

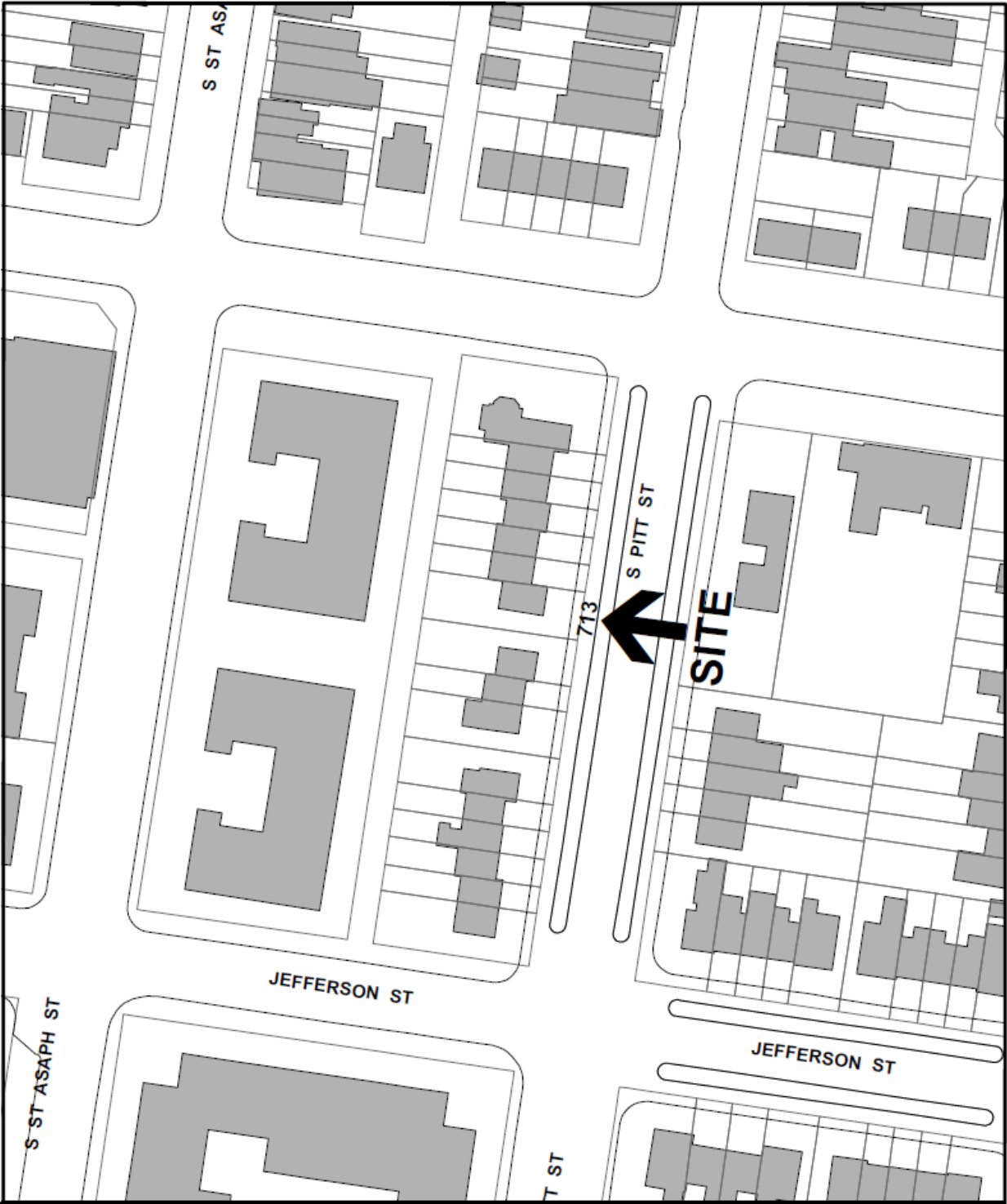
Docket Item # 8  
BAR CASE # 2008-0242

BAR Meeting  
January 7, 2009

**ISSUE:** Alterations  
**APPLICANT:** Virginia Magestic for Bob and Rebecca Sutton  
**LOCATION:** 713 South Pitt Street  
**ZONE:** RM/Residential

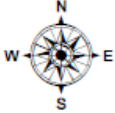
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**STAFF RECOMMENDATION:** Staff recommends approval of the application with the condition that the iron columns do not have the floral pattern from top to bottom, but rather a small amount of the decorative floral pattern.



**BAR CASE #2008-0242**

**1/7/2009**



**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for porticos at the front and rear entrances at 713 South Pitt Street.

**Front Portico:**

The applicant proposes to install a new portico with decorative iron columns over the existing front stoop. The new arched roof will measure 6' 4 1/2" wide and will project 3' 8 3/4" from the front building wall. The roof of the portico will be clad with standing seam copper. The existing shutters on either side of the front door will be removed and the existing light fixture above the front entrance will be relocated to the south side of the door.

**Rear Portico:**

A rear portico with a flared copper roof will be installed over the existing stoop at the rear entrance to the house. The roof will measure 7' 10 1/4" wide and will project 4' 7 1/4" from the building façade. The decorative square columns supporting the roof will be constructed of iron.

**II. HISTORY:**

According to the City's real estate records, the two story brick dwelling at 713 South Pitt Street was constructed in 1941 as part of the Yates Gardens development. An application for after-the-fact approval of a new front door was before the Board in September 7, 2005; however, the case was withdrawn by the applicant and the inappropriate door was replaced with a historically appropriate six panel wood door (BAR Case #2005-0189).

**III. ANALYSIS:**

The proposed alterations comply with the zoning ordinance requirements.

In the past Staff has had some concerns about the addition of porticos on Yates Garden townhouses. However, given the age of the townhouse and the Board's recent approval of similar porticos, Staff does not object to the proposed alterations. One other Yates Garden townhouse on the west side of the 700 block of South Pitt Street, and one townhouse on the east side of the street have an entrance porticos. In 2007, the Board approved two entrance porticos in Yates Garden, one at 809 South Royal Street (BAR Case #2007-0024, March 21, 2007) and the other at 701 South Pitt Street (BAR Case #2007-0054, May 2, 2007).

Staff's only concern pertains to the materials submitted by the applicant, which are somewhat confusing. The existing railings shown on the proposed elevations are not consistent with the ironwork shown on the rear and front portico details, which accurately reflect the floral pattern alternating with simple pickets (see photos). Instead of installing the columns with the floral pattern from top to bottom, Staff recommends that the applicant install new iron columns with a small amount of the decorative floral pattern.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval of the application with the condition that the iron columns do not have the floral pattern from top to bottom, but rather a small amount of the decorative floral pattern.

## V. CITY DEPARTMENT COMMENTS

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

### Code Administration:

- 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 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-3 A soils report must be submitted with the building permit application.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Additions and Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 Additions and 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-7 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-8 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-9 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

### Historic Alexandria:

No comments received.

Alexandria Archaeology:

- F-1     There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

VI. IMAGES:

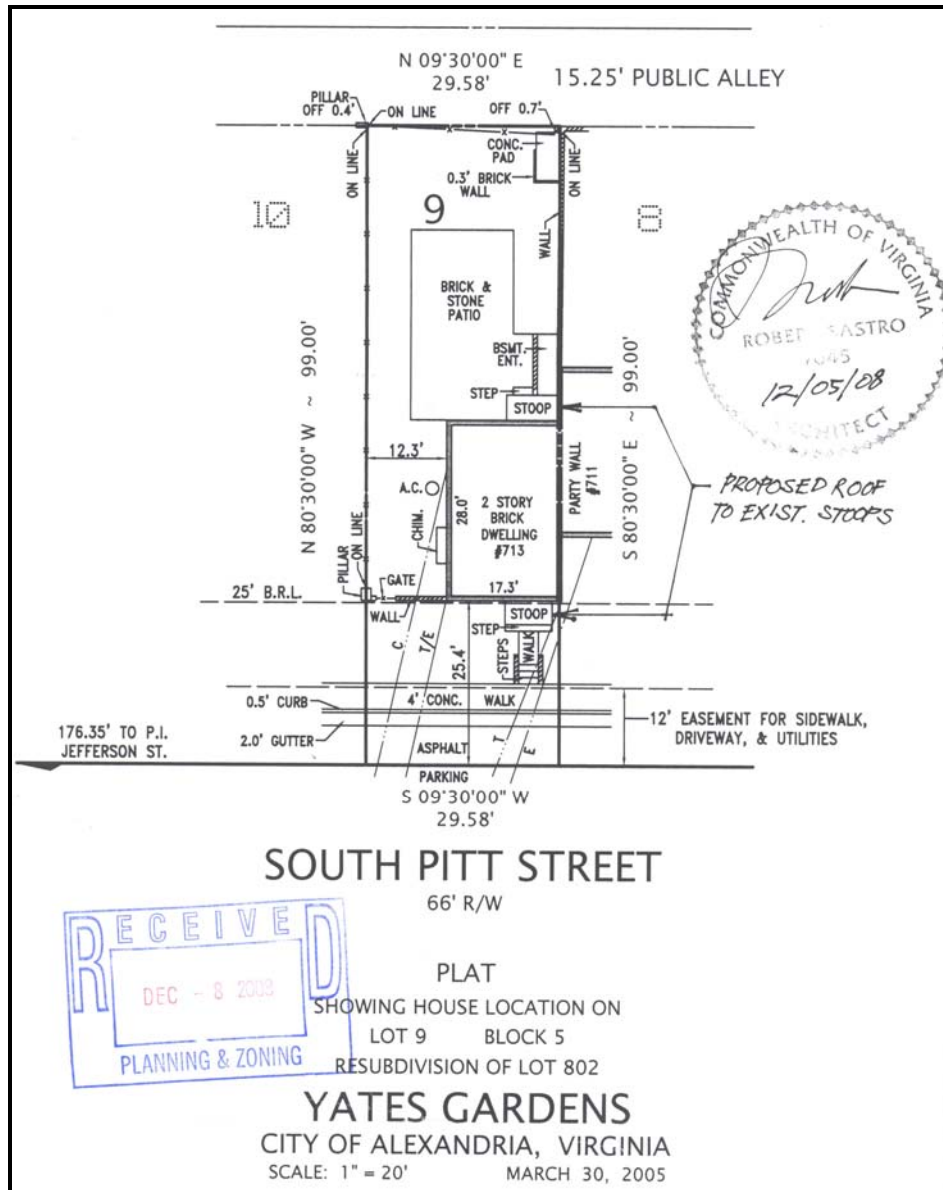


Figure 1: Plat

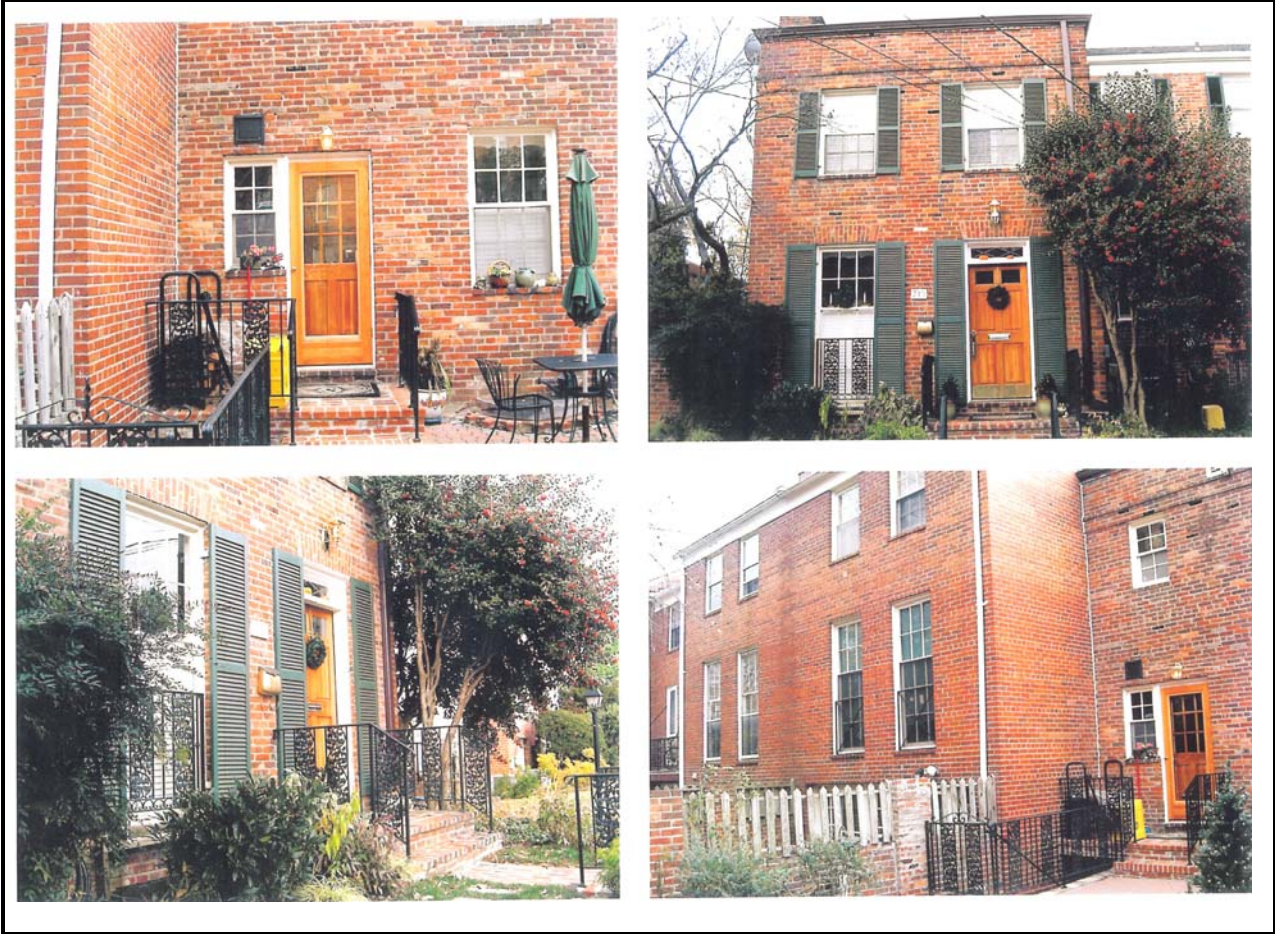


Figure 2: Photos of Existing House





Figure 3: Existing front (east) elevation





**Figure 4: Proposed rear (west) elevation**



Figure 5: Proposed side (south) elevation



Figure 6: Proposed front (east) elevation

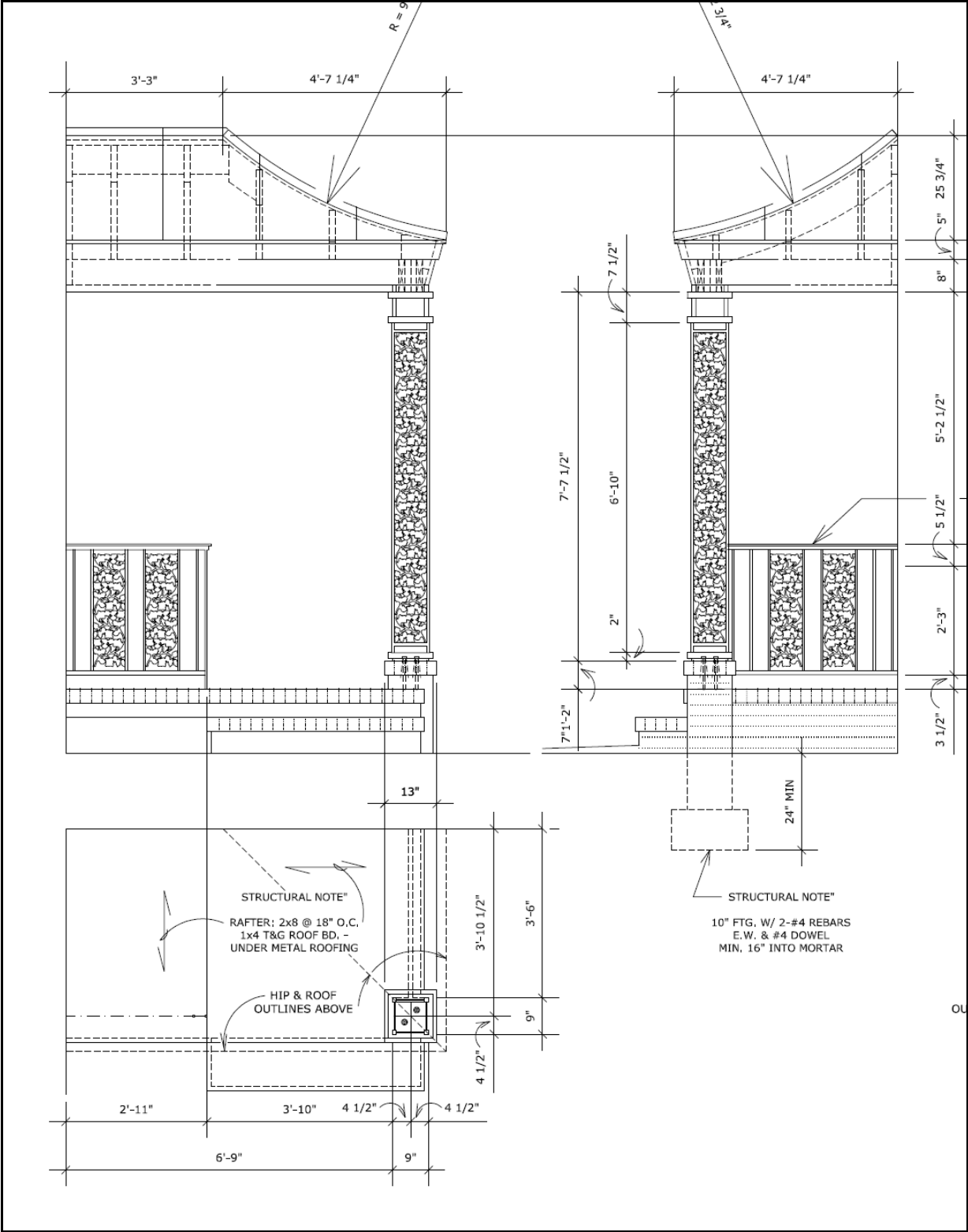


Figure 7: Rear portico elevations and specifications

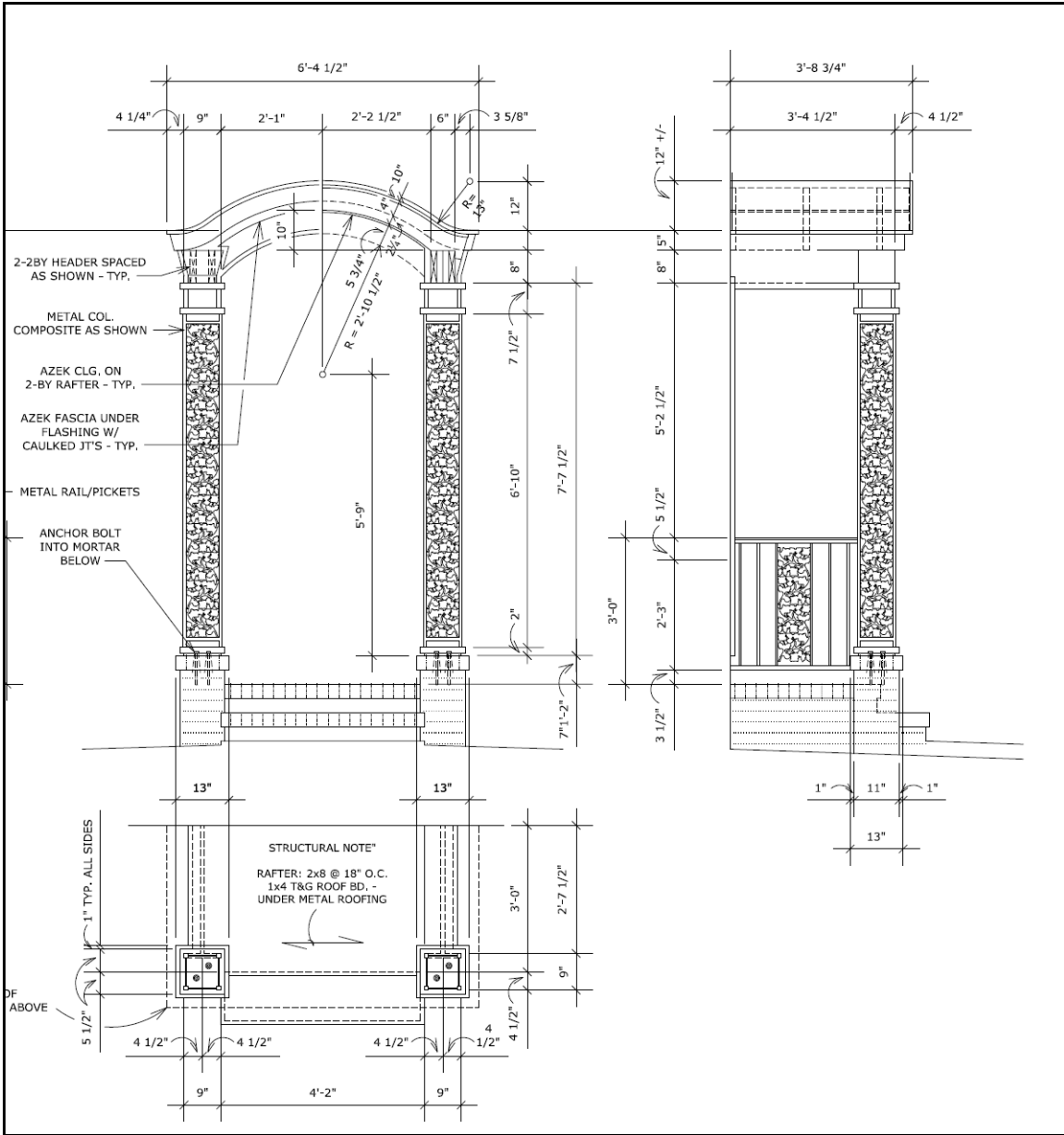


Figure 8: Front portico elevations and specifications.

