

Docket Item # 5
BAR CASE # 2007-0134

BAR Meeting
September 26, 2007

ISSUE: Alterations

APPLICANT: Kevin Lanigan by Robert Bentley Adams & Associates

LOCATION: 917 Oronoco Street

ZONE: RB/Residential

STAFF RECOMMENDATION: Staff recommends deferral of the application for restudy.

****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.

(Insert sketch here)

NOTE: Docket item #4 must be approved before this docket item may be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations to 917 Oronoco Street including the construction of two new dormers: a single dormer on the front slope of the roof and a large shed dormer on the rear slope. The proposed front dormer would require approximately 4' x 6.5', or 26 square feet of removal of the roof, while the rear shed dormer would require approximately 11' x 6.5' or 71.5 square feet of removal of the roof.

The dormers will have painted wood siding, metal roofs, and wood windows. The applicant has not indicated if the windows will be true divided light or simulated divided lights. The front dormer window will have a six-over-six lite configuration, while the windows in the shed dormer to the rear appear to be casement windows.

The applicant is also requesting approval of a window in the gable end at the third floor of the east elevation, which shows as a six-over-six double hung window. An existing window on the first floor will be removed and the opening enlarged to accommodate a pair of wood French doors.

The applicant is also proposing to install new painted wood, operable shutters, sized to fit the openings. Other alterations proposed are a new painted wood door surround with a bracketed cover for the front entrance and a new wood screened door, a new wood fence gate, new brick steps into the side yard and new French doors.

II. HISTORY:

917 Oronoco Street is one of a pair of semi-detached, wood townhouses constructed circa 1900. 917 and 919 Oronoco Streets appear on the 1902 Sanborn Fire Insurance maps. This section of the Parker-Gray neighborhood does not appear on the 1896 maps. As shown on the maps, the pair were constructed as mirror images, two-stories in height, with a slight ell shape, as indicated by the footprint on the maps. The houses are characteristic of the style and type of house constructed in Parker-Gray at the turn of the century, vernacular with some detailing at the cornice, such as moldings and brackets, and standing seam metal roofs.

Staff did not locate any prior approvals for this property by the Parker-Gray Board of Architectural Review.

III. ANALYSIS:

Proposed dormers, shutters, fence, and gate and door meet Zoning Ordinance requirements.

As discussed in the previous staff report for the Permit to Demolish, Staff does not support the proposed construction of the front and rear dormers. While some of the proposed alterations, including the new shutters are appropriate, others are found by Staff to be problematic, such as the new front entrance door surround. The applicant should reconsider the project scope in order to minimize the number of proposed alterations that would begin to change the character of this simplistic vernacular turn of the century residential structure.

IV. STAFF RECOMMENDATION:

Staff recommends deferral of the application for restudy.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 The sidewalls of the dormers within 3'-feet of the property line shall have the appropriate UL rated assembly.
- C-2 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 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-5 Construction permits are required for this project.
- C-6 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

Historic Alexandria:

No comments received.