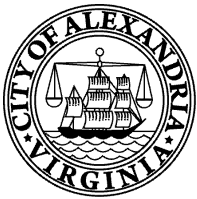


STOOPS, STEPS + RAILINGS



Required Approvals

There are different levels of review for buildings constructed before 1932 (Early Buildings) and after 1931 (Later Buildings). These levels are applicable in most cases. Please note that during the administrative review process, Staff may determine that a project requires Board review. Contact Staff at 703.746.3833 to confirm which level of review is required for your project. Also, contact Code Administration at 703.746.4200 to confirm building permit requirements.

Early Buildings (pre-1932)

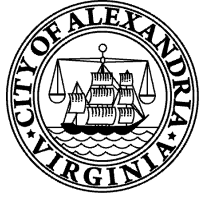
NO REVIEW	ADMINISTRATIVE (STAFF) REVIEW	BOARD REVIEW
Construction or modification of stoops, steps, or railings on non-street-facing sides	Construction or modification of stoops, steps, or railings on street-facing sides	Demolition of stoops, steps, or railings visible from the public right-of-way
Demolition of stoops, steps, or railings less than 25 square feet in area and not visible from the public right-of-way	Replacement of railings in-kind on street-facing sides	

Later Buildings (post-1931)

NO REVIEW	ADMINISTRATIVE (STAFF) REVIEW	BOARD REVIEW
Construction or modification of stoops, steps, or railings	Not applicable	Demolition of stoops, steps, or railings visible from the public right-of-way
Demolition of stoops, steps, or railings less than 25 square feet in area and not visible from the public right-of-way		

STOOPS, STEPS + RAILINGS

PARKER - GRAY DISTRICT
CITY OF ALEXANDRIA



Introduction

Stoops, steps, and railings form the transitional area between the public street and the private interior of a home, and are integral to the overall composition of a building. Unlike a porch, a stoop lacks a roof or enclosure. In the historic districts, a variety of materials—including brick, wood, stone, and metal—have been used for their construction. Most Early (pre-1932) buildings in Alexandria did not originally have railings on their stoops. However, many historic structures have stoops, steps, and railings that were added later and may, over time, have acquired independent historic significance.

Guidelines

- o Demolition of stoops, steps, and railings greater than or equal to 25 square feet in area requires a BAR Permit to Demolish.
- o Historic stoops, steps, and railings should be retained on street-facing sides of Early (pre-1932) buildings.
- o New stoops, steps, and railings should have a design that is appropriate to the architectural style of the structure and be made of materials such as wood, cast iron, precast concrete, or stone. The Board discourages the use of synthetic materials.
- o Handrails should be minimal in appearance and mounted so as not to damage existing historic material.
- o Railings with vertical or horizontal pickets should not be installed unless required by the [Virginia Uniform Statewide Building Code \(USBC\)](#).
- o Decorative cast iron steps and railings are appropriate for late 19th- and early 20th-century Victorian buildings.
- o Concrete steps are not appropriate on 18th- and 19th-century buildings, but may be appropriate for 20th-century buildings.
- o Unpainted pressure treated wood is not an appropriate material for stoops, steps, and railings.

Additional Information

- o For guidelines on ramps, refer to chapter on accessibility features.
- o A survey plat may be required to ensure the stoop or railing is located on your property and not encroaching onto a neighboring property or into the public right-of-way, except when in compliance with [§ 5-2-29](#) of the City Code.
- o Elevated walking surfaces may require guardrails. Refer to the [Virginia Uniform Statewide Building Code \(USBC\)](#).

STOOPS, STEPS + RAILINGS



Example of historically appropriate cast iron steps and handrail on an Italianate-style residence.



Example of historically appropriate stone steps, iron handrail and guardrail on a Georgian-style residence.



Example of inappropriate modern brick stoop and iron handrail on an Italianate-style residence.