

Docket Item #7  
BAR CASE #2005-0096

BAR Meeting  
May 18, 2005

**ISSUE:** Alterations

**APPLICANT:** Bradshaw Langmaid by Paul Davis Restoration and Remodeling

**LOCATION:** 403 North Lee Street

**ZONE:** RM/Residential

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**STAFF RECOMMENDATION:**

Staff recommends approval of the application as submitted.

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for the installation of shutters on the front of the house and two skylights at the rear of the residence at 403 North Lee Street. The new wood shutters are proposed to be installed on the six windows on the second and third levels of the house. The shutters will have raised wood panels and will be hinged and operable. Two skylights are proposed to be installed on the rear slope of the roof. The skylights are approximately 4'7" in height and 2'10" in width and will have integral shades.

**II. HISTORY:**

The building at 403 North Lee Street is a one of a group of three-story brick townhouses bounded by North Union, North Lee, Queen and Princess Streets. The attached rowhouses were constructed in 1971 and are a variety of simple Colonial Revival styles. This area was not included in the Old and Historic Alexandria District until June of 1984.

There is no record of any prior BAR approvals for this property.

**III. ANALYSIS:**

The alterations comply with zoning ordinance requirements.

Staff has no objections to the installation of the shutters or the skylights. Shutters are appropriate on Colonial Revival dwellings. The shutters meet the recommendations of the *Design Guidelines*. Similarly, the skylights meet the recommendations of the *Design Guidelines*. Based upon this Staff recommends approval.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval of the application as submitted.

## CITY DEPARTMENT COMMENTS

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

### Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

### Historic Alexandria:

No comment.