

Docket Item #11
BAR CASE #2004-0086

BAR Meeting
June 2, 2004

ISSUE: Alterations
APPLICANT: Mark Filteau
LOCATION: 917 South Lee Street
ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

Note: Docket item #10 must be approved before this docket item can be considered.

I. Issue:

The applicant is requesting approval of a Certificate of Appropriateness for alterations to the residential rowhouse at 917 South Lee Street. The alterations include:

- A new wood and multi-light bay window measuring approximately 7' x 9' and projecting 2' on first floor on the south side of the building.
- A new entry way on the existing stoop including a new pitched roof and wood entablature; four new wood columns and wood railing and balusters; and, a new multi-light transom over the entry door;
- New replacement window on the second level;
- New window and door in the basement level on the front of the house.

The new window will be Pella brand with true divided lights. The new wood trimwork will be painted white.

II. History

917 South Lee Street is a two story, three bay brick rowhouse on a raised basement dating from 1960. It is one of row of six townhouses that were built as part of the final build out of the Yates Garden subdivision.

III. Analysis

The Board has approved a number of alterations and additions to the Yates Garden rowhouses in the 800 and 900 blocks of South Lee Street during the last several years. Last year the Board approved an enlarged rear deck at 919 South Lee Street (BAR Case #2003-0118, 6/18/03); in 2002 alterations and dormers for the rowhouse at 806 South Lee Street (BAR Case #2002-0091, 5/15/02); and in 2001 a rear addition at 828 South Lee Street (BAR Case #2001-0080, 5/16/01).

Proposed bay window, entry canopy and alterations comply with zoning ordinance requirements. However, the lower level refrigerator and dishwasher must be removed because it gives the appearance of a separate apartment/dwelling.

The proposed alterations are appropriate to the Colonial Revival design vocabulary of the Yates Garden subdivision and will generally contribute to the diversity among the originally homogeneous brick rowhouses. Staff has no objections to the proposed alterations.

IV. Staff Recommendation

Staff recommends approval of the application as submitted. However, Staff notes that no building permit will be issued until the interior complies with the Zoning Ordinance requirements, that there be no separate apartment in the single family dwelling.

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