

Docket Item # 4  
BAR CASE # 2008-0169

BAR Meeting  
October 15, 2008

**ISSUE:** Alterations  
**APPLICANT:** Richard Metzger and Patricia Tracey  
**LOCATION:** 728 South Lee Street  
**ZONE:** RM/Residential

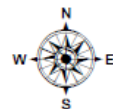
---

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



**BAR CASE #2008-0169**

**10/15/2008**



**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for alterations at 728 South Lee Street. The proposed alterations include the removal of the existing rear stairs and the construction of a new exterior wooden stairway. The new stairway will be constructed of cedar and stained to match the existing woodwork. The proposed stairs will extend directly east off of the first floor landing approximately 15' rather than extending north as they do currently. Additionally, the base of the stairs will be open to the yard rather than enclosed with lattice work. The applicant is also proposing covering the existing columns that support the rear first floor addition with wood trim painted white to match existing trim on the addition.

The rear elevation of 728 South Lee Street is visible from Potomac Street.

**II. HISTORY:**

Based on historic map research, the house at 728 South Lee Street was constructed as part of a row of seven, two story brick faced cinderblock townhouses that were built between 1921 and 1941. According to oral tradition, the houses were built by Charles Hoof, a prominent local developer of the time.

In 2005 the Board approved a replacement rear fence at the property (BAR 2005-0222) The Board approved a rear addition to the property in 1988 (BAR Case #88-6, 1/6/88) and alterations to the front balcony in 1989 (BAR Case #89-208, 12/6/89).

**III. ANALYSIS:**

The proposed alterations comply with zoning ordinance requirements.

In Staff's opinion the design of the replacement stairs will be an improvement to the rear elevation of 728 South Lee Street and a more constructive use of space than the existing stairs. The new stair configuration creates a net gain of 21 square feet of open space. Staff finds that the proposed stairs follow all of the criteria set forth in the design guidelines concerning the construction of exterior staircases.

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

**V. 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 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-3 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-4 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.
- C-5 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.
- C-6 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.

Historic Alexandria:

No comments received.

**VI. IMAGES:**



**Figure 1 Existing Rear Elevation**

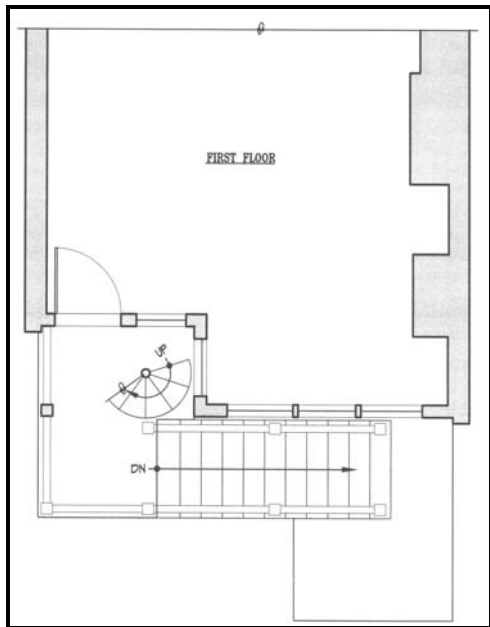


Figure 1: Existing 1<sup>st</sup> Floor Plan

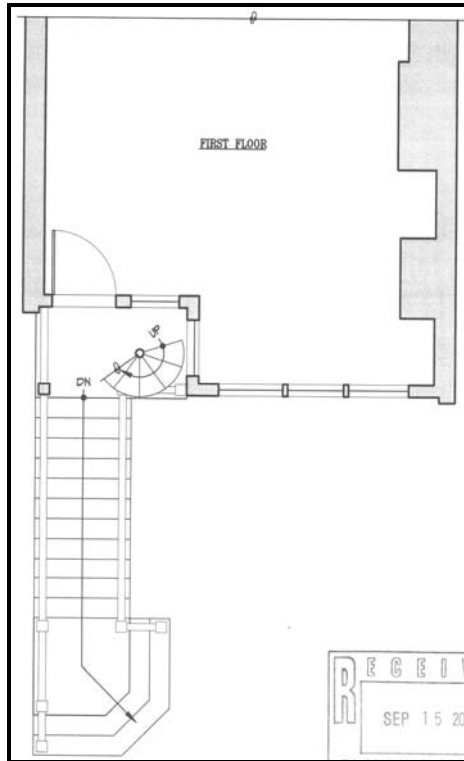


Figure 2: Proposed 1<sup>st</sup> Floor Plan

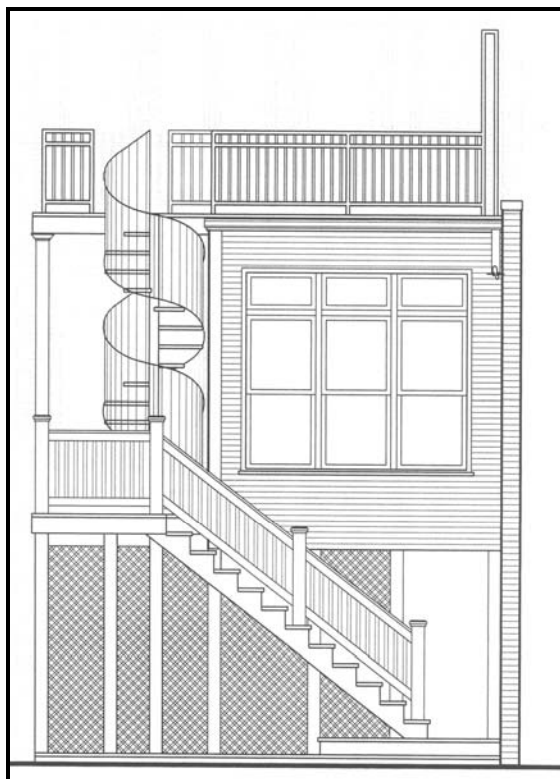


Figure 3: Existing Rear Elevation

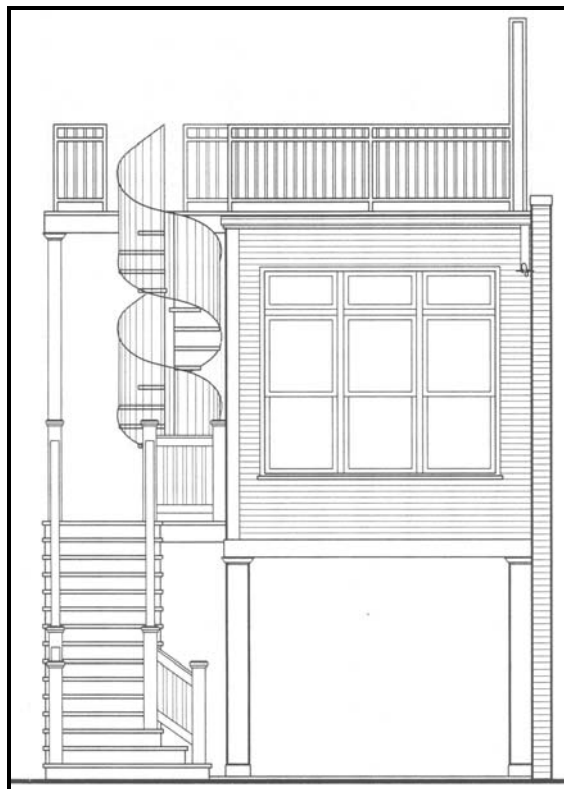


Figure 4: Proposed Rear Elevation