

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Robert and Randee Blume

LOCATION: Old and Historic Alexandria District
419 North Columbus Street

ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness as submitted.

GENERAL NOTES TO THE APPLICANT

1. **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.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of 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.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a 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.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any 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.



I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to install galvanized steel railings, and repair the existing steel steps, at **419 North Columbus Street**. The proposed railing will include four 4" posts and 1- ¼" pipe handrails. The existing steel steps will be removed, repaired and reinstalled. The applicant will install temporary wood steps in the interim.

II. HISTORY

419 North Columbus Street is the southern half of a semidetached pair of largely intact, two story, Second Empire style Victorian frame townhouses. The subject property, and all the townhouses to the north of it on the west side of this block, first appear on the 1891 Sanborn Fire Insurance Map. This block was not previously mapped, suggesting that it had few, if any, buildings at that time.

Previous BAR Approvals

In 1953, the BAR approved brick siding at this property (8/13/1953).

More recently, in 2018 (BAR2017-00472 & BAR2017-00473), the Board approved a Permit of Demolish and Certificate of Appropriateness.

III. ANALYSIS

Railings are an important visual and functional element of the entrances to buildings and support the transition area between the public street and the private interior of a building. However, despite their functional importance, railings were not a part of the historic streetscape of Old Town Alexandria. Handrails were generally not installed on stoops in Alexandria until cast iron stoops and railings became commercially available in the second half of the 19th century. In extremely rare instances where a railing was present, the design was simple and did not include ornate balusters.

While the BAR has strongly supported simple handrails with minimal decoration for safety reasons, the BAR has approved ornate, decorative handrails in rare cases within the past 10 years. Most recently, the Board approved the ornate handrails at 407 Prince Street (BAR2019-00065). The BAR's administrative policy states that new handrails may only be approved by staff if they are visually minimal, such as a post and rail without balusters. The reason is that non-historic railings and balusters should not detract from the architecture of the building.

In the present case, staff has no objection to the installation of steel handrails. The handrails are an appropriate Victorian period design consistent with the *Design Guidelines*, which recommend that:

- Stoops, steps and railings should be appropriate to the historic style of the structure; and
- Stoops, steps and railings should not hide, obscure or cause the removal of historic architectural details. (Stoops, Steps & Railings – Page 3)

Staff recommends approval of the Certificate of Appropriateness as submitted.

STAFF

Amirah Lane, Historic Preservation Planner, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

F-1 The existing stairs project 3 feet from the structure and the structure is located 2.6 feet off the property line and in the public right-of-way, for a total of 5.6 feet of encroachment. Per §5-2-29 of the City Code, the stairs may only encroach up to 4 feet on this street, however; because the proposal will not increase the encroachment, the proposed repairs to the stairs are allowed.

F-2 The proposed repairs to the existing stairs comply with zoning.

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, if a separate demolition permit is required. (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)

F-2 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 Right of Way is between 50 and 66 feet wide, therefore per City Code Section 5-2-29, the allowable encroachment for front stoops is 3 feet. This application is proposing

2.83 feet which is less than allowable.

- C-2 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-3 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-4 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-5 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-6 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-7 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 archaeological oversight will be necessary for this undertaking.

V. ATTACHMENTS

1 – Application Materials

2 – Supplemental Materials

ADDRESS OF PROJECT: 419 N Columbus St. Alexandria, VA 22314

DISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old Building

TAX MAP AND PARCEL: 064.02-08-14 11555500 ZONING: residential

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 and Randee Blume

Address: 419 N Columbus

City: Alexandria State: VA Zip: 22314

Phone: 509-979-8568 E-mail: ralanb2019@outlook.com

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

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: Robert and Randee Blume

Address: 419 N Columbus St

City: Alexandria State: VA Zip: 22314

Phone: 509-979-8568 E-mail: ralanb2019@outlook.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 front porch

☐ 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).*
IRON WORK - FRONT STAIR

~~REMOVE FROM IRON STAIR AND INSTALL TEMPORARY WOOD STEP~~
~~FLAHERTY IRON WORKS WILL REPAIR IRON STAIR AND ADD GALVANIZED~~
~~STEEL SUPPORTS TO STRINGERS AND ADD STAINLESS STEEL NUTS AND~~
~~BOLTS TO RISERS TO STRENGTHEN AND SUPPORT~~
~~THEY WILL FABRICATE AND INSTALL NEW RAILING WITH IAWLER~~
~~PHILADELPHIA STYLE CAST POSTS (4 EACH) AND 2 LINE PIPE RAIL THAT WILL~~
~~ATTACH TO HOUSE AT WOOD FRAME DOOR, RAILING AND STEP WILL~~
~~BE PRIMED AND PAINTED BLACK~~

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.

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. 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 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: SIGNED: ROBERT A. BLUME

Printed Name: ROBERT A. BLUME

Date: 1/5/2021

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 BLUME	419 N COLUMBUS	100%
² ROBERT BLUME		
³ ROBERT BLUME		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 419 N COLUMBUS ALEXANDRIA, VA 22314 (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 BLUME	419 N COLUMBUS	100%
² ROBERT BLUME		
³ ROBERT BLUME		

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 require 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 indicated 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 ROBERT BLUME		
² ROBERT BLUME		
³ ROBERT BLUME		

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.

1/2/2021

Date

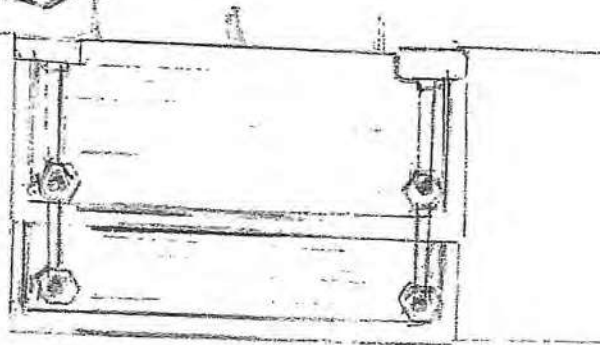
ROBERT BLUME

Printed Name

Signature

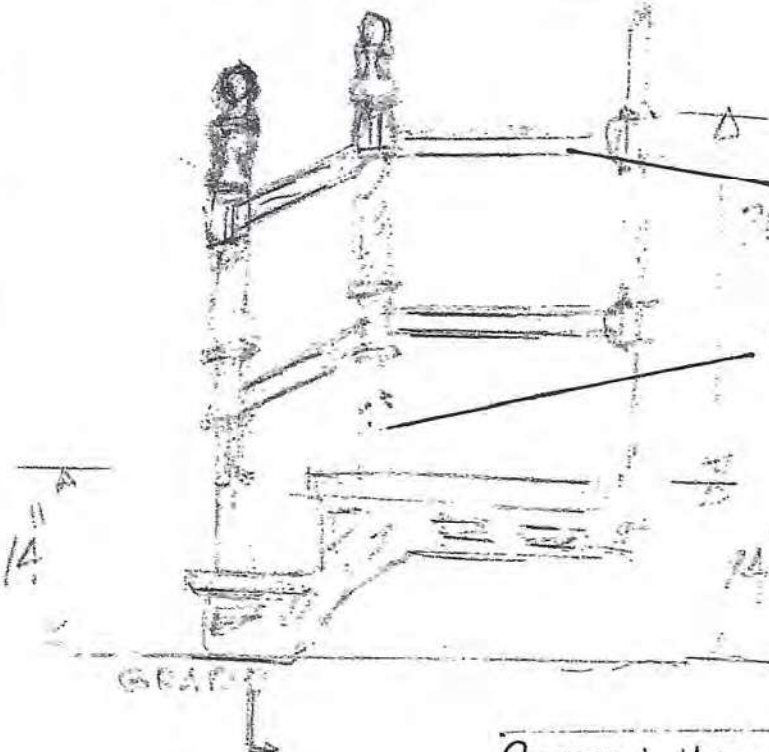
FRONT
DOOR AS

32a



SCOPE: REMOVE
EXISTING STEEL STEP
REINSTALL AFTER
REPAIRS AND RAILING
ADDED

PLAN VIEW



GRAVEL

CONCRETE

SECTION VIEW

1 1/4" SCH 40 PIPE

LAWLER FOUNDRY POST #9116
4" SQ BASE

NOTE: ADD GALVANIZED
STEEL SUPPORT TO
STRINGERS.

ADD STAINLESS STEEL
NUTS AND BOLTS TO RISERS.
INSTALL 3/4" STAINLESS
STEEL ROD IN EACH POST
ROD THREADED TO BOLT
BELOW TREAD.

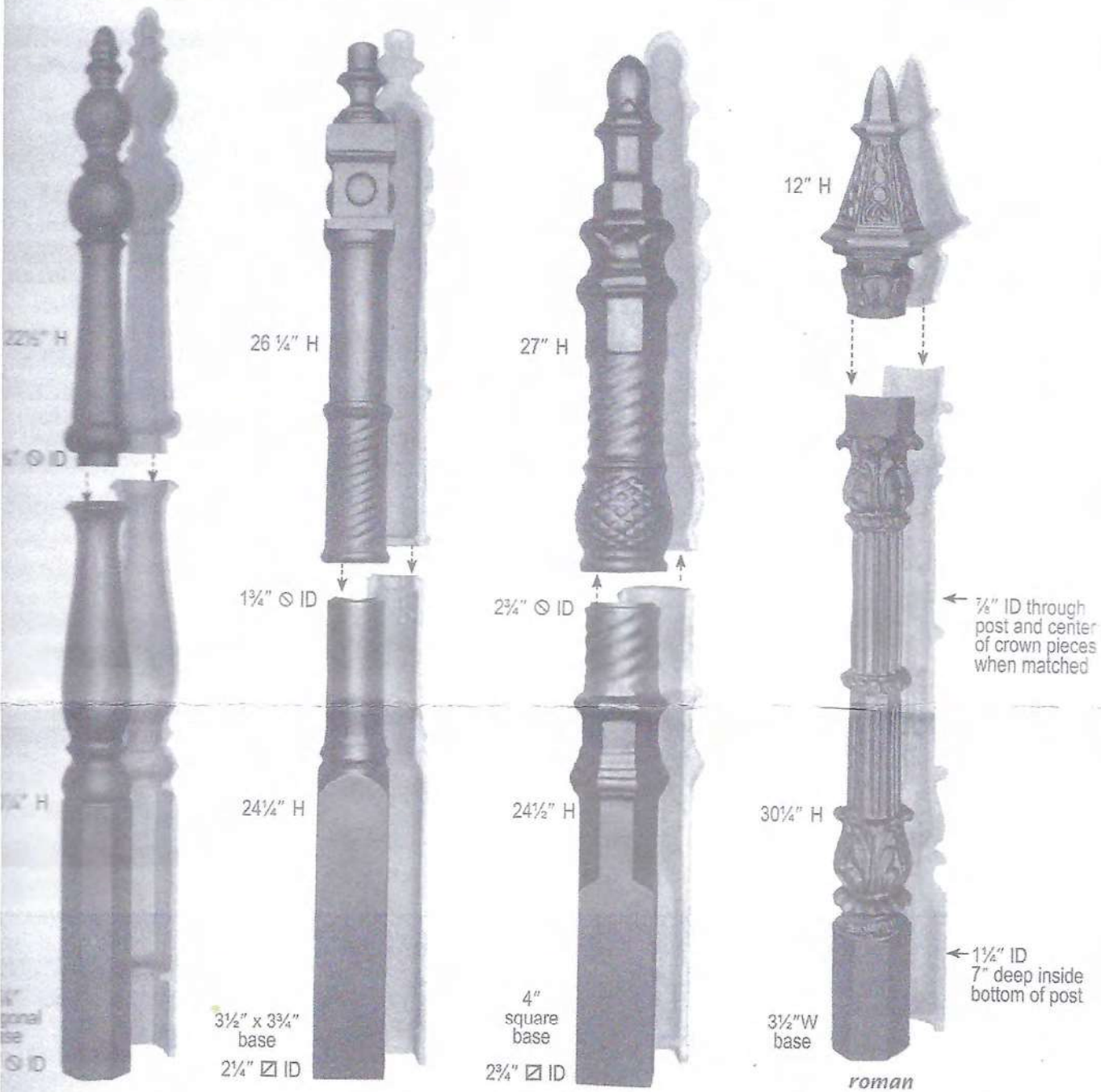
419 N. COLUMBUS ST ALEXANDRIA

REPAIR / ADD RAIL TO FRONT STEEL STEP

posts - fence

ornamental iron castings

posts on this page come in sections as shown - you weld



queen anne	brittany	philadelphia	roman
No. 9117 52 1/2" H x 3 3/4" W (41.25 lbs) \$65.00 - 2+ \$5.00 - each	No. 9114 50 1/2" H x 3 3/4" W (52.5 lbs) \$75.00 - 2+ \$85.00 - each	No. 9116 51 1/2" H x 4" W (77 lbs) \$85.00 - 2+ \$95.00 - each	No. 8191 (top) 12" H x 3 1/2" W (8.25 lbs) \$7.90 - 4+ \$9.90 - each No. 8192 (post) 30 1/4" H x 3 1/2" W (28 lbs) \$36.50 - 2+ \$39.50 - each

All castings are double faced unless otherwise specified





