

Docket Item #4  
BAR CASE #2003-0216

BAR Meeting  
September 24, 2003

**ISSUE:** Fence and alterations  
**APPLICANT:** Sean Carroll  
**LOCATION:** 320 North Fayette Street  
**ZONE:** RB Residential

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**\*\*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 the Code Enforcement Bureau (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Enforcement, Room 4200, City Hall, 703-838-4360 for further information.

### STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

### DISCUSSION:

#### Applicant s Description of Undertaking:

Remove asphalt in yard and chain link fence on west of property. Install 870' of Dublin Cobble Fossil Beige stones in yard. Install planter boxes. Install board on board 6' fence with 10' and 4' gates. Install slate on front stoop. Install 3/4" bluestone chips on side.

#### Issue:

The applicant is making a number of improvements to the property at 320 North Fayette Street and requests a certificate of appropriateness for the following:

1) Install a 6' high wood fence along the north side of the property adjacent to the public alley. This fence replaces a chain link fence which was recently removed by the applicant. The proposed new fence will be board-on-board with a dog ear top. There will be 10' wide vehicular gate toward the rear of the fence. The gate will swing inward. The applicant states that the fence will be painted a neutral color, most likely brown. The west and south sides of the yard are already enclosed with an existing 6' high wood fence. In addition, a 7.9' wide section of 6' high wood fence extends from the front face of the house north to the alley. The existing wood fencing will remain.

2) Install slate on the top of the front stoop. This item has already been completed. The stoop previously had a smooth concrete surface.

The Dublin Cobble pavers and planter boxes will be located behind the proposed 6' high wood fence and will not be visible from the public right of way once the fence has been installed. The rear yard was previously paved with asphalt. The proposed paving of the north side yard, initially included in the application, has been omitted. This area will now be fenced, but not paved.

#### History and Analysis:

The two-story, brick-faced concrete block residence at 320 North Fayette Street was constructed in 1959 as the residence for the pastor of Mt. Jezreel Baptist Church. It was never used for that purpose, however, and soon became a law office, then a residence, and a rooming house. The form, simplicity, and fenestration of this building are characteristic of postwar modernism.

In 1998, the Board reviewed a lengthy list of after-the-fact alterations at the property, including the installation of inappropriate replacement windows and rear door and the installation of a stockade fence. The Board approved the after-the-fact alterations with the condition that the windows and door be replaced with appropriate wood windows and door and that the fence have trim applied to the top to conceal the pales and be painted (BAR Case #98-0168, 9/23/1998).

The proposed fence, gates and rear yard paving comply with the zoning ordinance requirements. The proposed paving along the side of the house will exceed 50 percent paving limit allowed in a required side yard. The side yard should remain as open space and cannot be used for off-street parking which did not exist as shown in the 1991 survey submitted. As mentioned above, in response to this finding, the applicant has omitted the side yard paving from the project.

In the opinion of Staff, the proposed alterations are acceptable. The painted wood fence will be an improvement over the former chain link fence. The addition of slate to the front stoop is compatible with the mid-20th century brick house. While they will not be visible once the fence is installed on the north side of the property, the paving stones and planter boxes in the rear yard will be a substantial improvement over the previous asphalt parking lot. In conclusion, Staff recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

C-1 A construction permit is required for the proposed project.

Historic Alexandria:

No comment.