

Docket Item # 3
BAR CASE # 2015-0112

BAR Meeting
May 20, 2015

ISSUE: Certificate of Appropriateness - Alterations

APPLICANT: Susan and Benjamin Space

LOCATION: 735 South Alfred Street

ZONE: RM/ Residential

STAFF RECOMMENDATION

Staff recommends approval with the condition that the fence along the front property line be constructed of either a solid-through-the-core paintable PVC, wood composite, or painted wood. The design and material of the fence is subject to BAR staff review and approval prior to installation.

NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped 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.
2. **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.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **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.
5. **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.
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.



BAR2015-00112



I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness for:

- Replacing the existing brick stoop in-kind and adding a new simple, iron balustrade;
- Installing a new, *vinyl* 3' high picket fence and gate along the front property line;
- Installing a new, front yard patio (not subject to BAR review);
- Repairing the existing brick walkway and steps (repair/replacement in-kind); and
- Replacing the existing entry light sconce with a lantern style sconce.

II. HISTORY

735 South Alfred Street is a two-story, two-bay brick interior unit townhouse that was constructed as part of the Patrick Henry Homes subdivision in **1942**.

III. ANALYSIS

In the opinion of Staff, the proposed front stoop and iron railing complies with the recommendations contained in the *Design Guidelines* for Stoops, Steps & Railings, which state that they "...should be appropriate to the historic style of the structure." The stoop and railing will be simple and subtle, are similar to nearby residences and will not compromise the integrity of this contemporary, vernacular townhouse.

Regarding the proposed fence, staff finds that it generally meets the recommendations contained in the *Design Guidelines* as they pertain to design and scale. The fence is compatible with the subject house's Colonial Revival style, as well as the surrounding neighborhood. However, the proposed hollow vinyl material has been identified by the BAR as an inappropriate material for the historic district, due to its shiny inauthentic appearance, short life and inability to be painted. If the applicant desires to utilize a modern material, staff recommends a solid-through-the core paintable wood composite, such as PVC, previously approved by the board for similar applications.

Finally, staff has no objection to the proposed sconce. Although the "Transitional Mission" design contrasts with the vernacular Colonial Revival style of the rowhouse, this small feature is easily reversible and will not negatively impact the building's overall architectural character. Staff finds that ephemeral features such as this, like paint colors, enable successive homeowners to individualize their home while maintaining the overall historic integrity of the district over time.

Staff recommends approval of the application, with the fence material recommendation noted above.

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 brick work, patio, railings and light fixture will comply with zoning.
- C-2 Submitted plat is not to scale. Applicant must submit plat to scale with the location of the proposed fence on the plat. Proposed fence must be located completely on the subject property.
Applicant submitted plat with the location of the proposed 3' picket fence shown on the property line and in compliance with zoning.

Code Administration

No comments received.

Transportation and Environmental Services

- R-1 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-2 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)
- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Management & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required. (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)

- C-4 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-5 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)

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2015-00112: 735 S Alfred St.

PROJECT DESCRIPTION

April 10, 2015

Benjamin and Susie Space

735 S. Alfred Street

Alexandria, Virginia 22314

We will be sending a mason out to remove the deteriorated used brick off the old concrete porch. We are hoping to be able to uncover and re-utilize the old concrete porch and steps as the finished deal, since the majority of porches and steps in their row of homes are of this material and vintage. We will then work with client to install safety handrail to be installed by ornamental iron company.

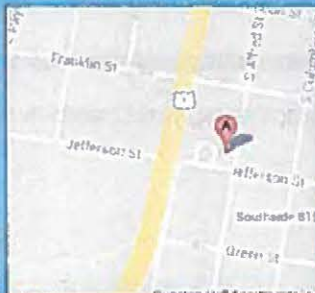
Once the porch has been cleaned and put back in use, we will demo and remove the current front brick walk and steps at street that are also built of the same defective used brick and are in very bad disrepair. We will pour new concrete base and build all new mortared brick steps to replace. Brick will be one commonly used in Old Town, supplied by Potomac Valley Brick. The Calvert #103 full range paver. We will use this same paver to lay a drylaid front walk in 45 degree herringbone pattern with 8" outer perimeter borders (see drawing provided). We have also provided a photo of a similar walk we did in N. Arlington using this same brick , same method, and same pattern as an example of the look and confirmation of the craftsmanship that will be employed. The King's Masons has been in business for 35 years and has done extensive work all over N. Virginia , and in the Alexandria area. We are a class A contractor.

Owner intends to close off street side of yard with fence and install gate at walk to create total enclosure in yard for their baby's safety, They will provide information for this. We have shown where this fence will go in the aerial view of our work.

Richard Baker, pres. THE KINGS'S MASONS, INC. Manassas, VA. 20111

PREPARED BY:

EXACTA
VIRGINIA SURVEYORS, INC.



PROPERTY ADDRESS: 735 S ALFRED STREET ALEXANDRIA, VIRGINIA 22314

SURVEY NUMBER: 1504 1612

FIELD WORK DATE: 4/17/2015

REVISION HISTORY: (REV.0 4/17/2015)

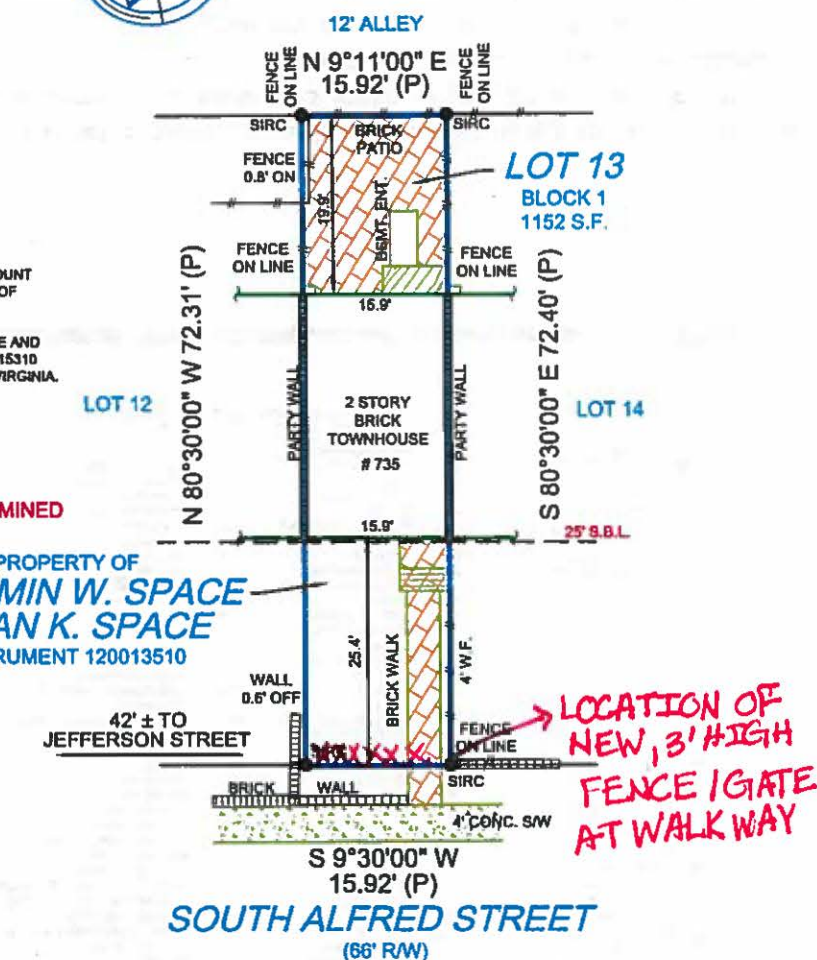
1504.1612
BOUNDARY SURVEY
LOT 13, BLOCK 1
PATRICK HENRY HOMES SUBDIVISION
ALEXANDRIA CITY/COUNTY, VIRGINIA
04-17-2015 SCALE 1"=20'



- NOTES:
1. THE PROPERTY SHOWN HEREON IS IDENTIFIED AS TAX ACCOUNT 11095800 AMONG THE ASSESSMENT RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
 2. THE PROPERTY IS NOW IN THE NAME OF BENJAMIN W. SPACE AND SUSAN K. SPACE BY DEED RECORDED AS INSTRUMENT 120015310 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.

NOTE - FENCE OWNERSHIP NOT DETERMINED

PROPERTY OF
BENJAMIN W. SPACE
SUSAN K. SPACE
INSTRUMENT 120013510



POINTS OF INTEREST:
NONE VISIBLE

CLIENT NUMBER:

DATE: 4/17/2015

BUYER:

SELLER:

CERTIFIED TO:



EXACTA CONTACT

Alycia M Klein Marketing Director
alycia@exactaMD.com • www.exactaVA.com
M 410.458.5160 O 866.735.1916 F 866-744-2882

EXACTA
Virginia Surveyors, Inc.

LB# 0407005699

www.exactaVA.com
P 703.258.0630 • F 703.258.0361
5494 Rodriguez Lane, Haymarket, VA 20169

THIS IS A TWO PAGE DOCUMENT. THE ADVICE FOUND ON THE AFFIXED PAGE (PAGE 2 OF 2) IS AN INTEGRAL PART OF THE PLAT.

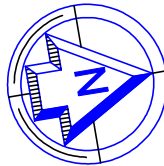
EXACTA
VIRGINIA SURVEYORS, INC.



SURVEY NUMBER: 1504.1612

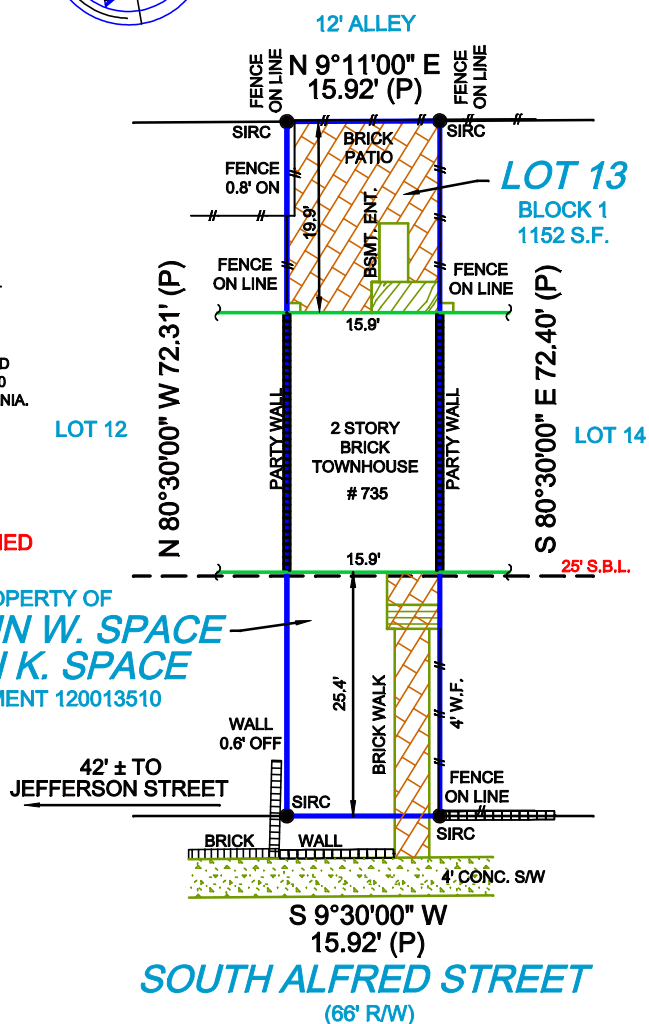
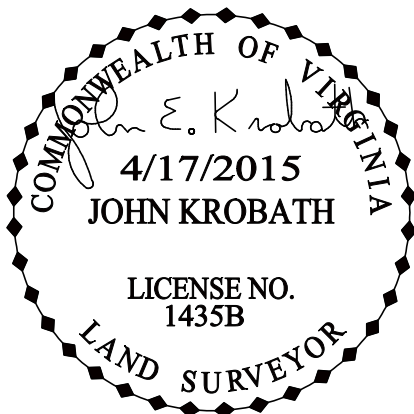
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1504.1612
BOUNDARY SURVEY
LOT 13, BLOCK 1
PATRICK HENRY HOMES SUBDIVISION
ALEXANDRIA CITY/COUNTY, VIRGINIA
04-17-2015 SCALE 1"=20'



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PROPERTY OF
BENJAMIN W. SPACE
SUSAN K. SPACE
INSTRUMENT 120013510



GRAPHIC SCALE (In Feet)
1 inch = 20' ft.



Alycia M Klein Marketing Director
 alycia@exactaMD.com • www.exactaVA.com
 M 410.458.5160 O 866.735.1916 F 866-744-2882

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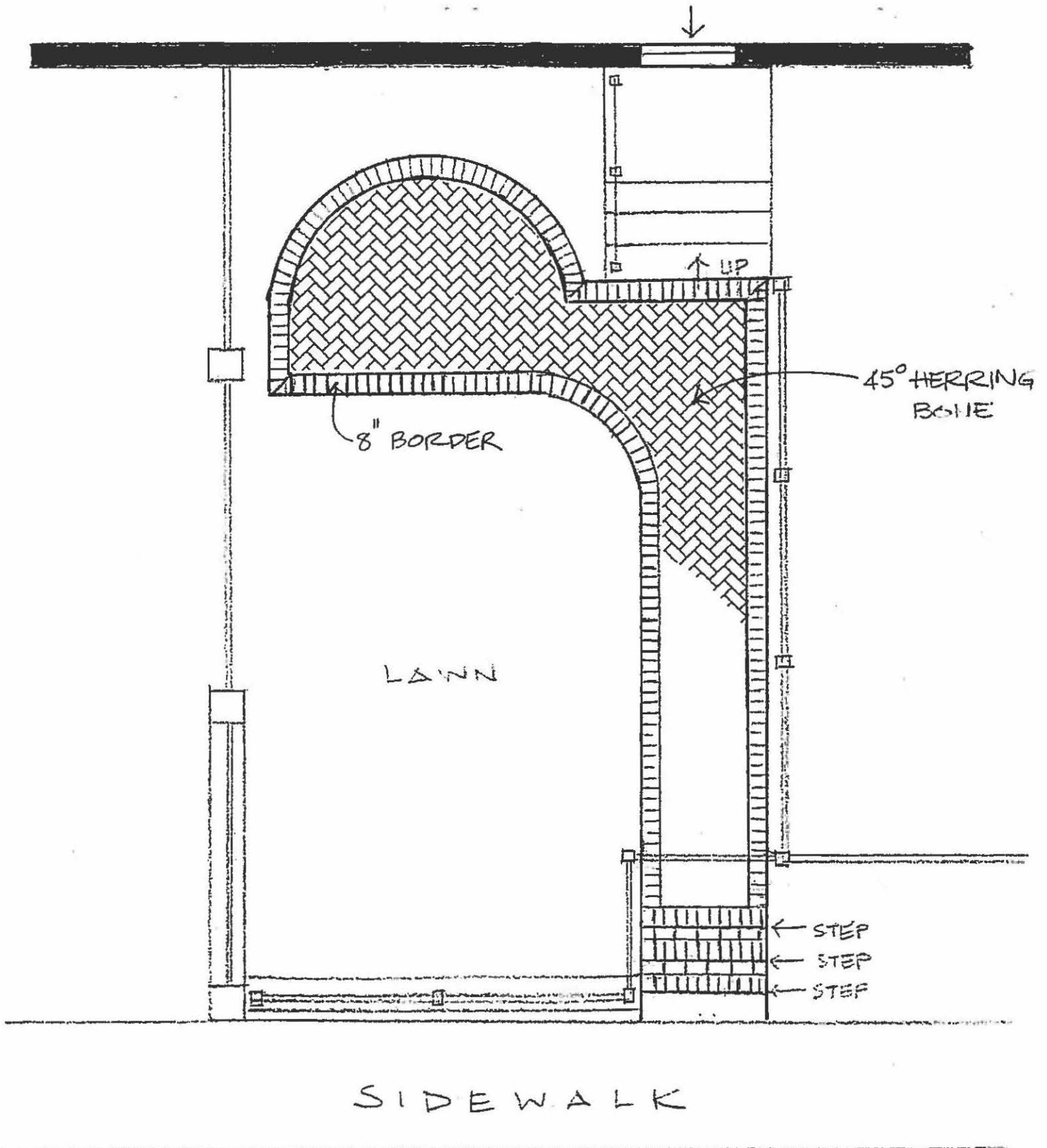
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SPACE RESIDENCE

735 S. Alfred St. Alexandria, VA 22314

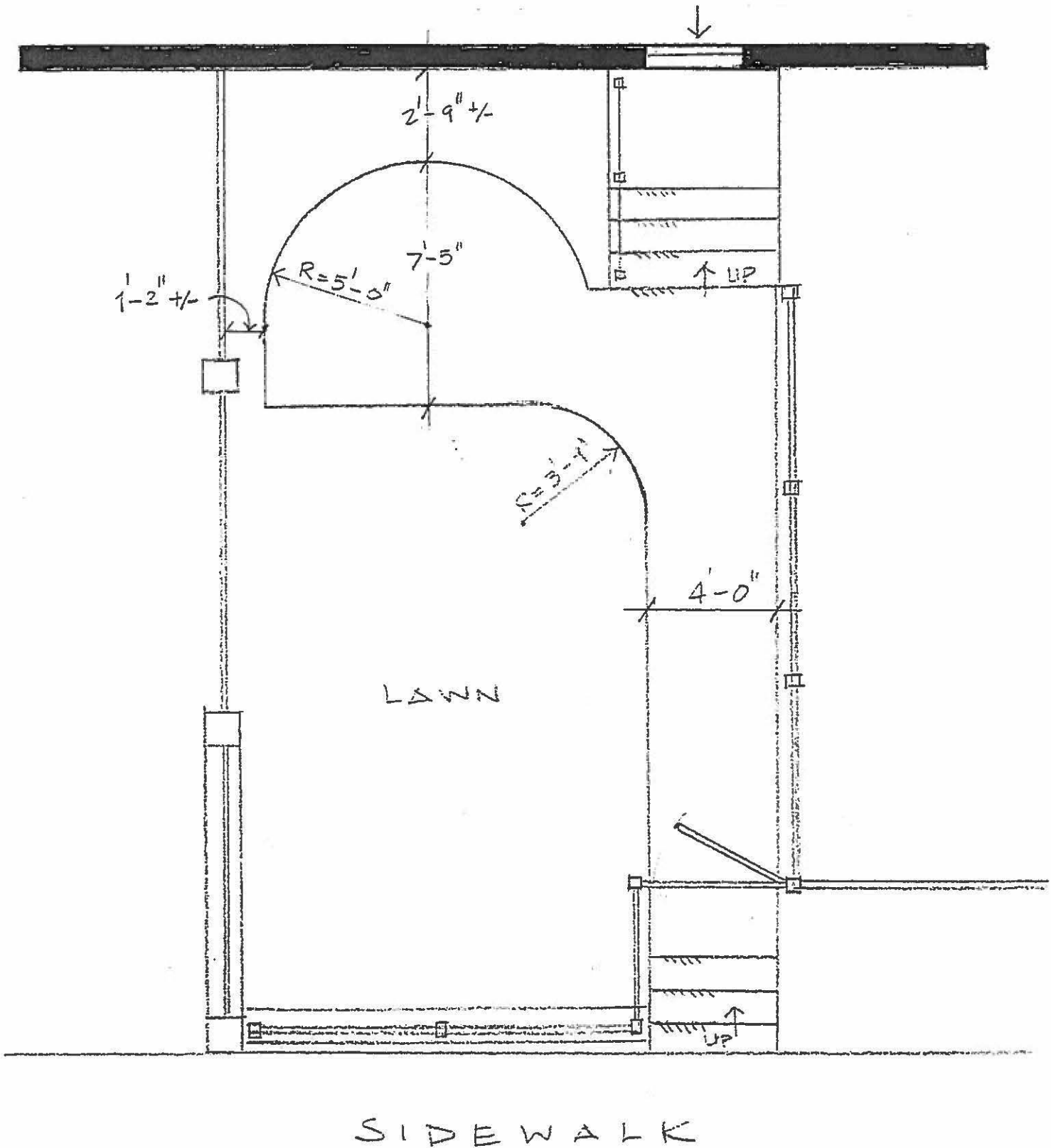
Scale: $\frac{1}{4}" = 1' - 0"$



SPACE RESIDENCE

735 S. Alfred St. Alexandria, VA 22314

Scale: $\frac{1}{4}" = 1' - 0"$



Dimensions:

Fence: 12 ft. across the front
3.5 ft. up to the gate
4 ft. gate across
3 ft. in height

Railings:

Lighting details for exterior light fixture:

COLUMBIA SMALL SINGLE SCONCE

Transitional Mission Single-Lantern Wall Sconce
Item #A3080



Room Views



CUSTOMIZE THIS PRODUCT

FINISH

9 Choices



Antique Copper



Black Enamel



Brushed Nickel



Burnished Antique



Oil Rubbed Bronze



Old Brass



Polished Chrome



Polished Nickel



Unlacquered Polished Brass

GLASS COLOR

Plain frosted

SWITCH

None

Optional

Description

To make shopping even easier, we've renamed some of our fixtures. They're now grouped into families so you can find coordinating pieces at a glance.

Our Columbia Small Single Sconce is our "rigid knuckle" take on Transitional Mission lighting. What does that mean? The knuckle is the connection between the top of the lantern and the tubing, which on the Columbia, does not sway or rotate.

Although lighting technology has evolved from oil to candles to kerosene to gas, and finally, to electricity, we still instinctively seek the warm, low light created by the traditional art-glass lantern.

Product Specifications

You May Also Like



Sherwood

Arts & Crafts Wall Sconce

\$450.00

Sale \$360.00

Am

Arts

\$340



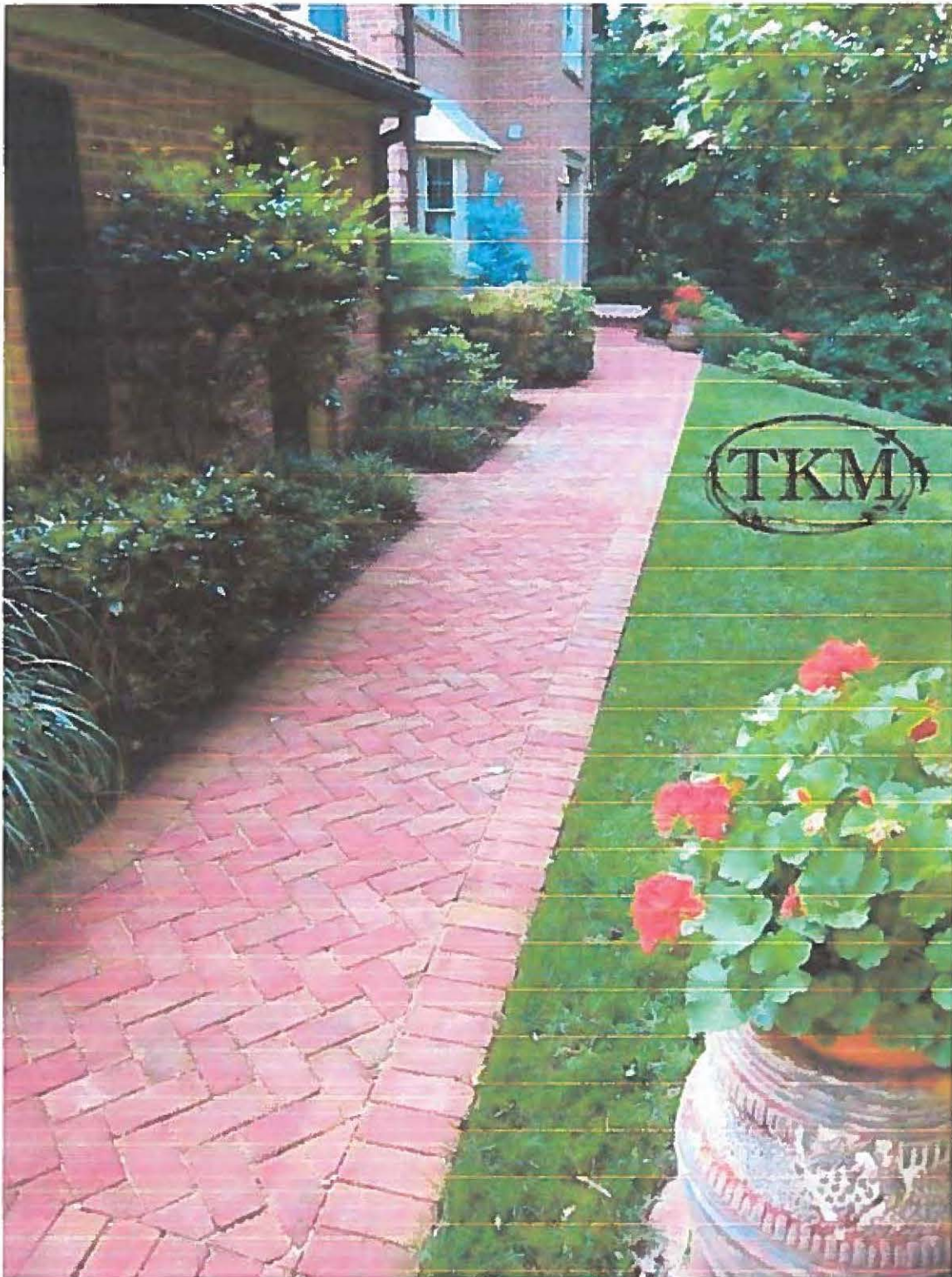
Columbia Large Single Sconce

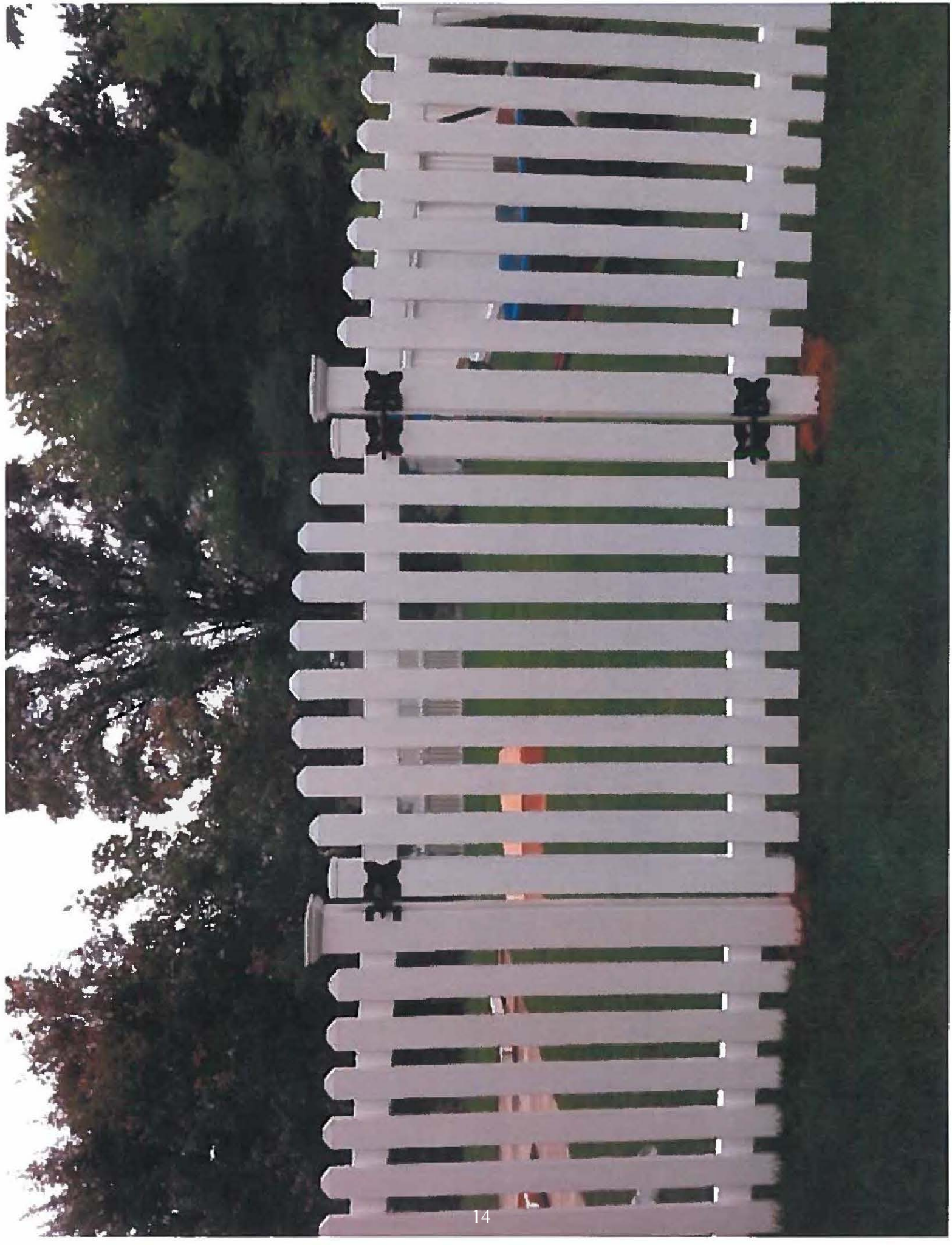
canopy width: 5.19"

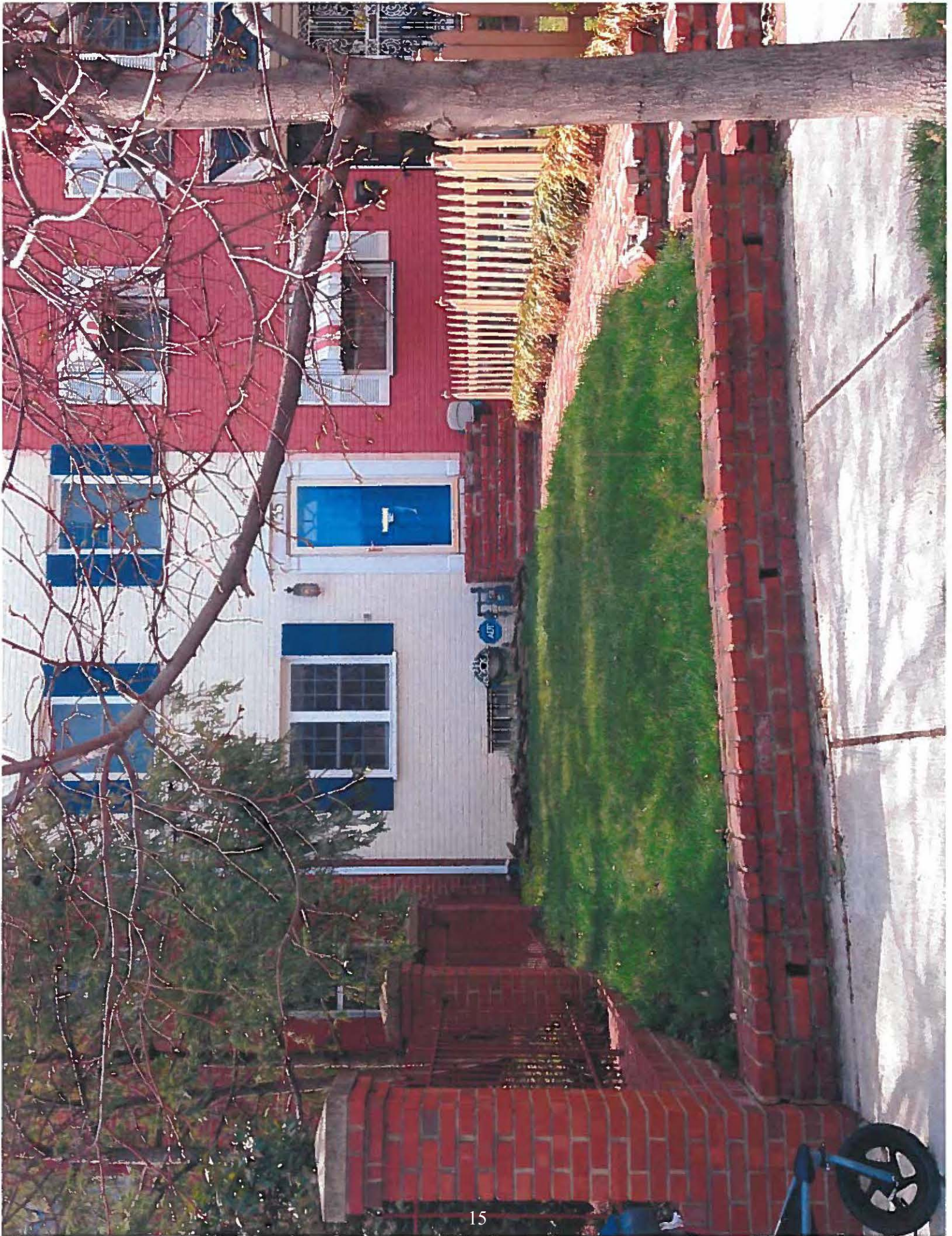
overall fixture width: 5.3"

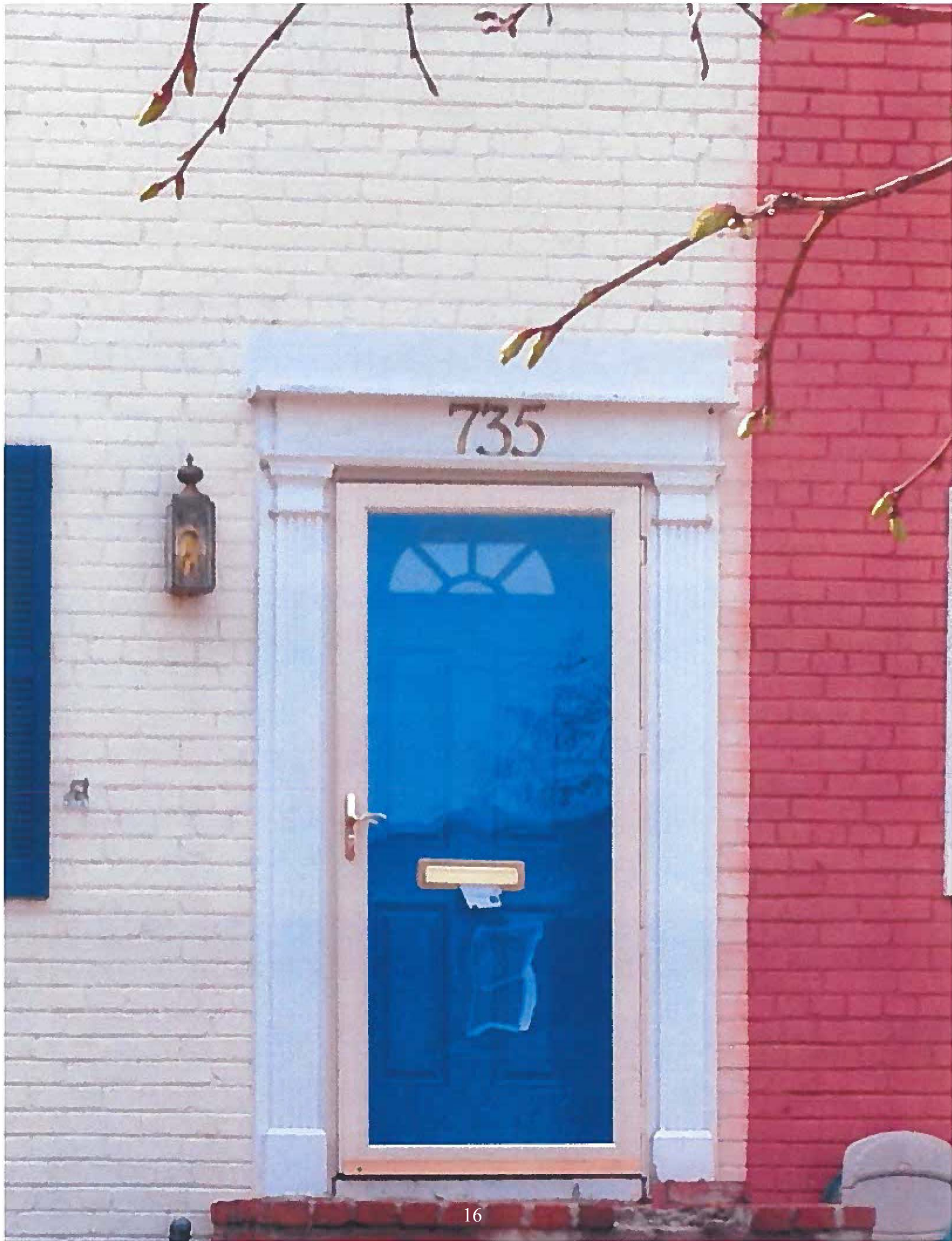
overall fixture length: 12.48"

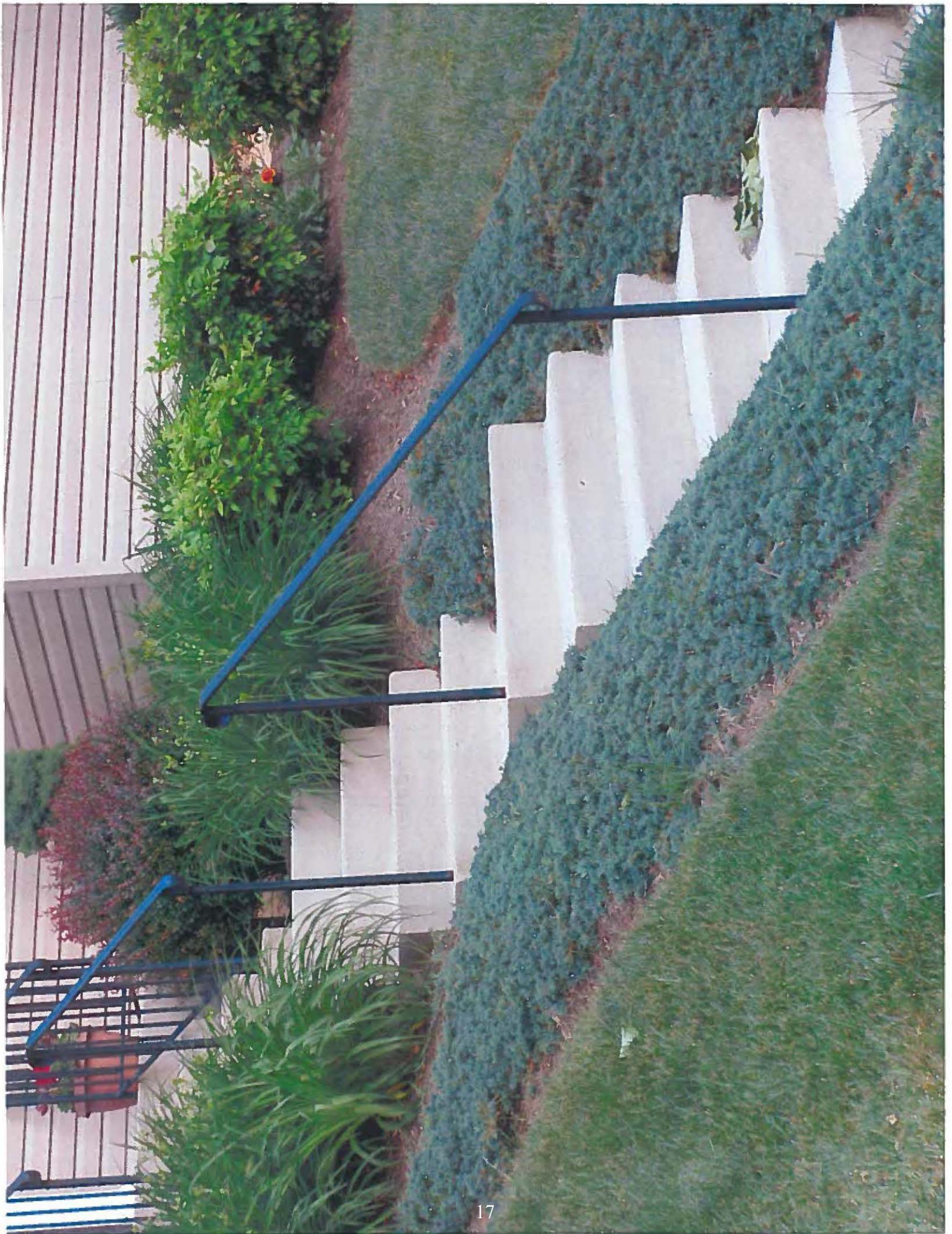
overall fixture depth: 8.78"

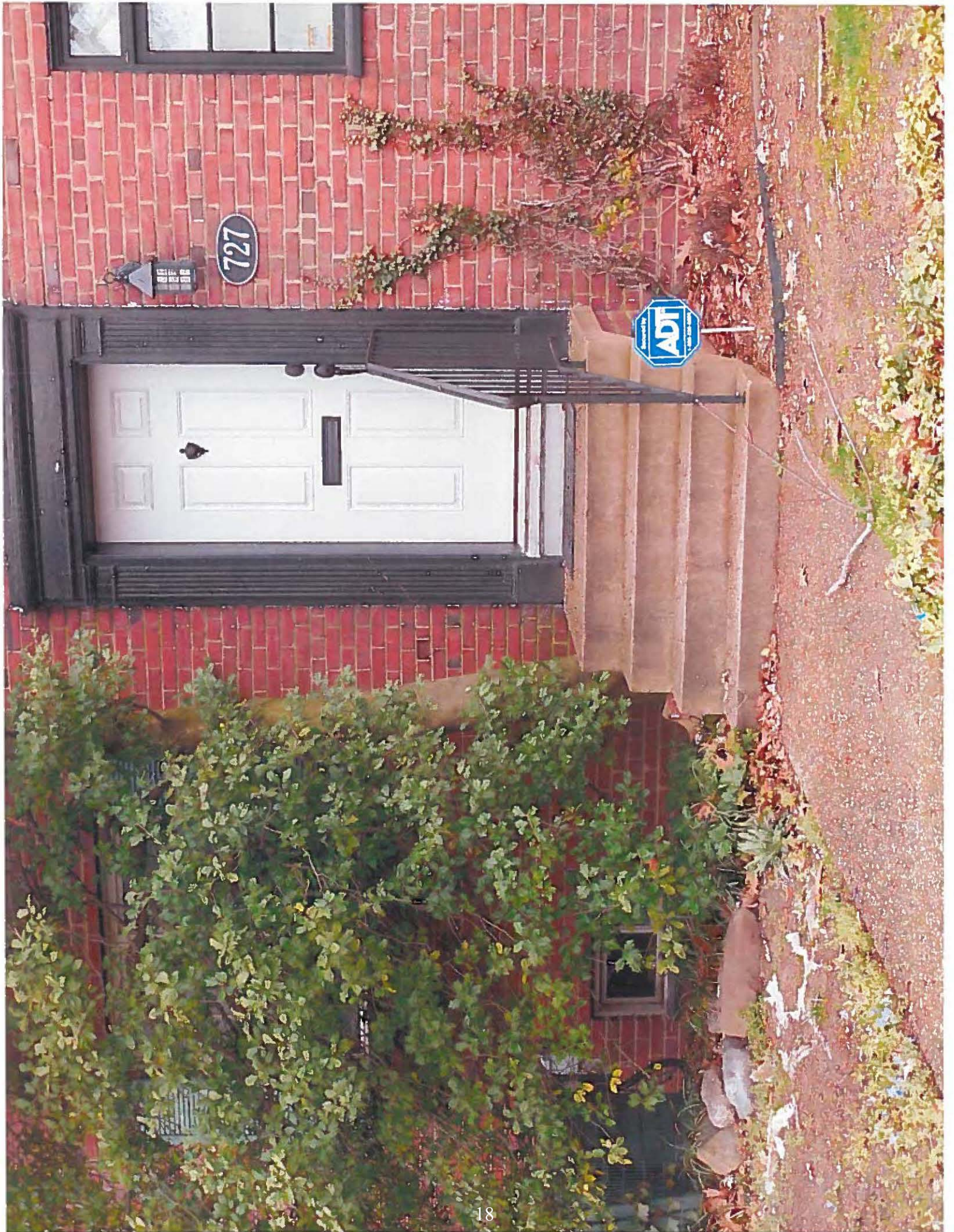












BAR Case # 2015-00112

ADDRESS OF PROJECT: 735 S. Alfred St., Alexandria, VA 22314
 TAX MAP AND PARCEL: 080.01-07-37 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: Susan and Benjamin SpaceAddress: 735 S. Alfred St.City: AlexandriaState: VA Zip: 22314Phone: (858) 437-4379E-mail: susie.space@gmail.comAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect☒ ContractorName: Richard BakerPhone: (703) 396-8807E-mail: RBaker@kingstmasons.com

Legal Property Owner:

Name: Same as 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?

N/A

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.
- | | | | |
|--|--|---|-----------------------------------|
| <input type="checkbox"/> awning | <input checked="" type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input checked="" type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input checked="" type="checkbox"/> other <u>New brick walkway and patio</u> | | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

See Description of Project attached

We will be taking out the old and broken bricks from our stoop, stairs, walkway and relaying new bricks (similar to Old Town's style). In addition, we will be adding a small ~~area~~ patio in front of our flower bed, where the grass is now. We will also be adding railings on the steps, a gate at the top of the bottom stoop, and a fence across the front of the yard. Last, we would like to replace the outside light with an updated light fixture.

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 3 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.) \$135
- ☒ 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 3 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: Susan SpacePrinted Name: Susan SpaceDate: April 20, 2015

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. Susan and Benjamin Space	735 S. Alfred St. Alexandria, VA 22314	100% 50 %
2. Benjamin Space	735 S. Alfred St. Alexandria, VA 22314	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 735 S. Alfred St. (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. Susan and Benjamin Space	735 S. Alfred St. Alexandria, VA 22314	100% 50 %
2. Benjamin Space	735 S. Alfred St. Alexandria, VA 22314	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 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	N/A	N/A
2.		
3.		

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

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

4/20/15
Date

Susan Space
Printed Name

Susan Space
Signature