

Docket Item # 12
BAR CASE #2009-0208

BAR Meeting
October 7, 2009

ISSUE: Alterations
APPLICANT: Jerry and Sara Kilkenny
LOCATION: 500 North Columbus Street
ZONE: CL/ Commercial Low Zone

STAFF RECOMMENDATION: Staff recommends approval of the application for Certificate of Appropriateness with the following conditions:

1. That the new door to be installed on the Oronoco Street elevation will be a nine-light, half-glass wood door, with two raised lower panels to match the existing rear door.
2. That the rear door will be retained in place and the opening not closed.

In the alternative, if the Board approves the removal of the existing rear door, Staff recommends the following conditions:

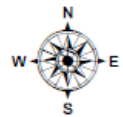
3. That the rear door opening is enclosed with a 6/6, wood simulated divided light double-hung window and lower raised wood panel.

or:

4. That the brick being utilized to fill in the rear door's opening be recessed a minimum of one inch from the existing wall surface.
5. That the proposed lattice trellis is fabricated from horizontal and vertical wood boards surrounded by a wood frame, rather than diagonal lattice as proposed.
6. That the proposed lattice trellis will be installed to disguise the door opening as well as the existing electrical meters located on the rear elevation.
7. The proposed lattice trellis will be free-standing.

*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, 703-838-4360 for further information.



Note: BAR Case #2009-0213 must be approved before this item may be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness to:

1. Install a double, ten-light French door (51-3/8"x 95-9/16") along the south (side) elevation of the house, its corresponding seven foot (7') long and two foot (2') wide, blue slate stoop, and an overhead light fixture.
2. Remove existing door on the west (rear) elevation and enclose the opening with painted brick to match existing. Overlay the new brick with a wood trellis decorated with climbing plants.

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 front 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 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:

The proposed alterations comply with the Zoning Ordinance requirements.

The *Design Guidelines* recommend that: "Doors and their surrounds are as much a character defining feature of architectural styles as windows," and "Exterior doors and surrounding details should complement the architecture of the structure and not detract from it" additionally, " Main

entrance doorways are generally more elaborate than doorways on secondary or rear entrances to a building.”

The *Design Guidelines* also identify “mass produced wood diagonal lattice” as not appropriate within the historic district, and specifies that “wood lattice should have a rectangular pattern rather than a diamond pattern.”

Staff finds that the width and design of the proposed, new door incompatible with and disproportional to the existing fenestrations on the south elevation. As this elevation is secondary to the principal façade, any new punctures should be compatible with the original architectural style of the building, while being subordinate. As such, it is recommended that the door’s width be aligned with the window above, and detailed to match the existing rear entry door, a half glass, nine-light, two paneled wood door.

Additionally, Staff generally does not support the removal of original building fabric, as the philosophy of historic preservation is to retain original building materials and features. Therefore, Staff objects to the removal of the door on the rear elevation. Additionally, altering this façade will remove this elevation’s only entry door and forever change the hierarchy of this building’s elevations. However, if the Board finds that they support the removal of the door on this elevation, it is recommended that they require differentiation by recessing the new brick wall a minimum of one inch from the existing wall surface. Alternatively, if the Board desires to retain a portion of the opening in this location, Staff recommends the installation of a 6/6 double-hung simulated-divided light wood window with a lower raised wood panel. This design detail is typical for this era of homes and architectural style. One can see several examples of this detail throughout the historic district on homes of the same construction vintage.

IV. STAFF RECOMMENDATION: Staff recommends approval of the application for Certificate of Appropriateness with the following conditions:

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2. That the rear door will be retained in place and the opening not closed.

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or:

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5. That the proposed lattice trellis is fabricated from horizontal and vertical wood boards surrounded by a wood frame, rather than diagonal lattice as proposed.
6. That the proposed lattice trellis will be installed to disguise the door opening as well as the existing electrical meters located on the rear elevation.
7. The proposed lattice trellis will be free-standing.

STAFF:

Michele Oaks, Historic Preservation Planner, Planning & Zoning
Stephen Milone, Division Chief, Zoning and 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

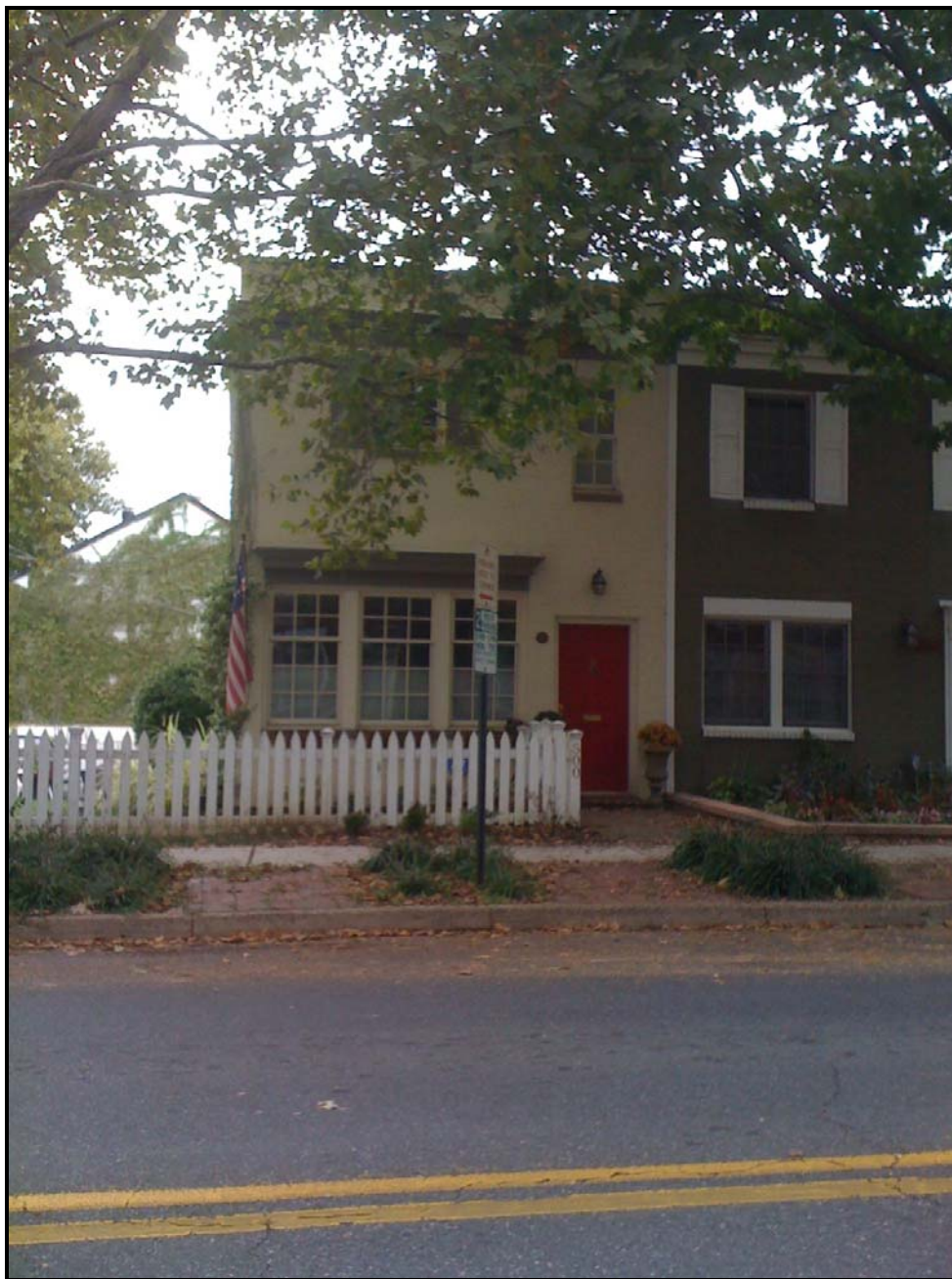


Figure 1: Front Elevation of 500 North Columbus



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

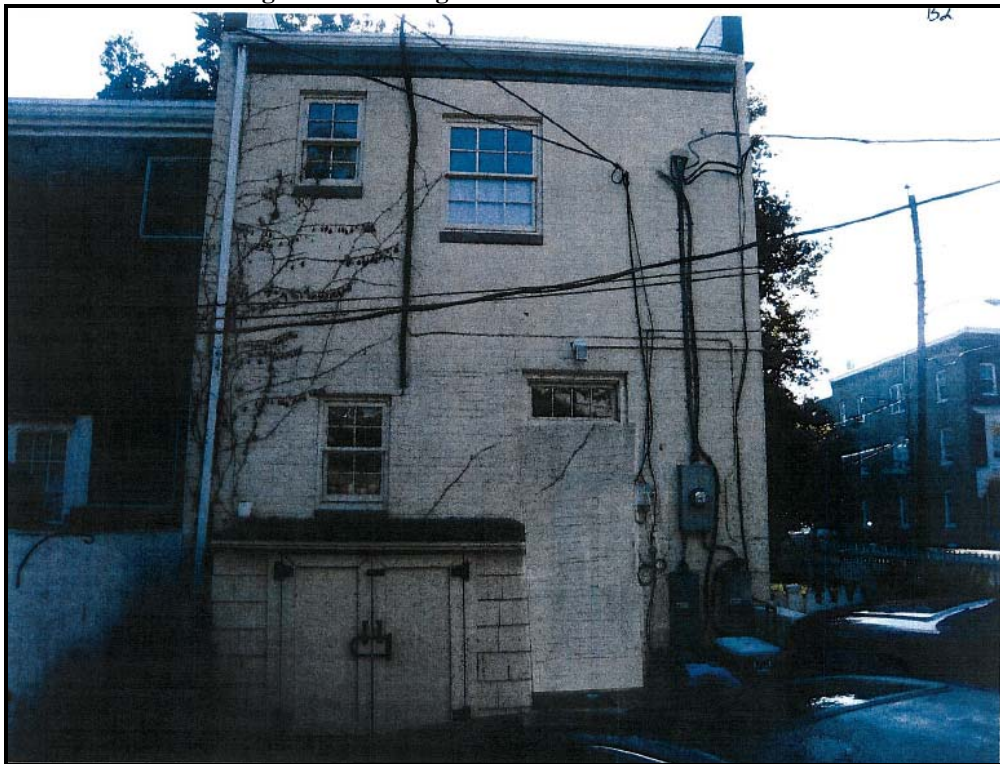


Figure 9: Proposal - Rear Elevation (Door Removal/Brick Enclosure)

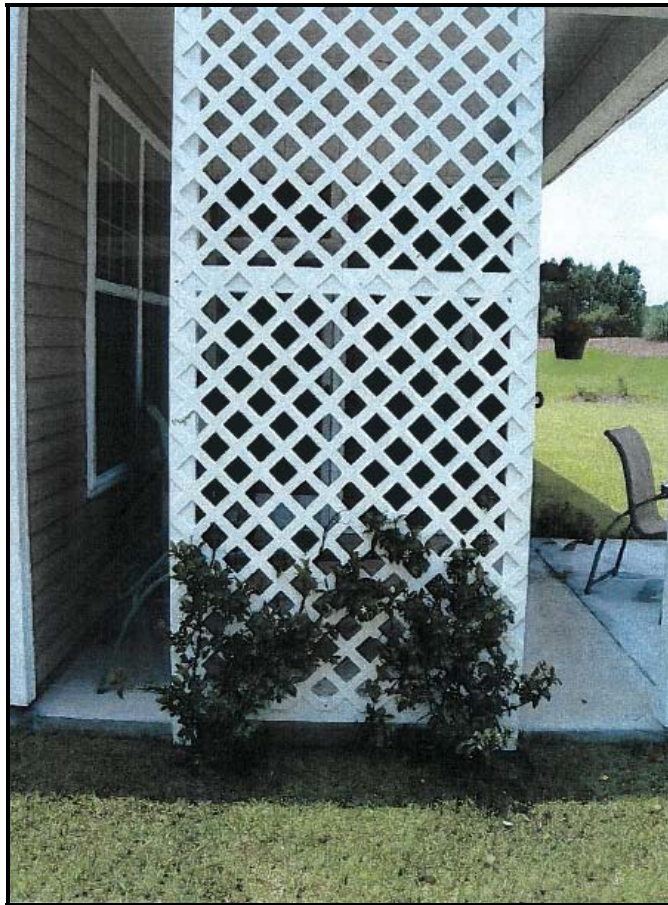


Figure 10: Examples of Proposed Lattice with Plant covering to be installed in front of newly, enclosed rear door



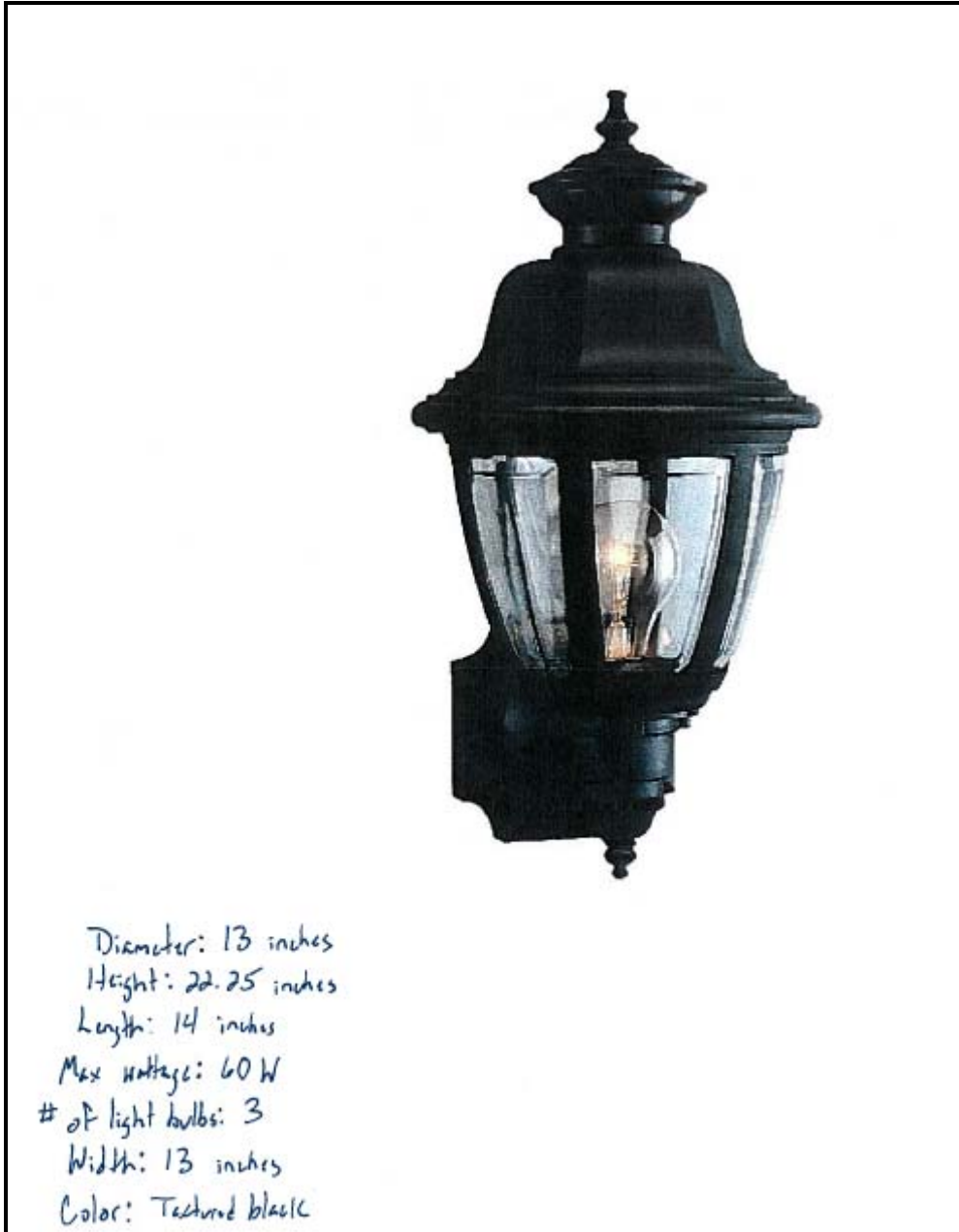


Figure 11: Proposed Light Fixture: Single Fixture to be mounted above French Door



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