

Docket Item #7
BAR CASE # 2005-0126

BAR Meeting
July 27, 2005

ISSUE: Construction of a new service shed in the rear yard and new vinyl covered chain link fencing at the side property line

APPLICANT: Linda Lewis

LOCATION: 315 N. Payne St.

ZONE: RB Residential

BOARD ACTION, June 22, 2005: Deferred due to lack of public notice

****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 deferral for restudy of the proposed chain link fencing for a more appropriate type of fencing and approval of the proposed new service building as submitted.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for the installation of new vinyl-covered chain link fencing along the south property line, and the construction of a new wood framed service building at the rear of the property along the north property line.

The new fencing is proposed to replace existing chain link fencing along the south property line. The existing is 3' high and is galvanized finish. The new proposal is for a 4' high fence, metal chain link, covered in black vinyl.

The proposed new service building is to be 16' long by 4'-8" wide and 8' tall at the slightly projecting eave. It has a low pitched shed roof clad in asphalt shingles. The walls are clad in painted Hardi-plank siding with 4" corner trim and at door surrounds. The south wall has 2 single leaf door openings and a pair of doors in the wider center opening. The structure rests upon a slab and is reached by a low gravel ramp. No decorative embellishment is proposed.

II. HISTORY:

The 1877 Hopkins Atlas shows a building on or near the subject property. The building shown on that map has an almost square footprint. It is possible that this early building is at the core of the free standing, two story, frame house with rectangular footprint that exists today at 315 North Payne Street. The Sanborn Fire Insurance Atlas does not cover this area of the city until 1902. In 1902, the house appears to be present, but to have slightly different configuration than today, with a squarish main block and narrower rear ell. This footprint remains unaltered until sometime after 1931. The 1941 Sanborn map shows that the dog leg on the south side of the house, created by the narrower ell, has been filled in so that the house has the same rectangular footprint it has today. In 1992, the Board of Architectural Review approved various alterations at 315 North Payne Street, including removal of the existing aluminum siding, with the wood siding underneath to be retained and restored or, if necessary, replaced in-kind. In 2003 the Board approved an addition and alterations to this property (BAR Case #2003-0016, 3/26/03).

III. ANALYSIS:

The *Design Guidelines* are clear in the recommendation that chain link is not an appropriate materials for new fences in the historic district, except in limited circumstances for institutional properties. It is Staff opinion that a more appropriate material and design for this contributing residential property would be a wood picket or simple vertical board design. Open wire fences were used in the Victorian period but more site specific documentation would be needed to evaluate any proposal for this property. Staff does not recommend approval of the chain link fence as proposed.

The new service building will have a footprint of 75 sf. and complies with the zoning ordinance.

The building is modest in scale and is placed near the rear of the property along the north

property line. It is clad in materials similar to and compatible with the architecture of the house and others in the immediate vicinity. It is an appropriate addition to the site and Staff recommends approval as submitted.

IV. STAFF RECOMMENDATION:

Staff recommends deferral for restudy of the proposed chain link fencing for a more appropriate type of fencing and approval of the proposed new service building as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

F-1 The proposed shed is located along the interior lot line and shall conform to the fire resistance requirements listed in C-1 below:

C-1 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides of the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line.

Historic Alexandria:

“No comment.”