SCALE: 1/4" = 1'-0"

CITY OF ALEXANDRIA BOARD OF ARCHITECTURAL REVIEW; OLD & HISTORIC DISTRICT
PLAN SUBMITTAL



1 EXISTING STREETSCAPE
A7 SCALE: NTS



2 EXISTING REAR YARD
A7 SCALE: NTS



3 EXISTING DRIVEWAY FROM FRONT GATE
A7 SCALE: NTS



4 EXISTING PATIO
A7 SCALE: NTS



5 EXISTING PATIO
A7 SCALE: NTS



6 EXISTING REAR YARD FROM DRIVEWAY GATE
A7 SCALE: NTS



7 EXISTING REAR YARD FROM SHED
15A7 SCALE: NTS

FOX RESIDENCE - B.A.R. SUBMITTAL
723 SOUTH LEE STREET
ALEXANDRIA, VA 22314

PROPOSED EXISTING CONDITION PHOTOS

SHEET NUMBER

A7

BAR Case # 2015-00018

ADDRESS OF PROJECT: 723 S Lee Street

TAX MAP AND PARCEL: 081.03-01-15

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: Arthur Fox

Address: 723 S Lee Street

City: Alexandria

State: VA

Zip: 22314

Phone: (703) 683-0880

E-mail :

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

Name: STEPHEN W. KULINSKI

Phone: (703) 836-7243

E-mail: steve@kulinskigroup.com

Legal Property Owner:

Name: Arthur Fox

Address: 723 S Lee Street

City: Alexandria

State: VA

Zip: 22314

Phone: (703) 683-0880

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 maybe attached).*

Construction of outdoor stone fireplace.

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.

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 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: STEPHEN W. KULINSKI

Date: 01/16/15

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. Arthur Fox	723 S Lee Street Alexandria, VA 22314	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 723 S Lee 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. Arthur Fox	723 S Lee Street Alexandria, VA 22314	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. None	None	None
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.

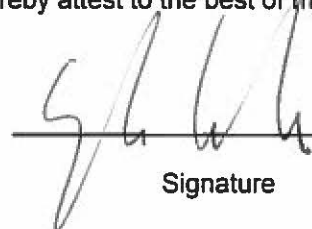
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

1/16/15

Date

STEPHEN W. KULINSKI

Printed Name



Signature