

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Donald D. Devers

LOCATION: Parker-Gray District
1213 Queen Street

ZONE: RB/Residential Townhouse Zone

STAFF RECOMMENDATION

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

1. The proposed triangular pediment be removed or the applicant work with staff to find an architecturally appropriate rectangular pediment; and,
2. The existing chimney be retained and repaired as needed.

GENERAL NOTES TO THE APPLICANT

1. **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.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of 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, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a 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.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any 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.

Minutes from the May 3, 2021 Public Hearing

BOARD ACTION: Deferred

On a motion by Ms. Neihardt and seconded by Mr. Spencer, the Board of Architectural Review accepted the request for deferral of BAR #2021-00125.

REASON

The applicant requested to defer the discussion, so it can be heard in conjunction with 1215 – ½ Queen Street at a later date.

SPEAKERS

Lyndl Johnson, architect, represented applicant

DISCUSSION (*combined discussion with 1215 ½ Queen Street*)

Mr. Spencer asked for clarification in the installation of fences on both properties, re-grading of the front yard and paver application. He also stated the windows may be better in three sections and that if the cornice was raised it would help the composition of the façade. He does not support the removal of the garage and noted that molded CMU is not readily available.

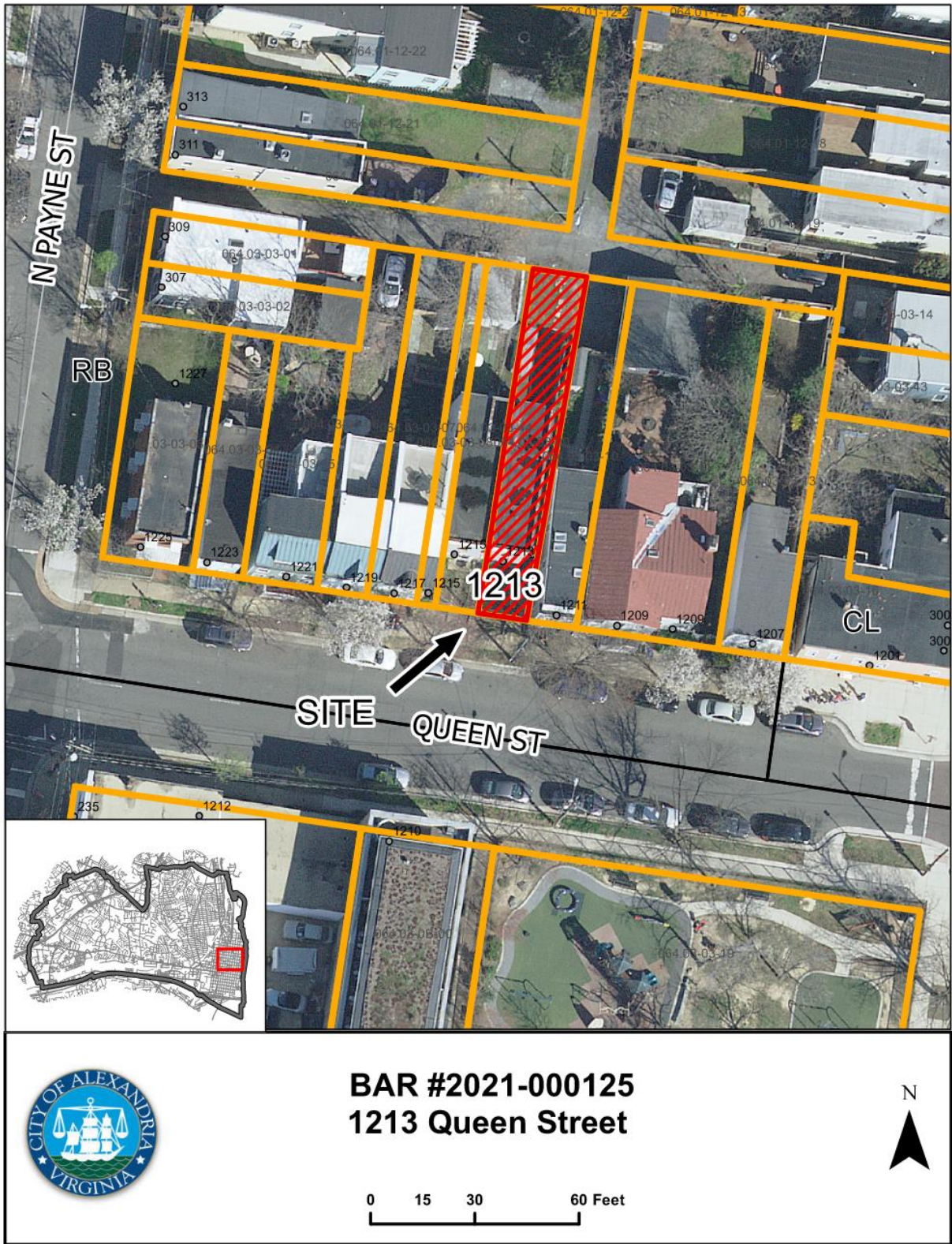
Ms. Neihardt stated that she would prefer to see the garage retained.

Mr. Adams stated he appreciated the revisions to the houses and likes the door pediments. He asked if the ground floor windows match the second-floor windows and if the roof slope would be changed. He also asked if the molded CMU could be used elsewhere on the property.

Mr. Sprinkle asked for clarification about a horizontal bridging piece connecting the rear of the properties. Ms. Johnson explained that this is a gutter and will be removed.

Ms. Irwin asked if the proposed casement windows could be fixed windows to match the second-floor. She also expressed concern about demolishing the garage because it is a unique outbuilding. She supported raising the parapet to include the gutter and suggested a simplified version of the cornice would be better. She agreed with Mr. Adams about the door pediments.

Ms. Sennott agreed with the design suggestions of the Board and stated that limited original material on the garage is present. She asked if it was a way to preserve the molded CMU.



UPDATE

The application is returning to the Board to be heard in conjunction with BAR2021-00121/BAR2021-00123. The revised plans address the comments from the Board at the previous public hearing. Board recommendations included reducing the size of the windows on the 1st-story of the façade after deciding that their initial recommendation to enlarge them was not successful. The Board also recommended incorporating the decorative CMU blocks into the landscaping on the façades of 1213 and 1215 Queen Street. The previous reports are included in Section V of this report.

I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness for alterations, at 1213 Queen Street. The proposed alterations are as follows:

1. Remove the awnings from the second-story windows on the south elevation
2. Replace the six-over-six windows on the north elevation and 2nd-story of the south elevation with two-over-two wood-clad casement windows
3. Replace the six-over six windows on the 1st-story of the south elevation with a three-over-three double-hung window
4. Remove the existing chimney (16 sq. ft. of demolition)
5. Replace the existing roof with a standing seam metal roof
6. Remove the existing wood cornice and add new wood trim and a gutter to the parapet wall on the south elevation adjacent to the second floor windows.
7. Replace existing doors on north and south elevations
8. Install a new door hood on the south elevation
9. Replace existing front yard chain link fence with a wood fence
10. Construct a 34" retaining wall from reclaimed decorative CMU blocks with a CMU block pier
11. Drainage features
12. Install a new wood rear yard fence
13. Replace existing front yard chain link fence with a wood fence

The following alterations were included in the application but do not require Board approval as stated in the Parker-Gray Residential Reference Guide: painting the existing painted masonry wall (north elevation), adding slate pavers to the existing stoop, and installing exterior light fixtures. The application also includes undergrounding utilities which is not under the Board's purview.

Site context

The alley to the north, behind the subject property, is public and dead ends to the east of the subject property.

II. HISTORY

The two-bay, two story townhouse at 1213 Queen Street consists of a masonry main block and a two-story masonry ell. Before the construction of the current property, a frame townhouse was located on the front property line from 1902 to 1941, based on Sanborn map research. The Sanborn

maps also concluded that between 1942 and 1959 only a freestanding garage was located on the rear property line. The subject property was constructed **after 1959**; however, a copy of the building permit could not be located to confirm the exact construction date.

Previous BAR Approvals

No previous approvals.

III. ANALYSIS

The *Design Guidelines* state that windows are a principal character defining feature of a building and serve both functional and aesthetic purposes. The proposed replacement windows will be two-over-two wood-clad casement windows and a three-over-three double hung window (1st-story of façade). Staff supports the change in configuration and operation because the vernacular mid-20th century building has characteristics of the Italianate style with its flat roof and door surround. Additionally, the subject property is located 14'-9" from the front property line. If the property were located 15' from the front property line, the proposed alterations could have been approved administratively per the Parker-Gray Residential Reference Guide.

The existing flat roof will be replaced with a standing seam roof and the slope will be changed to slope to the front for roof drainage purposes. The demolition will be minimal and limited to where the new roof connects to the parapet wall on the façade. The proposed roof will be functionally not visible because of the parapet wall. The existing cornice is to be removed and a new cornice/gutter combination will be installed just above the existing windows. The proposed cornice/gutter combination will require no demolition to the masonry wall. Staff has no objection to the proposed roof replacement; however, staff recommends that the proposed drainage be relocated to the rear elevation as it is currently configured, instead of the front because the proposed drainage requires the introduction of a new gutter, trim, and downspouts which impacts the architectural features on the façade.

Additionally, the applicant is proposing to demolish the existing chimney. The *Design Guidelines* state that "chimneys are important functional elements of a building and provide visual variety to the roofline." Staff recommends that the existing chimney be retained and repaired as needed because it has an important impact on the roofline and overall visual composition of the building.

The applicant also proposes to replace the existing six-panel doors and to add a triangular door pediment over the existing door surround on the south elevation. Staff objects to the door hood on the façade because these architectural features are not compatible with the existing features on the property. The door on the south elevation will be a four-panel wood door. Staff has no objection to the proposed door on the north elevation, as it will be minimally visible from the public alley and does not require Board review, as stated in the Parker-Gary Residential Reference Guide.

The applicant will also use CMUs from the garage at the rear of 1215 Queen Street to construct a retaining wall at the front property line of both this property and 1215 Queen Street. Staff approves of this creative reuse of the historic materials.

The remaining proposed alterations, new fences and walls, comply with the Parker-Gray Residential Reference Guide and could be approved at the staff level. The Staff has no objections to the proposed alterations at 1213 Queen Street and recommends approval of the project with the noted conditions.

STAFF

Amirah Lane, Historic Preservation Planner, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

- C-1 New fence in front yard may not exceed four feet in height and must be 50% open.
- C-2 New fence in rear yard may not exceed six feet in height.
- C-3 The property is deficient in open space, however, the proposed location for the new air conditioning unit is located in an area that does not count as usable open space and therefore will comply with zoning.
- F-1 The proposed alterations, new air conditioning unit, and new fence comply with zoning.

Code Administration

- C-1 A building permit and plan review are required prior to the start of construction.

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F-2 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 Permitting & Inspections 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)

- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 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)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 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)

Alexandria Archaeology

No archaeological oversight will be necessary for this undertaking.

V. ATTACHMENTS

- 1 – Application Materials
- 2 – Supplemental Materials
- 3 – [BAR #2021-00125 1213 Queen Street Staff Report – April 7, 2021](#)
- 4 – [BAR #2021-00125 1213 Queen Street Staff Report – May 3, 2021](#)

BAR Case # _____

ADDRESS OF PROJECT: 1213 Queen Street

DISTRICT: ☐ Old & Historic Alexandria ☒ Parker – Gray ☐ 100 Year Old Building

TAX MAP AND PARCEL: 064.03-03-09

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: Donald D. Devers

Address: PMB 127 398 E Dania Beach Blvd

City: Dania Beach State: FL Zip: 330043051

Phone: 571-263-9940 E-mail: Janetldevers@hotmail.com

Authorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____

Name: Lyndl Thorsen Joseph

Phone: 703-244-8473

E-mail: ljoseph@greatseal-us.com

Legal Property Owner:

Name: Donald D. Devers

Address: PMB 127 398 E Dania Beach Blvd

City: Dania Beach State: FL Zip: 330043051

Phone: 571-263-9940 E-mail: Janetldevers@hotmail.com

- | | | |
|------------------------------|--|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there an historic preservation easement on this property? |
| <input type="checkbox"/> Yes | <input 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 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 checked="" type="checkbox"/> fence, gate or garden wall | <input checked="" type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input checked="" type="checkbox"/> doors | <input checked="" type="checkbox"/> windows | <input 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).*

The owners are proposing to install new windows and front door with door surround. In addition the owners are install:

1.) a new picket style fence at the front of the house to Replace the chain link fence .

2.) Underground utilities.

3.) New fencing at the rear and new paint on existing painted masonry

4.) A new standing seam roof with new gutters and conductor style drains at the front

5.) Slate pavers on the existing concrete stoop

6.) New cornice and crown modeling at the front

7.) And new lighting

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.

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. 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.

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 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: Lyndi Thorsen JosephDate: 03/02/21

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 three 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. Donald D. Devers	PMB 127 398 E Dania Beach Blvd, Dania Beach, FL	100%
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 _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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. Donald D. Devers	PMB 127 398 E Dania Beach Blvd, Dania Beach, FL	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. NA		
2. NA		
3. NA		

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.

3/3/21
Date

Lyndi Thorsen Joseph
Printed Name


Signature



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

B

A. Property Information

A1. 1213 Queen Street
Street Address

A2. 1,300.00
Total Lot Area

x 0.75
Floor Area Ratio Allowed by Zone

RB
Zone

= 975.00
Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement

First Floor 523.00

Second Floor 523.00

Third Floor

Attic

Porches

Balcony/Deck

Lavatory***

Other**

Allowable Exclusions**

Basement**

Stairways** 105.90

Mechanical** 12.50

Attic less than 7***

Porches**

Balcony/Deck**

Lavatory***

Other**

Other**

B1. 1,046.00 Sq. Ft.
Existing Gross Floor Area*

B2. 118.40 Sq. Ft.
Allowable Floor Exclusions**

B3. 927.60 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. Total Gross 1,046.00

B2. Total Exclusions 118.40

C. Proposed Gross Floor Area

Proposed Gross Area

Basement

First Floor

Second Floor

Third Floor

Attic

Porches

Balcony/Deck

Lavatory***

Other

Allowable Exclusions**

Basement**

Stairways**

Mechanical**

Attic less than 7***

Porches**

Balcony/Deck**

Lavatory***

Other**

Other**

C1. 0.00 Sq. Ft.
Proposed Gross Floor Area*

C2. 0.00 Sq. Ft.
Allowable Floor Exclusions**

C3. 0.00 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. Total Gross 0.00

C2. Total Exclusions 0.00

D. Total Floor Area

D1. 927.60 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 975.00 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space

E1. 777.00 Sq. Ft.
Existing Open Space

E2. 800.00 Sq. Ft.
Required Open Space

E3. 0.00 Sq. Ft.
Proposed Open Space

Notes

*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the Zoning Ordinance (Section 2 145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature:

[Handwritten Signature]

Date:

03/02/21



GREAT SEAL LLC

600 Cameron Street Alexandria, Virginia 22314
Telephone: 703-217-7995 Fax: 703-780-4070

www.greatseal-us.com

Architecture for the Most Important Place in the World. Yours.

PARKER GRAY: BAR APPLICATION FOR 1213 QUEEN STREET

EXISTING CONDITION PHOTOS



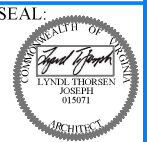
FRONTAL VIEWS ON QUEEN STREET:



REAR VIEW FROM THE NORTH SIDE



GREAT SEAL LLC
PO BOX 320716
ALEXANDRIA, VA 22320
PHONE: 703.217.7995



SHEET TITLE
PROPOSED AND EXISTING
NORTH & SOUTH
ELEVATIONS

REVISED

PROJECT

THE PROPERTY OF:
MR. DONALD DEVERS
1215 AND 1213 QUEEN STREET
ALEXANDRIA, VIRGINIA

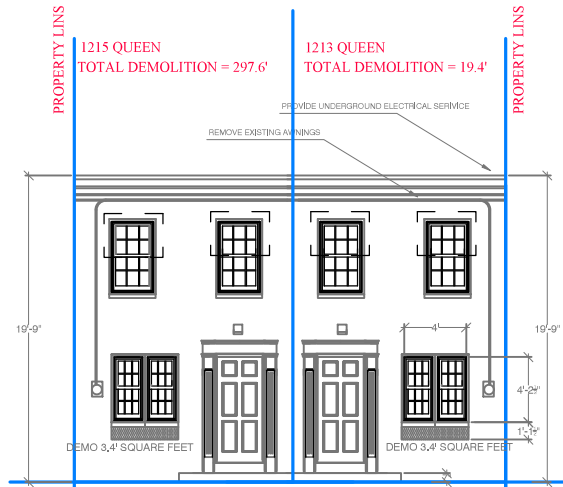
DESIGN LYNDY THORSEN

DATE: 05/30/21

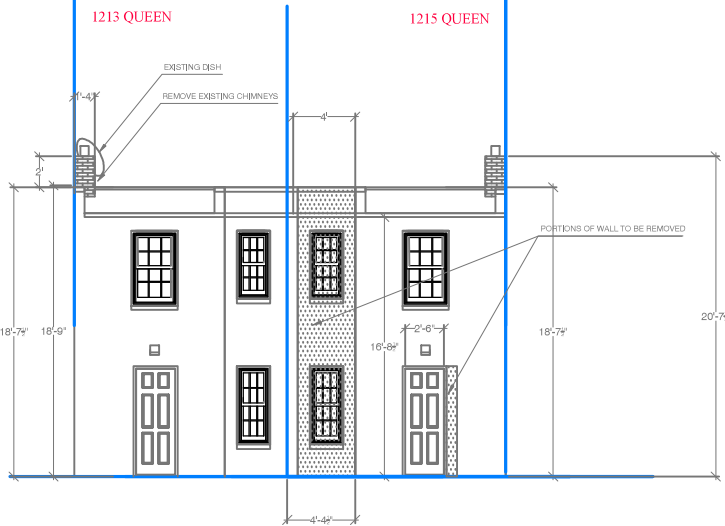
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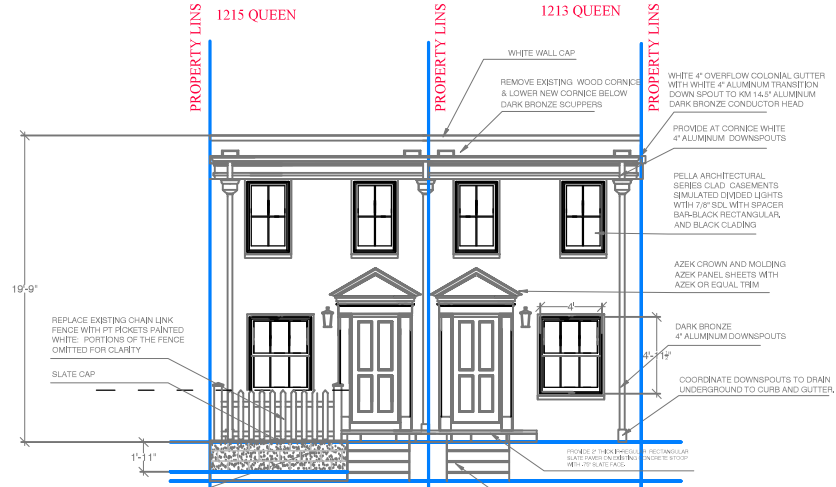
BAR REVIEW



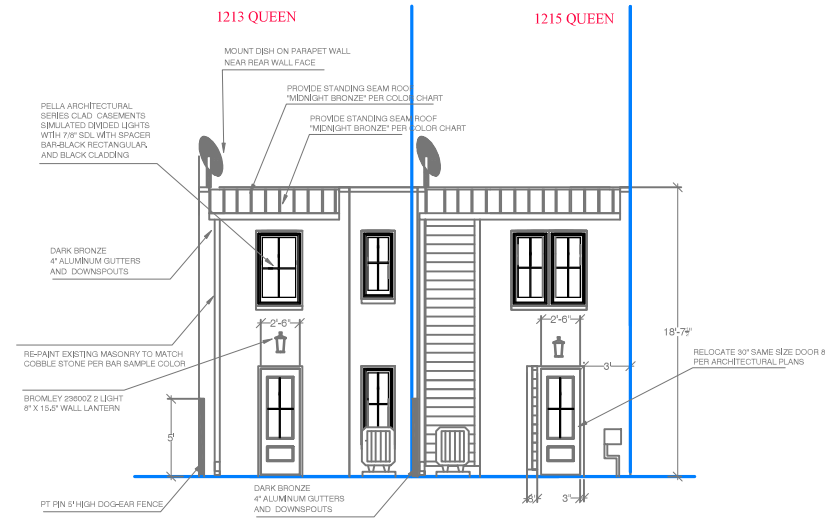
1
A-1
EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



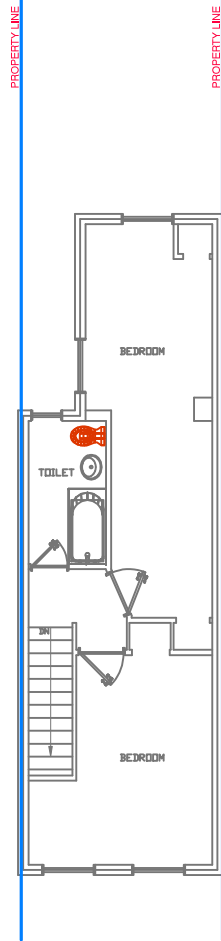
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A-1
EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



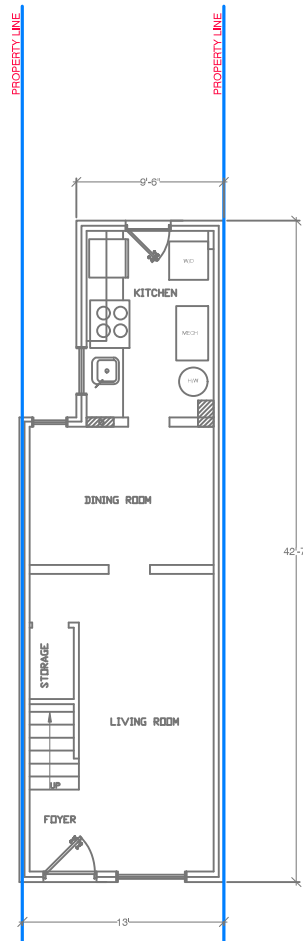
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A-1
PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



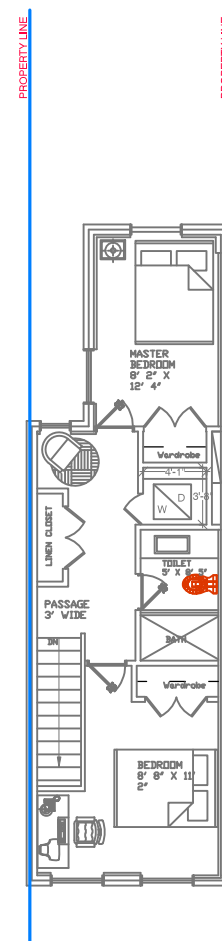
4
A-1
PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



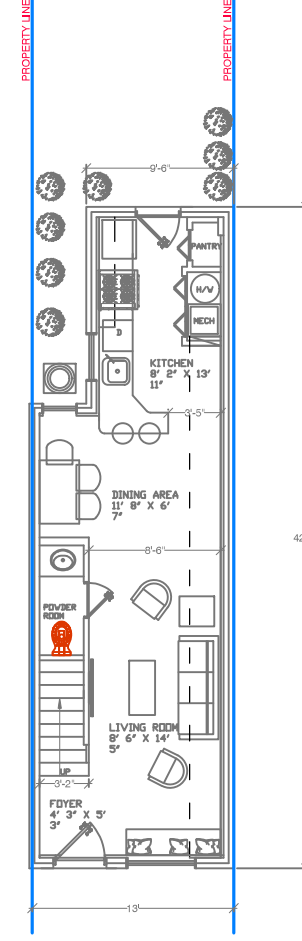
1
A-2
EXISTING 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"



2
A-2
EXISTING 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"



3
A-2
PROPOSED 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"



4
A-2
PROPOSED 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

BAR REVIEW



GREAT SEAL LLC
PO BOX 320716
ALEXANDRIA, VA 22320
PHONE: 703.217.7995

SEAL:



SHEET TITLE
PROPOSED AND EXISTING
FLOOR PLANS

REVISED

PROJECT

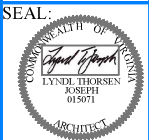
THE PROPERTY OF:
MR. DONALD DEVERS
1213 QUEEN STREET
ALEXANDRIA, VIRGINIA

DESIGN LYNDI THORSEN

DATE: 05/30/21

SHEET NUMBER

A-2



SHEET TITLE
PROPOSED AND EXISTING
EAST ELEVATIONS

REVISED

PROJECT

THE PROPERTY OF:
MR. DONALD DEVERS
1215 & 1213 QUEEN STREET
ALEXANDRIA, VIRGINIA

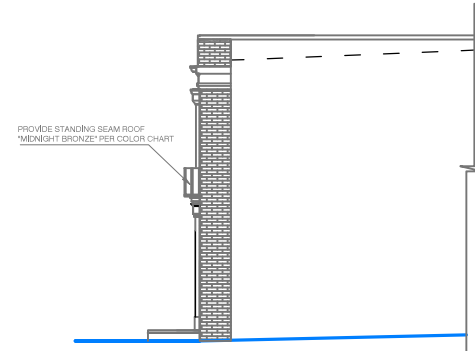
DESIGN

DATE: 05/30/21

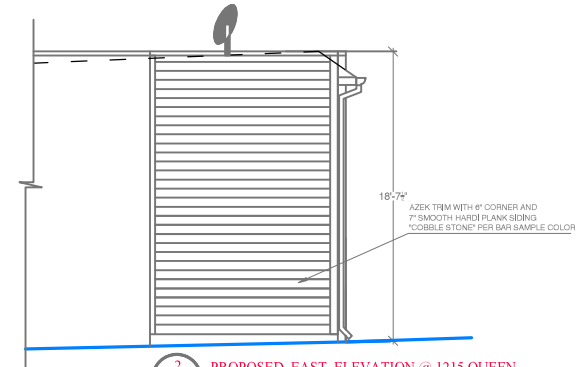
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A-3

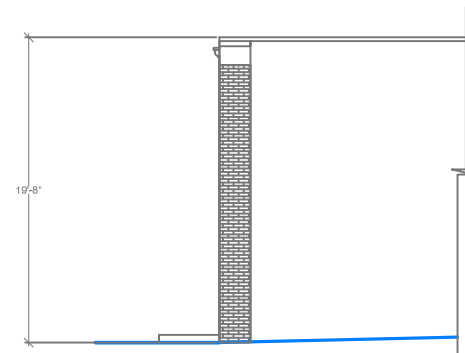
BAR REVIEW



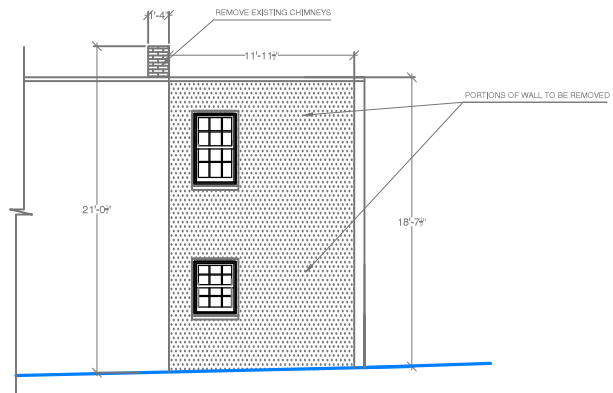
1
A-3
PROPOSED EAST ELEVATION @ 1213 QUEEN
SCALE: 1/8" = 1'-0"



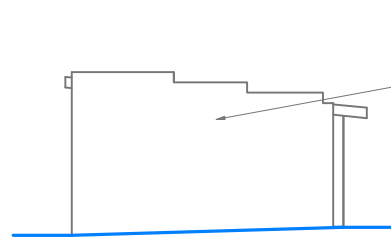
2
A-3
PROPOSED EAST ELEVATION @ 1215 QUEEN
SCALE: 1/8" = 1'-0"



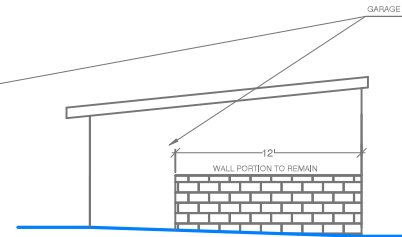
3
A-3
EXISTING EAST ELEVATION @ 1213 QUEEN
SCALE: 1/8" = 1'-0"



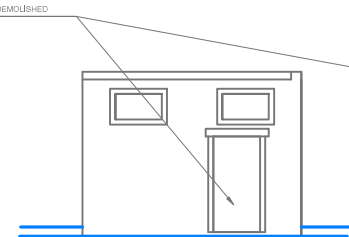
4
A-3
EXISTING EAST ELEVATION @ 1215 QUEEN
SCALE: 1/8" = 1'-0"



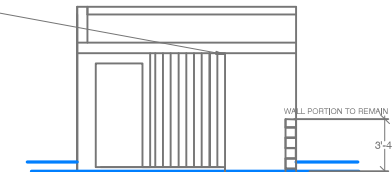
5
A-3
EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"



6
A-3
EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



7
A-3
EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



8
A-3
EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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SEAL:
LYNDI THORSEN
JOSEPH
015071
ARCHITECT

SHEET TITLE
PROPOSED AND EXISTING
SITE PLANS

REVISED

PROJECT

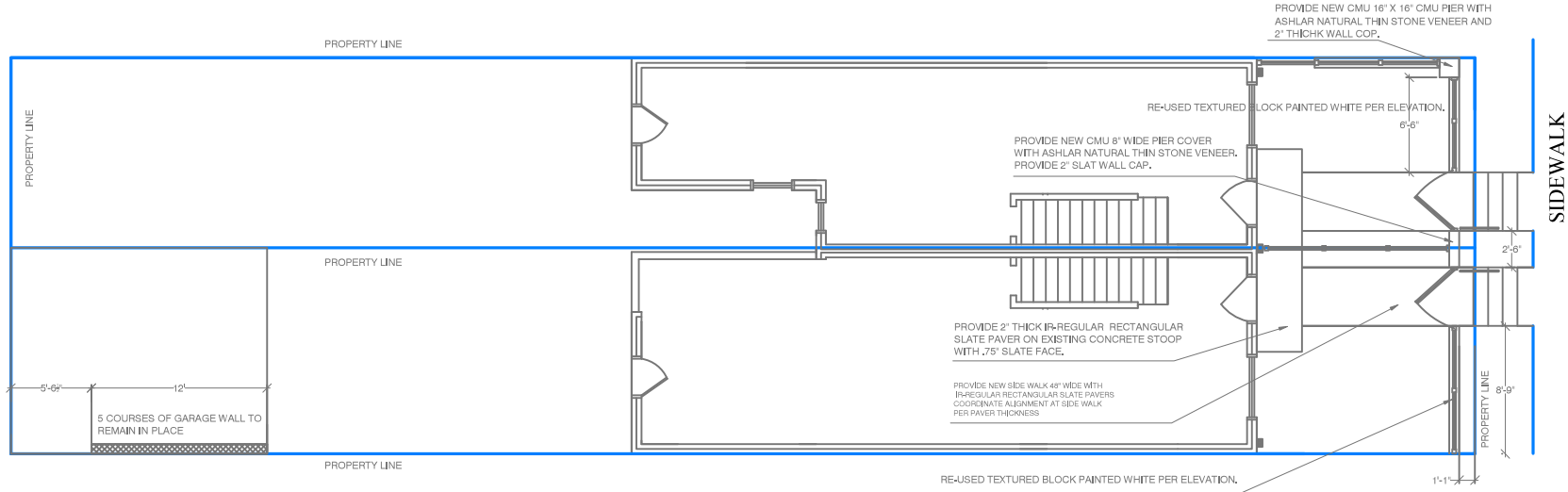
THE PROPERTY OF:
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1215 & 1213 QUEEN STREET
ALEXANDRIA, VIRGINIA

DESIGN

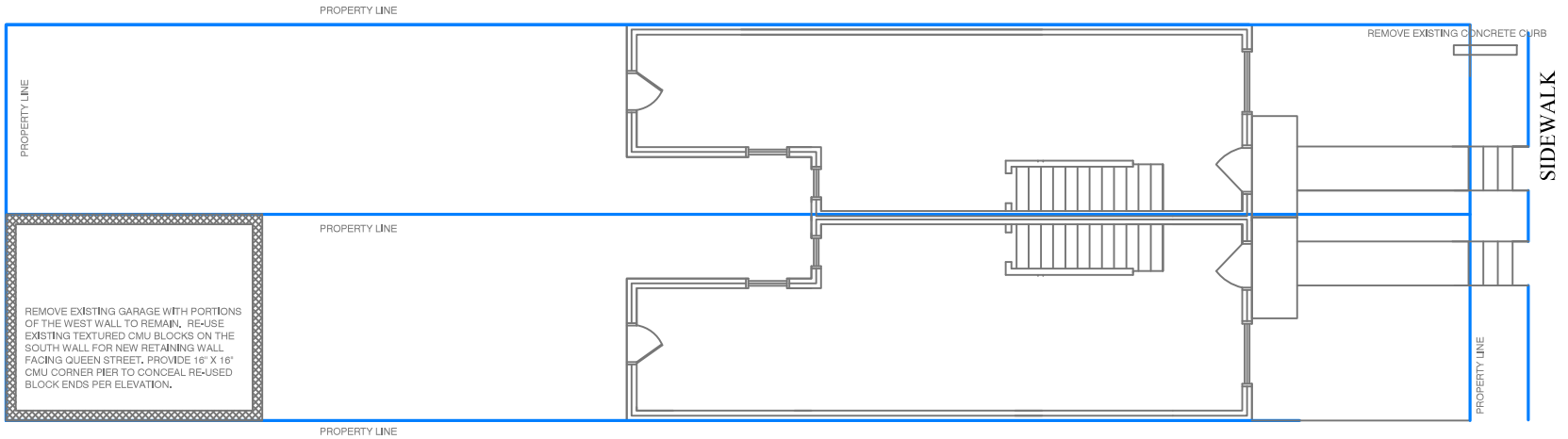
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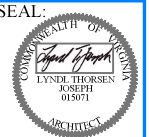
A-4



1
A-4
PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



2
A-4
EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



SHEET TITLE
PROPOSED SOUTH
ELEVATION

REVISED

PROJECT

THE PROPERTY OF:
MR. DONALD DEVERS
1215 & 1213 QUEEN STREET
ALEXANDRIA, VIRGINIA

DESIGN

DATE: 05/30/21

SHEET NUMBER

A-5

BAR REVIEW

PROPERTY LINES

1215 QUEEN

PROPERTY LINES

1213 QUEEN

PROPERTY LINES

REPLACE EXISTING CHAIN LINK
FENCE WITH PT PICKETS PAINTED
WHITE; PORTIONS OF THE FENCE
OMITTED FOR CLARITY

SLATE CAP

REUSE EXISTING GARAGE CMU
TEXTURED BLOCK, DEAD END BLOCK
INTO NEW CONCRETE STAIRS AND
NEW CMU PIERS: @ CENTER & CORNER



PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

WHITE WALL CAP

REMOVE EXISTING WOOD CORNICE
& LOWER NEW CORNICE BELOW
DARK BRONZE SCUPPERS

WHITE 4" OVERFLOW COLONIAL GUTTER
WITH WHITE 4" ALUMINUM TRANSITION
DOWN SPOUT TO KM 14.5" ALUMINUM
DARK BRONZE CONDUCTOR HEAD

PROVIDE AT CORNICE WHITE
4" ALUMINUM DOWNSPOUTS

PELLA ARCHITECTURAL
SERIES CLAD CASEMENTS
SIMULATED DIVIDED LIGHTS
WITH 7/8" SDL WITH SPACER
BAR-BLACK RECTANGULAR,
AND BLACK CLADING

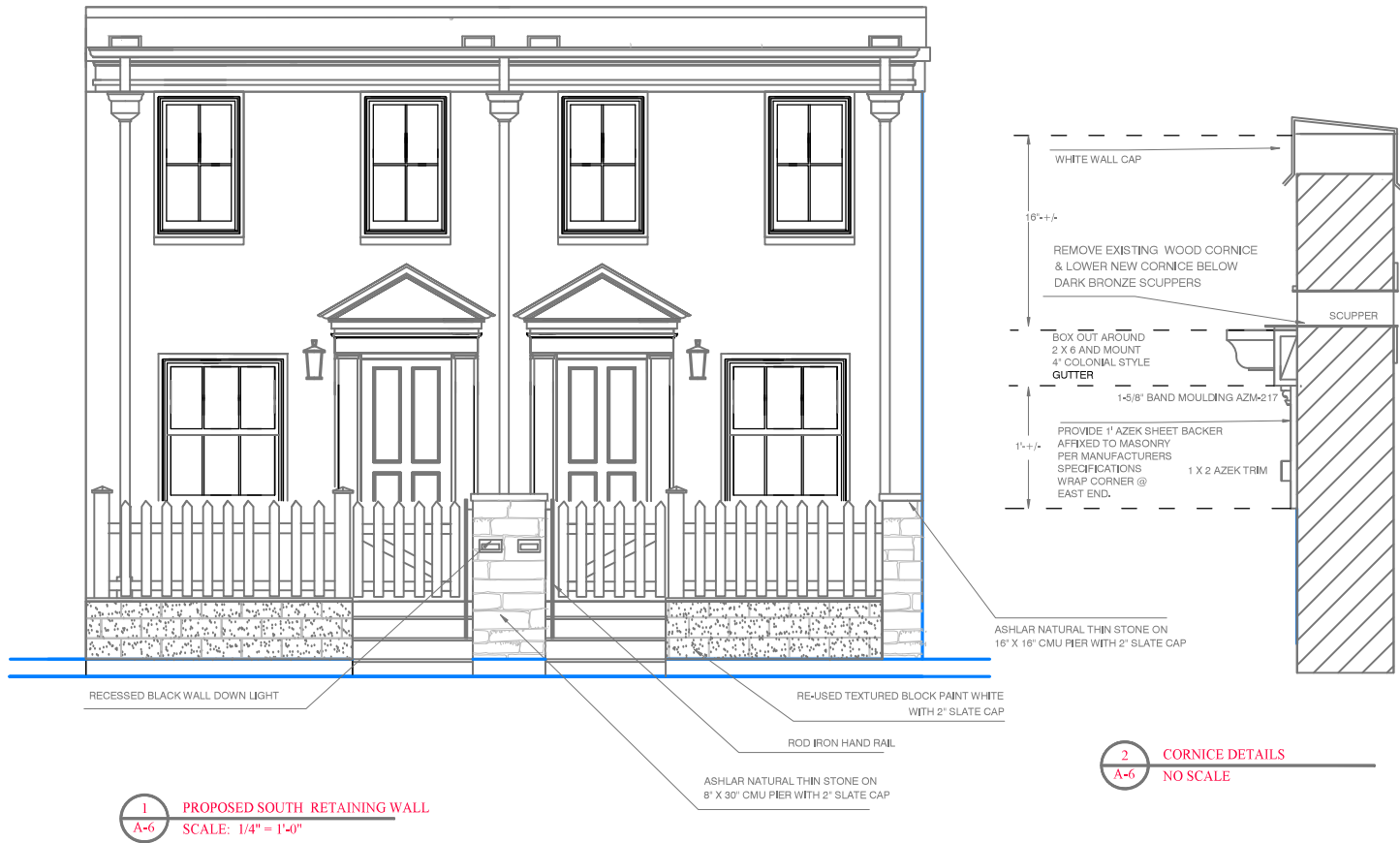
AZEK CROWN AND MOLDING
AZEK PANEL SHEETS WITH
AZEK OR EQUAL TRIM

DARK BRONZE
4" ALUMINUM DOWNSPOUTS

COORDINATE DOWNSPOUTS TO DRAIN
UNDERGROUND TO CURB AND GUTTER.

PROVIDE 2" THICK IR-REGULAR, RECTANGULAR
SLATE PAVER ON EXISTING CONCRETE STOOP
WITH .75" SLATE FACE.

PROVIDE NEW SIDE WALK 48" WIDE WITH
IR-REGULAR RECTANGULAR SLATE PAVERS
COORDINATE ALIGNMENT AT SIDE WALK
PER PAVER THICKNESS



SHEET TITLE
PROPOSED AND EXISTING
FLOOR PLANS

REVISED

PROJECT

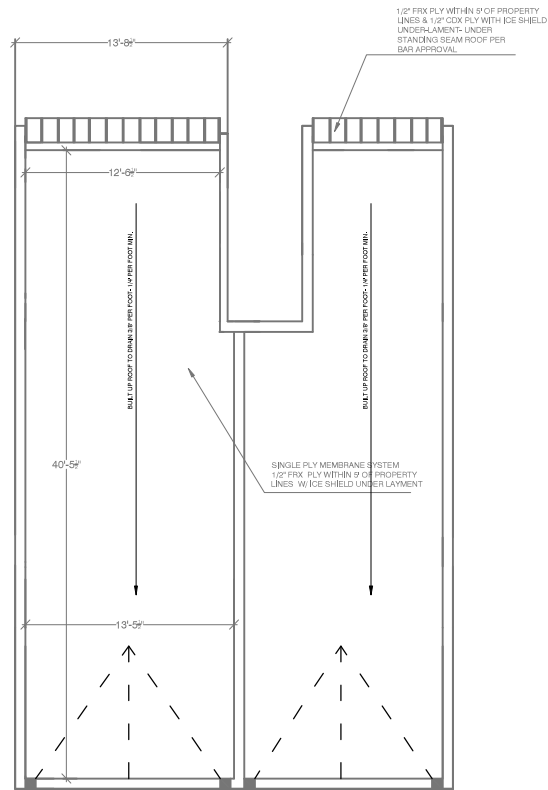
THE PROPERTY OF:
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1215 & 1213 QUEEN STREET
ALEXANDRIA, VIRGINIA

DESIGN

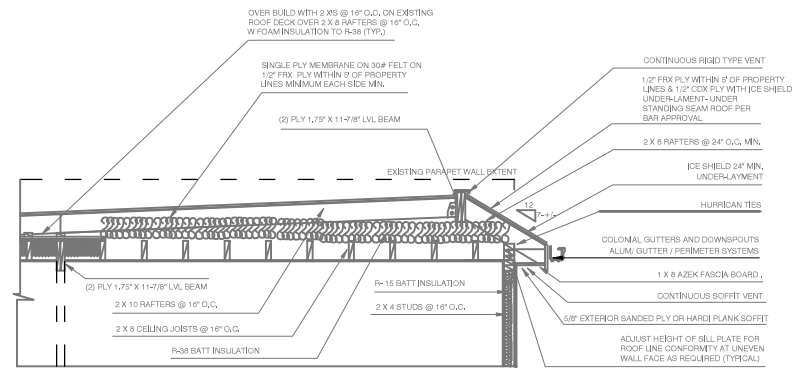
DATE: 05/30/21

SHEET NUMBER

A-6

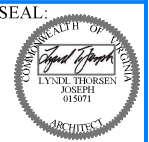


1 NORTH SOUTH ROOF SECTION
A-7 SCALE: 1/8" = 1'-0"



2 NORTH SOUTH ROOF SECTION
A-7 SCALE: 1/4" = 1'-0"

BAR REVIEW



SHEET TITLE
ROOF DRAINAGE PLAN
AND FRAMING SECTION

REVISED

PROJECT

THE PROPERTY OF:
MR. DONALD DEVERS
1215 AND 1213 QUEEN STREET
ALEXANDRIA, VIRGINIA

DESIGN LYNNE THORSEN, JOSEPH

DATE: 05/30/21

SHEET NUMBER

A-7



GREAT SEAL LLC

600 Cameron Street Alexandria, Virginia 22314
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www.greatseal-us.com

Architecture for the Most Important Place in the World. Yours.

PARKER GRAY: BAR APPLICATION FOR 1215 & 1213 QUEEN STREET

MATERIALS LIST

WINDOWS: PELLA ARCHITECTURAL SERIES CLAD CASEMENTS: With simulated divided lights with 78" SDL with spacer bar, black rectangular with Black Cladding.

FENCING MATERIALS: Front: Pressure Treated wood pickets painted White per elevations and site plan, to replace existing chain link fence.

Rear Fencing: 5' high and 3' high Pressure Treated Pine Dog-Ear Privacy fencing per site plan.

DOOR SURROUND; To be constructed of Azek sheets, Trim, and Crown Molding per elevations.

EXTERIOR WOOD DOORS: Front Six Panel, and Rear Door: One Panel One Light.

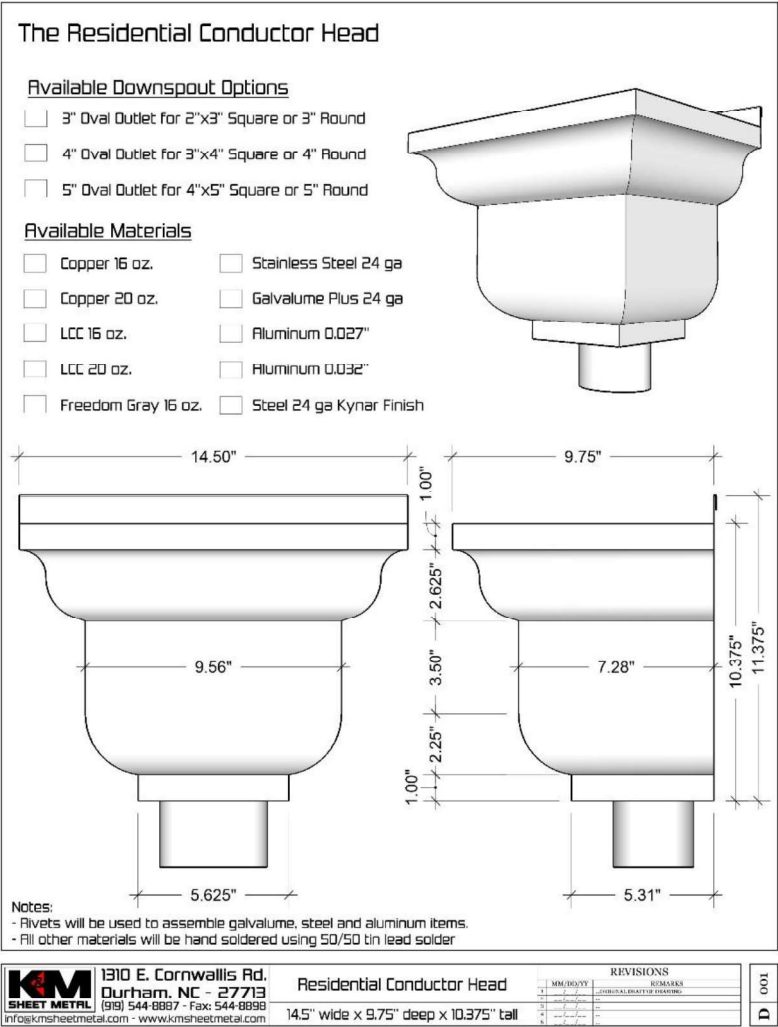
ROOFING MATERIAL: Standing Seam Roof: Color Midnight Bronze:

PAINT: Rear to be repainted. Color: Cobble Stone

LIGHTING: Front and Rear Lanterns to be: 15.5" high by 8" wide Bromley 23600Z

CONDUCTORS, GUTTERS AND DOWNSPOUTS: To be: Kynar 24 Gauge Galvanized Steel Conductor Heads with 4" gutters and Downspouts per elevations.

SAMPLES AND SPECIFICATIONS TO FOLLOW:



0.032" Kynar Aluminum Conductor Head and Leader Heads Color



Dark bronze

5' high Max; Pressure treated pine Dog-Ear Fencing



BROMLEY 23600Z

Dimensions - Resources

23600Z

Width:	8.0"
Height:	15.5"
Weight:	4.5 lbs
Material:	Aluminum
Glass:	Clear
Backplate Width:	4.8"
Backplate Height:	8.5"
Wattage:	2-60w CAND
Extension:	9.3"
TTO:	7.5"
Certification:	C-US Wet Rated

View More (+)

RESOURCES

- + Find a Local Showroom
- + Lighting Made Simple Worksheet
- + Order a Finish Sample
- + Spec Sheet

“COBBLE STONE” Paint color at rear painted stucco

