

Docket Item # 2
BAR CASE # 2013-0147

BAR Meeting
June 5, 2013

ISSUE: Alterations
APPLICANT: Timothy & Ruth Morgan
LOCATION: 319 South Union Street
ZONE: RM / Residential

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness for alterations, 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 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.



BAR2013-00147



I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness to construct an enlarged stoop and new stairs with a wrought iron railing at 319 South Union Street. The new feature will replace a smaller brick stoop with narrow steps. The new fieldstone-clad stoop will have steps with flagstone treads and a simple wrought iron railing which flares outward. The railing will have square pickets with a decorative feature every few pickets. The new entrance will project an additional 2 feet than the existing entrance, but will still be located on the applicant's property.

II. HISTORY

319 South Union Street is a three-and-one-half story brick residential townhouse with a double garage door facing South Union Street constructed in **1980** as part of the Waterford cluster development, pursuant to SUP 1258 (approved in 1979). Waterford consists of a cluster of 36 three-story townhouses in a variety of architectural styles.

The Board has approved numerous projects within the Waterfront development; however, there have been no applications to the BAR for 319 South Union Street.

III. ANALYSIS

The subject property is one of only two in the Waterford development that has a pedestrian entrance on South Union Street (the majority of the street frontage is taken up by front load garages). While the original stoop and stairs were constructed of brick, staff has no objection to the use of fieldstone and flagstone, which is consistent with the *Design Guidelines* recommendation that "stoop, steps and railings should be made of materials which are sympathetic to the building materials generally found in the historic districts."

STAFF

Stephanie Sample, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager

IV. CITY DEPARTMENT COMMENTS

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

Code Administration

No comments received.

Transportation and Environmental Services

FINDING

- F1. The steps shall be installed on private property as indicated on the submitted plat. The proposed improvements shall not encroach into the City Right-of Way and shall be constructed in a manner that no trip hazards are created. (T&ES)
- F2. Although the parcel is located within a Resource Protection Area, the proposed scope of improvement is NOT in the RPA. No comment. (T&ES)

RECOMMENDATIONS

- R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R2. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)

CITY CODE REQUIREMENTS

- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-3 Any work within or performed from the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

V. ATTACHMENTS

1 – Supporting Materials

2 – Application for BAR2013-0147 at 319 S Union Street

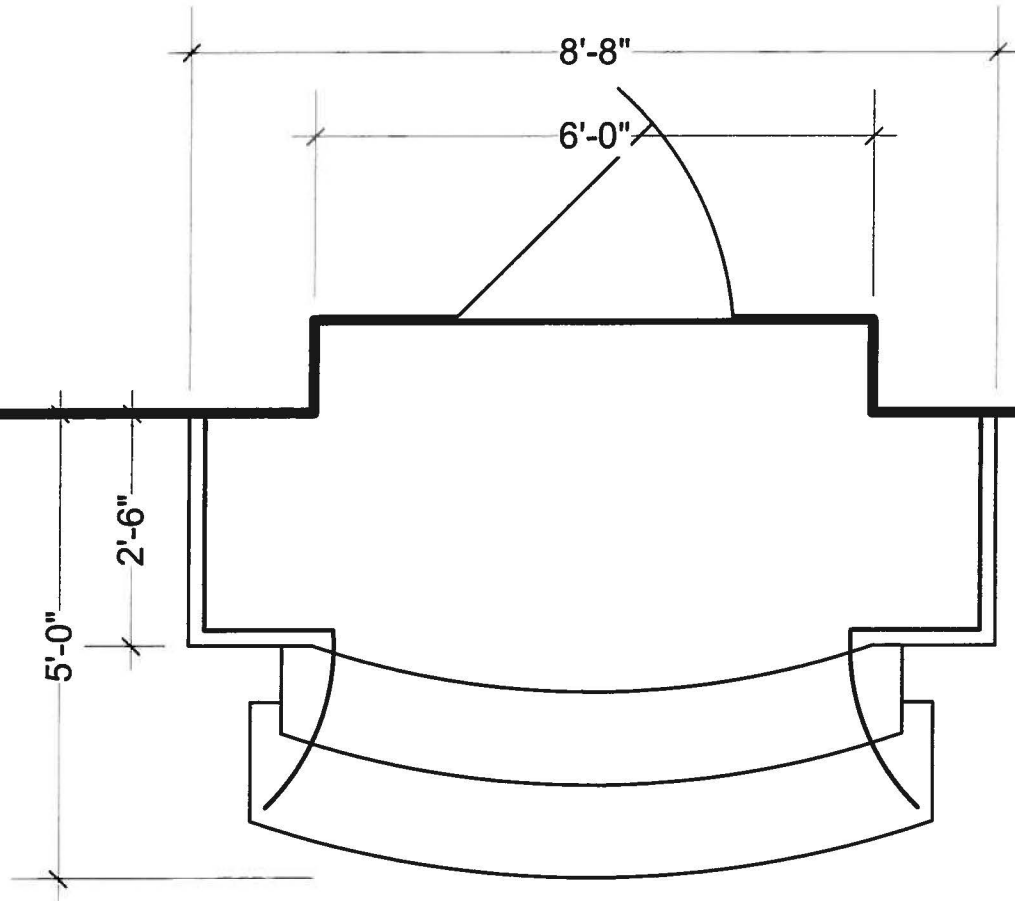


Existing:
319 S. Union St.
Alexandria



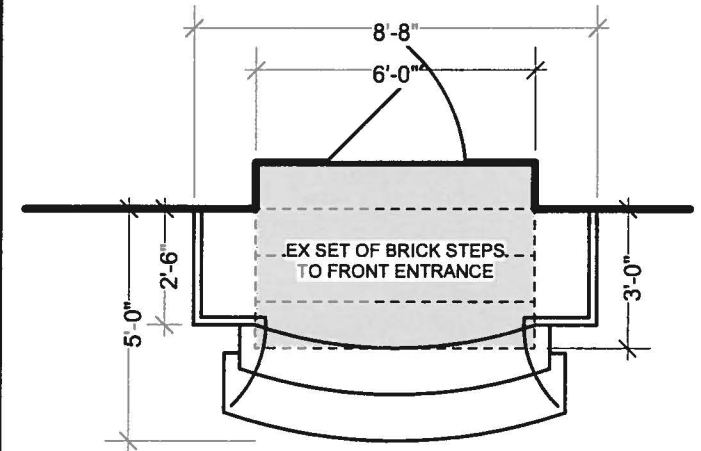
THE MORGAN RESIDENCE

319 SOUTH UNION ST
ALEXANDRIA, VA 22314
APRIL, 2013



PLAN VIEW - PROPOSED STOOP AND STEPS

SCALE: 1/2" = 1' - 0"



PLAN VIEW - PR STOOP OVER EX STAIRS

SCALE: 1/4" = 1' - 0"

*Demo existing brick steps and replace with enlarged landing and steps.

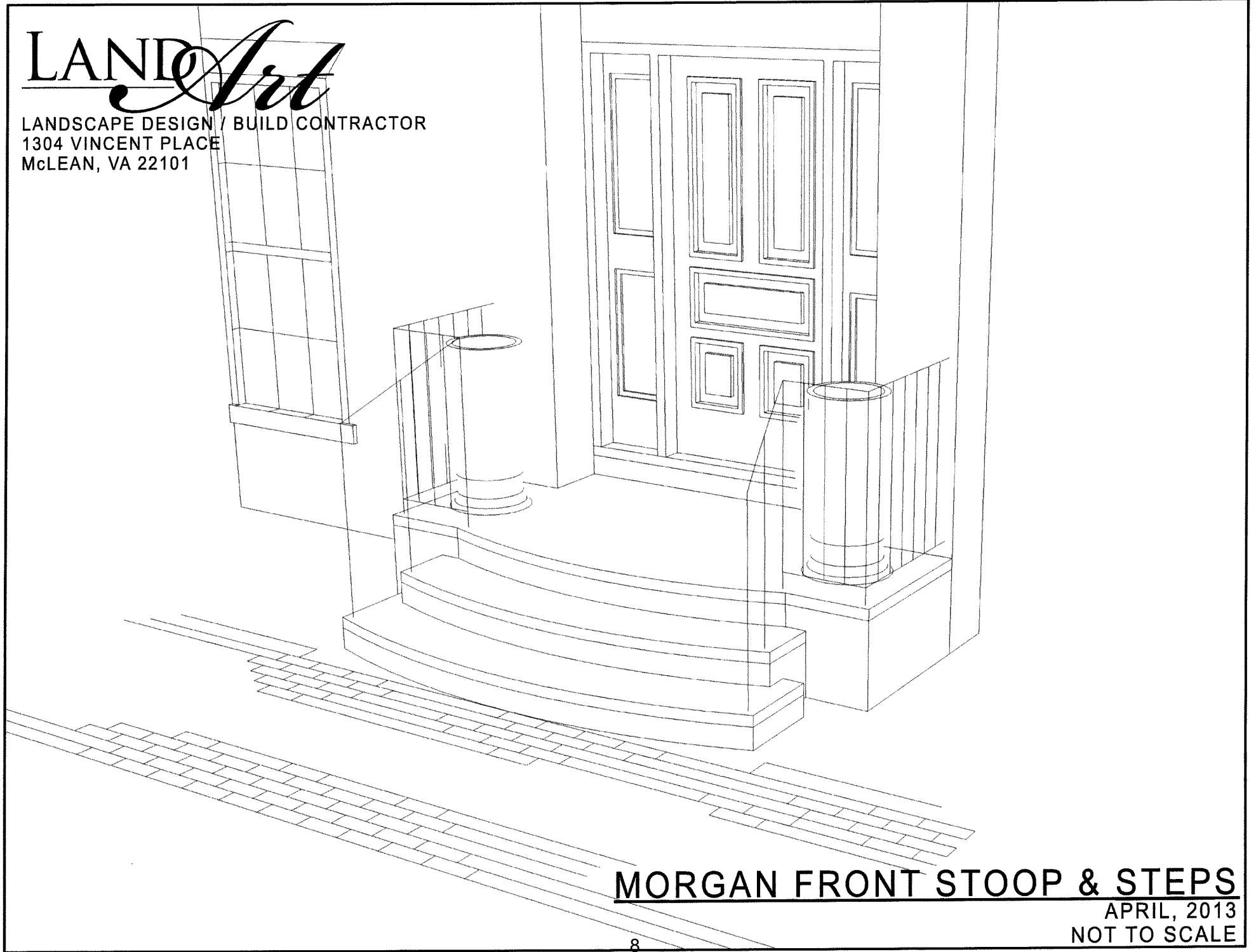
**Stoop to have a fieldstone face and flagstone paving and treads with custom wrought iron railing.

LAND Art

LANDSCAPE DESIGN / BUILD CONTRACTOR
1304 VINCENT PLACE
MCLEAN, VA 22101

LAND *Art*

LANDSCAPE DESIGN / BUILD CONTRACTOR
1304 VINCENT PLACE
McLEAN, VA 22101



MORGAN FRONT STOOP & STEPS

APRIL, 2013
NOT TO SCALE

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WOLFE STREET

MONUMENT LINE

33.00'

N 80°30' W ~ 47.85'

N 35°30' W
7.75'

N 09°30' E
32.85'

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ON LINE

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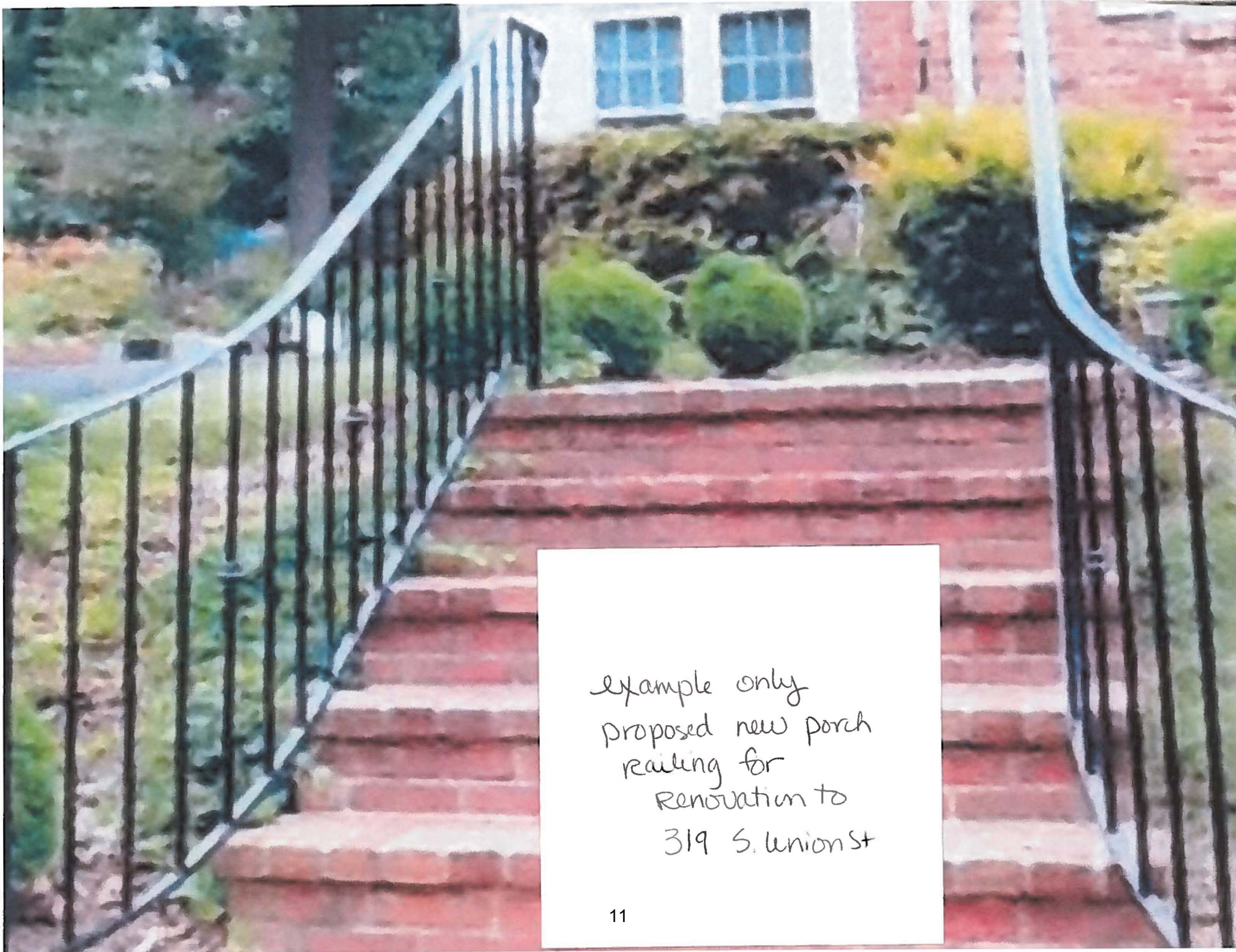
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example only:
proposed top cap for
front porch renovation to
319 S. Union St



example only
proposed new porch
railing for
Renovation to
319 S. Union St

BAR Case # 2013-00147

ADDRESS OF PROJECT: 319 S. Union St.
TAX MAP AND PARCEL: 075-03-05-39 ZONING: RM

APPLICATION FOR: (Please check all that apply)

- CERTIFICATE OF APPROPRIATENESS
PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA
WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT

Applicant: [X] Property Owner [] Business (Please provide business name & contact person)

Name: Ruth L. Morgan & Timothy G. Morgan
Address: 319 S. Union St
City: Alexandria State: VA Zip: 22314
Phone: 571-243-6421 E-mail: ruthmorgan01@gmail.com

Authorized Agent (if applicable): [] Attorney [] Architect []
Name: Phone:
E-mail:

Legal Property Owner:

Name: Timothy G. And Ruth L. Morgan
Address: 319 S. Union St
City: Alexandria State: VA Zip: 22314
Phone: 571-243-6421 E-mail: ruthmorgan01@gmail.com

- Is there an historic preservation easement on this property?
If yes, has the easement holder agreed to the proposed alterations?
Is there a homeowner's association for this property?
If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

NATURE OF PROPOSED WORK: Please check all that apply

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: Please check all that apply.
 - awning
 - doors
 - lighting
 - other front stoop, stairs & railing
 - fence, gate or garden wall
 - windows
 - pergola/trellis
 - HVAC equipment
 - siding
 - painting unpainted masonry
 - shutters
 - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

DESCRIPTION OF PROPOSED WORK: Please describe the proposed work in detail (Additional pages may be attached).

Improve safety and security of existing front stoop & steps
Upgrade by replacing existing brick steps with enlarged
landing & steps.
Stoop to have field stone face and flagstone paving
treads with custom wrought iron railing.

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

Demolition/Encapsulation : All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.

- N/A Survey plat showing the extent of the proposed demolition/encapsulation.
- Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- Description of the reason for demolition/encapsulation.
- Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 12 sets of revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: Ruth L. Morgan
Printed Name: Ruth L. Morgan
Date: 4-18-2013

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Timothy G Morgan	3195 Union St	50%
2. Ruth L Morgan	3195 Union St.	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 3195 Union St. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Timothy G. Morgan	same	50%
2. Ruth G. Morgan	same	50%
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Timothy G. Morgan	none	
2. Ruth L Morgan	none	
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

4-18-13
Date

Ruth L. Morgan
Printed Name


Signature