

Docket Item # 7  
BAR CASE # 2010-0032

BAR Meeting  
April 28, 2010

**ISSUE:** Addition/Alterations

**APPLICANT:** Alabama Ave LLC by Steve Kulinski for Kulinski Group Architects

**LOCATION:** 1026 Queen Street

**ZONE:** CL/Commercial

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

1. That the applicant use a single glazed, true divided, wood window with the option of storms for all 8 replacement windows on the historic house, and that final specs be submitted to staff for approval prior to application for a building permit.
2. 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.
3. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
4. 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.

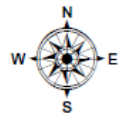
**\*\*EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 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, 703-746-4200 for further information.



**BAR CASE #2010-0031, 0032**

**4/28/2010**



**Note:** BAR Case # 2010-0031 must be approved before this item may be considered.

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for an addition and alterations at 1026 Queen Street.

The proposed addition will measure 14 feet wide by 34 feet deep and will be one and three quarter stories in height, with a gross square footage of approximately 1,012. The new construction will modify the existing roofline by encapsulating the existing rear gable with a new shed roof that will extend from just below the peak of the existing roof on the main block. The east elevation of the addition will be devoid of openings because it is on the property line and the rear elevation will have a pair of six-over-six, windows on both the first and second floor. The west elevation of the addition will consist of two, two story bays with shed roofs comprised of single light, French doors on the first floor and pairs of, six-over-six, double hung, windows on the second floor. On the West elevation, to the north of each bay on both the first and second floor will be a six light, casement window.

The alterations to the historic main block consist of replacing all three, six-over-six windows with new six-over-six double hung windows on the front façade and all five, six-over-six windows with new six-over-six double hung windows on the west elevation. A new wood four panel front door is also proposed. The historic cornice will be repaired and retained. The applicant proposes to install a new Kichler Mount Vernon porch lights with a bronze finish to the left of the front door. On both the front facade and the west elevation of the addition the applicant proposes the instillation of painted white metal gutters and downspouts.

The applicant is proposing new 5 inch reveal wood lap siding to replace the existing siding on the North, East, and West elevations of the historic house, in addition to new wood trim and corner boards. For the addition, the applicant proposes to install five inch reveal Hardieplank fiber cement siding and azek trim.

All of the new windows on the historic house and the new addition will be manufactured by Kolbe & Kolbe (Heritage Series) and will have double-glazed, simulated divided lights and be made of wood. The French doors on the west elevation will also be double-glazed, Kolbe & Kolbe wood doors.

Additional alterations include the proposed construction of a new fence and brick garden wall and a new brick front stoop with metal railing. The 6 foot wood fence with 7 foot masonry piers will extend out from the west edge of the front façade and continue to the corner of the property and down the west property line. At the point where the historic house ends and the new construction begins the wood fence will transition into a 7 foot 8 inch brick garden wall with 8 foot 6 inch tall brick piers. The brick garden wall will continue the length of the west property line.

**II. HISTORY:**

The City's real estate assessment records indicate that the two-story, two-bay detached frame house at 1026 Queen Street was constructed in 1830. According to City Archaeologists, tax records indicate that there were free black households on this street face in 1810, 1830 and 1850, but the exact addresses are unknown. By 1877, the G.M. Hopkins insurance map indicates that a house was present on the lot. Upon reviewing Sanborn Fire Insurance maps of the property for its nearly two hundred year history Staff was able to conclude that the historic main block appears to be intact and date to original construction, however; both additions proposed for demolition have undergone demolition, reconstruction, and alterations.

The structurally independent, one story, cinderblock addition to the west of the historic house dates to the mid 20<sup>th</sup> century, as verified by staff upon an in depth site visit to determine the age of its construction material. Staff noted the use of S4S nominal dimension lumber, wire nails and Portland cement in the mortar, all 20<sup>th</sup> century building materials. While a one story addition of a similar foot print can be traced to the 1891 Sanborn Fire Insurance map, the existing addition was most likely constructed between 1958 and 1961, when the foot print changes slightly from one Sanborn map to the next.

The one story, frame addition to the rear of the main block dates to approximately 1902, as it first appears in its current footprint on the Sanborn Fire Insurance map of that year. The 1896 Sanborn Fire Insurance map shows a one story frame addition however, this addition was oriented to the west elevation of the main block where as the existing addition is oriented to the east elevation. The existing cinderblock portion of the frame addition dates to the mid 20<sup>th</sup> century as it first appears on the 1941 Sanborn Fire Insurance map.

Staff could find no record of any BAR approvals for the subject property.

### **III. ANALYSIS:**

The proposed addition and alterations comply with zoning ordinance requirements.

It is the opinion of Staff, that 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 change in planes and the minor setback along the west elevation help to distinguish the new construction from the historic house. Staff commends the applicant for the renovation of this historic house and in the design of an addition which is subtly distinguished from the historic structure by slightly more contemporary architectural details, as recently requested by the Board on other structures by this architect.

Staff does not object to the use of Hardieplank siding as a construction material on the new construction, however, when using Hardieplank in the historic district, the panels must be smooth and installed so that the nails cannot be seen.

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.

In Staff's opinion, the six-over-six windows on the historic house (the three windows on the front façade and the five windows on the west facing elevation of the main block) should be single glazed with true divided lights with the option of exterior storm windows, in order to maintain the historic integrity of the main block. Staff supports the use of double insulated windows on the new addition, for the same reasons Staff supports the use of Hardieplank siding in this location, because they will be located on new construction. In the same vein, Staff does not object to an insulated glass paneled door. Staff finds the proposed light fixtures and gutters to be compatible to the style of the house and the historic district. Additionally, staff supports both the design of the stoop, steps and railing as well as the new fence and garden wall. Therefore, staff recommends approval of the application with the following conditions:

1. That the applicant use a single glazed, true divided, wood window with the option of storms for all 8 replacement windows on the historic house, and that final specs be submitted to staff for approval prior to application for a building permit.
2. 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.
3. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
4. 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.

**STAFF:**

Meredith Kizer, Historic Preservation Planner, Planning & Zoning  
Al Cox, City Architect, Historic Preservation Section

#### IV. CITY DEPARTMENT COMMENTS

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

##### Code Enforcement:

- C-1 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-2 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-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-4 A soils report must be submitted with the building permit application.
- C-5 Additions and Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-6 Additions and 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 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-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 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.
- C-10 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 116.1.

Historic Alexandria:

R-1 Approve

Alexandria Archaeology:

- F-1 Tax records indicate that there were free black households on this street face in 1810, 1830 and 1850, but the exact addresses are unknown. By 1877, the G.M. Hopkins insurance map indicates that a house was present on the lot. The property therefore has the potential to yield archaeological resources which could provide insight into domestic activities in 19<sup>th</sup>-century Alexandria, perhaps relating to African Americans.
- 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.

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) 838-4318. 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>**

C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99).

C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.

C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.8-1-22)

C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3)

C-5 Pay sanitary sewer tap fee prior to release of Grading Plan. (Sec. 5-6-25)

C-6 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61)



**V. IMAGES**

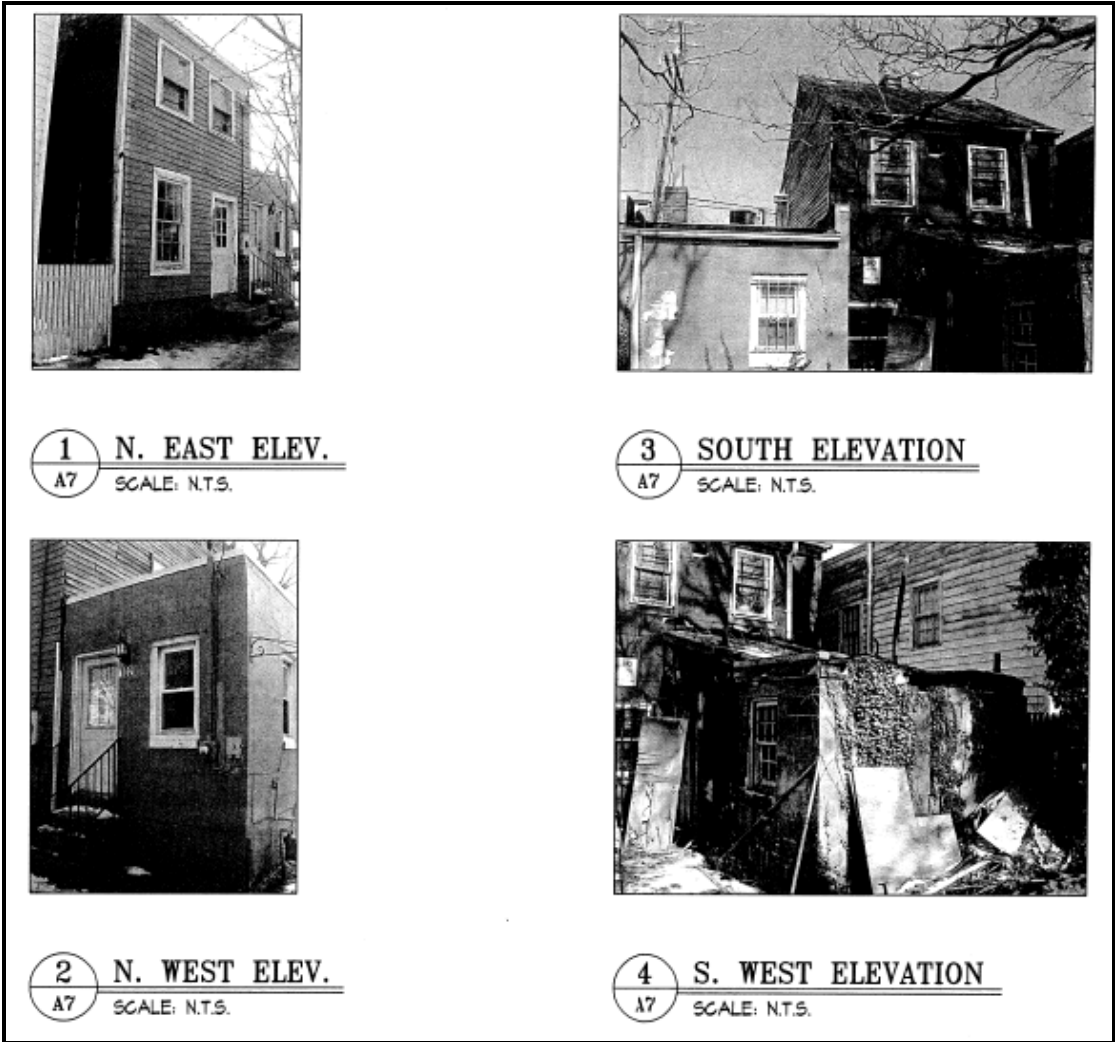


Figure 1. Photographs of existing conditions.

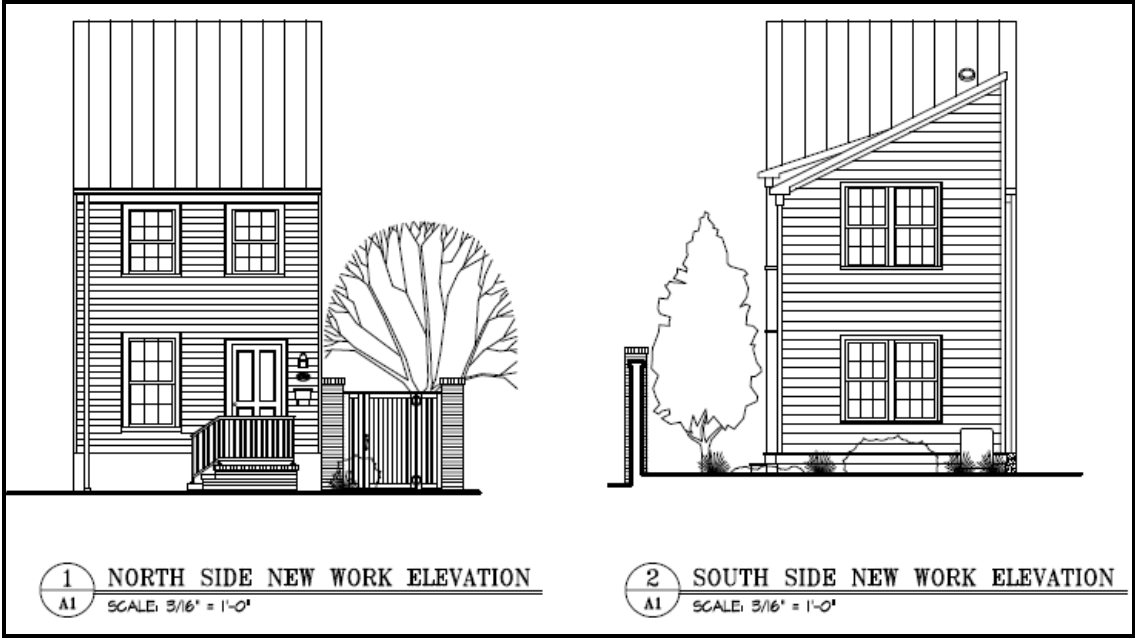


Figure 2. Proposed north and south elevation



Figure 3. Proposed west elevation



Figure 4. Proposed west streetscape

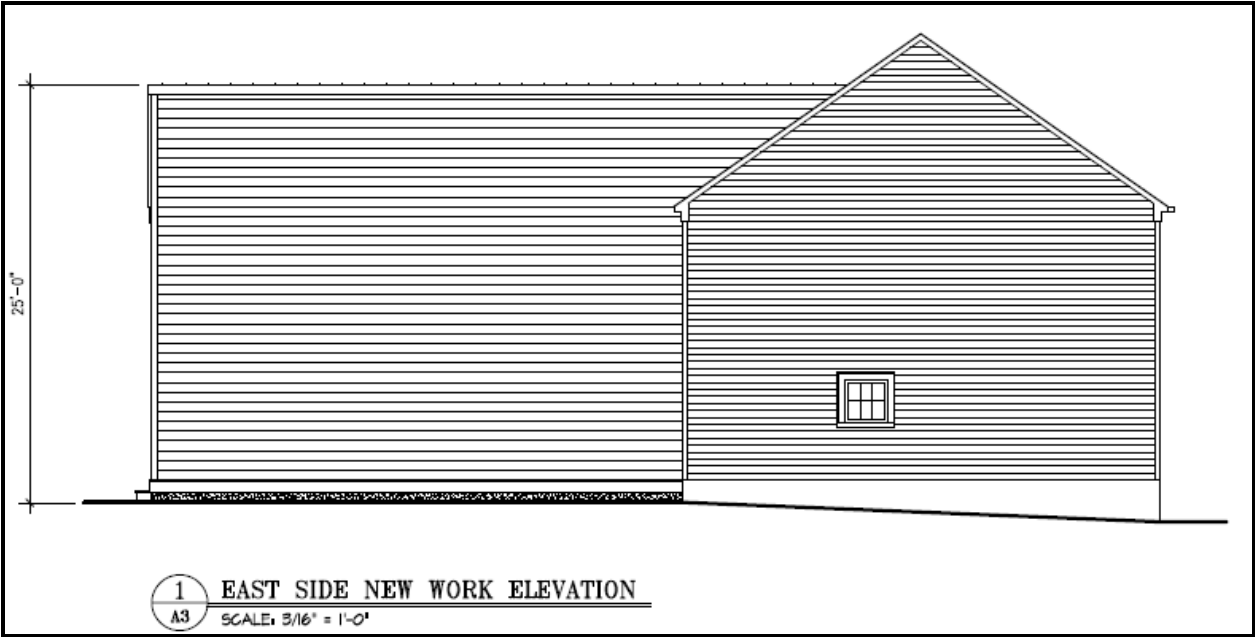


Figure 5. Proposed east elevation.