

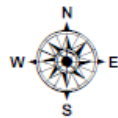
Docket Item # 5
BAR CASE #2008-0132

BAR Meeting
September 3, 2008

ISSUE: Alterations
APPLICANT: Karen A. Simon
LOCATION: 809 South Royal Street
ZONE: RM/Townhouse zone

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

BAR CASE #2008-0132
September 3, 2008



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for construction of a 22” tall brick retaining wall to be constructed along the front sidewalk at 809 South Royal Street.

The proposed retaining wall will be located in a sloped portion of the front yard adjacent to the sidewalk and currently covered with vegetation. The neighboring properties to the north of 809 South Royal Street have existing brick retaining walls measuring approximately 22” in height. The applicant proposes for the new retaining wall to match the existing, adjacent retaining wall in brick color and pattern. The applicant notes that new bushes and flowering plants will be planted in the yard once the retaining wall is constructed.

II. HISTORY:

809 South Royal Street is a two-story, two-bay residential end unit rowhouse that was part of the original construction of the Yates Garden subdivision in 1941.

In 2007, the Board approved a Permit to Demolish and Certificate of Appropriateness for the construction of a two-story addition on the rear elevation and the construction of a portico on the front elevation (BAR Case # 2007-0023 and BAR Case # 2007-0024, March 21, 2007). In 1997, the Board approved a Certificate of Appropriateness for the construction of a wood deck and second-story balcony on the rear elevation (BAR Case # 97-0153, Jul 16, 1997).

III. ANALYSIS:

The proposed alterations comply with Zoning Ordinance requirements.

The *Design Guidelines* recommend that “fences, garden walls and gates should be appropriate in materials, design and scale to the period and character of the structure they surround.” In addition, the Guidelines state that “masonry fences and walls of brick or stone are generally appropriate throughout the historic districts.” In this circumstance, a brick retaining wall is compatible with the brick townhouse as well as the continuous retaining wall on the adjacent properties to the north.

Staff supports the proposed alterations and finds that it will enhance the streetscape on this section of the block.

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

V. CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

- C-2 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.

- C-3 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Historic Alexandria:

No comments received.

VI. IMAGES

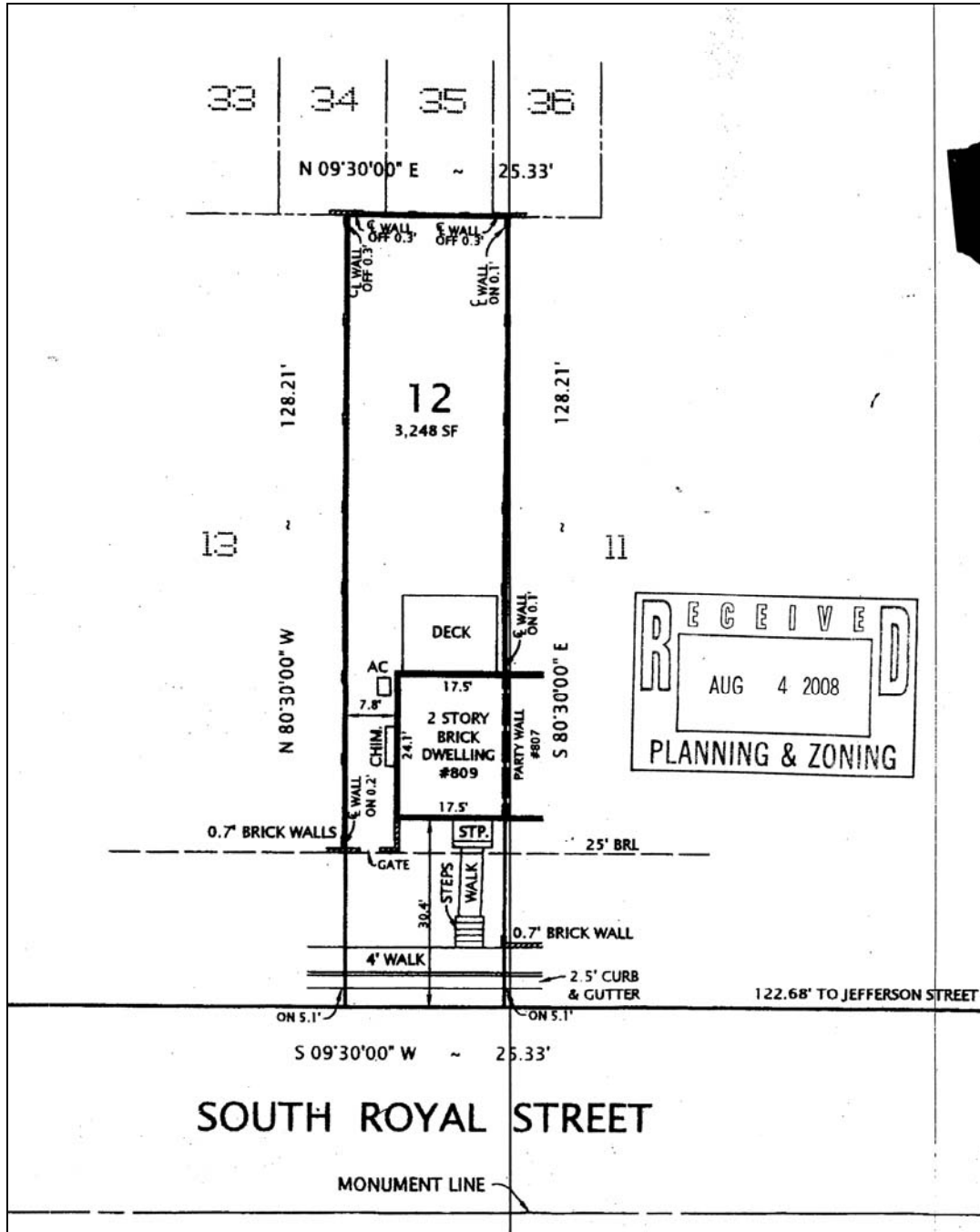


Figure 1. Plat of 809 South Royal Street, showing location of brick retaining wall on adjacent property.



Figure 2. 809 South Royal Street front yard and façade.



Figure 3. Location of proposed brick retaining wall.

