

Docket Item #4  
BAR CASE# 2005-00239

BAR Meeting  
October 26, 2005

**ISSUE:** Alterations to previously approved plans

**APPLICANT:** Darrell Jones

**LOCATION:** 1018 Queen Street

**ZONE:** CL/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.

### **STAFF RECOMMENDATION:**

Staff recommends approval of the alterations to previously approved plans with the following conditions:

1. That the existing transom at the front door be retained;
2. That the existing window trim at the front be retained with the top and bottom trim matching;
3. The cornice be preserved;
4. The box to enclose the utility connections be approved by Staff;
5. That the existing front siding be retained and restored to the greatest extent possible with any replacement siding to be milled to replicate the original and Staff approve the replacement siding prior to installation;
6. That the new fence at the rear be cedar;
7. That the applicant receive Staff approval for any alteration to the approved plans prior to undertaking that alteration; and,
8. That the following statement must appear in the General Notes of all site plans so that on-site contractors are aware of the requirement:  
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.

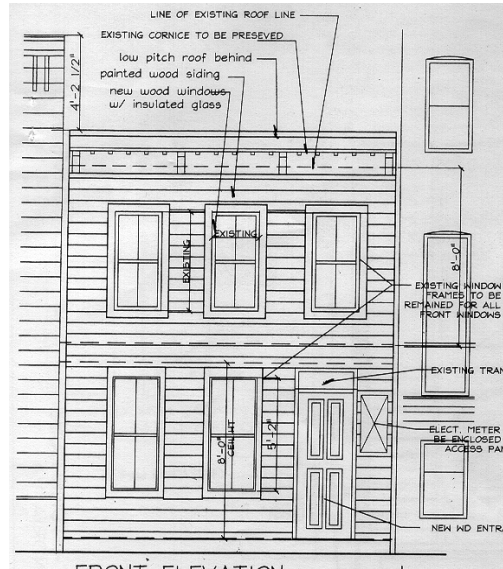
NOTE: Docket item #3 must be approved before this docket item may be considered.

### **I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for the reconstruction of the entire rear of the house at 1018 Queen Street, including the west, east and rear (south) walls of the main block and rear ell. The original front (north) wall is to be retained in place. Due to zoning constraints, the new construction must conform to the footprint of the original house in all respects, except that it can not encroach on the neighboring properties. The survey plat dated September 20, 2005 shows the as built conditions while that dated October 12, 2005 shows the allowable footprint. As currently constructed, the west and east walls encroach on the neighboring properties and therefore must be moved and or replaced. The proposed side and rear elevations will appear as previously approved by the Board on March 23, 2005 (BAR Case #2005-0053). The front elevation will be retained and restored. The new roof will not be visible beyond the front cornice. The siding will be painted "Bay Leaf" by Behr and the trim will be beige. The proposed work is described in more detail below:

Front (north) elevation - The front facade will be returned to its original appearance. The original wood siding on the front of the house, now partially exposed under the bricktex siding, is an unusual variant of German siding. It has a bead in the scoop above the flat surface of the board and a reveal of approximately 5". Previously, the Board had approved retention of the original siding, *or replacement with a similar siding*. In view of the extensive after-the-fact demolition, the applicant has agreed that every effort will be made to retain the original front siding and that any replacement siding will be milled to replicate the existing, with Staff to

approve the replacement siding and the extent of replacement prior to installation. According to the applicant, the existing wood two-over-two windows will be replaced with new wood two-over-two windows with true divided lights manufactured by Kolbe and Kolbe. The new windows will be sized to fit the existing window openings. The applicant has confirmed that the existing window trim will be retained. The existing Italianate wood cornice will be retained. At the prior hearing, the Board expressed particular concern that care be taken to preserve this original feature. An extant transom above the door will be re-exposed. The electric meter will be enclosed in a box with access panel to the right of the door. According to the applicant, a single brick step will be added at the front entrance. Based on information provided with the prior application, the existing half light front door will be replaced with a new wood four panel door (Model #704 by JELD-WEN). A brass lantern style light fixture (Model Y38039-PVD by Hampton Bay) will be installed beside the door.



**Figure 1 - Proposed front elevation**

West side elevation - The west wall must be rebuilt so that it is entirely on the subject property. The 48.5' long west wall will be approximately 1' from the east wall of the adjacent house at 1020 Queen Street and will have no openings. The applicant has not stated how it will be clad and finished. It is assumed that it will be flashed to the neighboring wall. This wall is only minimally visible through an approximately 6" gap between it and the house at 1020 Queen Street.

East side elevation - The east wall of the main block is immediately adjacent to the neighboring house at 1016 Queen Street. It will have no openings and will not be visible. The current plans inadvertently omit the drawings for the east wall of the rear ell. Based on the previously approved plans, the fenestration on this elevation will include from left to right, a paired window and a pair of multi-light doors on the first story and a paired window and a single window on the second story. As shown in the previously approved plans, the windows on this elevation will be six-over-six. The wall will be clad in painted wood siding.



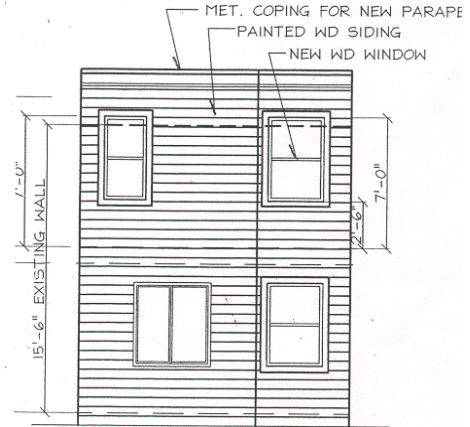
**Figure 2 - Proposed east elevation of ell**

This facade is not visible from Queen Street and is only minimally visible from the public alley at the rear.

### Rear (south) elevation

The rear wall of the main block and the ell will be clad in painted wood siding. The rear wall of the main block will have one-over-one wood windows on each floor. The rear wall of the ell will have the same, except that the window on the first story will be a casement.

The upper part of the rear wall of the ell is visible from the public alley at the rear. As the applicant proposes to replace the existing fence with a solid 6' fence, the lower portion of the house will remain obscured at the rear.



**Figure 3** - Proposed south elevation

### Site

The area at the front of the house where the porch formerly stood will be paved in brick, according to the plans. Staff notes that this area is city property and that permission to pave must be obtained from Transportation and Environmental Services. The HVAC unit will be located in the dogleg on the east side of the house and will be screened by the rear fence. A paved parking pad will be located where the concrete shed once stood. A new 6' high wood board fence will be installed at the end of the yard. The applicant previously stated that the fence will be unpainted cedar and the Board concurred.

### **II. HISTORY:**

As described in docket item #3, the two story, detached frame house certainly predates 1901 and may predate 1877. The flat roofed house with Italianate cornice is typical of houses built in Alexandria from the 1870s through the 1910s. On November 10, 2004, the Board approved the demolition of the one story front porch and of the cinderblock shed at the rear of the property (BAR Case #2004-00238). These structures have been removed. On March 23, 2005, the Board approved a Permit to Demolish and Certificate of Appropriateness for the proposed renovation, as described above (BAR Case #s 2005-0052 & 0053).

### **III. ANALYSIS:**

The subject property is located in the CL (commercial light) zone. The proposed revision will comply with the zoning ordinance requirements, provided the new construction is located on the subject property. On March 10, 2005, the Board of Zoning Appeals approved the applicant's request for a variance of 8' on both the west and east sides to allow the construction of the new west wall and raising of the existing east wall (BZA2005-0005). To ensure no further loss of usable open space, the HVAC unit must be placed in the dogleg on the east side of the rear ell.

The proposed new rear and side elevations are compatible with the remaining historic facade and with the neighboring properties. These elevations are the same as those previously approved by the Board for the renovation of the house. Staff has no objection to the proposed plans for these

elevations.

Given the extensive after-the-fact demolition that has already taken place and the increasingly precarious condition of the front facade, Staff is very particularly concerned about safeguarding this remaining historic wall. In its approval of March 23, 2005, the Board expressed its concern for the appropriate treatment of the front facade with five of the seven conditions pertaining specifically to the front:

1. That the existing transom at the front door be retained;
2. That the existing window trim at the front be retained with the top and bottom trim matching;
3. The cornice be preserved;
4. The box to enclose the utility connections be approved by Staff;
5. That the existing front siding be retained, if at all possible, or be replaced with German lap siding with a 5" reveal to match the existing as closely as possible, with Staff to approve the use and type of replacement siding prior to ordering or installing.
6. That the new fence at the rear be cedar; and,
7. That the following statement must appear in the General Notes of all site plans so that on-site contractors are aware of the requirement:  
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.

Staff believes these conditions should be repeated again with this approval. Furthermore, Staff recommends that to mitigate for the loss of the side and rear walls, the applicant should retain the existing unusual siding on the front facade to the greatest extent possible and repair only as necessary with new siding that replicates the original. Staff anticipates that this will require custom milling. The applicant has verbally agreed to this condition. Finally, in an attempt to ensure that there are no further misunderstandings, Staff has included a condition that the applicant seek Staff approval for any alteration to the approved plans. Lastly, Staff notes that the comments of Alexandria Archeology should again be included as a condition of the approval.

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

Therefore, Staff recommends approval of the alterations to the previously approved plans with the following conditions:

1. That the existing transom at the front door be retained;
2. That the existing window trim at the front be retained with the top and bottom trim matching;
3. The cornice be preserved;
4. The box to enclose the utility connections be approved by Staff;
5. That the existing front siding be retained and restored to the greatest extent possible with any replacement siding to be milled to replicate the original and Staff approve the replacement siding prior to installation;

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## 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, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance.
- 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 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-7 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-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.

### Historic Alexandria:

“No comment.”

### Alexandria Archeology:

- F-1 Tax records indicate that free African American households were located on this street face

in 1810, 1830 and 1850; the block was part of the African American neighborhood known as Uptown. During the Civil War, the area at the corner of Patrick and Queen Streets on this block contained stables for the Mounted Provost Guards. The G.M. Hopkins insurance map indicates that a structure was present on this lot by 1877. The property therefore has the potential to yield archaeological resources that could provide insight into military activities and residential life, perhaps relating to African Americans, in 19<sup>th</sup>-century Alexandria.

- R-1 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 above statement must appear in the General Notes of all site plans so that on-site contractors are aware of the requirement.