

Docket Item # 1
BAR CASE # 2014-0298

BAR Meeting
October 1, 2014

ISSUE: Alterations

APPLICANT: Janet Knotts

LOCATION: 218 North Columbus Street

ZONE: RM / Residential

STAFF RECOMMENDATION

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

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

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

****APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.



BAR2014-00298



I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness to convert two existing single doors with segmental arches on the south elevation of the front unit to a pair of French doors. The alterations include removing an existing brick mullion between the two single openings. The proposed pair of French doors will be aluminum-clad, eight-light doors with a flat lintel. The work will be done as part of a repointing project to address other cracking and settlement issues.

II. HISTORY

According to Ethelyn Cox in *Historic Alexandria, Street by Street*, the Potomac Lodge No. 8, I.O.O.F., incorporated the shell of the Female Lancasterian School, built around **1812**, when it purchased the building in **1841**. In **1977**, the BAR approved alterations to convert the lodge to townhouses (9/21/77). The BAR subsequently approved alterations for the windows, skylights and fencing (6/7/78 and 5/2/79).

III. ANALYSIS

The proposed project is in compliance with the zoning ordinance.

The area proposed for alteration is on a secondary elevation and is presently located behind a 6+ foot tall wood fence, making only the top portion of the area visible from a public way. In addition, the area proposed for alteration has already been subject to alterations as part of the 1977 townhouse conversion which created exterior access doors on the north and south elevations for the individual units.

The *Design Guidelines* state that “exterior doors and surrounding details should be appropriate to the period of the structure.” A site visit revealed that several historic window openings were bricked in as part of the earlier renovation and newer ground-floor openings were created. Staff finds the proposed use of a simple flat brick lintel to be appropriate for this 19th-century building. As this building has already been altered as part of the adaptive reuse, and the proposed alteration is on a secondary elevation, staff has no objection to the requested change. The applicant has proposed aluminum clad French doors and due to the location on the side and behind a fenced courtyard, staff can support this material in this location.

STAFF

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

IV. CITY DEPARTMENT COMMENTS

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

Code Administration

- F-1 The following comments are for BAR. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon that information and the building permit plans. If there are any questions, the applicant may contact Charles Cooper, Plan Review division at Charles.cooper@alexandriava.gov or 703-746-4197.
- C-1 Building and trades permits are required for these proposed alterations. A building permit is required for door replacement only if the framing is being altered to accommodate new French doors. New electrical will require an electrical permit.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

Transportation and Environmental Services

- R-1 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-2 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 Previously reviewed under BAR2011-00120 (TES)
- F-2 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F-3 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Management & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property

line. (T&ES)

C-3 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

V. ATTACHMENTS

1 – Supporting Materials

2 – Application for BAR2014-0298, 218 North Columbus Street

218 N COLUMBUS

PROPOSED
ATTACHMENT #1



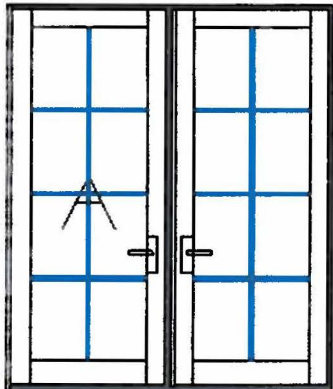
QUOTE BY: Paul Bauer

QUOTE #: JPHB00326

SOLD TO: EGG
 Will Greco

SHIP TO:
PROJECT NAME: 218 N. COLUMBUS STREET

PO#:
REFERENCE:
Ship Via: Ground/Next Truck

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED PRICE
Line-1	RO Size: 81 3/4 X 98 1/4	(Outside Casing Size: 83 3/4 X 98 7/8) Custom Clad Outswing Frnch 2-Pnl Right Inac Frame: 81 X 97 1/2 Brilliant White Frame-Kynar Finish, Auralast Pine Primed Interior, , Extruded Clad Pnl, 1-3/4" Thick Pnl, Brilliant White Sash Brickmould No DripCap, Brilliant White Trim 4 9/16 Jamb Width. 5/4 Pol Brs Hdw Traditional Multi-pt Hdl Set 3pt Mort Prep Pol Brs Adj Hinges Std Sill , Std Btm Rail Ins Wet Int Glz Low-E 366 Tempered Standard Color Spacer, Traditional Glz Bd, 7/8 Putty SDL Trad'l. Bead Int BAR, Brilliant White , Lt Brz Shadow Bar Colonial (Even Rect Lites) 2 W 4 H (16 Rect Lts) <small>PEV 2014.2.1.986/PDV 6.065 (05/27/14) PW</small>			
					
	Viewed from Exterior. Scale: 1/4" = 1'				
			\$4,608.55	1	\$4,608.55
Line-2		ADD FOR 6 5/8" STILES ON SQUARE TOP DOOR			
			\$298.00	1	\$298.00
Line-3		ADD FOR IMPACT PVB GLAZING ON SQUARE-TOP DOOR			
			\$346.00	1	\$346.00
Line-4		ADD FOR IMPACT SGP GLAZING ON SQUARE-TOP DOOR			
			\$1,552.00	1	\$1,552.00

Total:	\$6,804.55
VA SALES TAX(6%)	\$408.27
NET TOTAL:	\$7,212.82
Total Units:	4

Photo printed
in book.

good
cut

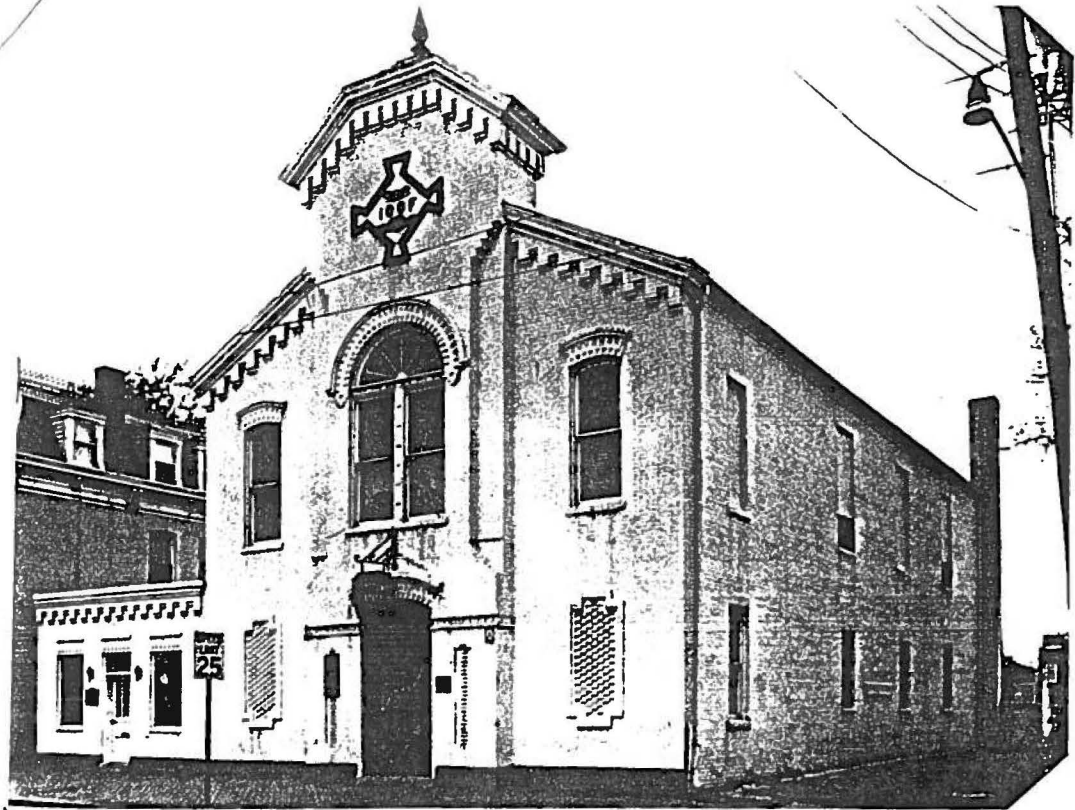
Copy Collection

7/10

Area Survey
218 North Columbus Street
Alexandria, Virginia.

33

or
N12



218 COLUMBUS (N)

Victor Amato, photographer

May 1964

East (front) elevation

BOTH DOOR ARE THE SAME

36"

20"

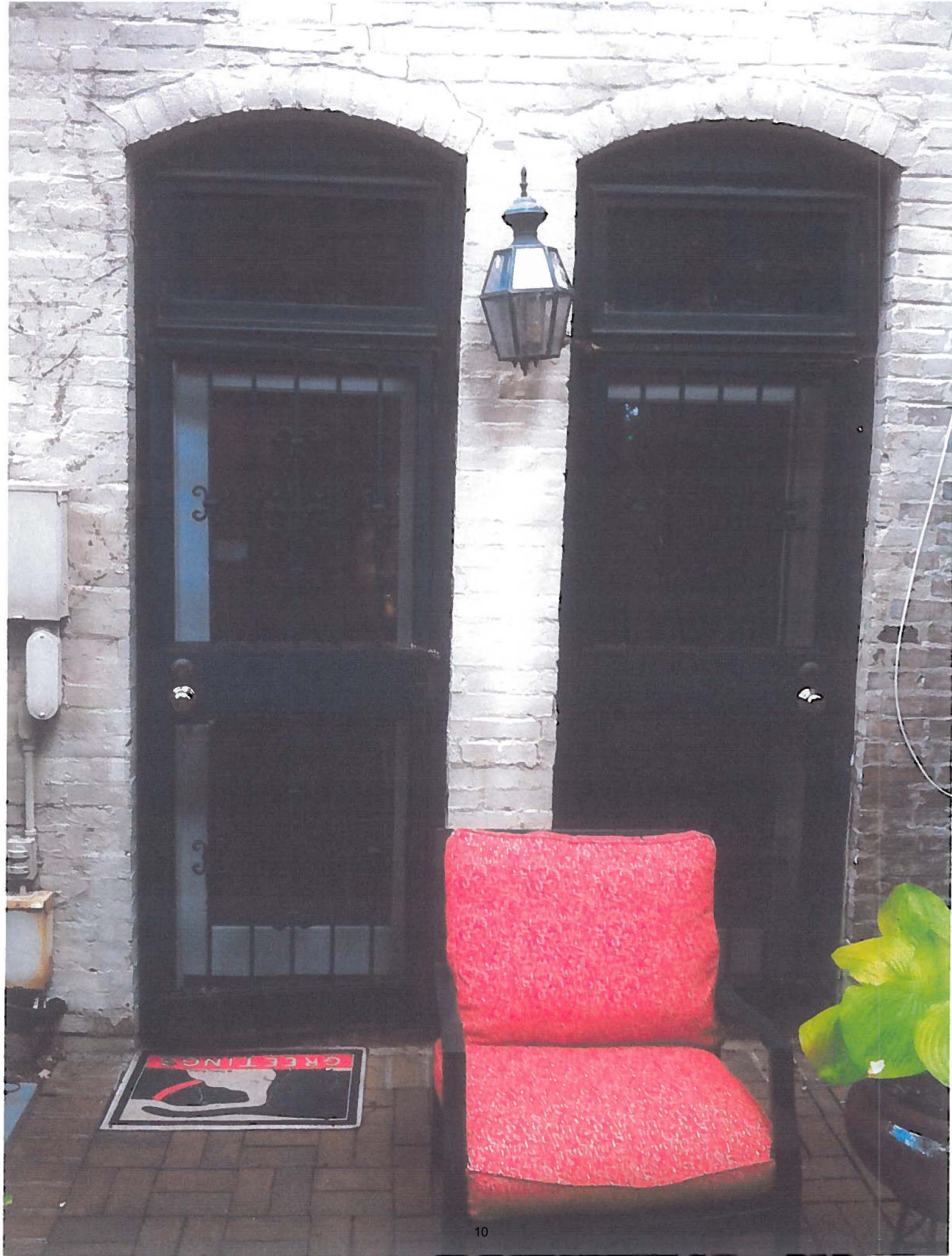
99"

105"

104"

← 12" →

31"





On Sep 2, 2014, at 8:31 AM, Janet <janknotts1@aol.com> wrote:

Hi everyone - we would like to remove our 2 doors and install french doors when we do the pointing. Of course we will pay for any additional cost but we need the approval of the HOA for the City BAR process. Would you please send me an email as soon as possible about this and your (hopeful) approval for us to do this. Attached is what we would like to do and the outside would be painted green for consistency with the trim. Thank you. Janet

<JPHB00326-2.PDF>

From: Peggy Philbin <peggy.philbin@comcast.net>

To: Jon Perkes <jonaper12@gmail.com>

Cc: Janet <janknotts1@aol.com>; bob schreibeis <bob.schreibeis@verizon.net>; susan Clancy <clancy@rexchannel.com>; Wilkinson, Catherine <cwilkinson@steptoe.com>; john_rader <john_rader@aol.com>; psutheta psutheta <psutheta@yahoo.com>; cmason16 <cmason16@mac.com>; charles.mason <charles.mason@rdnet.org>

Subject: Re: Approval

Date: Tue, Sep 2, 2014 1:00 pm

Janet

No objection. Looks terrific.

Peggy

On Sep 2, 2014, at 12:50 PM, Jon Perkes <jonaper12@gmail.com> wrote:

Hi Janet,

I have no objections to you proceeding with the replacement of your two doors with french doors, as per the attached document.

Regards,

Jonathan Perkes

On Tue, Sep 2, 2014 at 1:31 PM, Janet <janknotts1@aol.com> wrote:

Hi everyone - we would like to remove our 2 doors and install french doors when we do the pointing. Of course we will pay for any additional cost but we need the approval of the HOA for the City BAR process. Would you please send me an email as soon as possible about this and your (hopeful) approval for us to do this. Attached is what we would like to do and the outside would be painted green for consistency with the trim. Thank you. Janet

From: Jon Perkes <jonaper12@gmail.com>

To: Janet <janknotts1@aol.com>

Cc: Peggy Philbin <peggy.philbin@comcast.net>; bob schreibeis <bob.schreibeis@verizon.net>; susan Clancy <clancy@rexchannel.com>; Wilkinson, Catherine <cwilkinson@steptoe.com>; john_rader <john_rader@aol.com>; psutheta psutheta <psutheta@yahoo.com>; cmason16 <cmason16@mac.com>; charles.mason <charles.mason@rdnet.org>

Subject: Re: Approval

Date: Tue, Sep 2, 2014 12:50 pm

Hi Janet,

I have no objections to you proceeding with the replacement of your two doors with french doors, as per the attached document.

Regards,

Jonathan Perkes

On Tue, Sep 2, 2014 at 1:31 PM, Janet <janknotts1@aol.com> wrote:

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From: Wilkinson, Catherine <CWilkinson@steptoe.com>
To: Bob Schreibeis <bob.schreibeis@verizon.net>; Janet <janknotts1@aol.com>
Cc: peggy.philbin <peggy.philbin@comcast.net>; jonaper12 <jonaper12@gmail.com>; clancy <clancy@rexchannel.com>; john_rader <john_rader@aol.com>; psutheta <psutheta@yahoo.com>; cmason16 <cmason16@mac.com>; charles.mason <charles.mason@rdnet.org>
Subject: RE: Approval
Date: Tue, Sep 2, 2014 12:01 pm

John and I have no objections. Good luck with the BAR!

Catherine W. Wilkinson

cwilkinson@steptoe.com

Step toe

202/429-6262 direct Steptoe & Johnson LLP
202/261-9820 fax 1330 Connecticut Avenue NW
Washington, DC 20036
www.step toe.com

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From: Bob Schreibeis [<mailto:bob.schreibeis@verizon.net>]
Sent: Tuesday, September 02, 2014 11:42 AM
To: Janet
Cc: peggy.philbin@comcast.net; jonaper12@gmail.com; clancy@rexchannel.com; Wilkinson, Catherine; john_rader@aol.com; psutheta@yahoo.com; cmason16@mac.com; charles.mason@rdnet.org
Subject: Re: Approval

Looks like a nice project.

I agree.

From: Bob Schreibeis <bob.schreibeis@verizon.net>

To: Janet <janknotts1@aol.com>

Cc: peggy.philbin <peggy.philbin@comcast.net>; jonaper12 <jonaper12@gmail.com>; clancy <clancy@rexchannel.com>;
cwilkinson <cwilkinson@steptoe.com>; john_rader <john_rader@aol.com>; psutheta <psutheta@yahoo.com>;
cmason16 <cmason16@mac.com>; charles.mason <charles.mason@rdnet.org>

Subject: Re: Approval

Date: Tue, Sep 2, 2014 11:42 am

Looks like a nice project.
I agree.

On Sep 2, 2014, at 8:31 AM, Janet <janknotts1@aol.com> wrote:

Hi everyone - we would like to remove our 2 doors and install french doors when we do the pointing. Of course we will pay for any additional cost but we need the approval of the HOA for the City BAR process. Would you please send me an email as soon as possible about this and your (hopeful) approval for us to do this. Attached is what we would like to do and the outside would be painted green for consistency with the trim. Thank you. Janet

<JPHB00326-2.PDF>

From: kr <psutheta@yahoo.com>
To: Janet <janknotts1@aol.com>
Subject: Re: Approval
Date: Tue, Sep 2, 2014 3:04 pm

no problem from me! :)
kate rittner
#12 muirs ct

Sent from my iPhone

On Sep 2, 2014, at 7:31 AM, Janet <janknotts1@aol.com> wrote:

Hi everyone - we would like to remove our 2 doors and install french doors when we do the pointing. Of course we will pay for any additional cost but we need the approval of the HOA for the City BAR process. Would you please send me an email as soon as possible about this and your (hopeful) approval for us to do this. Attached is what we would like to do and the outside would be painted green for consistency with the trim. Thank you. Janet
<JPHB00326-2.PDF>

ADDRESS OF PROJECT: 218 North Columbus St, Alexandria VA 22314 ATTACHMENT #2

TAX MAP AND PARCEL: _____ ZONING: _____

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: Janet Knotts

Address: 218 North Columbus St

City: Alexandria State: VA Zip: 22314

Phone: 703-946-7531 E-mail: janknotts1@aol.com

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

Name: Charles F. Mason

Phone: 757-277-6140

E-mail: cmason16@mac.com

Legal Property Owner:

Name: Janet Knotts

Address: 218 North Columbus St

City: Alexandria State: VA Zip: 22314

Phone: 703-946-7531 E-mail: janknotts1@aol.com

- ☐ Yes ☒ No Is there an historic preservation easement on this property?
☐ Yes ☐ No If yes, has the easement holder agreed to the proposed alterations?
☒ Yes ☐ No Is there a homeowner's association for this property?
☒ Yes ☐ No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

NATURE OF PROPOSED WORK: *Please check all that apply*

- ☐ NEW CONSTRUCTION
☐ EXTERIOR ALTERATION: *Please check all that apply.*
 ☐ awning ☐ fence, gate or garden wall ☐ HVAC equipment ☐ shutters
 ☒ doors ☐ windows ☐ siding ☐ shed
 ☒ lighting ☐ pergola/trellis ☐ painting unpainted masonry
 ☐ other _____
☐ ADDITION
☐ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

Replace two patio door openings installed in 1972 with a single out opening French door. The current iron security doors would be removed. The existing electric patio light will be removed and electrical connectors installed to allow installation of a patio light on each side of the new door.

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: Janet KroffDate: 9 Sept 2014

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. Janet Knotts	218 N. Columbus St. Alexandria VA 22314	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 _____ (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. Janet Knotts	218 N. Columbus St. Alexandria VA 22314	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.


Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. 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.

9 Sept 2014
Date

Janet Knotts
Printed Name


Signature