

Docket Item #22
BAR CASE #2006-0144

BAR Meeting
July 19, 2006

ISSUE: Addition and alterations

APPLICANT: Michael and Janice Lambert by Robert Bentley Adams & Associates

LOCATION: 919 South Lee Street

ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

(Insert sketch here)

NOTE: Docket item #21 must be approved before this docket item can be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for an addition and alterations to the residential rowhouse at 919 South Lee Street.

Addition

The existing roof will be removed and raised approximately 4' in height, thereby changing the front roof pitch from 6/12 to 9/12. Two new gable dormers are proposed for the west (front) elevation with double hung simulated divided light wood windows. There will be a new shed dormer with two pair of paired casement windows on the east face (rear) of the new roof.

The new roof will be asphalt shingle. The siding on the dormers will be cementitious siding.

Alterations

The existing chimney will be increased in height to accommodate the new higher roof.

II. HISTORY:

919 South Lee Street is a two story with raised basement, three bay residential rowhouse that was constructed as part of the Yates Garden subdivision in ca. 1961. It is end unit rowhouse, one of a continuous row of two and three bay townhouses with alternately projecting and set back facades.

The Board approved a replacement rear deck at this house in 2003 (BAR Case #2003-0119, 6/18/03).

III. ANALYSIS:

Proposed addition and alterations comply with zoning ordinance requirements.

There have been a number of third floor additions and new dormers for houses in Yates Garden in the last few years. Most recently, the Board approved a new raised roof with dormers for the house at 809 South Lee Street earlier this year (BAR Case #2006-0002, 2/15/06). That approval was appealed to City Council which upheld the Board. The house at 811 South Lee Street also had a third story added in 1989. In 1992 the Board approved a third story addition to 821 South Lee Street and other third story additions were approved at 831 South Lee Street in 1992 and at 219 Green Street in 1996 (BAR Case #96-00282, 12/18/96). In 2001 the Board approved a similar size addition along with a raised roof at the house at 828 South Lee Street (BAR Case #2001-0080, 5/16/01).

While the Board normally discourages shed style dormers, other projects in the immediate area have been approved with shed style dormers at 219 Green Street and 831 South Lee Street. In this instance the new shed dormer is on the rear of the house and is only visible from Lee Court.

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Based upon these precedents for enlarged third stories and addition in the immediate area of Yates Garden, Staff has no objections to the present application.

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:

- F-1 The proposed project may exceed the Height and Area limitations of the USBC. Confirmation of this finding and any additional code requirements will be determined at the time of building permit review.
- F-2 The proposed windows shall comply with the USBC requirements for Emergency Escape and Rescue.
- C-1 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- 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.
- C-5 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.

Historic Alexandria:

A concern of this proposal might be the height of the new roof with its dormer which seems to be higher than the adjacent homes.