

Docket Item # 2
BAR CASE # 2015-0130

BAR Meeting
June 3, 2015

ISSUE: Certificate of Appropriateness

APPLICANT: Joseph Bailey

LOCATION: 228 North Columbus Street

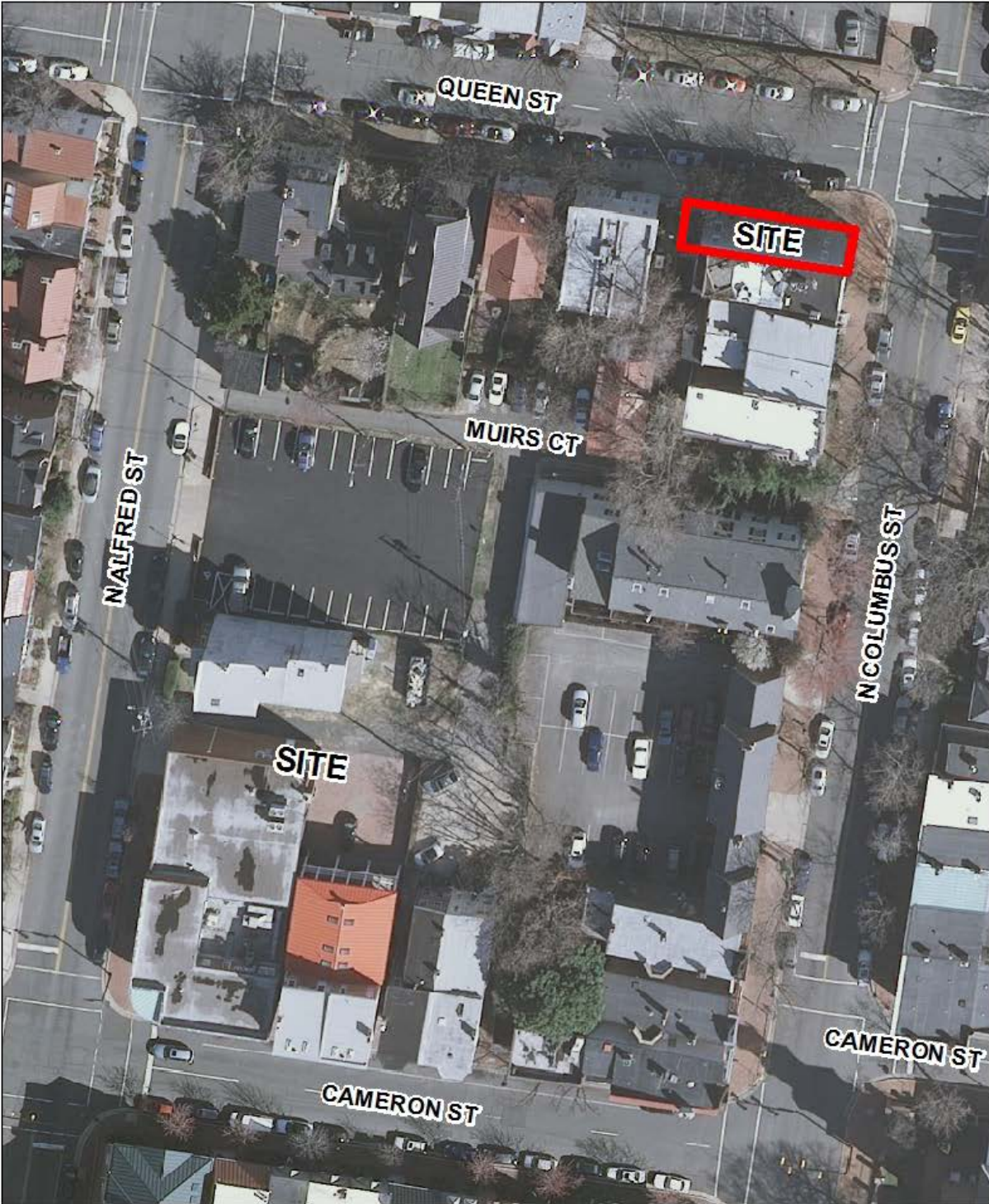
ZONE: RM/Residential

STAFF RECOMMENDATION

Approval of the Certificate of Appropriateness as submitted.

NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING 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.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR2015-00130



I. ISSUE

The applicant requests approval of a Certificate of Appropriateness to make alterations to the roof deck at 228 North Columbus Street. The alterations are intended to make the roof deck more usable and accessible, and include a new access stair which will not be visible from the public right-of-way. The only visible feature of the project is the new aluminum and stainless steel cable railing. The railing will measure 3 feet in height.

II. HISTORY

The subject property is a three-story brick and stone residential building in a Richardson Romanesque style dating from **ca. 1900**. It was designed by Alexandria native Glenn Brown (1854-1932), a nationally prominent architect in the early 20th century. Brown received his architectural education at the Massachusetts Institute of Technology in Boston where he greatly admired the work of H.H. Richardson and the Richardson Romanesque style. Brown was also a skilled architect who designed frame houses in the Picturesque style, including the three houses at 215, 217, 219 north Columbus Street, across the street from the subject property. Brown was also the architect who undertook the first restoration of Christ Church in 1891.

On June 6, 1998, the Board approved a brick wall and gate, as well as a metal railing around the proposed roof deck and roof mounted HVAC condensers (BAR Case #1998-0051). In 2005 BAR staff received a complaint about construction of a structure on the roof deck which was visible from the right-of-way and a BAR application was filed to seek approval. The case was subsequently withdrawn and Staff believes that that structure was likely removed because the only feature currently visible is the roof deck railing.

III. ANALYSIS

Because Staff initially thought that the applicant would need the Board's approval for a waiver of the rooftop HVAC screening requirement and the project was advertised as needing the waiver. However, the 1998 BAR approval allowed for the placement of the roof top condensers, which are screened by the existing parapet walls. Therefore, the waiver is not needed.

The only feature of the renovated roof deck which will be visible from the public right-of-way will be the railing, which will have a more modern design than the existing metal railing. In the opinion of Staff, the roof deck railing is consistent with the *Design Guidelines* which recommendation that decks "...do not interfere with the historic roof line of a building" or "...detract from the historic architecture of the structure." The railing will be nearly transparent and will not adversely affect the character defining features of the historic house. Staff recommends approval of the application as submitted.

STAFF

Stephanie Sample, 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

- F-1 The existing roof deck and railing were constructed without permits or BAR approval sometime between 2000 and 2005.
- C-1 Proposed roof deck, railing, planters and stair penthouse will comply with zoning.
- C-2 Prior to the BAR hearing, the applicant must revise the FAR calculations to include the stair penthouse as proposed square footage. That area may then be excluded from the gross FAR.

Code Administration

No Comments received.

Transportation and Environmental Services

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

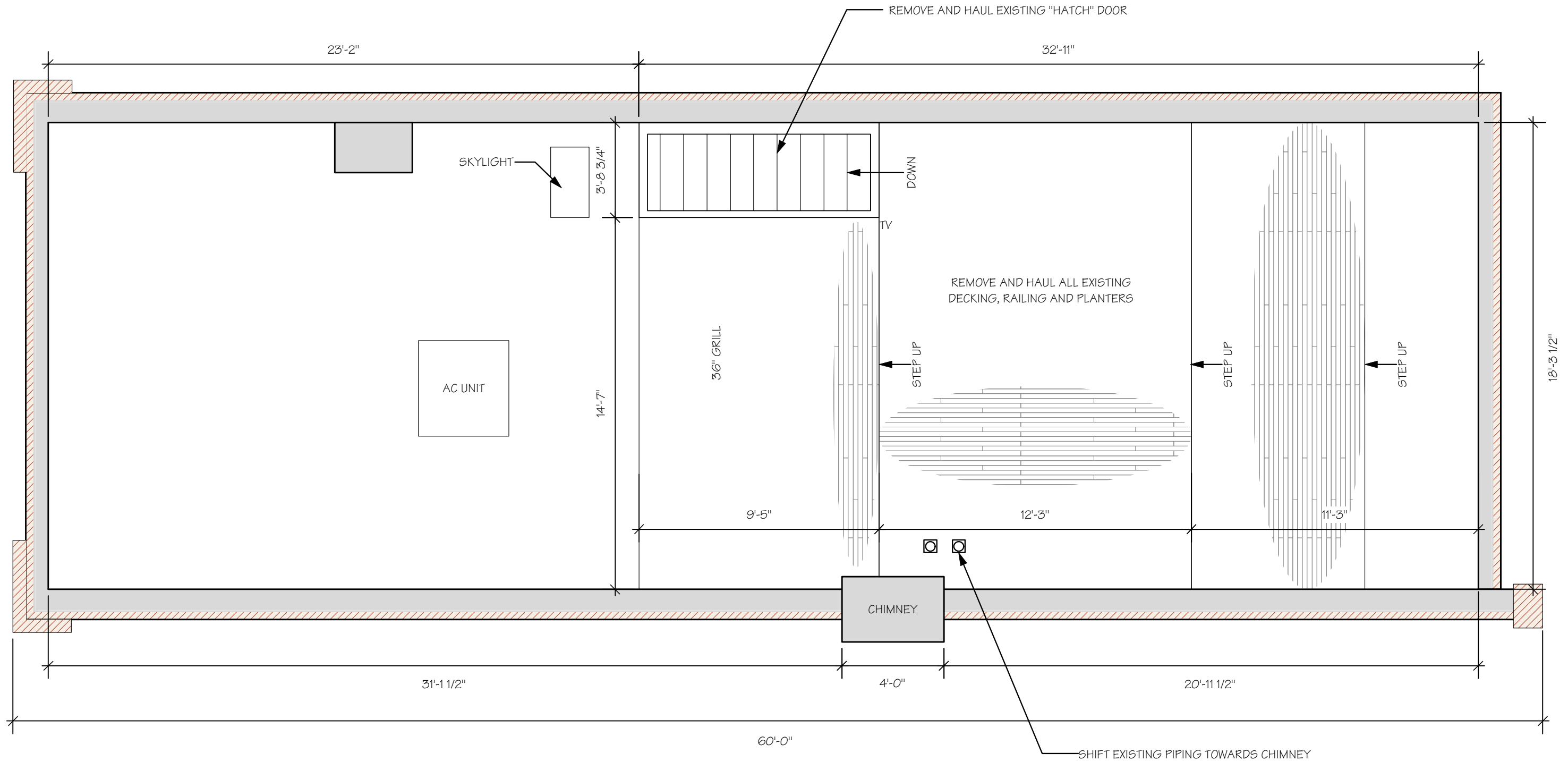
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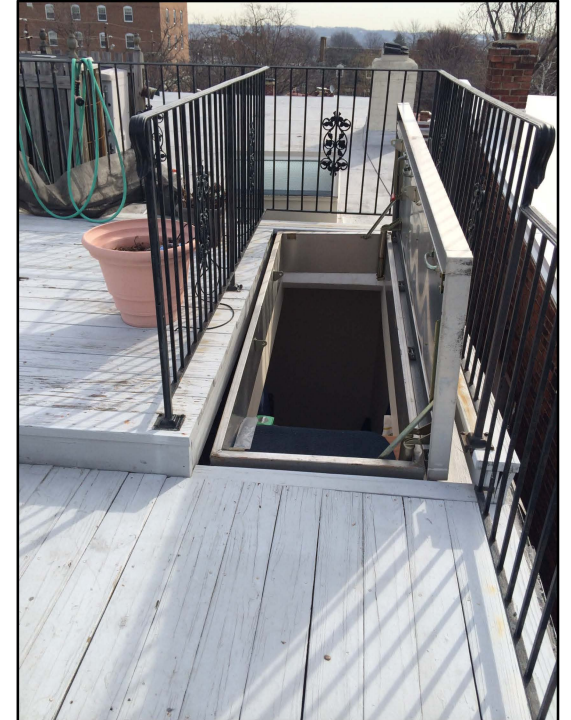
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

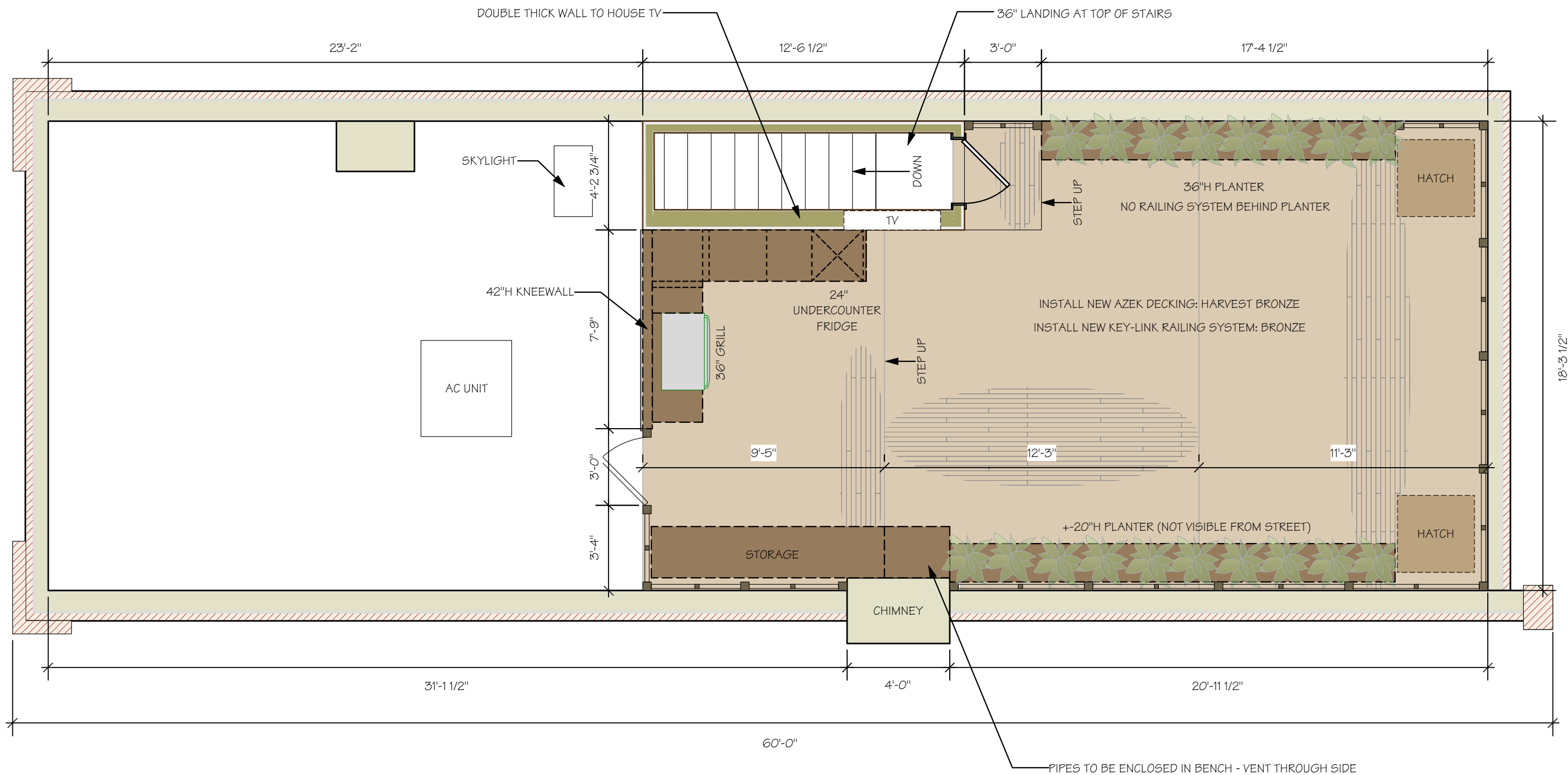
V. ATTACHMENTS

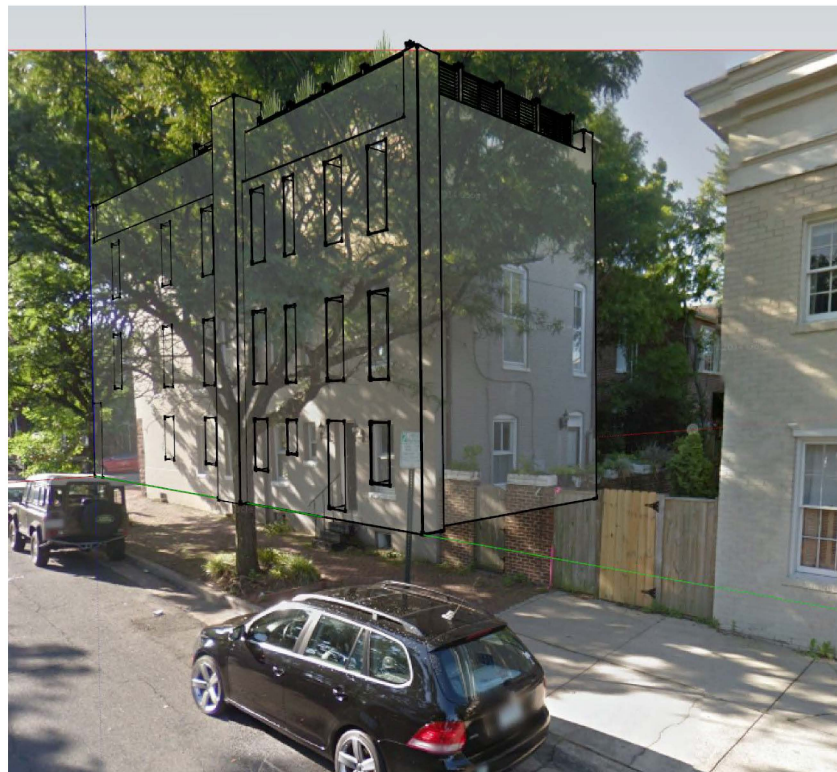
1 – Supplemental Materials

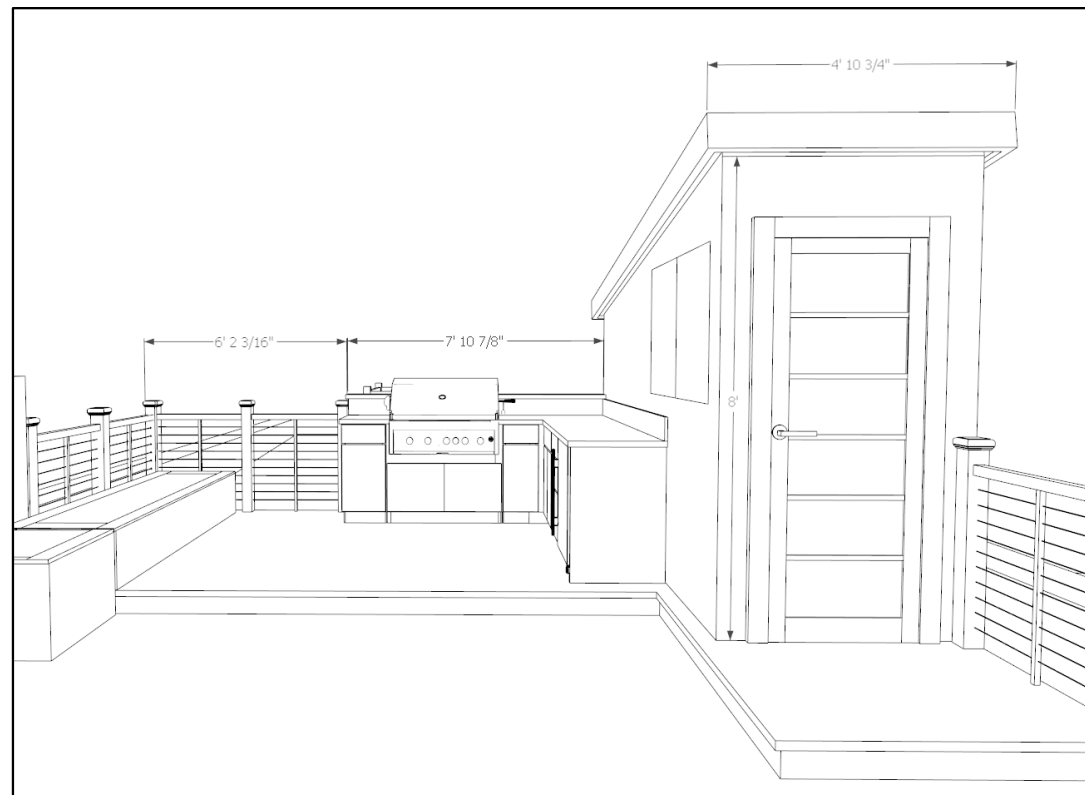
2 – Application for BAR2015-00130 : 228 North Columbus Street



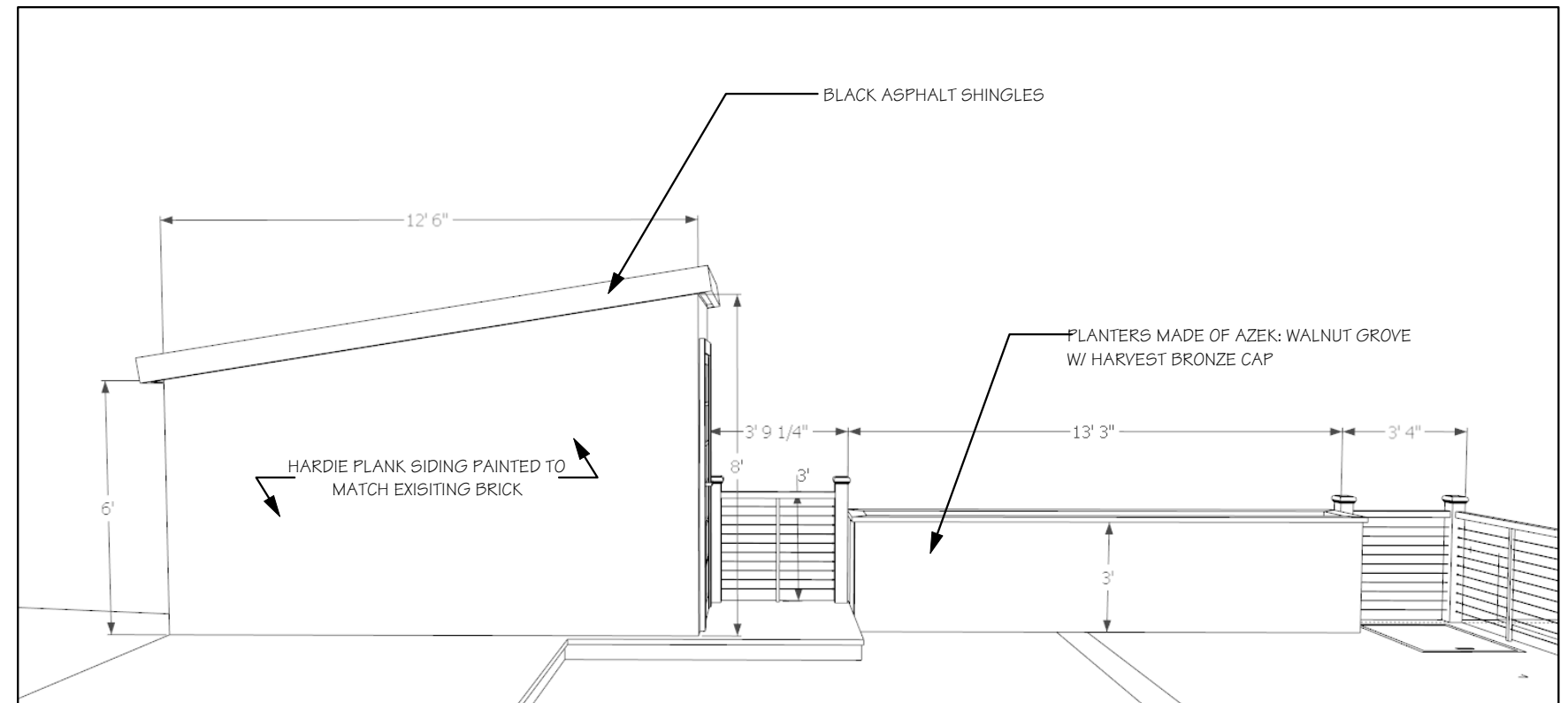




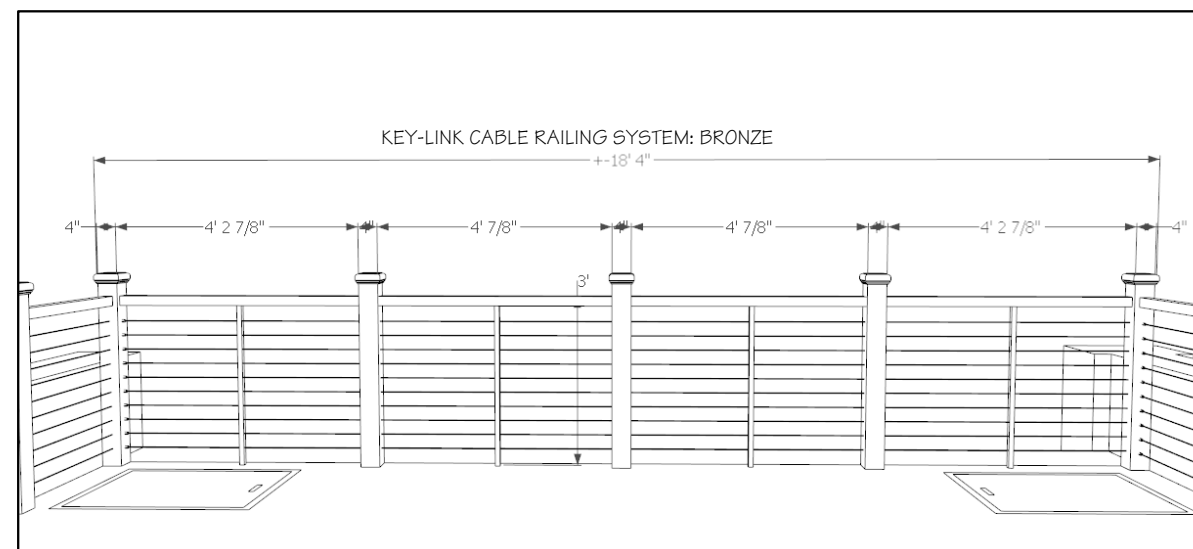




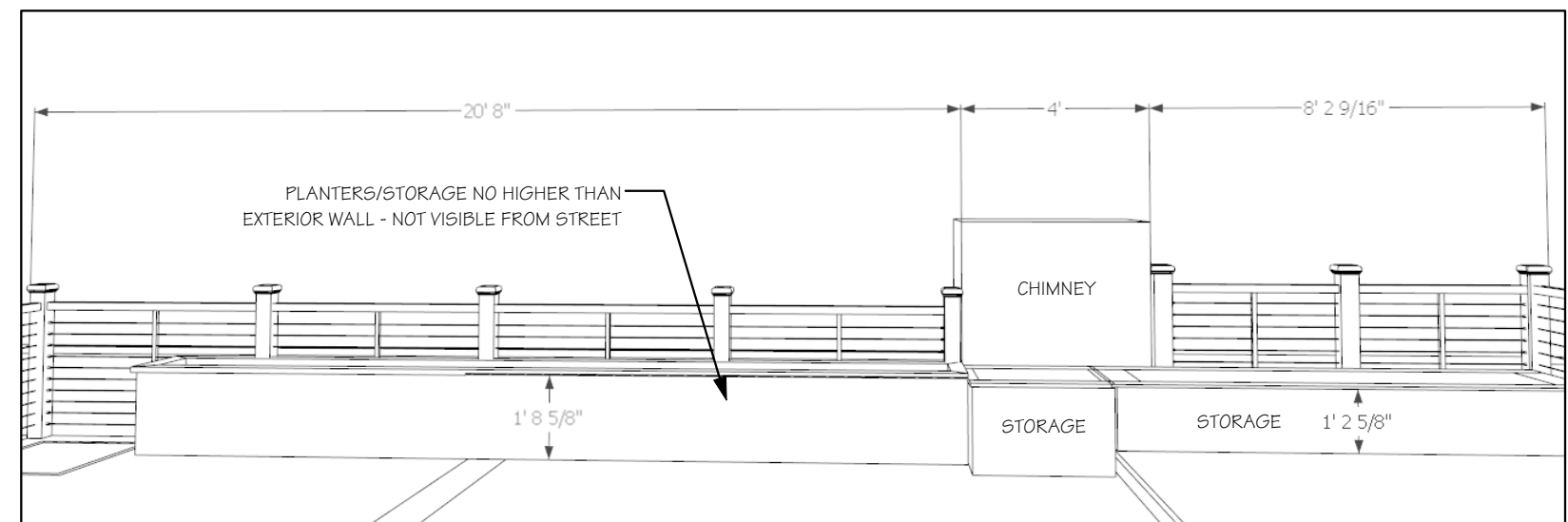
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



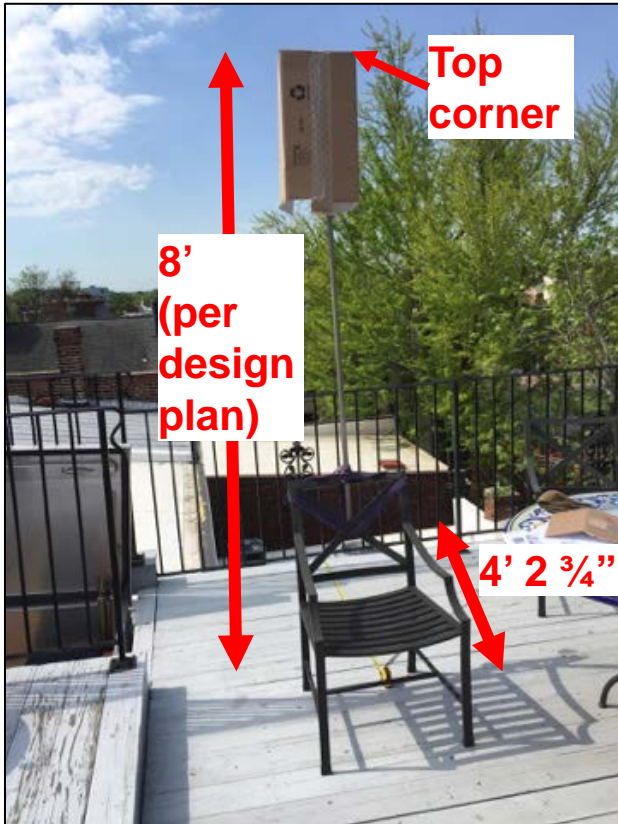
NORTH ELEVATION

FINISH SCHEDULE				
ITEM	MANUFACTURER	MATERIAL	FINISH	NOTES
DECKING	AZEK	PVC	HARVEST BRONZE	
PLANTERS	AZEK	PVC	WALNUT GROVE	W/ HARVEST BRONZE CAP
RAILING	KEY-LINK	ALUMINUM/STAINLESS STEEL CABLE	BRONZE	
SIDING	HARDIE PLANK			PAINTED TO BLEND W/ EXISTING BRICK
ROOFING		ASPHALT SHINGLES	BLACK	
CABINETRY	CRYSTAL - QUEST	POLYETHYLENE/STAINLESS STEEL	BROWN/STAINLESS STEEL	POLYETHYLENE BOXES, STAINLESS STEEL DOORS/DRAWER FRONTS
COUNTERTOP	T.B.D.	GRANITE	T.B.D.	

CABINET SCHEDULE					
NO.	QTY	CODE	DESCRIPTION	HINGE	NOTES
1	1	B15	BASE CABINET	L	
2	1	RBC039	GRILL RANGE BASE CUT OUT	L/R	GRILL MODEL T.B.D.
3	1	B12	BASE CABINET	R	
4	1	B27	BASE CABINET BUTT DOORS	L/R	
5	1	3D21	3 DRAWER BASE CABINET	NONE	
6	1	POL	PANEL 3/4"T; 24"W; 34.5"H	NONE	PLACE TO RIGHT OF FRIDGE
7	2	F336	FILLER	NONE	PLACE IN CORNER

Property photos to accompany application for Certificate of Appropriateness for repair/modernization of existing roofdeck at 228 N Columbus St., Alexandria VA (1 of 2)

Mockup showing top-most corner of proposed stair walkout addition



- Mockup placed at exact location of highest elevation of proposed walkout addition
- Photos taken from all surrounding public streets to assess extent to which new construction may be visible from public ways
- Top-most corner of mockup was not visible from any public way

Surrounding street views: mockup of proposed walkout not visible (2 of 2)



ADDRESS OF PROJECT: 228 N. COLUMBUS ST, Alexandria VA
TAX MAP AND PARCEL: 064.04-06-07 ZONING: RM

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: JOSEPH T. BAILEY

Address: 228 N. COLUMBUS ST

City: ALEXANDRIA State: VA Zip: 22314

Phone: 617-308-3029 E-mail: tucker.bailey@gmail.com

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

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: JOSEPH T. BAILEY

Address: 228 N COLUMBUS ST

City: ALEXANDRIA State: VA Zip: 22314

Phone: 617-308-3029 E-mail: tucker.bailey@gmail.com

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

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

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

- ☐ NEW CONSTRUCTION
☐ EXTERIOR ALTERATION: *Please check all that apply.*

☐ awning
☐ doors
☐ lighting
☒ other Railing to new decking

☐ 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).*

- Repair and modernization of existing roofdeck (new decking material and planters)
- Replacement of old wrought iron railing with sturdier cable railing
- Replacement of existing entry "hutch" with safer walkout addition above stairs
- Addition of outdoor grill & counter top area w/ refrigerator
- Installation of safety lighting below parapet level
(no new construction to be visible from street)

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: Joseph T. Bailey

Printed Name: JOSEPH T. BAILEY

Date: 02 MAY 15

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. JOSEPH BAILEY	278 N. Columbus St Alexandria VA	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 278 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. //	//	//
2.		
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. N/A		
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.

04 MAY 15
Date

Joseph T. BAILEY
Printed Name


Signature