

Docket Item #10  
BAR CASE # 2006-0207

BAR Meeting  
September 27, 2006

**ISSUE:** Alterations to previously approved plans

**APPLICANT:** William Cromley

**LOCATION:** 1210 Queen Street

**ZONE:** CRMU-M Residential

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**STAFF RECOMMENDATION:** Staff recommends denial of the trellis and approval of all other alterations.

**\*\*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 of a Certificate of Appropriateness for alterations to the previously approved plans for the renovation and third story addition to 1210 Queen Street. The alterations are described below:

1. Left side Basement Window - The basement level window on the left side of the front elevation was shown on the previously approved plans as a single, two-over-two window. The window opening was incorrectly shown as the same width as the upper level windows. This opening, which most recently functioned as a door to the basement is actually wider and will be retained at the existing width. The single window has been changed to a paired window to fill the full width of the opening. The window will be wood double hung with simulated divided lights. The window is within a window well surrounded by a railing.
2. Center Basement Window - A new window is proposed for the center of the front elevation on the basement level. This will entail cutting a new opening, approximately 3 ½' wide by 4' high under the front stoop. This small window will consist of a pair of two-over-two sash and will be wood double hung with simulated divided lights.
3. Trellis at East Side Entrance - A metal trellis is proposed for the area above the new east side entrance. As previously approved, the front entry will be retained, but no longer used and the entrance to the building will be shifted to the center of the long eastern elevation. Two window openings will become doors and will open onto a new metal stoop. The steel trellis will be suspended from metal rods and will have two modified steel I beams projecting 5' from the face of the building and four smaller cross rails running parallel to the building wall. It will be attached to the masonry at four points. The trellis will be open to the sky. The applicant intends to grow a vine, such as clematis or wisteria, on the trellis. The intent of the trellis is to give added presence to the new entrance and to announce the entrance to visitors.
4. Structural Stars - The existing cast iron "stars" will be reused on both the east and west elevations. There will be seven stars evenly spaced on each side at the top of the second story. The previously approved plans did not show the stars. The stars date to a 1978 renovation which included raising the roof. The stars will be positioned slightly lower on the wall and in a more regular pattern than they were previously. The stars will be functional, tying the structural framing to the masonry.
5. Gutters and Downspouts - The gutters were to be copper in the previously approved plans. The gutters are now proposed to be aluminum "K" (ogee) style gutter. It is the applicant's intent that the gutters should read as part of the cornice. They will be in a finish that will be very close to the trim color, a light gray-green (Sensible Hue, SW 6198

by Duron). The current drawings now show four elbows each along the third story addition on the east and west elevations running from the gutters into top of the pilasters. These will be aluminum and in the same finish as the gutters. Necessary to drain water from the green roof, they were inadvertently omitted from the previously approved plans. The elbows will be attached to downspouts hidden in the pilasters. These in turn will drain onto the second floor roof and from there to the downspouts at the rear of the building. The downspouts at the rear of the building will still be the only visible downspouts. Previously there were three downspouts shown on the rear (south) wall: one at each corner and one in the middle. The middle downspout has been determined to be unnecessary and has been removed from the current plans.

6. Green Roof Curb - The curb along the green roof was shown as continuous on the previously approved plans. Now the metal curbing has a 1' wide notch approximately every 8' to allow the green roof to drain into the gutters.
7. Cladding Material on West Wall of Addition and East Side of Fire Escape - The areas of the west wall of the addition between the pilasters and the east side of the fire escape were to be clad in natural finish copper shingles installed diagonally creating a diamond pattern. The use of shingles was intended to give texture and visual relief to these large expanses. Since the previous approval, the applicant has become dissatisfied with the selected shingles, believing they provided insufficient shadow lines. The applicant then considered using fiber cement in a diagonal pattern (as shown on the plans in the current submission), but determined that this too would not achieve the desired effect. Thus, the applicant is now proposing to use metal shingles manufactured by W.F. Norman. These pressed shingles have a tab shape and will be installed in a staggered pattern. A sample will be available at the hearing. The shingled areas will be painted the same dark green that will be used for the doors and windows.

## **II. HISTORY:**

The two story brick building at 1210 Queen Street was built in 1909-1910. The building was constructed as a warehouse for William Peck, a prominent neighborhood businessman and developer, and was designed by H. A. Riggs. 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.

The Board approved a Permit to Demolish, Conceptual Plans and a Certificate of Appropriateness for alterations and a new third story to permit the renovation of the building as

an 8-unit residential condominium (BAR Case #s 2005-00104 & 2005-00105, 5/25/2005 and 2005-00172, 7/27/2005). On June 21, 2005, the Board upheld an appeal of the Board's approval of the Permit to Demolish (BAR Case #2005-00104). On January 25, 2006, the Board approved a number of minor alterations to the previously approved plans (BAR Case #2006-0003). The project has been under construction for several months.

### **III. ANALYSIS:**

The proposed alterations comply with the zoning ordinance requirements. The applicant must file a minor amendment for approval by the Director of Planning and Zoning to correspond to the approved Special Use Permit (SUP #2005-0050, approved by City Council on June 21, 2005).

1. Left Side Basement Window - Staff believes the proposed paired window at the front elevation on the basement level is appropriate. Although it will not match the other windows on this elevation, it will fill the existing opening, complying with a recommendation of the *Design Guidelines* (Windows - Page 3). Moreover, it will not readily viewed with the other windows on the facade. The use of simulated divided light for basement level window is consistent with the window types used on the rest of the building: true divided light windows were to be used on the first and second floors where there were existing openings prior to the renovation and all windows in other locations and all new openings were to be simulated divided light.
2. Center Basement Window - Staff believes the new window proposed for the center of the front elevation on the basement level is appropriate. This window will be largely hidden under the front stoop. As explained above, the use of simulated divided light is appropriate as it is a new basement level window.
3. Trellis at East Side Entrance - Staff does not believe the metal trellis is necessary or that it improves the design and recommends that it be omitted from the plans. Although the industrial character of the proposed trellis is not incompatible with building, it adds visual clutter to an elevation that originally was and should be striking in its simplicity. Lastly, Staff is concerned that the trellis will appear stark and unattractive if not supporting a vine. Staff notes that the area where the vine would be planted (a semicircular space in the metal stoop between the two doors) was required to have an espaliered tree under the approved SUP. This tree, along with the other landscaping and hardscaping elements, such as the paved path to the new entrance, and curved metal entrance stoop should be sufficient to announce the entrance.
4. Structural Stars - Staff welcomes the reuse of the structural stars.
5. Gutters and Downspouts - Staff has no objection to the proposed alterations to the gutters and downspouts. These alterations are necessary to the drainage system. Staff agrees

with the applicant that the aluminum gutter finished to match the cornice will work better here than a dark copper gutter. The intent of the third story addition was that it have a light, almost floating, appearance. That effect would be counteracted by the copper gutter. While the elbows are somewhat awkward against the elegant cornice, they are necessary and should not be too distracting if finished to match the cornice color.

6. Green Roof Curb - Staff has no objection to the alteration to the curb along the green roof. Also necessary to the drainage system, the curb is a very minor element set back from the roof edge. Already installed, the notches in the curb are not very noticeable.
7. Cladding Material on West Wall of Addition and East Side of Fire Escape - Staff believes the change in shingle type and pattern is an improvement. The W.F. Norman shingles, which were actually available at the date of the building's construction, will provide significant texture and visual relief.

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

Staff recommends denial of the trellis and approval of all other alterations.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

F-1 The application shall contact Code Enforcement Engineering Section to determine if the removal of the sheathing on the fire escape will not adversely affect compliance with the USBC requirements for egress fire separation.

Historic Alexandria:

“Alterations seem appropriate except for aluminum gutters which guidelines specify should be copper.”