

Docket Item # 5  
BAR CASE # 2018-00116

BAR Meeting  
May 16, 2018

**ISSUE:** Alterations

**APPLICANT:** Tracy Kennedy

**LOCATION:** 610 South Fairfax Street

**ZONE:** RM / Townhouse zone

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**STAFF RECOMMENDATION**

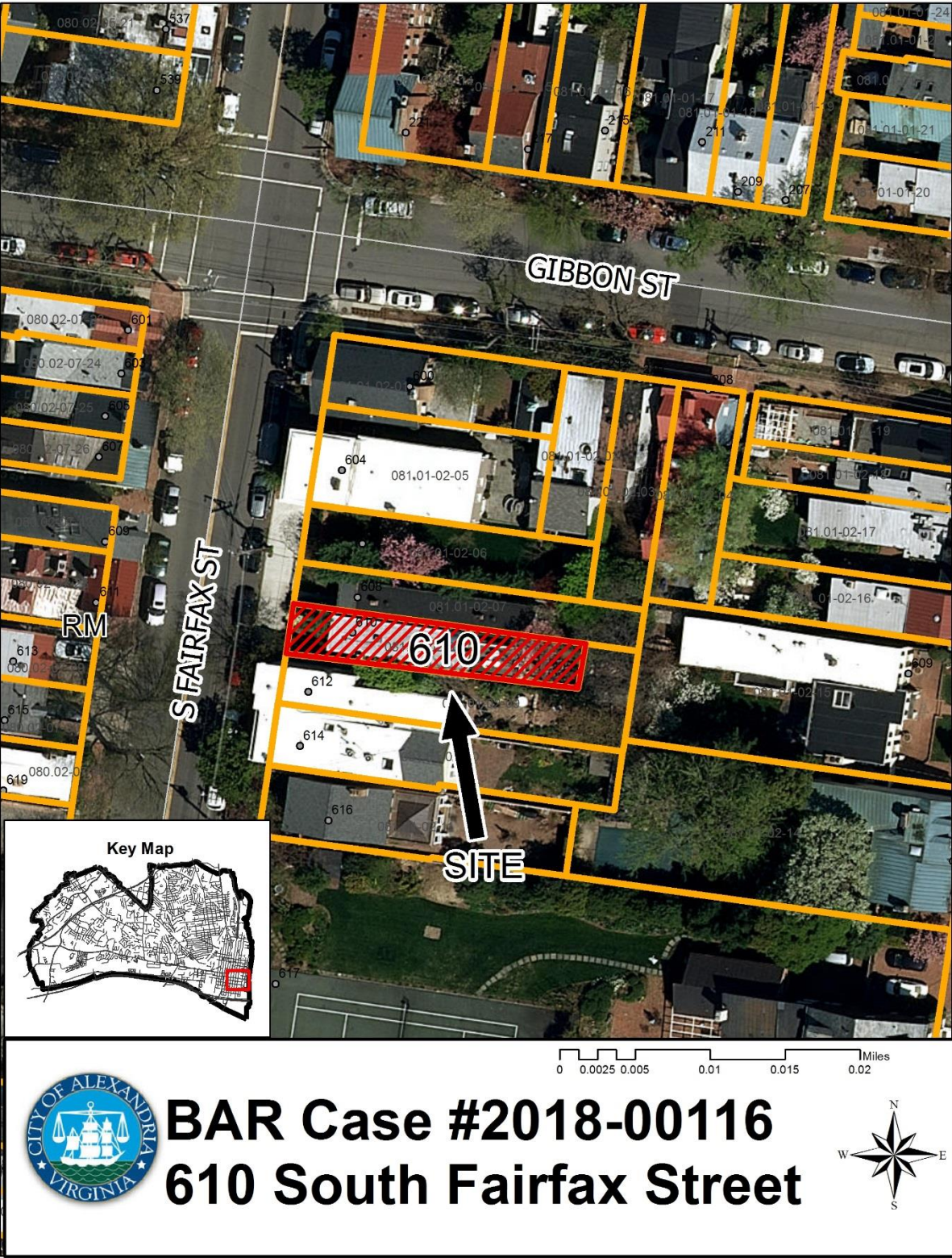
Denial of the request for a waiver of fence height in the front yard and proximity to adjacent windows in zoning ordinance § 7-202(B)(3).

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

1. That the new wood picket fence be a minimum of 50% open and no taller than 3'-6" in height.
2. Where otherwise permitted by zoning, no portion of the fence may exceed six feet in height.
3. The proposed fence must be located entirely on the applicant's property.

## **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](mailto: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 applicant is requesting a Certificate of Appropriateness to construct a new six-foot tall cedar wood fence that will be finished with an opaque white stain along the south property line between this property and the adjacent dwelling at 612 South Fairfax Street. The dwelling at 610 South Fairfax is set back 20.5 feet from the front lot line with a landscaped front yard that presently shares pedestrian access with the house at 612 South Fairfax Street to their rear yards. The portion of the proposed fence in the front yard, extending east eight feet from the existing low brick garden wall near the sidewalk, will be a 2" x 2" open picket fence three feet in height. The next eight-foot section of fence is proposed to be constructed of solid wood and sill curve uniformly up to transition from three feet tall to six feet tall. The six foot tall solid wood fence will continue east to the rear lot line and bisect a shared walkway now used to access the rear of the adjacent properties. After construction of the fence, the brick pathway from the front gate will be re-laid to connect to the existing brick walkway. The fence request includes a waiver from the BAR for the height and openness of the fence in the front yard and for the height of the fence located along the adjacent property's windows which are within three feet of the shared property line.

## **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 south side was probably added between 1877 and 1896. A one-story rear addition was constructed in 1962 but is now mostly capsulated/demolished and was 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). In 2017 the BAR approved a brick garden wall in the front yard along the north property line (BAR Case #2017-00343).

## **III. ANALYSIS**

Staff supports the Certificate of Appropriateness for a wood fence but not the requested waivers for height in the front yard or proximity to adjacent fenestration. The *Design Guidelines* identify fences and garden walls as "an important visual feature of the historic district." The *Design 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 "wood is a traditional material for fences and gates. Wood fences generally have vertical pickets." The new fence is made of vertical 2x2 wooden pickets and 1x6 boards trimmed top and bottom.

The BAR's purview for a Certificate of Appropriateness in this case is described in the following standards listed in sec. 10-105(A)(2)(a-j):

- (a) Overall architectural design, form, style and structure, including, but not limited to, the height, mass and scale of buildings or structures;
- (b) Architectural details including, but not limited to, original materials and methods of construction, the pattern, design and style of fenestration, ornamentation, lighting, signage and like decorative or functional fixtures of buildings or structures; the degree to which the distinguishing original qualities or character of a building, structure or site (including historic materials) are retained;



- (c) Design and arrangement of buildings and structures on the site; and the impact upon the historic setting, streetscape or environs;
- (d) Texture, material and color, and the extent to which any new architectural features are historically appropriate to the existing structure and adjacent existing structures;
- (e) The relation of the features in sections 10-105(A)(2)(a) through (d) to similar features of the preexisting building or structure, if any, and to buildings and structures in the immediate surroundings;
- (f) The extent to which the building or structure would be harmonious with or incongruous to the old and historic aspect of the George Washington Memorial Parkway;
- (g) The extent to which the building or structure will preserve or protect historic places and areas of historic interest in the city;
- (h) The extent to which the building or structure will preserve the memorial character of the George Washington Memorial Parkway;
- (i) The extent to which the building or structure will promote the general welfare of the city and all citizens by the preservation and protection of historic interest in the city and the memorial character of the George Washington Memorial Parkway; and
- (j) The extent to which such preservation and protection will promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place in which to live.

Figure 1, below, shows what the proposed fence may look like with the swoop from six feet down to three high feet tall beginning 4.5' in front of the subject building's façade. Staff does not oppose the design of the fence, only its location on this lot. The portion of the solid fence above 42 inches in height in the front yard visually diminishes the open space and divides the small pedestrian alley between the two dwellings and obscures portions of the architectural features of the adjacent historic house from public view. Based on the BAR's Design Guidelines and the Zoning Ordinance criteria listed above for a Certificate of Appropriateness, the materials and general architectural character of portions of this fence are appropriate for this period house but criteria (a), (c), (d) and (e) above are adversely affected by a fence this height in this specific location.



Figure 1: Applicant's rendering of the front yard of 610 South Fairfax showing the approximate location and configuration of the proposed wood fence in white.

Waiver of Fence Height and Proximity to Adjacent Fenestration

Approval of this fence in the proposed location requires a waiver of the fence regulations as outlined in the Zoning Ordinance. Per§ 7-202(C), the Board of Architectural Review may waive or modify the requirement of § 7-202(A)(1) and § 7-202(B)(3) related to fence requirements, where the Board finds that a proposed fence would be *architecturally appropriate and consistent with the character of the historic district*. Fences in the front yard throughout Alexandria are limited to 42 inches in height and must be 50% open. Because a portion of the proposed fence in the front yard is more than three and one-half feet in height and is solid, and because the fence is six feet in height along the adjacent property's windows, which are less than three feet from the shared property line (approximately 2.4 feet in this case) and have a sill lower than six feet, the proposed fence does not comply with the zoning ordinance.

Last year, City Council approved text amendments related to fence height throughout the city, including in the historic districts, to discourage fences that would block light and air to a neighbor's door or window. This is the first time this provision has been applied in the historic districts. Pursuant to the Zoning Ordinance § 7-202(B)(3), open and closed fences which do not exceed six feet in height are permitted in any yard except a front yard, and portions of this section have been waived or modified by the BARs in the past.

However, if the wall of a dwelling on an adjacent lot has any windows or doorways that have a sill less than six feet above grade, facing the shared property line and located within three feet of that shared property line, the new fence shall not exceed three and a half feet in height along the width of those window(s) or doorway(s). If the fence has a setback of five feet or more from that shared lot line, it is permitted to be taller than three and a half feet but shall not

exceed six feet in height. This setback from that shared lot line is required at the location of the affected window(s) or doorway(s) and is required to extend along the width of those window(s) or doorway(s), extending for a minimum of five feet in each direction from the sides of that window or doorway.

Summary

Staff finds the proposed wood fence to be architecturally appropriate, of high-quality material and design and consistent with the character of the block and development patterns in the district, with the 2x2 open picket portion recalling a similar fence across the street, but recommends denial of the request for a waiver of the fence height, openness and adjacency requirements of the zoning ordinance.

With the swoop up to the proposed six-foot tall fence beginning approximately eight feet east of the front property line, a significant portion of the north wall and first floor Victorian period windows of the adjacent house are partially blocked from visibility from the public way. As represented in Figure 1, only the upper half of the tall windows in the adjacent house will still receive unobstructed light and air. Staff finds no historic precedent or design guideline that would support a waiver for a fence this size or shape in the presently open front yard of this dwelling. Staff finds no compelling public benefit to the requested waivers in this location and believe that the proposed fence would have an adverse effect on the height, mass and scale of the public's view of the historically open front yard and visibility of the north wall of the adjacent late-19<sup>th</sup> century dwelling at 612 South Fairfax Street.

**STAFF**

Jenny Rowan, 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 proposed fence height is more than three and one-half feet and the fence is closed in a portion of the front yard.
- F-2 The adjacent property has two windows with a sill lower than six feet facing the shared property line located within three feet of the shared property line.
- C-1 Per § 7-202(A)(1), open fences which do not exceed three and one-half feet in height are permitted in all yards.
- C-2 Pursuant to City Zoning Ordinance § 7-202(B)(3), open and closed fences which do not exceed six feet in height are permitted in any yard except a front yard. If a wall on a dwelling on an adjacent lot has any windows or doorways that have a sill lower than six feet, measured from grade, facing the shared property line and located within three feet of that shared property line, the new fence shall not exceed three and a half feet in height along the width of those window(s) or doorway(s). If the fence has a setback of five feet or more from that shared lot line, it is permitted to be taller than three and a half feet but shall not exceed six feet in height. This setback from that shared lot line is required at the location of the affected window(s) or doorway(s) and is required to extend along the width of those window(s) or doorway(s) and shall extend for a minimum of five feet in each direction from that window or doorway.
- C-3 Because the proposed fence in the front yard is more than three and one-half feet in height and is closed, and because the fence is six feet in height along the adjacent property's windows which are less than three feet from the shared property line, the proposed fence does not comply with the zoning ordinance § 7-202(B)(3). However, per§ 7-202(C), the Board of Architectural Review may waive or modify the requirement of § 7-202(A)(1) and § 7-202(B)(3), where the board finds that a proposed fence would be architecturally appropriate and consistent with the character of the district. The waiver is allowed for the height and openness of the fence in the front yard and the height of the fence located along the adjacent property's windows which are within three feet of the shared property line.

##### **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, if a separate demolition permit is required. (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 Previously reviewed under [BAR2017-00343, BAR98-00088, BAR98-00089, BAR99-00037] (T&ES)
- 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)
- F-3 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
- For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
- For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- F-4 Fence must be completely contained on private property. (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)
- C-5 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**

This project will require no archaeological action.

**V. ATTACHMENTS**

- 1 – Application for BAR 2018-00116: 610 South Fairfax Street.*  
*2 – Supplemental Materials*

BAR Case # \_\_\_\_\_

ADDRESS OF PROJECT: 610 S. Fairfax St.TAX MAP AND PARCEL: 081.01-02-08 ZONING: RMAPPLICATION 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 St.City: Alexandria State: VA Zip: 22314Phone: 703-739-0787 E-mail: Tracy22314@gmail.comAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ \_\_\_\_\_

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

## Legal Property Owner:

Name: Same as above

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

- ☐ Yes ☒ No Is there an historic preservation easement on this property?
- ☐ Yes ☐ No If yes, has the easement holder agreed to the proposed alterations?
- ☐ Yes ☒ No Is there a homeowner's association for this property?
- ☐ Yes ☐ No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

**NATURE OF PROPOSED WORK:** *Please check all that apply*

- ☐ NEW CONSTRUCTION  
☒ EXTERIOR ALTERATION: *Please check all that apply.*  
     ☐ awning                      ☒ 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 new fence

**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.*

- ☐ <sup>N/A</sup> ☒ 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.

**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: 3/7/18



## 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.	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 610 S. Fairfax 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.	Tracy Kennedy	610 S. Fairfax St.	100%
2.			
3.			

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

	Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.	Tracy Kennedy	N/A	N/A
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.

3/7/18  
Date

Tracy Kennedy  
Printed Name

  
Signature



2/5/2018

Tracy Kennedy  
610 S. Fairfax Street  
Alexandria, Va 22314

**A Proposal For:**

Fencing for Side and Front Yards

**Landscape Designer:**  
Morgan Washburn

2/5/2018

Botanical Decorators proposes to furnish all materials, labor, and equipment required to complete the work as specified below:

**Cedar Privacy Fence and Picket Fence**

Botanical Decorators will install approx 73' feet of Custom Red Cedar Sandwich board 6' tall privacy Fence

- 1"x4"x6' cedar boards, STK grade
- (3) 2"x4" Cedar runners
- 1"x6"x8' cedar trim top and bottom.
- 2"x6" cedar cap on 4" x4" Cedar posts with 4" x 4" Cedar Newport caps.
- Please note the final section of this the fence will be custom-built to sweep down from 6' to 3' to meet the 3' picket fence that will be constructed in the front. This transition will be a smooth curve and the trim detail will match the rest of the fence.
- Posts to be set in 24" compacted CR-6

In addition Botanical Decorators will construct about 12' linear feet of picket fence in the front from the transitional panel above to the brick wall across the front of the property

- 2"x2"x 36" cedar spindles, STK grade, tops will be fabricated to a point at the top.
- (2) 2"x4" Cedar runners.
- Posts to be set in 24" compacted CR-6

After construction all brick disturbed during construction will be re-laid and tamped into place on compacted sand to match current pathway construction.

Please note- demolition of all plant material in the way of new fence construction will be done by others prior to the commencement of construction.

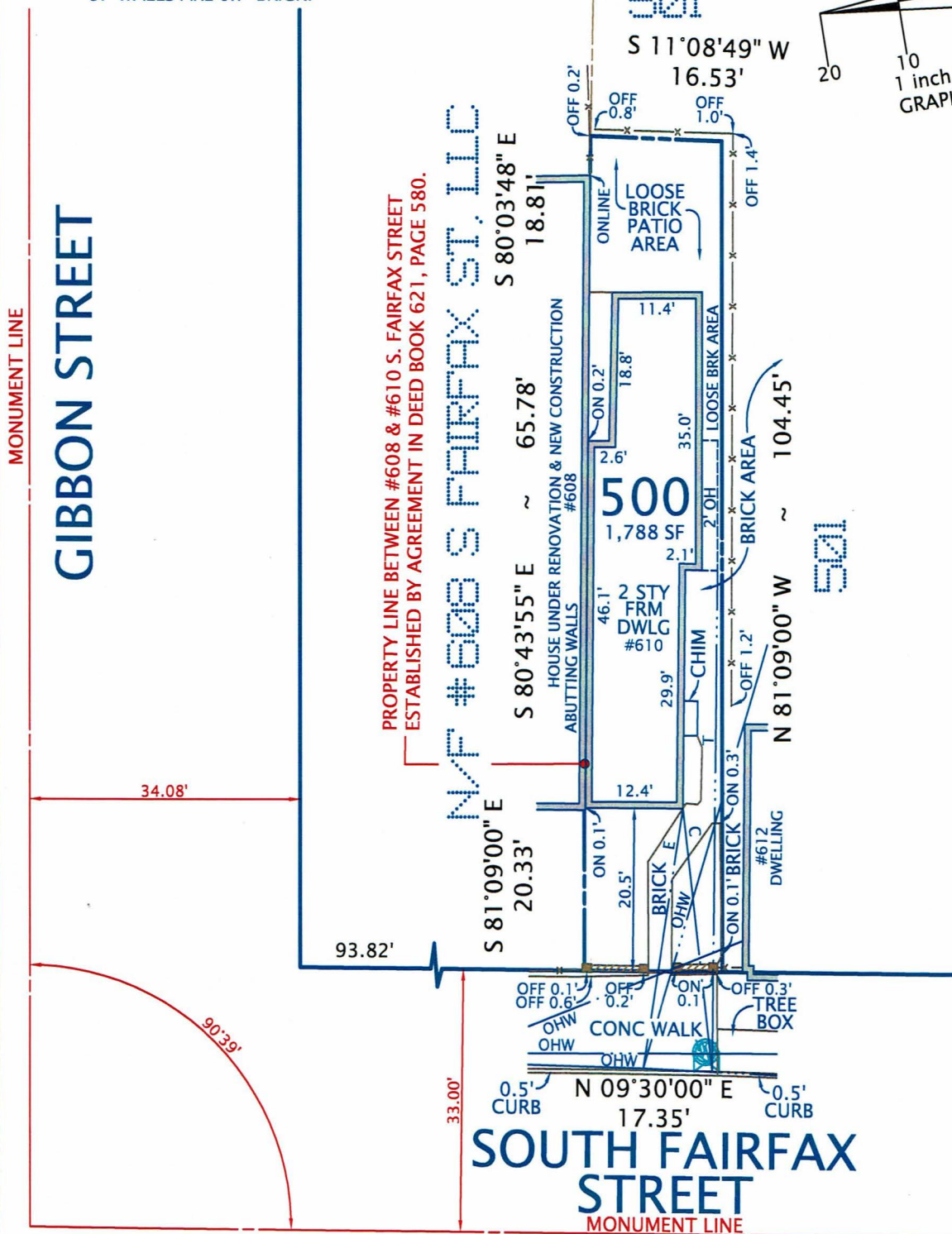
**Materials/Labor \$6,742.30**

**Painting**

Botanical Decorators will pre-stain all of the fence materials. Each piece of wood will get 2 coats of a solid body white stain from Benjamin Moore that has the appearance of paint but with superior long term maintenance requirements. All surfaces will be stained to ensure that the wood is sealed and cures at a consistent rate.



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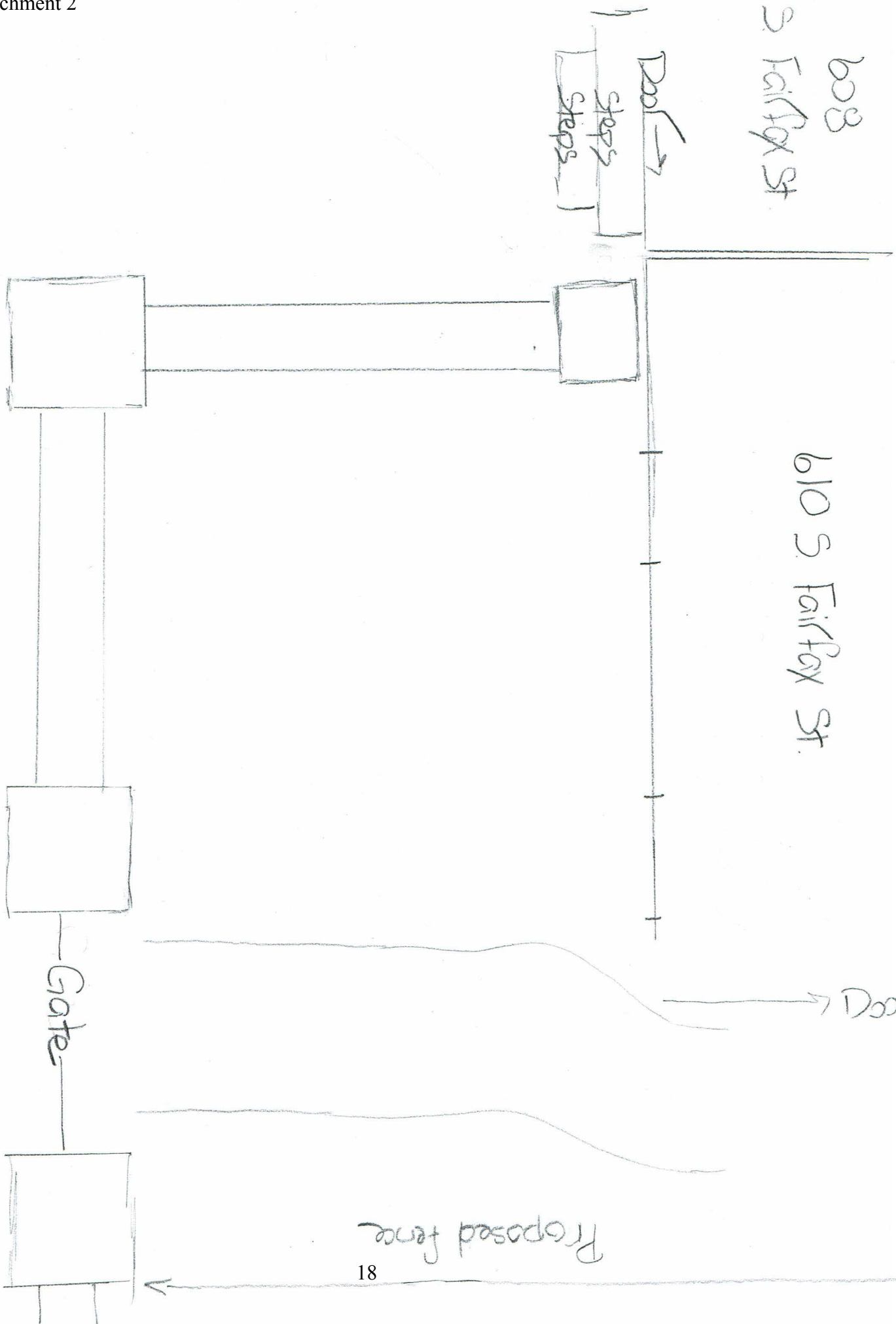


of a resubdivision of  
#610 SOUTH FAIRFAX STREET  
and  
#612 SOUTH FAIRFAX STREET  
(INST. # 010000831)

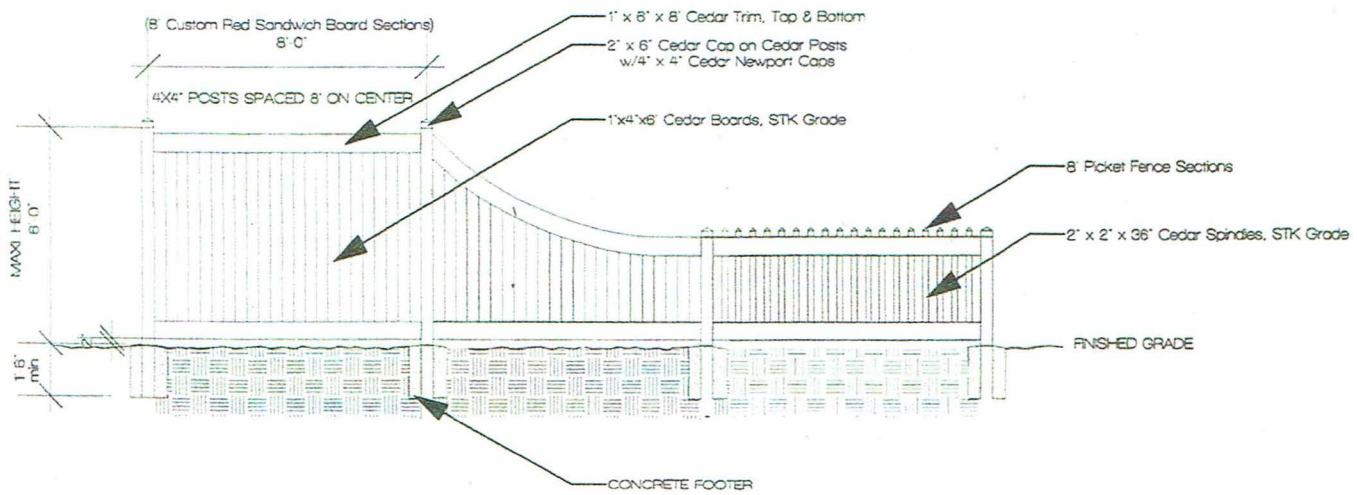
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

JULY 12 2017







1 Fence Section Elevation  
Scale: 3/8" = 1'

**BD BotanicalDecorators**  
Landscape Architecture Design-Build-Maintenance  
www.BotanicalDecorators.com (804) 744-1234 FAX (804) 744-1235

KENNEDY RESIDENCE

110 S. HARRIS ST.  
ALEXANDRIA, VA 22304

FENCE ELEVATION

INTERIOR/EXTERIOR

Scale: 3/8" = 1'

Drawn: [ ] Date: [ ]

## **Landscape Design Agreement**

February 12, 2018

Tracy Kennedy  
610 South Fairfax Street  
Alexandria, Virginia 22314

Botanical Decorators proposes to develop a Landscape Plan for the Front Yard. The Landscape Master Plan will be essentially historical in style; to complement the style and period of the house. The design will include:

- Design for new front walkway – brick to connect to existing sand-set brick walkway in side yard leading to front door in side yard
- Create front yard patio space with courtyard feeling
- Simple historic feeling planting plan
- Special emphasis on tall narrow screening planting to the south
- Low maintenance planting plan that is predominately evergreen but that still has some elements of a flowery colorful old-fashioned garden.
- Design will include minimal foundation plantings as well as plantings to soften and enhance brick walls in front yard
- Create strong shaped lawn panel as possible within constraints of space.
- Consider use of vines and espaliered plants for maximum vertical coverage with small footprint
- Consider using Slender Silhouette Sweet Gum to add strong vertical element that could be lit at night for added impact
- Planting plan for low maintenance succession of bloom, as possible
- Incorporate and specify pots or simple urns to add style and impact to front entrance
- Landscape lighting plan

## Attachment 2

- Provide estimate for irrigation system for both front and back yard

Special consideration will be given to selecting plant material with year round interest and minimal maintenance requirements. All construction elements will be designed both as a practical use of the space and as an esthetic architectural extension of the home.

Drawings will include the scale plan view, identification and sizing of all new plant materials, a recap of the surface area and the location of existing plant material and site conditions as necessary. Plans are based upon client-supplied information of the property line locations.

The design fee does not include a lot line survey, construction details, elevations, permits or supervision of work. The designer will execute design alterations or deviations from the above specifications, involving extra cost, only upon written authorization. Design work for this project includes a preliminary design and a revision based on client feedback, along with presentations of the plans.

Design Fee: \$ 800.00

½ Deposit: \$ 400.00

Balance Due Upon Presentation: \$ 400.00

### ACCEPTANCE:

Customer Signature

Date

Morgan Washburn, Botanical Decorators Representative  
MDHIC #38775/38774

Date

Here is our proposal for fencing. It needs to be a high-quality cedar fence and it doesn't need to be fine carpentry but does need to be well-built by a craftsman.

Each board and post also need to be pre-stained on all surfaces to be a good high-quality long-lasting product. This is more labor and more expensive than staining one side of the fence after it is constructed. To a certain extent with these things, you get what you pay for and since you will be living with it up-close, it needs to be nice.

As a compromise, this fence does not have the level of trim detail that your picture showed. Upon examination, we believe this is a cellular PVC. This is a nice product and low maintenance, but in a real wood that kind of small trim detail will not hold up over time, and you will have warping and rotting issues. The fence we have priced has trim boards top and bottom and custom joinery work where the fence sweeps down; this will be an important detail to get right.

Best regards,

Morgan



**BotanicalDecorators**

Morgan Washburn | Landscape Designer | [morganw@botanicaldecorators.com](mailto:morganw@botanicaldecorators.com) | [www.botdec.com](http://www.botdec.com)

3411 Olney's Daytonville Road Suite B, Olney, MD 20852

Mobile: 301-674-7766 Office: 301-948-6625





Similar design  
See attached written description and drawing by  
Botanical Decorators







Finished product of October-approved brick garden wall (north side of property).

Proposed picket fence will enclose the south side of the yard.



Existing south side of yard.











Proposed fence will be adjacent to existing fence at 612 S. Fairfax St. and will match the trim color of the house and garden gate.



Back patio

Northeast corner  
97" north and east fences

Southeast corner  
97" east fence  
80" south fence





Northeast corner of back patio

97" height



Southeast corner of back patio

97" height and 80"height





The proposed fence specifies a height of 6' with cedar posts 2" in order to match the height of the existing fence at 612 S. Fairfax.



611 S. Fairfax St.

Lynn and Jonas Neihardt across the street

Example of picket fence enclosing yard and extending to public right of way.

Similar to this property, the proposed fence will have 2" x 2" spindles to coordinate with historical institution.















