

Docket Item # 2  
BAR CASE # 2011-0279

BAR Meeting  
October 26, 2011

**ISSUE:** Fencing and Waiver of Height Requirement

**APPLICANT:** Jaki and Donald McCarthy

**LOCATION:** 1119 and 1119 ½ Queen Street

**ZONE:** CL/Commercial

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**STAFF RECOMMENDATION:** Staff recommends approval of the Certificate of Appropriateness with the following conditions:

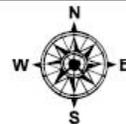
1. That the 6 foot tall wood fence be located at or behind the front building wall; and,
2. That the decorative iron fence be extended to incorporate the front of the vacant lot.

**\*\*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 the Code Enforcement Bureau (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Enforcement, Room 4200, City Hall, 703-746-4200 for further information.



**BAR CASE #2011-0279**



## **I. ISSUE**

The applicant is requesting approval of a Certificate of Appropriateness for new fencing at 1119 and 1119 ½ Queen Street. The applicant owns both parcels; the house is located at 1119 ½ and 1119 is a vacant parcel. The adjacent lot, 1117 Queen Street, is also a vacant lot owned by a different property owner. The applicant proposes a combination of fence types to enclose both properties. In front of the house there will be a 3 ½ foot, decorative black iron fence with a gate. On the vacant lot to the east, set back 5 feet from the property line, there will be a 6 foot flush wood fence with a light wood stain. The wood fence will enclose the majority of the vacant lot, but the rear will be inset approximately 28 feet from the alley property line. A wood gate in the fence, as well as a 6 foot high by approximately 10 foot wide, chain link gate will provide access into the vacant lot.

## **II. HISTORY**

The freestanding, frame vernacular Italianate dwelling at 1119 ½ Queen Street is an excellent example of its type and maintains a high level of integrity. Map research suggests that the house was constructed **prior to 1877** and between 1896 and 1902 acquired a large, two-story and smaller, one story addition extending out from the main block toward the rear of the lot. By 1931, a small porch off the west side of the one story kitchen addition had been partially enclosed to create a mud room.

On June 26, 2002, the Board of Architectural Review approved a Permit to Demolish/Capsulate and a Certificate of Appropriateness for a new two story rear addition and alterations (BAR Case #s 2002-144 & 145). The Board re-approved the addition and alterations on December 17, 2003 (BAR Case #2003-302 & 301). The applicant also obtained a variance to construct the addition, which was approved by BZA on June 13, 2002 (BZA Case #2003-00063).

## **III. ANALYSIS**

The applicant has been renovating the property for some time and the installation of the proposed fencing represents the final site improvements for the project. In general, Staff is supportive of the applicant's proposal to add permanent and appropriate fencing. Because the property is located in the CL commercial zone, a 20 foot front yard setback is required. As the Board is aware, only an open 3.5 foot tall fence is permitted in required front yards. However, section 7-202(C) of the zoning ordinance allows the BAR to waive or modify the requirement for an open fence no taller than 3.5 feet in the front yard, if the Board finds the proposed fence would be architecturally appropriate and consistent with the character of the district.

Both of the fence types proposed by the applicant along Queen Street – decorative iron or stained wood – are appropriate in the historic district and recommended in the *Design Guidelines*. However, Staff supports the increased height for the solid wood fence *only* if it does not project beyond front plane of the house. The fence should either be located in line with the proposed wood gate adjacent to the house (11 feet from the property line), or the front of the house (8 feet from the property line), as it was previously located (see photo in Figure #1 provided by the applicant).

In addition, Staff also recommends that the decorative iron fence incorporate the front of both of the applicant's lots, allowing the front garden to grow beyond the front of the house (see Figure 6 for an example nearby of a front garden enclosed by a decorative iron fence). This will allow the

two lots to read and function as one property, further highlighting this property as the most prominent and architecturally interesting on the block.

Although the *Design Guidelines* do not recommend the installation of chain link fencing, Staff does not object to the installation of a chain link gate in the rear of the property because the chain link portion will be visible only from the alley and not from any of the surrounding public streets.

Staff recommends approval of the application with the conditions discussed above.

**STAFF:**

Stephanie Sample, 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

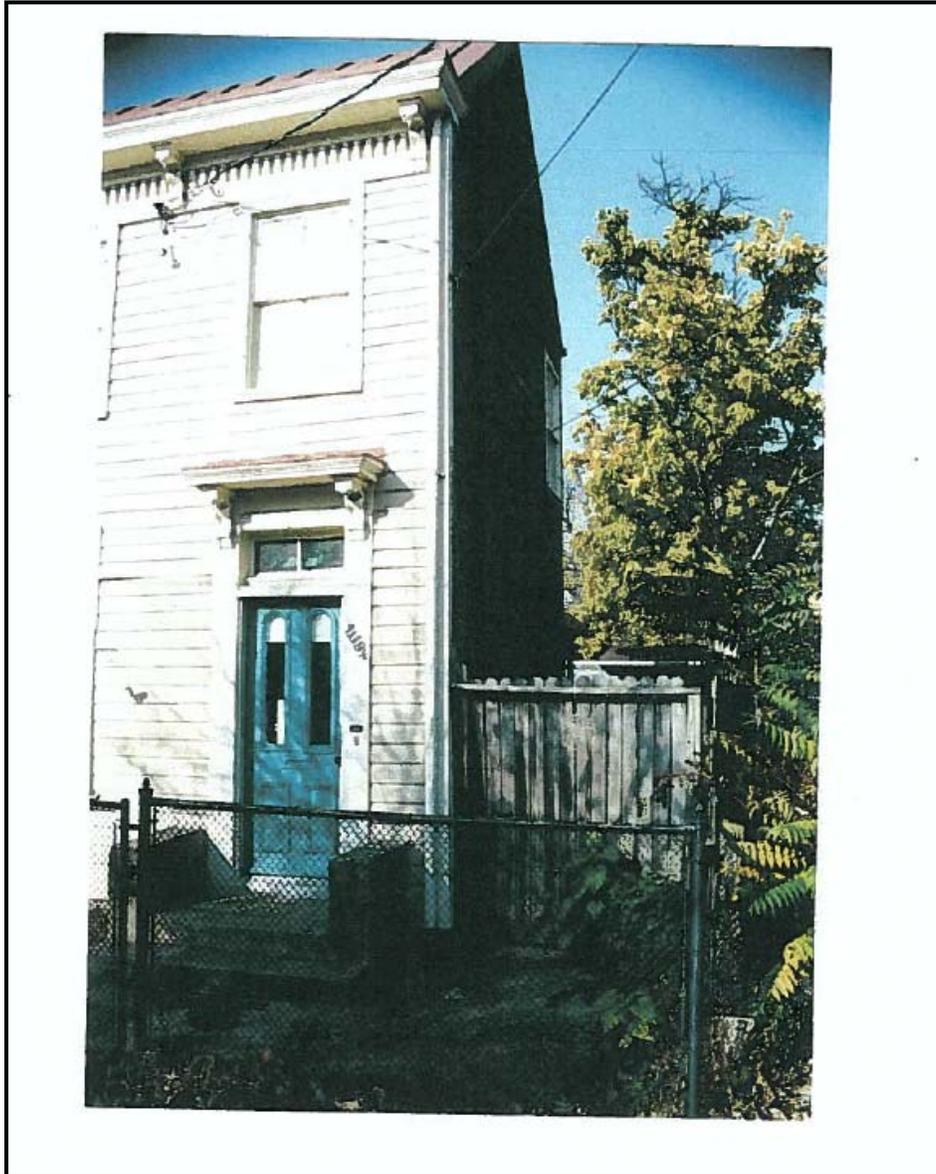
**CODE ADMINISTRATION:**

C-1 A building permit is required to be issued prior to the erection of this fence.

**TRANSPORTATION AND ENVIRONMENTAL SERVICES:**

- 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 and must be included on the required Grading Plan. (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 all plans submitted for approvals. (T&ES)
- F1. An approved grading plan is not required for the proposed improvement at this time.
- C1. An Encroachment will be required if the front fence installation is placed within the public right-of- way. (Sec. 5-2-29) (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)
- C-3 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-4 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

V. IMAGES



**Figure 1. Photo showing fencing prior to renovation.**



Figure 2. Existing construction fencing.

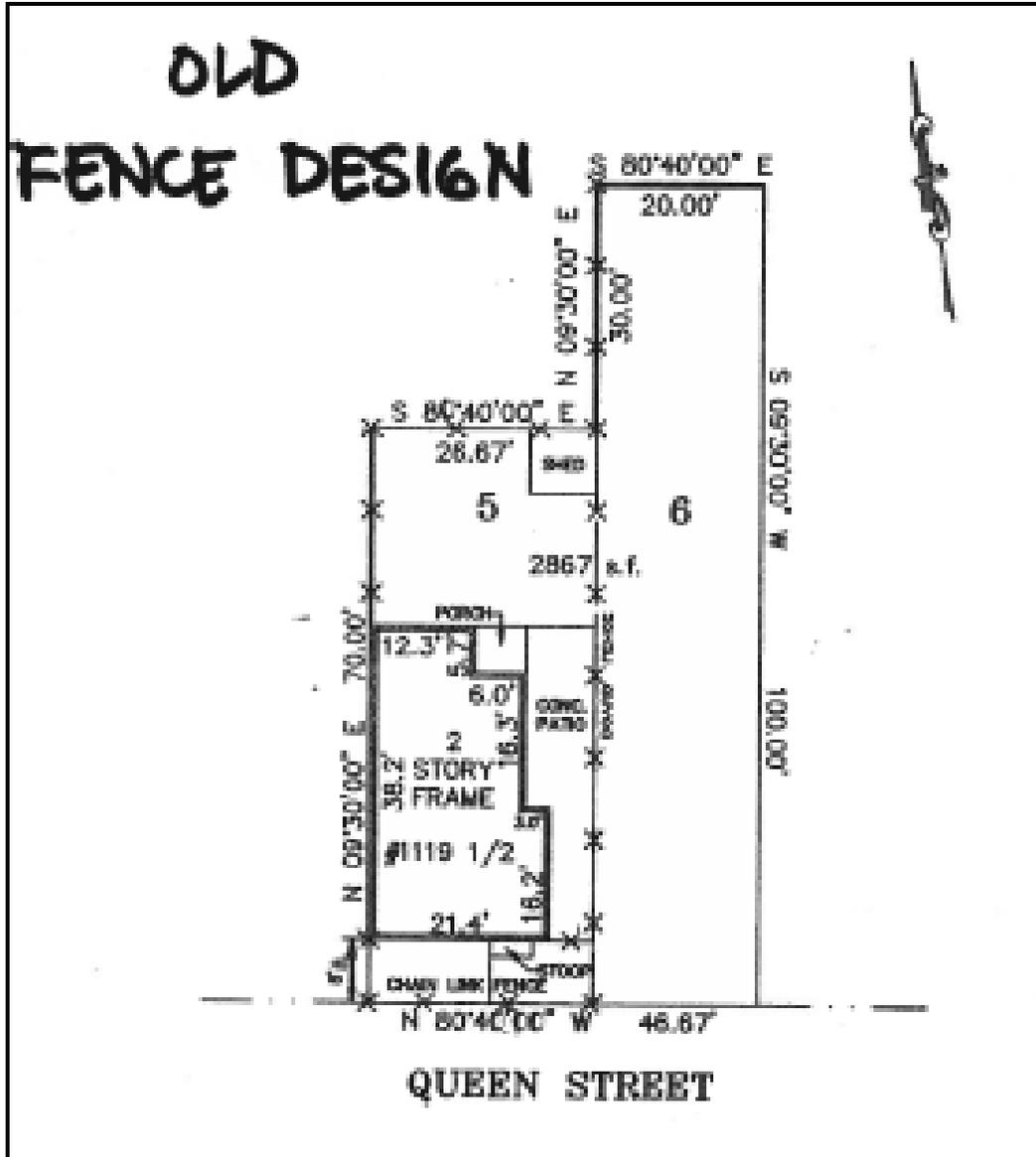


Figure 3. Plat showing previous fence materials.

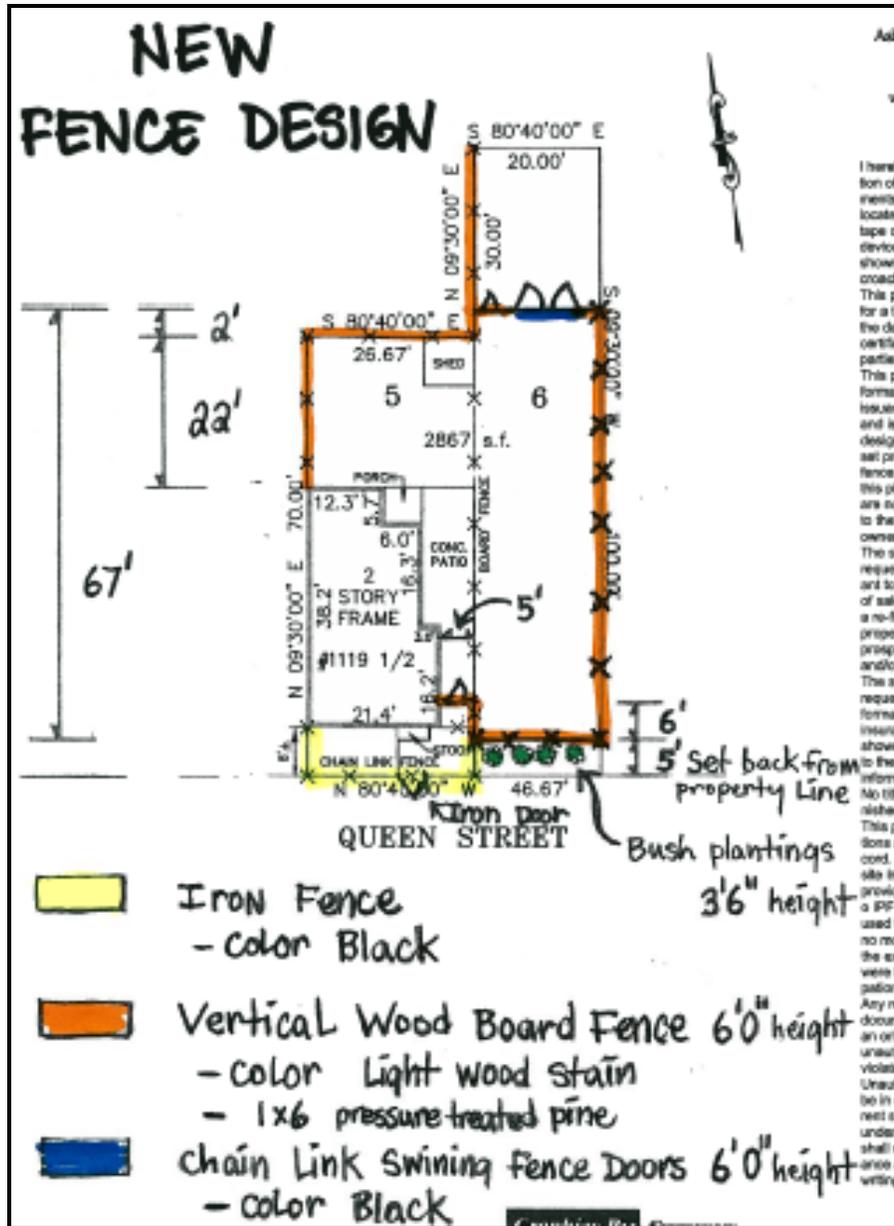


Figure 4. Proposed fence layout and materials.

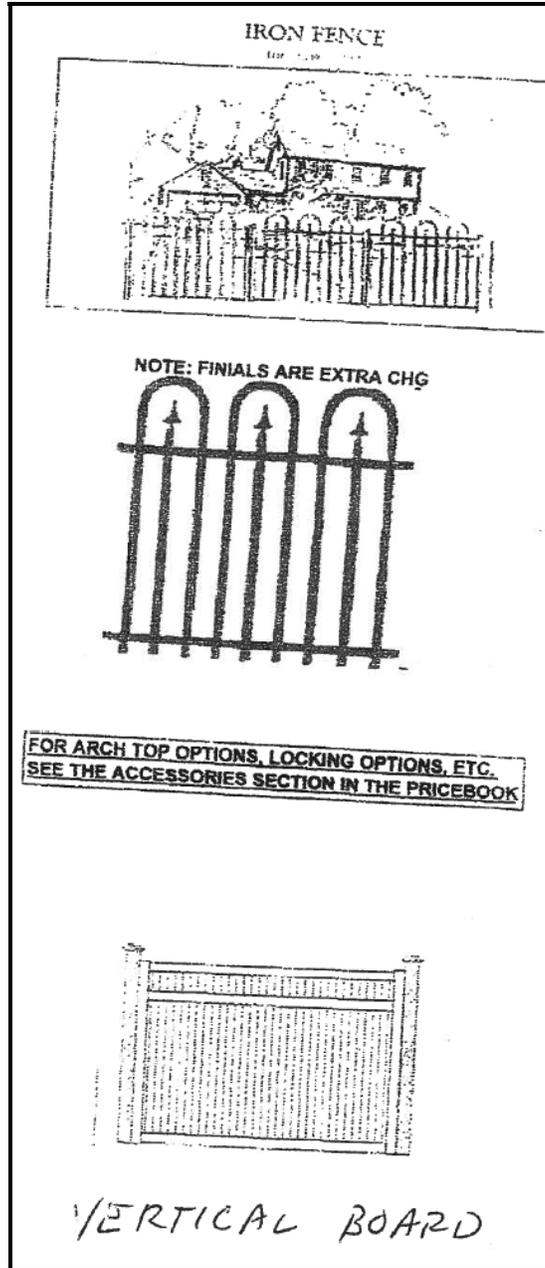


Figure 5. Proposed fence details.



Figure 6. Example of decorative iron fence enclosing full width of lot and recommended by Staff.