

Docket Item # 1
BAR CASE # 2015-0360

BAR Meeting
December 16, 2015

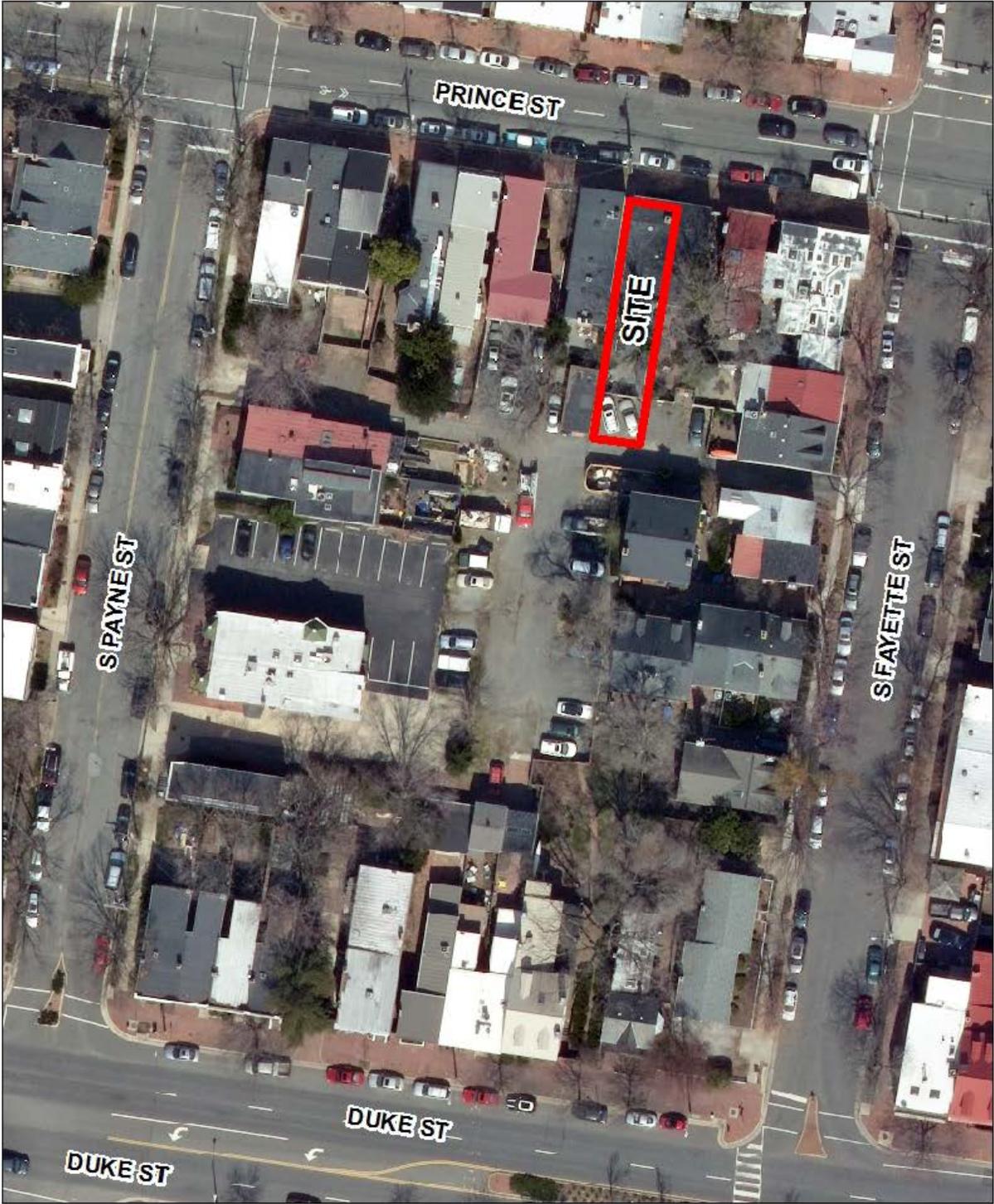
ISSUE: Alterations and Waiver of Fence Height
APPLICANT: Shane Latham by Northern Virginia Deck & Fence
LOCATION: 1210 Prince Street
ZONE: CL/Commercial

STAFF RECOMMENDATION

Approval of the Certificate of Appropriateness and Waiver of Fence Height with the condition that the pergola and fence are 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 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.



BAR2015-00360



I. ISSUE

The applicant requests approval of a Certificate of Appropriateness for alterations (a new gate and pergola) and a waiver of fence height to replace an existing seven foot tall wood fence at 1210 Prince Street with a new wood fence of the same height. The applicant also proposes to install a new gate between the subject property and the neighbor at 1212 Prince. The gate will be constructed of cedar with an arched top and decorative ironwork. The painted or stained wood pergola will be located in the rear yard and will have a footprint of roughly 11' by 14'. The existing 7' wood fence is in disrepair and will be replaced in kind with solid 6' fence panels topped with 1' of lattice.

II. HISTORY

The two-story, two-bay brick townhouse at 1210 Prince Street was constructed as a pair with 1208 Prince Street in the **mid-19th century**. On November 17, 1976, the BAR approved identical rear additions at 1210 and 1208 Prince Street.

The subject property has been to the BAR on a number of occasions. In 2002, the Board approved the construction of a rear addition (BAR Case #2002-015, 5/1/02). On October 20, 2004, the Board approved alterations to the two-story addition (BAR Case #2004-0223 & 0224). Most recently, on September 21, 2011, BAR Staff administratively approved the replacement of the existing shutters with new operable wood shutters (BAR Case #2011-0268).

III. ANALYSIS

The proposed fence and pergola meet the requirement of the zoning ordinance, provided that the pergola remain at least 80% open to the sky and the fence is installed entirely on the applicant's property and not in the public right-of-way.

The BAR's *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 fences must be painted or stained." Staff has no objection to simple fence design in the rear or the more decorative gate along Prince Street, provided that both are either painted or stained.

In the Old and Historic Alexandria zoning ordinance allows for the Board of Architectural Review to waive or modify the maximum fence height (6') where the Board finds that a proposed fence would be architecturally appropriate and consistent with the character of the district. In the opinion of Staff, the additional foot in fence height does not adversely impact adjacent neighbors and is consistent with the existing fence.

Staff notes the comments of Alexandria Archaeology.

STAFF

Stephanie Sample, 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

Code Administration

No comment.

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 there were structures on this street face as early as 1810, some occupied by free black residents. African-Americans continued to reside on the block both before and after the Civil War. The structure on this lot may have been remodeled in the mid-19th century. The lot may thus contain archaeological resources which could provide insight into the lives of African Americans before, during, and after the Civil War.
- *R-1. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- R-2. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3. The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2015-00360: 1210 Prince Street

- Install 1 decorative fence gate
 - o Custom construction from mill shop using cedar wood with iron work (similar to photo below)
 - o 41" width between houses
- Homeowner has written permission from right side neighbor for fence to be installed between houses



6' tallest point of
fence gate

- Demo and remove 3 fence sections of back right fence
- Re-install sections along property line and close up the area between the right side neighbor's house and fence
- Homeowner has written permission from right side neighbor for fence to be installed up to their house
 - o New posts to be installed
- Demo and remove back fence sections and 2 sections along back left
- Install new fence sections in back left and along back property line
 - o Approximately 32 linear feet of new fence
- All new lumber to be #2 (fence grade) pressure treated, ACQ lumber
- All fence posts are 4" x 4" x 8' unless otherwise specified
- All fence posts to be set in at least 36" of concrete
- Solid board fencing using 1" x 4" boards (6' tall)
 - o 12" diagonal lattice topper (7' total height – similar to existing)
- Install 1 new standard gate (similar to existing) with hardware for back yard entrance/exit (48" width)



APPLICATION MATERIALS
 BAR2015-00360
 1210 Prince St.
 11/16/2015



Amanda Hamilton <amhokie@gmail.com>

FW: Landscape Work

1 message

Amanda Hamilton <Amanda@kingstownelawn.com>
To: "amhokie@gmail.com" <amhokie@gmail.com>

Mon, Nov 9, 2015 at 7:56 AM

Amanda Hamilton
Landscape Designer
Kingstowne Lawn & Landscape

7350-A1 Lockport Place

Lorton, VA 22079
(703) 339-8706 x.9228
(703) 339-2805 FAX
amanda@kingstownelawn.com
www.kingstownelawn.com

www.facebook.com/kingstownelawn

"Let Kingstowne Give You the Royal Treatment!"

P Please help reduce our impact. Do not print this e-mail unless absolutely necessary.

From: Ryan Connors [mailto:ryan.c.connors@gmail.com]
Sent: Saturday, November 07, 2015 10:19 AM
To: Amanda Hamilton <Amanda@kingstownelawn.com>
Subject: Fwd: Landscape Work

----- Forwarded message -----

From: Sara Kilkenny <srkilkenny@gmail.com>
Date: Friday, November 6, 2015
Subject: Landscape Work
To: Ryan Connors <ryan.c.connors@gmail.com>
Cc: jerry.kilkenny@gmail.com, Shane Latham <designershane@gmail.com>

approval from neighbor



We are in agreement to all proposed plans. Thank you for asking.

APPLICATION MATERIALS
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Kind regards,

Sara

On Oct 26, 2015, at 2:39 PM, Ryan Connors <ryan.c.connors@gmail.com> wrote:

Hi Jerry & Sarah,

email from homeowners neighbor

I hope that you guys are doing well and gearing up for Halloween with the kids.

Our landscaper is hoping to begin work on our backyard in early November. If there are any bad days by you guys, just let us know.

They have asked us to get your consent in writing that you agree to the portions of the project that affect your property. That includes:

- Removing the concrete in the alley between our houses and replacing it with flagstone;
- Replacing the fence between our yards which will end at your house line.
- Installing the gate between the houses near the sidewalk.

Of course let us know if you have any suggestions/questions or if anything comes up during the work. If for some reason you can't get a hold of us, our contact with the landscaper is:

Amanda Hamilton

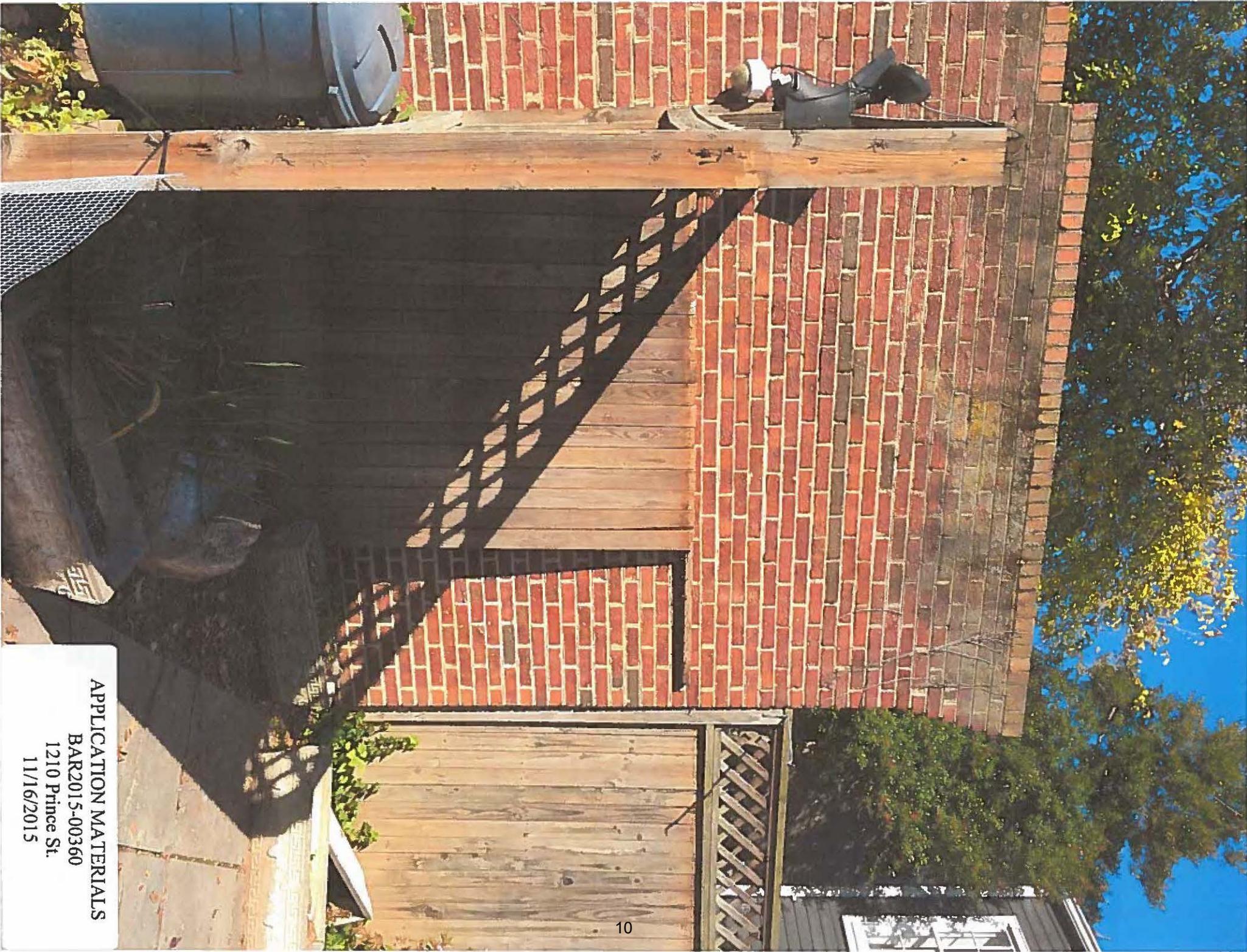
Kingstowne Lawn & Landscape

703-339-8706 x9228

Thanks,

Ryan

APPLICATION MATERIALS
BAR2015-00360
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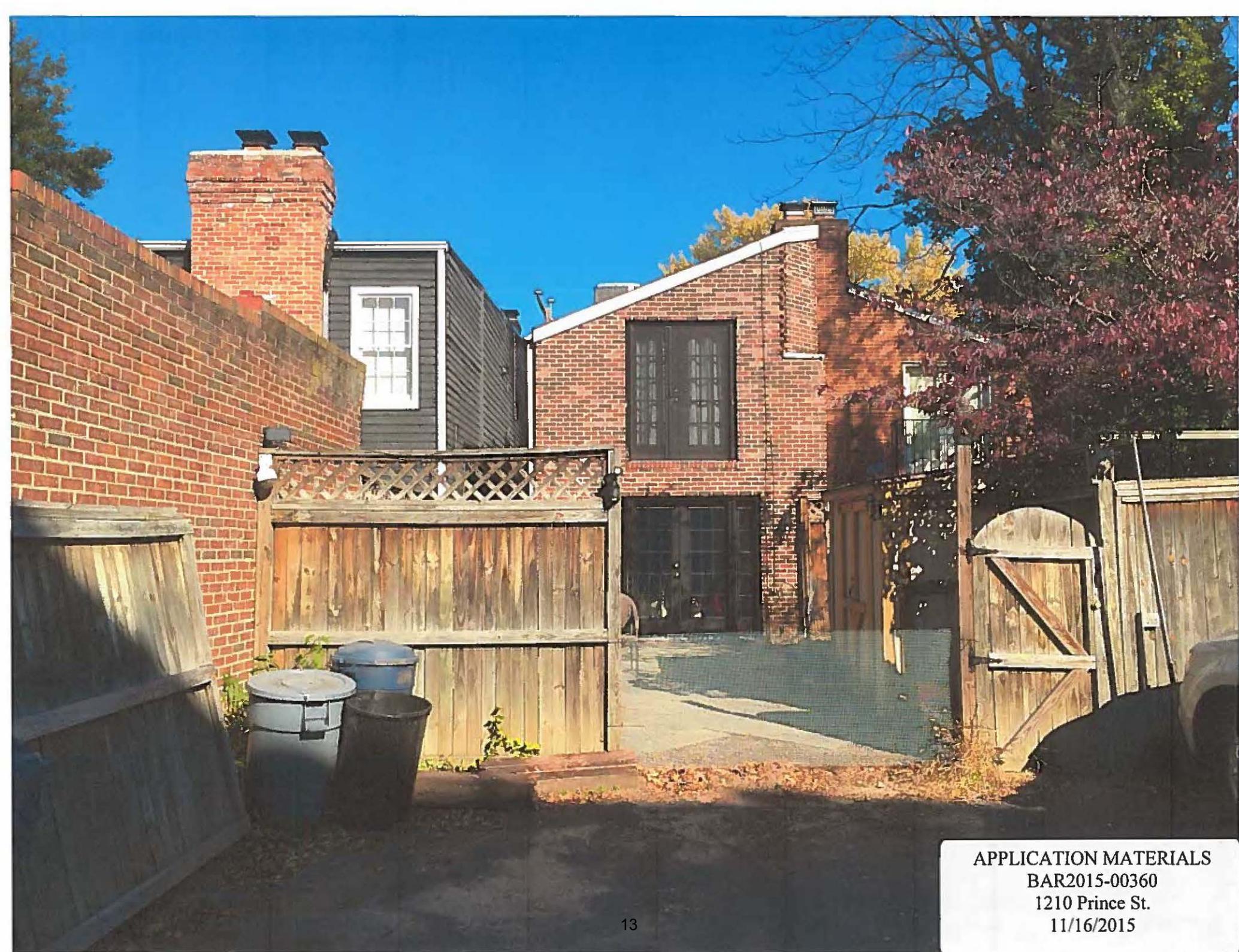
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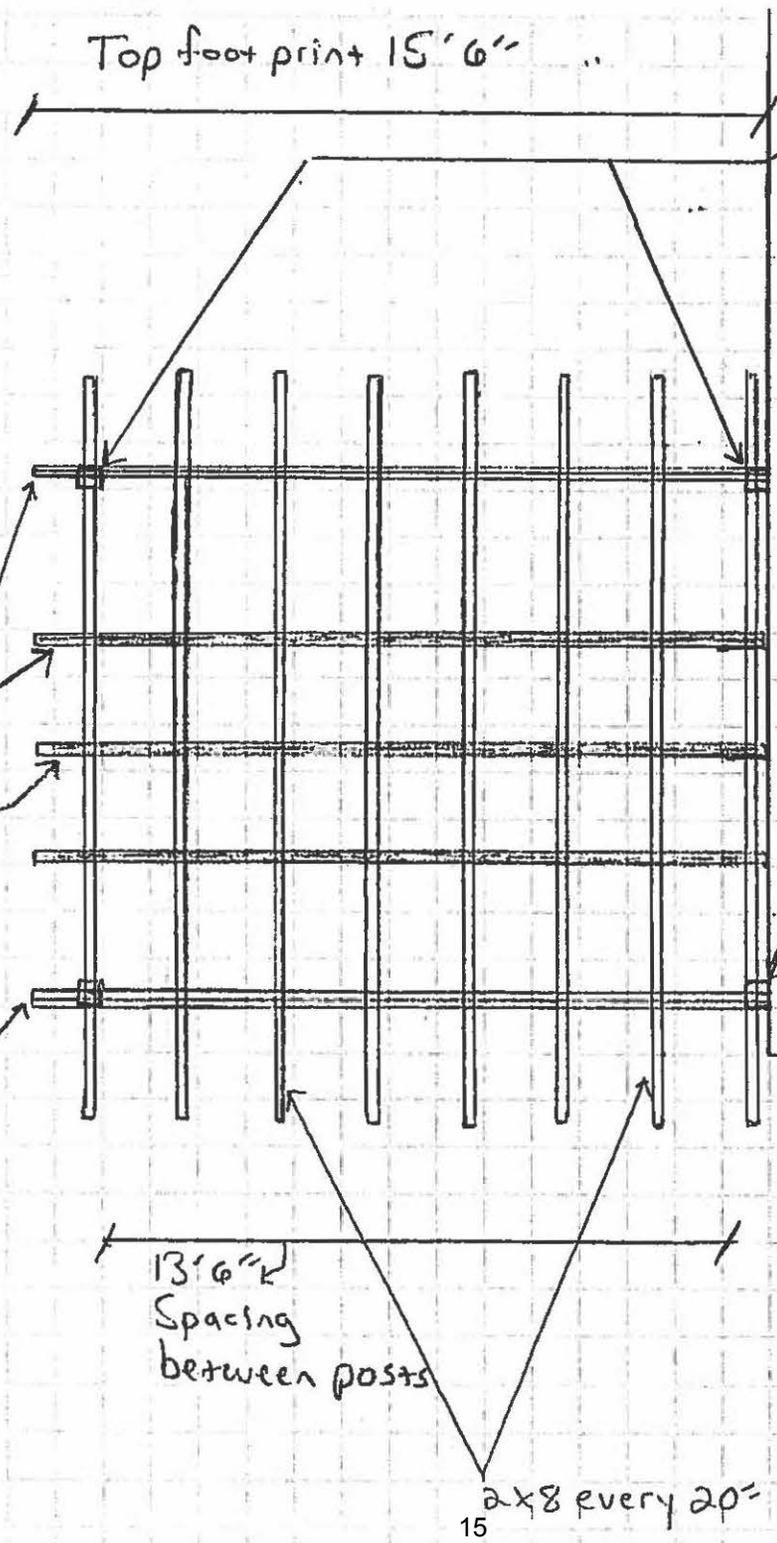


APPLICATION MATERIALS
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Pergola Plan for
 1210 Prince Street
 Alexandria VA 22314
 Owner: Shane Latham

Material: Pressure Treat

8' feet elevation
 at 2x10



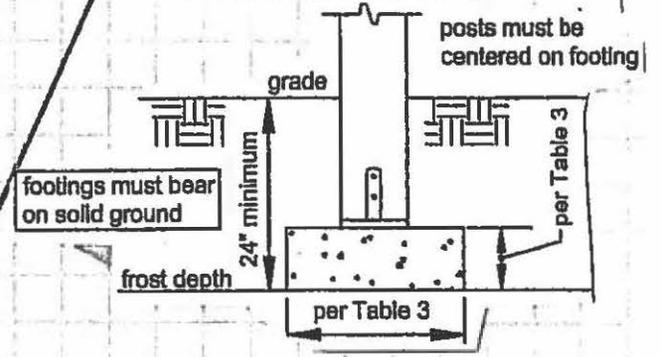
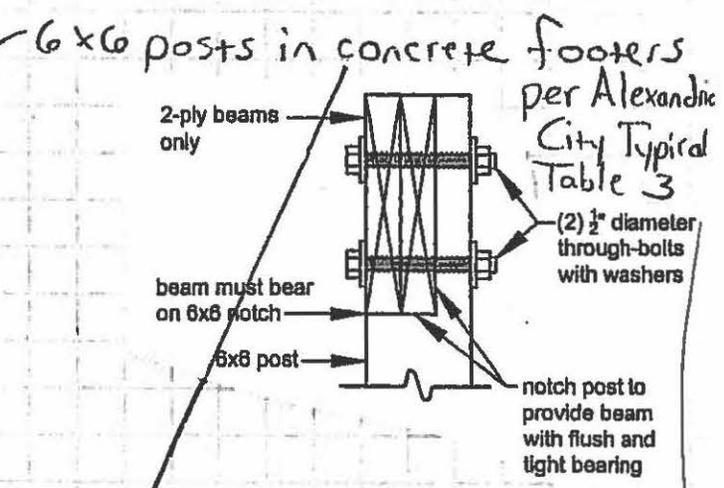
10'6" Spacing between posts

2x2 every 24" along entire top, screwed into 2x8

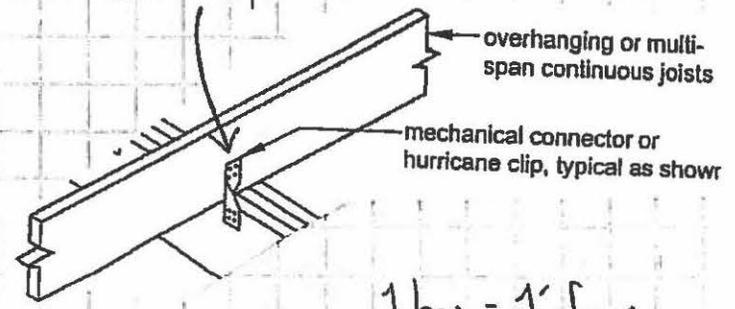
Double 2x10

13'6" Spacing between posts

2x8 every 20" 15



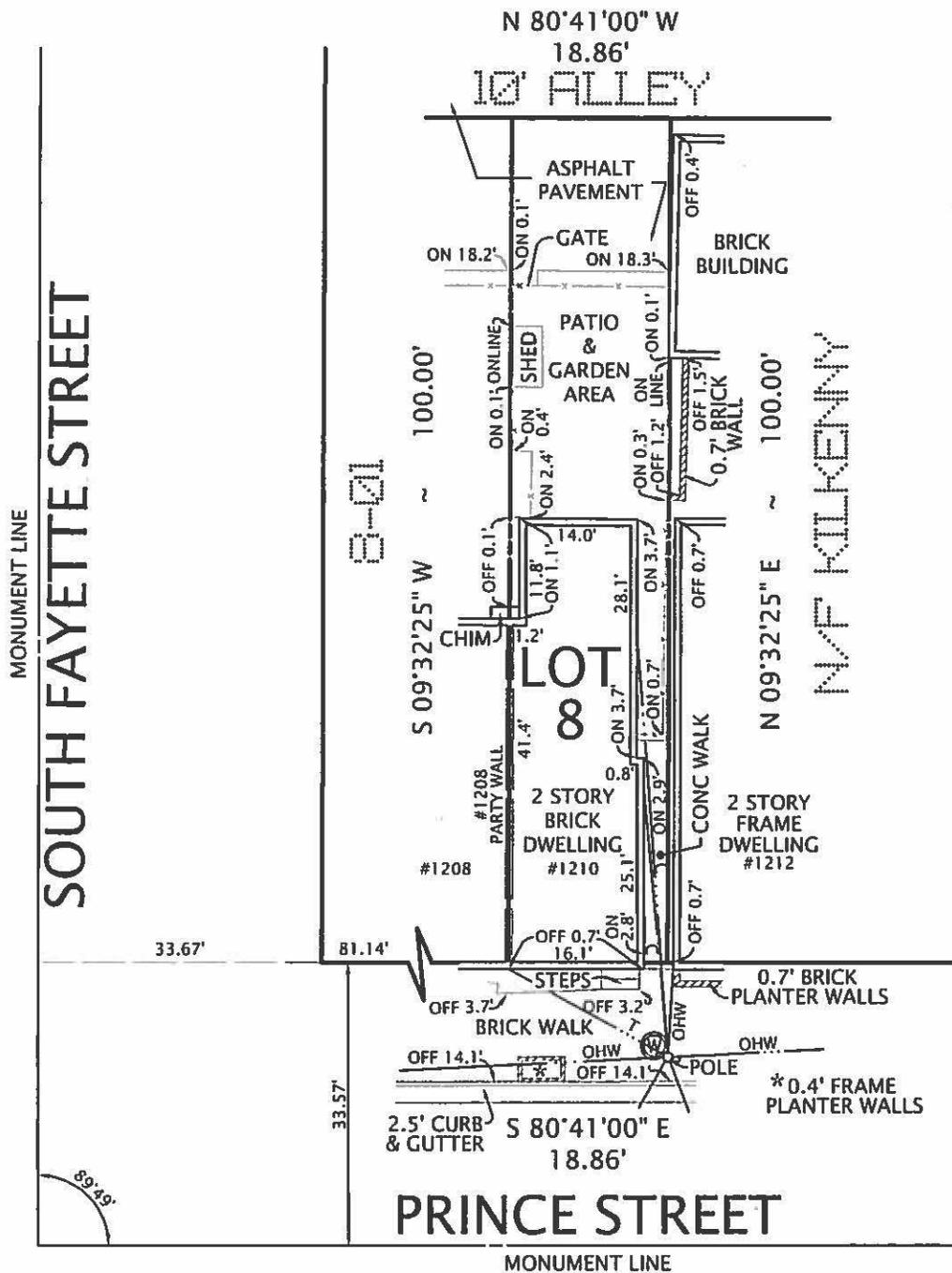
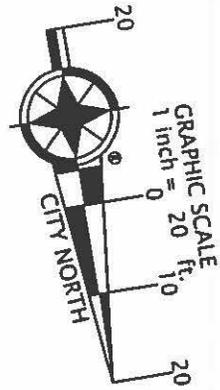
Hurricane Ties: DTT2Z's @ every 2x8 and 2x10 connection



1 box = 1' foot
 ← 1' foot

APPLICATION MATERIALS
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 1210 Prince St.
 11/16/2015

- NOTES: 1. FENCES ARE FRAME.
 2. AREA = 1,886 SF.
 3. ELECTRIC IS UNDERGROUND.

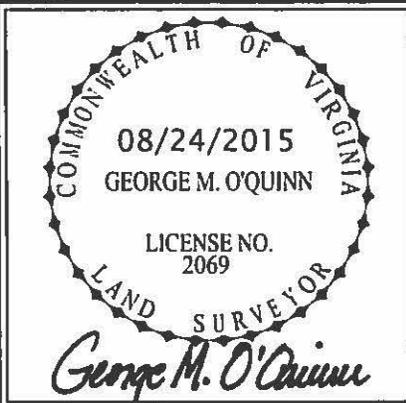


PLAT
 SHOWING HOUSE LOCATION ON
 LOT 8
 OF A RESUBDIVISION OF
#1208 AND #1210 PRINCE STREET
 (DEED BOOK 865, PAGE 72)
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" = 20' AUGUST 24, 2015

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I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

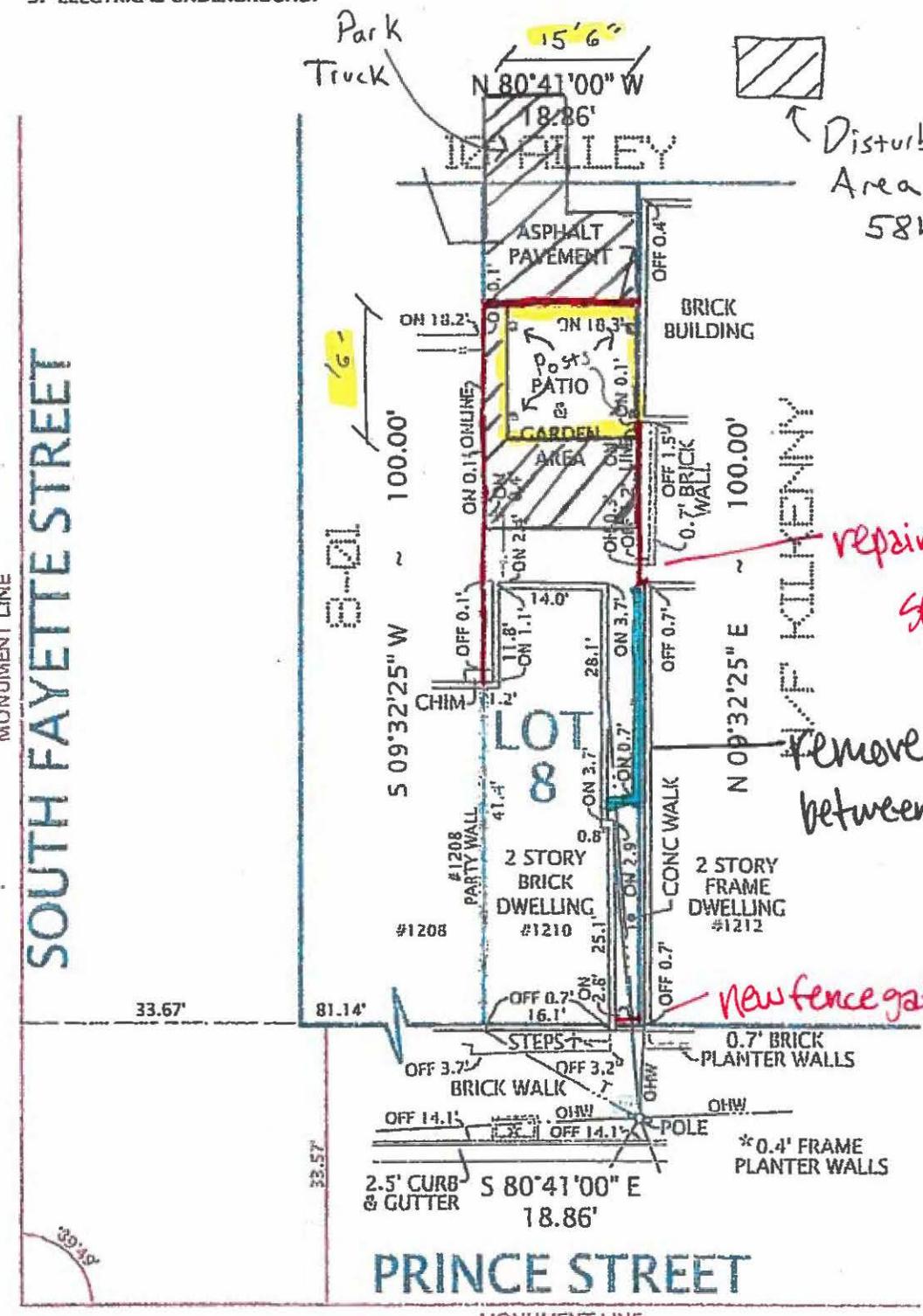
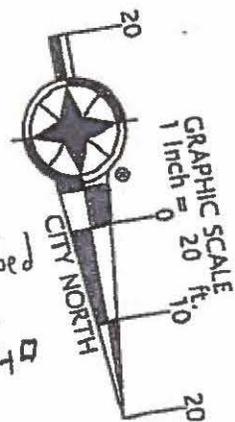
THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
 A TITLE REPORT WAS NOT FURNISHED.
 NO CORNER MARKERS SET.



Ordered by:
Monarch
 TITLE, INC.
 675 N. Washington Street
 Suite 435
 Alexandria, Virginia 22314
 703-852-7700

DOMINION Surveyors Inc.®
 8808-H PEAR TREE VILLAGE COURT
 ALEXANDRIA, VIRGINIA 22309
 703-619-6555
 FAX: 703-799-6412

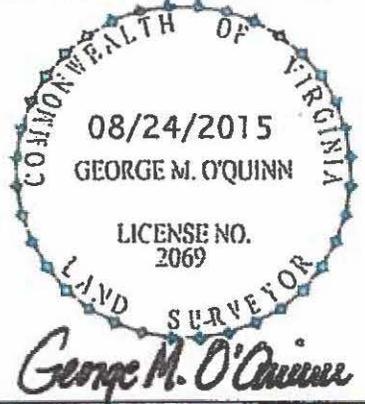
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THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
 A TITLE REPORT WAS NOT FURNISHED.



Ordered by:
Monarch
 TITLE, INC.
 675 N. Washington Street
 Suite 435
 Alexandria, Virginia 22314
 703-852-7700

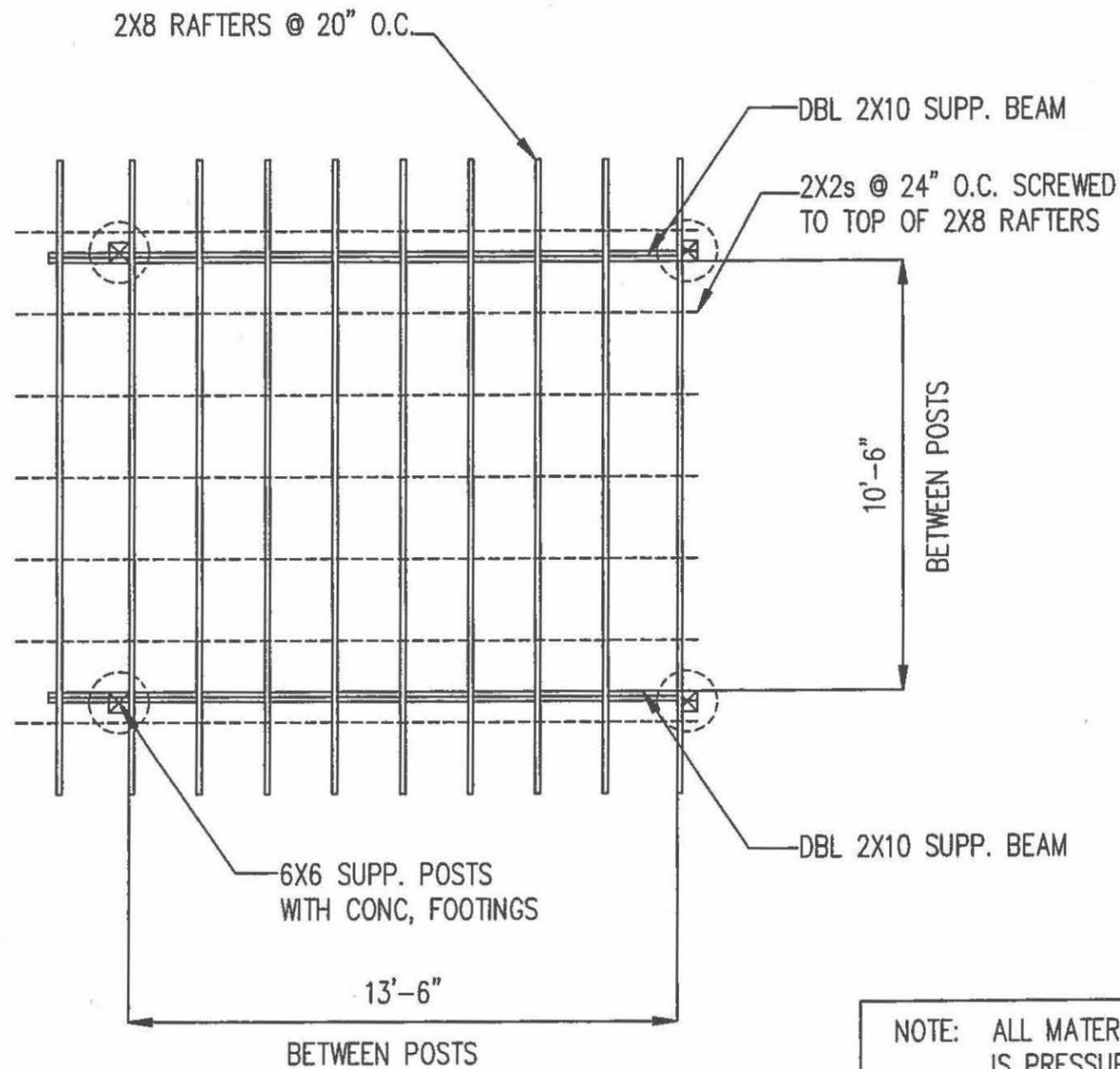
DOMINION Surveyors Inc.
 8808-H PEAR TREE VILLAGE COURT
 ALEXANDRIA, VIRGINIA 22309
 703-619-6555
 FAX: 703-799-6412

APPLICATION MATERIALS
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CASE NO: OT-15-4702V

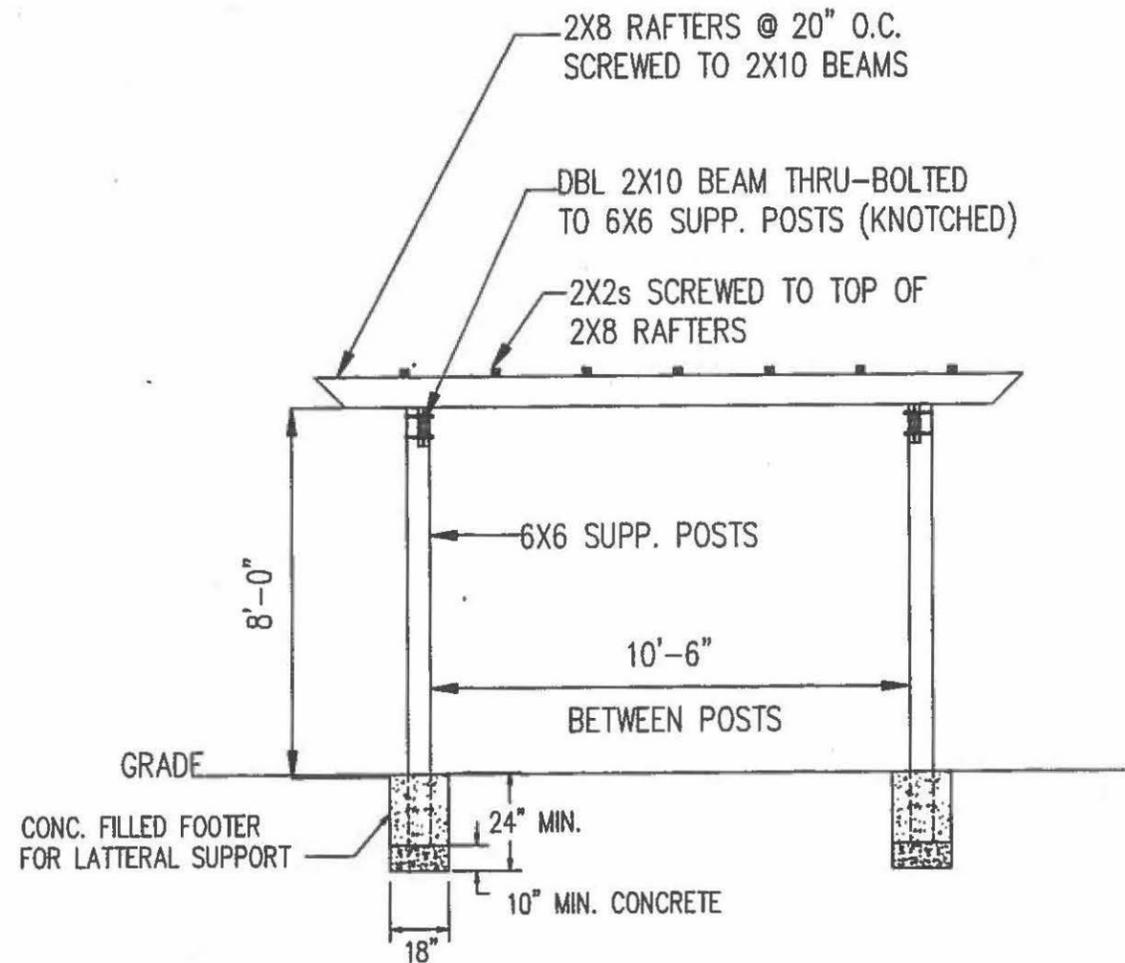
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01 PERGOLA PLAN VIEW
A1 SCALE : 1/4" = 1'-0"

NOTE: ALL MATERIAL IS PRESSURE TREATED PINE



02 SIDE VIEW DETAIL
A1 SCALE : 1/4" = 1'-0"

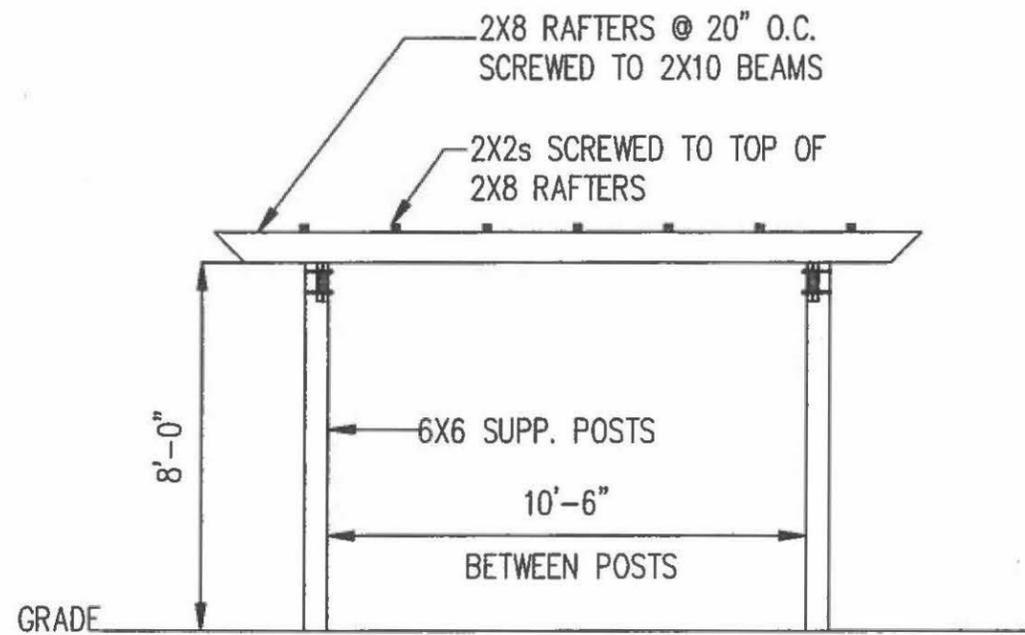
APPLICATION MATERIALS
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PERGOLA
1210 PRINCE STREET
ALEXANDRIA, VA 22314

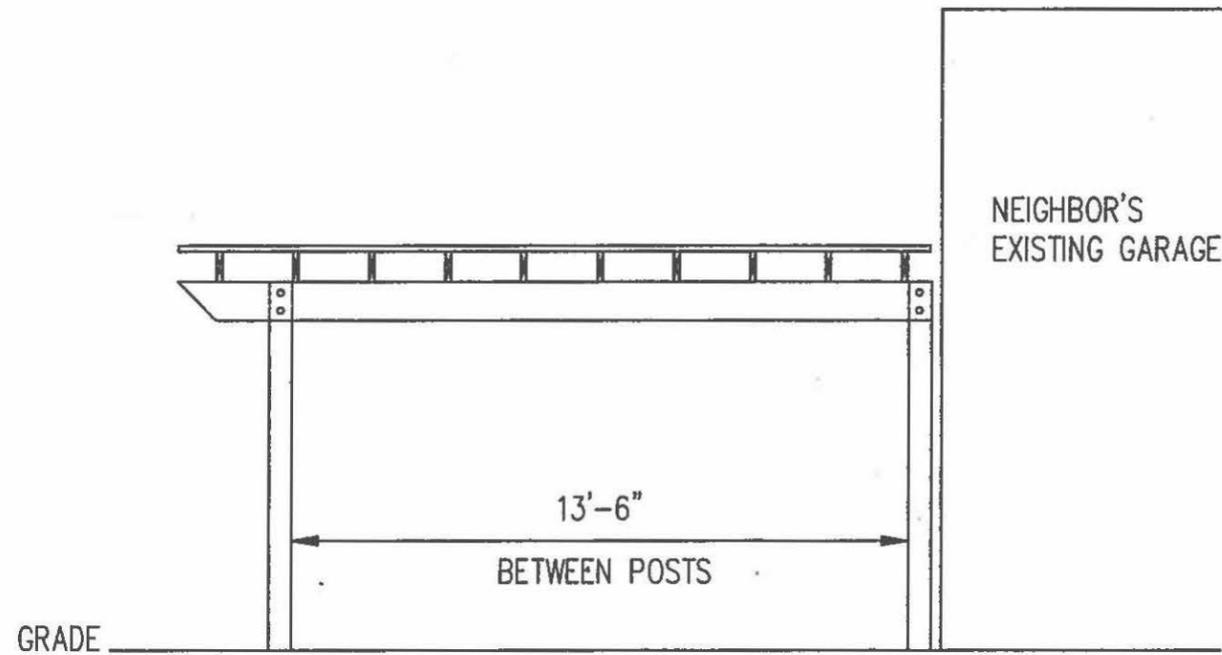
Northern Virginia
DECK & FENCE, INC.

LARRY
OCTOBER 2015

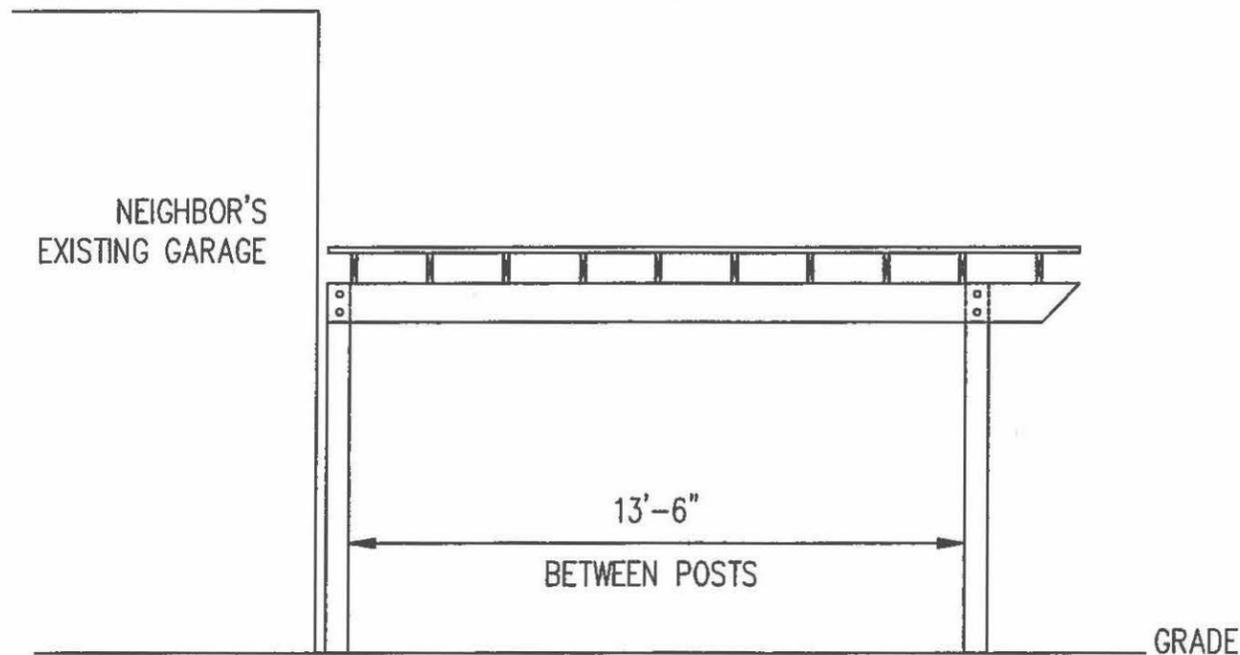
COUNTY: ALEX
DRAWING A1



01 SIDE ELEVATION
A2 SCALE : 1/4" = 1'-0"



02 FRONT ELEVATION
A2 SCALE : 1/4" = 1'-0"



03 REAR ELEVATION
A2 SCALE : 1/4" = 1'-0"

COUNTY: ALEX
DRAWING: A2

LARRY
OCTOBER 2015

**Northern Virginia
DECK & FENCE, INC.**

PERGOLA
1210 PRINCE STREET
ALEXANDRIA, VA 22314

APPLICATION MATERIALS
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11/16/2015

BAR Case # 2015-00360

ADDRESS OF PROJECT: 1210 Prince Street Alexandria VA 22314

TAX MAP AND PARCEL: 074.01-10-08 ZONING: CL

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: Northern Virginia Deck & Fence

Address: 5704 General Washington Drive Suite F

City: Alexandria State: VA Zip: 22312

Phone: 703-553-9300 E-mail: larry@nvdeck.com

Authorized Agent (if applicable): Attorney Architect _____
Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: Shane Latham

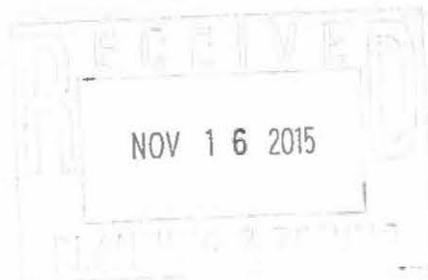
Address: 1210 Prince Street

City: Alexandria State: VA Zip: 22314

Phone: 917-714-5715 E-mail: designer_shane@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.*
 - 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)*

Build pergola per attached plans. Four 6x6 posts with concrete footings. Material will be all pressure treated pine. Pergola to be painted or stained after pine has dried out. Double 2x10 Beams bolted to notched 6x6 posts. 2x8 rafters going opposite beams, 2x2's screwed to top of 2x8's. Hurricane ties at every 2x8 and 2x10 connection.

Replace existing fence sections 7' height. See attached information for further details.

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.*

- 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: Amanda H McNiff
Printed Name: Amanda H McNiff
Date: 11/16/2015

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. RYAN CONNORS	1210 Prince St	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 1210 Prince 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. Ryan Connors	1210 Prince St	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. Ryan Connors	1210 Prince St	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.

12/4/15
Date

RYAN CONNORS
Printed Name

Ryan Connors
Signature