

Docket Item # 21
BAR CASE # 2007-0202

BAR Meeting
October 3, 2007

ISSUE: Alterations
APPLICANT: Donna Pickett
LOCATION: 602 ½ S. Royal Street
ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

(Insert sketch here)

NOTE: Docket item #20 must be approved before this docket item can be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations to elements installed in the front yard. These alterations include:

- rebuilding the existing brick steps with flagstone treads and new brick cheek walls;
- replacing the existing brick walkway with flagstones as well as the entry stoop;
- installing a 22” high brick retaining wall with 28” high brick piers at the front of the lot;
- installing a new brick planter directly to the north of the entry. This planter will be 18” in height; 36” in width and 50” in length.;
- reducing the size of the trash enclosure to accommodate the new planter. The new fence will match the existing in style and will have a gate and be 5’9” in length across the front and a return of 4’2”.

II. HISTORY:

602 ½ South Royal Street was constructed ca.1960 as part of the Yates Garden Subdivision. The subdivision is comprised of Colonial Revival townhouses in the southeast quadrant.

There have been no BAR cases involving exterior alterations to this house, although the Board has approved a number of alterations to other houses in the row. At the last public hearing on September 19th, the Board approved alterations to the rowhouse at 616 South Royal Street (BAR Case #2007-175).

III. ANALYSIS:

The proposed alterations comply with zoning ordinance requirements.

Staff has no objection to the proposed alterations in the front yard. In the opinion of staff the alterations are consistent with the mid-century Colonial Revival motif established for this row within the Yates Garden subdivision. The use of both flagstone and brick for walkways and retaining wall elements is found throughout the subdivision. Staff also has no objection to the replacement trash enclosure.

IV. STAFF RECOMMENDATION:

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 building permit is required for the proposed project.

C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

C-3 The new stairs must comply with USBC for riser and tread dimensions.

Historic Alexandria:

No comments were received.

Alexandria Archaeology:

There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.