

BAR Meeting
December 16, 2015

ISSUE: Permit to Demolish and Alterations (Fence)

APPLICANT: Alexandra and Paul Clement

LOCATION: 708 Wolfe Street

ZONE: RB / Residential

STAFF RECOMMENDATION

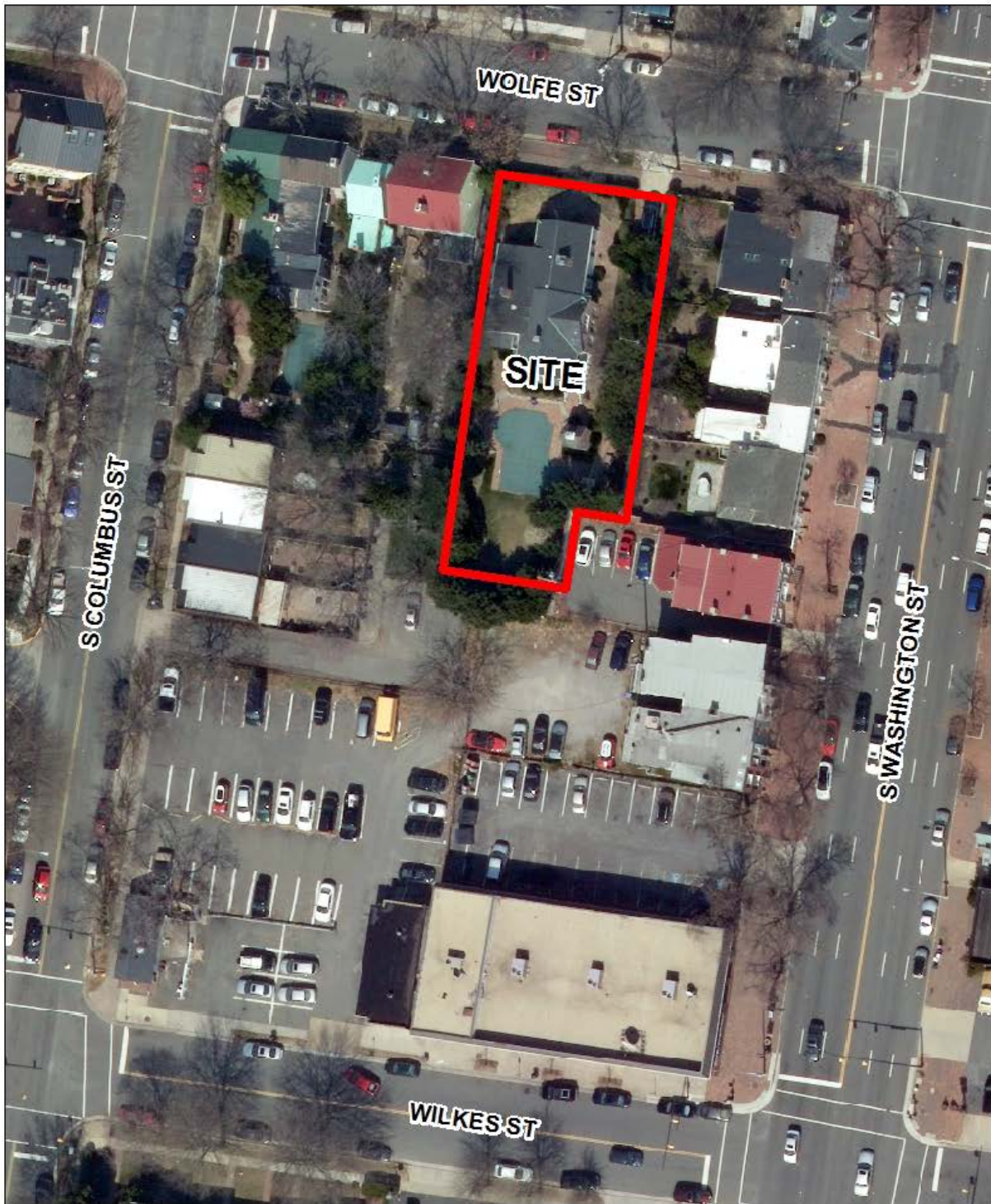
Staff recommends approval of the application with the following archaeology conditions:

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 historic or prehistoric 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.
2. Include the following notes on all construction drawings that relate to ground disturbing activity, so that all on-site contractors are aware of the requirements:
 - a. 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 or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

In addition, Staff recommends that the BAR amend the Minor Architectural Elements policy to allow administrative replacement of non-historic masonry walls with appropriate fencing.

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 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.



BAR2015-00369 & BAR2015-00370



Note: *Staff coupled the applications for a Permit to Demolish (BAR #2015-0369) and Certificate for Appropriate (BAR #2015-0370) for clarity and brevity.*

I. ISSUE

The applicant requests demolition of a six foot, non-historic masonry (parged concrete block) wall on the west property line and approval of a new six foot wood board fence in its place. The wall is minimally visible from a public way.

II. HISTORY

As cited in Ethelyn Cox's book, Historic Alexandria Virginia, Street By Street, A Survey of Existing Early Buildings, (p.200) tax records indicate that Jonathan Butcher, a merchant, resided at 708 Wolfe Street in 1802. The 1790 census also lists Butcher as a resident of Wolfe Street, suggesting that he may have lived in the house for over ten years by the time of the 1802 tax assessment. By 1810, Butcher had moved, but he still owned the property at 708 Wolfe and rented it to Lucy Lee, a free black woman. According to the 1810 census, Lee lived there with three other free African Americans. "A [ca.] 1930 visitor described this as a 'small house, its walls...of solid brick covered with weatherboarding, its garden...full of crippled old shrubs.'" (Cox, Street by Street, p. 200).

The BAR approved plans for an addition in 1992 (BAR #92-41, 5/20/92), skylights in 1994 (BAR #94-103, 7/20/94), and an addition in 1999 (BAR #99-154 & 99-155, 9/15/99).

III. ANALYSIS

The Design Guidelines noted that "an important visual feature of the historic districts are the fences, garden walls and gates that define property lines." The *Guidelines* continue to state that such elements "should be appropriate in materials, design and scale to the period and character of the structure they surround." The *Guidelines* also identify appropriate materials such as wood, brick and stone, as well as generally inappropriate materials such as concrete.

Staff fully supports this application that proposes to remove a non-historic, failing masonry wall and replacing it with a simple wooden board fence. As staff cannot identify any examples of concrete or concrete block garden walls that are historic, it seems fitting to amend the Minor Architectural Elements policy to permit administrative approval of non-historic masonry walls (poured or precast concrete, concrete block, etc...) with historically appropriate wood fences.

STAFF

Catherine K. Miliaras, 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 Replacement fence must be located completely on the subject property. If fence is taller than 6' BAR must approve a waiver of height.

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)

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.

For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (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

- F-1 Tax records indicate that Jonathan Butcher, a merchant, resided at 708 Wolfe Street in 1802. The 1790 census also lists Butcher as a resident of Wolfe Street, suggesting that he may have resided in the house for over ten years by the time of the 1802 tax assessment. By 1810 Butcher had moved, but he still owned the property at 708 Wolfe Street and rented it to Lucy Lee, a free black woman. According to the 1810 census, Lee lived there with three other free African Americans.
- F-2 The planned undertaking—the removal and replacement of a masonry wall—will likely have little or no impact on the archaeological record of the property, but we ask that the applicant simply be aware of the historic significance of the property in general.
- 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 historic or prehistoric 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 to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3. *All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.
- R-4. The statements in archaeology conditions above marked with an asterisk (*) shall appear in the General Notes of all site plans and on grading plans so that on-site contractors are aware of the requirements.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR #2015-369 & 370: 708 Wolfe Street



More saving.
More doing.

Your Store: **Fredericksburg #4620**
Use Current Location or Find Store

APPLICATION MATERIALS

BAR2015-00369/00370

708 Wolfe St

11/18/2015

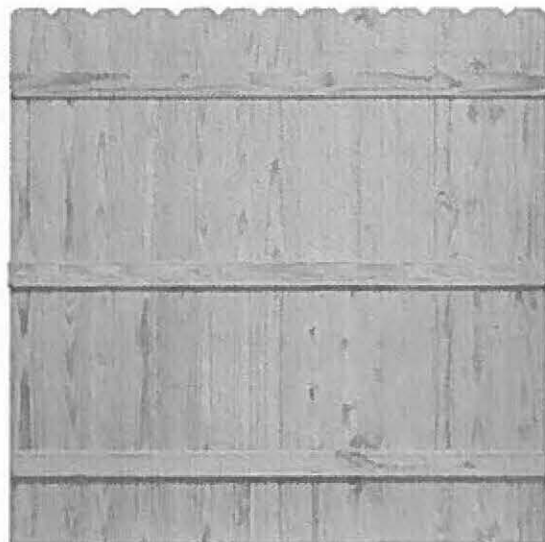
6' x 8'

Model # 162523

Internet # 204146019

6 ft. x 6 ft. Pressure-Treated Cedar-Tone Moulded Fence Kit

★★★★ (23)

[Write a Review](#)[Questions & Answers \(18\)](#)**\$79.97** /each

PRODUCT NOT SOLD IN STORES

PROPOSED WOODEN
(PRESSURE TREATED)
TO MATCH EXISTING /
REMAING FENCE ALREADY
ON SITE IN LENGTH

[Open Expanded View](#)[Click Image to Zoom](#)**PRODUCT OVERVIEW** Model # 162523 Internet # 204146019

The WeatherShield 6 ft. x 6 ft. Dog Eared Privacy Fence Kit is beautiful wood fencing made easy. Treated with colorant and water repellant, then Kiln Dried After Treatment (KDAT), these fence panels are stable, durable and ready to withstand the elements for years of long-lasting performance and great looks. If desired, they can be finished immediately with no drying time necessary. Or, our 2-year color assurance limited warranty allows you to leave your fence beautifully natural without painting or staining. The 6 ft. x 6 ft. Dog Eared Privacy Fence Kit uses one 4 in. x 4 in. x 9 ft. fence post (not included) per panel, and one additional post to complete the fence run.

California residents: see [Proposition 65 information](#)

- Kits are easy to transport and install
- Kit includes 13 - 3/4 in. moulded pickets, 3-backer rails and fasteners
- KDAT diminishes warping, twisting and checking
- Kit is backed by a lifetime limited warranty against rot and termite infestation

SPECIFICATIONS**DIMENSIONS**

Actual backer rail length (in.)	72	Nominal backer rail length (in.)	72
Actual backer rail thickness (in.)	1.375	Nominal backer rail thickness (in.)	1.375
Actual backer rail width (in.)	2.375	Nominal backer rail width (in.)	2.375
Actual panel height (in.)	72	Nominal panel depth (in.)	2.25
Actual panel thickness (in.)	2.25	Nominal panel height (ft.)	6
Actual panel width (in.)	72	Nominal panel width (ft.)	6



CURRENT EXISTING PRESSURE TREATED
FENCE ON SITE THAT WILL BE EXTENDED
AND REPLACING MASONRY WALL.

APPLICATION MATERIALS
BAR2015-00369/00370
708 Wolfe St
11/18/2015

11/17/2015

MASONRY WALL TO BE REMOVED

IMG_3090.JPG



APPLICATION MATERIALS
BAR2015-00369/00370
708 Wolfe St
11/18/2015

11/17/2015

MASONRY WALL TO BE REMOVED

IMG_3091.JPG



APPLICATION MATERIALS
BAR2015-00369/00370
708 Wolfe St
11/18/2015



PROPOSED (REVISION)
TO PERMIT #
REPLACE BRICK WALL
TO WOODEN FENCE
(@ COUNTY DETAINS)

NOV 05 2015

PLAT

DIVISION OF THE PROPERTY OF.

SCALE: 1" = 20' JULY 16, 2009

GRAPHIC SCALE

REQUESTED BY:

6210 NORTH KINGS HIGHWAY ALEXANDRIA, VIRGINIA 22303
TEL. NO. 703-660-6615 FAX NO. 703-768-7764

2015-00304/00310
ADDRESS OF PROJECT: 708 Wolfe Street
TAX MAP AND PARCEL: 074.04-11-06 ZONING: FB

ATTACHMENT #2

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: Alexandra & Paul Clement

Address: 708 Wolfe St.

City: Alexandria State: VA Zip: 22314

Phone: 571-241-0721 E-mail: alltheclements@gmail.com

Authorized Agent (if applicable): ☐ Attorney ☐ Architect ☒ CONTRACTOR

Name: BRIGHT MASONRY, Inc.

Phone: (703) 533-7422

E-mail: brightconstructingroup@gmail.com

Legal Property Owner:

Name: Alexandra & Paul Clement

Address: 708 Wolfe St.

City: Alexandria State: VA Zip: 22314

Phone: 571-241-0721 E-mail: alltheclements@gmail.com

- ☐ 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.*
- | | | | |
|--------------------------------------|--|---|-----------------------------------|
| <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 type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☐ ADDITION
☒ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

Bright Masonry, Inc. and the Clements at 708 Wolfe Street, Alexandria, VA 22314 seek approval to demolish the current rear, West-facing masonry wall that currently poses a safety hazard and to replace it with a wooden stockade fence that already exists on site. Bright Masonry and the Clements propose to replace the entire west-facing masonry wall where it meets the Clements current wooden stockade fence between both of their properties (708 & 710 Wolfe Street) all the way up to the rear corner where the West-facing masonry wall adjoins the South-facing masonry wall (which Bright Masonry just recently replaced) at a 90 degree angle.

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
- | | | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Survey plat showing the extent of the proposed demolition/encapsulation. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Description of the reason for demolition/encapsulation. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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 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.

BAR Case # 2018-08369

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: A. Clement

Printed Name: Alexandra J. Clement

Date: 11/16/15

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. ALEXANDRA CLEMENT	502 WOLFE ST ALEXANDRIA, VA	50
2. PAUL CLEMENT	708 WOLFE ST ALEXANDRIA, VA	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 708 Wolfe Street, Alexandria, VA 22314 (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. ALEXANDRA CLEMENT	708 WOLFE ST ALEXANDRIA, VA	50
2. PAUL CLEMENT	502 WOLFE ST ALEXANDRIA, VA	50
3.		

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. ALEXANDRA CLEMENT	N/A	N/A
2. PAUL CLEMENT	N/A	N/A
3.		

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

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

5/17/15 Alexandra J Clement [Signature]
 Date Printed Name Signature