

Docket Item # 11
BAR CASE # 2009-0213

BAR Meeting
October 7, 2009

ISSUE: Permit to Demolish/Encapsulate

APPLICANT: Jerry and Sara Kilkenny

LOCATION: 500 North Columbus Street

ZONE: CL/ Commercial Low Zone

STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish and Encapsulate with the following condition:

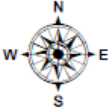
1. The area of demolition is no greater than the width of a single door opening - not to exceed 24 square feet.

*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. In the case for a certificate or permit for a project that requires a development special use permit or site plan under section 11-400 of the zoning ordinance, the period of validity shall be coincident with the validity of the development special use permit or site plan as determined pursuant to section 11-418 of the ordinance.

**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, 703-746-4200 for further information.



BAR CASE #2009-0213 & 0208 10/7/2009



Note: This docket item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish and Encapsulate in order to install a new door at 500 North Columbus Street. The door will be located on the south (side) elevation of the house that fronts on Oronoco Street. A small, fifty-two inch (52”) by ninety-six inch (96”) area on this elevation is proposed to be demolished to install a new double, French door between the existing double-hung windows on the first floor.

The total proposed area of demolition is thirty-two (32) square feet.

II. HISTORY:

The two-story, painted brick single-family attached dwelling unit at 500 North Columbus Street was constructed in 1963. The subject property is an end unit of a six-unit rowhouse stick, with its three closest units being of the same construction vintage. The two, adjoining rowhouses to the north are flush with the subject rowhouse and share its flat roof. The building’s original details include its fenestration openings, flat roof and cornice detail. All other original features of the building have been altered or removed. Until 2002, the address 500 North Columbus Street was one consolidated parcel with three attached rowhouses with the street addresses of 500, 502 and 504 North Columbus Street. On October 19, 2002 City Council approved the subdivision of 500 North Columbus Street into three separate lots (SUB#2002-0004) along with a parking reduction (SUP# 2002-00061).

Previous Approvals:

The Board of Architectural Review has approved alterations at 500 North Columbus Street a number of times in recent years. In 1999, the Board approved a request for painting unpainted masonry (BAR Case #97-0209, 10/15/97). In 2003, the Board approved alterations to the North Columbus Street façade and a waiver of roof top screening (BAR Case #s 2003-00151 & 2003-152, 7/16/2003); and replacement windows (BAR Case #2003-231, 10/15/2003).

The Board also approved alterations at 502 and 504 North Columbus, including the construction of a six foot (6’) high board fence in the rear yards to create new private open spaces for each property (BAR Case #2002-0280, 11/6/2002).

III. ANALYSIS:

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

- (1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?

- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (6) Would retention of the building or structure 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?

In the opinion of Staff, none of the criteria are met for the proposed demolition. Staff finds the amount of proposed demolition small (thirty-two square feet) and based on the level of alterations the Board has previously approved for the subject property, the proposal to demolish a portion of the south elevation to allow a new door opening does not compromise the building's remaining architectural integrity. Yet, to maintain consistency with the side elevation's pattern of fenestration along Oronoco Street, the area of demolition should be no greater than one door width and aligned with the existing first and second floor windows.

Therefore, Staff recommends approval of the Permit to Demolish/Encapsulate application with the condition that the area of demolition should be no greater than 24 square feet, or the size of a single door opening.

IV. STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish/Encapsulate with the following condition:

- 1. The area of demolition is no greater than the width of a single door opening - not to exceed 24 square feet.

STAFF:

Michele Oaks, Historic Preservation Planner, Planning & Zoning
Stephen Milone, Division Chief, Land Use Services

V. CITY DEPARTMENT COMMENTS

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

Code Administration:

- C-1 Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).

- C-2 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.

- C-3 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

Historic Alexandria:

No comments provided.

VI. IMAGES



Figure 1: Front Elevation of 500 North Columbus



Figure 2: View of the three rowhouse sticks (c1963)



Figure 3: View of remaining block (c1900s)



Figure 4: Existing Conditions – Side / Oronoco Street Elevation



Figure 5: Existing Conditions – Side and Rear Elevations from Oronoco Street



Figure 6: Existing Conditions – Side / Oronoco Street Elevation



Figure 7: Proposal – Oronoco Street Elevation (new French Door Installation)



Figure 8: Existing Conditions - Rear Elevation

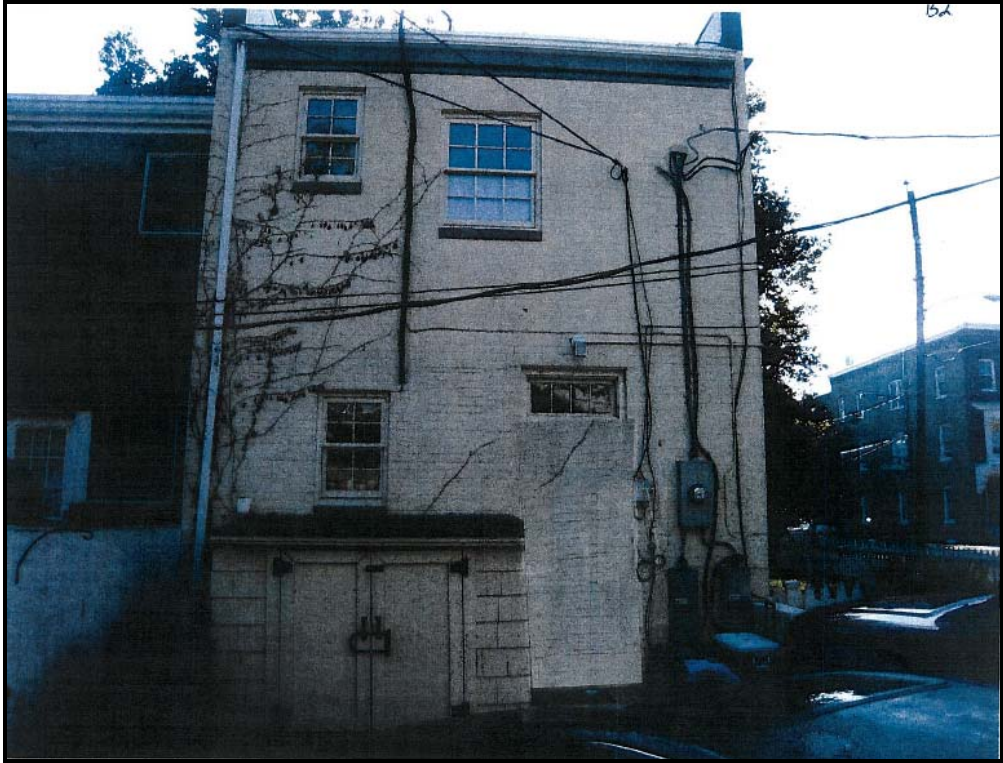


Figure 9: Proposal – Rear Elevation (Door Removal/Brick Enclosure)



Figure 10: Examples of Proposed Lattice with Plant covering to be installed in front of newly, enclosed rear door



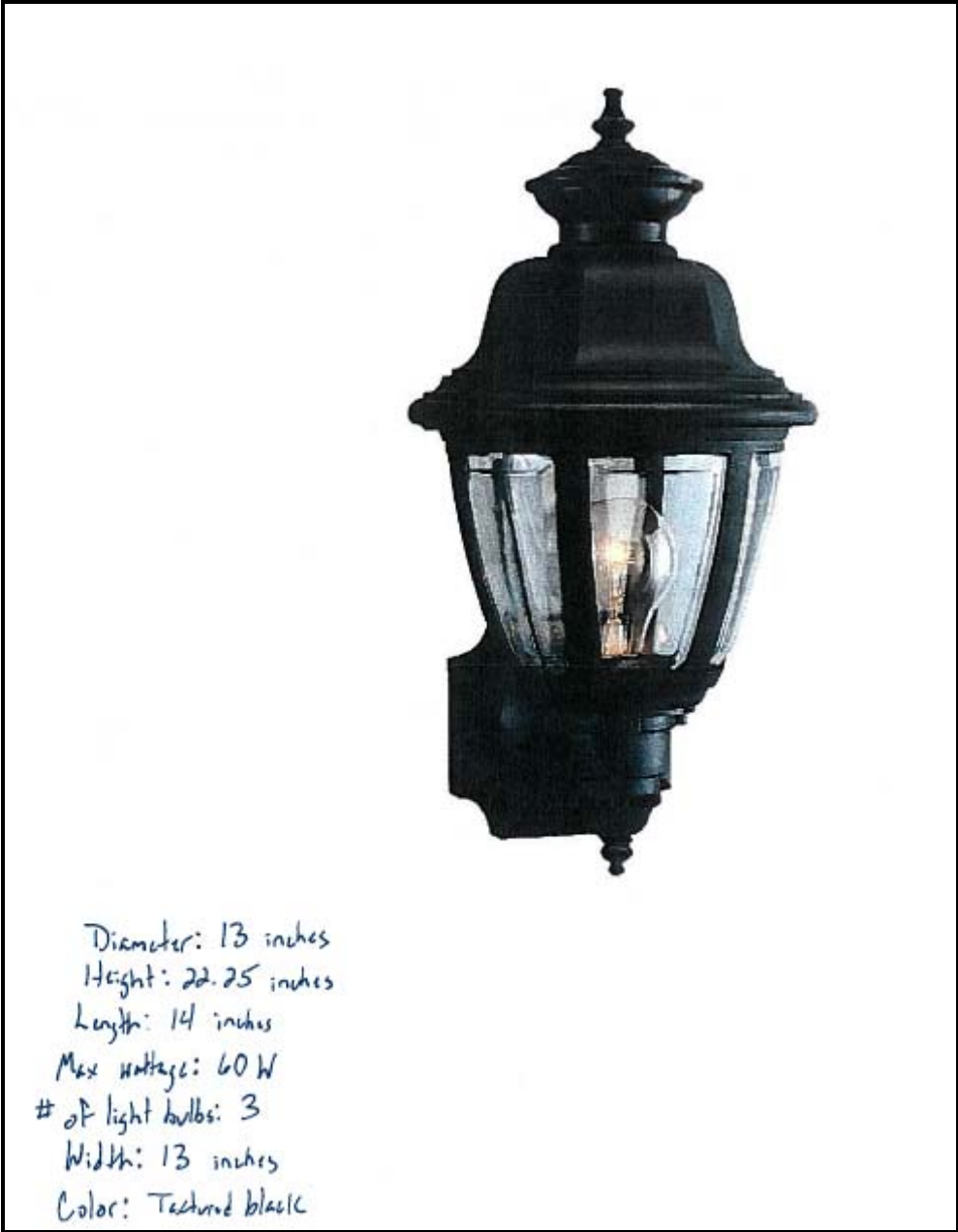


Figure 11: Proposed Light Fixture: Single Fixture to be mounted above French Door



QUOTE BY: James May
 SOLD TO: Jerry Kilkenny - Jerry
 500 North Columbus Street
 Alexandria, VA 22314
 Phone: 703-674-6084

QUOTE #: JMAY00327
 SHIP TO:

PO#: PROJECT NAME:
 REFERENCE:

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED PRICE
Line-1	RO Size : 51 3/8 X 95 9/16	DIM-WOFRR5080 Custom Wood Outswing Frnch 2-Pnl Frame: 50 5/8 X 94 13/16 Prm FRM Primed Sash Primed Interior Brickmould 4 9/16 Jamb Width. 5/4 Right Inac Antq Brs Hdw Traditional Multi-pt HdI Set 3pt Mort Prep Antq Brs Adj Hinges Std Sill Std Btm Rail Ins Wet Int Glz Low-E 366 Tempered Neat 7/8 Bead SDL Primed Alum Lt Brz Shadow Bar Colonial (Even Rect Lites) 2 W 5 H (20 Rect Lts) PEV 2009.2 0.208 PDV 5 339 (04/10/09) PW			



Viewed from Exterior. Scale: 1/8" = 1'

Figure 12: Proposed French Door Specifications