

From: [allegrone](#)
To: [Lia Niebauer](#)
Subject: [EXTERNAL]BAR #2021-00468 OHAD - 105 Queen Street
Date: Friday, September 3, 2021 1:04:25 PM

Dear Ms. Niebauer,

The above item is on the agenda for the 9/16 BAR meeting under New Business. The address is 105 Queen street. We would like to express our strong concerns about certain elements relating to proposed exterior modifications. We live next door at 103 Queen street. We have been in touch with neighbors along the 100 block of Queen street and they too are strongly opposed to the external elements discussed below. Those neighbors include the owners of 101 Queen, 107 Queen (the next door neighbor on the other side of the proposed changes), 109 Queen is unoccupied. We believe there are acceptable alternatives to the objectionable elements.

Our first concern is the developer's proposal to build a tall room-sized stair tower structure on the roof to accommodate the stairs and landing to the proposed terrace. It would include windows and would be visible from Queen street. This is not a "tower". With its dimensions of 8'8"W x 11'7"L x 8'4"H, it is almost the same size as the bedroom 3 of the house and would look like an additional floor, unlike anything on our block and is completely incompatible with the look of all the other houses. The roofs of all the houses on both sides of Queen are essentially flat and free of structures. There are no taller houses or chimneys to partially block the view of this structure. It would stick up like a large sore thumb. The houses on the south, Queens Row, side of Queen street have elevated first floors, due to the commercial parking garage underneath, this proposed structure would be even more visible to them from their higher front door and front rooms. We should add that the two new HVAC units to be installed on the roof are proposed to abut the Queen street side of the roof. While some screening is proposed, they too will be visible from the street, unlike anything on Queen street. They need to be repositioned so they and their screen are not visible from the front.

We have been planning to seek approval for roof-mounted solar panels on our house. This proposed 105 Queen roof structure will cast an enormous shadow over our roof during the entire afternoon thus making our project either impossible or impractical. This kind of solar project is supported by the City of Alexandria.

The one roof terrace on the entire 100 block of our side of Queen uses a low, long rectangular skylight-style structure that is hinged on the street-side end to allow easy access to walk up the stairs and out. (See photo below). We have used it on multiple occasions without a problem. When not in use it is flat. It does not have any leakage problems. Aside from the small recessed "pergola" on the corner house on the other side of the street at 100 Queen, the three other roof terraces on that side side of Queen use similar low-lying "skylight" stairways, (see photo). This is what should be used instead of the eye-sore, stand-alone stair tower; it is a common solution to rooftop stair access in this area.

We will note that the proposed horizontal cable fencing is not consistent with the rooftop terraces railings on either side of Queen street, which use vertical, metal rails. If there is a desire to preserve the look of the neighborhood, the rails should be compatible with the other rooftop rails on both sides of Queen.

At 105 Queen, as at all the other houses on that side of Queen, there are ample backyards just a step off the living room. This is the area that all the existing owners find as more than adequate for outdoor eating and entertaining.

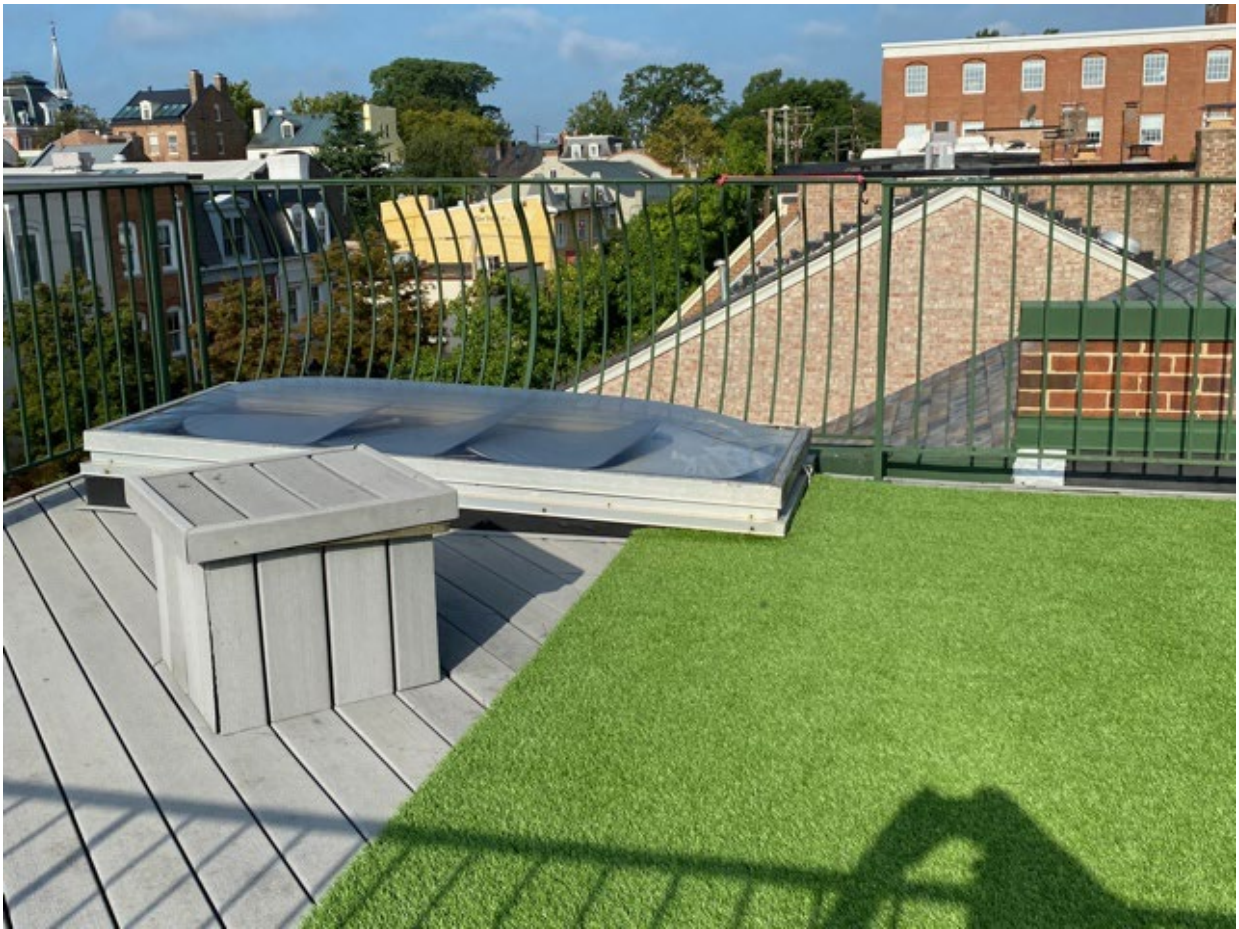
Second, the developer wants to change the roof line in front in order to accommodate larger living quarters on the top floor and to add dormer windows there. Many of the homes in the development have achieved the same goal but they gained the additional space solely by adding a shed dormer-like extension on the back, alley side, of the house, not by changing the front (see photo below taken across the alley behind 105 Queen).

The north side of the 100 block of Queen street was built at one time and there is a uniform roof style to the non-end houses (see photo). A change to the front roof style — which would include popping the roof forward and adding dormer windows — would be unique to the look of the rest of the block. Even if the front dormers are approved, what is the purpose of changing the roof to an angle unlike anything on the block? It seems like an unnecessary change if the purpose is to make the roof terrace even larger. If the rooftop room is eliminated in favor of the skylight entrance, much more space would be available and the need to alter the roof line, and the character of the block, unnecessary. Making changes to the top floor on the back would be more consistent with what has been done in the development. Leaving the front roof alone and gaining space in the back is a far less objectionable solution to the space issue and one that almost everyone that backs on to the alley, be it from Queen street or Quay street, who wanted more top floor space, has done.

Finally, it is our understanding, via the realtor who handled the sale, that the new owner is, or is part of, a company. The developer's offices are not in Alexandria. We have been told that the intention is to make these remodeling changes and then put the house on the market for re-sale. Neither we, nor our neighbors have ever met the new owner. The house was sold in April and to date, no one has ever spent one day or night in the house. It would be a shame to alter the look of our neighborhood via the various areas of concern mentioned above -- not to meet the needs of a current occupant, nor with a thought to what the actual residents will see -- but primarily to boost it's immediate re-sale value. The developer would take the profit and disappear while the actual residents are left to look at whatever inconstant architectural changes are left behind. It is one thing to have a developer create a new, multiple unit project, but to have one to come into an established residential neighborhood, buy one central house, change its external appearance, and then leave, over the objections of the established neighbors, seems not to be what Old Town Alexandria authority should impose on its residents.



(View west from 103 Queen, across 105 Queen to sole roof terrace at 111 Queen in the distance. Nothing pops up.)



(The low access door to the 111 Queen terrace. The short side on the right lifts up when in use. One walks up the stairs and out. Please note the type of railing)





(The view of the south side of Queen street — across from 105 Queen. The “pergola” is on the corner house to the left and is set back from Queen, the other 3 terraces are accessed via low-lying “skylight structures like the 111 Queen photo.)



(The alley behind 105 Queen showing how other houses have increased top floor space with alley-side only shed dormers.)



(The roofs of the north side of Queen street's 100 block. Similar roofs continue up the block. None of the non-end units has a different pitch.)

Thank you for your consideration of our concerns. Charles and Kathy Allegrone, 103 Queen street

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From: [Elizabeth Treptow](#)
To: [Lia Niebauer](#)
Cc: mbtreptow@gmail.com
Subject: [EXTERNAL]BAR comment on 105 Queen Street
Date: Saturday, September 4, 2021 12:54:16 PM

You don't often get email from mbtreptow@gmail.com. [Learn why this is important](#)

Good afternoon Ms. Niebauer,

Thank you for the opportunity to offer thoughts on the proposed architectural modifications to 105 Queen Street in Alexandria, under BAR #2021-00468 and BAR #2021-00457. We are contacting you to register a serious objection to the proposed addition atop the existing rooftop for two reasons.

First, the proposed additional structure would rise more than eight feet above the existing rooftop level. This would be unique both in the 100 block of Queen Street, and within the surrounding blocks of townhomes to the north. This requested additional structure would be highly visible and unsightly from the street, negatively altering the look and feel of the neighborhood.

Second, an addition atop the roof would block sight lines from existing neighborhood rooftop decks to the West. While the housing market is currently strong, this may ultimately negatively impact values and property tax revenues from homes located to the West, as features they now enjoy will be diminished.

We understand the proposed structure is to facilitate roof deck access. But the solution is simple - rooftop decks with safe access exist elsewhere in this neighborhood without an additional structure above an access stairwell. We respectfully ask you to remember such precedent.

With kind regards,
Michael and Elizabeth Treptow
111 Queen Street
Alexandria, VA

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From: [Robert Walker](#)
To: [Lia Niebauer](#)
Cc: [Michelle Walker](#); [Beth Frank](#); [david oates](#); [David Fernandez](#); [Tara Fernandez](#); [Caroline Antonacci](#); [Elizabeth Treptow](#); [allegrone@comcast.net](#)
Subject: [EXTERNAL]BAR comment on 105 Queen Street
Date: Saturday, September 4, 2021 5:25:35 PM

You don't often get email from robertbwalker1@gmail.com. [Learn why this is important](#)

Good afternoon Ms. Niebauer,

This letter is in regards to the proposed architectural modifications to 105 Queen Street in Alexandria, under BAR #2021-00468 and BAR #2021-00457. We, the undersigned, reside on the opposite side of Queen Street directly facing the proposed project.

Though we fully understand historic Old Town cannot remain completely static architecturally, we do feel it is in the community's best interest to retain as much of its 18th-century architectural heritage as possible. This is especially true when such a change would solely benefit just a single homeowner at the expense of both an entire community as well as the thousands of annual visitors who are drawn here to wander this nationally designated historic district **because** of its unique colonial architecture.

The proposed structure is completely out of character to the surrounding homes and would needlessly and negatively degrade the charm of the area.

As homeowners, we also feel the loss of this integrity would affect our home values now and well into the future. We believe people generally move to Old Town because they are attracted to the historic architectural designs and are not drawn to buildings with the most current, and almost always transient, architectural fashion. If allowed, this addition will remain an eyesore and look out of place for generations to come. It would also set an extremely bad precedent for future development in the area.

With the Board of Architectural Review being the entity charged with ensuring that the historical architecture of Alexandria is preserved, we would like to file with you a most strenuous objection to the proposed project on 105 Queen Street. We as a group are more than willing to further this objection virtually, or in person, as time and circumstance permit.

We feel a great deal of Old Town's soul lies in the integrity of its historic architecture and charm. This project would be a direct threat to all that makes Old Town, Old Town. And that's certainly worth standing up for.

Thank you in advance for your consideration in this matter. Please let us know when and where we might further this discussion if need be.

There most likely will be others on our street who will add their names to this objection but can't be reached at this time.

v/r

Queen's Row Residents

Robert and Michelle Walker 112 Queen St
David and Tara Fernandez 118 Queen St
Beth Frank 114 Queen St
Caroline Antonacci 116 Queen St
Kurt Sanger 110 Queen St
Jonathan and Ryan Jachym 106 Queen St

Tuesday, September 7, 2021

To:

City of Alexandria Architectural Review Board
301 King Street
Alexandria, VA 22314


From:

Kevin & Lesley Pearson – Owners of
102 Quay Street
Alexandria, VA 22314
805-844-8099 Or 786-282-6134
aviatrixlm@gmail.com

RE:

Review Hearing (Sept 16th, 2021)
105 Queen Street (Bill Yalcin)

After reviewing the proposed plans from Conkey Architects for 105 Queen Street, Lesley and I fully approve the plans as submitted. Please contact us if there are further questions. Good luck getting this project under way!



KEVIN PEARSON



Proposed 105 Queen Street Renovation

BAR #2021-00457 & BAR #2021-00468



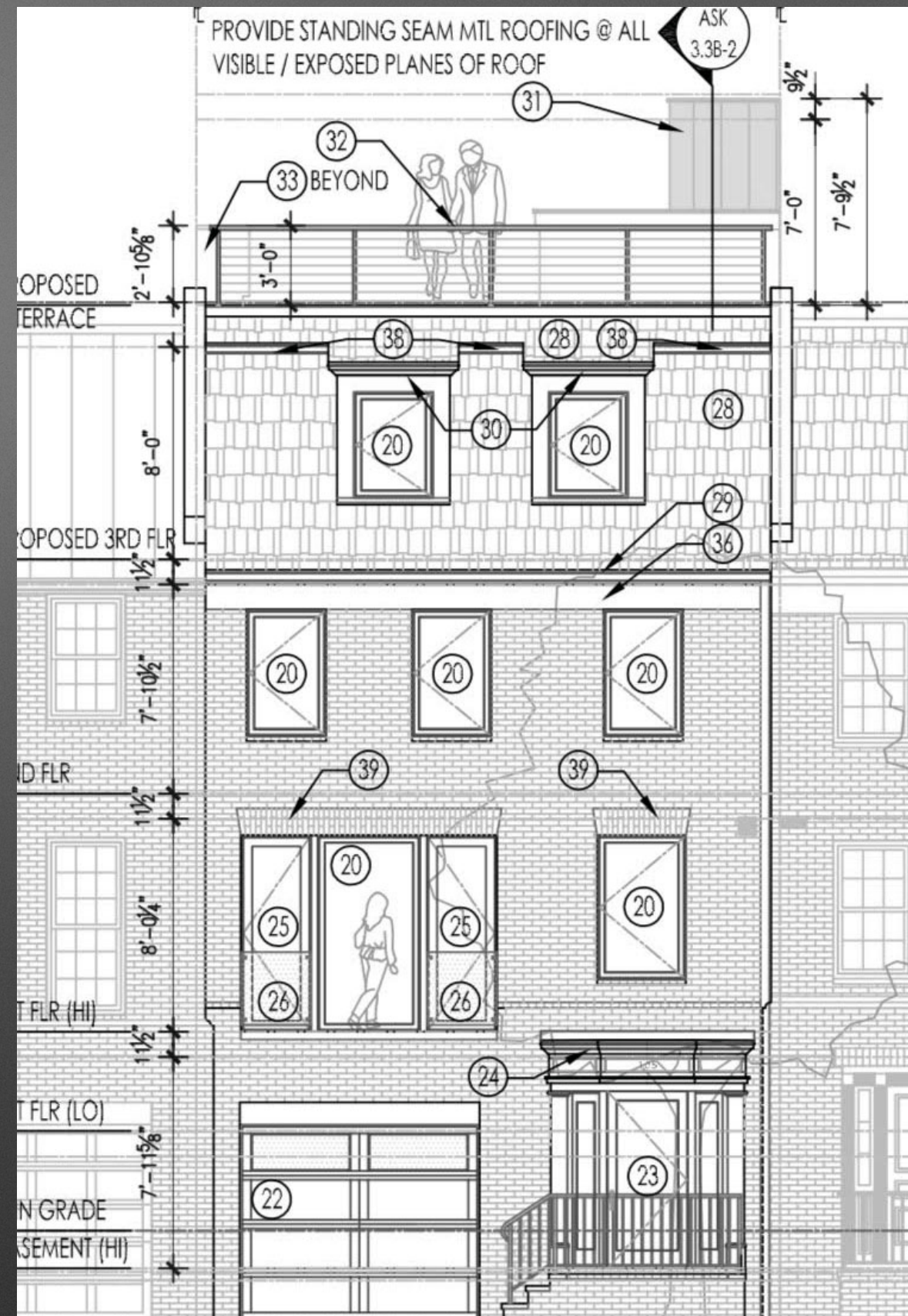
As Is
105 Queen Street

Robert B Walker
112 Queen St
12

To Be
(Actual Blueprint)



As Is
105 Queen Street



To Be
(Actual Blueprint)



As Is
105 Queen Street



To Be
(Actual Blueprint Overlay)



As Is
105 Queen Street



To Be



As Is
105 Queen Street



To Be



As Is
105 Queen Street



To Be



As Is
105 Queen Street



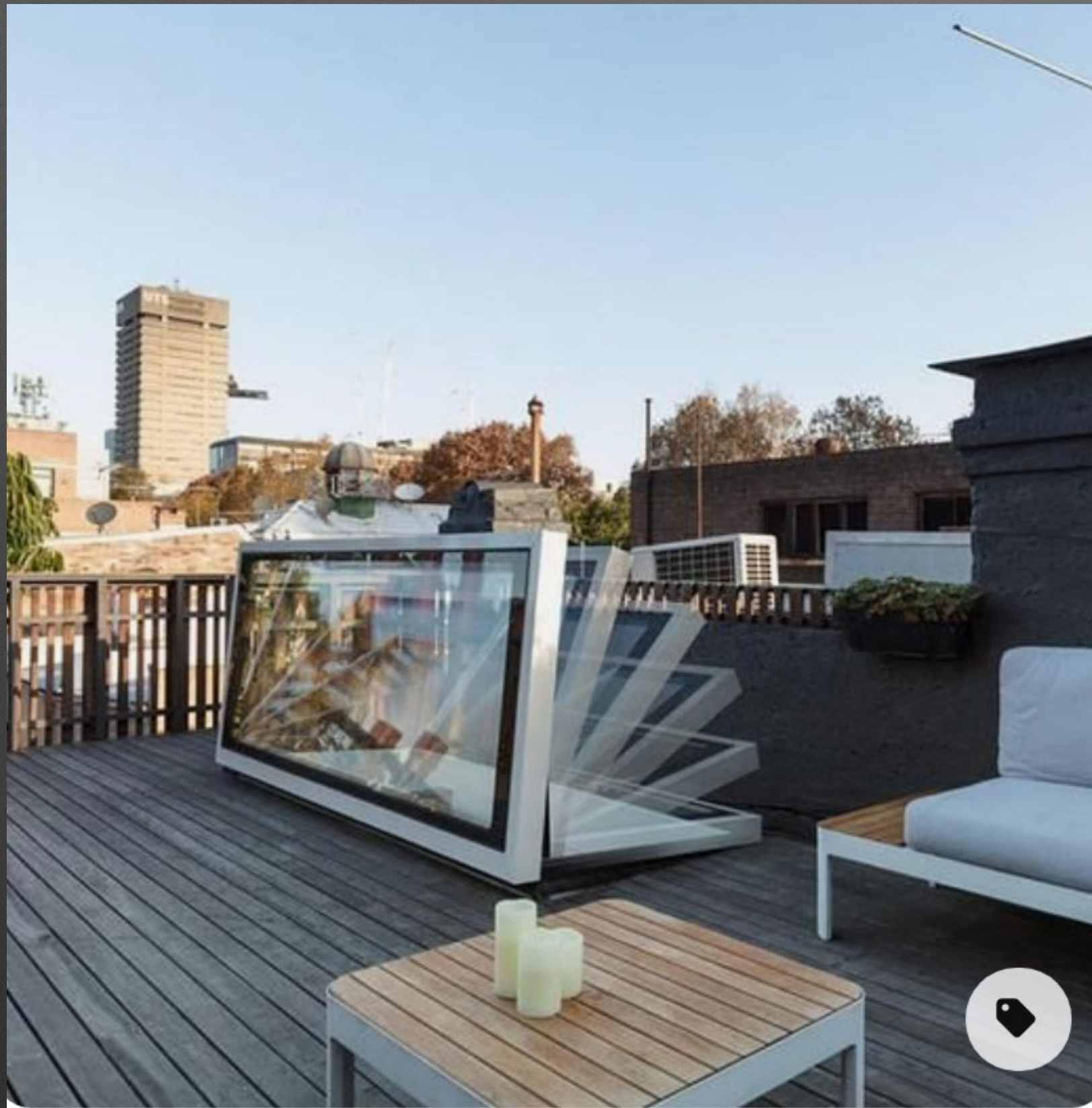
To Be



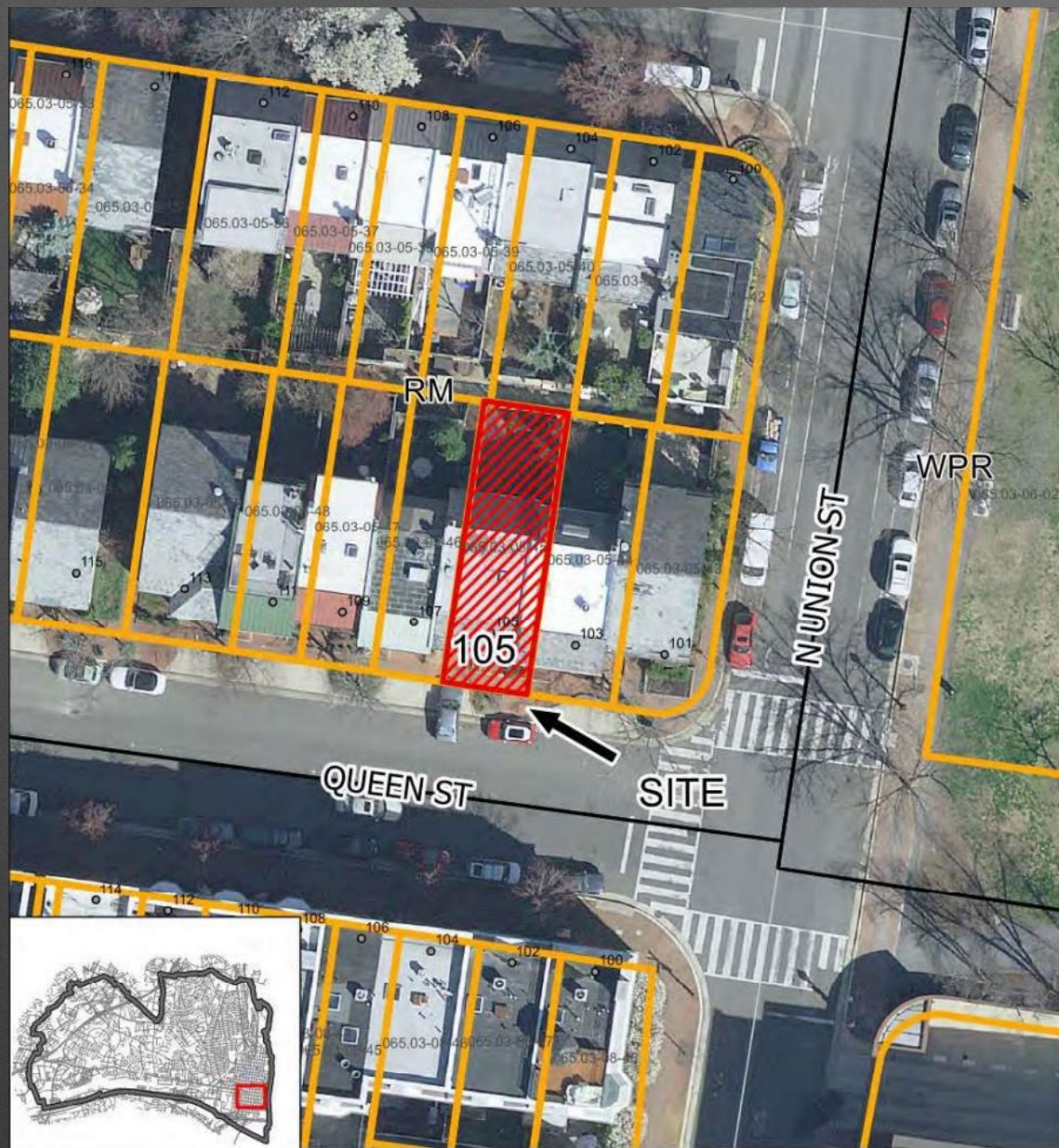
As Is
105 Queen Street



To Be



non-obtrusive roof top hatch
solutions



BAR Zoom Review Hearing
June 20, 2020 7:30 PM
Registration Link:
https://zoom.us/webinar/register/WN_3ZWNIaI4SjSWOKJO-2yUeA

Agenda:
http://alexandria.granicus.com/ViewPublisher.php?view_id=57



BAR #2021-00457 & BAR #2021-00468
105 Queen Street

0 15 30 60 Feet



BAR #2021-00457 & BAR #2021-00468

James and Renee Novakoff * 106 Quay Street * Alexandria, VA 22314

September 13, 2021

Department of Planning and Zoning
301 King Street
Room 2100
Alexandria, VA 22314

Subject: 105 Queen Street, Alexandria, VA 22314; Tax Assessment Map Number 065.03-05-45

Department of Planning and Zoning:

As an abutting property owner, we strongly object to the Board of Architectural Review application as originally submitted specifically as shown in Ask 3.2A. The proposed roof structure containing the stairway is excessively large and would disturb the character of our property and the roof lines in our neighborhood generally.

We are pleased to report that we contacted Karen Conkey, who was also the architect of our home. She proposed Ask 3.2B as an alternative.

We strongly support Ask 3.2B – and both the stairway enclosure and the wire railing especially. Unlike adjoining property owners, we are directly impacted by the roof structures blocking 3rd story views. We are also concerned that the larger roof structures would add a “claustrophobic” feeling to our property.

We conclude that Ask 3.2B best mitigates these concerns. The roof structure is as small as possible, and the wire railings minimize the railing impact. We chose wire railings for our property to minimize railing impact as you may recall.

We also understand that Ask 3.3C may be more characteristic of other roof structures in the neighborhood than 3.3B. We hope that this does not prevent you from looking favorably at Ask 3.3B. We argue that 3.3B is more architecturally interesting than 3.3C. Hindsight has proven that the additional architectural interest in 100 Quay, 101 Quay, 106 Quay and others in that block have indeed improved the character and value of that block where there were initially objections.

3.3C is acceptable as well albeit disappointing. We just think that 3.3B is great and Karen did a great job with that.

Karen reports that 3.2B is acceptable to her client – either in the form of 3.3B or 3.3C. It was a pleasure working with her again to resolve our concerns. We have no other issues with the application.

Best Regards,

s/s

Renee and James Novakoff
106 Quay Street

From: [Edward D'Alessio](#)
To: [Lia Niebauer](#)
Subject: [EXTERNAL]BAR Application for 105 Queen Street (BAR #2021-00468 OHAD)
Date: Monday, September 13, 2021 12:09:53 PM

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Dear Ms. Niebauer,

I reside at 120 Queen Street, Alexandria, VA. I oppose the above captioned application.

Please register me to speak at the BAR meeting scheduled for 9/16/21 in connection with this application.

Please also let me know if you require anything further in this regard.

Thank you.

Edward D'Alessio
120 Queen Street
Alexandria, VA

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source.

From: [Kathleen Allegrone](#)
To: [Lia Niebauer](#)
Cc: [Apple for C](#)
Subject: Supplemental comments for BAR September 16, 2021, re: 105 Queen Street
Date: Tuesday, September 14, 2021 4:33:33 PM

Hello Lia.

Attached are some supplemental comments we offer on the recent architectural submission for 105 Queen Street.

We are the owners of 103 Queen — the adjacent house on 105's east side. Please see our original submission.

First, we appreciate the effort the architect made to offer two additional renderings/options (B and C) for the roof tower staircase structure. Neither, however, responds to our, and much of the community's, objection to having a massive pop-up structure on the roof to provide stair access to the roof terrace. The four roof terraces along the block use a low-lying skylight type of entry. (Please see photos in our earlier submission and those of Mr. Bob Walker's submission for examples of what is there now). Options B and C — while difficult to assess in detail due to the absence of many of the dimensions — are still large popups which are not compatible with the look of this block and which will still be visible by the neighbors, and probably Union Street. While options B & C appear to be slightly narrower than option A when viewed from the north elevation, they appear equally as high as A and, from our view on the adjacent roof looking west, equally broad in C's case and only slightly less massive in B's case. All three designs will significantly interfere with our plans to install solar panels on our roof.

We are also concerned that staff's stated reason for okaying a faux Gambrel roof amidst a group of 10 faux Mansard roofs is that they found one on a nearby street. There is one house on our block with dormer windows on the top floor and they were put in maintaining the original faux Mansard roof design. Again, why is this not acceptable to the developer, other than he wants a "different" look?

We are disappointed with some of the comments staff made about the "faux colonial look" of the fifty-year old housing development and by extension to those of its owners who bought the house/home because they liked the look and feel of the neighborhood. Faux colonial designs exist all over Old Town. Yes, some minor change is going to happen over time, but radical change in the middle of a block, to turn a "faux colonial" house into a hybrid modern should be agreed to only when it makes sense in its setting. We have heard from the developer's real estate agent, that this non-resident entrepreneur is simply exercising his right to ask for change and then sell — that does not mean it has to be afforded to him over the objections of Alexandria residents who already live here and will have to live with whatever is constructed, long after he has gone. We are not objecting to the rooftop terrace, just to the large incompatible and unnecessary access proposed for it. We are not saying don't install dormers, just that there is no need to move the roof line as well. Also, we believe that some consideration should be given to the overall look of the home in situ — for example, by not installing a modern horizontal cable railing rather than faux colonial vertical metal railings already seen on this block. Does the BAR not offer the residents some protections, especially where there are viable alternatives already in place up and down the street? It would seem that the tax-paying residents of this area should be entitled to some protection against radical change by a non-resident developer/entrepreneur. No one we have spoken to on either side of this block of Queen Street is supportive of what is proposed. We urge you to come look at the 100 block of Queen Street and see that there has been almost no change to its appearance over 50 years — unlike, for example Quay street.

Thank you for your consideration of our concerns.

Sincerely, Kathy and Charlie Allegrone