

Docket Item #17
BAR CASE #2003-0246

BAR Meeting
November 5, 2003

ISSUE: Rear deck

APPLICANT: Steven Y. Lim

LOCATION: 734 S. Alfred Street

ZONE: RM/ Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. That the deck be stained or painted; and,
2. That there be no skirting on the lower portion of the deck.

DISCUSSION:

Applicant s Description of the Undertaking:

Request the BAR s approval for Permit to allow A & L Construction to build a new Deck (wooden) with stairs behind the property. The new deck will provide safe exit from the kitchen to the back yard and improve the appearance of the house.

Issue:

The applicant requests approval of a Certificate of Appropriateness for a 16' wide wooden deck extending across the entire width of the back of the two story brick house. The deck will be 3' feet wide at the south end, where the wooden steps from the rear yard and the basement walkout are located and will be 9' wide at the north end. The floor will be wood decking laid on the diagonal. The railings around the deck and on the stairs will be simple picket railings. According to the contractor, the deck will not have the wooden skirting shown in the computer generated drawing. Obviously the skirting would not be allowed by Code Enforcement as it would obstruct the basement exit. The contractor was unable to provide a drawing showing the deck substructure as it will be built, but explains that it will meet the City s Building Code requirements and will have a standard deck appearance. According to the owner, the deck will be painted or stained as soon as is practicable.

734 South Alfred Street is an end unit at the corner of South Alfred and Jefferson Streets. The rear of the house is readily visible from Jefferson Street as well as the public alley behind the property.

History and Analysis:

The two story, red brick, end unit rowhouse at 734 South Alfred was constructed in 1942, according to real estate records, as part of the two square block, Patrick Henry Homes subdivision. Many new fences and decks have been installed in this subdivision over the years. The Board approved a fence and deck at 734 South Alfred Street in 1992 (BAR Case #92-219, 12/2/1992). More recently, the Board approved front fences for 725 and 733 South Alfred Street (BAR Case #98-0042, 4/15/1998 and BAR Case #2000-0155, 7/19/2000).

The proposed open wood deck complies with the zoning ordinance requirements.

Staff believes the proposed rear deck is generally acceptable. It is similar to others in the area and appropriate to the character of the mid-20th century building. In the opinion of Staff, the wooden skirting shown in the computer generated drawing is not appropriate and should be omitted from the approved design. In accordance with the *Design Guidelines* (Decks - Page 3), Staff recommends that the deck be either painted or stained.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

C-1 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 as applicable.

C-2 The proposed project shall not obstruct the basement exit.

Office of Historic Alexandria:

No comment.