

Docket Item # 7
BAR CASE # 2006-0238

BAR Meeting
December 6, 2006

ISSUE: After-the-fact arbor
APPLICANT: Fungai Kanogoiwa
LOCATION: 1330 Michigan Avenue
ZONE: RB/Residential

STAFF RECOMMENDATION: Staff recommends approval of the application with the condition that the arbor's wood be stained in a complimentary finish.

(Insert sketch here)

I. ISSUE:

The applicant is requesting after-the-fact approval of a Certificate of Appropriateness for the construction of an arbor, located in the rear yard of 1330 Michigan Avenue. Staff was notified of the work by a citizen in September and requested that the property owner make application; they did so in a timely manner.

As constructed, the arbor has 4 support beams that are 7.93' tall. The arbor is not covered with any roofing but has approximately 5 cross beams. It appears the wood arbor is not stained. The property is surrounded by a wood board-on-board fence and views of the arbor are limited to the rear public alley and the side street.

II. HISTORY:

1330 Michigan Avenue is a stone and brick residential rowhouse dating from circa 1939. The area, including Avon Place, Chetworth Place, Devon Place and Michigan Avenue was constructed as a cohesive residential development with all the houses sharing a similar appearance and materials. This area of Michigan Avenue was included within the original boundaries of the 1946 historic district in order to protect the George Washington Memorial Parkway. However, this row of houses is currently visually screened from the Parkway by the Mason Hall Apartments on West Abingdon Drive which were constructed in 1951. Today, the attractive Tudor Revival style houses are now well over 60 years old and are considered by many to comprise a neighborhood that is itself architecturally and historically significant, not unlike the Yates Garden neighborhood located at the south end of the historic district.

Staff did not locate any prior approvals by the BAR for 1330 Michigan Avenue.

III. ANALYSIS:

The existing arbor structure complies with the zoning ordinance requirements.

Due to the limited views of the arbor from the public rights-of-way, staff can support the after-the-fact application. However, staff would include the condition that the arbor's wood be stained in a complimentary finish.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the condition that the arbor's wood be stained in a complimentary finish.

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 this project.

Historic Alexandria:

No comment.