

Docket Item # 1  
BAR CASE # 2012-0265

BAR Meeting  
July 11, 2012

**ISSUE:** Porch addition  
**APPLICANT:** Walter P. Kulp by Chris Sodergren  
**LOCATION:** 519 North Columbus Street  
**ZONE:** RM / Residential

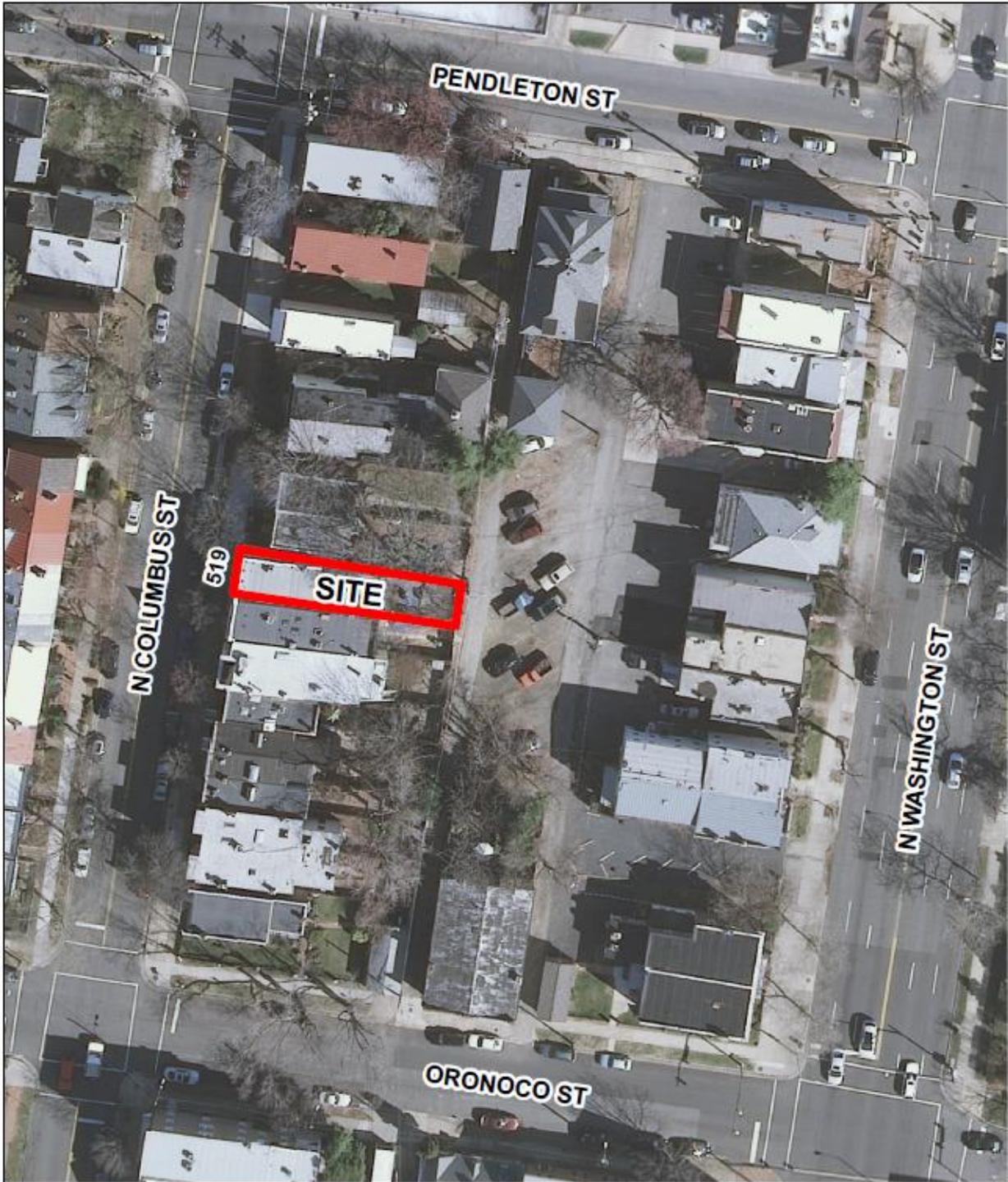
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**STAFF RECOMMENDATION**

Staff recommends approval of the application with the condition that the fiberglass columns be paintable, millable, and solid-through-the-core.

**\*\*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.



**CASE BAR2012-0265**



**I. ISSUE**

The applicant is requesting approval of a Certificate of Appropriateness to construct a one-story open rear porch on the rear (east) elevation of the townhouse. The proposed porch will run the width of the rear ell and will measure approximately 12 feet by 11 feet in depth, or 132 square feet. The porch will be supported by brick or stone piers topped with 10” round fiberglass columns. The roof will be a one-quarter hipped roof in prefinished standing seam metal. Approximately 24 square feet of the rear elevation will be encapsulated to accommodate the porch.

**II. HISTORY**

The two-story, three-bay brick townhouse at 519 North Columbus Street was built as one of a pair of townhouses by 1921, when the dwelling first appears on a Sanborn Fire Insurance Map.

Staff could locate no prior approvals for this property. The rear alley is public.

**III. ANALYSIS**

The proposal appears to be in compliance with Zoning Ordinance requirements although the plat has been reduced and cannot be scaled. The applicant must maintain at least 575.75 square feet of open space and must submit a wall check survey to confirm compliance prior to any construction above the first floor decking.

The addition of a one-story open porch is a common and appropriate addition to a historic townhouse. Historic maps often indicate that one-story open porches were common side and rear additions to townhouses to expand living space. In this particular case, the proposed porch will be minimally visible from the alley and will not have a negative impact on the historic townhouse. The most visible element will be the simple standing seam metal roof, an appropriate material in this location. The proposed brick or stone piers with fiberglass columns are acceptable in this location as the Board’s policy allows high-quality modern materials on new construction.

Staff recommends approval of the application with the condition noted above.

**STAFF**

Catherine Miliaras, 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

**Code Administration**

F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Services Division Chief, at ken.granata@alexandriava.gov or 703.746.4193.

- C-1 A building and trade permits are required for this project. Five sets of *construction documents* that fully detail the construction as well as framing schematics shall accompany the permit application(s). If a Virginia licensed design professional prepares drawings, the plans shall bear the signature and seal of the Virginia licensed design professional in accordance with the Code of Virginia Section 54.1-410B.

**Transportation and Environmental Services (T&ES):**  
**RECOMMENDATIONS**

- R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R2. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)

**CITY CODE REQUIREMENTS**

- C-1 Roof, surface and sub-surface drains shall be connect to the public storm sewer system, if available, by continuous underground pipe. Where a storm sewer is not available, the 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. (5-6-224) (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 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-4 Any work within or performed from the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

**V. ATTACHMENTS**

*1 – Supporting Materials*

*2 – Application for BAR2012-0265 at 519 North Columbus St*

1. NO TITLE REPORT FURNISHED.

4. THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY OF 519 N. COLUMBUS ST ANY FENCES SHOWN ARE APPROXIMATE

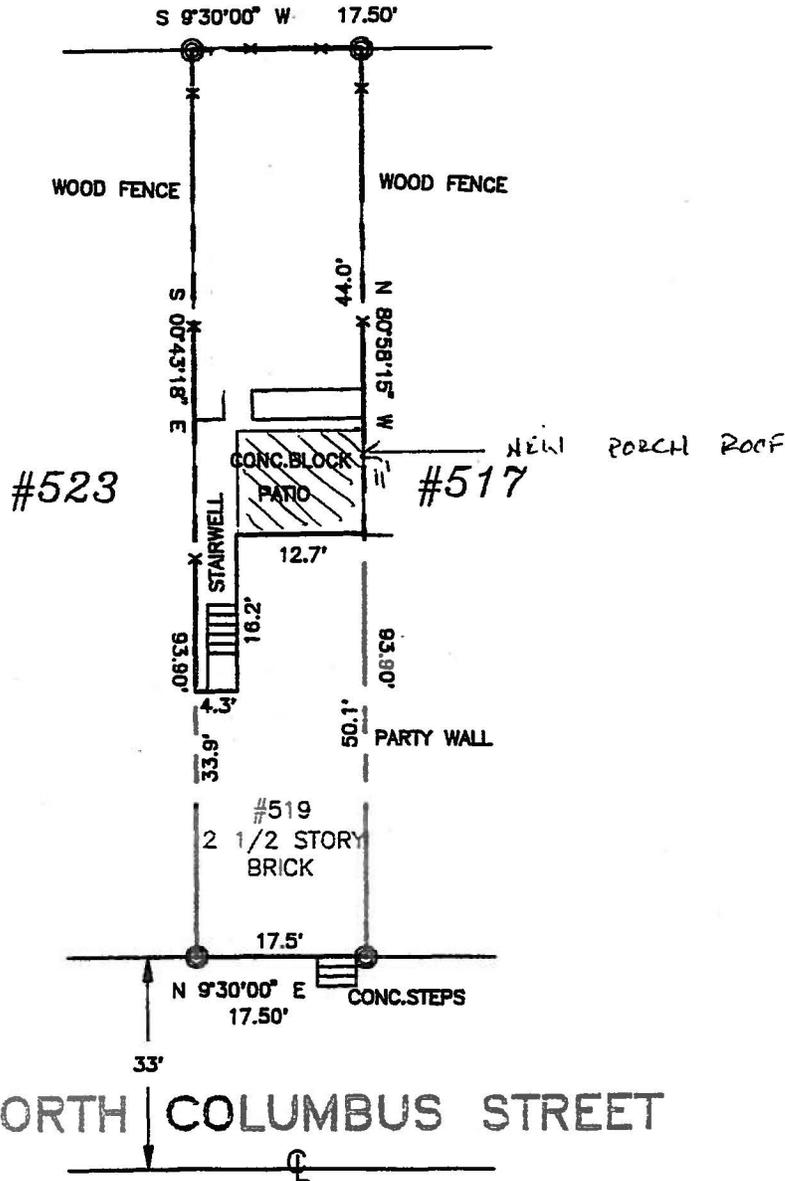
2. THIS PLAT IS NOT TO BE USED FOR THE CONSTRUCTION OF FENCES.

5. NO CORNER MARKERS SET.

3. BOUNDARY INFORMATION OBTAINED FROM AVAILABLE RECORDS.

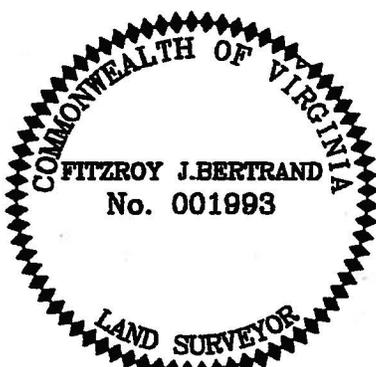


ALLEY



FLOOD NOTE

THIS LOT CLASSIFIED AS ZONE "X" AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOODING.



PLAT SHOWING HOUSE LOCATION SURVEY

519 N. COLUMBUS STREET

CITY OF ALEXANDRIA, VIRGINIA

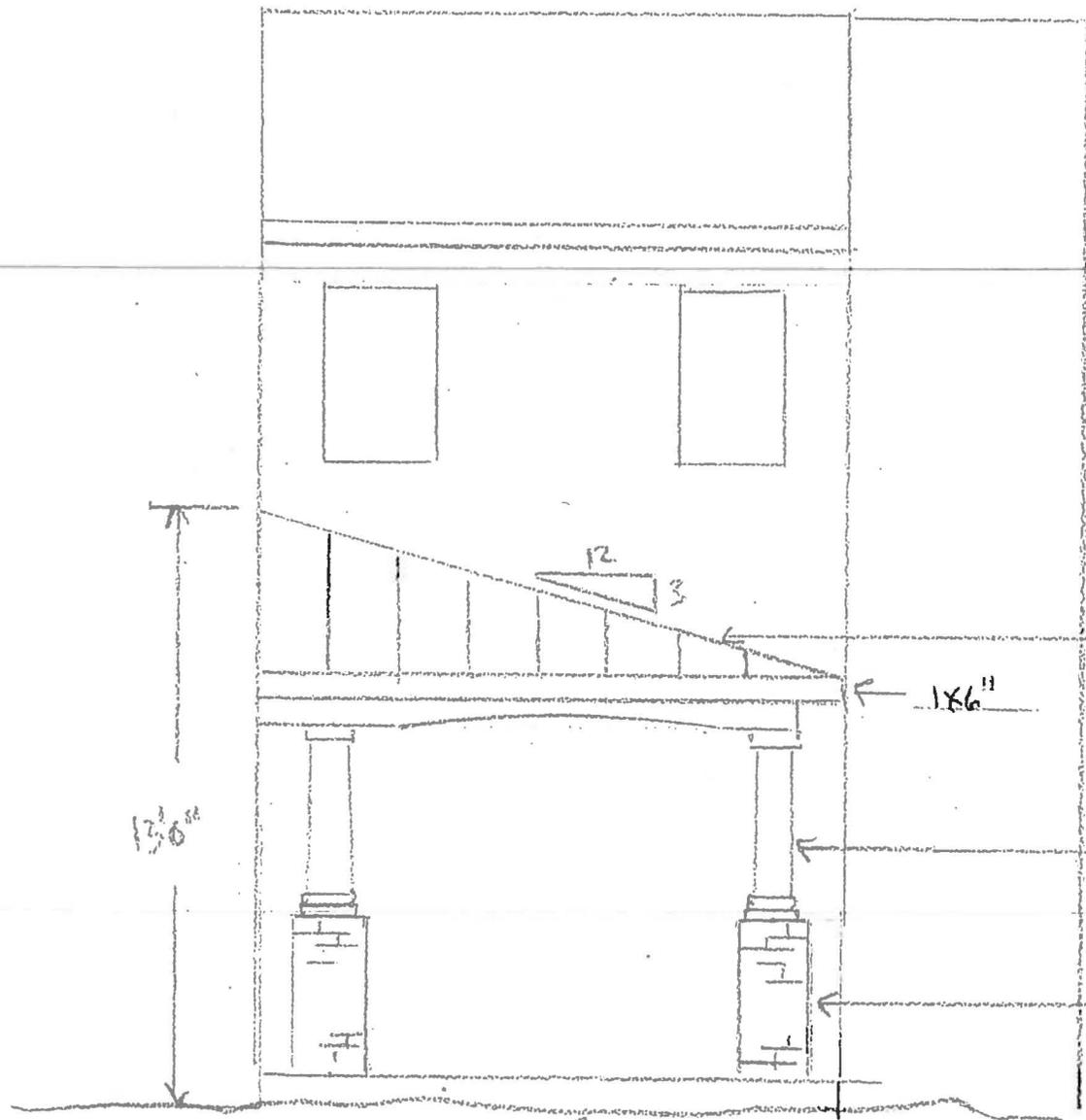








Page # 1 FROM  
LARGE PLAN



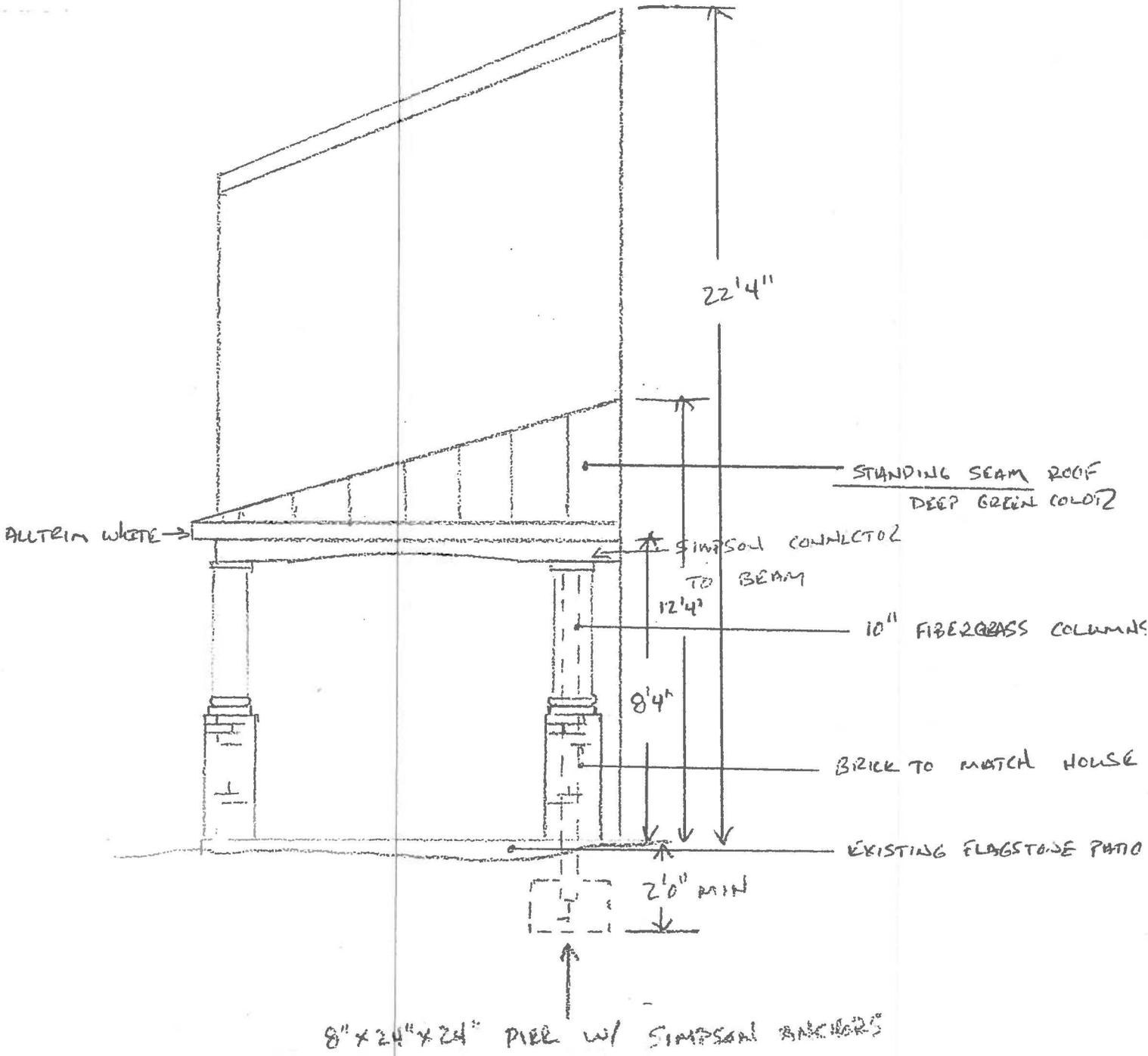
STANDING SEAM ROOF  
OVER 1/2" OSB W/ 30 LB FELT.

8" FIBERGLASS COLUMNS

BRICK OR STONE

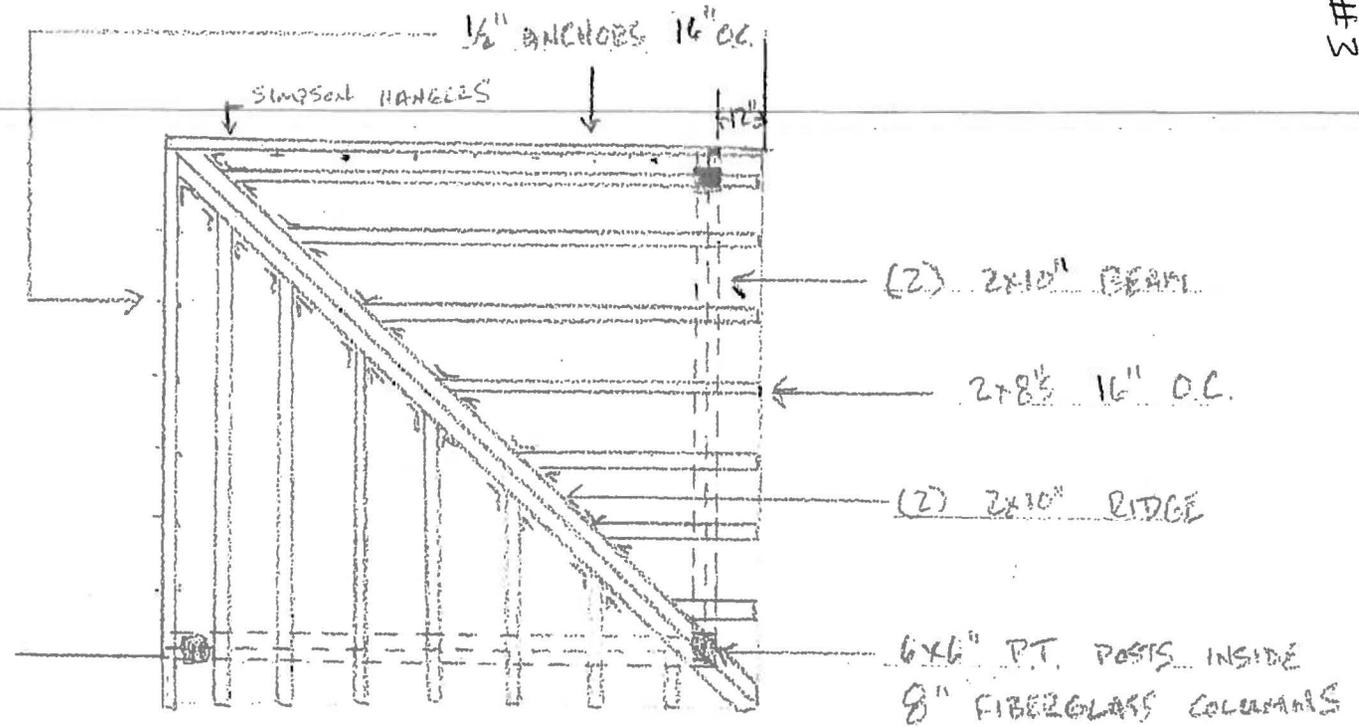
REAR<sup>10</sup> VIEW 1/4" = 1'

#2



RIGHT SIDE 1/4" = 1'

#3



ROOF PLAN 1/4" = 1'

517

EXISTING HOUSE

# 519

#4

SOIL ANCHORS

← EXISTING  
CRACK SPACE →

12'7"

11'0"

517

4" SLAB ON GROUND

W/ 4" #57 STAIN &  
6 MIL POLY

11'7"

TOP VIEW 1/4" = 1'

519 N. COLUMBUS ST.

SCALE: 1/4" = 1'

APPROVED BY:

DRAWN BY *CS*

DATE: 6-20-12

REVISED

DRAWN BY Chris Sadegram, Carpenter, 11820 Chapel Rd  
Clifton, VA. 20124 # 571-221-1796

DRAWING NUMBER

#1



Valspar

# COLOR LOC

## 24 Gauge Kynar 500® and Hylar 5000®



CLASSIC COPPER



COASTAL WHITE



RUBY RED



COLONIAL RED



DARK BRONZE



MEDIUM BRONZE



SAND STONE



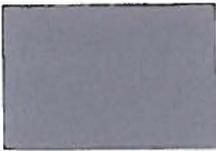
SAHARA TAN



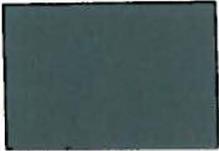
BEAUFORT BLUE



BISCAYNE BLUE



STONE GRAY



HILTON HEAD GREEN



PATINA



SPRING ISLAND GREEN



ONYX BLACK

Quality assured  
Top to bottom  
Back to front  
Start to finish



ACRYLIC COATED GALVALUME

# SILICONIZED POLYESTER

Available in G-90 painted and G-40 painted



SEAFOAM WHITE



SUNRISE RED



SCARLETT RED



TEAK BROWN



SUN TAN



SAND DUNE



GULFSTREAM BLUE



MARSH GRAY



DEEP GREEN



BLACK BEARD

BAR Case # \_\_\_\_\_

ADDRESS OF PROJECT: 519 NORTH COLUMBUS ST. ALEXANDRIATAX MAP AND PARCEL: \_\_\_\_\_ ZONING: OLD HISTORIC DISTRICTAPPLICATION 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: CLIFTON CONTRACTING contact Chris SodergrenAddress: 11820 Chapel Rd.City: Clifton State: VA Zip: 20124Phone: 703-830-6103 E-mail: cliftoncontracting@gmail.comAuthorized Agent *(if applicable)*:  Attorney  Architect  \_\_\_\_\_Name: None Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Legal Property Owner:

Name: Walter P. KulpAddress: 519 N. Columbus St.City: Alexandria State: VA Zip: 22314Phone: 571-217-3371 E-mail: walterpkulp@mac.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
  - fence, gate or garden wall
  - windows
  - pergola/trellis
  - HVAC equipment
  - siding
  - painting unpainted masonry
  - shutters
  - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

other new 11x12' OPEN PORCH ROOF

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

Request permission to build an open porch roof in the rear of the house. Roof to be standing seam painted deep green (sample in plans) Roof to be supported by the existing house & three 10" Round columns. Columns and the trim to be painted white to match existing trim.

**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.*

- <sup>N/A</sup> 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.
- BAR & 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.*

- <sup>N/A</sup> 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.*

- <sup>N/A</sup> 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.

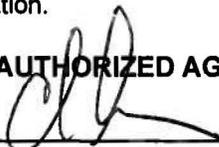
**ALL APPLICATIONS:** *Please read and check that you have read and understand the following items:*

- 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.

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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: CHRIS SODERGREN

Date: 8-6-12

**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. Walter P. Kulp	519 N. COLUMBUS ST	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 \_\_\_\_\_ (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 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.

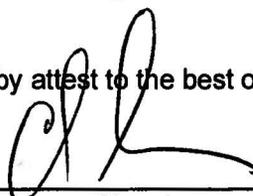
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. None		
2.		
3.		

**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.

8-6-12  
Date

CHRIS SODERBERG  
Printed Name

  
Signature



## DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

### A. Property Information

A1. Street Address 519 NORTH COLUMBUS ST. Zone R-M  
 A2. 1643.25 x 1.5 = 2464.87  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

### B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	598.26	Basement**	/
First Floor	802.38	Stairways**	/
Second Floor	802.38	Mechanical**	/
Third Floor	/	Other**	/
Porches/ Other	/	Total Exclusions	/
<b>Total Gross *</b>	<b>2203.02</b>		

B1. Existing Gross Floor Area \*  
2203.02 Sq. Ft.  
 B2. Allowable Floor Exclusions\*\*  
/ Sq. Ft.  
 B3. Existing Floor Area minus Exclusions  
2203.02 Sq. Ft.  
 (subtract B2 from B1)

### C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Other**	
Porches/ Other	138.60	Total Exclusions	
<b>Total Gross *</b>	<b>138.60</b>		

C1. Proposed Gross Floor Area \*  
138.60 Sq. Ft.  
 C2. Allowable Floor Exclusions\*\*  
/ Sq. Ft.  
 C3. Proposed Floor Area minus Exclusions  
138.60 Sq. Ft.  
 (subtract C2 from C1)

### D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2341.62 Sq. Ft.  
 D2. Total Floor Area Allowed by Zone (A2) 2464.87 Sq. Ft.

\*Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

\*\* Refer to the zoning ordinance (Section 2-145(B)) and consult with zoning staff for information regarding allowable exclusions.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

*35% open. required*

### F. Open Space Calculations

Existing Open Space	875 SF
Required Open Space	575.13 SF
Proposed Open Space	700 SF

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: [Signature] Date: 8-1-12