

Docket Item # 3
BAR CASE # 2006-0248

BAR Meeting
December 6, 2006

ISSUE: Brick wall

APPLICANT: Daniel Beardsley by J. Richard Faulkner Jr.

LOCATION: 719 Gibbon Street

ZONE: CL/Commercial

STAFF RECOMMENDATION: Staff recommends approval of the application with the following condition:

The following statement must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement:

Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

(Insert sketch here)

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a new 6' high brick wall to replace the existing 6' high wood stockade fence. The proposed wall will be built at the same location as the existing fence, along the west property line and approximately 22' south of the rear property line, separating the yard from the parking area. The proposed wall will match that already constructed on the west side of the adjacent property at 717 Gibbon Street. The CMU wall will be faced in red brick in a running bond. There will be a brick cap at the top. There will be a pedestrian gate in the rear wall to allow access to the parking area. According to Mr. Faulkner, the applicant's representative, the wooden gate will be simple in design, composed of flat boards with a straight top. The gate will be located at the east end of the rear wall at the terminus of the stone walk in the backyard.

The wall will be visible from the alley at the rear of the property.

II. HISTORY:

The two story brick house at 719 Gibbon Street was constructed along with its twin at 721 Gibbon Street in 1873 according to the city's real estate records. This date is supported by historic mapping. The two story rear ell appears to be a later addition dating to circa 1899. Staff could only locate one record of BAR review for this property: a 1968 approval of alterations to the front of the house for a shop window (12/11/1968). Fortunately this alteration was never made and the house remains an excellent example of an Italianate rowhouse of the immediate post Civil War period. The Board approved the plans for the row of four townhouses to the east (711-717 Gibbon Street) in 2005 (BAR Case #2005-0010, 2/2/2005). Those approved plans included 6' high brick walls on the east and west ends of the project that are identical to the wall now proposed for 719 Gibbon Street.

III. ANALYSIS: The proposed brick wall complies with the zoning ordinance requirements which allow for open or closed fences or walls 6' high and under in rear yards (section 7-202(B)(3) of the zoning ordinance).

Staff believes the proposed brick wall at the rear of the property is appropriate and in compliance with the *Design Guidelines* for walls. It matches the already approved brick wall on the adjacent property and replaces inappropriate and deteriorated stockade fencing.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the following condition:

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CITY DEPARTMENT COMMENTS

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

Code Enforcement:

C-1 A construction permit will be required for the proposed project.

C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

Historic Alexandria:

No comment.

Alexandria Archaeology:

F-1 This property is on a street face occupied from at least the 19th century. In the first half of the century there were also a number of Free Black households on this block. There is the potential for archaeological resources to be present that could provide insight into residential life in early Alexandria.

R-1 Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

R-2 The above statement must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.