

Docket Items # 5
BAR CASE # 2009-0265

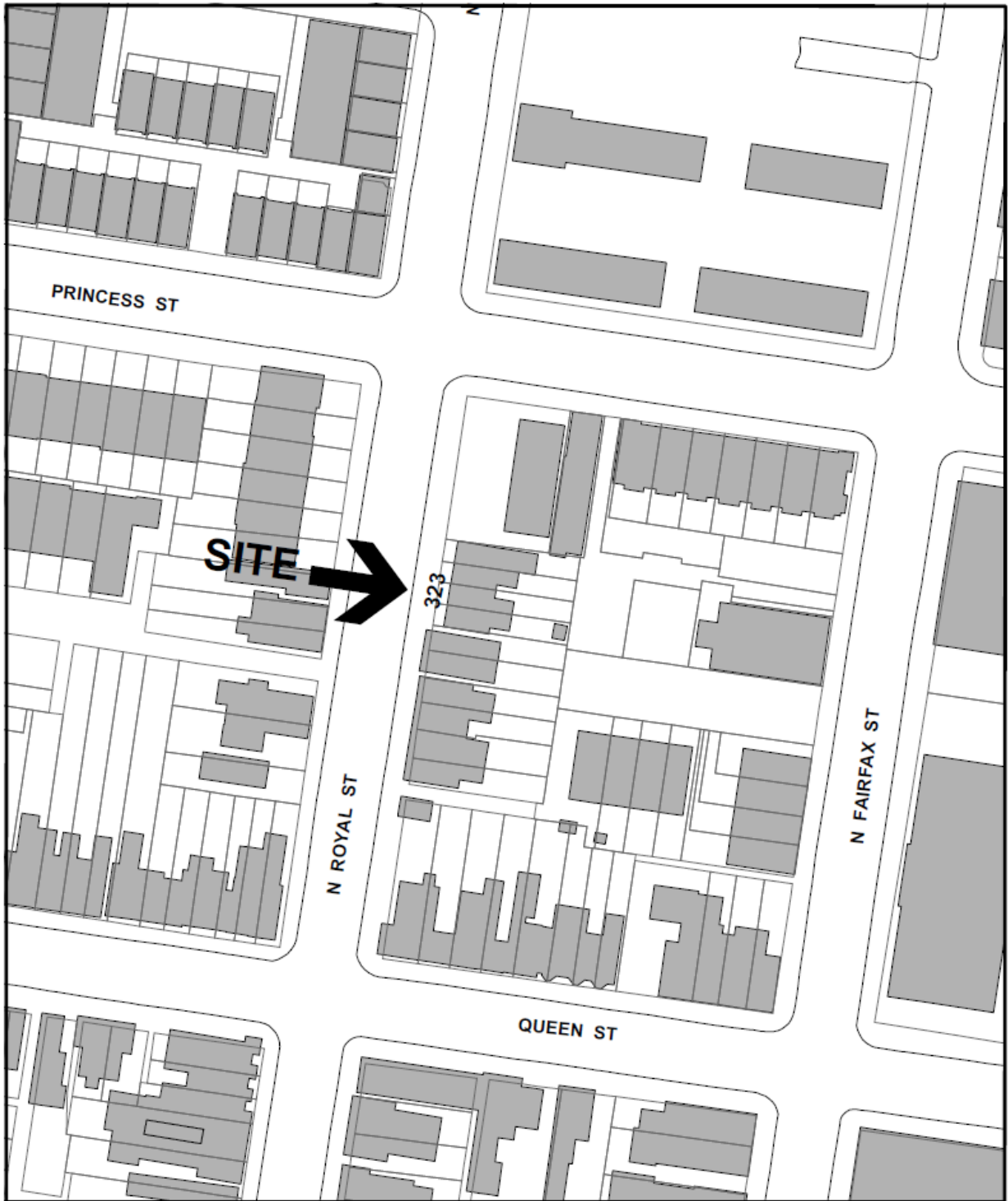
BAR Meeting
December 2, 2009

ISSUE: Alterations
APPLICANT: Adam Porter, Applicant
LOCATION: 323 North Royal Street
ZONE: RM/ Residential Townhouse Zone

STAFF RECOMMENDATION: Staff recommends approval of the Certificate of Appropriateness with the condition that new brick sidewalk is constructed so that it is flush with the existing City sidewalk.

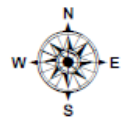
*EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month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



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12/2/2009



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness at 323 North Royal Street. The Certificate of Appropriateness proposes to construct a new brick sidewalk, steps, and stoop (with overall measurements of four feet (4') wide by ten feet (10') long) to be partially located on the applicant's property and partially located within the public right-of-way (1.3 feet of the new sidewalk will be within the public right-of-way.)

II. HISTORY:

323 North Royal Street is a historic building dating from between 1907-1912, according to the Sanborn Fire Insurance Maps. The two-story brick Victorian vernacular town house is part of a row of four units, each dating from the same period of construction.

Staff was not able to locate any prior BAR approvals.

III. ANALYSIS:

The proposed alterations comply with Zoning Ordinance requirements. The front sidewalk is permitted to encroach into the public right-of-way up to four feet per the Alexandria City Code Sec. 5-2-29.

In the opinion of Staff, the proposed brick sidewalk and stoop is compatible in design and materials to the existing historic house and conforms to the *Design Guidelines* for stoop and steps. As all the flanking houses have brick sidewalks and stoops, the current concrete sidewalk and stoop is not consistent with the predominant streetscape pattern. Additionally, the *Guidelines* specify that "Stoops and steps should be made of materials which are sympathetic to the building materials generally found in the historic districts..." Staff recommends approval of the Certificate of Appropriateness with the condition that the new brick sidewalk is installed flush to the existing City sidewalk, with the lead walk bond pattern running perpendicular to the City sidewalk.

IV. STAFF RECOMMENDATION: Staff recommends approval of the Certificate of Appropriateness with the condition that new brick sidewalk is constructed so that it is flush with the existing City sidewalk.

STAFF:

Michele Oaks, Historic Preservation Planner, Planning & Zoning
Stephen Milone, Division Chief, Zoning and Land Use Services

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 Alterations to the existing structure must comply with the 2006 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.



Figure 2: Photo of Existing Conditions

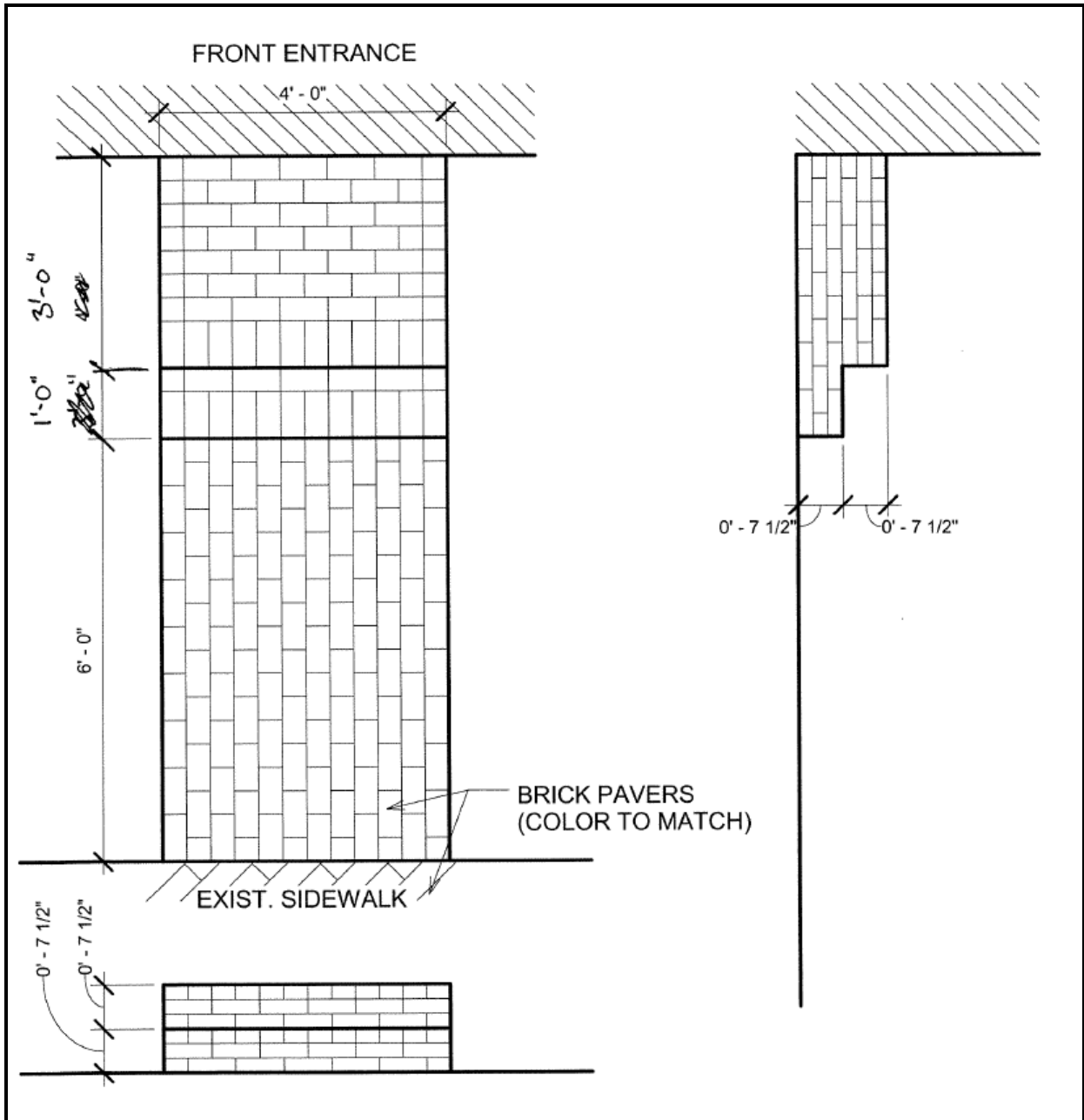


Figure 3: Drawing of Proposal