

Docket Item # 4
BAR CASE # 2009-0106

BAR Meeting
July 8, 2009

ISSUE: Alterations
APPLICANT: Howard Jennings and Sarah Stott
LOCATION: 809 Chetworth Place
ZONE: RB/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.



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a fence at 809 Chetworth Place. The proposed fence will replace the existing gate and hedge at the front of the property. The fence will be set back approximately 2 feet from the existing timber retaining wall at the front property line and will wrap around the corners of the property – 6 feet along the west property line and 2 feet 9 inches on the east property line. The 3 foot 6 inch tall wood fence will have 4 by 4 posts located 4 feet on-center and vertical pickets (in pairs). Both the vertical pickets and the horizontal rails will be rounded. The fence will be constructed of painted wood (Benjamin Moore #978, Raccoon Hollow) and the gate will have either a curved or angular sunburst pattern, depending on cost.

II. HISTORY:

809 Chetworth Place is a mid-block end unit brick and stone townhouse dating from circa 1939, when it was constructed as part of a development known as Fagelson’s Addition.

There is no record of prior BAR approvals for this property.

III: ANALYSIS

The proposed fence complies with the Zoning Ordinance requirements, meeting the zoning ordinance regulation that fences in front yards be no taller than 3 ft 6 in and be 50 percent open.

Staff has no objection to the proposed fence or either proposed gate design, which will be a cosmetic improvement over the existing shrubbery and gate. From the pictures provided by the applicant and site visits, there are a variety of styles of fences located in the area, including both wood and iron picket fences. The area around Chetworth Place is unique in the Old and Historic District in that the architectural styles and landscaping are more reminiscent of an English vernacular vocabulary rather than a Colonial-influenced one. The stone retaining walls, stone bases on the townhouses, long, narrow, paired windows, and steeply pitched, front facing gable roofs show a connection to elements more in kind to Tudor Revival and the Arts and Crafts movement. Therefore, in Staff’s opinion, unique approaches to fencing and garden walls in this area are appropriate.

The proposed fence is compatible in design and scale to the townhouse, and the area, as recommended in the *Design Guidelines*. Staff commends the applicant for the thoughtful design of the fence, which relates to the English vernacular/Arts and Crafts influence of the townhouses in Fagelson’s Addition. 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:

No comments received.

Office of Historic Alexandria:

No comments received.

Transportation & Environmental Services:

No comments received.

Alexandria Archaeology:

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

VI. IMAGES

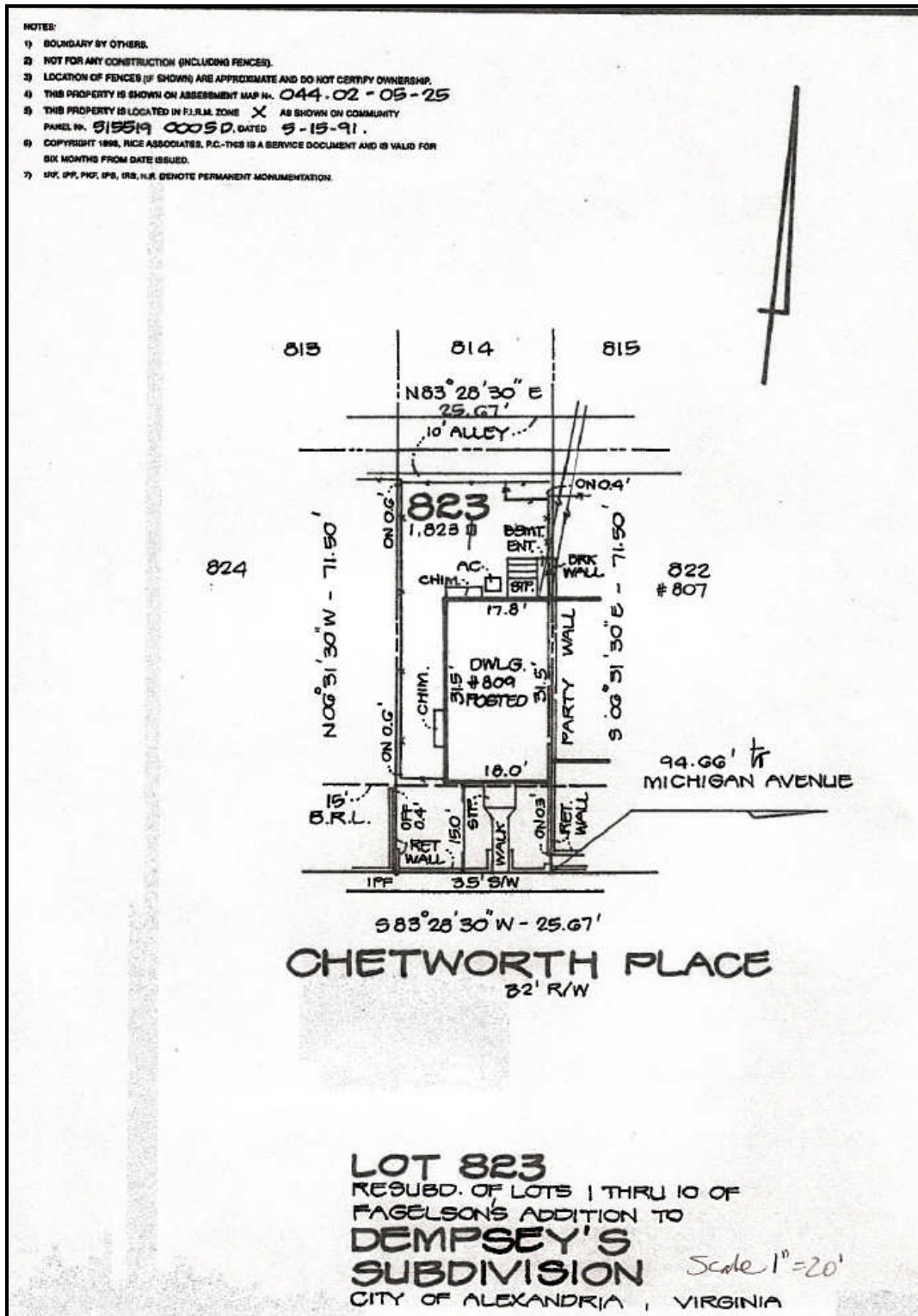


Figure 1. Plat.



Figure 2. Photo of 809 Chetworth Place.



Figure 3. Photos of subject property.



Figure 4. Photos of other fences in the neighborhood.

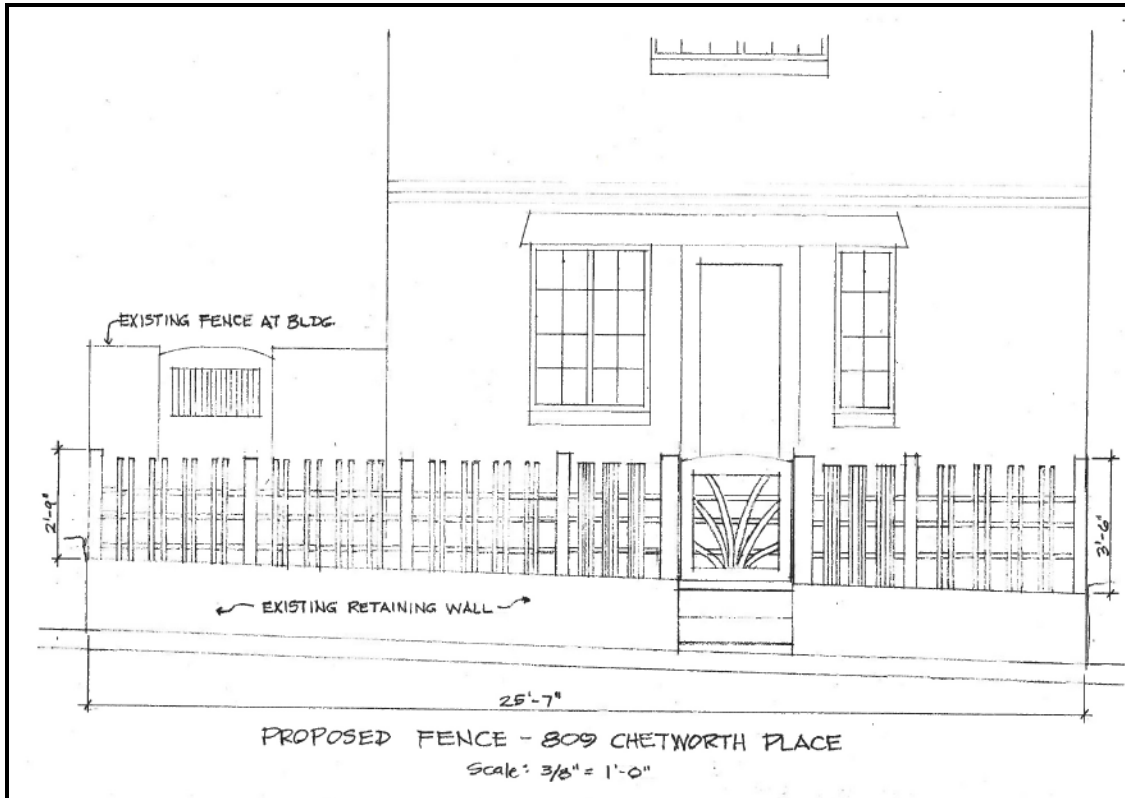


Figure 5. Fence elevation.

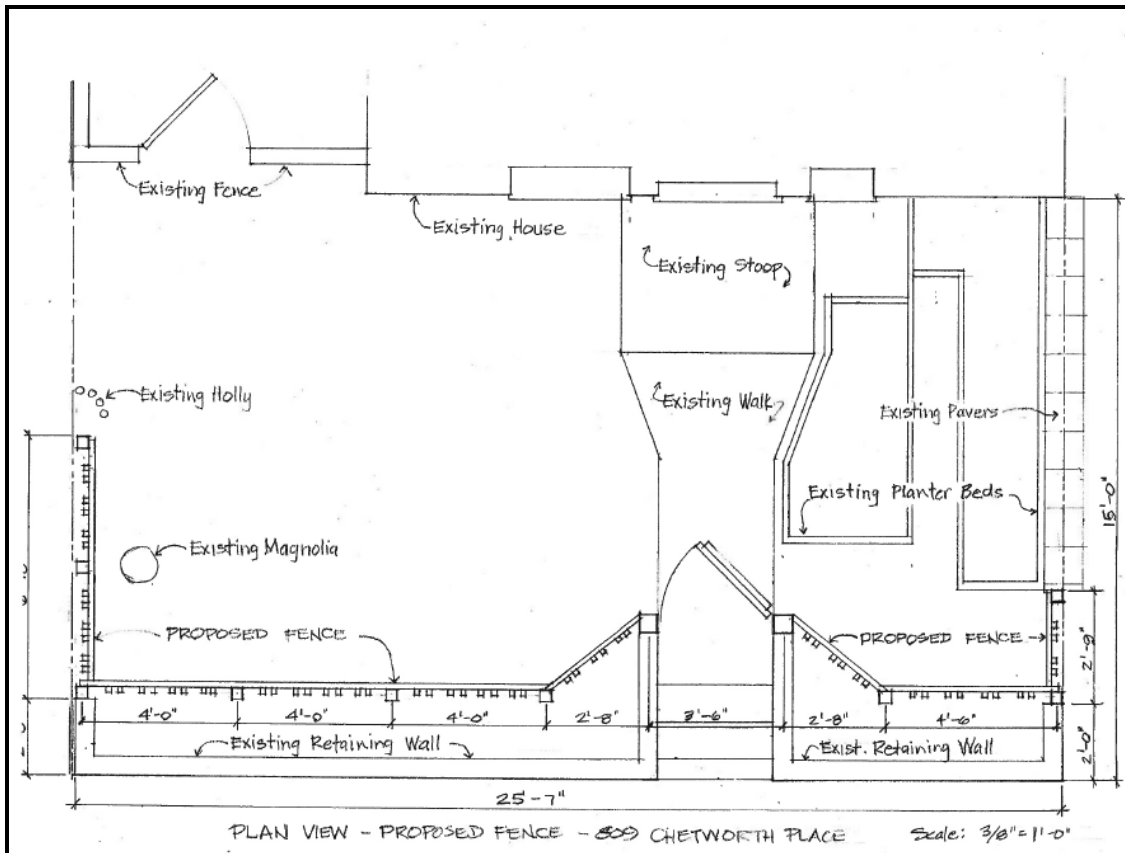


Figure 6. Fence plan.

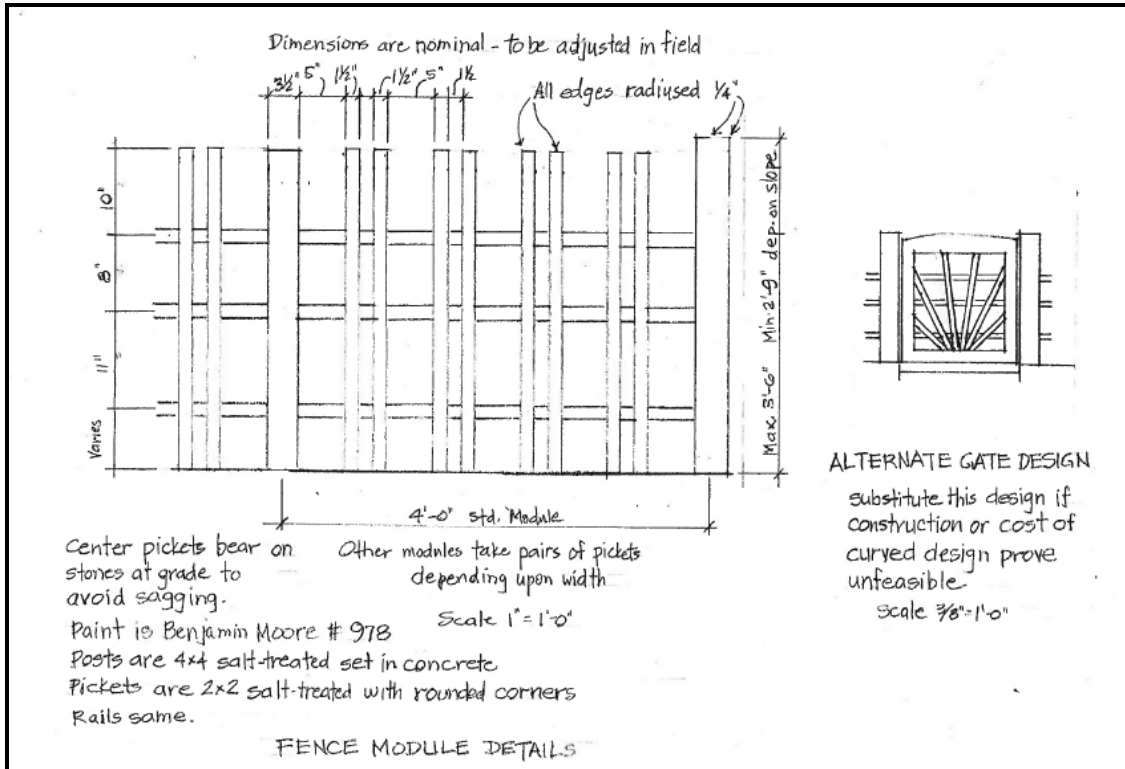


Figure 7. Fence details.