

Docket Item # 1
BAR CASE # 2012-0166

BAR Meeting
June 20, 2012

ISSUE: Request for alterations (fence and gate)

APPLICANT: Michael Wayne

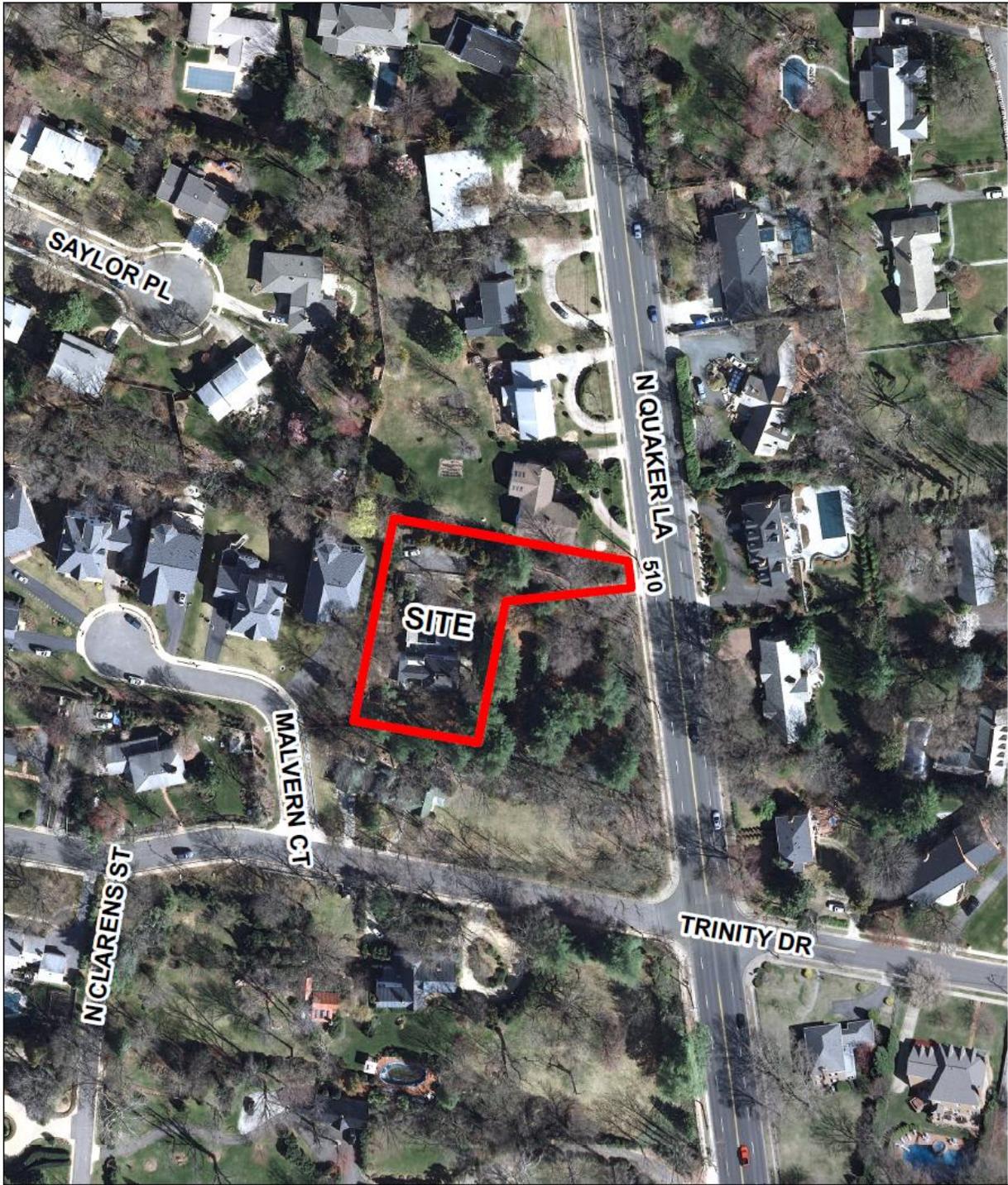
LOCATION: 510 North Quaker Lane

ZONE: R20 / Residential

STAFF RECOMMENDATION: Staff recommends approval of the application, as submitted.

****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.

****BUILDING PERMIT NOTE:** 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, 703-838-4360 for further information.



CASE BAR2012-0166



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness to install a new fence with gates in the front yard. The driveway vehicular gate, pedestrian gate and fence will be cedar. The gates will be flanked by stone pillars designed to match the stone wall at the entry of the house. The six foot tall, simple board fence will be painted/stained black to match the Goodman designed fence located on the north property line. The proposed fence will also match the side yard fence recently approved administratively. The fence will be located approximately 83 feet from the street and beyond the access easement for the front lot. The stone pillars will measure approximately 20 inches by 20 inches. A small stone pillar will be constructed for the mailbox and will be located closer to North Quaker Lane

II. HISTORY:

510 North Quaker Lane, commonly referred to as the Goodman House, is comprised of a **late 19th-century**, Italianate-style frame farmhouse and a **1952** addition designed by Charles Goodman, FAIA, for his personal residence. The house served as a laboratory for the nationally-renowned Modern architect. Goodman altered parts of the historic farmhouse and attached a Modern glass box living room addition. He used the house to explore new materials and juxtaposed the historic and the Modern. Goodman designed many residences throughout the Washington, D.C., area in the post-World War II era including the well-known subdivision of Hollin Hills in Fairfax County and other developments in Montgomery County, Maryland. He was known for both custom houses and builder-grade houses, thus introducing Modern architecture to the larger segment of the population in this region.

In 2000, Council approved a Development Special Use Permit (DSUP #2000-00022) for cluster construction of single family residential dwellings with out-lots. A condition of approval of the DSUP was that the “existing historic dwelling on the site shall be saved and the developer shall support its nomination to the 100 Year Old Building List. Any exterior changes to the building or construction on the building lot (the newly created lot) shall be submitted for review by the Board of Architectural Review.” Since that approval, the property has been under the BAR’s purview. Staff is currently working with the new owner and a volunteer to prepare a 100 Year Old Building nomination and National Register nomination for the property.

Staff administratively approved a similar fence for the side yard through the Minor Architectural Elements policy in April 2012 (BAR #2012-0137).

III. ANALYSIS:

The proposed alterations comply with Zoning Ordinance requirements.

The *Design Guidelines* state that “fences, garden walls and gates should be appropriate in materials, design and scale to the period and character of the structure they surround.” Staff supports the proposed alterations, finding the proposed fence, gate and stone pillars to be appropriate and in keeping with the architectural style, materials, and character of the house and its setting. As the environment and setting of the Goodman House have significantly changed over the past ten years through the development of much of the original property, Staff supports a fence to demarcate the remaining land associated with the Goodman House. Staff also notes that the lot immediately to the east of the subject property and abutting North Quaker Lane is, unfortunately, a buildable lot of record. The proposed alterations will not compromise the integrity of this historic resource.

STAFF:

Catherine Miliaras, 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

Code Administration

F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at ken.granata@alexandriava.gov or 703-746-4193.

R-1 The Fire Department is recommending the home owner consider the installation of a Knox Box. The current configuration for emergency vehicle access may cause a significant delay for Fire Dept. and EMS operational access in the event of an emergency at the residents. The application for installation of a Knox Box is currently available at the Office of Code Administration, 301 King St., Room 4200, Alexandria, VA 22314. If you have any questions regarding this matter please contact Maurice Jones at 703-746-4256.

C-1 A building permit is not required for this project. 2009 USBC Section 108.2 (5)

Transportation & Environmental Services

FINDINGS

R1. All proposed improvements shall be located outside of the public access easement as shown on submitted drawings. (T&ES)

CITY CODE REQUIREMENTS

C-1 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-2 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)

C3. Any work within or performed from the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

V. ATTACHMENTS

1 – Supporting Materials

2 – Application for BAR2012-00166 at 510 North Quaker Lane

510 N Quaker Lane description of proposed work:

Complete remaining fence line to include driveway gate with stone pillars, walking gate, and small stone pillar for mailbox. Fence material will be cedar and in the same design and construction as the fencing administratively approved for eastern facing side yard fence line to be installed in June 2012.

Attached plat shows front yard proposed fence line (Figure 1). Attached design drawings show elevation and design of the gates (Figures 2.1, 2.2).

Fence will be 6' in height. A sample of Walpole design chosen below in Figure 3. Color of proposed fence will be black to match Goodman designed fence on northern property line (Figure 3.1).

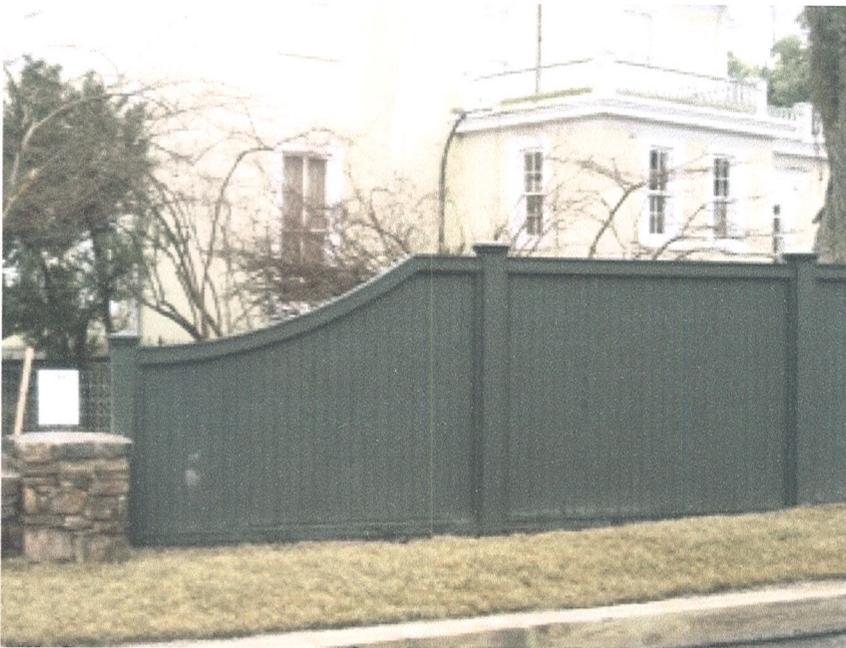


Figure 3 – Walpole universal cedar fence example in Verde Green. Proposed in Black.



Figure 3.1 – Existing Goodman black fence on Northern property line

Proposed stone pillars to support driveway gate are proposed at 20x20. The proposed design is to match the material and look of existing stone walls of Goodman design as shown in Figure 4.



Figure 4. Goodman designed stone wall at home entrance to use as guide for stone pillars.

View from Quaker Lane sidewalk. Proposed fence line is approximately 83' from the sidewalk and outside of the driveway easement. Reference line approximates the location in picture.



Location of mailbox maintained. Stone pillar to replace wood post. Stone will match fence gate.

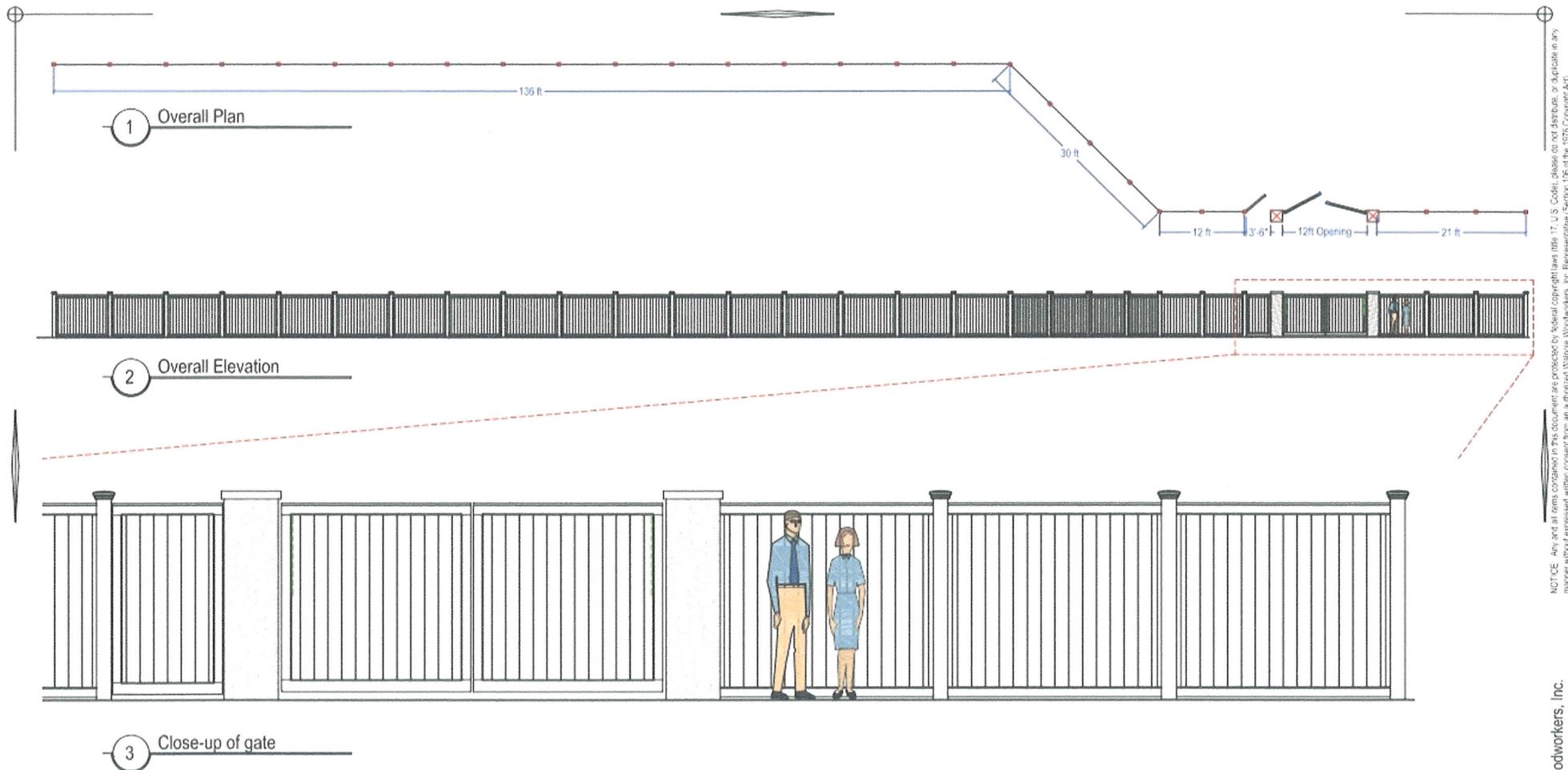
View from approximate middle of easement in driveway. Reference line approximates the location.



View from approximate western driveway easement boundary. Reference line approximates the location.



Figure 2.1



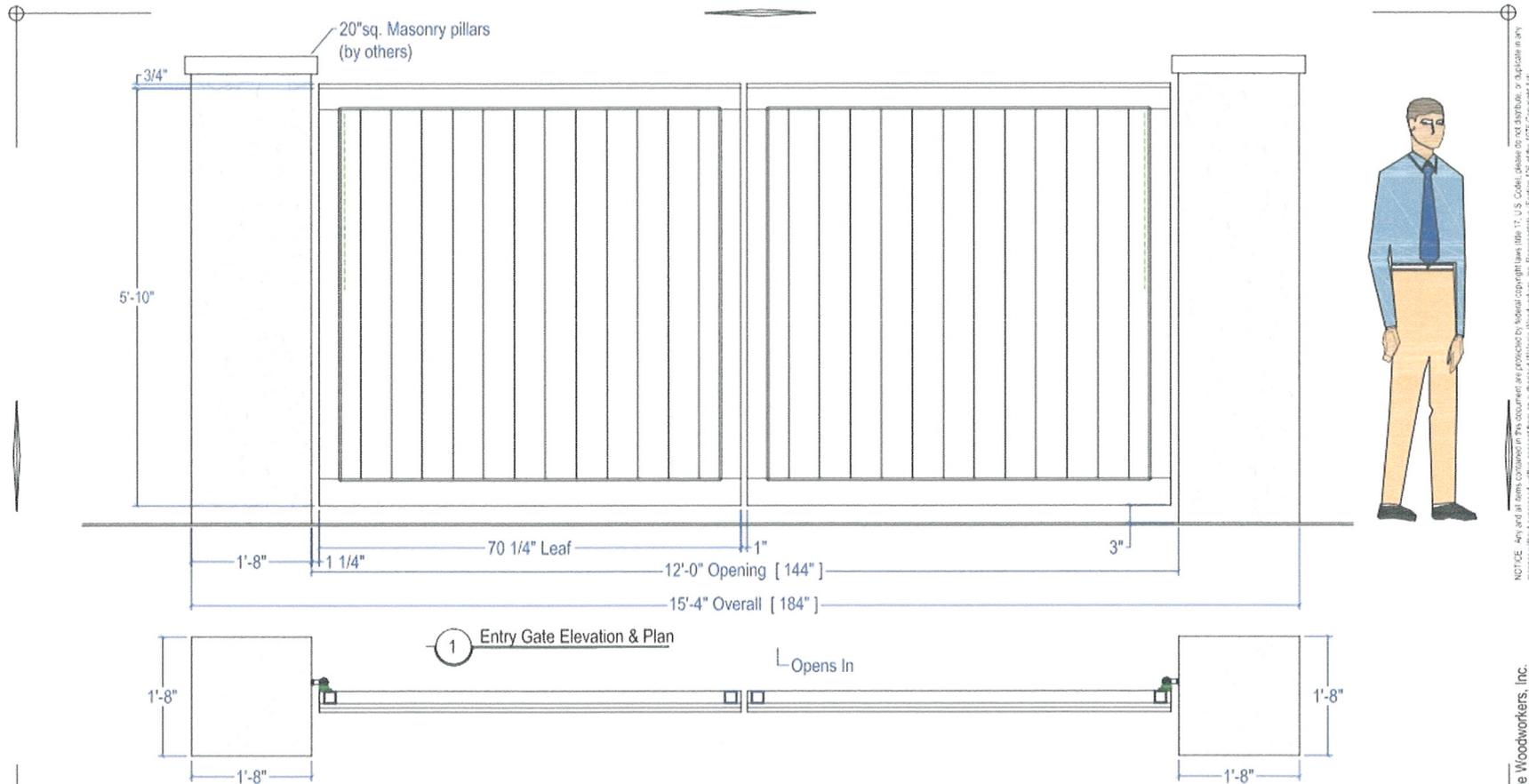
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Note: In order for Walpole Woodworkers, Inc. to begin construction on this job, all drawings must be approved and signed by the **CUSTOMER** and/or **ARCHITECT / CONTRACTOR**.

Customer Signature / Date : Walpole Woodworkers ®	Project: Wayne Residence - Alexandria, VA	Salesperson: S. Goggin	Date Drawn: 5/13/12	1.0
	Contractor: XXXX	Branch: Great Falls	Drawn By: SDD	
		Order #: 399597	Rev. Date: 5-14-12	
			Mgr. Approval:	

Figure 2.2



NOTICE: Any and all dimensions in this drawing are subject to field conditions. Refer to drawings 100a-11. U.S. Code states any and all drawings or specifications shall be read in conjunction with the contract for an attached Walpole Woodworkers, Inc. Representative Section 102 of the 1975 Copyright Act.

Note: In order for Walpole Woodworkers, Inc. to begin construction on this job, all drawings must be approved and signed by the **CUSTOMER** and/or **ARCHITECT / CONTRACTOR**.

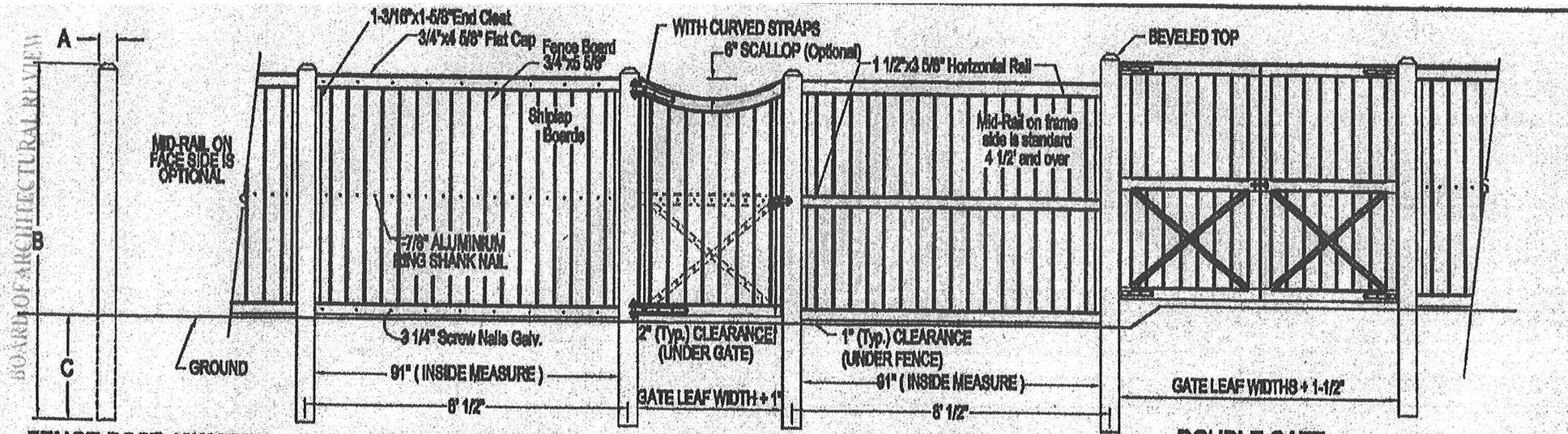
Customer Signature / Date :
Walpole Woodworkers®

Project: **Wayne Residence - Alexandria, VA**
 Contractor: **XXXX**

Salesperson: S. Goggin	Date Drawn: 5/13/12
Branch: Great Falls	Drawn By: SDD
Order #: 399597	Rev. Date: 5-14-12
	Mgr. Approval:

1.1

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FENCE POST (SMOOTH)

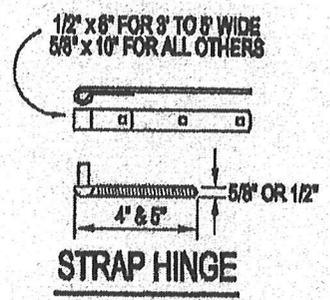
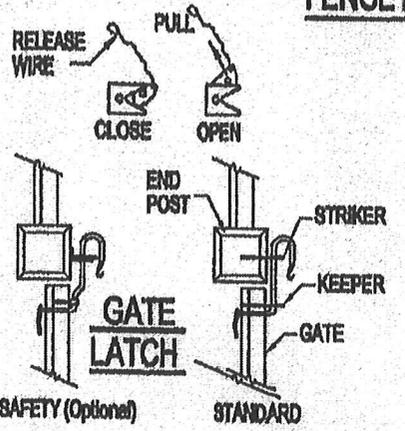
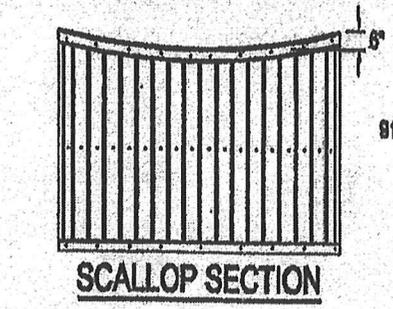
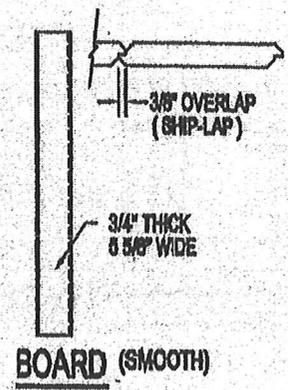
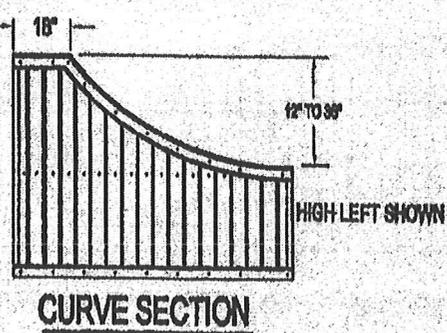
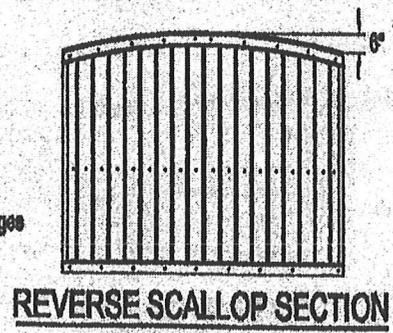
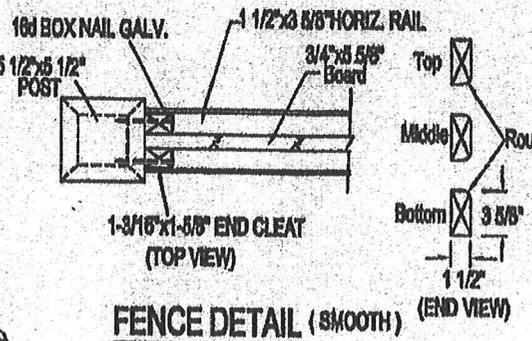
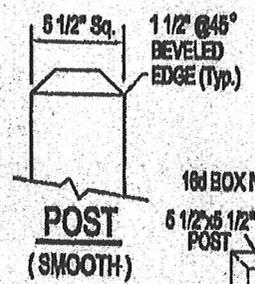
SECTION-FACE SIDE

SINGLE GATE FACE SIDE

SECTION-FRAME SIDE

DOUBLE GATE FRAME SIDE

STEP SECTION



91" SECTIONS TYP.

HEIGHT OF FENCE (FEET)

	3'	3 1/2'	4'	5'	6'	6 1/2'	8'	10'	(INCHES)
A	5 1/2	5 1/2	5 1/2	5 1/2	5 1/2	5 1/2	5 1/2	5 1/2	
B	66	72	84	96	108	114	132	180	
C	26	28	32	32	32	32	32	36	

* SECTIONS 8' HIGH & OVER ARE 8' LONG (Typ.)

"Universal"

01/17/06


Walpole Woodworkers®
 767 East Street, Walpole, MA 02081 (508)668-2

Figure 5

Section 15.3. Conveyance of Common Area Upon Dissolution. Upon the dissolution of the Association other than incident to a merger or consolidation, the assets of the Association shall be granted, conveyed and assigned to another nonprofit corporation, association, trust or other organization or governmental agency devoted to purposes similar to those for which the Association was created or offered for dedication to the City; provided, however, that if a site plan is approved for the Property, or any portion thereof containing Common Area, which changes the design, layout or use of the Property in such a manner that the Common Area is no longer necessary to the new design, layout or use, and the City refuses a dedication, then such Common Area and other associated assets of the Association may be distributed as agreed upon by the Owners in accordance with the requirements of Section 14.4.

ARTICLE 16

RESERVED LOTS

Trustee-Owner acknowledges that the Reserved Lots and any existing house thereon shall be required to be part of the Association, provided, however that (a) the owners of the Reserved Lots shall have no voting rights in the Association, (b) the Reserved Lots shall not be subject to any Assessments under the Association Documents, except that the owner of the Reserved Lots shall be responsible for payment of the Conservation Fee as described in Article 6, (c) the architectural review provisions of this Declaration shall not apply to the existing house, and (d) due to the fact that the Reserved Lots shall not be subject to Assessments, the owners thereof shall have no rights whatsoever to use the common areas of the Association. Notwithstanding the foregoing, the owner of a Reserved Lot shall have the option, in its sole discretion, to elect to waive the provisions set forth in clauses (a), (b) and (d) above in their entirety by delivering written notice thereof to the Association, in which event the applicable Reserved Lot shall be treated the same as all other Lots which are part of the Association for all purposes except with respect to architectural matters as provided in clause (c) above. If the owner of a Reserved Lot makes such election, such election shall be irrevocable and the owner of such Reserved Lot (or any future owner thereof) shall not have the option to thereafter revoke such election in whole or in part.

The Declarant hereby allocates to the Reserved Lots sufficient FAR to permit construction on the Reserved Lots up to an additional 4,500 square feet total. The owner of the Reserved Lots shall be entitled to allocate such reserved FAR of 4,500 square feet between Lots 1 and 8 in such owners sole discretion.

[THE REST OF THIS PAGE

INTENTIONALLY LEFT BLANK]

ADDRESS OF PROJECT: 510 N Quaker LaneTAX MAP AND PARCEL: 051.01-01-33ZONING: R20APPLICATION 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: Michael WayneAddress: 510 N Quaker LaneCity: AlexandriaState: VAZip: 22304Phone: 703-516-9296E-mail: mjwayne@gmail.comAuthorized Agent *(if applicable)*: Attorney Architect _____

Name: _____

Phone: 703-516-9296

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.

** Home is not subject to architectural review provisions.
 See attached Article 16 from HCA document for reference.
 (Figure 5)*

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

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
 - awning
 - doors
 - lighting
 - other Marble pillar
 - 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).*

See attached document.

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- Survey plat showing the extent of the proposed demolition/encapsulation.
- Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- Description of the reason for demolition/encapsulation.
- Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 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.*

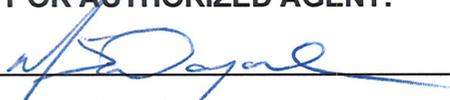
- N/A Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment 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: Michael Wayne

Date: 5/16/2012

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. Michael Wayne	510 N Quaker	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 510 N Quaker Lane _____ (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. Michael Wayne	510 N Quaker Lane	100
2. Karen Ongley	510 N Quaker Lane	100
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.		
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.

5/16/2012
Date

Michael Wayne
Printed Name

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Signature