

Docket Item # 13
BAR CASE # 2007-0178

BAR Meeting
September 19, 2007

ISSUE: Alterations
APPLICANT: Tara Thole Walters by Cathleen Curtin Architects
LOCATION: 817 S. Royal Street
ZONE: RM/Residential

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

1. That the applicant provide Staff an opportunity to review and approve the brick for the trash enclosure prior to construction;
2. That the final design of the gate be approved by staff; and
3. That the trash enclosure be constructed entirely on the subject property.

(Insert sketch here)

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness to construct a brick trash enclosure in the front yard adjacent to the front steps. The enclosure will be located in the narrow slot between the brick front stoop and the property line. The wall parallel to the front will be approximately 2'4" long while the wall along the property line will be 3'8". The wall adjacent to the steps will be 3'6" with an additional 3'1" wide opening/gate. The design of the gate has not been specified. The section of wall facing the front will have a pierced pattern at the top created by alternating omission of bricks in three courses. The enclosure will be 5'11" high so that the existing meter boxes on the front of the building will also be screened. According to the applicant, the garbage can storage area and HVAC condenser unit on the adjacent property had been screened by large shrubs that were recently removed.

The front of the house is visible from the public right-of-way, but is set back from the sidewalk by over 20'.

II. HISTORY:

The two story, two bay wide, brick rowhouse at 817 South Royal Street was constructed c. 1941 in a simple Colonial Revival style. It is located in the Yates Garden subdivision. Staff did not locate any record of prior reviews for this property. However, the Board has reviewed other projects on this blockface, including a request for demolition and addition at 809 South Royal Street (BAR Case #2007-0023-24, 3/21/2007).

III. ANALYSIS:

The proposed brick garbage enclosure complies with the Zoning Ordinance requirements.

Staff has no objection to the design of the garbage enclosure. It is compatible with the subject property and its neighbors and improves an unsightly condition. However, as no information was provided about the proposed bricks, Staff would appreciate an opportunity to review and approve the brick choice prior to construction. Staff notes that the design of the gate to access the garbage enclosure has not been provided. Staff recommends that if a gate is planned for the opening that the design be approved by staff. In addition, as the survey plat provided with the application is not sufficiently detailed to allow Staff to confirm that an enclosure of the dimensions proposed can be constructed on the subject property, the approval should include a condition stipulating that it will be built entirely on the subject property.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

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CITY DEPARTMENT COMMENTS

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

Code Enforcement:

C-1 A building permit is required for the proposed project.

Historic Alexandria:

“No comments.”

Alexandria Archaeology:

There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.