

Docket Item #6
BAR CASE# 2005-0044

BAR Meeting
April 6, 2005

ISSUE: Skylights
APPLICANT: Ken & Olena Harvey
LOCATION: 221 Princess Street
ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application with the condition that the skylights have integral shades.

NOTE: Docket item #5 must be approved before this item may be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for the installation of four skylights at 221 Princess Street. The skylights will be located in two rows in the center of the rear facing roof, approximately 6.25' from the edge of the property. The proposed skylights are Velux model GPL, Top Hinged Roof Window, measuring 2.6' by 4.6'. The exterior of the flat profiled skylights will be aluminum clad.

The proposed skylights will be minimally visible from North Fairfax Street.

II. HISTORY:

The three story brick residential rowhouse at 221 Princess Street was constructed in 1977 as part of the Princess Street Townhouses development project in a Federal revival design style.

In 2000, the Board approved three skylights for 419 North Fairfax Street, another property within the Princess Street Townhouses development, (BAR Case #2000-0114).

III. ANALYSIS:

The proposed skylights comply with zoning ordinance requirements.

The *Design Guidelines* recommend that skylights have integral shades to be used at nighttime to reduce the seepage of light visible from the exterior (Skylights - Page 2). Staff believes that the shades are necessary in this case due to the number of skylights and their centralized location.

Staff has no objections to the proposed skylights which meet the recommendations of the *Design Guidelines*. Skylights are frequently found throughout the district on late 20th century buildings. In addition, the skylights will only be minimally visible.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the condition that the skylights have integral shades.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- F-1 The submitted plans do not provide a sufficient information to provide comprehensive code comments. Therefore, additional requirements may be required of the applicant at the time of permit application.

- F-2 The proposed finished attic space may exceed the height and area requirements of the USBC and require addition fire protection measures including but not limited to a fire suppression system and emergency escape windows.

- 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. This condition is also applicable to skylights within setback distance.

- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (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