



## MEMORANDUM

**TO:** ARCHITECTURAL REVIEW BOARD  
**FROM:** Kate Schwartz, Historic Resources Planner  
**DATE:** April 11, 2016  
**SUBJECT:** Certificate of Appropriateness for exterior alteration at 1020 Caroline Street

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### ISSUE

Anne Darron, Executive Director, Washington Heritage Museums, requests a Certificate of Appropriateness to install a gate at the base of each of two sets of stone steps in the rear garden of the Hugh Mercer Apothecary Shop.

### RECOMMENDATION

Approval of the Certificate of Appropriateness for the request as submitted.

### APPLICABLE HISTORIC DISTRICT DESIGN GUIDELINES

Site Planning – Fences and Walls, Construction Guidelines (Historic District Handbook, pg.72)

1. Fence and wall materials and design should relate to those found in the neighborhood.

### BACKGROUND

The Hugh Mercer Apothecary Shop is a c.1761 wood-frame Colonial-style structure, one-and-a-half stories in height, clad in beaded weatherboard with a slate roof and two interior end brick chimneys. A formal English garden is located to the west of the building and is surrounded by a fieldstone wall on the north side. The property is a contributing structure in the historic district. The garden features a steep vegetated slope leading up to the rear (west) property line. Two sets of stone steps are set into this slope. The applicant is requesting to install a gate at the base of each of these sets of stone steps as a safety measure to deter visitors from using them. The southernmost stair and gate will be visible from Caroline Street. Both stairs and gates are visible from Amelia Street.

The two gates will be identical and will be built to match the existing entrance gate that provides access to the garden from Amelia Street. The gates will be constructed of wood and painted to match the existing gate. Treated four-by-four posts will be located on either side of each set of steps with a four-foot wide gate mounted between each pair. The height of the gates will be approximately four feet six inches above grade. Both gates will be operable, but will remain locked at all times. Staff finds that the proposed change will not have an adverse impact on the historic character of the site or the historic district.

**APPROVAL CRITERIA**

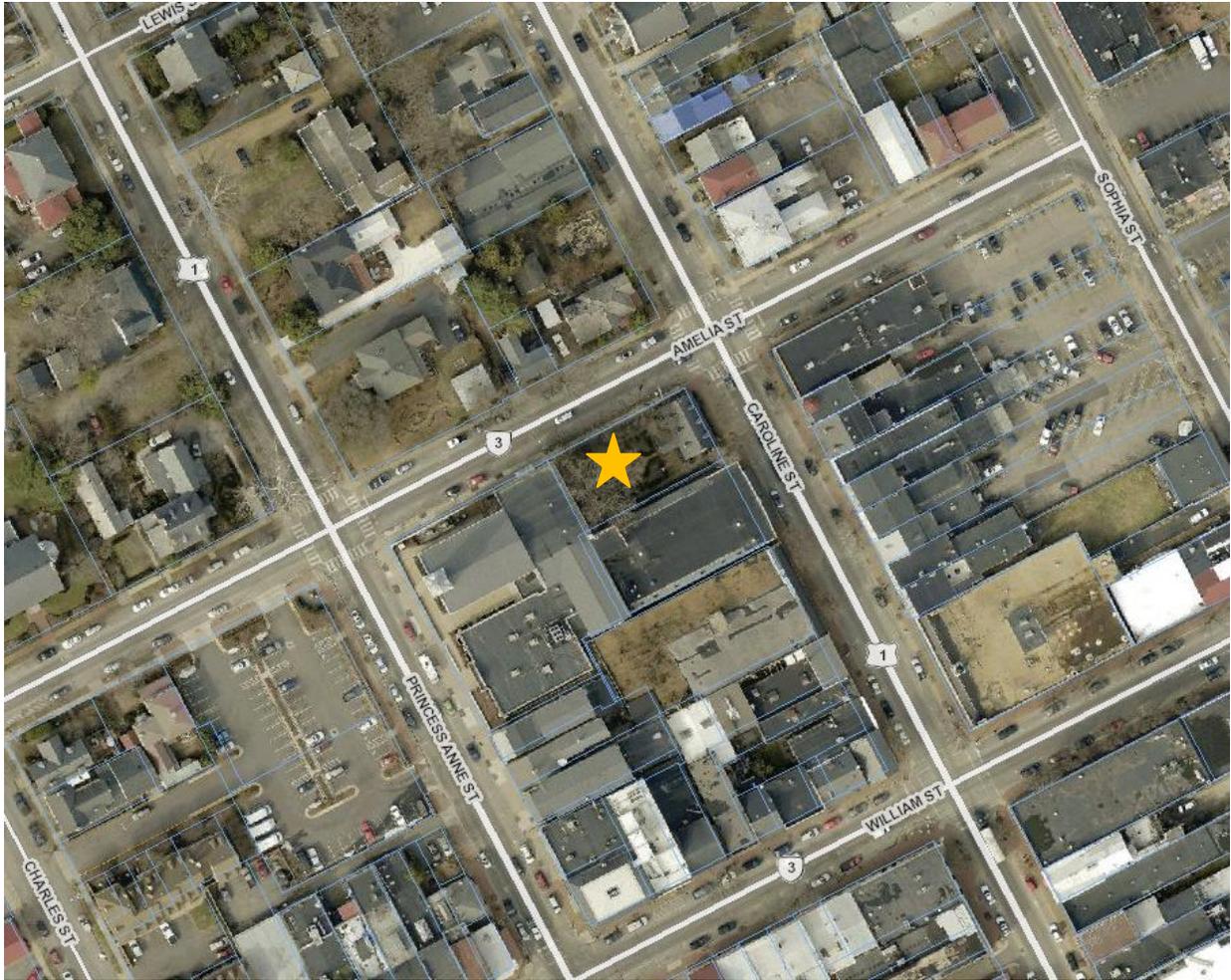
Criteria for evaluating proposed changes are found in City Code Section 72-23.1.D.2 and are based on the United States Secretary of the Interior's Standards for Rehabilitation.

<b>S</b>	<b>D</b>	<b>NA</b>	<b>S – satisfies    D – does not satisfy    NA – not applicable</b>
		X	(1) Every reasonable effort shall be made to provide a compatible use for a property by requiring minimal alteration of the building, structure, or site and its environment, or by using a property for its originally intended purposes.
X			(2) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historical material or distinctive architectural features should be avoided when possible.
X			(3) All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no basis and which seek to create an earlier appearance shall be discouraged.
X			(4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
X			(5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
X			(6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. If replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Replacement of missing architectural features should be based on historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
		X	(7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
		X	(8) Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.
		X	(9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

X			(10) Wherever possible, new additions or alterations to structures shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.
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Attachments:

1. Aerial photograph showing property location
2. Photographs, rear garden step locations
3. Drawing, proposed gate
4. Photograph, existing gate to be matched



AERIAL



EAST (FRONT) ELEVATION



Rear Garden: View looking west from Amelia Street  
Arrows show location of two stairs

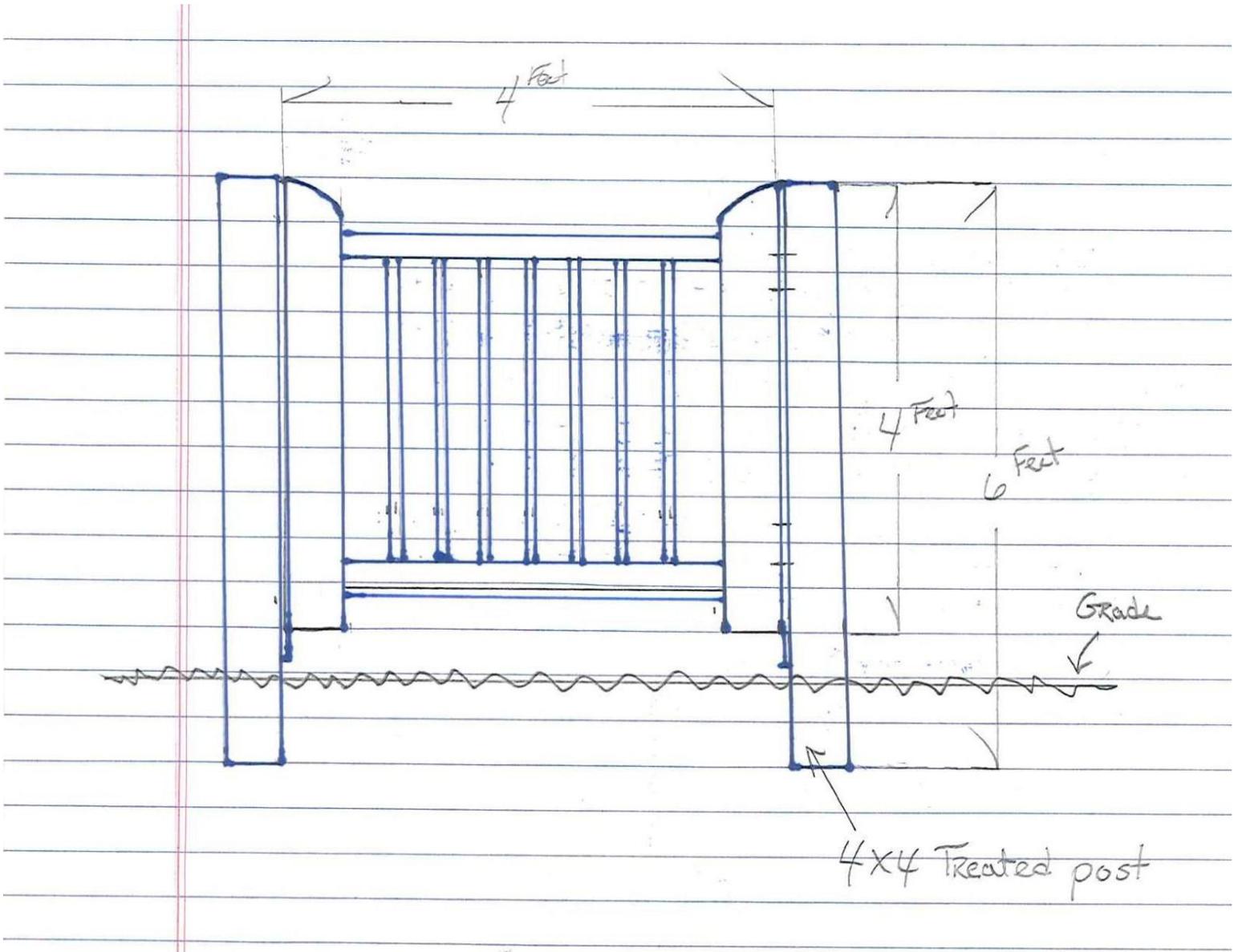


Southernmost stair visible from Caroline Street



Both stairs visible from Amelia Street

Garden Gate Design  
Hugh Mercer Apothecary Shop - Spring 2016



Gate design provided by applicant



Existing gate to be matched