

Docket Item # 6  
BAR CASE # 2007-0213

BAR Meeting  
February 27, 2008

**ISSUE:** Addition and Alterations

**APPLICANT:** Koy Banks

**LOCATION:** 1113 Queen Street

**ZONE:** CL/Residential

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**STAFF RECOMMENDATION:** Staff recommends approval of the application with the following conditions:

1. That the applicant provide manufacturer information and cutsheets on the new windows and doors for Staff review and approval prior to applying for a building permit;
2. That smooth, (non-simulated wood grain) Hardiplank siding be installed on the addition;
3. That the nails not show in the installation of the Hardiplank siding on the addition;
4. That manufacturer information be provided on the new skylights to ensure that they are glass and have low or flat profiles, rather than round or domed profiles;
5. That the new skylights have integral shades that should be used at nighttime to reduce seepage of light visible from the exterior;
6. The applicant/developer shall 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;
7. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology; and
8. The statements in 6 and 7 above shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Erosion and Sediment Control, Grading, and Sheeting and Shoring) so that on-site contractors are aware of the requirements. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.

**\*\*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.

**\*\*BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by the Code Enforcement Bureau (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Enforcement, Room 4200, City Hall, 703-838-4360 for further information.

(Insert sketch here)

**NOTE:** Docket item # 5 must be approved before this docket item may be considered.

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for a new addition at the rear of the house at 1113 Queen Street. 1113 Queen Street is a two-story detached townhouse, with three bays on the front elevation. The front façade (south elevation) currently has a permastone type material and the east and west elevations have stucco. The existing rear additions have stucco on the sides and wood on the rear elevation.

The applicant intends to maintain the existing front façade as it currently appears, and will retain all the existing wood, double-hung, three-over-one wood windows. The front door and storm door will also remain. The existing wood cornice will be retained and repaired in kind as needed. The existing roof membrane will be replaced to match the roofing on the new addition.

Addition - The proposed two story addition will replace the existing rear additions. The new addition will encapsulate approximately 12'11" in length of the remaining rear of the historic house. A 4'5" x 3'3" inset will separate the remaining part of the addition from the main historic house. The majority of the addition will have a footprint of 17'4" in width and will run 29'11 ¼" in length (approximately 529 square feet). It will add 352 square feet to the house, replacing the existing 176.75 square feet of the rear additions.

The roof form will mimic the existing flat shed roof on the historic house. However, it will slope up from the connection with the historic house to a height of 19'10" ( the height of the historic house is 21'). The applicant provided a roof plan that shows that a cricket feature is included in the roof to allow for proper drainage. A new rubber membrane roof will be installed on both the addition and the historic house. Three small skylights will be installed, one on the original house and two in the addition. Staff believes that the skylights will only minimally be visible from the public rights-of-way.

The new addition will be clad in a Hardiplank siding on all three elevations. No new windows will be installed on the west elevation. Two windows will be installed within the inset section of the addition. The rear elevation of the addition will contain three ganged, two-over-two, windows on the second floor and three French-style doors on the first floor. Transoms will be located above each of the doors. According to the submitted drawings, the windows and doors on the addition will be wood, simulated divided lights, with exterior wood mullions.

The back of the house is visible from the alley that runs east-west between North Henry Street and North Fayette Street. The side of the house has direct views from Queen Street on the west elevation due to the vacant lots adjacent on the west.

**II. HISTORY:**

1113 Queen Street appears on the 1896 Sanborn maps as a 2 story dwelling. Later Sanborn maps show a series of rear additions, which by 1907 appear to be incorporated as an ell addition to the main building. Building permit records show building activity occurring at 1113 Queen Street in 1926. It appears from the Sanborn maps that the current rear addition configuration was

constructed after 1958. Staff feels that the original house would have been wood, in keeping with similar houses constructed at the turn-of-the century in Parker-Gray. At a later date, the front was altered to its current permastone materials appearance, and stucco was added to the side elevations.

Staff did not locate any prior approvals by the Board for this address.

The applicants received a side yard setback variance from the Board of Zoning Appeals on November 8, 2007 (BZA Case #2007-0035) for the proposed addition.

### **III. ANALYSIS:**

The proposed addition and alterations comply with the Zoning Ordinance.

In the opinion of Staff, the proposed addition is appropriate and compatible with the existing residential building at 1113 Queen Street, and conforms to the recommendations in the *Design Guidelines* for residential additions. While Staff had initial concerns that the side of the addition may be too large in comparison with the historic house, it actually adds only 352 new square feet to the total house. The historic house has a footprint of approximately 487.86 square feet. Staff commends the applicant for designing the addition in such a way that is compatible to the historic house yet differentiates it enough to read as new. While the applicant has provided some information on the drawings regarding materials and new window selection on the addition, Staff will also want to have additional information on these items prior to the applicant applying for building permits and will include the standard conditions regarding the use of Hardiplank and skylights.

Staff also commends the applicant for retaining the existing wood windows on the front elevation and the character-defining feature of the wood cornice. Therefore, Staff recommends approval with conditions.

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

Staff recommends approval of the application with the following conditions:

1. That the applicant provide manufacturer information and cutsheets on the new windows and doors for Staff review and approval prior to applying for a building permit;
2. That smooth, (non-simulated wood grain) Hardiplank siding be installed on the addition;
3. That the nails now show in the installation of the Hardiplank siding on the addition;
4. That manufacturer information be provided on the new skylights to ensure that they are glass and have low or flat profiles, rather than round or domed;
5. That the new skylights have integral shades that should be used at nighttime to reduce seepage of light visible from the exterior;
6. The applicant/developer shall 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;
7. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology; and

8. The statements in 6 and 7 above shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Erosion and Sediment Control, Grading, and Sheet piling and Shoring) so that on-site contractors are aware of the requirements. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.

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 Before a building permit can be issued on any proposed future alterations, a certification is required from the owner or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos (USBC 110.3).
- C-3 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-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 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-7 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.
- 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 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-10 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 skylights within setback distance. Openings in exterior walls between 3 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.

- C-11 A soils report must be submitted with the building permit application.
- C-12 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:

Approval. Replace Hardi-plank with wood siding.

Alexandria Archaeology:

Historical maps indicate the presence of 19<sup>th</sup>-century houses in the vicinity of this property. There is the potential for archaeological resources to be present that could provide insight into residential life in early Alexandria.

**Conditions**

1. The applicant/developer shall 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.
2. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
3. The statements in Conditions 1 and 2 above shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Erosion and Sediment Control, Grading, and Sheeting and Shoring) so that on-site contractors are aware of the requirements. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.
4. If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.