

Docket Item #14  
BAR CASE# 2005-00172

BAR Meeting  
July 27, 2005

**ISSUE:** Addition and alterations

**APPLICANT:** William Cromley

**LOCATION:** 1210 Queen Street

**ZONE:** CRMU-M/Commercial

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**\*\*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.

**Update:**

On May 25, 2005, the Parker-Gray Board of Architectural Review approved the Permit to Demolish (BAR Case #2005-0104) and concept review for addition and alterations (BAR Case #2005-0105) for 1210 Queen Street 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 Planning Commission approved a Special Use Permit with site plan (SUP #2005-0050) for this project on June 7, 2005. City Council approved the Special Use Permit with site plan on June 21, 2005. On the same date, City Council also upheld the Parker-Gray Board's approval of the Permit to Demolish, which had been appealed by citizens.

The current case is a request for a Certificate of Appropriateness for the final design. In its prior review, on May 25, 2005, the Parker-Gray Board approved the conceptual plan for the project, based on the appropriateness of scale, mass and general architectural character, leaving the approval of detailed design elements such as colors, window and door details, etc. to be considered in the review of the final design. Thus, the rooftop addition has already been approved in concept.

**STAFF RECOMMENDATION:**

Staff recommends approval with the following conditions:

- 1) That the windows and glazed doors in the existing building be replaced with true-divided light windows rather than simulated divided light windows;
- 2) That the existing building be repointed in conformance with the guidance provided in the National Park Service publication, *Preservation Brief #2: Repointing Mortar Joints in Historic Brick Buildings*;
- 3) That there be no thru-wall air conditioning units;
- 4) That the HVAC units be located on the west side of the third story roof deck;
- 5) That the west wall of the addition and rear egress stairway be clad in metal shingles; and,
- 6) That the front steps have cast stone rather than sandblasted glass treads.

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for alterations and a third story addition in order to adaptively reuse the early 20<sup>th</sup> 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. The applicant proposes to add a third story with a smaller footprint centered over the existing second story. The exterior of the existing building will not change significantly in appearance except that it will be renovated with

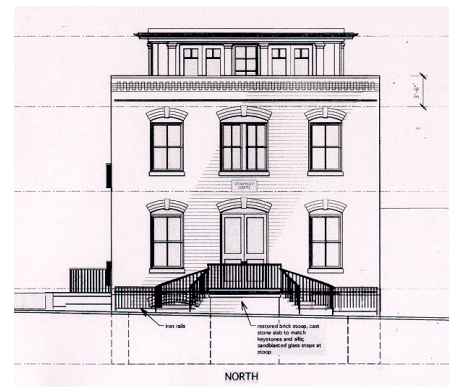
new windows and doors and repointed masonry.

## Project Description

### ***Alterations to the existing building:***

The proposed alterations to the existing building have been worked out in greater detail but are virtually the same as that presented in the concept review. The exterior of the existing building will remain essentially unchanged. According to the applicant, the exterior brick will be repointed as necessary. The existing two-over-two double hung wood windows, which are badly deteriorated, will be replaced with new two-over-two double hung wood windows with simulated divided lights. The existing doors, which are also deteriorated and largely non-original, will be replaced with wood doors with a single wood panel below and glazing above. The main entrance of the building will be shifted from the front to the center of the east side. The windows and doors on the existing building will be painted a dark green (“Cast Iron,” SW 6202 by Duron).

Front (north) Elevation - The existing front entrance will not be functional but will be retained. It will have half glazed wood doors. The existing non-original stairway will be replaced by a new double sided stairway. In plan, each stair will curve out toward the street. The landing will be cast stone to match the existing cast stone on the building. The treads will also be of cast stone (a change from the sandblasted glass shown on the plans). The risers will be open to allow light into the wells below. The front face of the stoop will be of blond brick to match the existing building while the vault on the underside of the stoop will be red brick. There will be metal railings on either side of the stairs, the front of the landing, and surrounding the window wells at the front of the building. The railings will be simple iron picket railings with a black finish. In the basement level, the opening to the right of the front door, which is currently bricked in, will be re-opened to serve as a window. The existing basement level door to the left of the front door will be closed down to become a window. The existing cast stone plaque above the door will be inscribed with “Cromley Lofts.”



**Figure 1** North elevation

East (side) Elevation - Two existing windows on the east side at the center of the facade will be lengthened to become doors and will be accessed by a single stoop with a gently curved front. The doors will be fully glazed and will have a two light transom above. Cast iron globe light fixtures

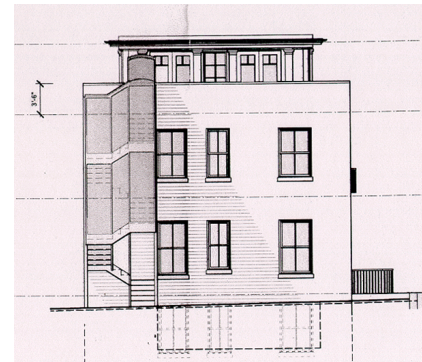


**Figure 2** East elevation

(“Portland” model W450 by Rejuvenation Lighting) will be located on either side of the entry. The stoop will have metal railings matching those at the front and will be connected to the access

ramp/raised walkway that extends along the east side of the property. The existing basement level openings on the east elevation will be reopened and elongated to serve as windows for the basement units. Window wells will be constructed for each of these windows. The wells will be covered with grates or glass block. The four wider openings on the first and second stories of the east elevation, which appear to have originally served as freight doors, will be treated as doorways with a pair of half glazed, inward swinging doors. Outside each door will be a gently curved metal railing.

Rear (south) Elevation will have nine new windows inserted in the brick facade, three each in the basement, first and second stories. The windows will be two-over-two windows with flat arches and cast stone sills. An exterior egress stair will extend from ground to third story on the western portion of the rear elevation. The metal stairs will have a footprint of 9.5' by 8'. Fire code requires that the stairs be covered. The proposed covering has been changed from the corrugated metal indicated by the note on the plan to diamond patterned metal shingles to match those proposed for the west wall of the addition. The shingles will be applied to the exterior of the firewalls which will be constructed between the metal structural elements of the stairs. Thus the shingled panels will be outlined by the metal framework of the stairs. The zinc shingles will be painted the same dark green as the windows and doors of the existing building while the stair will be black.



**Figure 3** South elevation

The west elevation will be unchanged except that two former openings which have been closed in with cinderblock will be redone with blonde brick to match the rest of the wall.

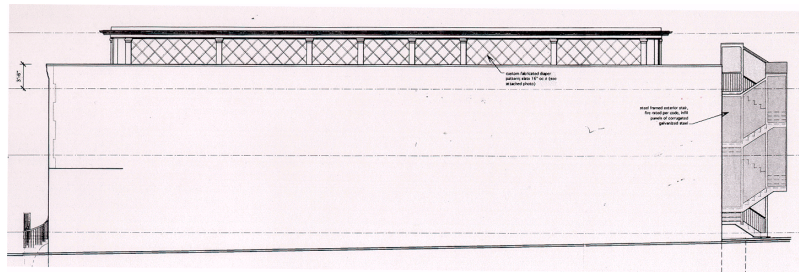
***New addition:***

Various design elements of the proposed third story addition have been worked out in greater detail but it retains the same dimensions and general appearance as was presented in the concept review. The roof structure of the existing building will be removed and rebuilt several feet lower. Thus the new third story addition built on the lower roof will be sunk down 3'6" below the top of the parapet. The addition will only add 5' to the existing height of the building, raising the total height from 27' to 32'. Its 84' long and 24' wide footprint will be centered on top of the second story and will be surrounded by a roof deck on all four sides. The existing parapet of the building will serve as the "railing" for the roof deck. The deck will have a depth of 8' at the front and back and 3' at the sides. The addition will have a flat roof supported by a projecting cornice. The body of the addition will be painted in a light gray-green ("Sensible Hue," SW 6198 by Duron) and the windows and doors will be painted a dark green ("Cast Iron," SW 6202 by Duron).

The front (north), east side and rear (south) elevations will be composed of a series of windows and doors separated by pilasters. The walls of the addition will be wood while the pilasters will be of a composite material. The pilasters will be square section with simple caps. The windows will be six-light casement windows. The french doors will be glazed with a division into two panes at the top reminiscent of a transom. The bar at the bottom of these panes will line up with

the bar at the bottom of the top panes of the window sash. Both the windows and doors will be wood with simulated divided lights. The front elevation will have a window in the center flanked on either side by a set of french doors. The corners of the building will be framed by pilasters. The east elevation will have two sets of four windows framed by pilasters flanking a central section with three sets of french doors. The rear elevation is the same as the front.

The west elevation will have no openings. Eight pilasters arrayed in the same spacing as on the east elevation will create seven panels along the wall. Rather than having a lattice pattern created by applied slats, as indicated on the drawings, the wall panels between the pilasters will be clad in metal shingles having a diamond pattern. The shingles will have an exposed surface measuring 14" by 14". They will be copper and will be allowed to develop a natural patina.



**Figure 4** West elevation

Copper “K” style gutters will surround the roof. According to the applicant, the deck will be lit by low level indirect lighting set within the parapet walls and the HVAC units will be located on the west side of the deck and will be fully screened by the parapet wall.

#### Site:

As previously mentioned, the front of the property will have low iron fencing around the window wells. The 9' wide paved driveway along the east side of the building will be removed. This area will be landscaped and will serve as open space. The existing chain link fence on the east side, separating Hunter/Miller Park from the subject property, will be replaced with a tall metal picket fence matching that on the Queen Street side of the park. An accessible wall will gently ramp up to the new east side entrance and then slope down again toward the rear of the property. The existing transformer at the southeast corner of the property will be relocated underground. The area at the rear of the building will be enclosed with a frame fence and a trash area will be located under the exterior egress stairs.

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:**

The two story brick building at 1210 Queen Street was built in 1909-1910. 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. Despite the various minor alterations and deficient maintenance over the years, the building retains a high level of architectural integrity.

### **III. ANALYSIS:**

The proposed project received a Special Use Permit with site plan for an increase in floor area to building a rooftop addition to the building and a parking reduction for the change in use from commercial to residential.

Staff believes the project complies with the *Design Guidelines* and recommends approval. Staff particularly appreciates the sensitive renovation of the existing building. The building will be restored to close to its original appearance and condition. The few alterations made to existing openings are discreet and respectful of the original fenestration patterns and proportions. The new openings are confined to the rear, the least visible elevation, and reflect the fenestration patterns of the front and east sides. The materials proposed for the renovation and the addition: wood, copper, iron, cast stone; are historically appropriate. The only non historic material proposed is the composite to be used for the pilasters on the new third story. Staff believes the use of this material is warranted by the fact that elements like pilasters are prone to decay and the pilasters are located on the third story and are not readily accessible to the public.

Staff believes the proposed addition is respectful of the existing building and surrounding neighborhood. Its simple design and low height ensure that it is not overwhelming. The extensive glazing on three sides provides a lightness to the design, which minimizes its visual impact while also serving to distinguish it from the solidity of the original building. Its use of traditional materials and motifs, such as multi-light wood windows and doors and pilasters help to ensure its compatibility with the historic character of the neighborhood. The west wall which has no fenestration is potentially more problematic, but, Staff believes, has been handled in a way that will provide visual relief. The pilasters relate this elevation to the other sides of the addition while breaking up the long wall. The metal shingles, an architectural element commonly used on exterior walls and roofs at the turn of the 20<sup>th</sup> century, provide texture and interest. In conclusion, Staff believes the design of the addition successfully meets the primary directives of the *Design Guidelines* for additions: it reflects but does not imitate the historical architectural character of the district and the building and it remains a background element (Additions to Commercial Buildings, page 3 &4).

Staff is recommending the inclusion of several conditions to clarify points and address minor concerns. Staff objects to the proposed use of simulated divided light windows and doors in the historic building. The *Design Guidelines* state clearly that true divided light windows are the preferred window type in the historic districts (Windows - page 2). Therefore, Staff recommends that the windows and doors that will go in existing openings on the front and east sides of the historic building have true divided lights. Staff believes the windows and doors in the new openings on the rear of the building and on the third story may be simulated divided light as these are new elements and are not so readily viewed from the public right-of-way. Staff has been

assured by the applicant that the exterior of the building will be extensively, if not entirely repointed. As proper and sufficient repointing is imperative to the preservation of the building and Staff has not been provided with a repointing plan Staff recommends that the approval include a condition requiring repointing according to National Park Service guidelines. As the plans are not specific as to how the building will be air conditioned and where the HVAC units will be located, Staff recommends including conditions to ensure that there are no thru-wall units and that any exterior HVAC equipment is located on the west side of the third story deck, where it will be hidden by the parapet wall and will preserve ground level open space. Lastly, Staff recommends that the material changes proposed by the applicant after the submission of the drawings, be added as conditions.

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

Therefore, Staff recommends approval of the certificate of appropriateness with the following conditions:

- 1) That the windows and glazed doors in the existing building be replaced with true-divided light windows rather than simulated divided light windows;
- 2) That the existing building be repointed in conformance with the guidance provided in the National Park Service publication, *Preservation Brief #2: Repointing Mortar Joints in Historic Brick Buildings*;
- 3) That there be no thru-wall air conditioning units;
- 4) That the HVAC units be located on the west side of the third story roof deck;
- 5) That the west wall of the addition and rear egress stairway be clad in metal shingles; and,
- 6) That the front steps have cast stone rather than sandblasted glass treads.

## CITY DEPARTMENT COMMENTS

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

### Code Enforcement:

- F-1 Window well grates on basement windows shall comply with requirements for emergency egress requirements of the USBC.
- 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. Show hydrant location(s) on plans. Hydrant shown exceed the 100 foot maximum distance. An additional hydrant is required within 100 feet of the FDC.
- 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.
- C-4 Two exits are required, a 2<sup>nd</sup> exit from 3<sup>rd</sup> floor is required. Exterior egress stair provided for 3<sup>rd</sup> floor. Location of stairwell discharge shall not obstruct emergency egress from basement windows. New exterior egress stair location shall meet travel distance from the most remote point of access for the roof. For roof access to be considered acceptable as a secondary means of egress, the pathway shall conform to the requirements of the USBC for illumination; protection against weather; guardrails along roof edges, signage; and other applicable conditions of the USBC. The exterior stair is located adjacent to window openings and shall have the required fire rated surface protecting the integrity of the exterior stair per the USBC. The current design is not compliant with the USBC.
- C-5 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-6 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-7 A separate tap is required for the building fire service connection.



- C-8 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 119.0.
- C-9 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-10 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-11 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-12 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-13 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-14 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-15 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.

Historic Alexandria:

No comment.