

City of Alexandria, Virginia

MEMORANDUM

DATE: SEPTEMBER 11, 2013

TO: CHAIRMAN AND MEMBERS OF THE
OLD AND HISTOIC ALEXANDRIA DISTRICT
BOARD OF ARCHITECTURAL REVIEW

FROM: BAR STAFF

SUBJECT: CONCEPT REVIEW #2 OF 317-329 NORTH COLUMBUS STREET



Figure 1: Photo of Existing Site

BACKGROUND

On March 20, 2013, the BAR held an informal work session on the subject case and provided comments relating to the overall appropriateness of the project's height, scale, mass and general architectural character. Generally, the Board found the proposed development appropriate, noting that this support was subject to further design development.

On June 19, 2013, the applicant received unanimous BAR approval for a Certificate of Appropriateness to construct five new townhouses on the subject site. The Board supported the proposed townhouse development, with a number of minor modifications, because it was found to comply with the *Design Guidelines* and stylistically referenced a number of historic buildings in the district. The Board believed the five proposed townhouses were compatible with the multiple unit rowhouses in numerous locations on North Columbus Street and were in scale with the context of the surrounding commercial and institutional buildings, as well as several historic residential buildings nearby. The approval of the Certificate of Appropriateness application was subject to approval of the DSP and Subdivision by the Planning Commission, and with Staff review of:

1. Final construction details;
2. Material specifications of the painted steel front yard fences, stoop, railing and the deck trellis/fence, as well as the glass entry canopy and planter boxes;
3. Bay window color; and
4. Design refinement of the north and south elevations to include potentially lowering the cornice, and refinement of the west elevations to provide more articulation, possibly offsetting each of the facades of the townhouses approximately 8”.

The Planning Commission unanimously approved the related Development Site Plan and subdivision of these five lots to permit the construction of five residential townhouses (DSP #2012-0024 and Subdivision #2013-0006) on July 2, 2013.

Public Comment / Outreach

Before and during the public hearing process, the applicant, who lives nearby, met numerous times with his neighbors, and made presentations to both the Old Town and West Old Town civic associations. At both of the BAR’s public hearings, several neighbors immediately to the west of the proposed development submitted letters and spoke in opposition to the project. While they stated that they supported townhouse development in this surface parking lot, they felt strongly that the proposed buildings were not consistent with historic character of Old Town and believed the design was too commercial and industrial. They also felt that the style and height of the buildings should more closely reflect the existing late 19th and early 20th century row houses on their side of the block. The BAR disagreed with this narrow interpretation of the Guidelines and, following approval of the Certificate of Appropriateness application, a group of these neighbors filed an appeal of the BAR’s decision to City Council. This appeal is scheduled for September 24, 2013.

However, despite the unanimous BAR and Planning Commission approvals, the applicant has continued to have a constructive dialogue with many of the residents who live across North Columbus Street from the project and has redesigned the façade in response to their suggestions. The revised design has received a favorable response from many of those who live closest to the proposed project. The site plan of the project, as approved by the Planning Commission, has not changed.

I. SUMMARY

In response to additional discussions with the neighbors since the BAR's approval on June 19, 2013 (Design #1), the applicant has submitted an alternative façade design (Design #2) for the Board's review. The Board's informal comments on the revised design will advise City Council during their consideration of the appeal. According to Alexandria zoning ordinance section 10-107(A)(3), "The council may affirm, reverse or modify the decision of the board, in whole or in part." In this case, the applicant is asking for the Board's concurrence that the revised design also complies with the Design Guidelines, so that City Council has the option to modify the existing Certificate of Appropriateness approval during their review of the appeal, and no additional action by the BAR will be necessary.

The revisions to the design which were made to address the neighbors' three specific concerns were:

- Reduction in the overall height of the project from 39' to 34.5';
- Modification of the style of the architecture to more closely reflect architectural details and features found on the buildings within the immediate neighborhood; and
- Revised the bay window projections/recessions on the front facade to generally recall those on the west face of the 300 block of North Columbus.

II. STAFF ANALYSIS

Current Proposal

The number of townhouse units and the site plan layout has not changed from the previous approval. The current submission is for five, 34.5' high, four-bay, three-story, townhouses with a molded cornice and low parapets. The brick townhouses will feature a painted wood 2/2 windows with cast-stone sills and lintels, paired entry doors with transom protected with a glass awning, and brick and stone stoops with metal balustrades.

The primary change to the design relates to removal of the Mission Revival front gable feature, which lowers both the actual and apparent height of the building from North Columbus Street, and incorporation of a stronger architectural hierarchy on the block face to provide greater visual interest in the composition of the row while still using the same design language on all of the units. The corner units at the north and south ends of the row now feature three-story, three-bay tower elements which wrap the corner and are capped with low slope pyramidal hip roofs. These townhomes at each end of the row frame the three interior units which have a slightly narrower bay window and smaller pyramidal roof. The use of slightly more elaborate units to bookend a group of very similar rowhouses is a historic design parti found throughout the district during the late 19th and early 20th centuries and there are numerous examples nearby.

The rear elevations of the all five townhouses contain a one-story, garage addition with balcony. These are unchanged except for removal of the Mission Revival gable ends. As shown in the perspective views of the east elevation, this simpler roofline will largely be obscured by trees, despite the open bank parking lot in the rear. While Staff regrets the loss of these whimsical, yet historically appropriate gable ends, they were the focal point of some community opposition and Staff believes that the present proposal is an equally strong design whose scale is, perhaps, slightly more respectful of the smaller homes in the area.

The proposed materials at this time include: brick; painted-wood windows; standing-seam metal; and high-quality metal handrails, fencing, and screens; paintable composite trim; and cast-stone.

Analysis of Plans

The BAR's *Design Guidelines* only recommend that new buildings reflect the building mass prevailing along the blockface and the heights of buildings in the immediate vicinity. They do not mandate the use of historic styles for new construction, though they do state that where new buildings recall historic buildings, that the architectural details used throughout the building should be consistent with that same style and that the building should not replicate any particular building in the district. The historic district features a range of architectural styles from which to consider when constructing new townhouses and a variety of historic styles is abundant in the immediate vicinity.

Staff finds the applicant's alternative design to be consistent with the *Design Guidelines* and the scale and character of this particular section of the historic district. The architecture has been lowered from 39' high, three-bay, three-story units with a Mission style front facing gable roofs (Design #1) to 34.5' high, four-bay, three-story townhouse units with a flat roofs punctuated by projecting three-story bays capped with a pyramidal hip roofs (Design #2.) This modern abstraction of a Victorian townhouse compliments late 19th and early 20th century historic townhouses across the street, which are all two and three stories in height and feature bay windows and stoops.

In addition, the development is surrounded on the south and the west by commercial and civic buildings which have a significantly larger in mass and height. Staff finds that the proposed design successfully transitions between the commercial scale found on the east half of this block fronting Washington Street and the residential scale to the west on Columbus Street.

As shown on the below map, the heights of many of the surrounding buildings are equal to or higher than a three-story building.

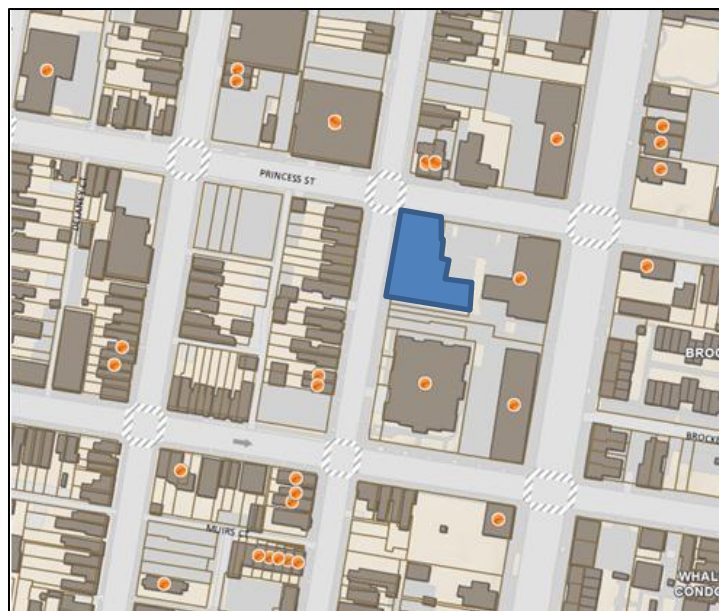


Figure 2. Three or More Story Heights Indicated by Dots. Data taken from City GIS Information

While the architectural vocabulary of the five proposed townhouses has changed and the end units vary slightly from the internal units, Design #2 maintains the applicant's original design goal of a cohesive multi-unit project. Staff continues to find this design approach to be appropriate for this site and consistent with the historic building patterns in this area of Old Town. Small developments of stylistically similar houses in groups of between two and eight units were a historic building pattern throughout the 19th and 20th centuries in Old Town and are found on every block of North Columbus Street.



Figure 3: Design #1 – BAR Approved Design: June 19, 2013



Figure 4: Design #2 – BAR Alternative Design (Front Elevations)



Figure 5: Design #2 – BAR Alternative Design (Rear Elevations)



Figure 6: Design #2 – BAR Alternative Design (Rear Elevation showing installed approved Landscape Plan)

As mentioned in previous reports, the existing neighborhood contains a range of architectural styles (Georgian, Victorian, Colonial Revival, and mid-20th century contemporary) and a range of heights and scales, from two-story to three stories in height. These ranges can support flexibility in design on this particular site.



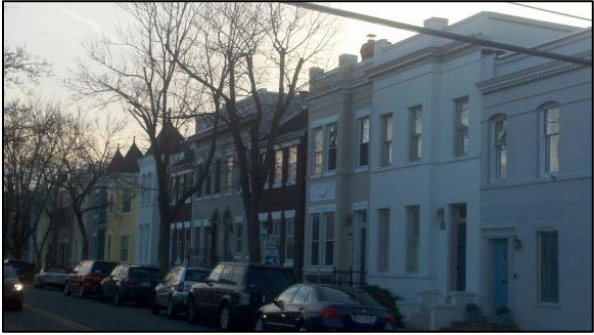
400 N Columbus



Barrett Library



700 Blk Princess St



300 Blk N Columbus

Figure 7: Surrounding/Adjacent Buildings

As shown in the below images, as with Design #1, the applicant has taken cues from existing architectural features and finishes in this area and around the district to develop the current design. These include the projecting double-bays, the central and corner pyramidal roofs, the roof parapets detailed with cornices, and the alternating recessions and projections in the elevations.



300 Block N Columbus



Design #2



Prince/N Fayette



Queen/ N St. Asaph



Design #2

Figure 8: Design #2 Inspiration from Neighboring Buildings

Although Design #2 is stylistically different than the BAR’s current approval, Staff also finds that its design is compatible with the scale and architectural character of both Princess and North Columbus streets and the overall neighborhood and believes that it will not adversely affect integrity of the surrounding historic resources. Additionally, since the approved location of the townhouses are not being altered and will continue to be oriented towards the public street with landscaped front yards comparable to those of neighboring properties, such as those in the 200 block of N Columbus St, staff finds that these new buildings will be consistent with the neighborhood’s traditional streetscape patterns most often found in this part of the district.

Finally, the applicant is also specifying the same high quality materials for Design #2, which include the brick on all elevations, stone and brick stoops, glass awnings, standing seam metal roofs, high-quality metal balustrades and fencing, painted wood windows, paintable composite cornices, detailing etc.

Staff strongly supports either design for this project and feels both are compatible with nearby buildings of historic merit and consistent with the existing and established block faces and overall development patterns within the district. Staff finds the designs to be appropriate for new residential development within the historic district and recommends that the Board endorse the applicant's Design #2 concept review application with the final material selections and design details be further refined with BAR Staff.

ATTACHMENTS

1 – Concept Review Submission Drawings

2 – Concept Review Application for BAR2013-00052 at 317-329 N Columbus Street

3 – BAR Staff Report June 19, 2013

4 – June 19, 2013 Minutes

CROMLEY ROW

317-325

N. Columbus Street
Alexandria, VA 22314

11	8/12/13	DD/Progress BAR
10	8/10/13	DD/Progress skin
9	8/9/13	DD/Progress revised scheme
8	7/31/13	DD/Progress NY Skin
7	6/19/13	DD/BAR revision
6	5/5/13	DD/Revised
5	2/18/13	DD/BAR set
4	2/17/13	DD/BAR sheets
3	2/17/13	DD/Progress print
2	2/15/13	DD/Progress print
1	02/11/13	Set-up file

Mark	Date	Issue Note
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STEPHEN DUPONT, JR. RA
ARCHITECTS
5159 Fulton St., NW
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(202) 487-0500

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The drawings and specifications and the ideas, designs and arrangements represented thereby are and shall remain the property of the architect, Stephen duPont, Jr. RA. No part thereof shall be copied, disclosed to others or used in connection with any work or project or by any other person for any purpose other than for the specific project for which they have been prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.

Engineer

Consultant Name

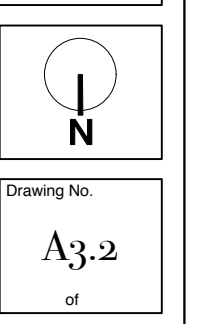
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Consultant Address 2

Seal

Title
Elevations-2
Drawing Title Line 2
Drawing Title Line 3

Proj	317-325
Revision	00/00/00
Proj Date	00/00/00
Dwn	Drawn By
Ck	Checked By
Scale	Sheet Scale

File Name:
five houses 13 0211.wvx





CROMLEY ROW

317-325

N. Columbus Street
Alexandria, VA 22314

11	8/12/13	DD/Progress BAR
10	8/10/13	DD/Progress skin
9	8/9/13	DD/Progress revised scheme
8	7/31/13	DD/Progress NY Skin
7	6/19/13	DD/Progress revision
6	5/5/13	DD/Progress rendering
5	2/18/13	DD/Progress set
4	2/17/13	DD/Progress sheets
3	2/17/13	DD/Progress print
2	2/15/13	DD/Progress print
1	02/11/13	Set-up file

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Engineer

Consultant Name

Consultant Address 1

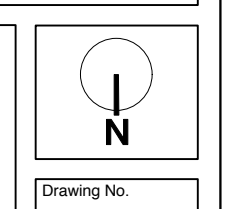
Consultant Address 2

Seal

Title

Elevations E
Drawing Title Line 2
Drawing Title Line 3

Proj	317-325	Revision	00/00/00
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Scale			



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A3.2.1
of













ADDRESS OF PROJECT: 329-317 N. Columbus St.
TAX MAP AND PARCEL: 64.04-02-01 thru 64.04-02-07 ZONING: CD

APPLICATION FOR: (Please check all that apply)

- CERTIFICATE OF APPROPRIATENESS CONCEPT REVIEW
PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA
WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT

Applicant: [X] Property Owner [] Business (Please provide business name & contact person)

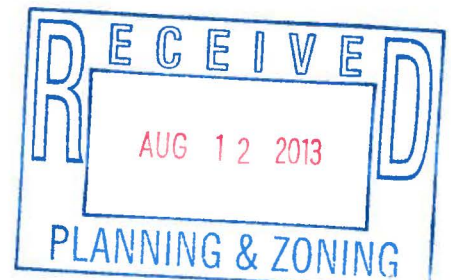
Name: William Cromley (Contract Owner)
Address: 426 N. Columbus St.
City: Alexandria State: VA Zip: 22314
Phone: 703-973-2250 E-mail: wm.cromley@mindspring

Authorized Agent (if applicable): [] Attorney [] Architect []
Name: William Cromley Phone: 703-973-2250
E-mail: wm.cromley@mindsprir

Legal Property Owner:
Name: MRS Real Estate Investment Properties LLC
Address: 2045 Lord Fairfax Rd.
City: Vienna State: VA Zip: 22182
Phone: 703-625-3400 E-mail: ousri@cox.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 _____
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

Revisions to previously approved plans to construct five new townhouses.

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.

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: William Cromley
Printed Name: William Cromley
Date: 8/12/13

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. William Cromley	426 N. Columbus St.	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 329-317 N. Columbus St. (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. William Cromley	426 N. Columbus St.	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. William Cromley	None	None
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.

8/12/13 William Cromley 

Date Printed Name Signature

Docket Item # 11
BAR CASE #2013-0052

BAR Meeting
June 19, 2013

ISSUE: Certificate of Appropriateness for Five New Townhouses;

APPLICANT: William Cromley

LOCATION: 317-329 North Columbus Street

ZONE: CD / Commercial Downtown Zone

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness application, subject to approval of the DSP and Subdivision by the Planning Commission, and with Staff to review final construction details and material specifications of the painted steel front yard fences, stoop railing and the deck trellis/fence, as well as the glass entry canopy and planter boxes, prior to building permit approval.

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 final approval 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 siding or roofing over 100 square feet, windows and 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.

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.



BAR2013-00052



BACKGROUND

On March 20, 2013, the BAR held an informal work session on the subject case and provided comments relating to the overall appropriateness of the project's height, scale, mass and general architectural character (see attached minutes.) Generally, the Board found the proposed development appropriate, noting that this support was subject to further design development.

Because of their extremely large June docket, the Planning Commission will now evaluate the related Development Site Plan and subdivision of these five lots to permit the construction of five residential townhouses (DSP #2012-0024 and Subdivision #2013-0006) on July 2, 2013. Therefore, BAR approval of a Certificate of Appropriateness at the June 19, 2013 hearing will be subject to Planning Commission approval of the DSP and Subdivision in July.

UPDATE

Materials

The applicant has proposed the following materials. Material samples will be available at the hearing.

Face Brick: Con #455 from Potomac Valley Brick and Supply Co. (medium red color with buff colored mortar)

Cast Stone: Arriscraft smooth and rusticated stone from Potomac Valley Brick and Supply Co., light buff color

Roofing: EcoStar synthetic slate shingles, Smoke Gray color

Windows: LePage, painted wood SDL, in conformance with the BAR's window policy

Doors: Painted wood, in conformance with the BAR's policy

Garage Door: 6'-9" wide by 7' tall, 24 panel, painted composite overhead sectional door, Design 4 by Clopay

Porch Light: Kichler wall sconce model #49061

Entry Canopy & First Floor Guardrail: Frosted tempered glass in a painted steel frame

Fence, Stoop Handrail, Deck Trellis: Painted steel vertical balusters

Response to Previous Board/Staff Comments

During the informal work session in March, Board members provided the following suggestions for consideration during design development and requested additional information in anticipation of a Certificate of Appropriateness application (Staff's responses/comments are in *italics*.)

- Alternate the rear and front elevations to present a more traditional punched window fenestration on the front elevation and a glassier fenestration facing the private balconies on the rear.

The interior program and exterior wall proportions do not support this suggestion. The bay windows have remained on the front elevation and the design has not changed since the previous application.

- Increase the front yard setbacks and more differentiation between the buildings.
The proposed 8' front yard setback to the face of the bay window has not changed since the previous application. No front yard setback is required in this zone but this distance will allow additional landscaping and recalls similar front yards nearby.
- Alternate the design of the parapets.
The applicant has revised the design of the parapets to address this concern. The current submission contains two similar but alternating, parapet designs, with either oval or square fixed sash windows in gable end of each townhouse.
- Create more of an emphasis on the entrance on the front elevation.
The front elevation has been changed from the original submission by providing a rusticated stone entry stoop, in lieu of the original open metal stair.
- Consider providing architecturally compatible metal arbors or trellises on the decks between the units, which that could be covered with plant material.
Metal trellises have been added to the submitted plan but require additional construction details.
- Re-study the parapet of the north elevation facing Princess Street to provide architectural interest at the skyline, such as the addition of small wall dormers.
Wall dormers and a decorative chimney were added to the north and south elevations.
- Provide isometric drawings and street sections to show the neighborhood context.
Applicant has provided blockface elevations and included Photoshop context renderings in this packet.
- Provide samples of the materials to be utilized on the buildings.
Applicant has provided this information for the Board's review. Staff will make the material samples available for the Board's review at the public hearing.

Response to Previous Citizen Comments

Additionally, during the March work session, five neighbors across from the proposed development testified they were in favor of the parking lot being redeveloped. However, some expressed concern with specific elements of the proposed design (height, fenestration, massing) and others stated that they objected the design in its entirety. Written and verbal testimony was entered into the record at the public hearing and is summarized below. Staff's responses/comments are in *italics*.

- The proposed development will compromise the historic context of prominent landmark buildings adjacent to the subject site, including Christ Church, Christ Church Rectory, Lloyd House, and the Lee Family Homes.

As shown on the map below, aside from the Christ Church Rectory on Princess Street, the buildings which were referenced are not visible from the site due to large multi-story buildings that line Washington Street. In reference to the Christ Church Rectory, this building is currently flanked on one side by the parking lot of a four-story office building which is oriented toward Washington Street, and a historic building to the east, and faces the subject bank parking lot.



Figure 1. Location of site and neighboring landmark buildings

- The proposed fenestration is not consistent with the established patterns and the relationships of solid to voids found in the district.

The applicant has provided a window/wall ratio study for the subject property (see illustrations below) and examples from two neighboring properties, which convey that the proposal is compatible with the historic fenestration patterns found in the district.



Figure 2. Window Study

- The proposed height of the building is not compatible with scale of the neighboring residential buildings.

As shown on the below map, the heights of many of the surrounding buildings are equal to or higher than a three-story building.



Figure 3. Three or More Story Heights Indicated by Dots. Data taken from City GIS Information

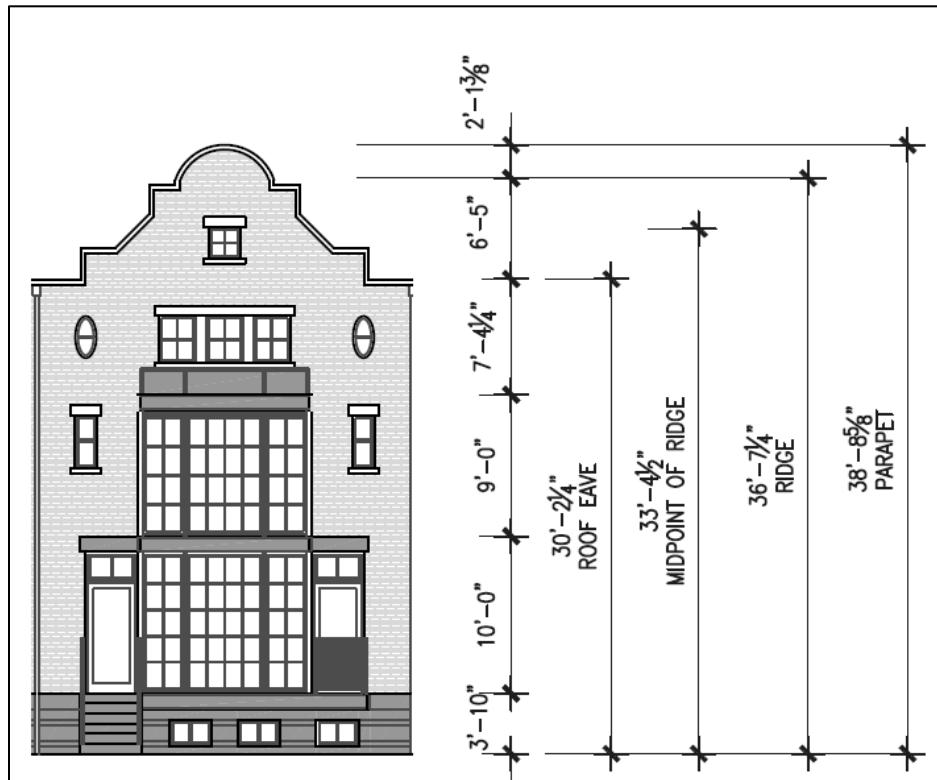


Figure 4. Proposed Elevation

I. ISSUE

Since the Board generally supported the appropriateness of the project’s height, scale, mass and general architectural character, this Certificate of Appropriateness application is for approval of the “exterior architectural features of the buildings”.

The applicant has submitted changes to the design and made refinements to respond to the Board and the public’s comments at the informal work session in March. The current proposal is for five townhouse units fronting on North Columbus Street. These have small front yards with a rear open deck located on the roof of attached two-car garages. Each townhouse will access their garage in the rear via a shared private driveway which faces the bank parking lot. The townhouses contain similar, yet repetitive architectural vocabulary based on modern and historic features found on buildings throughout the district. The townhouses are three-bays wide, two and one-half stories tall with Mission Revival style front gables whose peaks alternate between rounded and pointed, while the gable end windows alternate between square and circular. The front facades feature two-story box bays capped with a planter box. The third floor is punctuated with a gang of three casement windows flanked by alternating oval or square, fixed sash windows. The foundation plinth is composed of rusticated cast stone block and the front entry is detailed with a wood door with a single large glass pane, capped with a glass awning and approached from a rusticated stone stair with a simple painted steel balustrade. The north and south elevation walls are punctuated by a decorative, triple-shaft masonry chimney, a wall dormer and a mixture of 2/2 double-hung, four-light casement and two-light awning windows.



Figure 5: March Proposal - Princess and North Columbus Street Elevations



Figure 6: Current Proposal - Princess and North Columbus Street Elevations

II. HISTORY/CONTEXT

The subject site is located on the southeast corner the intersection of Princess and North Columbus streets. The site is located within the Old and Historic Alexandria District but is also within a few parcels of the Parker-Gray Historic District. There is no architectural distinction between the two districts, so the political boundary is not visually apparent. In addition, this site abuts large commercial and institutional buildings on three sides and the mixed use character of the immediate neighborhood and the proximity to Washington Street require this project to serve as a transition between these large buildings and the townhouses on Columbus Street.

The general character of the surrounding built environment, therefore, allows for some design flexibility. The nearby buildings are a range of building types (civic and commercial buildings, townhouses, semi-detached, and single family dwellings); a range of architectural styles (Georgian, Victorian, Colonial Revival, and mid-20th century contemporary); a range of heights and scales, from two-story to three stories in height (shown in the photos below); and age (from late 18th century to late 20th century).



400 N. Columbus



Barrett Library

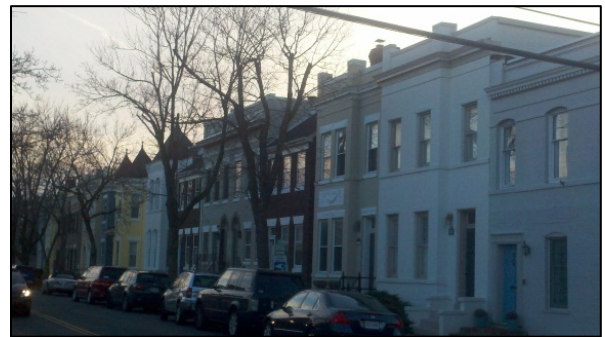


Figure 7: Surrounding/Adjacent Buildings

III. ANALYSIS

Certificate of Appropriateness – Standards for Evaluation

Standards for Evaluation set forth in Section 10 of the Zoning Ordinance must be considered by the Old and Historic Alexandria Board during an application for a Certificate of Appropriateness for new construction. Staff finds the architectural design of this project to be consistent with those *Standards*. The applicant has chosen to introduce design elements which complement yet, do not replicate any specific historic building found within the immediate neighborhood. The design references townhouse developments which were common in the neighborhood in the 19th and 20th centuries through the use of five stylistically similar houses featuring historic architectural elements. The use of unpainted brick, rusticated cast stone foundations, multi-light windows and cast stone lintels are all characteristics of early 20th century architecture in Alexandria. The overall building massing is broken down to a residential scale through the use of projecting bays, and Mission Revival style gables. Finally, as shown below, the buildings will complement the scale and mass of the existing, eclectic mix of architectural styles and building types currently found within the neighborhood.



Figure 8. Existing Conditions - Looking South across the Site on North Columbus at the Barrett Library



Figure 9. Proposed - Looking South on North Columbus



Figure 10. Existing Conditions - Looking North on North Columbus



Figure 11. Proposed - Looking North on North Columbus



Figure 12. Existing Condition – Looking East on Princess toward Washington Street at Wells Fargo Bank



Figure 13. Proposed Condition – Looking East on Princess toward Washington St

Design Guidelines for Residential New Construction

The Board’s adopted *Design Guidelines* serve “...as a distillation of previously accepted design approaches in the historic district.” However, “The guidelines should not be viewed as a device that dictates a specific design response nor should the guidelines be viewed as prohibiting a particular design approach.” (New Residential Construction – Page 2) The italicized excerpts below from the New Residential Construction section of the *Design Guidelines* address specific exterior architectural features of the buildings, as the height, scale, and mass were previously endorsed by the BAR in the concept review hearing.

Style

No single architectural style is mandated. Designs generally should complement and reflect the architectural heritage of the City. For example, abstraction of historic design elements is preferred to a building design which introduces design elements that are not commonly used in the historic districts. While new residential buildings in the historic districts should not create an appearance with no historical basis, direct copying of buildings is discouraged.

The proposed architectural vocabulary is based on a mix of modern and historic elements found on buildings throughout the historic districts, featuring traditional materials and forms with chimneys, dormers, stoops, multi-light fenestration and high-quality ornamentation. As noted during the concept review, the architectural character of the proposed project reflects the late 19th/early 20th century development of many buildings on this portion of N. Columbus Street. According to *A Field Guide to American Houses*, the Mission style was popular from 1890-1920 (McAlester, p. 409) and Mission style front gables are found on numerous historic Alexandria buildings.

The overall project maintains the character-defining urban features of typical Alexandria row house development. Speculative rowhouse developments of stylistically similar, four to eight unit groups were a historic building pattern throughout the 19th and 20th centuries in Old Town and, as shown below, are particularly common nearby on North Columbus Street. The typical developer design response of an eclectic variety of townhouse styles with an artificial patina of age would, therefore, not respond well to the actual historic character of North Columbus Street.



200 block N. Columbus (Church Row)



500 block N. Columbus



700 block N. Columbus



600 block N. Columbus

Figure 14: A Sample of Multi-unit Rowhouse Developments within the Immediate Neighborhood



Figure 15. Wolfe Street Townhouse, now Demolished, Showing a Similar Front Gable Form

Fenestration

The fenestration pattern, that is the relationship of solid to void, such as walls and windows, should be compatible with the historic fenestration patterns in the districts. For example, buildings which express very large areas of void are discouraged.

The proposed fenestration combines a carefully studied combination of individual punched, ganged and bay windows. Large bay windows and expanses of glass were a product of late 19th century glass production and can be seen as a proud display of the architectural technology available in each era on townhomes throughout the historic district. Two story bay windows with front facing gables are featured on the row houses in the 700 block of N. Columbus Street (see figure 14) and many late 19th century bays can be found nearby. The punched windows on the proposed project are well proportioned and use buff colored cast stone lintels and sills in a traditional manner. The windows on the garage will have a simple brick soldier course and the basement windows will use cast stone lintels to match the surrounding stone.



Two story bay window on Prince Street



Bay window on a three-story house at 228 N. Columbus St.



Hammonds Court

Roof

In general, the roof form should reflect the roof forms expressed along the block face. However, as a general rule, the gable end of a structure should not face the street. Roofing materials should reflect the traditional use of wood, metal and slate in the historic districts...The founding act of the city in 1748 required “that no gable or end of such house be on or next to the street...”

Gable ends were not allowed to face the street in the 18th century because the available roofing technology was unable to manage water runoff any other way in an urban setting. By the mid-19th century metal roofing allowed the low slope roofs of Italianate style buildings and the building forms and architectural styles changed in response (see Figure 14). Completely flat roofs were able to be constructed by the early 20th century and several of these historic rowhouse developments nearby display ornamental front gables or dormers.

The gable ends of this project face the street, both to recall the early 20th century building styles and to more easily collect rainwater for re-use on site, in order to minimize storm water runoff in response to recent Chesapeake Bay Act requirements. The applicant is proposing to utilize a “Smoke Gray” EcoSlate for the roof, which has previously been approved by the Board for new construction within the district.

Architectural Detailing

Architectural detailing such as cornices, lintels, arches, and chimneys should express the traditional quality and quantity of architectural detailing found on historic structures throughout the districts.

The proposed elevations indicate an appropriate balance between the ornamental embellishment found on a traditional building and the modern, simplified esthetic of a contemporary building.



Example of the Frosted Glass Canopy Proposed Above the Entrance Doors (314 Queen Street)

Although there is some level of small scale detail that is still not shown on the drawings provided, Staff believes that the exterior design is sufficient for the BAR to evaluate for review and approval, with Staff to review final construction details and material specifications of painted steel front yard fences, stop railing and the deck trellis/fence, as well as the glass entry canopy and planter boxes prior to building permit approval.

Materials

The predominant building materials for residential buildings in the historic districts are wood and brick. In addition, there are a number of stone buildings. The building materials for new residential structures should reflect these traditional materials.

The use of unpainted red brick, a rusticated cast stone foundation, multi-light windows with cast stone lintels, and slate roofing are all characteristics of early 20th century architecture in Alexandria. The applicant has provided materials samples for the wall surfaces and the roofing materials as well as specifications sheets for the garage doors and the light fixtures for the Board's review and consideration.

Color

The color proposed for new residential buildings should be compatible with that in use on historic buildings in the districts. The B.A.R. Staff has developed a 'Color Chart of Historically Accurate Paint Colors in the Old and Historic Alexandria District and the Parker-Gray District' which can be consulted to help determine appropriate colors which reflect the historic heritage of the City.

By practice, the BAR does not review paint color but Staff finds the proposed color scheme of red brick, rusticated cast-stone foundation and lintels, and a Smoke gray, Ecoslate roof to be historically appropriate for contemporary rowhouses recalling an early 20th century style. Staff notes that some of the Photoshop computer renderings appear to show a darker redish/brown brick, while the applicant has submitted a medium red brick sample much preferred by Staff.

Summary

Staff strongly supports the overall architectural character of this project and feels the proposed design is in conformance with the Board's *Certificate of Appropriateness Standards* and the *Design Guidelines for New Construction*. It is compatible in both design and scale with nearby buildings of historic merit and consistent with the existing and established block faces and overall development patterns within the district. Staff finds that the proposal is appropriate for new residential development within the historic district. Staff recommends that the Board approve the Certificate of Appropriateness application, with the condition that Staff review the final construction details and material specifications of painted steel front yard fences, the stoop railing and the deck trellis/fence, as well as the glass entry canopy and planter boxes, to insure that they are in keeping with the architectural character represented in the renderings, prior to building permit approval.

STAFF

Michele Oaks, 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

Planning and Zoning: Development

Findings

1. This project is subject to separate City review under site plan submission DSP2012-0024. Comments specific to the site plan, including zoning, layout and landscape comments are not repeated here.

Recommendations

2. The applicant is permitted to request waivers from the BAR for vision clearance requirement for Lot 602 (the corner lot), per Zoning Ordinance Section 7-802. BAR is requested to indicate whether this waiver is acceptable. (Based on current drawings, this comment is now withdrawn.)
3. Develop a fixed screen or trellis between units on the garage roof decks. The application shall be consistent to all units and may incorporate a green screen or climbing plant element.

Archaeology

1. Hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. (Archaeology)
2. The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Resource Management Plan is in place to recover significant resources in concert with construction activities. * (Archaeology)
3. Certificates of Occupancy shall not be issued for this property until interpretive elements have been constructed, interpretive markers have been erected, and the final archaeological report has been received and approved by the City Archaeologist.*** (Archaeology)
4. Call Alexandria Archaeology (703/746-4399) two weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for city archaeologists can be arranged. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

5. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a

City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

6. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
7. The Archaeological Evaluation for this project shall include scraping off the fill and any buried surface layers to look for evidence of grave shafts in a 20-foot wide strip along the southern edge of the development property.
8. It is illegal to disturb human remains without obtaining appropriate legal authorization. If burials are found during the archaeological investigation and need to be moved prior to development, the applicant shall be responsible for the archaeological removal and for obtaining the necessary legal documents, including a permit from the Virginia Department of Historic Resources for the archaeological removal of burials. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.
9. It is recommended that the testing for the presence of grave shafts be completed prior to the submission of the Final Site Plan. If graves are discovered, the applicant shall apply for the VDHR permit for the archaeological removal of burials after the testing. However, if the applicant opts for testing for the presence of grave shafts is to be conducted after the approval of the Final Site Plan, the applicant shall apply for an anticipatory burial removal permit prior to the submission of the Final Site Plan. This ensures that there will be no delays to the construction project if burials are discovered and need to be archaeologically removed.

Code Administration

F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Services Division Chief at ken.granata@alexandriava.gov 703.746.4193. (Code)

C-1 New construction shall comply with the current Uniform Statewide Building Code (USBC) at the time of permit submission.

Transportation and Environmental Services (T&ES)

No Comments Received.

V. ATTACHMENTS

1 – Supporting Materials

2 – Application for BAR201-0052 at 317-329 North Columbus Street

3 – March 20, 2013 BAR Concept Review Minutes

ARCHITECT:

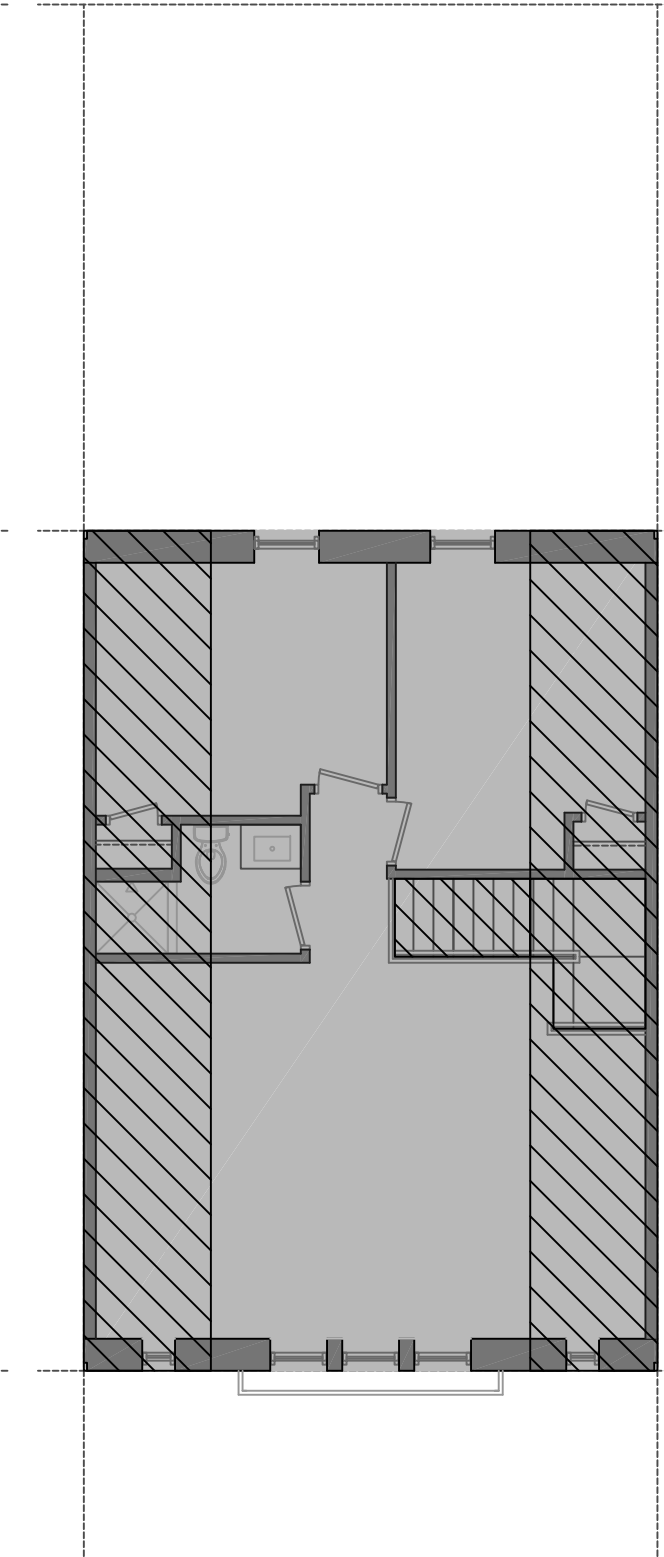
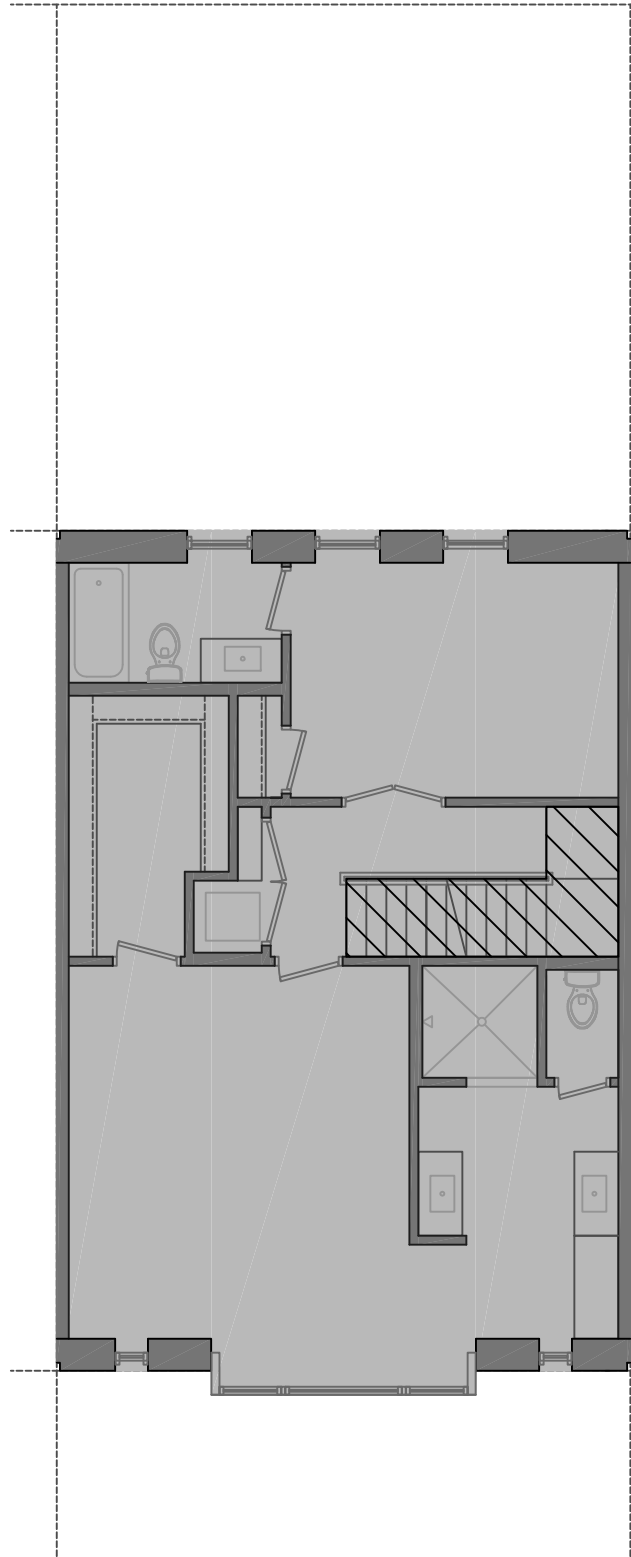
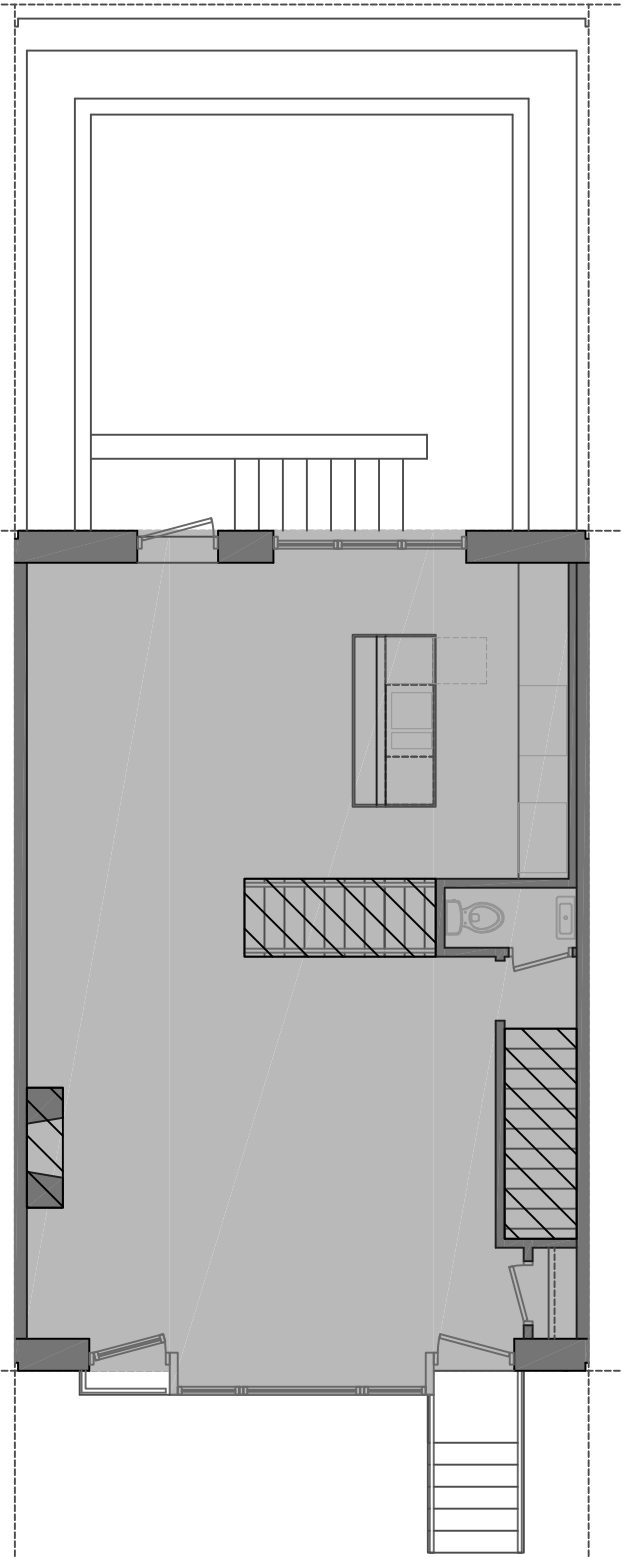
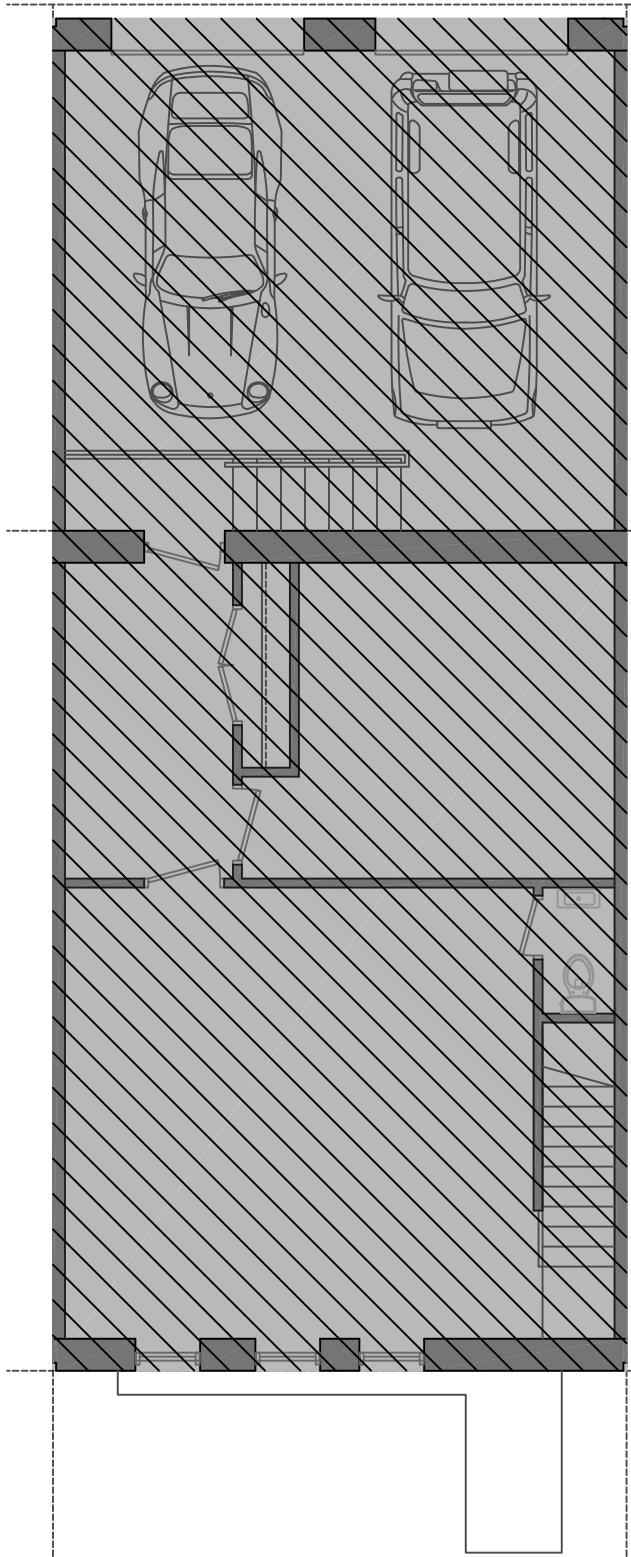
325 north patrick street
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Karen M. Conkey architect LLC

DESIGN & DEVELOPMENT:

William Cromley

426 N. Columbus St.
Alexandria, VA 22314

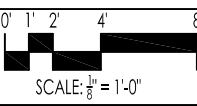


1 BASEMENT FLOOR PLAN
A1.1 SCALE = 1/8" = 1'-0"

2 1ST FLOOR PLAN
A1.1 SCALE = 1/8" = 1'-0"

3 2ND FLOOR PLAN
A1.1 SCALE = 1/8" = 1'-0"

4 3RD FLOOR PLAN
A1.1 SCALE = 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"

19 FEBRUARY 2013

PROJECT NAME:

Cromley Row

317 - 325 North Columbus Street
Alexandria, VA 22314

DRAWING TITLE:

FLOOR PLANS

KEY

- AREAS OF PROPOSED SQUARE FOOTAGE
- AREAS OF DEDUCTIONS (BASEMENT AREAS, CHIMNEYS, STAIRS, AND AREAS BELOW 7'-6")

SCHEMATIC DESIGN

ASK
1.1

13	5/20/13	DD/Update leader placement
12	5/19/13	DD/Bar submittal
11	5/14/13	DD/Progress BAR
10	5/12/13	DD/Color study
9	4/23/13	DD/Add hoods
8	4/2/13	DD/Revise gables
7	3/31/13	DD/CameraMatch2
6	3/29/13	DD/CameraMatch2Prelim
5	2/18/13	DD/BAR set
4	2/17/13	DD/BAR sheets
3	2/17/13	DD/Progress print
2	2/15/13	DD/Progress print
1	02/11/13	Set-up file

Mark Date Issue Note



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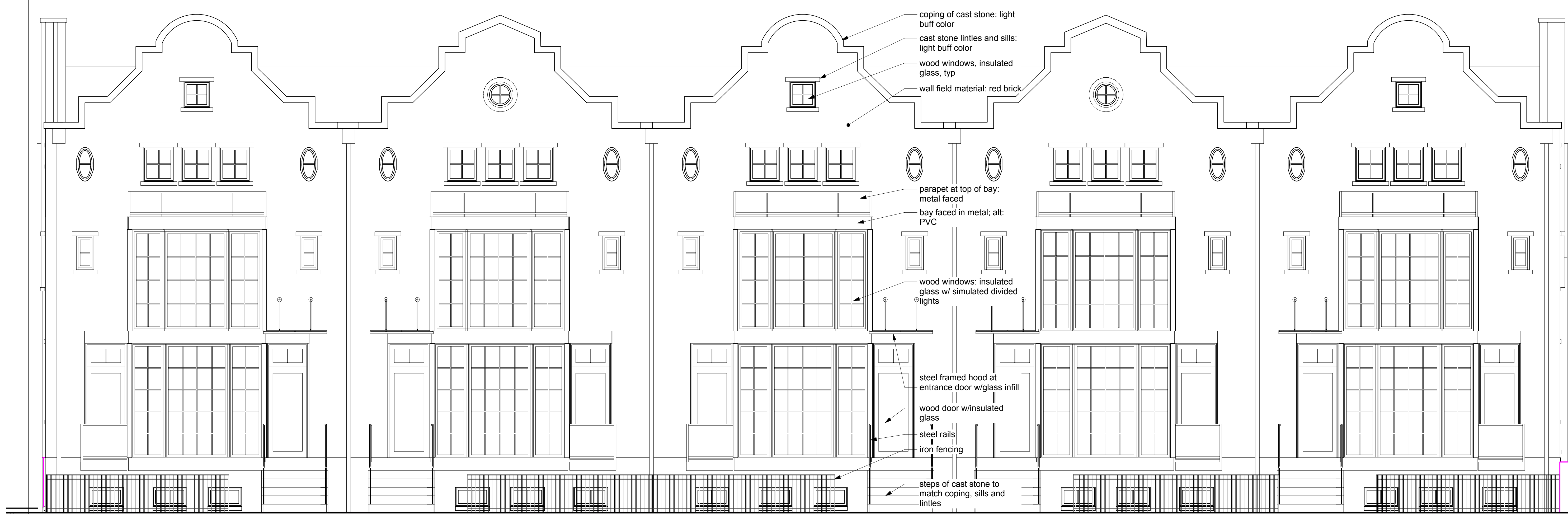
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WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

CROMLEY ROW

317-325

N. Columbus Street
Alexandria, VA 22314

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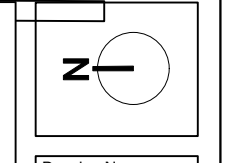
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Alexandria, VA 22314

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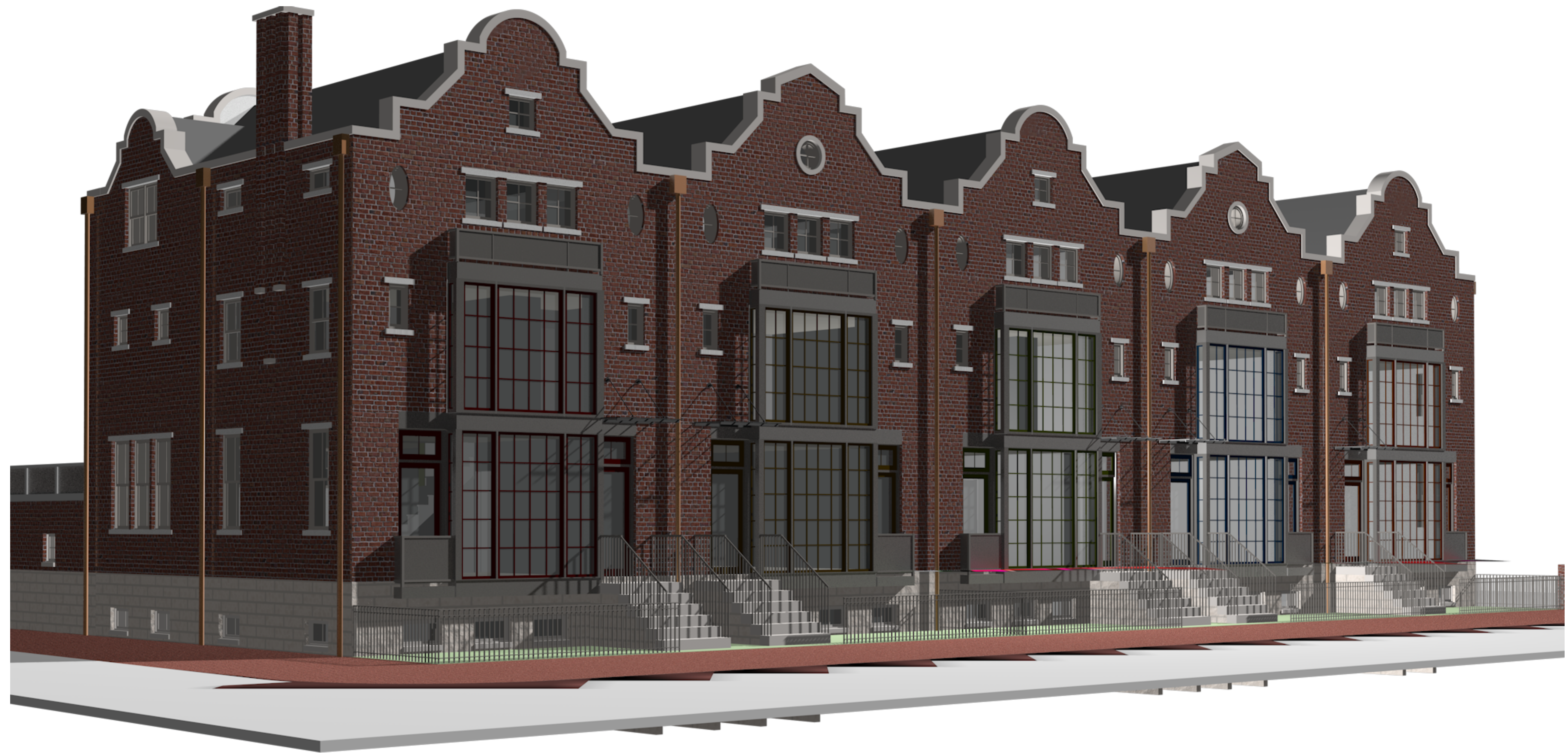
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Alexandria, VA 22314

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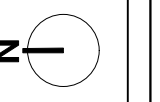
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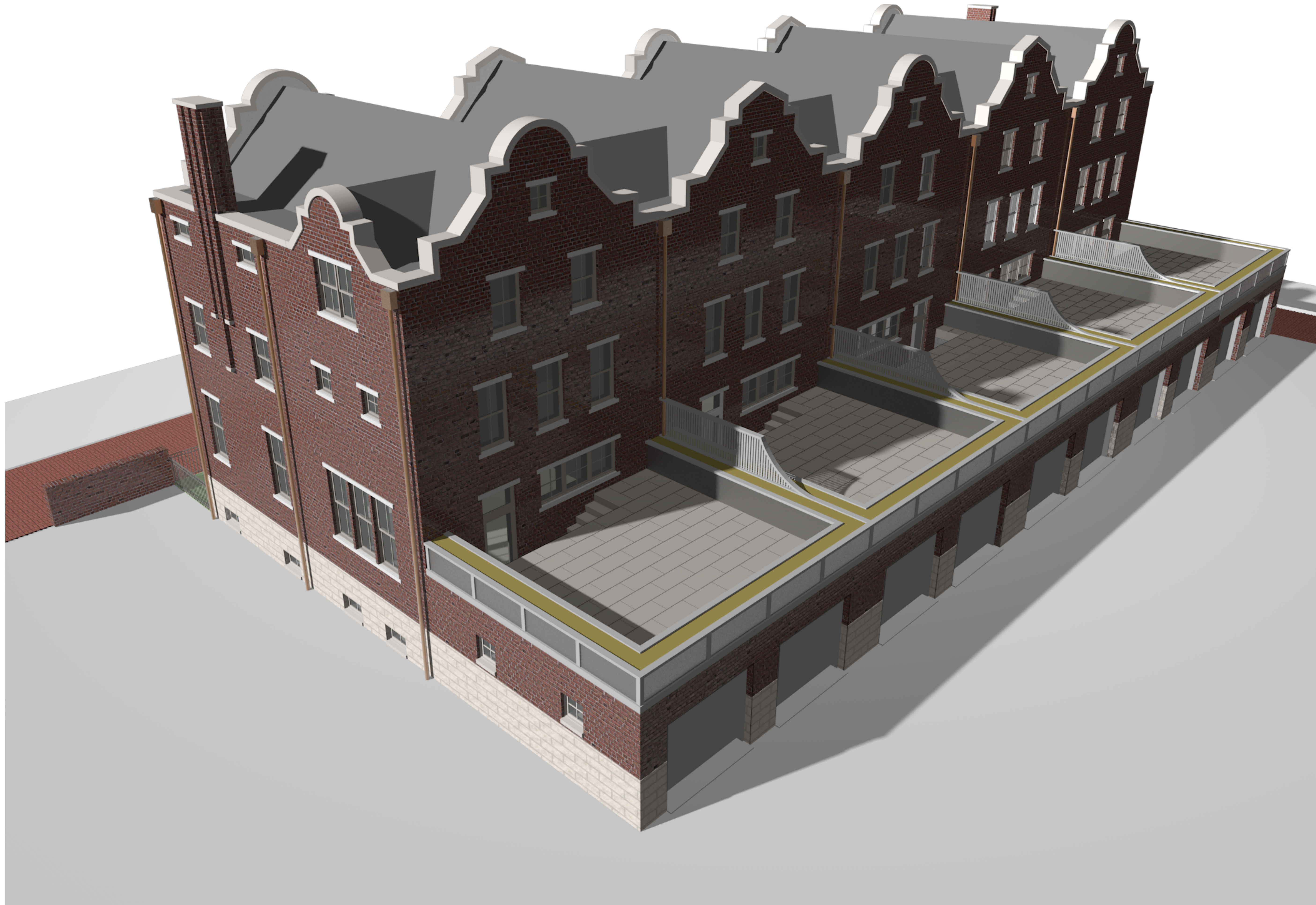
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N. Columbus Street
Alexandria, VA 22314

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8	02/10	EDInterior plans
7	02/10	EDConceptual
6	01/10	EDConceptual/Photos
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2	01/10	EDProgress print
1	01/10	Survey file

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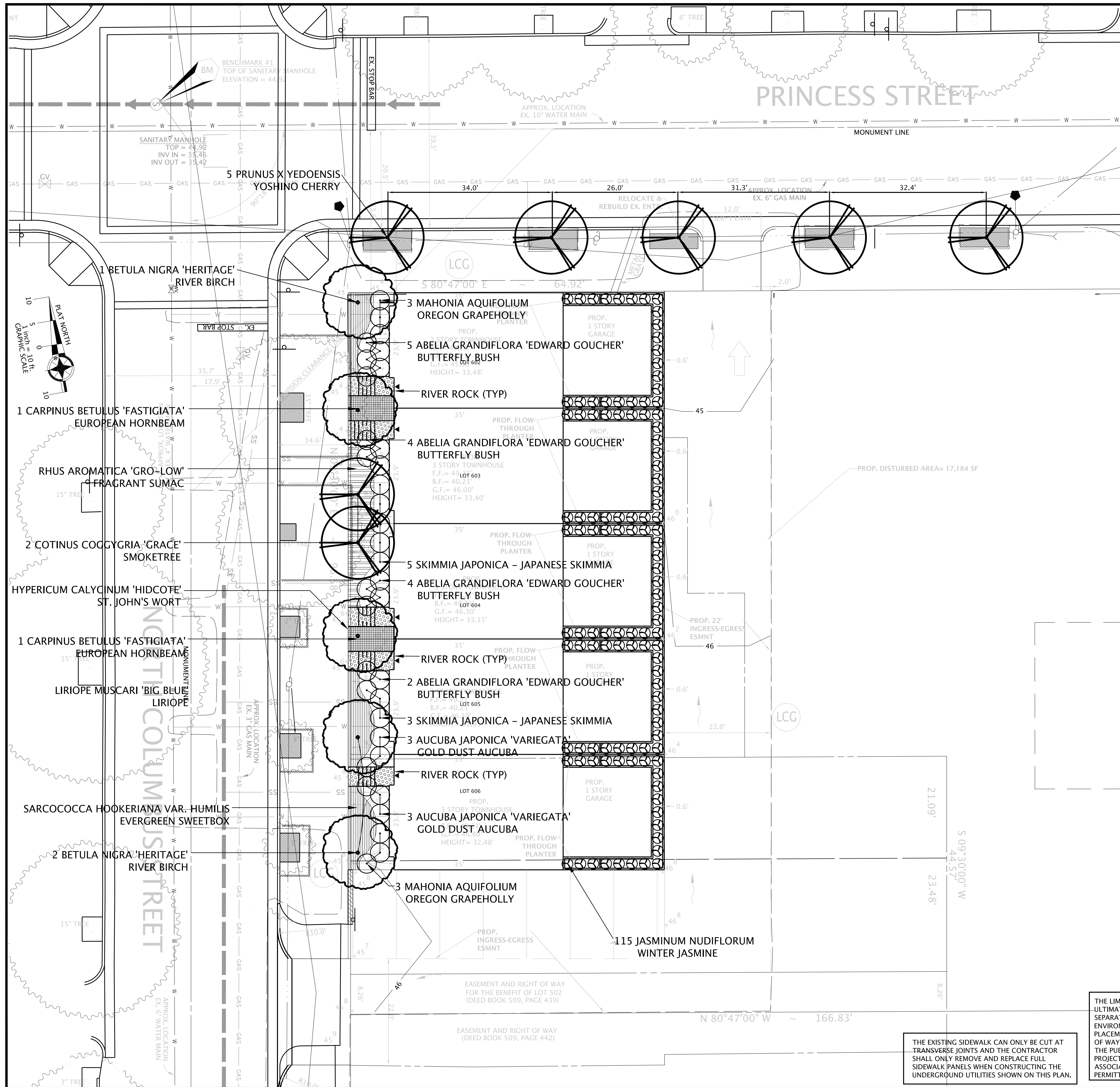
4-WAY

Cherry St

Pine St

Blue directional sign with a white arrow pointing left.





- LEGEND**
- 280 --- EXISTING CONTOUR MAJOR
 - 288 --- EXISTING CONTOUR MINOR
 - 280 --- PROPOSED MAJOR CONTOUR
 - 282 --- PROPOSED CONTOUR
 - 287.16 EXISTING SPOT ELEVATION
 - 10⁸ * PROPOSED SPOT ELEVATION
 - SS --- PROPOSED SANITARY LINE
 - W --- EXISTING SANITARY
 - W --- PROPOSED WATER LINE
 - W --- EXISTING WATER LINE
 - --- PROPOSED STORM WATER PIPE
 - --- EXISTING STORM WATER PIPE
 - --- PROPOSED TREE LINE
 - --- EXISTING TREE LINE
 - --- EXISTING EDGE OF PAVEMENT
 - OHW --- EXISTING OVERHEAD UTILITY
 - (LCC) LIMITS OF CLEARING & GRADING
 - (P) PROPOSED SUMP PUMP LOCATION
 - ▼ BUILDING ENTRANCES

Surveyors
Inc.
DOMINION
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX 703-799-6412

LANDSCAPE PLAN
CROMLEY ROW
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 10'
MARCH 5, 2013

No. _____
FILE# 05-13
DSI # 120827016

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING AND ZONING

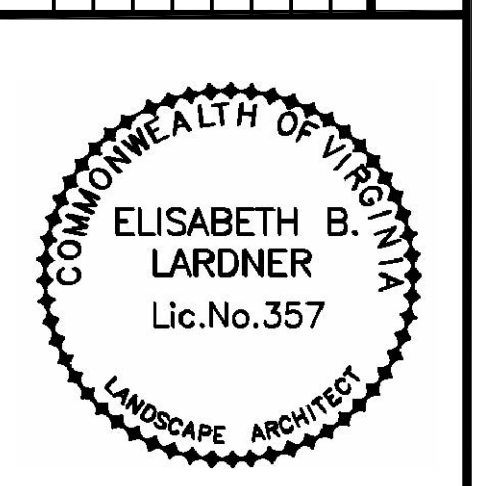
DIRECTOR DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. DSP2012-00024

DIRECTOR DATE _____

CHAIRMAN, PLANNING COMMISSION DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____



SHEET 12 OF 19

THE LIMITS OF DISTURBANCE AS SHOWN ON THIS PLAN ARE THE ULTIMATE LIMITS FOR THE PROJECT. THE CONTRACTOR MUST APPLY SEPARATELY TO THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&S) FOR ANY WORK, INCLUDING THE PLACEMENT OF CONSTRUCTION FENCING, WITHIN THE PUBLIC RIGHT OF WAY. THE CITY WILL NOT ALLOW INCLUSION OF ANY PORTION OF THE PUBLIC RIGHT OF WAY, INCLUDING SIDEWALKS, INTO THE PROJECT AREA FOR THE PROJECT DURATION. WORK AND ASSOCIATED CLOSURES IN THE PUBLIC RIGHT OF WAY WILL BE PERMITTED SEPARATELY ON AN AS NEEDED BASIS BY T&S

THE EXISTING SIDEWALK CAN ONLY BE CUT AT TRANSVERSE JOINTS AND THE CONTRACTOR SHALL ONLY REMOVE AND REPLACE FULL SIDEWALK PANELS WHEN CONSTRUCTING THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN.

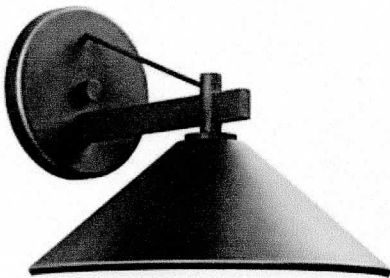
Kichler 49061

Contemporary / Modern Single Light Large Outdoor Wall Sconce from the Ripley Collection

Item #: BCI1035471

View the entire [Ripley Collection](#)

KICHLER



Kichler Outdoor Lighting Sale!

No coupon necessary. 10% off Outdoor Lighting, Fans and more!
Offer Ends 5/31/2013

\$113.40

Originally \$189.00, You Save 40%



[Read 2 Reviews](#)

[Write a Review](#)

Shipping:

Free Shipping! [See Details](#)

Ships In:

This item ships in 24 to 48 hours.

Finish:

Olde Bronze

50 In Stock

1

Qty

[Add To Cart](#)

[Return Policy](#)

Technical Specs

Bulb Base	Medium (E26)
Bulb Type	Incandescent
Collection	Ripley
Configuration	Wall Sconce
Dark Sky	Yes
Depth	13
Energy Star	No
Extension	13
Height	9.875, 9.88
Light Direction	Down Lighting
Material	Aluminum
Number of Bulbs	1
Photocell	No
Plug In	No
Suggested Room Fit	Outdoor
Theme	Craftsman / Mission
UL Listed	Yes

Product Videos

[Do It Yourself: Installing an Outdoor Wall Sconce](#)

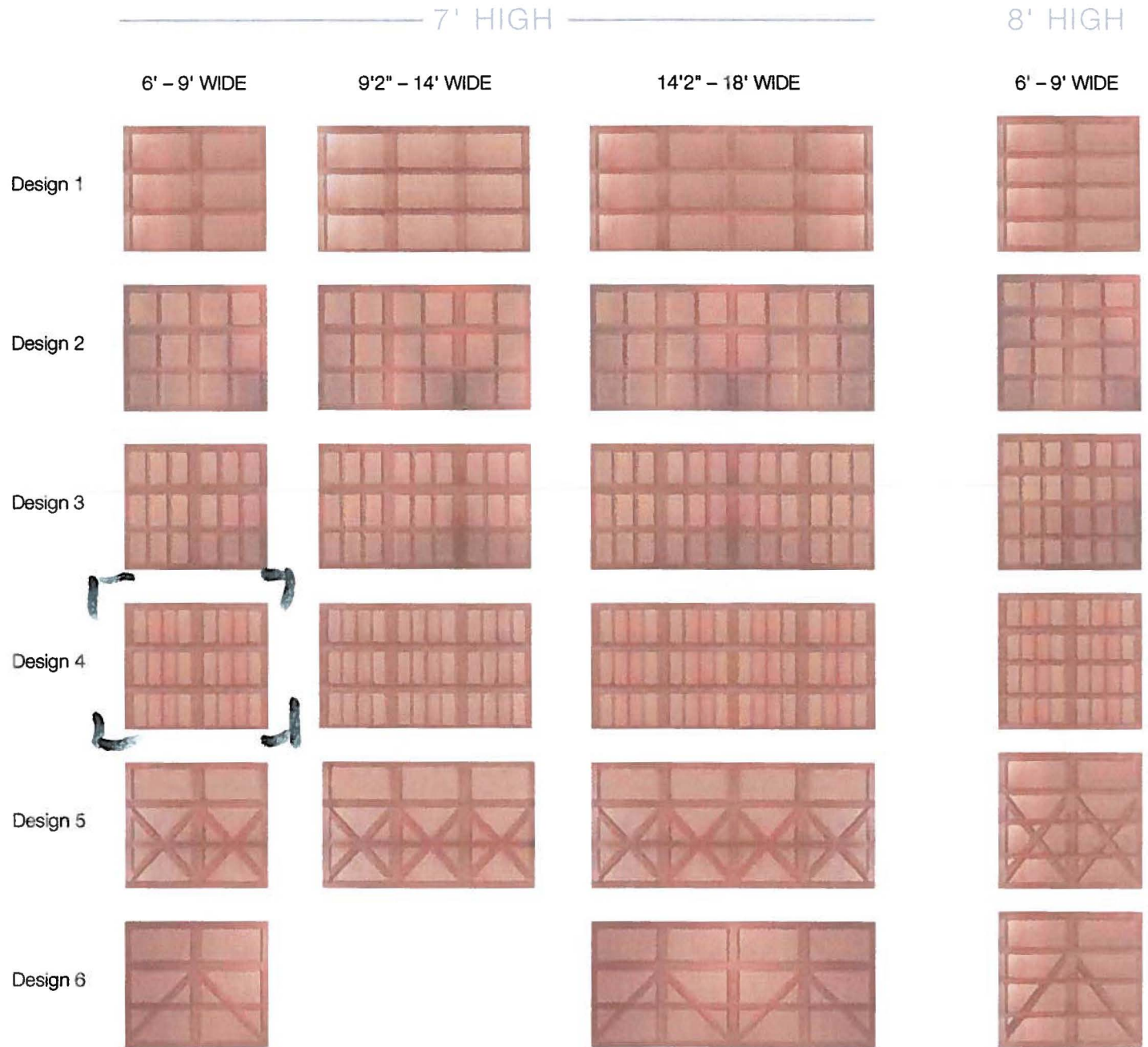
Learn how to change out your wall sconce to update your home. Follow Justin Bergson as he shows you the step-by-step procedure in making this project a quick and simple one

Product Details for the Kichler 49061

Single Light Large Outdoor Wall Sconce from the Ripley Collection

- Single light down lighting outdoor wall sconce
- Requires 1 60w Medium base bulb (not included)
- Backplate: 5.875" diameter

Reserve Semi-Custom Base Door Designs



Standard widths are 8'0", 9'0", 10'0", 15'0", 15'6", 16'0", and 18'0" (nonstandard widths are available in 2" increments from 6'0" to 18'0").

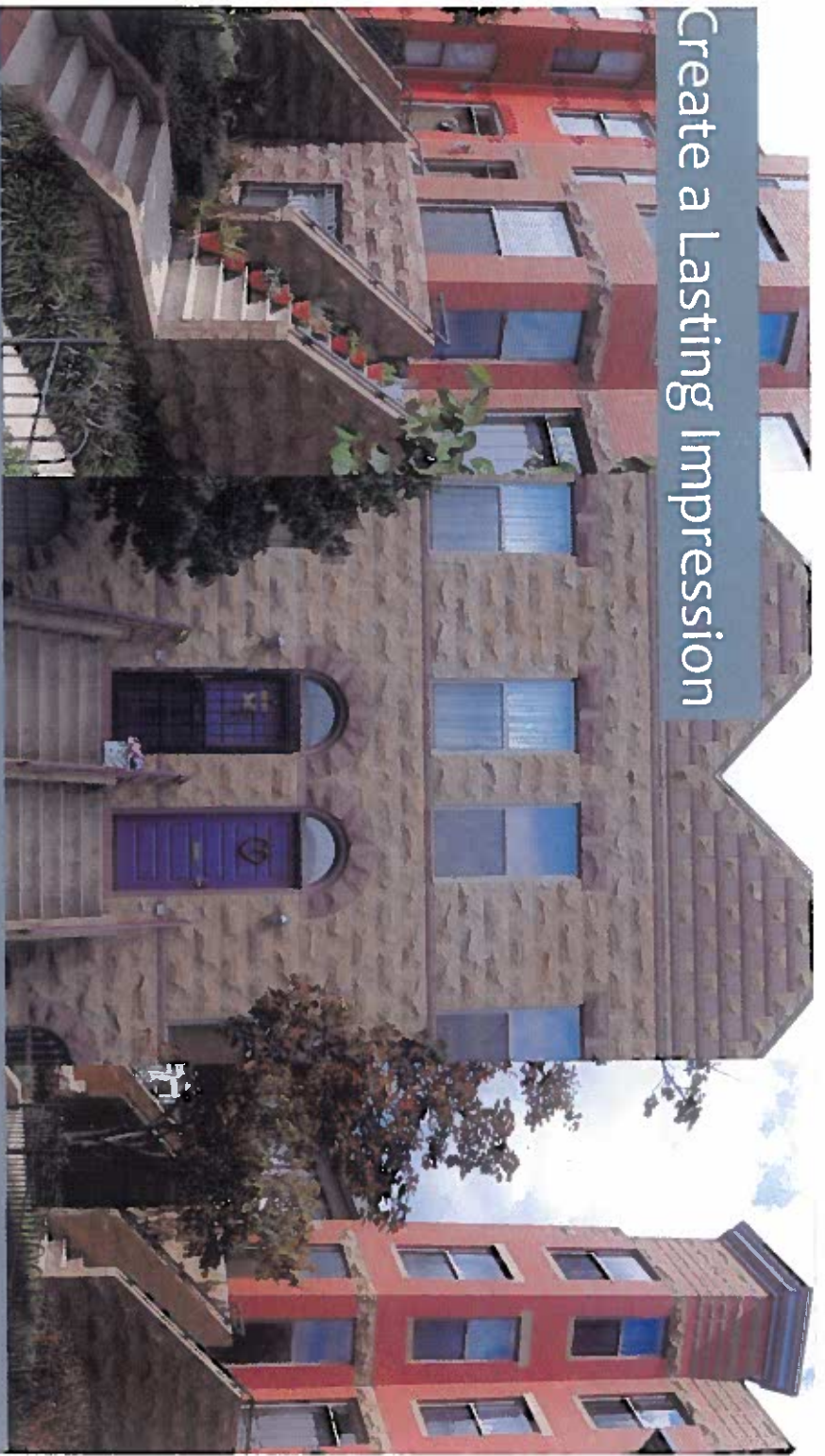
Optional center groove is available.

Design 6 not available 9'2" to 14' widths.

Door heights are 6'6" (3 sections), 7'0" (3 sections), 7'6" (4 sections) and 8'0" (4 sections). Not all panel and window designs are available in all section width and height configurations (contact your Pro-Series dealer for details).

Design 5 not available 6'6" height.

Create a Lasting Impression

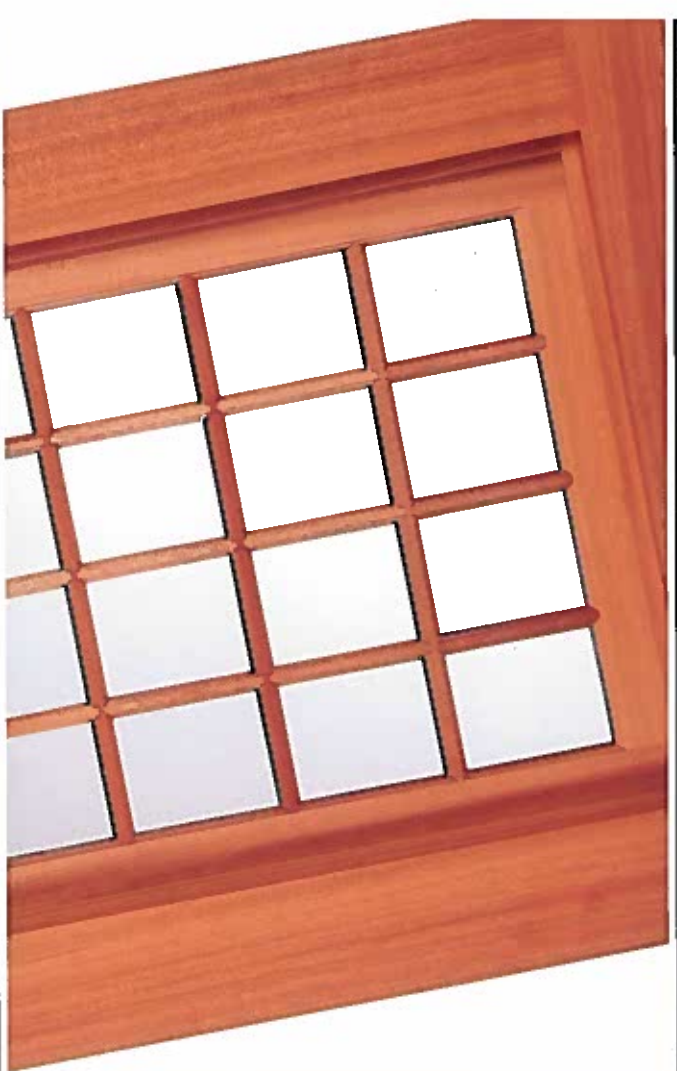



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BUILT ON A FOUNDATION OF SERVICE

Ellen Wilson Townh
Virginia Avenue SE, Washingt
Renaissance® Pla
Olive and Custom
Architect: Weinsten and Asso
Mason: Genco Ma



XL DOUBLE HUNG

In the great manor houses of Europe, the windows are typically framed entirely in wood. It's a classic, old-world aesthetic. Lepage double-hung windows descend from that tradition. They offer the premium look of a 19th century design, with no visible tracks or springs to betray their recent lineage. Performance is modern, however, with superb thermal properties and a high-grade balance to lift the heaviest windows with ease.

A bit of the old world, a bit of the new. With Lepage, you'll have the best of both.

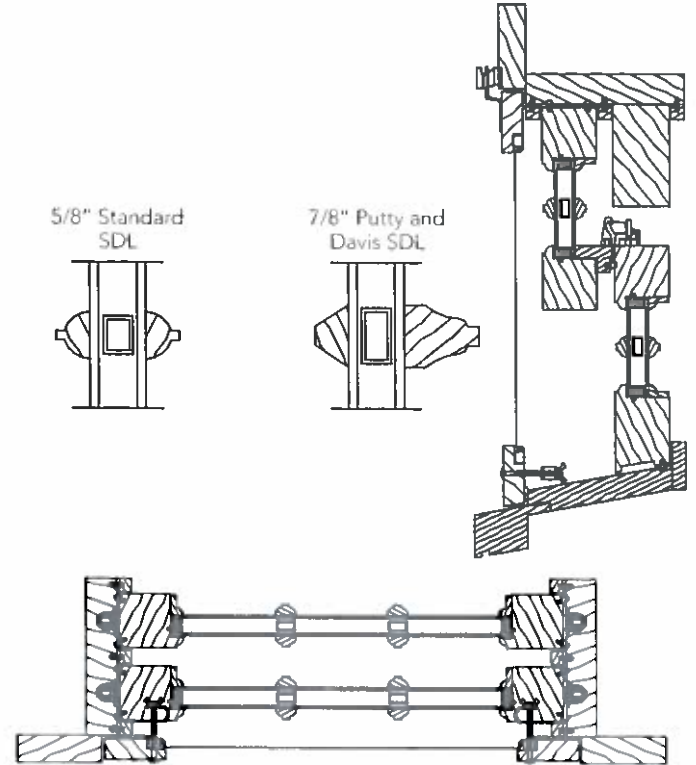


XL DOUBLE HUNG

FEATURES & BENEFITS:

- Available in solid Pine, Douglas Fir and Mahogany
- Custom and standard sizes
- Clear wood, stained, primed or painted
- 2 ¼" thick sash
- Wide variety of simulated and true divided muntins
- Metallic, White, Black and Bronze glass spacers available
- Wide variety of sill nosing and casing profiles
- Wide variety of residential or commercial glass options
- Wood or aluminum screen, with a variety of mesh and glass storm panel options
- Solid brass hardware available in a variety of finishes
- Removable sash stops
- Concealed weather-stripping of the highest quality and performance
- Available in double hung or single hung
- Concealed Ultra-Lift spiral balance

DETAILS:



Typical horizontal and vertical details

FEATURED DETAILS:



Solid brass CNC machined sash locks



Concealed weather-strip



Wood jambs with removable sash stops

WOOD SPECIES:



Pine



Douglas Fir



Mahogany

CANADA

Lepage Millwork
P.O. Box 1298
141, chemin des Raymond
Riviere-du-Loup, Québec G5R 4L9

Tel: (800) 463-1367
Fax: (866) 551-2391

UNITED STATES

Lepage Millwork
P.O. Box 883
1085 Park Street
Palmer, MA 01069

Tel: (877) 289-0191
Fax: (877) 289-0190

AUTHORIZED DISTRIBUTOR

Lepage Millwork is a Canadian Registered trademark and a pending U.S. trademark of Alphonse Lepage, Inc.

www.lepagemillwork.com



PUSH-OUT CASEMENT



Lepage push-out casements descend from the modern tradition of bold, unobstructed views. They are the design of choice where access is an issue, a rare marriage of form and function. Styled and crafted for the premium home, Lepage push-outs offer multi-point locking and high-grade hardware, with or without sash stays, for unparalleled feel and performance. And with their superb airflow and optional hinged wooden screens, they embody a living aesthetic that is equally suited to modern and traditional settings.



PUSH-OUT CASEMENT

FEATURES & BENEFITS:

- Available in solid Pine, Douglas Fir and Mahogany
- Custom and standard sizes
- Wood or extruded aluminum clad exterior
- Clear wood, stained, primed or painted
- 1 3/4" or 2 1/4" thick sash
- Wide variety of simulated and true divided muntins
- Metallic, White, Black and Bronze glass spacers available
- Wide variety of sill nosing and casing profiles
- Wide variety of residential or commercial glass options
- Wood interior swinging screens with a variety of mesh options
- Multi-point hardware available in a variety of finishes
- Sash stays (only available on wood units) in a variety of finishes
- Concealed weather-stripping of the highest quality and performance
- Push-out French casement option available

FEATURED DETAILS:



Multi-point locking hardware



Wood push-out casement optional sash stay

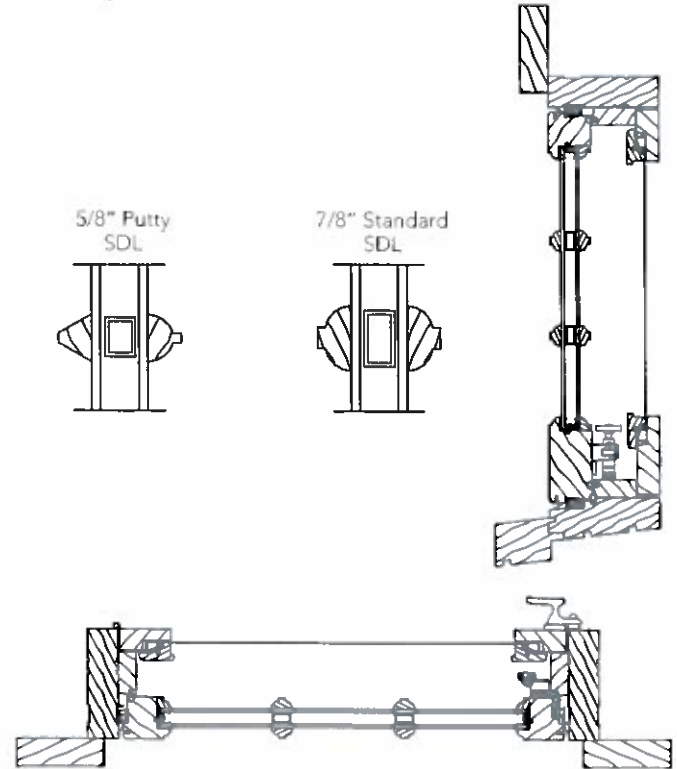


Wood interior swinging screen locking hardware

AUTHORIZED DISTRIBUTOR

Lepage Millwork is a Canadian Registered trademark and a pending U.S. trademark of Alphonse Lepage, Inc.

DETAILS:



Typical horizontal and vertical details

WOOD SPECIES:



Pine



Douglas Fir



Mahogany

CANADA

Lepage Millwork
P.O. Box 1298
141, chemin des Raymond
Rivière-du-Loup, Québec G5R 4L9

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Fax: (877) 289-0190

www.lepagemillwork.com



ADDRESS OF PROJECT: 329-317 N. Columbus St.
TAX MAP AND PARCEL: 64.04-02-01 thru 64.04-02-07 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: William Cromley (Contract Owner)
 Address: 426 N. Columbus St.
 City: Alexandria State: VA Zip: 22314
 Phone: 703-973-2250 E-mail: wm.cromley@mindspring

Authorized Agent *(if applicable):* Attorney Architect _____
 Name: William Cromley Phone: 703-973-2250
 E-mail: wm.cromley@mindsprir

Legal Property Owner:
 Name: MRS Real Estate Investment Properties LLC
 Address: 2045 Lord Fairfax Rd.
 City: Vienna State: VA Zip: 22182
 Phone: 703-625-3400 E-mail: ousri@cox.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
 - doors
 - lighting
 - other _____
 - fence, gate or garden wall
 - windows
 - pergola/trellis
 - HVAC equipment
 - siding
 - painting unpainted masonry
 - shutters
 - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

Construct five new townhouses.

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.

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.*

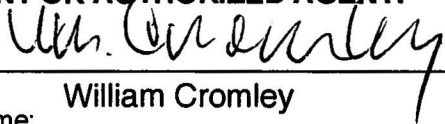
- N/A
- Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
 - Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment 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: William Cromley

Date: 5/20/13

OWNERSHIP AND DISCLOSURE STATEMENT
Use additional sheets if necessary

2013-00052

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. William Cromley	426 N. Columbus St.	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 329-317 N. Columbus St. (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. William Cromley	426 N. Columbus St.	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. William Cromley	None	None
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.

5/20/13 William Cromley 

Date Printed Name Signature



DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 321 North Columbus Street Zone CD

A2. $\frac{1,552 \text{ SF}}{\text{Total Lot Area}} \times 1.5 = 2,328 \text{ SF}$
Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	0 SF	Basement**	0 SF
First Floor	0 SF	Stairways**	0 SF
Second Floor	0 SF	Mechanical**	0 SF
Third Floor	0 SF	Other** < 7' -6"	0 SF
Porches/ Other	0 SF	Total Exclusions	
Total Gross *	0 SF		0 SF

B1. Existing Gross Floor Area *
0 Sq. Ft.
B2. Allowable Floor Exclusions**
0 Sq. Ft.
B3. Existing Floor Area minus Exclusions
0 Sq. Ft.
(subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	821 SF	Basement**	821 SF
First Floor	1368 SF	Stairways**	143 SF
Second Floor	847 SF	Mechanical**	8 SF
Third Floor	837 SF	Other** < 7' -6"	865 SF
Porches/ Other	0 SF	Total Exclusions	1837 SF
Total Gross *	3,873 SF		

C1. Proposed Gross Floor Area *
3,873 Sq. Ft.
C2. Allowable Floor Exclusions**
1,837 Sq. Ft.
C3. Proposed Floor Area minus Exclusions
2,036 Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2,036 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 2,328 Sq. Ft.

*Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the zoning ordinance (Section 2-145(B)) and consult with zoning staff for information regarding allowable exclusions.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations

Existing Open Space	0 SF
Required Open Space	543 SF
Proposed Open Space	668 SF

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: Wm. Crowley

Date: 19 February 2013

**Excerpt from
*****APPROVED MINUTES*******

Alexandria Board of Architectural Review
Old & Historic Alexandria District

Wednesday, March 20, 2013
7:30pm, City Council Chambers, City Hall
301 King Street, Alexandria, Virginia 22314

Members Present: Tom Hulfish, Chairman
Oscar Fitzgerald, Vice Chairman
Chip Carlin
Art Keleher
Wayne Neale
John von Senden

Members Absent: Peter Smeallie

Staff Present: Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager
Catherine Miliaras, Historic Preservation Planner

Item #12

An informal work session with public testimony regarding the proposed development at 317-329 N Columbus St.

SPEAKERS:

Bill Cromley, applicant, presented his concept plan for the townhouse development on the existing parking lot in the 300 block of North Columbus Street. He studied the site's context and noted that there were several examples nearby of early 20th-century residential rowhouse architecture on North Columbus Street. He wanted a 20th-century style building with predominant two-story bays. He sought light and life at the site and noted that it will be LEED certified construction.

Linda Waguaditch, resident at 326 North Columbus Street, was happy to see the parking lot redeveloped but not supportive of the proposed design.

Eli Bronstein, resident at 330 North Columbus Street, agreed with the previous speaker and found the conceptual drawings too shocking.

Richard Calderon, resident at 334 North Columbus Street, submitted a report outlining the character of the west side of the 300 block of North Columbus Street and spoke in opposition to the proposed design.

Sandy Northrup, resident at 312 North Columbus Street, opposed the design finding it overwhelming and impersonal.

Steve Bucci, resident of the 300 block of North Columbus Street, opposed the design.

BOARD DISCUSSION:

Mr. Neale noted the urban context of this particular site and how most houses in Old Town face east and west with alleys running north/south. This particular site, therefore, faces residential on the west but is surrounded by commercial and institutional properties on three other sides. He raised the concept of “en fronting” which matches the use within the buildings across the street rather than the other sides. He also supported the way that this row of townhouses separated the existing residential on the west side of North Columbus Street from the parking lot and commercial uses on Washington Street. He commented that the end units were an opportunity to do something unique and recommended further refinement of these units. He recommended that the connection between the street and the entrances be improved. He suggested switching the rear and front elevations to present a more traditional punched window fenestration on the front elevation and a glassier fenestration facing the private balconies on the rear.

Mr. Keleher stated that he was not fond of the design. He thought the proposal needed more setbacks and differentiation between the buildings. He was pleased the parking lot was being redeveloped.

Dr. Fitzgerald appreciated the applicant’s effort to make the buildings more memorable, noting that there is precedent for that on Queen Street and that most buildings in Old Town are not particularly memorable. He favored the idea of alternating parapets, as suggested in the report by Staff. He also noted that this is not an entirely residential block and that there were many different types of buildings in the immediate area.

Mr. von Senden liked the design and noted that vernacular architecture has always involved repetitive architecture which subsequent owners then altered over time. He preferred the punched windows of the rear elevation over the scale of the bay on the front elevation. He suggested integrating the door and window designs with more emphasis on the entrance. He noted that this site is a transitional area between townhouses and adjacent large commercial and institutional buildings. Finally, he pointed out that the Secretary of the Interior’s Standards advise that new construction should be of its time and contextual rather than strict copies of previous styles, so he felt no need to match the styles of the homes across the street.

Mr. Carlin noted that this project was in the early stages of design and that the applicant was very sensitive to Alexandria architecture and design. The drawings did not adequately show the context of the scale and mass relative to the surrounding buildings. He suggested looking at the exposed wall of the basement level to study how it relates to pedestrians on the sidewalk. He also recommended the preparation of isometrics, bird’s-eye views and street sections to show the neighborhood context. He noted there was still ample time to contemplate an appropriate architectural style for this location.

Mr. Neale followed up with a request to overlay scale drawings of this project on the existing residential architecture to understand the relational scale of both sides of the block.

Chairman Hulfish commented that the Board would not take a vote but that the comments provided by the Board members would give the applicant direction prior to returning for a Certificate of Appropriateness.

*****APPROVED MINUTES*****

Alexandria Board of Architectural Review
Old & Historic Alexandria District

Wednesday, June 19, 2013
7:30pm, City Council Chambers, City Hall
301 King Street, Alexandria, Virginia 22314

Members Present: Tom Hulfish, Chairman
Oscar Fitzgerald
Chip Carlin
Wayne Neale

Members Absent: Art Keleher
Peter Smeallie
John von Senden

Staff Present: Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager
Stephanie Sample, Historic Preservation Planner

The meeting was called to order at 7:35 p.m. by Chairman Hulfish.

I. MINUTES

Consideration of the minutes of the public hearing of June 5, 2013.

BOARD ACTION: Approved as submitted, 4-0.

On a motion by Dr. Fitzgerald, seconded by Mr. Neale, the minutes were approved, as submitted, 4-0.

II. CONSENT CALENDAR

1. CASE BAR2013-0181

Request for revisions to previously approved plans at 1103 Powhatan St.

APPLICANT: Aloysius & Colleen Boyle

BOARD ACTION: Approved as submitted, 4-0.

A vote was called by the Chairman to approve the consent calendar with the staff recommendations. The Board approved the case, as submitted, 4-0.

III. NEW BUSINESS

2. CASE BAR2013-0094

Request to partially demolish at **539 S Fairfax St.**

APPLICANT: Shirley Gustafson by Andrew Sheldon

BOARD ACTION: Approved as submitted by a roll call, 4-0.

The Board combined discussion of this case with BAR2013-0095, below.

3. CASE BAR2013-0095

Request for alterations at **539 S Fairfax St.**

APPLICANT: Shirley Gustafson by Andrew Sheldon

BOARD ACTION: Approved as submitted by a roll call vote, 4-0.

SPEAKERS

Andy Sheldon, architect for the applicant, presented the application and responded to questions.

John Hynan, Historic Alexandria Foundation, said that the plans were very good and that the Foundation did not have any preservation or conservation issues with the proposed project.

BOARD DISCUSSION

Mr. Neale made a motion, seconded by Dr. Fitzgerald, to approve the application, as submitted. The Board approved the application by a roll call vote, 4-0.

REASON

The Board found that the proposed second story porch addition consistent with the *Design Guidelines*.

4. CASE BAR2013-00169

Request to partially demolish & capsulate at **217 S Fairfax St.**

APPLICANT: Andrew & Tamara Saltonstall by Patrick Camus

BOARD ACTION: Approved as amended by a roll call vote, 4-0.

Conditions and discussion combined with Case BAR2013-00170, below.

5. CASE BAR2013-00170

Request for an addition & alterations at **217 S Fairfax St.**

APPLICANT: Andrew & Tamara Saltonstall by Patrick Camus

BOARD ACTION: Approved as amended by a roll call vote, 4-0, with the following conditions:

1. Approval of the Permit to Demolish/Capsulate;
2. Approval of the Certificate of Appropriateness for alterations and the two small additions;
3. Denial of the proposed height increase of the front picket fence and approval of only an additional 6" in height with the same fence design, for a maximum fence height of 4'-6" from the top of the pickets to the lowest adjacent grade; and,
4. The following archaeology conditions shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment

Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on site contractors are aware of the requirements.

- a. Ground disturbing activities shall be monitored by City archaeologists. The applicant/developer shall call Alexandria Archaeology (703/746-4399) two weeks before the starting date of any ground disturbance so that an inspection/monitoring schedule for city archaeologists can be arranged.
- b. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- c. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

SPEAKERS

Patrick Camus, architect, spoke in support of the project and addressed staff's recommendations.

John Procopio, 213 S. Fairfax Street, spoke in support of the application

John Hynan, Historic Alexandria Foundation, said that the Foundation supported the application to enclose the porch but not the connector addition. He said that the Foundation was in support of the increase in fence height because the fence would still be partially open to provide views into the yard.

Poul Hertel, spoke in opposition to the proposed fence height increase.

Bert Ely, spoke against the proposed fence height increase.

Andrew Saltonstall, owner, spoke in support of the application and explained that they needed the taller fence to keep their large dog in the yard.

BOARD DISCUSSION

Mr. Neale said that he was not comfortable with a fence height of 6 feet but found the greenhouse connector addition appropriate.

Dr. Fitzgerald said that the existing fence pickets were very close together which makes it difficult to see through. He said that he thought there should be views into the historic yards, as had been represented in a prior case at this site, and would only support a fence increase of 6", for a total height of 4'-6". He said he supported the small "greenhouse" style addition because the design and material was differentiated from the historic outbuilding.

Mr. Carlin agreed with the comments made by the other board members.

Mr. Hulfish said that he supported the connector addition but not the increase in fence height.

Mr. Neal made a motion to approve the application, including the connector addition, with the condition that the revised fence height be no higher than 4'-6". The Board approved the application by a roll call vote, as amended, 4-0.

REASON

The Board felt that the proposed connector addition was appropriate but that the fence height should be limited to 4'-6" so that the public could see into the garden, as represented in a prior case at this site.

6. CASE BAR2013-00171

Request to partially demolish & capsule at 423 S Fairfax St.

APPLICANT: Linda C. Burch

BOARD ACTION: Approved as amended, by a roll call vote, 4-0, with the following conditions:

Conditions and discussion combined with Case BAR2013-00172, below.

7. CASE BAR2013-00172

Request for an addition & alterations at 423 S Fairfax St.

APPLICANT: Linda C. Burch

BOARD ACTION: Approved as amended, by a roll call vote, 4-0, with the following conditions:

1. That every effort be made to identify and preserve the timber framing and brick noggin in the west wall of the 1790s portion of the house, both during construction and in the future. Staff further recommends that any historic rafters and decking in the roof area being capsule be preserved in situ. This requirement will be recorded in the City's building permit files as a condition of future work on these portions of the house. The applicant is encouraged to enter into an easement agreement with a recognized historic preservation organization.
2. That the archaeology conditions below appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.
 - a. Ground disturbing activities shall be monitored by City archaeologists. The applicant/developer shall call Alexandria Archaeology (703/746-4399) two weeks before the starting date of any ground disturbance so that an inspection/monitoring schedule for city archaeologists can be arranged.
 - b. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - c. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

SPEAKERS

Karen Conkey, architect, presented the project and responded to staff’s recommendations.

John Hynan, Historic Alexandria Foundation, spoke in support of the staff recommendation.

BOARD DISCUSSION

Dr. Fitzgerald made a motion, seconded by Mr. Neale, to approve the application with staff recommendations. The Board approved the application by a roll call vote, as amended, 4-0.

REASON

The Board found the proposed addition minimally visible and the proposed treatment of the historic wall and roof was consistent with the *Design Guidelines*.

8. CASE BAR2013-0066

Request to partially demolish & capsulate at 207 Prince St.

APPLICANT: Robert L. Montague IV by Stephanie R. Dimond

BOARD ACTION: **Deferred for restudy, 4-0.**

The Board combined discussion with Case BAR2013-0067, below.

9. CASE BAR2013-0067

Request for an addition & alterations at 207 Prince St.

APPLICANT: Robert L. Montague IV by Stephanie R. Dimond

BOARD ACTION: **Deferred for restudy, 4-0.**

SPEAKERS

Stephanie Dimond, architect, presented the project and responded to questions.

Tim Elliot, 422 S. Fairfax Street, recommended that the project be rejected or deferred. He said that he didn’t think any portion of the house should be demolished and that he had questions about HAF’s easement policy.

Bert Ely, Old Town Civic Association, said that there is always a balance between history and modern needs. He said that public visibility of the affected portion of the structure is of concern from Prince and Lee Streets and recommended that the case be deferred.

Bob Montague, 119 South Lee, said he was part owner of the subject property and does not support the demolition of any of the historic portions of the house. He said that the staff recommendation may be an acceptable compromise. He recommended that the current proposal be rejected and that it be deferred to consider the staff recommendations.

John Hynan, Historic Alexandria Foundation, said that the Foundation had no serious objections. He explained that the Advocacy Committee is not involved in evaluating the easements but said there was no harm in deferring the application.

Poul Hertel said that this house is ground zero for historic preservation in Alexandria. He said he didn't think the metal windows at the family room addition were appropriate. He said he also questioned HAF's easement approval and that the demolition of the north wall needs more study.

BOARD DISCUSSION

Chairman Hulfish said that if there was a chance of compromise or agreement between the parties then he would support a deferral, especially since not all members of the Board were present.

Dr. Fitzgerald said that he was fine with the east wall alterations but asked Staff to look more closely at the north wall of the kitchen in response to the architect's assertion that it was not historic because it did not align with the north wall of the stone basement. He said that he would like to see the property himself.

Mr. Neale said that he could support a deferral until the next meeting. He said architecturally it was very well done and that he supports the use of the modern metal windows on the new addition.

Mr. Carlin made a motion to defer the application, which Dr. Fitzgerald seconded. The motion carried by a vote of 4-0.

REASON

The Board felt that additional research was needed regarding the age of the portions proposed for demolition and recommended deferral of the application until the following hearing.

10. CASE BAR2013-00052

Request for new construction at **317-329 N Columbus St.**

APPLICANT: William Cromley

BOARD ACTION: Approved as amended, 4-0, subject to the following conditions:

Approval of the Certificate of Appropriateness application, subject to approval of the DSP and Subdivision by the Planning Commission, and with Staff review of:

1. Final construction details;
2. Material specifications of the painted steel front yard fences, stoop, railing and the deck trellis/fence, as well as the glass entry canopy and planter boxes;
3. Bay window color; and
4. Design refinement of the north and south elevations to include potentially lowering the cornice, and refinement of the west elevations to provide more articulation, possibly offsetting each of the facades of the townhouses approximately 8".

SPEAKERS

William Cromley, applicant, presented the application and responded to questions.

Sandy Northrup, 312 N. Columbus Street, spoke in opposition to the project. She said that she preferred the architectural articulation of the adjacent public library and said that the proposed townhouses are too undifferentiated and massive. She said that the library is belittled by this building mass.

Andrew Macdonald, 217 N. Columbus Street, said that the buildings do not compliment the historic character of Old Town. He criticized staff for doing a poor job and said that the townhouses look industrial. He said that it was unfortunate that not all of the members of the BAR were present and that he thought the project should get approval from Planning Commission first. He recommended denial of the application or deferral to design something that is softer and more compatible.

Mr. Levinson, 326 N. Columbus Street, submitted a letter of opposition with 14 signatures. He said it looked too commercial and that it should be more visually compatible with the other side of the block.

Slade Elkins, 500 block of North Columbus Street, said that he was in support of the project and that he thought it added to the architectural vocabulary of Old Town.

Richard Calderon, 334 N. Columbus Street, submitted a study detailing how the proposed project was incompatible with the neighborhood. He said that he thought the project should have more a more neutral style and should appear more residential and less commercial.

Poul Hertel spoke in strong opposition to the proposed project, saying that it did not fit within the context of the neighborhood and was not pedestrian friendly because the townhouses were set back from the sidewalk.

Ivan Sindell, 200 N. Columbus Street, said that the height of the townhouses would block the morning light to the houses on the west side of the street. He said that the houses in Church Square were a better example of infill development.

Judy Noritake, spoke in support of the staff report and said that the applicant selected a pattern of architectural language found in the historic district.

Maria Calderon, 334 North Columbus Street, spoke in opposition to the height of the townhouses, as well as the fenestration and the overall character of the townhouses. She said that she thought there was too much glass and the glare would impact the neighbors across Columbus Street. She said she liked the side elevations better than the front. She said that it appeared the building had a 4th floor, which was incompatible with the nearby houses. She also said she thought it looked like an office building.

BOARD DISCUSSION

Dr. Fitzgerald said that he supported the application and said that the applicant had addressed a lot of issues raised previously. He said the applicant did a good job on a difficult site and pointed out that it was not taller than the adjacent library. He said a careful study of the City will reflect that the proposed townhouses relate to the diverse size and styles of historic architecture in the district.

Mr. Neale said that he was happy to see some refinements to what the Board saw at a concept level. He supported the scale and mass of the buildings, in this context, because they were set back from the front property line and had taller commercial buildings in the background. He said that he would recommend the applicant go a little further in the design of the north and south elevations, suggesting that it could be softened and more articulated at the ground level and that the cornice height could be studied. He said that the design of the townhouses is of our time and it won't be replicative of any particular house but picked up historic design elements from many in the neighborhood.

Mr. Carlin said that the applicant had made some changes as the design has progressed and that he was in support. He said that he expects the applicant to continue to work with staff on refinements, including the minor modifications made by Mr. Neale. He made a motion to approve the staff recommendation with the addition of staff review of the window trim color and minor modifications suggested by Mr. Neale. Mr. Neale seconded the motion.

REASON

The Board supported the proposed townhouse development, with a number of minor modifications, because it complied with the *Design Guidelines* and referenced a number of historic buildings in the district. They believed the five proposed townhouses were compatible with the multiple unit rowhouses found in numerous locations on North Columbus Street and were in scale with the context of the surrounding commercial and institutional buildings, as well as several historic residential buildings nearby.

11. CASE BAR2013-00175

Request for complete demolition at **333 N Royal St & 316 Princess St.**

APPLICANT: Royal Marketplace, LLC by Stephen W. Kulinski, AIA

BOARD ACTION: Approved as amended by a roll call vote, 4-0, with the following conditions:

Conditions and discussion combined with Case BAR2013-00407, below.

12. CASE BAR2012-00407

Request for new construction at **333 N Royal St & 316 Princess St.**

APPLICANT: Royal Marketplace, LLC by Stephen W. Kulinski, AIA

BOARD ACTION: Approved as amended by a roll call vote, 4-0, with the following conditions:

Approval of the Permit to Demolish, approval of a Certificate of Appropriateness, and a Waiver of Rooftop Mechanical Screening with the following conditions:

1. The final location of all rooftop units must be approved by Staff in the field to insure the least possible visibility from a public way;
2. Install standing seam metal roofing on the two middle townhouses;
3. Install 6/6 windows on the south (side) and east (rear) elevations of the southernmost townhouse to match the Colonial Revival style detailing on the front;
4. Eliminate the muntins in the arched third floor windows in the gable of the middle two units;

5. Install two vertical muntins on the basement windows on the two middle units to reflect the Craftsman style window sash design above;
6. On the second floor open porch on the east side of the corner unit, use a single column instead of a double corner column at the corner;
7. Restudy brick soldier course underneath the stone banding;
8. Revise the brick arches be 4 courses high rather than 3 courses high;
9. Clad the rear elevations with brick;
10. Eliminate the brick pilasters between the windows; and,
11. Work with staff to select the brick color of the two middle units.

SPEAKERS

Stephen Kulinski, architect, presented the project and outlined the response to the BAR's during the conceptual review.

John Hynan, Historic Alexandria Foundation, was generally supportive of the application, especially the style of the more traditional end units because they were simpler in design than before.

Ann Horowitz, 313 N. Royal Street, said that she felt that the mass, scale and design of the project was incompatible with the historic houses in the immediate neighborhood. She said that the roofline was incompatible as well, not that it needed to match, but that it should be harmonious. She said her neighbor, Mary Byro, who was not able to attend, agreed that the scale and style were inappropriate.

Daniel Horowitz, 313 N. Royal Street, said that the development should be at a smaller scale.

BOARD DISCUSSION

Mr. Neale said he was in support of the mass of the project, which had been endorsed by the Board at the previous hearing, but had some specific comments about design details. He agreed with staff about the muntin bars in the middle units; suggested a restudy the brick soldier courses at the arches and jack arches to make them four courses tall and removal of the stacked bond brick pilasters; as well as a change the rear siding from Hardie plank to brick.

Dr. Fitzgerald also said that he was not sure about the color of the two interior units since brick samples weren't provided but he was comfortable with staff could approval of the color. He asked the applicant questions about the doors and the middle units.

Mr. Carlin moved the staff recommendations with additional conditions raised by the Board. Mr. Neale seconded the motion, which passed by a roll call vote, 4-0.

REASON

The Board generally supported the proposal with a number of minor design changes.

IV. DEFERRED ITEMS

13. CASE BAR2013-00173

Request for signage at 820 S Columbus St.
APPLICANT: Clayborne Apartments by Gary Brent

The case was deferred at the request of the applicant.

VII. ADJOURNMENT

Chairman Hulfish adjourned the meeting at approximately 9:55pm.

Minutes submitted by,

Stephanie Sample, Historic Preservation Planner
Board of Architectural Review