

Docket Item # 4  
BAR CASE # 2009-0079

BAR Meeting  
May 20, 2009

**ISSUE:** Alterations  
**APPLICANT:** Stephen Kulinski for Alabama Ave, LLC  
**LOCATION:** 502 Duke Street  
**ZONE:** RM/Residential

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

1. \*The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
2. \*The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
3. The statements in archaeology conditions above marked with an asterisk "\*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

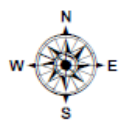
\*\*EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

\*\*BUILDING PERMIT NOTE: Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.



**BAR CASE #2009-0079**

**5/20/2009**



**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for alterations to the residential rowhouse at 502 Duke Street. The applicant is proposing the replacement of an existing rear yard wood fence with a brick garden wall. The proposed wall will be constructed of common bond brick with a concrete masonry unit core. The applicant has indicated that the garden wall will be painted to match the house. The proposed wall will measure 7 feet tall and span a length of thirty feet between the east and west property lines. Four feet into the east edge of the wall will be a 4 foot wrought iron access gate that will be an exact replica of the wrought iron gate at the front of the property.

**II. HISTORY:**

The house at 502 Duke Street is a three story rowhouse with a painted brick façade. According to Ethelyn Cox in *Alexandria Street by Street*, the house dates from the early 19<sup>th</sup> century. However, by the mid-19<sup>th</sup> century it had been modernized in the Greek Revival manner similar to a number of other rowhouses on the south side of Duke Street in the 400 and 500 blocks. In 2007, the Board approved renovations to the home including window replacement, new concrete stairs and the installation of a new arch over the existing garden wall and iron gate at the front of the property. (BAR Case# 2007-0073)

**III. ANALYSIS:**

The proposed alterations comply with the zoning ordinance requirements.

According to the *Design Guidelines*, “A number of different types of materials are appropriate for fences, garden walls and gates throughout the historic district,” furthermore, “masonry fences and walls of brick or stone are generally appropriate throughout the historic districts.” Therefore, in Staff’s opinion the proposed garden wall is an appropriate addition to the property. The Zoning Ordinance stipulates that garden walls should be constructed no taller than 6 feet, however, the Ordinance allows the Board to approve taller heights if deemed compatible and appropriate to similar heights in the adjacent area.

Due to the scale of the rear alley, the location of the proposed wall set back 16 feet 5 inches from the edge of the alley, and the height of the existing fence, portions of which are approximately 7 feet tall, Staff does not object to the proposed 7 feet height of the new wall. Staff finds the proposed wrought iron gate to be a complementary feature of the new wall due to the fact that it will match the wrought iron gate on the front of the property facing Duke Street.

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

1. \*The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
2. \*The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

3. The statements in archaeology conditions above marked with an asterisk "\*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

## **V. CITY DEPARTMENT COMMENTS**

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

### Code Enforcement:

#### Historic Alexandria:

- 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 Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-3 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.

#### Alexandria Archaeology:

- F-1 According to Ethelyn Cox's *Historic Alexandria, Street by Street, A Survey of Existing Early Buildings*, the house on this lot was constructed in the early 19<sup>th</sup> century. The property therefore has the potential to yield archaeological resources that could provide insight into residential activities in the early 19<sup>th</sup>-century town.

### **Archaeology Recommendations**

- \*1. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- \*2. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
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### Transportation & Environmental Services:

- R1. The building permit plans shall comply with requirements of City Code Section 8-1-22 regarding the location of downspouts, foundation drains and sump pumps. Refer to Memorandum to Industry dated June 18, 2004. [Memorandum is available online at the City web site under Transportation\Engineering and Design\Memos to Industry.]. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R4. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- R5. An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2,500 square feet. (T&ES)
- R6. Compliance with the provisions of Article XIII of the City's zoning ordinance for stormwater quality control is required for any land disturbing activity greater than 2,500 square feet. (T&ES)
- F1. An approved grading plan may be required at the time of building permit application. Insufficient information has been provided to make that determination at this time. In summary, City Code Section 8-1-22(d) requires that a grading plan be submitted to and approved by T&ES prior to the issuance of building permits for improvements involving:
- the construction of a new home;
  - construction of an addition to an existing home where either
    - the addition exceeds the area of the existing building footprint by 100% or more;
    - or, the construction of the addition results in less than 50% of the existing first floor exterior walls, in their entirety, remaining;
  - changes to existing grade elevation of 1-foot or greater;
  - changes to existing drainage patterns;
  - land disturbance of 2,500 square feet or greater.
1. Questions regarding the processing of grading plans should be directed to the T&ES Site Plan Coordinator at (703) 838-4318. Memorandum to Industry No. 02-08 was issued on April 28, 2008 and can be viewed online via the following link. **<http://alexandriava.gov/uploadedFiles/tes/info/gradingPlanRequirements.pdf>**

V. IMAGES

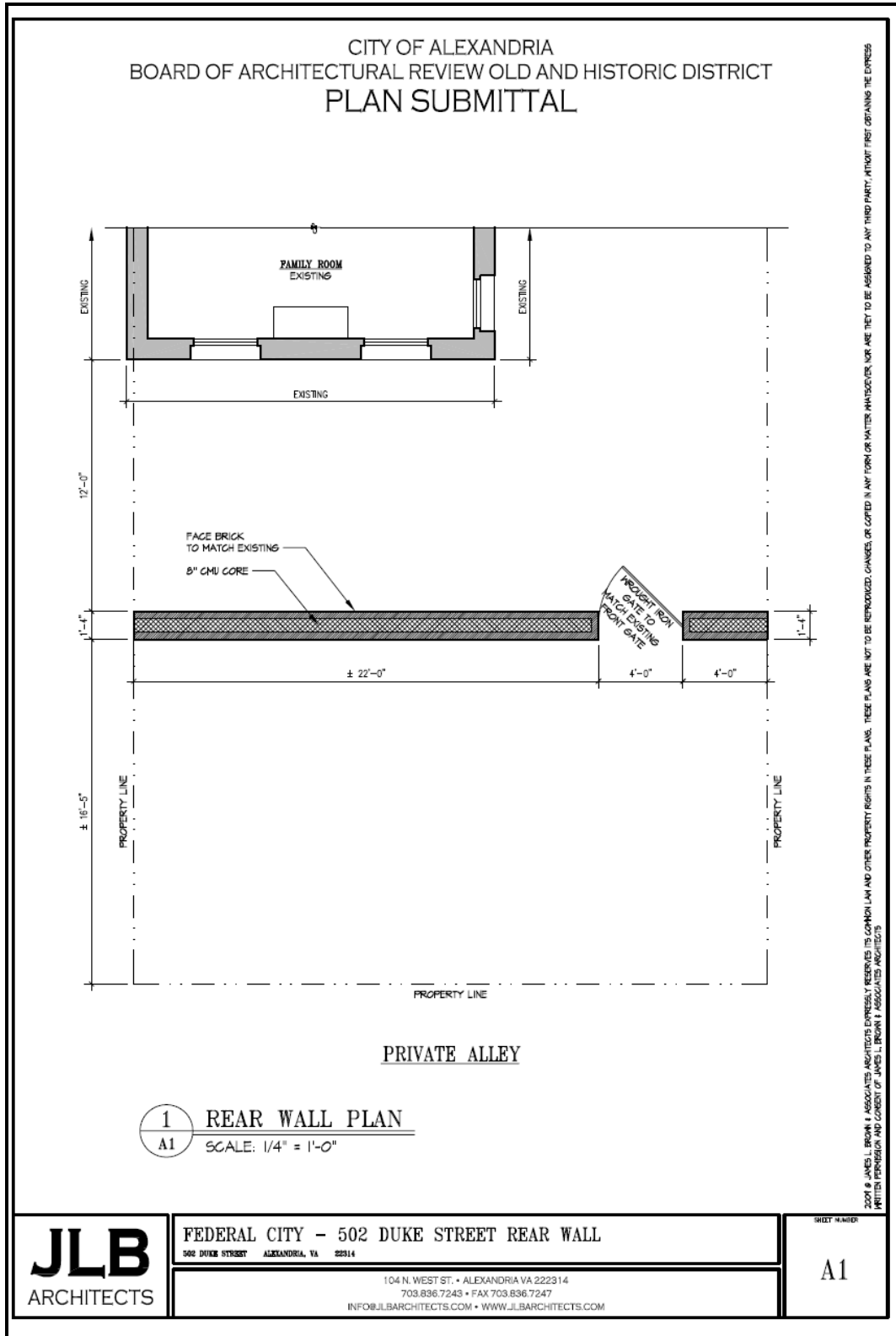


Figure 1: Rear wall plan.

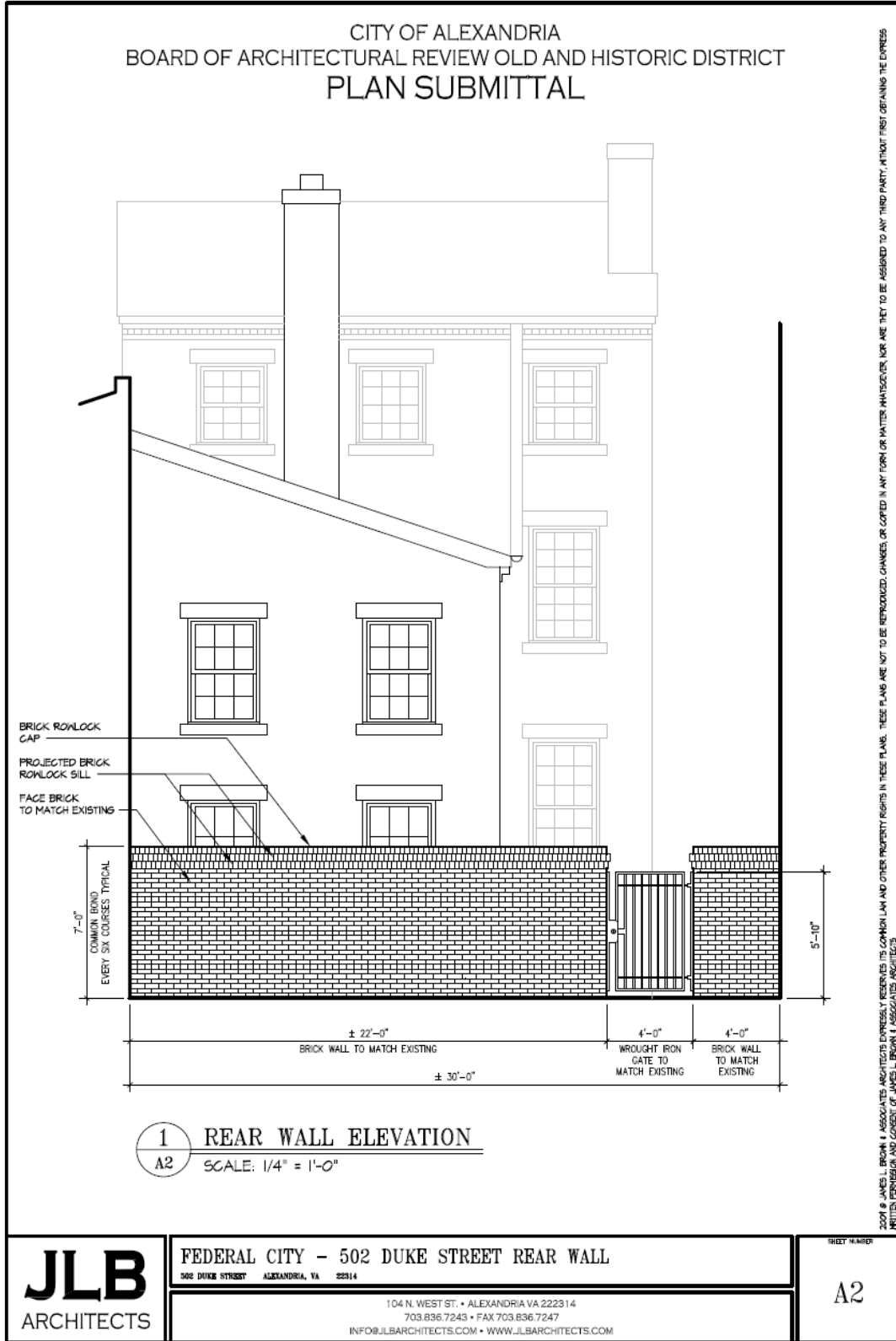


Figure 2: Rear wall elevation.



CITY OF ALEXANDRIA  
BOARD OF ARCHITECTURAL REVIEW OLD AND HISTORIC DISTRICT  
PLAN SUBMITTAL



1 REAR ELEVATION FROM THE EAST  
A3 SCALE: NOT TO SCALE



2 REAR ELEVATION FROM THE WEST  
A3 SCALE: NOT TO SCALE

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**JLB**  
ARCHITECTS

FEDERAL CITY - 502 DUKE STREET CONTEXT PHOTOS

302 DUKE STREET ALEXANDRIA, VA 22314

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703.836.7243 • FAX 703.836.7247  
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SHEET NUMBER

A3

Figure 3: Photographs of the existing east and west elevation.

CITY OF ALEXANDRIA  
BOARD OF ARCHITECTURAL REVIEW OLD AND HISTORIC DISTRICT  
PLAN SUBMITTAL



1 EXISTING FRONT GATE  
A4 SCALE: NOT TO SCALE

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Figure 4: Photograph of front gate.