

Docket Item # 2
BAR CASE # 2009-0090

BAR Meeting
May 27, 2009

ISSUE: Alterations
APPLICANT: Scott Binde
LOCATION: 1307 Queen Street
ZONE: RB/Residential

STAFF RECOMMENDATION: Staff recommends approval of the application with the following conditions:

1. That the wood windows on the front and side (west) elevation of the main block are single glazed, with true divided lights;
2. That the wood windows on the narrow north elevation of the main block and the rear ell may be double glazed with simulated divided lights;
3. That the main block of the house be clad with 6" reveal beveled wood siding; and,
4. That smooth Hardiplank may be installed on the rear ell provided that the nails not show in the installation of the siding.

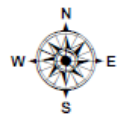
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 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 Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.



BAR CASE #2009-0090

5/27/2009



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations at 1307 Queen Street. The applicant is proposing the following alterations in response to a citation by Code Administration for rotting wood and peeling paint.

Windows

All but one window (the first floor window on the rear elevation) will be replaced on the townhouse. The existing windows are in poor condition and in a variety of styles/configurations. The new windows will be two-over-two double-hung windows, with the exception of the small awning window on the second floor of the rear elevation which will be a single light window.

The applicant has selected Jeld-Wen Low-E 366 Argon filled simulated divided light wood windows because they meet the requirements of the energy tax credit provision of the economic stimulus bill. The windows will have 1 3/8" muntins and a light bronze spacer bar.

The applicant also intends to install a single light, double-insulated transom over the front door. The trim surrounding the transom will match the trim around the front door.

Siding

Because there is no insulation or weatherproofing behind the existing siding, the applicant proposes to remove all of the siding (German lap wood siding on the front façade and Masonite siding on the side and rear elevations) in order to install insulation, plywood sheathing and Tyvek weatherproofing. The house will then be clad with 6" reveal beveled wood (cypress) siding on the front elevation and smooth Hardiplank siding on the sides and rear. The applicant has indicated that the nails will not show in the installation of the siding. The applicant proposes to maintain the fish scale shingles on the front façade.

II. HISTORY:

The two story frame dwelling at 1307 Queen Street appears on the 1902 Sanborn Fire Insurance map, the first year that the company mapped the north side of Queen Street (The house does not appear on the 1877 Hopkins map). The house was likely constructed as a pair (with 1305 Queen Street), and both houses appear to be in their original configuration with a rear ell. The semi-detached late Victorian dwelling is representative of the form and style of residential properties constructed in the later part of the 19th-century and early 20th-century in the Parker-Gray neighborhood. Staff inspected the property and determined that neither the windows nor the siding dates to the original construction of the house, and most likely dates to the mid-20th century, before the Parker-Gray Historic District was established.

Staff could find no record of any BAR approvals for the subject property.

III. ANALYSIS:

The proposed alterations comply with zoning ordinance requirements.

Siding

Staff does not typically recommend approval of replacement wood siding without evaluating the condition of the original siding, if it exists. In this particular case, BAR Staff has visited the site on more than one occasion and determined that the house is clad in non-historic siding (German lap wood siding on the front façade and Masonite siding on the side and rear). Staff does not believe that the fish scale shingles on the front elevation are historic.

The applicant proposes to install Hardiplank (fiber cement) siding on all elevations of the townhouse, with the exception of the front facade. The Board has adopted the following policy with respect to the fiber cement siding:

1. That fiber cement siding not be installed on an historic structure;
2. That historic materials should not be removed to install fiber cement siding;
3. That fiber cement siding replace other artificial or composite siding;
4. That the nails not show in the installation of the siding; and,
5. That smooth siding be installed.
6. That BAR Staff may administratively approve the installation of fiber cement siding on non-historic buildings (those constructed in 1975 or later).

Staff is aware that the Board has approved Hardiplank siding in the Parker-Gray district in a number of cases over the past six years and that the Board considers each case on its own merits within the context of the *Design Guidelines* and the above policy. In most cases where Hardiplank was approved by the Board, the replacement was occurring on secondary elevations (not the front façade), in less visible areas, or in areas that had limited access for maintenance. In Staff's opinion, Hardiplank siding is not appropriate on the main block of the house, including the west elevation of the main block which is visible from Queen Street. However, Staff supports the use of Hardiplank on the rear ell because large portions of the ell are not visible from the right-of-way and because the second floor is set back significantly from the rear alley, where the ell is visible.

Staff does not object to the retention of the existing fish scale shingles on the front façade because they add some character to this rather vernacular townhouse.

Windows

It is the applicant's goal that the new windows meet the requirements of the energy tax credit provision of the economic stimulus bill. However, there are many other ways to improve the energy efficiency of old windows without full scale replacement, such as: interior or exterior storm windows, replacing glass and weatherstripping/caulking around

the windows. Staff also points out that the maximum tax credit is only \$1,500 during 2009 and 2010.

The *Design Guidelines* recommend that all windows on historic properties be single glazed (one pane of glass) with true divided lights, although the Board sometimes permits the use of double-insulated (two panes of glass) windows on less visible elevations, and on new construction. In Staff's opinion, the two-over-two windows on the main block (the three windows on the front façade and the two windows on the west facing elevation of the main block) should be single glazed with true divided lights. Staff can support the use of double insulated windows on the rear ell and the narrow north-facing elevation of the main block for the same reasons Staff supports the use of Hardiplank siding in this location – the first floor will not be visible from the public right-of-way and the second story portions of the ell which are visible are set back significantly from the rear alley. Staff also supports the use of the awning window in that the opening is small, and within a bathroom.

Given the obvious alterations to the front façade, Staff cannot determine if there was originally a transom above the front door. Given the prevalence of transoms for late 19th/early 20th century houses, and the existence of many transoms in the immediate vicinity of 1307 Queen Street, Staff does not object to the installation of the transom.

IV. STAFF RECOMMENDATION: Staff recommends approval of the application with the following conditions:

1. That the wood windows on the front and side (west) elevation of the main block are single glazed, with true divided lights;
2. That the wood windows on the narrow north elevation of the main block and the rear ell may be double glazed with simulated divided lights;
3. That the main block of the house be clad with 6" reveal beveled wood siding; and,
4. That smooth Hardiplank may be installed on the rear ell provided that the nails not show in the installation of the siding.

V. CITY DEPARTMENT COMMENTS

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

Code Administration:

- C-1 Alterations and Additions to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations and Additions 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.

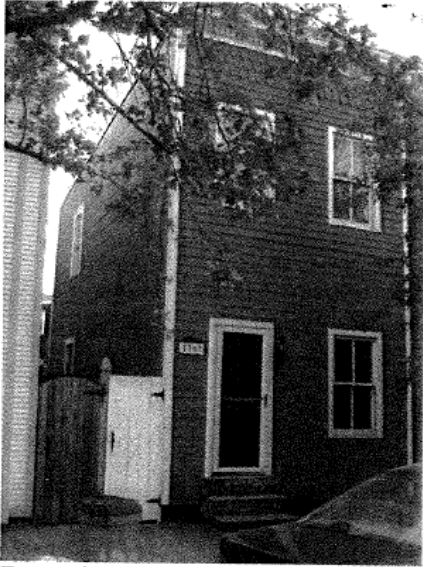
Historic Alexandria:

No comments received.

VI. IMAGES

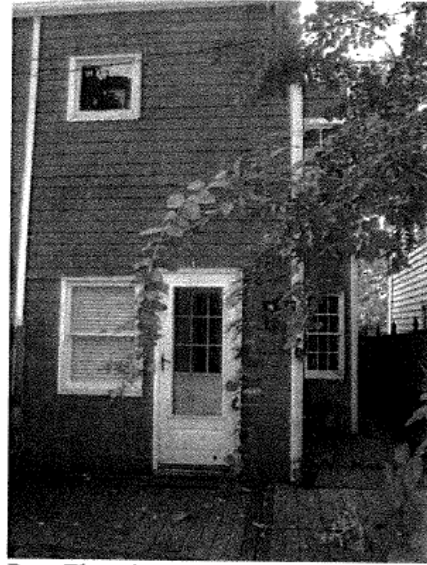
PHOTOS OF PROPOSED WORK

1307 Queen Street - Map 064.01-11-26



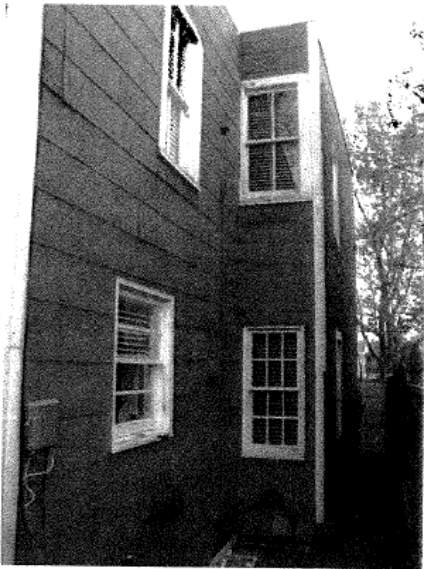
Front Elevation (South Facing)

- remove siding, replace with cypress lap siding
- remove all 3 windows, replace with two-over-two double hung wood frame windows



Rear Elevation (North Facing)

- remove siding, replace with Hardie Plank smooth lap siding
- remove second level bathroom window, replace with single pane wood frame awning window



Side Elevation (West Facing)

- remove siding, replace with Hardie Plank smooth lap siding
- remove all 6 windows, replace with two-over-two double hung wood frame windows

Figure 1. Site photos.

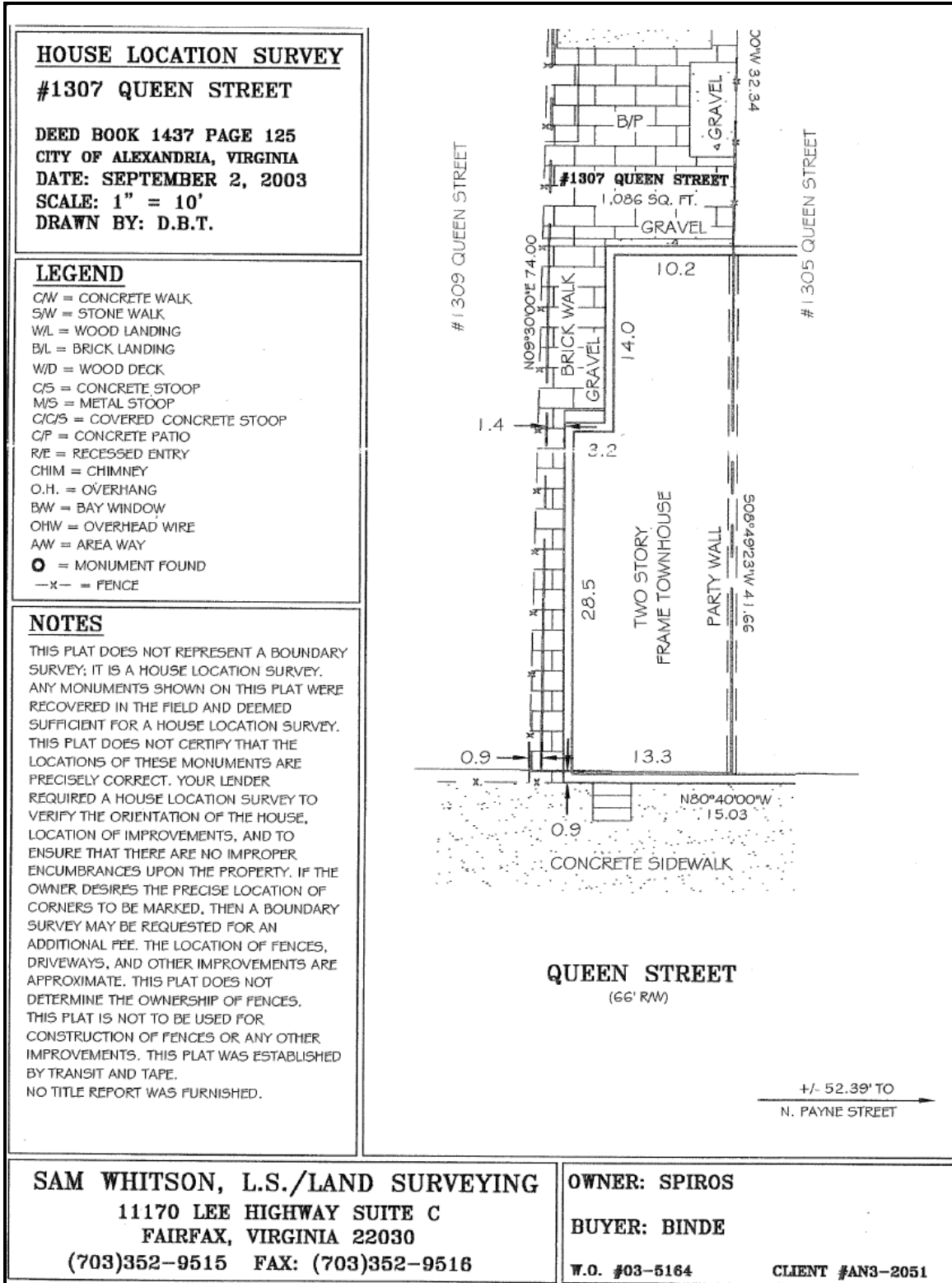


Figure 2. Plat.

SCALE DRAWING OF FRONT ELEVATION
with PROPOSED TRANSOM OVER FRONT DOOR

1307 Queen Street - Map 064.01-11-26

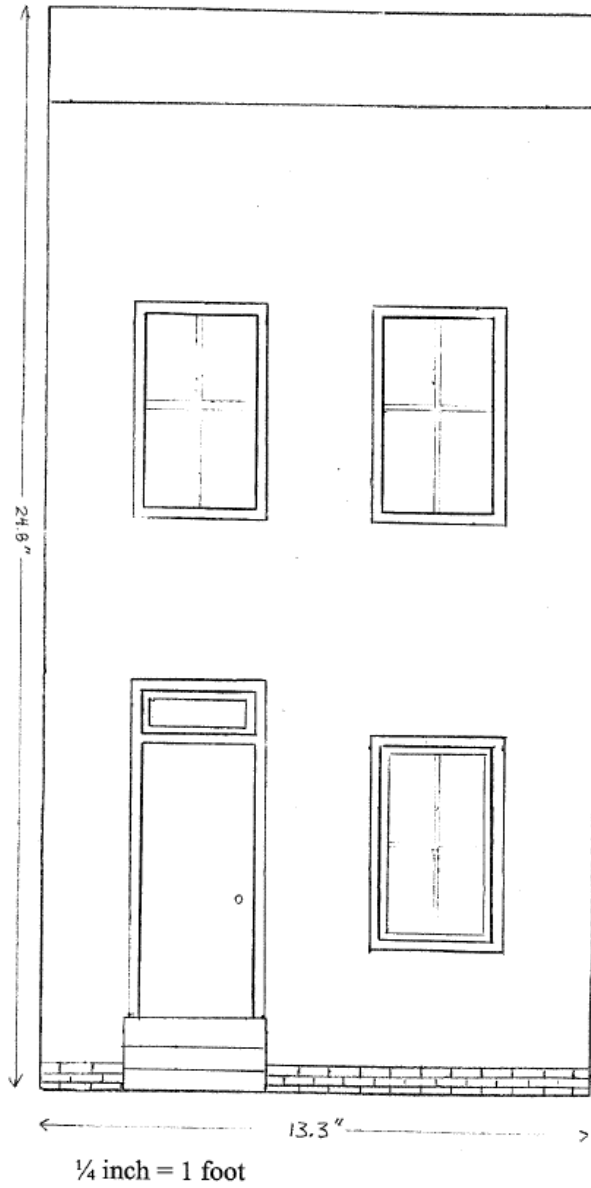


Figure 3. Proposed front facade.

WINDOW DESCRIPTIONS for 1307 Queen Street - Map 064.01-11-26

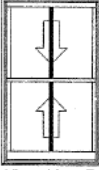
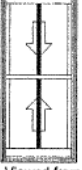
SMOOT LUMBER
6295-20 EDSALL ROAD
ALEXANDRIA, VIRGINIA 22312



QUOTE BY: PAUL H. BAUER
SOLD TO: -

QUOTE #: JPHB01303
SHIP TO:

PO#: PROJECT NAME: Scott Binde
REFERENCE:

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED PRICE
Line-1	A RO Size : 34 1/8 X 56 3/4	CWD3356 Frame Size : 33 3/8 X 56 (Outside Casing Size: 39 3/16 X 59 7/16), Custom Wood Double Hung, Primed Exterior, Primed Interior, 3 1/2" Flat Casing, Standard Sill Nosing, 4 9/16 Jamb, 4/4 Thick, White Jambliner, Standard Double Hung White Hardware, Cam Lock(s), No Finger Lifts, BetterVue Mesh Brilliant White Screen, DP 35, Insulated Low-E 366 Annealed Glass, Argon Filled, 1 3/8" Bead SDL w/Perm Wood Primed Wood SDL, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top 1 High Btm PEV 2009.1.0.207/PDV 5.339 (04/10/09) PW	\$500.50	3	\$1,501.50
	 Viewed from Exterior. Scale: 1/4" = 1'				
Line-2	B RO Size : 26 1/8 X 56 3/4	CWD2556 Frame Size : 25 3/8 X 56 (Outside Casing Size: 31 3/16 X 59 7/16), Custom Wood Double Hung, Primed Exterior, Primed Interior, 3 1/2" Flat Casing, Standard Sill Nosing, 4 9/16 Jamb, 4/4 Thick, White Jambliner, Standard Double Hung White Hardware, Cam Lock(s), No Finger Lifts, BetterVue Mesh Brilliant White Screen, DP 35, Insulated Low-E 366 Annealed Glass, Argon Filled, 1 3/8" Bead SDL w/Perm Wood Primed Wood SDL, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top 1 High Btm PEV 2009.1.0.207/PDV 5.339 (04/10/09) PW	\$451.51	2	\$903.02
	 Viewed from Exterior. Scale: 1/4" = 1'				

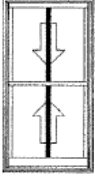
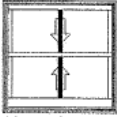

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED PRICE
Line-3	C RO Size : 30 1/8 X 56 3/4	CWD2956 Frame Size : 29 3/8 X 56 (Outside Casing Size: 35 3/16 X 59 7/16), Custom Wood Double Hung, Primed Exterior, Primed Interior, 3 1/2" Flat Casing, Standard Sill Nosing, 4 9/16 Jamb, 4/4 Thick, White Jambliner, Standard Double Hung White Hardware, Cam Lock(s), No Finger Lifts, BetterVue Mesh Brilliant White Screen, DP 35, Insulated Low-E 366 Annealed Glass, Argon Filled, 1 3/8" Bead SDL w/Perm Wood Primed Wood SDL, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top 1 High Btm PEV 2009.1.0.207/PDV 5.339 (04/10/09) PW	\$476.63	3	\$1,429.89
	 Viewed from Exterior. Scale: 1/4" = 1'				
Line-4	D RO Size : 38 1/8 X 36 3/4	CWD3736 Frame Size : 37 3/8 X 36 (Outside Casing Size: 43 3/16 X 39 7/16), Custom Wood Double Hung, Primed Exterior, Primed Interior, 3 1/2" Flat Casing, Standard Sill Nosing, 4 9/16 Jamb, 4/4 Thick, White Jambliner, Standard Double Hung White Hardware, Cam Lock(s), No Finger Lifts, BetterVue Mesh Brilliant White Screen, DP 35, Insulated Low-E 366 Annealed Glass, Argon Filled, 1 3/8" Bead SDL w/Perm Wood Primed Wood SDL, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top 1 High Btm PEV 2009.1.0.207/PDV 5.339 (04/10/09) PW	\$437.46	1	\$437.46
	 Viewed from Exterior. Scale: 1/4" = 1'				
Line-5	E RO Size : 30 3/4 X 31 3/4	CWA3030 Frame Size : 30 X 30 (Outside Casing Size: 35 13/16 X 34 3/8), Custom Wood Awning, Primed Exterior, Primed Interior, 3 1/2" Flat Casing, Standard Sill Nosing, 4 9/16 Jamb, 5/4 JE - 5/4 Reveal Thick, Venting, Nesting Crank Handle, White Hardware, DP 30, Insulated Low-E 366 Tempered Glass, Argon Filled, BetterVue Mesh Brilliant White Screen, Traditional Screen Stop PEV 2009.1.0.207/PDV 5.339 (04/10/09) PW	\$432.56	1	\$432.56
	 Viewed from Exterior. Scale: 1/4" = 1'				

Figure 4. Window specifications.