

Docket Item #25  
BAR CASE #2006-0150

BAR Meeting  
July 19, 2006

**ISSUE:** Alterations/Brick wall  
**APPLICANT:** Matthew Gentile  
**LOCATION:** 107 North Patrick Street  
**ZONE:** CD/Residential

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**STAFF RECOMMENDATION:** Staff recommends approval with the condition that the new wall and front gate be located on the applicant's property and not encroaching on the public right-of-way on the North Patrick Street elevation.

(Insert sketch here)

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness to replace an existing deteriorated iron fence with a new brick wall around the perimeter of the front and side yard of 107 North Patrick Street, to provide more privacy from the street. Two steps will lead to the new gate into the patio area from the sidewalk at North Patrick Street. The area the new brick wall will enclose slopes up towards the rear of the lot, where parking is provided for the tenants. At the front elevation at North Patrick Street, the new brick wall be 7' tall at the floor level to the top of the wall, with a rounded brick arch over the gate, which is 2'5" tall. The wall will be 7' tall on the side, but will drop to 6' tall due to the topography change. A standard royal plum red brick will be used for the new wall, which will include decorative perforated brickwork at intervals on the front and side. The wall will be capped. The applicant would like to paint the new wall French blue to match the main house. Two new iron gates will be installed, one at the front facing North Patrick Street and one at the rear facing the back yard and parking area..

The wall will be clearly visible from North Patrick Street.

**II. HISTORY:**

107 North Patrick Street is a two story semi-detached painted brick rowhouse. 107 North Patrick Street first appears on the 1896 Sanborn map and again on the 1902 map. In 1903, a building permit was granted for the rear additions.

Staff could not locate any prior BAR approvals for 107 North Patrick Street.

**III. ANALYSIS:**

According to the plat submitted by the applicant, the existing wrought iron fence and the proposed brick wall are shown to be encroaching on the public right-of-way. The applicant needs to relocate the proposed front wall and gate facing North Patrick Street onto the actual property line in order to comply with the requirements of the zoning ordinance.

According to the Design Guidelines: "Fences, garden walls, and gates should be appropriate in materials, design, and scale to the period and character of the structure they surround. A number of different types of materials are appropriate for fences, garden walls and gates throughout the historic districts.-Masonry fences and walls of brick or stone are generally appropriate throughout the historic districts.

Staff believes the proposed wall and gates are appropriate in design, material, and color and comply with the *Design Guidelines*. The design of the new wall is similar to other walls approved by the Board in recent years, particularly at 329 North Washington Street. North Patrick Street is a street with heavy traffic volumes. The proposed wall would provide privacy to the tenants of the building and also shield the rear parking lot area from view.

**IV. STAFF RECOMMENDATION:**

Therefore, Staff recommends approval with the condition that the new wall and front gate be located on the applicant's property and not encroaching on the public right-of-way on the North Patrick Street elevation.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

C-1 A construction permit is required.

Historic Alexandria:

The proposed brick wall seems too high and massive for this lot and the 19<sup>th</sup>-century townhouse and the proposed arch is a discordant element. It would be preferable to restore or replace the iron fencing or build a lower wall.