

Docket Item # 2
BAR CASE # 2008-0242

BAR Meeting
February 4, 2009

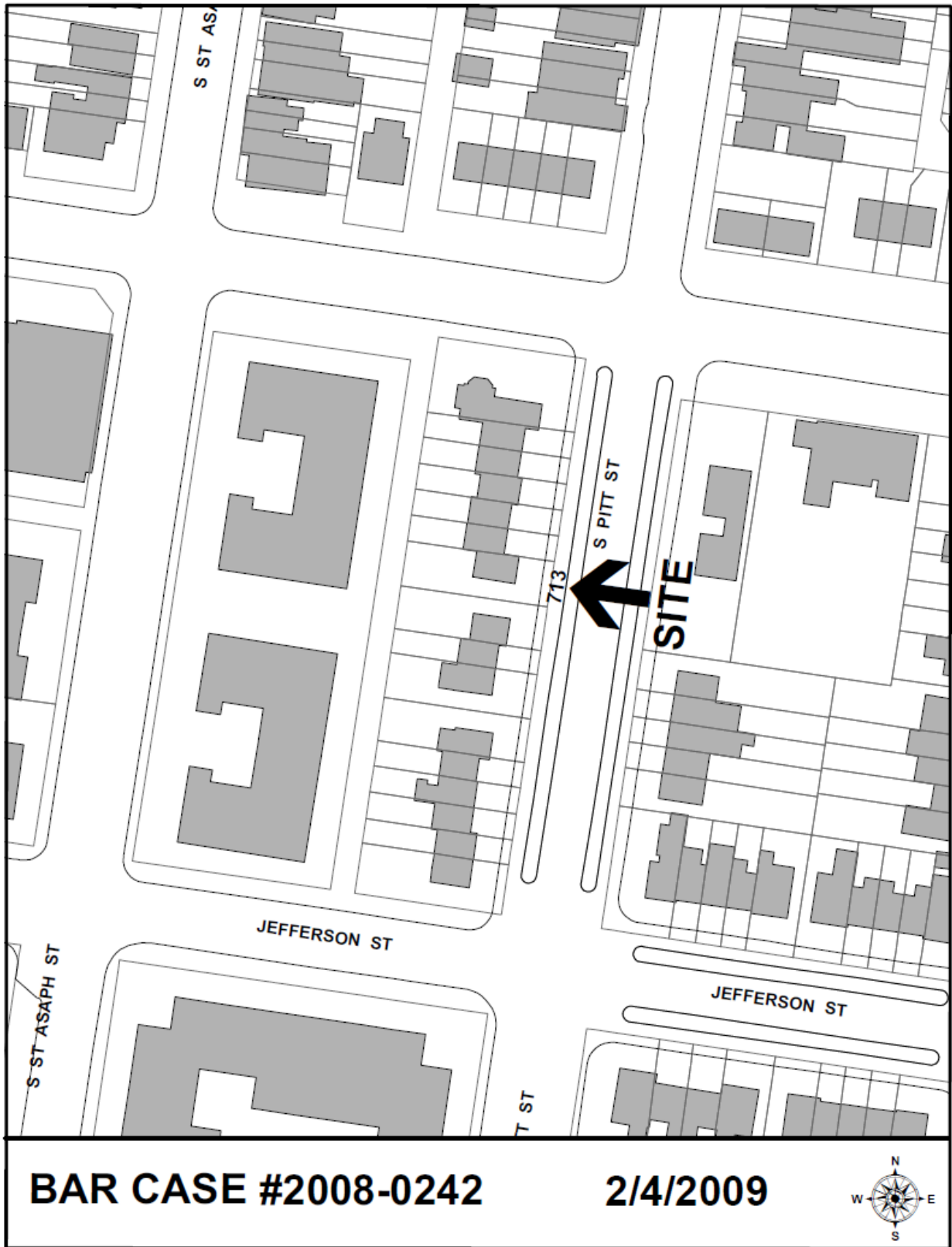
ISSUE: Alterations
APPLICANT: Virginia Magestic for Bob and Rebecca Sutton
LOCATION: 713 South Pitt Street
ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends approval of the application with the following conditions:

1. That the open iron columns are two sided and not four sided;
2. That the floral pattern encompass the entire height and both sides of the two sided column; and,
3. That the trim on the porticos be constructed of wood and not Azek.

BOARD ACTION, JANUARY 7, 2009: On a motion by Mr. Smeallie, seconded by Dr. Fitzgerald, the Board voted to defer the application for clarification. The vote on the motion was 5-1 (Mr. Keleher voted in opposition).

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.



Update: At the January 7, 2009 BAR hearing, the Board asked the applicant to provide more accurate drawings which clearly show the details of the proposal. One member of the Board also suggested that the style of the portico roof on the front elevation was not appropriate to the style of the townhouse. The applicant has submitted corrected drawings and photographs of a mock-up of the open wrought iron support columns. The applicant intends to bring the mock-up to the Board meeting.

I. ISSUE:

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

Front Portico:

The applicant proposes to install a new portico with decorative open iron columns over the existing front stoop. The proposed new arched roof portico will measure 6' 4 ½" wide and will project 3' 8 ¾" 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. The decorative columns will be constructed of open ironwork and will measure 9" on each side. The columns will have the same floral pattern as the existing railing ironwork but in three sections on the vertical column – at the top, in the middle and at the base.

Rear Portico:

The rear portico will have a flared copper roof and will be installed over the existing stoop. The roof will measure 7' 10 ¼" wide and will project 4' 7 ¼" from the building façade. The same decorative square columns supporting the roof are proposed for the rear elevation.

Because the alley located behind the townhouse is public the rear portico is under the purview of the Board.

II. HISTORY:

According to the City's real estate records, the two story end-unit brick townhouse 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 came before the Board in September 7, 2005 (BAR Case #2005-0189); however, the case was withdrawn by the applicant and the inappropriate door was replaced with a historically appropriate six panel wood door.

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 other porticos, Staff does not object to the proposed alterations. Another 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).

The revised drawings and the photographs of the iron column mock-up more clearly demonstrate the details of the open iron columns. Since the last hearing, Staff has identified a number of other houses within the Yates Garden development which employ the same style of ironwork, which is reminiscent of New Orleans style architecture. While Staff does not object to the use of some additional decorative ironwork, Staff finds that the three sections of the floral pattern on each side of the column to be awkward and incompatible with the existing ironwork. Staff recommends instead that the floral pattern be used for the full height of the columns, provided that the columns themselves are only two sided, rather than the four sided square column proposed. A good example of a two sided column is the iron columns at 827 South Fairfax Street (see Staff's photograph following City Department Comments). Not only will two sided columns make for easier maintenance, but the floral pattern will stand out more clearly than if all four sides were completely covered with the floral pattern.

Staff does not object to the style of the proposed front portico because 713 South Pitt Street, as well as many of the townhouses in the Yates Garden development, does not reflect one specific architectural style. However, Staff does object to the use of Azek (plastic) trim on the porticos. The *Design Guidelines* recommend that porches (and porticos), railings and stoops be constructed of materials which are sympathetic to the building materials generally found in the historic districts. In the opinion of Staff, the trim on porticos should be constructed of wood.

IV. STAFF RECOMMENDATION: Staff recommends approval of the application with the following conditions:

1. That the open iron columns are two sided and not four sided;
2. That the floral pattern encompass the entire height and both sides of the two sided column; and,
3. That the trim on the porticos be constructed of wood and not Azek.

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:

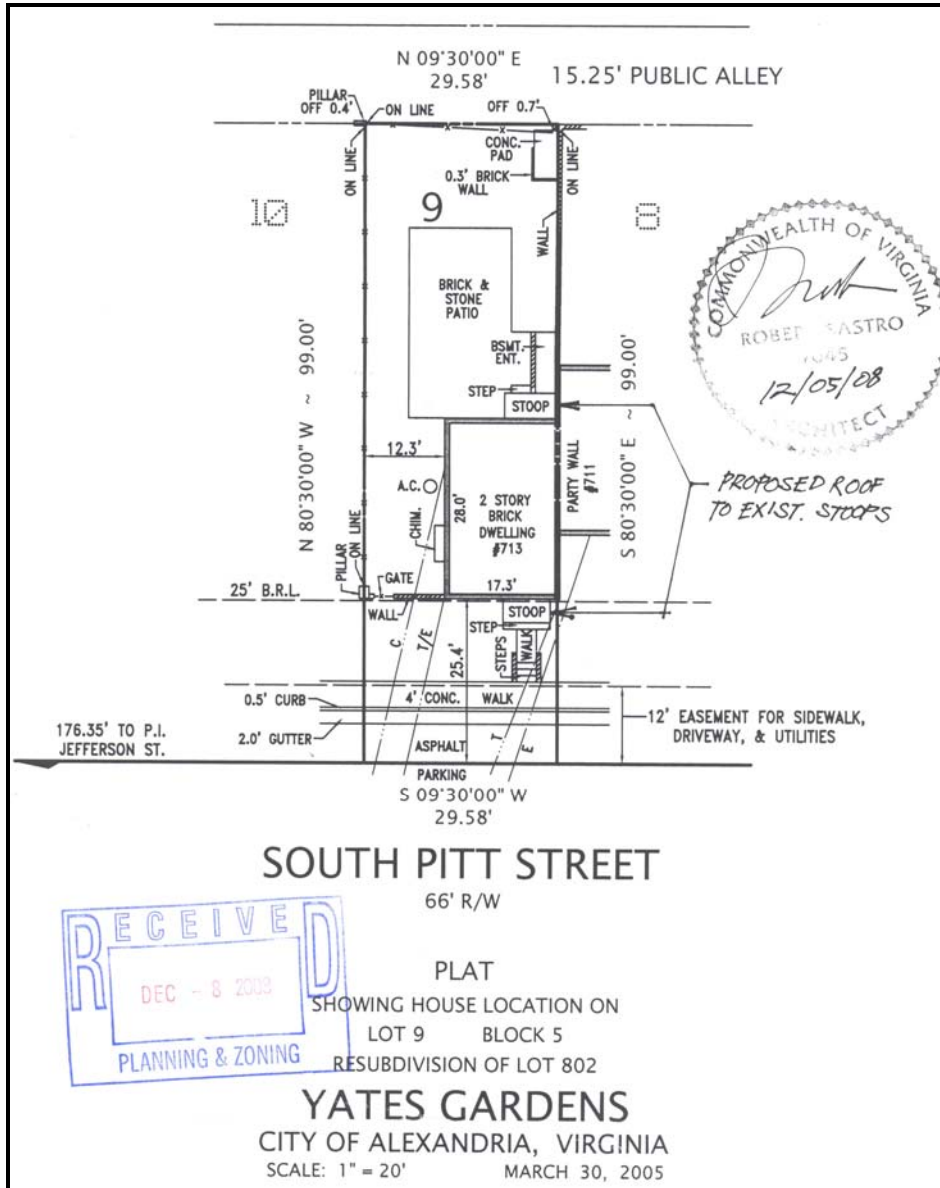


Figure 1: Plat

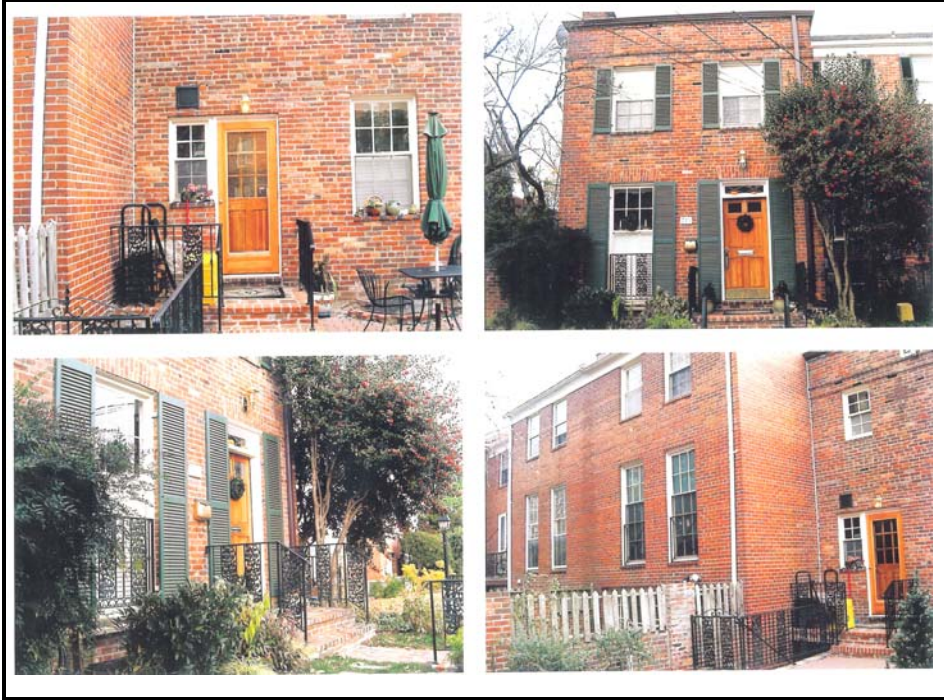


Figure 2: Photos of Existing House



Figure 3: Photo of Column Mock-up



Figure 4: Photo of Column Mock-up



Figure 5: Photo of Column Mock-up



Figure 6: Staff Photo of 827 South Fairfax Street Showing Two Sided Porch Posts



Figure 7: Existing front (east) elevation



Figure 8: Proposed rear (west) elevation submitted for 2/4/2009 OHAD Hearing.



Figure 9: Proposed side (south) elevation submitted for 2/4/2009 OHAD Hearing.



Figure 10: Proposed front (east) elevation submitted for 2/4/2009 OHAD Hearing.

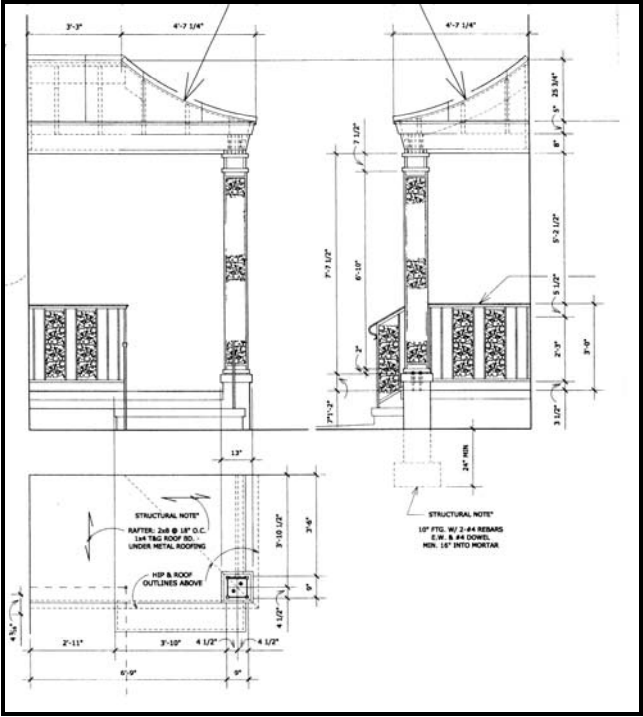


Figure 11: Rear portico elevations and specifications submitted for 2/4/2009 OHAD Hearing.

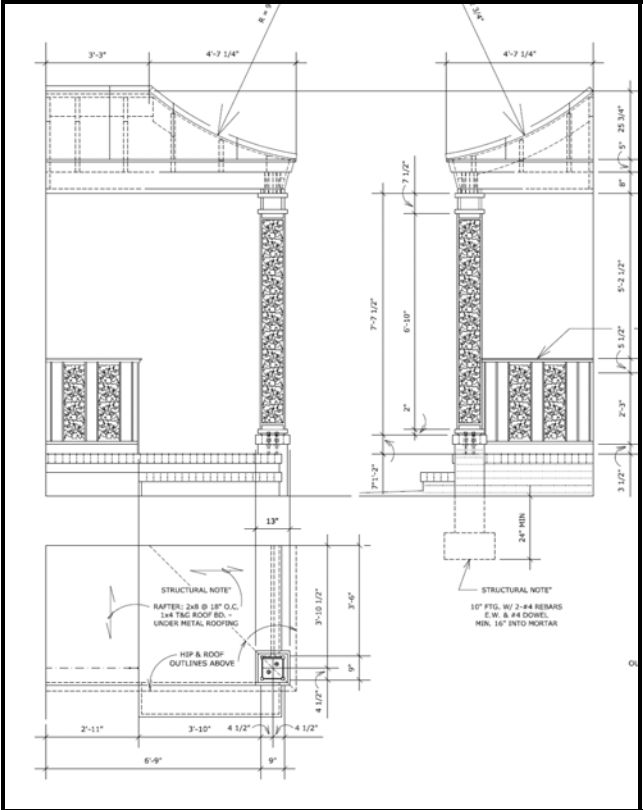


Figure 12: Rear portico elevations and specifications submitted for 1/7/2009 OHAD Hearing.

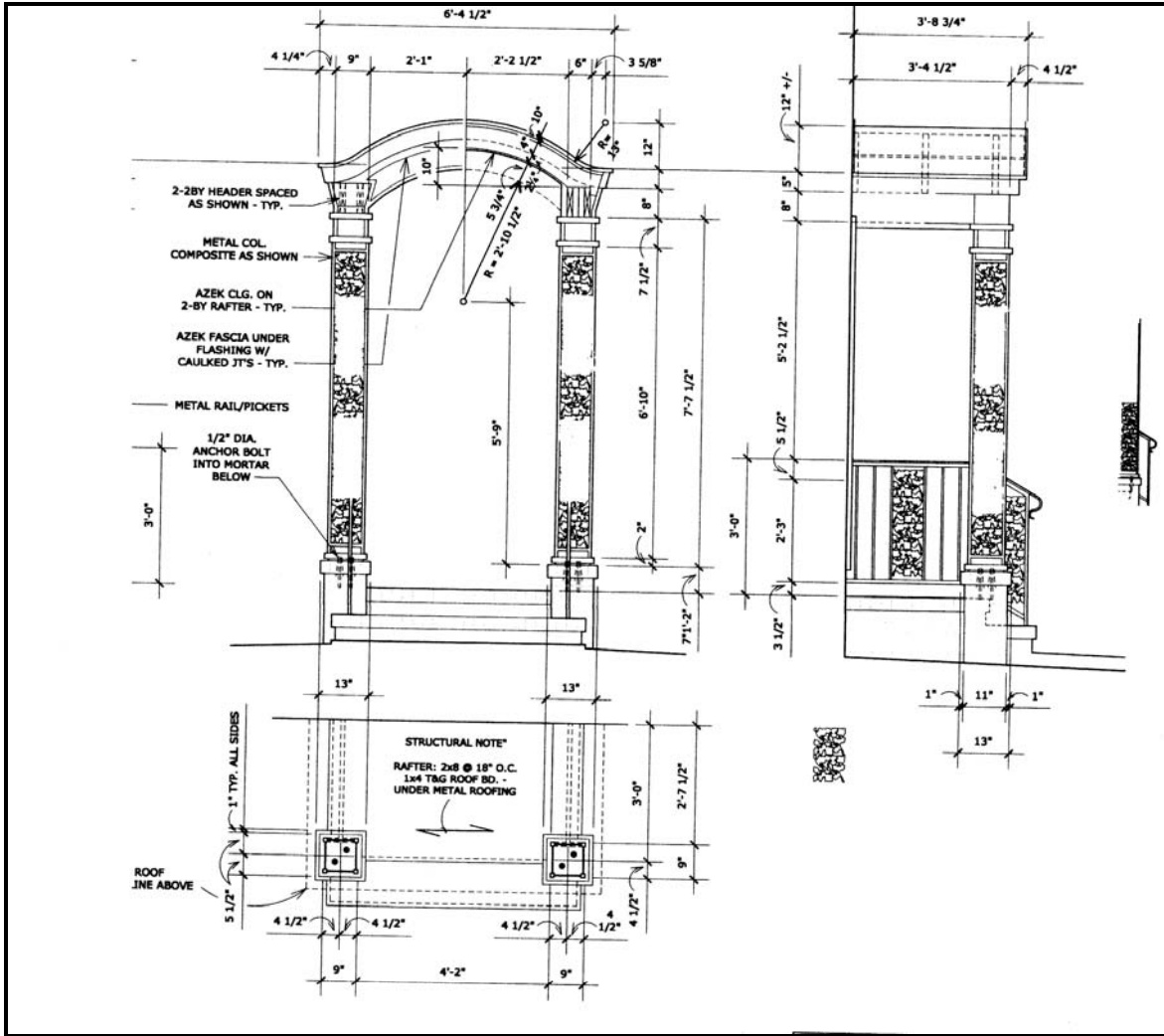


Figure 13: Front portico elevations and specifications submitted for 2/4/2009 OHAD Hearing.

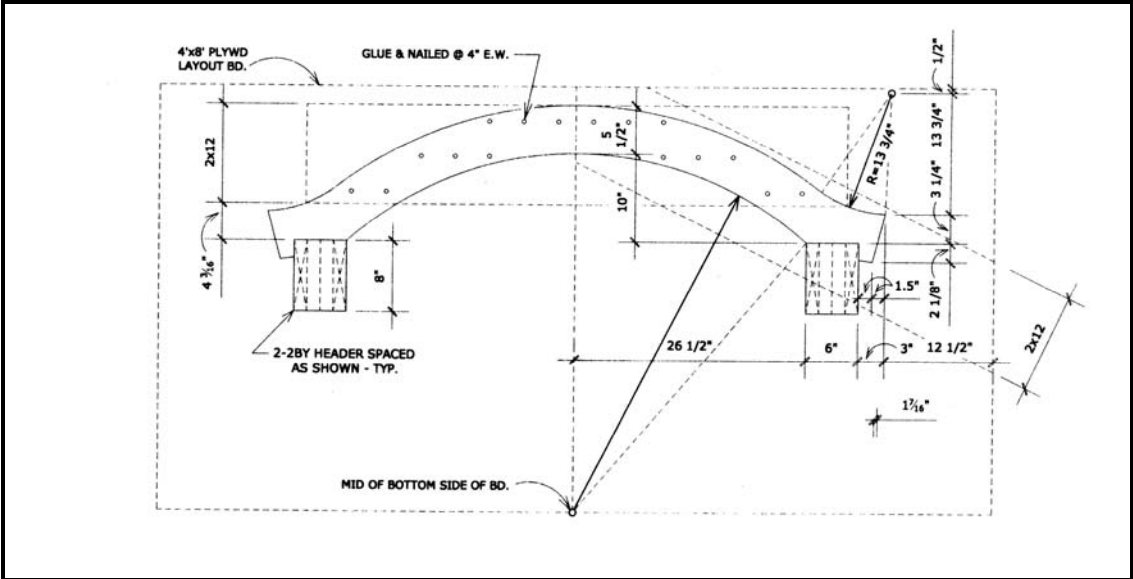


Figure 14: Detail of proposed front portico.