

Docket Item #14
BAR CASE# 2004-0233

BAR Meeting
November 3, 2004

ISSUE: Addition
APPLICANT: Richard Clausen
LOCATION: 6 Potomac Court
ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

Note: Docket item #13 must be approved before this docket item may be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for the construction of a screened porch at the first floor level of the house at the rear. The three story brick townhouse has a raised basement with a sunroom addition at the rear of the basement level. The new screened porch will be located on top of the sunroom addition, replacing the existing open deck. The porch will cover the full width of the house but will not extend out the full depth of the sunroom addition below. It will be 20' wide by 11'6" deep. A 9'6" wide central bay will project out another 3'. The flat roof of the sunroom addition will be changed to sloping roof clad with standing seam metal. The base of the new porch addition will be clad in wood clapboard siding with a 4" exposure. The central projecting section will have three screen sections while the recessed flanking sections will have two each. The trim will be wood. The porch will have a shed roof clad in standing seam metal. There will be three flat skylights in the upper portion of the roof and aluminum gutters at the eaves. On the west side, the addition will run to and capulate the brick wall of 5 Potomac Court, which extends well beyond 6 Potomac Court. On the east side, the wall of the addition will be located on the property line and will be exposed, as 4 Potomac Court does not extend as far back. The east wall will be clad in wood clapboard siding with a 4" exposure.



Figure 1 -Rear Elevation

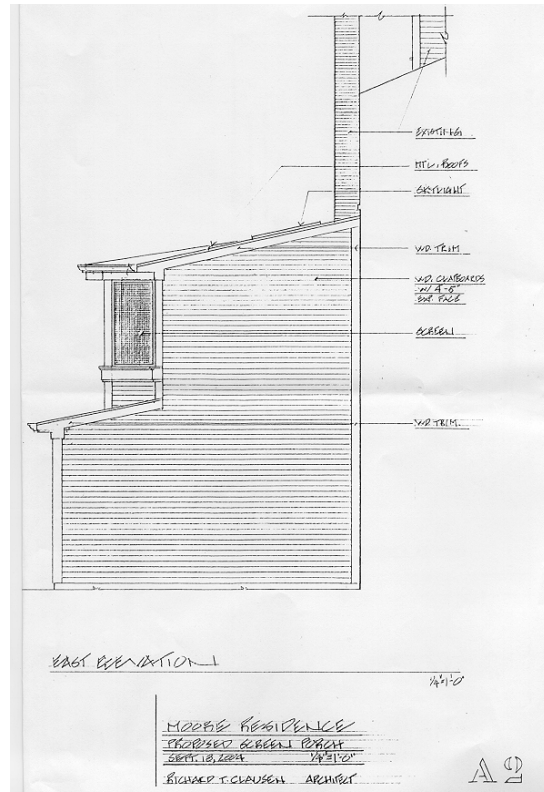


Figure 2 - East Side Addition

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ar addition will be visible from Windmill Hill Park and Union Street.

II. HISTORY:

As discussed in docket item #13, 6 Potomac Court is a three story brick interior unit townhouse dating from 1967. The sunroom addition dates to 1979.

III. ANALYSIS:

The proposed addition complies with the zoning ordinance requirements.

In the opinion of Staff, the proposed alteration is compatible with the house and surrounding neighborhood. It complies with the *Design Guidelines* for additions in that it is reasonable in size and utilizes traditional materials and forms.

IV. STAFF RECOMMENDATION:

Therefore, Staff recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- F-1 The existing window in the party wall of #5 Potomac Court creates a fire separation issue for the proposed project. The applicant shall schedule a meeting with Code Enforcement in order to resolve fire separation issues created by this pre-existing condition prior to moving ahead with this project.

- C-1 All exterior walls within 5 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-2 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.

- C-3 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

- C-4 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

- C-5 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”