

Docket Item # 11  
BAR CASE # 2009-0171

BAR Meeting  
September 16, 2009

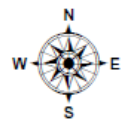
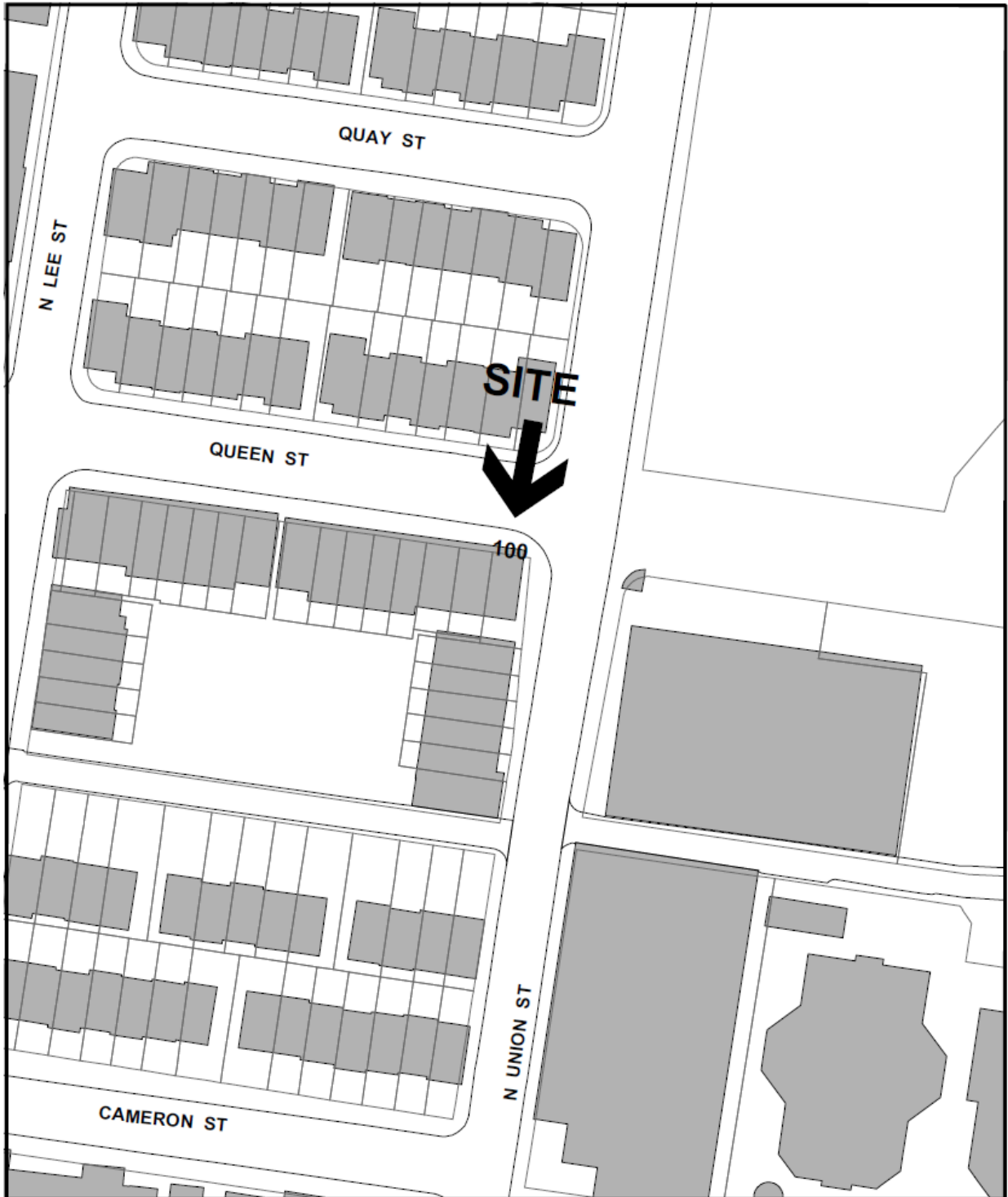
**ISSUE:** Addition and Alterations  
**APPLICANT:** Nancy Pierce by Karen Becker  
**LOCATION:** 100 Queen Street  
**ZONE:** CD / Commercial

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**STAFF RECOMMENDATION:** Staff recommends approval of the application as submitted.

\*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. In the case for a certificate or permit for a project that requires a development special use permit or site plan under section 11-400 of the zoning ordinance, the period of validity shall be coincident with the validity of the development special use permit or site plan as determined pursuant to section 11-418 of the ordinance.

\*\*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.



**Note:** The Permit to Demolish/Encapsulate, BAR Case #2009-0170, must be approved before this item may be considered.

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for a rooftop cupola addition at 100 Queen Street.

Cupola

The proposed cupola addition will be octagonal with a footprint of approximately 35 square feet. The cupola will be accessed through the roof via a spiral stair to the third floor. Each side of the octagon will measure approximately 2.75 feet by 7 feet. The peak of the cupola will be approximately 8.5 feet.

The cupola will have a combination of windows and fixed shutters above painted wood raised panels. All trim will be painted wood. The windows (and the door) will be two-over-two (four light for the door), double-hung, simulated divided light wood windows with a 7/8 inch muntin profile. The proposed windows are manufactured by Jeld-Wen. The proposed shutters will be Timberlane Endurian painted fixed louvered shutters and will be painted dark green. The Endurian shutter is a synthetic material that is comprised of adhesives, PVC and thermally-resistant fiberglass, custom milled on the same machines as their wood product. The applicant proposes standing seam copper for the roof of the cupola.

Alterations

A painted metal railing is proposed to be installed around the perimeter of the roof at the parapet. The proposed railing is decorative with an arch and spear pattern. New decking, composite or wood, and planter boxes are also proposed to be installed on the roof. Neither the decking nor the planter boxes will be visible from the public right-of-way.

**II. HISTORY:**

The Queen's Row townhouse project was approved by the Board in 1997 (BAR Case #97-0092, 5/7/1997). Queen's Row is a cluster of 25 townhouses designed in a Second Empire influenced style and a parking garage bounded by North Union Street, Thompson's Alley, North Lee Street and Queen Street. The site is surrounded by a combination of office, retail and residential uses.

Staff could locate no prior approvals for 100 Queen Street.

**III. ANALYSIS:**

Proposed rooftop copula, roof garden and roof railing comply with zoning ordinance requirements and allowable roof height in the CD zone (45 feet if the ridge line is parallel to the street).

Cupola

In the opinion of Staff, the proposed rooftop cupola addition is appropriate and compatible with the three-story townhouse at 100 Queen Street and conforms to the *Design Guidelines* for additions. The *Design Guidelines* advise that "the stylistic characteristics of additions to residential buildings should reflect the historical architectural styles found within the historic

districts.” Furthermore, “additions must be designed so that they are compatible with both the architectural character of the existing house and the immediate neighborhood.” The proposed rooftop addition will have minimal impact on the existing non-historic townhouse. The scale, mass, and architectural style of the cupola is appropriate and consistent with the style and character of the existing townhouse. The applicant has supplied drawings illustrating site lines from both Queen and Union streets. The site lines indicate that the cupola will have minimal visibility from the public right-of-way. However, the structure will be more clearly visible from Founders Park.

The proposed materials are generally appropriate. Regarding materials, the *Guidelines* for residential additions advise that “building materials for residential additions should reflect these traditional materials,” in reference to the predominance of wood and brick in the historic districts. Painted wood trim, wood windows and a standing seam copper roof are appropriate for this rooftop cupola. On a case-by-case basis, the Board has approved composite materials, such as HardiePlank and wood composite shutters, as well as synthetic materials, such as Fypon and Azek, on additions and new construction. For synthetic materials, if appropriate as proposed, Staff recommends that they be solid-through-the-core and paintable. The applicant has clarified with the manufacturer that the shutters are a solid proprietary cellular PVC and come with an applied urethane paint that can be repainted in the future. The proposed synthetic shutter will be minimally, if at all, visible from the public right-of-way. Therefore, Staff supports the proposed materials for the cupola.

#### Alterations

The *Design Guidelines* note that “...railings should be appropriate to the historic style of the structure,” and “should be made of materials which are sympathetic to the building materials generally found in the district. Iron cresting was a common decorative element along the rooftops of Second Empire buildings. While the proposed metal railing is somewhat more substantial than was typical of such rooftop cresting, the railing is an appropriate element for the architectural style of this building. Staff has determined that neither the decking nor the planter boxes will be visible from the public right-of-way. As such, Staff has no objections to the proposed railing, decking and planter boxes as proposed.

Staff recommends approval of the application as submitted.

#### **IV. STAFF RECOMMENDATION:**

Staff recommends approval of the application as submitted.

#### **STAFF:**

Catherine Miliaras, Historic Preservation Planner, Planning & Zoning  
Lee Webb, Historic Preservation Manager, Planning & Zoning  
Stephen Milone, Division Chief, Zoning and Land Use Services

## **V. CITY DEPARTMENT COMMENTS**

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

### Code Administration:

- 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 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 New construction must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-4 Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-5 Alterations 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-6 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-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 Guards shall comply with section R312 of IRC2006.

### Historic Alexandria:

No comments received.

**VI. IMAGES**



View of NE Corner



Front Elevation



East Side Elevation

**Figure 1. Existing conditions.**





View of SE Corner



View from Founder's Park

Figure 2. Existing conditions.

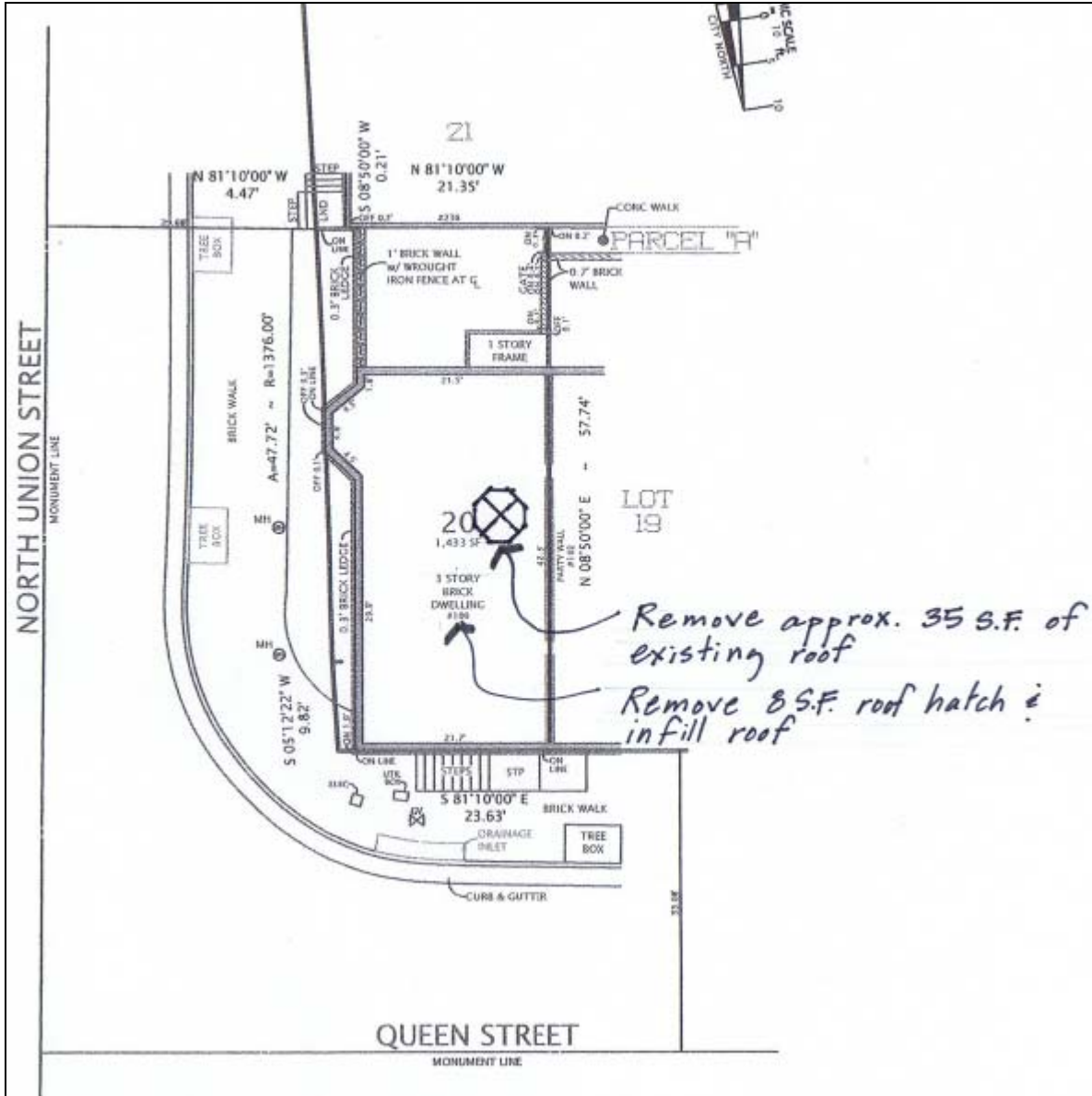


Figure 3. Existing site plan.



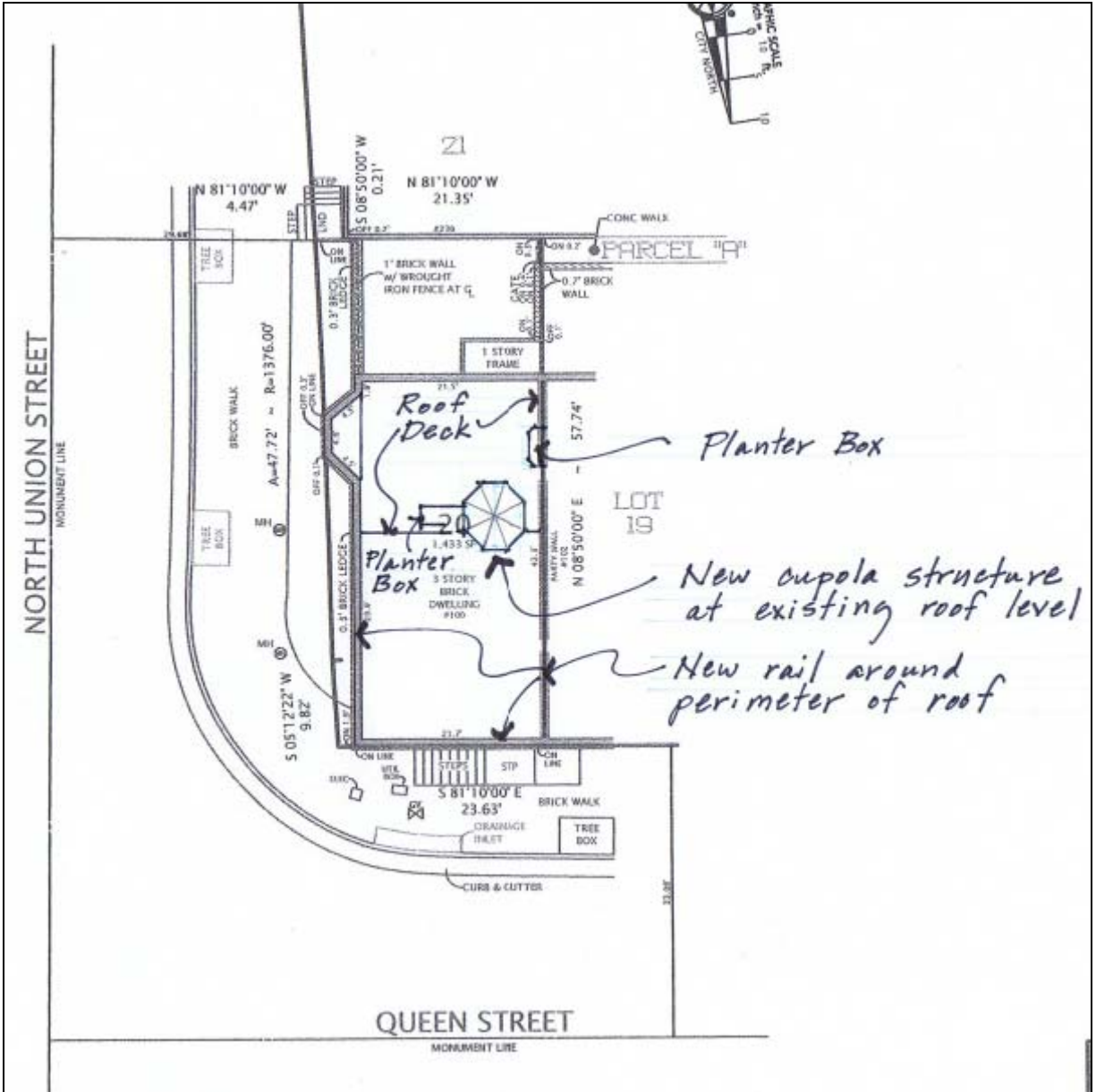


Figure 4. Proposed site plan.

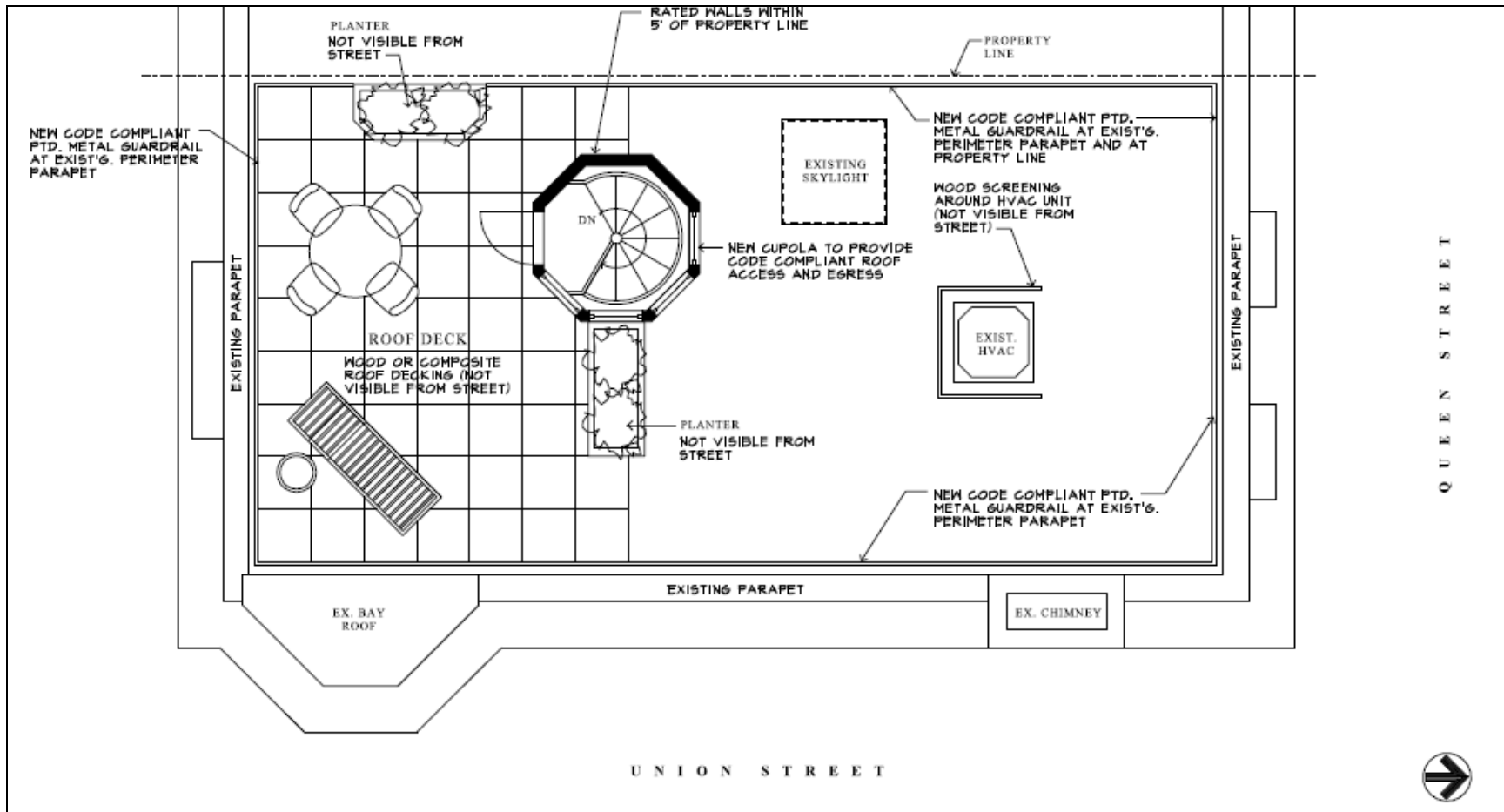


Figure 5. Proposed roof plan.

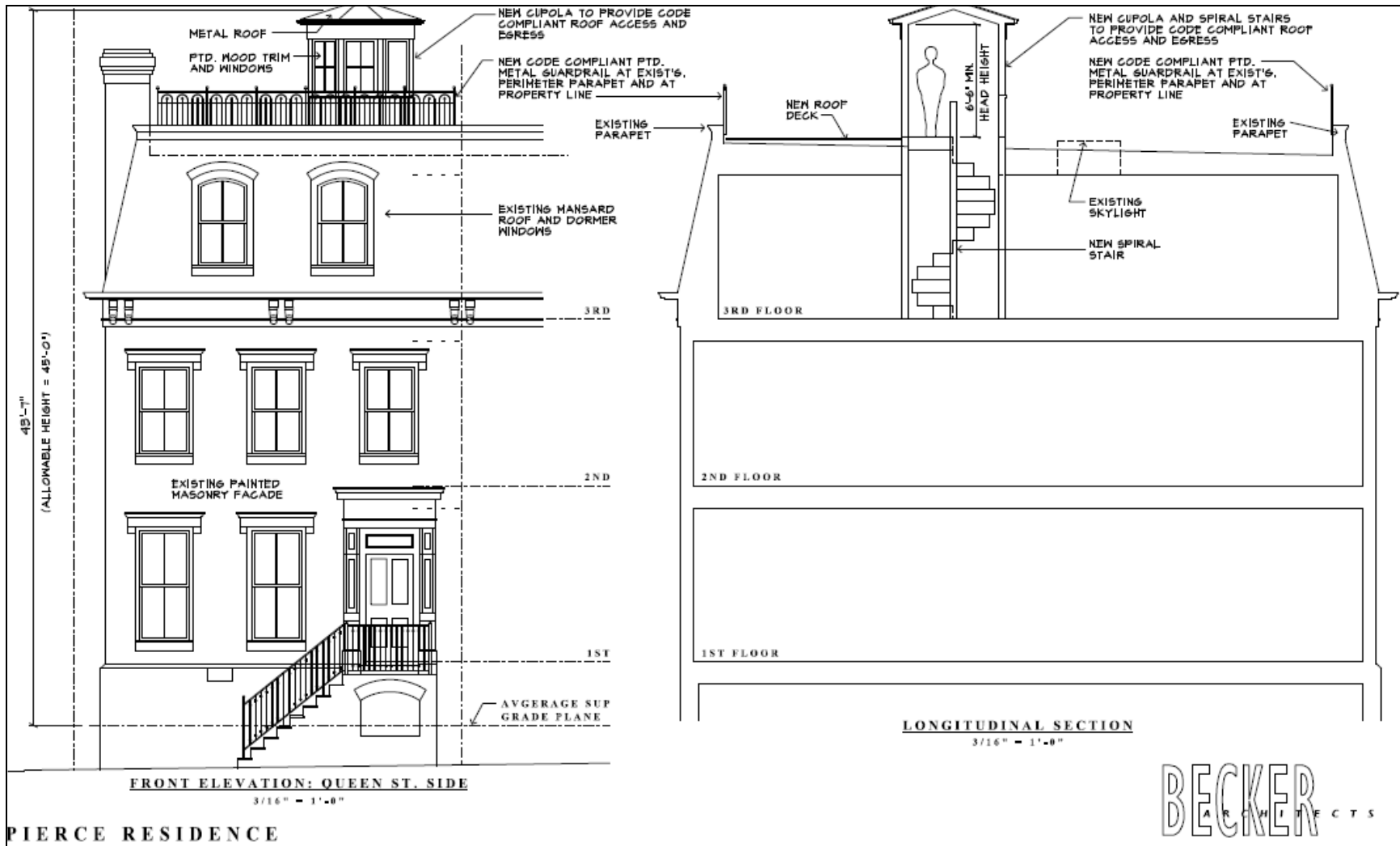


Figure 6. North (front) elevation.



Figure 7. East (side) elevation.

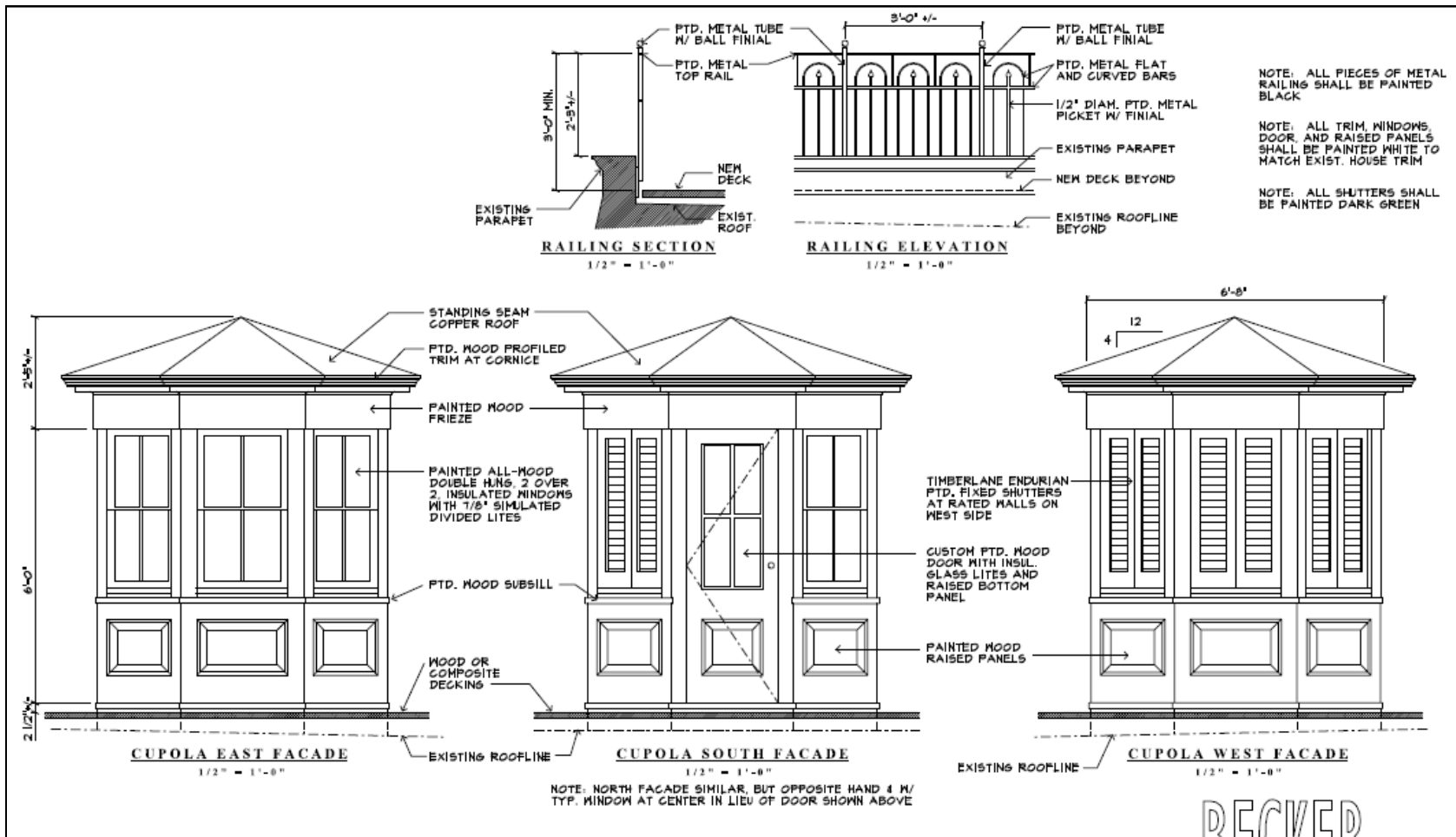


Figure 8. Proposed cupola.

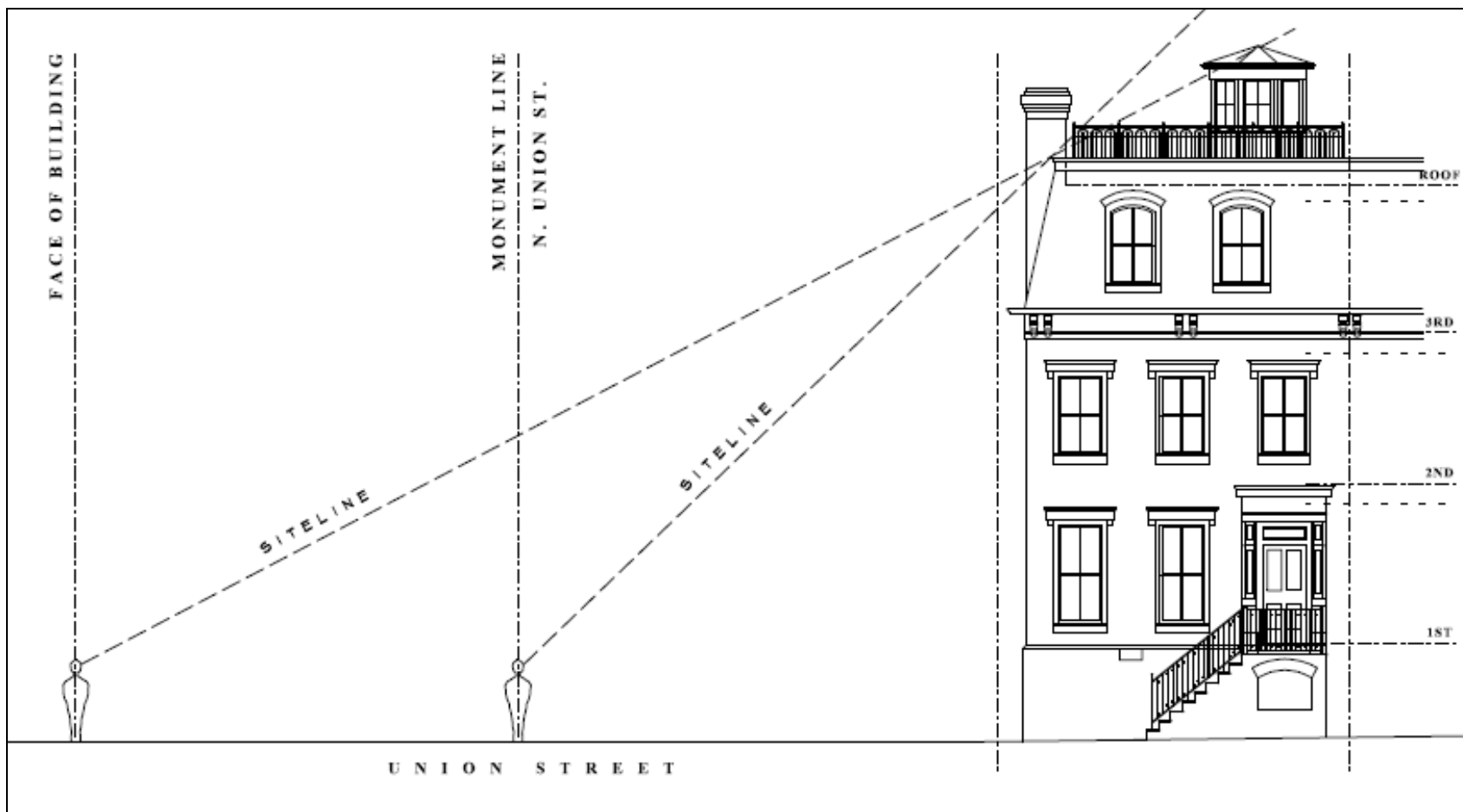


Figure 9. Sight lines across Union Street.



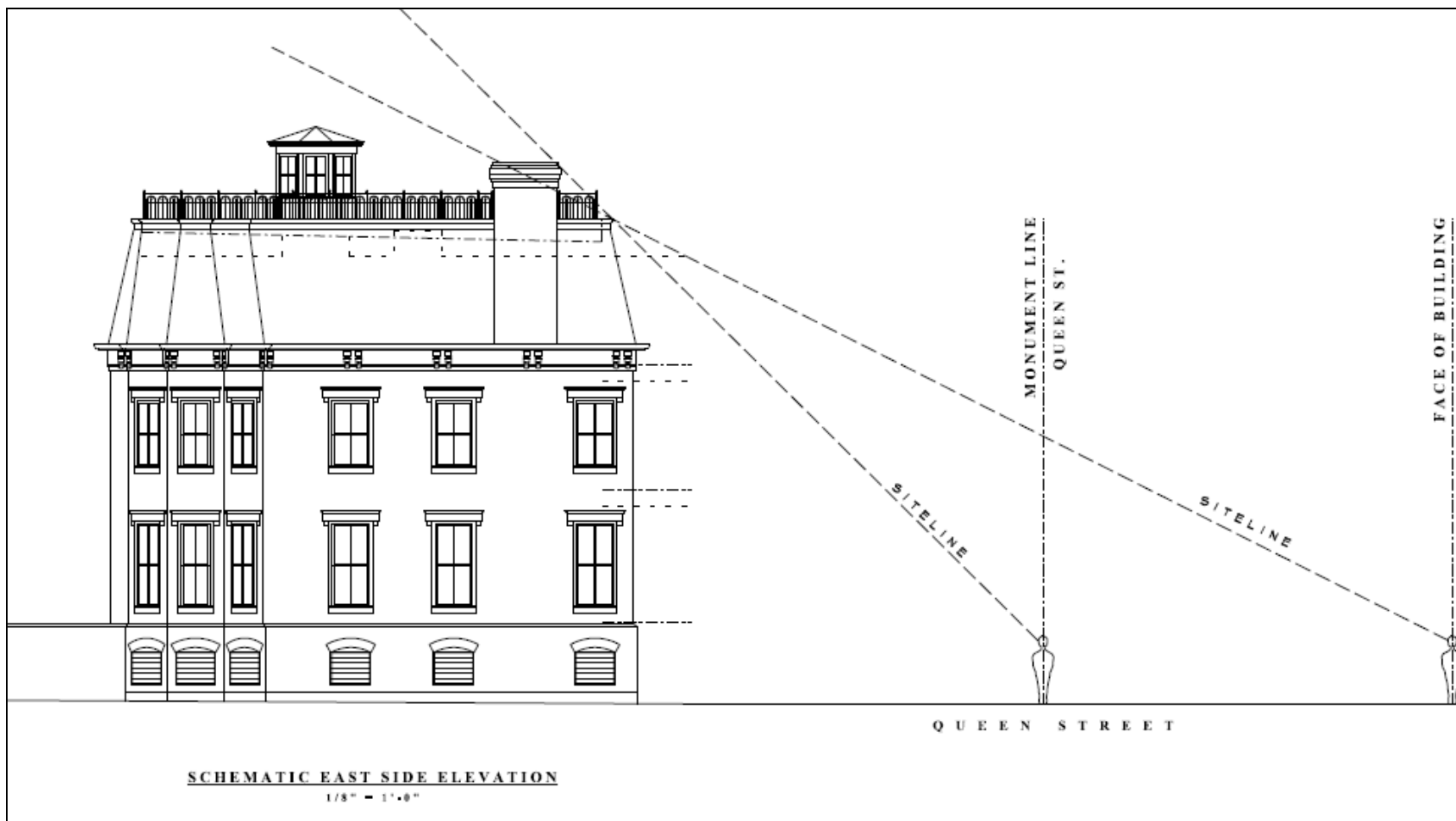


Figure 10. Sight lines across Queen Street.

**CUSTOM WOOD**  
Double-Hung Windows

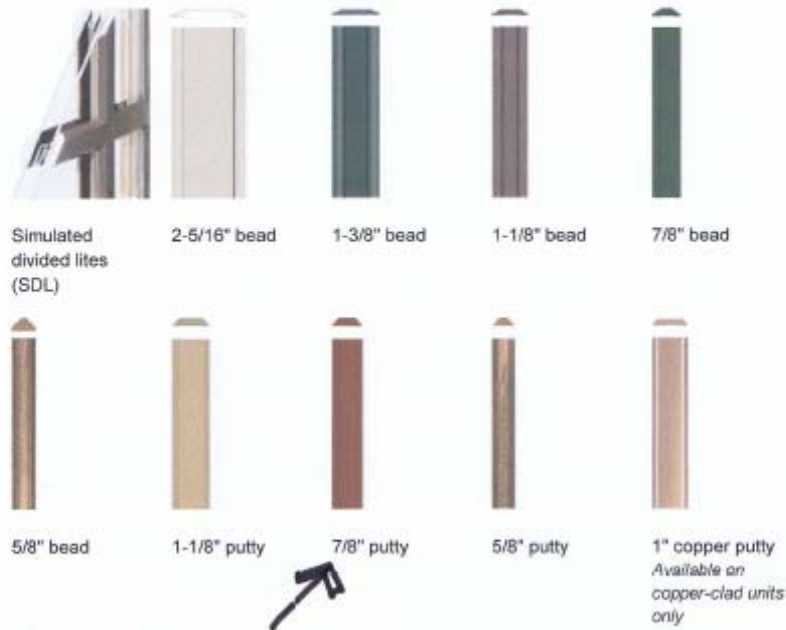
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**DIVIDED LITES**

[\[Simulated divided lites\]](#)  
 [\[Precise simulated divided lites\]](#)  
 [\[Full-Surround Grilles\]](#)  
 [\[Grilles between the glass\]](#)

**Simulated divided lites (SDL)**

For the most authentic divided lite appearance, select our SDL option. It includes detailed interior wood bars, metal bars placed between the panes of insulating glass, and exterior metal bars that are permanently attached to the exterior glass with a 3M<sup>®</sup> very high bond (VHB) adhesive system. Bars are available in five widths: 5/8", 7/8", 1-1/8", 1-3/8" and 2-5/16"; and two profiles: bead and putty (putty available in 5/8", 7/8" and 1-1/8", or 1" copper only). Exterior metal bars come in our 41 clad colors; or you may choose primed metal bars, which may be painted any color you choose (available for windows and patio doors with wood exteriors only).



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**Precise simulated divided lites (PDL)**

This option features wood exterior bars, wood interior bars and an internal metal shadow bar. Both interior and exterior bars are designed with identical widths and are permanently locked to the glass with VHB adhesive. Muntin bars are available in 3/4" and 1-1/2" sizes. PDLs are designed for wood exteriors only.

**Figure 11. Proposed window specifications.**

# Endurian *What is Endurian?*

**WHAT IS ENDURIAN?**

ENDURIAN STYLES

PAINTING

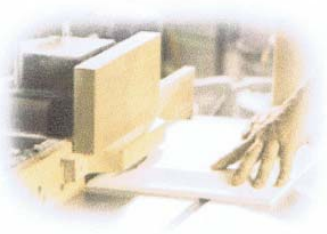
STANDARD COLORS

PAINTING PROCESS

**Artists can work in more than one medium. So why not our craftsmen?**

After all, with the new Endurian line, we prove that classic beauty can be a modern art. For these shutters, we use a variety of different synthetic materials, each chosen specifically for optimal performance of the various components of the shutter. But rest assured, while the material is state-of-the-art, the technique is truly old school.

Each shutter is hand-carved and assembled by the same artisans who build our wooden shutters. There are no molds. No assembly lines. Rather, each piece is individually made on the very same machines we use to work with wood. Rails are cut. Edges are routed. Louvers are hand-fitted. Surfaces are sanded smooth. Until ultimately, we have a work of art that is both architecturally and historically authentic. And more, will stand the test of time — even if they don't hang inside a museum.



*Maintenance-free*

Figure 12. Proposed shutter specifications.

## STYLE SELECTOR *Louver*

**1-3/8" Fixed Louver (LB1)**  
 LB1 | LB1-o | WL1 | WL1-o | SW1 | SW1-o | TR1 | NE1

Stylish. Appropriate. The benchmark in louver design, durability and craftsmanship. Each Timberlane louver is placed by hand into its mortise, so it can never fall out or flip backwards. The hand-rounded edges are set at a 45-degree pitch on 1" centers.

**Specifications:**

Stiles	2-1/2"
Top Rail	2-1/2"
Middle Rail(s)	2-1/2"
Bottom Rail	3-3/4" to 4-1/4"
Stile/Rail thickness	1-5/16"
Louver pitch	45 degrees
Louver spacing	1" on center
Louver thickness	3/8"

**CAD:**



**ADD TO PREFERRED STYLES**



Figure 13. Proposed shutter specifications.