

Docket Item # 21
BAR CASE # 2007-0251

BAR Meeting
December 6, 2007

ISSUE: Alterations
APPLICANT: Stephen Jacques
LOCATION: 318 Commerce Street
ZONE: CD/Commercial

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

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for new fencing at the freestanding rowhouse at 318 Commerce Street. The new fencing has several sections:

East side

At the north end (near Commerce Street) - new 3 ½' high wood fence, approximately 24' in length with a wood gate.

Rear of the dwelling – new 6' high wood fence 14' in length with two new gates
This fencing will be board on board style.

South (rear) Side

New 8' high wood fence 24' in length with new gate
This fencing will be board and batten style.

West side

At the south end - new 6' high wood fence 24' in length
This fencing will board on board style.

All fencing will be either painted or stained.

II. HISTORY:

The wood frame two story, two bay, detached house at 318 Commerce Street was constructed in 1886.

In 1999 the Board approved a rear addition with the associated demolition (BAR Case #99-0086, 6/16/99) for this house.

III. ANALYSIS:

The proposed fencing complies with Zoning Ordinance requirements.

The Ordinance permits the Board to waive or modify fence requirements, including the six foot height limit for fencing, if the fence is deemed architecturally appropriate and consistent with the character of the historic district.

In the opinion of staff, the new fencing is appropriate to the historic character of the house and this area of the historic district. The proposed fencing meets the recommendations of the *Design Guidelines*. Further, staff has no objection to the installation of an 8' high wood fence at the rear of the property. The height of the fence will shield the rear from Duke Street and is minimally visible from a public right-of-way. Therefore, staff has no objections.

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:

F-1 Fence installation in excess of 6 feet requires a building permit.

C-1 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.

Historic Alexandria:

Approve.