

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Norma & Kevin Kuntz

LOCATION: Old and Historic Alexandria District
703 South Lee Street

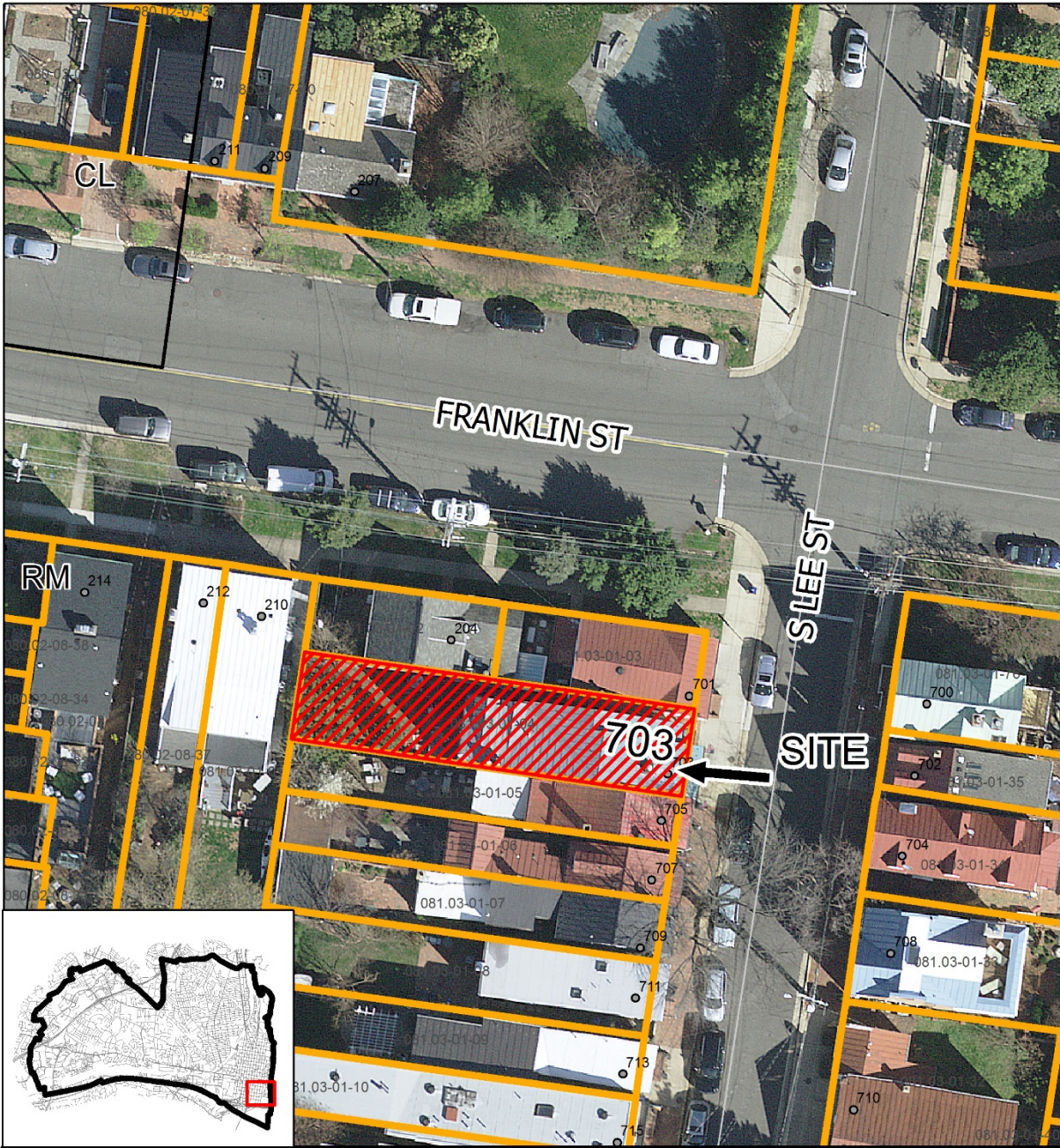
ZONE: RM/Townhouse zone

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness for alterations, as submitted.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a 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 Department of 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 #2019-0155
703 South Lee Street

0 15 30 60 Feet



I. APPLICANT'S PROPOSAL

The applicant is requesting a Certificate of Appropriateness to construct an arbor ten feet wide by twelve feet long and nine feet high made of natural Pacific Fir lumber with natural finish at the rear of the property, at 703 South Lee Street.

II. HISTORY

The three-bay, two-story vernacular Italianate building was built between **1896** and **1902**. The wood frame dwelling features a low pitch side-gabled metal roof with bracket cornice, two-over-two light pattern windows with wood shutters (Figure 1). The building has been through several alterations since its original construction.



Figure 1

According to the December 21, 2016 staff report:

“...the location is part of a historically African-American neighborhood known as “The Hill,” which grew up along the waterfront during and after the Civil War yet was also a continuation of two older, adjacent free black neighborhoods, the Bottoms and Hayti.

The site’s proximity to industrial shipyards first at Keith’s Wharf (now Ford’s Landing) and at Jones Point suggest this area was a working-class neighborhood for both white and black families through most of the late 19th and early 20th centuries. In the early 1920s, Margaret (nee Grover) Greenwood (1859-1924), a life-long native Alexandrian and the widow of Benjamin Potter Greenwood (ca.

1845-1903), the longest serving (from 1866 until his death) lighthouse keeper at Jones Point, dwelled at 703 South Lee Street. Before that, she had lived with her husband, seven children, and four stepchildren at the lighthouse, which she manned herself from 1903 to 1906.

In the late 1930s, the house belonged to Grace M. (nee Greenwood) Hufty (1884-1959), Margaret's widowed daughter, whose husband Cecil (1877-1922) was described as "a railroad tie broker." The 1940 US census recorded that the house was inhabited by John H.

Forte, a 28-year-old African-American from North Carolina, his wife Mary, his brother-in-law William Strather, his two sisters-in-law, and his mother-in-law. In the years after World War II, the house was home to Elizabeth Greenwood (1924-2014), who moved to the Washington, D.C.- area from Kansas in 1942 for clerical work."

Previous BAR Approvals

July 21, 1993 – The Board approved an addition to the rear and north side of the building (BAR Case # 93-123).

June 19, 1996 – The Board approved a fence and arbor in the rear yard and the entrance door on the recessed east elevation of the 1993 addition, the canopy was also approved under this application. The Board requested that the main façade's original door to be kept. (BAR Case # 96-0129).

September 3, 2003 – The Board approved the replacement of the main façade's entry door with a two-over-two window to match the others and remove the front brick stoop. (BAR Case # 2003-0187).

December 13, 2010 – Staff administratively approved siding replacement on the rear addition. (BAR Case # 2010-00374).

December 21, 2016 - The Board approved the demolition of the rear addition wall and the construction of a three-story addition (BAR Case# 2016-00344 and 2016-00345).

III. ANALYSIS

Staff has no objection to the construction of the arbor at the rear yard of the subject property, as the proposed structure is at least 80% open to the sky, as Section 7-202(A)(5) of the *Zoning Ordinance* requires, and it will be only partially visible above the fence of the property at 204 Franklin Street, shown on Figure 2.



Figure 2 - view from Franklin Street

The *Design Guidelines* do not address pergolas or arbors specifically, however the Accessory Structures chapter states that “free-standing accessory structures should complement, not compete with, the architecture of the main building and exterior finishes for accessory structures should be selected to complement the main building.” The traditional design of the arbor with square columns and open rafters is appropriate to the existing house and it will be minimally visible from a public way.

Therefore, staff recommends approval of the Certificate of Appropriateness as submitted

STAFF

Marina Novaes, 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

C-1 The proposed arbor complies with zoning requirements if it remains 80 percent open. Sec. 2-200.1

Code Administration

No code comments were received for this application

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 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

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

C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)

C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

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

C-6 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

F-1 No archaeological oversight necessary for this project.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2019-00155: 703 South Lee Street

ADDRESS OF PROJECT: 703 South Lee Street, Alexandria, Virginia 22314

TAX MAP AND PARCEL: 081.03-01-04 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: Norma & Kevin Kuntz

Address: 703 South Lee Street

City: Alexandria State: VA Zip: 22314

Phone: 703-836-8437 E-mail: dimondadams@comcast.net

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

Name: Stephanie R. Dimond, Dimond Adams Design Architecture Phone: 703-836-8437

E-mail: dimondadams@comcast.net

Legal Property Owner:

Name: Norma & Kevin Kuntz

Address: 703 South Lee Street

City: Alexandria State: VA Zip: 22314

Phone: 703-836-8437 E-mail: dimondadams@comcast.net

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

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

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

- ☐ NEW CONSTRUCTION
- ☒ EXTERIOR ALTERATION: *Please check all that apply.*
- | | | | |
|--|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input checked="" type="checkbox"/> other <u>Arbor</u> | | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

The applicant is requesting approval for an exterior arbor towards the rear of the property, made of natural Pacific Fir with a natural finish.

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.

* Note: There are no alternatives to demolition/encapsulation

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 12 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 12 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: Printed Name: Stephanie R. DimondDate: 4.15.19

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. Norma & Kevin Kuntz	703 S. Lee Street Alexandria, VA 22314	100%
2. N/A		
3. N/A		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 703 South Lee Street (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. Norma & Kevin Kuntz	703 South Lee Street 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. Norma Kuntz	N/A	N/A
2. Kevin Kuntz	N/A	N/A
3. N/A		

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.

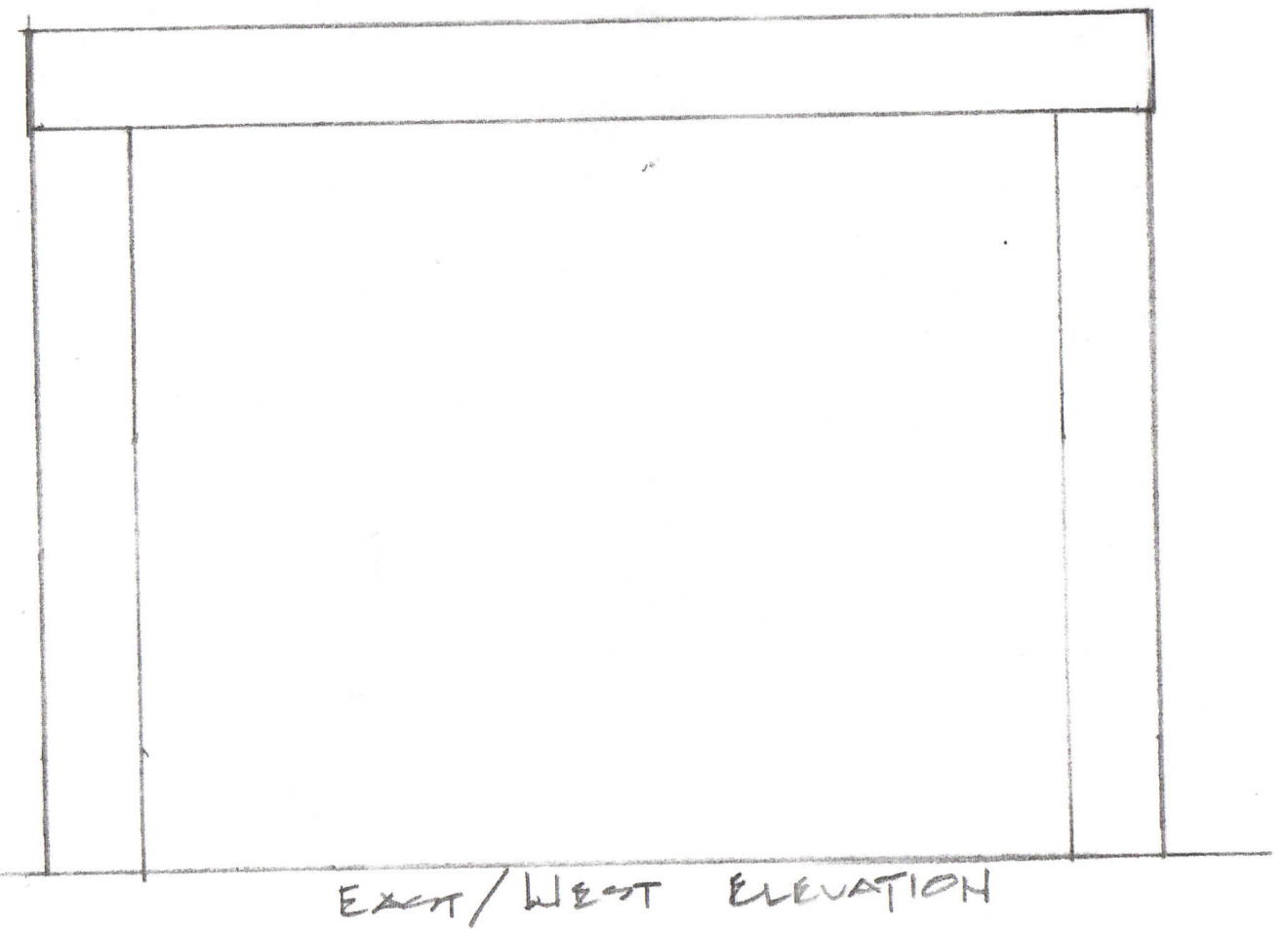
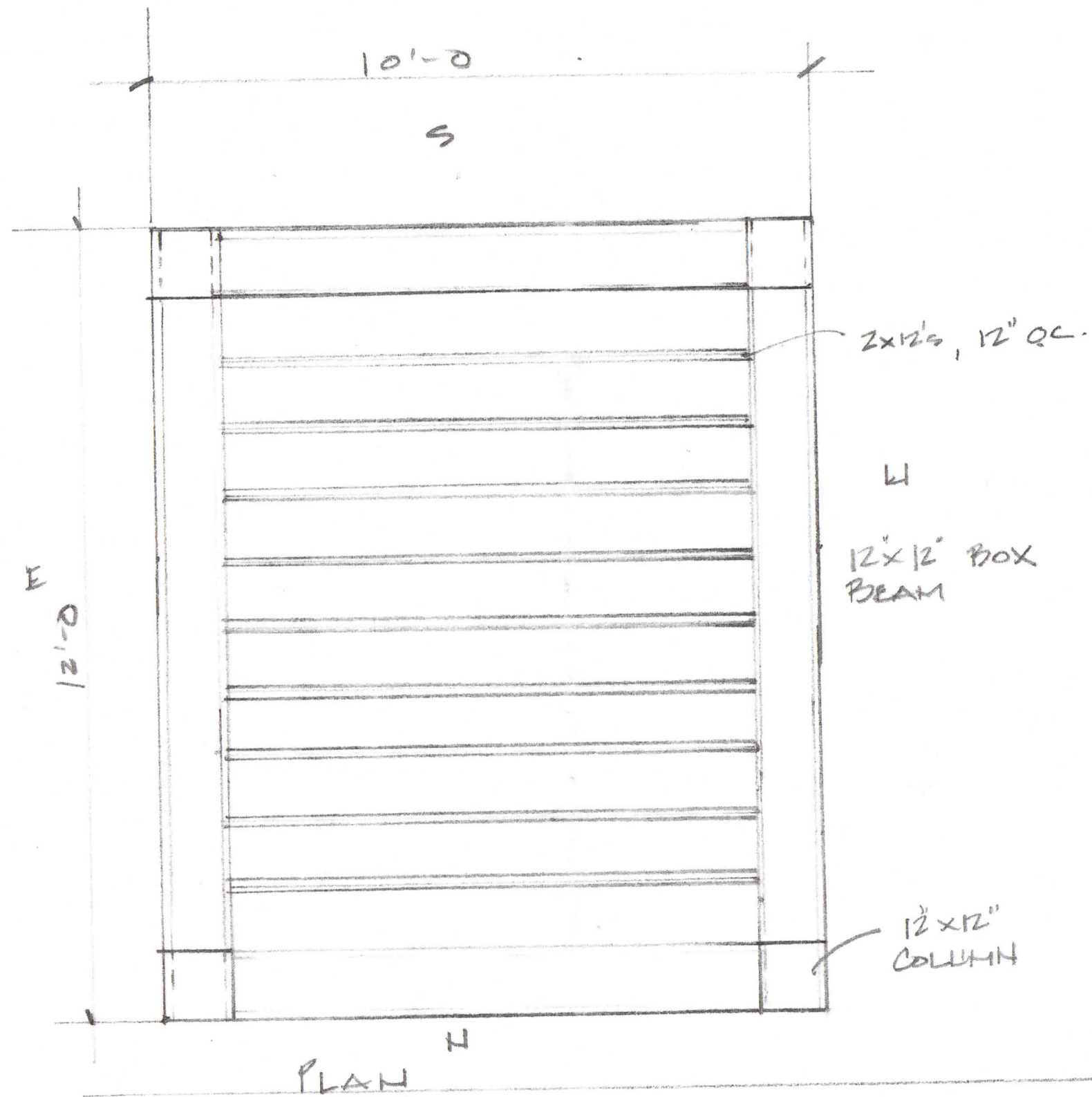
4.15.19

Date

Stephanie R. Dimond

Printed Name

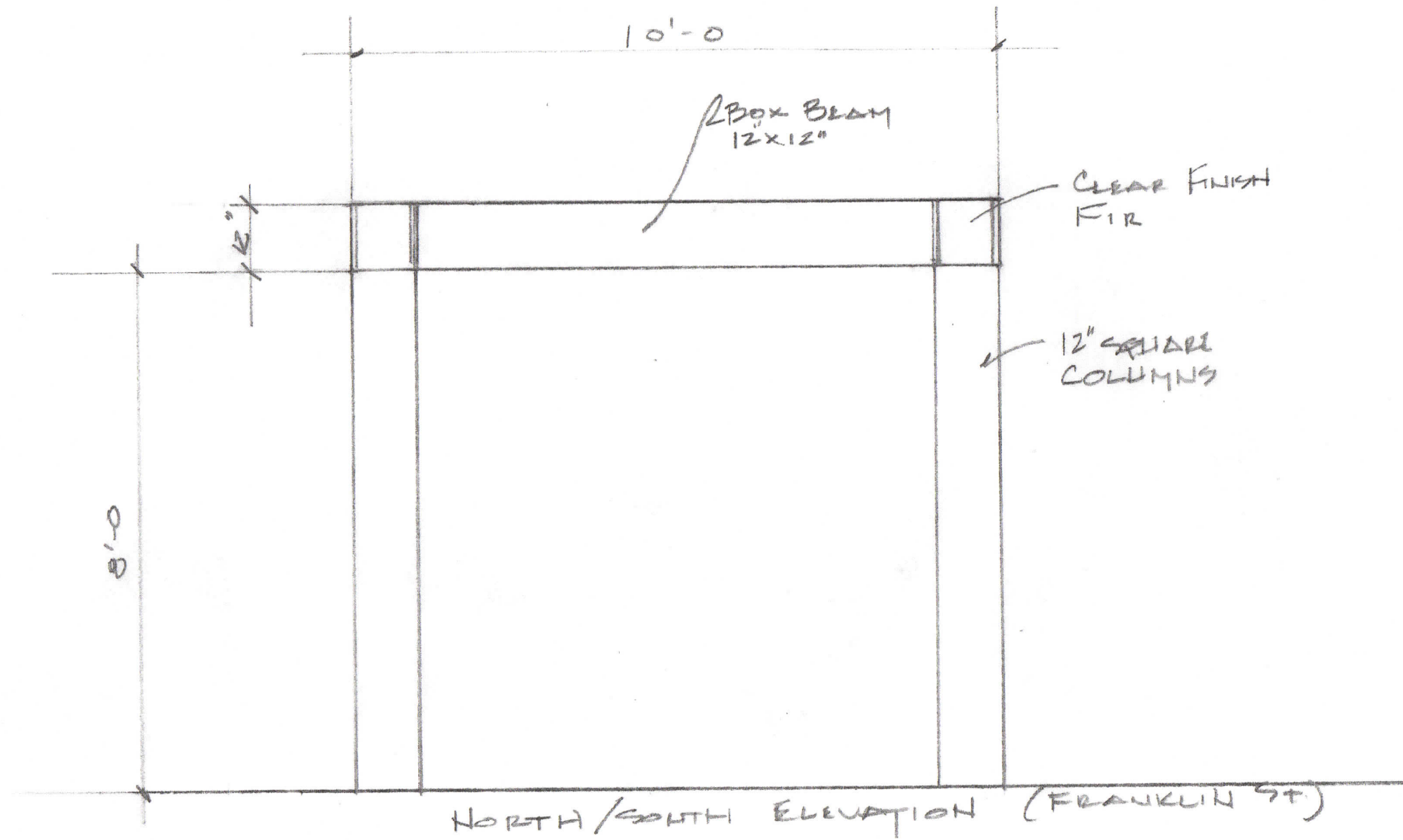

Signature



KUNTZ RESIDENCE - ARBOR
703 S. LEE ST

1/2" = 1'-0"

A-1



KUNTZ RESIDENCE - ARBOR

A-2

Kuntz
703 South Lee Street
Alexandria, VA 22314
BAR Hearing
May 15, 2019



Front Elevation



**View from Franklin Street towards South
(Into 703 Garden)**



**Close up view into Garden
at 703 S. Lee Street**