

Docket Item # 6
BAR CASE # 2010-0255

BAR Meeting
October 20, 2010

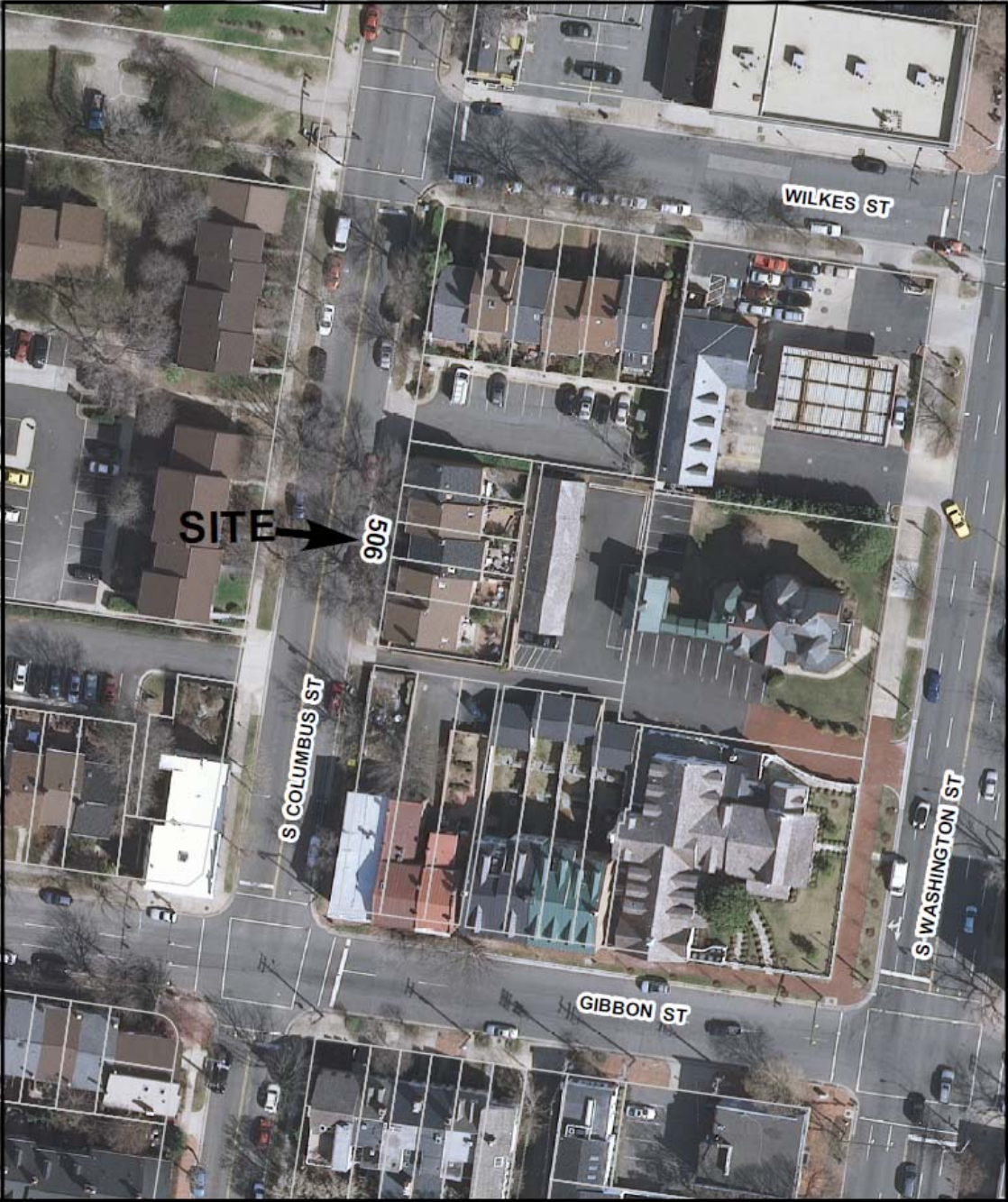
ISSUE: Construction of a Portico
APPLICANT: Marc Beauchemin
LOCATION: 506 South Columbus Street
ZONE: RB/Residential

STAFF RECOMMENDATION: Staff recommends approval of the application with the conditions:

1. That the new portico will not extend beyond the neighbor's projecting front elevation wall.
2. That the posts for the new portico are wood with base and capitol moldings appropriate in scale and profile to the size of the columns.
3. That the new railing is fabricated of a solid iron to match existing.
4. That the new 4" gutter is a painted metal to match the existing gutters on the building.

****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, 703-838-4360 for further information.



BAR CASE #2010-0255



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a new wood, flat roof portico with iron railing at 506 South Columbus Street. The portico is designed in the Colonial Revival style to complement the existing house. The columns will be mounted on the top of the existing brick knee wall. The black iron railing will have thin pickets with a simple flat, top rail.

II. HISTORY:

506 South Columbus Street is a two story, three-bay brick residential rowhouse that was built as part of the DIP Urban Renewal project in **1984**.

III. ANALYSIS:

The existing stoop extends approximately 5' forward of the existing front plane of the house and is 6'-6" in width, and is located within the existing property lines. The proposed portico will measure 7'-6" long by 5'-3" deep. The applicants are demolishing an existing shed in the rear yard to satisfy the applicant's FAR and Open Space requirements for the proposal. The Zoning Office has confirmed that the proposal, as submitted, with the demolition of the shed, will meet the Zoning Regulations.

Staff has no objection to the proposed new portico and railing. While appropriate and compatible, the existing, simple concrete stoop with brick knee wall and iron railing is not a unique example of craftsmanship or material, nor does it convey a level of detail which needs to be retained in its original form. The design of the portico's entablature is simple, which complements the Colonial Revival style of the structure. Although this will be the only rowhouse on the blockface of this complex with a portico, Staff does not feel that it will negatively impact the streetscape. Because the proposed iron railing is stylistically more appropriate for masonry structures, staff supports the utilization of this material. Staff recommends approval of the application with the conditions that the proposed materials and molding profiles be clarified and that the building permit drawings verify that the new portico does not encroach onto the neighboring structure.

STAFF:

Michele Oaks, Historic Preservation Planner
Al Cox, FAIA, Historic Preservation Manager

IV. CITY DEPARTMENT COMMENTS

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

Code Administration:

- C-1 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-2 Alterations to the existing structure must comply with the current 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.

Historic Alexandria:

No comments received.

Transportation and Environmental Services:

No comments received.

VI. IMAGES

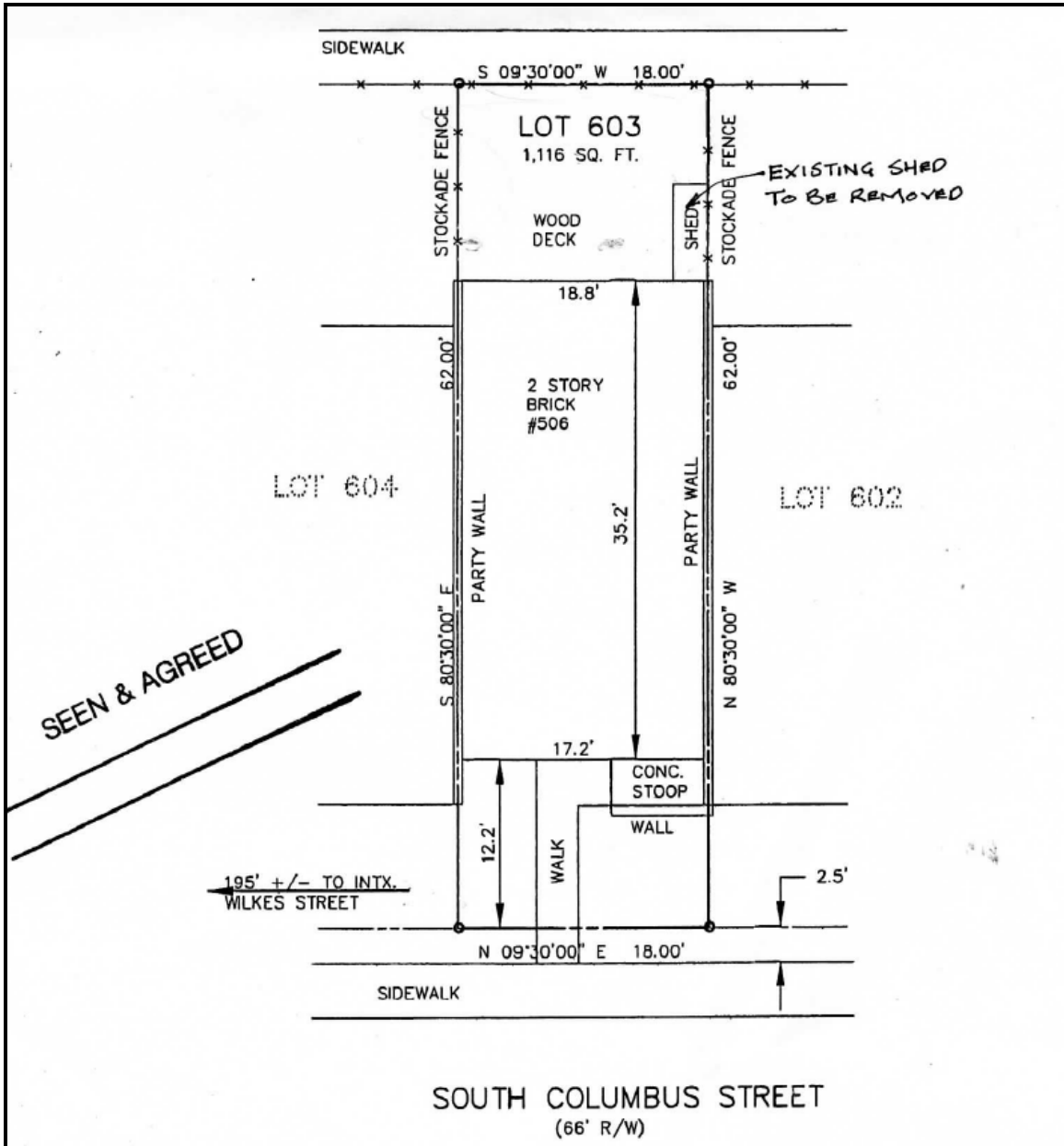


Figure 1. Site Plan – Existing (with Proposed Shed to be Removed)



Figure 2. Existing Streetview



Figure 3. Existing Stoop



Figure 4. Existing Stoop



Figure 5. Detail Views of Existing Front Stoop

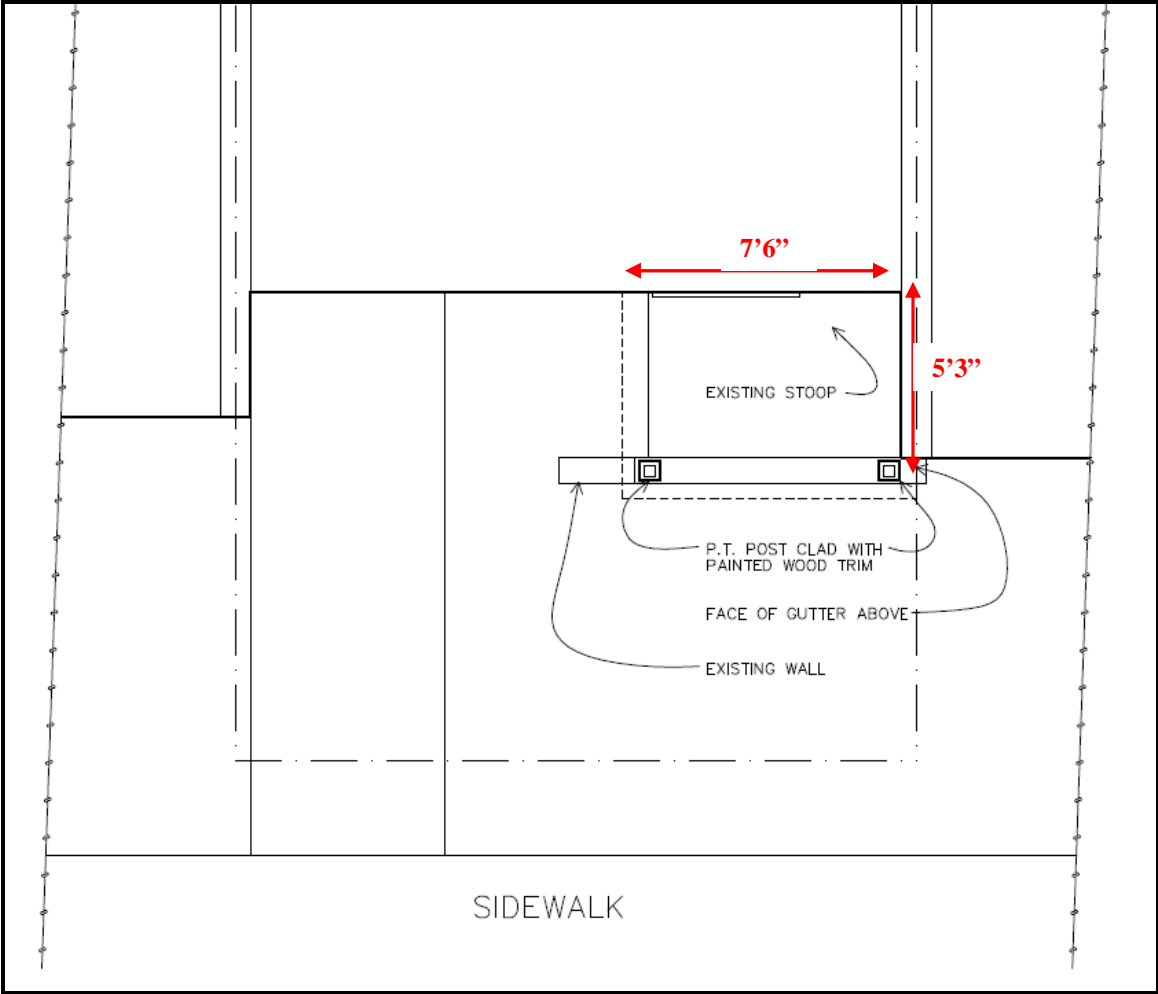


Figure 6. Proposed Plan

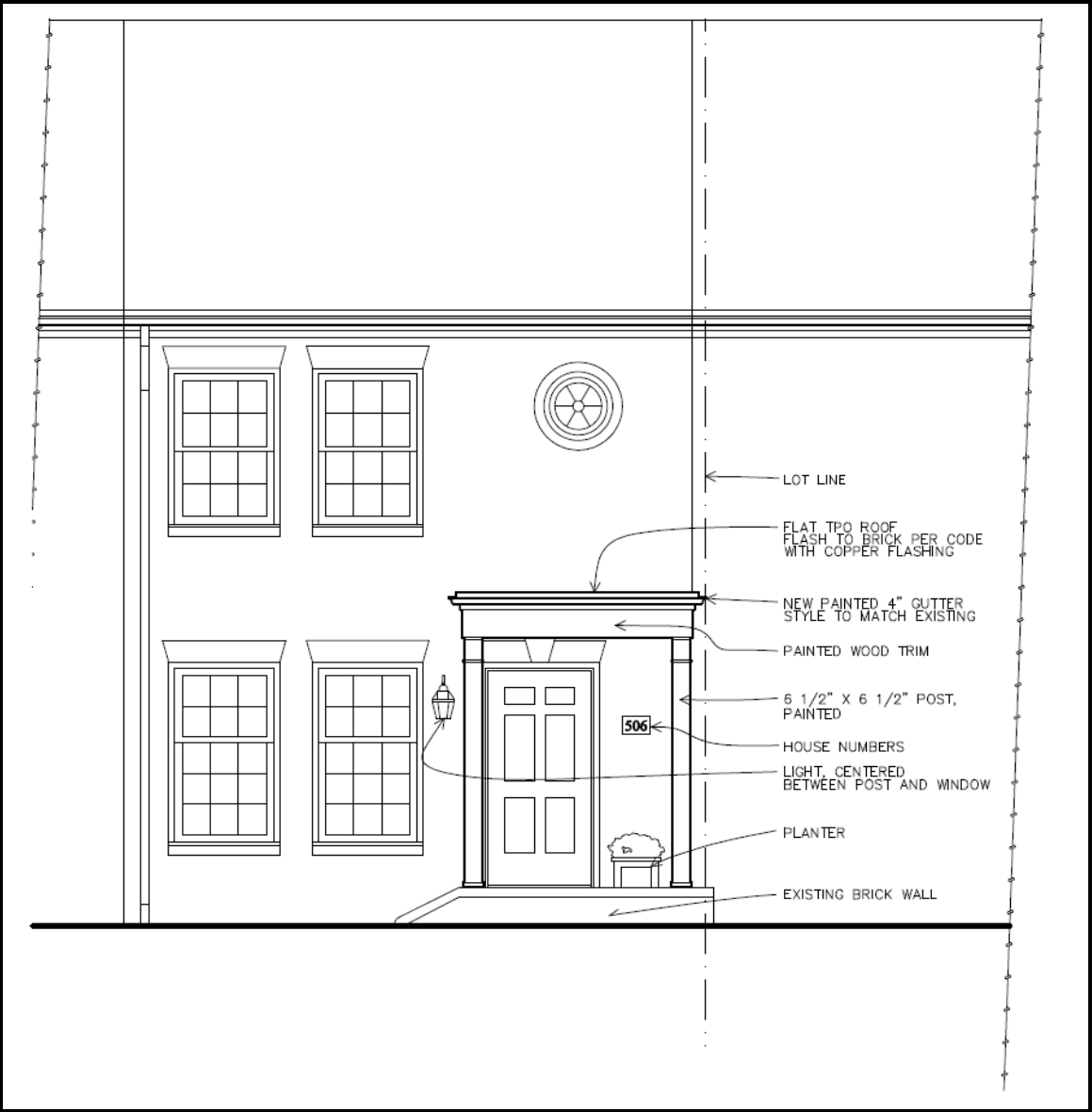


Figure 7. Proposed Elevation

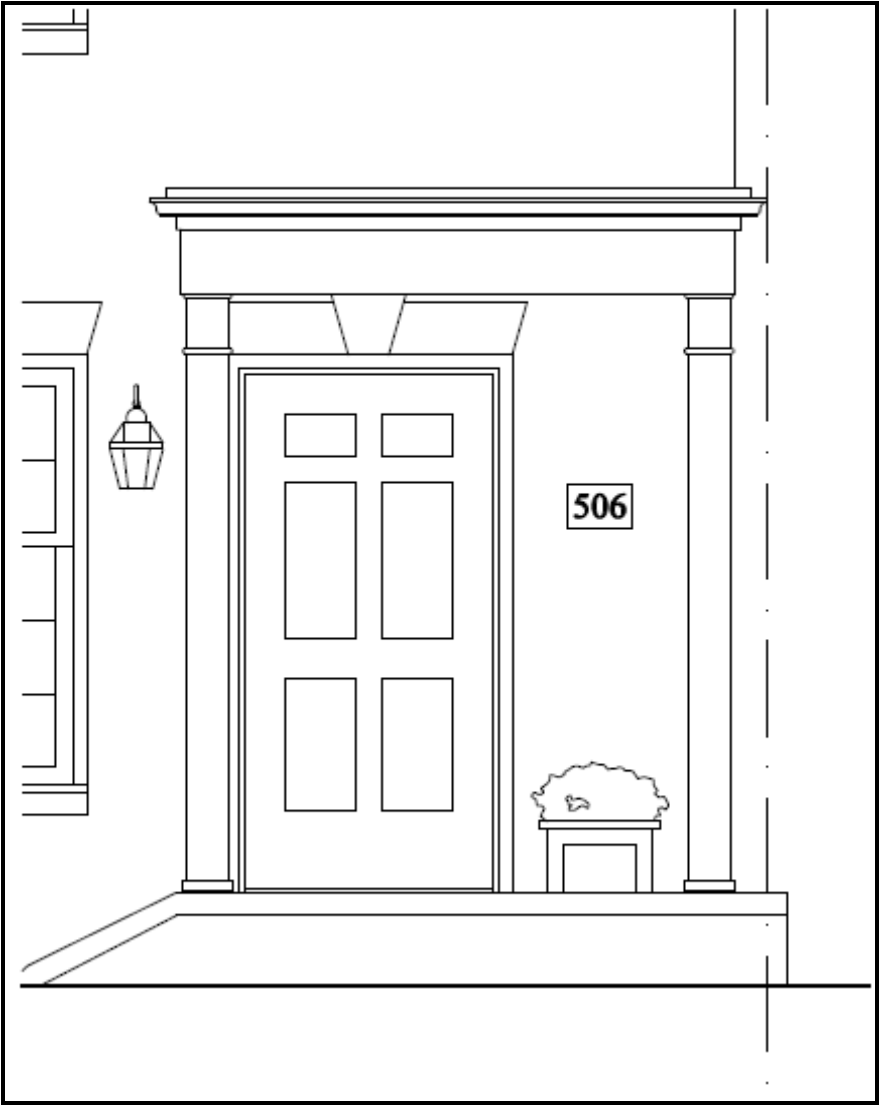


Figure 8. Proposal – Detail View