

**ISSUE:** Revisions to Previously Approved Plans for alterations

**APPLICANT:** Steve Kelmar

**LOCATION:** Old and Historic Alexandria District  
609 South Lee Street

**ZONE:** RM/Townhouse Zone

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**STAFF RECOMMENDATION**

Staff recommends approval of the Certificate of Appropriateness with the following conditions:

1. Install fence design Option A.
2. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
3. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
4. The statements in archaeology conditions #2 & #3 above shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

**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](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 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.



A horizontal number line with tick marks at 0, 15, 30, and 60. The label "Feet" is placed to the right of the 60 mark.

## **UPDATE**

Following the Board's approval of an addition and alterations at the subject property in September 2018, the applicant identified further modifications that they wish to make to the front fence.

### **I. APPLICANT'S PROPOSAL**

The applicant is requesting revisions to the previously approved redesign of the existing front fence at 609 South Lee Street, including:

- Installation of four shorter and narrower masonry piers
- Removal of the brick wall portion of the fence and installation of a 6-inch tall brick base between the piers
- Installation of a new open metal fence and gate
- Relocation of the southernmost pier, as previously approved, but retaining the north pier at its current location

The maximum height of the new fence will be 4 feet 4 inches to the top of the masonry pier.

### **II. HISTORY**

609 South Lee Street is a two-story, five-bay freestanding brick residential building. According to Ethelyn Cox in her book *Historic Alexandria Virginia: Street by Street* a portion of the existing house was likely constructed **ca. 1842**. Given the front yard setback and shed roof form, that structure may have been a service ell that was constructed with the expectation that a significant addition for the main building mass would be built at the front lot line in the future – what in Alexandria would be called a Flounder House.

The footprint of the house remained unchanged, according to the Sanborn Fire Insurance Maps, from 1902, the first year the house was mapped, until 1958. A large addition was constructed to the south of the historic house in **1967** (approved by the Board 11/9/1966) in an Italianate architectural style, which created a symmetrical appearance on the front elevation and making the historic portion of the house read as one of two symmetrical flanking bays.

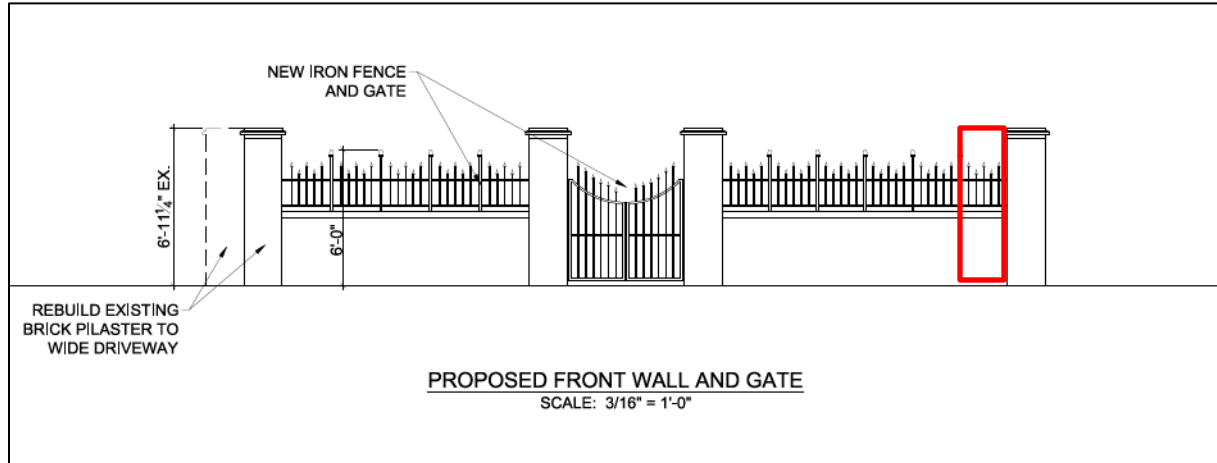
The front fence was approved by the Board on September 21, 1983 but it was modified less than ten years later in order to install a parking pad at the front of the residence (Case BAR #91 26, 2/6/91). A Permit to Demolish was approved in 1997 for a rear addition that was not visible, however but the addition was never constructed. On September 2018, the BAR approved a Permit to Demolish/Capsulate and a Certificate of Appropriateness for an addition and alterations, including alterations to the front fence (BAR Case #20-180343 & 0344).

### **III. ANALYSIS**

Staff has no objection to the more modest fence in front of 609 South Lee Street. The lower, thinner piers and the removal of the 3.5 foot brick base allows for greater openness into the site while at the same time maintaining a consistent street edge in front of this property, the only one on the west side of South Lee Street that is set back from the front property line. The overall height will be reduced from a maximum of 6 feet 11 inches to 4 feet 4 inches.



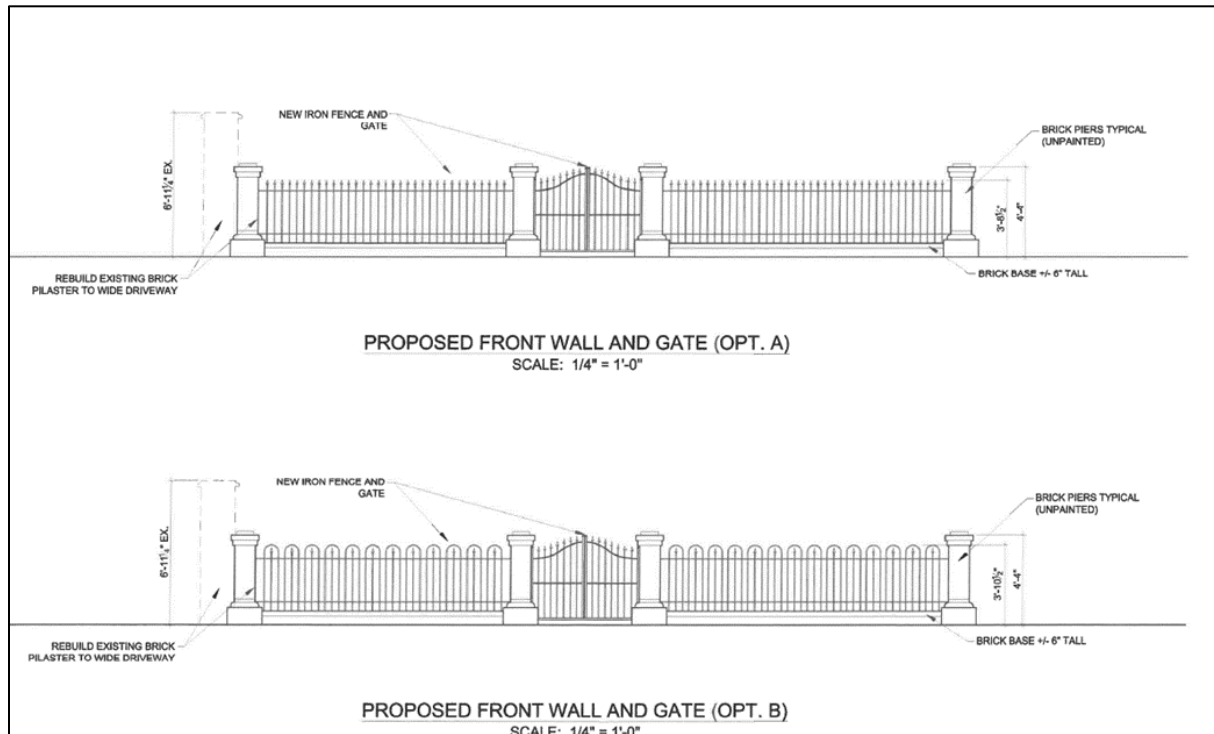
When the BAR reviewed the modifications to the fence in September 2018, including moving the south pier to the north, they conditioned their approval on also moving the north pier to the south so that it was equidistance from the gate (Figure 1).



**Figure 1: BAR approved fence modifications (conditioned on moving the right column so that was equidistance from the front gate).**

As part of the current proposal the applicant requests approval to allow the north pier to remain in its current location, albeit at a lower height, because it is located on the property corner and is affixed to the shared fence between 609 and 607 South Lee Street. Staff supports this request because, unlike the previously proposed iron fence, the new fence has equally spaced pickets without intermediate posts, making the different fence length for the two sides imperceptible from the street. (see Figure 2)

The applicant has proposed two different metal fence design options, the arrow tipped picket (A) and the hoop and spear (B) and, while both would be historically appropriate, staff prefers the simpler picket design (A).



**Figure 2: Two metal fence options**

Staff notes that the existing fence is in the right-of-way by up to 1.5 feet and the proposed fence is in the same location. Staff has not received comments from Transportation & Environmental Services (T&ES) regarding the alteration, but the previous fence modifications did not require an encroachment ordinance per T&ES. As the proposed fence is lower and more open, staff believes that T&ES will find that an encroachment is not required.

With the condition that the fence match Option A and the Alexandria Archaeology comments below, staff recommends approval of the application.

### **STAFF**

Stephanie Sample, Acting 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

- F-1 In the Old and Historic Alexandria District, the requirement of a 3.5-foot fence in a required front yard may be waived or modified by the board of architectural review where the board finds the proposed fence would be architecturally appropriate and consistent with the character of the district. The revised proposed fence is lower in height than the previously approved fence, reducing the intensity of non-compliance with Section 7-202(A)(1).
- C-1 Proposed fence and pillars are in the public right of way and are not direct replacements. Applicant should contact the Department of Transportation and Environmental Services.

##### Code Administration

No Code comment.

##### Transportation and Environmental Services

No comments received.

##### Alexandria Archaeology

- F-1 Historical documents indicate that portions of this house date to 1842 when John Harris pledged it in a deed of trust. The lot therefore has potential to yield archaeological resources which could provide insight into residential life in early nineteenth-century Alexandria.
- R-\*1 The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- R-\*2 The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The statements in archaeology conditions above marked with an asterisk "\*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

#### V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2019-00193: 609 South Lee Street

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

ADDRESS OF PROJECT: 609 S. LEE ST.

DISTRICT: ☐ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old Building

TAX MAP AND PARCEL: 081.01-02-15 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: ROBERT BENTLEY & ASSOCIATES ARCHITECTS

Address: 405 S. WASHINGTON ST.

City: ALEXANDRIA State: VA Zip: 22314

Phone: 703-549-0650 E-mail: BUD@ADAMSARCHITECTS.COM

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

Name: ROBERT ADAMS Phone: 703-549-0660

E-mail: BUD@ADAMSARCHITECTS.COM

Legal Property Owner:

Name: STEVE SKELMAR

Address: 609 S. LEE ST.

City: ALEXANDRIA State: VA Zip: 22314

Phone: 860-707-9602 E-mail: SKELMAR@GMAIL.COM

- |                              |  |  |
|------------------------------|--|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there an historic preservation easement on this property?               |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No            | If yes, has the easement holder agreed to the proposed alterations?        |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there a homeowner's association for this property?                      |
| <input type="checkbox"/> Yes | <input type="checkbox"/> 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).*

THE APPLICANT IS REQUESTING AN ALTERATION TO PREVIOUSLY APPROVED PLANS FOR THE FRONT FENCE ON S. LEE STREET. THE ORIGINAL BAR APPLICATION SHOWED THE FENCE AT THE SAME WIDTH AS THE ORIGINAL WITH NEW METAL PICKETS AND GATE. THE WALL WAS SHORTED AT THE DRIVEWAY (SOUTH) SIDE TO ALLOW CAR ACCESS. THERE WAS AN INCONSISTENCY BETWEEN THE ELEVATIONS AND THE SITE PLAN. THE NORTH PIER NEEDS TO REMAIN AS CURRENTLY LOCATED, PROVIDING AN END POINT FOR THE NEIGHBOR'S GATE. THE KIND CHANGE IS THE HEIGHT OF THE PIERS AND METAL FENCE TO A LOWER, MORE INVITING LEVEL AS SHOWN ON THE ELEVATION DRAWINGS. THE SOUTH PIER WILL REMAIN AT THE NEW LOCATION FOR A WIDER DRIVEWAY AND THE NORTH PIER WILL BE AT THE CURRENT LOCATION. THE LOWERED METAL PICKET FENCE IS ATTACHED TO THE PIERS (WHICH ARE THINNER NOW, SINCE THE HEIGHT IS LOWER). THE BASE OF THE CURRENT MASONRY WALL WILL ALSO BE LOWERED TO A MUCH LOWER LEVEL IN SUBMITTAL REQUIREMENTS: HARMONY WITH THE NEW FENCE HEIGHT.

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: \_\_\_\_\_

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

Date: \_\_\_\_\_

Daniel Jacobson  
(Adams Architects)  
5/6/2019

# 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. ROBERT BENTLEY ADAMS & ASSOCIATES	405 S. WASHINGTON ST.	NONE
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. STEVE KEMAR PATRICIA KEMAR	609 S. LEE 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.


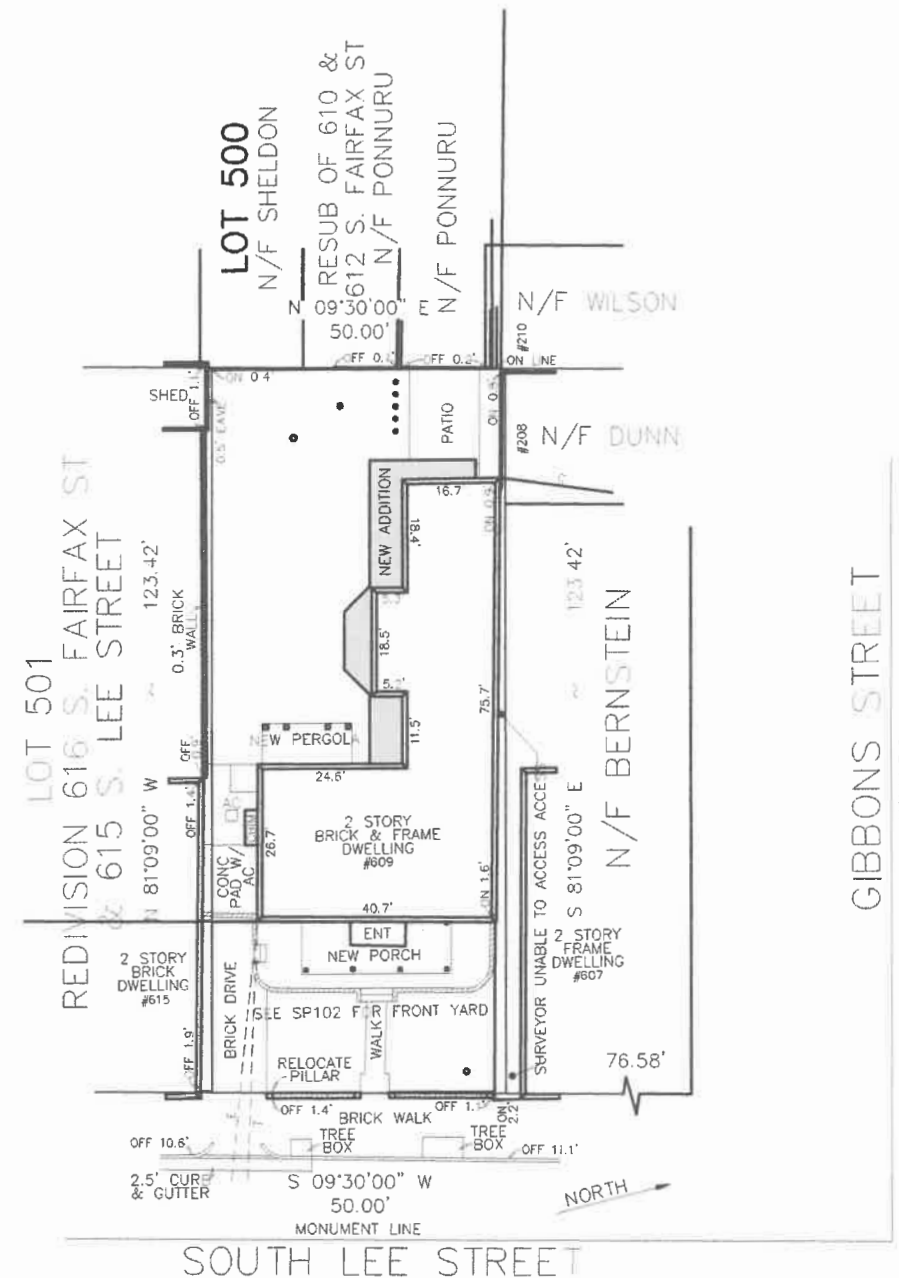
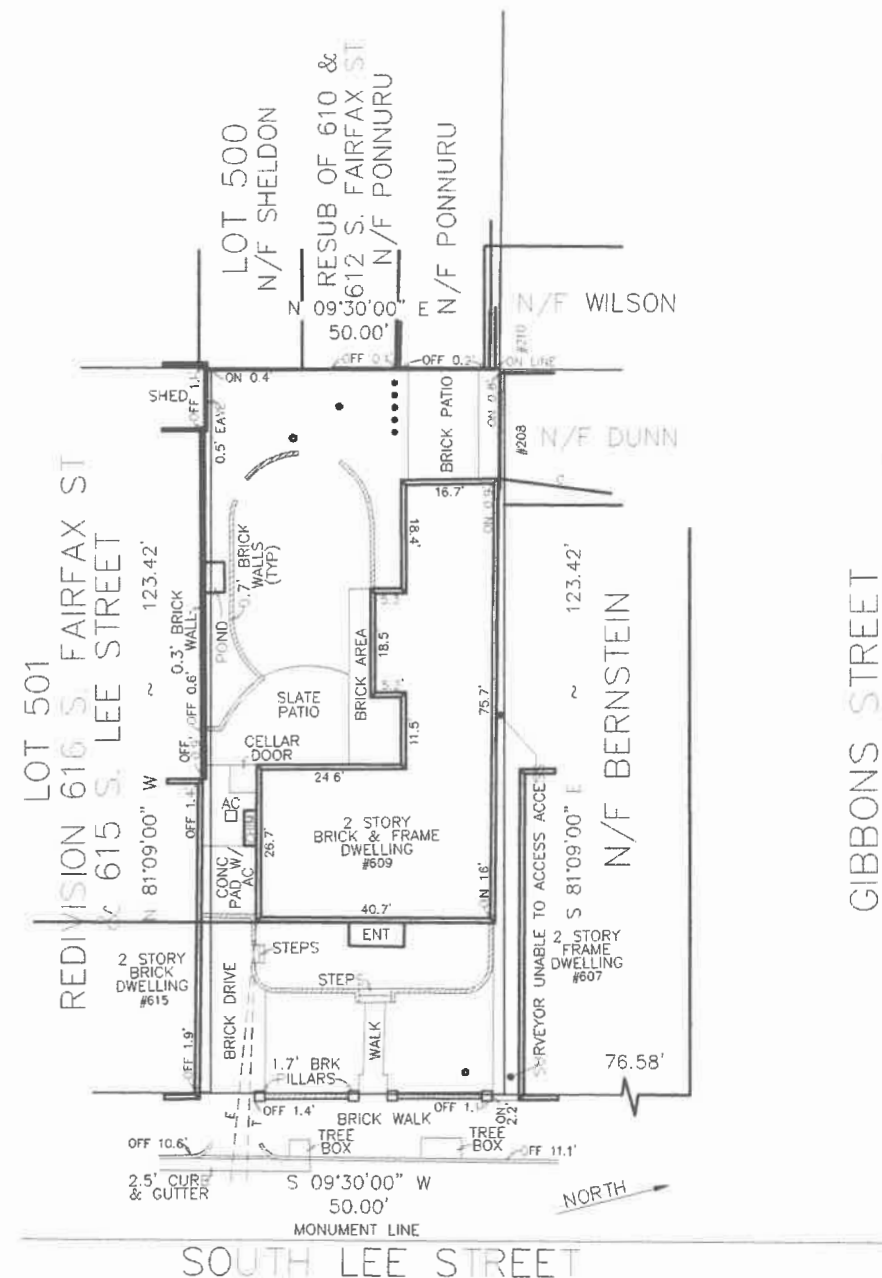
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. ROBERT BENTLEY ADAMS & ASSOCIATES	NONE	B.A.R.
2. STEVE KEMAR PATRICIA KEMAR	NONE	B.A.R.
3.		

**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.

5/6/2011  
Date  
Daniel Jacobson  
Printed Name  
(Adams Architects)

  
Signature



ROBERT BENTLEY ADAMS & ASSOCIATES P.C.  
405 South Washington Street Alexandria, Virginia 22314  
Tel. 703 549 0650 © Fax. 703 549 3125

ARCHITECTURE PLANNING INTERIORS

**KELMAR RESIDENCE**  
609 S. LEE STREET  
ALEXANDRIA, VIRGINIA 22314

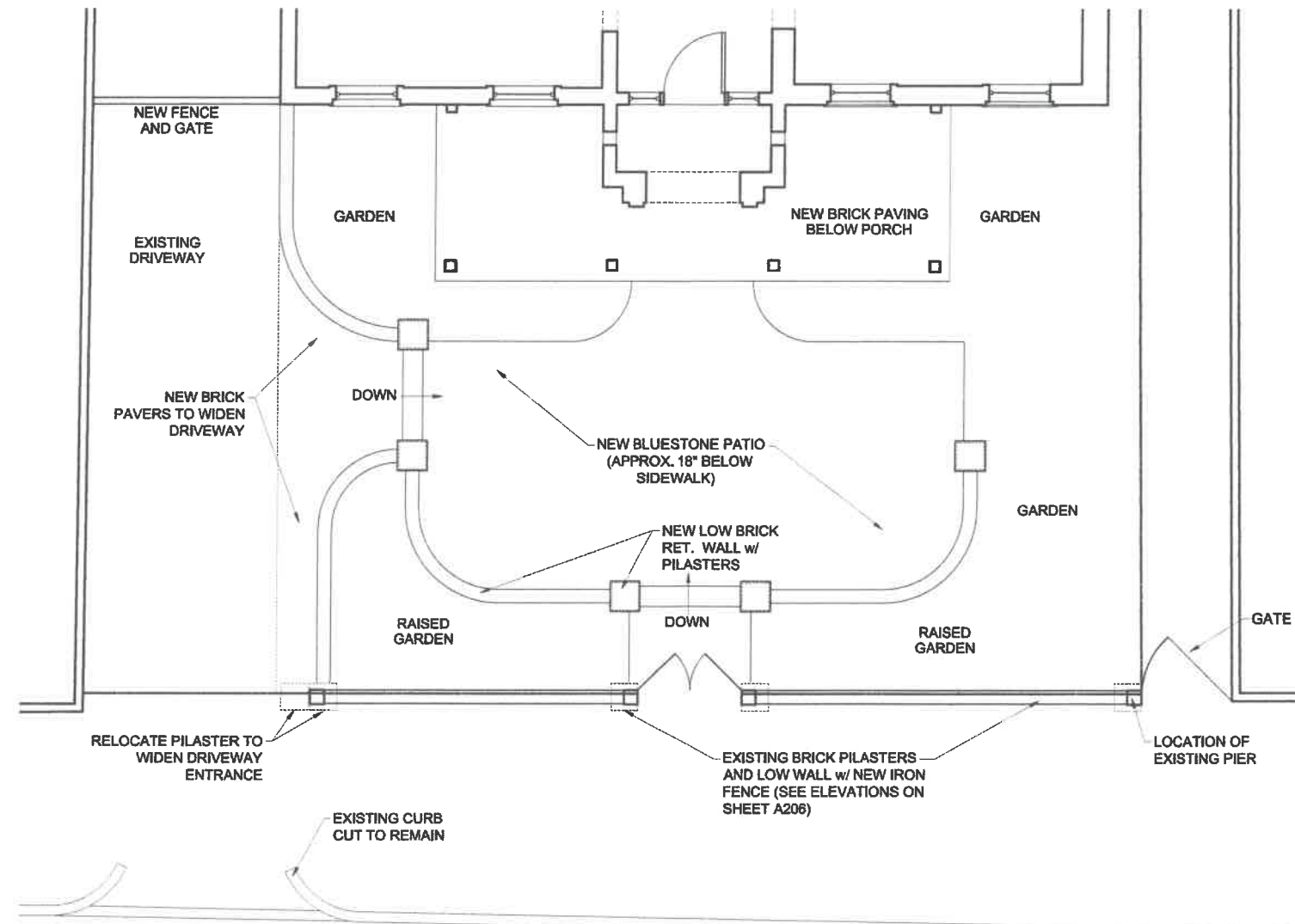
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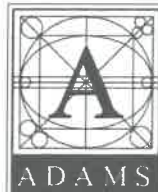
SP101



PHOTOS OF EXISTING BRICK WALL AND FENCE



1 PROPOSED FRONT YARD PLAN  
SP102 SCALE: 1/8" = 1'-0"



ROBERT BENTLEY ADAMS & ASSOCIATES P.C.  
405 South Washington Street Alexandria, Virginia 22314  
Tel. 703 549 0650 © Fax. 703 549 3125

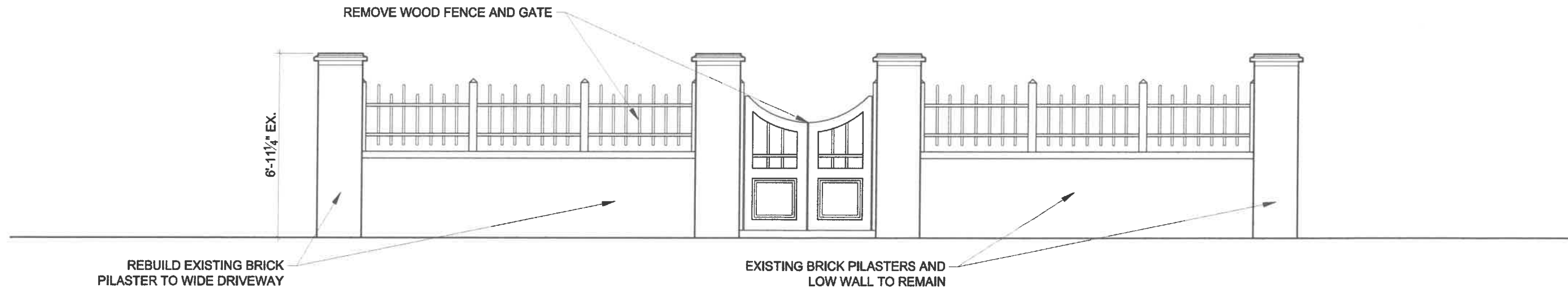
ADAMS ARCHITECTURE PLANNING INTERIORS

**KELMAR RESIDENCE**  
609 S. LEE STREET  
ALEXANDRIA, VIRGINIA 22314

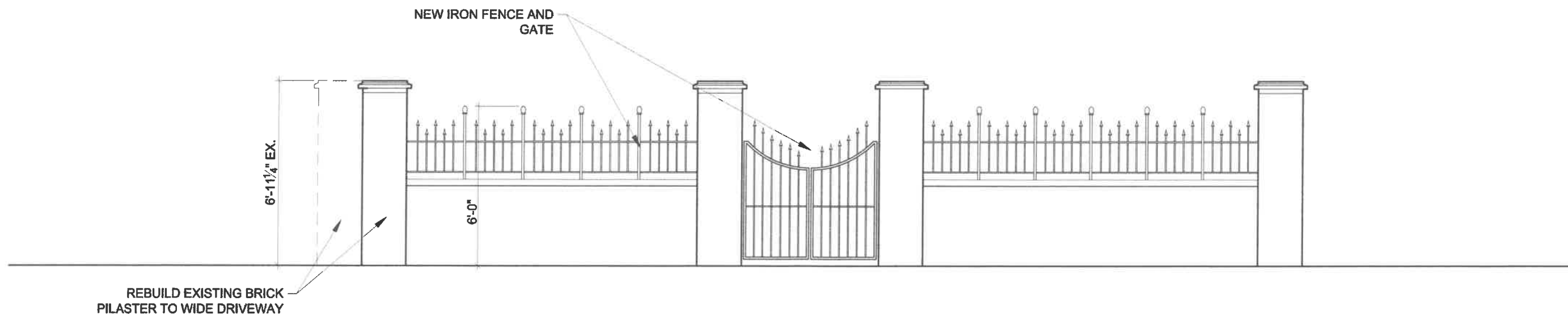
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SHEET  
**SP102**





**EXISTING FRONT WALL AND GATE (1999)**  
SCALE: 1/4" = 1'-0"



**PROPOSED FRONT WALL AND GATE (APPROVED BAR)** DATE: 9/18/18  
SCALE: 1/4" = 1'-0"



ROBERT BENTLEY ADAMS & ASSOCIATES P.C.  
405 South Washington Street Alexandria, Virginia 22314  
Tel. 703 549 0650 © Fax. 703 549 3125

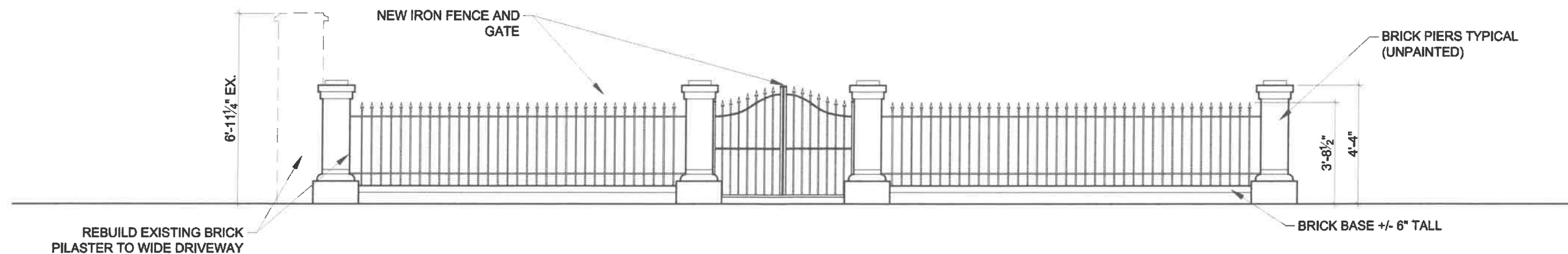
ARCHITECTURE PLANNING INTERIORS

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ALEXANDRIA, VIRGINIA 22314

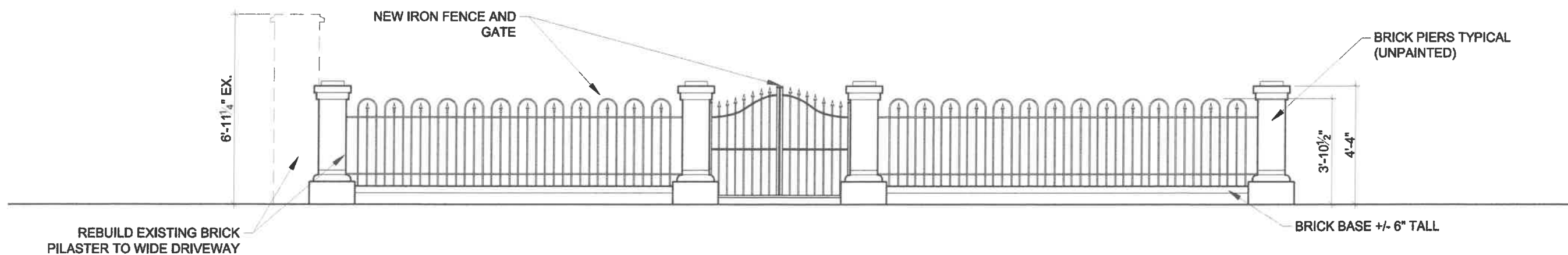
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SHEET

**A206**



**PROPOSED FRONT WALL AND GATE (OPT. A)**  
SCALE: 1/4" = 1'-0"



**PROPOSED FRONT WALL AND GATE (OPT. B)**  
SCALE: 1/4" = 1'-0"



**ROBERT BENTLEY ADAMS & ASSOCIATES P.C.**  
405 South Washington Street Alexandria, Virginia 22314  
Tel. 703 549 0650 © Fax. 703 549 3125

ADAMS ARCHITECTURE PLANNING INTERIORS

**KELMAR RESIDENCE**  
609 S. LEE STREET  
ALEXANDRIA, VIRGINIA 22314

DATE  
MAY 06, 2019

SHEET

**A207**