

Docket Item#9
BAR CASE# 2005-00110

BAR Meeting
May 25, 2005

ISSUE: After-the-fact shed

APPLICANT: C. Cameron Purpus

LOCATION: 515 North Alfred Street

ZONE: RB/Residential

****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by the Code Enforcement Bureau (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Enforcement, Room 4200, City Hall, 703-838-4360 for further information.

STAFF RECOMMENDATION:

Staff recommends approval of the application with the condition that the shed be a freestanding structure abutting, but not attached to, the neighboring property.

I. ISSUE:

The applicant is requesting after-the-fact approval of a Certificate of Appropriateness for a garden shed at 515 North Alfred Street. The shed is located at the rear of the house along the south property line. The shed measures 10' 3 ½" in length by 32 ½" in width with a shed style roof sloping from 6' 11" to 5'. The frame shed has a composition roof and a pair of six panel doors located on the north elevation. The shed has been painted to match the color of the house.

The shed is minimally visible over the 6' stockade fence at the rear of the property. The 10' alley behind 515 North Alfred Street is public.

II. HISTORY:

The two story frame house at 515 North Alfred Street is one of a row of 11 houses (509 through 529 North Alfred Street) which were constructed prior to 1902, the first year the area was included in Sanborn mapping, and may date to the last decade of the 19th century. Although one of the houses on the south end of the row (511 North Alfred Street) was no longer extant by 1907, the row represents one of the largest single developments of the Victorian period in the Parker-Gray District.

III. ANALYSIS:

The proposed shed complies with zoning ordinance requirements.

According to the *Design Guidelines*, accessory buildings should complement, not compete with the architecture of the main building (Accessory Structures - Page 2). As designed, the shed blends in with the house and is appropriate. Staff commends the applicant for installing a shed that is not overly large and is appropriate in shape and design for the historic district. The design is true to its utilitarian intent with the only ornamentation being the pair of entry doors.

The Board has recently approved a number of after-the-fact sheds within the Parker-Gray District. Most recently, the Board approved a shed at 404 N Fayette Street (BAR Case #2004-0275, 1/26/05); 401 North West Street (BAR Case #2003-0255, 8/25/04); and 319 N West Street (BAR Case #2004-0083, 6/23/04).

The garden shed meets the recommendations of the *Design Guidelines* for Accessory Structures. Staff notes that the applicant has indicated to P&Z staff that the shed is currently attached to the neighbor's house which encroaches onto the applicant's property. Staff is unable to recommend approval of a structure that is attached without the neighbor's permission.

IV. STAFF RECOMMENDATION:

Therefore, Staff recommends approval of the application with the condition that the shed be a freestanding structure abutting, but not attached to, the neighboring property.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

F-1 While the square footage of the shed falls below the minimum requirements for obtaining a construction permit, the shed is required to conform to the requirements of the USBC. As such, the shed is located within 5 feet of an interior lot line and shall conform to C-1 below.

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.”