

Docket Item # 16
BAR CASE # 2008-0104

BAR Meeting
July 9, 2008

ISSUE: Alterations
APPLICANT: Maureen Dugan
LOCATION: 819 Green Street
ZONE: RM/Townhouse Zone

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

1. That the proposed fence be 7' in height (6' of solid board fencing with 1' of lattice on the top);
2. That the lattice be rectangular instead of diagonal in form;
3. That the wood be either painted or stained; and
4. That the rear gate have a flat top.



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness to construct a new rear yard fence and a new front yard fence at 819 Green Street. According to the applicant, the rear yard previously had a deteriorating 8' lattice fence on one of the side property lines. The applicant is requesting that the proposed rear yard fence be an 8' wood board and lattice fence. The fence will have a gate on the north (alley) elevation. The applicant proposes that the gate have a Monticello Arched top. The proposed front yard fence will be a 42" wood picket fence with a gate with a Monticello Arched top, according to the submitted specifications.

II. HISTORY:

819 Green Street is an interior two-story brick rowhouse. The buildings of this row were originally constructed as apartments in 1940-1941 as part of the Hunting Creek Homes subdivision. They were converted to individual rowhouses in 1978 and were approved by the Board on May 3, 1978.

No previous BAR approvals were located for this property.

III. ANALYSIS:

The proposed fencing complies 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." For lattice fences, the Guidelines state that "modern, mass-produced wood diagonal lattice is also not appropriate in the historic districts" and that "wood lattice should have a rectangular pattern." The proposed fences will both be wood and are materially compatible to the existing townhouse. The applicant is proposing lattice work with a diagonal pattern, which conflicts with the *Design Guidelines*. Staff recommends that the applicant revise the design to be rectangular lattice.

The Zoning Ordinance does not permit fences to be more than 6' in height. However, the height requirement may be waived or modified by the Board where the Board finds a proposed fence to be architecturally appropriate and consistent with the character of the district. The fences on the alley elevation range from 5' to more than 8'. An apartment building is located on the opposite side of the alley and has no fence. While the Board may waive the height requirement if it is architecturally appropriate and consistent with the character of the district, Staff finds that 8' is not compatible. However, Staff finds acceptable a 7' fence that is 6' of solid board with an additional 1' permitted for the lattice. This type of configuration is compatible with the range of fence heights and permits a sense of transparency for the portion of the fence above 6'.

The *Guidelines* require that fences be either painted or stained. Staff recommends that the fence be painted or stained.

Regarding the gates, Staff finds a modest arch to be compatible for the front picket fence but recommends a flat-top gate for the rear yard fence.

Upon the request of a neighbor, Staff investigated the location and preservation of existing trees in the front yard. The applicant confirmed that the fence in the front will be trimmed on the

bottom to go over and protect the existing tree root while maintaining a level line at the top of the fence.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the Certificate of Appropriateness with the following conditions:

1. That the proposed fence be 7' in height (6' of solid board fencing with 1' of lattice on the top);
2. That the lattice be horizontal instead of diagonal in form;
3. That the wood be either painted or stained; and
4. That the rear gate have a flat top.

V. CITY DEPARTMENT COMMENTS

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

Planning and Zoning:

C-1 The proposed front fence must be constructed on the subject lot and not encroach upon the public right-of-way. The submitted fence proposal and survey plat show the proposed fence to be encroaching 7 feet into the Green Street public right-of-way.

Code Enforcement:

C-1 A building permit is required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

C-2 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.

Historic Alexandria:

No comment.

VI. IMAGES



Figure 1. Front yard of 819 Green Street showing neighbor's fence, similar to proposed.

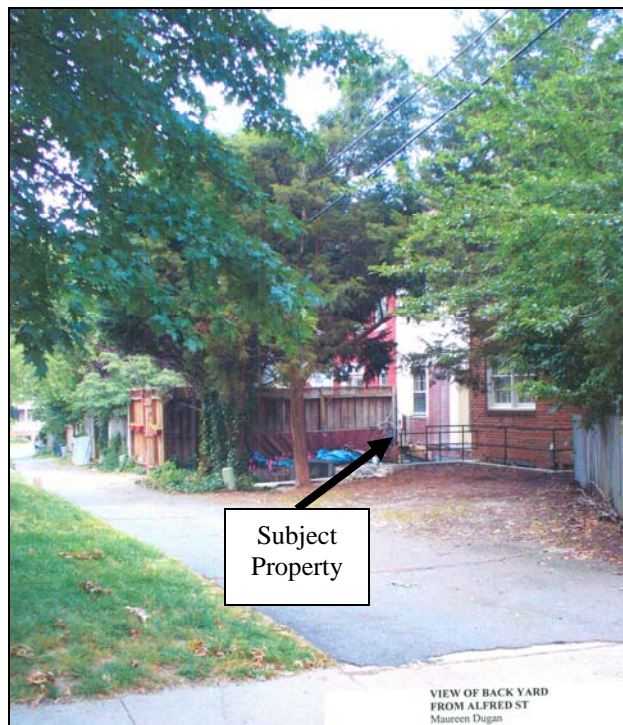


Figure 2. Alley view.

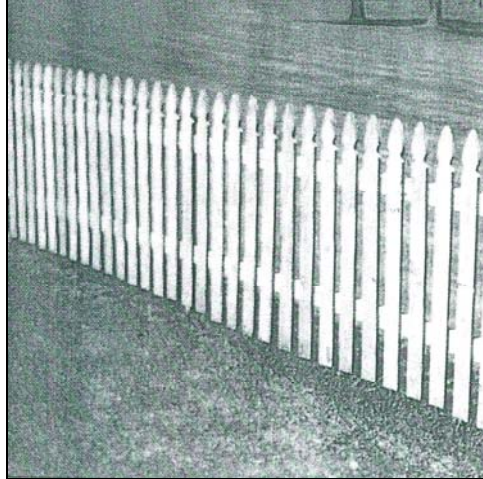


Figure 3. Proposed picket fence for front yard.

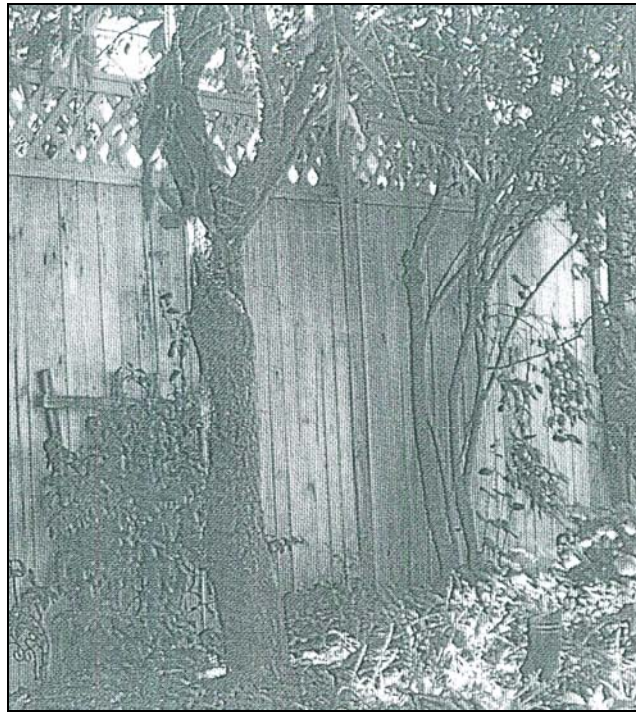
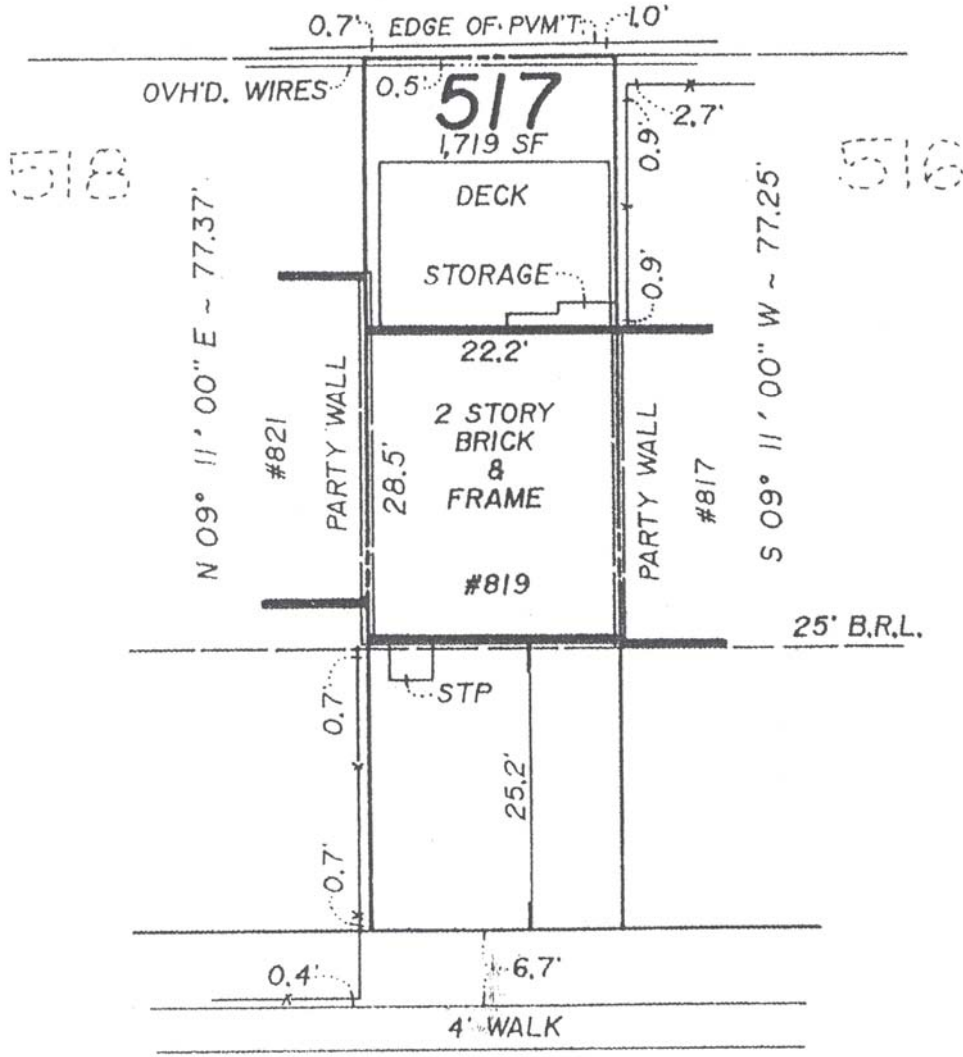


Figure 4. Proposed board and lattice fence for rear yard.

PUBLIC ALLEY

S 80° 30' 00" E ~ 22.23'



N 80° 49' 00" W ~ 22.23'

GREEN STREET
66' R/W

MAURE
819 E
ALEXAN

<p>(703) 471-0960 Class A Virginia Contractor's License CIC HIC#2701-013490A expires 2/28/08</p>		<p>LONG FENCE</p>		<p>Job No. _____ Order No. _____ Customer No. _____ Date <u>5/28/08</u></p>
<p>Long Fence Company, Inc. P.O. Box 220429 • Chantilly, Virginia 20153-0429 (703) 494-1000 (Prince William Co.) • (703) 327-6557 (Loudoun Co.) • Fax (703) 478-3545 www.longfence.com</p>		<p>MasterCard VISA</p>		
<p>BUYER'S NAME: <u>MAUREEN DUGAN</u></p>				
<p>STREET: <u>819 GREEN ST</u></p>				
<p>CITY: <u>Alexandria</u> ST: <u>VA</u> ZIP: <u>22314</u></p>				
<p>COUNTY: <u>City Alex</u> MAP Page/Grid</p>				
<p>HM PH: <u>703 684 8198</u> WK PH. MR.</p>				
<p>CELL: <u>703 609 6830</u> MS.</p>				
<p>E-MAIL: _____ LEAD # _____</p>				
<p>Long Fence Company, Inc. (herein called Seller) proposes to furnish materials, labor and equipment to install:</p>				
<p>Approximately <u>136</u> of <u>6</u> high <u>Board & Batten</u> Flat Top <input type="checkbox"/> Monticello Arched Top <input type="checkbox"/> Mt. Vernon Dip Top <input type="checkbox"/> Lattice Top <input type="checkbox"/> other _____, style fencing. <input checked="" type="checkbox"/> toe nail <input type="checkbox"/> face nail The <input checked="" type="checkbox"/> vertical boards <input type="checkbox"/> pickets of the fence sections are to be: <input checked="" type="checkbox"/> flat, <input type="checkbox"/> dog eared <input type="checkbox"/> colonial gothic <input type="checkbox"/> gothic <input checked="" type="checkbox"/> other <u>1x4 & 1x6s</u>. Framing to Face <input checked="" type="checkbox"/> in <input type="checkbox"/> out. Fence to be stepped <input type="checkbox"/> yes <input checked="" type="checkbox"/> no Posts are 4 x 4 <u>4 1/2</u>". The posts are to be capped with <u>black</u> caps. There are <u>3</u> 2 x 4 horizontal runners. The gate posts are <u>6</u> x <u>6</u> x <u>10</u>". The gate posts are capped with <u>black</u> caps. All wood to be ACQ pressure treated Pine, unless otherwise specified. There is/are to be <u>ONE</u> single gate(s) <u>3 1/2</u> wide x <u>6</u> high. The gate is to have a: <input type="checkbox"/> Flat Top <input checked="" type="checkbox"/> Monticello Arched Top <input type="checkbox"/> Mt. Vernon There is/are to be <u>NONE</u> double drive gate(s) _____ wide x _____ high. The gate is to have a: <input type="checkbox"/> Flat Top <input type="checkbox"/> Monticello Arched Top <input type="checkbox"/> Mt. Vernon. All gates are to include hardware. Gates to be constructed with 2 x 4 cedar horizontal supports. All posts are to be set 30" in the ground and _____. Seller <input type="checkbox"/> will / <input checked="" type="checkbox"/> will not obtain <input type="checkbox"/> County <input type="checkbox"/> City Permits Seller <input type="checkbox"/> will / <input checked="" type="checkbox"/> will not take down and haul old fence of approximately _____ feet. Buyer to supply Seller with copy of house plat. (For permit use only) Property pins exposed? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no Buyer to stake? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no Order Survey? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no. Buyer responsible for property lines if no survey pins are in place. Additional options: <u>8'H Board & Batten \$2739. * (Remit Required)</u> <u>6'H Board & Batten w/ Lattice \$2140.</u> <u>6'H Vertical Board (1x4s) \$1813 w/ Lattice \$2072.02</u> <u>FRONT: 4 1/2"H Spaced Picket (Gothic Pickets) plus one single gate \$1687.00</u></p>				
<p>Estimated Monthly Investment* _____ Per Month _____ Months Program: _____ *With Approved Credit</p>				
<p>Additional Information or Remarks: <u>* Prices include all discounts / rebate</u></p>		<p>Total Contract Price <u>1894.00</u></p>		
		<p>Deposit With Order</p>		
		<p>Due on Day Materials are Delivered</p>		
		<p>Due on Day of Substantial Completion</p>		
		<p>And/or Balance Financed</p>		
<p>PLEASE PAY OUR FOREMAN</p>				

Figure 5. Specifications for proposed fences.