

BAR Meeting  
July 15, 2015

**ISSUE:** After-the-fact Approval of a Certificate of Appropriateness - Fence

**APPLICANT:** Bradford Seifert

**LOCATION:** 817 South Royal Street

**ZONE:** **RM / Residential Zone**

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**STAFF RECOMMENDATION**

Staff recommends approval of the Certificate of Appropriateness application with the following conditions:

1. The fence height may not exceed 42” from grade and it must be located entirely on the subject property.
2. The fence will be painted or stained.

**GENERAL 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](mailto: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 PERMITS:** 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.



BAR2015-00170



*\*Note: This case was withdrawn from the July 1, 2015 docket due to lack of proper notice by the applicant.*

## **I. ISSUE**

The applicant is requesting an after-the-fact approval of a Certificate of Appropriateness for a new, 3' high, wood picket fence to enclose the front yard at 817 South Royal Street. The fence will be installed behind a 39" high, brick retaining wall along the front property line and on grade along the side property line. The applicant commenced work the subject fence prior to review by the BAR. After BAR staff alerted the owner to the violation, the work on the fence ceased and a Certificate of Appropriateness application was submitted for the Board's consideration.

## **II. HISTORY**

The two-story, two-bay brick, Colonial Revival style Yates Garden townhouse was constructed in **1941**.

### *Previous Approvals:*

In 2014, the Board approved a request of a Permit to Demolish/Capsulate in order to demolish a portion of the rear wall and a Certificate of Appropriateness for the construction of a two-story rear addition (BAR Case #2014-0067/0068; 4/2/2014)

On September 19, 2007, the Board approved a request to construct a new brick trash enclosure in the front yard adjacent to the front steps (BAR Case #2007-0178). On December 6, 2004, the Board approved a request for SDL wood replacement windows (BAR Case # 2007-0245.) Board has approved two-story rear additions in this block, including 809 South Royal Street (BAR Case #2007-0023-24, 3/21/2007); 814 South Royal Street (BAR Case #2007-0248/0249, 1/16/2008); 800 South Royal Street (BAR Case #86-73, 5/7/1986.)

## **III. ANALYSIS**

The *Design Guidelines* recommend that: "Fences, garden walls and gates should be appropriate in materials, design and scale to the period and character of the structure they surround." The *Guidelines* also state that "Wood is a traditional material for fences and gates."

Historically, many Yates Garden houses contained picket fences on top of the existing low retaining walls enclosing the front yards, as shown in the 1940s photo taken of the development below.





c1940s Photo of Yates Gardens



Existing Conditions – 817 S Royal

Staff finds that enclosing the subject property with a wood picket fence is historically appropriate and consistent with the historic streetscape patterns found in the Yates Garden's development. It is noted that the fence, as installed, utilizes pre-manufactured fence panels affixed to two-foot (2') high posts along the front property line, with 3.5' posts along the side property line. Staff does not object to the use of these manufactured wood fence panels as long as the new fence is historically appropriate, in its design and construction and that the proposed fence is either painted or stained.

Additionally, there was some confusion with the application description, the existing site conditions and the submitted materials, as to the height of the proposed fence. The applicant's description requests to install a 3' high fence, specifications identify fence panels as 3.5' high and the currently installed fence ranges in height from 38" to 46". Staff recommends that the

fence does not exceed 42" or 3.5' from grade, and is located completely on the subject property, as per the *Zoning Ordinance* requirements.

This fence application did not meet the criteria for administrative approval under the Board's adopted policy for fencing, as the proposed fence faces a public street.

**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 3.5' picket fence will comply with zoning if it is located completely on the subject property. Applicant should draw the location of the proposed fence on the survey plat.

**Code Administration**

No comments received.

**Transportation and Environmental Services**

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (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 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-4 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**

#### *Archaeology Findings*

Until the modern era, the 800 block of South Royal Street was on the outskirts of Old Town. The 1877 Hopkins map shows this entire block owned by William F. Dennis and undeveloped at that time. The block remained vacant as depicted in a 1927 aerial photograph. While there is the potential for archaeological resources to be present at 817 S. Royal St. that could provide insight into residential life on the outskirts of town in early Alexandria (something that was in use prior to the Civil War, for example), the likelihood is low. Nevertheless, we ask that the applicant adhere to the two passive archaeological conditions below.

#### *Archaeology Conditions*

1. The statements below 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
  - 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.

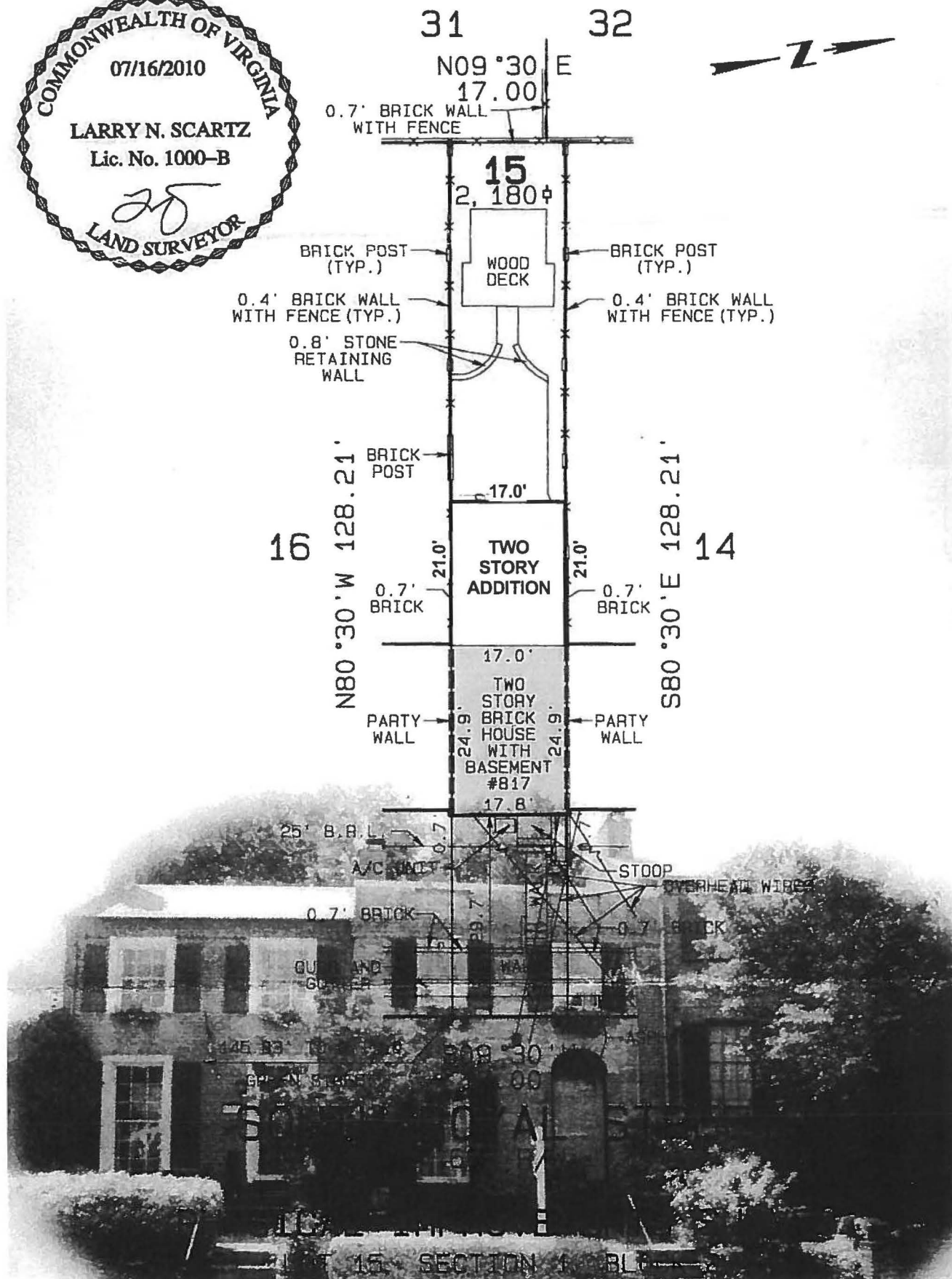
#### *Code*

- C - 1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

### **V. ATTACHMENTS**

1 – *Supplemental Materials*

2 – *Application for BAR2015-0170: 817 South Royal Street*



**SCALE:** 1" = 20'-0"  
**DATE:** APRIL 21, 2014



31

32

N09°30'00"E  
17.00'

15

2,179 SF

N80°30'00"W 128.21'

52.5'

STEPS

17.0'

ADDITION

21.1'

17.0'

17.0'

2 ST.  
BRICK  
#817

17.0'

29.8'

145.83' TO  
GREEN STREET

S09°30'00"W  
17.00'

**SOUTH ROYAL STREET**

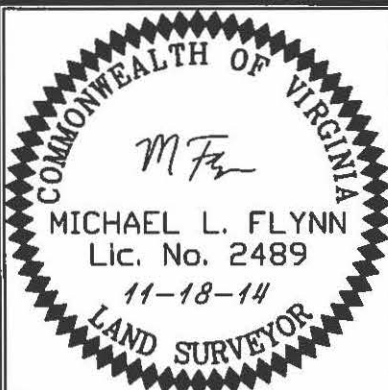
66' R/W

PLAT  
SHOWING WALL CHECK ON  
LOT 15 BLOCK 2 SECTION 1  
**YATES GARDENS**  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 20'      NOVEMBER 18, 2014

CASE NAME:

GRAPHIC SCALE

0 20 40



BY PROVISIONS OF THE VIRGINIA CODE: NO CORNER MARKERS SET.  
BOUNDARY SURVEY NOT PERFORMED.  
PLAT SUBJECT TO RESTRICTIONS OF RECORD, TITLE REPORT NOT FURNISHED.

I HEREBY CERTIFY THAT THE POSITIONS  
OF ALL THE EXISTING IMPROVEMENTS  
HAVE BEEN CAREFULLY ESTABLISHED BY  
A CURRENT FIELD SURVEY, AND UNLESS  
OTHERWISE SHOWN, THERE ARE NO  
VISIBLE ENCROACHMENTS.

REQUESTED BY:

MY GREEN CONSTRUCTION

**ALEXANDRIA SURVEYS, LLC**

1229 GARRISONVILLE ROAD, STE #104 FAIRFAX, VA 22556  
TEL. NO. 703-636-1313 FAX NO. 703-636-4266



# 817 S Royal Street – Fence Instalation BAR Application Support Documents

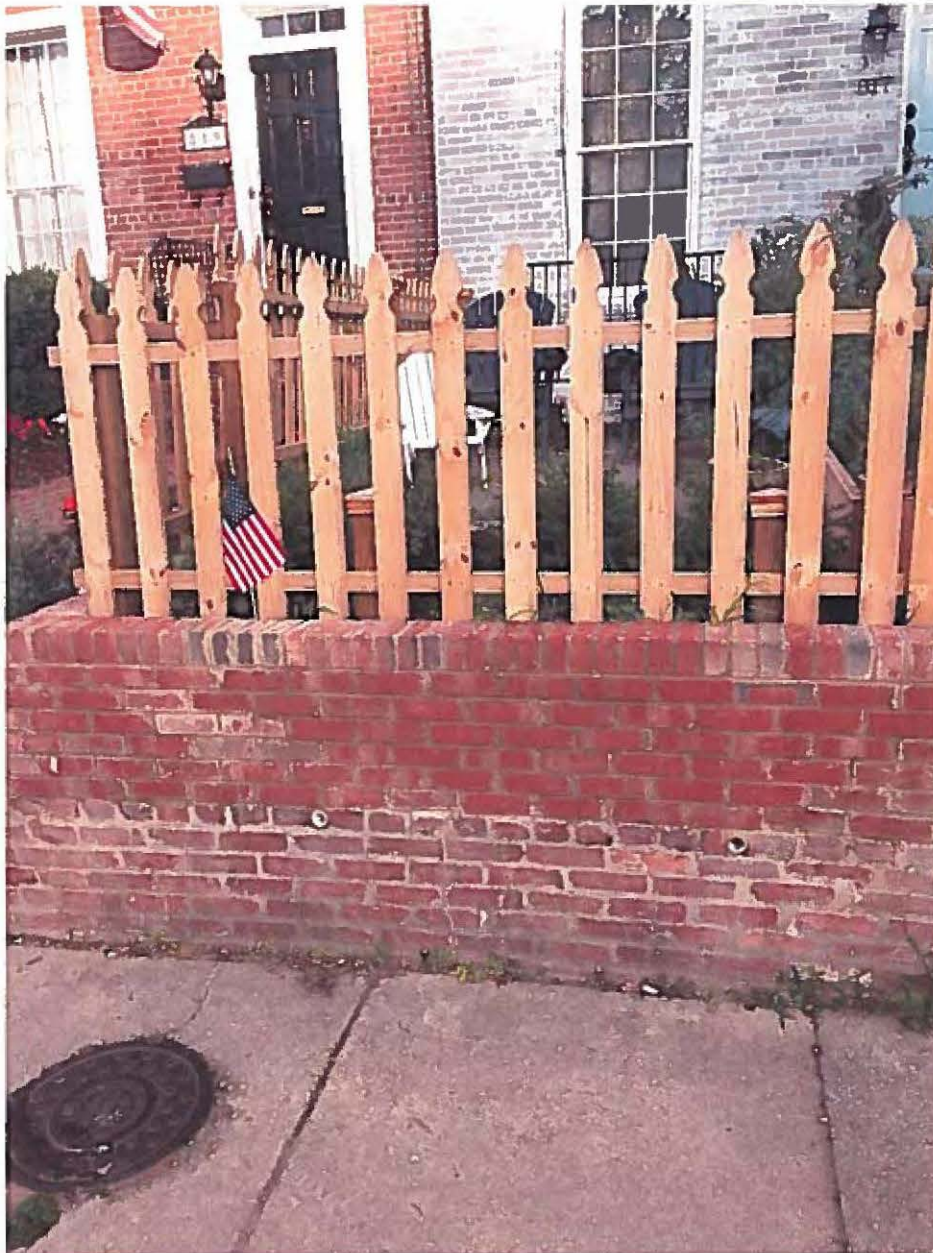
## Specifications

Type	Picket panel	Rough No			
Species			Spruce	Pressure Treated	Yes
Style			Gothic	Pre-stained	No
Actual Length (Feet)			5.989	Post and Accessories Included	No
Actual Height (Feet)	3.489	Retention in Pounds per Cubic Foot		0	
Actual Picket Thickness (Inches)	0.5	Warranty		None	
Backer Rails	2	Number of Pickets		10	
Double Nailed		N/A	Actual Picket Width (Inches)	3.375	
Common Picket Thickness (Inches)		0.625	Common Height (Feet)	3.5	
Common Length (Feet)		6			

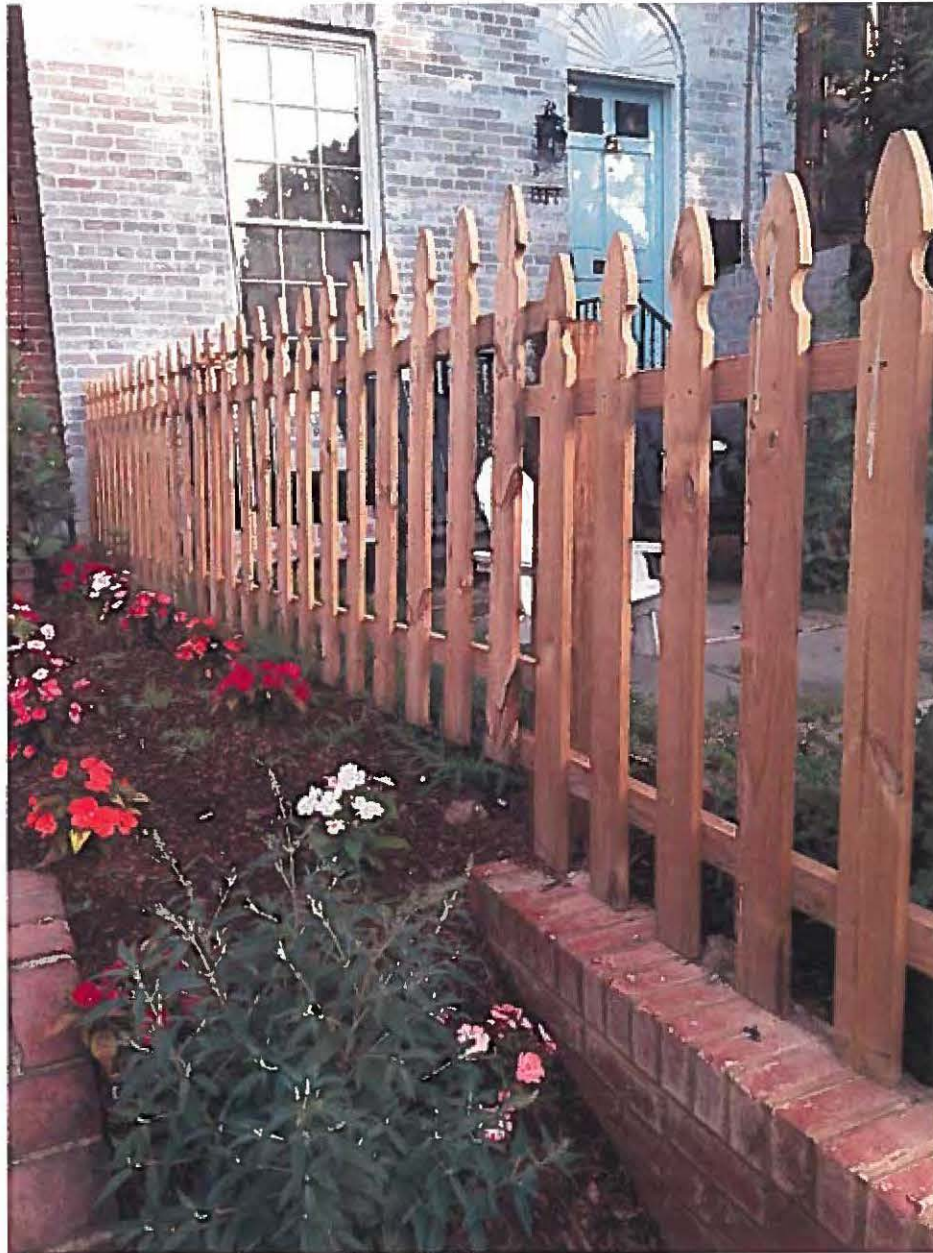
## Images



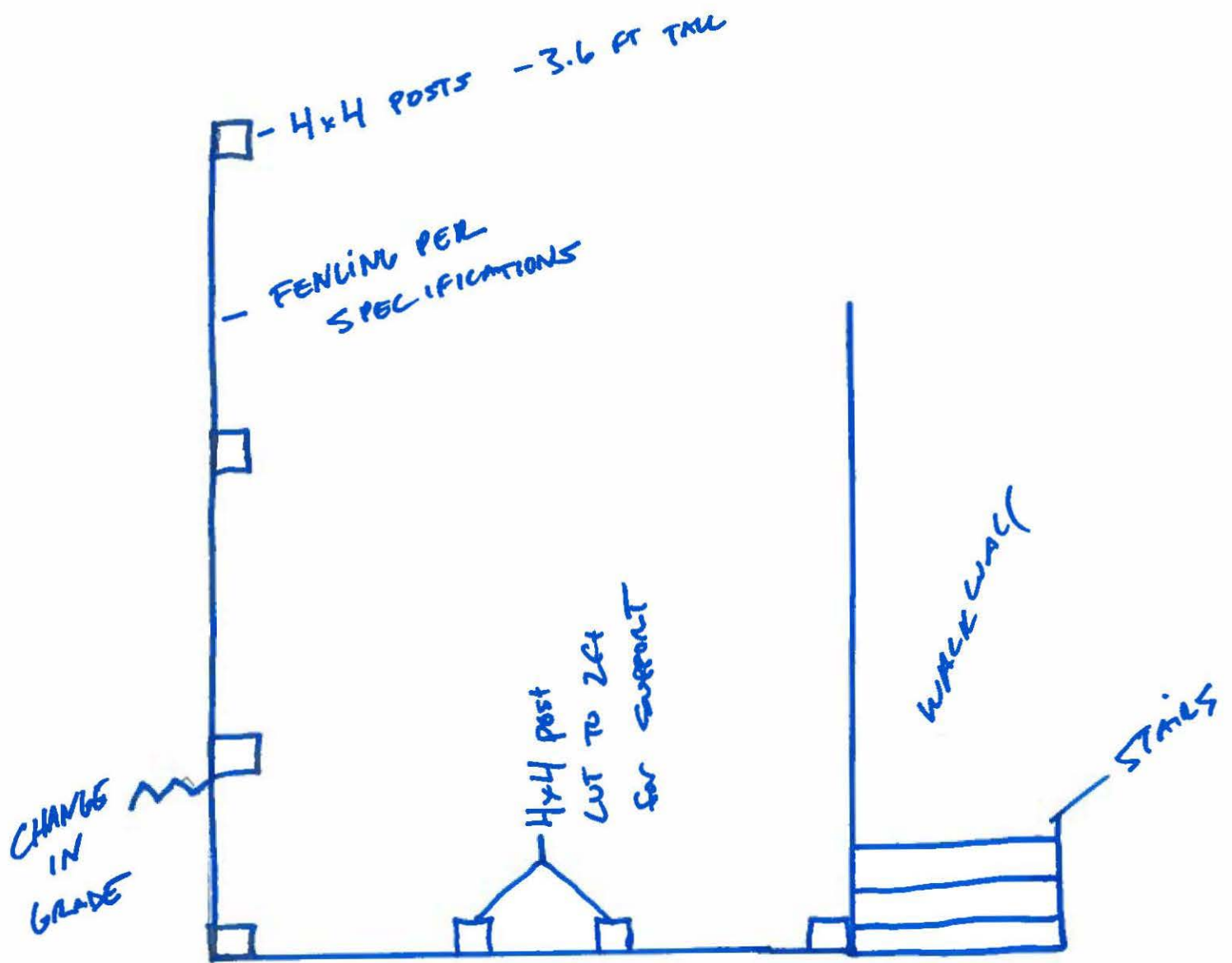
817 S Royal Street – Fence Installation  
BAR Application Support Documents



817 S Royal Street – Fence Installation  
BAR Application Support Documents









ADDRESS OF PROJECT: 817 S Royal Street, Alexandria, VA 22314TAX MAP AND PARCEL: 080.04-04-27ZONING: RMAPPLICATION FOR: *(Please check all that apply)*☒ CERTIFICATE OF APPROPRIATENESS☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH  
*(Required if more than 25 square feet of a structure is to be demolished/impacted)*☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION  
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT  
*(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)*Applicant: ☒ Property Owner ☐ Business *(Please provide business name & contact person)*Name: Bradford SeifertAddress: 817 S Royal StreetCity: Alexandria State: VA Zip: 22314Phone: (703) 582-1807 E-mail: bseifert@ppwashdc.comAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ \_\_\_\_\_

Name: \_\_\_\_\_

Phone: (703) 582-1807

E-mail: \_\_\_\_\_

Legal Property Owner:

Name: Nicole & Bradford SeifertAddress: 817 S Royal StreetCity: Alexandria State: VA Zip: 22314Phone: (703) 582-1807 E-mail: bseifert@ppwashdc.com

- |                              |  |  |
|------------------------------|--|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there an historic preservation easement on this property?               |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | If yes, has the easement holder agreed to the proposed alterations?        |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there a homeowner's association for this property?                      |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | If yes, has the homeowner's association approved the proposed alterations? |

If you answered yes to any of the above, please attach a copy of the letter approving the project.

**NATURE OF PROPOSED WORK:** *Please check all that apply*

- ☐ NEW CONSTRUCTION

☐ EXTERIOR ALTERATION: *Please check all that apply.*

☐ awning  
☐ doors  
☐ lighting  
☐ other \_\_\_\_\_

☒ fence, gate or garden wall  
☐ windows  
☐ pergola/trellis

☐ HVAC equipment  
☐ siding  
☐ painting unpainted masonry

☐ shutters  
☐ shed
- ☐ ADDITION  
☐ DEMOLITION/ENCAPSULATION  
☐ SIGNAGE

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

Three foot tall wood picket fence to be painted white. The fence runs approximately 15 ft east-west separating 817 S Royal Street and 819 S Royal Street. Fence runs approximately 10 ft fronting the yard facing Royal Street. 4x4 wood beams serve as connection points and support every five feet.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**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 5 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

- N/A
- ☐ ☒ Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
  - ☐ ☒ FAR & Open Space calculation form.
  - ☒ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
  - ☐ ☒ Existing elevations must be scaled and include dimensions.
  - ☐ ☒ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
  - ☒ ☐ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
  - ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
  - ☐ ☒ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

**Signs & Awnings:** One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- N/A
- ☐ ☒ Linear feet of building: Front: \_\_\_\_\_ Secondary front (if corner lot): \_\_\_\_\_.
  - ☐ ☒ Square feet of existing signs to remain: \_\_\_\_\_.
  - ☐ ☒ Photograph of building showing existing conditions.
  - ☐ ☒ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
  - ☐ ☒ Location of sign (show exact location on building including the height above sidewalk).
  - ☐ ☒ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
  - ☐ ☒ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

**Alterations:** Check N/A if an item in this section does not apply to your project.

- N/A
- ☐ ☒ Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
  - ☐ ☒ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
  - ☐ ☒ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
  - ☐ ☒ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
  - ☐ ☒ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.



**ALL APPLICATIONS:** *Please read and check that you have read and understand the following items:*

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 5 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: Milly Farmer on behalf of Brad Seifert  
Printed Name: Brad Seifert  
Date: 6/1/2015



## 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
<sup>1</sup> Brad & Nicole Seifert	817 S Royal Street	100%
<sup>2</sup> Brad & Nicole Seifert		
<sup>3</sup> Brad & Nicole Seifert		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 817 S Royal 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
<sup>1</sup> Brad & Nicole Seifert		100%
<sup>2</sup> Brad & Nicole Seifert		
<sup>3</sup> Brad & Nicole Seifert	817 S Royal Street	

**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.)
<sup>1</sup> Brad & Nicole Seifert	NONE	NONE
<sup>2</sup> Brad & Nicole Seifert		
<sup>3</sup> Brad & Nicole Seifert		

**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.

6/1/2015

Date

Brad Seifert

Printed Name

  
Signature