

Docket Item # 3
BAR CASE # 2009-0310

BAR Meeting
January 20, 2010

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

STAFF RECOMMENDATION: Staff recommends approval of the Certificate of Appropriateness application with the condition:

That the sheds are painted to match or complement the predominant color of the day care school facility. Applicant will work with Staff to select paint color.

Note: The applicant supports the Staff recommendation.

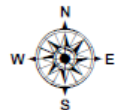
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 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 #2009-0310

1/20/2010



I. ISSUE:

The applicant, St. Joseph Catholic Church, is requesting a Certificate of Appropriateness for the relocation of two of the three existing sheds located on the property at 731-735 North Columbus Street. The sheds to be relocated are presently sited along the northern boundary of the south parking lot. The new location for the sheds will be along the northern boundary of a new, fourteen (14) space accessory parking lot to be constructed between the existing north and south parking lots. This new accessory parking lot is in the final stages of a preliminary development site plan (DSP#2009-0008). The church has been working with City Development Staff since March of 2009 to refine the design and location of this new parking lot for the parish's handicapped, elderly and disabled parishioners while protecting the North Columbus and Madison streetscapes and the existing open space at this intersection. Per the proposal, the relocated sheds will be screened with evergreen screening to mitigate impacts of the sheds' on the neighboring streetscapes of Madison and Columbus streets.

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.

Previous Approvals:

There is no documentation on file that the sheds on the property have received BAR review and/or approval.

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)

In October 2009, the Board approved a request to relocate the above-mentioned fence and install new fencing on two vacant parcels. (BAR Case # 2009-00223).

III. ANALYSIS:

The proposed project is in compliance with zoning ordinance requirements.

Staff finds that the proposal is consistent with the historic district's standards as the shed's proposed relocation will not negatively impact the existing historic setting, or surrounding streetscape.

The proposed relocation site is located at the rear utilitarian portion of the property and will only be minimally visible from the main streets of Columbus and Madison. These modern accessory structures will not negatively impact the integrity of the historic resource or the district as a whole.

Additionally, the *Design Guidelines* note that “exterior finishes for accessory structures should be selected to complement the main building.” Therefore, to further ensure the sheds blend in with their new environment, it is recommended that they are painted to match or complement the predominant color of the day care school facility.

IV. STAFF RECOMMENDATION: Staff recommends approval of the Certificate of Appropriateness application with the condition:

That the sheds are painted to match or complement the predominant color of the day care school facilities. Applicant will work with Staff to select paint color.

STAFF:

Michele Oaks, Historic Preservation Planner, Planning & Zoning

Al Cox, Historic Preservation Architect, Planning and Zoning

Stephen Milone, Division Chief, Land Use Services

V. CITY DEPARTMENT COMMENTS

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

Code Administration:

- C-1 Additions and Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-2 Accessible parking spaces shall comply with section 1106 of the 2006 edition of Uniform Statewide Building Code (USBC). Identification of accessible parking spaces shall comply with section 1106.8 of USBC.
- C-3 Construction permits shall be required for this project if the floor area of the shed exceeds 150 square feet as per section 108.2.2 of the 2006 edition of the Uniform Statewide Building Code (USBC). Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical systems.

Alexandria Archaeology:

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

Historic Alexandria:

No comments received.

Transportation & Environmental Services:

- R1. Site Plan DSP2009-00008 shall be updated to reflect the proposed landscaping around the sheds as well as any additional disturbance. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R4. 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)
- R5. 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)
- R6. 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 Site Plan will be required at the time of building permit application. (T&ES)

VI. IMAGES

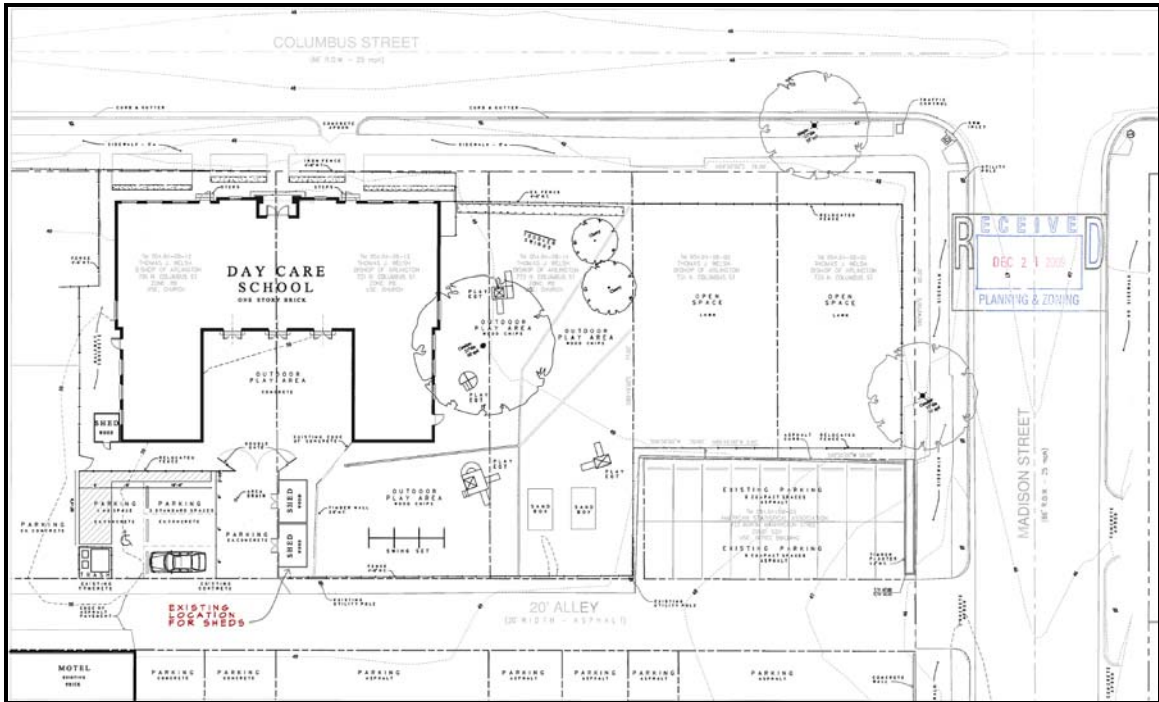


Figure 1. Existing Site Plan

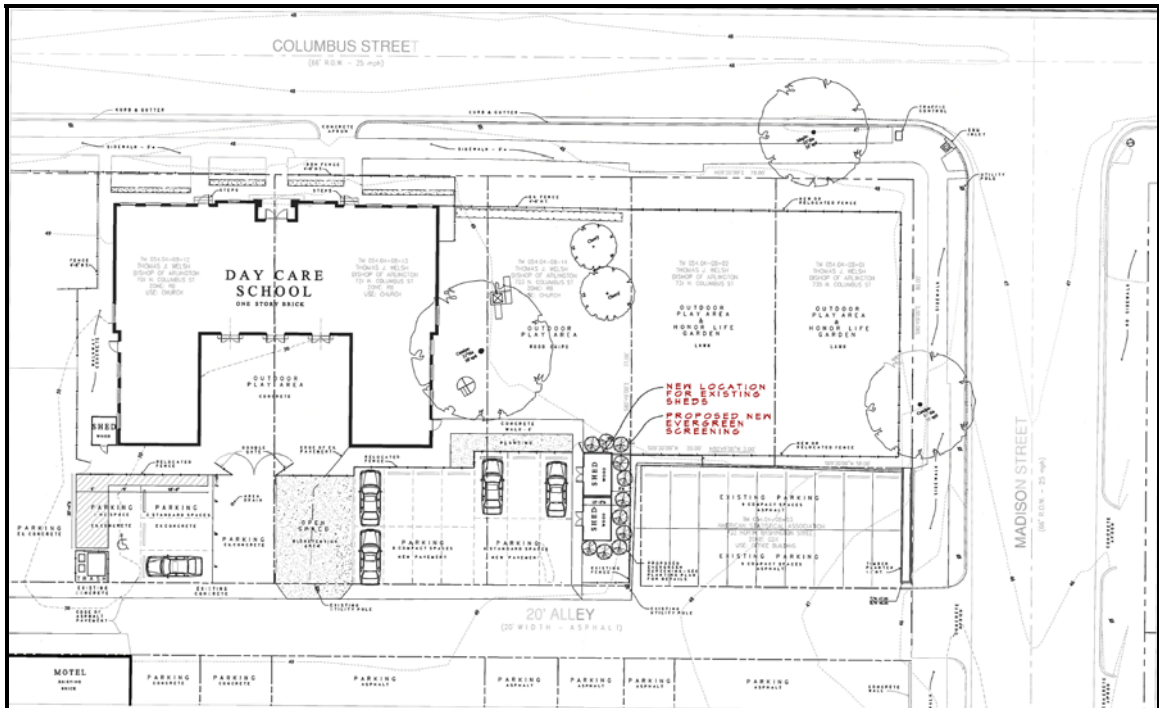


Figure 2. Proposed Site Plan



Figure 3. Existing conditions



Figure 4. Proposed Location for Sheds



Figure 5. Existing conditions



Figure 6. Proposed Location for sheds



Figure 7. Images of sheds to be relocated

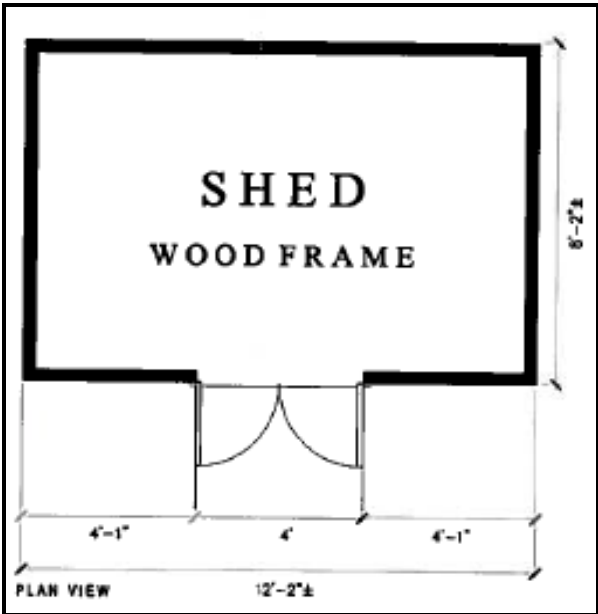
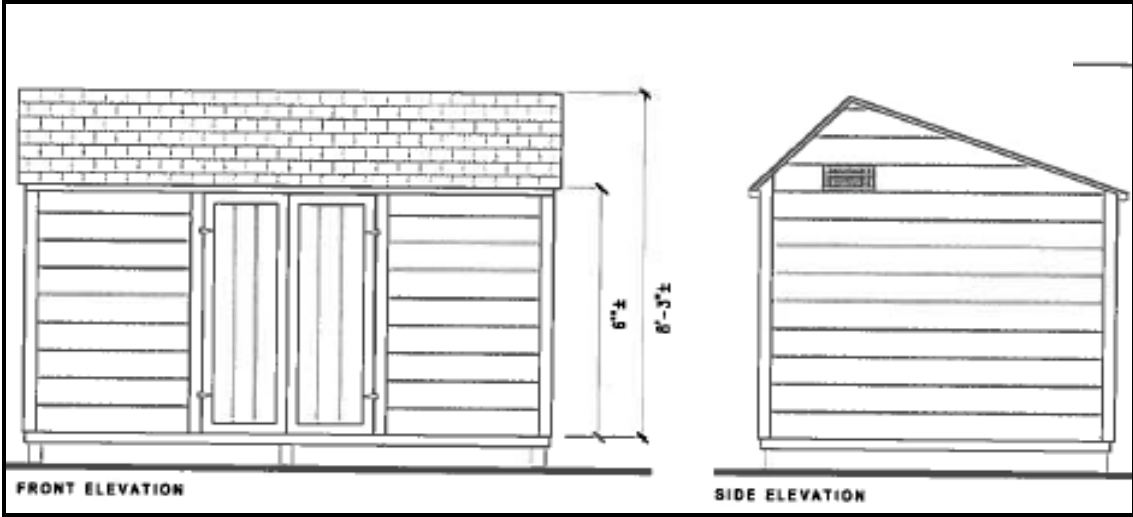


Figure 8. Elevations and floor plan of sheds to be relocated