

Docket Item #4
BAR CASE #2003-0258

BAR Meeting
November 19, 2003

ISSUE: Alterations to previously approved plans

APPLICANT: Stephanie Dimond

LOCATION: 508 Queen Street

ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. That the nails not show in the installation of the fiber cement siding;
2. That smooth siding be installed;
3. That the following statement must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement:

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.

DISCUSSION:

Applicant s Description of the Undertaking:

Applicant requests approval for a new two story addition and second story addition over existing one story addition, with renovations to the existing addition.

Issue:

The proposed alterations to the previously approved plans for a new rear addition at 508 Queen Street are for the most part confined to changes to the roofline of the flounder form addition. The footprint, basic scheme and materials have not changed from the addition approved by the Board on July 18, 2003. The approved addition enlarged and modified an existing one-story-with-deck brick rear addition. It added a story to the top of the one story section and a two story section at the south end, extending the footprint of the existing rear addition by 6'. As approved, the new flounder form addition was to be clad in 6" fiber cement siding, with a standing seam metal roof and wood true divided light windows and door. According to the minutes of the July 18, 2003 hearing , the Board approved the plans, believing that this was a well designed addition that displayed clarity and simplicity with a step down in massing and a good solid void relationship.

The current plans lower the roofline of the new addition, which previously had a steep slope to match the roofline of the brick section beyond, to a relatively gentle slope. The previous plans called for a gable roofed dormer on the flounder roof of the addition. The current plans eliminate the dormer and instead incorporate a cross gable with small oval window at the same location. This alteration will be most visible on the east elevation, an elevation that is barely, if at all, visible from the public right-of-way. Also on the east elevation, an existing garden window in the brick section which was to be changed to a double hung, multi-light window will now remain in place.

The proposed alterations to the roofline of the new addition will also be visible on the south elevation, which is somewhat more visible from the public right-of-way. The reduced slope of the roofline on this elevation will mean that the steeper roofline of the brick section will be visible beyond the new addition. The side of the cross gable will be visible from the south elevation. The design of the enclosed porch on the rear of the addition will also change slightly,

with the windows slightly shorter than in the previous plans and each having a wooden panel above as well as below. The previous plans only had panels below the windows. The windows, which appeared to be either casement or fixed in the previous plans are now shown as double hung. In response to Code Enforcement comments, the westernmost skylight on the roof of the enclosed porch has been moved so that it is now at least 4' from the west property line.

The west elevation, which is a blank wall, changes only in that the wall is approximately 4' shorter than it previously was, due to the reduced slope of the roof..

The proposed addition will be minimally visible from the public alley at the south end of the 200 block of North Pitt Street.

History and Analysis:

According to Ethelyn Cox in *Alexandria Street by Street* (page 144), 508 Queen Street is a two and half story three bay frame rowhouse dating from the ownership of Thomas Preston, 1809-1830.

In 1996, the Board reviewed a case for window alterations at 508 Queen Street (BAR Case #96-0148, 8/21/1996) which was later withdrawn for restudy (9/17/1996). In 1998, the Board approved a one story rear addition at 506 Queen Street (BAR Case #98-0060, 5/20/1998). On July 18, 2003, the Board approved demolition/capsulation, a new rear addition and alterations for 508 Queen Street (BAR Case #2003-0125 & 0126). The current case involves alterations to these plans.

The proposed addition and alterations comply with the zoning ordinance requirements.

Both Staff and Board were pleased with the previous plans. In the opinion of Staff, the proposed alterations are relatively minor and do not have an adverse effect on those plans. The most noteworthy effect of the current plans is to reduce the visual bulk of the addition and enhance the distinction between it and the addition to the north by using rooflines with different heights and slopes.

With respect to the proposed use of fiber cement siding, the Board has reviewed a number of other applications for the use of fiber cement siding and has adopted the following policy with respect to the product:

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;
5. That smooth, beaded siding be installed; and,
6. That BAR Staff may administratively approve the installation of fiber cement siding on *non-historic* buildings (those constructed in 1975 or later).

The proposed use of fiber cement siding is consistent with the Board s policy because it will be used on the new construction only. As they were in the approval of the previous plans, items 4

and 5 of the above policy should be included as conditions to the approval to ensure the appropriate use of the fiber cement siding.

Therefore, Staff recommends approval of the alterations to the previously approved plans with conditions for the installation of fiber cement. In addition, Staff notes the comments of the Alexandria Archaeology and again recommends they be included as a condition to the approval.

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.
- 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 current edition of the Uniform Statewide Building Code (USBC).
- C-6 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-7 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.
- C-8 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-9 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

No Comment.

Alexandria Archaeology

- F-1 According to Ethelyn Cox's *Historic Alexandria, Street by Street, A Survey of Existing Early Buildings*, the house on this lot may date from the ownership of Thomas Preston

(1809-1830). In 1850, tax records indicate that a free African American household was present on the 500 block of Queen Street, but the exact address is unknown. The property therefore has the potential to yield significant archaeological resources which could provide insight into nineteenth-century domestic activities, perhaps relating to Alexandria's free black community.

- R-1 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 above statement must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.