

Docket Item #11
BAR CASE #2004-0174

BAR Meeting
October 6, 2004

ISSUE: Garage Addition
APPLICANT: Alison Sigethy
LOCATION: 1211 Duke Street
ZONE: CL/Commercial

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 to add a second story to the garage at the rear of the property at 1211 Duke Street. The new height of the garage will be 18'8" and will nearly match that of the adjacent neighbors garage. The footprint of the garage will remain the same. The existing garage and the addition will be sheathed in fiber cement siding and will be painted to match the adjacent garage. There is no fenestration proposed for the enlarged garage. A sloping roof from north to south is proposed and will be covered with fiberglass shingles.

II. History

1211 Duke Street is a two story, two bay Italianate style rowhouse dating from the mid-19th century according to Ethelyn Cox in *Alexandria Street by Street* (p.33). The garage is a one story cinder block and wood structure that dates from the mid-20th century according to information on the Sanborn Fire Insurance maps.

III. Analysis

The addition to the garage complies with zoning ordinance requirements.

This is a basic, utilitarian outbuilding that is being expanded in order to increase storage capacity. In the opinion of Staff, the simple design meets the recommendations for Accessory Structures of the *Design Guidelines*. When completed the expanded garage will be similar to the adjacent garage. Staff believes that the expanded garage will be visually more attractive than the existing mid-20th century structure.

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). Building permits are required for both demolition and new construction.
- C-2 All exterior walls within 3 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided.
- C-3 The new stairs must comply with USBC for riser and tread dimensions.
- C-4 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.

Historic Alexandria:

No comment.