

Docket Item # 4
BAR CASE # 2017-00343

BAR Meeting
October 4, 2017

ISSUE: Alterations

APPLICANT: Tracy Kennedy

LOCATION: 610 South Fairfax Street

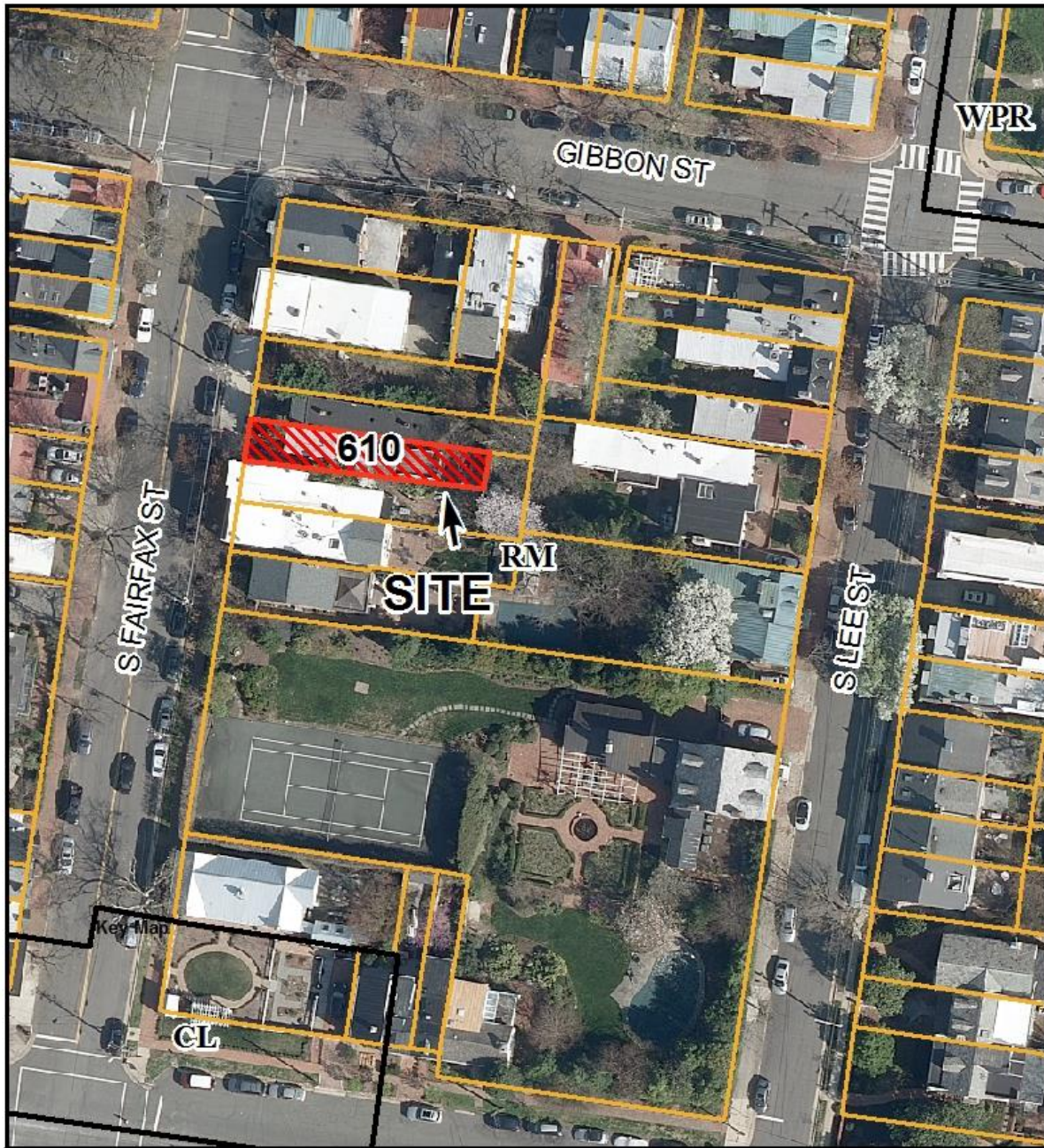
ZONE: RM / Residential

STAFF RECOMMENDATION: Staff recommends approval of the application as submitted with the following condition:

1. The statements below shall appear on all construction documents involving any ground disturbing activities so that on-site contractors are aware of the requirements:
 - a. The applicant/contractor shall call Alexandria Archaeology immediately (703.746.4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - b. The applicant/contractor shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
 - c. All required preservation measures shall be completed in compliance with Section 11-411 of the Alexandria Zoning Ordinance.

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, 703-746-4200 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.



BAR #2017-00343
610 South Fairfax Street



I. ISSUE

The applicant is requesting a Certificate of Appropriateness to construct a brick garden wall along the north property line adjacent to 608 South Fairfax Street. The brick wall will be 38 inches in height, 8 inches in depth and measure approximately 19 feet long. It will match the existing brick wall at the front property line with respect to brick type, color and design.

II. HISTORY

The residence at 610 South Fairfax Street is a modest, two-story, two-bay, frame dwelling originally constructed before **1877**. A smaller addition with a cantilevered second-story overhang at the rear was probably added between 1877 and 1896. A one-story rear addition was constructed in 1962 but is now mostly capsulated/demolished and replaced by a larger rear addition in 1998 (BAR Case #98-00088 & #98-00089, August 19, 1998). In 1999, the BAR approved installation of a gate at the alley between the subject property and 612 South Fairfax Street (BAR Case #99-00037, April 7, 1999).

III. ANALYSIS

The *Design Guidelines* identify fences and garden walls as “an important visual feature of the historic district.” The *Guidelines* also note that they “should be appropriate in materials, design and scale to the period and character of the structure they surround” and that “walls of brick or stone are generally appropriate throughout the historic districts.”

The BAR’s Minor Architecture Elements policy permits staff approval of: “New rear and interior side yard fences and gates up to 6’ high and replacement of existing front yard fences up to 3.5’ high may be administratively approved if they meet zoning requirements (a plat is required to confirm compliance) and are constructed of stylistically appropriate wood or metal.” In the RM zone, a required front yard is the yard area that is forward of the “...average distance of the existing buildings from the front lot line...” Because the majority of the buildings on this block are constructed at the front lot line, the average setback is very close to that front lot line. Therefore, the proposed fence is not in a required front yard and could likely have been approved administratively by staff. However, it has been staff’s practice since adoption of the policy to take new fences to the BAR for review that are located in front of a street-facing elevation of the building because of their prominent visibility from a public way and potential impact on the architectural character of the structure and site. Separate from this case, staff asks the BAR for direction should the Board wish to clarify or modify the policy with regard to fences in non-required front yards.

STAFF

Catherine K. Miliaras, Principal 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

C-1 Proposed brick wall along the side property line requires waiver from the board of architectural review board (section 7-202(C)).

Code Administration

F-1 A building permit is not required for three foot tall garden wall construction.

Transportation and Environmental Services

No comments received.

Alexandria Archaeology

F-1 The 1877 G.M. Hopkins insurance map shows a small structure standing on the front of the lot at 608 S. Fairfax St., and a structure back off the street on the lot at 610 S. Fairfax St. The property has the potential to yield archaeological resources that could provide insight into life in Alexandria in the latter nineteenth century.

R-1. The statements below shall appear on final site plan sheets involving any ground disturbing activities so that on-site contractors are aware of the requirements:

- a. The applicant/contractor shall call Alexandria Archaeology immediately (703.746.4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- b. The applicant/contractor shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- c. All required preservation measures shall be completed in compliance with Section 11-411 of the Alexandria Zoning Ordinance.

V. ATTACHMENTS

1– Application for BAR 2017-00343: 610 South Fairfax Street

2 – Supplemental Materials

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ADDRESS OF PROJECT: 610 S Fairfax St Alexandria VA 22314TAX MAP AND PARCEL: 081.01-02-08 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: Tracy KennedyAddress: 610 S Fairfax StCity: Alexandria State: VA Zip: 22314Phone: 703-739-0787 E-mail: Tracy223140@gmail.com**Authorized Agent** *(if applicable):* ☐ Attorney ☐ Architect ☐ _____

Name: _____

Phone: _____

E-mail: _____

Legal Property Owner:Name: Tracy KennedyAddress: 610 S Fairfax StCity: Alexandria State: VA Zip: 22314Phone: 703-739-0787 E-mail: Tracy223140@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.

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NATURE OF PROPOSED WORK: *Please check all that apply***NEW CONSTRUCTION****EXTERIOR ALTERATION:** *Please check all that apply.*☐ awning☒ fence, gate or garden wall☐ HVAC equipment☐ shutters☐ doors☐ windows☐ siding☐ shed☐ lighting☐ pergola/trellis☐ painting unpainted masonry☐ other _____**ADDITION****DEMOLITION/ENCAPSULATION****SIGNAGE****DESCRIPTION OF PROPOSED WORK:** *Please describe the proposed work in detail (Additional pages may be attached).*

Construction of a brick garden wall dividing property lines at 608 and 610 S. Fairfax St.

Wall will match proportion and style of existing wall along the front of the property.

8" deep x 232" long x 38" high (matching existing)

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:*

- ☒ 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 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: Tracy KennedyPrinted Name: Tracy KennedyDate: 9/1/2017

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. Tracy Kennedy	610 S. Fairfax St. Alexandria VA 22314	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 _____ (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. Tracy Kennedy	610 S. Fairfax St. Alexandria VA 22314	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. 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.

9/1/2017 Tracy Kennedy Tracy Kennedy
Date Printed Name Signature



Existing



Existing







Proposed

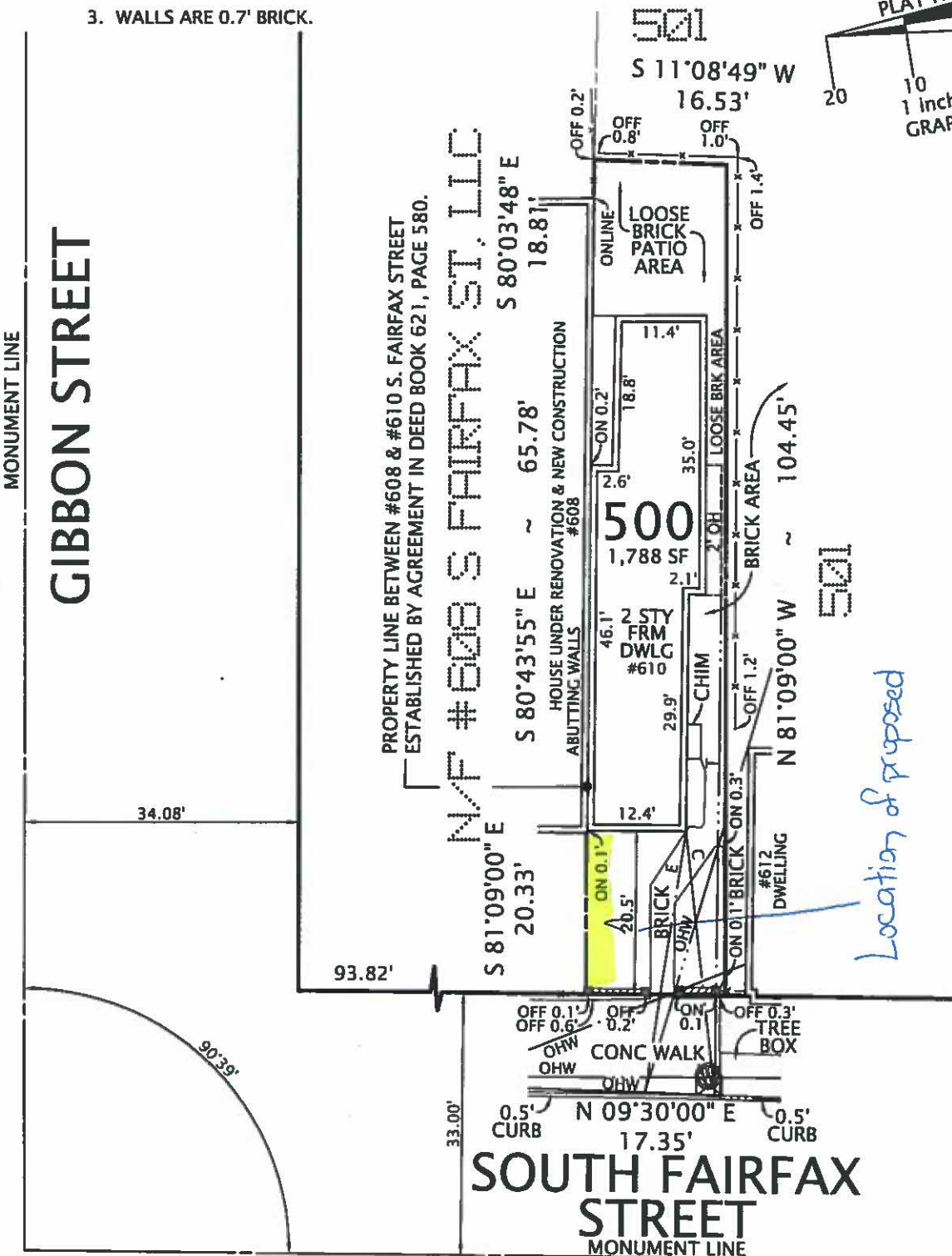


PLAT NORTH

20 10 0 20

1 inch = 20 ft.

GRAPHIC SCALE



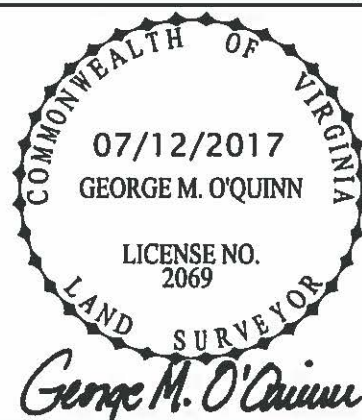
PLAT
SHOWING HOUSE LOCATION ON
LOT 500
of a resubdivision of
#610 SOUTH FAIRFAX STREET
and
#612 SOUTH FAIRFAX STREET
(INST. # 010000831)

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**

CASE NAME: HIGGINS, TRUSTEE ~ KENNEDY

CASE NO: OT-17-5923

#170710030