

Docket Item # 3
BAR CASE # 2010-0052

BAR Meeting
April 21, 2010

ISSUE: Alterations
APPLICANT: Santo & Beverly Polizzi
LOCATION: 817 S Columbus Street
ZONE: RM Residential

STAFF RECOMMENDATION: Staff recommends approval of the Certificate of Appropriateness with the condition that the applicant modify drainage to comply with T&ES comments.

****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.



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations at 813 S Columbus Street. The applicant is proposing to resurface the existing concrete front walkway, stoop and steps, resurface a portion of the public sidewalk and build a retaining wall at the front property line. All proposed construction and repaving will use salvaged historic brick purchased for the project. The proposed retaining wall will measure nine inches in height and span the length of the front property line from the right of the walkway. The existing wrought iron railing will be reused.

II. HISTORY:

817 South Columbus Street is a two-story, wood sided rowhouse. According to real estate records, 817 South Columbus Street was constructed in 1979. From Sanborn maps, it appears this area of South Columbus Street was redeveloped into its current configuration of townhouses in the late 1970s.

On December 6, 2007, the Board approved two replacement windows on the rear elevation. (BAR 2007-0246)

III. ANALYSIS:

The proposed alterations comply with Zoning Ordinance requirements.

In the opinion of Staff the proposed stoop, stairs, sidewalk and retaining wall are compatible with the design and materials used on the existing house. As stated in the *Design Guidelines*, “Stoops, steps and railings should be made of materials which are sympathetic to the building materials generally found in the historic districts,” and, “materials used should be appropriate and compatible with the historic architecture of the building.” Staff finds the proposed resurfacing, and paving with salvaged brick to be an appropriate alteration and an improvement on an existing alteration. The Design Guidelines also state that, “walls of brick or stone are generally appropriate throughout the historic districts,” therefore in Staffs opinion the proposed retaining wall is in conformance with the *Design Guidelines*.

STAFF:

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

IV. CITY DEPARTMENT COMMENTS:

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

Code Administration:

Archaeology:

TE&S:

- R1. 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.]. A copy is also attached for the applicant's convenience. (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 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>

V. IMAGES:

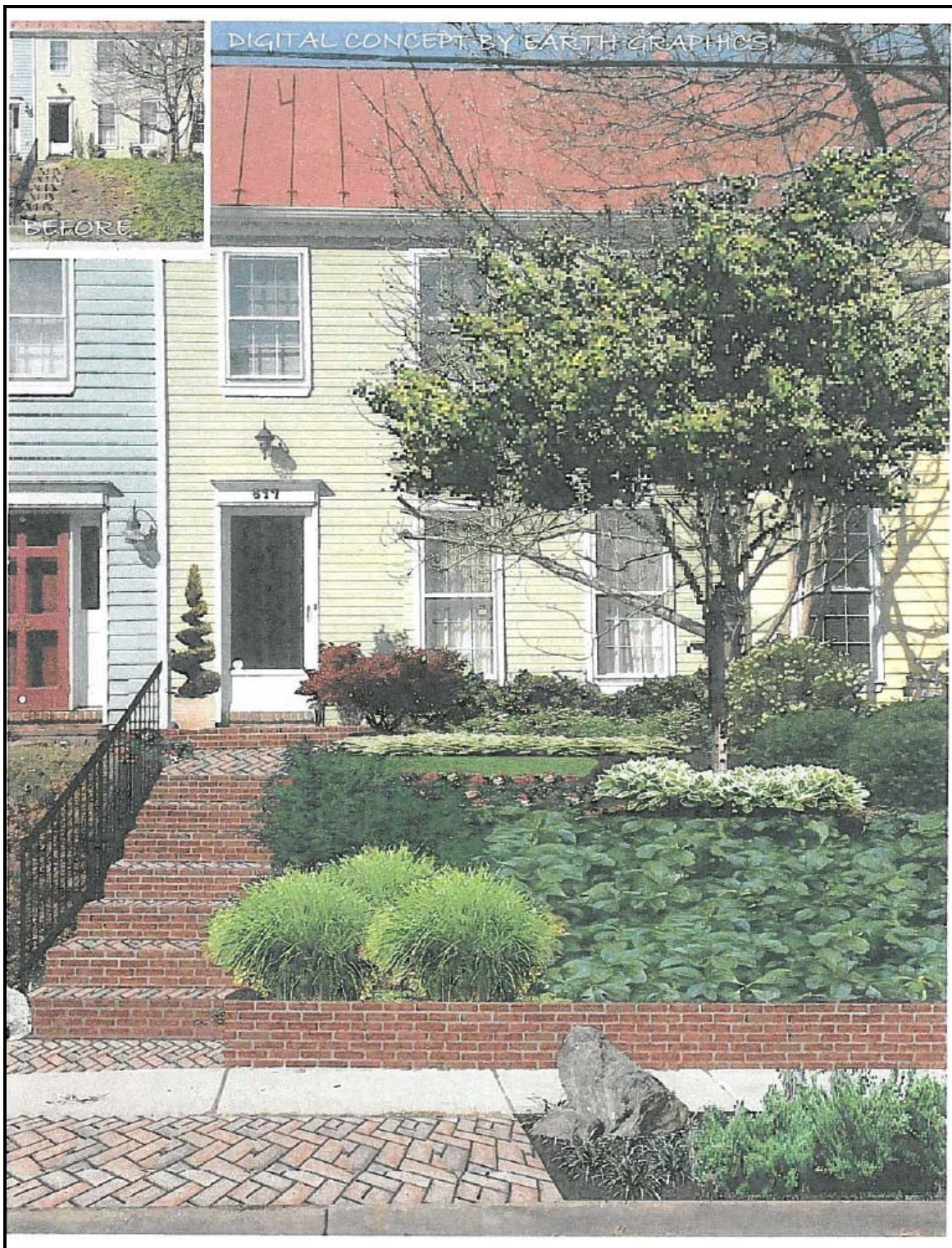


Figure 1. Photo simulation of proposed alterations.

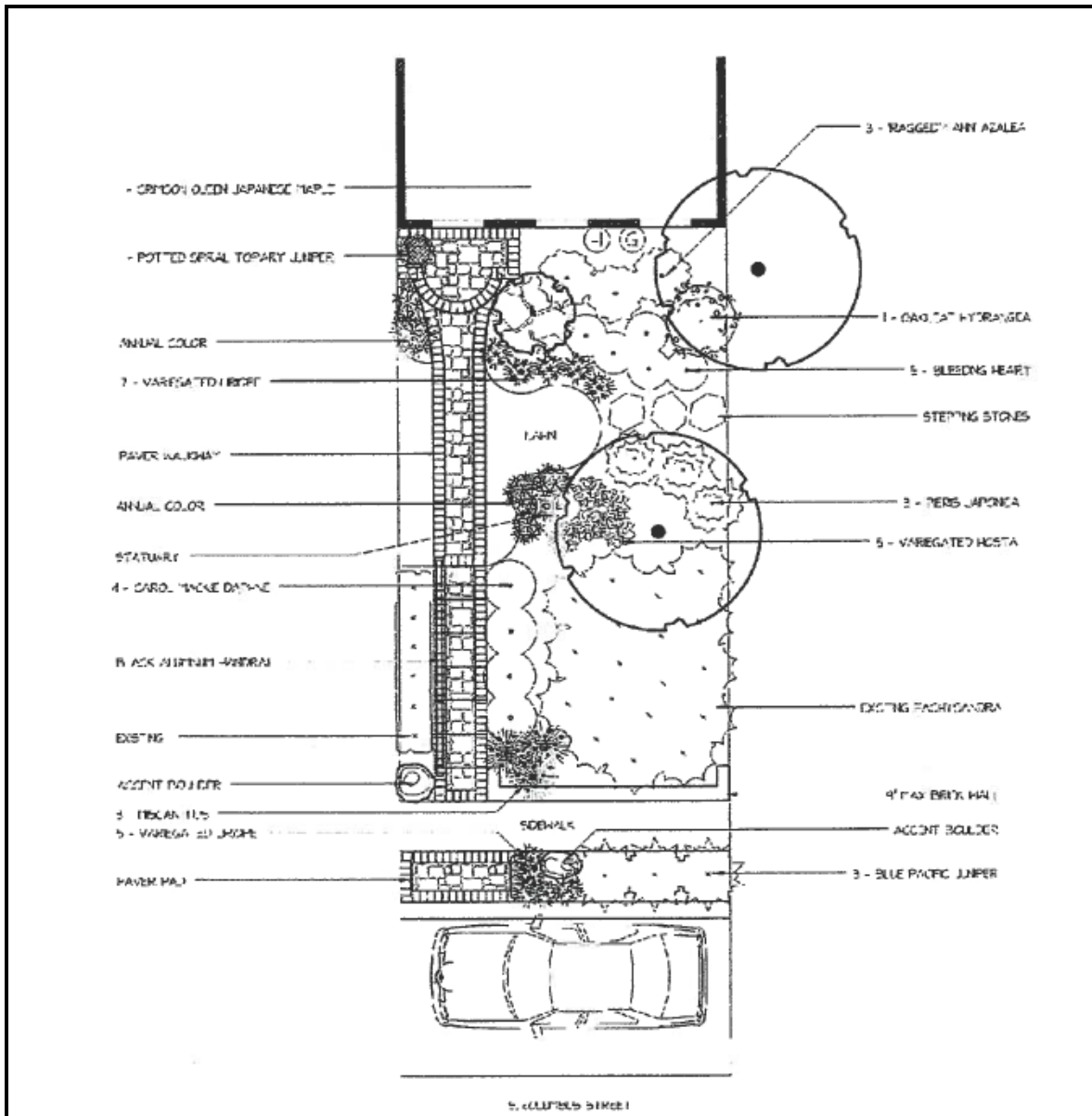


Figure 2. Site plan of proposed alterations.