

Docket Item #3  
BAR Case #2004-0101

BAR Meeting  
June 16, 2004

**ISSUE:** Pergola and alterations  
**APPLICANT:** Claude and Erin Stansbury  
**LOCATION:** 635 King's Cloister Circle  
**ZONE:** R-8 Residential

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**STAFF RECOMMENDATION:**

Staff recommends approval of the application with the following condition:

The statement below must appear in the General Notes of all plans so that on-site contractors are aware of the requirement.

Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

**I. ISSUE:**

The applicant is requesting a Certificate of Appropriateness for the construction of a terrace with a water feature and pergola at the rear (west side) of the two story brick house, which is included on the One Hundred Year Old Buildings list. The proposed terrace will span the area between the two new wings which were approved by the Board on June 5, 2002 and completed in 2003. It will be constructed of bluestone with a limestone inset at the center. The southern end of the terrace will be slightly raised and will have a seat wall at the outer (west) edge. The plans show the top of the seat wall to be approximately 2 ½' above ground level. A two part curving pool will follow the outer edge of the terrace. A two part curving pergola will be located beyond the pool. A gravel path will lead through the break in the pergola and pool to the center of the terrace. The pergola structure will rest on a stone seat wall and will be approximately 10.5' high. The exterior face of the pergola, adjacent to the street, will be covered with lattice in a horizontal/vertical pattern. In a June 9, 2004 telephone conversation with Staff, the landscape architect confirmed that the pergola structure and lattice will be wood and will be stained with an opaque white stain.

In addition to the terrace, pergola and water feature, the applicant proposes to enhance the existing landscape with the addition of numerous trees and shrubs in the vicinity of the terrace and along the edge of the property and to renovate or add paved walks at the front and side of the house.

The Development Special Use Permit (DSUP #97-0076) for the King's Cloister Development requires that all exterior changes to the historic house at 635 King's Cloister Drive or construction on the lot belonging to the house be reviewed by the Board of Architectural Review. In addition, it requires that over 40 specific trees within the development, including the 22" maple (tree #1562 on the approved site plan) and the cedar (tree #1561), be preserved. These trees are immediately adjacent to the proposed terrace and pool and will be retained, according to the submitted plans. The plans call for these two trees to be "vertical mulched," a process which is intended to enhance their chances of survival. The City Arborist has reviewed the plans and has no objection. Based on the findings of the City Arborist, the Development Division has determined that the plans comply with the DSUP.

The house is visible on all sides from King's Cloister Circle, a private roadway that loops around the house. The front of the house is somewhat visible from King Street, approximately 300 feet

away. The Special Use Permit gives the Board of Architectural Review purview over the exterior of the property regardless of visibility from the public right of way. The Board does not typically review landscaping or at-grade paving, but does routinely review above grade structures such as pergolas and walls. Therefore, the Board's review will be focused on the pergola and seat wall on the south side of the terrace.

## **II. HISTORY:**

The freestanding brick house at 635 King's Cloister Circle (formerly 2826 King Street) was constructed between 1843 and 1844 and is a listed 100 Year Old Building. The mid-20<sup>th</sup> century flanking additions were designed by architect Milton Grigg. At the February 2, 2000 hearing, the Board approved the installation of a fence and gates around the rear of the property (BAR Case #2000-0002). On June 5, 2002, the Board approved the two single story wings on the rear (west) elevation of the property (BAR Case#2002-0106).

A terrace similar to that currently proposed, but without pergolas and with a slightly different configuration, was part of the 2002 application. The Board approved the application with the condition that "the upper terrace be reduced in size or eliminated in order to preserve the protected maple tree, as required in the Special Use Permit." In 2003, the applicant applied for a Development Special Use Permit (DSUP #2003-0033) to amend the original DSUP to allow the removal of the maple (tree #1562) and a nearby cedar (tree #1561). The request was denied by Planning Commission on September 4, 2003 and City Council on September 6, 2003. As explained above, the current plans do not require the removal of the two trees.

## **III. ANALYSIS:**

The proposed pergola complies with the zoning ordinance requirements. The subject property is zoned R-8 residential and is part of a cluster development known as King's Cloister. Section 7-202(A)(1) of the zoning ordinance permits in all yards a pergola at least 80 percent open.

Staff believes the proposed pergola is acceptable. It is compatible with the existing historic house and the recent rear additions in terms of its design and materials.

Staff notes the comments of Alexandria Archeology and recommends that they be included as a condition of the approval.

## **IV. STAFF RECOMMENDATION:**

Staff recommends approval of the application with the following condition:

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## CITY DEPARTMENT COMMENTS

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

### Code Enforcement:

- C-1 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems, when applicable.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

### Alexandria Archeology:

- F-1 This house dates to at least the early 19<sup>th</sup> century and therefore there is the potential for this property to yield archaeological resources which could provide insight into domestic life in 19th-century Alexandria.
- R-1 Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- R-2 The above statement must appear in the General Notes of all plans so that on-site contractors are aware of the requirement.

### Historic Alexandria:

No comment

### Planning Department - Development

F-1 The plans for the proposed patio improvements do result in the removal of any existing trees designated for retention/preservation.

F-2 It has been determined by the City Arborist that the two existing trees designated for preservation in the area adjacent to the patio will be not be impacted by the proposed improvements in conjunction with recommended mitigation requirements as outlined in the attached e-mail from the City Arborist.

### Recreation- City Arborist

I have reviewed the patio, and rear yard landscape plans proposed for the Stansbury residence at 735 Kings Cloister Circle, BAR Case number 2004-101.

Given the disturbance that has already occurred on the site, during improvements made to the

house, these proposed improvements are not likely to further damage the trees to any significant extent.

The proposed mitigation recommended to improve the chances of survival for the Norway maple, and Eastern red cedar are reasonable and should benefit the health of the trees.

Given the existing conditions, and proposed tree maintenance, I would not oppose the approval of these improvements as presented.