

Docket Item #2  
BAR CASE #2005-0225

BAR Meeting  
November 2, 2005

**ISSUE:** Wall and gate  
**APPLICANT:** Thomas D. Crowley  
**LOCATION:** 214 North Royal Street  
**ZONE:** RM/Residential

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**BOARD ACTION, OCTOBER 19, 2005:** On a motion by Dr. Fitzgerald, seconded by Ms. Neihardt the Board deferred the application for restudy. The motion passed on a vote of 6-0.

**REASON:** The Board believed that more information was needed to address the issues raised by the neighbors.

**SPEAKER:** Bill Kehoe, representing the property owner spoke in support.  
Philip Matyas, 219 N Pitt Street, spoke in opposition.  
Rebecca Kilduff, 414 Queen Street, spoke in opposition

Update: Since the October 19, 2005 hearing, the applicant has revised the plans to show the location of the pool equipment area (5' by 11'6") which will be surrounded by a 5' wood fence and to further clarify code issues raised by the neighbors. Staff notes that the pool equipment area will not be visible from a public right of way and is therefore not under the purview of the Board. As there have been no changes to the design of the garden wall and gate previously submitted to the Board, Staff repeats the report from the October 19, 2005 hearing.

**STAFF RECOMMENDATION:**

Staff recommends approval of the application as submitted.

**I. ISSUE:**

The applicant is seeking approval of a Certificate of Appropriateness for construction of a new brick wall and gate at the rear of the property, separating the parking area from the rear yard. The wall is designed to match the existing brick wall along the north side property line. The proposed decorative iron garden gate will match the design recently approved at the front of the property. The wall and gate will be approximately 26 feet long and 6 feet high.

The new wall and gate will be minimally visible from North Royal Street through the gap between 214 and 212 North Royal Street. The alley at the rear of the property is private.

**II. HISTORY:**

According to Ethelyn Cox in *Historic Alexandria, Virginia: Street by Street*, the three story brick dwelling with two story brick ell at 214 North Royal Street was erected in the mid- to late-19th century (p. 153). The rear ell is a flounder which appears to date from c. 1830. It is not known whether it pre-dates the main block. The main block combines elements common to c. 1830 buildings in Alexandria with later features that suggest that it may have been updated in the 1840s or 1850s. The 1877 Hopkins Atlas shows a building at this location with a footprint very similar to that of today, with a long and narrow rear ell behind the large main block. A building permit dated 6/4/1918 suggests that the single family residence was converted to an apartment building in that year (Building Permit #343). Exterior wooden stairs were added at that time and the small hyphen between the main block and flounder was expanded to accommodate a kitchen and bath.

In 2003, the Board approved a rear addition and other alterations to this property which were never constructed (BAR Case #2002-0310, 1/15/03). In 2003, the Board approved alterations to the property for a new applicant, including removal of the rear exterior stairs (BAR Case #2003-0198/199, 9/3/03). In 2004, the Board heard an application to replace the existing front steps (BAR Case #2004-0190, 9/23/05). Recently the Board approved after-the-fact alterations to the front steps and a new garden gate at the front of the property (BAR Case #2005-0190, 9/7/05).

**III. ANALYSIS:**

The proposed alterations comply with zoning ordinance requirements.

The *Design Guidelines* say that fences, garden walls and gates should be appropriate in materials,

design and scale to the period and character of the structure they surround (Fences - page 2). Staff believes that the proposed gate which complements the existing iron work on the house and matches the recently approved gate at the front of the property is appropriate.

Staff also has no objection to the proposed brick wall. It is compatible with the district in its design and materials and will match the existing wall on the north side of the property.

**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 A construction permit is required for the proposed project.

Historic Alexandria:

“No comment.”