

Docket Item #4
BAR CASE # 2007-0076

BAR Meeting
May 16, 2007

ISSUE: Alterations
APPLICANT: Andrea Menaker & Scott Dinwiddie
LOCATION: 317 S Union Street
ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

(Insert sketch here)

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a replacement railing for the townhouse located at 317 South Union Street. The applicant is proposing to install 32" high wood railings attached to the existing 16" high brick wall. The railing will be divided in three sections separated by 4 x 4 posts. The sections are designed in an alternating diagonal pattern which mimics the design of the existing original solid wall which remains at 313 South Union Street. The new railing will match the design approved for 305 -311 South Union Street.

II. HISTORY:

The residential townhomes at Waterford Place were constructed in 1980, according to the Tax Assessors records, in a variety of traditional, eclectic styles. The Union Street elevation at grade is primarily composed of garage doors with terraces above.

In 2004, the Board approved the replacement railings at 305, 307, 309 & 311 South Union Street (BAR Case #2004-0102/3/4/5, 7/21/04). In 1993, the Board approved light fixtures for 307, 311, & 317 South Union Street & 100 Duke Street (BAR Case #93-11, 1/19/03.)

III. ANALYSIS:

The proposed alterations comply with zoning ordinance requirements.

The applicant has submitted a letter from the Waterford Place Homeowners Association recommending approval of the proposed wooden railing.

Although constructed in the late 20th century, the design of these townhouses was approved by the Board. The original design intent for called for a uniform appearance through the use of materials and repeating patterns. Staff has no objection to the replacement of the original screening wall with the new open style railing which matches the railing on four of the five other townhouses.

Staff believes that the proposed screening meets the recommendations of the *Design Guidelines*.

IV. STAFF RECOMMENDATION:

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 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Additions and alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit (USBC 108.1). Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application (USBC 109.1).
- C-3 A construction permit is required for the proposed project.

Historic Alexandria:

No comments were received.