

Docket Item #24  
BAR CASE# 2005-0198

BAR Meeting  
September 7, 2005

**ISSUE:** Rear Dormer and window replacement

**APPLICANT:** Kathryn Dunbar & Austin Gould by Stephen Kulinski

**LOCATION:** 206 South Fayette Street

**ZONE:** RM/Residential

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**STAFF RECOMMENDATION:**

Staff recommends approval of the application with the condition that the window selection be approved by Staff.

NOTE: Docket item #23 must be approved before this case can be considered.

**I. ISSUE:**

The applicant is seeking approval of a Certificate of Appropriateness for construction of a new shed roofed dormer on the rear elevation of the gable roof of the house, and the replacement of a single double hung window on the north side elevation with a pair of double hung sash.



**Figure 1** - Rear elevation (left image) and alley side elevation (right image)

The proposed dormer would be constructed on the east or rear gable face of the main roof plane and would be centered on the elevation. The space created by the new dormer is intended to contain a new bathroom for the attic level bedroom. The structure of the dormer would be clad in wood siding parallel to the roof pitch, with (unspecified) roofing materials to match the existing main roof. A bank of three double-hung six light sash are proposed to illuminate the bathroom. The new sash proposed for the side elevation are also to be six light.

Information on the material of the windows and type of muntins has not been provided.

The new dormer is visible from the adjacent alley and in through-the-block views from South Henry Street.

**II. HISTORY:**

The house at 206 South Fayette Street is one of a group of four three-story town houses constructed in the last quarter of the 20<sup>th</sup> c, each with simple detailing intended to be compatible in vocabulary with the generic Federal Revival gabled form of the basic unit. As noted, this group of houses from the late 20<sup>th</sup> c. are not architecturally significant *per se*, but they comprise a typical, and compatible, definition of the historic streetscape in their basic scale, form, mass and proportions of the buildings. The detailing is simplified and generally compatible as well.

**III. ANALYSIS:**

The overall mass and scale of the proposed dormer is consistent with the scale and fenestration of the rear elevation of the house, although historic precedent would preclude the use of a shed roof in this context. Also, the width of the proposed new construction (8'+) relative to the width of the roof plane (17') is not commonly encountered in the neo-Federal vocabulary.

Neither of the proposed changes to this contemporary house rise to a level to threaten the architectural integrity of the building, nor do either of them affect adversely the historic viewshed or streetscapes.

The applicant should submit catalog cuts on the proposed windows to ensure compliance with the *Design Guidelines* for windows.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval of the application with the condition that the window selection be approved by Staff.

## CITY DEPARTMENT COMMENTS

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

### Code Enforcement:

- F-1 The proposed project exceeds the allowable height and area limits of the USBC for this type of occupancy. The design of this additional space shall meet the additional fire suppression requirements and emergency escape provisions of the USBC.
- C-1 The proposed window openings are located along a public alley. As such, fire separation distance shall be measured from the centerline of the alley. All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides of the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line.
- 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.

### Historic Alexandria:

“No comment.”