

Docket Item # 3  
BAR CASE # 2013-00376

BAR Meeting  
November 13, 2013

**ISSUE:**                    **Alterations – Stoop Replacement**

**APPLICANT:**            John & Bree Guyer

**LOCATION:**                821 Queen Street

**ZONE:**                    RM / Residential

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**STAFF RECOMMENDATION**

Staff recommends approval of the application with the following conditions:

1. That the handrail not have balusters;
2. That the following archaeology comments be included in the General Notes section of any construction documents, so that on-site contractors are aware of the requirements:
  - a. Call Alexandria Archaeology immediately (703-746-4399) 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. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
  - b. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

**\*\*EXPIRATION OF APPROVALS:** 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:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.

**\*\*APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.



BAR2013-00376



## **I. ISSUE**

The applicant is requesting approval of a Certificate of Appropriateness for a new brick stoop and black wrought iron handrail with pickets at the front entrance of 821 Queen Street. The new stoop will replace an existing nondescript concrete stoop which contains three irregular steps, each tread varying, with a final 15" tread into the entryway. The new brick stoop will have a concrete footing and have "bull nose" features on each tread. The new stoop will encroach four feet into the public right-of-way.

Additionally, the applicant is requesting a new aluminum, full-view storm door at the front entrance.

## **II. HISTORY**

One of five similar two-story, two-bay frame Queen Anne style residential row houses, 821 Queen Street was constructed between **1885 and 1891** according to Sanborn Fire Insurance Maps.

### *Previous Approvals:*

While there have been numerous and extensive interior renovations not subject to the Board's review, staff was unable to locate any previous Board approvals for work on the exterior.

## **III. ANALYSIS**

The proposed changes comply with Zoning Ordinance requirements. The proposed replacement stoop cannot encroach more than 4 feet by 12 feet into the public right-of-way, per 5-2-29(a) of the Alexandria City Code.

The *Design Guidelines* state that "stoops, steps and/or railings are important functional elements of the entrances to buildings. At the same time, they can also have a decorative function as part of the design vocabulary of an architectural style. Stoops, steps and railings provide the transition area between the public street and the private interior of a building and are an integral part of the overall architectural composition of a building."

In Staff's opinion, the replacement stoop meets the requirements of the *Design Guidelines*. Staff believes that the proposed brick stoop design is appropriate and compatible with the surrounding streetscape of vernacular Victorian period dwellings. While the steps of this house during the Victorian period were likely wood, rather than brick, and would have had no handrails, the proposed simple brick stoop will improve the appearance of this house without overpowering the adjacent houses. Because handrails were not common on historic structures in Alexandria, the adopted Minor Architectural Elements policy states that only simple, historically appropriate handrails without balusters may be approved administratively. In this particular case, because balusters are not required by the building code for steps not exceeding 36" in height, Staff strongly recommends that the wrought iron handrail have no balusters to minimize the visual impact of the railing on the streetscape.

As the Board is aware, most storm doors can be approved administratively contingent they meet the *Minor Architectural Elements Policy*, such as the proposed storm door. Staff has no objection to the applicant's request of a new aluminum, full-view storm door at the front entrance. Staff included the storm door in the application so that the Board would be conscious of the proposed alteration.

Staff recommends **approval** of the construction of the brick stoop and wrought iron handrail

with the condition that the railing not have balusters. Staff recommends **approval** of the new aluminum, full view, storm door at the front entrance

**STAFF**

Joshua Brooking, Senior Planning Technician, Planning & Zoning  
Al Cox, FAIA, Manager, Historic Preservation Section, Planning & Zoning

**IV. CITY DEPARTMENT COMMENTS**

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

Zoning

C-1 Proposed replacement steps comply with zoning. Section 5-2-29(a) of the City Code permits a maximum 4 feet by 12 feet encroachment for steps on streets with a right-of-way width of 66-100 feet in width.

Code Administration

F-1 The following comments are for SUP review only. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon that information and the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Division Chief at [ken.granata@alexandriava.gov](mailto:ken.granata@alexandriava.gov) or 703-746-4193.

C-1 A Building permit is required for replacement of front steps. Six sets of *construction documents* sealed by a *Registered Design Professional* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s) The building official shall be notified in writing by the owner if the registered design professional in the responsible charge is changed or is unable to continue to perform the duties.

C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

C-3 Handrail height, measured vertically from the sloped plane adjoining the tread nosing, shall be no less than 34 inches and not more than 38 inches.

C-4 Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts of safety terminals.

C-5 All stairs shall be provided with illumination according to the USBC

Transportation and Environmental Services (T&ES)

RECOMMENDATIONS

- R-1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-2. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R-3. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- R-4. The building permits must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

#### FINDINGS

- F-1. After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

#### CITY CODE REQUIREMENTS

- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

#### Archeology

- R-1 Call Alexandria Archaeology immediately (703-746-4399) 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. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archeology)
- R-2 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archeology)
- F-1 While the proposed project will cause little or no impact to buried archaeological resources, the property as a whole has the potential to contain resources which could provide insight into domestic, military, commercial, and African American activities in nineteenth-century Alexandria. During the Civil War the Union Army maintained a headquarters and barracks on a large lot at the corner of Queen and Alfred Streets, which included the lot at 821 Queen Street. This corner lot is also significant to the City's African American heritage as the site of Dr. Blue's Drugstore. The Sanborn Fire

Insurance maps of the late nineteenth century suggest that the existing house at 821 Queen Street was built between 1885 and 1891.

- C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

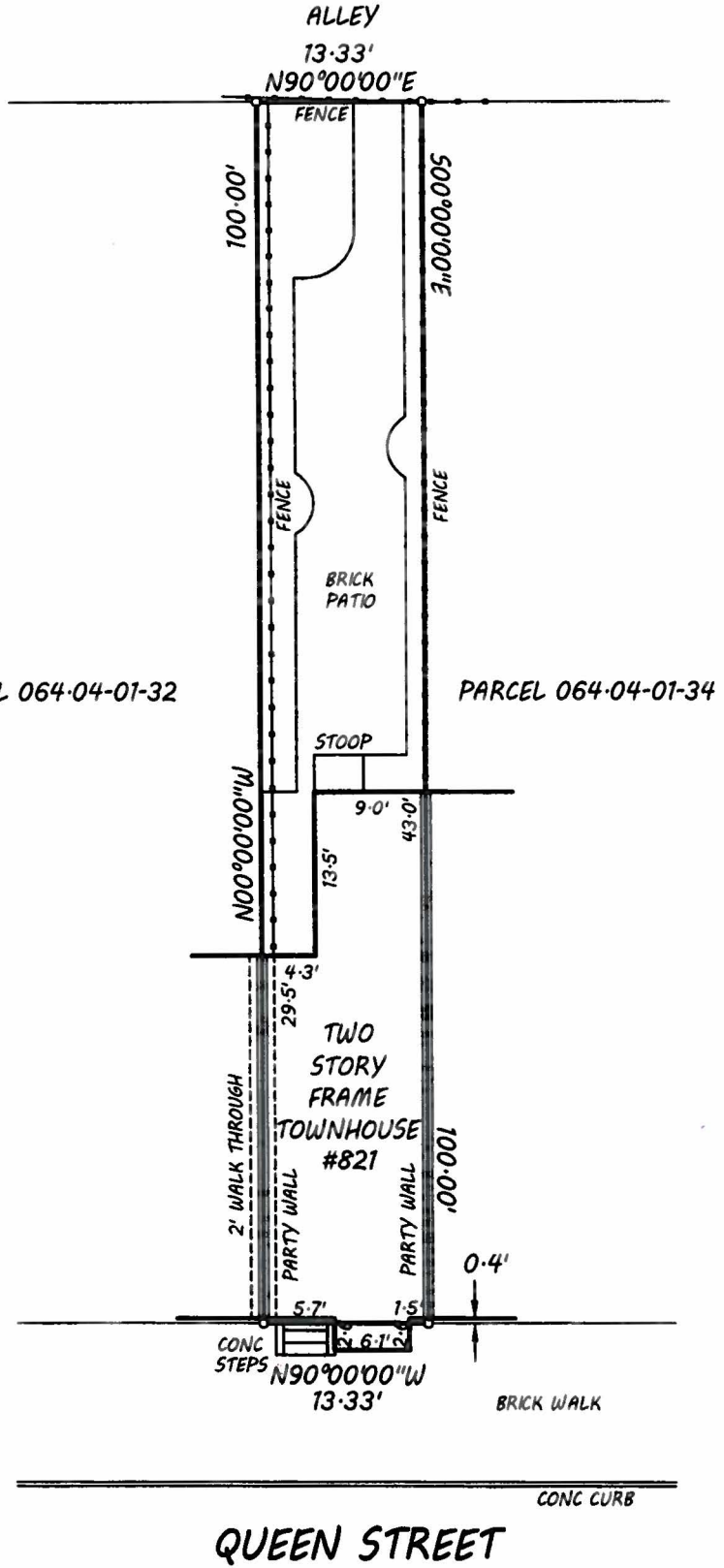
**ATTACHMENTS**

*1 – Supporting Materials*

*2 – Application for BAR2013-0376 at 821 Queen St*

NOTES:

1. FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY AND DO NOT CERTIFY AS TO OWNERSHIP.
2. ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S FLOOD INSURANCE RATE MAP, THE PARCEL SHOWN HEREON APPEARS TO BE IN ZONE: "X"
3. NO TITLE REPORT FURNISHED, PLAT SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD.
4. METES AND BOUNDS AND MERIDIAN SHOWN HEREON WERE TAKEN FROM DEEDS OF RECORD.
5. IPF = IRON PIPE FOUND



HOUSE LOCATION SURVEY  
 ON THE PROPERTY OF  
**ERIC & PATRICE LEMMER**  
 CITY OF ALEXANDRIA, VIRGINIA  
 SCALE: 1"=15'      DATE: 8-20-2013

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY LINE.

*[Signature]*  
 CERTIFIED LAND SURVEYOR



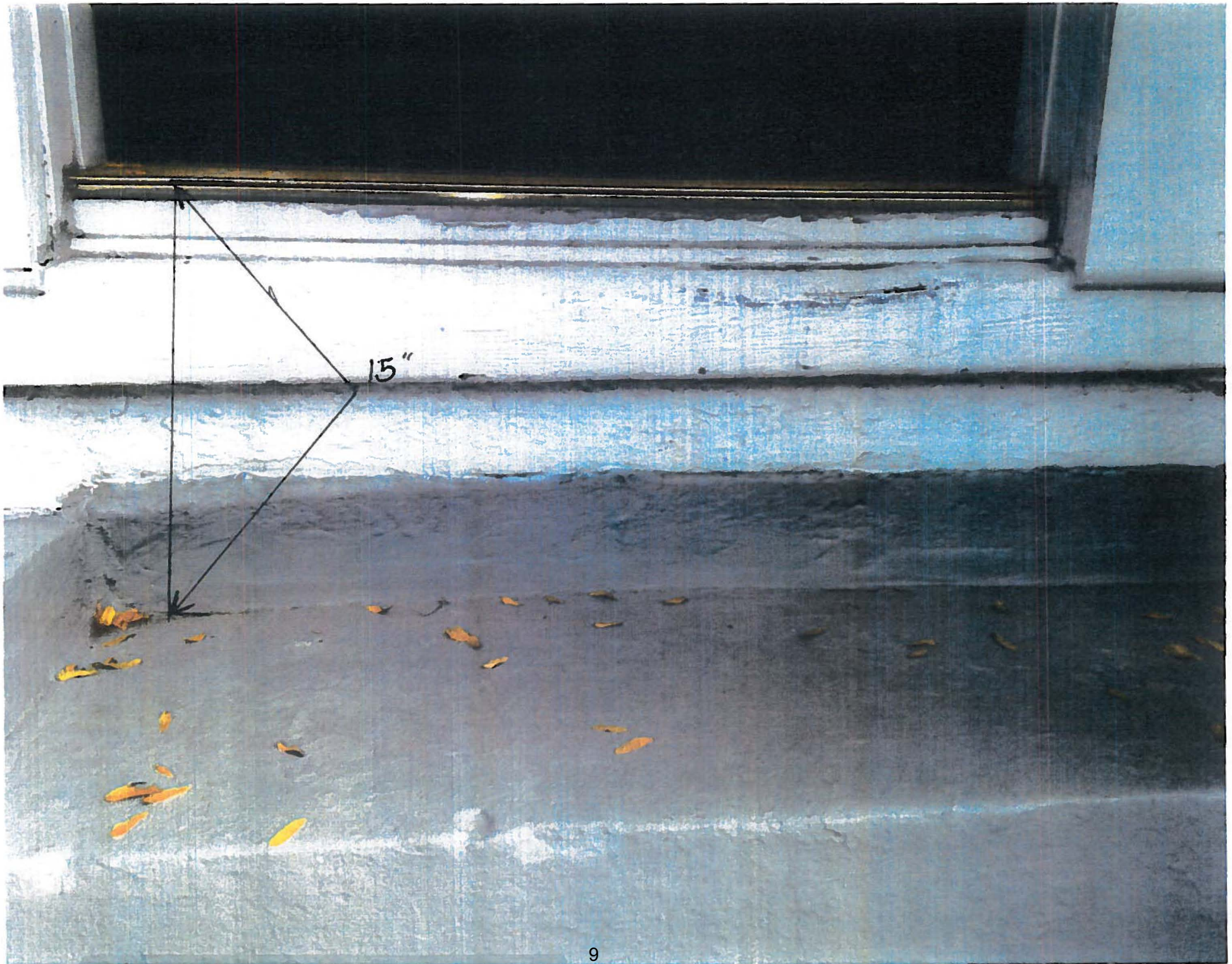
**SCHOOLS & TOWNSEND, P.C.** △  
 ENGINEERS · SURVEYORS  
 9252 MOSBY STREET · MANASSAS, VIRGINIA 20110  
 703-368-8001 · 631-2935 · FAX 703-368-9950

PARCEL IDENTIFICATION #: 064-04-01-33 OWNER OF RECORD: LEMMER (DEED# 110021804)	CASE NAME: CHAMPION TITLE WO#: 4-13-1299	DRFT. BY: RT CHKD. BY: KH
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Existing steps 821 Queen Street





Existing steps 821 Queen Street - with 15" final step



Existing steps 821 Queen Street – view from above showing  
varying depth of steps



Side view of thresholds of 821 Queen Street (on right) and 823 Queen Street (on left)



Steps 625 Queen Street - example of masonry and design (with bull nose brick on front and side) with iron

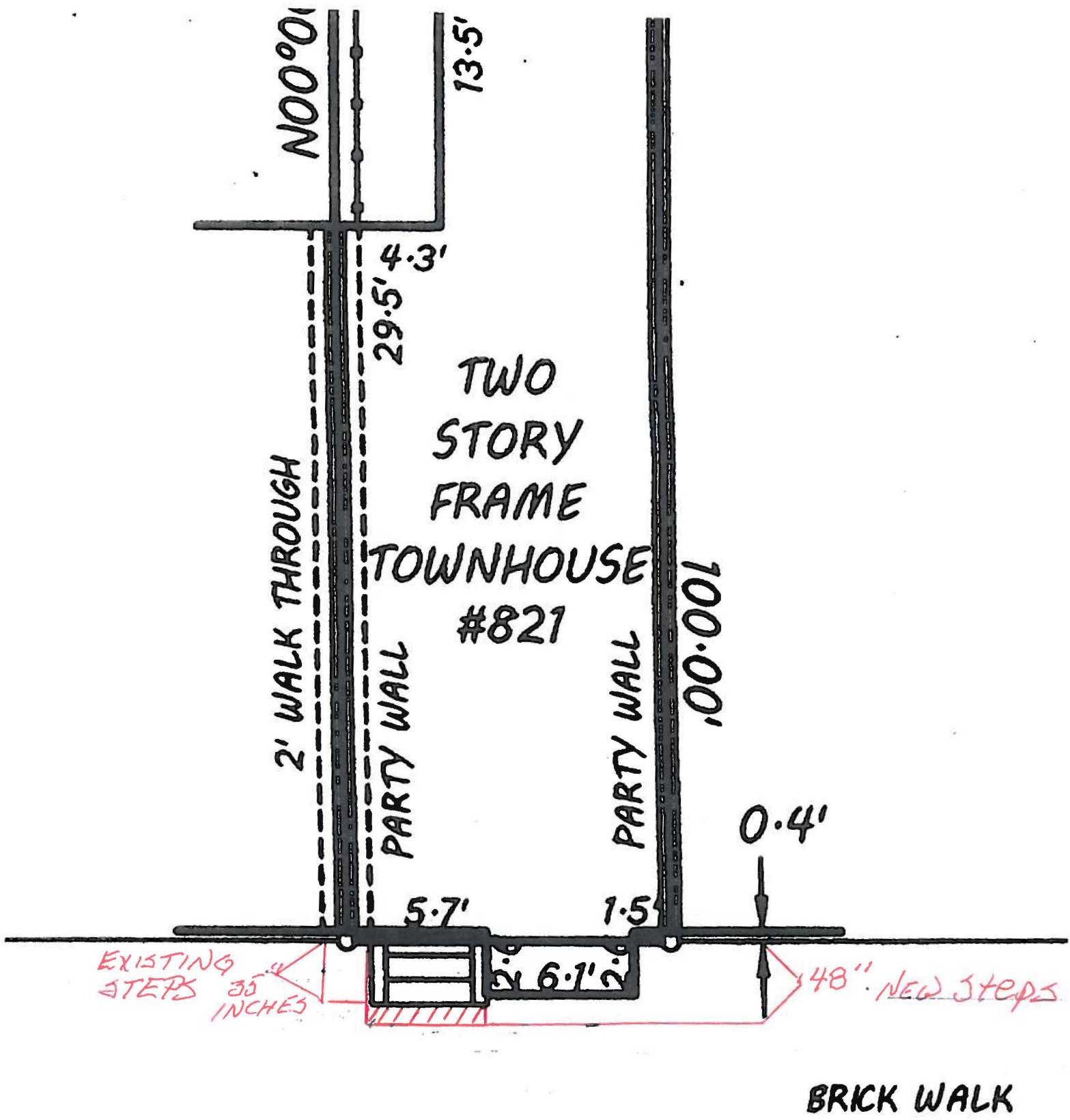


Steps 823 Queen Street – close view of front of steps with



Steps 823 Queen Street – close view of side of steps with bull



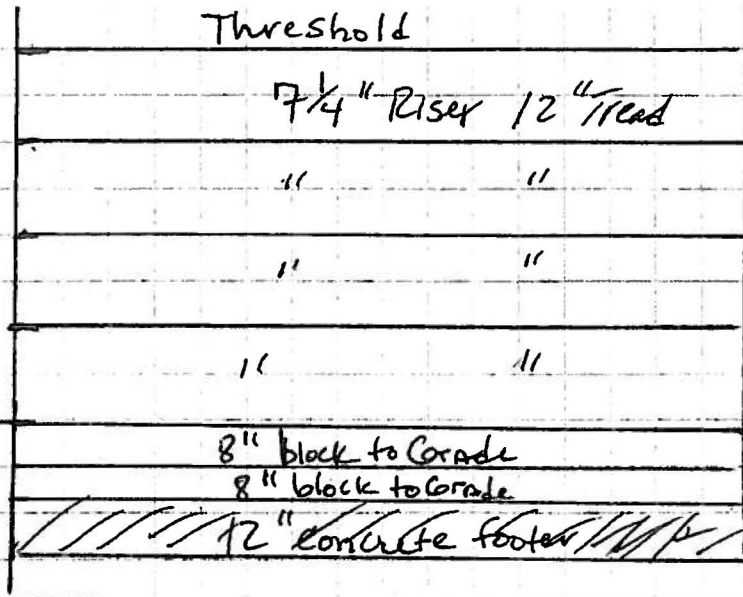


QUEEN STREET





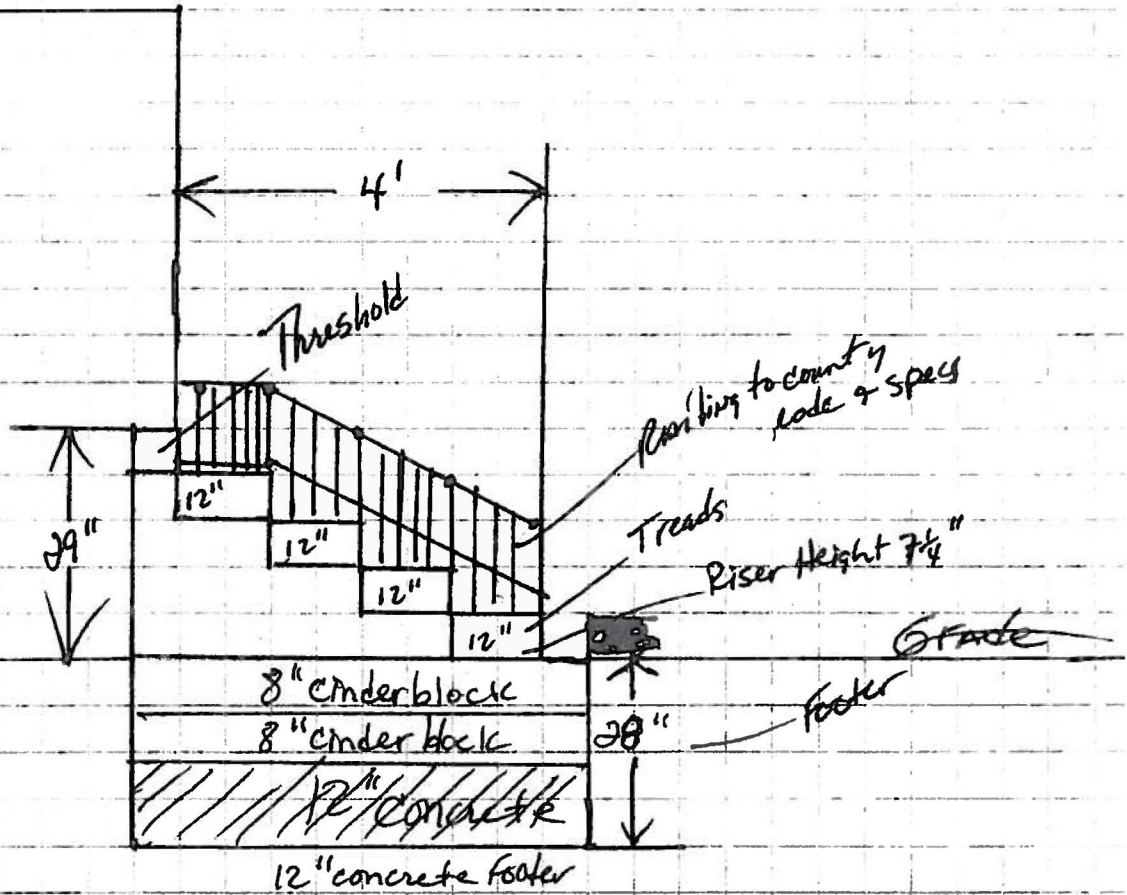
Grade



Grade

House

Grade

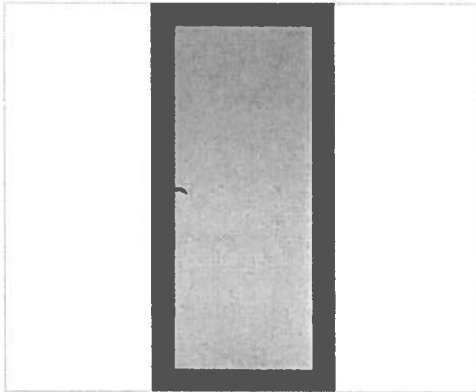


Grade



Your Store:  
Dale City, VA

Your Store: **Woodbridge, VA**



**Pella 36-in x 81-in Black Ashford Full-View Safety Storm Door**

Item #: 106126 | Model #: 91109

★★★★★

**\$298.00**

Tweet 0

**FREE Store Pickup**  
Your order will be ready for pickup from Lowe's Of Dale City, VA by 11/06/2013.

**Lowe's Truck Delivery**  
Your order will be ready for delivery to you from Lowe's Of Dale City, VA by 11/06/2013.

**Parcel Shipping**  
Unavailable for This Order  
Sent by carriers like UPS, FedEx, USPS, etc.

**Pella 36-in x 81-in Black Ashford Full-View Safety Storm Door** **\$298.00**

**Description**

36-in x 81-in Black Ashford Full-View Safety Storm Door

- Pella Ashford storm doors feature the exclusive Express Installation method that allows installation in as little as 60 minutes
- 1-1/4" heavy-duty frame with reinforced corners to keep the door square
- Overlapping frame with double weatherstripping creates a clean look and tight seal
- One-Touch® closer holds door open at the touch of a button

**Specifications**

Door Type	Full view glass and interchangeable screen	Depth (Inches)	1.625
Frame Color	Black	Warranty	Limited
Hardware Finish	Oil-rubbed bronze	Decorative Hardware	Yes
View Type	Full-view	Built-In Keyed-Lock	Yes
Frame Construction	Aluminum	Mix-and-Match Frame & Hardware	No
Storm Door Style	Safety	Overlapping Frame	Yes
Overall Height (Inches)	81.0	Type of Weatherstripping	Dual
Overall Width (Inches)	36.0	Series	Ashford

BAR Case # BAR2013-00376

ADDRESS OF PROJECT: 821 Queen Street

TAX MAP AND PARCEL: 064.04-01-33

ZONING: Residential RM

APPLICATION FOR: *(Please check all that apply)*

CERTIFICATE OF APPROPRIATENESS

PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH  
*(Required if more than 25 square feet of a structure is to be demolished/impacted)*

WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA *(Section 7-802, Alexandria 1992 Zoning Ordinance)*

WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT  
*(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)*

Applicant:  Property Owner     Business *(Please provide business name & contact person)*

Name: John Guyer and Bree Guyer

Address: 821 Queen Street

City: Alexandria                      State: VA    Zip: 22314

Phone: 703 328 2514                      E-mail: jclguyer@gmail.com

Authorized Agent *(if applicable)*:     Attorney     Architect     Contractor

Name: Bill Bitto

Phone: 703 843 3341

E-mail: cmasonryofva@aol.com

Legal Property Owner:

Name: John Guyer and Bree Guyer

Address: 821 Queen Street

City: Alexandria                      State: VA    Zip: 22314

Phone: 703 328 2514                      E-mail: jclguyer@gmail.com

- Yes     No    Is there an historic preservation easement on this property?
- Yes     No    If yes, has the easement holder agreed to the proposed alterations?
- Yes     No    Is there a homeowner's association for this property?
- Yes     No    If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

**NATURE OF PROPOSED WORK:** *Please check all that apply*

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
  - awning
  - doors
  - lighting
  - other Steps
  - fence, gate or garden wall
  - windows
  - pergola/trellis
  - HVAC equipment
  - siding
  - painting unpainted masonry
  - shutters
  - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

**DESCRIPTION OF PROPOSED WORK:** *Please describe the proposed work in detail (Additional pages may be attached).*

Replace front steps in their entirety. Current steps consist of 3 irregularly sized poured concrete steps with final ingress into the home being 15 inches from step surface to interior floor. (Twice regulation step size). This configuration creates a hazard for those both coming and going. The plan is to completely remove the existing steps and replace them with brick steps over a 12 inch concrete pad. Black wrought iron handrail would be included. Bricks would be Pine Hall Full Range brick with "bull nose". Intent is to match steps of adjacent property (823 Queen Street) which could be more in keeping with period look of home (1890).

**SUBMITTAL REQUIREMENTS:**

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

**Demolition/Encapsulation :** *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- Survey plat showing the extent of the proposed demolition/encapsulation.
- Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- Description of the reason for demolition/encapsulation.
- Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

**Additions & New Construction:** Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 5 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

- <sup>N/A</sup> Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- FAR & Open Space calculation form.
- Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- Existing elevations must be scaled and include dimensions.
- Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- For development site plan projects, a model showing mass relationships to adjacent properties and structures.

**Signs & Awnings:** One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- <sup>N/A</sup> Linear feet of building: Front: \_\_\_\_\_ Secondary front (if corner lot): \_\_\_\_\_
- Square feet of existing signs to remain: \_\_\_\_\_
- Photograph of building showing existing conditions.
- Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- Location of sign (show exact location on building including the height above sidewalk).
- Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

**Alterations:** Check N/A if an item in this section does not apply to your project.

- <sup>N/A</sup> Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

**ALL APPLICATIONS:** *Please read and check that you have read and understand the following items*

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 5 sets of revised materials.

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The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

**APPLICANT OR AUTHORIZED AGENT:**

Signature: \_\_\_\_\_

Printed Name: John Guyer Bree Guyer

Date: October 10, 2013

## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

**1. Applicant.** State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

	Name	Address	Percent of Ownership
1.	John Guyer	821 Queen Street	(self)
2.	Bree Guyer	821 Queen Street	(self)
3.			

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 821 Queen St, Alexandria VA 22314 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

	Name	Address	Percent of Ownership
1.	John Guyer	821 Queen St	Tenant by Entirety
2.	Bree Guyer	821 Queen St	Tenant by Entirety
3.			

**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose any business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

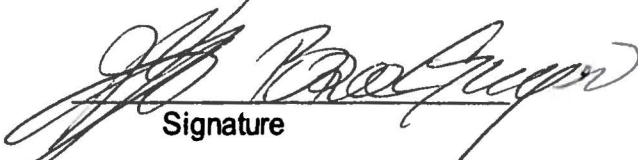
For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

	Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.	NONE		
2.			
3.			

**NOTE:** Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

Oct 10, 2013 John Guyer/Bree Guyer  
 Date Printed Name 23

  
 Signature