

Docket Item # 3
BAR CASE # 2014-00416

BAR Meeting
January 7, 2014

ISSUE: Certificate of Appropriateness

APPLICANT: Corinne and Walter Marlowe

LOCATION: 619 North Columbus Street

ZONE: RB/Residential

STAFF RECOMMENDATION

Staff recommends approval of the application, 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.



BAR2014-00416

I. ISSUE

The applicant requests approval of a Certificate of Appropriateness to enlarge an existing window opening on the east (rear) elevation to install a full-view wood door with transom. The applicant intends to retain the existing brick arch lintel and all of the trim will be wood.

II. HISTORY

Building permit records indicate the subject property was constructed by F.L. Bartlett in **1914**. While the property was located within the original 1946 boundaries of the Old & Historic Alexandria District, by 1951 boundary changes had removed it from BAR purview until the creation of the Parker-Gray District in November of 1984, which included this property within the new historic district boundaries. In the mid-1990's, City Council again revised the boundaries, bringing the entire eastern side of N. Columbus Street under the purview of the Old & Historic Alexandria District BAR.

Previous BAR Approvals

- Building permit issued to rebuild the steps to the residence in 1968 (#19852)
- Fence approved by P-G BAR on 9/11/1991 (BAR1991-00020)
- Alterations approved by P-G BAR on 2/22/1989 (BAR1989-00005)
- A brick wall approved by P-G BAR on 11/8/1989 (BAR1989-00089)

III. ANALYSIS

The proposed demolition is under 25 square feet and does not require a separate Permit to Demolish (Zoning Ordinance §10-103(B)), but does require approval of a Certificate of Appropriateness as the alteration is visible from a public way. The alley behind the house is a public way, while the parking spaces are not.

The *Design Guidelines* state that the door, trim, transom, and wall detailing around an opening are important, character-defining features of a Victorian home. In Alexandria the rear and sides typically had less ornate window and door openings than existed on the street face. Victorian doors often incorporated glass elements, although not often full-view, such as the one proposed by the applicant. While full view doors were rare on homes such as these, staff finds the proposed transom and full-view wood door suitable for several reasons. First, only the transom and top half of the door will be visible and secondly, the door is simple in its design and not detracting or in conflict with the historic style of the house.

Staff notes that the existing window sashes are not historic and the frame shows no unusual craftsmanship that warrants preservation. The masonry beneath is not visible from a public way and removal of the area below the sill is consistent with past BAR approvals. For the reasons stated above, staff recommends approval of the Certificate of Appropriateness as submitted.

For informational purposes only, in the Parker-Gray District, the eastern boundary of which is directly across the street from the subject property, replacement doors or enlargement of an existing window opening beneath the second story window sills and under 100 square feet *on the rear elevation* does not require approval by the Board or staff.

STAFF

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

IV. CITY DEPARTMENT COMMENTS

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

Zoning Comments

C-1 Proposed replacement of window with door complies with zoning.

Code Administration

No Comments Received

Transportation and Environmental Services

- 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)
- 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 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)

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2014-00416:619 N Columbus Street

619 N Columbus St
054.04 14 23

Exterior Alteration - Replacement of Window with Door

Project Description

- Remove existing one over one wood/vinyl window (17 s.f.). This window is NOT original to the structure, it was replaced by earlier owner (date unknown).
- Remove existing brick from bottom of window to interior floor level (6.61 s.f.). Brick will be retained and stored on site.
- Install new single glass panel and wood exterior door (see attached product sheet).
- Install new single glass panel and wood transom (see attached product sheet).
- Paint door and window white to match existing windows.

[Back to Search Results](#)



[View Detailed Drawing](#)

EXTERIOR FRENCH

37

SERIES: [Exterior French & Sash Doors](#)

TYPE: Exterior French & Sash

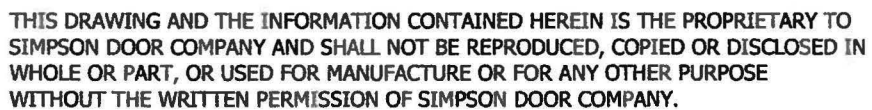
STANDARD FEATURES

[Available in Any Wood Species](#)

Available in Virtually Any Size

[Textured Glass Options](#)

Privacy Rating: 1



TITLE 37 2/8 x 7/0
Customer Layout

DRAWING NO. D-37-206-700-0200

LAYOUT	00	SCALE	NTS	PATTERN #	137
DRAWN BY:	J. Decker		DATE	02/04/05	

Simpson®

Shopping Cart

Your Cart is currently empty.

Shop by Shape

[Arch-Top](#)
[Half Round](#)
[Rectangle](#)
[Muntin Patterns](#)

Shop By Style

[Arts & Crafts](#)
[Bungalow/Mission](#)
[Contemporary](#)
[Federal/Georgian](#)
[Prairie](#)
[Traditional](#)
[Transitional](#)
[Tudor](#)
[Victorian](#)

Transom Options

[Read This First](#)
[Stain Grade Wood](#)
[Specialty Glass](#)
[Ready-to-Install](#)
[With Jamb](#)
[Operable With Jamb](#)
[Custom Sash Size](#)
[Custom Sticking](#)



Exterior Traditional, 16" H x 32" W, Model TR-4-2816E

Exterior Sash with Double Pane Insulated Glass Standard

Usually ships in 8 to 13 business days.

Price per Unit (piece): **\$175.00**

ASK A QUESTION ABOUT THIS PRODUCT

Exterior Sash with Double Pane Insulated Glass Standard

Customize an item by choosing from the optional choices below.

If you need identical copies of this same configuration, add a properly configured item to the cart then change the quantity once you have reached the [Shopping Cart](#). Shopping Cart can be accessed from top menu.

[Interior Sash](#)
[Interior Sidelight](#)
[Exterior Sash](#)
[Exterior Sidelight](#)
[Windows](#)

Available Options:

Modify Ext. Build?	<input checked="" type="checkbox"/> No - Simulated Divided Lite All Wood Sash (Std)	
Select Wood?	<input checked="" type="checkbox"/> No - Cypress (Stain Grade & Best for Paint Std)	
Select Glazing?	<input checked="" type="checkbox"/> No - Clear IG (Insulated Glass - Standard)	
Ready-to-Install?	<input checked="" type="checkbox"/> Add Exterior Jamb (+\$85.00)	
Pick Jamb Material?	<input checked="" type="checkbox"/> No - Cypress (Stainable & Best for Paint Std)	
Wall Thickness?	<input checked="" type="checkbox"/> 4-9/16 in. (2X4 Wall with 1/2 in. Drywall)	
Weather Sill?	<input checked="" type="checkbox"/> No Sill - Transom is Over Door/Window (Std)	
Custom Sash Height?	<input checked="" type="checkbox"/> Standard 16 In. Tall to Fit 18 In. Rough Opening	
Custom Sash Width?	<input checked="" type="checkbox"/> Standard 32 In. Wide to Fit 34 In. Rough Opening	
Custom Sticking?	<input checked="" type="checkbox"/> No - Traditional Beaded Profile (Standard)	
Other Instructions?	<input checked="" type="checkbox"/> No - Build as Described Above (Standard)	

* Special Purpose: Items with this notation are intended for special applications only. Please consult Transom Applications for details. The SPECIAL PURPOSE item on the left side menu is located under TRANSOM OPTIONS.

** Special Order: Items with this notation may have additional alternatives. Please inquire via chat or email. Standard Order: Items with this notation will be shipped to your door. When you will be given the opportunity to approve. Thank you.

***Operable - Slider & Pivot: Please note that a slider-type operable transom can be ordered as a top, bottom, or pivot-type. Single, however, HARDWARE IS NOT INCLUDED for any slider option. Read the "Operable With Jamb" information page to learn more.

Recently Viewed Products

Traditional, 16" H x 32" W, Model TR-4-2816 (Category: [Pattern TR-4](#))

Other Resources

Transoms Direct How-To Blog

Kind Words From Our Customers

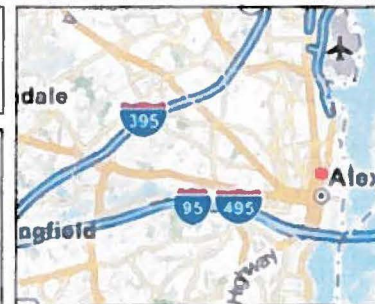
"I received the transom window yesterday and in this morning. The window exactly matches the door specs. The quality is superb. Thanks to you and your workers for a top-notch job!" - R.M. Pleasant



City of Alexandria, Virginia

Map Title

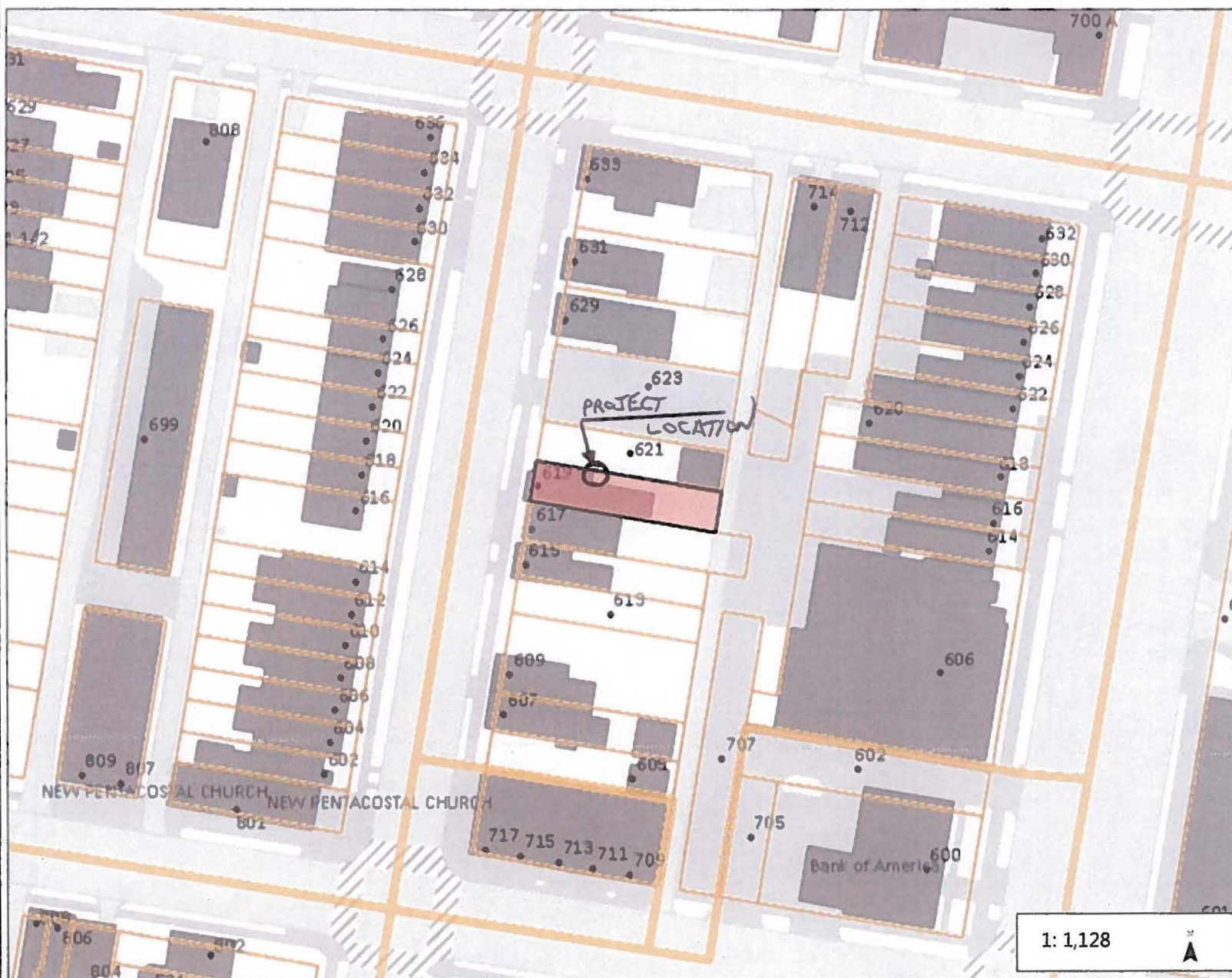
054.04 14 23 PROJECT LOCATION



Legend

Tax Map Index

- Blocks
- Parcels
- Fire Stations
- Addresses
- Metro Stations
- Metro Lines**
 - Blue
 - Yellow
 - Yellow Blue
- City Boundary
- Rail Lines
- Parcels
- Buildings
- Surface Water
- Streams
- Parks
- City of Alexandria



1:1,128

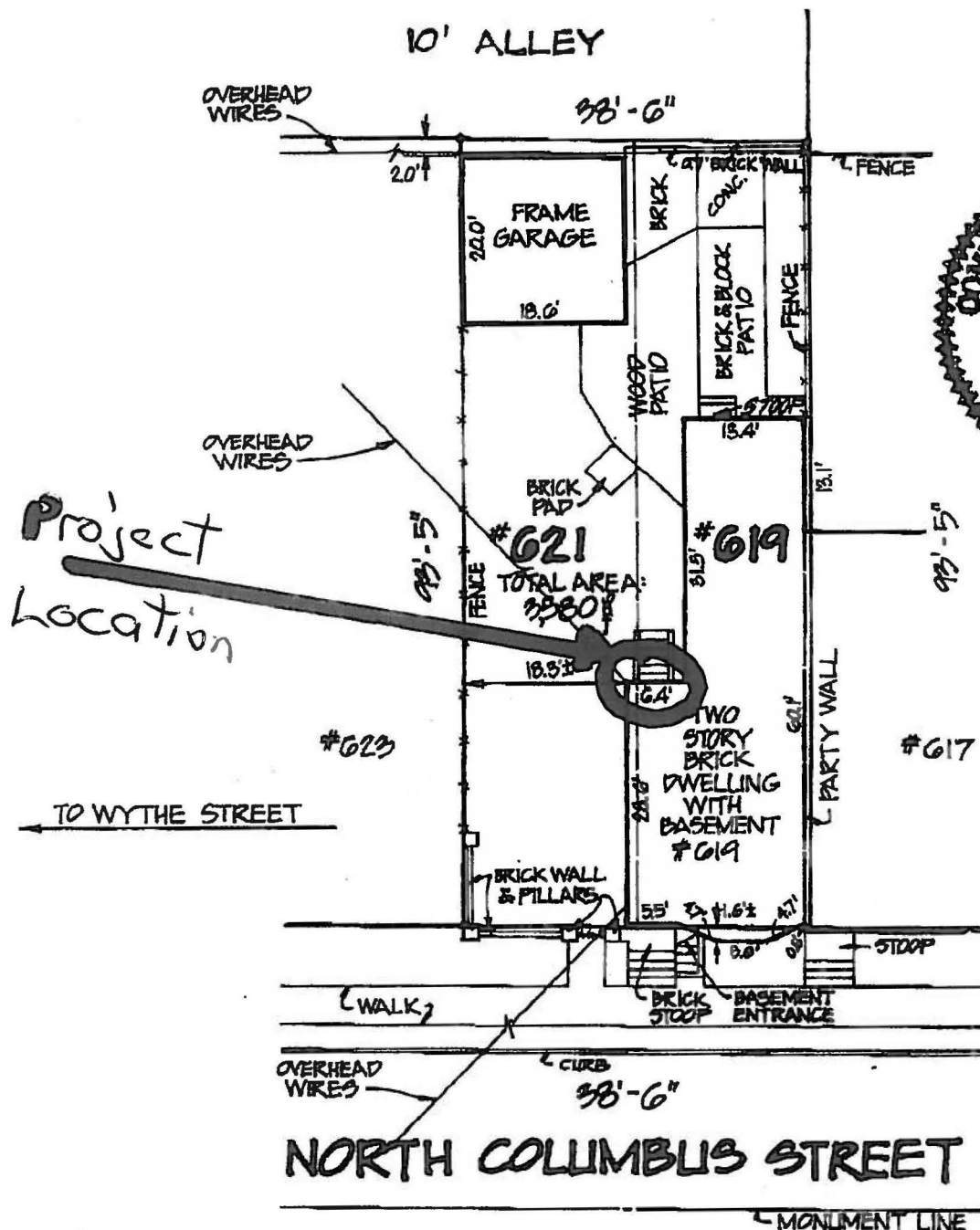


188.1 0 94.04 188.1 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Alexandria, VA

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Notes



HOUSE LOCATION SURVEY
ON THE PROPERTY LOCATED AT
619 & 621 N. COLUMBUS STREET
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20'

DATE: AUGUST 19, 1998

NO TITLE REPORT FURNISHED.
PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD
OR OTHERWISE.
FENCE LOCATIONS IF SHOWN ARE APPROXIMATE ONLY AND DO

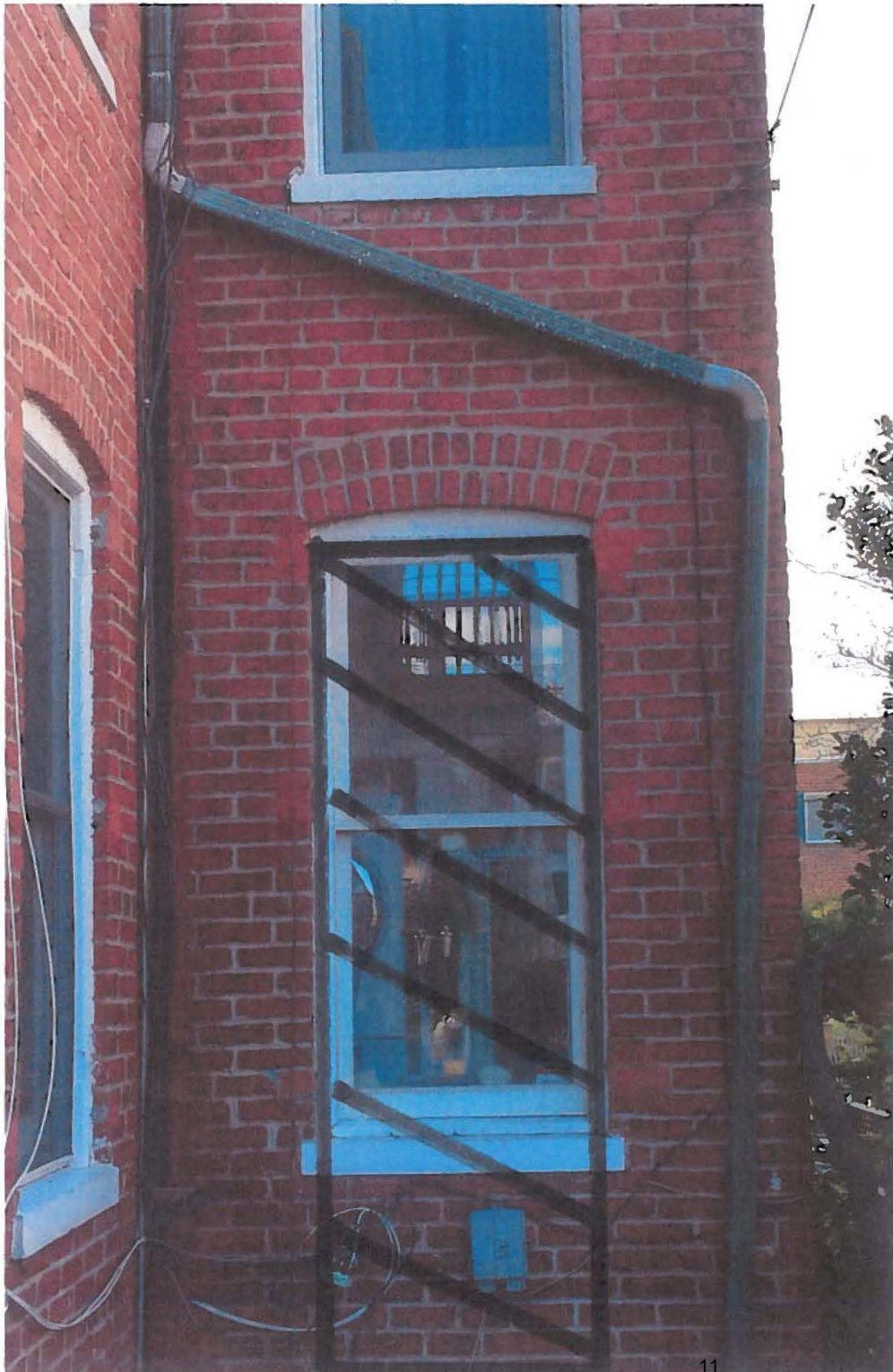
CASE NAME:

GILLESPIE TO MARLOWE (T9808007)
MIDWESTERN SURVEYING CO., INC.

619 N Columbus St
054.04 14 23

Exterior Alteration - Replacement of Window with Door

Demolition Plan



Window Demolition Area

34" wide x 72" high
= 2,448 sq. in.
= 17 s.f.

Brick Demolition Area

34" wide x 28" high
= 952 sq. in.
= 6.61 s.f.

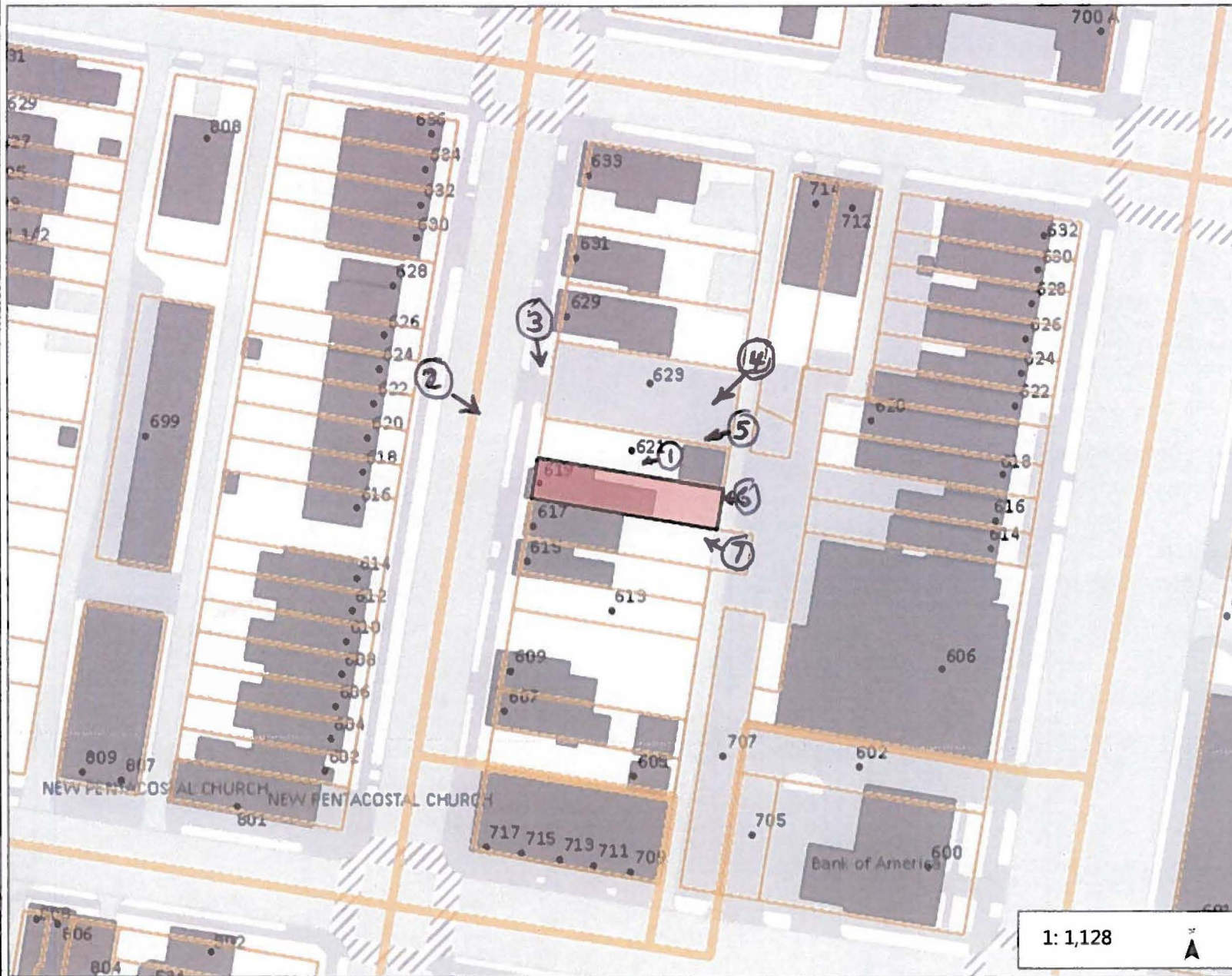
Total Demotion Area

17.00 + 6.61 = 23.61 s.f.



Legend

- Tax Map Index
- Blocks
- Parcels
- Fire Stations
- Addresses
- Metro Stations
- Metro Lines
 - Blue
 - Yellow
 - Yellow Blue
- City Boundary
- Rail Lines
- Parcels
- Buildings
- Surface Water
- Streams
- Parks
- City of Alexandria



1: 1,128



188.1 0 94.04 188.1 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Alexandria, VA

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Notes

619 N Columbus St
054.04 14 23

Exterior Alteration - Replacement of Window with Door

Photo 1 - Looking at window to be replaced with door from yard.



619 N Columbus St
054.04 14 23

Exterior Alteration - Replacement of Window with Door

Photo 2 - Looking at property from front of 624 N Columbus St. Proposed alteration NOT visible from N Columbus St.



619 N Columbus St
054.04 14 23

Exterior Alteration - Replacement of Window with Door

Photo 3 - Looking at property from front of 629 N Columbus St. Proposed alteration NOT visible from N Columbus St.



619 N Columbus St
054.04 14 23

Exterior Alteration - Replacement of Window with Door

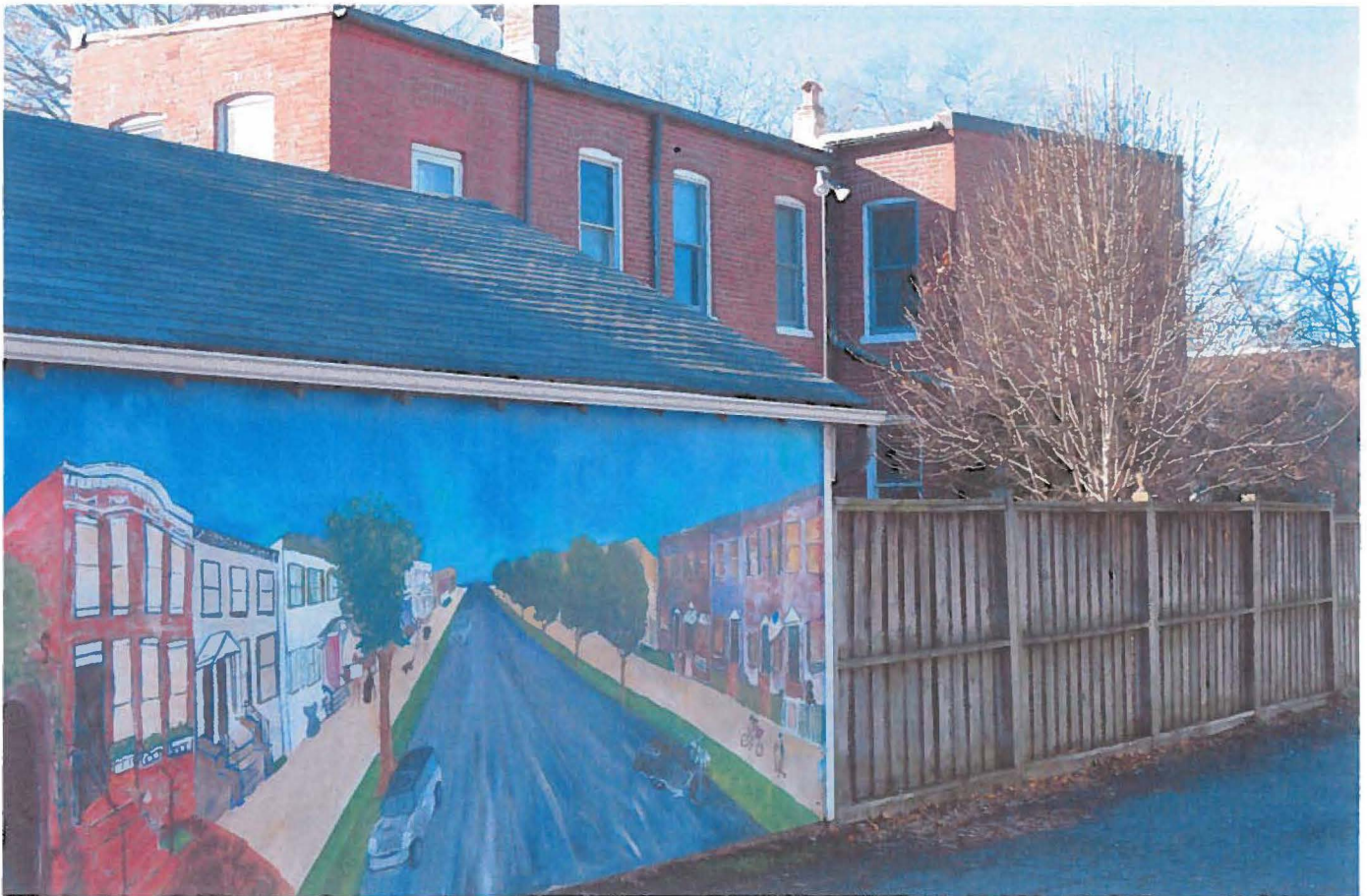
Photo 4 - Looking at property from rear alley behind 629 N Columbus St.
Top of proposed alteration slightly visible through tree.



619 N Columbus St
054.04 14 23

Exterior Alteration - Replacement of Window with Door

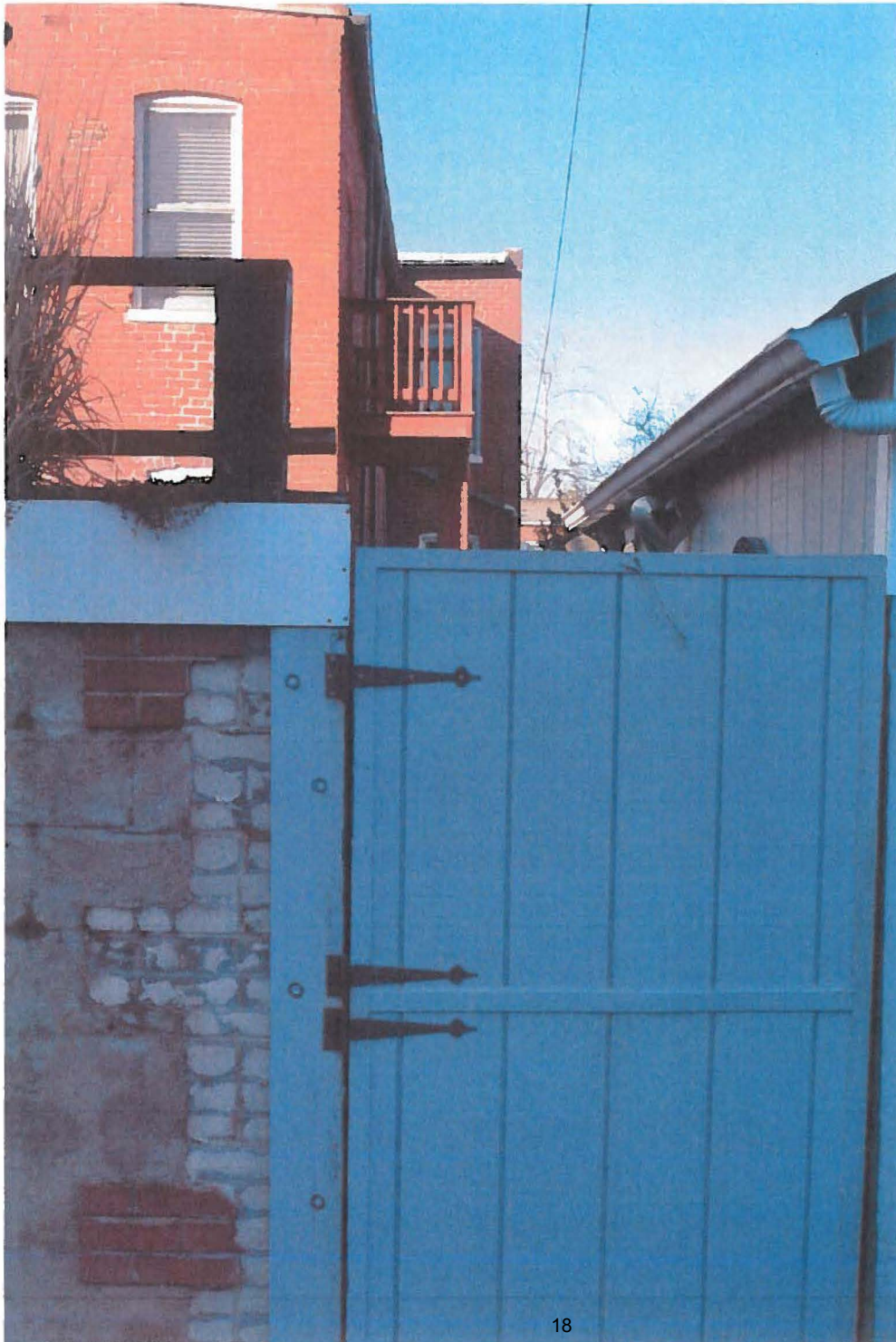
Photo 5 - Looking at property from rear alley behind 623 N Columbus St.
Top half of proposed alteration visible.



619 N Columbus St
054.04 14 23

Exterior Alteration - Replacement of Window with Door

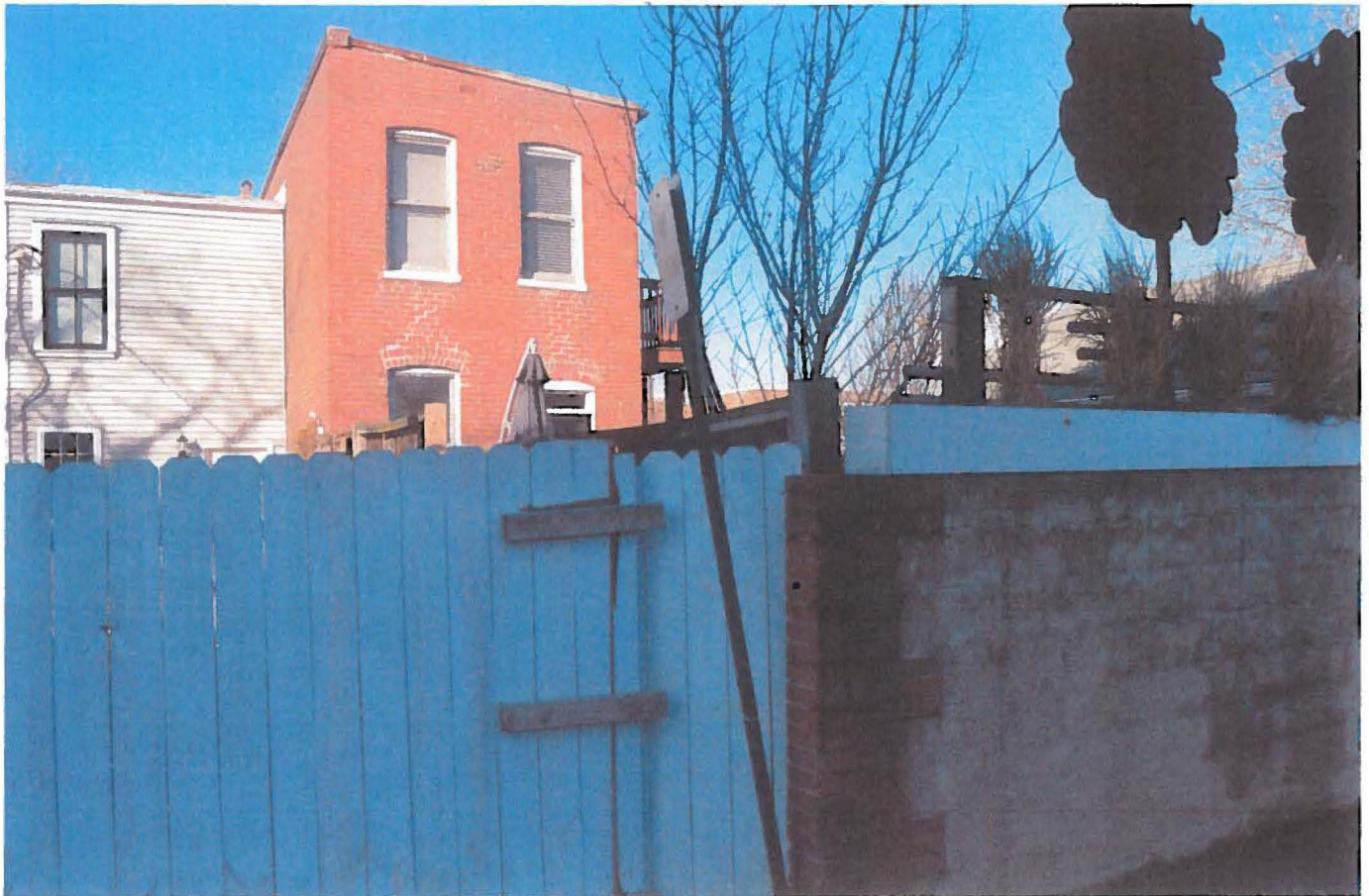
Photo 6 - Looking at property from rear alley behind 619 N Columbus St.
Top of proposed alteration visible.



619 N Columbus St
054.04 14 23

Exterior Alteration - Replacement of Window with Door

Photo 7 - Looking at property from rear alley behind 617 N Columbus St.
Proposed alteration NOT visible.



BAR Case # 2014-00416ADDRESS OF PROJECT: 619 N COLUMBUS ST, ALEXANDRIA VA 22314TAX MAP AND PARCEL: 054.04 14 23 ZONING: RB

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: CORINNE + WALTER MARLOWEAddress: 619 N COLUMBUS STCity: ALEXANDRIA State: VA Zip: 22314Phone: 703-609-1763 E-mail: corinnemarlowe@gmail.comAuthorized Agent (if applicable): ☐ Attorney ☐ Architect ☐ _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: CORINNE + WALTER MARLOWEAddress: 619 N COLUMBUS STCity: ALEXANDRIA State: VA Zip: 22314Phone: 703-609-1763 E-mail: corinnemarlowe@gmail.com

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

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.*
- | | | | |
|---|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input checked="" type="checkbox"/> doors | <input checked="" type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

REPLACE EXISTING WINDOW IN BACKYARD WITH DOOR.
SEE ATTACHED.

SUBMITTAL REQUIREMENTS:

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

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

Electronic copies of submission materials should be submitted whenever possible.

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

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

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

Date: _____

WALTER MARLOWE / CORINNE MARLOWE
12/2/14

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. CORINNE MARLOWE	619 N COLUMBUS	50%
2. WALTER MARLOWE	619 N COLUMBUS	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 619 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. CORINNE MARLOWE	619 N COLUMBUS	50%
2. WALTER MARLOWE	619 N COLUMBUS	50%
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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. CORINNE MARLOWE	NONE	—
2. WALTER MARLOWE	NONE	—
3.	—	—

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

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

12/7/14 WALTER MARLOWE [Signature]
 Date Printed Name Signature
 CORINNE MARLOWE [Signature]