

Docket Item #9 & 10
BAR CASE #2005-0300 & 2005-
0301

BAR Meeting
January 18, 2006

ISSUE: Addition and alterations and waiver of the rooftop HVAC screening requirement

APPLICANT: James Woods and Rosemary

LOCATION: 511 Queen Street

ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of:

1. The additions and alterations with the application with the following conditions:
 - a. 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;
 - b. Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds; and,
 - c. The above statements must appear in the General Notes of all site plans so that on-site contractors are aware of the requirement; and,
2. Approval of the waiver of the rooftop screening requirement.

NOTE: Docket item #8 must be approved before this docket item can be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations and additions to the freestanding house at 511 Queen Street. The proposal is to: (1) to widen an existing rear one-story addition and build a second floor and (2) build a new two-story addition directly behind and in line with the renovated existing rear addition.

Two sections of additions are proposed. The proposed new two story rear addition measures approximately 11'6" by 16'6" and 23'6" in overall height to the top of the shed roof. The new addition is located on the west side property line and 3'6" feet from the east side property line and will follow the historic flounder form of the house. The existing one story section which is currently the rear of the existing house will be widened by approximately 4'6" and have a new second story addition.

At the proposed rear addition on the east side there will a pair of six-over-six windows on the first level and a single four-over-four window on the second level. At the rear of the addition there will be a new multi-light door flanked by six-over-six windows on the first level with a similar configuration on the second level. A metal railing and balcony will be installed across the door and windows on the second level. An eyebrow dormer for ventilation will be installed on the roof. A new straight run chimney will be at the west side of the addition. A new wood arbor is proposed at the north end of the addition to replace an existing arbor.

The new raised second story section will also have one four-over-four window on the second level as well as a new pair of six-over-six windows on the first level. A new skylight is proposed for the roof along with a eyebrow dormer for ventilation.

There is no fenestration on the west side of the addition.

The additions will be sheathed in unpainted brick. The roof for both sections of the additions is proposed to be standing seam metal.

Two new rooftop condensing units and a skylight are proposed to be installed on the roof of the existing two story section at the rear of the existing house.

II. **HISTORY:**

As noted in the discussion section for docket item #8, the nucleus of 511 Queen Street dates from the 18th century with later 20th century additions.

III. **ANALYSIS:**

Proposed additions and rooftop waiver comply with zoning ordinance requirements.

The Board of Zoning Appeals granted a side yard variance along the west property line to allow construction of the additions (BZA Case #2005-0043, 8/26/05).

In the opinion of Staff the design of the proposed addition is appropriate. The design follows the historic lines of the existing house, essentially replicating the flounder form. The proposed materials for the addition are traditional building materials and meet the recommendations of the *Design Guidelines*. Further, the public perception of a freestanding flounder house will not be altered because the proposed additions are at the rear of the property and not readily visible from a public right-of-way.

Staff has no objection to approval of a waiver of rooftop screening because the location of the proposed rooftop HVAC units is not visible from a public right-of-way.

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

IV. **STAFF RECOMMENDATION:**

Staff recommends approval of:

1. The additions and alterations with the following conditions:
 - a. 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;
 - b. Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds; and,
 - c. The above statements must appear in the General Notes of all site plans so that on-site contractors are aware of the requirement; and,
2. Approval of the waiver of the rooftop screening requirement.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 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 be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-2 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-3 A soils report must be submitted with the building permit application.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 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-7 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-8 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.
- C-9 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 skylight withing setback distance. Openings in exterior walls between 2 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.

Historic Alexandria:

Addition and alterations appear architecturally compatible with existing house. Guidelines specify condensor units should be screened although they are not visible from public viewpoints.

Alexandria Archaeology:

- F-1 A 1784 deed reference indicates the possibility that a house may have been present on this lot in the 18th century. The G.M. Hopkins Insurance map shows that a house was definitely present by 1877. Therefore, there is the potential for archaeological resources to be present that could provide insight into residential life in early 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 Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds.
- R-3 The above statements in R-1 and R-2 must appear in the General Notes of all site plans so that on-site contractors are aware of the requirement.