

BAR Meeting  
July 27, 2016

**ISSUE:** Certificate of Appropriateness (alterations)

**APPLICANT:** Heath E. Wells

**LOCATION:** 1301 Queen Street

**ZONE:** RB/Residential

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**STAFF RECOMMENDATION**

Staff recommends approval of the Certificate of Appropriateness with the conditions that:

1. The south and east elevations of the main block of the house be clad with wood siding salvaged from this dwelling, if reasonably possible, or with new wood matching the profile of the original material, as confirmed by staff in the field;
2. The north elevation of the main block, as well as the rear ell, may be clad with smooth fiber cement siding;
3. The existing front windows be repaired and restored in consultation with BAR staff;
4. The replacement windows on all elevations but the front façade must meet the *Alexandria Replacement Window Performance Specifications* contained in the BAR's adopted window policy and the new exterior trim must match the original.

## **GENERAL NOTES TO THE APPLICANT**

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or [preservation@alexandriava.gov](mailto:preservation@alexandriava.gov) for further information.
2. **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.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** 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.
5. **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.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR2016-00232



## I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness to make a number of alterations to the house at 1301 Queen Street, including:

1. Removing the existing white-painted aluminum awning above the front entrance and installing a projecting decorative hood and new wood paneled door.
2. Replacing all of the existing two-over-two wood windows on the house with new wood double-hung, simulated divided light, 2-over-2 windows.
3. Reroofing the mansard roof with new pressed metal shingles produced by Berridge Victorian & Classic Shingles: Victorian pattern, 9" x 12" coverage, pre-painted in the color Hartford Green.
4. Removing the aluminum siding and any siding material underneath the aluminum to expose the studs in order to install fire breaks, installation and house wrapping. The front will then be clad with salvaged wood siding from the house (which is likely located under the aluminum siding) and smooth fiber cement siding on all other elevations. The smooth HardiePlank clapboard siding will be grey in color with a 6" exposure.
5. The existing cornice on the front of the house will be repaired and retained. The trim on the front of the house will be wood, in the same design as the existing trim.
6. Where synthetic siding is proposed, synthetic 4" trim (Hardie Trim) will be used.
7. The applicant will create a full height box around the existing sanitary sewer pipe on the side of the house facing North Payne Street.

## II. HISTORY

Sharing a party wall, 1301 Queen Street is one half of a rear-facing T-plan double house dating to the early twentieth century, **ca. 1905**. The semi-detached house is best characterized as a vernacular interpretation of the Italianate style mixed with the Second Empire style, and, as it resembles its neighbors in scale, massing, and design, it contributes to the overall character of the street.

This frame, two-story residential unit occupies a corner lot on the northwest corner of North Payne and Queen streets. The block was included in Griffith M. Hopkins' 1877 *City Atlas of Alexandria, Va.*, in which the majority of the lots are attributed to Mrs. Jacobs and the northwest corner of Queen and North Payne streets is marked with a small structure. The block was not surveyed in the late 19<sup>th</sup>-century editions of the Sanborn Fire Insurance Company maps for Alexandria: the index of the 1885 Sanborn map shows an empty (blank) block in close proximity to the Alexandria and Fredericksburg Railroad, while the block directly south is noted as having 15 frame dwellings and one brick dwelling, a cobbler's shop, and a grocer – suggesting that the neighborhood was densely built despite its lack of coverage. The block first appears in detail on the 1902 Sanborn, which shows every lot fronting Queen Street developed with detached and semi-detached dwellings, except for the 1301-1303 parcels, which was undeveloped and not subdivided at that point. The conjoined dwellings appear on the 1907 Sanborn map, however, and given that a building permit was issued to W.J. Peck for 1301-1303 Queen Street on 31 July 1905, one can conclude that the house dates to that year.<sup>1</sup>

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<sup>1</sup> Alexandria Library Special Collections Division, "Early Building Permits Index," Lloyd House, 1996.

William Peck was a local merchant and real estate developer who had a number of interests along the western terminus of Queen Street. After founding a grocery business in 1898, Peck erected a two-story frame market on the southeast corner of N. Payne and Queen streets in 1902, followed by a one-story frame warehouse in 1904 and a one-story coal shed as well as a coal and lumber yard. Building rental properties on the opposite corner would have been a natural extension of Peck's real estate enterprise, which blossomed between 1902 and 1909, during which 14 building permits were issued to Peck for 22 separate addresses in the vicinity. These include houses at 405-411 N. West Street and 1315-1317 Princess Street, among others. The culmination of Peck's development efforts may be the stately brick warehouse at 1210 Queen Street (1909-1910), designed by H.A. Riggs and built a few years before Peck's accidental death in 1913.<sup>2</sup>

1301-1303 Queen Street's design is consistent with Peck's other residences, which tended to be frame, two-story double houses with half-mansard roofs. This T-shaped double house conformed in footprint and scale with others on the street, especially its neighbors to the immediate west, 1305-1307 and 1309-1311. Each residence had a small backyard and a one-story detached garage in the rear, accessing an alley. The houses were constructed on or very close to their property lines to maximize their narrow lots: in fact, 1301 was built with its façade and two side elevations placed directly upon its property lines. Its footprint did not alter in Sanborn map editions through the middle of the twentieth century.

Few building permits were issued for 1301 Queen Street in the twentieth century. Owner Wesley Prisaznick applied for a building permit in 1922 and for an alteration/repair permit for both 1301 and 1303 Queen in 1937, in which he proposed "to cover [the] outside walls with brick [and] fix [the] siding."<sup>3</sup> In May of 1971, property owner Charles Miller applied for two consecutive alteration/repair permits to clad the house in aluminum siding.<sup>4</sup>

### III. ANALYSIS

Staff notes that many elements of the applicant's proposal could have been approved administratively; however, because Board approval is required for the new door hood and the cladding of the Payne Street elevation with fiber cement siding and trim, the entire package is included for the Board's approval. Staff is very supportive of the applicant's proposal to improve the property at 1301 Queen Street.

#### Siding

As the Board is aware, the zoning ordinance states that houses located on corner lots have two front elevations and two side elevations. During the Parker-Gray Ad Hoc Design Guidelines Work Group tenure, the group debated whether secondary front elevations (those elevations that faced the street but did not contain the main door) would be considered a "front" or a "side". The group ultimately decided to continue using the zoning ordinance interpretation and the subject property has two, street facing front elevations. At the time of the adoption of the

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<sup>2</sup> 1201 Queen Street, "Appeal of a Decision of the Board of Architectural Review, Parker-Gray District approving a Permit to Demolish." BAR Case #2005-00104, 21 June 2005. Accessed July 8, 2016: <http://dockets.alexandriava.gov/fy05/062105rm/di22.pdf>

<sup>3</sup> The nature of the 1922 permit is unknown; it is solely listed in the "Early Building Permits Index" at this address. Alteration/Repair permit #2270 from 19 June 1937.

<sup>4</sup> Alteration/Repair permits #28187 from 3 May 1971 and #28226 from 13 May 1971.

Parker-Gray Residential Reference Guide in December 2012, the Board made clear that they were happy to consider alternative proposals on a case by case basis. The applicant, who was a member of the Parker-Gray work group, is now seeking the Board's approval for synthetic siding on all elevations but the front façade. In conformance with the Board's policy, the applicant does intend to use salvaged wood siding and wood trim on the Queen Street façade.

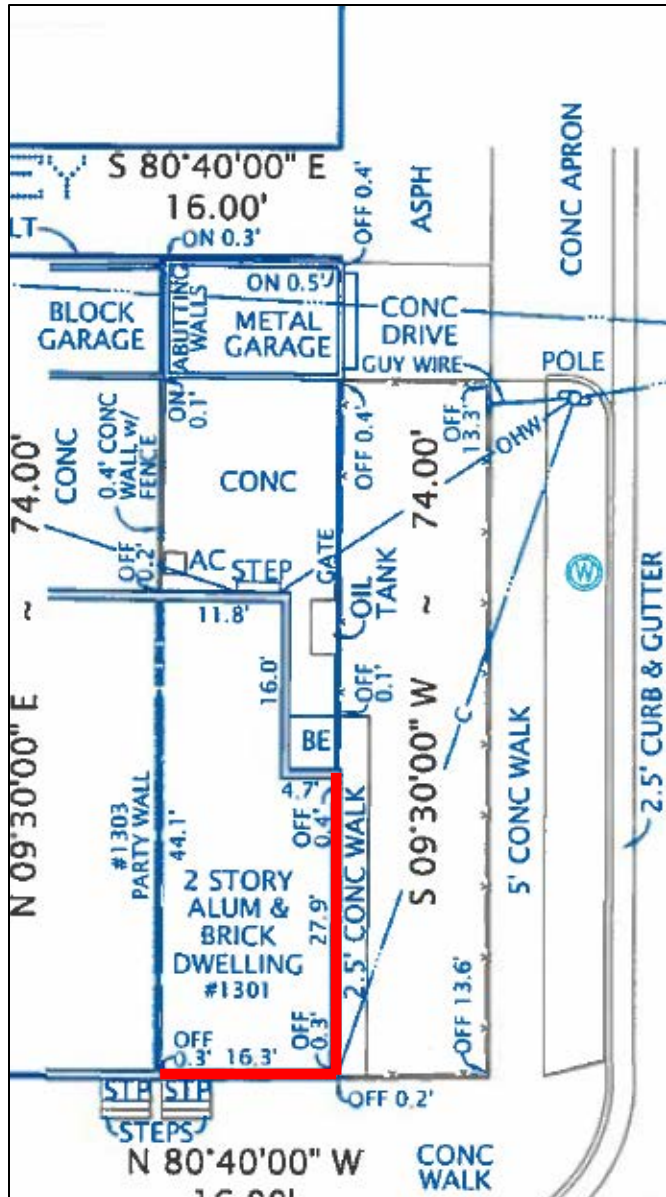
The BAR Policies for Minor Architectural Elements, adopted 2/23/2011, states the following regarding siding replacement on this Early (pre-1932) dwelling:

- Existing early siding must be preserved wherever possible.
- Where synthetic siding, such as Insulbrick, Formstone, aluminum or vinyl, is removed, and early siding is uncovered below, retention, repair and selective replacement of the early siding is required. Where staff finds in the field that the early siding is too damaged to be repaired, new siding must match the material, profile, exposure and texture of the early siding.
- Fiber cement siding and synthetic/composite trim may only be installed on buildings and additions constructed after 1975 and must have a smooth finish without a wood grain surface texture.
- Synthetic/composite trim may only be approved administratively in certain limited locations on early buildings, such as the fascia board behind gutters or a water table near grade, where wood trim is consistently exposed to moisture.

The applicant has not yet removed any portion of the aluminum siding, so staff has not been able to evaluate the existence, profile or condition of any original wood siding on the building. Based on other nearby structures constructed by the original builder, it is highly likely that all elevations of the original house were 1x6 German profile wood lap siding. From past experience, staff thinks that it is likely that a high percentage of the original wood siding could be in good condition and could reasonably be removed, sanded, primed and reinstalled on the house. Because there will be some damage to the historic siding during its removal and reinstallation, staff's usual practice is to recommend that material from the side/rear be used to clad the entire front, as proposed. New material to match the historic siding is then used on secondary elevations to complete the wall. In this case, there may be sufficient salvaged siding to also use on the entire east elevation of the main block (figure 1). Whether it is salvaged or not, staff recommends that both south and east street facing elevations of the main block of this Early house be wood siding.

However, should the BAR determine that an unusual situation exists at this corner property, such as its setback from the sidewalk behind a fence, and that fiber cement siding is appropriate, then staff supports the applicant's proposed smooth clapboard profile, as a true German profile is not available in fiber cement in this region. Even though the original siding on the east elevation of this particular house was likely the German profile siding, many houses in Old Town were a novelty siding on the front and a more utilitarian siding such as clapboard on the sides and rear.

Staff has no objection to the use of the proposed fiber cement siding on the north facing side elevation, as permitted by the Residential Reference Guide, or on all elevations of the rear ell.



**Figure 1: Staff proposed wood siding locations shown in red, based on BAR policy**

*Door Hood*

While the house likely did not have a door hood originally, staff has no objection to the addition of one on this house, as decorative door hoods are a common feature on Italianate style townhouses. After looking at some of the other nearly identical townhouses constructed by the same owner, some have had porticos or door hoods added (figure 2). The Board has approved new door hoods in other instances as well, most recently at 1022 Oronoco Street (figure 3). The door hood is a rather small feature that can be easily removed if desired in the future with little impact to the historic house.



Figure 2: Other homes built by William Peck



Figure 3: Recently approved door hood at 1022 Oronoco Street

### Windows

The BAR's replacement window policy states that:

*All original or previously replaced windows with either wood - pegged mortise and tenon sash joinery or with cylinder ("wavy") glass must be repaired and retained. This generally applies to all 18th or 19th century buildings but the use of cylinder glass can extend to 1930. Where staff confirms in the field that these elements are too deteriorated to repair, they may be replicated to*

*match exactly on a case by case basis. Original window frames and trim from the 18th and 19th centuries must also be preserved and repaired or replicated.”*

Staff has not performed a window survey with the applicant on site. Although the existing windows may appear to be in poor condition and much of the original glass has been replaced, they are very likely original. Although they are heavily caked with paint and not currently operable, historic windows can be restored relatively easily by removing the layers of paint, weatherstripping and making them operable again, something that is commonly done in the historic districts. Given the extensive work proposed to the front façade, the windows could easily be removed and restored off-site. Staff, therefore, supports the applicant’s proposal to install new two-over-two wood windows on all elevations, except for the primary façade on Queen Street. This recommendation is consistent with other Board policies – such as siding - which require that street facing facades have historic or authentic materials where they are subject to close inspection by the public. Should the Queen Street windows be beyond reasonable repair, staff would have no objection if the applicant relocated sash or frames from the other historic windows on the house to the front façade.

For the proposed new windows on the east elevation and rear ell, they must be compliance with the window policy the *Alexandria Replacement Window Performance Specifications*, which allows for either sash replacements or full-frame replacement windows, but *not* insert windows. Staff also notes that the window specs provided indicate that the muntin profile will have an Ovolo profile, rather than the recommended putty profile, and that the spacer bar will be stainless steel, when it should be non-reflective, with a medium value color. Staff is happy to work with the applicant to ensure that the new windows reflect the Board’s policy.

Staff notes that the original application proposed a covered entrance or open porch at the rear of the house. However, this feature does not presently meet zoning requirements and cannot be considered at this time.

With the conditions listed above Staff recommends approval of the application.

**STAFF**

Stephanie Sample, Historic Preservation Planner, Planning & Zoning

Heather McMahon, Historic Preservation Planner, Planning & Zoning

Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

#### **IV. CITY DEPARTMENT COMMENTS**

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

##### **Zoning Comments**

- C-1 Proposed repairs/replacement of the windows, doors and siding comply with zoning.
- C-2 Existing steps are a permitted encroachment per section 5-2-29 of the City Code. Repairs will comply with zoning.
- C-3 Applicant submitted pictures of the existing detached garage. No work is described for the garage. If alterations are proposed please describe.
- C-4 Based on the submitted FAR and open space calculations the rear awning does not comply with open space or FAR calculations.
- C-5 Applicant must submit height from the ground or side walk to the bottom of the front and rear awnings. Must be at least 8'.

##### **Code Administration**

No comments received.

##### **Transportation and Environmental Services**

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. 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)
- F1. 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)
- F2. If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:  
For a Public Alley - The applicant shall contact T&ES, Construction & Inspection at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.  
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

- C1. 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)
- C2. 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)
- C3. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C4. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C5. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)
- C6. The owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the City as an Additional Insured, against claims, demands, suits and related costs, including attorneys' fees, arising from any bodily injury or property damage which may occur as a result of the encroachment. (Sec. 5-29 (h)(1)) (T&ES)

**Please submit Insurance Certificate:**

**City of Alexandria  
T&ES / Permit Section  
Attn: Kimberly Merritt  
301 King Street, Room 4130  
Alexandria, VA 22314**

**Alexandria Archaeology**

- F-1 Because there is no ground disturbance associated with this project, no archaeological action is required.

**V. ATTACHMENTS**

*1 – Supplemental Materials*

*2 – Application for BAR2016-00232 at 1301 Queen Street*

ADDRESS OF PROJECT: 1301 Queen St., Alexandria, VA 22314

TAX MAP AND PARCEL: 64.01-11-23

ZONING: RB

**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: Heath E. Wells

Address: 1301 Queen St

City: Alexandria

State: VA Zip: 22314

Phone: 703-981-1289

E-mail: heath.wells.esq@gmail.com

**Authorized Agent** *(if applicable):* ☐ Attorney ☐ Architect ☐ \_\_\_\_\_

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

**Legal Property Owner:**

Name: Heath Wells &amp; Jocelyn Voell

Address: 1301 Queen St

City: Alexandria

State: VA Zip: 22314

Phone: 703-981-1289

E-mail: heath.wells.esq@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.*
- |  |   |   |                                   |
|--|---|---|-----------------------------------|
| <input checked="" type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment             | <input type="checkbox"/> shutters |
| <input checked="" type="checkbox"/> doors  | <input checked="" type="checkbox"/> windows         | <input checked="" type="checkbox"/> siding          | <input type="checkbox"/> shed     |
| <input type="checkbox"/> lighting          | <input type="checkbox"/> pergola/trellis            | <input type="checkbox"/> painting unpainted masonry |                                   |
| <input type="checkbox"/> other _____       |   |   |                                   |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

Replacement of siding, windows and front door. Replace awning front of house.

**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 3 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.

- N/A
- ☐ ☒ 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.

- N/A
- ☒ ☐ Linear feet of building: Front: 16' Secondary front (if corner lot): 44.1
  - ☐ ☒ 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.

- N/A
- ☒ ☐ 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 3 sets of revised materials.

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: Heath E. WellsDate: 22 JUN 2016

## 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. Heath E. Wells		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1301 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. Heath Wells&Jocelyn Voel	1301 Queen St, Alexandria, VA	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required 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.

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.		
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.

22 June 2016

Date

Heath E. Wells

Printed Name



Signature



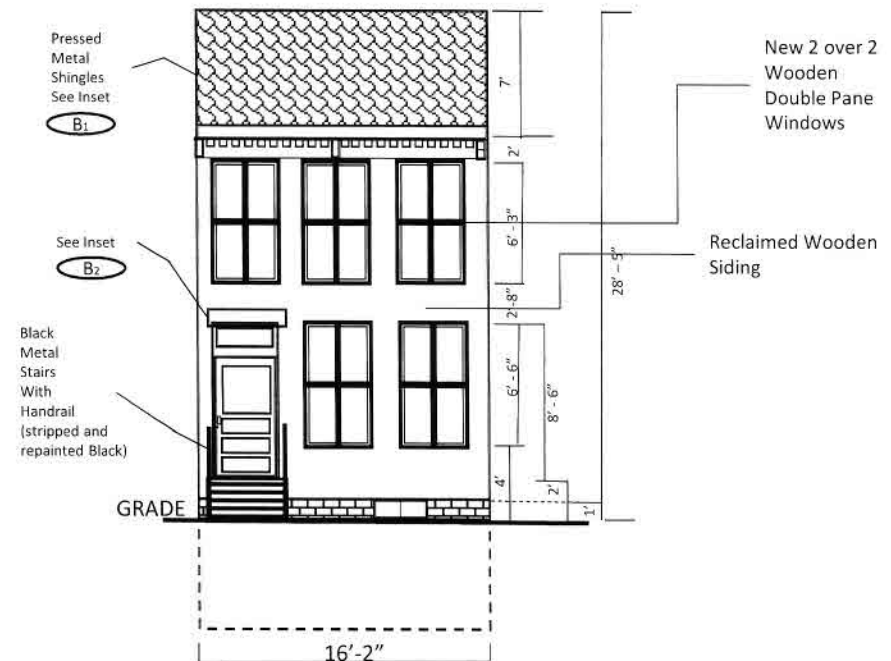
Case: BAR2016-  
1301 Queen St.  
06/25/2016



A

### Existing Front Elevation

SCALE 1/8" = 1'

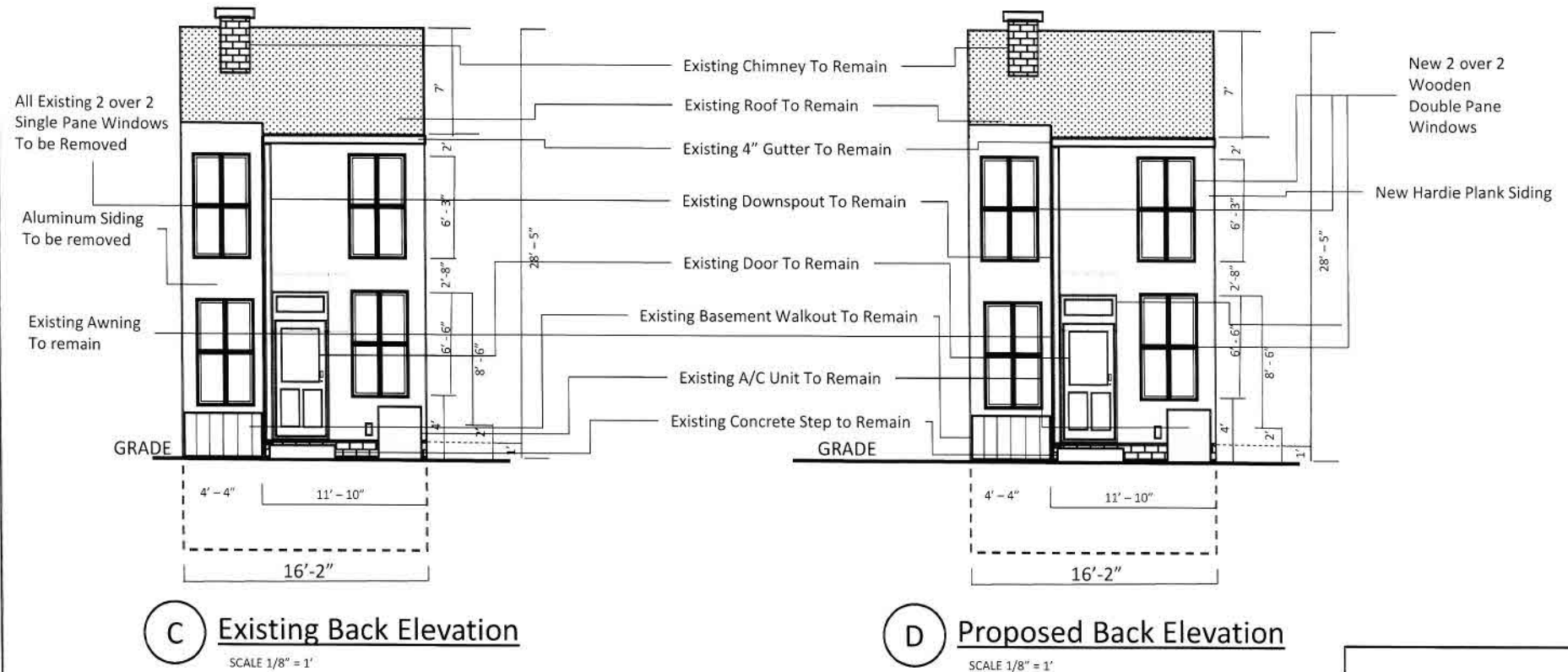


B

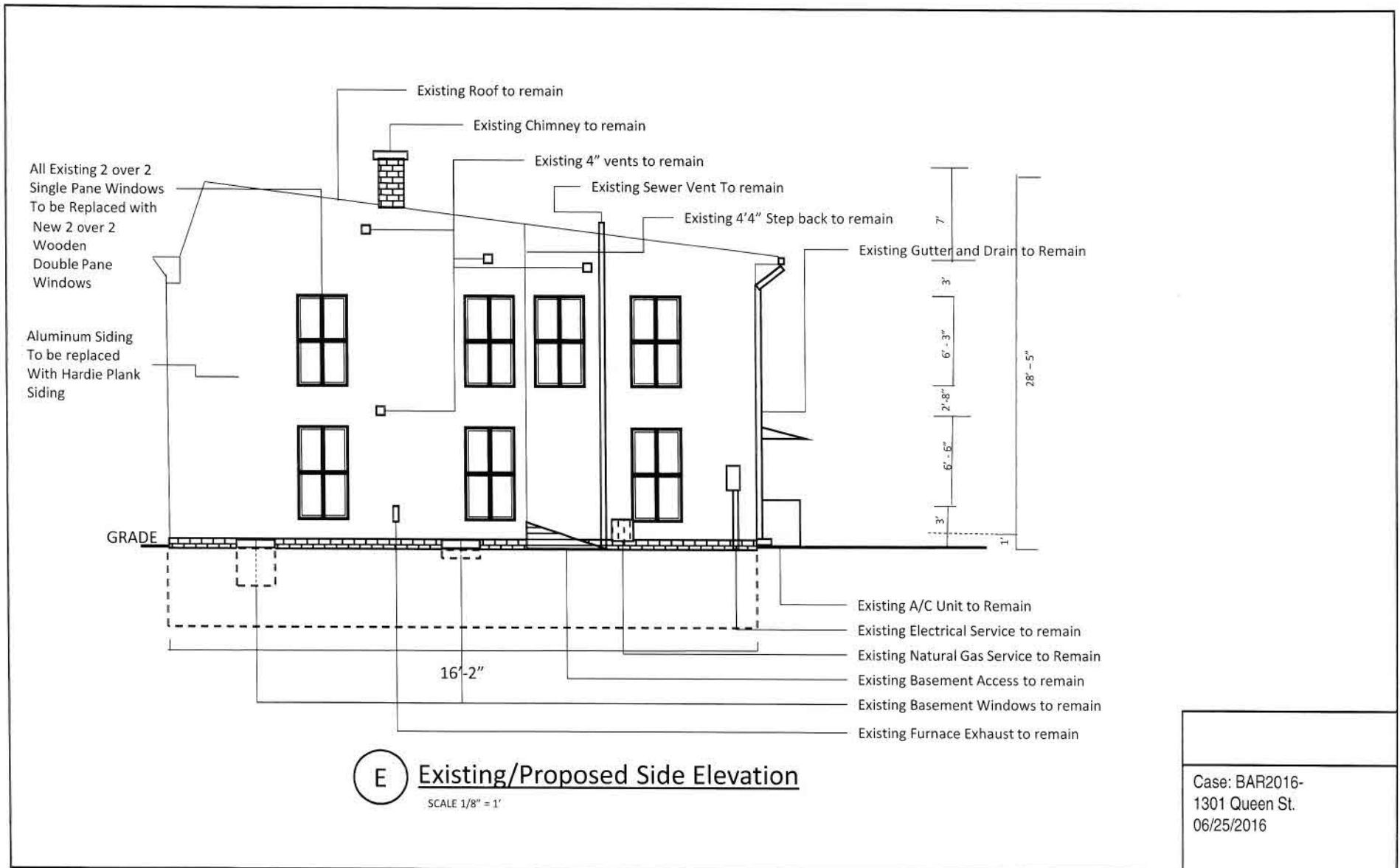
### Proposed Front Elevation

SCALE 1/8" = 1'

Case: BAR2016-  
1301 Queen St.  
06/25/2016



Case: BAR2016-  
1301 Queen St.  
06/25/2016





B<sub>2</sub>

Proposed Front Door Hood

SCALE 1/8" = 1'



Victorian Shingles  
9" x 12" Coverage



B<sub>1</sub>

Proposed Roof Pattern

SCALE 1/8" = 1'



B<sub>2</sub>

Proposed Front Door

SCALE 1/8" = 1'

Case: BAR2016-  
1301 Queen St.  
06/25/2016

## Notes:

1. The rear awning is existing to remain. The rear shed/garage is existing to remain. The Floor Area Ratio (FAR) and open space areas are unchanged.
2. This project does not address the side yard, which is owned by the city of Alexandria since the 1960s when the Payne Street expansion was approved.
3. The mansard roof portion that is visible from the front of the house is proposed to be returned to its original condition. The roof was repaired on an emergency basis in 2008, which destroyed the pictured Victorian tin shingles due to their extensive rusting and age (103 years at the time). This project will reinforce the existing roof and install the specified Berridge 9" by 12" Victorian Shingles, pre-painted Hartford green.
4. The proposed project uses the provided, 7.25" Hardie-plank smooth siding in grey on the sides and rear of the house. The trim in those areas will use smooth, white 4" wide Hardie-Trim boards.
5. The front of the house will use recovered original wood siding, repainted to match the sides and rear. The trim on the front will use new, 4" wide wooden boards painted white.
6. Decorative trim on the front of the house (Decorative trim only appears on the front of the house under the eaves) will remain and be repaired as necessary.
7. The rear door is existing to remain. The front door will be replaced with a wooden, period appropriate door as shown in the drawings. The front awning will be replaced by a 1' deep door hood as shown in the drawings.
8. The proposed project includes the removal of siding to the studs, repair of termite damaged wood, installation of fire breaks and installation of Rock Wool insulation. Then the recovered wood and Hardie plank siding will then be installed on top of house wrap and OSB/equivalent as per code.
9. All existing house penetrations are to remain. The existing exposed sanitary sewer line near the rear of the house will be boxed in.










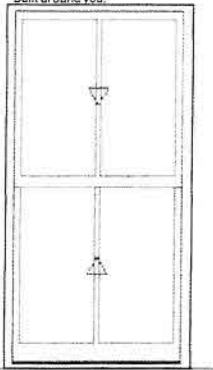
OMS Ver. 0002.08.01 (Old)  
Product availability and pricing subject to change.


HEATH WELLS  
HEATH WELLS

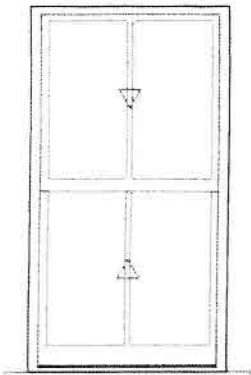
Quote Number: 3Z874HW  
Architectural Project Number:

## LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: LOWER	List Price:	USD	(b) (4)
Qty: 7		Ext. List Price:		
<div>   <p>As Viewed From The Exterior</p> <p>Entered As: RO x CN MO 37" X 73 1/4" FS 36 1/2" X 73" RO 37 1/2" X 73 1/2" Egress Information Width: 32 15/16" Height: 30 1/4" Net Clear Opening: 6.92 SqFt</p> </div> <div> <p>Primed Pine Exterior Primed Pine Interior Wood Ultimate Double Hung Rough Opening 37 1/2" X Call Number 32 Rough Opening w/ Subsill 37 1/2" X 73 1/2"</p> <p>Top Sash Primed Pine Sash Exterior Primed Pine Sash Interior IG Low E2 w/Argon Stainless Perimeter and Spacer Bar 1 1/8" SDL - With Spacer Bar - Stainless Rectangular - Special Cut 2W1H Primed Pine Ext - Primed Pine Int Ovolo Exterior Glazing Profile Ovolo Interior Glazing Profile</p> <p>Bottom Sash Primed Pine Sash Exterior Primed Pine Sash Interior IG Low E2 w/Argon Stainless Perimeter and Spacer Bar 1 1/8" SDL - With Spacer Bar - Stainless Rectangular - Special Cut 2W1H Primed Pine Ext - Primed Pine Int Ovolo Exterior Glazing Profile Ovolo Interior Glazing Profile</p> <p>White Sash Lock Beige Jamb Hardware Half Screen Charcoal Fiberglass Mesh Stone White Surround ***Screen/Combo Ship Loose</p> <p>6 9/16" Jamb Exterior Casing - None Primed Pine Standard Subsill 4 1/2" Long Sill Horns No Installation Method</p> </div>				

Line #2	Mark Unit: UPPER	List Price:	USD	(b) (4)
Qty: 8		Ext. List Price:		
<div>  <p>Built around you.</p> </div> <div> <p>Primed Pine Exterior Primed Pine Interior Wood Ultimate Double Hung Rough Opening 37 1/2" X Call Number 30 Rough Opening w/ Subsill 37 1/2" X 69 1/2"</p> <p>Top Sash Primed Pine Sash Exterior Primed Pine Sash Interior IG Low E2 w/Argon Stainless Perimeter and Spacer Bar 1 1/8" SDL - With Spacer Bar - Stainless Rectangular - Special Cut 2W1H</p> </div>				



As Viewed From The  
Exterior

Entered As: RO x CN

MO 37" X 69 1/4"

FS 36 1/2" X 69"

RO 37 1/2" X 69 1/2"

**Egress Information**

Width: 32 15/16" Height: 28 1/4"

Net Clear Opening: 6.46 SqFt

Primed Pine Ext - Primed Pine Int

Ovolo Exterior Glazing Profile

Ovolo Interior Glazing Profile

**Bottom Sash**

Primed Pine Sash Exterior

Primed Pine Sash Interior

IG

Low E2 w/Argon

Stainless Perimeter and Spacer Bar

1 1/8" SDL - With Spacer Bar - Stainless

Rectangular - Special Cut 2W1H

Primed Pine Ext - Primed Pine Int

Ovolo Exterior Glazing Profile

Ovolo Interior Glazing Profile

White Sash Lock

Beige Jamb Hardware

Half Screen

Charcoal Hi-Transparency Fbrgls Mesh

Stone White Surround

\*\*\*Screen/Combo Ship Loose

6 9/16" Jambs

Exterior Casing - None

Primed Pine Standard Subsill

4 1/2" Long Sill Horns

No Installation Method

Project Subtotal List Price: USD

6.000% Sales Tax: USD

Project Total List Price: USD

(b) (4)

Siding

Trim

Soffit

HardieWrap®

Finishing Touches

● HardiePlank® Lap Siding

HardiePanel® Vertical Siding

HardieShingle® Siding

BAR2016-00232

**SMOOTH***Countrylane Red*

Thickness	5/16 in.			
Length	12 ft. planks			
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.
Exposure	4 in.	5 in.	6 in.	7 in.
ColorPlus Pcs./Pallet	324	280	252	210
Prime Pcs./Pallet	360	308	252	230
Pcs./Sq.	25.0	20.0	16.7	14.3

## Available Colors



GREY

View all HardiePlank Lap Siding Products

● HardieTrim® Boards

HardieTrim® Batten Boards

BAR2016-00232

4/4 NT3 SMOOTH

Arctic White

5/4 NT3 SMOOTH

Arctic White

CROWN MOULDING

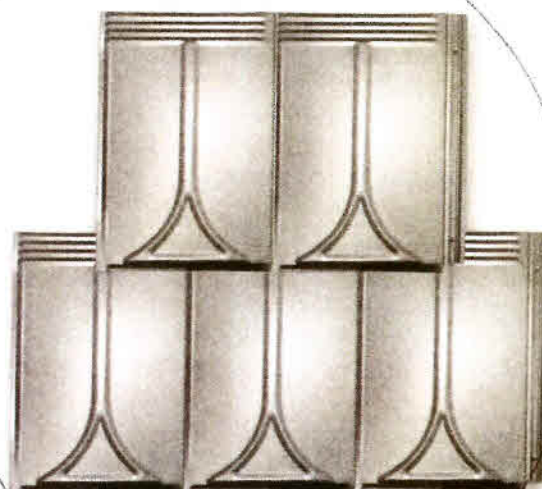
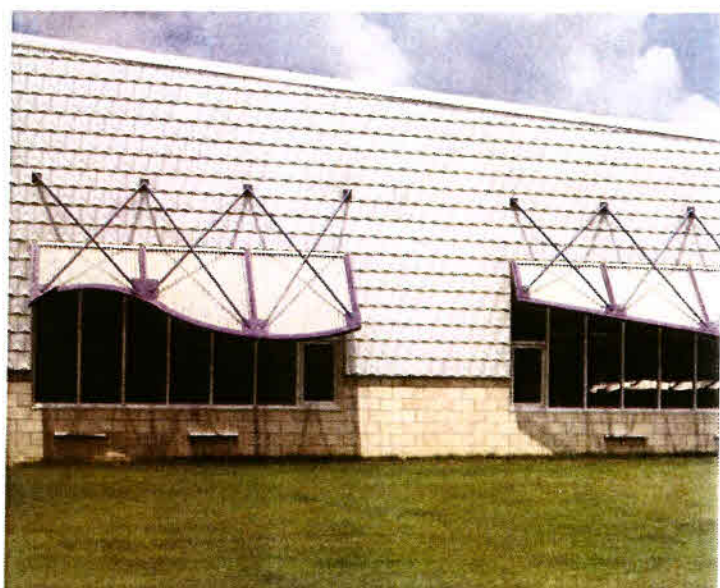
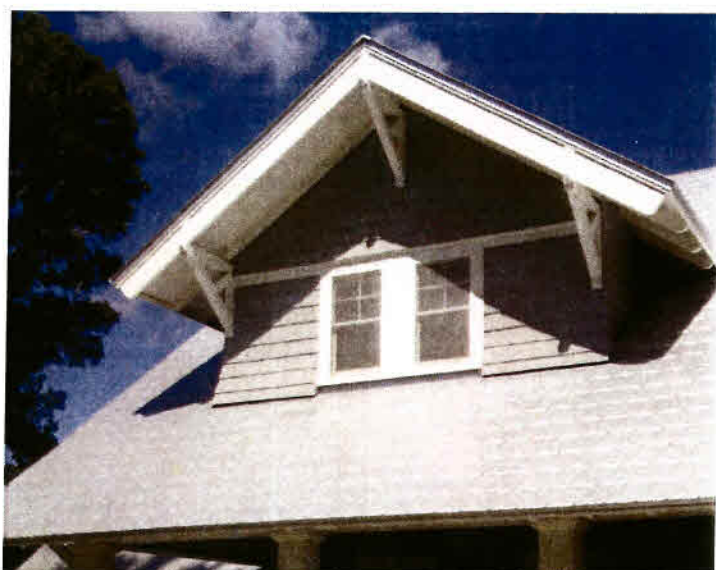
Arctic White

HardieTrim® Boards are available painted or with ColorPlus Technology in DC, Baltimore and Virginia districts. For other districts, HardieTrim® Boards are exclusively available with ColorPlus Technology. HardieTrim® Crown Mouldings are available exclusively with ColorPlus Technology. For more details, visit [jameshardie.com](http://jameshardie.com).

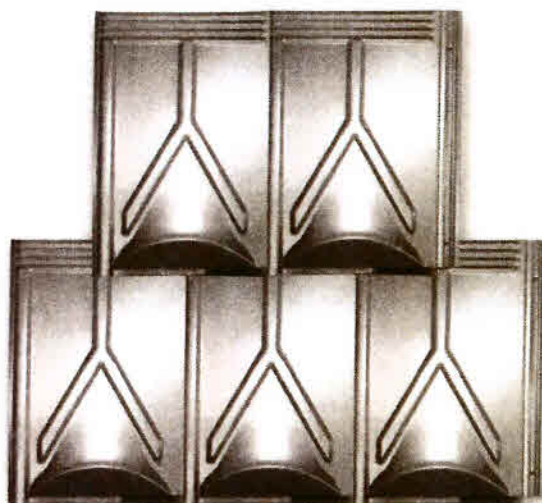
# Berridge Victorian & Classic Shingles

Prefinished or Natural Metal Finish shingles for historical restorations, residential and commercial applications over solid sheathing.

- Available in 24 gauge steel
- Traditional appearance
- May be used for roof & wall applications
- Concealed fasteners
- Florida Product Approval
- Miami-Dade Approved



**Victorian Shingles**  
9" x 12" Coverage



**Classic Shingles**  
9" x 12" Coverage

## SPECIFICATIONS

(Complete specifications available at [www.berridge.com](http://www.berridge.com))

### PRODUCT:

Furnish and install Berridge Victorian or Classic Shingles as manufactured by Berridge Manufacturing Company, San Antonio, Texas.

### MANUFACTURE:

Each shingle to have a stamped design with 9" x 12" coverage.

### MATERIALS AND FINISH

Reference web site: [www.berridge.com](http://www.berridge.com)

### CONSTRUCTION DETAILS

Reference web site: [www.berridge.com](http://www.berridge.com)



**Berridge Manufacturing Company**  
6515 Fratt Road  
San Antonio, Texas 78218  
(800) 669-0009 • [www.berridge.com](http://www.berridge.com)

**BERRIDGE MANUFACTURING CO.**

(800) 669-0009

PRODUCTS COLORS ROLL FORMERS TECHNICAL DOWNLOADS WARRANTIES

CONTACT MORE

**BERRIDGE COOL METAL ROOF COLORS****INFO & DOWNLOADS****KYNAR 500® OR HYLAR 5000™ COLOR FINISHES**

All colors applied by Berridge are premium fluoropolymer coatings produced with full strength Kynar 500® or Hylar 5000™ resin. Kynar 500® or Hylar 5000™ affords maximum exterior durability due to its outstanding resistance to ultraviolet radiation. Full-strength Kynar 500® or Hylar 5000™ color finishes carry a twenty year guarantee against cracking, peeling and fade (not to exceed 5 N.B.S. units). These are the highest quality exterior finishes available!

All Berridge colors are completely processed and finished on Berridge's continuous coil coating line and are proprietary finishes of Berridge Manufacturing Company which are available on all Berridge Products. These finishes are also available in sheet and coil form to all Sheet Metal Companies for local fabrication if the architect prefers special profiles, shapes or flashing. Berridge Metallic & Premium Colors require a nominal surcharge. 22-Gauge material is stocked in 48" master coils in popular colors.

**STANDARD COLORS**

Due to limitations in the printing process, please request actual color chips for accurate color viewing.

**GENERAL**

Berridge Color Chart  
Paint Specifications  
Finish Warranty Sample  
Finish Warranty Request Form  
Custom Color Info  
Chart of SRI Values  
LEED Documents  
Energy Star  
Energy Tax Credit  
Maintenance & Care of Painted Finishes  
Touch-Up Paint Techniques

**RELATED TOPICS**

Galvalume Data Sheet  
Acrylic Coated Galvalume Info  
Galvalume Substrate Warranty  
Coil & Flat Sheet Info

**REQUEST A SAMPLE****PREMIUM COLORS**

Berridge premium colors require a nominal surcharge.



NATURAL WHITE

AWARD BLUE

**NATURAL METAL FINISH**

Berridge Acrylic-Coated Galvalume® is a coated sheet product that combines the corrosion resistance of GALVALUME® steel sheet with a clear, organic resin applied to the top side and bottom side of GALVALUME® substrate.

ACRYLIC-COATED

**METALLIC COLORS**

Berridge metallic colors are premium finishes which require a nominal surcharge. Due to limitations in the printing process, please request actual color chips for accurate color viewing.



CHAMPAGNE

COPPER-COTE™

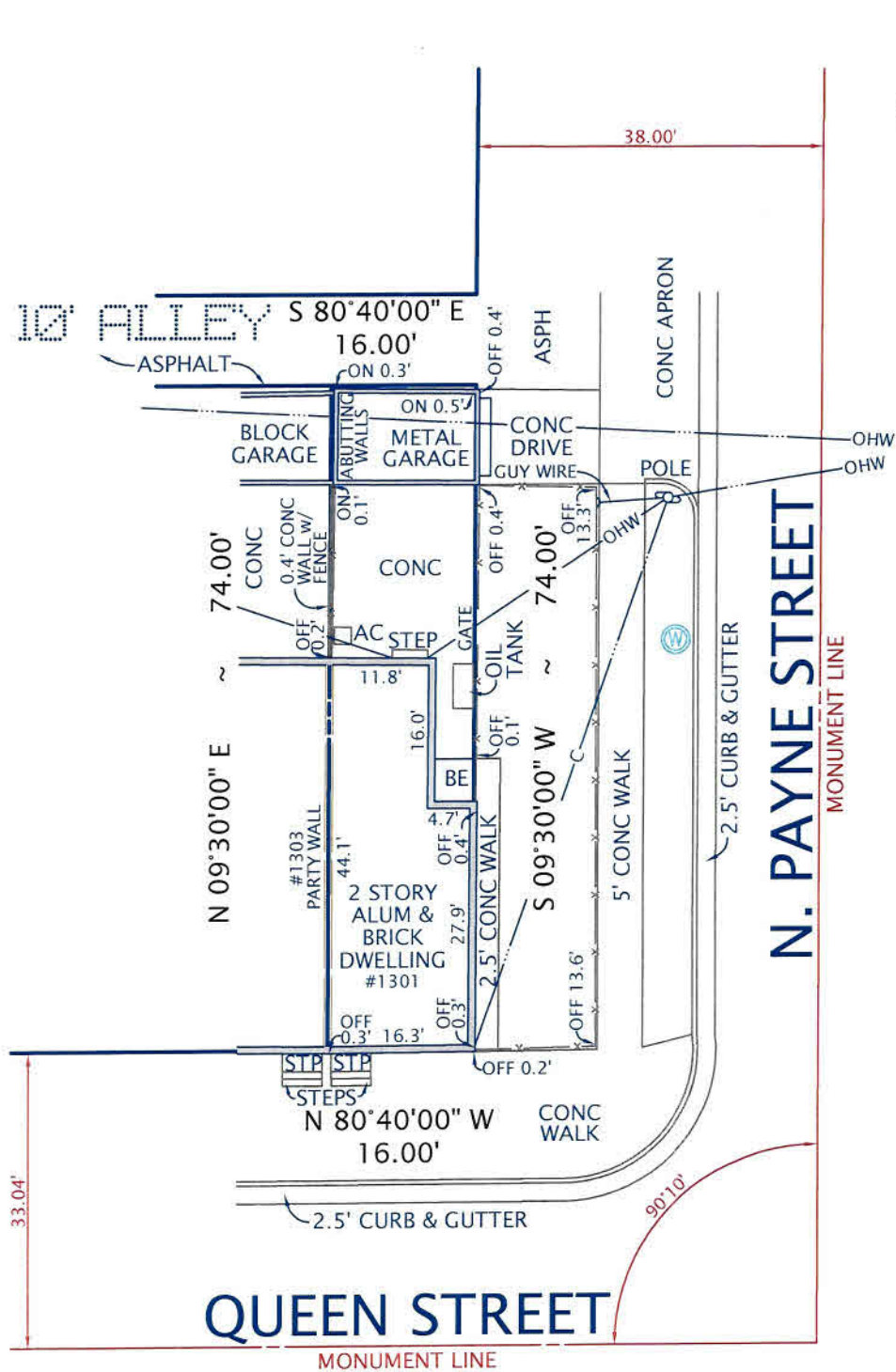
ANTIQUE  
COPPER-COTE

ZINC-COTE™

LEAD-COTE™

PREWEATHERED

- NOTES: 1. FENCES ARE CHAIN LINK.  
2. LAND AREA = 1,184 SF.



PLAT  
SHOWING HOUSE LOCATION ON  
THE PROPERTY LOCATED AT  
**#1301 QUEEN STREET**

(DEED BOOK 426, PAGE 52)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

MARCH 19, 2007