

Docket Item # 3
BAR CASE # 2009-0231

BAR Meeting
October 28, 2009

ISSUE: Re-approval of Addition/Alterations

APPLICANT: Monique Banks

LOCATION: 1113 Queen Street

ZONE: CL/Commercial

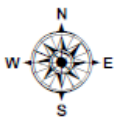
STAFF RECOMMENDATION: Staff recommends approval of the application with the following conditions:

1. That the applicant provide manufacturer information and cut-sheets on the new windows, doors and lights for Staff review and approval prior to applying for a building permit;
2. That Staff is to approve a new front door with appropriate trim material;
3. That smooth, (non-simulated wood grain) fiber cement siding be installed on the addition;
4. That the nails not show in the installation of the fiber cement siding on the addition;
5. 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;
6. That the new skylights have integral shades that should be used at nighttime to reduce seepage of light visible from the exterior;
7. That any new fencing be approved by Staff;
8. 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;
9. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology; and
10. The statements in 8 and 9 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 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.



BAR CASE #2009-0230, 0231 10/28/2009 

Note: BAR Case # 2009-0230 must be approved before this item may be considered.

I. ISSUE:

The applicant is requesting re-approval of a Certificate of Appropriateness for a rear addition and alterations at 1113 Queen Street.

Addition - The proposed two story addition will replace the existing rear additions (a two story ell and a one story addition) with a new two story addition. The new addition will project 17 feet further into the rear yard than the current additions. The majority of the addition will have a footprint of 17 feet 8 inches in width and 28 feet 5 inches in length (and contain approximately 500 square feet). A four feet nine inch by three feet three inch, two story inset will be created on the west between the addition and the main block of the historic house.

The roof form of the addition 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 feet 10 inch (the height of the historic house is 21 feet). The applicant has provided a roof plan that shows that a cricket feature is included in the roof to allow for proper drainage. A rubber membrane roof will be installed on the addition and there will be two small skylights on the roof.

The new addition will be clad with fiber cement siding. No openings will be provided on either the west or east elevation due to their proximity one foot from the side property lines. Four windows will be installed within the inset section of the addition; however, these will not be visible from the public right-of-way. The rear elevation of the addition will contain three ganged 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, with simulated divided lights and exterior wood muntins.

Alterations

The applicant intends to maintain the existing façade of 1113 Queen Street as it currently appears, including 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 with rubber roofing to match the roof on the new addition. A new skylight will also be installed on the roof.

II. HISTORY:

Although the City's real estate assessment records indicate that the two-story, three-bay detached house at 1113 Queen Street was constructed in 1920, architectural details and map research suggests that the house was constructed at an earlier date, around the late 1800s. The house, with a two-story rear ell, appears on the 1891 Sanborn Fire Insurance Map, the first time this area of the city was mapped. Between 1896 and 1902 the Sanborn maps show the addition of a one-story addition to the west of the rear ell.

The house has been clearly altered over the years. The west elevation is covered with stucco and a simulated stone (similar to Formstone or Perma-stone) installed on the front facade. The rear elevation of the house is clad with wood siding. Staff believes that the original house would have been wood, in keeping with similar houses constructed at the turn-of-the century in Parker-

Gray. The decorative wood cornice that remains on the façade is one of the few remaining original features of this historic house.

The applicant received re-approval of a side yard setback variance from the Board of Zoning Appeals on September 10, 2009 (BAR Case #2009-0017). The original variance was approved on November 8, 2007 (BZA Case #2007-0035). The BAR also approved the addition on February 28, 2009 (BAR Case #2007-0230 & 0231) 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. Staff is to approve a new front door with appropriate trim material;
3. That smooth, (non-simulated wood grain) Hardiplank siding be installed on the addition;
4. That the nails not show in the installation of the Hardiplank siding on the addition;
5. 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;
6. That the new skylights have integral shades that should be used at nighttime to reduce seepage of light visible from the exterior;
7. 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;
8. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology; and
9. The statements in 7 and 8 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

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.

III. ANALYSIS:

The proposed addition and alterations comply with BZA Case #2009-0017.

It is the opinion of Staff, the design of the addition is compatible in style and massing to the historic house, and conforms to the *Design Guidelines* for residential additions. In keeping with the recommendations contained in the *Guidelines*, the addition is designed as a background building "...which allow historic structures to maintain the primary visual importance. The use of fiber cement siding on the addition will help to differentiate it from the historic house.

Although the house is rather unremarkable architecturally, its scale and massing make it a contributing resource in the Parker-Gray historic district. That said, Staff has a number of minor concerns.

Fiber cement siding

Staff does not object to the applicant's use of fiber cement siding on the rear addition. However, the applicant is reminded that the siding should be smooth and that the nails should not show in the installation of the siding.

Windows and Doors

The *Design Guidelines* recommend that all windows on historic properties be single glazed (one pane of glass) with true divided lights, although the Board sometimes permits the use of double-insulated (two panes of glass) windows on less visible elevations, and on new construction. As such, Staff does not object to the use of double-glazed windows on the rear addition. Because the applicant has not submitted manufacturer's specifications for the windows, it is unclear whether the windows on the second floor are casement style or double hung, or what the size and profile of the muntins are.

The existing windows on the Queen Street façade, with three-over-one light configuration, are unusual for a house of this age and are most likely not original to the construction of the house in the late 19th century. Two-over-two or one-over-one windows would have been typical for a house of this style and age. While two-over-two windows would be the most appropriate window in the nook area of the new addition, Staff does not object to the installation of new three-over-one windows if the applicant desires since the windows will not be visible from a public right-of-way. However, if in the future the front windows are replaced, the new windows should be two-over-two or one-over-one windows.

Lights

Because no manufacturer's specifications were provided for the proposed light fixtures, Staff recommends that this be provided to Staff for approval prior to submission of the building permit.

Front Door

Although the drawings submitted by the applicant state that the front door will be retained, the replacement of the front door was discussed at the February 2008 BAR hearing. As a result, should the applicant determine that a new front door is needed or desired, Staff should approve the door as well as the appropriate trim material prior to purchase and installation.

Skylights

Staff also does not object to the proposed skylights, which will likely not be visible from the public rights-of-way. To comply with the *Guidelines* as they relate to skylights, Staff recommends that a flat profile glass skylight be used and that the new skylights have integral shades that should be used at nighttime to reduce seepage of light visible from the exterior.

Fence

Although the applicant does not propose to replace the rear stockade fence, Staff recognizes that the fence – already in poor condition – may need to be replaced following the construction of the rear addition. Should this be the case, Staff recommends that any wood replacement fence not be a stockade fence, which per the *Design Guidelines* is not considered appropriate within the historic district, and instead be a flush board fence or a board-on-board fence, that it be either painted or stained, and approved by Staff prior to purchase and installation.

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

1. That the applicant provide manufacturer information and cut-sheets on the new windows, doors and lights for Staff review and approval prior to applying for a building permit;
2. That Staff is to approve a new front door with appropriate trim material;
3. That smooth, (non-simulated wood grain) fiber cement siding be installed on the addition;
4. That the nails not show in the installation of the fiber cement siding on the addition;
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9. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology; and
10. The statements in 8 and 9 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.

STAFF:

Stephanie Sample, Historic Preservation Planner, Planning & Zoning
Stephen Milone, Division Chief, Land Use Services

V. 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:

No comments received for October 2009 BAR hearing. The following comments were provided for the February 2008 hearing: "Approval. Replace Hardi-plank with wood siding."

Alexandria Archaeology:

- F-1 Historical maps indicate the presence of 19th-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.
- R-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.
- R-2* The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.
- R-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.

Transportation & Environmental Services

- R-1 The building permit plans shall comply with requirements of City Code Section 8-1-22 regarding the location of downspouts, foundation drains and sump pumps. Refer to Memorandum to Industry dated June 18, 2004. [Memorandum is available online at the City web site under Transportation\Engineering and Design\Memos to Industry.]. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

- R-3 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R-4 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- R-5 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2,500 square feet. (T&ES)
- R-6 Compliance with the provisions of Article XIII of the City's zoning ordinance for stormwater quality control is required for any land disturbing activity greater than 2,500 square feet. (T&ES)
- F-1 An approved grading plan may be required at the time of building permit application. Insufficient information has been provided to make that determination at this time. In summary, City Code Section 8-1-22(d) requires that a grading plan be submitted to and approved by T&ES prior to the issuance of building permits for improvements involving:
- the construction of a new home;
 - construction of an addition to an existing home where either
 - the addition exceeds the area of the existing building footprint by 100% or more;
 - or, the construction of the addition results in less than 50% of the existing first floor exterior walls, in their entirety, remaining;
 - changes to existing grade elevation of 1-foot or greater;
 - changes to existing drainage patterns;
 - land disturbance of 2,500 square feet or greater.
- Questions regarding the processing of grading plans should be directed to the T&ES Site Plan Coordinator at (703) 746-4064. Memorandum to Industry No. 02-08 was issued on April 28, 2008 and can be viewed online via the following link.
<http://alexandriava.gov/uploadedFiles/tes/info/gradingPlanRequirements.pdf>

VI. IMAGES



Figure 1: Photo of front elevation.



Figure 2: Photo showing vacant lots to west.



Figure 3: Photo of side (west) elevation.



Figure 4: Photo showing side and rear elevations.



Figure 5: Photo of rear.

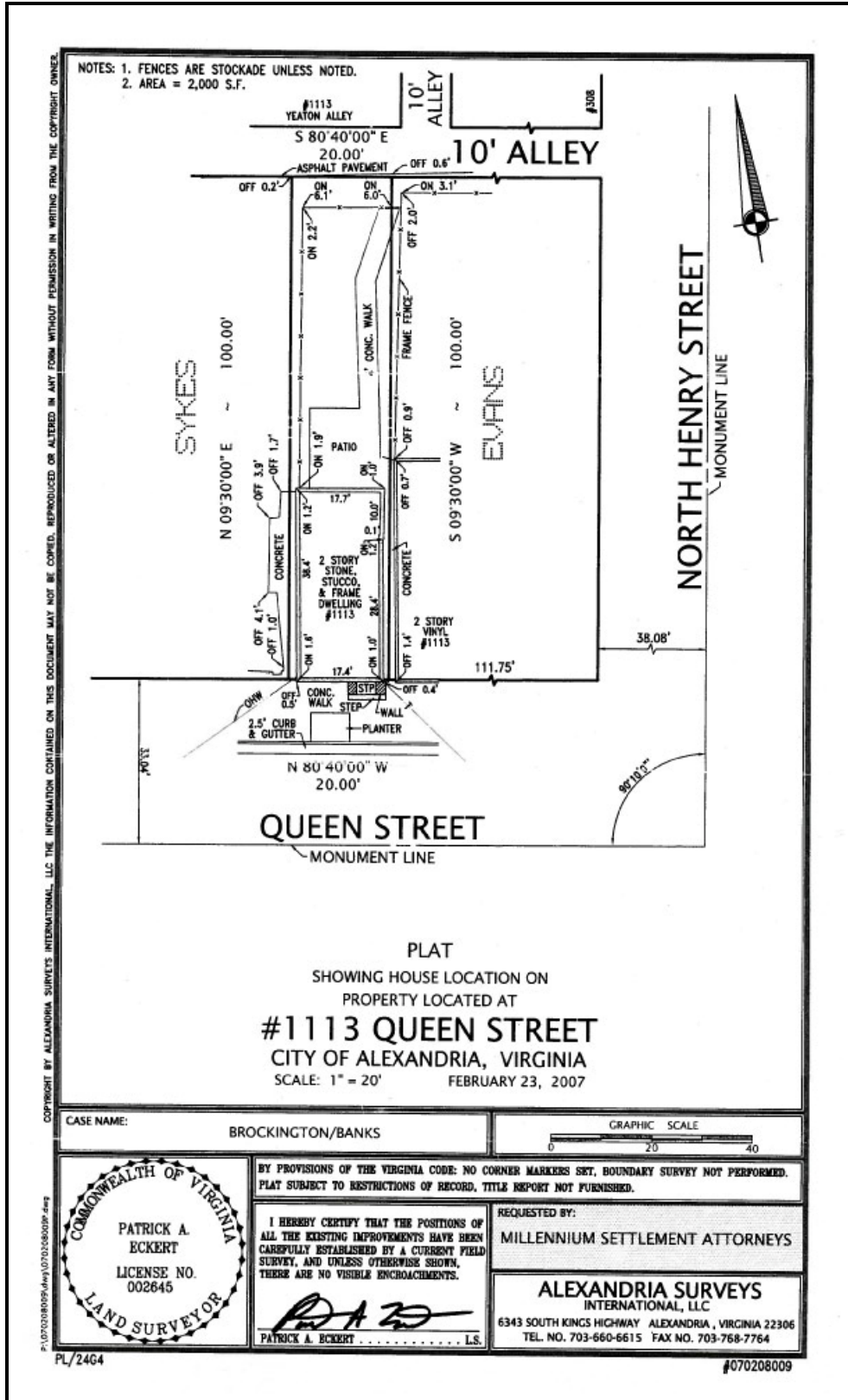


Figure 6: Existing plat.

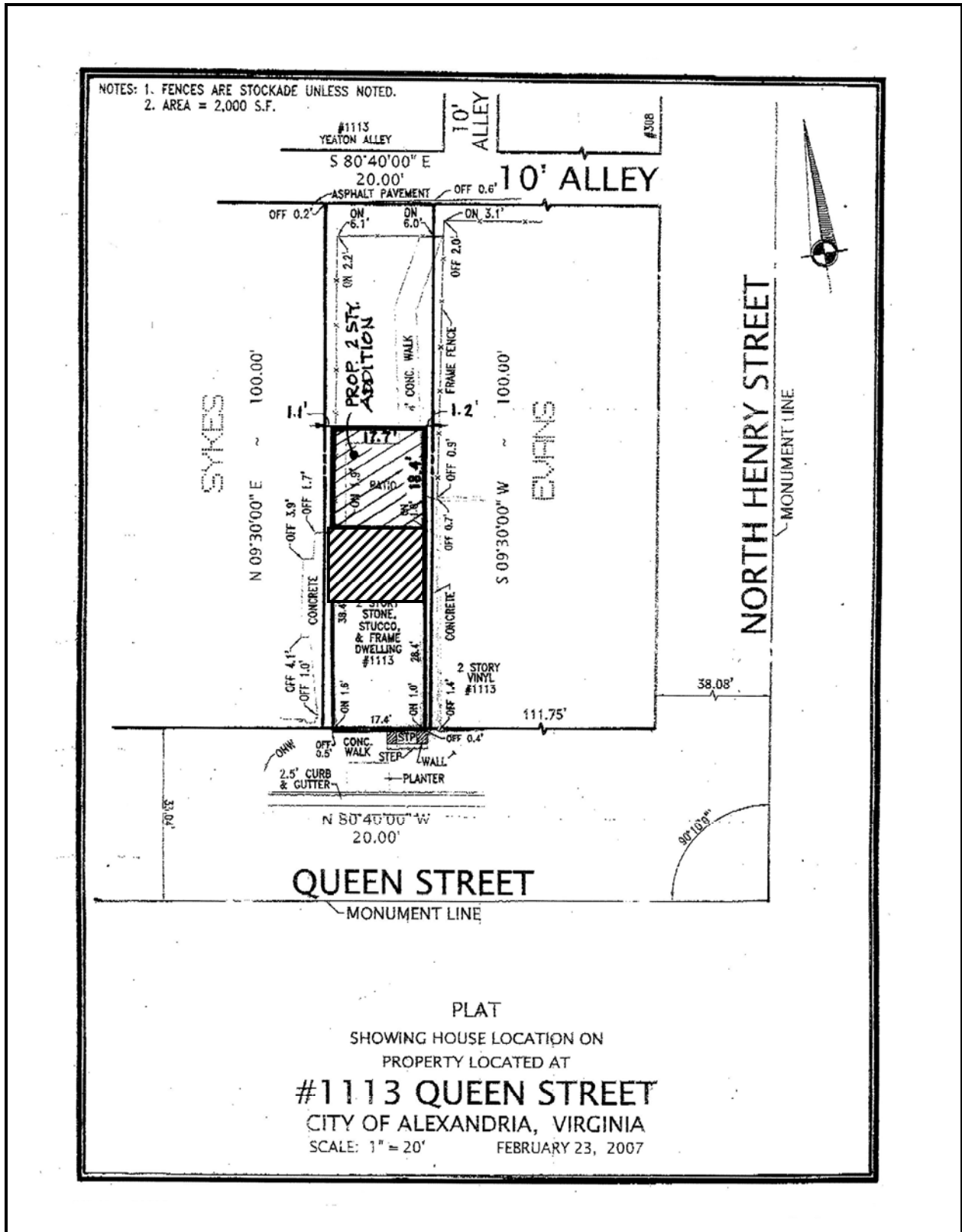


Figure 7: Plat showing area of new addition.

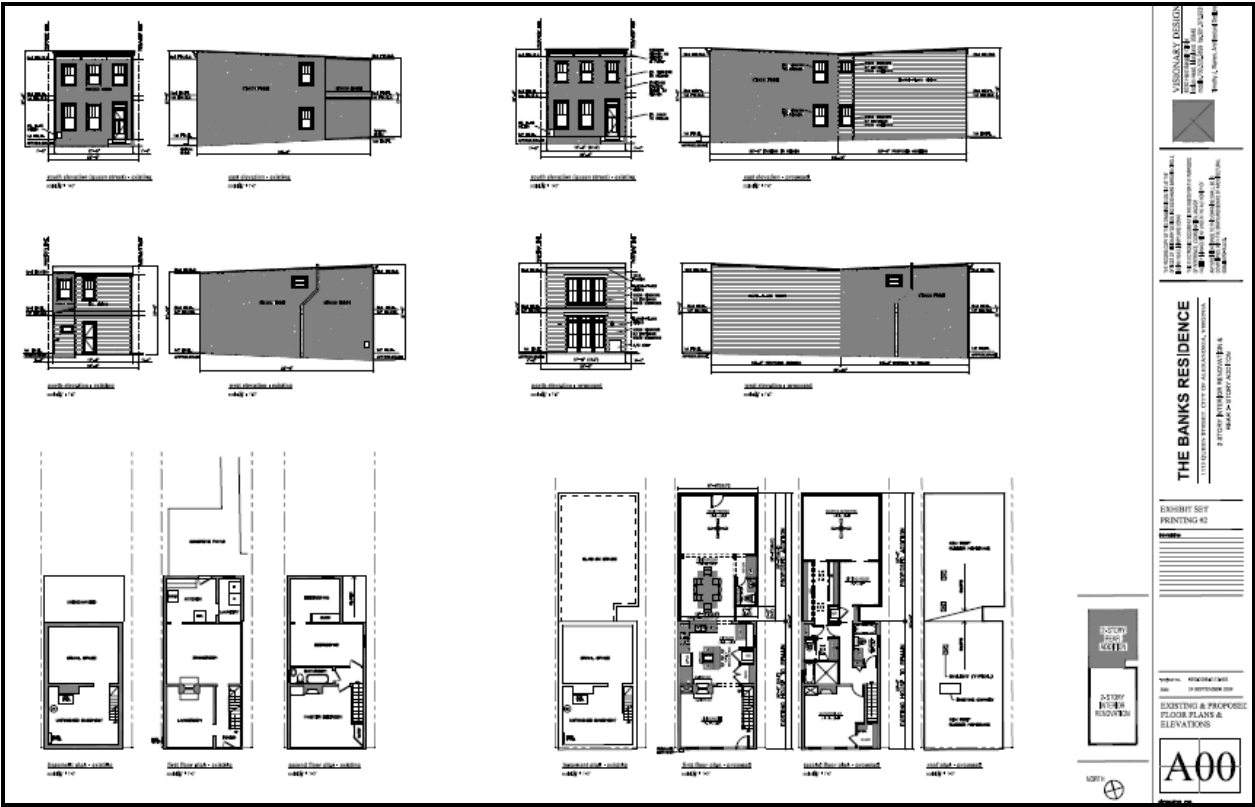


Figure 8: Existing and proposed plans.