

Docket Item # 21
BAR CASE #2006-0183

BAR Meeting
September 6, 2006

ISSUE: Trellis
APPLICANT: Lynn Rogerson
LOCATION: 211 South Payne Street
ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends deferral of the application for restudy.

(Insert sketch here)

I. ISSUE:

The applicant is requesting after-the-fact approval of a Certificate of Appropriateness for a metal trellis in the rear yard at the residential townhouse at 211 South Payne Street. The trellis located adjacent to the stockade fence on the north side of the property and is attached to an existing wood deck. The trellis is constructed in a grid pattern and is approximately 12'4" in height and 15' in length and is currently covered in vegetation.

II. HISTORY:

211 South Payne Street is a two story freestanding residential townhouse dating from the early 20th century.

Staff has located no records of previous Board reviews of this property. The area west of Henry Street was included in the historic district in 1984. The rear deck which is not visible from the public right-of-way was constructed in 1994.

The metal trellis was constructed without the required Certificate of Appropriateness or a Building Permit and a Stop Work Order was issued by the Code Enforcement Bureau.

III. ANALYSIS:

The existing trellis complies with the zoning ordinance requirements.

In the opinion of Staff the existing trellis is inappropriate in the historic district. It is far larger than other trellis structures found throughout the historic district and creates a visual separation between properties that had heretofore had a general visual integration of rear yards. In addition, when devoid of vegetation the trellis appears as an anomalous structure in the rear yard of a residence in the historic district. For these reasons, staff recommends that the application be deferred for restudy for a trellis structure that is more appropriate to the overall character of the historic district.

IV. STAFF RECOMMENDATION:

Staff recommends deferral of the application for restudy.

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 work.

Historic Alexandria:

Request seems appropriate since there is minimal visibility from the street view.