

Docket Item # 3
BAR CASE #2003-0257

BAR Meeting
January 5, 2005

ISSUE: Fence and Gates
APPLICANT: Carlos Chiriboga
LOCATION: 630 South Royal Street
ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a 3'6"-tall, white, wood picket fence to enclose the side and rear of the residential rowhouse at 630 South Royal Street. The west end of the side yard is to have a wood gate between two 6'5" brick piers, and a low brick wall surmounted by a picket fence panel between the gateway and the 3'6" pier adjoining the house wall. A wood entablature is to surmount the gate piers. There is to be a second gateway on the Franklin Street (south) side of the fence. This gateway is to consist of two vertical plank gates between 4'6"-tall brick piers.

II. HISTORY:

The two-story, brick-faced residence at 630 South Royal Street is a 1954 end unit townhouse in the Yates Garden development. An addition to the south side of the building was approved by the Board on December 6, 1995 (cases BAR95-00183 and BAR95-00184).

On March 19, 1997, the Board approved the gateway and low brick wall which now stand at the west end of the side yard. An arch over the gate was also approved but was later required to be removed (case BAR97-00198, 10/15/97) because it did not conform to the approved plans. The case was appealed to City Council, and the Board decision was upheld. Part of the Royal Street side wall also had to be removed because it encroached upon the public right-of-way.

In 1998 the Board again considered a design for a proposed fence at this residence (BAR Case #98-0180, 12/2/1998), but deferred action on the application for restudy. This current application is the result of that action. The current application is similar to that previously deferred by the Board.

Thus, the existing brick piers and low wall which exist are already approved. The rest of the proposal—the picket fencing, the additional Franklin Street gate piers, the gates themselves, and the wood entablature over the Royal Street gate require approval by the Board.

III. ANALYSIS:

The proposed wood gate/fence comply with Zoning Ordinance requirements. All of the fencing proposed would be located on the subject property and would not encroach on the public right-of-way.

Staff has no objection to the picket fencing, to the proposed gate on the Royal Street side, or to the proposed gateway piers on the Franklin Street side. In the opinion of Staff, the proposed fence and gates meet the recommendations for fences in the *Design Guidelines*, serve to define the residential yard from the 100' wide right-of-way for Franklin Street, and are consistent with previous Board action concerning fencing for this property.

V. STAFF RECOMMENDATION:

Thus, 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 A construction permit is required for the proposed project.

Office of Historic Alexandria:

No comment.