

Docket Item # 4
BAR CASE # 2009-0290

BAR Meeting
December 16, 2009

ISSUE: Alterations
APPLICANT: OTW Limited Partnership (Kenneth Wire, Agent)
LOCATION: 431 South Columbus Street
ZONE: RC/Residential

STAFF RECOMMENDATION: Staff recommends approval of the Certificate of Appropriateness application with the condition that the brick being utilized for the proposed planter match the brick on the existing building and that a sample of the proposed brick will be submitted for BAR Staff review and approval prior to the issuance of the building permit.

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



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations to the apartment building at 431 South Columbus Street. The proposed alterations include:

1. Replacing an existing, solid metal door (3 feet by 6 feet 8 inches) at the rear of the property with a new single-light, insulated glass and metal door (3 feet by 6 feet 8 inches). The frame color will match the color of the remaining doors on the building and the existing size of the door opening will not be changed.
2. Replacing the existing, painted, double metal doors on the front of the building (5 feet by 6 feet 8 inches) with a double, vertical Low E window (one fixed panel, one sliding panel) 54 inches wide by 48 inches high. The window will be installed 24 inches off the finished floor and be fabricated from bronze aluminum with a screen on the sliding panel side. The window will match the rest of the windows on the building.
3. Moving the existing chain link fence and dumpster area at the front to the inside the building and install a new brick landscape planter at the front of the building. The planter will be located 5 feet in front of the proposed new window and will be 24 inches high, 76 inches wide and 16 inches deep. With the existing slope on the concrete pad, the planter will be sited 2 inches below the proposed new window sill.

II. HISTORY:

The five-story, apartment building at 431 South Columbus Street was constructed in 1976.

Staff could find no previous BAR approvals for 431 South Columbus Street.

III. ANALYSIS:

The proposed alterations comply with Zoning Ordinance requirements.

Windows and Doors:

The *Design Guidelines* recommend that: "...replacement windows should be appropriate to the historic period of the architectural style of the building." The *Guidelines* also state that "exterior doors and surrounding details should be appropriate to the period of the structure." Staff has no objection to the installation of the double vertical panel Low E, metal window on the front elevation or the replacement of the existing solid, metal door with a single-light, insulated glass and metal door. Both proposed fenestration alterations will match the existing windows and doors on the building and therefore be compatible with the building's architectural style and building materials.

Planter:

The *Design Guidelines* stipulate that “permanent planters on the front of buildings are strongly discouraged....and brick and masonry planters should be constructed of matched brick or similar masonry materials that are the same color as the existing structure.”

Although the proposed brick planter is to be located on the front of the building, it is not located within the public right-of-way. Additionally, the planter will be set back from the front entry pavilion and within the recessed face of the building’s façade. Staff finds the proposed planter to be in keeping with the current architectural style of the apartment building and is proposed to be constructed of traditional and compatible building materials.

IV. STAFF RECOMMENDATION: Staff recommends approval of the Certificate of Appropriateness application with the condition that the brick being utilized for the proposed planter match the brick on the existing building and that a sample of the proposed brick will be submitted for BAR Staff review and approval prior to the issuance of the building permit.

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.

VI. IMAGES:



Figure 1: Existing Conditions Rear Elevation



Figure 2: Proposed Door - Rear Elevation



Figure 3: Proposed Door - Rear Elevation

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Design Specifications

Model 3070 (single)
Each store front door and frame component has been carefully selected and designed to meet our high standards of quality.

- Bronze Anodized, Clear Anodized, and White Painted finishes
- Tempered Glass: Single or Insulated
- Frame can be prepped for several wall conditions:
 - Metal Wall Application using a flanged header and a 16-gauge, sized to match girt depth
 - Masonry, block, or poured wall application using existing opening
- Deadbolt with inside thumbturn and outside cylinder lock
- Packaged in heavy-duty wood crating for protection during shipping & handling
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Optional Panic Bar

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Figure 4: Proposed Door - Rear Elevation



Figure 5: Existing Conditions - Front Elevation



Figure 6: Proposed - Front Elevation



Figure 7: Proposed - Front Elevation



Figure 8: Existing Conditions - Front Elevation



Figure 9: Proposed - Front Elevation