

ISSUE: Certificate of Appropriateness for Alterations and Waiver of Fence Height

APPLICANT: Kristin Carpenter

LOCATION: Old and Historic Alexandria District
601, 607 South Washington Street and 710 Gibbon Street

ZONE: CL/Commercial Low Zone

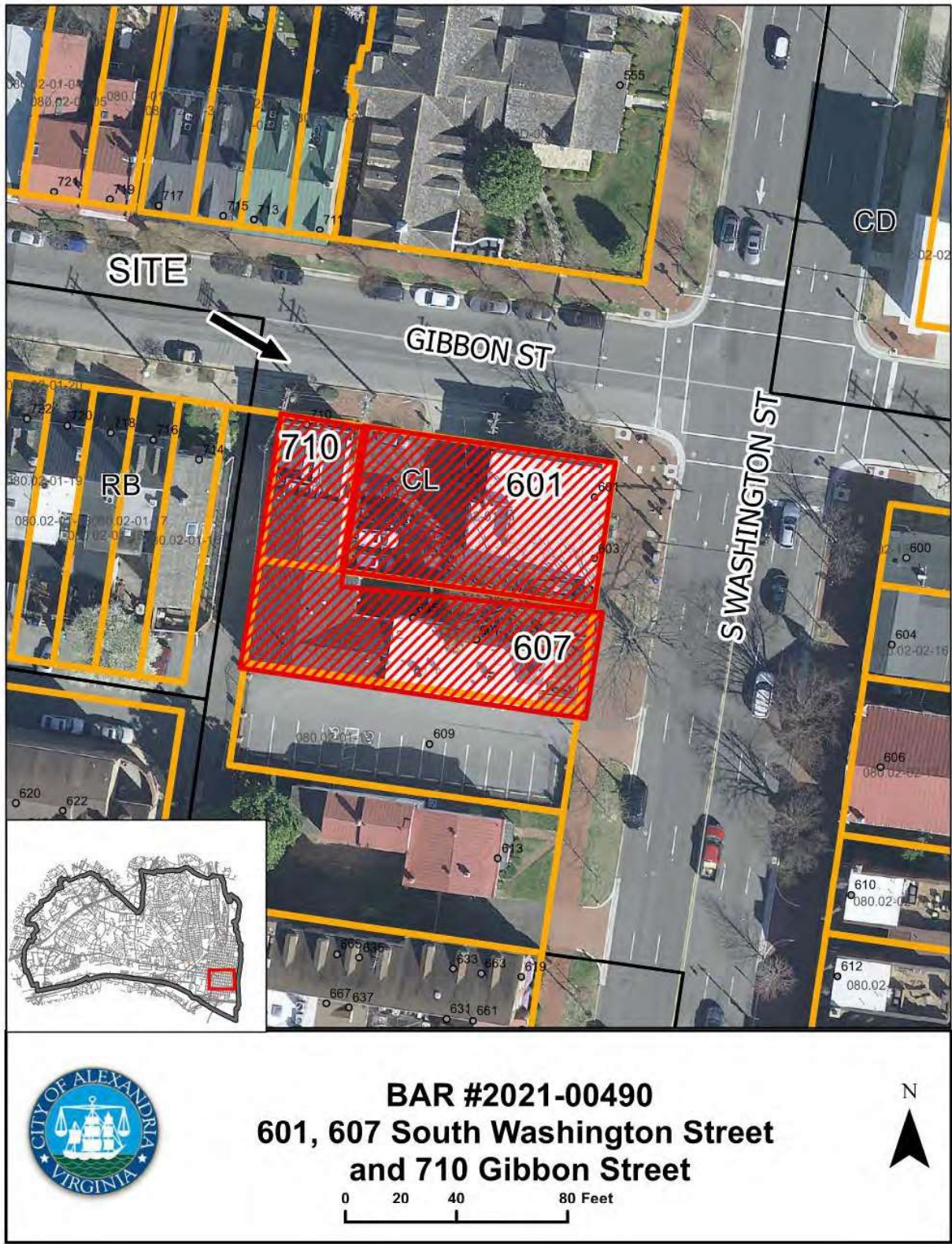
STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness and Waiver of Fence Height Requirement with the following conditions:

1. The proposed panel doors on Gibbon Street should be wood with a smooth finish, and;
2. Include the statements from Alexandria Archaeology, below, in the General Notes of all on all construction documents 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:
 - a. 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. *The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.*
 - b. 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.*

GENERAL NOTES TO THE APPLICANT

1. **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.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **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.
4. **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.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any 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. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to reconfigure the brick and metal fence, and a waiver of fence height, as well as alterations, at **601, 607 South Washington Street and 710 Gibbon Street**.

On the South Washington St. (east) side of the site, the new 2'-0" high garden wall is proposed, to match the existing. A 3'-0" high metal picket fence will be installed on top of the garden wall. The total height of the fence and garden wall will be 5'-0". The new fencing will be a total of approximately 40' linear feet. On the Gibbon St. (north) side of the site a new 5'-0" metal picket fence is proposed to match the fence on the South Washington St. The new fencing on this elevation will approximately 35' linear feet. A 6' metal gate with brick piers and a pair 5'-2" panel doors, for trash container access, are also proposed on this elevation. Lastly, new wire mesh safety screening with metal framing at the existing exterior stairs is proposed.

The proposed fencing, gate and pair of doors all exceed the height restrictions and a waiver of fence height is required. The application also includes new wood lattice gates and screens on the courtyard elevation between 710 Gibbon St. and 601 S Washington St. This will not be visible and does not require Board approval.

II. HISTORY

The building at 601 South Washington Street was originally two buildings, 601 and 603 South Washington Street. At least a portion of the Italianate style buildings may date from before 1877. They long served as a grocery and residence and, prior to the change to office in 2005, functioned as an antique shop. Over the years, the buildings have undergone a variety of alterations, most significantly in 1964, when the storefront windows were added, and the buildings were combined into a single commercial building.

The Victorian brick structure at 607 South Washington Street was constructed between 1897 and 1898. The wood frame townhouse on Gibbon Street was built before 1877, perhaps as early as 1870. The buildings on Gibbon and Washington Street were at one time the location of the former Scotland House, owned by John K. Magruder. Magruder made a series of improvements to the property, including additions in 1960 and 1972 that connected the formerly freestanding buildings on Washington and Gibbon Streets. The south wall of the Washington Street building was stuccoed in 1972.

Previous BAR Approvals

601 S. Washington St.

BAR2021-0298 – Board approved a Certificate of Appropriateness for alterations (7/19/2021)

BAR2005-0221/0222 – Board approved a permit to demolish and alterations (10/20/2004).

BAR2005-0294 – Board approved a Certificate of Appropriateness for after-the-fact alterations to the previously approved plans (12/14/2005).

BAR2009-0287 – Board approved a Certificate of Appropriateness for after-the-fact alterations to the previously approved plans (12/16/2009).

607 S. Washington St.

BAR2021-0303/0299 – Board approved a permit to demolish and alterations (7/19/2021)

BAR99-0053/0055 – Board approved an addition and rooftop mechanical screening (5/19/1999).

BAR2000-0001 – Board approved alterations (2/2/2000).

BAR2021-0044 – Administrative approval for signage (2/23/2012).

III. ANALYSIS

Staff has no objection to the proposed alterations at 601, 607 South Washington Street and 710 Gibbon Street. The *Design Guidelines* states that fences, garden walls and gates are important visual features of the historic districts that define the property lines. Fences serve as a distinctive feature of the streetscape and provide a sense of privacy and enclosure for property owners. The proposed fence, garden wall and gates are appropriate in material, design and scale to the period and character of the property. The proposed wire mesh safety screen is easily removable and will be located on a secondary façade.

The proposed fence exceeds the front yard fence height allowance of 3'-6", however, the fence is more 50 percent open and the material is appropriate. Staff supports the waiver of fence height finding that the proposed fence would be architecturally appropriate and consistent with the character of the district.

The application states that the proposed pair of panel doors, for trash access, on Gibbon Street will be a solid core material. Since the property is an early building and the doors will be on a street-facing elevation, it should be wood with a smooth finish. Staff recommends approval of the project with the conditions noted above.

STAFF

Amirah Lane, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

F-1 The proposed gate and flat doors along Gibbon Street, as well as the proposed fence on top of the existing garden wall along S. Washington Street, all exceed the height restrictions listed in 7-202(A)(1), however, per 7-202(D), the BAR may waive or modify these requirements if the board finds that a proposed fence would be architecturally appropriate and consistent with the character of the district.

F-2 If the BAR waives the requirements of 7-202(A)(1), the proposed gates, fences, safety screens, and HVAC/trash screening will all comply with zoning.

Code Administration

No Code Comments.

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 The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (T&ES)
- F-2 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)
- 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 Historic maps indicate that structures stood on this property by the 1860s, and probably earlier. The lot therefore has the potential to yield archaeological resources which could provide insight into life in nineteenth-century Alexandria.
- R-1 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. *The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.* (Archaeology)
- R-2 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)

V. ATTACHMENTS

- 1 – Application Materials*
2 – Supplemental Materials

ADDRESS OF PROJECT: 601 & 607 S. Washington St. 710 Gibbon St.

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

TAX MAP AND PARCEL: 080.02-01-12 ZONING: CL

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: Kristin Carpenter

Address: 601 S Washington Street

City: Alexandria State: VA Zip: 22314

Phone: _____ E-mail: _____

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

Name: Rust|Orling Architecture, Inc. Phone: 703-836-3205

E-mail: admin@rustorling.com

Legal Property Owner:

Name: Kristin Carpenter

Address: 601 S Washington Street

City: Alexandria State: VA Zip: 22314

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
☐ doors
☐ lighting
☒ other _____ playground

☒ fence, gate or garden wall
☐ windows
☐ pergola/trellis

☒ HVAC equipment
☐ siding
☐ painting unpainted masonry

☐ shutters
☐ shed

☐ ADDITION
☐ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

Reconfigure brick and metal open fence along S Washington Street between 601 and 607 S Washington Street. New brick and metal fence along Gibbon Street. New HVAC and dumpster enclosure (not visible from street).

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.

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. 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 or 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 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: Lauryn Stapleton

Printed Name: Lauryn Stapleton, Rust|Orling Architecture

Date: 09/03/21

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. Rust Orling Architecture	1215 Cameron Street	0
2. Kristin Carpenter, Owner	601 S Washington Street	100
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 607 S. Washington St. (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. Kristin Carpenter	601 S Washington Street	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. 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.

09/03/21

Date

Lauryn Stapleton

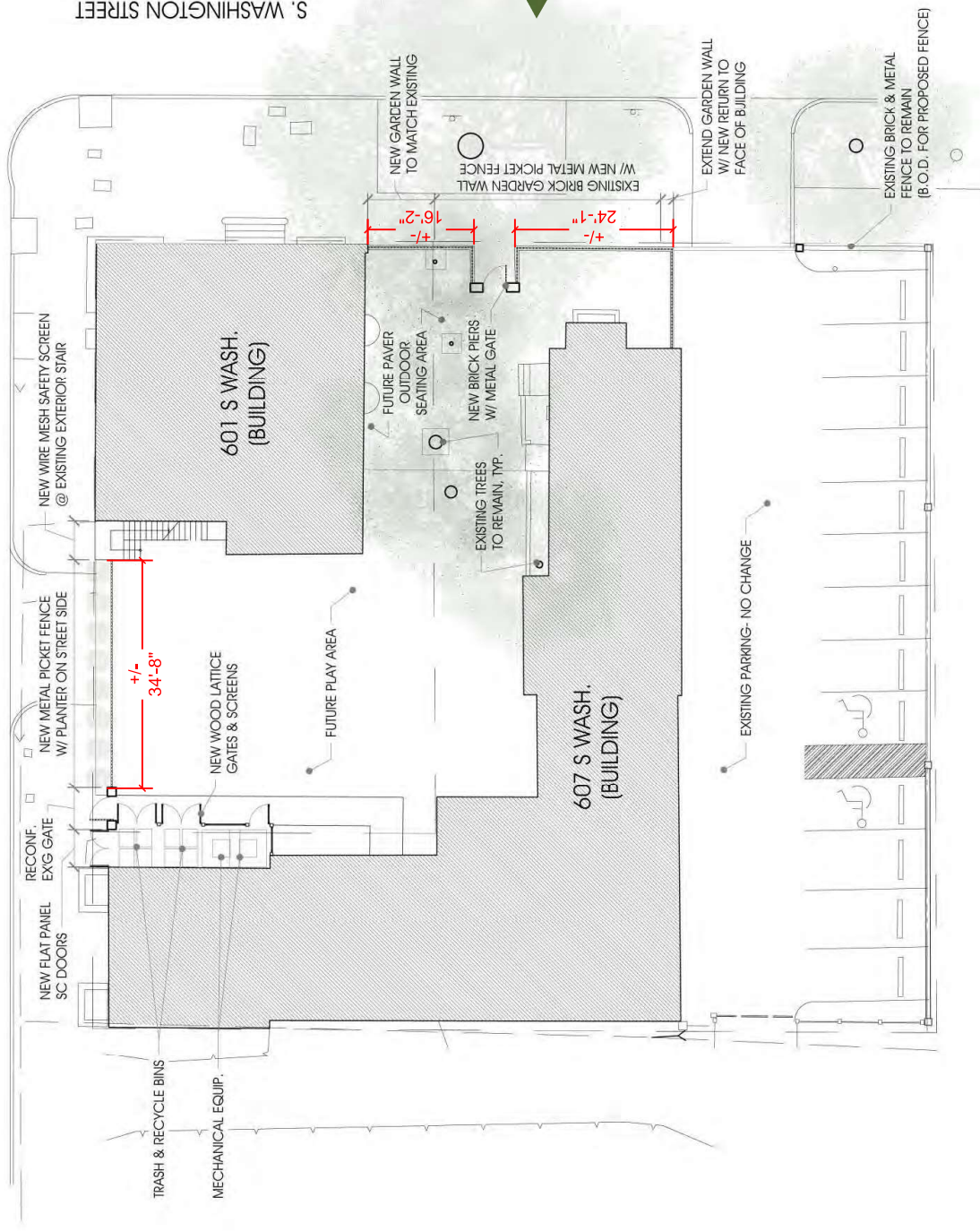
Printed Name

Lauryn Stapleton

Signature

SEE ELEVATION "B"

GIBBON STREET

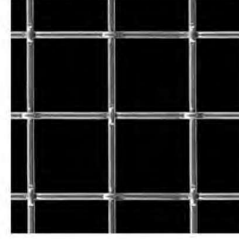


SEE ELEVATION "A"



1/16" = 1'-0"

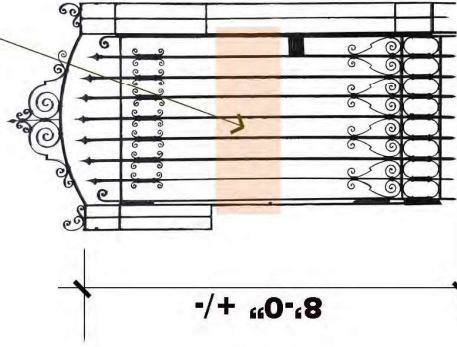
THE LINDER ACADEMY PROPOSED SITE PLAN



GIBBON STREET STAIR ENCLOSURE

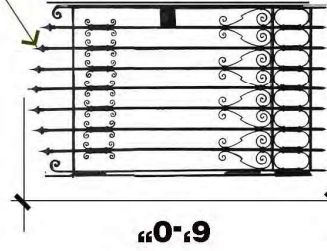
PICKET FINIAL

SECTION TO BE REMOVED
EXISTING W.I. GATE TO BE
CUT AND WELED USING
LOW CARBON STEEL RODS,
GROUND SMOOTH AND PAINTED.



+/- 0'-8

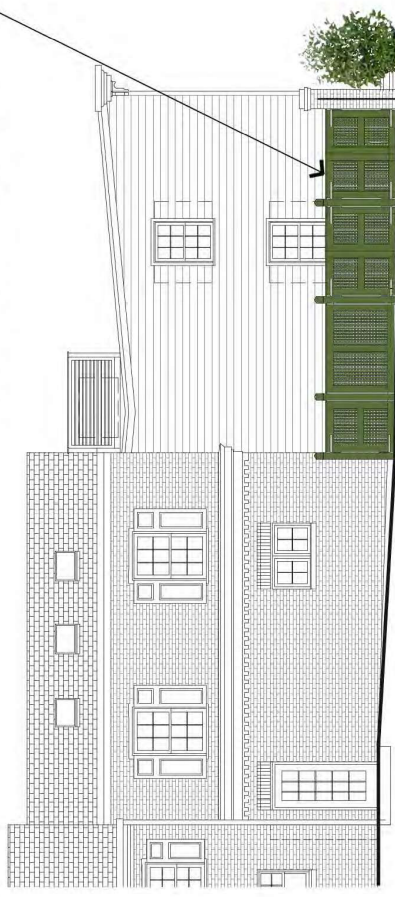
EXISTING GATE +
SURROUND



0'-9

PROPOSED GATE

LATTICE GATES AND SCREENS.
1 1/2" X 3/8" LATTICE STRIPS WITH
1 X 6 STILES AND RAILS SUPPORTED
ON 6 X 6 PT WOOD POSTS
ALL MATERIAL TO BE PAINTED BLACK/GREEN



SINGLE GATE FIXED PANEL DOUBLE GATE DOUBLE GATE

COURTYARD ELEVATIONS

NEW WIRE MESH SAFETY SCREEN
W/ METAL FRAMING AT
EXISTING EXTERIOR STAIR

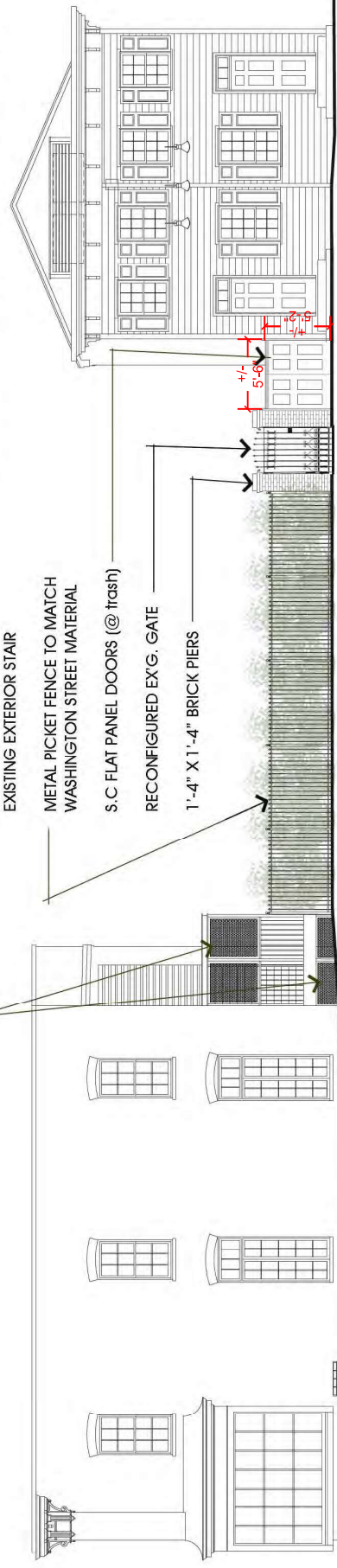
METAL PICKET FENCE TO MATCH
WASHINGTON STREET MATERIAL

S.C FLAT PANEL DOORS (@ trash)

RECONFIGURED EX.G. GATE

1'-4" X 1'-4" BRICK PIERS

PLANTER (on street side of fence)



GIBBON STREET ELEVATION

(ELEVATION "B")



CURRENT STREET VIEW @ S WASHINGTON STREET



CURRENT STREET VIEW @ GIBBON STREET



EXISTING GARDEN FENCE @ S WASHINGTON STREET

