

Docket Item #7
BAR CASE #2003-0144

BAR Meeting
September 17, 2003

ISSUE: Two rear dormers
APPLICANT: Saskia Van Groningen
LOCATION: 417 Queen Street
ZONE: RM/ Residential

BOARD ACTION, JULY 16, 2003: The Board combined the discussion of docket item # s 18 & 19. On a motion by Mr Wheeler, seconded by Ms. Quill the Board deferred the application for restudy The vote on the motion was 5-0.

REASON: The Board believed that the dormers were out of scale and that they should be no more than 75% - 80% of the size depicted in the drawing and that the dormers should not be covered in asphalt shingles, but rather should be the same material as the roof itself.

SPEAKERS: Saskia Van Groningen, project architect, spoke in support
Philip Madison, neighbor, spoke in opposition

STAFF RECOMMENDATION:

Staff recommends restudy of the application to reduce the size of the dormers by 20% - 25%.

NOTE: Docket item #6 must be approved before this docket item can be considered.

Update: At the July 16, 2003 public hearing, the Board requested that the size of the dormers be reduced by 20% to 25%. In addition the Board requested that the material of the dormer roofs match that of the roof of the house. The drawings are not dimensioned, but the revised dormers appear to be the same size as those proposed at the July 16th hearing. The material of the dormer roofs has been changed as requested.

DISCUSSION:

Applicant s Description of the Undertaking:

Install 2 dormers on the rear of the property.

Issue:

The applicant requests approval of a Certificate of Appropriateness for the installation of a pair of dormers on the rear slope of the gable roof on the two story frame house at 417 Queen Street. The dormers will have a gable roof clad in standing seam metal, sidewalls clad in wood siding and 6-over-6 double hung wood windows. The windows will be manufactured by Weathershield and will have true divided lights. The drawings are not dimensioned, but appear to be 4' in width and 6.5' at the peak of the gable.

The rear of the house is visible from a public alley behind the property.

History and Analysis:

417 Queen Street is the middle of three similar townhouses (415-419 Queen Street) which were constructed as a unit with a common attic. The main block of the two-story, frame house at 417 Queen Street was constructed prior to 1877 and probably in the 1860s or 1870s. A one-story ell was added between 1877 and 1885. A second-story bathroom was added atop the ell in 1937. On January 6, 1999, the Board approved a rear addition and alterations for the house at 417 Queen Street (BAR Case #s 98-0177 & 0178). The addition has not been constructed.

As part of the 1998 application for addition and alterations, the applicant had requested the addition of three dormers, two at the front and one at the rear. In its January 6, 1999 decision, the Board did not approve the front dormers, but did approve the rear dormer, adding a condition recommending that two dormers may be installed on the rear slope of the roof. The dormers in the 1998 application had the same size and proportions as those currently proposed.

The proposed alterations comply with the zoning ordinance requirements.

The dormers in the current submission do not conform to the Board s July 16th request to reduce the size by 20% - 25%. However, the Board s request regarding the roofing material has been

met. The current submission appears to show the dormers at the same size as those seen at the July 16th meeting, but redrawn with more detail. The added detail helps to clarify the proportions of the proposed dormers, making them appear less squat than in the previous submission. In addition, as part of the revised submission, the applicant has submitted photographs showing dormers on nearby properties, including those at the neighboring property, 419 Queen Street. The applicant maintains that the proposed dormers match the neighboring dormers at 419 Queen Street, which appear to have been approved by the Board on May 19, 1971.

Despite the additional information and more detailed depiction of the dormers, the revised submission fails to meet the Board's request for smaller dormers. Therefore, Staff recommends restudy of the application to reduce the size of the dormers by 20% - 25%.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 All exterior walls within 3 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided. Skylights are not permitted within 4 feet of the property line.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

Office of Historic Alexandria:

No comment.