

Docket Item # 20
BAR CASE # 2007-0012

BAR Meeting
February 7, 2007

ISSUE: New dormer
APPLICANT: Bill Montgomery
LOCATION: 430 North Union Street
ZONE: RM/Residential

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

(Insert sketch here)

Note: Docket item #19 must be approved before this docket item can be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a new Palladian style dormer on the east slope of the gable roof of the residential rowhouse at 430 North Union Street.

The dormer is approximately 12' in width and rises to an overall height of 8'. The dormer will have two centered windows surmounted by a fanlight window and flanked by double hung wood windows with an arched fanlight above. The windows are proposed to be Pella architectural series wood with simulated divided lights.

II. HISTORY:

The three-and-one-half-story brick veneer townhouse at 430 North Union Street was constructed in 1971.

III. ANALYSIS:

The proposed alterations comply with zoning ordinance requirements.

During the past several years the Board has reviewed a number of substantial alterations and additions to the properties within this development. The dormer proposed in this application copies the Palladian style dormers at 424 North Union Street which were originally approved by the Board in 2001 and re-approved in 2003 (BAR Case #2003-0105, 6/4/03). Those dormers had copied the dormers at 420 North Union Street that were approved by the Board in 1991 (BAR Case #91-0133, 9/18/91).

The Board has also approved dormers for other houses within this subdivision. For example, a front dormer at 125 Queen Street was approved in 1999 (BAR Case #99-0115, 7/21/99). However, in 2001 the Board denied approval of a dormer at 105 Quay Street (BAR Case #2001-0121, 7/18/01).

Because the houses in this development along North Union have a variety of dormers of differing styles and because the Board has approved the exact same dormer as proposed in this application in two other iterations, Staff recommends approval of the proposed dormer.

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:

- C-1 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Additions and alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit (USBC 108.1). Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application (USBC 109.1).
- C-3 A Construction permit will be required for the proposed project.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

Historic Alexandria:

No comments received.