

Docket Item #11  
BAR CASE #2006-0177

BAR Meeting  
September 20, 2006

**ISSUE:** Dormer and Alterations  
**APPLICANT:** Chris Fox by Wayne Neale  
**LOCATION:** 507 South St. Asaph Street  
**ZONE:** RM/Residential

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**STAFF RECOMMENDATION:** Staff recommends approval as submitted.

(Insert sketch here)

NOTE: Docket item #10 must be approved before this item may be considered.

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness to make alterations to the fourth floor of 507 South St. Asaph Street, including adding a shed dormer on the front elevation and an inset roof deck on the rear elevation.

On the front elevation, a new shed dormer will be centered on the front slope of the side gable roof. The new dormer will be approximately 4' wide and 4' tall at the peak.. The dormer will have one fixed wood window with divided lights. The new dormer will have a shingle roof to match the existing roof.

On the rear elevation, a portion of the roof will be removed to allow for an inset wood deck. The new deck will be 8'8" wide and will be 10'2" long. The deck will be inset about 5' into the rear sloping gabled roof. A 3'6" tall wood composite railing, with a Chippendale picket pattern will enclose the new deck. A portion of the side railing will be visible from South St. Asaph Street. New french-style doors will provide access to the deck. However, the doors will not be visible from the public right-of-way.

The applicant is also proposing to replace the two, single light windows at the third level, on the front and rear elevations, with true divided light sashes, in a six-over-six configuration.

The rear of the 507 South St Asaph Street does not have direct views from a public right-of-way.

**II. HISTORY:**

507 South St. Asaph Street is one of 25 townhouses constructed as a cluster development with an SUP approval in 1976. The Board of Architectural Review approved the new construction of the development on September 17, 1975.

Staff could not locate any additional BAR approvals for 507 South St. Asaph Street or any of the adjacent properties in the development.

**III. ANALYSIS:**

Proposed fourth floor dormer complies with zoning ordinance requirements.

As stated previously, the rear of the 507 South St Asaph Street does not have direct views from a public right-of-way. However, from South St. Asaph Street, the side railing of the proposed new rear deck will be partially visible.

In Staff's opinion, the proposed alterations are appropriate for this 1976-era townhouse and do not compromise the stylistic integrity of the property or its relationship to the adjacent properties

in the development. The new shed dormer on the front is modest in scale. The new inset deck on the rear will not be visible from any direct views from a public right-of-way. Therefore, staff recommends approval of the application as submitted.

**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 conversion of the attic to habitable space exceeds the allowable height and area limits of the USBC. The structure will be required to be constructed under the requirements of the USBC and not the IRC. A fire suppression system may be required.
- C-1 Provisions for emergency escape and rescue openings for the fourth floor shall conform to the requirements of the USBC.
- 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.

Historic Alexandria:

Request seems appropriate.