

BAR Meeting
September 7, 2016

ISSUE: Permit to Demolish and Certificate of Appropriateness for Alterations

APPLICANT: Margaret Israel

LOCATION: 716 Queen Street

ZONE: RC/ High-density Apartment Zone

STAFF RECOMMENDATION

1. Approval of the Permit to Demolish.
2. Approval of either the applicant's preferred option or the alternate option for the first floor windows, as directed by the BAR at the hearing. If the applicant's preferred option is selected, the windows must have a wood or metal lintel with final details to be reviewed by staff prior to release of a building permit.
3. The segmental arch forms above the two second-story windows must be reconstructed to match the size and location of the two original window openings.
4. The two existing second-story windows on the southern elevation must be replaced with painted wood windows. All replacement and new windows must meet the Alexandria Replacement Window Performance Specifications contained in the BAR's adopted window policy.
5. The applicant will retain as much of the original brick as possible and use bricks salvaged from the deconstruction of the south elevation to reconstruct the southern (rear) wall; if historic bricks are acquired from another source, they must match the existing historic bricks in color, size, and texture.
6. The mason will provide a mock-up sample of hydraulic lime mortar which matches the original mortar in color, tooling and composition. The mock-up must be approved by BAR Staff on site prior to commencement of work.

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 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.



BAR2016-00263 & 2016-00264



Note: Staff coupled the applications for a Permit to Demolish (BAR #2016-0263) and Certificate for Appropriateness (BAR #2016-0264) for clarity and brevity.

I. ISSUE

The applicant is requesting a Permit to Demolish and reconstruct the entire southern (rear) exterior wall of the historic rear ell on 716 Queen Street, and seeks a Certificate of Appropriateness for alterations – namely, the reconstruction of the rear wall elevation with a new fenestration pattern on the ground floor. In regards to the wall’s reconstruction, the applicant proposes using original bricks salvaged from the demolished rear wall’s exterior and interior wythes as well as matching historic bricks, adhered by a lime putty mortar. Since BAR Staff has determined that the sash in the two upper-story windows are not original, the applicant proposes replacing them with wood, double-hung windows with the same two-over-two light configuration that currently exists. On the lower floor, the applicant wishes to either (1) create a new fenestration pattern in which four contiguous two-over-two, double-hung wood windows span the elevation’s width, thus eliminating the two existing segmental arches; or (2) replace the existing two windows and add a third window in between while rebuilding/ replicating the double-course segmental arches. In addition, the applicant wants to add two new light fixtures to the exterior rear wall, replace the existing light fixture on the façade, and repoint two chimneys.

The south elevation of the addition will be partially and obliquely visible from North Columbus Street over the privacy fence. The rear wall is also visible from the Lloyd House garden, which is accessible to the public.

II. HISTORY

The two-story, three-bay row house at 716 Queen Street is a brick vernacular **Victorian** period edifice dating to **circa 1902**. It is situated opposite the Kate Waller Barrett branch of the Alexandria Public Library, which was built upon the former Quaker burial ground that was conveyed by Thomas West to the Society of Friends in 1785.¹ The rear property line of 716 Queen abuts the public garden behind the Lloyd House (1796) on North Washington Street.

According to Griffith M. Hopkins’ 1877 *City Atlas of Alexandria*, a building previously existed on the lot but not precisely at the same location. Whereas the present structure has zero setback from the public sidewalk, the rectangular footprint depicted in the Hopkins’ map was well recessed from Queen Street and its neighbors. The 1885 Sanborn Fire Insurance Company map for Alexandria illustrates a two-story dwelling with a one-story rear addition, addressed 622 Queen. To the west lay a grocery store, and to the east a double-house, each with zero setbacks.

The western third of the block – the southern side of Queen Street between North Columbus and North Washington streets – was redeveloped sometime between 1891 and 1896, when the grocery and the original dwelling at 716 Queen were demolished and replaced with four homogenous row houses (numbered 710-716). The Sanborn map from that year shows each unit as a two-story dwelling with two-story rear ells, roofed in either slate or tin. The narrow, two-bay structures abut the curb line and are similar in shape and size to the double-house to the

¹ Ethelyn Cox, *Historic Alexandria, Virginia Street by Street: A Survey of Existing Early Buildings* (McLean, VA: EPM Publications, 1976) p. 147.

immediate east. Presumably, a single developer erected the four dwellings to match the existing double-house (since demolished) and to densify and urbanize a street that had retained a rather open character theretofore. Curiously, the four row houses were replaced by three dwellings shortly thereafter, sometime before 1902: what had been two T-shaped double-houses became one U-shaped double-house adjoined to an L-shaped unit. Whereas the earlier row houses each had two narrow bays, the new dwellings were three bays wide in the front and two bays wide in the rear. In the 1902 Sanborn, 716 Queen Street is depicted as an L-shaped, two-story unit with a metal or tin roof. The footprint remained unchanged through the present time.

The house seems to have been owned by various investment corporations throughout most of the 20th century, as evidenced by building permits. The Northern Virginia Investment Co. owned the structure in the 1930s, and in 1978, OTV, Inc. requested three permits to demolish and renovate the interior. Concurrently, the BAR approved OTV, Inc.'s application for a Certificate of Appropriateness to alter windows and doors. In 1986, when the city undertook a survey of its resources in the Old & Historic District, 716 Queen was listed as vacant.

III. ANALYSIS

Permit to Demolish

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-205(B):

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historic interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into an historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	No
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place to live?	No

Although the BARs “prefer the amount of demolition be limited to that necessary... rather than wholesale demolition and replacement of the rear façade,” BARs do take into account compelling reasons for demolition, such as lack of structural integrity. Staff recommends that the applicant retain and preserve in place as much of the upper south wall and its materials as possible. However, as water damage and deferred maintenance have resulted in its severe deterioration, to the point of it becoming structurally unsound, staff supports carefully dismantling the historic rear wall as necessary.

Staff also supports the applicant’s intent to rebuild the wall using salvaged and historic bricks with lime putty mortar. Whereas the BARs routinely permit partial demolitions or encapsulations of rear walls for additions, this project will largely reconstruct the historic fabric and leave it exposed, thereby retaining the house’s form and footprint and building materials intact and visible. Staff recommends that the mason replicate the existing 7:1 common bond pattern that distinguishes the rear elevation.

In summation, Staff supports the partial dismantling of the rear ell’s southern wall and the two schemes that would result in an altered fenestration pattern on the first floor.

Certificate of Appropriateness for Alterations

While the mandate of the BAR is “to preserve the existing building resources of the historic districts,” the BAR is aware of and seeks to balance this philosophy with the needs of homeowners to use their properties in ways that reflect 21st-century lifestyles. Rear ells, and particularly their relationships to main blocks, are integral to understanding the evolution of the townhouse form in Alexandria; yet the rear wall is, hierarchically, a secondary elevation. In this case, the upper story of the south elevation which can be clearly seen from the Lloyd House garden will be reconstructed to match the existing design. The first floor where the alterations are proposed is largely obscured by a privacy fence and will have minimal visual impact on the house or its neighbors.

Second floor windows

The applicant’s design for the altered elevation has evolved since speaking with BAR Staff. Originally, the applicant desired the addition of a third, centralized window between the two existing windows on the second story (Figure 1). This would have necessitated moving the apertures of the original two windows farther apart in order to achieve symmetry. The applicant, however, also provided an alternative design in her original submission that left the second-floor portion fenestration intact (Figure 2). Because this upper portion of the elevation is visible from the Lloyd House garden, and because adding a third window to a two-bay elevation would be unconventional, staff advised the applicant to choose the alternate scheme.

The applicant’s latest submission (Figure 5) keeps the second-floor portion’s fenestration pattern as it currently is. The BAR has noted in previous projects that where a row of historic ells remain relatively unaltered and are visible from the public way, it is preferable to retain as much of the material, form and design as possible in order to convey these historic secondary spaces. Since the majority of the adjoining townhomes on Queen Street have unaltered rear elevations, it is preferable to keep the visible second-story elevation on this dwelling intact as well.

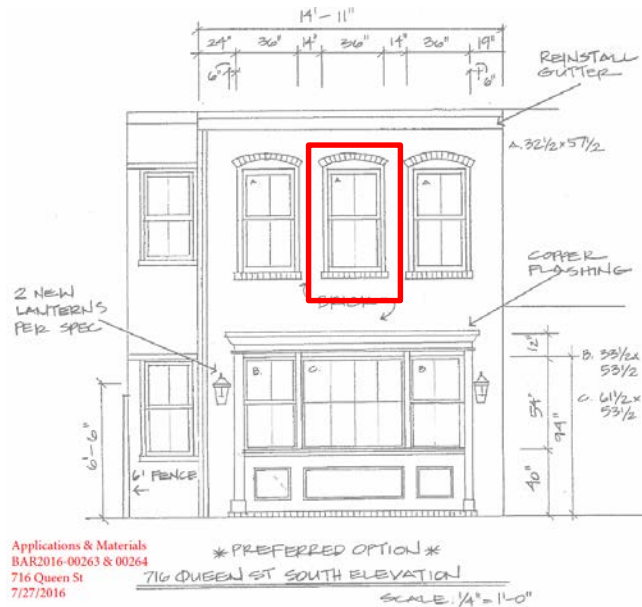


Figure 1: The applicant's preferred initial scheme. Note the addition of a central window to the second story.

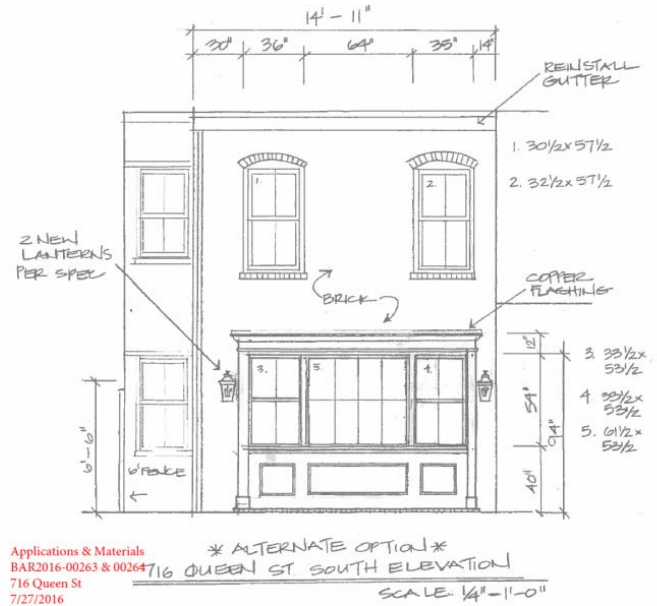


Figure 2: The applicant's alternate scheme, former submission. Note second story left in situ.

First floor windows

In regards to the first-floor, the applicant originally wished to alter the current fenestration by replacing the two segmental arch apertures with a large, multi-light window with wood trim, including pilasters, architrave, and panels (Figures 1 and 2). The applicant's associative image, included in her original submission, was a storefront window found at a local bank (Figure 3). Her inspiration was a modern, industrial curtain wall incised into a historic townhome (Figure 4).

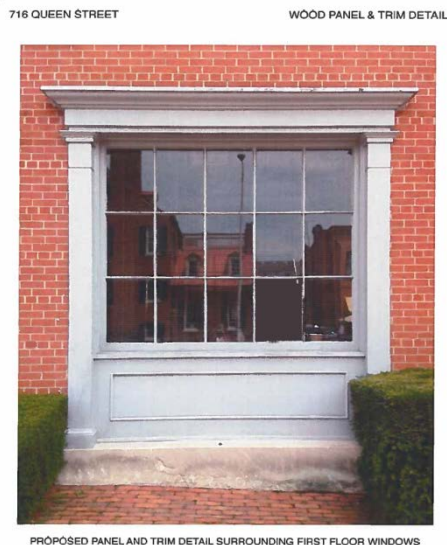


Figure 3: The applicant's first-floor fenestration pattern associative image, former submission.



Figure 4: The applicant's inspiration for the first-floor fenestration pattern, current submission.

Ultimately, the applicant's functional goal is to maximize the amount of natural light that can be filtered into the first-floor interior. Because the first-floor portion of the southern elevation is obscured from public view by a six-foot privacy fence and mature trees (which also diminish the interior's access to sunlight), there is more freedom to experiment with fenestration forms and patterns which would aid the homeowner in improving daylighting. However, staff advised against the proposed first-floor fenestration originally submitted as typologically and stylistically inappropriate (the Colonial Revival-style trim and multi-pane windows are not suited to a Victorian period structure, nor is a commercial storefront window suitable for a residence).

The applicant returned with the **current submission** in which the applicant has provided two schemes – a *preferred option* and an *alternate option* – for consideration. While staff has no strong objection to either proposal, staff prefers the applicant's *preferred option* (Figure 5).

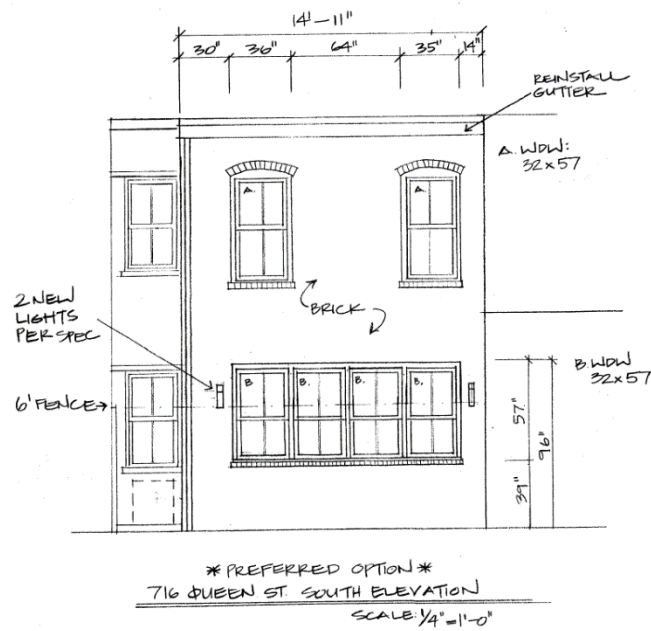


Figure 5: The applicant's preferred scheme for first-floor fenestration. current submission.

While the applicant's alternate option – in which a central window is inserted between the two existing apertures on the first floor – is less intrusive and repeats the historical window forms, logic maintains that an addition of a third window into a two-bay elevation on the ground floor is just as awkward as it would be if a similar window were inserted on the upper floor (see Figure 1). Furthermore, the mimicry of a historic form may confuse future "readings" of the building's evolution; in other words, persons seeing an elevation in which the bottom floor has three sequential apertures with double-course segmental arches might justly but incorrectly assume that the fenestration pattern is original. In the *Secretary of Interior's Standards for Rehabilitation*, standard #3 states that "Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development... will not be undertaken," while standard #9 succinctly advises that "New additions, exterior alterations, or

related new construction... will be differentiated from the old and will be compatible.”² The repetition of a third window with an historic arch form would visually blur the line between authenticity and alteration.

If the applicant’s alternate option is the most conservative approach to this design query and the industrial curtain wall (Figure 4) which inspired the applicant could be said to be the most radical approach, there is a middle ground found in the applicant’s preferred option (Figure 5). This is also a more elegant and simple solution than her original submission with Colonial Revival style trim, and this fenestration pattern potentially maximizes the amount of daylighting while retaining a larger portion of the historic masonry (Figure 5). Here, the applicant has eradicated the segmental arch forms yet kept the brick row-lock which visually connects the window sill with the upper-story sills. The applicant has created a continuous span across the majority of the elevation’s width by ganging four two-over-two double-hung windows in a late-Victorian style. The aperture height is maintained, as is the historic sash light configuration, while the end windows vertically align with the upper-story apertures.

However, the preferred alternative in Figure 5 lacks any visual structural support above the windows. A brick jack arch is stylistically inappropriate and would not structurally span this width. This lintel is an important feature, as it is the primary element that will be visible above the fence. A flush wood lintel, a minimum 8” tall, would be appropriate. Staff also suggests that the applicant consider a steel, C-channel lintel for this window span, which would add a visual demarcation to the aperture as well as allude to the applicant’s industrial inspiration. The successful use of such metal lintels on a historic structure can be seen at 210 North Lee Street (Figure 6).



Figure 6: Steel C-channel lintels above triple windows at 210 N. Lee Street.

Window sashes

Regarding all replacement windows, the *Design Guidelines* state “New and replacement windows should be appropriate to the historic period of the architectural style of the building.” Staff has determined that the existing window sashes are not historic and were likely installed in the 1978 renovation permitted to OTV, Inc. Therefore, staff supports the applicant’s desire to replace the two upper-story windows on the southern elevation with wood, double-hung, insulated glass, two-over-two light windows, as referenced in the manufacturer’s specifications sheet and recommended in the BAR’s adopted Window Policy. If the applicant’s preferred

² National Park Service, Technical Preservation Services. *Secretary of Interior Standards for Rehabilitation* (2008). Accessed August 25, 2016: <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>

scheme is adopted, then staff further recommends that the four new windows on the first floor also be wood, double-hung, two-over-two light windows. Similarly, if the alternate scheme is adopted, staff recommends that all three new windows match the upper-story replacements.

Chimney repointing and light fixtures

In addition, the applicant would like to repoint two chimneys, replace the existing light fixture on the front (north) façade (Figure 7), and add two new light fixtures to the exterior rear wall, flanking the first-story windows (Figure 8). Staff supports the decision to repoint the two chimneys, using lime mortar. Although the carriage house style front porch light is not architecturally appropriate for the Victorian period, the BAR has generally treated small features such as porch lights, mail boxes, address plaques, and planters as ephemeral elements which reflect the occupant's personal taste and are easily changed over time. For this reason, staff supports the proposed light fixtures on the front and rear elevations.



Figure 7: The applicant's proposed light fixture replacement for the façade, current submission.



Figure 8: The applicant's proposed additional light fixtures (2) for the rear elevation, current submission.

In summation, Staff recommends approval of the partial demolition and alterations with the conditions noted above.

STAFF

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 light fixtures, repairs/replacement to existing rear wall and window reconfiguration will comply with zoning. Rear wall must be a direct replacement, same location.

Code Administration

No comments received.

Transportation and Environmental Services

- 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. Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C4. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C5. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C6. 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)
- 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)

Alexandria Archaeology

No comments received.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2016-00263/00264: 716 Queen Street

716 QUEEN STREET

BAR APPLICATION SUPPORTING DOCUMENTS



FRONT OF HOUSE
(Front elevation - requesting to replace light fixture only)

BACKGROUND:

We recently purchased the house at 716 Queen Street. The house was built in 1870 and is an elegant example of the period architecture. However it is long overdue for maintenance to restore it to it's full potential. Prior to purchase we consulted a mason and contractor regarding cracks, loose bricks, and the collapsing corner on the south wall (rear wall of the house). We were informed that the damage was likely the result of water running off the roof and down the wall for years without a gutter. The water damage is extensive, compromising the structure, existing windows and frames, and extending through into the interior of the structure. The gutter was replaced at some point and repairs were attempted but never completed. As a result the structure continues to degrade. Various attempts at repointing or patching are evident. However according to the mason the mortar used is not consistent with the original and may not allow for proper expansion/contraction with freeze/thaw cycles. A steel reinforcement placed above the window has allowed the arch to continue to collapse below it. Upon inquiry with the building department there is no record that earlier repairs were permitted. Cracks, loose bricks, and visible repairs extend the entire length of the wall. Bulging suggests the two wythes may not be adequately tied. It is not possible for the house to remain in it's current condition. Extensive repairs are required before we are able to complete the necessary interior repairs and move in.

Due to the extent of the damage, the contractor and mason recommend that we rebuild the rear structural masonry wall (south wall and southwest corner). Repointing will not solve the structural problems.

Since the rear wall must be rebuilt and several of the existing windows, frame and trim are badly water damaged, we would like to take the opportunity to make an alteration to the design in order to add additional windows to first floor rear elevation to take advantage of the southern exposure. This will allow more natural light into the kitchen and increase both the function and aesthetics of the space. The revision will also allow for the interior and exterior patio to be more visually joined. This will increase our enjoyment of the home and ultimately the property value. Where possible, we plan to reuse existing brick to build the wall. Unfortunately, a large portion of the brick is degraded by water and/or mortar and there would not be enough of the original material in good condition to rebuild the entire wall as is with the existing brick. By eliminating the masonry between the 2 existing windows on the first floor and opening this space up for additional glazing we hope to have enough of the original brick available to complete the rest of the wall without having to mix in bricks from another source.

We do not believe the existing windows are original. We do not know the date of replacement however a renovation was done in the 1970's. The existing windows are double hung in the traditional 2 over 2 configuration with single glazing. The new windows proposed are wood double hung windows to match, in the same 2 over 2 configuration. See attached specifications.

The rear wall of the house is minimally visible from N. Columbus Street. The view of the house is in the distance at an angle that is obscured by trees, shrubs, and fences.

After consulting with the preservation staff we have revised our original drawings and have eliminated from our request an additional window on the second floor as they felt this portion of the structure was more visible and they would not support this change. We have limited our request to only include changes to the first floor elevation that is less visible from the public way. We have also made design revisions from the original drawings to the first floor based upon their feedback.

We believe that the requested alterations to the original structure will be tasteful and in keeping with the historical character of the neighborhood. The proposed alterations will be an improvement over the current state of disrepair and will allow us to preserve the integrity of the structure and make an investment in a beautiful property.

PROPOSED SCOPE OF WORK:

Masonry

- Rebuild masonry wall on the south (rear elevation) to its original integrity, including the south west corner.
- Repoint 2 chimneys.

Windows

- Restore 2 damaged windows and frames on second floor if deemed original by BAR. Otherwise replace with new wood double hung windows to match in 2 over 2 configuration. (see window specifications attached).
- Add new wood windows on the south (rear) elevation ground floor. Windows to be wood double hung 2 over 2. (see window specifications attached).

Lighting

- 2 exterior light fixtures on south elevation. (see elevation for location and lighting specification attached)
- Replace existing light fixture on front elevation next to the the entry in its current location. (see lighting specification attached)

ATTACHED SPECIFICATION LIST:

Masonry Specification

Window Specification

Lighting Specification

ATTACHED ADDITIONAL SUPPORTING DOCUMENTS:

Inspiration Photograph #1

Inspiration Photograph #2

Scaled Drawing of South Elevation as existing

Scaled Drawing of South Elevation as proposed

Scaled Drawing of South Elevation alternate

Window Quote and Details from Old Town Window and Door

Survey

NOTE:

We would like the BAR to consider our proposed design. However as time is of the essence and repairs are necessary prior to our occupancy of the property, we request that the BAR also consider our alternate design without postponing our hearing date. Thank you in advance for your time and consideration.

The current condition of the rear wall is showing signs of structural failure due to poor maintenance. The gutter was missing for many years allowing water to stream down the back of the house eroding the mortar and exposing the wood frame and window trim to rot. There is bulging of the wall suggesting the wythes are no longer adequately tied together. The corner is showing signs of collapse. There are loose and missing bricks.



REAR WALL (SOUTH ELEVATION)

This is the elevation we are requesting to be demolished and rebuilt with alterations



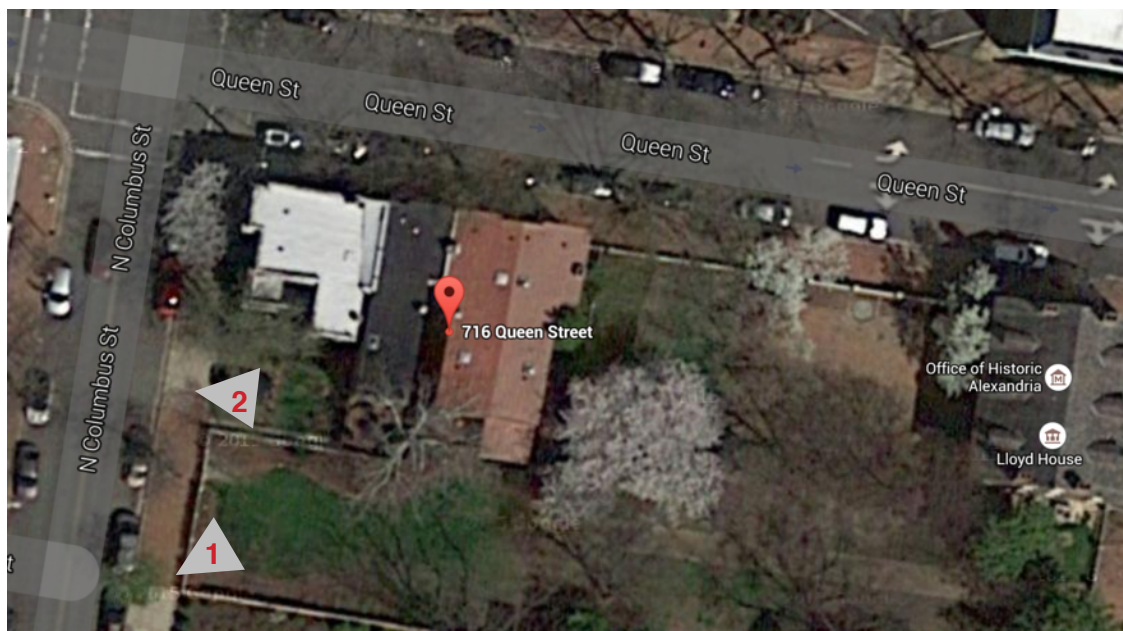
Previous repairs were never completed allowing the deterioration to continue after the gutter was replaced. The placement of the steel support to reinforce the window allowed the structural arch to continue to collapse. Several different attempts at patching were made with mortar that was not consistent with the original. The result of the poor maintenance is that many original bricks are too badly degraded to be re-used.





The resulting water damage extends into the interior. Window frames and trim are badly damaged. There is water damage to the flooring, walls and ceiling from water that has come in both through the wall and around the windows.





The rear wall is minimally visible from the public way.
See photographs from 2 points along N. Columbus Street.



VIEW 1

N. Columbus Street. The structure is minimally visible. The rear wall is visible at a distance and is obscured by fences and trees.



VIEW 2

N. Columbus Street. The structure is visible at a distance and the rear wall is at an acute angle making it difficult to see. The lower 1/2 is blocked by fences.

Applications & Materials
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Applications & Materials
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8/17/2016

INSPIRATION PHOTOGRAPH #1



INSPIRATION PHOTOGRAPH #2

Applications & Materials
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MASON: GREGORY MASON
(703) 675-8500

BRICKS: ALL BRICK TO BE USED ON EXTERIOR OF THE NEW WALL ARE TO BE
THE FOLLOWING IN ORDER OF PREFERENCE:

1. ORIGINAL BRICK SALVAGED FROM EXTERIOR OF DEMOLISHED WALL
2. ORIGINAL BRICK FROM THE INTERIOR WYTHE OF DEMOLISHED WALL
3. SALVAGED HISTORIC BRICK FROM THE SAME TIME PERIOD TO MATCH

MORTAR: LIME PUTTY MORTAR

DISTRIBUTOR/INSTALLER: OLD TOWN WINDOWS AND DOORS
(703)838-2779


MFG: MARVIN
STYLE #: WUDH
TYPE: WOOD ULTIMATE DOUBLE HUNG
2 OVER 2 CONFIGURATION
FINISH: PRIMED WOOD
TRIM: CUSTOM WOOD BRICK MOULD TRIM TO MATCH EXISTING WINDOWS

SIZES AND LOCATION: SEE ELEVATION AND ATTACHED WINDOW DETAILS FROM
INSTALLERS ESTIMATE.
ALL WINDOW DIMENSIONS TO BE CONFIRMED BY FIELD
MEASURE PRIOR TO ORDER.

NOTE: PER JARED KING AT OLD TOWN WINDOWS AND DOORS. THIS IS THE
APPROVED SPECIFICATION USED IN OTHER OLD TOWN HISTORIC PROJECTS.
ESTIMATE IS FOR SIMULATED DIVIDED LIGHT DOUBLE GLAZED WITH 5/8" MUNTIN
BARS AND BRONZE SPACER BAR. IF SINGLE PANE GLAZING IS REQUIRED TO MEET
BAR REQUIREMENTS PLEASE ADVISE AND NEW WINDOW SPECIFICATION CAN BE
PROVIDED.

716 QUEEN STREET

LOCATION: FRONT DOOR
MFG: LIVEX LIGHTING
STYLE #: 2162-07
NAME: MANSFIELD
SIZE: 7.5" W X 12.5" H X 8.5" D
FINISH: BRONZE
QUANTITY: 1



LOGIN

Search by Product Number

QTY

HomeNew productProductsCheck InventoryFeedbackAbout UsContact Us

Product Categories

Indoor Lighting

Chandeliers

Pendants

Mini Pendants

Wall Sconces

Bath Collections

Ceiling Mounts

Table Lamps, Floor

Outdoor Collections

Ceiling Medallions

Chandelier Shades

Lamp Shades

Product Info

home>>All products>> Outdoor Collections >> Mansfield>>2162-07

Products Number: 2162-07

Dime: 7.5"W x 12.5"H x 8.5"Ext.

Backplate: 4.25"W x 6"H TTM:

5.25"H


Lamp: 1 x 100 Med. Base

Finish: 07-BZ (Bronze)

Details: Suitable For WET

Locations.

Instruction: download



Applications & Materials
BAR2016-00263 & 00264
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716 QUEEN STREET

LOCATION: REAR ELEVATION
MFG: TROY LIGHTING
STYLE #: B4342
NAME: DOCK STREET
SIZE: 5.5" W X 13.75" H X 7" D
FINISH: CENTENNIAL RUST WITH CLEAR SEEDY GLASS
QUANTITY: 2

DOCK STREET



B4342

EXTERIOR WALL SCONCE <M>

Cast Aluminum

Clear Seedy Glass

Centennial Rust Finish

5.5"W 13.75"H 7"P 3.5"TCD

Back plate: 4.5"W 7"H 0.5"D

1-60W Med Base

P = Projection

TCD = Top to Center Dimension



TROY LIGHTING

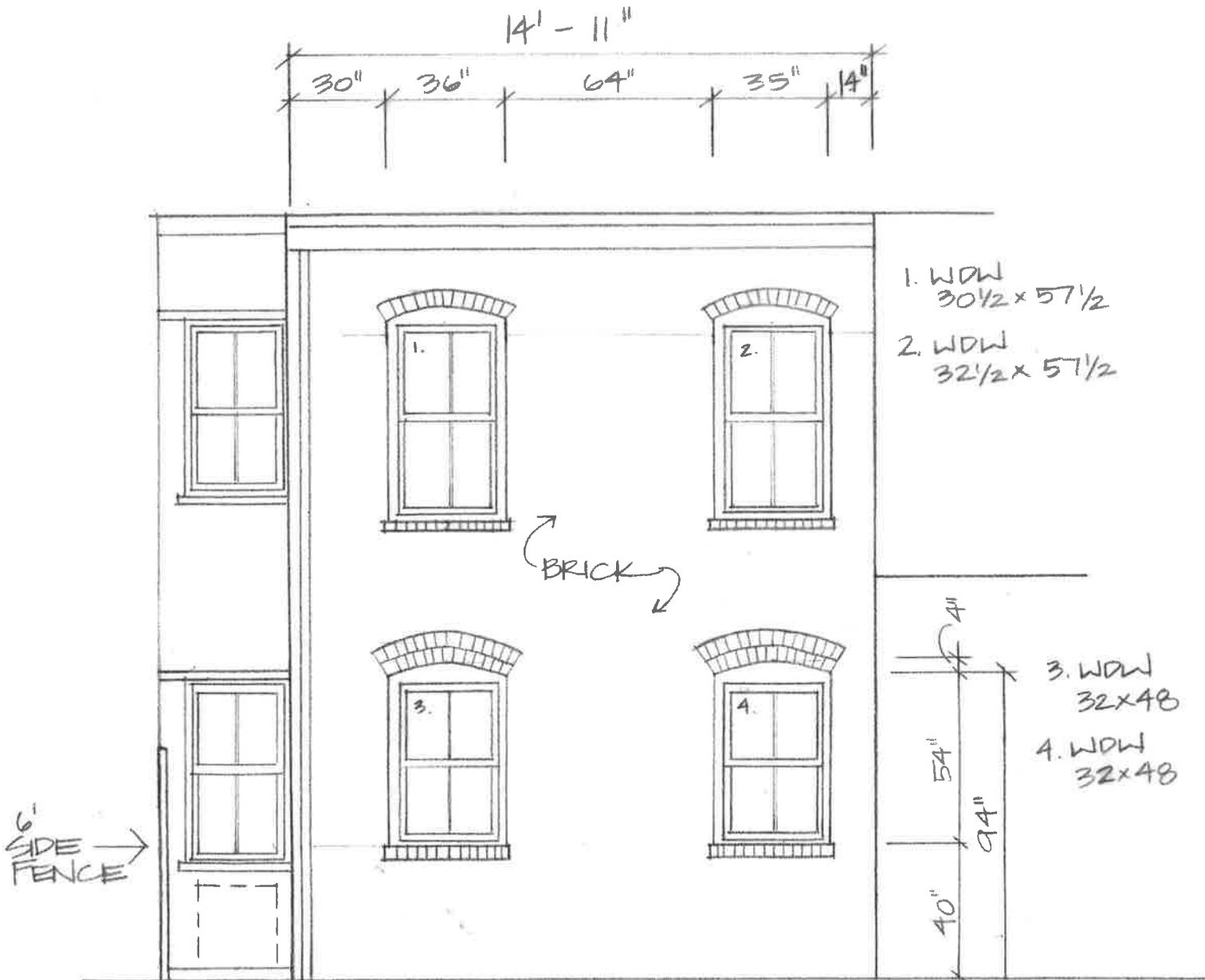
Est. 1963

14508 Nelson Avenue, City of Industry, CA, USA (91744) Phone: 626-336-4511 Fax: 626-330-4266 www.troy-lighting.com

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716 Queen St - Revised
8/17/2016

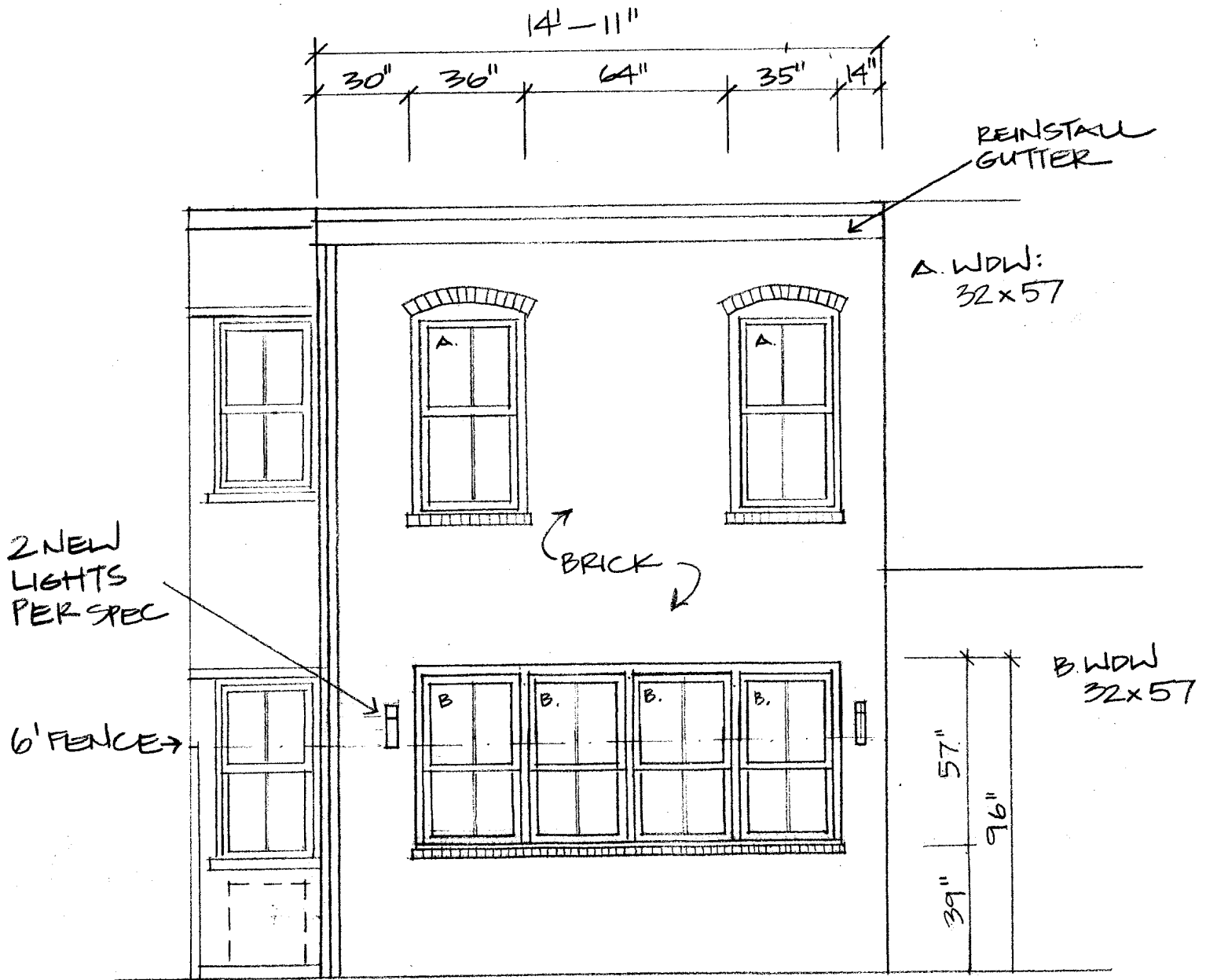
NOTES:

- * SOUTH ELEVATION REQUESTING TO DEMOLISH AND REBUILD WITH ALTERATIONS
- * EXISTING WINDOWS NOT ORIGINAL DATE UNKNOWN 2 OVER 2 DOUBLE HUNG
- * EXISTING WOOD TRIM & FRAMES DAMAGED DUE TO POOR MAINTENANCE
- * EXISTING MASONRY IN POOR CONDITION & BULGING WATER DAMAGE AND POORLY EXECUTED REPAIRS. LOOSE AND DAMAGED BRICKS



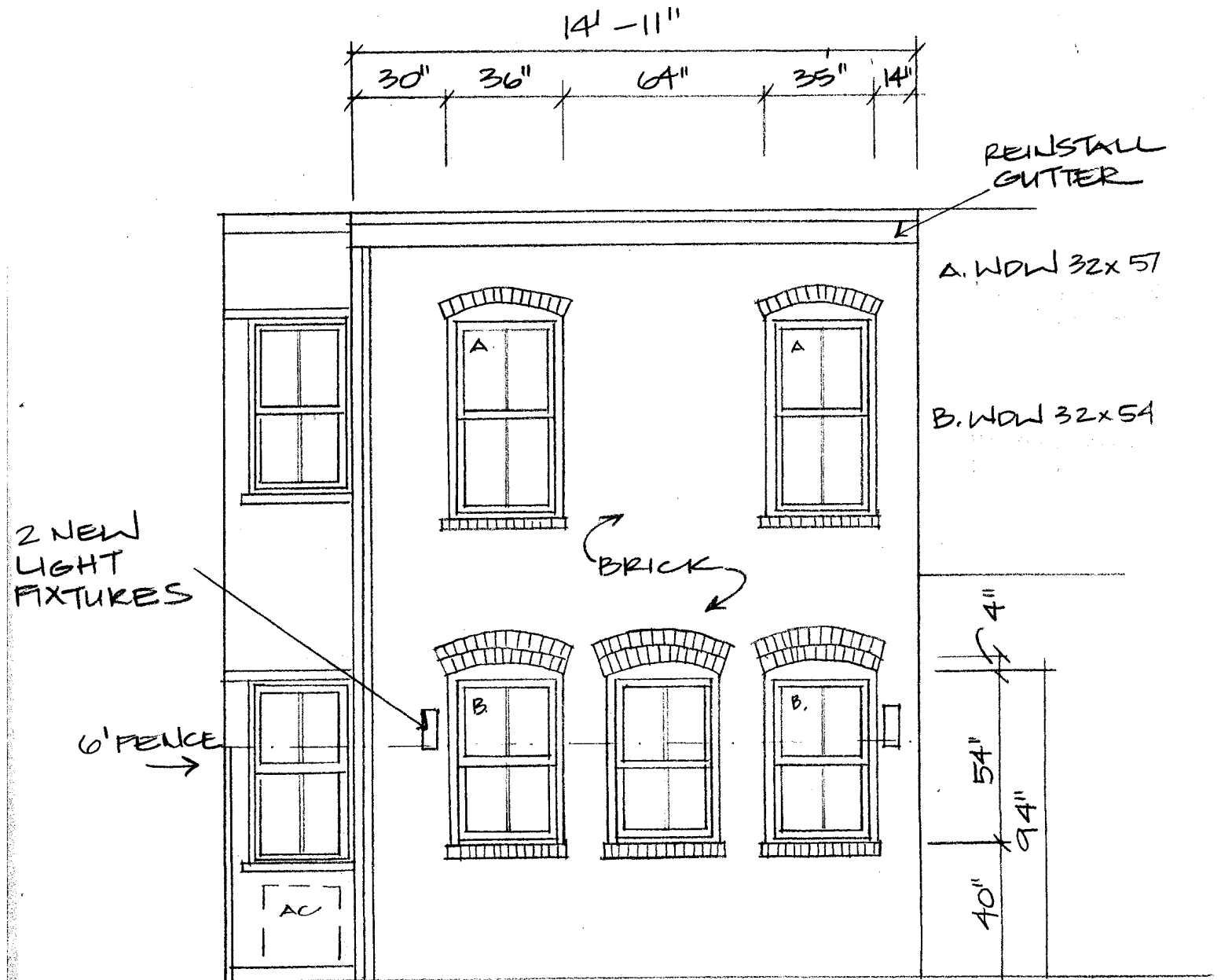
NOTES:

- * REPAIR OR REPLACE WINDOWS A WITH WOOD DOUBLE HUNG 2 OVER 2 TO MATCH EXISTING
- * WINDOWS B TO BE NEW WOOD DOUBLE HUNG 2 OVER 2 TO MATCH EXISTING
- * ALL DIMENSIONS TO BE FIELD VERIFIED
- * REPAIR/REBUILD MASONRY WALL USING EXISTING BRICKS SALVAGED FROM STRUCTURE & LIME PUTTY MORTAR



NOTES:

- * REPAIR OR REPLACE WINDOWS A WITH WOOD DOUBLE HUNG 2 OVER 2 TO MATCH EXISTING
- * WINDOWS B TO BE NEW WOOD DOUBLE HUNG 2 OVER 2 TO MATCH EXISTING
- * ALL DIMENSIONS TO BE FIELD VERIFIED
- * REPAIR/REBUILD MASONRY WALL USING EXISTING SALVAGED BRICKS FROM STRUCTURE & LIME PUTTY MORTAR

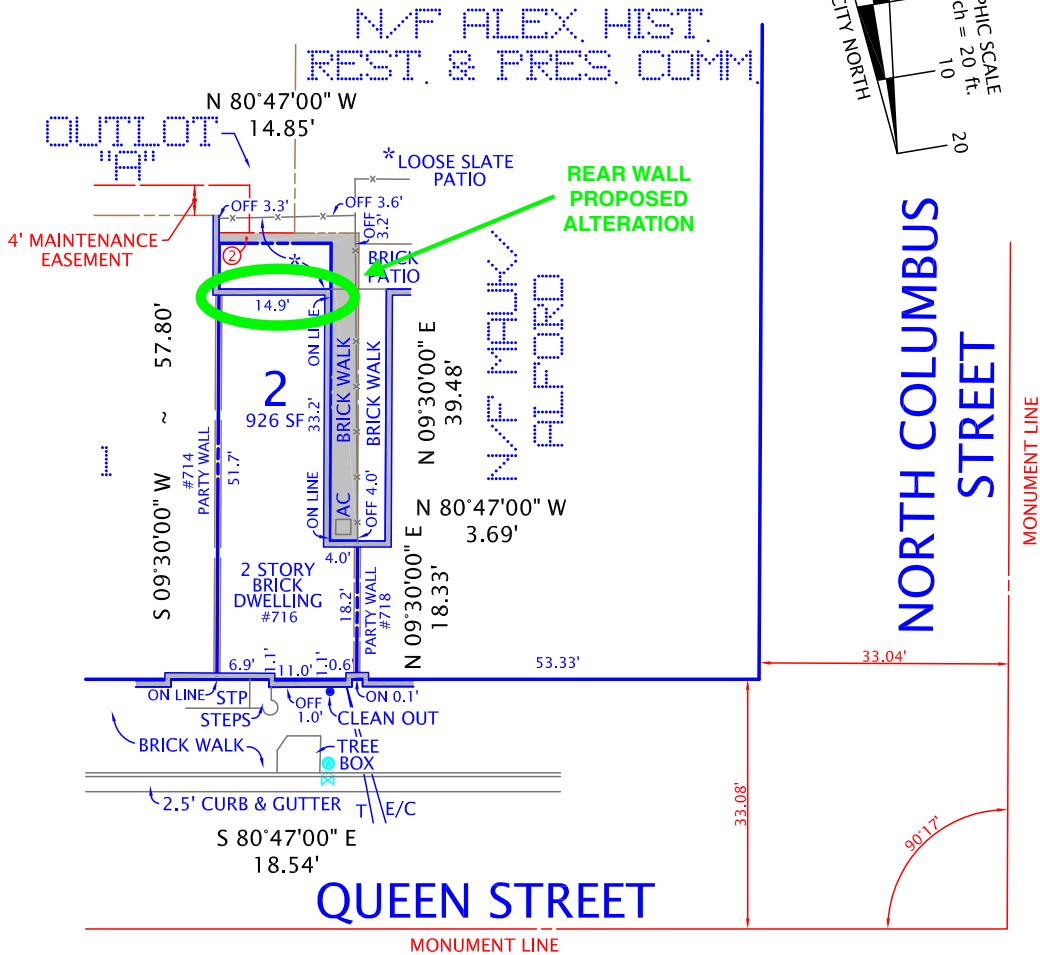


* ALTERNATE OPTION *

716 QUEEN ST SOUTH ELEVATION

- NOTES: 1. FENCES ARE FRAME.
2. SHADED AREA DENOTES INGRESS, EGRESS & MAINTENANCE EASEMENT FOR #716 QUEEN STREET.

Applications & Materials
BAR2016-00263 & 00264 716
Queen St - Revised
8/17/2016



PLAT
SHOWING HOUSE LOCATION ON
LOT 2
OF A RESUBDIVISION OF LOTS 3 AND 4, BLOCK 7,
PROPERTY MAP 64-04
OF THE LAND EXCHANGE BETWEEN
**O.T.V. AND THE ALEXANDRIA
HISTORICAL RESTORATION AND
PRESERVATION COMMISSION**

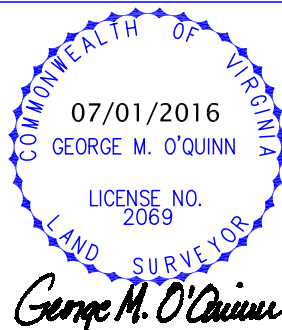
(DEED BOOK 914, PAGE 426)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' JULY 01, 2016

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.



Ordered by:
Monarch
TITLE, INC.
675 N. Washington Street
Suite 435
Alexandria, Virginia 22314
703-852-7700

DOMINION Surveyors Inc.
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

ADDRESS OF PROJECT: 716 QUEEN STREET, ALEXANDRIA VA 22314TAX MAP AND PARCEL: 064.04-07-03 ZONING: RCAPPLICATION 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: MARGARET ISRAELAddress: 716 QUEEN STREETCity: ALEXANDRIA State: VA Zip: 22314Phone: 949.230.3818 E-mail: mslisrael@yahoo.comAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: MARGARET AND COLIN ISRAELAddress: 716 QUEEN STREETCity: ALEXANDRIA State: VA Zip: 22314Phone: 949.230.3818 E-mail: mslisrael@yahoo.com

- | | | |
|------------------------------|--|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there an historic preservation easement on this property? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | If yes, has the easement holder agreed to the proposed alterations? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there a homeowner's association for this property? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> 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 type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input checked="" type="checkbox"/> windows | <input checked="" type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input checked="" 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).*

SEE ATTACHMENT

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
- | | | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Survey plat showing the extent of the proposed demolition/encapsulation. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Description of the reason for demolition/encapsulation. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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: _____ 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.

- ☒ 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.

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. Margaret Israel	716 Queen Street Alexandria Va	
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 716 Queen Street (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. Margaret Israel	716 Queen Street Alexandria Va	100% ownership as
2. Colin Israel	716 Queen Street Alexandria Va	tenants in common
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. Margaret Israel	N/A	N/A
2. Colin Israel	N/A	N/A
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.

7/27/2016 Margaret Israel

Date

Printed Name



Signature