

Docket Item # 12 & 13
BAR CASE # 2012-0275 & 0267

BAR Meeting
September 5, 2012

ISSUE: Permit to Demolish, Certificate of Appropriateness for alterations, Waiver of Vision Clearance Requirement per Section 7-802 & Waiver of Fence Height in Required Yards per Section 7-202(C)

APPLICANT: Justin Pattberg & Candace Boissy

LOCATION: 701 Bashford Lane

ZONE: RB / Residential Zone

STAFF RECOMMENDATION: Staff recommends that the Board approve the Permit to Demolish, Certificate of Appropriateness and the Waivers of Vision Clearance and Fence Height in Required Yards with the condition that the wood fence will be painted or stained.

*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 BAR2012-0275 &
CASE BAR2012-0267**



I. ISSUE

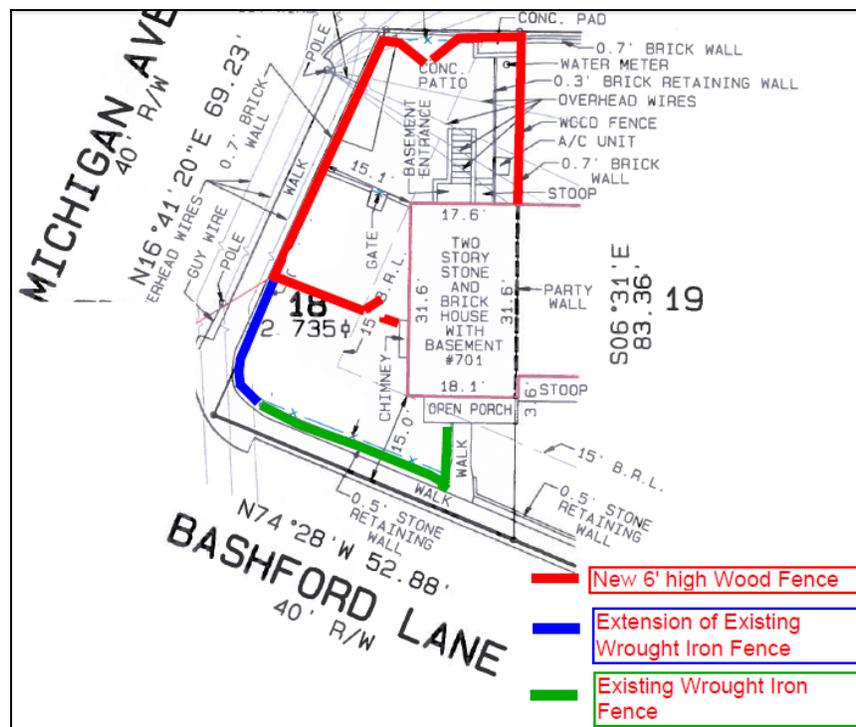
The applicant is requesting approval of a Permit to Demolish, Certificate of Appropriateness, Waiver of Vision Clearance Requirement per Section 7-802 and a Waiver of the Fence Height Requirement per Section 7-202(C) in order to remove an existing non-historic brick wall and chain link fence, install a new 6' high wood board fence and extend an existing wrought iron fence on their property located at 701 Bashford Lane (the applicant may elect not to extend the wrought iron fence and utilize plantings instead in this location.)

II. HISTORY

701 Bashford Lane is a stone and brick Tudor Revival style residential rowhouse dating from circa 1939, constructed as part of a development known as Fagelson's Addition. Portions of the development, including Avon Place, Chetworth Place, Devon Place and Michigan Avenue, were included within the original boundaries of the 1946 historic district in order to protect the viewshed from, and memorial character of, the George Washington Memorial Parkway. The proposed alterations will not be visible from the Parkway.

There is no record of prior BAR reviews for other improvements to this property.

III. ANALYSIS



Proposed Fence Installation Diagram

A deteriorated, 4 ½ foot tall red brick wall encloses the rear yard. This non-historic wall does not contribute to the historic integrity of the building, as the color of the brick and the design of the wall are not compatible with the Tudor Revival architecture of the row homes. The proposed simple new six foot (6') high wood fence, which will enclose the rear and a portion of the side yard, is generally compatible with the existing building and other fences within the neighborhood and screens an automobile parking space and storage area. Additionally, a portion of the wood fence will be replacing an existing deteriorated brick wall which is not historic or contemporaneous with the original construction of the rowhouse. Finally, the applicant has

already removed a portion of the previous chain link fence which enclosed a portion of the front yard. They now propose to either extend the existing 3-1/2' high wrought iron fence around to the proposed six foot (6') high wood fence, or plant shrubs in this location to visually enclose the entire yard.

The design of proposed fences is compatible with the historic house and has been modeled after similar fence designs within this portion of the historic district, and conforms to the *Design Guidelines* for fences. In keeping with the recommendations contained in the *Guidelines*, the fence serves as a distinctive feature of the streetscape "which should be appropriate in materials, design and scale to the period and character of the structure they surround." Staff supports its installation.

Waiver of Fence Height in Required Yards Section 7-202(C)

Per Section 7-202(C): In the Old and Historic Alexandria and the Parker-Gray Districts, the requirement of sections 7-202(A)(1) and 7-202(B)(3) may be waived or modified by the Board of architectural review where the board finds that a proposed fence would be architecturally appropriate and consistent with the character of the district.

According to the zoning ordinance, a corner lot anywhere in the City has two front yards. Fences in the front yard are limited to 3' - 6" in height and must be 50% open. In this instance the yard fronting Michigan Avenue has been treated as a side or rear yard for many years, with construction of a brick privacy wall and parking space. While a 6' tall solid fence is an unfortunate intrusion into the front yard open space generally provided on this street, Staff supports the continued screening of service uses in the side and rear of this dwelling and recommends that the Board grant the fence height waiver in this instance.

Waiver of Vision Clearance Requirement Section 7-802

Per Section 7-802: In the Old and Historic Alexandria and the Parker-Gray Districts, the requirement of Section 7-801, the vision clearance requirement, may be waived or modified by the Board of Architectural Review where the Board finds that the proposed structures within the vision clearance would be consistent with the architectural character of the district.

Staff recommends that the Board finds the six foot (6') high wood board fence to be architecturally appropriate and consistent with the character of the district and consistent with other properties in the historic district. Staff recommends that the Board approve the waiver of Sections 7-202(C) and 7-802.

STAFF

Michele Oaks, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

V. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 The proposed 6' fence is located in the required front yard, is forward of the rear building wall facing Michigan Avenue and is located in the vision clearance triangle. The applicant must request waivers to locate the fence in the vision clearance area and the required front yard.

Transportation and Environmental Services (T&ES)

RECOMMENDATIONS

- R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R2. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R3. 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)
- R4. New fence shall be installed so that it does not encroach in the right of way. (T&ES)

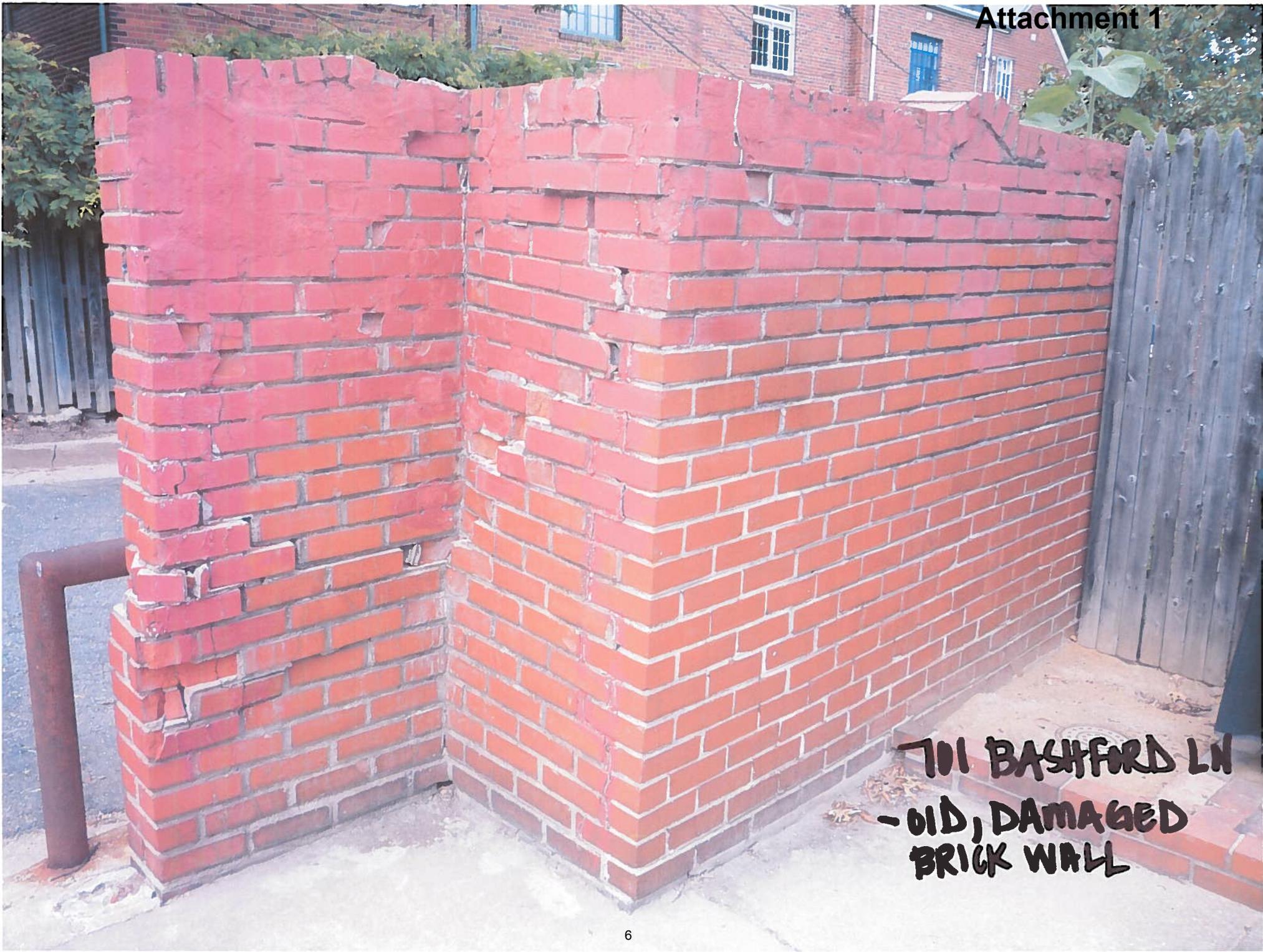
CITY CODE REQUIREMENTS

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

VI. ATTACHMENTS

1 – Supporting Materials

2 – Application for BAR2012-0275 & 0267 at 701 Bashford Lane



701 BASHFORD LN
- OLD, DAMAGED
BRICK WALL



**701 BASHFORD LN
- VIEW FROM MICHIGAN
AVE. OF BACK OF HOUSE**



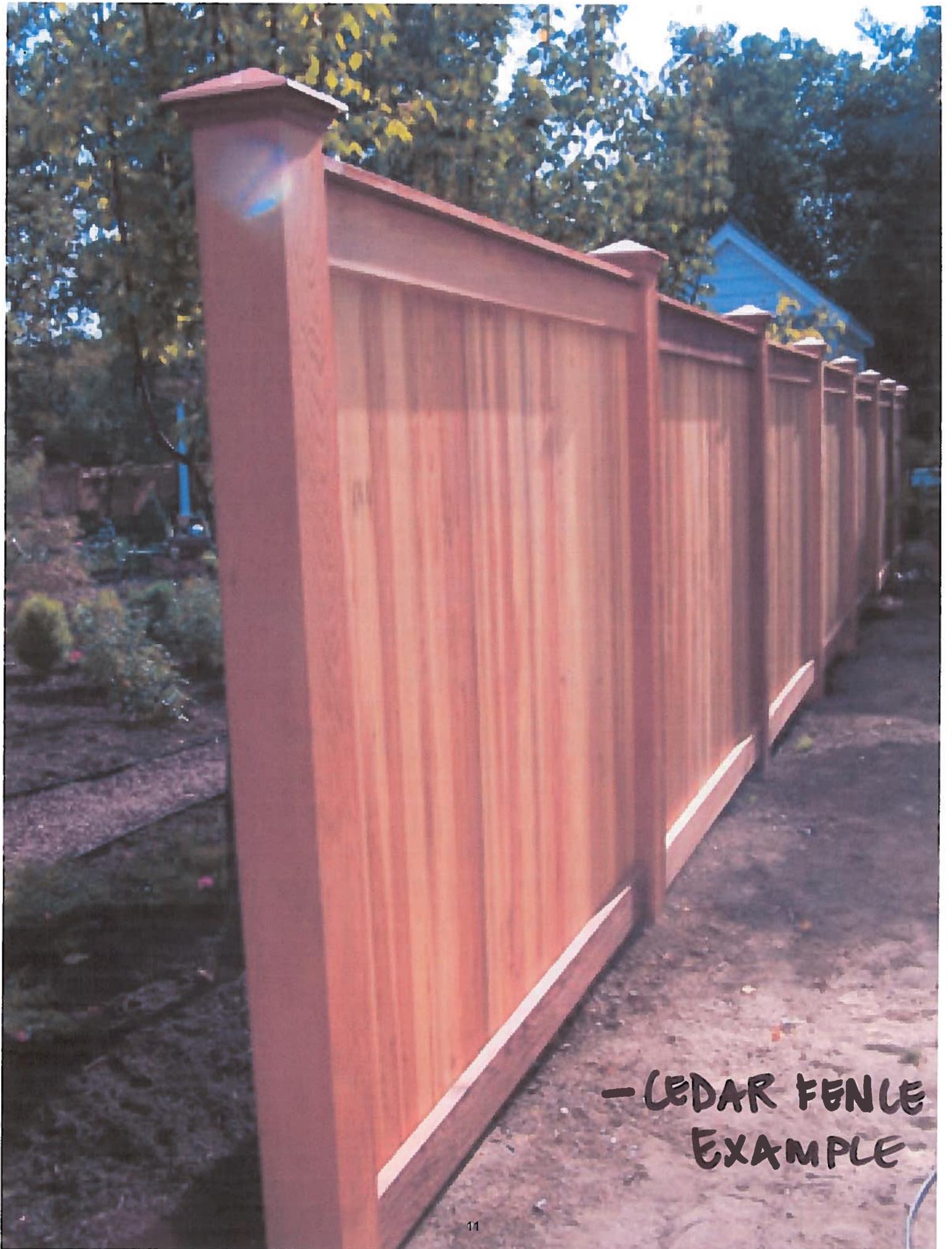
701 BACHFORD LN
- VIEW FROM SIDE
YARD LOOKING DOWN
MICHIGAN AVE.



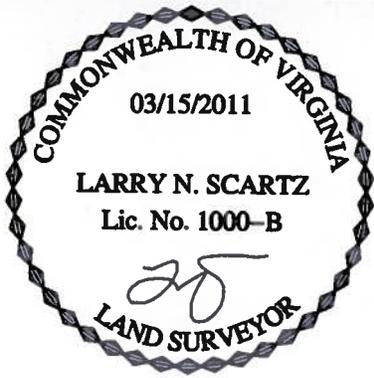
701 BASHFORD LN
- VIEW FROM FRONT OF
HOUSE - PHOTO TAKEN
FROM BASHFORD LN



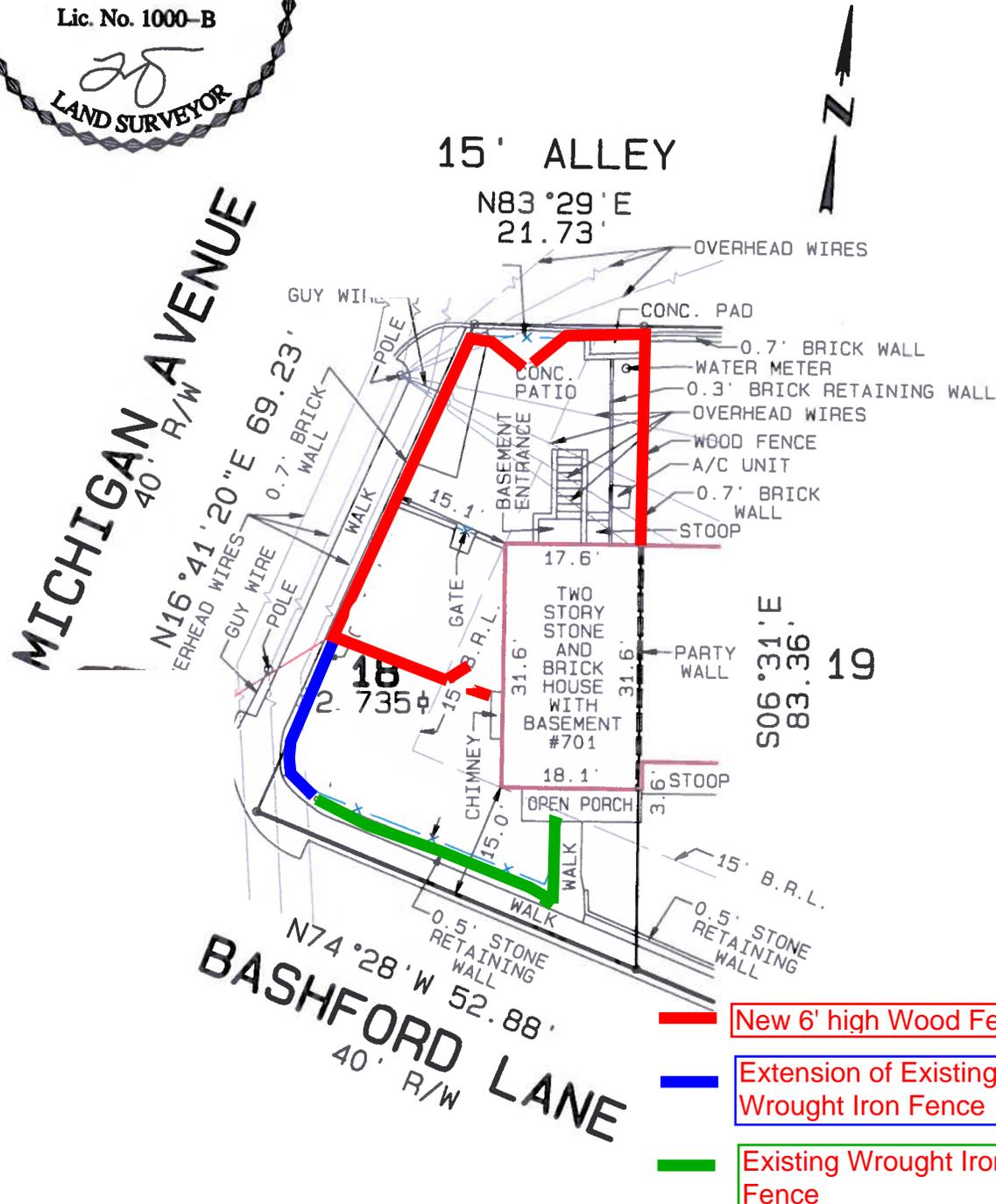
**-CEDAR FENCE
EXAMPLE**



- CEDAR FENCE
EXAMPLE



PROPOSED



PHYSICAL IMPROVEMENTS SURVEY
LOT 18

MT. VERNON CONSTRUCTION CO., INC.

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20' DATE: MARCH 15, 2011

CASE NAME: ESTATE OF JEWEL HORN
TO BOISSY/PATTBERG (OTAWG1103009)

NO TITLE REPORT FURNISHED.
PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE.
FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY
AND DO NOT CERTIFY AS TO OWNERSHIP.



12
SCARTZ SURVEYS





Existing



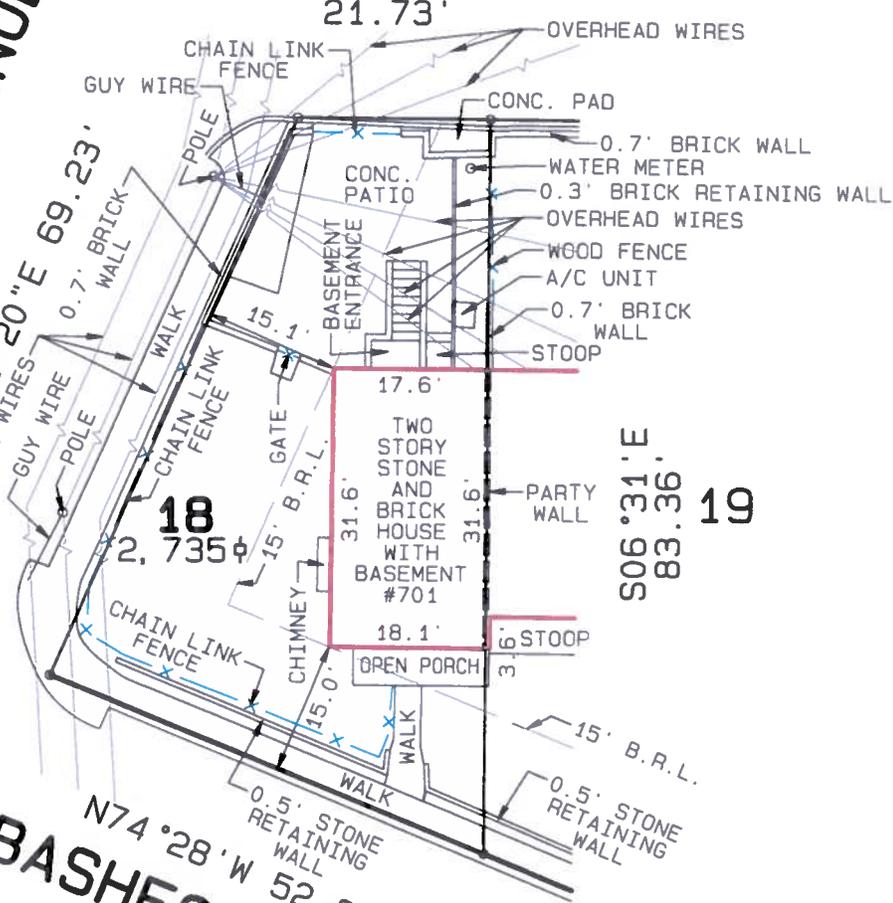
MICHIGAN AVENUE
40' R/W

15' ALLEY

N83°29'E
21.73'

N16°41'20"E 69.23'
OVERHEAD WIRES
GUY WIRE
POLE

N74°28'W 52.88'
BASHFORD LANE
40' R/W



18

19

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13 SCARTZ SURVEYS



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.

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).*

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: _____

Date: _____

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.		
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 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.		
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.		
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.