

Docket Item # 2
BAR CASE # 2010-0195

BAR Meeting
July 28, 2010

ISSUE: Alterations
APPLICANT: Scott & Jennifer Wagner
LOCATION: 1226 Oronoco Street
ZONE: RB Zone/ Residential

STAFF RECOMMENDATION: Staff recommends approval of the Certificate of Appropriateness application with the conditions:

1. That the proposed 3.5' and 6.0' replacement fences must be erected only on the subject property per locations shown on submitted survey.
2. That the wood fences are painted or stained.

****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.



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for:

1. The after-the-fact installation of a wood, 6' high board-on-board fence with gate in the rear of the property as shown on the attached plat (page 4).
2. The construction of a new wood 3'-6", high dog-eared spaced picket fence with gate along the side and front property lines as shown on the attached plat (page 4).

II. HISTORY:

1226 Oronoco Street is one of row of six buildings on the west end of the block. An identical row of seven buildings are located on the east end of the block. 1226 Oronoco Street and its adjoining neighbors were constructed in 1942 and are typical of the mid-20th c. manifestation of the solid yet simple masonry row house developments which arose to accommodate the population surges in this area during and after World War II. Each of the individual units is three bays wide, with a brick and concrete stoop. The door and window openings had no decorative treatment originally and the only distinguishing features of this group of houses was an alternating roof termination treatment of parapets and simple cornices and the patterned brickwork on the facade.

Previous BAR approvals:

Staff was not able to locate any previous BAR approvals for this property.

III. ANALYSIS:

The subject proposal satisfies the requirements of section 7-1702 of the *Zoning Ordinance*.

The *Design Guidelines* specify that fencing within the historic district should be appropriate in materials, design and scale to the period and character of the structure they surround and that all fencing must be painted or stained. The *Guidelines* further specify that wood is a traditional material for fences and they generally have vertical pickets.

The chain link fence along the side and front of the subject house is currently located within the City right-of-way. The new wood, board-on-board, and the dog-eared, spaced picket fences will be repositioned on the subject property, as shown on the attached plan (page 4), to comply with zoning regulations. The picket fence must be 50% open per zoning requirements, therefore, there must be a space between the pickets equal to the width of a picket. The proposed design, material specification and location of the proposed fences are consistent with the Guidelines and with other fences approved by the BAR erected in the historic district. Staff recommends approval of the fence construction with the standard conditions above.

STAFF:

Michele Oaks, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning:

1226 Oronoco Street, RB zone

Proposed 3.5' and 6.0' replacement fences must be erected only on the subject property per locations shown on submitted survey. Survey indicates that the existing chain link fence is located within the public r-o-w. As proposed the new fences comply with zoning. In addition, the 3.5' fence in a required yard must be 50% open.

Code Administration:

No Comments.

Transportation and Environmental Services (T&ES):

No Comments received.

Historic Alexandria:

No Comments received.

V. IMAGES

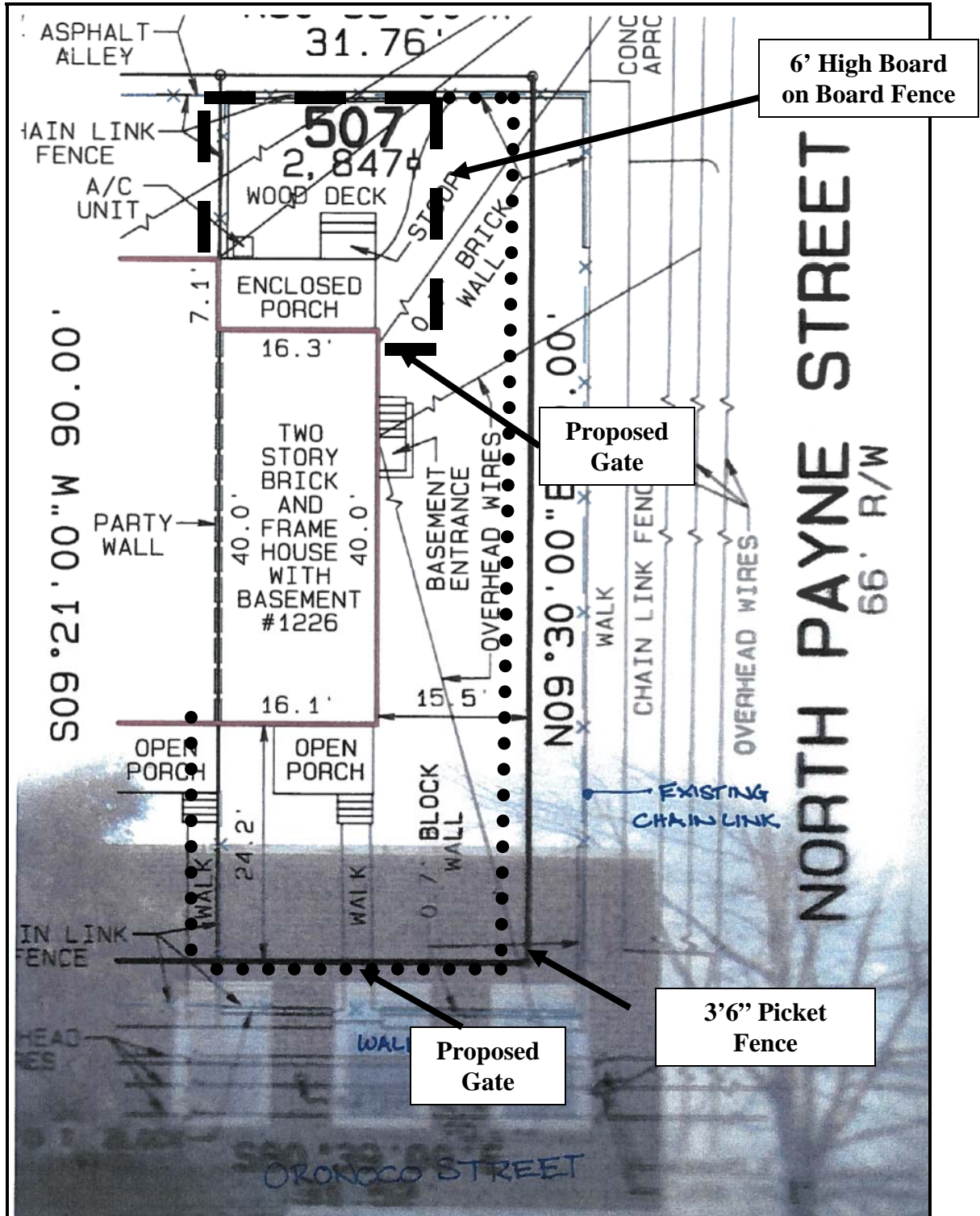


Figure 1. Proposed Fence Locations

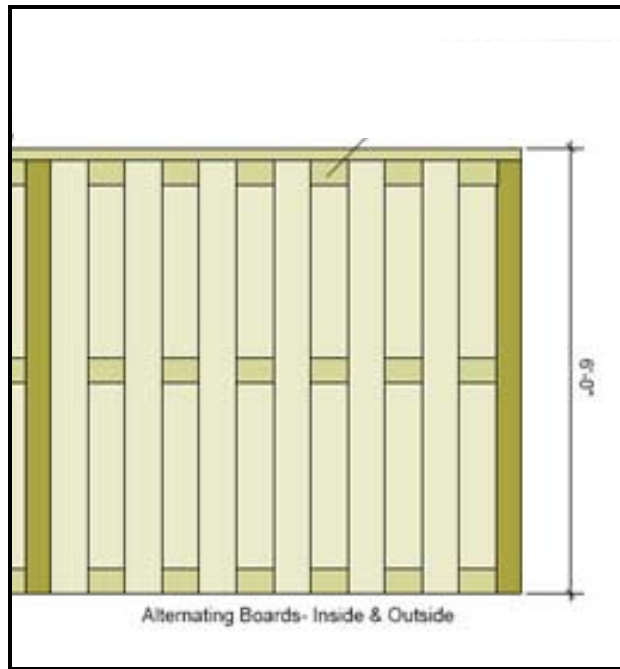
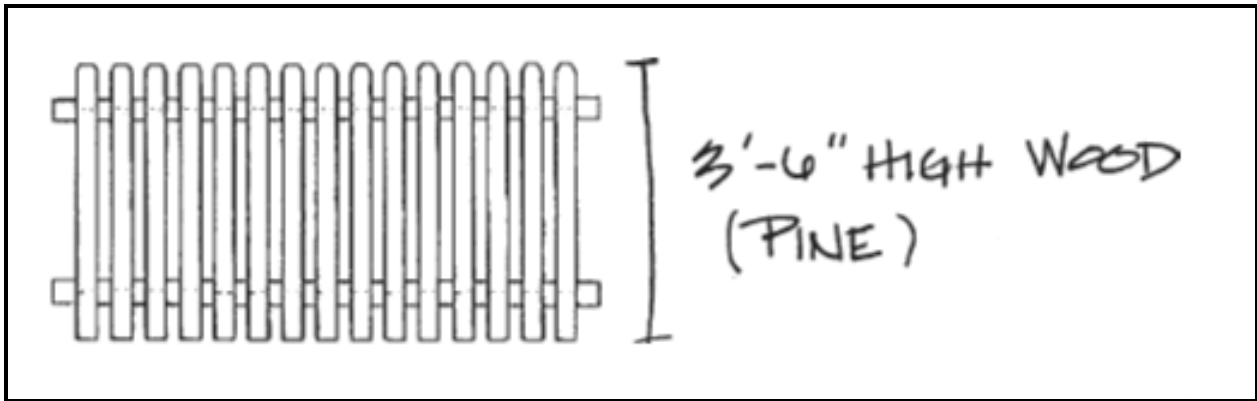


Figure 2. Proposed Fence Designs



Figure 3. Existing front yard – Chain Link Fence (to be removed)



Figure 4. Existing Side yard – Chain Link Fence (to be removed)



Figure 5. Existing Side Yard – Proposed 6' high Board-on-Board Fence



Figure 6. Existing Rear Yard – Proposed 6' high Board-on-Board Fence

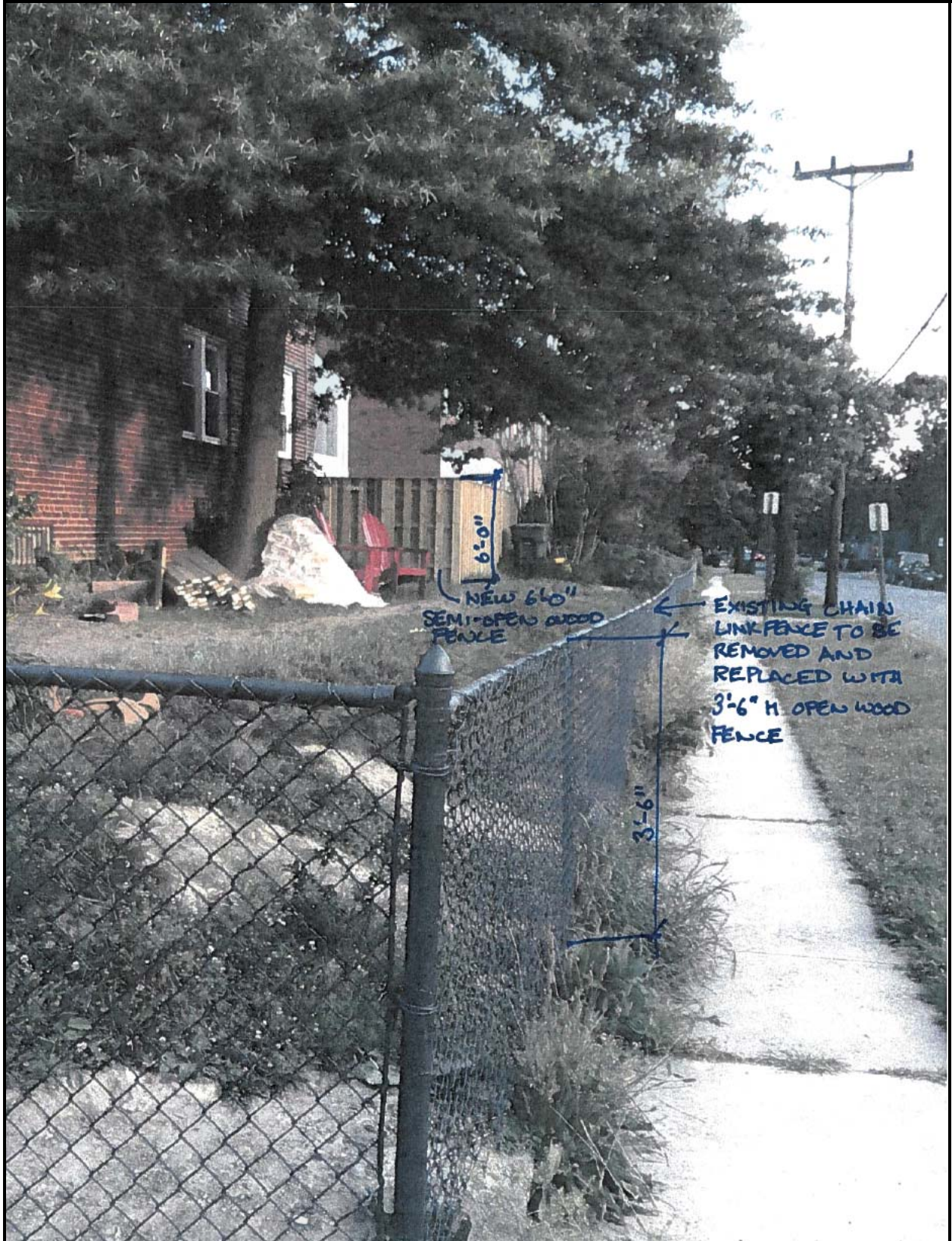


Figure 7. Existing Side Yard – View of Chain Link Fence (to be removed)

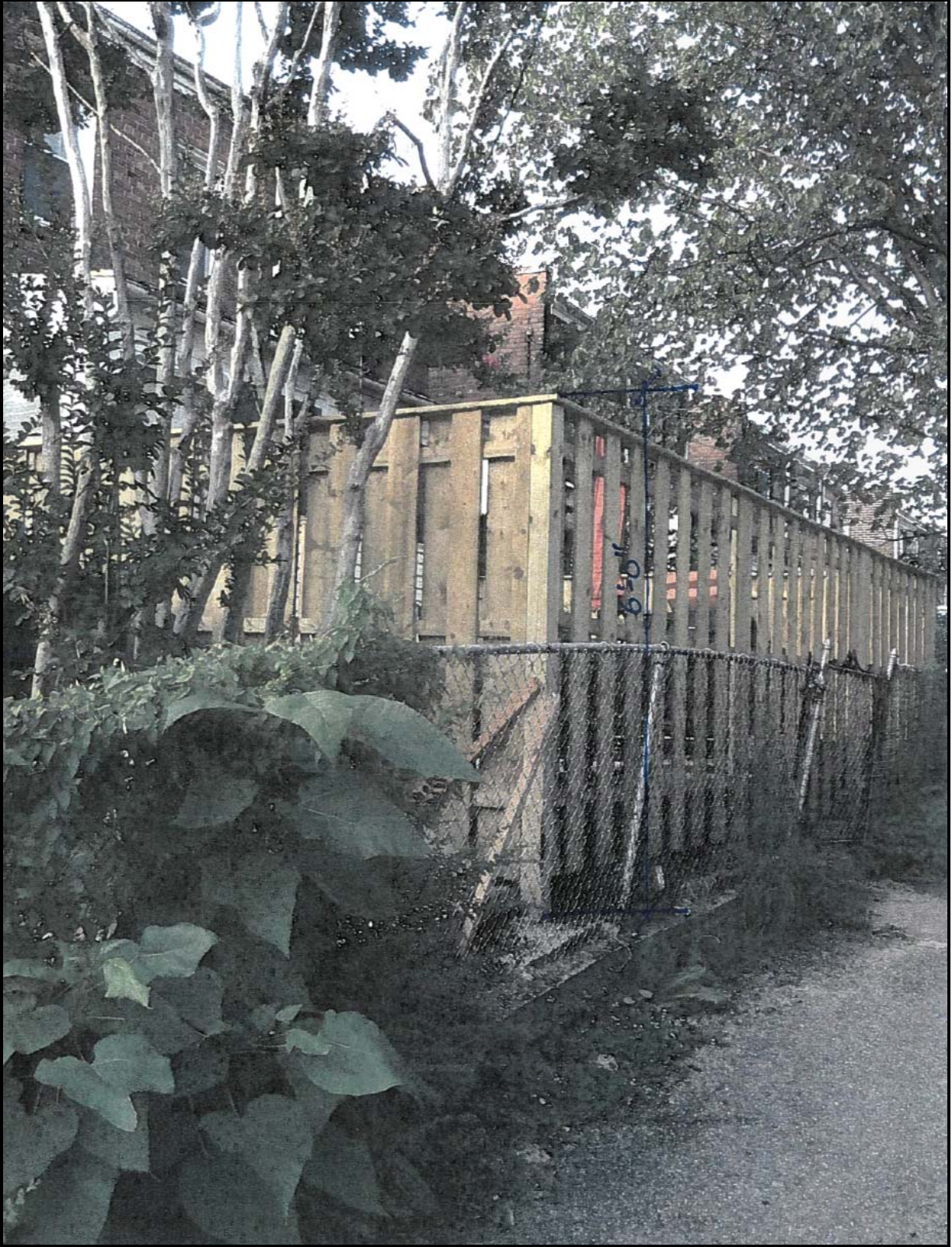


Figure 8. Existing Rear Yard – Proposed 6' high Board-on-Board Fence