

Docket Item #12  
BAR CASE # 2007-0049

BAR Meeting  
April 18, 2007

**ISSUE:** Alterations  
**APPLICANT:** Sandra Hodgkinson  
**LOCATION:** 919 South Alfred Street  
**ZONE:** RM/Residential

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**STAFF RECOMMENDATION:** Staff recommends:

1. Approval of the rear deck; and,
2. Approval of the shed with the conditions that the faux shutters and flower box be eliminated

(Insert sketch here)

**I. ISSUE:**

The applicant is requesting a certificate of appropriateness for alterations to the rear of the rowhouse at 919 South Alfred Street including a new deck and storage shed.

Deck

The new metal deck will be one story in height and will be 14' in length and extend 4.75' out from the rear face of the house. A metal spiral staircase will be installed on the east side of the new deck. The deck will be constructed on 3" x 3" metal posts and will have 1" square railings surrounding it on three sides. The spiral staircase will also have metal railings. Both sets of railings will be 36" in height. Access to the deck from the house will be from a pair of existing French doors on the second level of the rowhouse.

Storage Shed

A storage shed is proposed to be installed at the southwest corner of the lot. This new storage shed will be 8' in length and 4' in width and the shed roof will have a maximum height of 7'10". The shed will have wood siding and will have a 40" wide double door, single window with false shutters, asphalt shingle roof and attached flower box.

**II. HISTORY:**

The two story brick clad cinderblock rowhouse at 910 South Alfred Street was originally part of an apartment complex constructed in the 1940s. In 1977, the Board approved the conversion of the four connected apartment buildings (then known as 911, 915, 919 & 932 South Alfred Street) to eight single family rowhomes (now known as 909, 911, 913, 915, 917, 919, 921 and 923 South Alfred Street). Michael and Michael served as the architect for the conversion. Architectural embellishments were added to the fronts of all eight units and the exteriors of a several of units were painted while openings at the rear were altered, allowing each unit to read and function as a separate two story rowhouse. The work was completed in 1978.

In 2004 the Board approved a two story addition at the rear of the immediately adjacent rowhouse at 921 South Alfred Street (BAR Case #2004-00114, 8/18/04). In 1981, the Board approved a deck at 923 South Alfred Street and in 1999 minor alterations at 909 South Alfred Street (BAR Case #99-0060, 5/5/1999).

**III. ANALYSIS:**

The proposed deck and shed meet the requirements of the zoning ordinance.

Deck

The proposed deck is similar in design to numerous decks that have been approved by the Board. While typically decks in the historic district have been constructed of wood, staff believes that the metal material specified for this deck is appropriate given the fact that this is a mid 20<sup>th</sup> century rowhouse.

Storage Shed

While staff generally has no objections to the proposed storage shed, the Board has expressed preferences for storage sheds that are as simple in design as possible. Therefore, staff

recommends approval with the conditions that the faux shutters and flower box be eliminated from the design of the shed.

**IV. STAFF RECOMMENDATION:**

Staff recommends:

1. Approval of the rear deck; and,
2. Approval of the shed with the conditions that the faux shutters and flower box be eliminated

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

No comments were received.

Historic Alexandria:

No comments received.