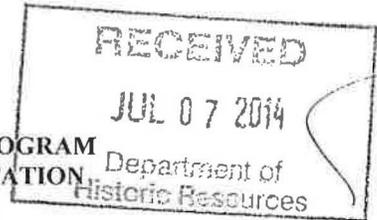


COMMONWEALTH OF VIRGINIA
DEPARTMENT OF HISTORIC RESOURCES

STATE HISTORIC REHABILITATION TAX CREDIT PROGRAM
HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION



DHR Project No.: 2014-115

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets. A copy of this form may be provided to the Virginia Department of Taxation. The decision by the Virginia Department of Historic Resources with respect to certification is made on the basis of the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence.

1. Name of property: Justice Black House
- Address of property: Street 619 S. Lee Street
City Alexandria County N/A State VA Zip 22314
- Listed individually in the Virginia Landmarks Register: give date of listing: _____
XXX Located in a Registered Historic District: specify: Alexandria Historic District
- Has a Part 1 Application (Evaluation of Significance) been submitted for this project? yes no
If yes, date Part 1 submitted: concurrently Date of certification: pending
- NPS Project Number (if application for federal tax credits submitted): N/A

2. Data on building and rehabilitation project:
- | | |
|---|---|
| Date building constructed: <u>c1800</u> | Total number of housing units before rehabilitation: <u>2</u> |
| Type of construction: <u>masonry</u> | Number that are low-moderate income: <u>0</u> |
| Use(s) before rehabilitation: <u>single family dwelling</u> | Total number of housing units after rehabilitation: <u>2</u> |
| Proposed use(s) after rehabilitation: <u>single family dwelling</u> | Number that are low-moderate income: <u>0</u> |
| Estimated cost of rehabilitation: <u>\$6,000,000</u> | Floor area before rehabilitation: <u>5194</u> |
| This application covers phase number <u>1-2</u> of <u>2</u> phases | Floor area after rehabilitation: <u>9836</u> |
| Project/phase start date (est.): <u>October 2013</u> | Completion date (est.): <u>June 2018</u> |

3. Project contact:
- Name Paige Pollard, Commonwealth Preservation Group
Street P.O. Box 11083 City Norfolk
State VA Zip 23517 Daytime Telephone Number 757-923-1900

4. Owner:
- Name [REDACTED] Signature [REDACTED] Date [REDACTED]
LLC
Organization [REDACTED]
Social Security or Taxpayer Identification Number [REDACTED]
Street [REDACTED] City Alexandria
State VA Zip 22314 Daytime Telephone Number [REDACTED]

PART 2

Property Name Justice Black House

Property Address 619 S. Lee Street

DHR Project Number: _____

5. **DETAILED DESCRIPTION OF REHABILITATION/PRESERVATION WORK - Includes site work, new construction, alterations, etc. Complete below**

Number 1.

Architectural feature Justice Black House

Approximate date of feature c1800, pre-1902, 1970s, c2006-2008

Describe existing feature and its condition:

The Justice Black House is a Federal style, brick building constructed c1800. United States Supreme Court Justice Hugo Black and his wife occupied the house during the mid-twentieth century and established an easement in 1969 for the continued preservation of the property. Outlined in the easement are the Blacks' stipulations that the manor house be maintained and preserved; the additions are not mentioned in the easement. The agreement also regulates the carriage house and ensures that future owners have the right to construct a garage on the site.

The home possesses three additions. A flounder was added to the rear of the building pre-1902. The current, one-story kitchen addition is a 1970s replacement of an earlier addition, which itself was rebuilt on the site of an even older, two-story addition. A modern, one-story brick mudroom addition was added on the north elevation of the rear flounder c2008.

In c2006-2007, the dwelling underwent a major renovation, during which time previous owners altered much of the home's interior. All of the plaster was stripped from the walls and the Justice Black bookshelves were removed. Although the original house retains much of its woodwork, the flounder has been virtually stripped of historic features. The owners who began the renovations abandoned the house before their project was completed. A new family inserted finishes c2008.

The property sits on an abnormally large parcel in Old Town Alexandria that incorporates extensive grounds and gardens, the carriage house, a pool, and a tennis court.

Photo no. All Drawing no. All

Describe work and impact on existing feature:

The new owners of the Justice Black House intend to undertake renovations in compliance with the terms of the easement while increasing the square footage of the house. Alterations to the dwelling's layout will largely take place in previously modernized areas of the home. The modern mudroom addition and 1970s kitchen addition will be removed and replaced with contemporary compatible additions. The modern tennis court will be removed and replaced with a pool, while the current pool will be replaced with a garage, as permissible per the 1969 easement agreement. The home's historic features and finishes will be preserved and restored wherever they remain.

As noted on the cover page, as a result of this renovation the Justice Black House will increase in size from 5194 square feet to 9836 square feet. Although this amount may appear large, more than half of the new square footage is a below-grade basement addition, invisible to the public. Visible new additions will be built at the locations of existing modern additions.

All new construction will be overseen by an archaeologist, as required by the City of Alexandria. DHR will be informed of any finds or reports generated as a result of archaeology.

The impact of the renovation will be to renovate the Justice Black House within the requirements of the easement.

PART 2

Property Name Justice Black House

Property Address 619 S. Lee Street

DHR Project Number:

✓ **Number 2.**
 Architectural feature Roof
 Approximate date of feature c1980s, unknown, c1970s, c2008
 Describe existing feature and its condition:

Although historically the Justice Black House had a slate roof, the current slate is 20-30 years old. The material appears to be of a lesser quality than traditional slate and is deteriorating quickly. The rear flounder, the 1970s kitchen, and the c2008 addition all have standing seam metal roofs. The roof on the rear flounder is corroded, exhibiting rust and failed patching. The roof appears to be leaking, as evidenced by ceiling damage on the second floor; it is believed that the flashing is contributing to the problem.

Photo no. Aerial, 1-5, 23, 25, 34, 38-41, 46-48, 53, 55, 59

Drawing no. A02.04; A02.04A

Describe work and impact on existing feature:

The deteriorating modern slate roof will be removed and the flashing and sheathing will be inspected for damage. New flashing required as a result of damage will be copper. The existing roof will be replaced with traditional slate to match the current profile. Plastic HVAC vents will be deleted from the south exterior walls and rerouted to the rear of this roof, so as to decrease their visibility. On the flounder, the corroded standing seam metal roof will be removed and replaced with prefinished metal. The profile of the replacement roof will exactly match the current roof's profile.

The dwelling's two modern additions—the kitchen and the c2008 mudroom addition—will be removed and rebuilt as described in Box #5, Additions. The replacement kitchen addition will receive a slate roof differentiated in dimension, color, and material type from the new slate roof proposed for the original dwelling. The northern addition will receive a roof of prefinished metal to match the profile of the roof on the 1902 flounder.

Impact will be to replace deteriorating roofs in kind and install contemporary compatible new roofs on additions.

✓ **Number 3.**
 Architectural feature Gutters & Downspouts
 Approximate date of feature unknown- modern
 Describe existing feature and its condition:

The dwelling possesses traditional copper gutters with round, metal downspouts. Gutters and downspouts appear to be in good condition.

Photo no. 1, 4, 5, 25, 38-41, 46, 53-55

Drawing no. A04.01-A04.04

Describe work and impact on existing feature:

Gutters and downspouts will be inspected for damage and repaired or replaced as necessary. The dwelling's new additions will receive traditional copper gutters and downspouts to match existing.

Impact will be to continue to guide moisture away from the building's foundation.

PART 2

Property Name Justice Black House
Property Address 619 S. Lee Street

DHR Project Number:

Number 4.

Architectural feature Exterior Walls, Foundation, and Chimneys

Approximate date of feature c1800, pre-1902, 1970s, c2008

Describe existing feature and its condition:

The exterior walls of the Justice Black House and its additions are brick, with the exception of the kitchen addition which is a combination of painted brick and clapboard. The brick walls appear to be in good condition, although there is some evidence of past inappropriate repointing. The two-story section of the rear flounder is painted. The flounder also has a non-original McVeigh curve which may be causing damage to the rear wall of the main house. The curve throws a section of this wall into shadow, preventing the masonry from drying out quickly; the masonry is also tied into the main dwelling in a manner which is causing damage. Conduit is attached to the home's exterior in various locations, and in some cases it is anchored directly into the historic brick. On south elevation of the original building, plastic HVAC vents are evident exiting the third floor. Appended to the north face of the flounder is a modern, outdoor shower.

The building's foundation is brick; its interior (basement) side is whitewashed and painted in some locations. It appears to be in good structural condition. To facilitate the expansion of the basement, as described in Box 9, the outer foundation walls will be excavated and waterproofed. Membrane flashing and protection board, as well as increased drainage, will be installed to further protect the foundation brick.

The home possesses 3 chimneys—two on the main structure and one of painted brick on the rear flounder. Chimneys are in good condition, having been inspected in recent years by previous owners.

Photo no. 1-5,8,23,25-29,34,38-41,45-49,53-59,193,196,197

Drawing no. A02.01-A02.04A; A04.00-A04.04

Describe work and impact on existing feature:

Exterior walls will be inspected for damage and repointed as needed. Repairs will be accomplished in accordance with the guidance of *Preservation Brief 2, Repointing Mortar Joints in Historic Masonry Buildings*. Areas identified as having Portland cement mortar will be inspected, removed and repointed with appropriate mortar where such work does not damage the brick further. The painted section of the flounder will be stripped and its mortar inspected for failure; following repairs, the walls will be repainted. The non-original McVeigh curve will be deleted from the flounder, decreasing the risk of moisture damage to the home's rear walls. All excess conduit and pipes will be removed from the exterior walls and relocated discreetly in the basement. The plastic HVAC vents on the dwelling's southern wall will be rerouted to the rear of the roof to decrease their visibility. Brick damage from conduit and HVAC vents will be mended in kind. The outdoor shower will be deleted from the flounder addition; it will be reinstalled on the northern wall of the proposed new addition to the flounder.

The foundation will be inspected for damage and, if necessary, repaired according to NPS guidance found in the *Preservation Briefs*. Chimneys will also be inspected for damage and repaired in kind. The proposed kitchen and modern additions will each receive a new brick chimney with a stone cap.

Impact will be to protect and restore the home's exterior walls and to install new chimneys on modern additions.

PART 2

Property Name Justice Black House
Property Address 619 S. Lee Street

DHR Project Number:

Number 5.

Architectural feature Additions

Approximate date of feature pre-1902, 1970s, c2008

Describe existing feature and its condition:

The Justice Black House currently has three additions, two of which are modern. A rear flounder was added pre-1902. In the 1970s, a previous owner completely rebuilt the home's one-story kitchen wing to match a previous kitchen at this location. However, prior even to this earlier addition, a two-story wing once existed here, as evidenced by shadow lines on the dwelling's exterior walls. The final addition is one story mudroom, appended to the north face of the rear flounder c2008.

The language of the 1969 easement does not specifically reference the existing additions to the manor house.

Photo no. 2,25,28,34,38-41,45-49,53-55,59

Drawing no. A02.01-A02.04A; A04.044-A04.04

Describe work and impact on existing feature:

The applicants intend to retain the historic flounder addition and raze the modern kitchen and mudroom additions. These additions will be replaced at their locations with new, contemporary compatible additions. Proposed additions will be recessed from the front elevation, distinguishing them as separate from the dwelling's historic profile. Additions will be further differentiated by their common brick bond and contemporary compatible detailing.

The proposed kitchen addition will be two stories tall, in accordance with historic precedent set by an earlier south wing. New brick walls will be knitted with a common bond, distinguishable from the historic Flemish bond facade. Additionally, new construction brick will be a different color, as will new mortar. Mortar joints will be differentiated by their grapevine design. A one-story turret appended to the rear of the kitchen addition will house spiral stairs to the basement. Wood windows on the kitchen addition will be a 6/9 configuration, which will delineate them from historic. New windows will receive stone stills and jack arch brick lintels. The kitchen wing will have a slate roof, differing from the original house roof in slate size, color, and type. Woodwork on the kitchen addition will be more prevalent than on the historic home; a columned pergola will be appended to the front elevation, and jutting bays, fitted with pillars, multi-light windows, and French doors, will be present on the facade and rear elevation. Stone steps will be installed. A short chimney will be placed towards the southern end of the addition.

The new northern addition will be two stories tall, with a footprint that generally mirrors that of the flounder. The addition will be slightly offset from the historic flounder as noted on A02.03. The existing flounder has partially painted, American-bond brick walls. The new addition will have unpainted brick walls with a running bond. Moreover, new brick and mortar will be of a different color than historic, and mortar joints will be in a grapevine style. Wood French doors will be inserted at the rear of the addition, and new wood windows will be a combination of 6/6 and 12-lite casement, to sufficiently distinguish them from the 6- and 8-lite casements present on the historic flounder. The roof will be standing seam metal. On its front elevation, the new addition will receive a multi-lite wood and glass door, surrounded by a wooden entablature. The modern door surround will be a contemporary compatible interpretation of woodwork around the historic front door. Steps will be stone.

Impact will be to rehabilitate the previously modified 1902 addition, and to replace modern additions with new work which is compatible with the historic building and meets owner needs.

PART 2

Property Name Justice Black House
 Property Address 619 S. Lee Street, Alexandria

DHR Project Number:

<p>Number 6. ✱ Architectural feature <u>Exterior Doors</u> Approximate date of feature <u>c1800, 1970s, c2008</u> Describe existing feature and its condition:</p> <p>The historic front door is an eight panel, painted wood door surmounted by a fanlight and decorative entablature with a triangular pediment. On the north face of the original structure, a painted, two-lite, two panel door exits onto the driveway. The rear flounder has three modern, multi-lite French doors on its south face (in the location of former window openings), as well as a painted, paneled wood door at its southwestern corner. Kitchen and mudroom addition doors are modern.</p> <p>Photo no. <u>1,4,25,28,29,38-41,45,46,53,54,78,98,102,103,104,107,110</u></p> <p>Drawing no. <u>A02.02-A02.02A; A04.00-A04.04</u></p>	<p>Describe work and impact on existing feature:</p> <p>The historic front door will be retained and refurbished. The north door will be removed, but the casing will be retained and the doorway will become interior access to the new addition. The exterior doorways on the flounder's south face will be slightly widened; <u>new doors will be installed to match the style of existing.</u> At the location of the deleted McVeigh curve, a French door will be inserted; this will match the existing flounder doors. The flounder's <u>southwestern door will be replaced with a contemporary compatible 18-lite wood and glass door.</u> A new French door will be inserted on the flounder's rear face to provide light to the proposed bedroom within.</p> <p>The kitchen addition will receive four new exterior doors. Three of these will be located on the side of the wooden bays and will have limited visibility. The fourth door will exit the southern elevation of the new kitchen addition. Doors will be of contemporary compatible design: single leaf, painted wood French doors. The southern door will be surmounted by a three lite transom.</p> <p>On the northern addition, at the location of the current mudroom, four exterior doors are proposed. New doors will be single leaf French doors with the exception of a proposed rear door, which will be double leaf.</p> <p>Impact will be to retain the historic front door and to insert contemporary compatible French doors at select locations.</p>
<p>Number 7. ✱ Architectural feature <u>Exterior Woodwork</u> Approximate date of feature <u>c1800, pre-1902, 1907s, c2008</u> Describe existing feature and its condition:</p> <p>A striking, painted wood entablature with a triangular pediment surrounds the front door. On the façade, dormers have pilaster detailing, and overall the façade has a dentiled cornice. On the west (rear) elevation, the gabled dormers are simpler; the cornice in this area is without dentils. Painted shutters flank windows on the front and north elevations; shutters on the kitchen addition are modern.</p> <p>Simpler wood trim is present on the building's additions. Running along the flounder's south elevation is a modern, aging pergola.</p> <p>Photo no. <u>1-5,26,29,37-41,45-47,53-55,62,191</u></p> <p>Drawing no. <u>A04.00-A04.04</u></p>	<p>Describe work and impact on existing feature:</p> <p>All historic woodwork will be examined for damage and wood rot. It will then be stripped, repaired, and repainted. ✓ Woodwork will be replaced in kind at any locations of severe damage.</p> <p>New woodwork will be inserted on the proposed additions. The kitchen's front elevation will possess a <u>columned pergola</u>, while a porch will be installed at the kitchen's south exit. The wood columns will have a <u>Tuscan style capital and base without canonical proportions.</u> Two new pergolas will replace the deteriorating modern pergola appended to the flounder's southern elevation. The proposed north addition will receive simple wood trim, matching what exists on the flounder. New door entablature, installed on doors on the proposed north addition, will be contemporary compatible but sufficiently differentiated from the design around the front door.</p> <p>Impact will be to retain and restore historic woodwork and to install contemporary compatible woodwork on new additions.</p>

PART 2

Property Name Justice Black House

Property Address 619 S. Lee Street

DHR Project Number:

Number 8.

Architectural feature Windows

Approximate date of feature c1800, pre-1902, 1970s, c2008

Describe existing feature and its condition:

The façade of the original building has 12/12 windows and arch-top dormer windows with broken pediments. The remaining elevations have a combination of 12/12 and 9/9. Rear dormers are gabled 6/6. On the north elevation, the third floor has a small, wood frame single light window that is deteriorating due to wood rot. The second story of the rear flounder has paired 6 lite casement windows and a set of paired 8 lite casement windows. The rear flounder first level has two 6 light casements. The north elevation of the flounder has paired 6/6 sash.

The current kitchen has a cobbled conglomeration of multi-light windows, with a large, multi-light, tripartite window evident on the rear elevation. The mudroom's windows are 6/6.

On the original house, windows have stone stills and keystone lintels. Over the years, it appears that some of these sills have been replaced with concrete which is now spalling.

Photo no. 1-5,25,26,28,29,34,38-41,45-49,53-59,194,195

Drawing no. A02.01-A02.04A; A04.044-A04.04

Describe work and impact on existing feature:

On the original dwelling, historic windows will be refurbished and repainted. Two historic windows on the north elevation lack keystones and sills; these will be installed. Where they exist, modern concrete sills will be removed and stone sills will be reinstalled to match historic. Two new windows will be added to the building's south elevation, on the first and second floors as shown in A04.02. New windows will be 6/6 sash, like historic. On the dwelling's north elevation, a tripartite window will be added to provide natural light to the second floor hall. The small, deteriorated third floor window will be replaced with a 6/6 arch-top window. New windows on the original house will be wood; their individual sashes will be differentiated from historic. They will have stone sills and keystone lintels. A modern exterior metal bulkhead hatch, providing outside access to the basement, will be replaced with a pane of glass to create a skylight. On the basement's south elevation, two window wells will be infilled where the proposed kitchen addition attaches.

On the flounder, the deletion of the non-historic McVeigh curve will allow for the insertion of a new, second floor casement window. It will be paired 10-lites so as to be distinguishable from historic windows. Since the current second floor windows do not align with the French doors beneath, the applicants propose to shift the right window opening and insert a new center window to create symmetry. The new casement window will be wood, paired 8-lites. Like the French door openings, existing (previously modified) window openings on the flounder's second floor will be slightly widened; new, paired 8 lite windows will be installed. Another window will be placed on the rear of the flounder; this window will be a wood, 12-lite casement. New operable wood 6 light casement windows, to replace non-functional existing, will be installed on the rearmost portion of the flounder.

New additions will receive windows that are clearly differentiated from historic configurations. The kitchen addition will receive primarily wood, double hung sash 6/9, with two 6/6. A tripartite window will be installed on the east elevation's wood bay, while the rear bay will have numerous multi-lite windows. The north addition will have 6/6 wood windows on its first level, with 12-lite casement windows on its second. Addition windows will have stone sills and jack arch brick lintels to further distinguish them from historic.

Impact will be to differentiate addition windows from historic windows and to insert new windows on the original house to provide additional light and symmetry.

PART 2

Property Name Justice Black House
Property Address 619 S. Lee Street

DHR Project Number:

Number 9. ~~X~~

Architectural feature Basement

Approximate date of feature c1800

Describe existing feature and its condition:

An unfinished basement exists underneath the original house. It has whitewashed, painted brick and stone walls as well as a crude and uneven modern concrete floor. Exposed structural arches appear to be providing adequate support to the house. The basement's ceiling is painted wood, with exposed pipes running overhead. This ceiling is low, limiting use of space. Interior access to the basement is gained through the foyer; exterior entry is via a modern metal bulkhead hatch set against the foundation in the home's rear yard. On the building's front elevation, two window wells illuminate the basement and are covered with clouded plexiglass.

Currently, some of the home's systems are located within the basement while other components are located outside in front of the kitchen.

Photo no. 45,63-77,192

Drawing no. A02.01-
A02.01A

JWG

Describe work and impact on existing feature:

Although the basement appears to be water tight, it will be inspected for moisture infiltration as standing water has been documented at times. To further guard against water damage, the exterior foundation walls will be dug out and waterproofed with membrane flashing, protection board, drainage board, and footing drains. Outer walls will then be recovered with soil.

The applicant intends to dig out the existing basement to create appropriate head room. Concrete footings will mark the original depth of the basement; these will be clad in a brick veneer different from historic walls in color and bond. Historic, painted brick and stone walls will remain visible. To create separate rooms within the historic basement, glass partitions will be installed, some of them between structural arches. One existing arch will be infilled with recessed brick, as will two southern lightwells. An opening will be cut in the wall between the proposed stair hall and hall to create a more accessible layout. The exterior basement hatch will be removed and the opening fitted with a glass panel to create a skylight.

The basement will also be expanded underneath the existing flounder as well as beneath the two additions. Walls in new basement sections will be concrete clad in drywall; where additions butt up against the original house, historic masonry will remain exposed. A stairwell descending from the dwelling's north addition will provide access to the new gym. A second stair will descend from the kitchen's turret enclosure, landing in the south basement. An elevator will also be installed in this wing. To connect underground additions to the historic basement, two openings will be cut into the brick walls as indicated on the proposed basement floorplan. One of these openings will receive double leaf glass doors, while the other will remain unfettered. Mechanical rooms will be installed at the end of each basement wing, which will allow outside utilities and conduit to be relocated and concealed inside the home. Overhead pipes will remain visible throughout the historic basement. Systems in new additions will be concealed within drywall walls and ceilings.

On the new additions, window wells will be discreetly installed to provide natural light to the basement; these will be insulated units styled similarly to what currently exists on the dwelling's front elevation, while alleviating condensation.

In compliance with the City of Alexandria's archaeological requirements, an archaeologist will monitor the digging out of the basement. We will keep DHR apprised of any finds and of any reports that are generated. Further information concerning basement excavation will be provided for your review in an amendment.

Impact will be to dig out the existing basement, and install new basements underneath proposed wings.

PART 2

Property Name Justice Black House
Property Address 619 S. Lee Street

DHR Project Number:

Number 10.

Architectural feature Floorplan

Approximate date of feature c1800, c1970s, c2006-2008

Describe existing feature and its condition:

The interior layout of the original house remains mostly intact, with the exception of two bathrooms inserted on the second and third floors. However, the layout of the flounder has been largely modernized, with the first floor incorporating an expansive family room and the second floor parceled into modern dressing rooms. The mudroom and kitchen additions are modern, although the kitchen is constructed on the location of a previous historic, two-story wing.

Photo no. 63-157

Drawing no. A02.01-A02.04A

Describe work and impact on existing feature:

The basement will be expanded as described in Box 9, Basement, above.

On the first floor, the applicant proposes to maintain the layout of the original house, with two exceptions. To increase access between the dining and living rooms, the doorway between them will be widened. Additionally, the applicant proposes to convert an existing window on the building's south face to a doorway; this will link to the proposed expanded kitchen addition. The former exterior brick wall will remain exposed at this location and the new doorway will retain its keystone lintel to mark that it was once window. The existing doorway behind the front stair will provide access to the north addition.

Modern walls in the flounder room will be removed and reconfigured. The family room will be altered to create an office and a vestibule. In the flounder's north wall, two openings will be cut to provide access to the new addition. The existing flounder bathrooms will converge to create a single lavatory and a new rear bedroom. This bedroom will span both the flounder and the new addition—an existing modern opening will be expanded to the width of the room, although wing walls and bulkheads will remain to mark the former boundary. A French door providing exterior access will be installed in this bedroom to provide extra light. The north addition, which will be slightly larger than the existing flounder but mirrors its general footprint, will contain two bathrooms, a bike room, and a staircase with access to the basement and second floor.

On the second floor, the current master bath will become a linen closet. The rear bedroom on this floor will then be converted to a new master bathroom. The room's existing door will remain fixed in place on its hallway side, but its interior face will be walled over. A new door will be cut between the proposed master bath and master bedroom; this door will be contemporary yet compatible with the historic building. The southern window in the new master bath will be extended to the floor to create a second doorway; this will provide access to the upper floor of the kitchen wing, which will hold dressing rooms. The former window's keystone lintel will remain overtop this new doorway. In the master bedroom, a closet will be deleted to allow for the insertion of a new window. In the flounder, whose second floor layout was wholly altered by previous owners, the dressing rooms and bathroom will be removed. In their place, an office and vestibule will be installed. An opening will be cut into the flounder's north wall between the vestibule and the new addition. The second floor of this addition will contain a bedroom suite and a laundry room, as shown on Drawing A02.03.

The building's third floor layout will remain much the same, although the owners intend to delete the modern closets in the stair hall and move them into the individual bedrooms. The layout of the third floor bathroom will be reconfigured and new fixtures installed.

Impact will be to connect the original house and flounder to the contemporary compatible additions and to largely confine layout alterations to the previously modernized flounder.

PART 2

Property Name Justice Black House
 Property Address 619 S. Lee Street, Alexandria

DHR Project Number:

<p>Number 12. Architectural feature <u>Floors</u> Approximate date of feature <u>c1800, c1970, c2006-2008</u> Describe existing feature and its condition:</p> <p>The original dwelling retains its historic wood floors. These appear to be in good condition, although patching is evident at various locations. The modern kitchen addition also has wood flooring. The first level of the flounder possesses modern tile set in concrete underlayment, while the second level has carpet. The existence and condition of an historic floor underneath the carpet is unknown. The mudroom addition also has tile floors, as do all bathrooms. The basement floor is concrete.</p> <p>Photo no. <u>63-157,200</u> Drawing no. <u>N/A</u></p>	<p>Describe work and impact on existing feature:</p> <p>The dwelling's historic floors will be retained and examined for damage. They will be refinished as necessary. On the first level of the flounder, new floors will be white oak and bathrooms will receive either tile or stone. On the second floor of the flounder, carpet will be removed to determine if historic wood is present underneath. If salvageable historic floors are present, they will be retained and restored. If historic floors do not exist, white oak will be installed, with stone or tile inserted into the bathrooms. The north addition will receive the same treatment. In the historic basement, concrete floors will be removed and repoured below their current elevation, as a result of increasing clearance in the room. New basement additions will receive <u>wood flooring</u>, with stained concrete in the mechanical areas.</p> <p>Impact will be to retain historic floors and insert contemporary compatible flooring in new additions and where historic floors are missing.</p>
<p>Number 13. Architectural feature <u>Interior Doors</u> Approximate date of feature <u>c1800, 1970s, c2006-2008</u> Describe existing feature and its condition:</p> <p>The Justice Black House retains many of its historic six panel doors. Please note that although it appears in Part 1 photographs as though the main house does not have interior doors on its first floor, these doors had been removed and stored for safety at the time of our documentation. Doors exist as shown on the attached architectural drawings. Although the doors between the flounder and main house appear to be historic, <u>doors located within the flounder are contemporary</u>. Modern mudroom doors are four panel. All closet doors are non-historic. Existing doors are painted.</p> <p>Photo no. <u>63,80,82-85,88,93,94,99,104-106,112,113,115,118,121,125,131,136,137,140,142-144,148,151,156</u></p> <p>Drawing no. <u>A02.01-A02.04A</u></p>	<p>Describe work and impact on existing feature:</p> <p>Historic doors that remain on site will be reinstalled. If any historic doors are missing, they will be replicated in kind. Modern doors will be retained in openings not impacted by layout updates. Doors inserted as a result of new construction will be painted wood and of contemporary compatible design. In the original basement, glass doors will be inserted into new glass walls. A double leaf set of these doors will provide access between the stair hall and the new gym wing.</p> <p>Impact will be to retain and restore historic doors and to install appropriate, contemporary compatible doors as needed.</p>

PART 2

Property Name Justice Black House
Property Address 619 S. Lee Street, Alexandria

DHR Project Number:

Number 14.

Architectural feature Interior Woodwork
Approximate date of feature c1800, 1970s, c2006-2008
Describe existing feature and its condition:

The original house retains much of its historic woodwork including decorative trim and interior shutters. An exception may be the home's mantels, as a recent easement report suggests that the plain, Federal style features are not original to the house. Mantels appear to be in good condition. In the flounder, the 2006-2007 renovation deleted whatever woodwork once existed. Flounder fireplaces do not possess mantels; instead the first floor fireplace is exposed brick exhibiting inferior repointing, and the second floor fireplace has a modern stone surround with no mantel whatsoever. All woodwork within the flounder is modern. The home's stair is in good condition, although the easement report notes that the newel post is not original.

Photo no. 63-157 Drawing no. N/A

Describe work and impact on existing feature:

All historic woodwork will be retained. It will be stripped and repainted as necessary. Mantels will be retained as well. In the second floor flounder, where the fireplace has been entirely modernized, the stone surround will be removed and a painted wood mantel will be installed; it will be contemporary yet compatible with the historic dwelling. Using selective demolition, the applicants will explore the flounder for remaining historic materials; should any original woodwork be discovered, it will be preserved and replicated as necessary throughout the flounder. If no historic material remains, contemporary compatible trim will be inserted into the flounder as well as into the new additions.

Impact will be to restore historic woodwork and to install appropriate new woodwork.

Number 15

Architectural feature Systems
Approximate date of feature c2006-2008
Describe existing feature and its condition:

The current systems are all modern, inserted between 2006 and 2008. However, the cooling and plumbing systems in particular do not properly service the house. Some of the flounder pipes are prone to freezing in the winter, and the heating/cooling zones are patchy. The home has several soffits inserted by previous owners. Pipes are exposed within the historic basement, but are concealed in walls and ceilings throughout the rest of the building. Exterior HVAC components are located in front of the existing kitchen addition.

Photo no. 55,59,65-70,72-77,193,194,198
Drawing no. N/A

Describe work and impact on existing feature:

All systems will be inspected. As necessary, they will be replaced or updated to achieve a higher level of consistency. A radiator heating system will be reinstalled in the house. To the best of the applicants' ability, new radiators will be inserted at the probable locations of earlier radiators, minimizing floor disturbance. Wherever possible, pipe holes will be cut on top of existing floor patches.

Wherever the new owners can feasibly delete soffits, they will do so; wall and ceiling damage incurred as a result will be mended with traditional plaster or drywall to match adjacent material. The installation of new systems will not result in the insertion of any new soffits or dropped ceilings. In the historic basement, systems will remain exposed. In the basement additions, systems will be concealed within new walls and ceilings.

Impact will be to update and replace faulty systems.

PART 2

Property Name Justice Black House
Property Address 619 S. Lee Street, Alexandria

DHR Project Number:

Number 16.

Architectural feature Carriage House
Approximate date of feature pre-1902, c1978
Describe existing feature and its condition:

The carriage house is a painted, two-story brick building located to the south and west of the Justice Black House. The building's façade has a paired six light window with painted shutters, a single leaf wood door, and two large wooden garage doors. The fixed garage doors are modern, replaced by previous owners. The carriage house has a side-gabled, wood shingle roof. Circa 1978, a federal tax credit project on this building resulted in the addition of a bizarre rear appendage. This unpainted, brick addition has two portions. A two-story section contains a kitchen and a bedroom. A one-story piece has a shed roof and a large skylight.

The structure is regulated by the terms of the 1969 easement.

Photo no. 13-20,50-51,157-190 Drawing
no. CH1.01-CH4.01

Describe work and impact on existing feature:

The brick walls of the carriage house will be inspected for damage; should any deteriorated mortar be discovered, it will be repointed according to the Secretary of Interior's Standards and Preservation Brief No. 2, Repointing Joints in Historic Masonry Buildings. Past inappropriate repointing will be removed and redone correctly, so long as removal will not cause more harm to historic brick. Painted brick walls will be repainted, while unpainted will remain as such. Gutters will be inspected for damage and repaired as necessary. Windows throughout the building will be refurbished and repainted. To increase façade symmetry, two new windows will be inserted on the second floor, as shown in drawing CH4.01. The building's front door will be retained and repainted. The modern garage doors will be removed and replaced with fixed, wood and glass garage doors. The dwelling's wood shingle roof will be removed and replaced with slate. The roof on the c1978 rear addition will also be redone: it will be reconfigured into a gable style roof and the skylight will be removed. The addition will receive a slate roof. The addition's modern metal and glass sliding doors will be removed and replaced with wood French doors. Walls inside the carriage house will be repainted. All plumbing and lighting fixtures will be updated with contemporary yet compatible new fixtures.

Impact will be to replace modern doors, insert two new windows, and replace the roof of the carriage house.

PART 2

Property Name Justice Black House
Property Address 619 S. Lee Street, Alexandria

DHR Project Number:

Number 17.

Architectural feature New Garage

Approximate date of feature N/A

Describe existing feature and its condition:

The property does not have a garage, although the terms of the easement allow owners to construct one.

Photo no. N/A Drawing no. G1.01 & G4.01

Describe work and impact on existing feature:

The new garage will be built at the property's southeastern corner, on the location of the existing modern pool. Per the code in Alexandria, the associated land disturbance will be monitored by an archaeologist. Any finds or reports generated as a result of the garage installation will be shared with DHR. The proposed site was chosen because, as the location of the current pool, it is likely that archaeological remnants no longer exist in the soil.

The new building will be common bond brick with a grapevine mortar joints. The colors of the brick and mortar will be different from that of the historic Justice Black House, but match the new wings. The roof of the garage will be slate and the simple trim will be painted wood. Six new dormers will be clapboard. The garage doors will be contemporary compatible wood and glass with a jack arch lintel and will match a pedestrian door in style. Windows will be 6/6 wood sash. Motor access to the garage will be via a courtyard on its western face.

The garage basement may serve as a below-grade vault for additional mechanical systems.

Impact will be to install a contemporary compatible garage as permitted by the terms of the easement.

PART 2

Property Name Justice Black House
Property Address 619 S. Lee Street, Alexandria

DHR Project Number:

Number 18.

Architectural feature Site

Approximate date of feature c1800, late 2000s

Describe existing feature and its condition:

The Justice Black House is located in an urban neighborhood on a large swath of land. The house abuts South Lee Street, with the majority of the lot located to its west and south. The site is an "L" shape, with the dwelling situated in the outer crook of this L. Located north of the house is a brick paver driveway with a modern brick wall and wooden car gate. An historic brick wall encircles the remainder of the property; a low section with wrought iron runs along the South Lee Street elevation, while the rest of the brick wall reaches head-height.

The landscaped grounds of the Justice Black House include a tennis court at the rear of the site and a pool in the southeastern yard. Additionally, the home has a brick patio at its rear and south elevations as well as a koi pond. Although a matching patio and pond appear in a 1936 photograph, the existing features are actually modern, as they were rebuilt by the immediate previous owner. The property also possesses two small frame sheds, both modern.

At the western corner of the Franklin Street exposure sits the carriage house. Its façade is very close to Franklin Street. The dwelling is located outside of the historic brick wall, as it once sat on a separate parcel that was later incorporated into the larger property. The brick patio at the carriage house's eastern elevation is the single vestige of yard. A gate at the front (northern elevation) of the building provides access to this small, side yard patio.

Photo no. 1-62

Drawing no. Topo
survey; A01.01; L1.3;
SS1.01

Describe work and impact on existing feature:

As a result of this project, the applicant proposes to remove the modern tennis court at the rear of the property. In its place, a new pool will be installed. A small pump room, for pool maintenance, will be constructed. It will be brick and unpainted teak wood, with a wood shingle roof. Its windows will be 6/6 wood sash. An attached wood pergola will shade a section of the pool's stone patio. The new pool, pump room, and associated covered walkway will be shielded from Fairfax Street by native plantings. The old pool will be removed to make room for a new garage, as described above in Box 18, "Garage." As a part of the garage construction, the brick wall encircling the property will be cut to allow the new building to back up directly onto South Lee Street. A wood gate will be inserted into the wall on the Franklin Street elevation to provide access to a brick motor court enclosure and the garage. The remainder of the wall will be retained as is. A covered walkway will be constructed from the garage to the house, to shield occupants from weather. The existing modern brick driveway and wall will be deleted to make room for the home's north addition and garden. A new brick wall section, with wrought-iron fence, will be installed at the front of this garden to properly enclose the site. The property's modern koi pond and brick patio will be removed to create a greater natural portion of the yard, looped by a brick path. The site will be landscaped appropriately, with plantings in keeping with those of surrounding properties. Both of the modern frame sheds will be removed.

To maintain compliance with the city of Alexandria, site work and new construction will be monitored by an archaeologist, to ensure the proper preservation of any remaining historic material in the soil. We will keep DHR informed of any finds and any reports that are generated.

The carriage house site will remain as is.

Impact will be to remove the modern pool and tennis court, install a new pool and a garage, and to landscape the site appropriately.