

Docket Item #1
BAR CASE # 2010-0356

BAR Meeting
January 5, 2011

ISSUE: Alterations (New Gates)

APPLICANT: Jane B. Harter

LOCATION: 336 North Pitt Street

ZONE: RM/Residential

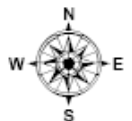
STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

****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 final approval 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, 703-746-4200 for further information.



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I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for the installation of new metal gates at the vehicular entrance to 336 North Pitt Street. The subject property is part of a mews development, with the front entrances facing an interior courtyard accessed off of Pitt Street, and the rear parking entrances accessed from Princess Street. Originally, all of the parking pads were enclosed by outward swinging, wooden gates. The applicant's previous wood gates were in significant disrepair and have already been removed. The proposed new gates will be installed in the same location as the previous gates and will be constructed of painted black ornamental metal, measuring 66 inches high by 112 inches wide. The manual gates will have open vertical pickets with pointed finials, while the larger support posts will have round finials. The gates will help to secure the rear of the property.

II. HISTORY:

The three-story, brick veneer townhouse at 336 North Pitt Street is part of the Carriage Square West development constructed in **1974**.

The Board has reviewed and approved rear gates for two properties within the development:

- BAR Case #1999-0108 (August 18, 1999): the Board approved the installation of metal gates at 320 North Pitt Street.
- BAR Case #2000-0139 (June 21, 2000): After-the-fact approval of metal gates at 334 North Pitt Street.

III. ANALYSIS:

The proposed alterations comply with Zoning Ordinance requirements.

There are a wide variety of rear gate styles within the development; some of the original wood gates still exist and others have been replaced with either metal gates or solid wood gates. Staff was unable to locate BAR approvals for the majority of the gates.

Staff believes that the proposed gates meet the recommendations contained in the *Design Guidelines* as they pertain to materials, design and scale. The proposed metal gates are similar to those approved by the Board and Staff recommends approval of the application as submitted.

STAFF:

Stephanie Sample, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. IMAGES

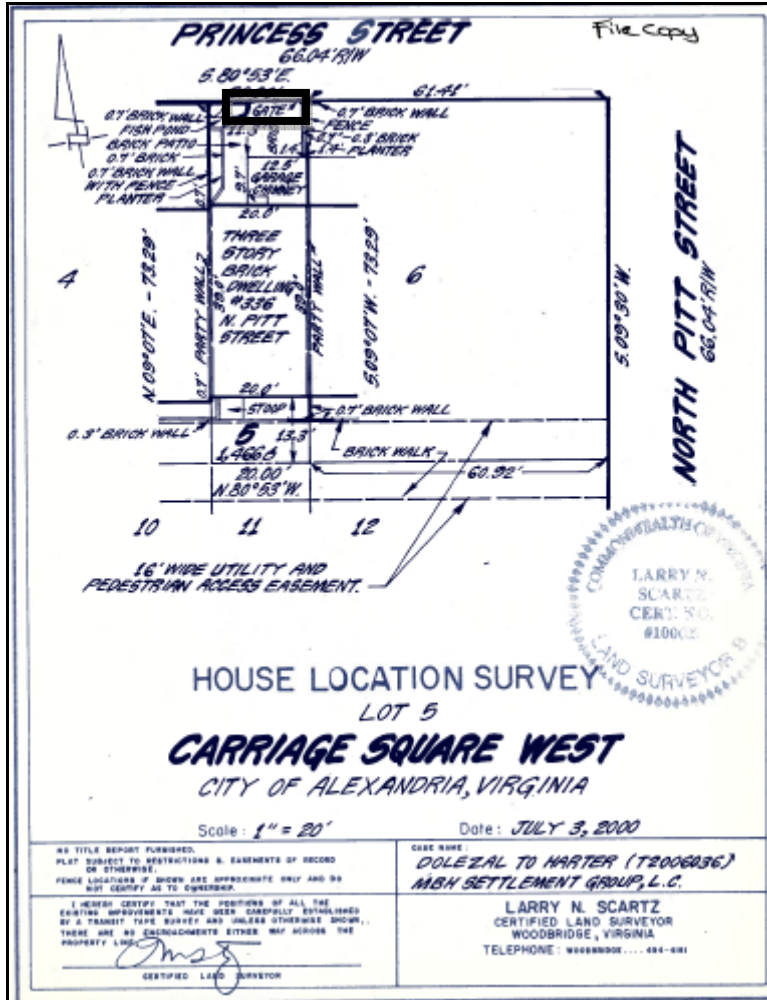


Figure 1: Plat of subject property.



Figure 2: Subject property 336 North Pitt Street.

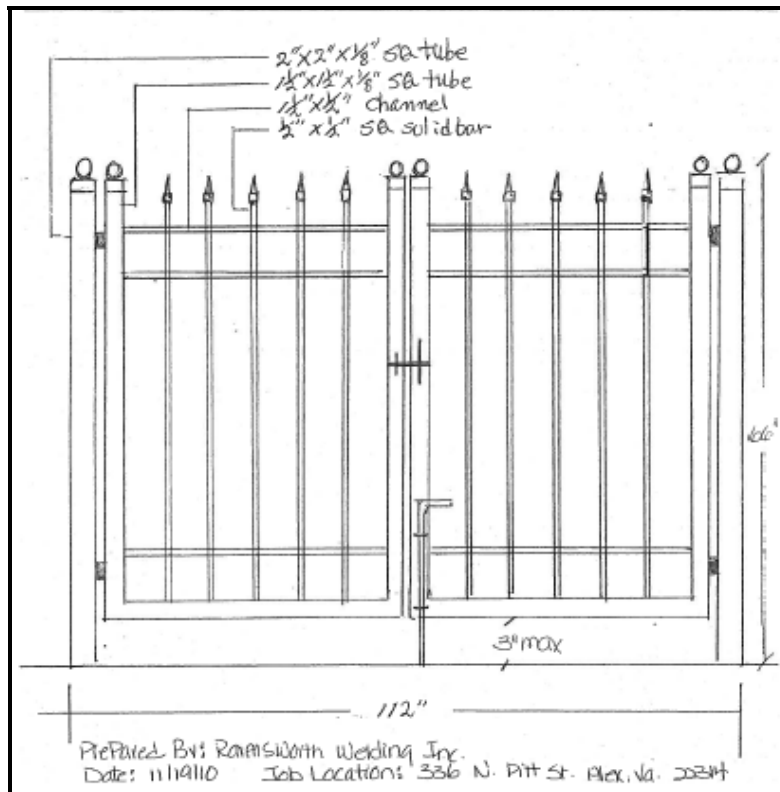


Figure 3: Proposed metal gates.



Figure 4: 342 North Pitt Street wood gates.



Figure 5: 340 North Pitt Street rear entrance (no gates).



Figure 6: 338 North Pitt Street (no gates).



Figure 7: 334 North Pitt Street metal gates.



Figure 8: 332 North Pitt Street wood gates.



Figure 9: 330 North Pitt Street wood gates.



Figure10: 328 North Pitt Street metal gates.