

Docket Item # 5
BAR CASE # 2013-00320

BAR Meeting
September 25, 2013

ISSUE: Alterations (Window Replacement)

APPLICANT: Elinor J. Coleman by Stephanie R. Dimond, Dimond Adams Design Architecture

LOCATION: 117 S Columbus St

ZONE: CD / Commercial Downtown

STAFF RECOMMENDATION

1. **Denial** of the replacement of the first floor and basement windows with wood framed, fixed glass panels; and
2. Removal of the security grilles on the basement level windows.

If Board elects to approve this application, Staff recommends that the windows be carefully removed, clearly identified, and stored in the basement of 117 S Columbus Street, so they can potentially be reinstalled in the future.

***EXPIRATION OF APPROVALS:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.

***** 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.



BAR2013-00320



I. ISSUE

The applicant is requesting a Certificate of Appropriateness to remove the existing historic, single-light, double-hung sashes on the first floor of the front elevation and replace each with a single pane, wood framed, in-operable fixed sash to create store display windows. The request also includes removal of the security grilles and windows from the basement level, to be replaced with wood framed, fixed sash panels with display boxes installed on the interior. The second story and shed dormer windows will remain unchanged in the existing 1/1 double-hung sash configuration.

II. HISTORY

The two-and-a-half story, Second Empire brick building at 117 S Columbus Street dates from circa **1880**. While originally constructed as a residence, it was converted to a commercial and retail use some time ago, potentially between 1973 and 1975. Most of the formerly residential structures within this block of South Columbus Street have also been converted to commercial and retail uses.

The Board and staff have approved signage at 117 South Columbus Street throughout the years (Permit #32799, August 19, 1976; BAR90-246; BAR97-0208; BAR97-0254). The current applicant, and property owner, was approved for one (1) wall sign and one (1) projecting hanging sign (BAR2012-0238) for her business Vintage Mirage.

On August 10, 1988, in conjunction with a site plan (SIT89-0036), the Board approved a two-story rear addition (BAR88-129) and the demolition of a mid-20th century garage (BAR88-128). In December 1988, the Board approved a minor amendment to the original two-story addition design (BAR88-200). Subsequently, the plans expired for the rear addition and demolition, but the former applicant, W.A. Brown & Associates, received re-approval of previously approved plans for the rear addition (BAR89-221). At the same time, the demolition request was amended to include the garage, rear chimney, and rear porch (BAR91-001). The project was, again, abandoned and never completed. Staff could not locate any demolition permits, but the rear porch has since been deleted, it is unclear when it was removed. The rear chimney still remains. In 2008, the mid-20th century garage at the rear of the property was demolished (BAR2008-0002).

III. ANALYSIS

The proposed alterations comply with Zoning Ordinance.

The present request, while relatively simple on the surface, involves separate historic preservation and architectural design issues. It is before the Board because the request is in conflict with the BAR's adopted *Window Policy*.

As stated in the *Design Guidelines*, the retention of historic materials is "a central tenet of the philosophy of historic preservation." The Board's adopted *Window Policy* supports this philosophy by stating that "all original or previously replaced windows with either mortise and tenon ("pegged") sash joinery, or with cylinder ("wavy") glass must be repaired and retained." Based on site visits, the windows have mortise and tenon sash joints and are consistent with the predominant architectural style of the building. Therefore, staff believes that the windows are historic and original to the façade. Additionally, the current windows appear to be in excellent condition, partially due to the aluminum storm windows and to exemplary maintenance. Thus, based on the Board's adopted *Window Policy*, the window sashes should be repaired and retained.

In addition, as identified in the *Design Guidelines*, “windows are a principal character defining feature of a building and serve both functional and aesthetic purposes.” The proposed alterations can have a drastic visual impact by combining several different light configurations: fixed single panel and 1/1 configurations on the visually prominent front façade. Staff understands the applicants need to utilize the windows for retail display and acknowledges alterations to similar buildings on this same block, where bay windows were added in the mid-20th century. However, the applicant’s desire to remove historic architectural features on this intact historic building and replace them with modern commercial features changes the historic scale of the fenestration and is not sympathetic to the structure’s original use as a residence.

Staff believes that the very modest gain in display area by elimination of the horizontal meeting rail of these already simple 1/1 sash windows is not worth the potential loss of historic fabric and visual alteration of the façade’s character. Should the Board elect to approve this application, the applicant proposes to clearly identify and store the historic sashes in the basement of 117 S Columbus Street, so they can potentially be reinstalled and utilized in the future. While this alteration is, theoretically, easily reversible, Staff reminds the Board that there are no reassurances that the historic sashes will remain undamaged or removed from the premises and believes that there is a high potential that they will, subsequently, be lost.

Staff recommends **denial** of the replacement of the first floor and basement windows with wood framed, fixed glass panels. Staff supports the removal of the security grilles on the basement level windows, as they hold no historical significance and detract from the building.

STAFF

Joshua Brooking, Senior Planning Technician, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning Section

C-1 Proposed window repairs/replacement complies with zoning.

Code Administration

F-1 The following comments are for conceptual review only. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon the building permit plans and the additional information submitted. If there are any questions, the applicant may contact Ken Granata, Plan Review Division Chief at ken.granata@alexandriava.gov or 703-746-4193.

C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). A Building permit is required for this alteration

C-3 All signs shall conform to VCC Appendix “H” as amended

C-4 Glazing in hazardous locations is subject to the requirements of VCC Chapter 24.

- C-5 A building permit is required to replace windows in a historic district per the exception in VCC sec. 108.2 and Alexandria City Code Sec. 8-1-22 Building permit required for replacement siding, roofing and windows in historic districts. “In accordance with the provisions authorized by the Virginia Uniform Statewide Building Code, a permit and inspections are required for the installation of replacement windows and over 100 square feet of replacement siding or roofing in buildings located within historic districts or in buildings over 100 years old and designated by the City of Alexandria as such.”

Transportation & Environmental Services (T&ES)

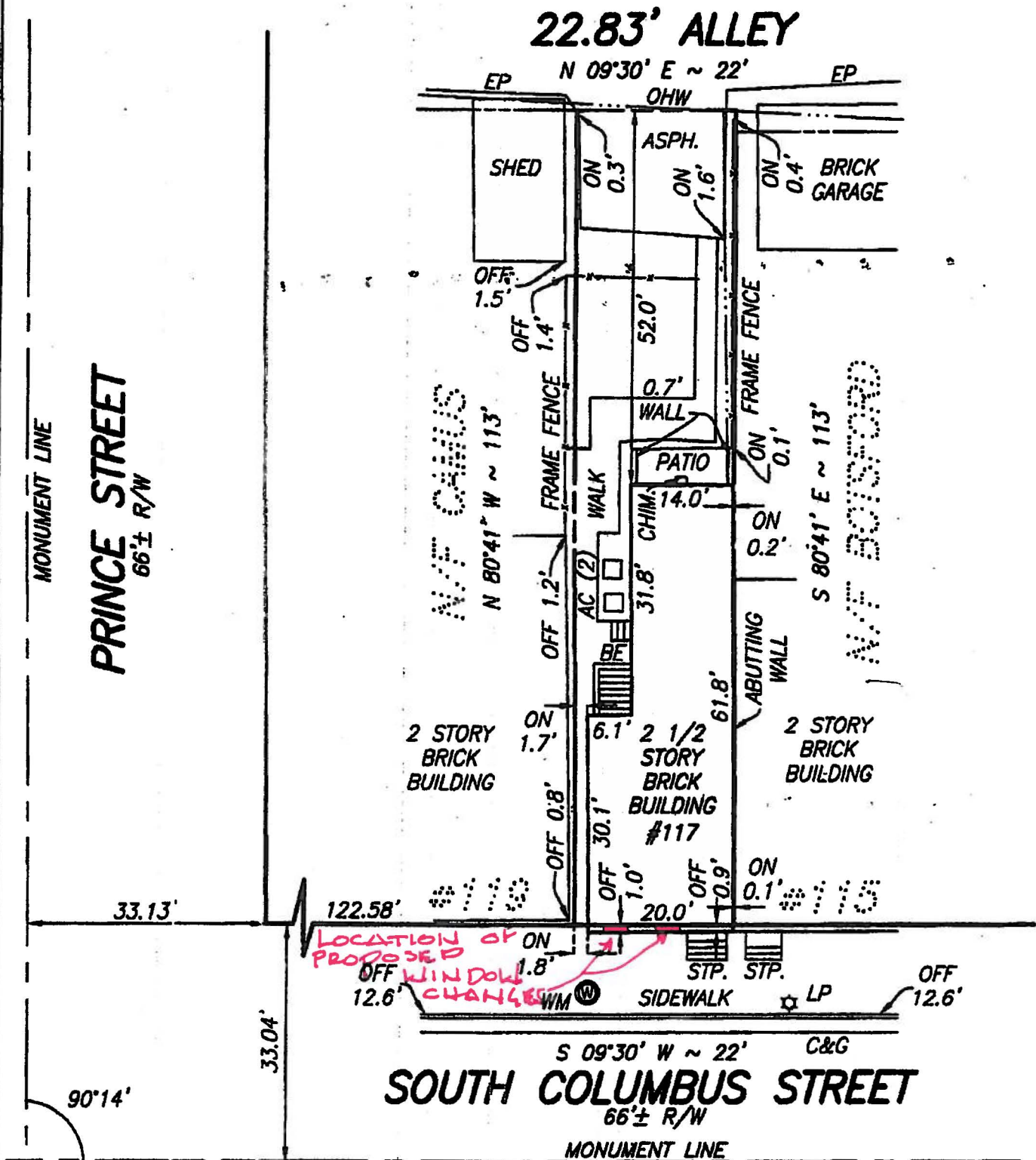
- R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R2. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- C-1 The applicant shall comply with 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-2 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-3 Any work within or performed from the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

V. ATTACHMENTS

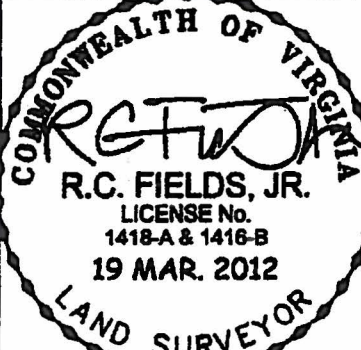

1 – Supporting Materials

2 – Application for BAR2013-00320 at 117 S Columbus Street

NOTE: TAX ASSESSMENT MAP NUMBER: 074.02-11-13
LOT AREA = 2,486 S.F.



PLAT
SHOWING PHYSICAL IMPROVEMENT SURVEY
ON THE PROPERTY LOCATED AT
#117 SOUTH COLUMBUS STREET
(INSTRUMENT #060016186)
CITY OF ALEXANDRIA, VIRGINIA

| | | |
|---|--|---|
| SCALE: 1" = 20' | CASE NAME: DALE W. & MARGARET T. LONG KERMIT K. & JULIANNE K. LONG |  |
| DATE: MARCH 19, 2012 | | |
| DEED BOOK REF.: 060016186 PLAT SUBJECT TO RESTRICTIONS OF RECORD. TITLE REPORT FURNISHED BY CHICAGO TITLE INS COMPANY, COMMITMENT #12-0122. |  R.C. FIELDS, JR. & ASSOCIATES A PROFESSIONAL CORPORATION | |
| LAND SURVEYING • SITE PLANNING • SUBDIVISION DESIGN | | |
| 730 S. WASHINGTON STREET ALEXANDRIA, VIRGINIA 22314 TEL. (703) 548-8422 FAX (703) 548-8452 | | |
| I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND/OR WITH CALIBRATED ELECTRONIC DISTANCE MEASURING EQUIPMENT AND, UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS. | | |



EXISTING FRONT ELEVATION

EXISTING TOP AND BOTTOM
SASHES AT FIRST FLOOR
WINDOWS TO BE REMOVED

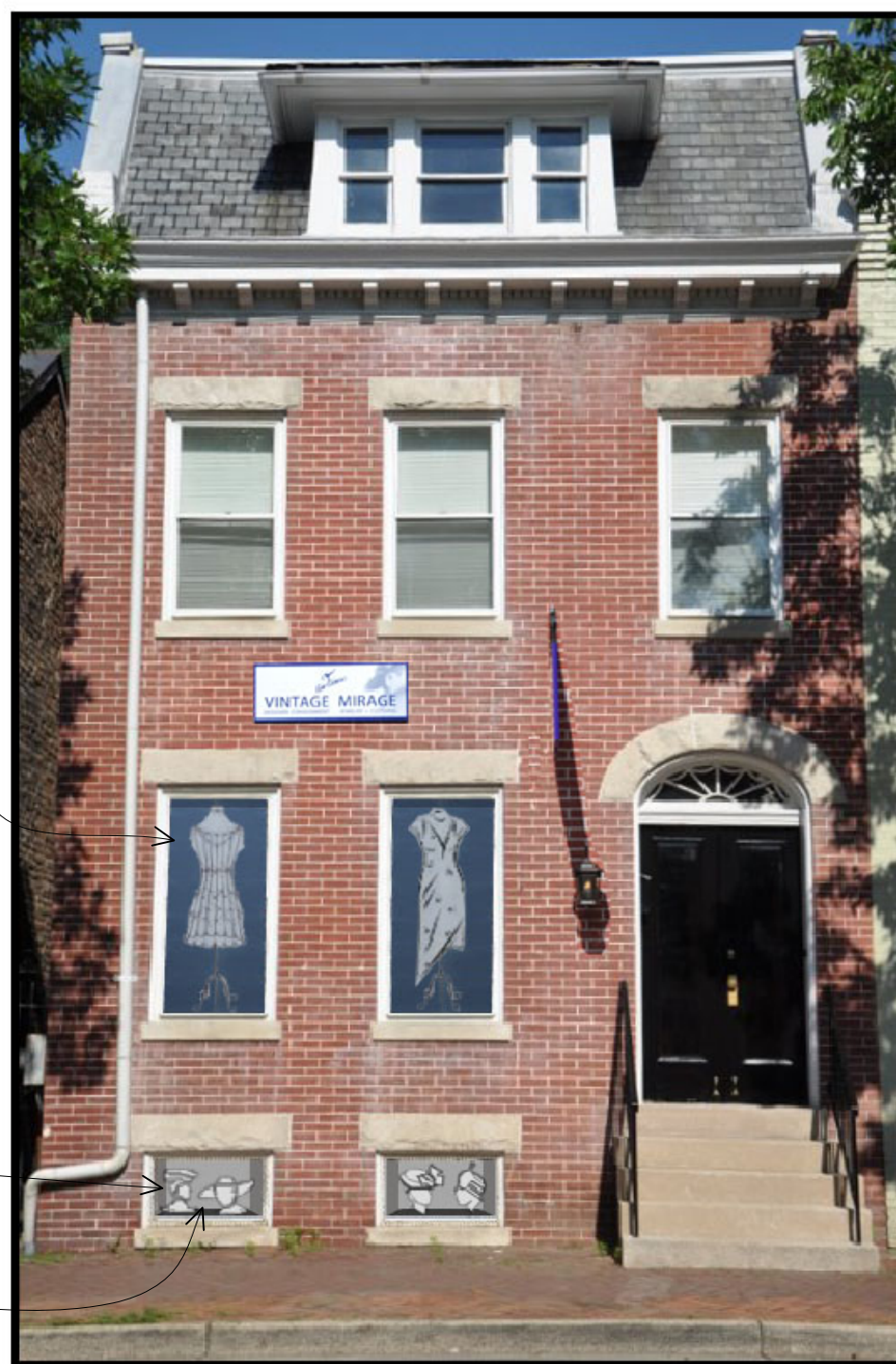
EXISTING SASHES TO BE
REPLACED WITH WOOD FRAMED
GLASS PANELS

EXISTING GRILLES AND SASHES
AT BASEMENT WINDOWS TO BE
REMOVED

EXISTING SASHES TO BE
REPLACED WITH WOOD FRAMED
GLASS PANELS

NEW INTERIOR SHADOW BOXES
TO BE INSTALLED AT INTERIOR
SIDES OF BASEMENT WINDOWS

GENERAL NOTE:
ALL EXISTING SASHES TO BE
STORED FOR FUTURE
REINSTALLATION



NEW FRONT ELEVATION

Elinor Coleman's
VINTAGE MIRAGE

117 South Columbus Street
Alexandria, VA
BAR Submission | August 26, 2013



REAR ELEVATION SHOWING ORIGINAL 2
OVER 2 WINDOWS



CLOSE-UP OF EXISTING DOUBLE
HUNG WINDOW
& BASEMENT WINDOW W/ GRILL

ADDRESS OF PROJECT: 117 South Columbus Street, Alexandria, Virginia 22314

TAX MAP AND PARCEL: 074.02-11-13 ZONING: CD

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: Coleman, Elinor J.

Address: 117 South Columbus Street

City: Alexandria State: VA Zip: 22314

Phone: 703-836-8437 E-mail: dimondadams@comcast.net

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

Name: Stephanie R. Dimond, Dimond Adams Design Architecture

Phone: 703-836-8437

E-mail: dimondadams@comcast.net

Legal Property Owner:

Name: Coleman, Elinor J.

Address: 117 South Columbus street

City: Alexandria State: VA Zip: 22314

Phone: 703-836-8437 E-mail: dimondadams@comcast.net

- ☐ Yes ☒ No Is there an historic preservation easement on this property?
- ☐ Yes ☐ No If yes, has the easement holder agreed to the proposed alterations?
- ☐ Yes ☒ No Is there a homeowner's association for this property?
- ☐ Yes ☐ 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.*
 ☐ awning ☐ fence, gate or garden wall ☐ HVAC equipment ☐ shutters
 ☐ doors ☐ windows ☐ siding ☐ shed
 ☐ lighting ☐ pergola/trellis ☐ painting unpainted masonry
 ☒ other Storm windows/temp sash removal
☐ ADDITION
☐ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

Storm windows will be installed at front of window masonry openings. Existing sashes to be temporarily removed and stored on-site. Removing the grilles from the basement front windows, and altering basement sashes.

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- ☐ ☒ 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.

* Note: There are no alternatives to demolition/encapsulation

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

- N/A
- ☐ ☒ Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
 - ☐ ☒ FAR & Open Space calculation form.
 - ☐ ☒ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
 - ☐ ☒ Existing elevations must be scaled and include dimensions.
 - ☐ ☒ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
 - ☐ ☒ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
 - ☐ ☒ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
 - ☐ ☒ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- N/A
- ☐ ☒ Linear feet of building: Front: _____ Secondary front (if corner lot): _____
 - ☐ ☒ Square feet of existing signs to remain: _____
 - ☐ ☒ Photograph of building showing existing conditions.
 - ☐ ☒ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
 - ☐ ☒ Location of sign (show exact location on building including the height above sidewalk).
 - ☐ ☒ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
 - ☐ ☒ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: Check N/A if an item in this section does not apply to your project.

- N/A
- ☒ ☐ Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
 - ☐ ☒ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
 - ☐ ☒ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
 - ☐ ☒ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
 - ☐ ☒ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

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 12 sets of 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: Stephanie R. Dimond

Date: 8.26.13

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

| Name | Address | Percent of Ownership |
|-----------|---------|----------------------|
| 1. N/A | | |
| 2. N/A | | |
| 3. N/A | | |

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 101 Franklin Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

| Name | Address | Percent of Ownership |
|--------------------------|---|----------------------|
| 1. Coleman, Elinor J. | 117 S. Columbus Street, Alexandria, VA 22314 | 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. N/A | | |
| 2. N/A | | |
| 3. N/A | | |

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.

8.26.13

Date

Stephanie R. Dimond

Printed Name



Signature