

Docket Items # 3
BAR CASE # 2010-0016

BAR Meeting
March 3, 2010

ISSUE: Alterations
APPLICANT: Kathleen A. Tabak
LOCATION: 811 Green Street
ZONE: RM Residential

STAFF RECOMMENDATION: Staff recommends approval of the Certificate of Appropriateness as submitted.

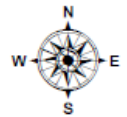
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of final approval if the work is not commenced and diligently and substantially pursued by the end of 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, 703-838-4360 for further information.



BAR CASE #2010-0016

3/3/2010



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations at 811 Green Street. The applicant is proposing to resurface the existing concrete front walkway and steps in blue stone, faux slate manufactured by Kennedy Concrete, Inc. The faux slate is a 10,000 psi concrete material with internal water proofer for greater weatherization. The applicant is also proposing to lay a new patio to the right of the stairs constructed of the same blue stone faux slate material as the stairs and walkway.

II. HISTORY:

811 Green Street is a single family masonry townhouse constructed in 1940 according to the City of Alexandria Real Estate Records.

Staff was not able to locate any prior BAR approvals.

III. ANALYSIS:

The proposed alterations comply with Zoning Ordinance requirements.

In the opinion of Staff the proposed walkway, stoop and patio are compatible in design and materials to the existing house and in conformance with the *Design Guidelines* for stoops and steps. As stated in the *Design Guidelines*, “Pre-cast concrete that is made to resemble stone is an appropriate material in some instances.” While staff generally recommends the use of authentic building materials such as brick and stone, Staff finds that in this case due to the age of the building and the location of the home within the historic district covering the stairs and walkway with blue stone faux slate would be an appropriate alteration. Furthermore, covering the existing concrete stairs and walkway in addition to the creation of a new patio will be a great improvement on an existing condition; therefore, Staff recommends approval of the application as submitted.

IV. STAFF RECOMMENDATION: Staff recommends approval of the Certificate of Appropriateness as submitted.

STAFF:

Meredith Kizer, Historic Preservation Planner, Planning & Zoning
Al Cox, Architect, Historic Preservation Manager, Planning & Zoning

V. CITY DEPARTMENT COMMENTS:

Legend: C – Code Requirement R – Recommendation S – Suggestion F- Finding

Code Administration:

- C-1 Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-2 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-3 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction.

Archaeology:

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

TE&S:

- R-1 The building permit plans shall comply with requirements of City Code Section 8-1-22 regarding the location of downspouts, foundation drains and sump pumps. Refer to Memorandum to Industry dated June 18, 2004. [Memorandum is available online at the City web site under Transportation\Engineering and Design\Memos to Industry.]. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R-4 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)
- R-5 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)
- R-6 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.

F-1 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) 838-4318. 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>

VI. IMAGES:

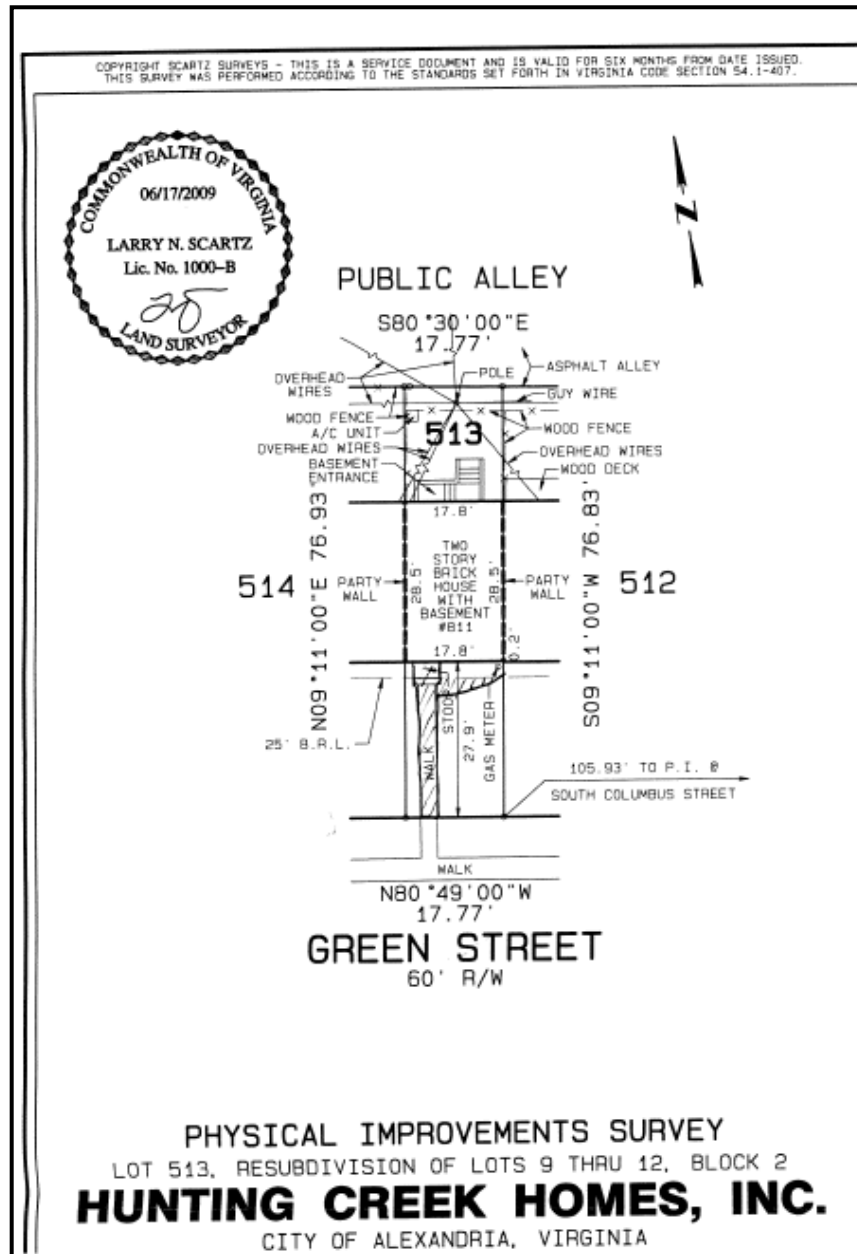
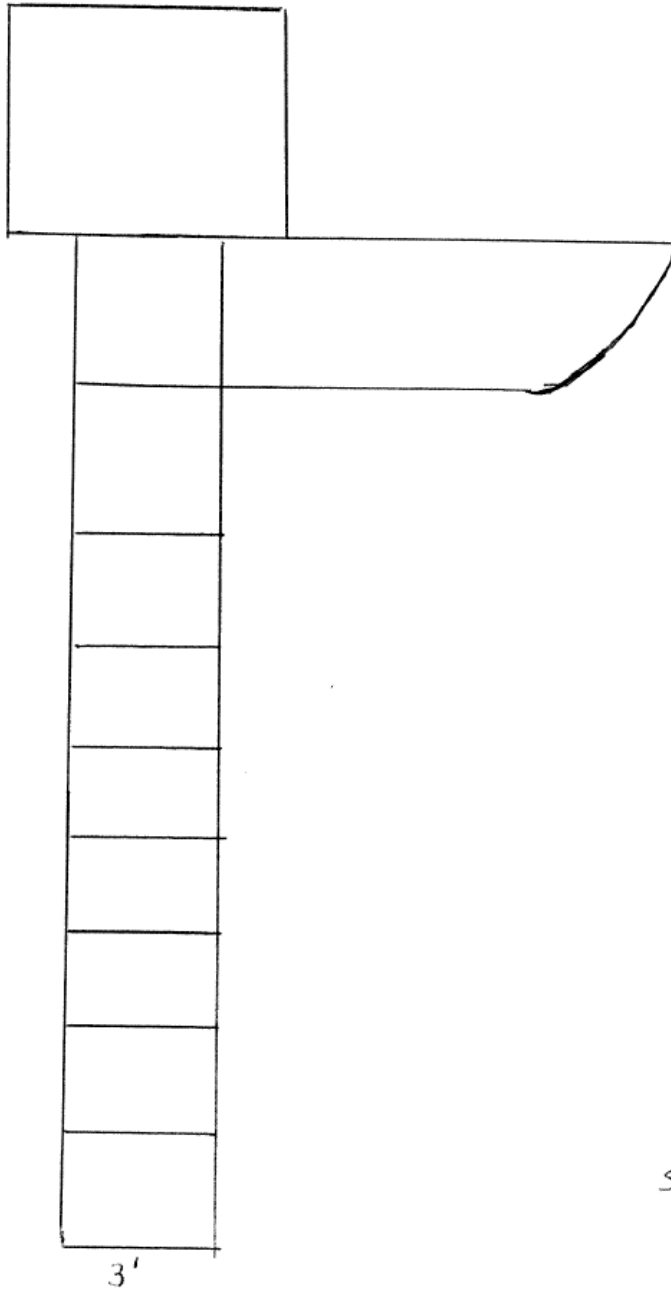


Figure 1: Plat depicting area of proposed patio construction.

Premier Paving & Planting, Inc.

7240F Telegraph Square Drive Lorton, VA 22079

Office: 703-569-8550 Email: premier.paving@verizon.net



SCALE
1" = 3'

Figure 2: Drawing of proposed construction.



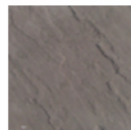
Blue Mountain Stone & Step Treads



Brick Red



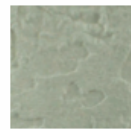
Mexican Tan



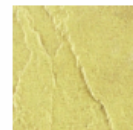
Lilac



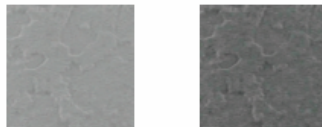
Driftwood Brown



Forest Green



Sun Yellow



Standard Blue Mountain Color
(Composed of a range of Mist Grey to Charcoal coloring)

The colors reproduced on this sheet are as accurate as modern printing will allow. Raw material variation can also effect the final product color. Always check the color of the actual product at your local retailer

Figure 3: Proposed product.



Figure 4: Photograph of existing stairs.



Figure 5: Photograph of proposed patio area.