

Docket Item # 4
BAR CASE # 2009-0092

BAR Meeting
May 27, 2009

ISSUE: Addition/Alterations
APPLICANT: Stephen Kulinski for Alabama Ave LLC.
LOCATION: 1105 Queen Street
ZONE: CL/Commercial

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

1. That the applicant work with Staff to determine the existence and/or condition of historic wood siding beneath the existing aluminum siding on all retained elevations of the historic house, and if historic siding is found that the applicant work with Staff to determine if the historic siding can be retained and repaired, or if the siding cannot be retained, new wood siding be used for replacement, and that the applicant work with Staff on the final configuration.
2. That the applicant use wood, six-over-six, single glazed, true divided light windows on the front façade with the option of storm window installation.
3. That the new wood shutters be operable.
4. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
5. The applicant/developer shall not allow any artifact collection or metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
6. The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

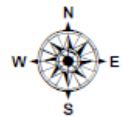
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 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 #2009-0091, 0092 5/27/2009



Note: BAR Case # 2009-0091 must be approved before this item may be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for an addition and alterations at 1105 Queen Street. The scope of the work proposed includes an addition to and reconfiguration of an existing two story rear ell and alterations to the front façade. The proposed addition will extend the north wall of the house the width of the existing main block. The proposed expansion will expand the footprint of the rear ell from 10 feet in width to 14 feet in width for a total gross floor area expansion of 182 square feet. The new construction will modify the existing roofline by encapsulating the existing rear gable with a new shed roof that will extend from just below the peak of the existing roof on the main block. The applicant is proposing the installation of two Velux, 16 by 48 inch Fixed Curb Mounted flat skylights into the proposed shed roof on the new construction which will be shingled in asphalt to match the existing roof. The proposed expansion will be constructed using smooth 5 inch exposure Hardieplank fiber cement siding.

Along the rear roofline of the addition a new metal gutter and downspout will be installed. On the second floor of the new north wall the applicant has proposed one double Kolbe and Kolbe, Heritage series, double insulated, simulated divided light, wood window in a six-over-six configuration. Directly below the double window on the first floor, the applicant has proposed a Kolbe and Kolbe Heritage Series, wood, inswing French door with a fifteen light, simulated divided light pattern. Mounted on either side of the new French doors the applicant is proposing the installation of new Kichler, carriage style porch lights in a bronze finish.

On the front façade, the applicant is proposing fenestration replacement and reconfiguration. The proposed alterations include the replacement of both second story windows with Kolbe and Kolbe, six over six, wood, simulated divided light, double-glazed windows. The applicant is proposing the removal of the paired, double window on the first story and replacement with a single six over six Kolbe and Kolbe window to match those used on the second floor. The applicant is proposing the replacement of the existing shutters with new 16 inch wide wood shutters.

The applicant is proposing the replacement of the existing front door and surrounding trim with a new wood cornice and six paneled wood door. The applicant has also proposed the replacement of the existing lighting with new Kichler, carriage style porch lights in a bronze finish, the same as those proposed for the rear elevation. The applicant has indicated that the same Hardiplank, 5 inch lap siding proposed for the new rear elevation is also proposed to be used to re-side the front façade. The applicant is proposing the installation of new wood, 5/4 x 2 inch corner board on the eastern edge of the house that abuts 1103 Queen Street.

II. HISTORY:

1105 Queen Street is a semi-detached, two bay, two story frame townhouse constructed prior to 1877, at which time it appears on the G.M. Hopkins Map. Due to its date of construction, the home at 1105 Queen Street is an example of Greek Revival vernacular architecture in the Parker Gray district and therefore has elements that would generally be considered on buildings found more in the Old and Historic District, such as six over six windows. The structure was listed as

number 1103 Queen Street on both the 1891 and 1896 Sanborn Fire Insurance Maps, however the block was re-numbered and the property address was changed to its current number, 1105, for the 1902 Sanborn Fire Insurance Map. The rear of the house has undergone many transformations in its history, the first of which occurred between 1896 and 1902 when a one story addition was added onto the two story rear ell. Then according to the Sanborn Fire Insurance maps, between 1921 and 1941, the one story rear addition was removed and the original two story ell was widened. The existing two story rear ell is far narrower than the footprint depicted on the Sanborn maps and therefore, in Staff's opinion, there have been additional alterations. However, no record of such construction exists. The façade of the house has also been altered through the years including window and door replacement and probable reconfiguration and the installation of aluminum siding.

Staff did not locate any prior approvals by the Board for this property.

III. ANALYSIS:

The proposed addition and alterations complies with zoning ordinance requirements.

It is the opinion of Staff that the design of the addition is compatible in style and massing to the historic house, and conforms to the *Design Guidelines* for residential additions. In keeping with the recommendations contained in the *Guidelines*, the addition was designed as a background building "...which allow historic structures to maintain the primary visual importance." Due to the fact that the rear ell of the house has seen so many transformations in its nearly one hundred and fifty year history, Staff does not object to the expansion of the north wall or modification of the rear roof line.

Due to the fact that the proposed addition is located at the rear of the historic structure, is not readily visible from Queen Street, and is deeply set back, approximately 55 feet, from a public alley at the rear of the property, Staff does not object to the use of Hardieplank siding as a construction material on the new construction, however, when using Hardieplank in the historic district, the panels must be smooth and installed so that the nails cannot be seen. While Staff finds Hardieplank to be a compatible material for the new construction, Staff is unable to support its use on the front façade. In Staff's opinion, due to the age of the home and the existing aluminum siding, Staff recommends that the applicant pursue discovery of historic wood siding, at which point, if none exists, or Staff determines that it irreparable, solid wood siding would be the appropriate replacement material.

While according to the Design Guidelines, "single glazed true divided light wood windows," are preferred, it also states that in situations where the windows are located on an elevation that is minimally visible a simulated divided light window would be acceptable. In the same vein, Staff does not object to an insulated glass paneled door. Again noting the distance of the setback of the new addition, in Staff's opinion, the proposed skylights will be minimally visible and therefore staff does not object to their installation. While Staff does not object to the use of double-glazed, simulated divided lights on the rear elevation, to maintain the historic integrity of both the front façade and the streetscape, Staff finds that a wood, single-glazed, true divided light window with the option of exterior storm windows would be a more appropriate replacement. Staff does not object to the replacement of the existing shutters with new wood shutters. Staff

finds the proposed light fixtures for both the front and rear elevation to be complementary to the style of the house.

In Staff's opinion, due to the age of the building, the applicant's proposed redesign of the fenestration and wood trim on the front façade returns the home to the Greek Revival vernacular style of the time period of its original construction. Because the proposed addition is a modest expansion of an existing historic feature, is minimally visible, and will not affect the integrity of the historic portions of the structure, Staff recommends approval of the application.

Staff notes the comments of the Alexandria Archaeology and recommends that they be included as conditions of the approval.

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

1. That the applicant work with Staff to determine the existence and/or condition of historic wood siding beneath the existing aluminum siding on all retained elevations of the historic house, and if historic siding is found that the applicant work with Staff to determine if the historic siding can be retained and repaired, or if the siding cannot be retained, new wood siding be used for replacement, and that the applicant work with Staff on the final configuration.
2. That the applicant use wood, six-over-six, single glazed, true divided light windows on the front façade with the option of storm window installation.
3. That the new wood shutters be operable.
4. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
5. The applicant/developer shall not allow any artifact collection or metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
6. The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

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 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 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-4 A soils report must be submitted with the building permit application.
- C-5 New construction must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-7 Alterations and Additions to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-8 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-9 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-10 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-11 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Historic Alexandria:

F1. The G.M. Hopkins fire insurance atlas indicates that a structure was present on this lot by 1877. The property therefore has the potential to yield archaeological resources that could provide insight into domestic activities in 19th-century Alexandria.

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R2. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

R3. The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

Alexandria Archaeology:

F-1 Historical documents indicate that the original site of the Davis (Roberts Memorial) Chapel was situated on this block. Tax records note the presence of two free African American households on the street face in 1850, but the exact addresses are unknown. In 1877, the G.M. Hopkins atlas depicts a structure on this lot. The property therefore has the potential to yield archaeological resources which could provide insight into residential life in 19th-century Alexandria, and perhaps into domestic and religious activities of Alexandria's 19th-century African American community.

R-1 The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

R-2 The applicant/developer shall not allow any artifact collection or metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

R-3 The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

Transportation & Environmental Services

- R1. The building permit plans shall comply with requirements of City Code Section 8-1-22 regarding the location of downspouts, foundation drains and sump pumps. Refer to Memorandum to Industry dated June 18, 2004. [Memorandum is available online at the City web site under Transportation\Engineering and Design\Memos to Industry.]. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R4. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- R5. An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2,500 square feet. (T&ES)
- R6. Compliance with the provisions of Article XIII of the City's zoning ordinance for stormwater quality control is required for any land disturbing activity greater than 2,500 square feet. (T&ES)
- F1. An approved grading plan may be required at the time of building permit application. Insufficient information has been provided to make that determination at this time. In summary, City Code Section 8-1-22(d) requires that a grading plan be submitted to and approved by T&ES prior to the issuance of building permits for improvements involving:
- the construction of a new home;
 - construction of an addition to an existing home where either
 - the addition exceeds the area of the existing building footprint by 100% or more;
 - or, the construction of the addition results in less than 50% of the existing first floor exterior walls, in their entirety, remaining;
 - changes to existing grade elevation of 1-foot or greater;
 - changes to existing drainage patterns;
 - land disturbance of 2,500 square feet or greater.
- Questions regarding the processing of grading plans should be directed to the T&ES Site Plan Coordinator at (703) 838-4318. Memorandum to Industry No. 02-08 was issued on April 28, 2008 and can be viewed online via the following link. **<http://alexandriava.gov/uploadedFiles/tes/info/gradingPlanRequirements.pdf>**

VI. IMAGES



Figure 1. Photographs of Existing.

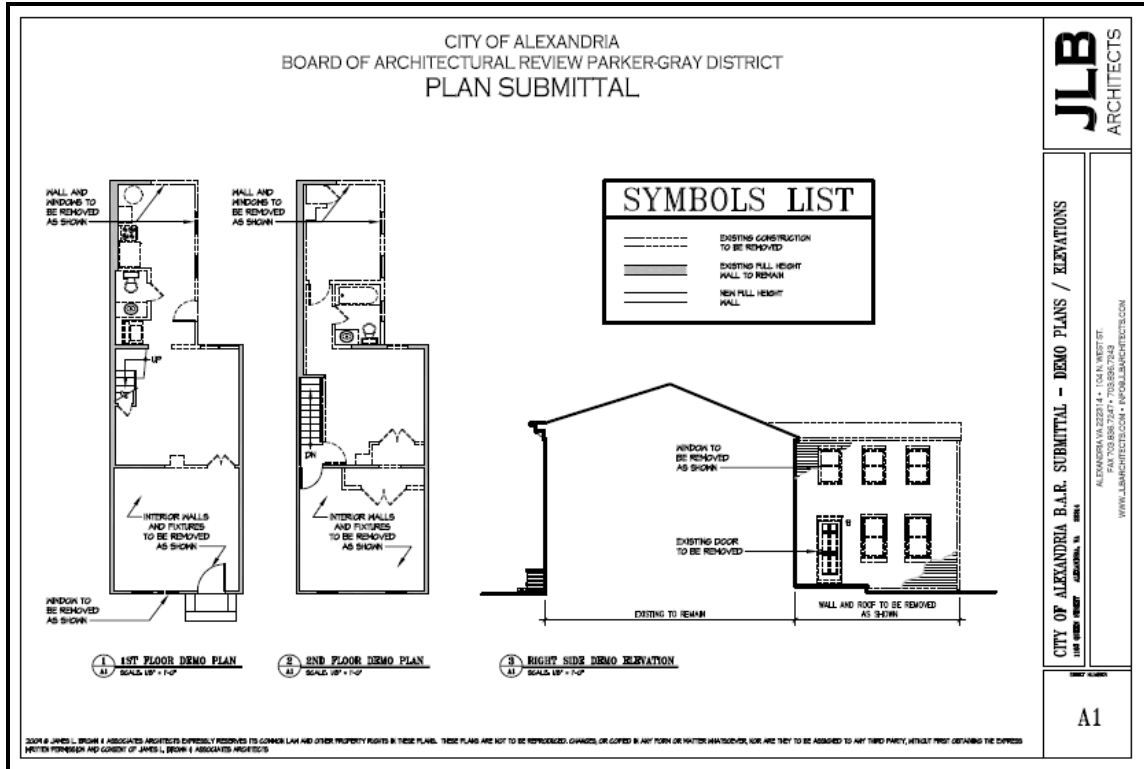


Figure 2. Floor plans depicting proposed demolition.

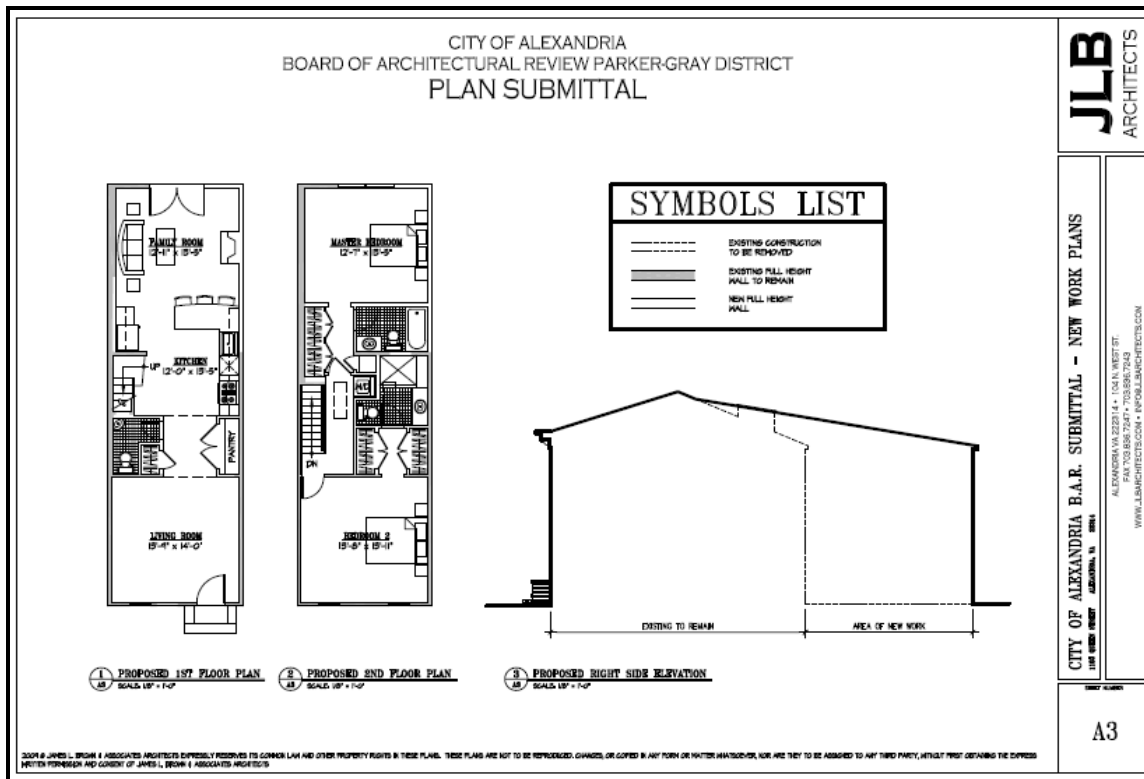


Figure 3. Proposed floor plans.

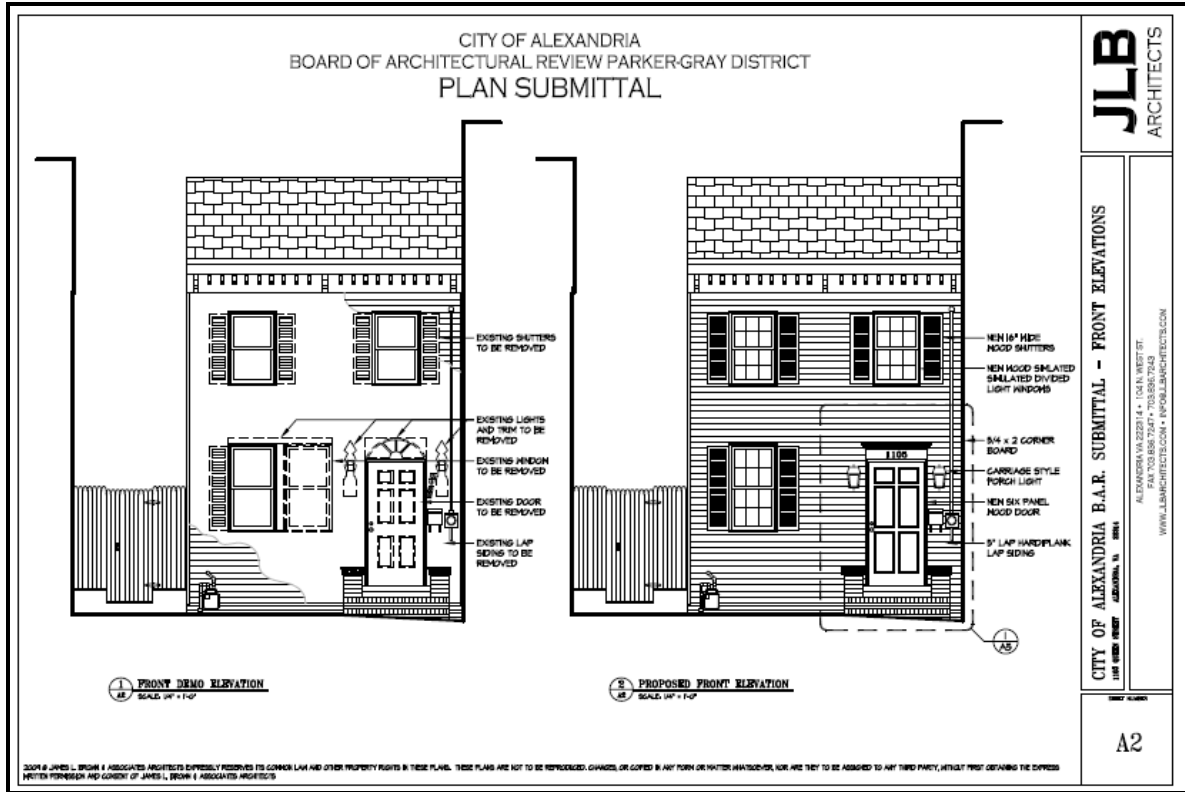


Figure 4. Existing and proposed front elevation.

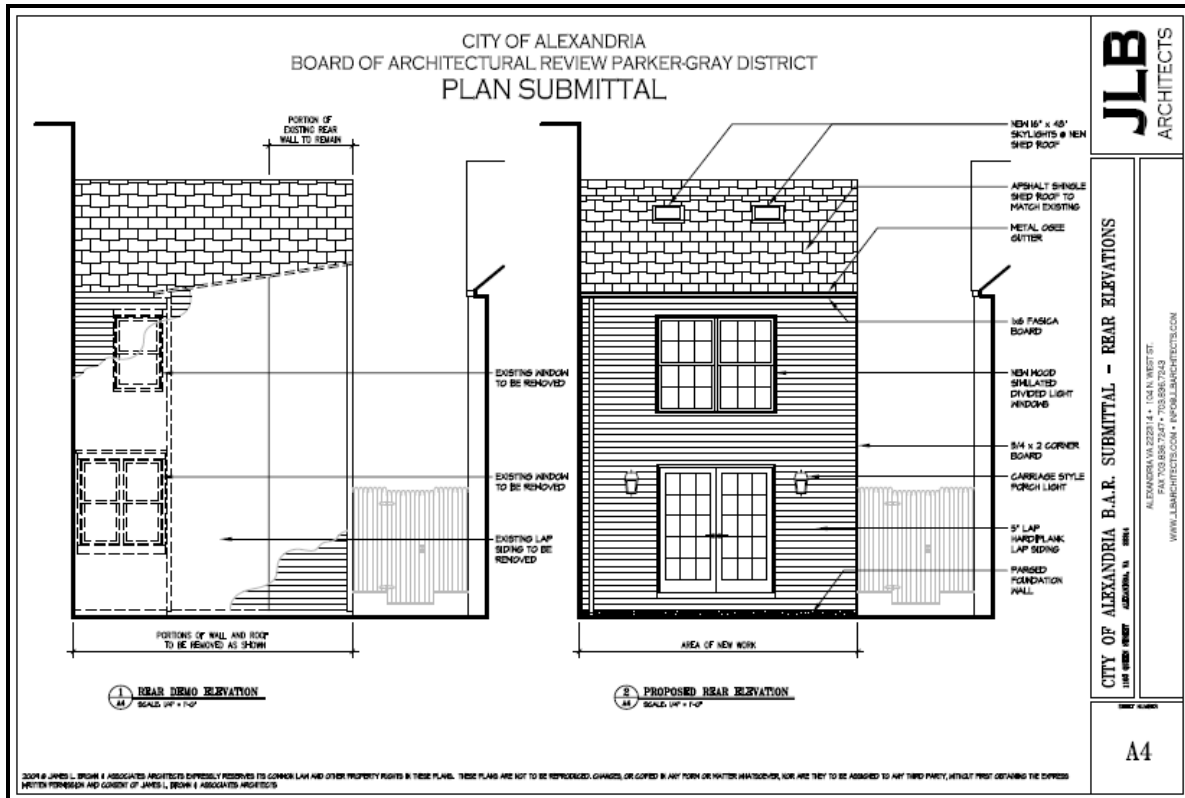


Figure 5. Existing and proposed rear elevation.

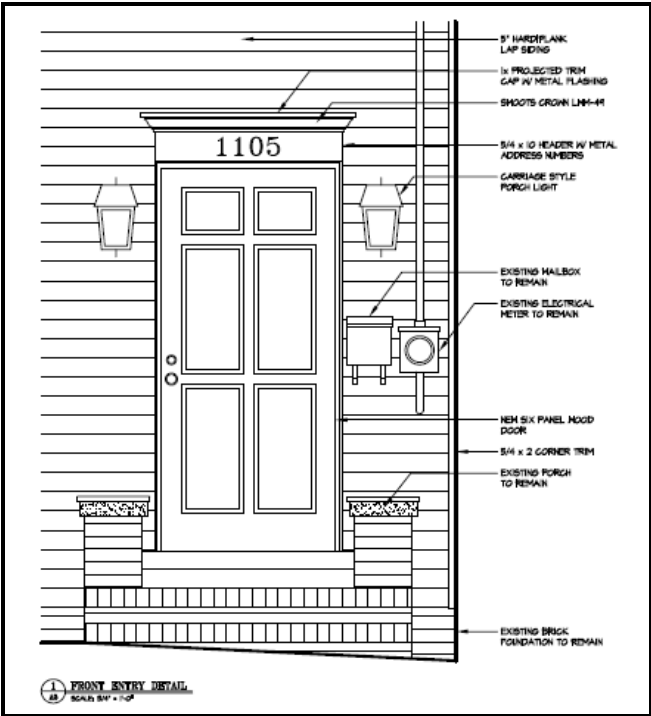


Figure 6. Front entry detail.

English: FCM is designed for roof pitches 0° – 60° (0:12 – 20:12).
 Special consideration for applications below 15°:
 • Any condensation that forms on the glass due to high humidity may drip.
 • Standing water and dirt left on the glass over time may cause smudging and corrosion of the glass.
 Neither of the two above stated occurrences are covered under the VELUX warranty. ECL flashing is designed for roof pitches 15° – 60° (3:12 – 20:12).

Español: El FCM está con inclinación de 0° – 60° (0:12 – 20:12).
 Consideraciones especiales para aplicaciones bajo 15°:
 • Cualquier condensación que se forme en el cristal debido a la humedad puede gotear.
 • Agua estancada y suciedad que se queda en el cristal con el tiempo puede causar manchas y corrosión en el vidrio.
 Ninguno de los dos casos anteriores está cubierto por la garantía de VELUX. El tapajuntas ECL está diseñado para inclinaciones de 15° – 60° (3:12 – 20:12).

Figure 7. Skylight specifications sheet.

Mount Vernon - Outdoor Wall 1Lt Incandescent
 97080Z
 Fixture Outdoor Wall
 Dia./Width: 7.5 IN
 Body Height: 16.5 IN

Figure 8. Lighting specification sheet.