

Docket Item # 3  
BAR CASE # 2008-0177

BAR Meeting  
October 22, 2008

**ISSUE:** Alterations  
**APPLICANT:** Robert Bentley Adams & Associates  
**LOCATION:** 917 Oronoco Street  
**ZONE:** RB/Residential

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

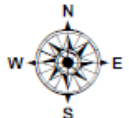
**\*\*EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that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



**BAR CASE #2008-0177**

**10/22/2008**



**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for a second story balcony, a new French door and screening for a rooftop HVAC unit.

The applicant proposes to replace the southern most double-hung window on the second floor of the hyphen with a 12 light French door. The double-insulated wood door will be manufactured by Jeld-Wen. The door will provide access to a new balcony measuring approximately 4' by 11'. The door and the balcony will be constructed of wood and painted white to match the trim of the existing house. The amount of exterior wall to be removed below the existing window is less than 25 square feet, thus a component of the proposed alterations, and a Permit Demolish is not required.

The applicant also proposes to relocate the existing ground level HVAC unit to the low sloped roof of the existing two story rear addition. The HVAC screening will match the square pickets on the balcony railing and will also be painted white.

**II. HISTORY:**

The semi-detached townhouse at 917 Oronoco Street is one of a pair of wood townhouses constructed prior to 1902, when this area of the City was first mapped by the Sanborn Fire Insurance Company. The pair was constructed as mirror images, two-stories in height, with a rear ell. The houses are characteristic of the vernacular style and type of house constructed in Parker-Gray at the turn of the century, with some detailing at the cornice, such as moldings and brackets, and standing seam metal roofs. At some point in the recent past, most likely before the neighborhood was designated as the Parker-Gray Historic District in the mid-1980s, both 917 and 919 Oronoco Street had two story additions constructed off the rear ell.

More recently, on September 26, 2007, the Board approved a partial demolition and alterations at 917 Oronoco Street (BAR CASE #2007-0133 & 0134). The project, which is currently under construction, consists of removing portions of the rear slope of the standing seam metal roof for construction of a shed dormer, installation of shutters and a window and new French doors on the east elevation. The Board denied the applicant's request for alterations to the front façade and the demolition of the front slope of the gable roof for a single gable dormer.

**III. ANALYSIS:**

The proposed alterations comply with zoning ordinance requirements.

Staff has no objection to the proposed alterations at 917 Oronoco Street. The proposed new second story balcony and French door will be minimally visible from Oronoco Street and Staff believes that the balcony complies with the recommendations contained in the *Design Guidelines* for Decks, which recommends that decks or balconies be constructed of materials "...sympathetic to the building material generally found in the historic districts." Staff also has no objection to the relocation of the HVAC unit to the roof of the rear addition because it will be adequately screened.

**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 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.
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 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-4 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-5 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-6 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.
- C-7 Where appliances are located  $\leq 10'$  from a roof edge or open side with a drop  $\wedge \geq 24"$ , guards shall be provided (USBC 2801.1)
- C-8 Structural calculations are required to verify the ability of the existing roof to support the additional weight of the A/C unit.
- C-9 Guardrails and intermediate rails must comply with USBC 1012.1.

Historic Alexandria:

- R-1 Recommend approval.

VI. IMAGES

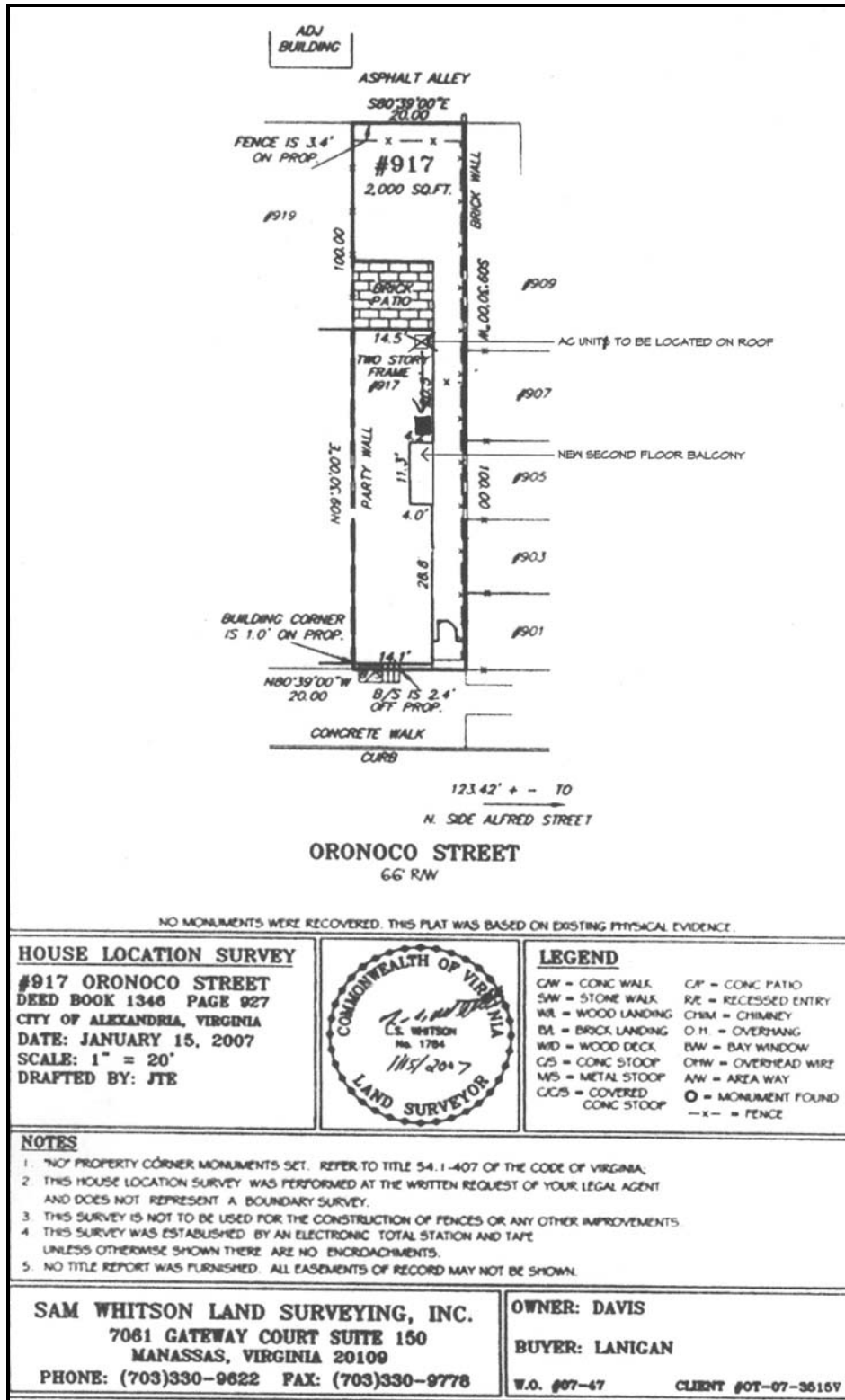


Figure 1: Site plan showing balcony location and rooftop HVAC unit



**Figure 2: Existing east elevation showing second floor balcony location**



**Figure 3: Existing rear elevation showing HVAC unit location**



Figure 4: Existing east elevation showing balcony location



Figure 5: Proposed east elevation

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Figure 6: Jeld-Wen door specifications