

EXHIBIT NO. 1

22
6-21-05

Docket Item #
BAR CASE #2005-00104

City Council
June 21, 2005

ISSUE: Appeal of a decision of the Board of Architectural Review, Parker-Gray District
approving a Permit to Demolish

APPELLANT: Leslie Zupan on behalf of petitioners

LOCATION: 1210 Queen Street

ZONE: CRMU-M/Commercial

I. EXECUTIVE SUMMARY

- The applicant requested approval of a Permit to Demolish to allow for alterations and a third story addition in order to adaptively reuse the early 20th century warehouse structure at 1210 Queen Street as an 8-unit residential condominium. The existing flat roofed, brick building has two stories above a partially exposed basement and measures 30' wide by 100' long.
- The Parker Gray Board of Architectural Review approved the Permit to Demolish (BAR Case #2005-00104) by a vote of 5-1 on May 25, 2005. The demolition pertains to the removal of the existing roof structure and various smaller areas of demolition and capsulation on the exterior facades. This decision has been appealed by Leslie D. Zupan on behalf of the petitioners.
- At the May 25, 2005 hearing, the Board of Architectural Review also gave conceptual approval to the preliminary plans for alterations and a third story addition (BAR Case #2005-00105). The vote on the conceptual approval was 5-1. The conceptual approval is not subject to appeal to the Council. The Zoning Ordinance only allows appeals of an application for a Certificate of Appropriateness or a Permit to Demolish (Section 10-207(A)).
- The Special Use Permit with site plan for 1210 Queen Street is docketed to be heard by Council at the June 21, 2005 hearing (SUP #2005-0050). If Council approves the Special Use Permit, the Board of Architectural Review will consider an application for Certificate of Appropriateness for the final design for the project.
- For this appeal, Council should consider the following:
 - Is the building of such architectural or historical interest that the demolition of portions of the building would be detrimental to the public interest;
 - Is complete retention of the building necessary to help preserve and protect an historic place or area of historic interest in the city; and,
 - Does the proposed demolition, which is limited to the flat roof (not visible from the public right-of-way) and various other smaller areas diminish the significance of the building?
- Staff recommends that Council support the decision of the Board of Architectural Review and approve the Permit to Demolish as submitted.



Figure 1 - Front elevation



Figure 2 - East side elevation

II. BACKGROUND

With respect to additions, the BAR process separates the project into two aspects or cases: 1) the demolition (removal of exterior wall or roof surfaces) and/or capsulation (covering or concealing exterior wall or roof surfaces); and, 2) the new construction. The current appeal applies only to the demolition/capsulation, which is covered by the Permit to Demolish. The applicant has not yet filed an application for a Certificate of Appropriateness for the design for the new third story addition and alterations.

The applicant has obtained concept approval for the addition and alterations (BAR Case #2005-00105, May 25, 2005). The concept review is a preliminary review which is advisory to the Planning Commission and City Council, and is *not* addressed in the ordinance as an appealable decision. In the concept review, the Board considers the scale, mass and architectural character of the conceptual design to determine if the proposed project is generally appropriate in relation to its surroundings. Detailed design elements are deferred for restudy and final approval of a Certificate of Appropriateness if, and when, the project is approved by Planning Commission and City Council.

Demolition for third story addition

The most extensive demolition is required by the third story addition. The existing roof structure will be removed and replaced by a new floor system/roof deck for the third story. This new plate will be sunk several feet lower than the existing roof. The existing parapet brick parapet obscures views of the roof from the public right-of-way. A section of the new roof 24' wide by 84' long will then be capsulated by the new third story.

Other smaller areas of demolition and capsulation

- All existing doors and windows will be removed and replaced. For the most part, the existing openings will remain as they are.
- On the front (north) elevation, all openings will remain unaltered, except that the basement window to the left of the stairs will be reopened and extended. The existing front stairs will be demolished and rebuilt.
- The west elevation will remain as is except that two areas of walled-in openings will be redone. The existing concrete block will be removed and new matching brick will be inserted.
- The east elevation will have a number of minor alterations. All basement level window openings will be extended to create longer openings. The two center window openings on the first floor will be extended downward to become doors.
- The rear (south) elevation currently has no openings. Nine new window openings will be inserted in the south elevation, three each in the basement, first and second stories. A metal fire escape will be added to the west side of the south elevation, extending from the ground to the new third story and capsulating small portions of the wall.

The front (north) and east sides of the building are highly visible from Queen and Fayette Streets, while the west and rear (south) sides are visible in more limited views from Payne and Cameron Streets.

III. STAFF ANALYSIS

In considering a Permit to Demolish/Capsulate, the Council must consider the following criteria set forth in the Zoning Ordinance, Sec. 10-205(B):

- (1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?
- (4) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (5) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?
- (6) Would retention of the building or structure help maintain the scale and character of the neighborhood

Staff believes Criteria #s 1 & 4 are applicable. Its large size and brick construction make the building a landmark in the neighborhood. It is the most substantial late 19th/early 20th century warehouse building remaining in the Parker-Gray District, a neighborhood once ringed by industrial and commercial enterprises that employed many of its residents. The facade with its tan bricks and red mortar, arches composed of triple rows of headers with cast stone keystones and corbeled cornice is uncommonly well detailed for a building of its type. It serves as the anchor and monument to William Peck's impressive achievements. Peck, who had the building constructed in 1909-1910, made a substantial contribution to the development of what was then the northwestern frontier of the city, both adding to the stock middle class housing in significant numbers and providing for many of the basic needs of the new residents through his grocery and coal business located in the northwest quadrant of the block bounded by Queen, Payne, Cameron and Fayette streets.

While Staff believes the building is significant, Staff does not feel the proposed demolition rises to a level that would diminish the significance of the building or impact the public's interest in its retention. According to the applicant, physical evidence on the interior of the building indicates that the existing roof was a later alteration and is located approximately 3' above the height of the original roof structure. The flat roof is not a portion of the building that is visible to the public. For these reasons, Staff finds the removal of the existing roof acceptable.

The proposed alterations of existing openings are kept to a minimum and are consistent with the

architectural character of the building. The new openings in the south elevation and capsulation by the fire escape are acceptable as they are located on the least visible facade.

With respect to demolition, the *Design Guidelines* note that “[t]he Boards are extremely conscious of the need to preserve the existing building resources of the historic districts,” but go on to explain that “the Boards are also sympathetic to the needs of building owners to make contemporary 20th century use of a property.” Recognizing this balance, the Guidelines conclude that “[i]t is the policy of the Boards that the absolute minimum of demolition of an existing structure should take place” (Demolition of Existing Structures - Page 1). To conclude, Staff finds the proposed demolition and capsulation to be acceptable and in accordance with the guidelines.

IV. APPELLANTS’ POSITION

Of the six points listed under the heading “basis for appeal” in the appeal document, only the last point pertains to the Permit to Demolish:

Staff have accepted at face value the applicant’s statement that the roof is not original to the building (p. 4 of staff report on Demolition/Encapsulation). There is no evidence that staff have inspected the roof in person to corroborate this statement.

Preparatory to preparing a report for the Board of Architectural Review, Staff examines the documentation submitted with the application and frequently inspects the property in question *from the public right-of-way*. It is extremely rare that Staff will request an interior inspection of a property. In this case, Staff did not feel such an inspection was necessary for several reasons:

- 1) The applicant, a builder with extensive experience with historic buildings, affirmed that the roof was not original based on physical evidence, including the presence of the original joist pockets below the level of the present roof, and on his conversations with people familiar with the history of the building;
- 2) Staff research of the building permit record for the building, which included Permit #31614 issued May 29, 1975 to “repair roof and floors” at the cost of \$10,000. This permit, available on microfilm, includes a section drawing of the building which appears to show a raised roof; and,
- 3) The fact that the roof is not now, nor ever was, visible from a public right-of-way.

V. RECOMMENDATION

Staff recommends that the Council support the decision of the Board of Architectural Review and approve the Permit to Demolish.

ATTACHMENTS

May 25, 2005 staff report for BAR Case #2005-00104

BAR Meeting
May 25, 2005

ISSUE: Demolition/capsulation
APPLICANT: William Cromley
LOCATION: 1210 Queen Street
ZONE: CRMU-M/Commercial

BOARD ACTION, May 25, 2005: Approved by roll call vote, 5-1.

The Board combined the discussion of docket item #s 10 & 11. On a motion by Mr. Lloyd, seconded by Ms. Sample, the Board approved Staff recommendations which were approval of the Permit to Demolish and approval of the conceptual plans with the following conditions:

- 1) That the roof of the addition be flat;
- 2) That there be no thru-wall air conditioning units;
- 3) That the HVAC units be located on the west side of the third story roof deck;
- 4) That the front elevation of the third story addition be symmetrical and,
- 5) That the west elevation be thoughtfully designed to provide visual relief for the long wall.

The vote on the motion was 5-1 (Mr. Meick was opposed).

REASON: The Board agreed with the Staff analysis. They were pleased that the building would be rehabilitated and found the project to be both exciting and respectful to the building and surrounding neighborhood. A number of Board members noted the importance of articulating the west elevation of the addition. The Board spoke in support of the integrity of the Board's review process and of Mr. Cromley's personal integrity and record as a developer. Mr. Meick expressed concern about the practice of providing concept approval and about the impact of the proposed third story addition on the integrity of the building, density of the neighborhood and parking.

SPEAKERS: Katrina Newton, Planner with the Department of Planning & Zoning, made a brief presentation regarding the project.

Duncan Blair, attorney, spoke in support on behalf of Mr. Cromley, the applicant. Mr. Blair stated that the applicant was in agreement with the Staff conditions. He argued

that the proposed third story was consistent with the Secretary of the Interiors Standards for Rehabilitation, the building and the neighborhood.

Stephen Dupont, project architect, spoke in support.

Leslie Zupan, homeowner at 1304 Queen Street, was generally in support of the project but questioned the appropriateness of the rooftop addition.

Daniel Koslov, homeowner at 1219 Queen Street, spoke in opposition. Col. Koslov stated that the overwhelming majority of the neighbors on the 1200 block of Queen Street were opposed to the project and referred the Board to four letters addressed to city officials and signed by neighbors, which detailed their opposition to the project. In particular, they opposed the third story addition, feeling that it would significantly alter the scale and the character of the neighborhood and reduce their privacy. He compared the project to the proposed new house at 804 Pendleton Street which the Board found to be out of scale at prior hearings. He asked whether there was a conflict of interest, as Mr. Cromley had advocated for the project while serving as Chairman of the Board of Architectural Review, and he requested that the Board decline to consider the project at this time.

Wilson Thompson, business owner at 1201 Queen Street, spoke in opposition. Mr. Thompson expressed concern that the building would be too massive with the addition of the third story and noted that the Board seemed to be incrementally changing the character of the neighborhood by approving successive new buildings higher than the historic buildings around them.

Phillip Moffatt, homeowner at 534 North Columbus Street, spoke in support. He disputed that this project was comparable to the 804 Pendleton Street case and explained that the third story would add only 5' in height, less than a typical full story and thus would not have a great impact when seen from the street. He expressed disappointment in the tone of the debate over the project.

Poul Hertel, homeowner at 1217 Michigan Court, spoke in opposition. He noted the incremental creep in height and size of projects in the Parker-Gray District and urged the Board to preserve the building at its current height. He also expressed concern about the tone of the debate over the project and stated that as Mr. Cromley has resigned there should no longer be a question of conflict of interest.

Nancy V. Fitton, homeowner at 311 North Fayette Street, spoke in support. She felt the rooftop addition was an enhancement to the building.

Linda Wolfe, homeowner at 513 North Alfred Street, spoke in support of the project and of Mr. Cromley. She described Mr. Cromley as dedicated to quality work and

committed to the neighborhood. She noted that there are many condominium buildings surrounded by single family homes in the historic districts and that the proposed height increase was minimal.

Patricia Schubert, homeowner at 907 Oronoco Street and the 2nd vice president for the Inner City Civic Association, spoke in support. She noted that the proposed project will eliminate an eyesore and follow LEED and smart growth principles.

Jodi Orr, homeowner at 212 North Alfred Street, spoke in support. She expressed support for the monitor-like third story as a monument to the city's industrial heritage.

Edward Lockett, homeowner at 418 North Alfred Street, spoke in support. He maintained that the project was compatible with the district in terms of mass, scale and architectural character.

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

NOTE: This docket item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish for alterations and a third story addition in order to adaptively reuse the early 20th century warehouse structure as an 8-unit residential condominium. The existing flat roofed, brick building has two stories above a partially exposed basement and measures 30' wide by 100' long. At the same time, the applicant is also requesting concept approval for the alterations and addition (Docket item #11, BAR Case #2005-105).

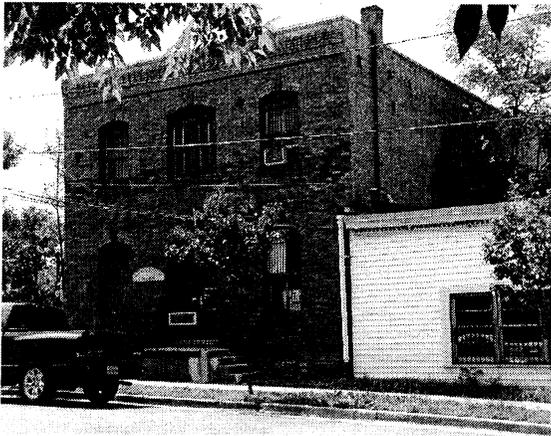


Figure 1 - Front elevation



Figure 2 - East side elevation

Demolition for third story addition

The most extensive demolition is required by the third story addition. The existing roof structure will be removed and replaced by a new floor system/roof deck for the third story. This new plate will be sunk several feet lower than the existing roof. The existing parapet brick parapet obscures view of the roof. A section of this new roof 24' wide by 84' long will then be capsulated by the new third story.

Other demolition and capsulation

- All existing doors and windows will be removed and replaced. For the most part, the existing openings will remain as they are.
- On the front (north) elevation, all openings will remain unaltered, except that the basement window to the left of the stairs will be reopened and extended. The existing front stairs will be demolished and rebuilt.
- The west elevation will remain as is except that two areas of bricked-in openings will be redone. The existing brick will be removed and new matching brick will be inserted.

- The east elevation will have a number of minor alterations. All basement level window openings will be extended to create longer openings. The two center window openings on the first floor will be extended downward to become doors.
- The rear (south) elevation currently has no openings. Nine new window openings will be inserted in the south elevation, three each in the basement, first and second stories. A metal fire escape will be added to the west side of the south elevation, extending from the ground to the new third story and capsulating small portions of the wall.

The front (north) and east sides of the building are highly visible from Queen and Fayette Streets, while the west and rear (south) sides are visible in more limited views from Payne and Cameron Streets.

II. HISTORY:

When built in 1909-1910, the two story brick building at 1210 Queen Street would have been among the most impressive structures in the Parker Gray neighborhood. Nearly 100 years later, the large, rectangular building with a distinctive tan brick facade, arched windows and doorways and decorative brickwork remains a notable presence in this district of largely small scale frame residences. Although not an obvious example of an architectural style, this utilitarian building is handsome, well proportioned and exhibits brick work of the level typically seen on some of the Alexandria's more high style residential buildings of the era. Its broad arched openings, corbeled cornice and masonry skin are suggestive of the Romanesque Revival style, but this may be more coincidental than intentional.

Building permit records maintained by the City's Code Enforcement division provide a history of numerous minor repairs and alterations from the 1920s to present day, including replacement of the front steps, creating the front basement level entry and repairing the roof and floors. At some point, possibly as early as 1913, a one story boiler house was appended to the rear of the building. It remained through the 1940s. However, despite the various minor alterations and deficient maintenance through the years, the building retains a high level of architectural integrity.

According to the September 1, 1909 construction permit, 1210 Queen Street designed by H. A. Riggs as a warehouse for William Peck. Peck had already established a substantial mercantile business at the southeast corner of Queen and Payne Streets, including a two story frame grocery (circa 1902), a one story frame warehouse (probably circa 1904), one story coal sheds and a coal and wood yard. According to an undated history prepared by BAR Staff, William Peck established his grocery business in 1898 or 1899 when he was in his mid-twenties. The construction of the large brick warehouse suggests that Peck had attained a new level of success.

In addition to the mercantile business, William Peck built a large number houses in the immediate vicinity of his business. Between 1902 and 1909 he was issued 14 building permits for at least 22 separately addressed properties. Examples of his houses can be seen at 405 - 411 North West Street and at 1315 and 1317 Princess Street, permitted on September 1, 1909. Most of Peck's houses appear to have been built in pairs and to be two-story, frame, buildings with half mansard roofs. It is

not clear whether Peck actually built these houses or the warehouse at 1210 Queen Street. Although his name appears on the construction permits, he is not listed in the city directories under builder or contractor, but as grocer and wood and coal dealer.

Peck died on September 7, 1913 after his car was struck by a train at Hume Crossing in the St. Elmo subdivision north of town (*Alexandria Gazette*, 9/8/1913). Peck's store remained in use as a grocery for many years after his death, but the new brick warehouse was taken over by the Alexandria Laundry within months of Peck's death. The building was leased by Alexandria Laundry until 1940 when it was sold to the Southern Dry Cleaning Company. Later uses included a transfer and storage facility. In recent years it has housed a combination of commercial uses, including a construction company office, storage and artist studios. The applicant purchased the property on December 8, 2004.

III. ANALYSIS:

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, Sec. 10-205(B):

- (1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?
- (4) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (5) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?
- (6) Would retention of the building or structure help maintain the scale and character of the neighborhood

Staff believes Criteria #s 1 & 4 are applicable. Its large size and brick construction make the building a landmark in the neighborhood. It is the most substantial late 19th/early 20th century warehouse building remaining in the Parker-Gray District, a neighborhood once ringed by industrial and commercial enterprises that employed many of its residents. The facade with its tan bricks and red mortar, arches composed of triple rows of headers with cast stone keystones and corbeled cornice is uncommonly well detailed for a building of its type. It serves as the anchor and monument to William Peck's impressive achievements. In the space of 15 years, Peck made a substantial contribution to the development of what was then the northwestern frontier of the city, both adding to the stock middle class housing in significant numbers and providing for many of the basic needs of the new residents through his grocery and coal business.

While Staff believes the building is significant, Staff does not feel the proposed demolition rises to a

level that would diminish the significance of the building. According to the applicant, physical evidence on the interior of the building indicates that the existing roof was a later alteration and is located approximately 3' above the height of the original roof structure. The flat roof is not a portion of the building that is visible to the public. For these reasons, Staff finds the removal of the existing roof acceptable.

The proposed alterations of existing openings are kept to a minimum and are consistent with the architectural character of the building. The new openings in south elevation and capsulation by the fire escape are acceptable as they are located on the least visible facade.

With respect to demolition, the *Design Guidelines* note that “[t]he Boards are extremely conscious of the need to preserve the existing building resources of the historic districts,” but go on to explain that “the Boards are also sympathetic to the needs of building owners to make contemporary 20th century use of a property.” Recognizing this balance, the Guidelines conclude that “[i]t is the policy of the Boards that the absolute minimum of demolition of an existing structure should take place” (Demolition of Existing Structures - Page 1). To conclude, Staff finds the proposed demolition and capsulation to be acceptable and in accordance with the guidelines.

IV. STAFF RECOMMENDATION:

Therefore, Staff recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- R-1 Prior to submission of the Final Site Plan #1, the developer shall provide a fire flow analysis by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered.
- R-2 An automatic fire suppression system and monitored fire alarm system will be required for this structure. Provide location of fire department connection. FDC shall be within 100 feet of a fire hydrant as measured along the travelway.
- C-1 The building height must be kept under 50 feet or ladder truck access will be required.
- C-2 Several exterior walls are located within 5 feet of interior lot lines and shall have a minimum 1 hour fire rating without openings.
- C-3 This structure will be required to have handicap accessible units in accordance with Chapter 11 of the USBC. Provide information on the structure will comply with required exits, parking, and accessibility for persons with disabilities.
- C-4 This project is a Change of use from F-1, Factory to R-2, Residential. A change of use and new Certificate of Occupancy is required..
- C-5 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 112.1.4).
- C-6 A separate tap is required for the building fire service connection.
- C-7 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 119.0.
- C-8 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) floor area per floor ; e) fire protection plan.
- C-9 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-10 Alterations to the existing structure must comply with the current edition of the Uniform

Statewide Building Code (USBC).

- C-11 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-12 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-13 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-14 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.

Historic Alexandria:

“I think this is an interesting concept.”

Transportation and Environmental Services:

No comments.



RECORD OF APPEAL
FROM A DECISION OF THE BOARD OF ARCHITECTURAL REVIEW

Date Appeal Filed With City Clerk: _____

B.A.R. Case # BAR 2005-0104/0105

Address of Project: 1210 Queen Street

Appellant is: (Check One)



B.A.R. Applicant

Other Party. State Relationship Neighbor

Address of Appellant: 1309 Queen Street
Alexandria, VA 22314

Telephone Number: (703) 548-9489 (H) or (202) 416-7755 (W)

State Basis of Appeal: See attached -

Attach additional sheets, if necessary.

A Board of Architectural Review decision may be appealed to City Council either by the B.A.R. applicant or by 25 or more owners of real estate within the effected district who oppose the decision of the Board of Architectural Review. Sample petition on rear.

All appeals must be filed with the City Clerk on or before 14 days after the decision of the B.A.R.

All appeals require a \$150.00 filing fee.

If an appeal is filed, the decision of the Board of Architectural Review is stayed pending the City Council decision on the matter. The decision of City Council is final subject to the provisions of Sections 10-107, 10-207 or 10-309 of the Zoning Ordinance.

Leslie D. Bujan
Signature of the Appellant

Basis of Appeal for 1210 Queen Street (BAR2005-0104/0105)
June 6, 2005

- The proposed third-story addition to 1210 Queen Street is not supported by clear and convincing precedents in the Parker-Gray Historic District for commercial buildings of its type, size, age and distinction. The examples cited both by staff and the applicant are not directly relevant (see Attachment A).
- The proposed addition does not respect the work of William Peck, the original builder, who is known for his two-story structures in the area (see pp 2-3 of BAR Case #2005-00104 Demolition/Encapsulation).
- The building does not have a “monitor,” nor is there any evidence that it ever had one. Such features were characteristic of single-story industrial buildings and factories (see Attachment B). In Alexandria these were typically found in areas of the city closer to the Potomac River. Building a “monitor”-like addition is false historic preservation and does a disservice to the neighborhood.
- The applicant has not demonstrated that the “rehabilitation” of this building requires a third-story addition.
- The proposed addition will house two condos and thus adds density to the project, increasing traffic and perpetuating parking problems in the neighborhood. The question of the third-story addition cannot be separated artificially from the density issue: it is a major and contributing factor.
- Staff have accepted at face value the applicant’s statement that the roof is not original to the building (p. 4 of staff report on Demolition/Encapsulation). There is no evidence that staff have inspected the roof in person to corroborate this statement.

ATTACHMENT A

PROBLEMS WITH EXAMPLES OF THIRD-STORY ADDITIONS TO HISTORIC BUILDINGS IN THE PARKER-GRAY DISTRICT

A third-story addition to a landmark commercial building like the Alexandria Laundry is unprecedented in either historic district. This can be demonstrated by a review of the supporting examples provided by the applicant and staff.

In his filings with the City, the applicant included an attachment labeled "Rooftop Additions to Historic Buildings in Old Town Alexandria." However, these six buildings were either:

- Not in the Parker-Gray district
- Not in the Old & Historic District
- Not historic buildings
- Not buildings with third-story additions; and
- Included a building which is scheduled for demolition

The list is as follows:

1. *The Green Steam Furniture Building, 200 S. Fairfax Street*

This building is located in the Old & Historic District and was converted from a garage to apartments (and later condos) around 1976. However, records indicate the structure was already three stories and had fourth floor addition – probably dating from the 1930s – which was then redesigned and remodeled to form the arcade for the third floor.

2. *The HEW Credit Union Building, 400 N. Columbus Street*

This building is also located in the Old & Historic District. It was built around 1959 as a trucking warehouse but was later converted to offices. The third story addition dates from 1983. The building remains a commercial structure.

3. *Portner's Brewer Bottling Plant Building, 600 N. St. Asaph Street*

This building is outside both historic districts but was voluntarily submitted for review by the Old & Historic District board in 1996 because it was then thought that the boundaries of the District would eventually be expanded to include this area of Alexandria. The Portner Brewery featured a true historic "monitor" and this was used as the basis for the addition of a floor.

4. *Coca Cola Building, 1500 King Street*

This building is not in either historic district and with its Art Deco features appears to date from the 1920s or early 1930s.

5. *712 Jefferson Street*

This office building is in the Old & Historic District but was in fact constructed in 1959 and there is no record of a third story addition. The structure is slated for demolition as part of a large scale redevelopment of the 800 block of S. Columbus Street.

6. *809 Cameron Street*

This example involved the addition of a third story to a commercial building that previously consisted of two separate buildings – 807 and 809 Cameron Street. The building on the west side, 807, had had a third story addition some time in the 1890s – more than a century earlier -- and the applicant now proposed adding the third story at 809 to make the building more symmetrical in appearance. The building remains a commercial structure and is used for offices.

The staff reports for the BAR did not reference the applicant's list but instead found two examples of third-story additions: 421 N. Fayette Street and 512 N. Alfred Street. However, both of these structures are single-family homes and the Fayette Street house was only built in 1955.

In conclusion, neither applicant nor staff have demonstrated any precedent for a third-story addition to a landmark commercial building undergoing conversion to residential use in either historic district.

ATTACHMENT B

A "MONITOR"-LIKE ADDITION IS NOT APPROPRIATE FOR 1210 QUEEN STREET

Applicant has attempted to demonstrate that a "monitor"-like addition would be an appropriate addition to 1210 Queen Street. A monitor is a roof-top feature consist of a series of windows designed to bring natural light and ventilation into manufacturing buildings.

However, the applicant's own material on file with the City indicates that 1210 Queen Street was not the type of structure that would ever have had a monitor. The building was constructed as a two-story warehouse, not as a single story industrial or manufacturing building, which was the type of building on which monitors were typically found.

In The Works: The Industrial Architecture of the United States, by Betsy Hunter Bradley (copy of Chapter 8, "Factory Roofs," submitted with applicant's paperwork) the author cites page after page of examples drawn exclusively from manufacturing companies such as Singer Sewing Machine Co., various railroad manufacturing and repair firms, dye works, and rolling mills.

Ms. Bradley's book also indicates that monitors were features of single-story buildings. "Because monitors drew hot air currents upward and allowed them to escape, *they helped tall, one-story spaces* function as chimneys" (p. 189). She also discusses the monitor for "the **one-story shops** erected for the Chicago, Milwaukee and St. Paul Railroad in Milwaukee (c. 1880)" (p. 190)

The fact that the 1210 Queen Street building was constructed with two floors complete discounts the "monitor" argument, not only because the building was not constructed for industrial use but also because it would have been absurd to build a roof-top monitor which would only be capable of bringing light and ventilation to the second floor.

Finally, the applicant also provided pictorial evidence of monitors in Alexandria from approximately 1865 to 1925. However, these examples only bear out the points made above. The examples include industrial buildings such as breweries, lumbermills, glass works, ice making facilities, shipyards, and fertilizer and automotive manufacturing. None of these buildings were located in the Parker-Gray district.

We, the undersigned owners of real estate within the Old and Historic Alexandria District (Parker- Gray District [strike out as appropriate]) appeal the decision of the Board of Architectural Review to the Alexandria City Council in B.A.R. Case # 2005-0102/0105 regarding the property at 1210 Queen Street (street address).

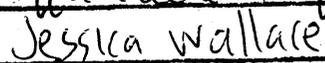
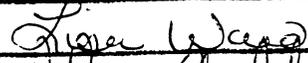
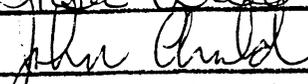
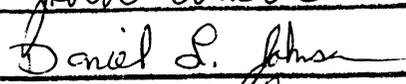
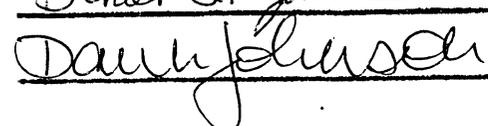
	Name	Signature	Owner of Real Property At:
1.	TECI D WEBSTER	<i>[Signature]</i>	1208 Princess St.
2.	Remel Delisle	<i>[Signature]</i>	404 N. Henry St
3.	CARL WRIGHT	<i>[Signature]</i>	400 N. Henry St.
4.	William Rivers	<i>[Signature]</i>	1208 Princess St
5.	Arbisa Tracey	<i>[Signature]</i>	1216 Princess St.
6.	LORISSA BOUNDS	<i>[Signature]</i>	1206 Princess St
7.	AGNES V. RANDOLPH	<i>[Signature]</i>	1210 PRINCESS ST
8.	DEBRA SABOURIN	<i>[Signature]</i>	1212 Princess St.
9.	FOR TRUSTEE AT ANTIARCH CH REV. JOHNNY ALEXANDER	<i>[Signature]</i>	1120 Queen St
10.	PASTOR RICHARD E WOODS Mt Jezreel Church	<i>[Signature]</i>	317 N. PAYNE ST, ALEX, VA 22314
11.	Campbell, William	<i>[Signature]</i>	320 N. Fayette SE
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← 318

We, the undersigned owners of real estate within the ~~Old and Historic Alexandria District~~ Parker-Gray District [strike out as appropriate] appeal the decision of the Board of Architectural Review to the Alexandria City Council in B.A.R. Case #2005-0109/0105 regarding the property at 1210 Queen Street (street address).

	Name	Signature	Owner of Real Property At:
1.	SUZANNE ARNOLD	<i>[Signature]</i>	1316 Queen St.
2.	John ARNOLD	<i>[Signature]</i>	1316 Queen St.
3.	KATHLEEN HOLLIS	<i>[Signature]</i>	1310 Queen St.
4.	Jim DUMAS	<i>[Signature]</i>	429 N. West St.
5.	Harvey McIntosh	<i>[Signature]</i>	303 N. West St.
6.	JANICE HORST	<i>[Signature]</i>	231 N. West St.
7.	RAYMOND P. DEAKINS	<i>[Signature]</i>	327 N. PATRICK
8.	Amy Schmidt	<i>[Signature]</i>	212 N. PAYNE ST.
9.	Nancy Jenkins	<i>[Signature]</i>	232 N. Payne St.
10.	Lawrence McCran	<i>[Signature]</i>	300 N. Payne St.
11.	Kevin Plunkett	<i>[Signature]</i>	209 N. West
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We, the undersigned owners of real estate within the ~~Old and Historic Alexandria District~~ Parker-Gray District [strike out as appropriate] appeal the decision of the Board of Architectural Review to the Alexandria City Council in B.A.R. Case # 2005-0101/0105 regarding the property at 1210 Queen Street (street address).

	Name	Signature	Owner of Real Property At:
1.	Maureen McFar		307 N. West St
2.	Jessica Wallace		312 N. Payne street
3.	Laura Ward		311 N. West
4.	John Child		1316 Queen street
5.	Daniel L. Johnson		305 N. West St.
6.	Dawn Johnson		305 N West St
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We, the undersigned owners of real estate within the ~~Old and Historic Alexandria District~~ Parker-Gray District [strike out as appropriate] appeal the decision of the Board of Architectural Review to the Alexandria City Council in B.A.R. Case # 2005-0104/0105 regarding the property at 1210 Queen Street (street address).

Name	Signature	Owner of Real Property At:
1. <u>Wilson Thompson</u>	<u>Wilson Thompson</u>	<u>1201 Queen & 302 N. Fayette St</u>
2. <u>Ulysses Calhoun</u>	<u>Ulysses Calhoun</u>	<u>1201 Queen & 302 N. Fayette St.</u>
3. <u>Sarah Becker</u>	<u>Sarah Becker</u>	<u>1200 Princess St</u>
4. <u>Delma Thompson</u>	<u>Delma Thompson</u>	<u>215 N. West St.</u>
5. <u>Sharon Frazier</u>	<u>Sharon Frazier</u>	<u>1325 Caneros St Alexandria VA 22</u>
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25. _____	_____	_____



<missz@aol.com>

06/20/2005 10:03 AM

Please respond to
<missz@aol.com>

22

6-21-05

To <alexvamayor@aol.com>, <delpepper@aol.com>,
<council@joycewoodson.net>, <councilmangaines@aol.com>,
<council@krupicka.com>, <macdonaldcouncil@msn.com>,
cc

bcc

City of Alexandria Website Contact Us - EMail for Mayor,
Vice-Mayor and Council Members (alexvamayor@aol.com,
delpepper@aol.com, council@joycewoodson.net,
Subject councilmangaines@aol.com, council@krupicka.com,
macdonaldcouncil@msn.com, paulcsmedberg@aol.com,
rose.boyd@alexandriava.gov, jackie.henderson@alexandriava.gov,
tom.raycroft@alexandriava.gov)

**City of Alexandria Website Contact Us - EMail for Mayor,
Vice-Mayor and Council Members (alexvamayor@aol.com,
delpepper@aol.com, council@joycewoodson.net,
councilmangaines@aol.com, council@krupicka.com,
macdonaldcouncil@msn.com, paulcsmedberg@aol.com,
rose.boyd@alexandriava.gov, jackie.henderson@alexandriava.gov,
tom.raycroft@alexandriava.gov)**

Time: [Mon Jun 20, 2005 10:03:06] IP Address: [205.188.116.14]

Response requested:

First Name: Leslie
Last Name: Zupan
Street Address: 1309 Queen Street
City: Alexandria
State: VA
Zip: 22314
Phone: 703-548-9489
Email Address: missz@aol.com

To the Mayor and City Council:

At tomorrow's hearing I hope that you will look carefully at the items involving 1210 Queen Street -- the oldest and most important commercial building in Parker-Gray -- and focus on a few critical facts rather than the testimonials.

1. All of the negative consequences for the neighborhood -- the parking reduction, the increase in FAR and the questionable third-story addition -- stem directly from the purchaser's decision to buy a landmark commercial building and then demand a complete change in use after

the sale.

2. The City's current computer systems cannot enforce special parking permit restrictions such as the compromise proposed for this project (i.e., the City will allow only one permit per unit). I will present evidence at the hearing that the system is easily beaten.

3. While the entire neighborhood will be affected by the parking reduction, the heaviest burden will be on the nearby churches and businesses in the historically black commercial corridor on Queen Street.

4. The neighborhood is comprised of a mix of two-story single-family homes and low-density commercial buildings. Inserting a multi-family development in the middle of this block changes the character as well as the typical height in the neighborhood.

Comments:

5. It is incorrect to imply that the rehabilitation and reuse of the building – which everyone agrees is desirable – requires a third-story addition. It is the change of use and the desire to maximize the number of condos in the building that is behind the proposed addition. The attempt to compare the addition to a historic architectural feature called a “monitor” is spurious.

6. A third-story addition to a landmark historic building is not historic preservation. It is unprecedented in either historic district and if allowed would send a clear message that City officials do not value the Parker-Gray Historic District and its heritage.

7. The developer is not a preservationist. After rehabbing a few homes in the mid-1990s, he has concentrated exclusively on constructing new, in-fill homes in Parker-Gray. These are all taller and more elaborate than the typical home and are the only examples he provided in the portfolio submitted to the City for 1210 Queen. The developer has never undertaken any significant preservation projects in the Old & Historic District and has never tackled a major historic building before.

Thank you for your consideration of these important issues. I look forward to testifying before you on Tuesday.

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6-21-05

**ADDENDUM TO TESTIMONY OF
LESLIE D. ZUPAN
JUNE 21, 2005**

DOCKET ITEM #22:

**BAR APPEAL
1210 QUEEN STREET**

Rooftop Additions to Historic Buildings in Old Town Alexandria



Green Steam Furniture Building 200 Block S. Fairfax Street

Originally 4 stories, went down to 3 in 1976



Trucking Company Warehouse 400 Block N. Columbus Street

Built in 1959, addition in 1982

Rooftop Additions to Historic Buildings in Old Town (Continued)



Not in either historic district

Portner's Brewery Bottling Plant Building 600 Block N. St. Asaph Street

Building had true industrial monitor



Rooftop Additions to Historic Buildings in Old Town (Continued)



Coca Cola Building 1500 Block King Street
Not in either historic district



Rooftop Additions to Historic Buildings in Old Town (Continued)



700 Block Jefferson Street

*Built in 1959, no record of 3rd story addition
Scheduled for demolition*



800 Block Cameron Street

*Two bldgs
joined
together -
I had
add'n in
1890s,
request for
other
additions
to even out
height -
Old
Historic
District*