

Docket Item # 3
BAR CASE # 2009-0074

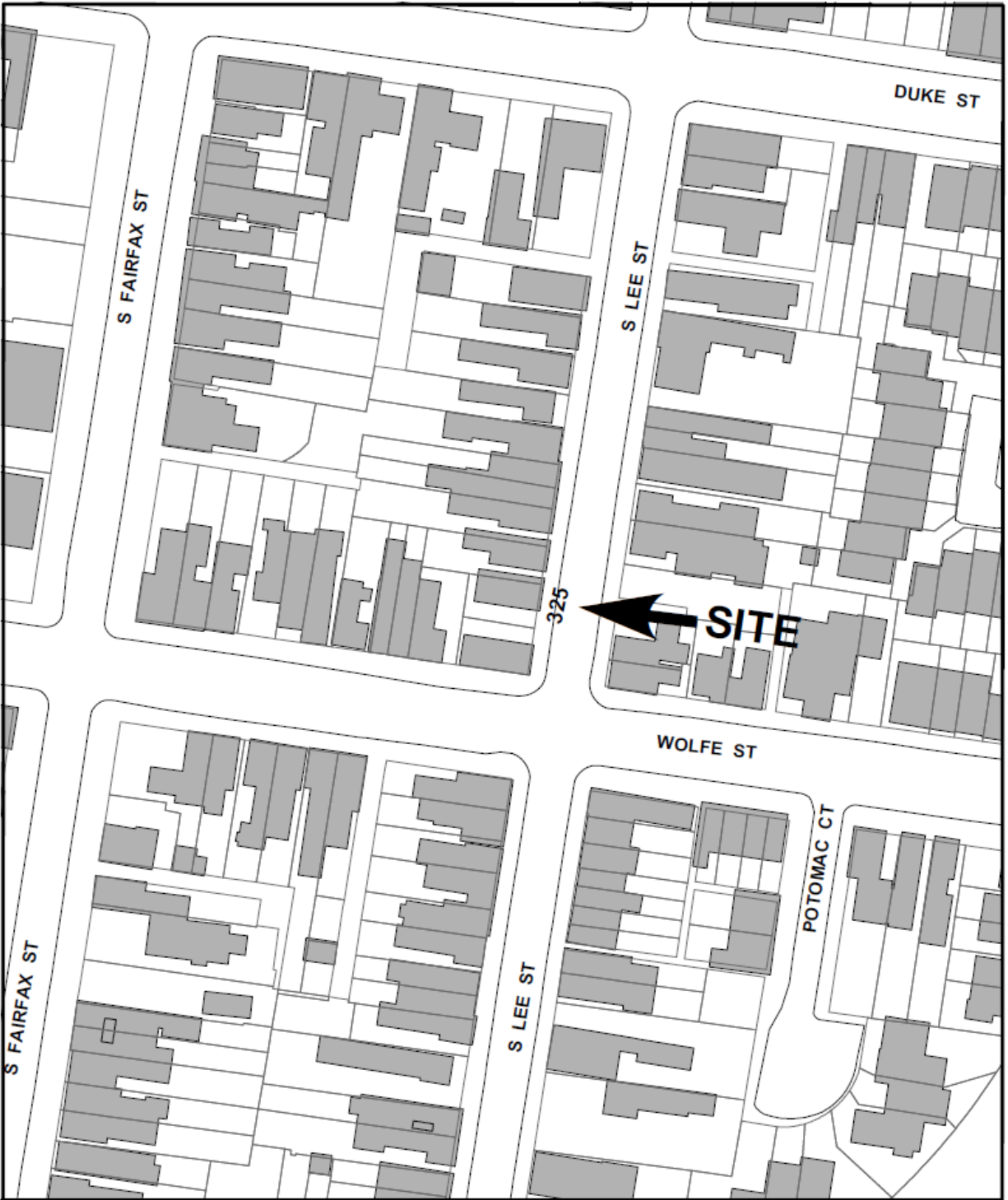
BAR Meeting
June 3, 2009

ISSUE: Alterations
APPLICANT: Mitchell Bober
LOCATION: 325 South Lee Street
ZONE: RM Residential

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

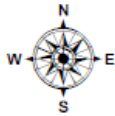
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 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 #2009-0074

6/3/2009



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations at 325 South Lee Street. The applicant is proposing the replacement of an existing garden gate and the construction of a new flat brick arch above the gate which will be mounted to the existing garden wall. The existing wooden gate that the applicant has requested to replace is in a state of disrepair. The applicant is proposing the installation of a new wrought iron garden gate with minimal decorative detail. The proposed masonry arch will be constructed of seven brick courses above the existing brick garden wall where the third course of brick will be constructed as a belt course. The applicant has indicated that he intends to use brick and mortar to match the existing brick wall in construction of the new arch.

II. HISTORY:

According to Ethelyn Cox in Historic Alexandria, Street by Street, the two story, wood frame house at 325 South Lee Street was built in 1848 by Mark Mankin after he bought the lot of 325 and a lot adjoining on the south. The two lots were divided in 1904 when Mankin's estate was settled. Staff was unable to find any previous BAR cases for this property.

III. ANALYSIS:

The proposed alterations comply with the zoning ordinance requirements.

According to the *Design Guidelines*, "Fences, garden walls and gates should be appropriate in materials, design and scale to the period and character of the structure they surround" In Staff's opinion, the proposed wrought iron gate and brick arch are in keeping with both the period and style of the home. Additionally, as stated in the *Design Guidelines*, "A number of different types of materials are appropriate for fences, garden walls and gates throughout the historic district," therefore Staff has no objection to the applicant replacing the existing wooden gate with a wrought iron gate. Staff finds the proposed wrought iron gate to be an improvement both visually and spatially as it will increase the transparency of the streetscape and open the view into the garden. The garden gate as depicted the attached drawing submitted by the applicant, as well as a photograph of a similar gate at 210 Duke Street, is one that is both aesthetically and structurally well designed. The finials give an otherwise heavy duty or utilitarian gate a residential appeal.

It is Staff's opinion that the construction of a brick archway over the existing entryway to be a compatible addition to the garden wall. The applicant has indicated that the archway will be constructed using the same brick as used in recent construction in the rear yard of the property that was purchased to match the existing garden wall, therefore, Staff finds the alteration to be appropriate to the house and the historic district. In 2007, the Board approved similar construction of a new archway to an existing brick wall located at 502 Duke Street. (BAR 2007-0073). The brick archway constructed at 502 Duke Street is rounded, however, a list compiled and submitted by the applicant shows the prevalence in the Old and Historic District of square arches in the same style as the one proposed.

Staff recommends approval of the application as submitted.

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 Administration:

- C-1 Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-2 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.
- C-3 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.

Historic Alexandria:

- R- Approve.

VI. IMAGES

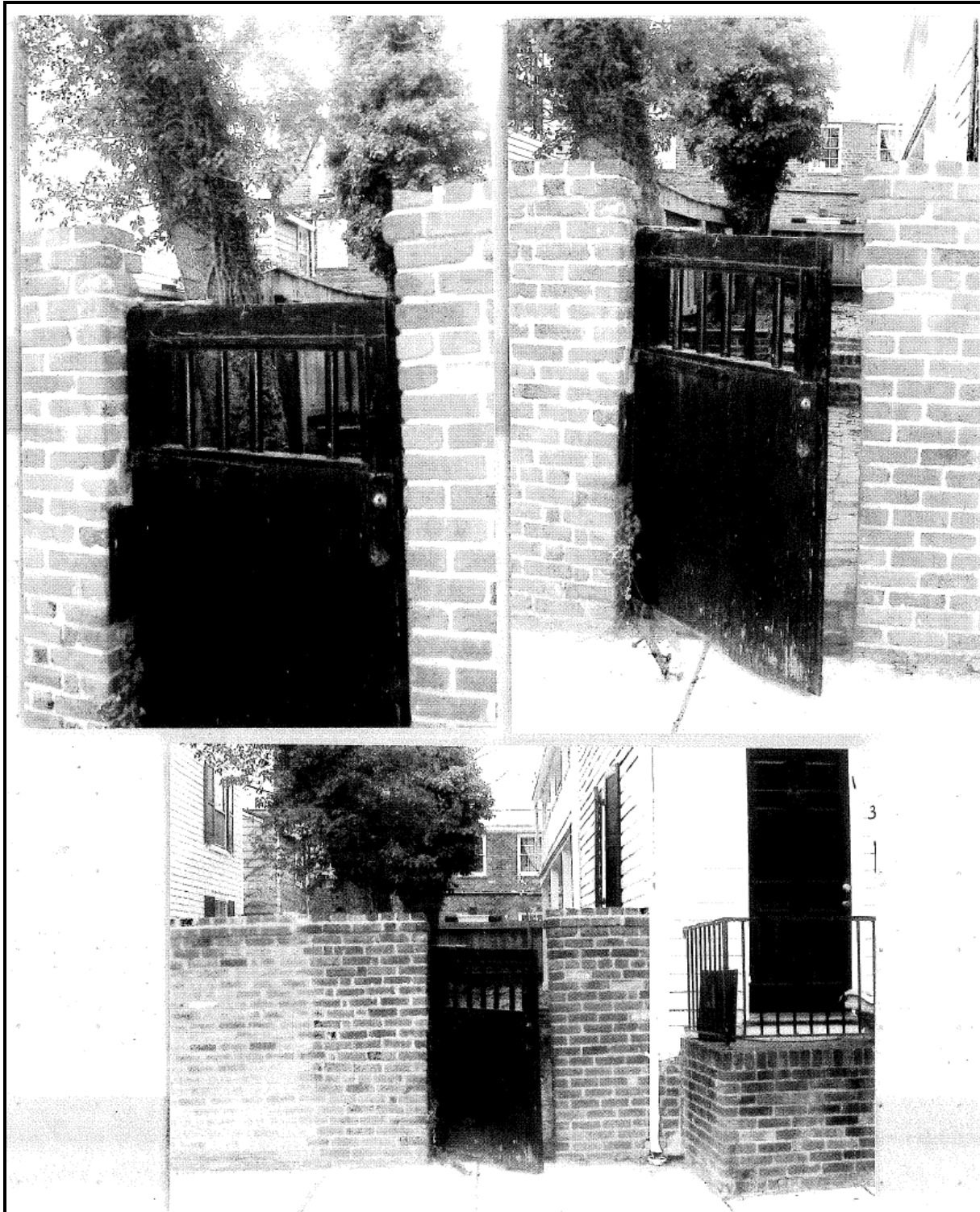


Figure 1. Photograph of existing garden wall and gate.

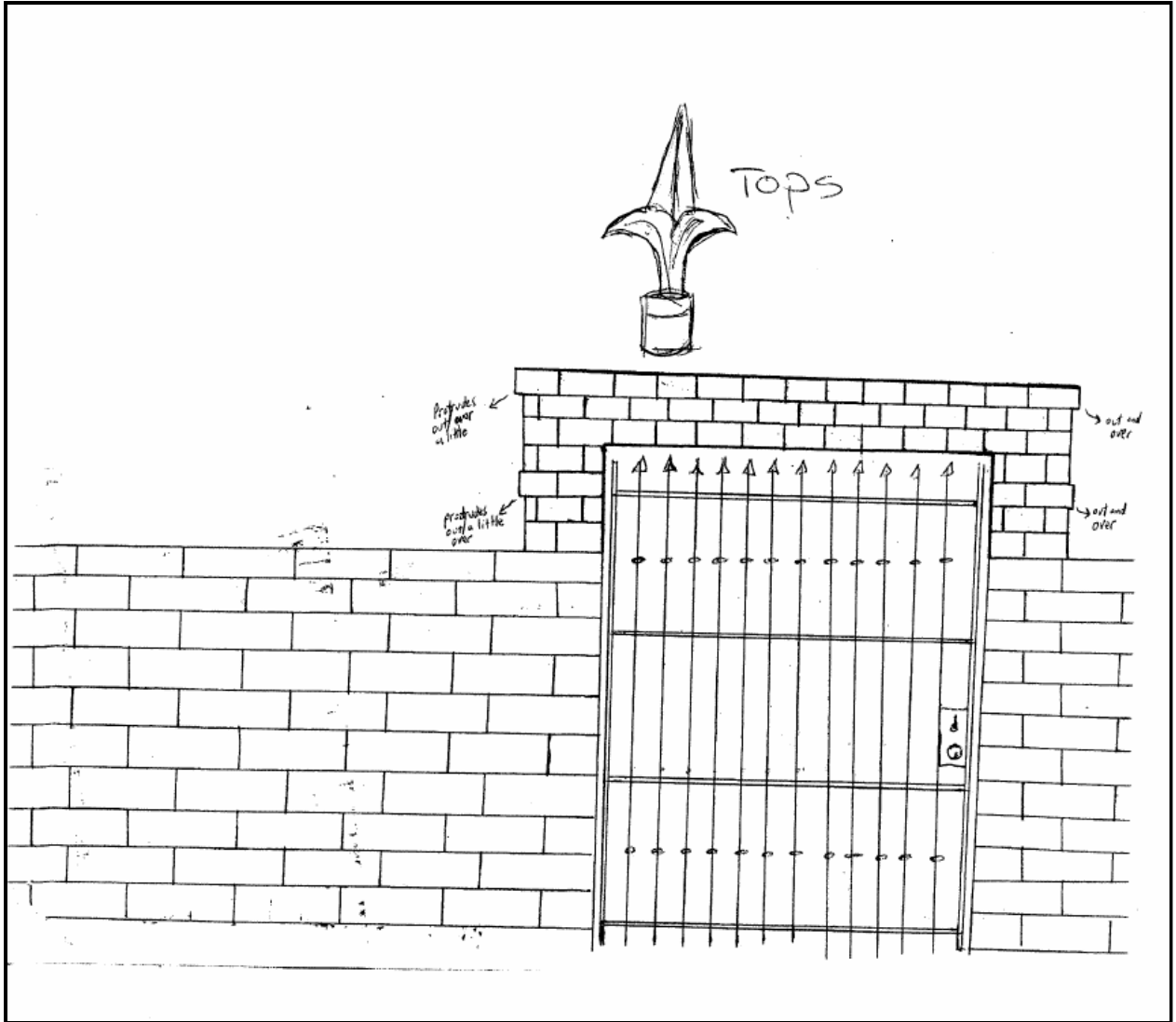


Figure 2. Proposed garden gate and masonry arch.



Figure 3. Garden Gate at 210 Duke Street.



Figure 4. Detail of Garden Gate at 210 Duke St.



Figure 3. 502 Duke Street (BAR 2007-0073)



Figure 4. 804 Prince Street



Figure 5. 200 Duke Street



Figure 6. 706 Prince Street



Figure 7. 912 Cameron Street