

Docket Item # 6
BAR CASE # 2006-0194

BAR Meeting
January 3, 2007

ISSUE: After-the-fact alterations

APPLICANT: Robert L. Kinzer

LOCATION: 907 Church Street

ZONE: RCX/Residential

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

BOARD ACTION, DECEMBER 6, 2006: On a motion by Mr. Keleher, seconded by Ms. Neihardt, the Board deferred the application for restudy. The vote was 4-0.

REASON: The Board expressed concern with the after-the-fact changes made to the property especially the installation of the electric meters on the rear elevation. Mr. Kinzer was instructed to report back to the board with any solutions to screen or diminish the appearance of the meters.

SPEAKERS: Robert L. Kinzer, owner, spoke in support

STAFF RECOMMENDATION, DECEMBER 6, 2006: Staff recommends approval of the application as submitted.

(Insert sketch here)

UPDATE: At the December 6, 2006 BAR meeting, the Board expressed concern with the after-the-fact changes made to the property especially the installation of the electric meters on the rear elevation. The applicant was instructed to report back to the board with any solutions to screen or diminish the appearance of the meters. The applicant is proposing to increase the height of the existing short screening wall by 32” to fully screen the electrical meters. The wall design will be the same as the existing with the increased height. Staff supports this approach to screening the meters on the rear elevation.

I. ISSUE: The applicant is requesting approval of an after-the-fact certificate of appropriateness for the as built addition to the multi-family residential building at 907 Church Street. These alterations are:

- increase in height of the chimney on the east elevation;
- addition of a half round window on the third level of the east elevation;
- alteration of the patio and the addition of a handrail on the east elevation;
- re-configuration and substantial enlargement of the window wells on the north side of the building; and,
- increased height of the a/c screening walls.

II. HISTORY:

907 Church Street was constructed in 1942 as part of the Hunting Creek Homes housing project. It was originally a flat roofed two story building.

In 1999 the Board approved a two story addition on top of the existing building (BAR Case #99-0082, 7/21/99).

III. ANALYSIS:

The proposed alterations comply with the zoning ordinance requirements

In the opinion of staff, the addition as proposed and as built is neither respectful nor sensitive to the design of the original buildings. It makes the structure a suburban leitmotif that erases its original architectural character. The alterations made to the design as approved by the Board continue this approach. While staff has serious reservations regarding the alterations, staff acknowledges the Board’s lack of interest in the structure and recommends approval of the application as submitted.

IV. STAFF RECOMMENDATION:

Staff recommends approval of application as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

F-1 The quarter round window and the roof overhang extend over the interior lot line. These conditions were not shown on the approved set of plans. The window and overhang shall be resolved and in compliance with the USBC.

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 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.

Historic Alexandria:

No comment.