

15 EXHIBIT NO. 1
3-17-01

~~21~~
~~12-16-00~~

Docket Item #
BAR CASE #2000-0250

City Council
December 16, 2000

ISSUE: Appeal of a decision of the Board of Architectural Review, Old and Historic Alexandria District, denying after-the-fact approval of an awning

APPLICANT AND APPELLANT: Karon Cullen, by R. Cromley, Architect

LOCATION: 224 North Columbus Street

ZONE: RM/Residential

Background:

224 North Columbus Street is one of a pair (with 226) of three story, three bay brick Italianate rowhouses constructed ca. 1891-1896. The property owner installed the subject awning without Board of Architectural Review approval. The unapproved awning was brought to the attention of B.A.R. Staff as a result of a citizen complaint. The B.A.R. Staff then cited the applicant who subsequently applied for after-the-fact approval of a Certificate of Appropriateness.

On November 15, 2000, the Old and Historic Alexandria District Board of Architectural Review denied after-the-fact approval of an awning on the rowhouse at 224 North Columbus Street.

The Board denied the application for the awning because (1) the Board believed that the awning was awkward in appearance and not residential in character; and, (2) believed that approval of this awning would set a precedent which would lead to the proliferation of awnings on residential properties in the historic district. (see BAR Minutes at Attachment 1).

The Board's denial of the application was appealed to Council by the applicant. The appeal was filed in a timely manner.

B.A.R. Staff Position Before the Board:

B.A.R. Staff recommended approval of the application for the awning because awnings on residential houses are historically appropriate and were, in fact, found on the vast majority of residences in the historic district before the advent of air-conditioning. In addition, the *Design Guidelines* state that awnings of the type installed in this case are appropriate in the historic district. (Attachment 2)

City Council Action Alternatives:

Council may uphold or overturn the decision of the B.A.R., using the criteria in §10-105(A)(2) Zoning Ordinance (Attachment 3). City Council may also remand the project to the Board with instructions to consider alternatives.

Attachments:

Attachment 1: Minutes of BAR Meeting, 11/15/00

Attachment 2: B.A.R. Staff Reports, 11/15/00

Attachment 3 §10-105(A)(2): Criteria to be considered for a Certificate of Appropriateness

Attachment 4: Photographs of the awning installed at 224 North Columbus Street

STAFF:

Eileen Fogarty, Director, Department of Planning and Zoning; Peter H. Smith, Principal Staff, Boards of Architectural Review; Ignacio B. Pessoa, City Attorney.

BAR CASE #2000-0250

REPORT ATTACHMENTS

MINUTES OF B.A.R. PUBLIC HEARING, NOVEMBER 15, 2000

CASE BAR-2000-0250

Request for approval of an awning at 224 North Columbus Street, zoned RM Residential.

APPLICANT: Karon Cullen

BOARD ACTION: **Denied, 4-3.**

MOTION: To deny the awning.

MAKER: Dr. Fitzgerald

SECOND: Mr. Wheeler

SPEAKER: Tim Coakley, designer

NOTES: This item was removed from the proposed Consent Calendar by Mr. Smeallie who noted the letter in opposition from a neighbor. He said he agreed with the letter and did not believe that the awning was residential in character.

Mr. Wheeler said he agreed with Mr. Smeallie. He said he was very concerned about the proliferation of awnings in the historic district and the precedent that the Board would be setting by approving this awning.

Dr. Fitzgerald said he agreed with Mr. Wheeler and that he would prefer to see the awning removed.

Ms. Neihardt said she also agreed with the other Board members and that she thought that the awning appeared awkward.

Ms. Quill said that while this was not the best design for an awning, she could see that it served a useful purpose in keeping rain off people at the doorway. She said she did not support taking the awning down.

Mr. Keleher said that he was not pleased with the awning, but agreed with Ms. Quill that there was no need to remove it.

Ms. Quill noted that by their nature awnings were temporary.

Mr. Smeallie then made a motion to defer the application for restudy.

Chairman Hulfish said that perhaps a more fitting awning could be designed.

Mr. Coakley said that a retractable awning was a possibility.

Mr. Keleher seconded the motion.

The motion failed on a vote of 3-4 (Chairman Hulfish, Ms. Quill, Mr. Keleher and Dr. Fitzgerald were opposed).

Dr. Fitzgerald then made a motion to deny the awning.

Mr. Wheeler seconded the motion which passed by a vote of 4-3 (Chairman Hulfish, Ms. Quill, and Mr. Keleher were opposed).

BAR STAFF REPORT, NOVEMBER 15, 2000

Docket Item #6
BAR CASE #2000-02

BAR Meeting
November 15, 2000

ISSUE: After-the-fact review of an awning
APPLICANT: Karon Cullen
LOCATION: 224 North Columbus Street
ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

DISCUSSION:

Applicant's Description of the Undertaking:

"We are filing for a Certificate of Appropriateness for an awning already in place at 224 N. Columbus Street. The awning is hung on the front of the building, above the main entrance."

Issue:

The applicant is requesting after-the-fact approval of a Certificate of Appropriateness for an awning installed at the front door to the residential rowhouse at 224 North Columbus Street. The awning is a shed type awning installed on a rigid metal frame with a covering of black canvas type material. The awning is the width of the doorway and approximately two feet length and two feet in height.

History and Analysis:

224 North Columbus Street is one of a pair (with 226) of three story, three bay brick Italianate rowhouses constructed ca. 1891-1896.

This application is before the Board as a result of a complaint filed regarding the unapproved awning. The installed awning meets the requirements of the zoning ordinance.

According to the *Design Guidelines* shed type awnings are appropriate in the historic district. Staff has no objection to the installed awning.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

C-1 A construction permit is required for the proposed awning installation.

Historic Alexandria:

No comment.

10-105 Matters to be considered in approving certificates and permits.

(A) Certificate of appropriateness

(2) **Standards.** Subject to the provisions of section 10-105(A)(1) above, the Old and Historic Alexandria district board of architectural review or the city council on appeal shall consider the following features and factors in passing upon the appropriateness of the proposed construction, reconstruction, alteration or restoration of buildings or structures:

(a) Overall architectural design, form, style and structure including, but not limited to, the height, mass and scale of buildings and structures;

(b) Architectural details including, but not limited to, original materials and methods of construction, the pattern, design and style of fenestration, ornamentation, lighting, signage and like decorative or functional fixtures of buildings or structures; the degree to which the distinguishing original qualities or character of a building, structure or site (including historic materials) are retained;

(c) Design and arrangement of buildings and structures on the site; and the impact upon the historic setting, streetscape or environs;

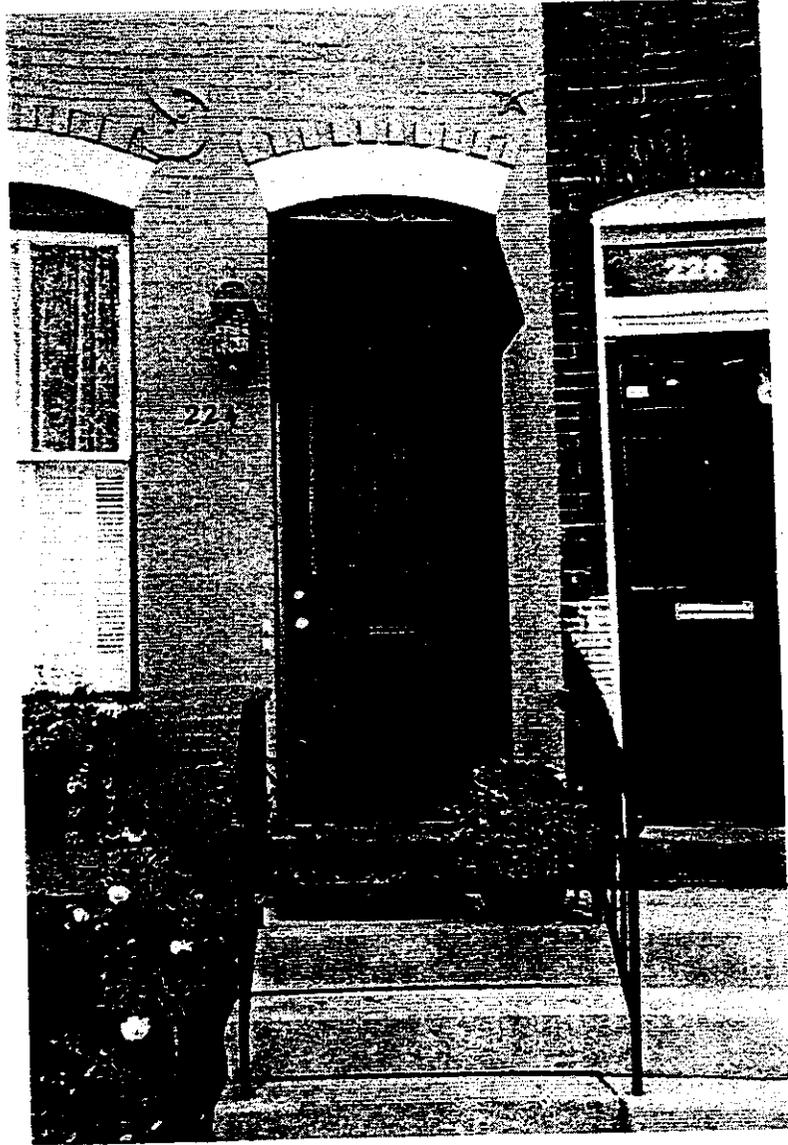
(d) Texture, material and color, and the extent to which any new architectural features are historically appropriate to the existing structure and adjacent existing structures;

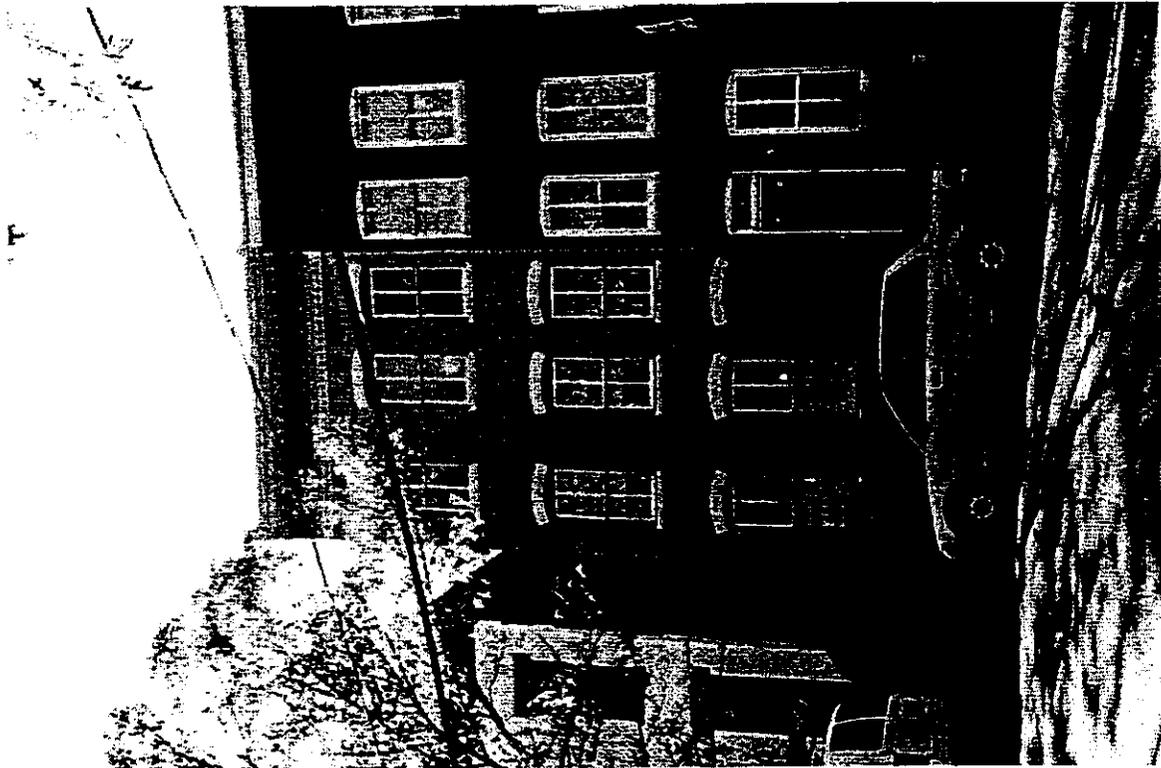
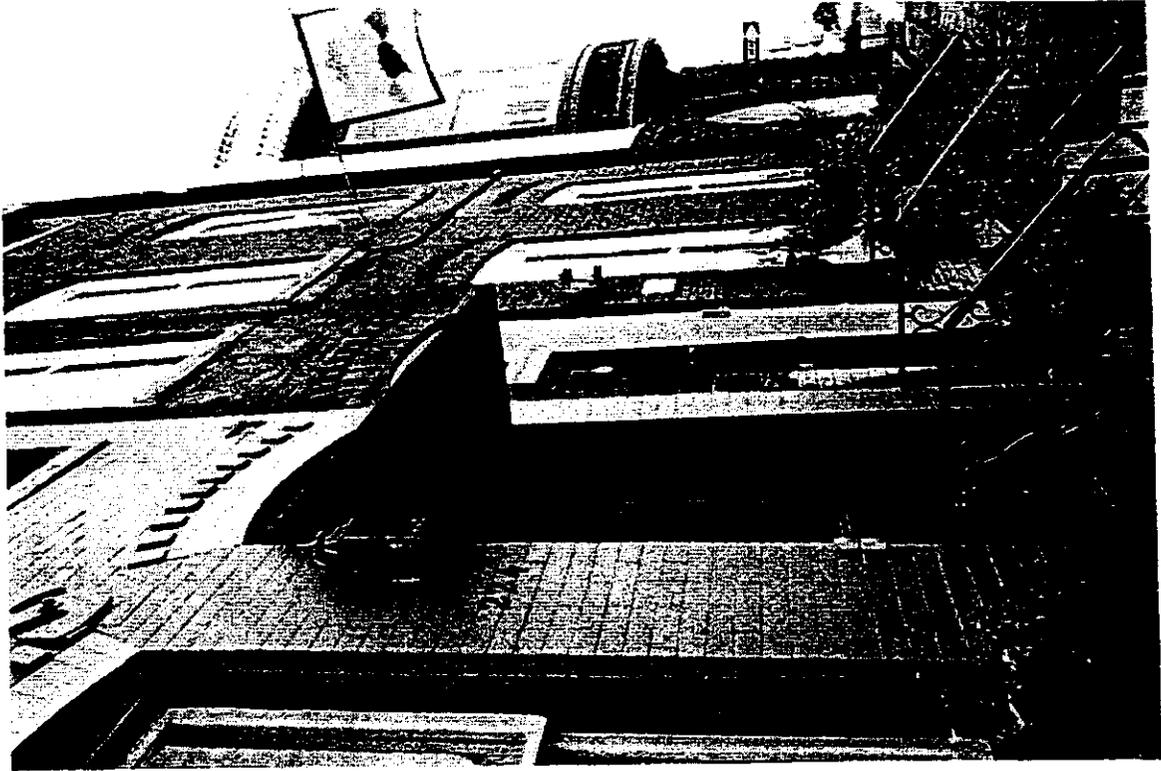
(e) The relation of the features in sections 10-105(A)(2)(a) through (d) to similar features of the preexisting building or structure, if any, and to buildings and structures in the immediate surroundings;

(f) The extent to which the building or structure would be harmonious with or incongruous to the old and historic aspect of the George Washington Memorial Parkway;

(g) The extent to which the building or structure will preserve or protect historic places and areas of historic interest in the city;

- (h) The extent to which the building or structure will preserve the memorial character of the George Washington Memorial Parkway;
- (i) The extent to which the building or structure will promote the general welfare of the city and all citizens by the preservation and protection of historic interest in the city and the memorial character of the George Washington Memorial Parkway; and
- (j) The extent to which such preservation and protection will promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place in which to live.





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EXHIBIT NO. 2

15
3-17-01

*Sent to CC; CM;
Michelle, Eileen,
P. Smith*



RECORD OF APPEAL

FROM A DECISION OF THE BOARD OF ARCHITECTURAL REVIEW

Date Appeal Filed With City Clerk: BAR 2000-0250

B.A.R. Case # BAR 2000-0250

Address of Project: 224 N Columbus St.

Appellant is: (Check One)

B.A.R. Applicant

Other Party. State Relationship _____



Address of Appellant: 2107 Forest Hill Rd
Alexandria, VA 22303

Telephone Number: (703) 329-3354

State Basis of Appeal: Appealing denial of awning installed above
front door of residence at 224 N. Columbus St. The applicant
believes an awning to be appropriate in a residential setting,
and that it adds to the facade of the building.

Attach additional sheets, if necessary.

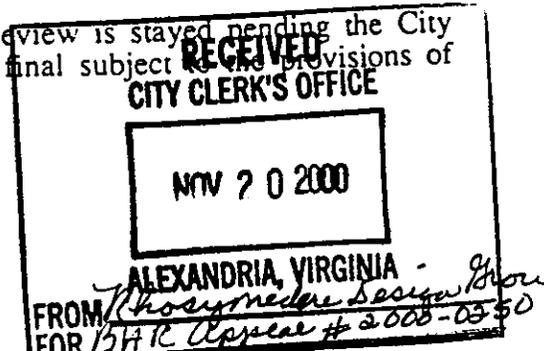
A Board of Architectural Review decision may be appealed to City Council either by the B.A.R. applicant or by 25 or more owners of real estate within the effected district who oppose the decision of the Board of Architectural Review. Sample petition on rear.

All appeals must be filed with the City Clerk on or before 14 days after the decision of the B.A.R.

All appeals require a \$50 filing fee.

If an appeal is filed, the decision of the Board of Architectural Review is stayed pending the City Council decision on the matter. The decision of City Council is final subject to the provisions of Sections 10-107, 10-207 or 10-309 of the Zoning Ordinance.

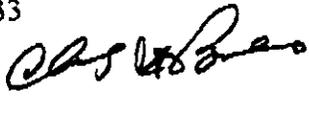
[Signature]
Signature of the Appellant



15
3-17-01

211 N. Columbus Street
Alexandria, VA 22314
March 9, 2001

TO: Mayor of Alexandria
City Council Members
FAX (703) 838-6433

From: Charles H. Powers 

Subject: Review of BAR Case 2000-0250
Appeal of BAR Ruling on Awning at 224 N. Columbus Street

I respectfully submit my views in writing regarding your review of the above since I will be in California on family business on March 17th. I am speaking for myself and not for anyone else. If necessary I can be reached at (202) 973-5807.

Although having lived at my current address since 1974, I recognize that I am not an expert in architecture. However it does not appear that the contemporary style awning placed on 224 N. Columbus Street late last year is in harmony with the architecture of the property. I defer to the BAR's decision and ultimately it is up to you to make the final decision.

If you overturn the BAR decision which I respectfully hope you do not, then at least require a replacement awning. If you have not seen the one in place, then I would suggest that it looks like the vent hood over an oven.

Thank you for taking my views into consideration.

15
3-17-01

March 6, 2001

To: Beverly I. Jett
Via facsimile
703 838-6433

Dear Ms. Jett:

I am returning from abroad the morning of March 17 to John F. Kennedy airport in New York and will take the shuttle to Washington that morning. If possible, I would like to be last on the agenda on March 17 in order to be present for the Bar Appeal--#2000-0250.

Can you kindly confirm that I can have the last slot on the agenda in order to be present for the hearing?

Thank you very much.

Sincerely,

Karon N. Cullen
224 North Columbus Street
Alexandria, Va. 22314

March 7, 2001

Dear Ms. Cullen:
Via Facsimile

This is to confirm that your appeal will be placed last on the docket for the March 17, 2001 Public Hearing meeting.

As explained to you on the telephone, I cannot determine what time this item will come up for public hearing and discussion.

Sincerely,
Beverly I. Jett
703-838-4550



Kerry J. Donley
Mayor

William C. Cleveland
Vice Mayor

Members of Council
Claire M. Eberwein
William D. Euille
Redella S. Pepper
David G. Speck
Joyce Woodson

City of Alexandria, Virginia
301 King Street, Suite 2300
Alexandria, Virginia 22314



Beverly I. Jett, CMC
City Clerk and
Clerk of Council
beverly.jett@ci.alexandria.va.us

(703) 838-4550
Fax: (703) 838-6433

February 28, 2001

R. Cromley
Rhosymedre Design Group, Inc.
6306 Jefferson Boulevard
Frederick, Maryland 21703

Dear Mr. Cromley:

RE: BAR APPEAL -- #2000-0250 -- 224 NORTH COLUMBUS STREET

The above appeal will be scheduled for public hearing before City Council at its Public Hearing Meeting to be held on Saturday, March 17, 2001, at 9:30 a.m. in Room 2400, Council Chamber, City Hall, 301 King Street, Alexandria, Virginia.

You may call my office on Monday, March 12, 2001, to see where it is placed on the docket. Enclosed is a speaker's form to be completed by you and given to the City Clerk prior to the items being read.

If you have any questions or if I can be of any further assistance, please feel free to contact me.

Sincerely,

Beverly I. Jett, CMC
City Clerk and Clerk of Council

cc: Eileen Fogarty, Director of Planning and Zoning
Peter Smith, Board of Architectural Review Staff
Karon Cullen, 224 North Columbus Street, Alexandria, VA 22314

"Home Town of George Washington and Robert E. Lee"

Karon N. Cullen

December 23, 2000

Honorable Mayor and Members of City Council
City of Alexandria, Virginia
301 King Street
Suite 2300
Alexandria, Virginia 22314

Dear Honorable Mayor and Members of City Council:

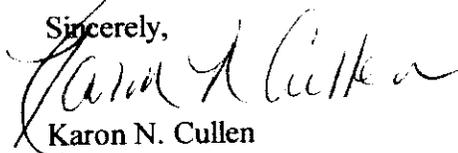
In her letter of December 18, Ms. Beverly Jett advised my architects of a hearing on January 13 to appeal #2000-0250—224 North Columbus Street. I am representing myself in the appeal.

Unfortunately I cannot appear for the appeal, as I am out of the country from January 10-16 on business for a client in France.

I regret having to reschedule and thank you for your advising me of the February hearing date. During that month, I am out of the country from February 21-28.

I thank you again for your understanding.

Sincerely,



Karon N. Cullen

cc: Beverly I. Jett





City of Alexandria, Virginia
301 King Street, Suite 2300
Alexandria, Virginia 22314



Kerry J. Donley
Mayor

William C. Cleveland
Vice Mayor

Members of Council
Claire M. Eberwein
William D. Euille
Redella S. Pepper
David G. Speck
Joyce Woodson

Beverly I. Jett, CMC
City Clerk and
Clerk of Council
beverly.jett@ci.alexandria.va.us

(703) 838-4550
Fax: (703) 838-6433

December 18, 2000

R. Cromley
Rhosymedre Design Group, Inc.
6306 Jefferson Boulevard
Frederick, Maryland 21703

Dear Mr. Cromley:

RE: BAR APPEAL – #2000-0250 – 224 NORTH COLUMBUS STREET

The above appeal will be scheduled for public hearing before City Council at its Public Hearing Meeting to be held on Saturday, January 13, at 9:30 a.m. in Room 2400, Council Chamber, City Hall, 301 King Street, Alexandria, Virginia.

You may call my office on Monday, January 8, 2001, to see where it is placed on the docket. Enclosed is a speaker's form to be completed by you and given to the City Clerk prior to the items being read.

If you have any questions or if I can be of any further assistance, please feel free to contact me.

Sincerely,

Beverly I. Jett, CMC
City Clerk and Clerk of Council

cc: Eileen Fogarty, Director of Planning and Zoning
Peter Smith, Board of Architectural Review Staff
Karon Cullen, 224 North Columbus Street, Alexandria, VA 22314

- CITY SEAL -

NOTICE OF PUBLIC HEARING ON AN APPEAL OF A DECISION OF THE BOARD OF ARCHITECTURAL REVIEW, OLD AND HISTORIC ALEXANDRIA DISTRICT, DENYING A REQUEST FOR APPROVAL OF AN AWNING AT 224 NORTH COLUMBUS STREET, ZONED RM RESIDENTIAL. [CASE BAR-2000-0250]

A Public Hearing will be held by the City Council of the City of Alexandria, Virginia, in the Council Chamber of the City of Alexandria, on Saturday, March 17, 2001, at 9:30 a.m., or an adjournment thereof, at which time an appeal of a decision of the Board of Architectural Review, Old and Historic Alexandria District, on November 15, 2000, denying a request for approval of an awning at 224 North Columbus Street, zoned RM Residential, will be heard. APPLICANT: Karon Cullen by R. Cromley, Architect.

This appeal is being heard pursuant to Section 10-107(A)(1) of the Zoning Ordinance for the Old and Historic Alexandria District of the City of Alexandria.

Beverly I. Jett, CMC, City Clerk

To be published in the:

Alexandria Journal on Thursday, March 1, 2001

Alexandria Gazette Packet on Thursday, March 1, 2001

- CITY SEAL -

NOTICE OF PUBLIC HEARING ON AN APPEAL OF A DECISION OF THE BOARD OF ARCHITECTURAL REVIEW, OLD AND HISTORIC ALEXANDRIA DISTRICT, DENYING A REQUEST FOR APPROVAL OF AN AWNING AT 224 NORTH COLUMBUS STREET, ZONED RM RESIDENTIAL. [CASE BAR-2000-0250]

A Public Hearing will be held by the City Council of the City of Alexandria, Virginia, in the Council Chamber of the City of Alexandria, on Saturday, January 13, 2001, at 9:30 a.m., or an adjournment thereof, at which time an appeal of a decision of the Board of Architectural Review, Old and Historic Alexandria District, on November 15, 2000, denying a request for approval of an awning at 224 North Columbus Street, zoned RM Residential, will be heard. APPLICANT: Karon Cullen by R. Cromley, Architect.

This appeal is being heard pursuant to Section 10-107(A)(1) of the Zoning Ordinance for the Old and Historic Alexandria District of the City of Alexandria.

Beverly I. Jett, CMC, City Clerk

To be published in the:

Alexandria Journal on Thursday, December 28, 2000