

Docket Item #4
BAR CASE #2004-0055

BAR Meeting
April 7, 2004

ISSUE: Alterations

APPLICANT: Paul Davis Restoration & Remodeling of Suburban VA

LOCATION: 401 North Lee Street

ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application with the condition that the shutters on the third story windows above the garage on North Lee Street be eliminated.

DISCUSSION:

Applicant's Description of the Undertaking:

“Install raised panel shutters, modify front door capital, replace front door with double six panel slabs, widows walk on top flat roof, install 2 velux low profile skylights with shades, and paint exterior.”

Issue:

The applicant is requesting approval of a Certificate of Appropriateness for a number of alterations to the residence at 401 North Lee Street.

Entrance

The two existing four panel, two light wood doors on Princess Street will be replaced by new six panel wood double doors. The new douglas fir doors will be painted Templeton Gray from Benjamin Moore's Historical Collection. The existing capital will be replaced by a new simpler capital. The new door surround will be painted Revere Pewter.

Rooftop Deck

A new 12' by 16' 6" rooftop deck is proposed. The deck and its railings will be constructed of pressure treated wood. The 3' high railing will be painted Revere Pewter.

Shutters

The applicant is proposing to install heavy weight pine raised panel shutters on all seven windows on the Princess Street elevation, and four windows on the Lee street elevation (with the exception of the bay window). No shutters are proposed for the rear elevation. The shutters will be hinged and operable with “S” holdbacks. The shutters will be painted Templeton Gray.

Skylights

Two fixed Velux skylights measuring 1.3' by 4' are proposed. The skylights will be located on the west and east ends of the flat roof, outside the borders of the proposed deck railing. The skylights will have internal venetian blinds.

History and Analysis:

401 North Lee Street is an end unit, two story brick townhouse constructed in 1970, according to the City's real estate records. The subdivision bounded by North Union, Queen, North Lee and Pendleton Streets was developed in the late 1960s and early 1970s in a schematic Federal Revival design vocabulary. At the time the area was developed it was not within the boundaries of the Old and Historic Alexandria District.

The proposed alterations comply with zoning ordinance requirements.

The Board approved the installation of shutters at 401 North Lee Street in 1996 (BAR Case #96-0139, 7/17/96). The shutters were never installed and the approval has expired.

According to the *Design Guidelines*, “window and door shutters should be the appropriate size and shape for the opening. For example shutters should be capable of covering the entire door or window opening when closed” (Shutters - Page 2). All of the proposed shutters meet this recommendation except for the third story shutters on the projecting bay of the North Lee Street elevation. Therefore, Staff recommends that the proposed shutters on the third story of the projecting bay be eliminated.

Staff believes that the addition of a rooftop deck on this building is acceptable. Several of the neighboring properties have existing rooftop decks.

The proposed skylights meet the recommendations of the *Design Guidelines*. The skylights have a low profile and will include interior shades to prevent the seepage of light. The attic level currently has no windows, and the proposed skylights will provide the least visual disruption to the building.

Staff believes that the proposed alterations to this modern building are appropriate. Therefore, Staff recommends approval of the application with the condition that the shutters on the third story windows above the garage on North Lee Street be eliminated.

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 Guardrail structural design and construction must comply with USBC.
- C-4 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.

Office of Historic Alexandria:

“No comment.”