

Docket Item #3  
BAR CASE #2004-0102 to  
BAR CASE #2004-0105

BAR Meeting  
July 21, 2004

**ISSUE:** Alterations  
**APPLICANT:** Rolf Marshall  
**LOCATION:** 305, 307, 309 & 311 South Union Street  
**ZONE:** RM Residential

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**BOARD ACTION, JUNE 16, 2004:** Deferred at the request of the applicant.

**STAFF RECOMMENDATION:**

Staff recommends approval of the application as submitted.

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for replacement railings for the townhouses located at 305, 307, 309 and 311 South Union Street. The original wood railings were destroyed by Hurricane Isabel in September 2003.

The applicant is proposing to install 32" high wood railings attached to the existing 16" high brick wall. Each townhouse has three sections of railings separated by 4 x 4 posts. The sections are designed in an alternating diagonal pattern which mimics the design of the existing original solid wall at 313 South Union Street. The townhouses at 305 & 309 South Union Street have a more decorative center section which matches the design of the upper level balconies. The proposed railings will be painted to match the existing screening wall and garage doors.

**II. HISTORY:**

The residential townhomes at Waterford Place were constructed in 1980, according to the Tax Assessors records, in a variety of traditional, eclectic styles. The Union Street elevation at grade is primarily composed of garage doors with terraces above.

In 1993, the Board approved light fixtures for 307, 311, & 317 South Union Street & 100 Duke Street (BAR Case #93-11, 1/19/03.)

**III. ANALYSIS:**

The proposed alterations comply with zoning ordinance requirements.

Although constructed in the late 20<sup>th</sup> century, the design of these townhouses was approved by the Board. The original design intent for this row on the 300 block of South Union Street called for a uniform appearance through the use of materials and repeating patterns. Four of the five townhouses in this row are proposing to change the existing terrace screening design from a solid wood wall to a more open wood railing. The existing wood screening wall at 313 South Union Street was not damaged by the Hurricane and is not proposed to be replaced.

The applicant has submitted a letter from the Waterford Place Homeowners Association recommending approval of the proposed wooden railings.

The original wood screening design unifies the row of townhouses and ties into the first story garage doors as well as the upper level balconies. Staff believes that the transition of the existing 32" high solid wood screening at 313 South Union Street to the new 32" high open style wooden railings is acceptable. The new proposed design uses the same material and takes into consideration the existing patterns.

Staff believes that the proposed screening meets the recommendations of the *Design Guidelines*.

**IV. STAFF RECOMMENDATION:**

Therefore, Staff recommends approval of the application as submitted.

## CITY DEPARTMENT COMMENTS

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

### Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction.

### Office of Historic Alexandria:

“No comment.”