

Docket Item #3
BAR CASE # 2017-00455

BAR Meeting
March 7, 2018

ISSUE: Fencing

APPLICANT: Old Dominion Boat Club for City of Alexandria

LOCATION: 1 King Street

ZONE: WPR / Waterfront Park and Recreation

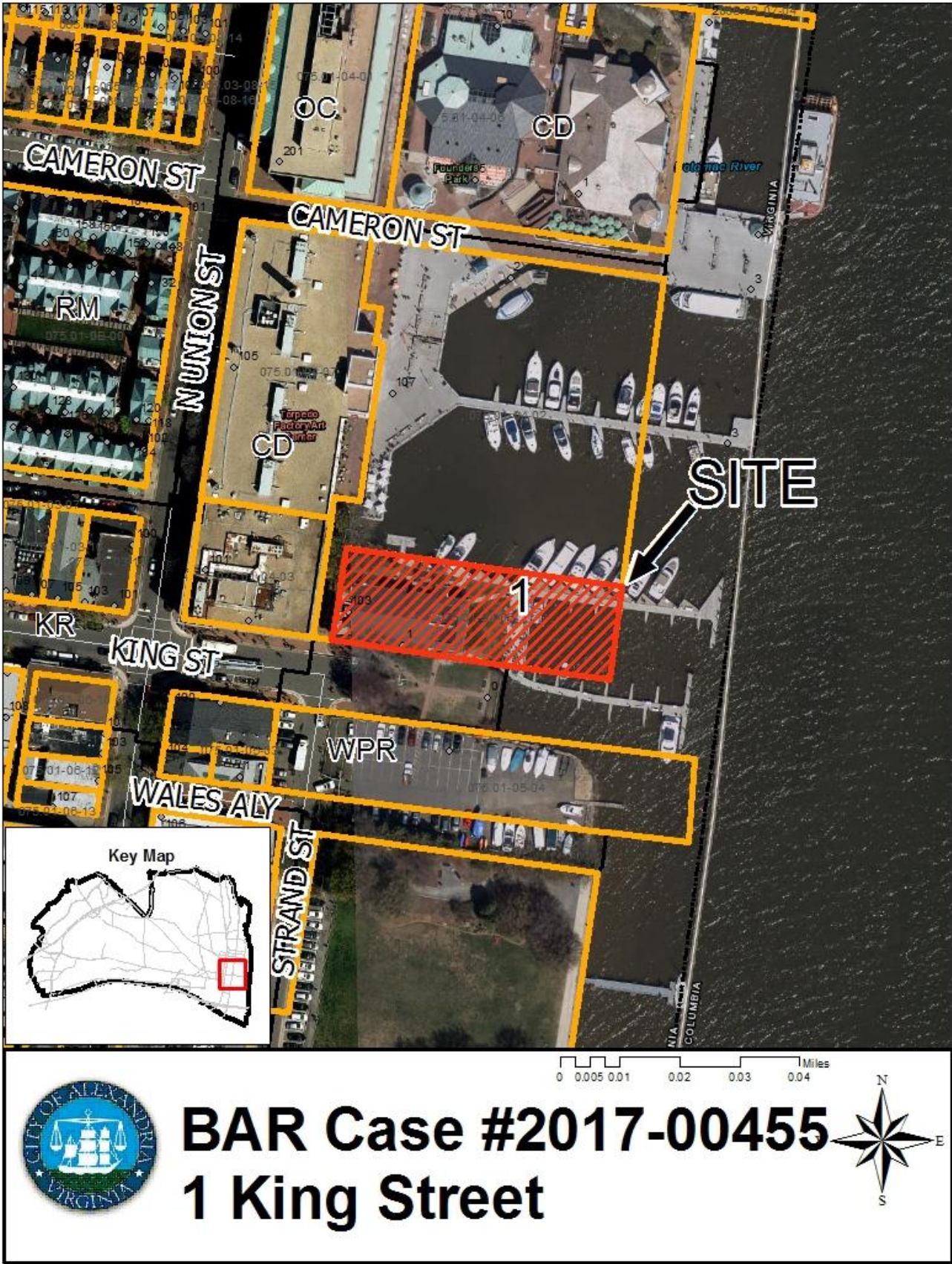
STAFF RECOMMENDATION

Staff recommends approval of the application for a Certificate of Appropriateness with the following conditions:

1. Paint the fence to generally match the color of the existing white guardrail and gates at the City Marina; and
2. Work with staff in the field to determine the final location of the east and west ends of the fence to maximize both visibility from the public park and security for the docks.

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.



I. ISSUE

The Old Dominion Boat Club (ODBC) proposes to install a 6 foot tall fence with three gates to provide security for the boats moored at the two piers at the base of King Street adjacent to the City Marina. The new white fence and gates will be constructed of hollow aluminum with simple vertical pickets spaced 6 inches on center.

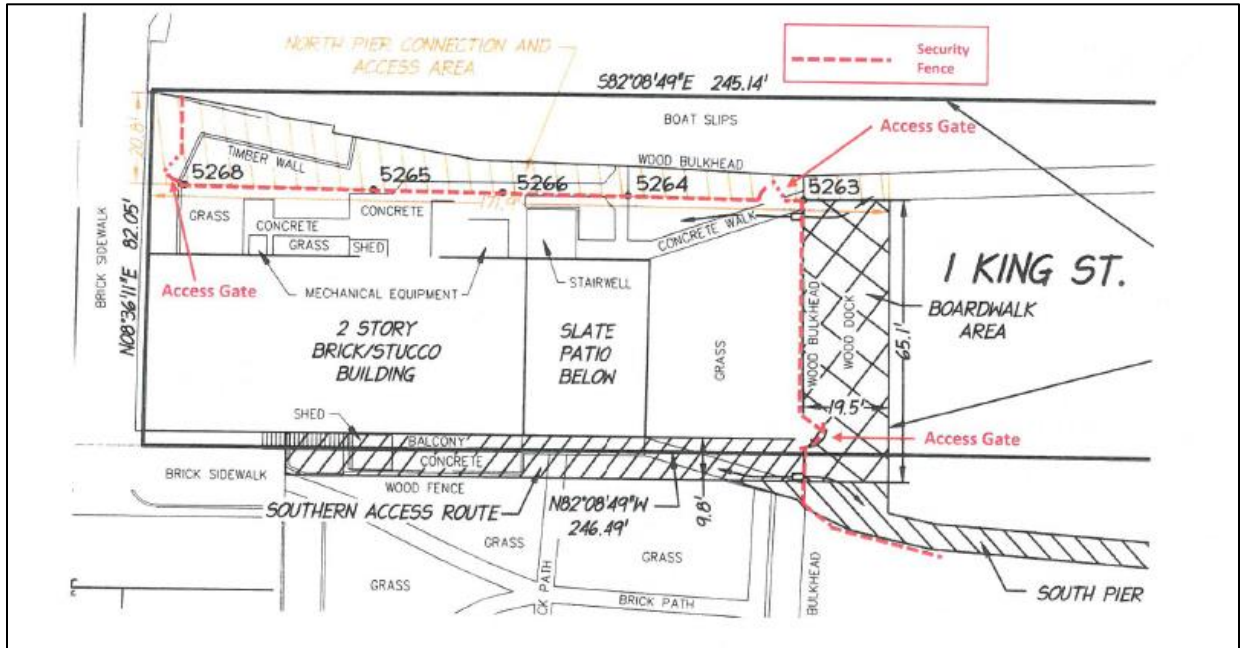


Figure 1: Approximate location of the proposed fence/gate (red). Site plan submitted by applicant.



Figure 2: Proposed fence style



Figure 3: Fence top detail

II. HISTORY

There is an existing small lawn area at the foot of King Street known previously as King Street Park. An expanded park in this location, which for a time was called Interim Fitzgerald Square and is now referred to as King Street Waterfront Park, was approved as part of the Waterfront Plan. King Street Waterfront Park will include the adjacent land at 1 King Street that is currently the site of the former Old Dominion Boat Club (ODBC) building and 2 King Street, an asphalt parking lot formerly used by the ODBC, so that the future joined park spaces at the foot of King Street will ultimately visually extend from Prince Street and Waterfront Park on the south to the City Marina and Chart House restaurant at the north. The BAR approved a Permit to Demolish on March 15, 2017 to remove the existing boat club building (BAR #2017-00063) as part of the Waterfront Plan implementation. The ODBC land transfers and the use of the two piers east and north of the park are outlined as terms of agreement between the City and the boat club. A complete history and documentation for the site was prepared as part of the previous ODBC Permit to Demolish application.

On May 2, 2017 the Planning Commission approved a Development Site Plan (DSP) and recommended approval of the Special Use Permits. On May 13, City Council approved the Special Use Permits for King Street Waterfront Park (DSP 2016-00035 and SUP2017-00016) and a parking reduction for commercial outdoor recreation facilities, outdoor food and craft markets.

Most recently, on July 19, 2017, the BAR approved a Certificate of Appropriateness for park improvements at King Street Waterfront Park (BAR Case #2017-0229). Staff has included the following aerial photographs and drawings to better understand the existing conditions and where the fence and gates are proposed to generally be located.



Figure 4. Aerial view showing existing conditions. The two piers on the left are the subject of the current proposal. The pier on the right is part of the City marina and is not part of this application.

III. ANALYSIS

The BAR's review in this case is limited to the appropriateness of the design and location of the proposed temporary fence as viewed from the public way and not the use or access of the piers. Fences are easy opportunity deterrents from the land side of the docks and only one aspect of overall security. It is quite likely that, in addition to an appropriate fence, the ODBC will implement other security measures such as keycard access and small video surveillance as part of a more comprehensive security plan. The agreement between the City and ODBC transferring the property confirms the need for a security fence and gates at this location once the interim public park is constructed. Staff suggests that the proposed design and location can be improved upon slightly to allow more open views to the river from the public open space at Interim Fitzgerald Square while still providing the security necessary for the boats.

Based on the applicant's submission, the City prepared some graphics to depict the appearance of the fence from Interim Fitzgerald Square to better understand the impact on the public open space (Figures 5 and 6). As the Board is aware, the City's primary interest in taking possession of the former ODBC clubhouse at 1 King Street has been to expand park and river views at the foot of King Street and to create a strong public park-space as the centerpiece of the Waterfront Plan implementation. The existing piers will be relocated and reconstructed with the new bulkhead as part of the nuisance flood mitigation, and physical security for the piers will be provided in other ways that don't require a fence, so the proposed metal fence is expected to be a "temporary" condition, though it will likely be in place for the next decade. Any necessary guardrails around the city marina will also be designed in the next phase of the Waterfront Parks Plan and will not be influenced by this temporary fence.

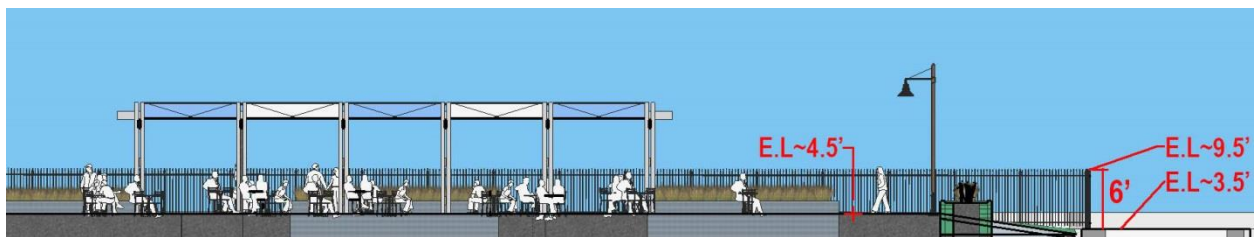


Figure 5: Site section created by City staff showing the proposed fence behind covered seating area, looking north. The existing pier platform is on the right.

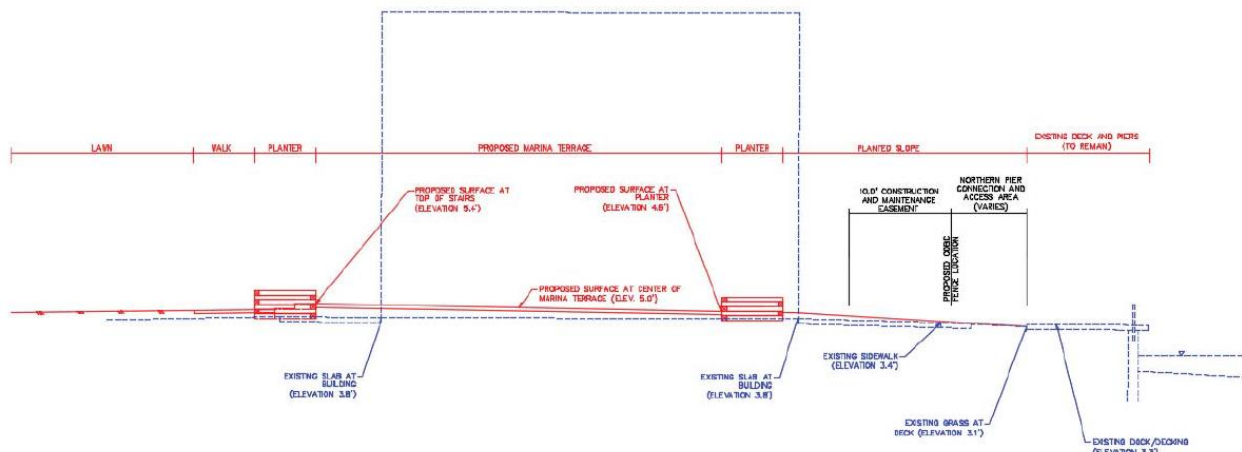


Figure 6: Site section created by City staff looking west.



Figure 7: Rendering created by City staff looking north-east toward river from Interim Fitzgerald Square

While security for the boats is the sole purpose of the fence, it must still be appropriately designed and scaled in this highly visible location. Staff agrees with the applicant that 6' above the adjacent grade is the minimum height necessary to provide reasonable protection for the docks in this location. Fortunately, the topography of King Street Waterfront Park includes a 1'-6" slope down to the fence, so that the 6' tall fence will only appear 4'-6" tall from the seating area in the park. (Figures 5 & 7) Staff also looked at multiple alternate designs but none provided the visual transparency, durability or limited the ability to climb like the vertical pickets of the proposed design. The proposed fence design also matches the design of the fence approved by the BAR around the parking plaza at the new Old Dominion Boat Club location.

However, other ways to minimize the obtrusiveness of the fence should also be considered. Staff recommended and the applicant agreed to change the color of the fence to white, to match the existing white fence around the City marina, though the color shown in the application graphics was not updated. The white color tends to visually recede at water's edge and against white vessels moored in the marina and somewhat unifies the infrastructure in these two spaces.

By prior agreement with the City, the west end of the fence may extend to within 6' of the brick walk in front of Vola's restaurant. While staff would prefer that the fence extend to the west and east no further than is absolutely necessary, the best location to terminate the fence is somewhat difficult to judge while the former boat club building is still in place and before grading is complete and the electrical equipment cabinet adjacent to that location, approved by the BAR as part of the King Street Waterfront Park design, is installed. Similarly, the east end of the fence is shown schematically on the applicant's site plan to extend well beyond the location of the existing security fence. The existing tall, vine-covered fence currently used by the applicant appears to extend only approximately 6' from the bulkhead at the foot of King Street. However, existing construction prevents access for visual assessment or more accurate measurement.

Staff supports the design of the fence as submitted but asks that the ODBC work with staff in the field prior to development of the shop drawings to fine tune the final location at each end.

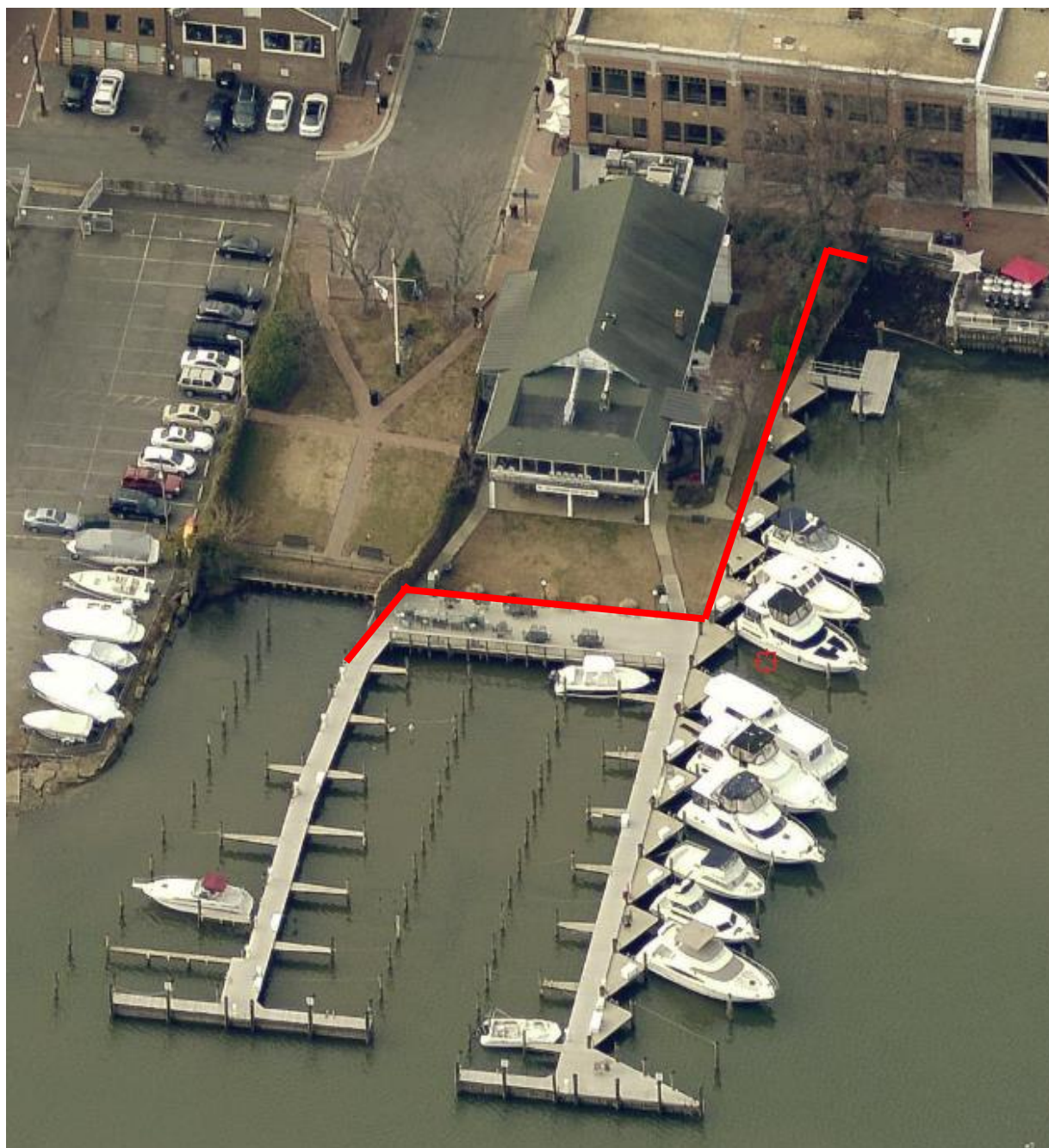


Figure 8. Aerial view showing approximate location of the proposed fence in red.

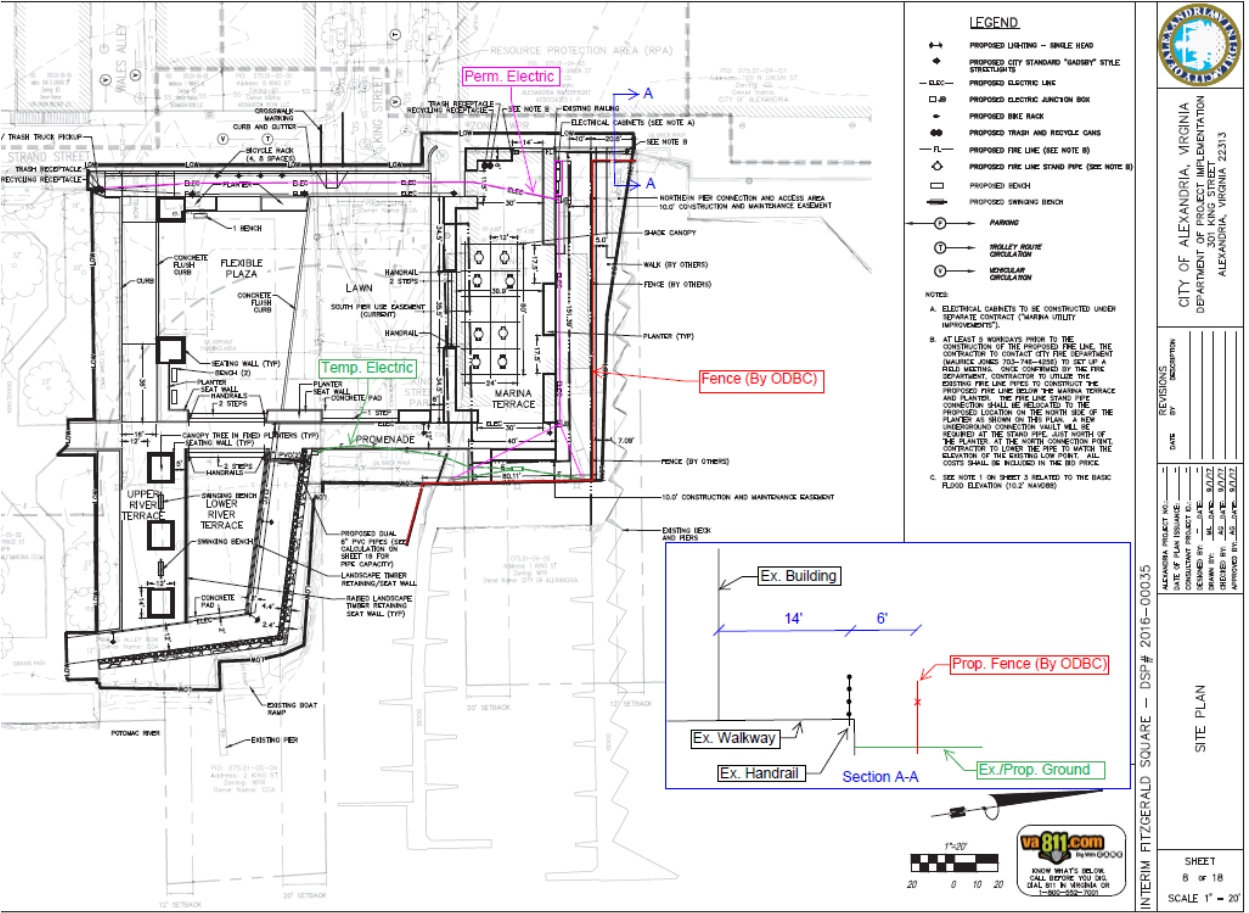


Figure 9: King Street Waterfront Park: City's final site plan drawing showing electrical and ODBC fence.



Figure 9: City Marina fencing/gates

Staff recommends that the fence be limited in length to the maximum extent reasonably necessary for security of the piers and that the proposed 6' tall metal fence be painted white to better blend with the existing City marina guardrails and gates to more harmoniously exist within this setting.

STAFF

Stephanie Sample, Historic Preservation Planner, Planning & Zoning
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 scope of work will require a site plan amendment. Review by development staff for compliance with DSUP is required.

Code Administration

F-1 The following comments are for BAR. If there are any questions, the applicant may contact Charles Cooper, Plan Review division at Charles.cooper@alexandriava.gov or 703-746-4197.

C-1 Provide additional detail on security fence location and site-plan.

C-2 Provide additional detail on Access gates. This information will need to include type of gates and gate hardware.

Transportation and Environmental Services

C-1 Comply with all requirements of DSP2014-00026. (T&ES)

C-2 A minor amendment to the Site Plan must be approved and released prior to obtaining any permits and/or beginning construction. (T&ES)

Alexandria Archaeology

C-1 Although the security fence proposed in this plan will have little if any impact on the archaeological record, we do ask that the applicant contact Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during this project. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

F-1 The property consists of two lots, each had been located within the Potomac River when the City of Alexandria was founded. By the 1780s, a mud flat was in-filled forming a new shoreline to the west of the western boundary of the project area. After the City granted to adjacent landowners the development rights to the newly formed land, two wharves, one

on each lot, were constructed into the Potomac River. Known as Ramsay's and Fitzgerald's/Irwin's wharves after long-term owners, both served Alexandria for nearly 150 years. The two wharves were not static during their 150-year existence. Ownership changed, and structures were constructed and demolished with new structures then built. The structures included waiting rooms and offices for steamship and ferry operators and freight warehouses, with the nature of the buildings providing evidence for the function of the two wharves. While the structures appeared to be of small scale through the end of the nineteenth century, a large brick waiting room and office building was constructed on Ramsay's wharf early in the twentieth century. In the second quarter of the twentieth century, the area between the structures was in-filled. With the in-filling of the two wharves, the Old Dominion Boat Club constructed a club structure and associated parking lot that were separated by King Street Park and an extension of King Street.

V. ATTACHMENTS

- 1 – Application for BAR 2017-00455: 1 King Street*
- 2 – Supplemental Materials*
- 3 – Staff report from December 20, 2017 with submission materials*

BAR Case # _____

ADDRESS OF PROJECT: 1 King Street, Alexandria, Virginia

TAX MAP AND PARCEL: 075.01 04 05

ZONING: WPR

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)*

Old Dominion Boat Club, a Virginia nonstock corporation

Name: _____

Address: PO Box 1245

City: Alexandria State: VA Zip: 22314

Phone: _____ E-mail: _____

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

Name: Duncan W. Blair, Esquire

Phone: 703 836-1000

E-mail: dblair@landcarroll.com

Legal Property Owner:

Name: City of Alexandria, a Virginia municipal corporation

Address: City Hall 301 King Street

City: Alexandria State: VA Zip: 22314

Phone: 703 746 3750 E-mail: joanna.anderson@alexandriava.gov

- ☐ 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.

BAR Case # _____

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).*

Request for a Certificate of Appropriateness to construct a six (6') security fence as shown on the attached plans.

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 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.

BAR Case # _____

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: _____

Duncan W. Blair, Esquire

Printed Name: _____

Date: 8/____/2017

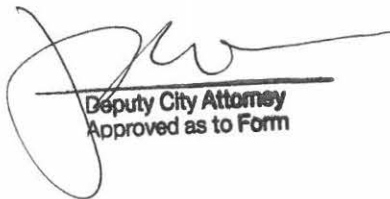
PROPERTY OWNER AUTHORIZATION

As the property owner of 1 King Street, Alexandria, Virginia, I hereby grant the Applicant authorization to apply for a Certificate of Appropriateness for the security fence described in the application.

City of Alexandria

By:  **Mark B. Jinks, City Manager**

August 25, 2017


Deputy City Attorney
Approved as to Form

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 three 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.		
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 1 King Street, Alex. VA. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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. City of Alexandria, Virginia	City Hall 301 King Street Alexandria, Virginia	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. City of Alexandria	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.

8/25/2017

Date

Mark B. Jinks, City Manager

Printed Name


Signature

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 three 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. Old Dominion Boat Club	PO Box 1245, Alex, Va 22313	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 three 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.		
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. Old Dominion Boat Club	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.

8/___/2017 Richard Banchoff, President

Date Printed Name Signature

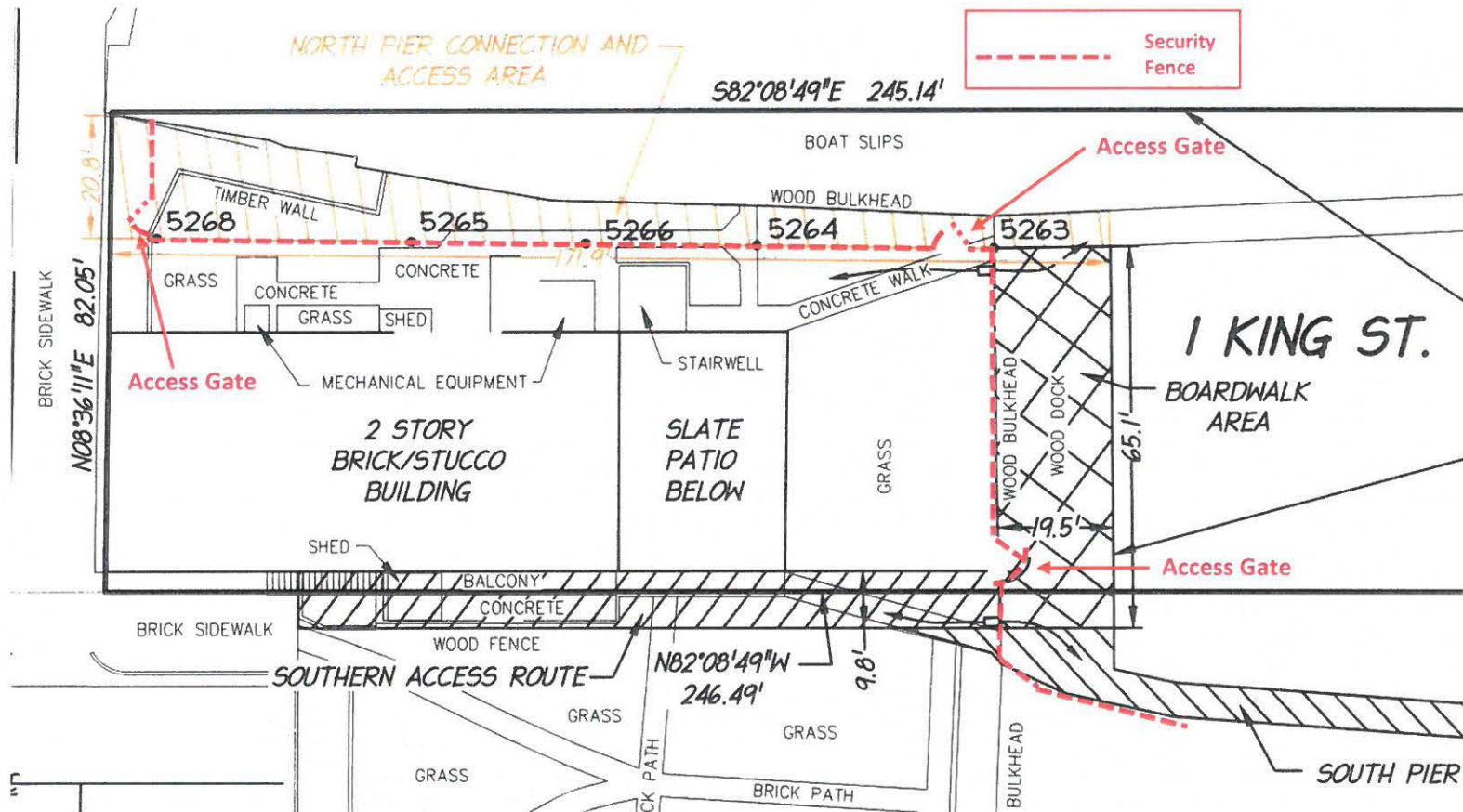




Interim Fitzgerald Square







OLD AND HISTORIC DISTRICT BOARD OF ARCHITECTURAL REVIEW APPLICATION

Old Dominion Boat Club Security Fence.

6' Fence. Stephens Pipe and Steel – Classic Series – Pressed Spear – Series B

Gate. Stephens Pipe and Steel – Classic Series – Arch 01 Series

Color. Black





ALUMINUMTM

FENCE SUPPLY

"The Superior Alternative"



CLASSIC SERIESTM



All Aluminum Fence Supply Products are
Manufactured in the United States of America



Aluminum Fence Supply

CLASSIC SERIES™

"The Superior Alternative"

Experience The Difference

- ♦ Made in The USA
- ♦ DuPont™ Platinum Certified Alesta® Applicator
- ♦ Superior Powder Coated Strength
- ♦ Meets or Exceeds AAMA 2604-10 Specifications
- ♦ Meets International Code Council Pool Code
- ♦ Cutting-Edge Technology
- ♦ 6 Unique Grades
- ♦ 7 Rich Colors
- ♦ True Height Panels and Posts
- ♦ Custom Services
- ♦ Quick Ship Program
- ♦ Nation-Wide Network
- ♦ Unmatched Service
- ♦ Limited Lifetime Warranty

The Obvious Choice...

William Woodard, an experienced small business owner and entrepreneur, began manufacturing fence products in early 2000. Today, the Aluminum Fence Supply product line includes a large selection of maintenance-free fence, railing, and gates that are manufactured to withstand some of the harshest conditions. Located in a state-of-the-art manufacturing facility in Brooksville, Florida, Aluminum Fence Supply products are available in all fifty states and Canada.

Since 2010, our powder coating process has been certified DuPont Platinum in AAMA 2604, making us one of only a few powder coaters in the United States to have received this coveted honor. This is the highest level of certification available to architectural applicators.

We make every effort to concentrate our business with domestic companies including our primary aluminum extrusion suppliers in the Southeast and DuPont powder, which is made in Texas. As a domestic manufacturer, we're proud to say that everything we produce - including all panels, posts, and gates - are made right here at home. So know that when you choose an Aluminum Fence Supply product, you're also choosing an American company that manufactures quality, American made products.

All Aluminum Fence Supply Products are
Manufactured in the United States of America



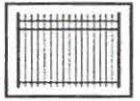


PRESSED SPEAR

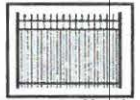
Series B • Series H ADVANTAGES:

- Aesthetic Security •
- Decorative •
- Deters Pedestrian Scaling •
- Perfect for Estates •
- 6 Unique Grades •
- 7 Rich Colors •
- True Height Panels & Posts •

Styles



Series B



Series B • Double Picket



Series B • Puppy-Picket



Series H



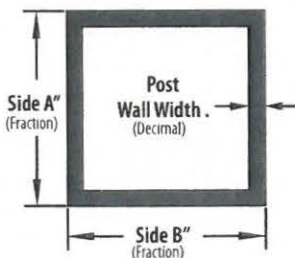
Series H • Double Picket



Series H • Puppy-Picket



Posts, Adornments & Colors



Post Measurements

2" x 2" x .062"	3" x 3" x .125"
2" x 2" x .093"	4" x 4" x .125"
2" x 2" x .125"	4" x 4" x .250"
2½" x 2½" x .075"	6" x 6" x .125"
2½" x 2½" x .125"	6" x 6" x .250"



**ALUMINUM
FENCE SUPPLY**

"The Superior Alternative"

PEDESTRIAN GATES

Arches



Arch 01 Series



Arch 02 Series



Arch 03 Series

The heights below will meet the 45" spacing between channels required by ICC code

Series A
48" x 54" x 60" x 72"

Series C
54" x 60" x 72"

Series B
60" x 72"

Series H
60" x 72"

Series V
60" x 72"

POOL CODE
INFORMATION

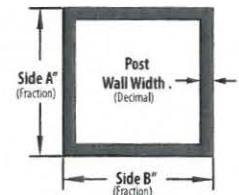
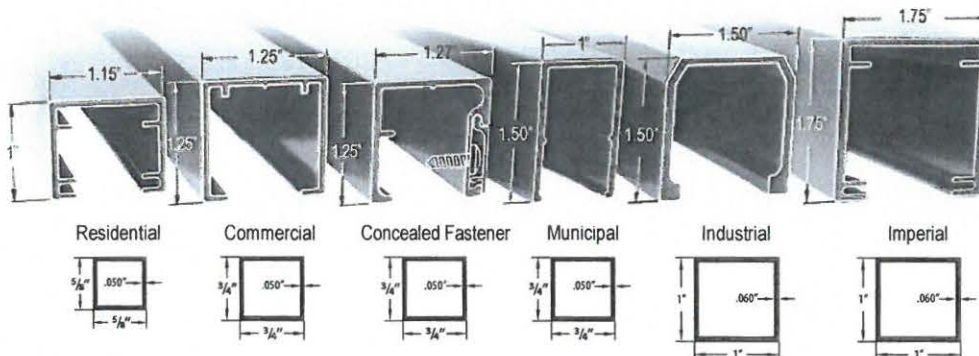
Walk Gates
Pool Gates

ADVANTAGES:

- Armor-Guard Powder Coating
- Complements The AFS Fence Line
- Pool Code Latches Available
- Multiple Adornment Options
- 6 Unique Grades
- 7 Rich Colors
- True Height Panels & Posts



Grades: Channels, Pickets & Posts



Post Measurements

2" x 2" x .062"	3" x 3" x .125"
2" x 2" x .093"	4" x 4" x .125"
2" x 2" x .125"	4" x 4" x .250"
2 1/2" x 2 1/2" x .075"	6" x 6" x .125"
2 1/2" x 2 1/2" x .125"	6" x 6" x .250"

~ Channels & Pickets are shown at 2/5 actual size

*Pool Code Fence & Gates are available in the following grades: Residential, Commercial, and Concealed Fastener.
48" Residential Series A 2-channel fence panels will meet the 45" channel spacing required by ICC code when ordered with a flush bottom.
Please contact an Aluminum Fence Supply Representative for additional information regarding Pool Code Fence & Gate Specifications.

Docket Item #8
BAR CASE # 2017-00455

BAR Meeting
December 20, 2017

ISSUE: Fencing

APPLICANT: Old Dominion Boat Club for City of Alexandria

LOCATION: 1 King Street

ZONE: WPR / Waterfront Park and Recreation

BOARD ACTION: Deferred

The OHAD Board of Architectural Review noted the applicant's request to defer BAR Case #2017-00455.

STAFF RECOMMENDATION

Staff recommends approval of the application for a Certificate of Appropriateness with the conditions that:

1. The applicant shall work with staff in the field to determine the minimum size necessary to provide reasonable security for the boats, using the following guidelines:
 - a. Minimize the height to the maximum extent possible while still providing reasonable security for the boats.
 - b. The fence at the southeast corner should not extend to the east more than 6' from the existing bulkhead at the foot of the King Street street-end park.
 - c. The fence at the northwest corner should not extend further west than the ramp to the floating t-dock at the west end of the pier.
2. Paint the fence to generally match the color of the existing white guardrail and gates at the City Marina.

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.



I. ISSUE

The Old Dominion Boat Club (ODBC) proposes to install a 6 foot tall fence with gates to provide security for the boats moored at the two piers at the base of King Street. The new black fence and gates will be constructed of hollow aluminum with simple vertical pickets spaced 6 inches on center.

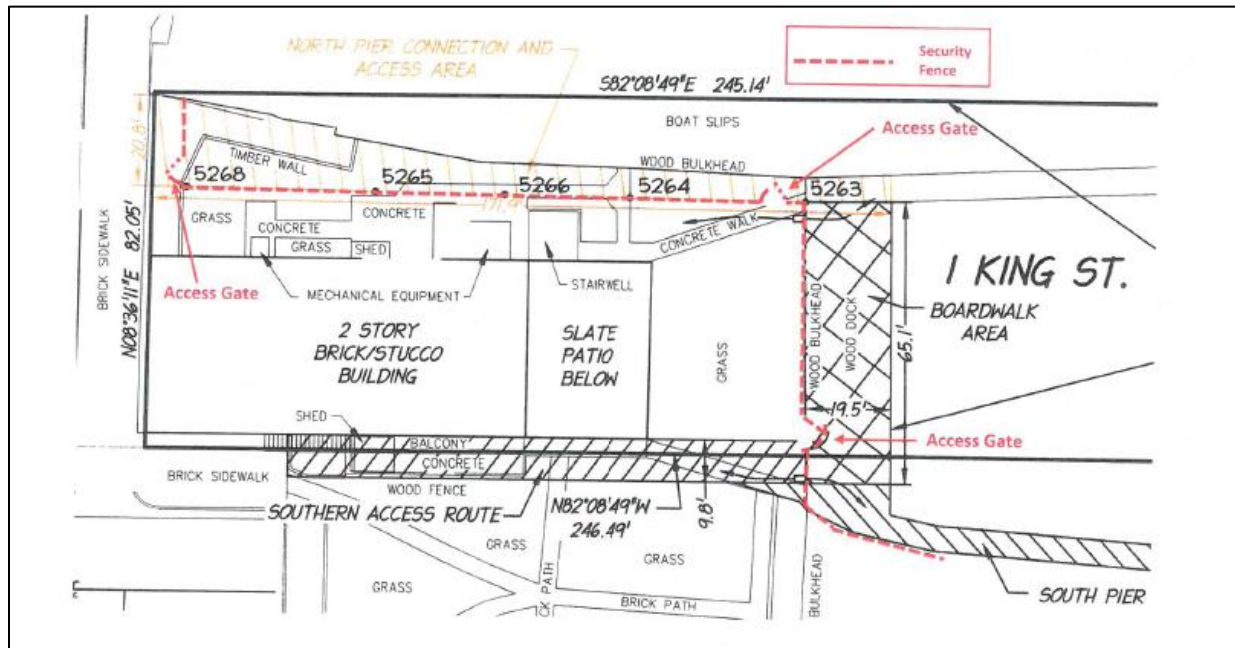


Figure 1: Approximate location of the proposed fence/gate submitted by applicant (red).



Figure 2: Proposed fence style



Figure 3: Fence top detail

HISTORY

There is an existing small lawn area at the foot of King Street known previously as King Street Park. An expanded park in this location, which is presently called Interim Fitzgerald Square, was approved as part of the Waterfront Plan. Fitzgerald Square will include the adjacent land at 1 King Street that is currently the site of the former Old Dominion Boat Club (ODBC) building and 2 King Street, an asphalt parking lot currently used by the ODBC, so that the future joined park spaces at the foot of King Street will ultimately visually extend from Prince Street and Waterfront Park on the south to the City Marina at the north. The BAR approved a Permit to Demolish on March 15, 2017 to remove the existing boat club building (BAR #2017-00063) as part of the Waterfront Plan implementation. The asphalt parking lot will be transferred to the City once the new ODBC clubhouse on Prince Street opens this winter. The ODBC land transfers and the use of these two piers are outlined as terms of agreement between the City and the boat club. A complete history and documentation for the site was prepared as part of the Permit to Demolish application.

On May 2, 2017 the Planning Commission approved a Development Site Plan (DSP) and recommended approval of the Special Use Permits. On May 13, City Council approved the Special Use Permits for Interim Fitzgerald Square (DSP 2016-00035 and SUP2017-00016) and a parking reduction for commercial outdoor recreation facilities, outdoor food and craft markets.

Most recently, on July 19, 2017, the BAR approved a Certificate of Appropriateness for park improvements at Interim Fitzgerald Square (BAR Case #2017-0229).

For the Board's benefit, staff has included the following aerial photographs to better understand the existing conditions and where the fence and gates are proposed to generally be located.



Figure 4. Aerial view showing existing conditions. The two piers on the left are the subject of the current proposal. The pier on the right is part of the City marina and is not part of this application.

II. ANALYSIS

The BAR's review in this case is limited to the appropriateness of the design and location of the fence as viewed from the public way and not the use or access of the piers. It is quite likely that, in addition to an appropriate fence, the ODBC will need to implement other security measures such as keycard access and small video surveillance as part of a more comprehensive security plan. Fences are easy opportunity deterrents from the land side of the docks and only one aspect of overall security. Staff acknowledges the need for a security fence and gates at this location once the interim park is constructed but finds that the proposed design and location can be improved upon to allow more open views to the river from the public open space at Interim Fitzgerald Square while still providing adequate security.

Based on the applicant's submission, the City prepared a few graphics to depict how the fence may be viewed from Interim Fitzgerald Square to better understand the impact on the public open space (Figures 5 and 6). As the Board is well aware, the City's primary interest in taking possession of the former ODBC clubhouse at 1 King Street has been to open up the foot of King Street and create a strong park-space at the centerpiece of the Waterfront Plan implementation. The existing piers will be relocated and reconstructed when the new bulkhead is constructed as part of the nuisance flood mitigation, so the proposed fence is expected to be a "temporary" condition but will likely be in place for the next decade.



Figure 5: Site section created by City staff showing the proposed fence behind covered seating area, looking north. The existing pier platform is on the right.

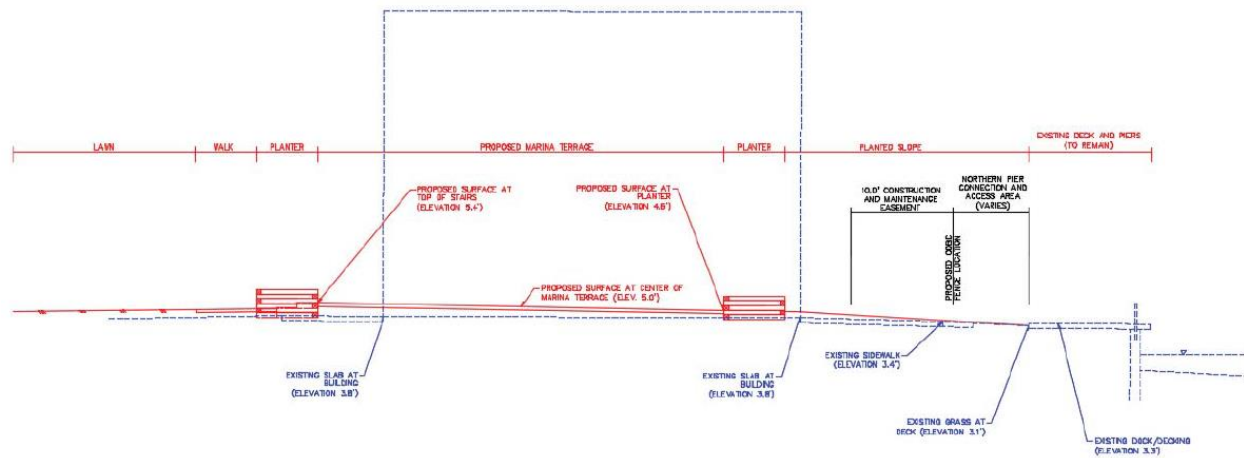


Figure 6: Site section created by City staff looking west.



Figure 7: Rendering created by City staff looking north-east toward river from Interim Fitzgerald Square

While security is desirable, it must be accomplished with an appropriately designed and scaled fence. Staff believes that can be achieved with a few minor refinements to the overall proposal. The most obvious way to minimize the visual impact of the fence would be to reduce the height of the fence from 6 feet down to 4 feet, staff recognizes that this may not meet the applicant's security goals. There will be some slight grade changes as part of construction of the Interim Fitzgerald Square that will reduce the apparent height of the fence to approximately 5' above the seating area, as shown in site sections in Figures 5 & 6. However, two other ways to minimize the obtrusiveness of the fence should also be considered.

Reduce fence location to only what is necessary

Staff finds that the extent of the proposed fencing is more than is necessary to protect the boats and could be shortened at each end. Although the fence's location is based on a specific agreement between the City and the Boat Club, the site plan is somewhat schematic and the former Boat Club building is still in place, making it is difficult to visualize the exact location and extent of the proposed fence.

However, an examination of the site and aerial views strongly suggest that the fence location can be pulled back at the southeast corner and also at the northwestern leg of the site. For example, to limit access to the boats, the fence may be located adjacent to the piers rather than abutting the brick sidewalk east of Vola's restaurant. At the northwestern portion of the site, the fence need not begin until the approximate location of ramp for the floating platform at the west end of the piers, seen in the aerial photo of Figure 8.

Additionally, at the southeastern area, the fence can be pulled back so that it does not extend farther than necessary. The existing tall, vine-covered fence currently used by the applicant extends only approximately 6' from the bulkhead at the foot of King Street. Marinas around the world have security fences to limit access to piers without excessively obstructing views of the water and Alexandria should be no exception. Therefore, staff recommends that the applicant work with BAR staff in the field to determine the final location based on the guidelines noted below in Figure 8.



Figure 8. Aerial view showing a red line as the staff recommended limits of the fence

Material and Color

Another way to minimize the visual obtrusiveness is by looking at material changes or color changes. Historically, a tall black picket metal fence would not have been found in a waterfront environment. Other fence materials and color choices are much more transparent and appropriate for a marina setting, like the City's fencing around the marina (Figure 9). The City's fence is lower in height and the use of cables helps to make the fence more transparent as does the white color which recedes at water's edge and against white vessels. Other more transparent fencing ideas include clear balusters or cable railing systems, though these designs are typically only 42"

high and can be problematic for a 6' tall fence. While in these examples the fence is still visible, it is not the defining element of the site or landscape.



Figure 9: City fencing/gates

Staff recommends that the fence be limited in height and length to the maximum extent reasonably possible and that the proposed metal fence be painted white to better blend with the existing City marina guardrails and gates to more harmoniously exist within this setting.

STAFF

Stephanie Sample, Historic Preservation Planner, Planning & Zoning
Catherine K. Miliaras, Principal Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

III. CITY DEPARTMENT COMMENTS

Legend: C- code requirement R- recommendation S- suggestion F- finding

Zoning

C-1 Proposed scope of work will require a site plan amendment. Review by development staff for compliance with DSUP is required.

Code Administration

F-1 The following comments are for BAR. If there are any questions, the applicant may contact Charles Cooper, Plan Review division at Charles.cooper@alexandriava.gov or 703-746-4197.

C-1 Provide additional detail on security fence location and site-plan.

- C-2 Provide additional detail on Access gates. This information will need to include type of gates and gate hardware.

Transportation and Environmental Services

- C-1 Comply with all requirements of DSP2014-00026. (T&ES)
- C-2 A minor amendment to the Site Plan must be approved and released prior to obtaining any permits and/or beginning construction. (T&ES)

Alexandria Archaeology

- C-1 Although the security fence proposed in this plan will have little if any impact on the archaeological record, we do ask that the applicant contact Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during this project. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

- F-1 The property consists of two lots, each had been located within the Potomac River when the City of Alexandria was founded. By the 1780s, a mud flat was in-filled forming a new shoreline to the west of the western boundary of the project area. After the City granted to adjacent landowners the development rights to the newly formed land, two wharves, one on each lot, were constructed into the Potomac River. Known as Ramsay's and Fitzgerald's/Irwin's wharves after long-term owners, both served Alexandria for nearly 150 years. The two wharves were not static during their 150-year existence. Ownership changed, and structures were constructed and demolished with new structures then built. The structures included waiting rooms and offices for steamship and ferry operators and freight warehouses, with the nature of the buildings providing evidence for the function of the two wharves. While the structures appeared to be of small scale through the end of the nineteenth century, a large brick waiting room and office building was constructed on Ramsay's wharf early in the twentieth century. In the second quarter of the twentieth century, the area between the structures was in-filled. With the in-filling of the two wharves, the Old Dominion Boat Club constructed a club structure and associated parking lot that were separated by King Street Park and an extension of King Street.

V. ATTACHMENTS

- 1 – Application for BAR 2017-00455: 1 King Street*
2 – Supplemental Materials