

Docket Item # 3  
BAR CASE # 2010-0074

BAR Meeting  
May 26, 2010

**ISSUE:** Alterations  
**APPLICANT:** Julia Nierad  
**LOCATION:** 317 North West Street  
**ZONE:** RB/Residential

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**STAFF RECOMMENDATION:** Staff recommends approval of the Certificate of Appropriateness application, 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 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.



**BAR CASE #2010-0074**

**5/26/2010**



**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness to:

1. Construct a new, wood 6' high board-on-board fence in the rear of the property as shown on the attached plat (page 6).
2. Construct a new, 6' x 6' x 8.5' wood, custom built shed at the rear property line. The shed is to be clad in 1 x 6 horizontal wood siding and sheathed with an asphalt shingle roof.
3. Construct a new, 2.5' x 6' wood gate at the terminus of the walkway along the side of the house which leads from the front to the rear yard.

**II. HISTORY:**

317 North West Street is a two-story frame dwelling that was constructed near the turn of the 20th century. The structure first appears on the Sanborn Fire Insurance Maps in 1902 in the same footprint as the existing building.

*Previous Approvals:*

In July, 2009 the BAR approved a one story front porch replacement which was removed in order to properly re-side the front façade due to disrepair. (BAR CASE # 2009-0139).

During the previous renovations in 2009, Staff administratively approved the installation of new German lap wood siding and the replacement of non historic incompatible wood windows with new wood windows in a 1/1 lite pattern to more appropriately reflect the time period of construction.

**III. ANALYSIS:**

The subject proposal satisfies the requirements outlined in the *Zoning Ordinance*.

The applicant was removed from the previous docket to address zoning related issues inherited with the purchase of the property. The subject property currently has a very large concrete pad in the rear yard. The RB zone requires each lot to provide a minimum of 800 square feet of open and usable space. The pad, as it is currently designed, is completely accessible for parking negating its ability to be calculated as open-space. However, if the applicant reduces the property's parking spaces by enclosing a portion of the rear yard and the concrete pad with a fence, the amount of open space, as defined by the *Zoning Ordinance*, increases to satisfy the zoning staff's concerns (at grade patios may be included in open-space calculations). The current proposal includes this fence installation.

The *Design Guidelines* specify that fencing within the historic district should be appropriate in materials, design and scale to the period and character of the structure they surround and that all fencing must be painted or stained.

The proposed fencing will be replicating the current fencing utilized by the flanking neighbors, a 6' high, board-on-board, fence. Although the *Guidelines* dictate that fencing must be painted or stained, Staff is recommending that this condition not be imposed on this applicant as the

flanking neighbors currently do not have a painted or stained fence and it is Staff's goal to maintain consistency in material, design and color along this rear alley.

When evaluating the construction of accessory buildings onto properties in the historic district, the *Design Guidelines* recognize the importance the structure to complement, and not compete with the architecture of the main building on the property. The *Guidelines* state that the materials utilized on accessory buildings should be selected to be compatible with the main building.

The shed is being proposed at the rear property line and is in scale and proportion with sheds and other outbuildings within the historic district. The proposed cladding material matches the 1 x 6 wood horizontal siding and paint color on the house – consistent with the recommendations in the *Design Guidelines*.

**STAFF:**

Michele Oaks, 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:

No Comments.

Transportation and Environmental Services (T&ES):

No Comments.

Historic Alexandria:

No Comments.

V. IMAGES

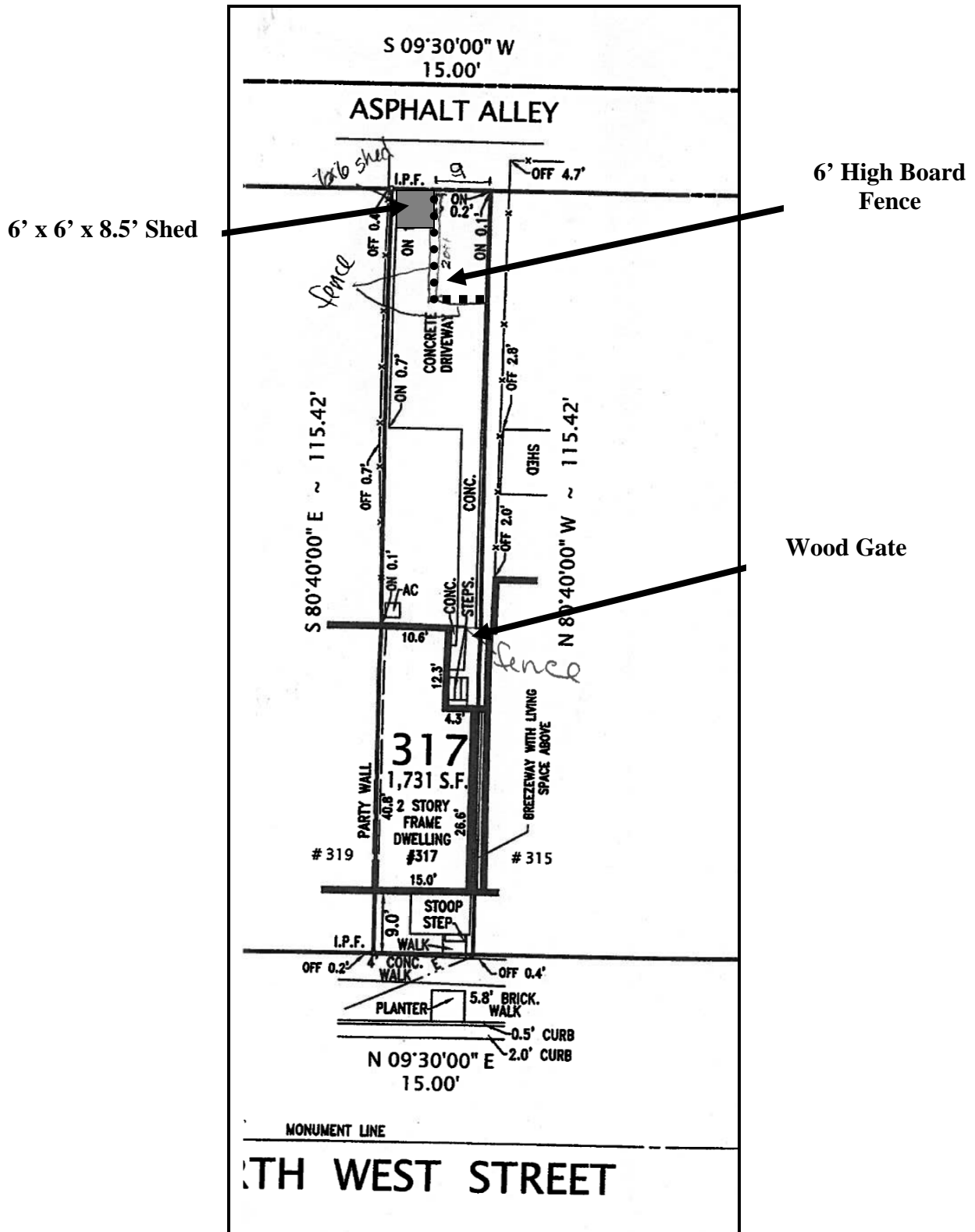


Figure 1. Plat – Showing proposed shed, fence and gate



**Figure 2. Photo of Existing Conditions – Front Elevation**



**Figure 3. Photo of Existing Conditions - Rear Elevation**

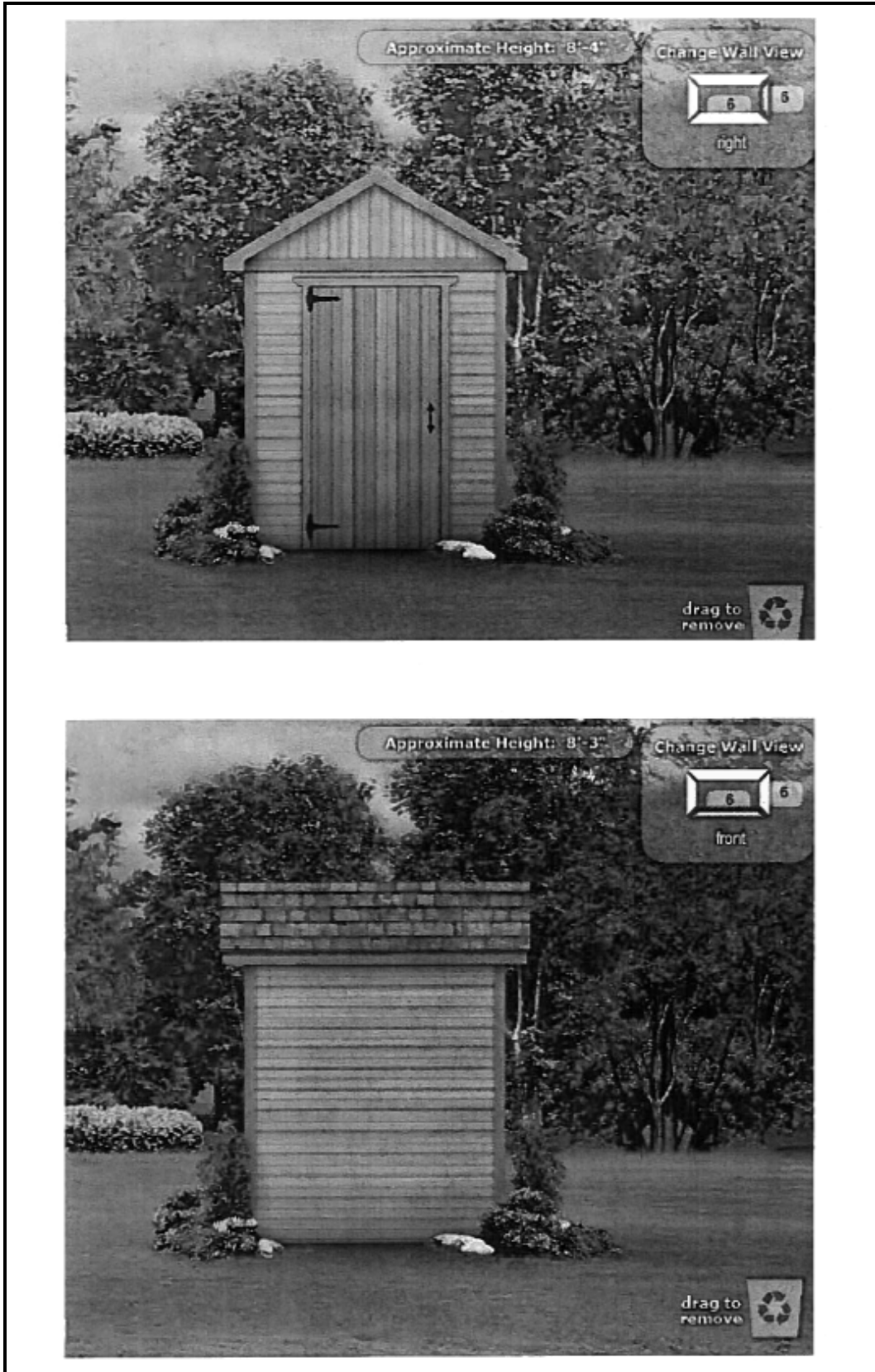
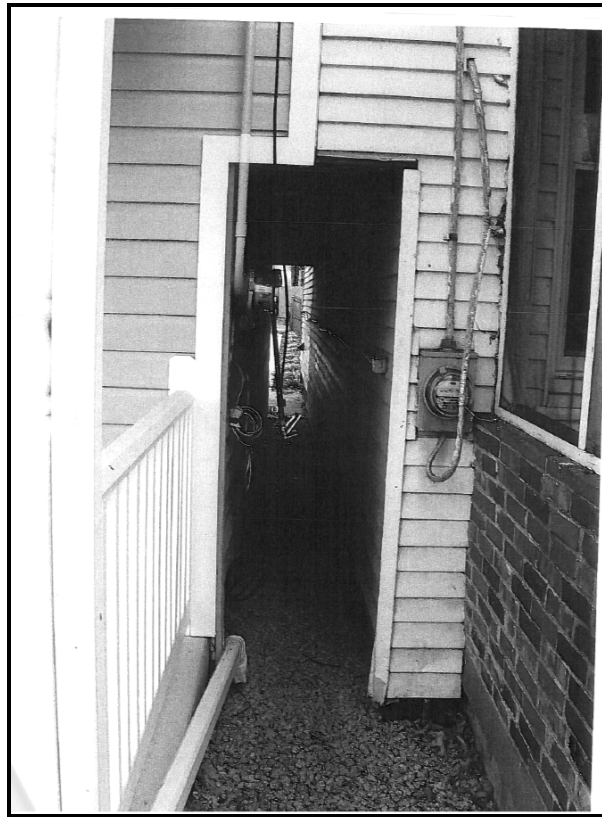
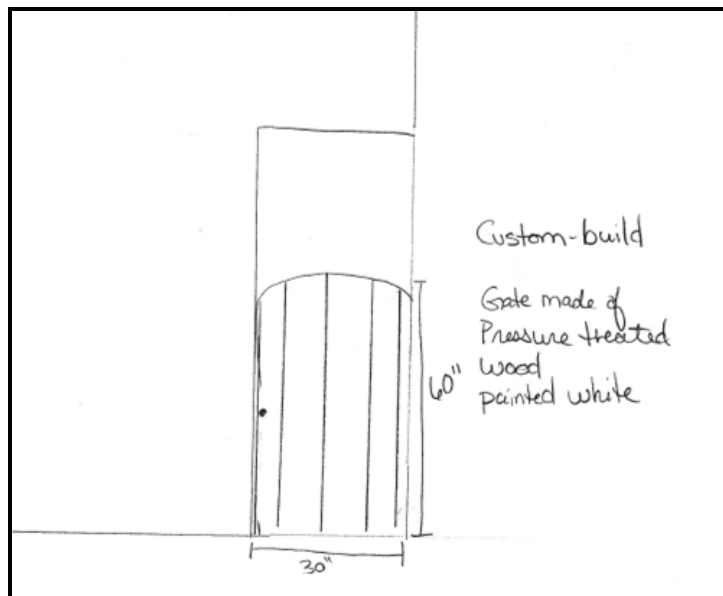


Figure 4. Photo Mock-up of Proposed Shed

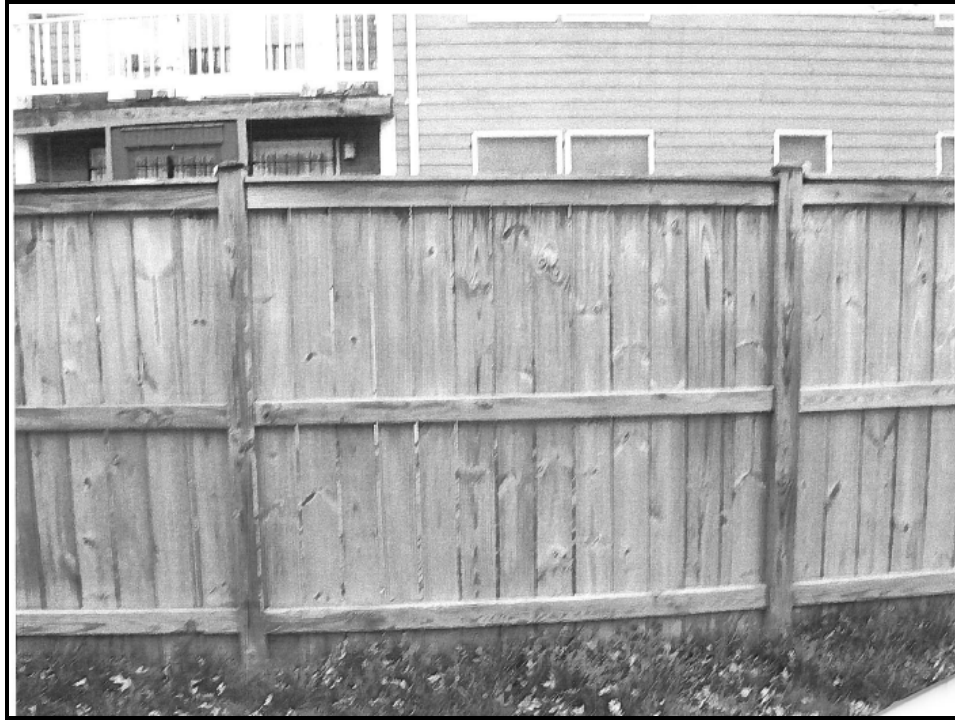




**Figure 5. Location for Proposed Gate**



**Figure 6. Proposed Gate**



**Figure 7. Photo of Neighbor's Fence – To be Replicated**