

Docket Item # 2
BAR CASE # 2015-00385

BAR Meeting
January 6, 2016

ISSUE: Certificate of Appropriateness - Alterations

APPLICANT: William and Sharon Hix

LOCATION: 323 North Washington Street

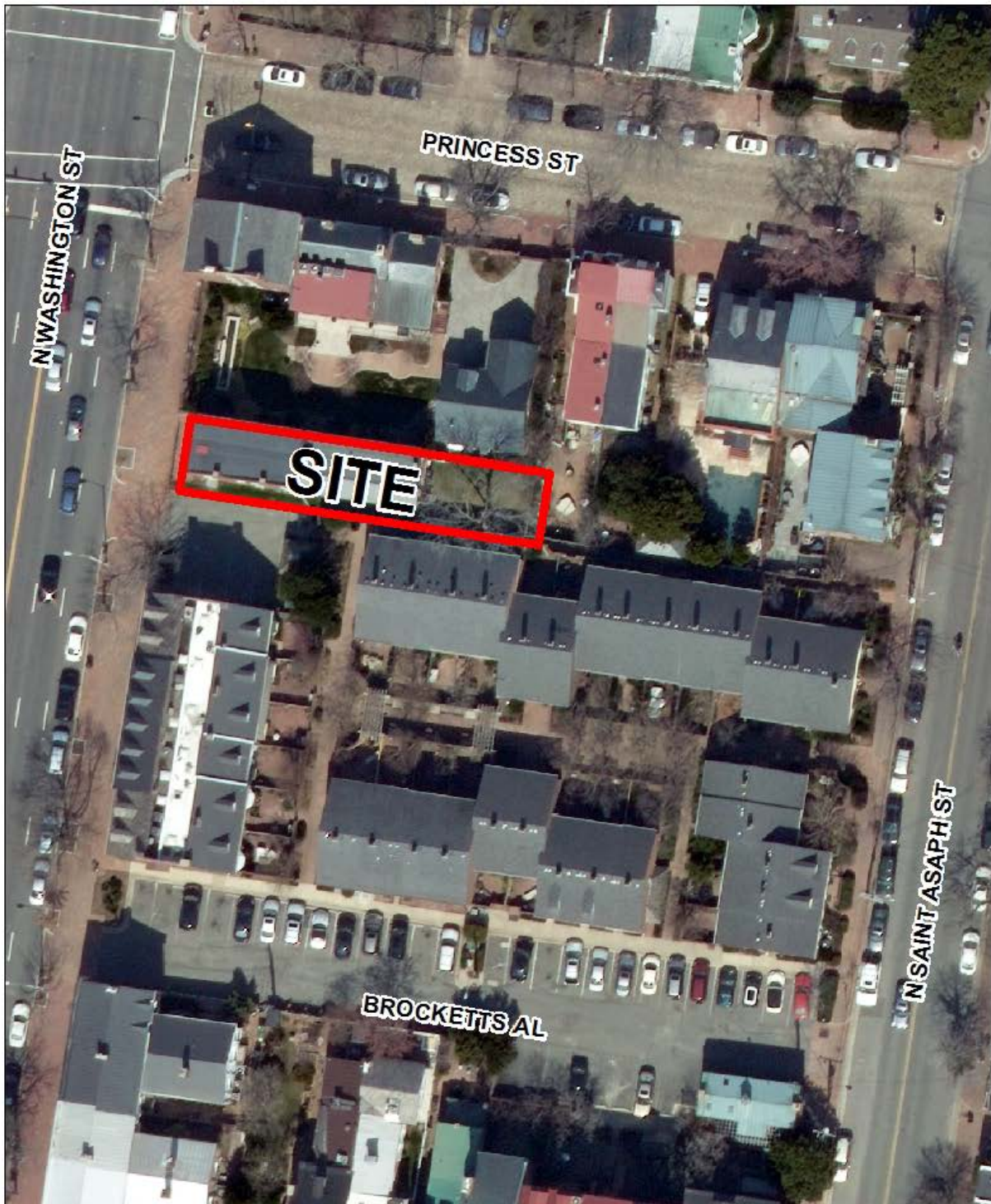
ZONE: CD / Commercial Zone

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness application, as submitted.

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.



BAR2015-00385



I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness to install a new safety fence/barrier along their southern (side) property line which abuts the Brockett's Crossing Condominium parking lot. The proposed fence/barrier is designed to protect the existing 48" high historic iron fence which has been repeatedly damaged by cars from the parking lot. The 30" high, black pipe rail posts will be 3 inches in diameter and installed at 5' - 7 9/16" on center. Black horizontal pipe rails will cap the posts. The pipe rail fence/barrier will be located on the current concrete bulkhead, and the existing historic iron fence will be relocated within the property about two feet.



Figure 1. Existing Conditions to Historic Fence

II. HISTORY

The residence located at 323 N. Washington Street was constructed **c. 1881** in an Italianate Style. This architectural style gained popularity in the United States from the 1840's to the late 1870's; when adapted to designs for townhouses, the style was simple and elegant, with decorative details restricted to formal window crowns, cornice moldings, and side porches (see attached photos from McAlester, Field Guide to American Houses). This rather severe elegance was likely to appeal to Alexandrians used to the similar formality of the Federal and Georgian styles, and it is not surprising that the style would have continued in popularity here long after the more exuberant Queen Anne style had elsewhere overshadowed the Italianate.

In 1990, the dwelling was rehabilitated to include replacement of the 6-over-6 window sash on front block of house with the original 2-over-2 sash which were found in the basement, and the reconstruction and lengthening of the porch (BAR90-137, 7-18-90.)

III. ANALYSIS

The BAR's *Design Guidelines* state that "fences, garden walls and gates should be appropriate in materials, design and scale to the period and character of the structure they surround." As safety rails and barriers were not typically installed in the 18th and 19th centuries, Staff could find no historically appropriate design precedents. However, the simple and clearly modern design of the

new barrier/fence will help to differentiate the new construction from the historic fence. Staff, therefore, finds that the design of the pipe safety barrier is visually unobtrusive and will not obscure views of the historic iron fence. Additionally, staff commends the applicant's willingness to restore the existing historic fence, retaining it in its original configuration and protecting it from future damage. Staff recommends approval, as submitted.

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 replacement fence along the side property line must be located on the subject property and will comply with zoning.

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

There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

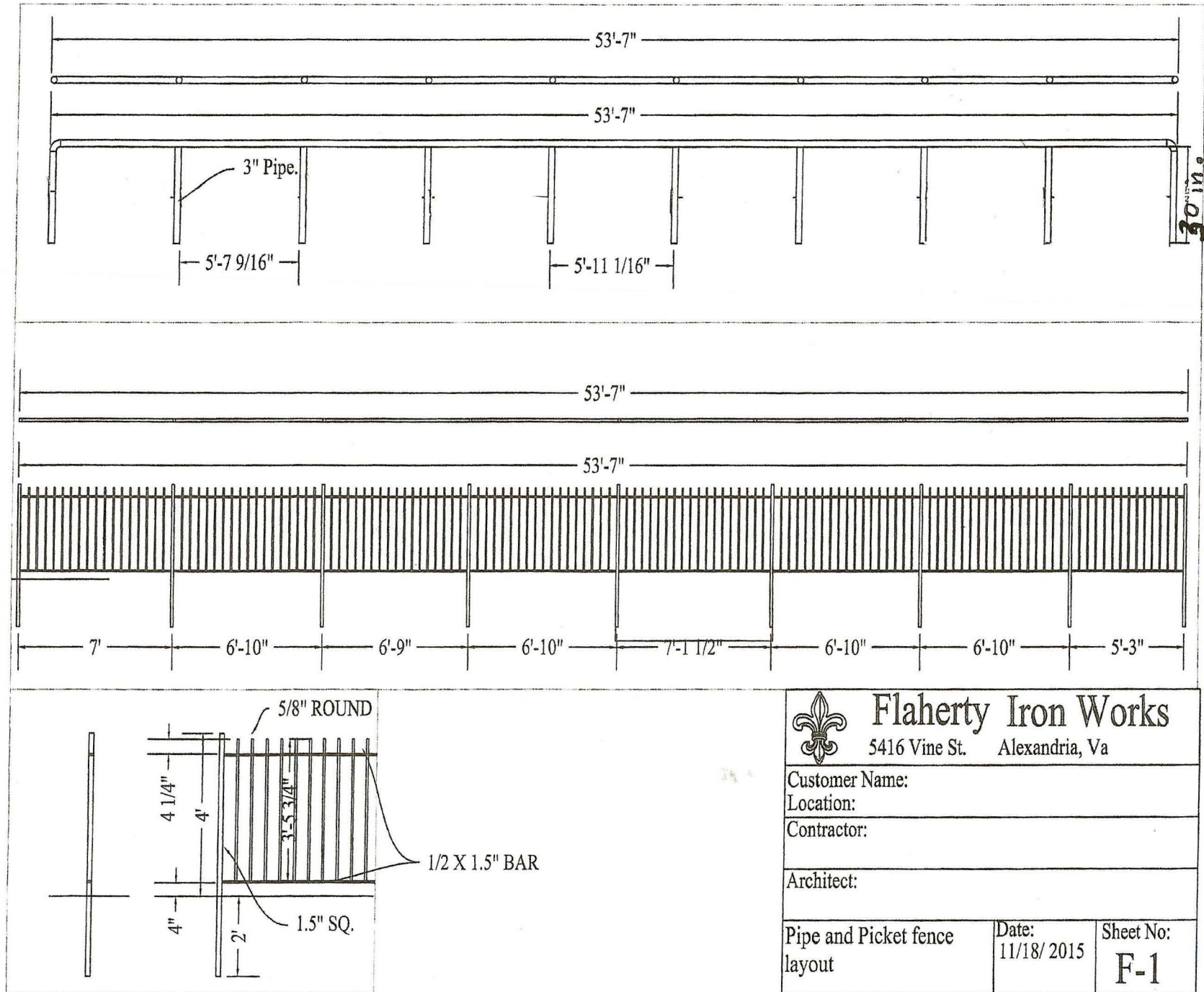
- F-1 No action necessary.

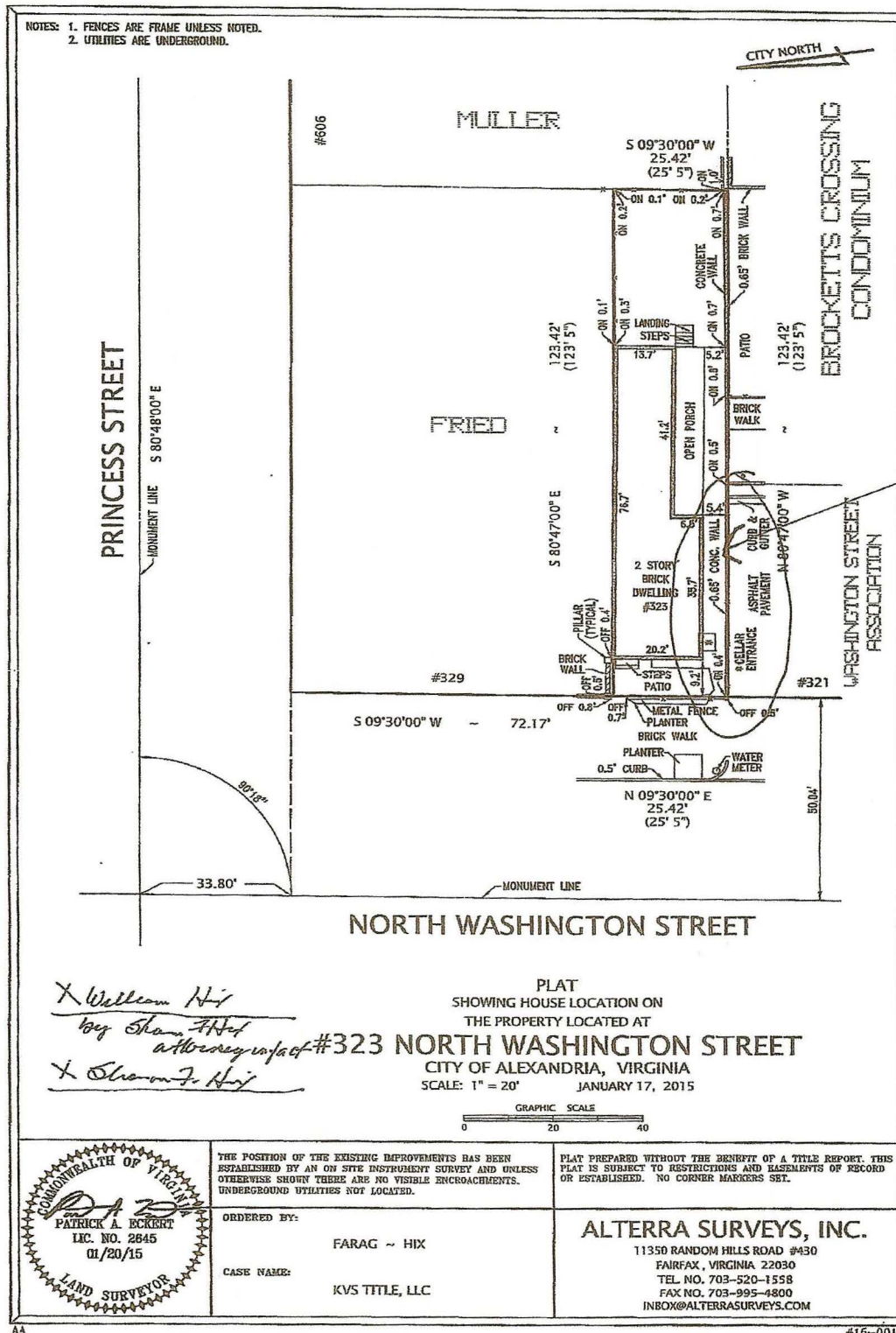
V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2015-00385, 323 N Washington St

323 N. Washington Street





0901119c941b37ff

USAA Confidential

APPLICATION MATERIALS
BAR2015-00385
323 N Washington St.

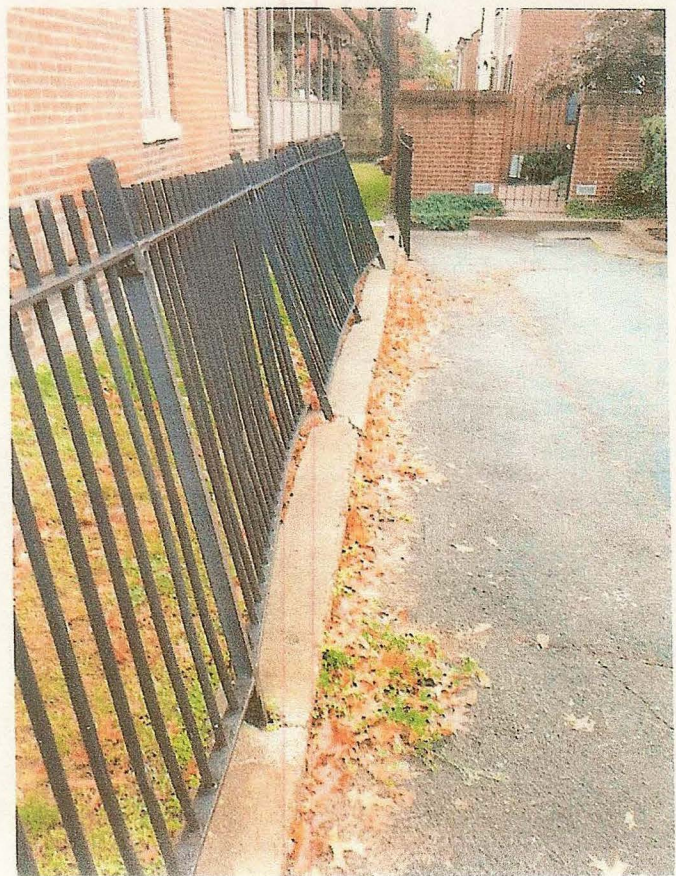
Exhibit A

A lot of ground commencing on the east side of Washington Street, 97 and 7/12 feet south of the southeast intersection of Washington and Princess Streets; thence parallel east with Henderson's north line, 123 feet, 5 inches, more or less to a point, being the full depth of Gregory's lot, thence north parallel to Washington Street, 25 feet 5 inches, thence west parallel to Henderson's north line to Washington Street, 123 feet, 5 inches, more or less; and from thence south 25 feet 5 inches, to the beginning.

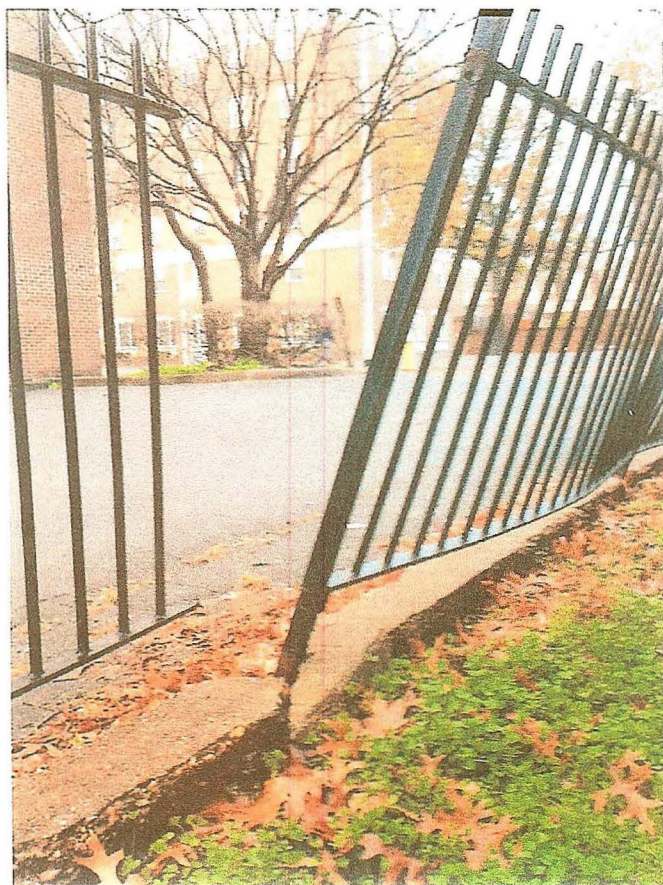
USAA Confidential

0901119c941b37ff

APPLICATION MATERIALS
BAR2015-00385
323 N Washington St.



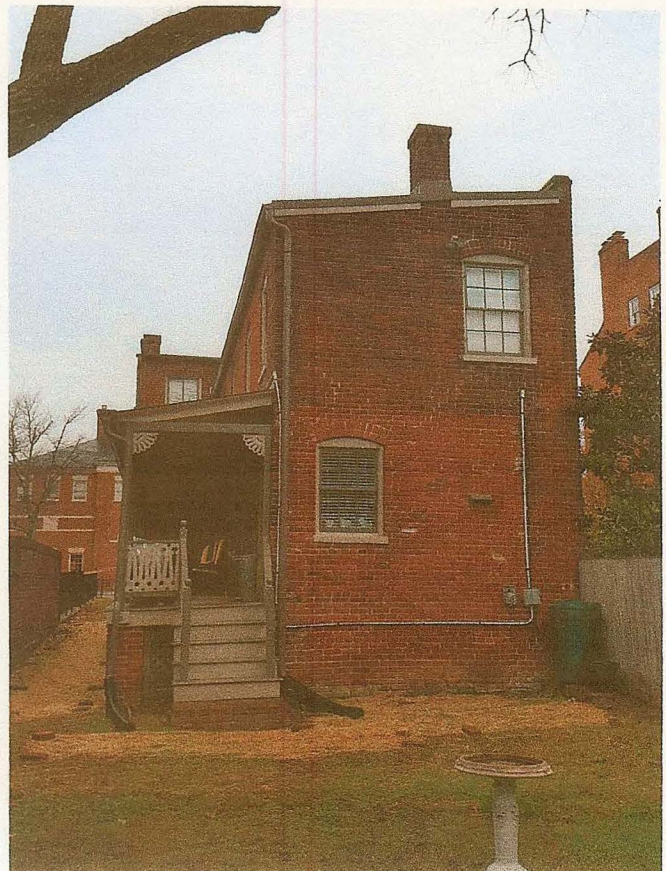
APPLICATION MATERIALS
BAR2015-00385
323 N Washington St.



APPLICATION MATERIALS
BAR2015-00385
323 N Washington St.



APPLICATION MATERIALS
BAR2015-00385
323 N Washington St.



APPLICATION MATERIALS
BAR2015-00385
323 N Washington St.

BAR Case # 2015-00385ADDRESS OF PROJECT: 323 N. Washington Street /Alexandria, VA 22314TAX MAP AND PARCEL: MAP: 064.04-02-21 ZONING: CDAPPLICATION 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: William and Sharon HixAddress: 323 N. Washington StreetCity: Alexandria State: VA Zip: 22314Phone: (757) 871-4933 E-mail: shix1977@gmail.comAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ _____Name: _____ Phone: (757) 871-4933

E-mail: _____

Legal Property Owner:

Name: William and Sharon Hix

Address: _____

City: Alexandria State: VA Zip: 22314Phone: (757) 871-4933 E-mail: shix1977@cox.net

- ☐ 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).*

This project proposal describes suitable repairs to a damaged, existing, historic wrought iron fence and to protect that fence from further damage. The damage resulted from cars and trucks backing into it from a parking lot adjacent to our property. The repair will restore the wrought iron fence to its original configuration, consistent with its historic nature, and erect it further within our property to allow for a discrete pipe rail to be constructed in its previous location to protect the fence from further damage, as recommended by our contractor (Flaherty Iron Works) as the most secure and effective means of protecting the fence. Until this repair and protection is approved, the damaged fence remains supported by temporary wooden braces inconsistent with the architecture of our property and the surrounding structures.

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: Sharon F. HixPrinted Name: Sharon F. HixDate: 11/30/15

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. William + Sharon Hix	323 N. Washington St	100%
2. William Hix	323 N. Washington St	50%
3. Sharon Hix	"	50%

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 323 N. Washington 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. William + Sharon Hix	323 N. Washington St	100%
2. William Hix	323 N. Washington St	50%
3. Sharon Hix	"	50%

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 require 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 indicated 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. William + Sharon Hix	none	none
2.		
3.		

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

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

11/30/15 Sharon F. Hix
Date Printed Name

Sharon J. Hix
Signature