

Docket Item # 4  
BAR CASE #2008-0064

BAR Meeting  
May 21, 2008

**ISSUE:** Alterations  
**APPLICANT:** Kathleen Thompson  
**LOCATION:** 316 South Alfred Street  
**ZONE:** RM/Residential

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

Insert sketch map here

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness to replace an existing painted wood stair, landing and railing with a brick stair and landing and black iron railing. The applicant proposes to remove an existing 10' x 4' deteriorated wood porch. The applicant proposes to construct a new stair and landing of concrete and brick, with only the brick visible. The porch will be three feet in height. The applicant proposes the installation of a 1" black iron railing with minimal detailing.

**II. HISTORY:**

The two-story frame townhouse with brick foundation at 316 S. Alfred Street was constructed circa 1983. There is no record of prior BAR reviews for this property.

**III: ANALYSIS**

The proposed alterations comply with the zoning ordinance requirements.

Staff has no objection to the proposed alteration. The applicant provided photographs of neighboring properties (318 and 320 S. Alfred St.) similar to what is being proposed. The *Design Guidelines* recommend that stoops, steps and railings should be appropriate to the historic style of the structure and should be made of materials that are sympathetic to the building materials generally found in the historic districts. While not an historic building, the materials found on the building are considered historically appropriate for the district. The use of brick for the stairs and landing and black iron for the railing are appropriate choices.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval of the application as submitted.

**V. CITY DEPARTMENT COMMENTS**

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

Code Enforcement:

- C-1 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-4 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-5 The new stairs must comply with USBC for riser and tread dimensions.
- C-6 Guardrails and intermediate rails must comply with USBC 1012.1.
- C-7 The new handrails must comply with USBC for a minimum/maximum height of 30 to 34 inches. The ends must extend 12" beyond the top and bottom risers. The handgrip position must not be more that 2-1/4" in cross-sectional dimension, or the shape must provide an equivalent gripping surface. The handgrip portion must have a smooth surface with no sharp corners. The space between the wall and handrail must not be less that 1-1/2".

Office of Historic Alexandria:

No comments received.

Alexandria Archaeology:

No comments received.

**VI. IMAGES**



**Figure 1. Existing deteriorated wood porch.**



**Figure 2. Examples of proposed alterations at neighboring properties.**

## J SANCHEZ MASONRY, INC.

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Kathy Thompson  
316 S. Alfred St.  
Alexandria, VA 22314  
FAX # (703) 519-3783

This letter is to specify the work that contractor J. Sanchez Masonry will perform at 316 S. Alfred St. property.

In addition to the concrete, brick covered steps and stoop, we will add hand railings similar to those at the neighboring houses at 314 S. Alfred, 320 S. Alfred St., etc.

**Materials:** Black iron

**Dimensions:** Length: Full length of porch landing and steps  
(see Brick Porch Job Description)  
Height: 3 ft. high, from top to porch surface

**Hand Railing:** 1", at top of railing  
Lamb tongue termination pieces

**Horizontal bars:** 7 inches from top railing  
5 inches from porch, step surface

**Vertical posts:** 1" at bottom of stairs, top of stairs, 2 ends of landing

**Vertical bars:** Every 3"  
*Please see accompanying photos*

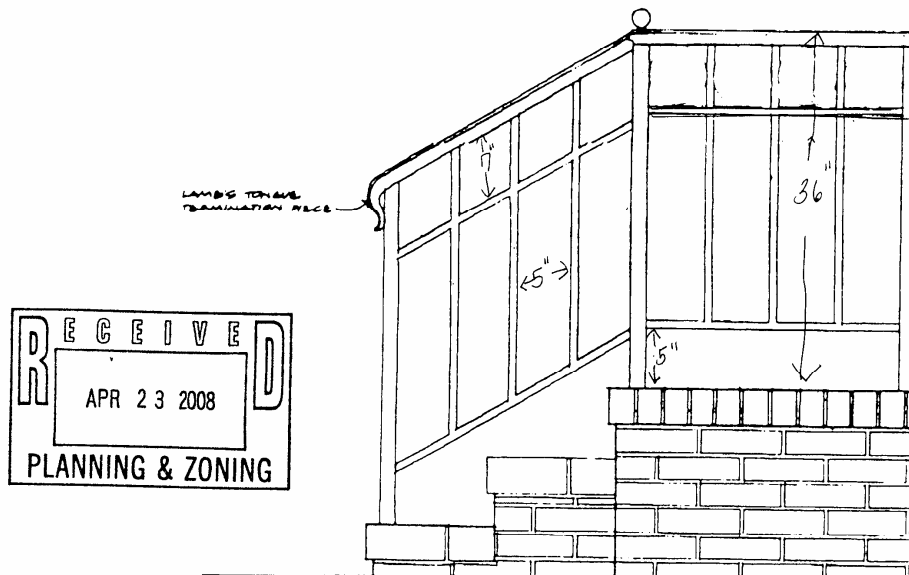


Figure 3. Specifications for proposed steps, landing and railing.