

Docket Item # 7
BAR CASE #2006-0119

BAR Meeting
June 28, 2006

ISSUE: After-the-fact alterations

APPLICANT: Darrell Jones

LOCATION: 1018 Queen Street

ZONE: CL/Residential

STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

****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.

(Insert sketch here)

I. ISSUE:

The applicant is requesting approval for after-the-fact alterations to 1018 Queen Street, consisting of a new front brick stoop with wrought-iron handrails.

The stoop consists of two brick steps and a brick platform, with wrought iron handrails. The stoop projects 48" from the wall of the house and is 19" tall from grade. The stairs access the top of the stoop from the side. At the foundation, the stoop is approximately 71" wide. The brick of the new stoop matches the brick used for the foundation of the house. The iron railing is 36" tall and is painted black, with a design motif incorporated in several of the pickets.

II. HISTORY:

The date of construction for the two story, detached frame house is somewhat uncertain, although it almost certainly predates 1901. There appears to have been a building in the vicinity of 1018 Queen Street as early as 1877. However the building shown on the 1877 Hopkins Atlas and subsequent 1891 and 1896 Sanborn maps has a somewhat different footprint from the existing building. Not until 1901 does the Sanborn map show a building with the same footprint as the existing, including the rear ell and one story front porch. 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 at the front of the house and the one story cinderblock shed in the rear yard (BAR Case #2005-0238).

The Board approved the alterations to 1018 Queen Street in 2004 and 2005, which included rehabilitation of the front elevation, alterations, and partial demolition (BAR Case #'s 2004-0238, 2005-0052, 2005-0053, 2005-00238, and 2005-0239).

III. ANALYSIS:

The front stoop complies with Zoning Ordinance requirements. Open space required is 560 sq. ft (40 percent of the lot). Open space proposed based on proposed rear parking area is 504 sq. ft. Applicant must reduce parking area by 4 ft by 14 ft (56 sq. ft.) in order to comply with the open space requirement of 560 sq. ft.

The Design Guidelines state "Stoops, steps, and railings should be appropriate to the historic style of the structure. For example, turned wood balusters and newel posts on entrance steps are a common feature of Victorian architecture. Decorative cast iron steps and railings are also a common feature of Victorian buildings...Stoops, steps, and railing should be made of materials which are sympathetic to the building materials generally found in the historic districts. For example, concrete steps are not appropriate on 18th and 19th century buildings, but may be appropriate for 20th century structures...Materials used should be appropriate and compatible with the historic architecture of the building. For example, brick is not an appropriate replacement materials for a cast iron set of stairs...Black is also an appropriate color for metal stoops, steps,

and railings.”

Prior to the current rehabilitation, 1018 Queen Street had a screened-in front porch that was accessed from the sidewalk by one concrete step. The Board approved the demolition of the front porch as a component of the rehabilitation.

In prior reviews for this project, the issue of new steps or stoops was not addressed by the applicant nor staff. Approved drawings do not show a step or a stoop. While the current stoop was constructed without Board approval, staff does feel that it meets the requirements of the Design Guidelines and is compatible to the rehabilitation of the front facade of 1018 Queen Street. Similar brick stoops with iron handrails are found in the Parker Gray district. Therefore, staff can support the application and recommends approval of the after-the-fact alterations of the front stoop.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

C-1 Construction permits are required for this project.

Zoning Compliance:

Open space required is 560 sq. ft (40 percent of the lot). Open space proposed based on proposed rear parking area is 504 sq. ft. Applicant must reduce parking area by 4 ft by 14 ft (56 sq. ft.) in order to comply with the open space requirement of 560 sq. ft.