

Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 18-14 (HP1800031)



A request by Joseph and Anissa Brennan, owners of 3435 8th Street South in the Alcova Historic District, to replace a portion of the fence along the eastern property line adjacent to the Arlington Methodist Church with a wooden privacy fence.



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: HALRB
FROM: Angelina Jones, Historic Preservation Planner
DATE: November 21, 2018
SUBJECT: 3435 8th Street South, CoA 18-14, Alcova Historic District

Background Information

The Greek Revival-style frame house comprising the Alcova Historic District was constructed ca. 1848. The *Reconnaissance Level Architectural Survey Form* describes the house as follows:

The original section consists of a 2-story, side gable, dwelling with an interior chimney. This section was clad in wood shiplap siding and contains 2-over-2, double-hung wood-sash windows. The present Italianate cornice with decorative wood brackets on the east elevation was added at a later date. The second section of the house, erected sometime in the late 19th century is a 2½-story, side gable frame building clad in wood German siding. An exterior end brick chimney adorns its west gable end. The 2-story, pedimented portico supported on fluted Tuscan columns was added in the 1920s along with the wrought iron balcony over the new front entrance on the north elevation.

Proposal

The applicant is requesting to replace a portion of the post-and-rail fence along the eastern property line (adjacent to the church) with a wood privacy fence to create a visual barrier between the residence and the neighboring property. The proposed privacy fence would be set back 25 linear feet from the curb of 8th Street South. The applicant will preserve 15.5 linear feet of extant post-and-rail fence within this 25-foot setback required by the Arlington County Zoning Ordinance (ACZO) in which fences may not exceed 4 feet in height. The privacy fence would be 7' tall for a total of 145.5 linear feet of new fence. It would be a wooden flatboard design with pyramid post caps and painted white to match the post-and-rail fence. It will be installed flush with the ground to inhibit the encroachment of vines from the neighboring property. The proposed design of the privacy fence is consistent with the requirements for fencing and visual clearance detailed in Section 3.2.6.A 3(e) of the ACZO.

DRC Review

The Design Review Committee (DRC) heard this application at its November 2018 meeting. The DRC suggested that the applicant preserve the extant post-and-rail fence for the required 25-foot setback from the curb, which the applicant has agreed to do (as detailed above). The DRC recommended that the subject application be placed on the consent agenda for the November 28, 2018, HALRB hearing.

Recommendation

Staff recommends approval of the application as the privacy fence will not obstruct visual access of the primary elevation of the historic residence from the public rights-of-way. The proposed fence is in accordance with zoning requirements and its simple design is compatible with the character of the local historic district.

Also, the design conforms with Rehabilitation Standards #2 and #9 specified in the *Secretary of the Interior's Standards for the Treatment of Historic Properties* as it is an alteration to a site feature that is compatible with the character of the historic building and setting. Specifically, the privacy fence will be sited away from public rights-of-way which makes it unobtrusive and in keeping with the spatial relationships that define the property. Furthermore, the simple, unembellished design of the flatboard fence ensure that it will not detract from the historic character of the property.



DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
Neighborhood Services Division

Courthouse Plaza One 2100 Clarendon Boulevard, Suite 700 Arlington, VA 22201
TEL 703.228.3830 www.arlingtonva.us

November 8, 2018

Joseph and Anissa Brennan
3435 8th Street South
Arlington, VA 22204

**RE: Design Review Committee Report
3435 8th Street South
Certificate of Appropriateness 18-14
Alcova Historic District**

Mr. and Ms. Brennan:

The Design Review Committee (DRC) of the Historical Affairs and Landmark Review Board (HALRB) reviewed your request to replace a portion of your existing fence along the eastern portion of your property with a privacy fence at its November 7, 2018, meeting.

The DRC recommended:

- The preservation of the extant post-and-rail fence for the 25-foot setback from the curb. The Arlington County Zoning Ordinance requires fences in this portion of a property to be no taller than 4 feet.
- That a 7-foot flatboard privacy fence be installed for the remaining 136 linear feet of the eastern property line.

The DRC recommended that your item be placed on the consent agenda for the HALRB meeting on November 28, 2018. You do not need to be present for the meeting.

Please submit the following information by **November 20, 2018**:

1. A plat clearly marked with the section of fence that will remain post-and-rail and the section of fence that will be replaced with a 7-foot privacy fence.
2. Pictures that indicate the design of the proposed privacy fence.

The agenda and materials for the HALRB meeting will be posted online at:
<https://commissions.arlingtonva.us/historical-affairs-landmark-review-board/>

If you have any questions or need additional assistance, please do not hesitate to call the Historic Preservation Program Office at 703-228-3838.

Sincerely,

A handwritten signature in black ink that reads "Angelina R. Jones". The signature is written in a cursive style with a large initial 'A' and 'J'.

Angelina R. Jones
Historic Preservation Staff
cc: Serena Bolliger