

Docket Item #4  
BAR #2018-0569

BAR Meeting  
January 16, 2019

**ISSUE:** Certificate of Appropriateness (Alterations)

**APPLICANT:** Fred Sherman

**LOCATION:** 110 North Columbus Street

**ZONE:** CD/Commercial downtown zone.

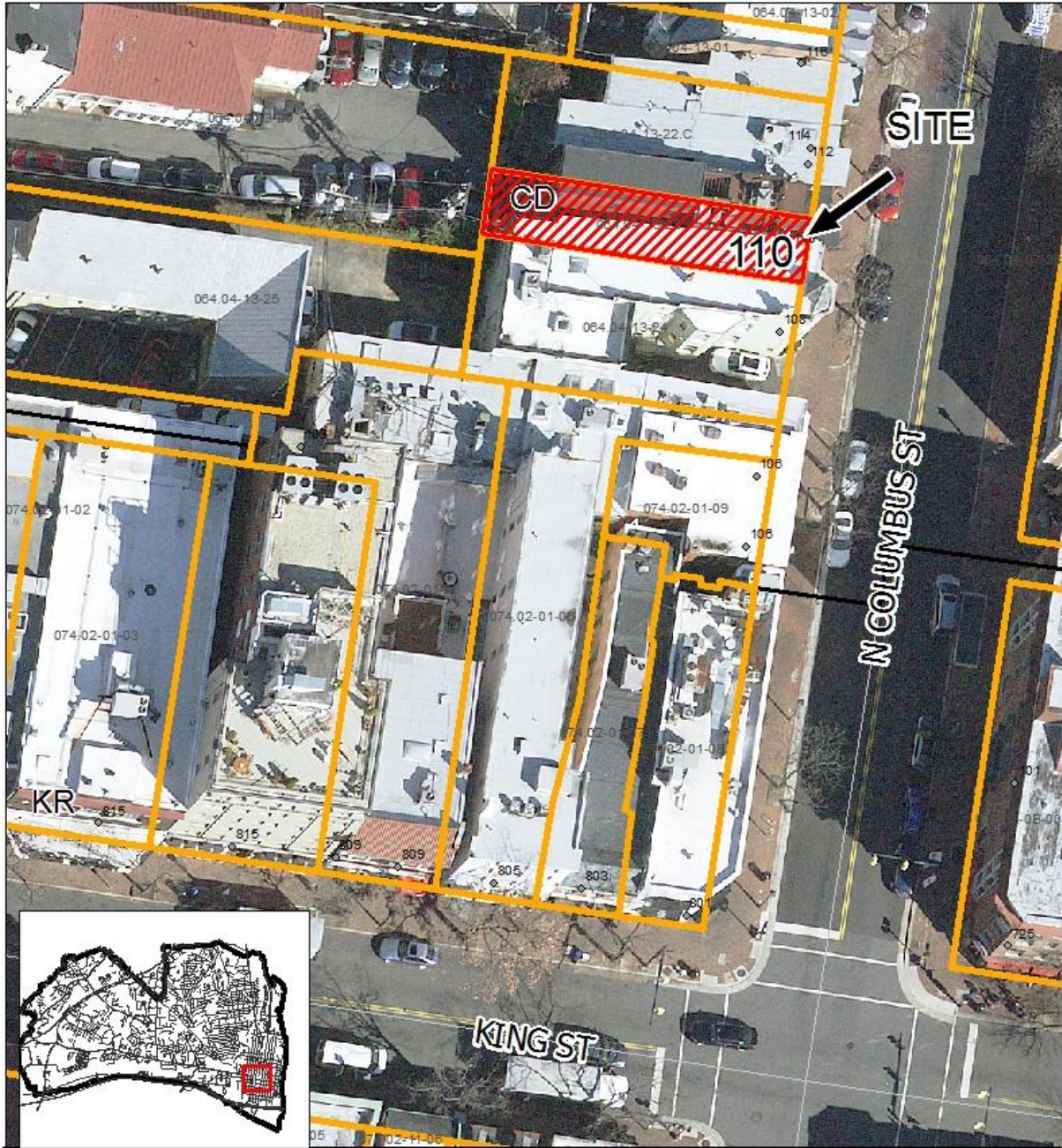
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### **STAFF RECOMMENDATION**

Staff recommends approval of the Certificate of Appropriateness, as submitted.

### **GENERAL NOTES TO THE APPLICANT**

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or [preservation@alexandriava.gov](mailto:preservation@alexandriava.gov) for further information.
2. **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.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** 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.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



**BAR #2018-00569**  
**110 North Columbus Street**



0 15 30 60 Feet

## **I. ISSUE**

The applicant is requesting a Certificate of Appropriateness to create a third-floor roof deck with staircase access from the existing second floor roof deck at 110 North Columbus Street. The proposed scope of work includes a roof deck with 36-inch cable railing at the perimeter ( $\pm 363$  square feet) of the 3-story addition and a staircase. The staircase will allow the proposed roof deck at the rear (west) of the townhouse to be accessed from the second-floor roof deck on the historic front (east) section of the townhouse. The deck railing material consists of metal posts and steel cables, and the decking will be wood. The staircase will consist of wood steps and a cable railing.

## **II. HISTORY**

The handsome two-story Queen Anne brick townhouse with a raised basement at 110 North Columbus Street was constructed between **1891 and 1896**, according to Sanborn Fire Insurance Maps. The townhouse was originally constructed as one-half of two pair in a symmetrical row of four (one half of this pair since demolished). The building features a projecting two-story rectangular bay window, molded brick segmental arches and marble sills at the door and windows, a corbelled cornice and a cast-iron stoop, among many original features.

### *Previous Approvals:*

January 22, 2014 – Approved for partial demolition/capsulate and a 3<sup>rd</sup>-story addition and roof deck (BAR2014-0002/0003).

October 17, 2012 – Approved for partial demolition/capsulate and a 2<sup>nd</sup>-story addition (BAR2012-0311/0312).

## **III. ANALYSIS**

The *Design Guidelines* state that “roof decks should be constructed so that they do not interfere with the historic roofline of a building” and “material should not be used on a roof deck that detracts from the historic architecture of a structure.” The proposed roof deck will be constructed on the 21<sup>st</sup>-century addition, approved by the BAR in 2014, so no historic material will be impacted. The proposed roof deck will not be visible from the primary elevation on North Columbus Street but will be visible from North Alfred Street through an existing alley (rear elevation) and minimally visible from the corner of King Street and a break between the townhouses on Cameron Street.

The Board previously approved a roof deck on the historic portion of this property and there are several others in this immediate neighborhood, some more visible and better detailed than others. In this case, staff supports the minimal, contemporary design of the railing, which will be largely transparent and visible only from a distance, enabling the historic building to remain the primary public focus on North Columbus Street and when viewed by tourists visiting Christ Church.

Staff supports the application, as submitted.

## **STAFF**

Amirah Lane, Historic Preservation Planner, 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

C-1 Applicant lowered rooftop railing for 3'. Proposal is now in compliance with height regulations.

##### Code Administration

- C-1 A building permit and plan review are required prior to the start of construction.
- C-2 A registered design professional will need to provide the roof deck specifications that adequately show calculations that support this alteration.
- C-3 Application material describes a 36-inch guard. Applicant or registered design professional will need to submit supporting documentation that meets the intent of this building code requirement if the use of this building changes from Residential to commercial. At this time the design of the guard meets the intent of the building code with a proposed 36-inch guard height.

##### Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

**Alexandria Archaeology**

C-1 No archaeological oversight is necessary for this project.

**V. ATTACHMENTS**

*1 – Supplemental Materials*

*2 – Application for BAR 2018-00569: 110 N Columbus Street*

ADDRESS OF PROJECT: 110 N Columbus St.

TAX MAP AND PARCEL: 064.04-13-23 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: Fred Sherman

Address: 110 N Columbus

City: Alexandria State: VA Zip: 22314

Phone: 202-750-5105 E-mail: fred.a.sherman@gmail.com

Authorized Agent (if applicable):  Attorney  Architect  \_\_\_\_\_

Name: Daniel Jacobson - Adams Architects Phone: 703-549-0650

E-mail: daniel@adamsarchitects.com

Legal Property Owner:

Name: Fred Sherman

Address: 110 N Columbus

City: Alexandria State: VA Zip: 22314

Phone: 202-750-5105 E-mail: fred.a.sherman@gmail.com

- 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 \_\_\_\_\_
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

New roof deck w/ cable rail over existing rear portion of house. New stair to existing lower roof deck at the front portion of roof.

**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.*

- Survey plat showing the extent of the proposed demolition/encapsulation.
- Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- Description of the reason for demolition/encapsulation.
- Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

**Additions & New Construction:** *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 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.*

- <sup>N/A</sup> 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.*

- <sup>N/A</sup> 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.*

- <sup>N/A</sup> 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 3 sets of revised materials.

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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: Daniel Jacobson

Date: 12/14/2018

**OWNERSHIP AND DISCLOSURE STATEMENT**

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. Fred Sherman Thomas Amontree	110 N Columbus	100%
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 11 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.


Name	Address	Percent of Ownership
1. Fred Sherman Thomas Amontree	110 N Columbus	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. Bud Adams Adams Architects	Architect	BAR
2.		
3.		

**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.**

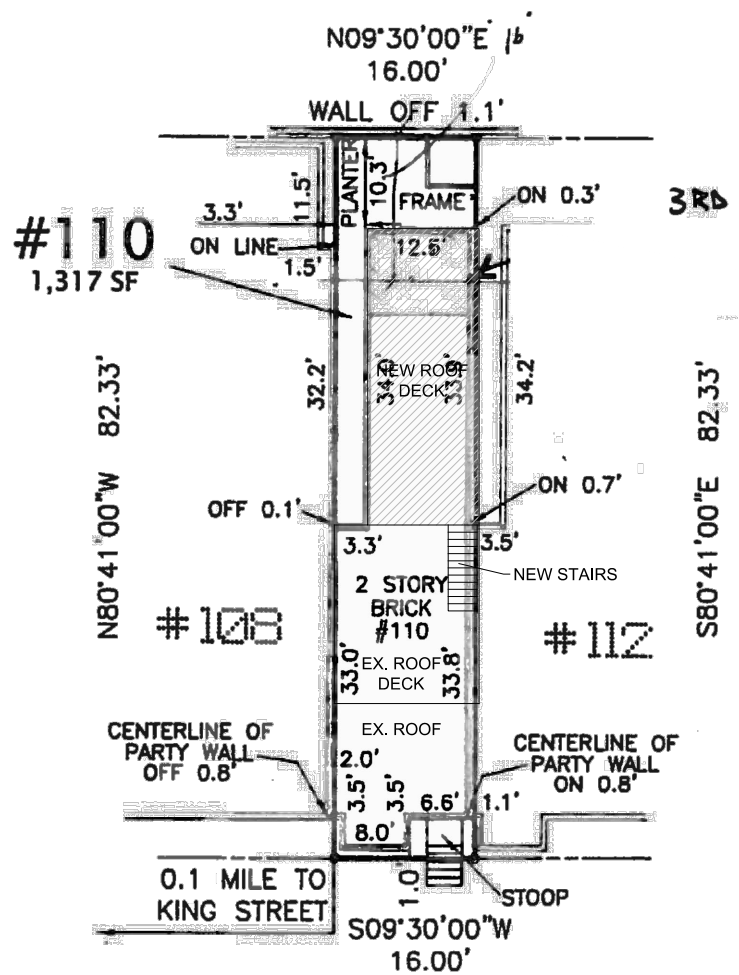
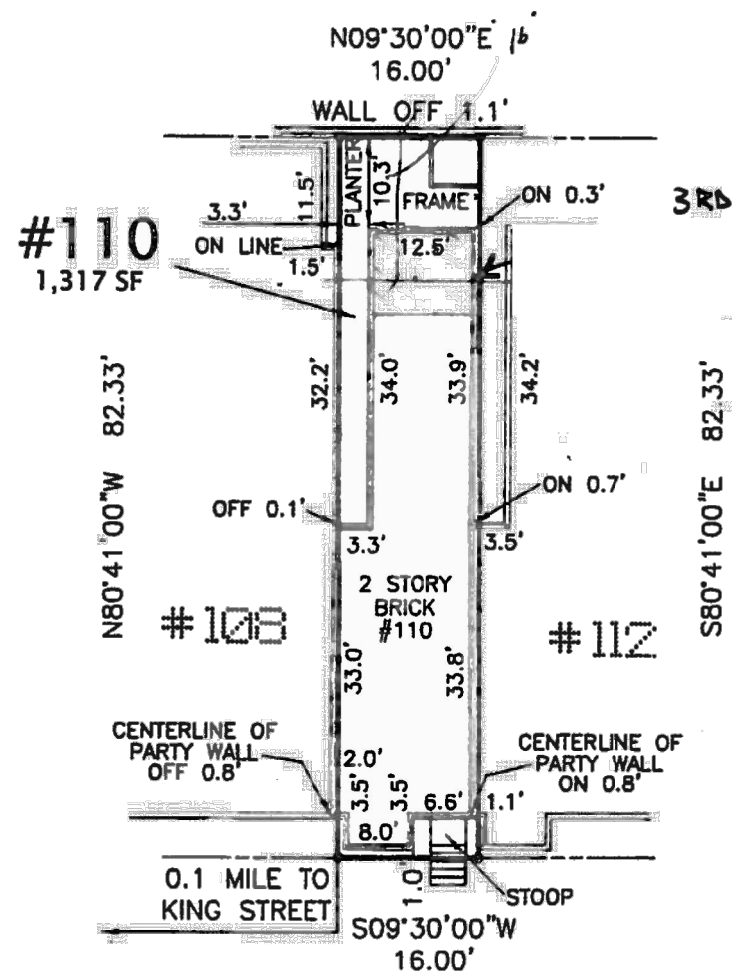
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

12/14/2018     Daniel Jacobson     

Date                                  Printed Name                                  Signature

LOT 109 & 111 N ALFRED ST

LOT 109 & 111 N ALFRED ST



NORTH COLUMBUS STREET

NORTH COLUMBUS STREET

SCALE: 1" = 20' 66' R/W

SCALE: 1" = 20' 66' R/W

EXISTING PLAT

PROPOSED SITE PLAN

DRAWING INDEX:			
C101	EXISTING PLAT & PROPOSED SITE PLAN	X201	EXISTING ELEVATIONS
C102	FAR CALCULATIONS AND VICINITY PLAN	X202	EXISTING ELEVATIONS
C103	EXISTING PHOTOS	X203	EXISTING ELEVATIONS
C104	EXISTING PHOTOS & PROP. SKETCHES	X204	EXISTING ELEVATIONS
		A103	PROPOSED ROOF PLAN
		A201	PROPOSED ELEVATIONS
		A202	PROPOSED ELEVATIONS
		A203	PROPOSED ELEVATIONS
		A204	PROPOSED ELEVATIONS

**ROBERT BENTLEY ADAMS & ASSOCIATES P.C.**  
 405 South Washington Street Alexandria, Virginia 22314  
 Tel. 703 549 0650 Fax. 703 549 3125

**ADAMS ARCHITECTURE PLANNING INTERIORS**

**SHERMAN RESIDENCE**  
 110 NORTH COLUMBUS STREET  
 ALEXANDRIA, VIRGINIA 22314

DATE	SHEET
DECEMBER 31, 2018	<b>C101</b>



VIEW OF 110 N. COLUMBUS ST. FROM THE SOUTH  
(4' TALL BOXES @ CORNERS OF NEW ROOF DECK)



VIEW OF 110 N COLUMBUS ST. FROM THE SOUTH  
(4' TALL BOXES NOT VISIBLE)



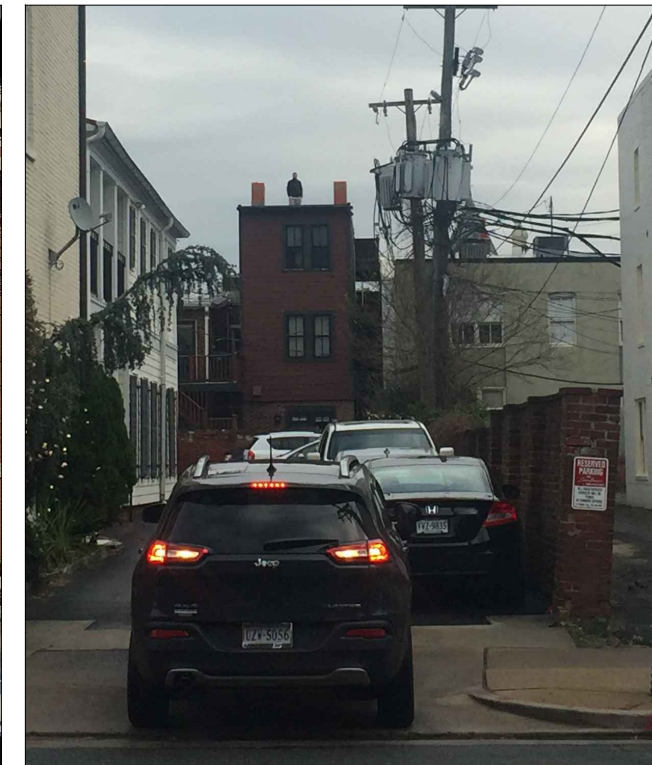
EXISTING FRONT ELEV. OF 110 N. COLUMBUS ST.



VIEW OF 110 N. COLUMBUS ST. FROM THE NORTH  
(4' BOXES NOT VISIBLE)



VIEW OF 110 N. COLUMBUS ST. FROM THE NORTH  
(4' BOXES NOT VISIBLE)



EXISTING REAR ELEV. FROM N. ALFRED ST. (4' TALL BOXES @ CORNERS OF NEW ROOF DECK)

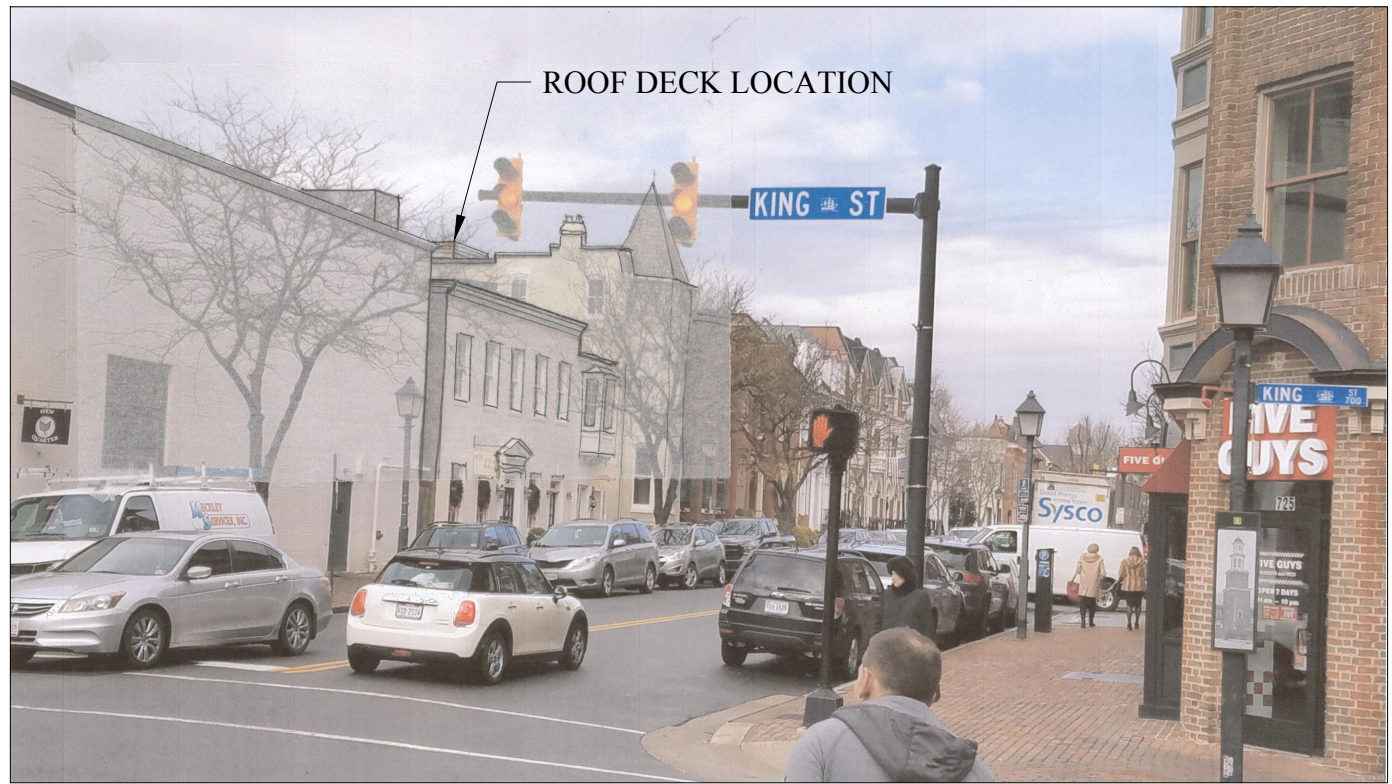


4' TALL BOXES @ CORNER OF NEW ROOF DECK

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**SHERMAN RESIDENCE**  
 110 NORTH COLUMBUS STREET  
 ALEXANDRIA, VIRGINIA 22314  
 12

DATE	SHEET
DECEMBER 31, 2018	<b>C103</b>



VIEW OF PROPOSED ROOF DECK AT 110 N. COLUMBUS STREET



ROOF DECK AT 228 N. COLUMBUS STREET

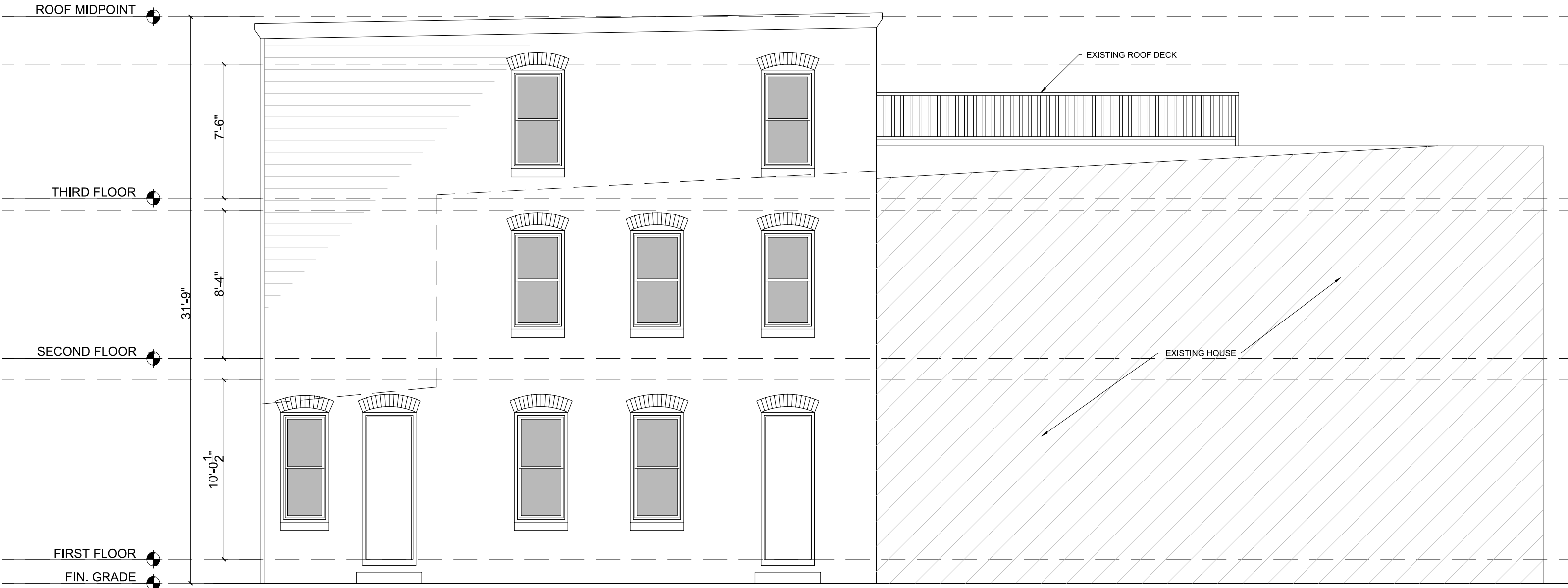


ROOF DECK AT 228 N. COLUMBUS STREET

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	<p><b>ADAMS ARCHITECTURE PLANNING INTERIORS</b></p>

**SHERMAN RESIDENCE**  
 110 NORTH COLUMBUS STREET  
 ALEXANDRIA, VIRGINIA 22314

DATE	SHEET
DECEMBER 31, 2018	<b>C104</b>

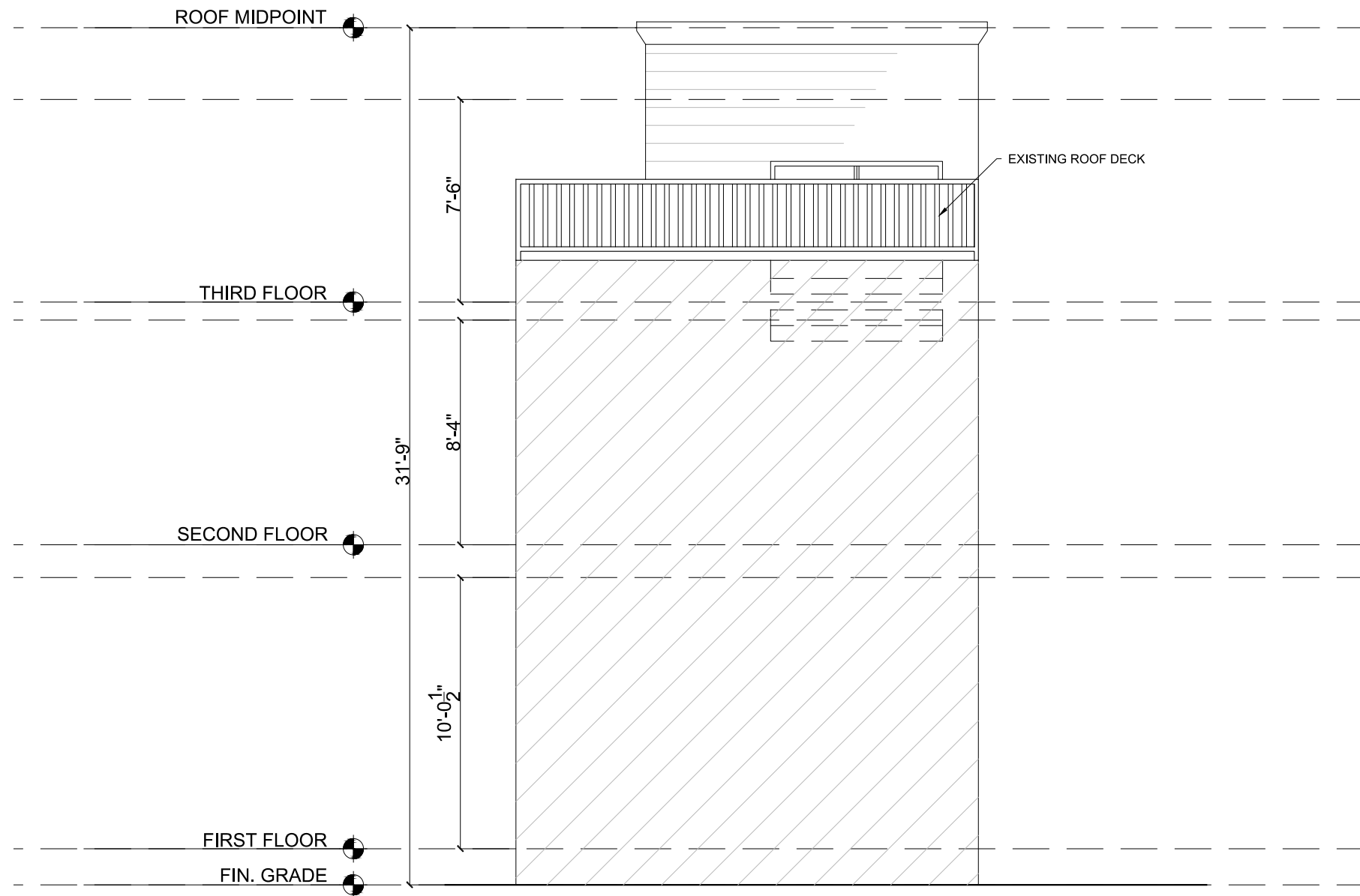


1 EXISTING SOUTH ELEVATION  
 X201 SCALE: 3/16" = 1'-0"

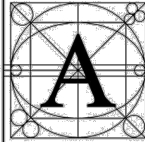
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 14

DATE	SHEET
DECEMBER 31, 2018	<b>X201</b>

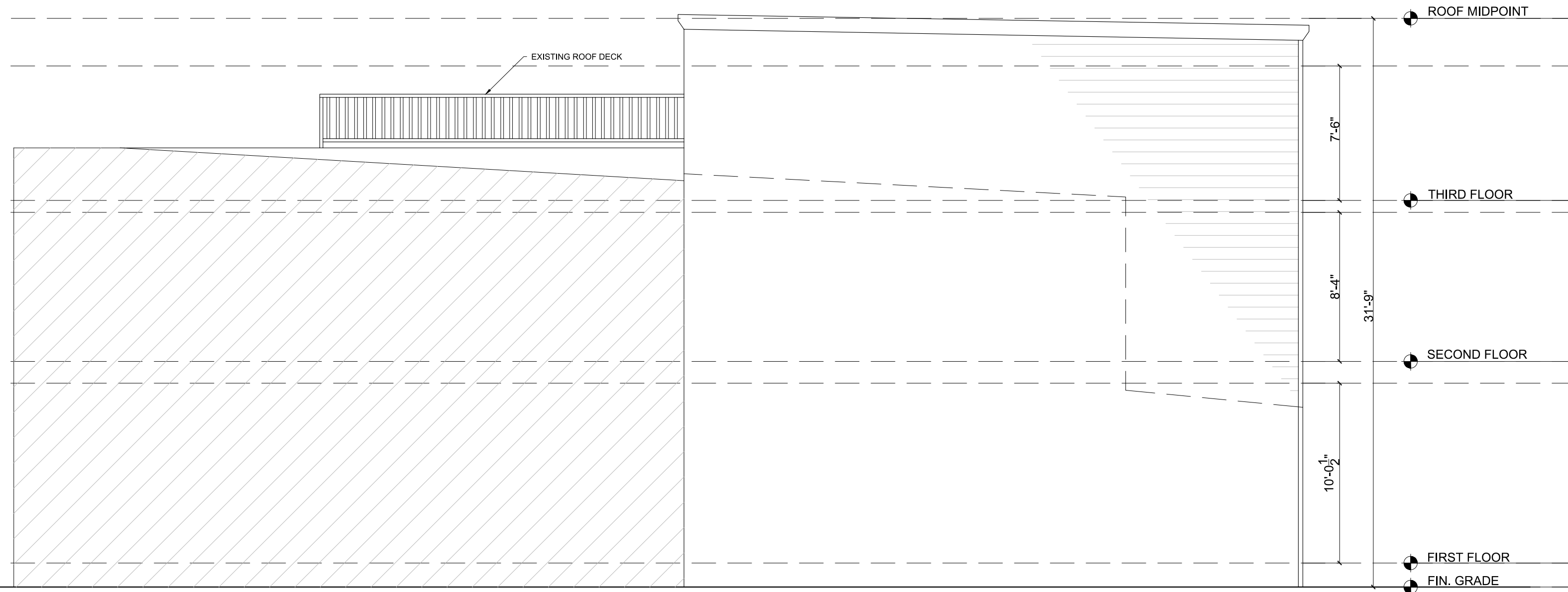


1 EXISTING EAST ELEVATION  
 X202 SCALE: 3/16" = 1'-0"

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 110 NORTH COLUMBUS STREET  
 ALEXANDRIA, VIRGINIA 22314

DATE	SHEET
DECEMBER 31, 2018	<b>X202</b>



1 EXISTING NORTH ELEVATION  
 X203 SCALE: 3/16" = 1'-0"

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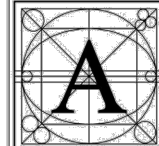
**SHERMAN RESIDENCE**  
 110 NORTH COLUMBUS STREET  
 ALEXANDRIA, VIRGINIA 22314

DATE	SHEET
JANUARY 14, 2019	X203





1 EXISTING WEST ELEVATION  
 X204 SCALE: 3/16" = 1'-0"

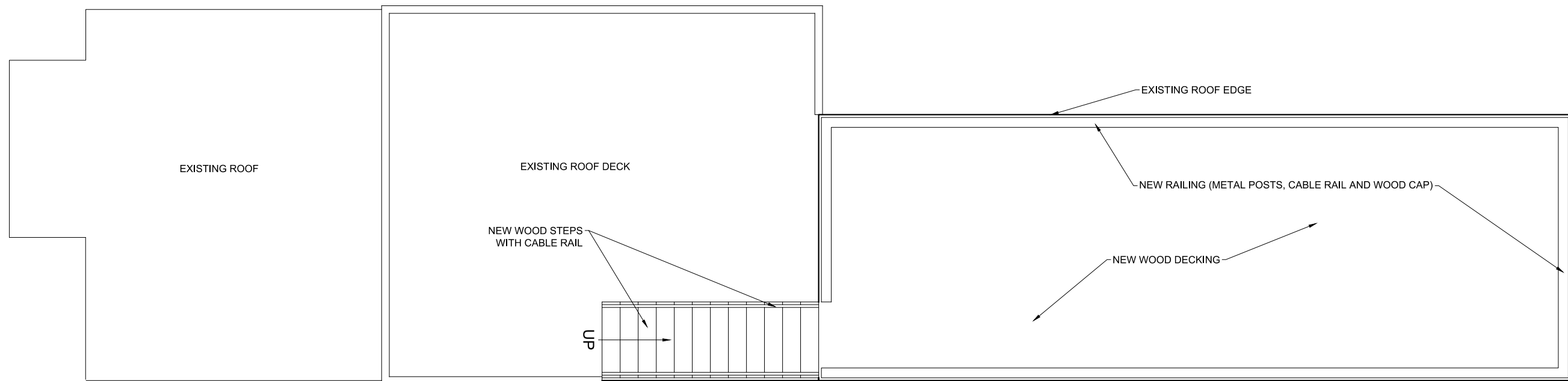


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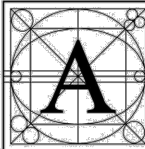
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**SHERMAN RESIDENCE**  
 110 NORTH COLUMBUS STREET  
 ALEXANDRIA, VIRGINIA 22314

DATE	SHEET
DECEMBER 31, 2018	X204



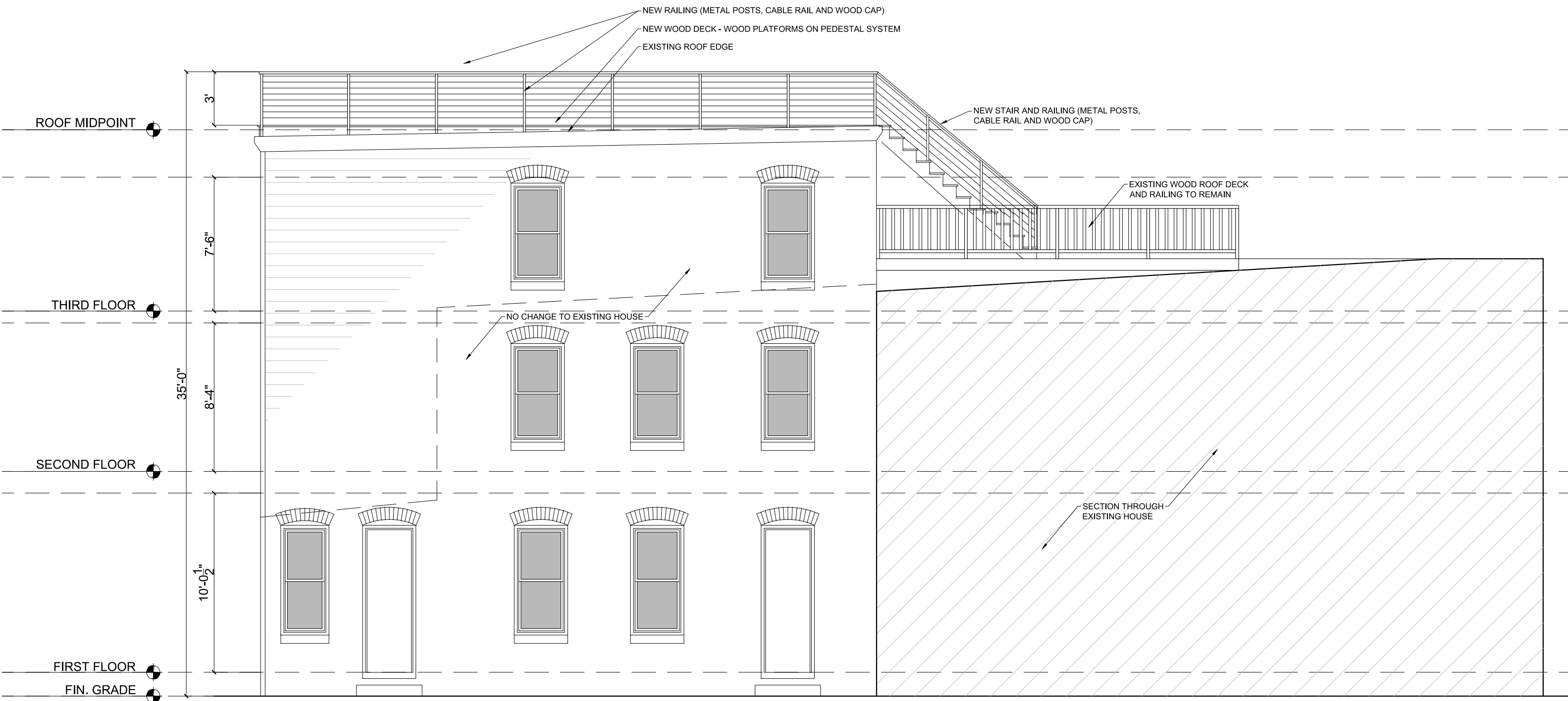
1 PROPOSED ROOF PLAN  
 A103 SCALE: 3/16" = 1'-0"

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	ADAMS	ARCHITECTURE	PLANNING INTERIORS

**SHERMAN RESIDENCE**  
 110 NORTH COLUMBUS STREET  
 ALEXANDRIA, VIRGINIA 22314  
 18

DATE  
 DECEMBER 31, 2018

DATE	SHEET
DECEMBER 31, 2018	A103

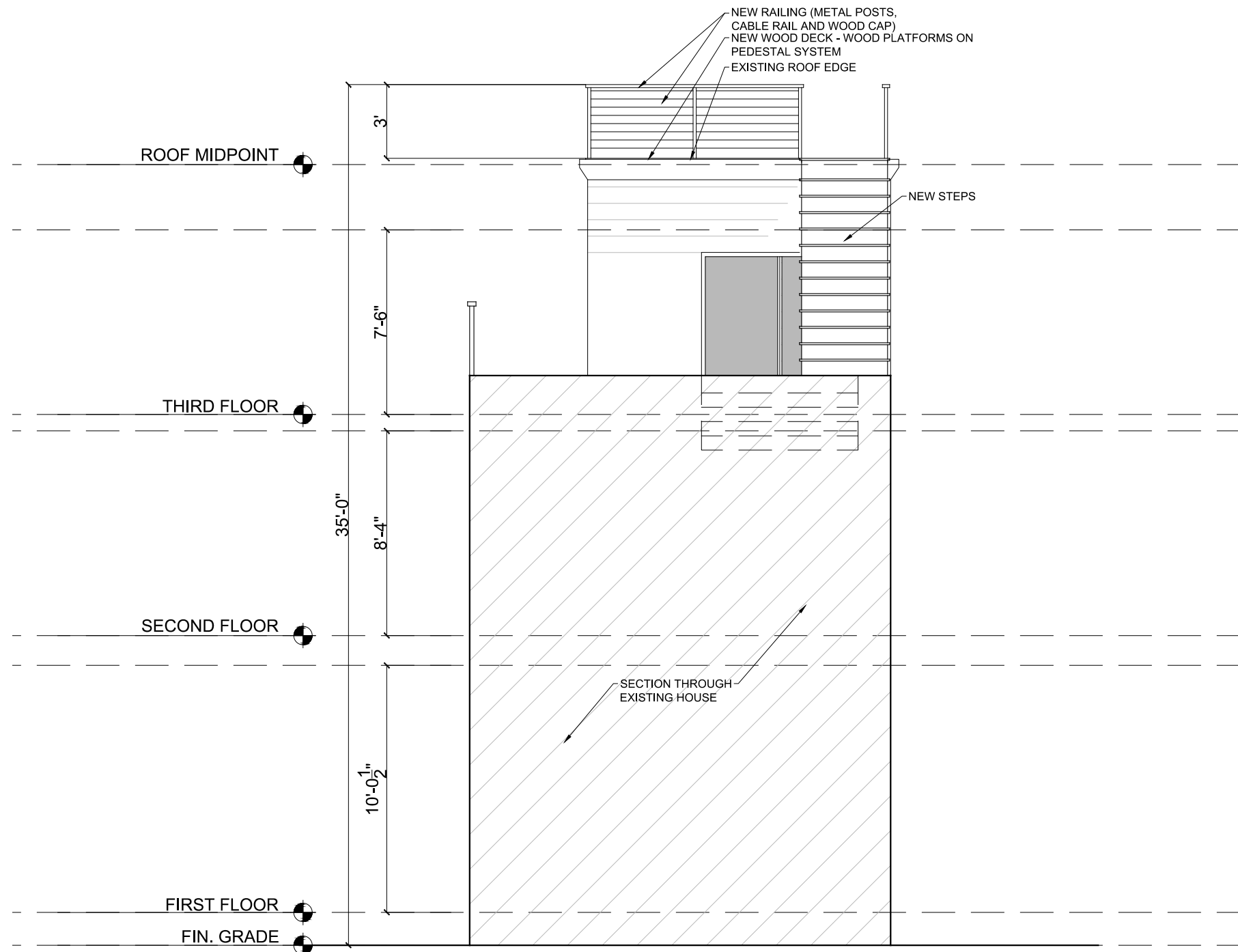


1 PROPOSED SOUTH ELEVATION  
 A201 SCALE: 3/16" = 1'-0"

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 110 NORTH COLUMBUS STREET  
 ALEXANDRIA, VIRGINIA 22314  
 19

DATE	SHEET
DECEMBER 31, 2018	<b>A201</b>

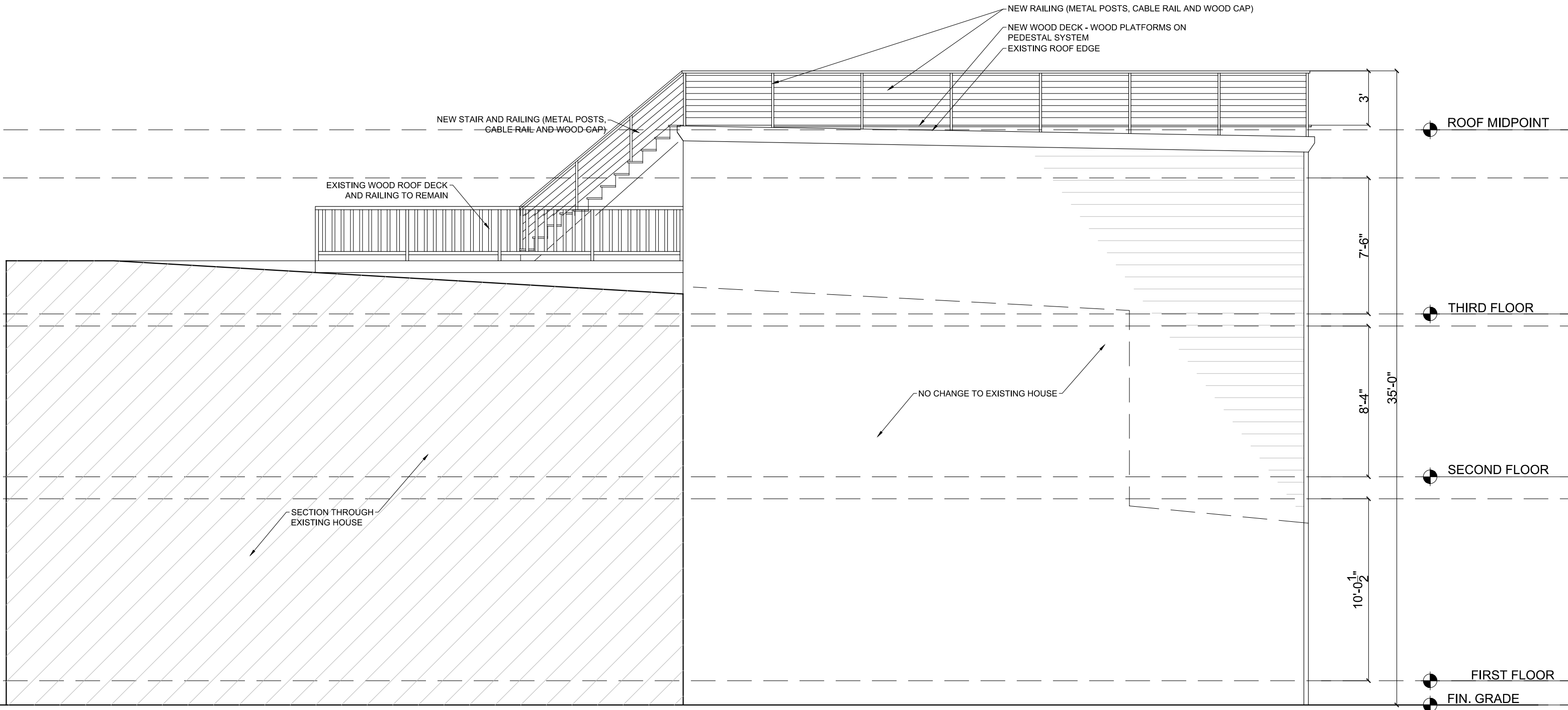


1 PROPOSED EAST ELEVATION  
 A202 SCALE: 3/16" = 1'-0"

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**SHERMAN RESIDENCE**  
 110 NORTH COLUMBUS STREET  
 ALEXANDRIA, VIRGINIA 22314  
 20

DATE	SHEET
DECEMBER 31, 2018	<b>A202</b>



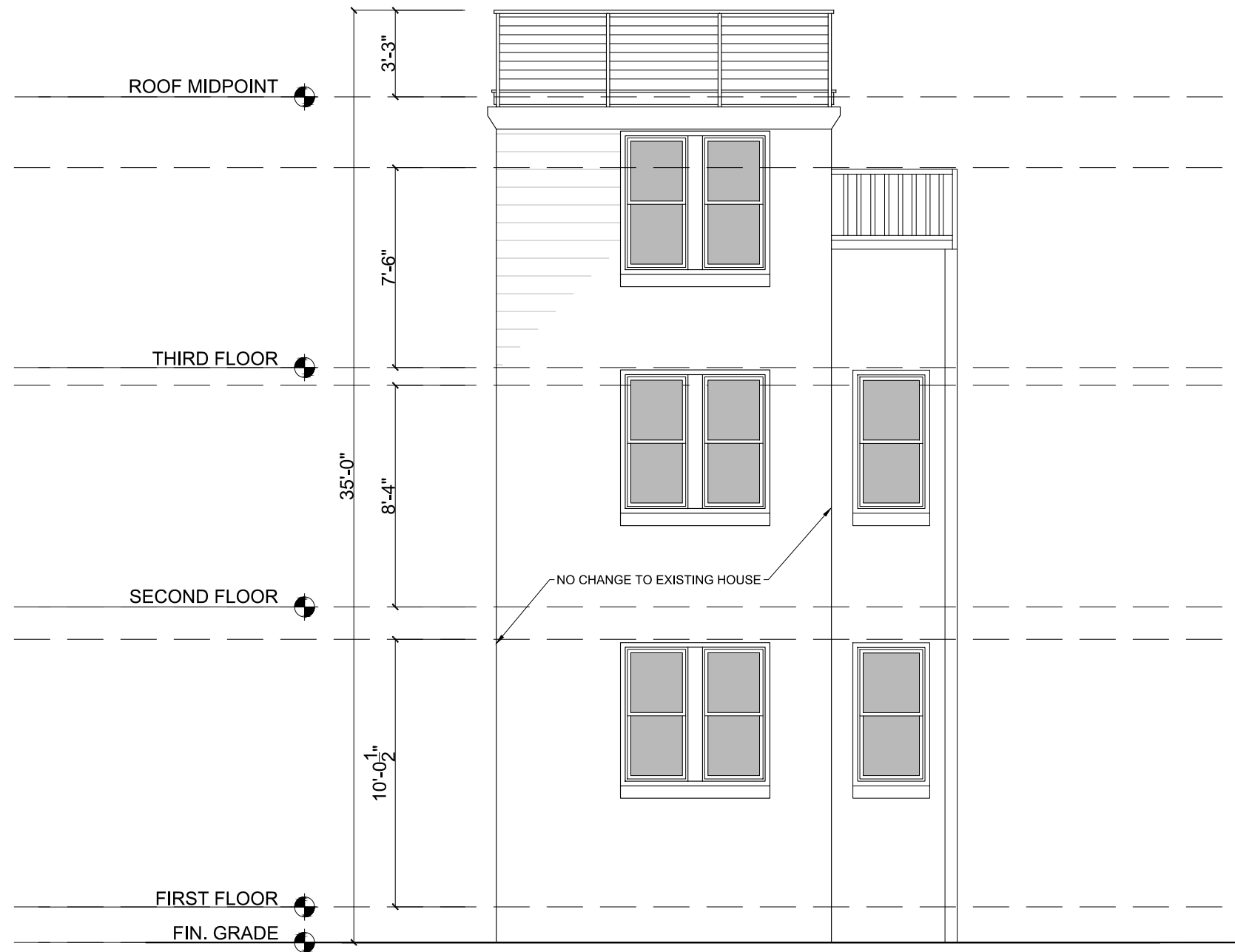
1 PROPOSED NORTH ELEVATION  
 A203 SCALE: 3/16" = 1'-0"

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**SHERMAN RESIDENCE**  
 110 NORTH COLUMBUS STREET  
 ALEXANDRIA, VIRGINIA 22314  
 21

DATE	SHEET
JANUARY 14, 2019	<b>A203</b>



1 PROPOSED WEST ELEVATION  
 A204 SCALE: 3/16" = 1'-0"

	ROBERT BENTLEY ADAMS & ASSOCIATES P.C. 405 South Washington Street Alexandria, Virginia 22314 Tel. 703 549 0650 © Fax. 703 549 3125
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 22

DATE	SHEET
DECEMBER 31, 2018	<b>A204</b>