

Docket Item # 5  
BAR CASE # 2009-0223

BAR Meeting  
October 21, 2009

**ISSUE:** Alterations  
**APPLICANT:** St. Joseph Catholic Church  
**LOCATION:** 731-735 North Columbus Street  
**ZONE:** RB / Residential

---

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

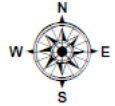
**\*\*EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

**\*\*BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.



BAR CASE #2009-0223

10/21/2009



**I. ISSUE:**

The applicant, St. Joseph Catholic Church, is requesting a Certificate of Appropriateness for alterations at 731-735 North Columbus Street to construct relocate a portion of an existing fence and install new fencing on two vacant parcels. The fencing will be on the east and west sides of each parcel, and on the north side of the parcel at 735 North Columbus Street. The proposed metal fence will match the existing fence adjacent to the school. The fence will be painted black metal and will measure approximately four feet in height, to match the adjacent fence. The fence will have minimal ornamentation: vertical pickets with square posts.

**II. HISTORY:**

The two open parcels at 731-735 North Columbus Street are part of the St. Joseph Catholic Church property which includes a church, a rectory and a school building. Immediately adjacent to the open parcels is the one-story, U-shaped brick school building with projecting central bay constructed in 1931. Retained as a school building by the church, Saint Joseph's School is Art Deco in style. The school building, the Prairie style house to the south and St. Joseph's Church, built in the Gothic Revival style c. 1915, at the corner of North Columbus and Wythe Streets represent a mix of architectural styles and serve as a landmark anchor in the community.

In December 2002, the Board approved a request for a metal fence at 711 North Columbus Street, the parcel with the school building (BAR Case # 2001-00301)

**III. ANALYSIS:**

The proposed wall is in compliance with zoning ordinance requirements.

The *Design Guidelines* note that “fences, garden walls and gates should be appropriate in materials, design and scale to the period and character of the structure they surround.” Staff finds that the design of the proposed fence is compatible with the surrounding area and the other buildings at the St. Joseph Catholic Church property. In addition, the use of a metal fence will maintain transparency for these open and landscaped parcels.

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

**STAFF:**

Catherine Miliaras, Historic Preservation Planner, Planning & Zoning  
Stephen Milone, Division Chief, Land Use Services

**V. CITY DEPARTMENT COMMENTS**

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

Code Administration:

No comments received.

Historic Alexandria:

No comments received.

Transportation & Environmental Services:

**FINDINGS**

F1. Proposed fence is not shown on DSP2009-0008 Concept plan at same location.

**RECOMMENDATIONS**

R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R2. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)

R3. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

R4. An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2,500 square feet. (T&ES)

R5. Compliance with the provisions of Article XIII of the City's zoning ordinance for stormwater quality control is required for any land disturbing activity greater than 2,500 square feet. (T&ES)

**FINDINGS**

F1. An approved grading plan may be required at the time of building permit application. Insufficient information has been provided to make that determination at this time.

In summary, City Code Section 8-1-22(d) requires that a grading plan be submitted to and approved by T&ES prior to the issuance of building permits for improvements involving:

- the construction of a new home;
- construction of an addition to an existing home where either
  - the addition exceeds the area of the existing building footprint by 100% or more;
  - or, the construction of the addition results in less than 50% of the existing

first floor exterior walls, in their entirety, remaining;

- changes to existing grade elevation of 1-foot or greater;
- changes to existing drainage patterns;
- land disturbance of 2,500 square feet or greater.

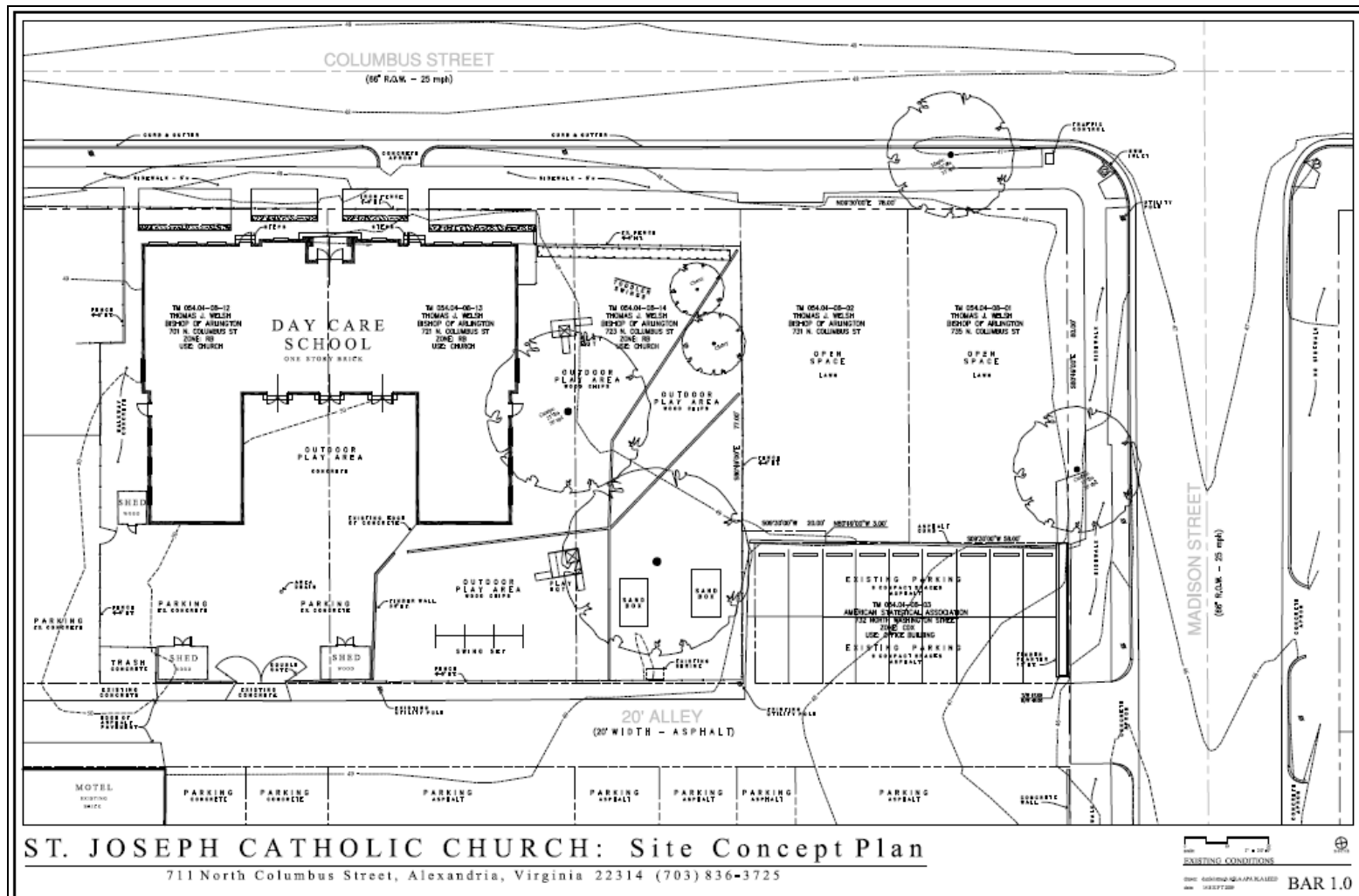
Questions regarding the processing of grading plans should be directed to the T&ES Site Plan Coordinator at (703) 746-4064. Memorandum to Industry No. 02-08 was issued on April 28, 2008 and can be viewed online via the following link.

**<http://alexandriava.gov/uploadedFiles/tes/info/gradingPlanRequirements.pdf>**

Planning and Zoning: Development

- F-1 City Arborist must agree to any changes with the street trees as indicated on plans.
- F-2 Only changes delineated in red are part of this review.

**VI. IMAGES**



**Figure 1. Existing conditions.**

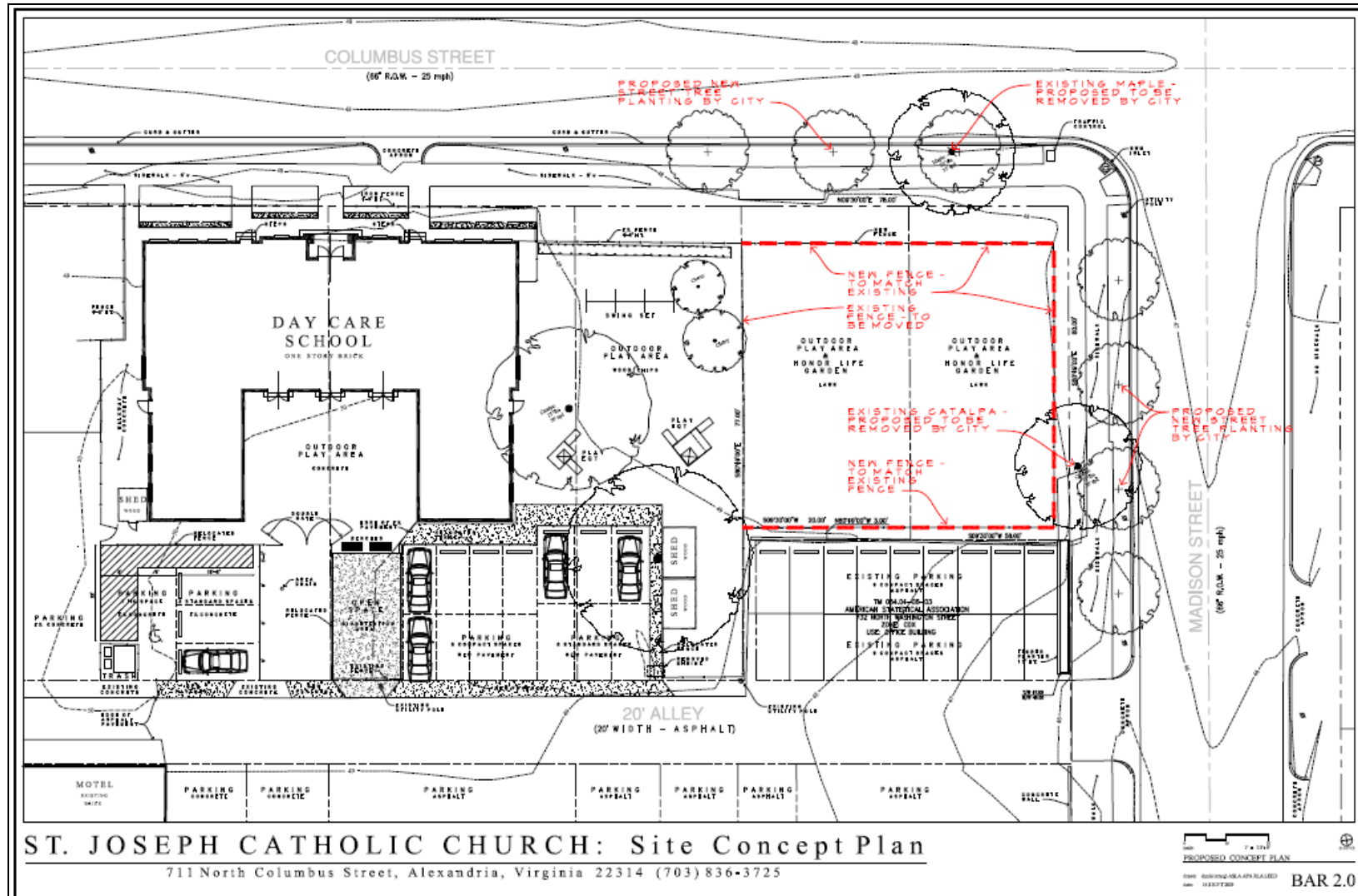


Figure 2. Location of proposed fence.



Site Image #1: Existing



Site Image #1: Proposed



Site Image #2: Existing



Site Image #2: Proposed

**Figure 3. Existing conditions and proposed fence.**



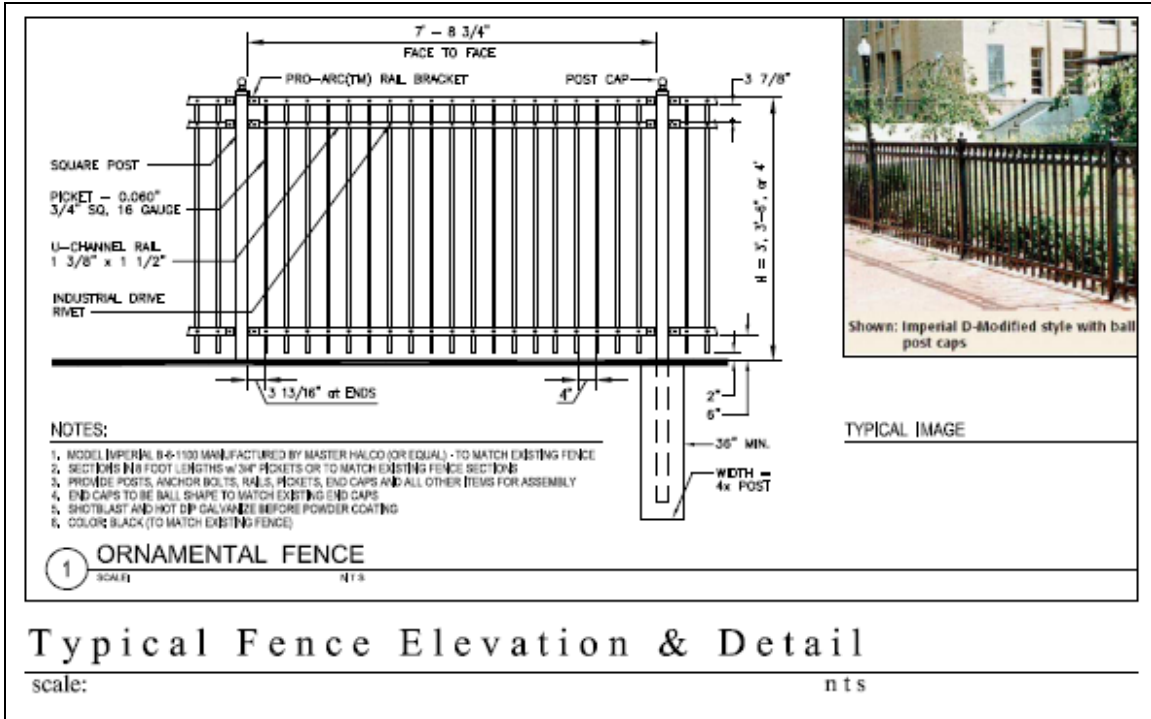


Figure 4. Specifications for fence.