

Docket Item #17
BAR CASE #2004-0178

BAR Meeting
September 1, 2004

ISSUE: Rear Addition and Alterations

APPLICANT: Susan and Abbott Lipsky

LOCATION: 517 Queen Street

ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

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; and,
2. The above statement must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.

NOTE: Docket item #16 must be approved before this docket item can be considered.

I. Issue:

The applicant is requesting approval of a Certificate of Appropriateness for a new two story addition at the rear of the residential townhouse at 517 Queen Street.

Rearmost section

This section of the new addition will be one story in height and will be approximately 16' in width and 3' in length. On the first floor of this section of the new addition there will be two new multi-light doors with wood panels below each flanked by a similar fixed wood window. The east side will have a similar window and door. There will be no fenestration on the west side. This one story section will have a standing seam metal roof to match the existing.

The second level of the rearmost addition will have four six-over-six double hung wood windows on the north side and one similar window on the east side. There will be no fenestration on the west side. The second story will have German lap wood siding to match the existing. This section will also have a standing seam metal roof to match the existing.

Middle addition section

The new section of the rear addition will be extended by approximately 12" on the east side. On the first level there will be one six-over-six double hung wood window and two similar windows on the second level. This section will have German lap wood siding to match the existing as well as a standing seam metal roof to match the existing.

All windows and doors are proposed to be Kolbe and Kolbe brand. The siding will be painted white.

II. History

517 Queen Street was constructed in the early 19th century and has a number of later additions.

In 1996 the Board approved a new two story addition that replaced the rearmost additions (BAR Case #96-269, 12/4/96) but the addition was never constructed.

III. Analysis

The proposed addition complies with Zoning Ordinance requirements.

Staff notes that the rear of this property is only minimally visible from the public right-of-way. The *Design Guidelines* specifically advocate that residential additions reflect the historical architectural styles found within the historic districts. In the opinion of Staff, the proposed addition meets the recommendations contained in the guidelines. The proposed materials to be used for the addition are appropriate and also meet the recommendations of the *Design Guidelines*.

Staff notes the comments of Alexandria Archaeology and has included them as a condition.

IV. Staff Recommendation

Staff recommends approval of the design of the new additions with the conditions suggested by Alexandria Archaeology.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

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

- C-2 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-3 The new stairs must comply with USBC for riser and tread dimensions.

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 property was constructed in the early 19th century. The lot therefore has the potential to yield archaeological resources that could provide into domestic activities in 19th - century Alexandria.

- 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.