

Docket Item #10  
BAR CASE #2005-0019

BAR Meeting  
February 16, 2005

**ISSUE:** Rear alterations

**APPLICANT:** Kelli Kordich

**LOCATION:** 907 Duke Street

**ZONE:** CL/Commercial

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**STAFF RECOMMENDATION:**

Staff recommends approval of the application as submitted.

NOTE: Docket item #9 must be approved before this docket item may be considered.

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for alterations to the rear facade. All alterations are on the first story. The applicant proposes to move the window on the right side of the wall 12" to the left. The new window will be slightly larger than the existing. It will be a wood simulated divided light casement window by Anderson with 9 lights. The applicant also proposes to move the door from the center of the rear wall to the left side where there is currently a full size window. The existing 6 panel wood door will be replaced by a simulated divided light wood door by Anderson with 15 lights. A two step brick stoop will lead to the door. The area in the center of wall where the door was will be infilled and clad in wood siding to match the existing. The door and window trim will be wood to match the existing.

The rear of the house is minimally visible from the public alley behind it. A 6' high board-on-board fence surrounds the rear yard and a one-and-a-half story carriage house is located between 907 Duke Street and the alley.

**II. HISTORY:**

907 Duke Street is a two and a half story frame residential rowhouse probably constructed in the early 19<sup>th</sup> century. The house was extensively renovated and extended at the rear in 1981.

**III. ANALYSIS:**

The proposed alterations comply with the zoning ordinance requirements.

Staff believes the proposed minor alterations are acceptable. The design is compatible with the existing house and surrounding neighborhood. Staff believes the proposed simulated divided light wood door and window are appropriate. The *Design Guidelines* express a preference for true divided light windows, but allow simulated divided light windows on elevations that are not readily accessible (Windows - p. 2). Staff believes the use of simulated divided lights is appropriate in this case where the door and window are not accessible and barely visible.

**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).
- 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.”