

BAR Meeting  
October 21, 2009

**ISSUE:** Permit to Demolish/Encapsulate  
**APPLICANT:** Jerry and Sara Kilkenny  
**LOCATION:** 500 North Columbus Street  
**ZONE:** CL/ Commercial Low Zone

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**STAFF RECOMMENDATION:** Based on the Board's findings, Staff is recommending approval of the Permit to Demolish/Encapsulate as submitted.

**BOARD ACTION from October 7, 2007 Public Hearing:** This item was combined for discussion with the associated alterations case BAR Case #2009-0208. On a motion by Mr. Smeallie, seconded by Mr. Spencer, the Board voted 5-0 to approve a portion of the Certificate of Appropriateness with conditions and defer a portion the Certificate of Appropriateness and the Permit to Demolish/Encapsulate for further study. The motion was as follows:

The alterations to the rear elevation of the building are approved with the following conditions:

1. 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.
2. That the proposed lattice trellis is fabricated from horizontal and vertical wood boards surrounded by a wood frame, rather than diagonal lattice as proposed.
3. 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.
4. The proposed lattice trellis will be free-standing.

The proposed demolition and proposed door installation on the Oronoco Street (side) elevation was deferred for further study for the applicant to provide the Board with more detailed drawings depicting their proposal for this elevation.

**STAFF RECOMMENDATION from the October 7, 2009 Public Hearing:** 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.

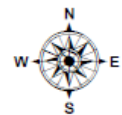
\*EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month 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.

**UPDATE:**

This case was presented to the Board at their October 7, 2009 Public Hearing. At this hearing the Board was supportive of the overall project which included the installation of a new door on the Oronoco Street (side) elevation and the removal and enclosure of an existing door on the rear elevation. During the public hearing the Board voted to approve the Applicant's proposed changes to the rear elevation which included removing and enclosing an existing door with brick and the installation of a free-standing wood trellis. Even though the Board was supportive of the proposed changes to the Oronoco Street (side) elevation, in concept, they were concerned with the schematic level of detail provided by the applicant and requested more information prior to making a final decision. Therefore, the October 7, 2009 decision by the Board was a deferral on the Permit to Demolish/Encapsulate, a deferral of a portion of the Certificate of Appropriateness and an approval of a portion of the Certificate of Appropriateness with the following conditions:

1. 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.
2. That the proposed lattice trellis is fabricated from horizontal and vertical wood boards surrounded by a wood frame, rather than diagonal lattice as proposed.
3. 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.
4. The proposed lattice trellis will be free-standing.

In response to the Board's request, the applicant commissioned an architect to draft an existing and proposed elevation drawing of the Oronoco Street (side) elevation. The proposed drawing depicts the applicant's proposal for this side elevation, which is the demolition of 32 square feet of wall surface and the installation of a double, ten-light French door (51-3/8"x 95-9/16"). The drawing also illustrates the corresponding proposed seven foot (7') long and two foot (2') wide, blue slate stoop. The proposal also includes the installation of an overhead light fixture to be centered above the proposed door.

The applicant is requesting the Board's approval of the outstanding issues in their application. The outstanding issues are the Permit to Demolish/Encapsulate and Certificate of Appropriateness as they pertain to the Oronoco Street (side) elevation.

**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. While Staff initially recommended that the area of demolition be reduced no greater than one door width and aligned with the existing first and second floor windows to maintain consistency with the side elevation's pattern of fenestration along Oronoco Street, the Board found at its October 7, 2009 hearing that the area of proposed demolition may be appropriate pending receipt of greater detail for the proposed door and opening.

Therefore, Staff recommends approval of the Permit to Demolish/Encapsulate application as submitted.

**IV. STAFF RECOMMENDATION:** Staff recommends approval of the Permit to Demolish/Encapsulate as submitted.

**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

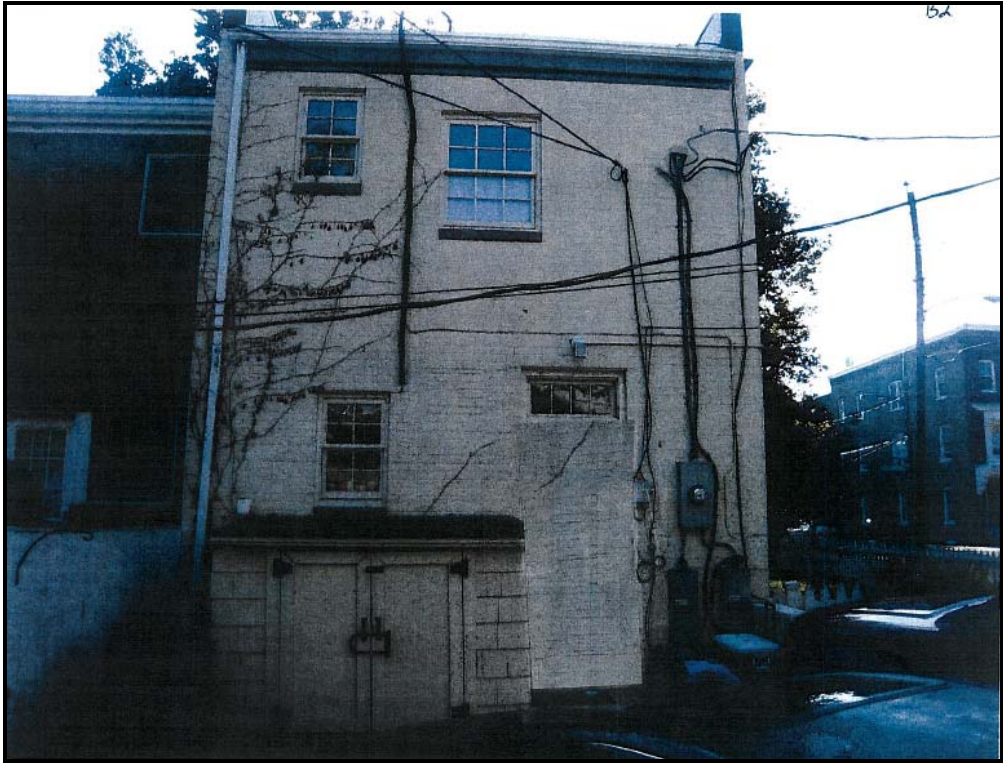


Figure 9: Proposal – Rear Elevation (Door Removal/Brick Enclosure)



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



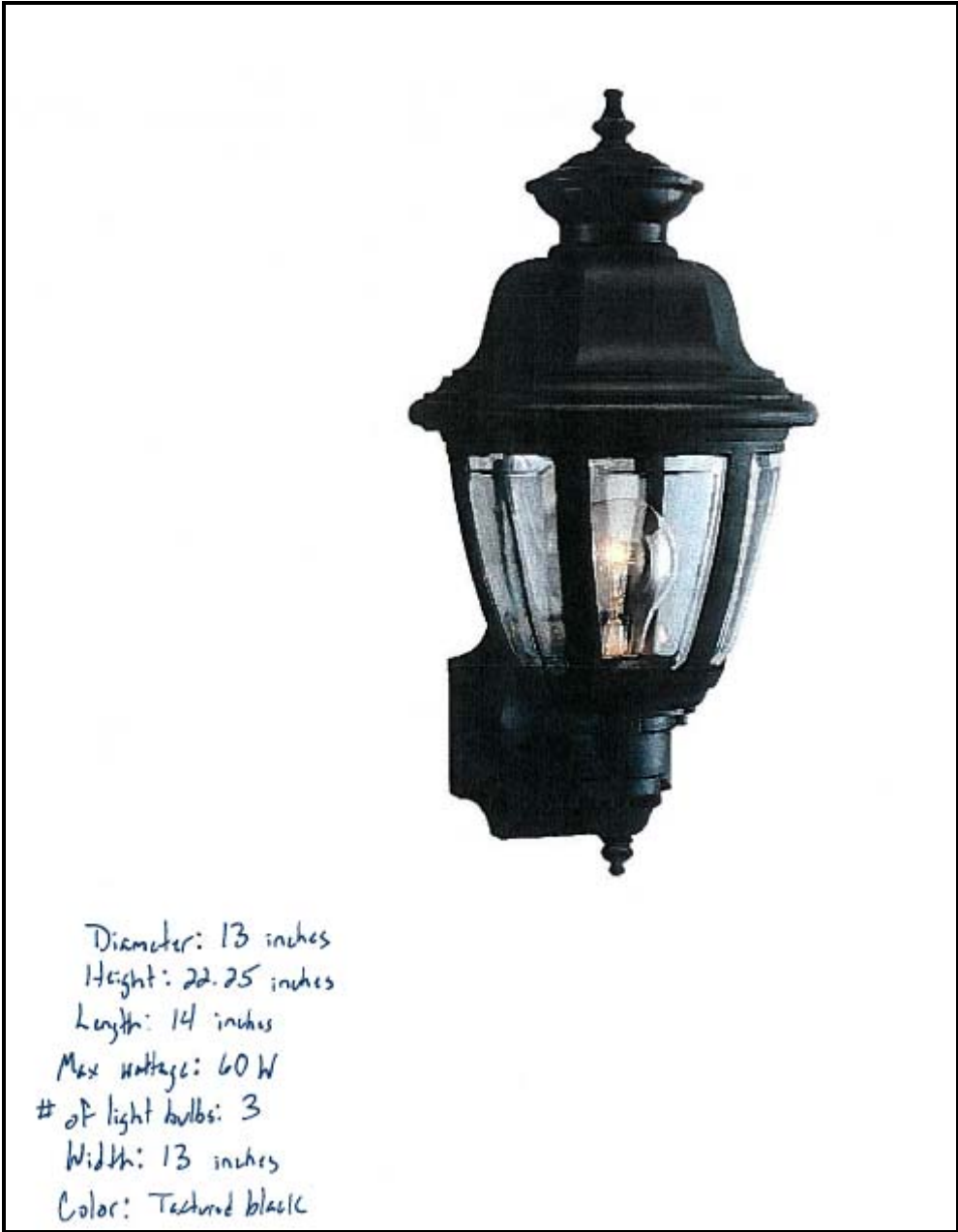


Figure 11: Proposed Light Fixture: Single Fixture to be mounted above French Door



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 Hdfl 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 Extenor. Scale: 1/8" = 1'

Figure 12: Proposed French Door Specifications

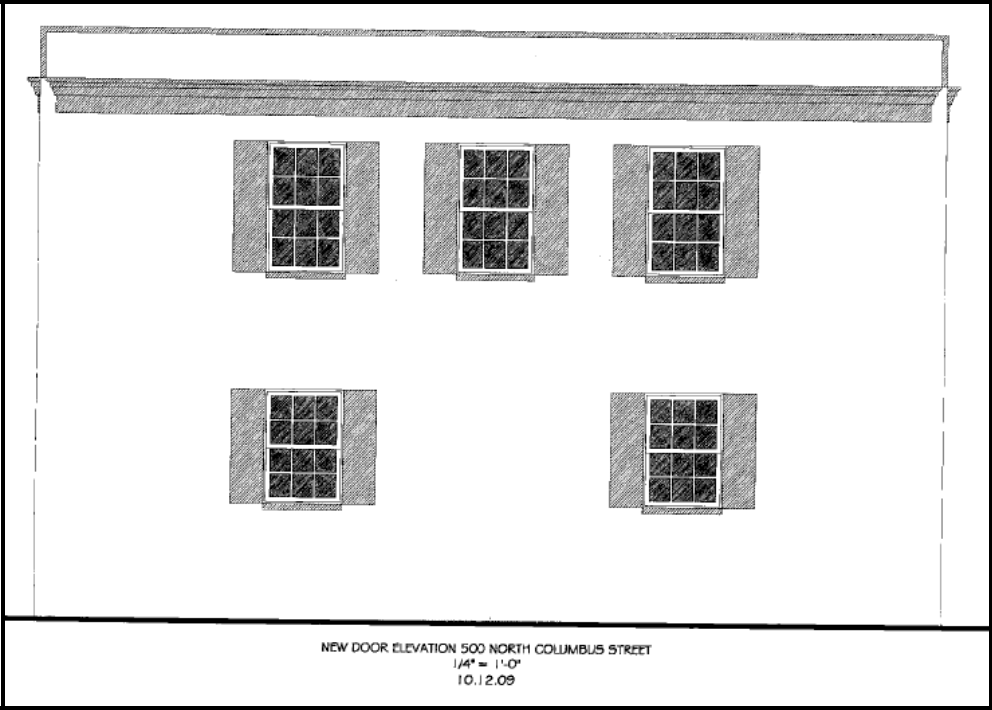


Figure 13: 10/12/09 Revised Submittal: Existing Conditions Drawing

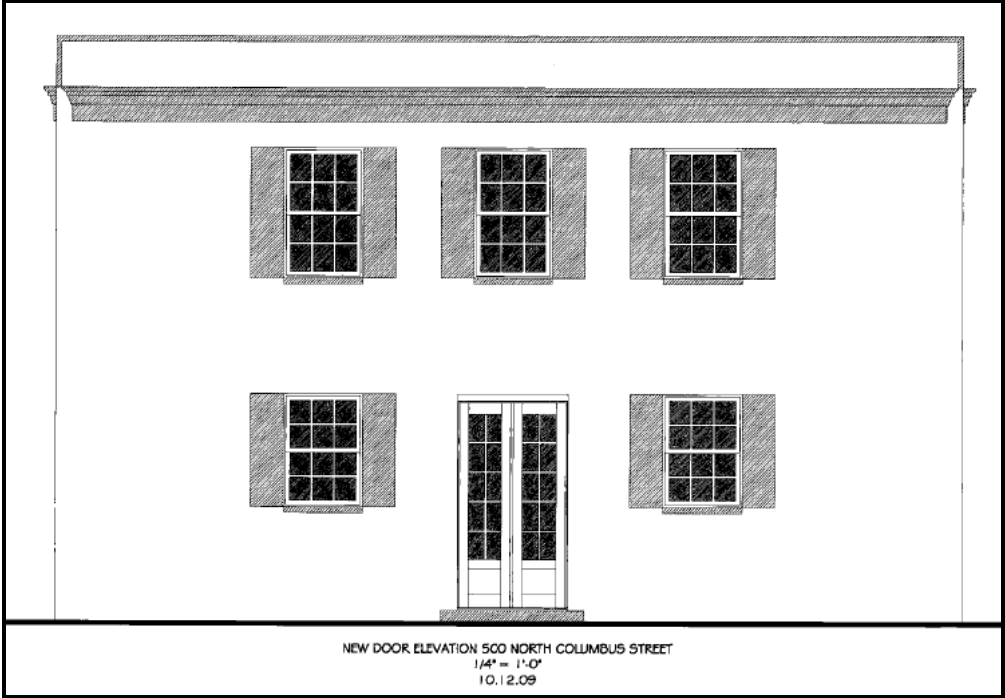


Figure 14: 10/12/09 Revised Submittal: Proposed Conditions Drawing



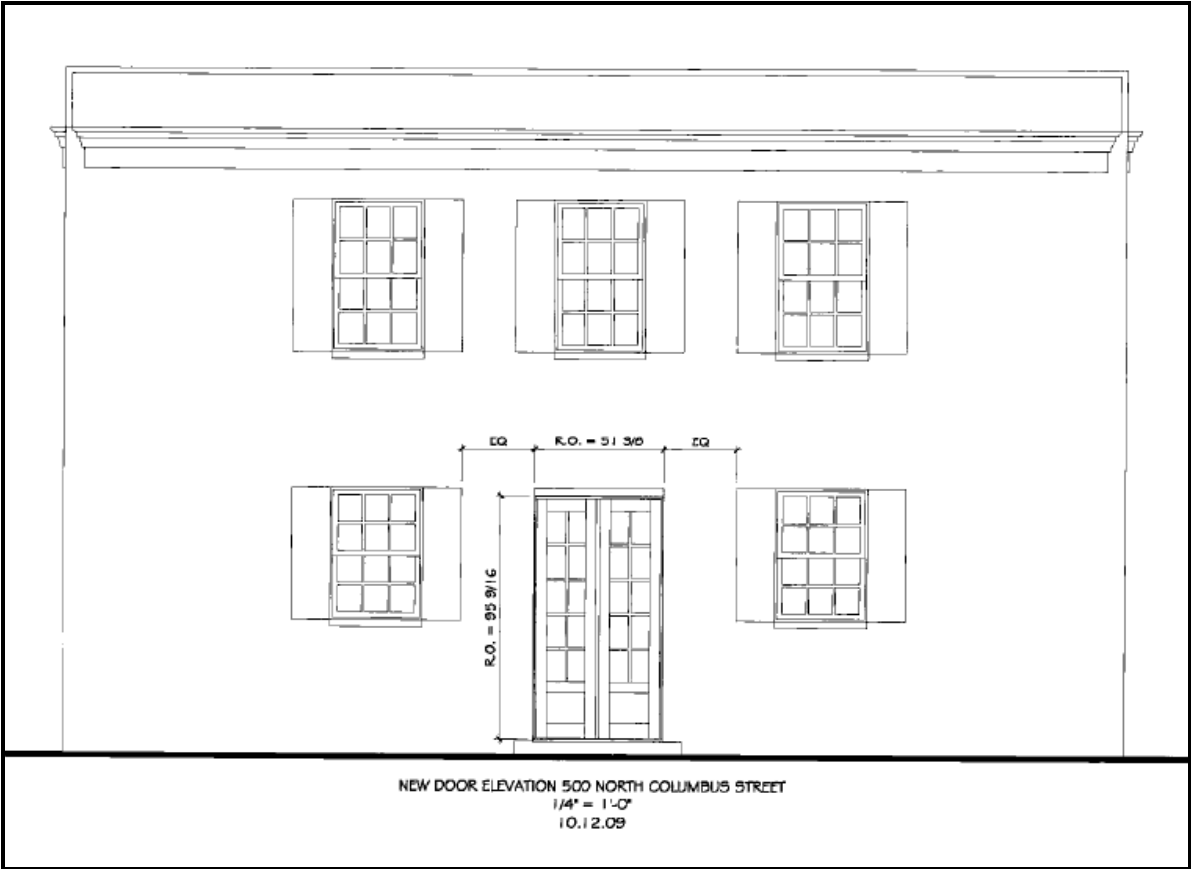
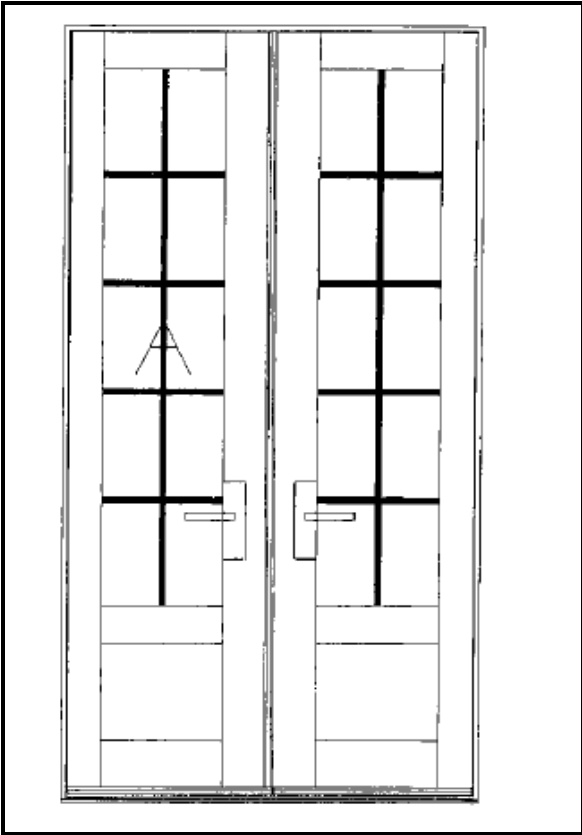


Figure 15: 10/12/09 Revised Submittal: Proposed Conditions Drawing



PO#:		PROJECT NAME:			
REFERENCE:					
LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED PRICE
Line-2	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 Hdl Set 3pt Mort Prep Antq Brs Adj Hinges Std Sill Std Btm/Hz Rsd Pnl 20 Lck Rail Ht 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/POV 5.339 (04/10/09) PW			
Viewed from Exterior. Scale: 1/2" = 1'					

Figure 16: 10/12/09 Revised Submittal: Proposed French Door Drawing/Specifications