Docket Item #1
BAR CASE # 2017-00019

BAR Meeting
February 15, 2017

ISSUE: Alterations and Waiver of Fence Height (Re-approval)

APPLICANT: Daniel and Ann Horowitz

LOCATION: 313 North Royal Street

ZONE: RM / Residential

STAFF RECOMMENDATION

Approval of application, as submitted.

GENERAL NOTES TO THE APPLICANT

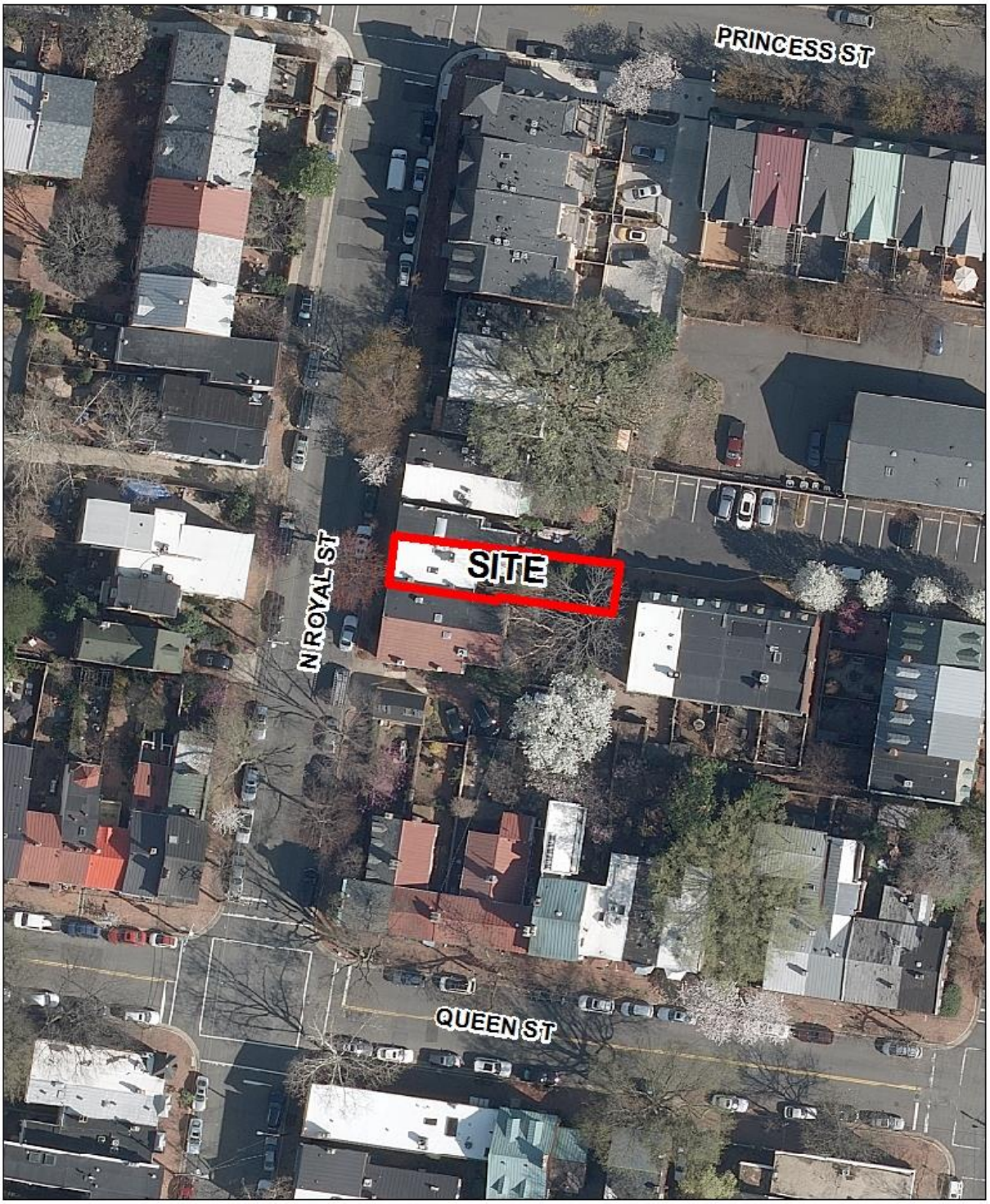
1. ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH: Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for 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.



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Note: *The 2015 staff report is copied below, as the current request is for re-approval of previously approved, expired plans. The application materials, analysis and recommendation remain unchanged.*

I. ISSUE

The applicant is requesting approval of a new front gate and fence panel at the covered horse alley between 313 North Royal Street and 311 North Royal Street. The new gate and panel will replace an existing 7 foot tall wood gate with lattice fencing above at the horse alley. The new gate will also be 7 feet in height and features a solid panel wood door with an iron grille inset panel. The floral motif for the ironwork derives from the original leaded glass transom design. Above the gate there will be a 2.5 foot tall wood panel to match the gate which will replace the existing lattice. It will join an existing steel lintel. Currently, the gate is set back about one foot while the lattice panel is only slightly recessed from the front building plane. The location of the new gate and panel will match the location of the existing lattice panel where there is an old gate frame below. The location will screen the existing visible electrical meter once installed.

II. HISTORY

313 North Royal Street was constructed as one of a pair of townhouses **between 1907 and 1912**. The townhouse is two bays and constructed of brick with a heavily corbelled cornice. It features original details including a cast-iron stoop and a leaded glass transom.

On February 4, 2015, the BAR voted unanimously to approve the same application before the BAR today (BAR Case #2015-0006) on consent.

III. ANALYSIS

As the current gate, panel and front wall of the building are already located within the public right-of-way and the replacement gate and panel will not encroach any further. The BAR has the ability to waive the fence height if it is deemed appropriate in accordance with Section 7-202 of the Zoning Ordinance.

The *Design Guidelines* advise that "fences, garden walls and gates should be appropriate in materials, design and scale to the period and character of the structure they surround." Additionally, it is noted that "ornamental iron or metal fences and gates are appropriate for late-19th and early 20th century Victorian structures." Staff finds the proposed design to be historically appropriate as it utilizes decorative ironwork within the solid wood gate. This ironwork will provide a discreet view into this covered horse alley. Staff does not object to the waiver of fence height to allow a 7 foot gate and additional panel above, as the additional height will also screen utility meters and wires and a storage area. This element will still visually function as a horse alley and provide some visibility into the narrow space that leads to the rear yard.

In considering this application, staff noted that there are a variety of treatments for other horse alleys within a few blocks, some with solid gates and some with open gates, with examples of both above 6 feet in height. There are also examples of double gates with one at the front and a secondary one set farther back that may be taller or solid to provide security. Staff finds this

proposal to be an appropriate solution that adds to the rich variety of how these interesting urban vignettes are expressed throughout the historic district.

STAFF
Catherine 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

F-1 The existing dwelling and gate are located within the public right-of-way. The proposed gate replacement will continue to be located in the public right-of-way. The applicant is proposing to install the new gate slightly forward from its current location and align it with the existing building wall.

C-1 Proposed gate replacement (door frame and panel and hardware) complies zoning.

Code Administration

A building Permit, plan review and inspections are NOT required to replace existing, non-historic wooden gate prior to the start of construction.

Transportation and Environmental Services

R-1 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-2 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

F-1 Previously reviewed under BAR2008-00086 (TES)

F-2 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)

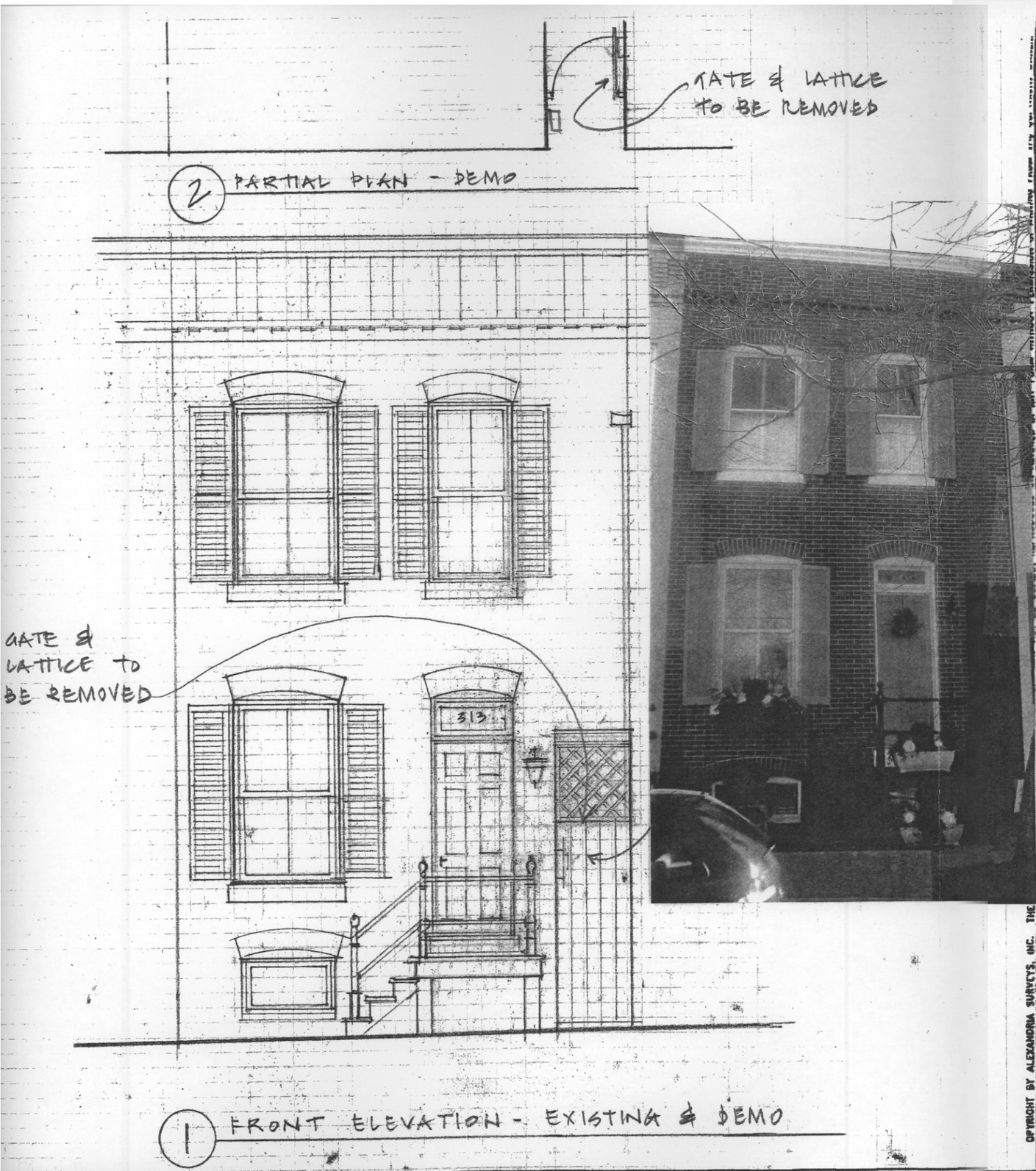
C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

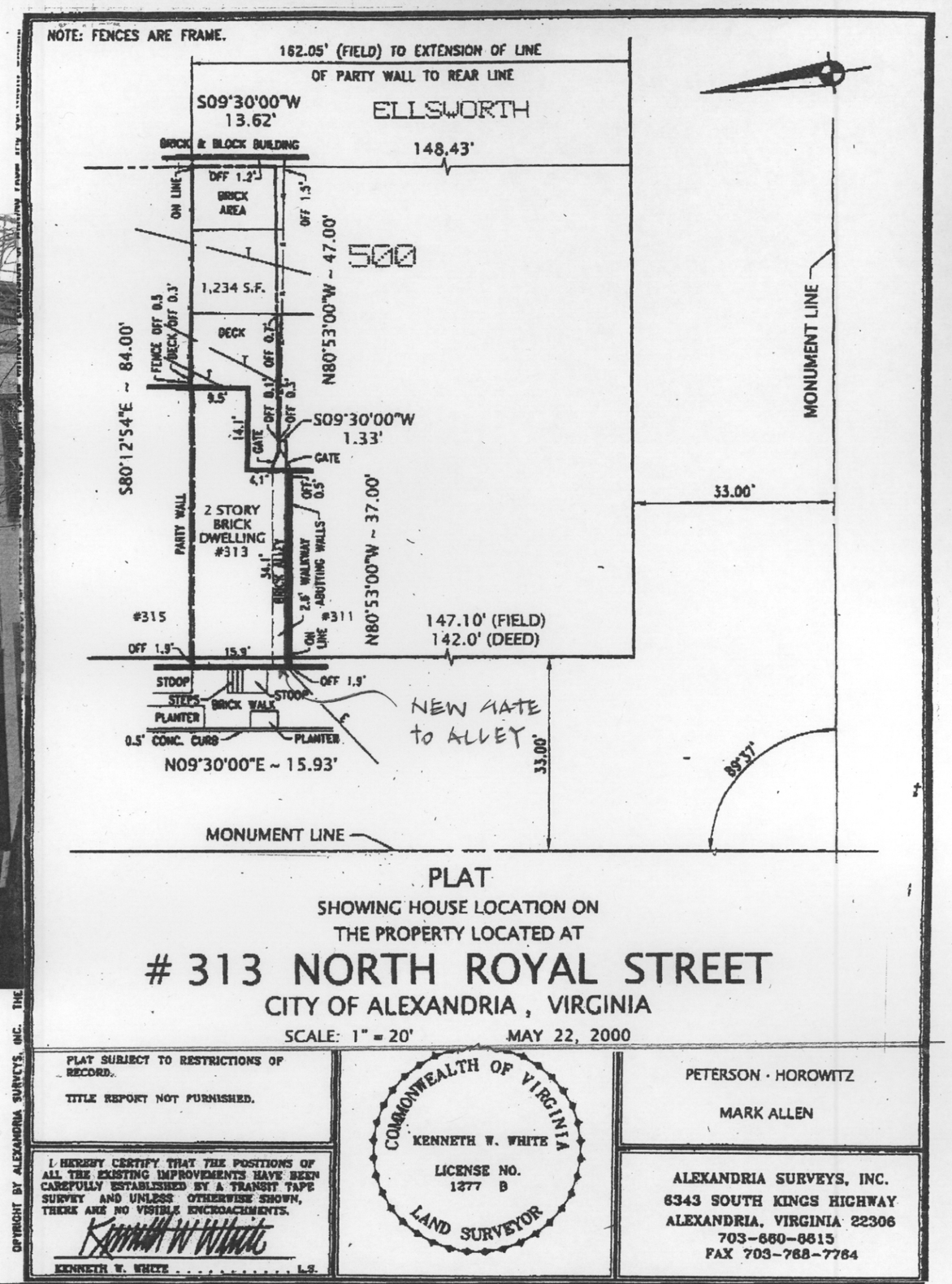
C-3 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

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

V. ATTACHMENTS

1 – Supplemental Materials
2 – Application for BAR 2017-00019:313 North Royal Street





PLAT

SHOWING HOUSE LOCATION ON
THE PROPERTY LOCATED AT

313 NORTH ROYAL STREET

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20' MAY 22, 2000

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 TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

Kenneth W White

KENNETH W. WHITE . . . . . L.S.

COMMONWEALTH OF VIRGINIA
KENNETH W. WHITE
LICENSE NO. 1277 B
LAND SURVEYOR

PETERSON · HOROWITZ

MARK ALLEN

ALEXANDRIA SURVEYS, INC.
6343 SOUTH KINGS HIGHWAY
ALEXANDRIA, VIRGINIA 22306
703-660-6615
FAX 703-768-7764

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STUDIO CAMUS LLC
225 North Pitt Street Alexandria Virginia 22314
studiocamus@comcast.net
Lynnette 703 989 3777 Patrick 703 626 1984

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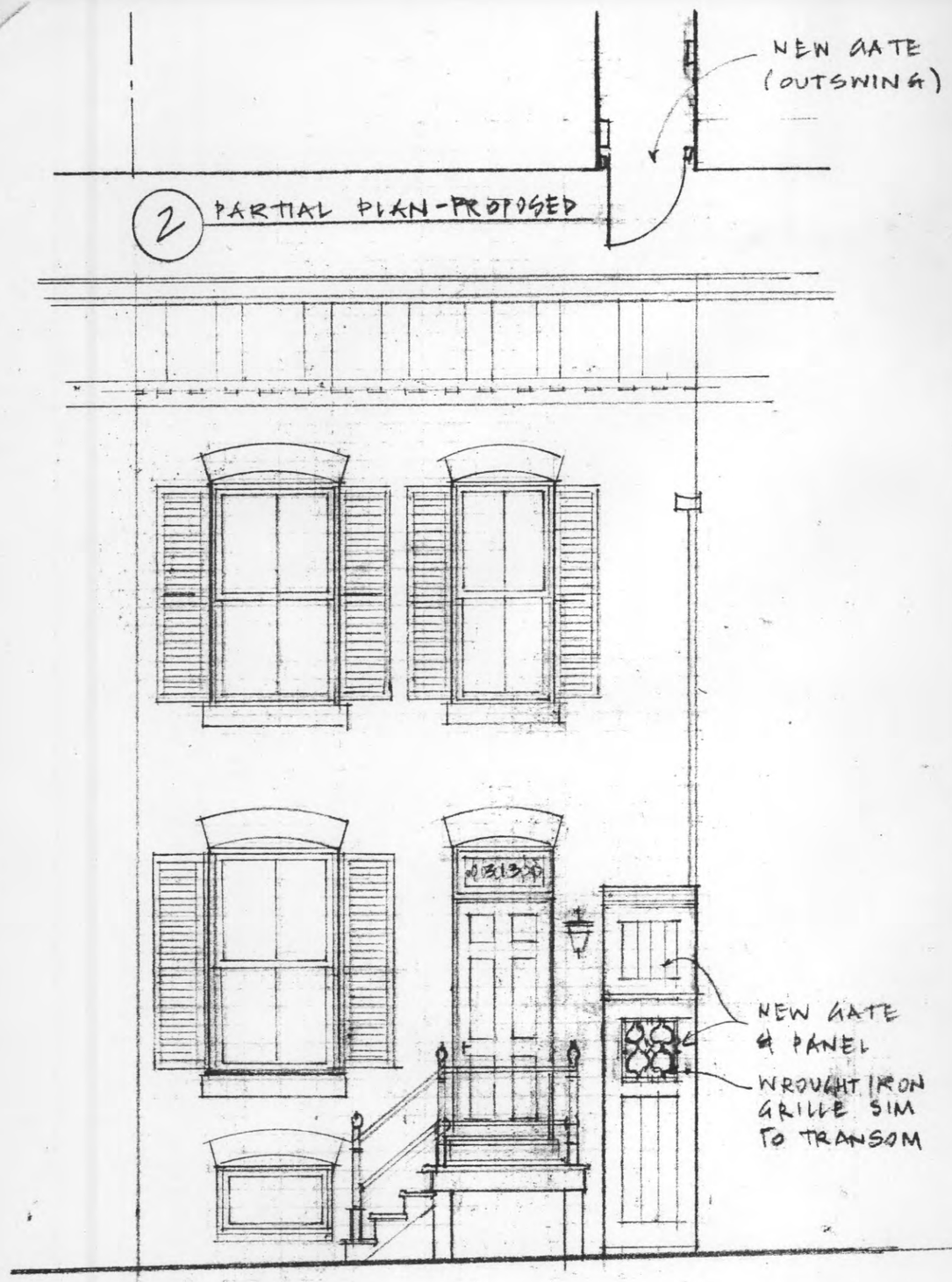
HOROWITZ RESIDENCE

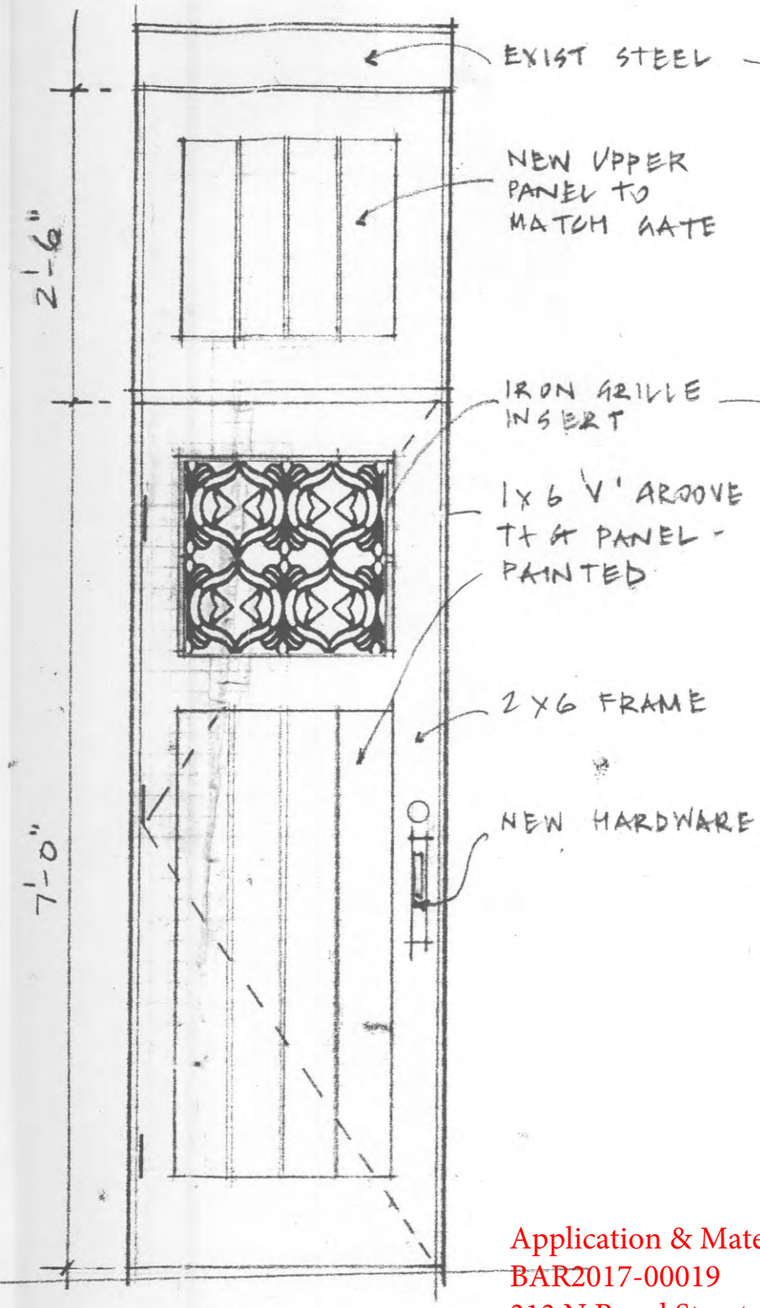
313 North Royal Street Alexandria Virginia

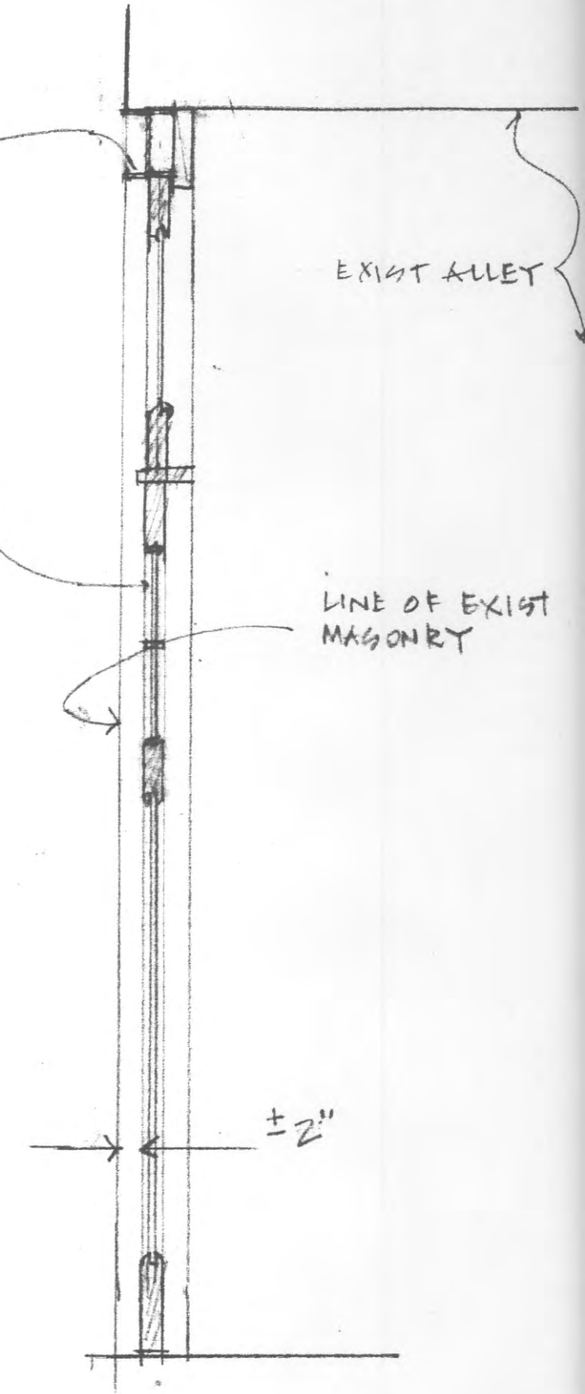
DATE 11 MAR 08

SCALE 1/4" = 1'-0"

SHEET A1







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1 FRONT ELEVATION - PROPOSED
1/4" = 1'-0"

2 DETAIL ELEVATION
3/4" = 1'-0"

3 DETAIL SECTION
3/4" = 1'-0"

C2 STUDIO CAMUS LLC
225 North Pitt Street Alexandria Virginia 22314
studiocamus@comcast.net
Lynnette 703 989 3777 Patrick 703 626 1984

HOROWITZ RESIDENCE
313 North Royal Street Alexandria Virginia

DATE 16 MAY 08
SCALE AS NOTED
SHEET A2

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ADDRESS OF PROJECT: 313 North Royal St.

TAX MAP AND PARCEL: 065.03-02-26 **ZONING:** RM

APPLICATION FOR: *(Please check all that apply)*

☒ CERTIFICATE OF APPROPRIATENESS

☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ☒ Property Owner ☐ Business *(Please provide business name & contact person)*

Name: Daniel & Ann Horowitz

Address: 313 N. Royal St.

City: Alexandria State: VA Zip: 22314

Phone: 703-629-6576 E-mail : horowitzdaniel@me.com

Authorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: Daniel & Ann Horowitz

Address: 313 N. Royal St.

City: Alexandria State: VA Zip: 22314

Phone: 703-629-6576 E-mail: horowitzdaniel@me.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.

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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).*

We request BAR permission to replace the existing, non-historic gate that fronts the tradesmen's alley at 313 N. Royal St. The existing rudimentary wooden gate and padlock latch are not original and were likely installed in the late 1970's or early 1980's. The appearance and utility of the property will improve by replacing the existing gate with the proposed gate, which is more refined in design and construction. The custom-made iron grille insert design is patterned on, and will complement, the leaded glass transom window above the front door, which is original to the circa 1910 home and is unique in the Old and Historic District. The new gate will also cover a large electric meter and two cable television boxes that are currently visible from the public right of way, as well as allowing emergency egress from the inside.

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.

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Additions & New Construction: *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.*

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

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

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

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

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

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

- [x] 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.)
- [x] 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.
- [x] I, the applicant, or an authorized representative will be present at the public hearing.
- [x] I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: Daniel Horowitz Ann Horowitz

Printed Name: Daniel Horowitz / Ann Horowitz

Date: 1/17/2017

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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. Daniel Horowitz	313 N. Royal St.	50
2. Ann Horowitz	313 N. Royal St.	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 313 N. Royal 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. Daniel Horowitz	313 N. Royal St.	50
2. Ann Horowitz	313 N. Royal St.	50
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-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. Daniel Horowitz	none	none
2. Ann Horowitz	none	none
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.

1/17/2017	Daniel Horowitz	Daniel Horowitz
Date	Printed Name	Signature
	Ann Horowitz	

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