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525 Queen Street Alexandria, Virginia 22314

Included in writings by Ruth Lincoln Kaye were the following:
While there may have been a simple frame house on this site in 1780, 525 Queen Street began as a flounder house shortly after the then-vacant lot was purchased by brickmaker John Hollensbury in 1801; the back portion was built first, and the remainder was added by 1805. The 7-foot wide house next door at 523 Queen Street was built by him after he bought the land in 1811, for use by his family. Evidence exists that the two houses connected through interior doors. Over the years, 525 Queen was both a residence and subsequently a grocery, while members of the Hollensbury family operated a school out of 523 in later years. The Hollensbury family and its heirs owned the house at 525 until 1906.

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525 Queen Street Alexandria, Virginia 22314

Price:	\$899,900
Subdivision:	Old Town
Age:	207
Type:	Detached
Style:	Colonial
Construction:	Brick
Basement:	Full-Unfinished
Water:	Public
Sewer:	Public
Heat:	Electric/Oil
CAC (Type):	Electric
Hot Water:	Gas
Fireplace:	3 "as is"
Parking:	Street
Taxes:	\$7,749 (2009)
Elementary:	Jefferson-Houston
Middle School:	George Washington
High School:	T. C. Williams
Total Bedrooms	3 - 4
Total Full Baths	2

Living Room (MN)	15' x 14'
Dining Room (MN)	15' x 12'
Kitchen (MN)	15' x 7'
Master BR (U1)	16' x 15'
Bedroom 2 (U1)	12' x 11'
Bedroom 3 (U1)	11' x 10'
Bedroom 4 (U2)	17' x 10'



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To the current owner, the most pleasurable aspect of living in 525 Queen Street is its location on the route of many of Alexandria's famous parades. Not only does the house stand at one of the parades' turning points, but they can be enjoyed from three of its four corners. For one who loves to entertain, there can be no better place in Old Town than this, when the Scottish Walk or Presidents' Day parades come around.

At any time of year, this plaqued house in the heart of Old Town's historic core has what is possibly the sunniest parlor in Alexandria. Tall nine-over-nine windows face Queen Street on the South and St. Asaph Street to the West, illuminating the high-ceilinged space in every season.

Throughout the house, the extensive woodwork has been given white high-gloss paint, calling particular attention to such past craftsmanship as the original Federal-period woodwork around the three fireplaces. Early cabinetwork abounds, and the abundant white trim reveals the largely intact style of its era, when furnishings were scarcer and important storage and display space had to be both functional and attractive.

The fanlit Queen Street door opens into a gracious hallway, richly but lightly wallpapered, beneath its nine-foot ceiling. A handsome staircase covered by an Oriental runner, stands to the right, the entrance to the living room on the left. This doorway, like all those on the main level, can be closed off to conserve heat, once supplied by fireplaces in the living and dining rooms.

The living room's four long windows let abundant sunlight pour in for most of the day; white wooden blinds, in harmony with the white cabinetry, mantel and deep baseboards, supply privacy. This splendid room, like much of the house, was decorated by noted decorator Yvette Piaggio (of Curb Appeal fame). Behind it, through a four-panel door, the dining room, with its glowing random width floors and eight-over-eight windows provides a cozy yet spacious area for entertaining. A china cabinet stands to the left of the fireplace, and a doorway leads to the garden from the right. This room can be closed off by double glass doors from the kitchen.

The remodeled kitchen echo's the house's early years while providing a functional, comfortable workspace. Ample wood and glass cabinetry provide superb storage above and below the granite counters. A north-facing bow window draws sunlight into the surprisingly large kitchen. One thoughtful addition is the built-in hutch with phone desk shelf for the freestanding microwave, also in wood and granite. Appliances – dishwasher, refrigerator with icemaker, glass-top Superba convection range – are by Kitchenaid. Details such as marble backsplashes, recessed lights and marble floors are the finishing touches to a skillfully modernized kitchen.

At the front of the house, the high-ceilinged master bedroom with its four six-over-six pane windows enjoys the same sunlit exposure as the living room. Surrounding the fireplace, closets, cupboards and a door to a rear bedroom occupy much of the back wall. The crown molding, random width floors and six-panel doors enhance the quiet elegance of this well-proportioned space.

Two other bedrooms occupy the second level, overlooking the back garden. Currently used as an office, the room behind the master bedroom has a wall of glossy cupboards and closets. Picture it as a bedroom, sitting room, dressing room or nursery. The other, now a sitting room, is also a dormer room with extensive cabinetry, including bookcases to each side of the window, and quaint double doors to the hallway.

The second story is served by a cheery hall bath finished in pale green with white bead board. The floor is covered in white tile, as is the enclosure surrounding the soaking tub. Crown molding, Kohler pedestal sink and matching toilet gleam in the sunshine streaming through the big window overlooking the leafy street.

At the top of the second flight of stairs, a charming bedroom occupies the space beneath the eaves. Two dormer windows with pillowed window seats overlook Queen Street, while two early, smaller windows face St. Asaph. Closet space and under-eave storage are ample. This bedroom has the use of a full bath on the same level, with blue-tiled shower stall and white tile floor. Inset wall shelving for towels is both functional and attractive.

A scuttle at the front of the house, covered by a black iron lid, was used to supply coal to the cellar. This chute has been bricked in but is still visible in the first of the three unfinished rooms that comprise the lower level. The utility sink, washer and dryer are also in the first room. Daylight enters this space through window wells. Recently updated electrical panel boxes, a 50-gallon gas GE Profile Performance Smart Water Heater, and a gas boiler are also installed here.

Imposing from without, 525 Queen Street shows few updates that are not in keeping with its historic designation. A new copper roof was put on approximately three years ago; the gutters and downspouts are also copper. The house has accommodated high velocity central air conditioning (Carrier Tech 2000 Silencer system High Efficiency heat pump) and radiator heat without sacrificing precious space to bulky ductwork.

Shielded from the street by a brick garden wall, a scalloped brick border, harboring holly, boxwood, azalea, roses and hydrangeas, encloses a delightful, shady brick terrace. Rosemary and thyme grow outside the back door. Window boxes overlooking the street are perfect for sun-loving annuals.

The three fireplaces are not currently in use and will convey as-is; the owner believes they may need to be re-lined, and the dining room fireplace has been sealed off.