

Docket Item # 3
BAR CASE # 2012-0187

BAR Meeting
June 20, 2012

ISSUE: Request for alterations (fence)
APPLICANT: City of Alexandria
LOCATION: 500A and 501 South Union Street
ZONE: WPR / Waterfront park and recreation zone

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 BAR2012-0187



I. ISSUE:

The applicant, the City of Alexandria, is requesting approval of a Certificate of Appropriateness to install a new safety fence along the bulkhead at Windmill Hill Park in the southeast quadrant of the City. The existing bulkhead is in disrepair and therefore hazardous to the public. The proposed safety fence is temporary (approximately five years) until the bulkhead can be adequately repaired in the future as part of waterfront park improvements. The four foot tall treated wood fence posts will be 6 or 8 inches in diameter and installed at 10' on center. Horizontal 12½ gage high tensile wire will be twisted on itself and crimped, attaching to the wood posts. The fence will be located approximately 1-3 feet behind the concrete bulkhead to accommodate existing trees and this area will be filled with mulch.



Figure 1: Mock-up of the proposed fence.

II. HISTORY:

Windmill Hill derives its name from a wind-powered mill constructed on the steep banks overlooking the Potomac River in this location in the 1840s. The area comprising Windmill Hill Park was an important Civil War logistics and railroad center, linking with the existing Wilkes Street Tunnel. The land where the dog park and Ford's Landing townhouse development now sit was used in the 19th century as a shipbuilding site known as Keith's Wharf and later as a Ford automobile dealer make-ready facility. Today, the park occupies land on both the east and west sides of South Union Street and features a basketball court, volleyball courts, a playground, a dog park and open lawn.

III. ANALYSIS:

The proposed alterations comply with Zoning Ordinance requirements.

At the request of the City, an engineering consultant (RK&K) inspected the bulkhead around the former Old Town Yacht Basin in February 2012 and provided an assessment report in March 2012. Findings indicated that the concrete bulkhead remains are in “critical” condition. Recommendations stated that the bulkhead should be removed and replaced in the near future. In the meantime, a fence should be placed around the perimeter of the structure for public safety.

The BAR’s *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.” As fences were not typically installed around bulkheads in the 18th and 19th centuries, Staff could find no historically appropriate design precedents. Staff, therefore, proposes a fence with heavy steel wire which is visually unobtrusive and will not obscure views of the water for residents or users of the park. The wire is supported by treated wood posts which reference the pilings used at marinas, and which existed in this Yacht Basin until recently.

The City is proposing a fence option that is minimally visible and will ensure safety along the bulkhead. The temporary safety fence will remain in place until FY 2016/2017 when funding is available through the CIP for bulkhead improvements. In the interim, Staff has presented project options to the community from the approved 2003 Windmill Hill Park master plan that can be implemented immediately with existing funding. Park projects implemented will be located in areas of the park not affected by future bulkhead construction activities.

STAFF:

Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Code Administration

C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

C-2 Fences less than 6’ in height do not require a building permit.

Transportation & Environmental Services

RECOMMENDATIONS

R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

FINDINGS

F1. These parcels are located in both a Resource Protection Area and the Flood Plain 2011. However, the proposed work will not cause any ground disturbance or obstruction to water flow. It is understood that this is for temporary protection, prior to installation of any permanent fencing or protection methods, T&ES shall be included in the review for the effect of the final design. (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)

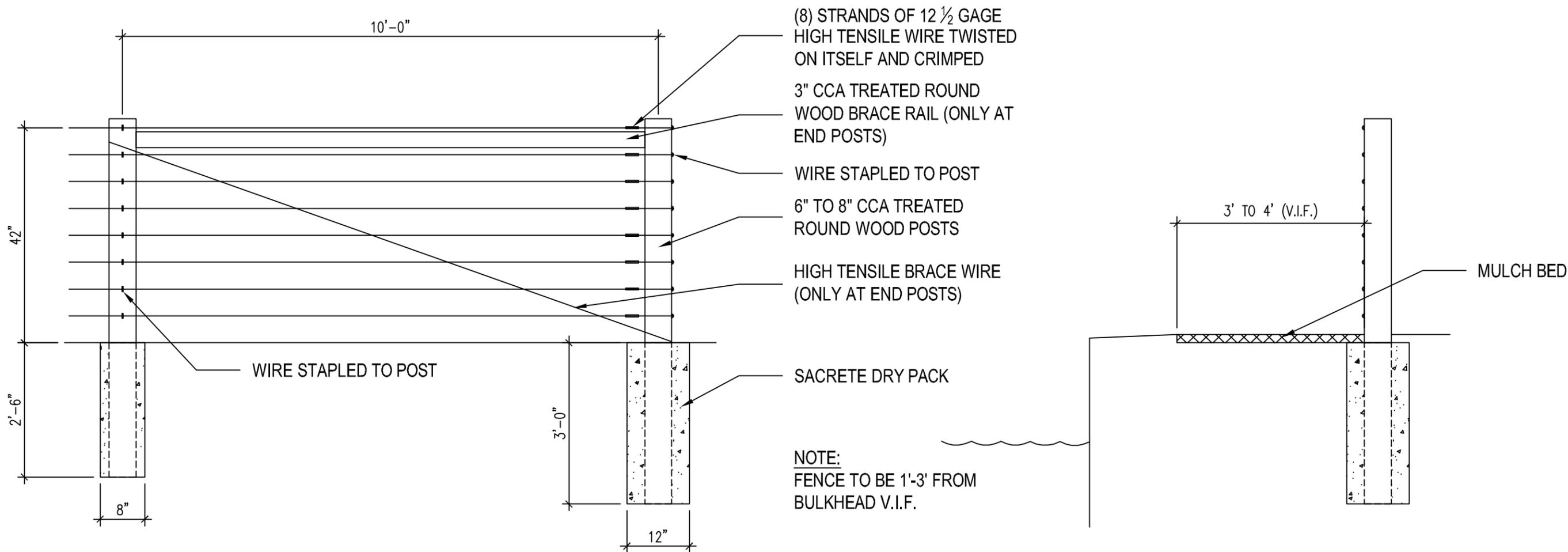
- C-2 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

- 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 BAR2012-00187 at 500A and 501 South Union Street



A

BULKHEAD FENCE DETAIL

SCALE: NONE

WINDMILL HILL
BULKHEAD
FENCING

LONG FENCE CO. INC.

42521 JOHN MOSBY HIGHWAY
CHANTILLY, VA 20152 (703) 471-0960
<http://www.docdesk.com>

DETAIL

1



Windmill Hill
June 2012

— — Location of Proposed Safety Fence

 1 inch = 75 feet

BAR Case # _____

ADDRESS OF PROJECT: _____

TAX MAP AND PARCEL: _____ ZONING: _____

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: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail : _____

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

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: _____

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.

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: _____

Date: _____