

Docket Item # 1
BAR CASE #2011-0244

BAR Meeting
September 21, 2011

ISSUE: Alterations (Brick Patio Wall & Gate)

APPLICANT: James & Margaret Durkin

LOCATION: 408 N Saint Asaph Street

ZONE: RM / Residential

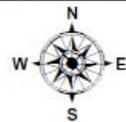
STAFF RECOMMENDATION: Staff recommends approval of the Certificate of Appropriateness, as submitted.

****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 final approval 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 siding or roofing over 100 square feet, windows and 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, 703-746-4200 for further information.



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I. ISSUE

The applicant is requesting a Certificate of Appropriateness to remove the 6' high wood stockade fence along the south and east portion of the patio and replace it with a 5'6" high brick and wood wall and gate to match the brick and wood wall adjoining the property at 410 N Saint Asaph. The bottom two-thirds of the proposed wall will be laid in a running bond, capped with a single course of rowlock bricks. Above the rowlock bricks will be thin brick columns with a wood band running between them. The gate will be an arched brick opening with an arched wood door leading into the patio.

The wall will be located on the same footprint as the existing wood fence and join the adjacent neighbor's brick wall at 410 N Saint Asaph. The other side of the wall is a property line wall with 406 N Saint Asaph. Staff has received consent from the owners of 406 N Saint Asaph, as well as the Lee Mews Condominium Association, for the proposed alterations.

II. HISTORY

Based on City Tax Assessment records, the subject property was built in **1976**, as part of the Lee Mews Condominium development. The Board approved this development of 15 townhomes in 1973 (10/17/1973). The two-bay Colonial Revival building laid in running bond is detailed with an arched wood door surround with recessed entry, cast jack arches over the windows and cast sills.

The only other previously BAR approval that was found was the addition of a skylight that the Board approved in 1977 (8/17/1977).

III. ANALYSIS

The proposed project complies with Zoning Ordinance regulations.

The *Design Guidelines* state that "garden walls within the district were generally constructed of masonry and provide visual barriers. New walls should be sympathetic to the existing built environment and appropriate in materials, design and scale. The walls of brick are generally appropriate throughout the historic districts. Furthermore, gates are made of a number of different materials including wood and metal"

While Staff may administratively approve wood fences in the rear yard under the new Minor Architectural Elements policy, brick walls are a more permanent architectural feature and the Board reserved the ability to review these at public hearing. The proposed brick wall is consistent with other brick patio walls within the Lee Mews Development and surrounding streetscape and it is an improvement over the existing stockade fence, a fence that is specifically called out in the *Design Guidelines* as "not appropriate in the historic districts." Staff believes the materials, design, and scale of the proposed wall comply with the standards in the *Design Guidelines* and therefore, recommends approval of the Certificate of Appropriateness for the construction of the brick patio wall and gate.

STAFF

Courtney Lankford, 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 construction permit is required to be issued prior to the construction of the wall

C-2 Five sets of plans showing footing and reinforcing details must accompany the permit application.

Transportation and Environmental Services (T&ES)

FINDINGS:

F1. An approved grading plan may be required at the time of building permit application per City Code Section 5-6-224 (d). Insufficient information has been provided to make that determination at this time. Questions regarding the processing of grading plans should be directed to the T&ES Site Plan Coordinator at (703) 746-4064. Memorandum to Industry No. 02-08 was issued on April 28, 2008 and can be viewed online via the following link. **<http://alexandriava.gov/uploadedFiles/tes/info/gradingPlanRequirements.pdf>**

RECOMMENDATIONS

R1. The building permit plans shall comply with requirements of City Code Section 5-6-224 regarding the location of downspouts, foundation drains and sump pumps. Refer to Memorandum to Industry dated June 18, 2004. [Memorandum is available online at the City web site under Transportation\Engineering and Design\Memos to Industry.]. (T&ES)

R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R3. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)

R4. 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)

R5. An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2,500 square feet. (T&ES)

R6. Compliance with the provisions of Article XIII of the City's zoning ordinance for stormwater quality control is required for any land disturbing activity greater than 2,500 square feet. (T&ES)

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 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

V. IMAGES

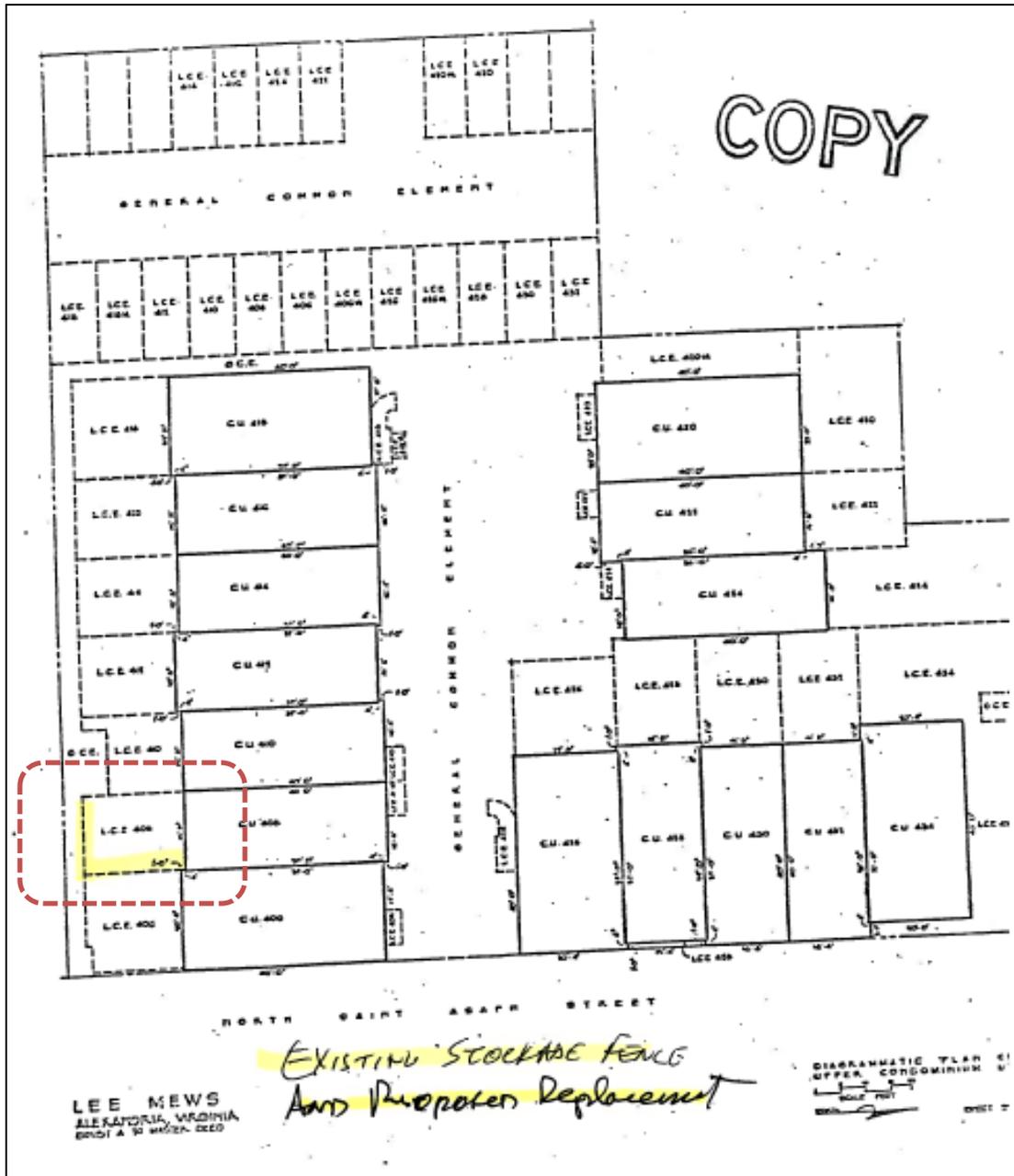


Figure 1: Site Plan showing placement of existing fence/replacement wall.



Figure 2: View of existing wood fence from N Saint Asaph.



Figure 3: Existing stockade fence as seen from inside the patio at 408 N Saint Asaph.



Figure 4: Existing stockade fence as seen from the alley at the rear of 408 N Saint Asaph.



Figure 5: Existing stockade fence as seen from the alley at the rear of 406 N Saint Asaph.



Figure 6: Brick wall design at 410 N Saint Asaph. The proposed brick wall will match this.

<p>Build approximately 32 lf of brick wall to match as close as possible</p> 		
<p>SHARING BRICK WALL WITH NEIGHBOOR: Price for 20lf of brick wall and carpentry: \$8,430.00</p>		

Figure 7: Specification for proposed brick wall and gate.