

Docket Item # 3
BAR CASE # 2017-00416

BAR Meeting
December 6, 2017

ISSUE: Request for a Certificate of Appropriateness for alterations

APPLICANT: Robert Spriggs

LOCATION: 201 N Columbus Street

ZONE: RM/Townhouse Zone

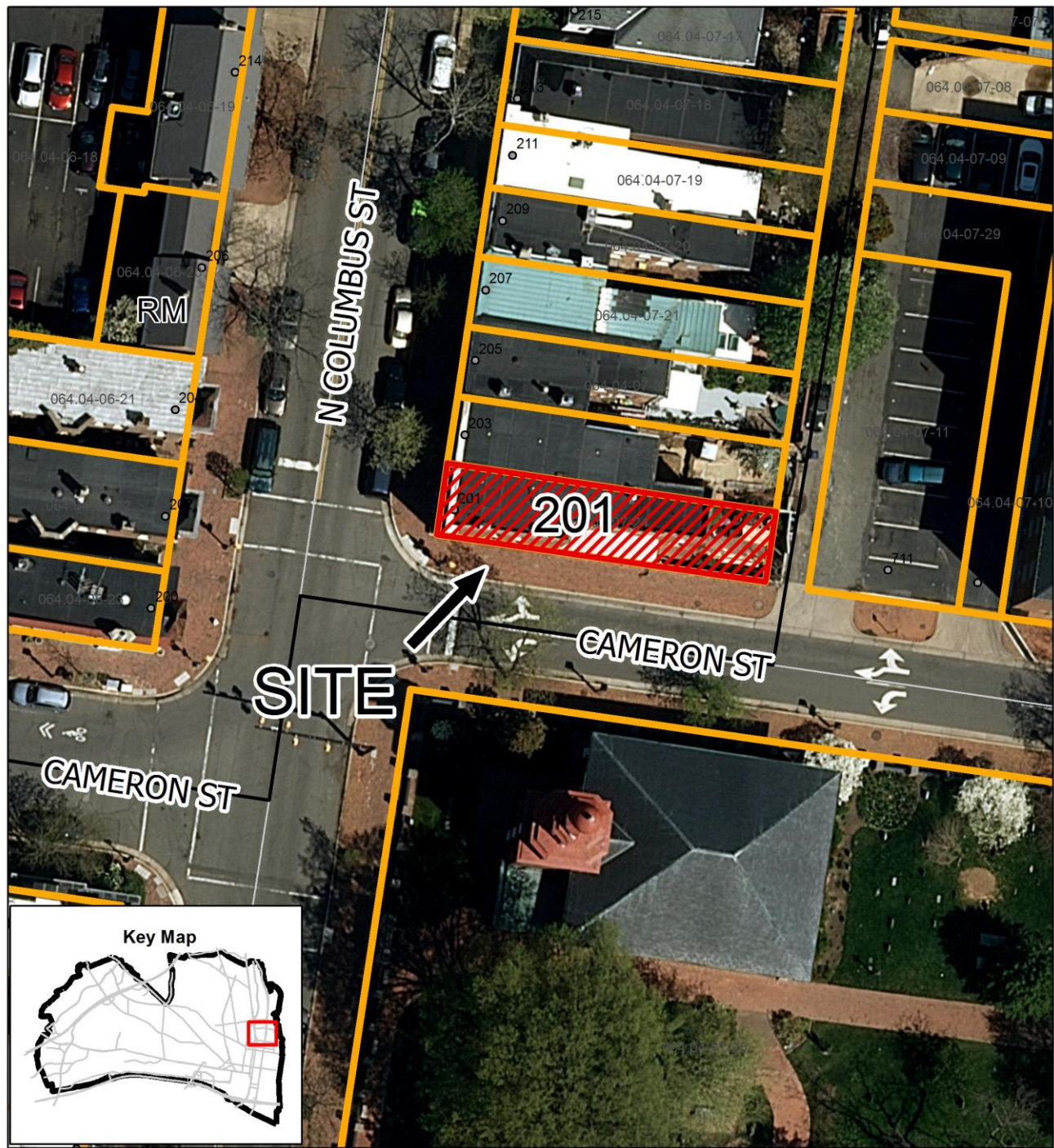
STAFF RECOMMENDATION

Staff recommends approval of the application with the following conditions:

1. The muntin spacer bars between the glass must be a non-reflective, medium value color in accordance with the BAR's adopted Window Policy.
2. Carefully remove, label and retain the original window sash for potential reuse on this property in the future.

GENERAL 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 PERMITS:** 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, 703-746-4200 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR Case #2017-00416
201 North Columbus Street



I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness for the conversion of an existing six-over-six window to a single painted wood (not clad as shown in the application materials) French door and transom at 201 North Columbus Street. The new French door will be used to access the side porch on the first floor and is located on the east elevation of the main block.

II. HISTORY

The two-story Italianate brick townhouse at 201 North Columbus Street was constructed by **1885**, according to Sanborn Fire Insurance Maps. The townhouse was constructed as one of seven identical Italianate style red brick rowhouses, all of which are extant and retain a high level of historic integrity. The subject property features a one-story side porch off the rear ell, facing Cameron Street and Christ Church. The porch displays high-style Queen Anne or Eastlake elements with a detailed spindle frieze with bead detail and lace-like brackets.



Figure 1: View of 201 North Columbus Street looking northeast.

Previous Approvals:

BAR2015-00273 – Approved for a Certificate of Appropriateness and Waiver of Fence Height Requirement (10/7/2015).

III. ANALYSIS

The proposed alterations will convert an existing window and through-wall air-conditioning unit on the west end of the porch on the south elevation of the building into a French door and transom. The proposed alterations will be visible from the public right-of-way (Cameron Street).



Figure 2: View of the south wall and existing window from the public right-of-way.

In general, alterations should be sympathetic to and should complement the architecture of the structure and not detract from it. Converting windows to doors and doors to windows, within the same general opening, are common alterations on secondary building elevations in the historic district, as they allow for the continued adaptation of historic buildings to modern life while being relatively easily reversible in the future, particularly when, as in this case, the window jamb and lintel will be preserved.

The proposed material for the French door and transom is wood and the glass panels meet the standards of the *Alexandria Replacement Window Performance Specifications*. While the main block has original two-over-two wood windows, consistent with the Italianate style, several of the windows on this side elevation are multi-light which was historically done as the original owners saved money on these secondary elevations by using windows with smaller panes of glass. Looking at the context of where the door will be located, staff agrees that the multi-light configuration is most appropriate. Staff has no objection to the proposed alterations finding them to be appropriate and complementary to the architecture of the property. In addition, the thru-wall HVAC unit has already compromised the brick wall area below the window and removal of the remaining brick below the window sill will be visually screened behind the porch guardrail.

It is important to note that the subject property has nearly all its original windows and that they have been extremely well maintained. Staff strongly recommends that the applicant retain the existing window to be removed for future repair or replacement of other windows on the property.

STAFF

Amirah Lane, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed work complies with zoning. No change to building footing and open space.

Code Administration

A building permit, plan review and inspections are required.

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 Previously reviewed under [BAR2015-00273] (T&ES)

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 Permitting & 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 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties

and to the satisfaction of the Director of Transportation & Environmental Services.
(Sec.5-6-224) (T&ES)

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

Alexandria Archaeology

No comments received.

V. ATTACHMENTS

1 – Application for BAR 2017-00416: 201 North Columbus Street

2 – Supplemental Materials

ADDRESS OF PROJECT: 201 N. COLUMBUS ST. ALE.TAX MAP AND PARCEL: 064.04-07-24 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: ROBERT SPRIGGAddress: 201 N. COLUMBUS ST.City: ALEXANDRIA State: VA Zip: 22314Phone: 571-312-3303 E-mail: RGSPRIGG@AOL.COMAuthorized Agent (if applicable): ☐ Attorney ☐ Architect ☐ _____Name: SCOTT PETERSON (OLD TOWN DOORS) Phone: (703) 538-2779E-mail: SPETERSON@OLDTOWNWINDOWSANDDOORS.COM

Legal Property Owner:

Name: ROBERT & CONSTANCE SPRIGGAddress: 201 N. COLUMBUS STCity: ALEXANDRIA State: VA Zip: 22314Phone: 571-312-3303 E-mail: RGSPRIGG@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 WINDOW AND INOPERABLE THROUGH WALL A/C INSTALLATION
 WITH WOOD FRENCH DOOR ACCESS TO PORCH.

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 approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" 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.

OWNERSHIP AND DISCLOSURE STATEMENT
 Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. ROBERT SPRIGG	ALEXANDRIA, VA 22314 201 N. COLUMBUS ST	50%
2. CONSTANCE SPRIGG	201 N. COLUMBUS ST ALEXANDRIA, VA 22314	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 _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. ROBERT SPRIGG	201 N. COLUMBUS ST ALEXANDRIA, VA 22314	50%
2. CONSTANCE SPRIGG	201 N. COLUMBUS ST ALEXANDRIA, VA 22314	50%
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.

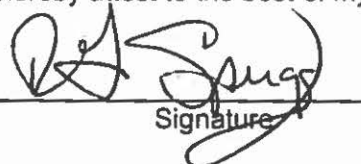
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. ROBERT SPRIGG	No	N/A
2. CONSTANCE SPRIGG	No	N/A
3.		

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.

24 OCT 2017
Date

ROBERT SPRIGG
Printed Name


Signature

ALL APPLICATIONS: *Please read and check that you have read and understand the fo*

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.

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: ROBERT SPRIGGDate: 24 OCT 2017

Attachment 2

Quote Number: NMZTD36
Architectural Project Number:

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

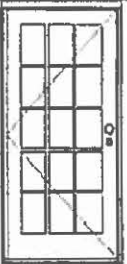
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

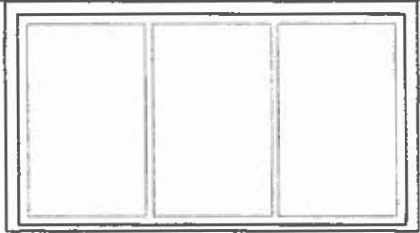
NUMBER OF LINES: 2		TOTAL UNIT QTY: 2			
LINE	MARK UNIT	BRAND	ITEM		QTY
1		Marvin	Wood Ultimate Inswing French Door CN 30R66R RO 37 5/8" X 80" Entered as CN 30R66R		1
2		Marvin	Wood Ultimate Inswing French Door Direct Glaze Transom RO 37 5/8" X 21 1/2" Entered as FS 36 5/8" X 21"		1

Application Materials
BAR2017-00416
201 N Columbus
Date Routed: 11.09.2017:

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit:			
Qty: 1				
 <p>Active</p> <p>As Viewed From The Exterior</p> <p>Entered As: CN MO 37 1/8" X 81 1/16" CN 30R66R FS 36 5/8" X 79 1/2" OC 35 1/4" X 80 13/16" RO 37 5/8" X 80" Egress Information Width: 31 1/4" Height: 75 27/32" Net Clear Opening: 16.46 SqFt</p>				
<p>Primed Pine Exterior Primed Pine Interior Wood Ultimate Inswing French Door 6 9/16" - X Left Hand CN 30R66R Rough Opening 37 5/8" X 80" Traditional Panels Primed Pine Sash Exterior Primed Pine Sash Interior IG Tempered Low E2 w/Argon Stainless Perimeter and Spacer Bar 5/8" SDL - With Spacer Bar - Stainless Rectangular - Standard Cut 3W5H Primed Pine Ext - Primed Pine Int Ogee Interior Glazing Profile Traditional Lever(s) Multi-Point Lock on Active Panel Antique Brass Active Exterior Handle Set on Active Panel Keyed Antique Brass Active Interior Handle Set on Active Panel Antique Brass Adjustable Hinges 3 Per Panel Bronze Ultrex Sill Black Weather Strip Oak Sill Liner 7 1/2" Jambs Primed Pine BMC - Top No Installation Method ***Note: Because of jamb extension, this door may not open beyond 90 degrees.</p>				

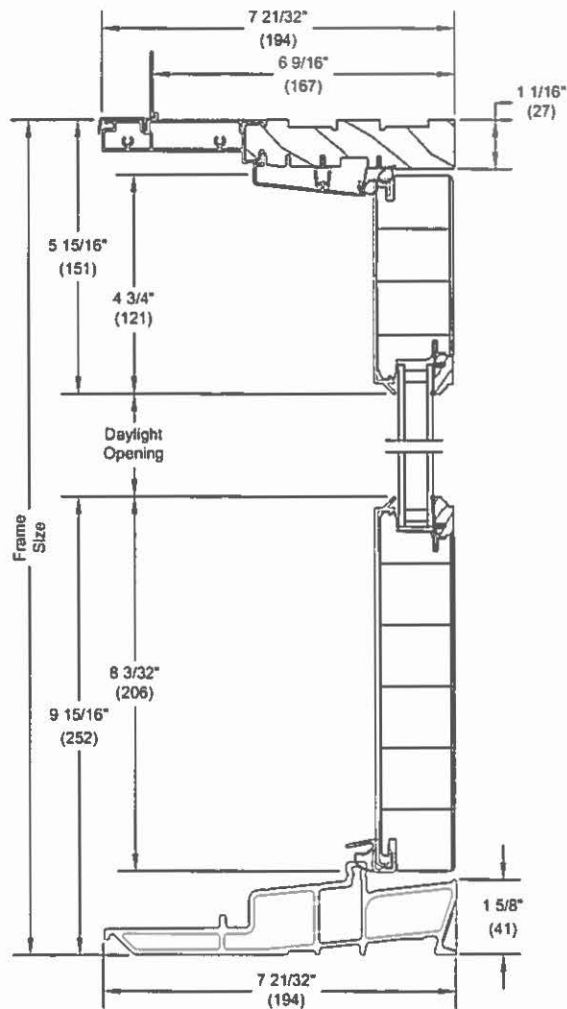
Line #2	Mark Unit:			
Qty: 1				
 <p>As Viewed From The Exterior</p> <p>Entered As: FS MO 37 1/8" X 21 15/16" FS 36 5/8" X 21" RO 37 5/8" X 21 1/2" Egress Information No Egress Information available.</p>				
<p>Primed Pine Exterior Primed Pine Interior Wood Ultimate Inswing French Door Direct Glaze Transom Frame Size 36 5/8" X 21" Rough Opening 37 5/8" X 21 1/2" IG Low E2 w/Argon Stainless Perimeter and Spacer Bar 5/8" SDL - With Spacer Bar - Stainless Rectangular - Special Cut 3W1H Primed Pine Ext - Primed Pine Int Additional Mull Info: Stand Alone 7 1/2" Jambs Exterior Casing - None No Installation Method</p>				

Application Materials
BAR2017-00416
201 N Columbus
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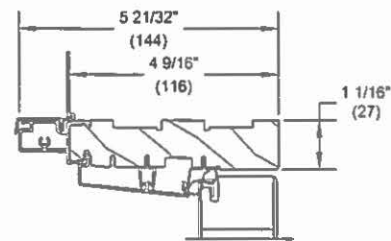
1 3/4" Clad Ultimate Swinging French Doors

Inswing Section Details: Operating

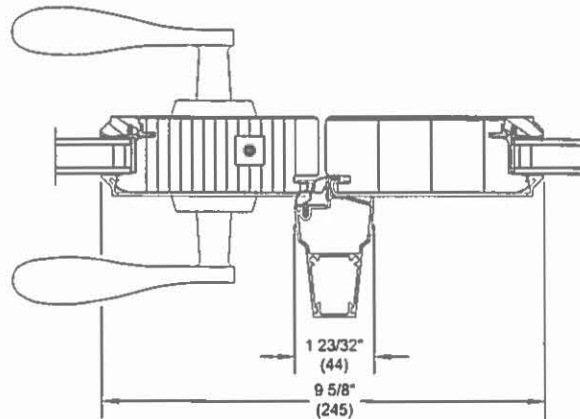
Scale: 3" = 1' 0"



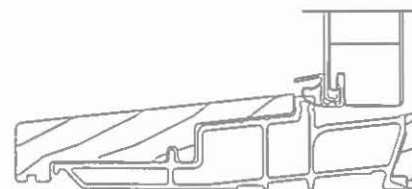
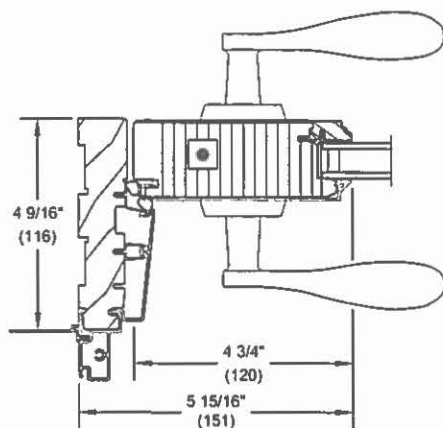
Head Jamb and Sill



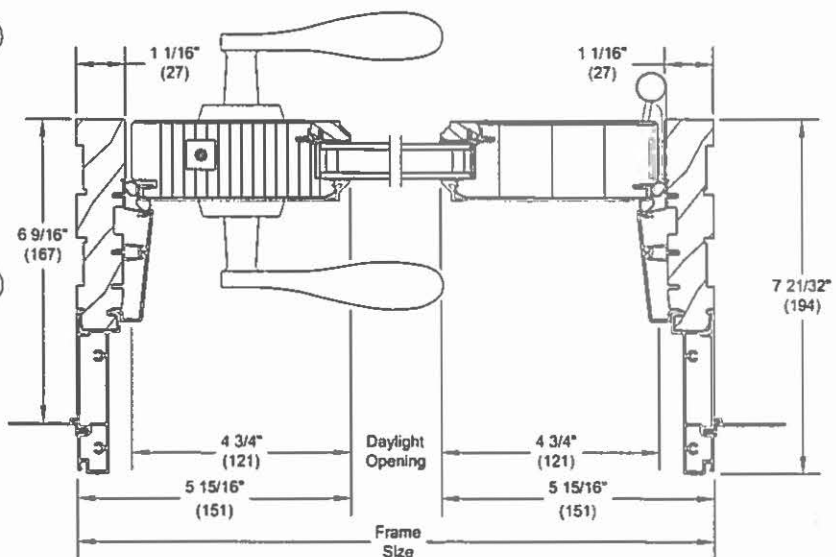
4 9/16" Head Jamb



XO L - Meeting Stiles

Optional Exterior Mahogany Sill Cover
Optional Interior Sill Liner

4 9/16" Jamb

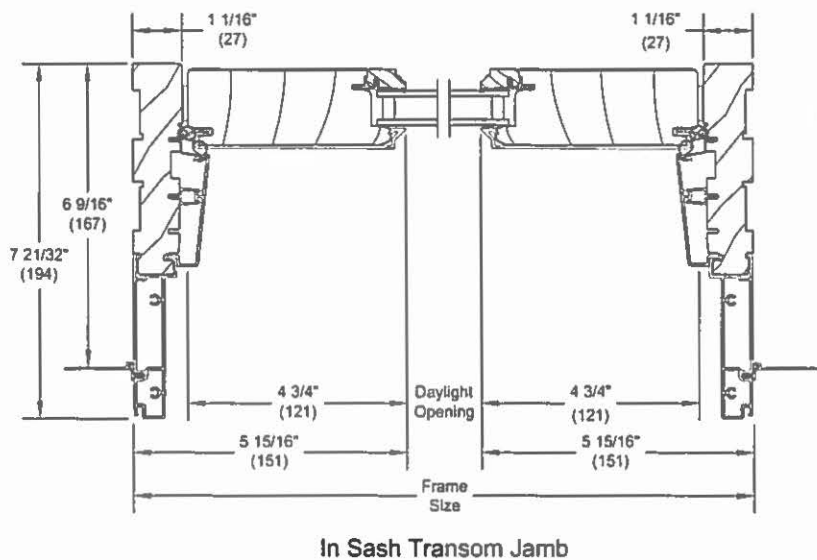
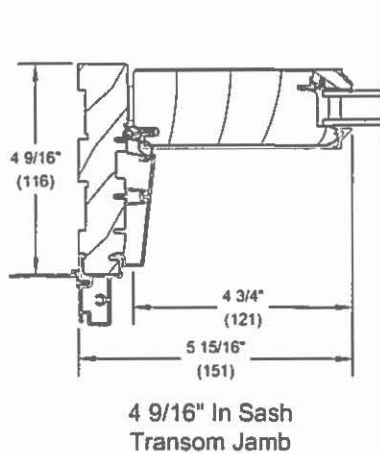
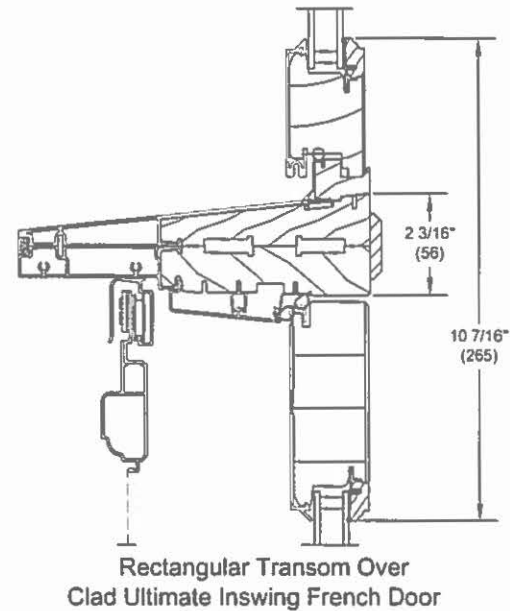
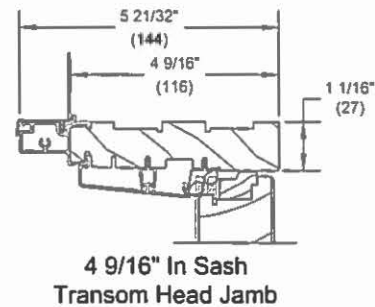
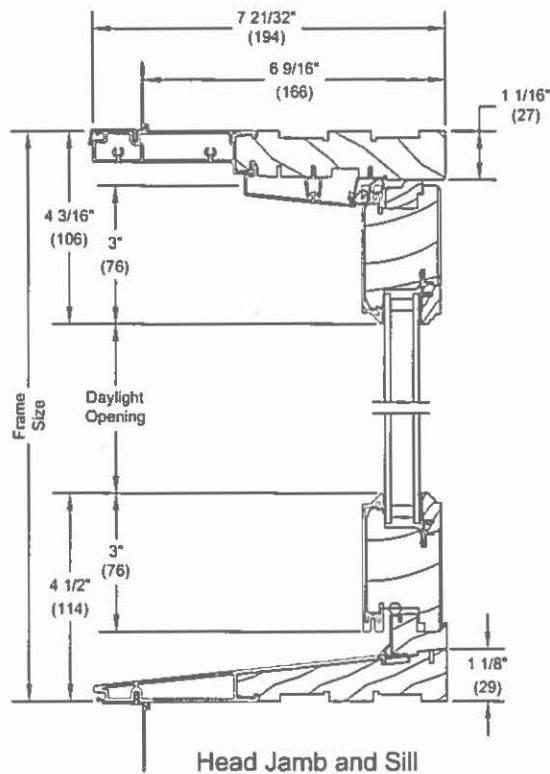


X R Jamb

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Inswing Section Details: In-Sash Transom

Scale: 3" = 1' 0"



Application Materials
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