

STAFF REPORT: 7/13/2022 MEETING

PREPARED BY: J. ROSS

ADDRESS: 9321 ROSA PARKS

APPLICATION NO: #22-7905

HISTORIC DISTRICT: ATKINSON AVENUE

APPLICANT/OWNER: AMY PERTERSON

DATE OF STAFF SITE VISIT: 7/2/2022

DATE OF PROVISIONALLY COMPLETE APPLICATION: 6/20/2022

SCOPE: ERECT PERIMETER FENCE, INSTALL BIKE RACKS AND OUTDOOR FURNITURE

EXISTING CONDITIONS

Erected ca. 1920, the building at 9321 Rosa Parks is known historically as the New St. James AME Church. The building is two stories in height and is clad with brick. Windows are wood, double-hung units (at the primary and rear elevations) and specialty stained and leaded glass windows at the north/side elevation, second story. A large window fixed window with metal tracery detailing and a set of monumental wood doors are located at the front elevation. Paired entry doors at the south elevation serve as the building's primary entrance. A wood deck with wood integrated wood trellis and stadium, approved by the Commission in 2019, is located at the building's south elevation. A large yard located to the south of the building is enclosed by a 3'-0"-tall wood fence. The property currently houses a new use as a coffee shop/community space.



9321 Rosa Parks, staff photo 7/2/2022

PROPOSAL

With the current proposal the applicant is seeking the Commission's approval of the existing 3'-0" tall, post-and-rail wood fence with integrated light fixtures and split rail gates (located along the southeastern perimeter of the property) and picnic tables with rope/market lighting, all installed without HDC approval. The applicant is also seeking approval to add a bikerack towards the east of the building, directly adjacent to the sidewalk and to locate a mini rolling cart/trailer/bar within the parcel's side yard.



9321 Rosa Parks, staff photo 7/2/2022

STAFF OBSERVATIONS AND RESEARCH

- HDC staff noted that the current fencing had been erected without HDC approval in May 2021.
- See the below Google Streetview image from 2009, which indicates that a 6'-0" tall, chain link fence had existed along the southeastern perimeter of the property prior to the

building's recent rehab. The current fencing has been erected at the same location as the previous fence

- Per the HDC's *Fence and Hedges Guidelines*, "post and rail" fencing is an allowable style
- The current fencing and gate have been stained a dark brown color and greenery has grown in the area between the fencing and sidewalk (see below).



9321 Rosa Parks, current conditions

- Note that with the Commission's 2017 and 2019 Certificates of Appropriateness allowed for the transformation of this formerly religious property to a commercial use with the installation of the current wood stadium seating/deck, new exterior doorways/openings, and new windows. These are interventions which staff would typically not support for a residential use, but have been deemed appropriate within the current commercial context. It is staff's opinion that the location and style of the current fence as well as the addition of patio tables and lighting, the temporary bar, and the proposed bike rack are appropriate based on the precedent set by the previous approvals associated with the 2017-2019 building rehabilitation.
- Staff does have the authority to approve seasonal/temporary outdoor seating areas/furniture



Google Streetview image, 2009

ISSUES

- None

RECOMMENDATION

Section 21-2-78. Determination of the Historic District Commission – Certificate of Appropriateness

HDC staff recommends that the Commission issue a Certificate of Appropriateness for the project as proposed because the work conforms to the district's Elements of Design and meets the Secretary of the Interior's Standards.