

BAR Meeting  
July 19, 2017

**ISSUE:** Certificate of Appropriateness for alterations

**APPLICANT:** Gregg Brinegar

**LOCATION:** 1310 Michigan Ave

**ZONE:** RB/Townhouse zone

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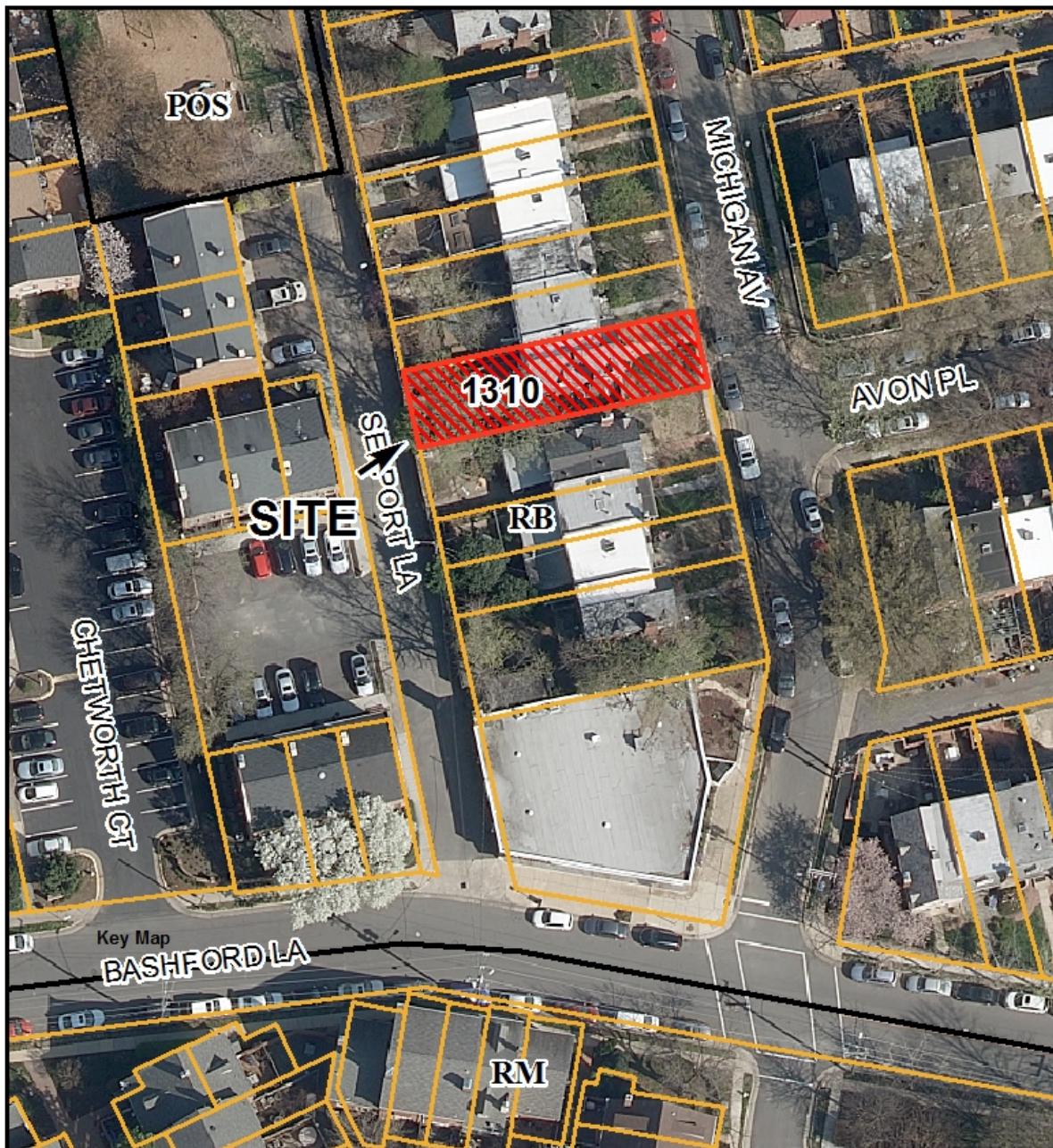
**STAFF RECOMMENDATION**

Staff recommends approval of the application, with the following conditions:

1. That the brick that is being removed from under the existing rear first floor window is salvaged and used to fill in the area below the new window opening and that the color, composition and profile of the repair mortar match the existing.
2. That the replacement window be fiberglass or aluminum clad wood with an appropriate muntin pattern to be approved by staff and that otherwise conforms with the *Alexandria Replacement Window Performance Specifications*.

## **GENERAL NOTES TO THE APPLICANT**

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or [preservation@alexandriava.gov](mailto:preservation@alexandriava.gov) for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** 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.
5. **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.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the [Virginia Department of Historic Resources \(VDHR\)](#) prior to initiating any work to determine whether the proposed project may qualify for such credits.



**BAR #2017-00216**  
**1310 Michigan Avenue**



## I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness for exterior alterations on the west facade. The property at 1310 Michigan Avenue is a thru lot that is considered in the zoning ordinance to have two front yards with the west elevation, which is architecturally the rear facade, fronting on Seaport Lane. The existing window and single door will be removed and a new 53" x 35.5" opening will be created for a new pair of eight-light Jeld-Wen brand Summit model casement windows. The application does not contain complete window specifications but represents that the proposed window will be in accordance with the BAR's window policy. The area around the new window will be filled with brick. The proposed changes are similar to alterations made to the rear of 705 and 707 Bashford Lane nearby.

## II. HISTORY

1310 Michigan Avenue is one of six attached stone and brick residential rowhouses with a common Romantic Revival architectural theme that includes many Tudor details. They are part of a larger neighborhood known as Fagelsons's Addition, most of which was constructed in **1939 and 1940**. The area has been part of the historic district since the Old and Historic Alexandria District (OHAD) was originally established in 1946. The OHAD boundaries extend 500' either side of the centerline of the George Washington Memorial Parkway from First Street north to Four Mile Run and were included within the boundaries of the district to protect the memorial character of the viewshed from the Parkway.

### Prior Approvals

BAR Case #2000-0103: The Board approved a new wood fence.

BAR Case #2016-0121: Staff administratively approved the repair of the historic stone wall.

## III. ANALYSIS

Staff has no objection to the proposed reconfiguration of portions of the west elevation and finds the proposed changes to be generally compatible with the existing dwelling and the surrounding neighborhood. Although the area proposed for reconfiguration is visible from and faces the public right-of-way of Seaport Lane, the project is minimal in scope and located on a secondary elevation that is not itself visible from the Parkway.

Staff recommends that the applicant carefully salvage the brick that is being removed, so that it can be used to fill in the area below of new window opening. As always, the new mortar composition, profile and color should match the existing.

Staff notes that the existing windows on the house appear to be vinyl with muntins (grids) sandwiched between the panes of glass. These were not approved by the BAR and do not comply with the BAR's adopted window policy. The present application does not contain complete window specifications but represents that the proposed window will be in accordance with the BAR's window policy. The Summit Vinyl Collection model by Jeld-Wen does not comply with that policy. While the issue of the existing unapproved windows will be resolved separately, staff cannot support the installation of an additional vinyl or, sandwich muntin window. However, staff can support a simulated divided light (SDL) fiberglass window in this location, as long as it otherwise complies with the BAR's Window Policy.

The Alexandria Boards of Architectural Review Window Policy states that: “High quality, appropriately detailed aluminum clad wood, wood composite, or fiberglass replacement windows may be used in both historic districts on buildings constructed **after 1965**, when these windows became commercially available.” Therefore, based on the Board’s present policy, fiberglass windows are not appropriate on this age structure (1940) anywhere in the Old and Historic Alexandria District. However, the BAR often supports the use of modern materials on 20<sup>th</sup> century construction, on elevations with limited visibility from the public right-of-way, and where routine maintenance is difficult or impossible. In addition, the BAR has approved both aluminum clad and fiberglass windows several times in this part of the historic district because they can closely replicate the appearance of historic steel sash windows originally used in many of these dwellings.

For the BAR’s information only, on Recent (post 1931) residences located more than 15’ from the front property line, the Parker-Gray BAR’s residential *Design Guidelines* would permit administrative approval of replacement windows within the existing wall openings. These windows may be made of any material, operation or configuration, so long as they do not contain tinted or reflective glass. This broader view of replacement materials on recent buildings is intended to preserve the scale and character of the neighborhood rather than the hand-crafted fabric of individual historic structures. The PG BAR also acknowledged that windows are an easily changed feature and that the original style windows can be replaced in the future, if desired. Both front elevations of 1310 Michigan Avenue are more than 15’ from the front lot line.

Therefore, staff recommends that the BAR approve this application with a fiberglass window with an appropriate muntin pattern to be approved by staff and that otherwise conforms with the *Alexandria Replacement Window Performance Specifications*.

**STAFF**

Amirah Lane, 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

##### **Zoning**

F-1 General scope of work consists of exterior alterations to existing dwelling and general maintenance. No enlargement is being made to the existing building footprint and no changes to existing open space.

C-1 Proposed scope of work complies with zoning.

##### **Code Administration**

R-1 A building permit, plan review and inspections are required for alterations listed in BAR application.

##### **Transportation and Environmental Services**

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

C-1 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-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 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

C-4 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

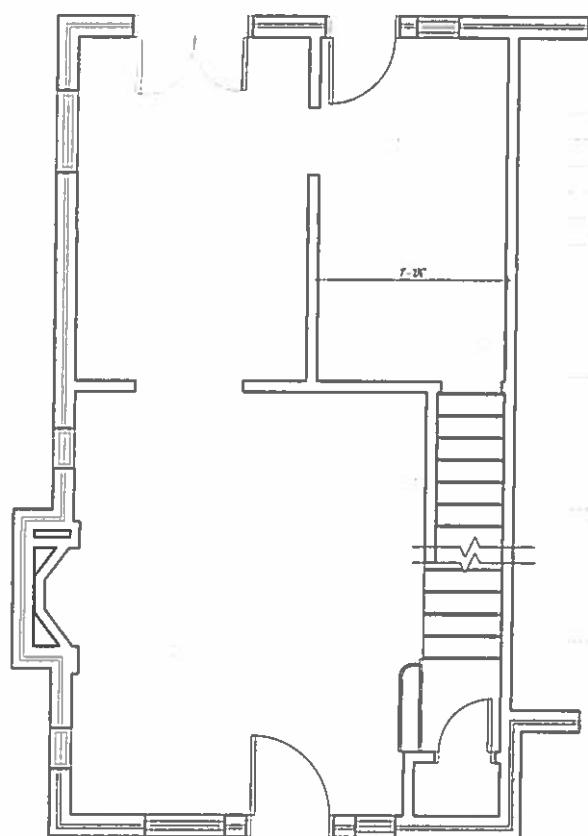
##### **Alexandria Archaeology**

No Comments Received

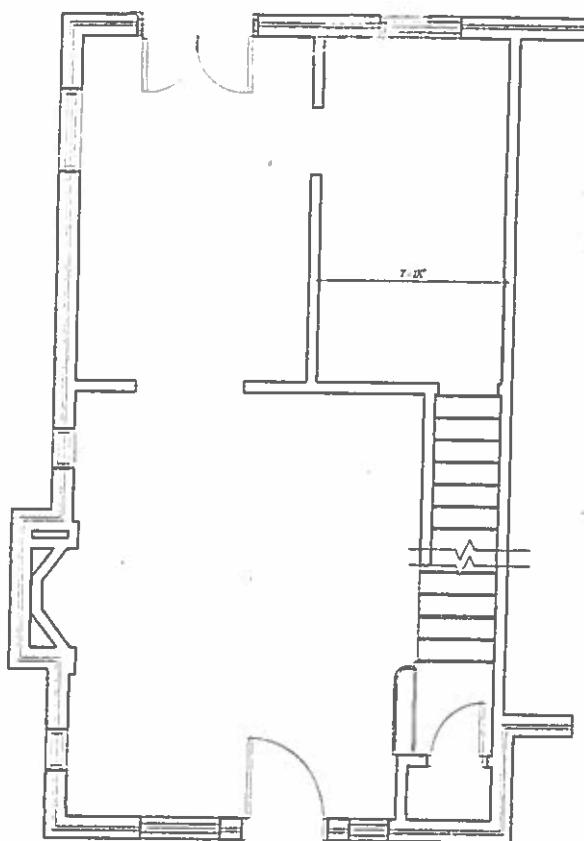
#### **V. ATTACHMENTS**

*1 – Supplemental Materials*

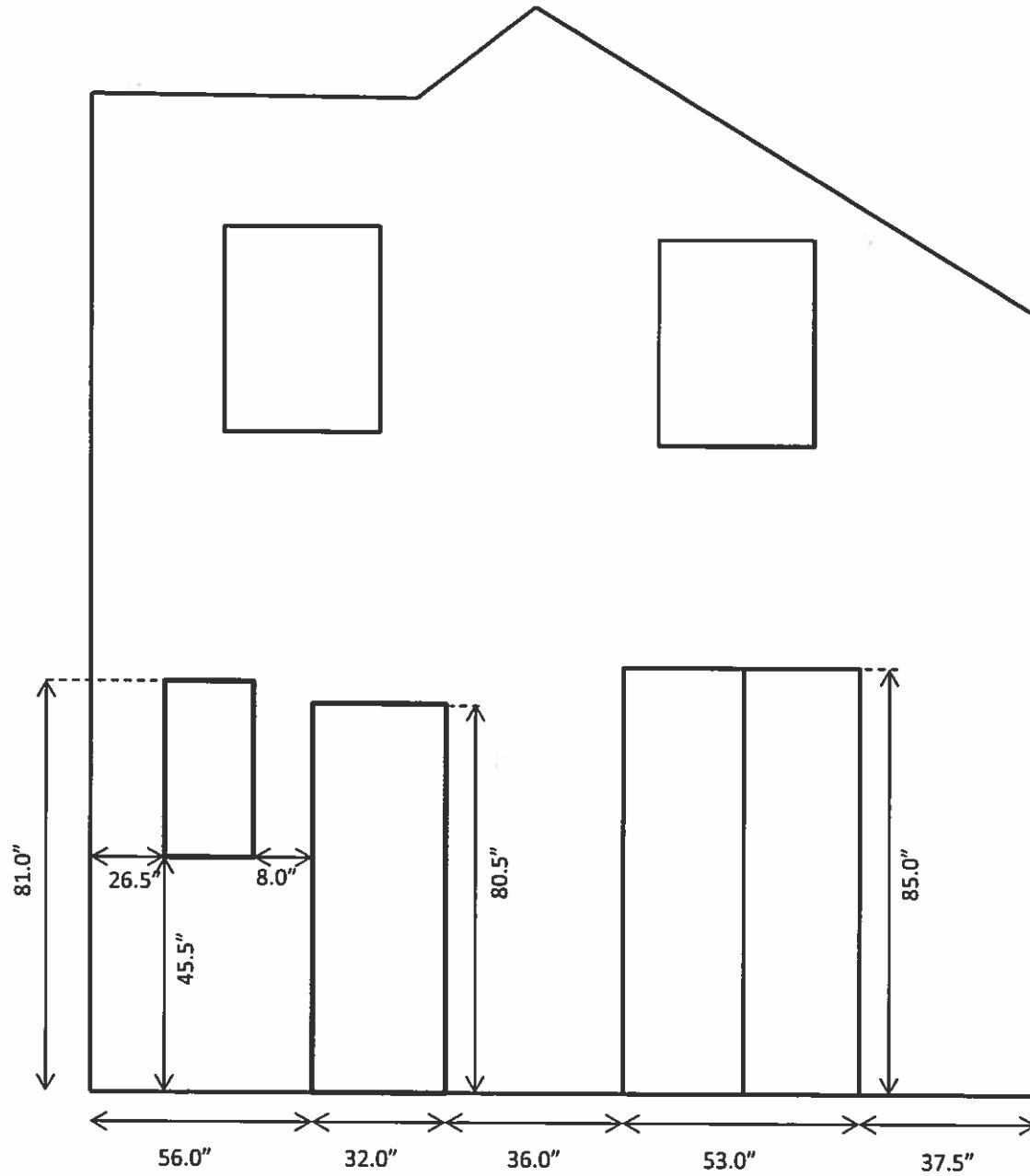
*2 – Application for BAR 2017-0216: 1310 Michigan Ave.*



ORIGINAL – 1ST FLOOR

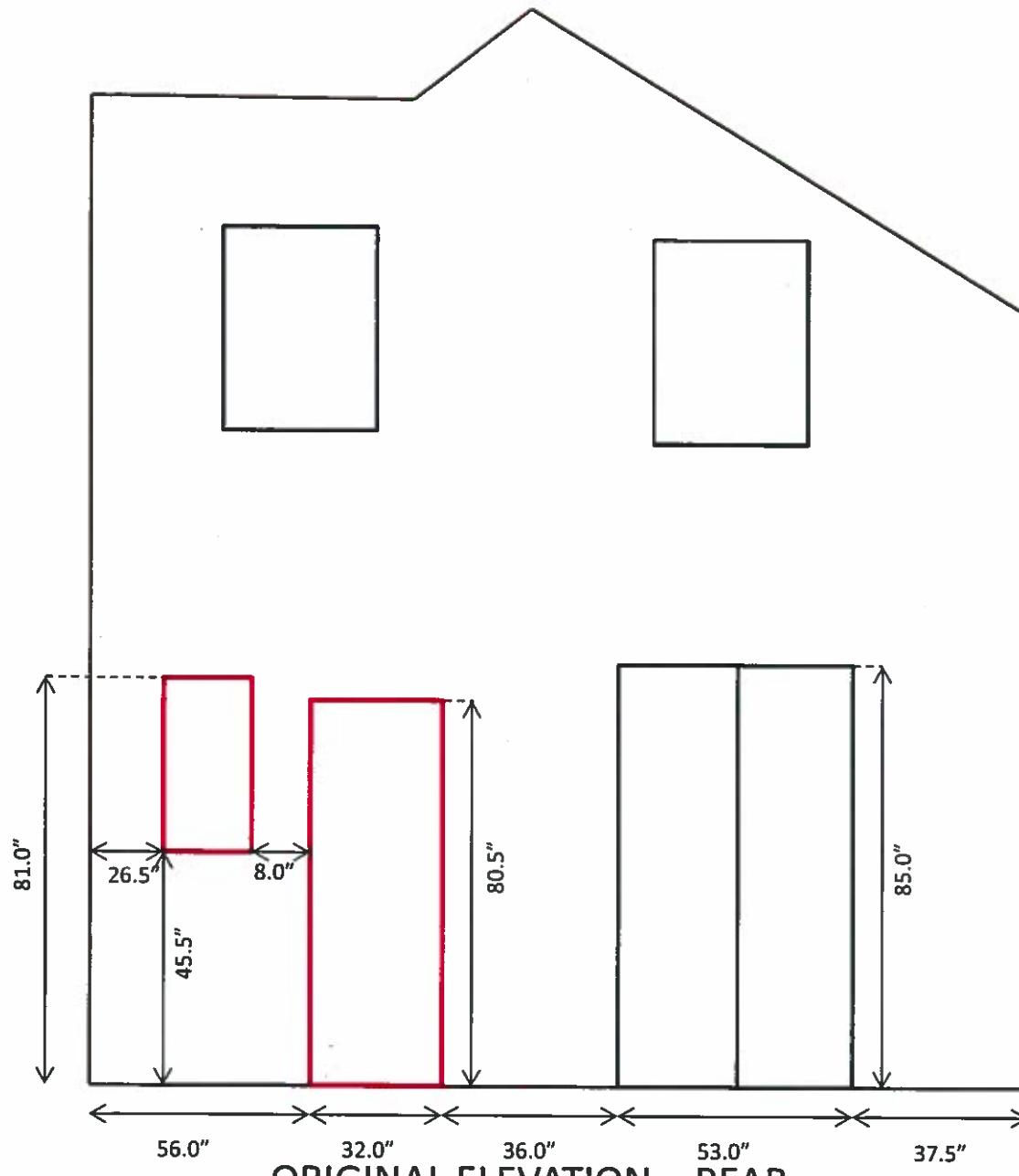


PROPOSED - 1ST FLOOR

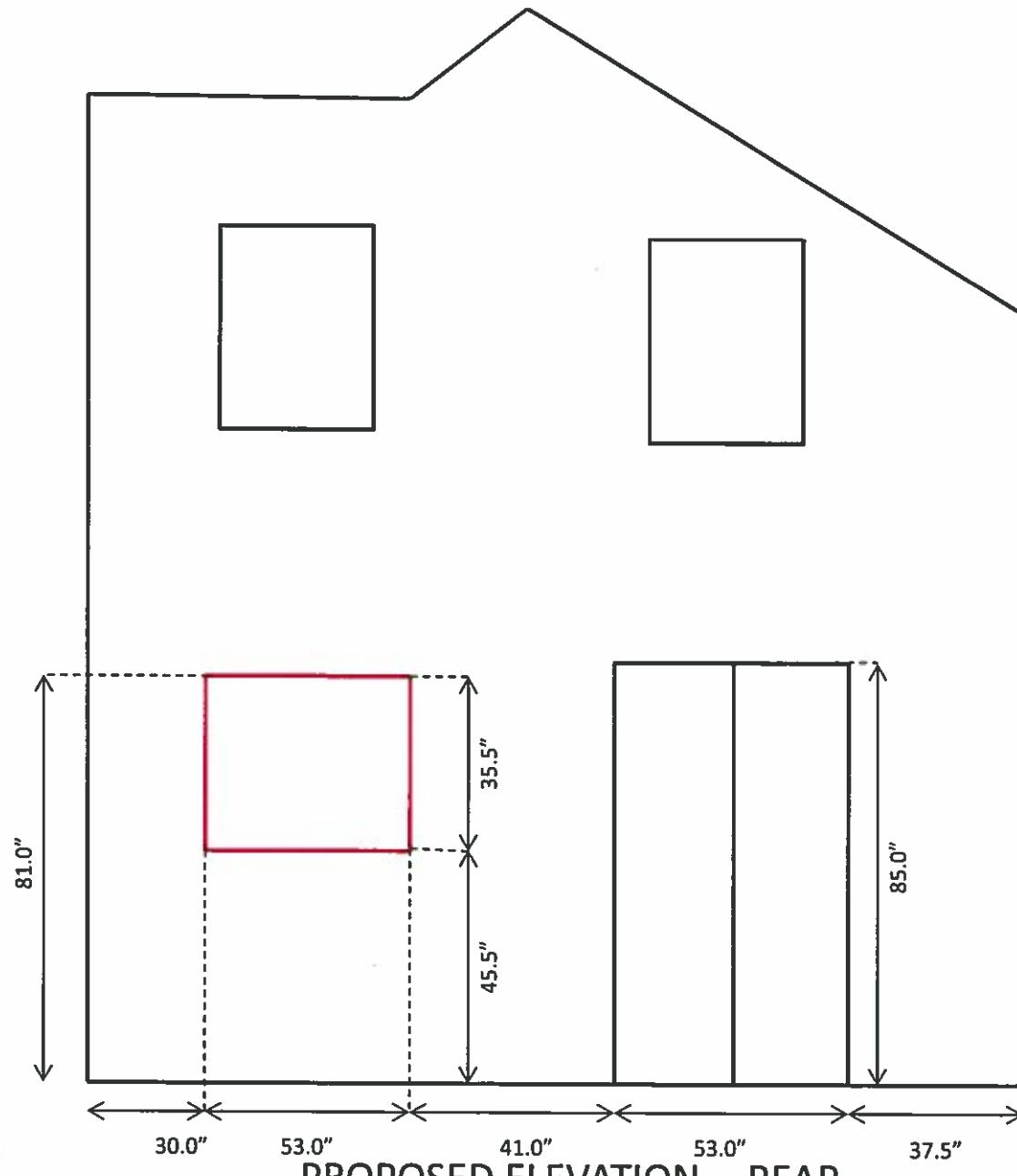


6/8/2017

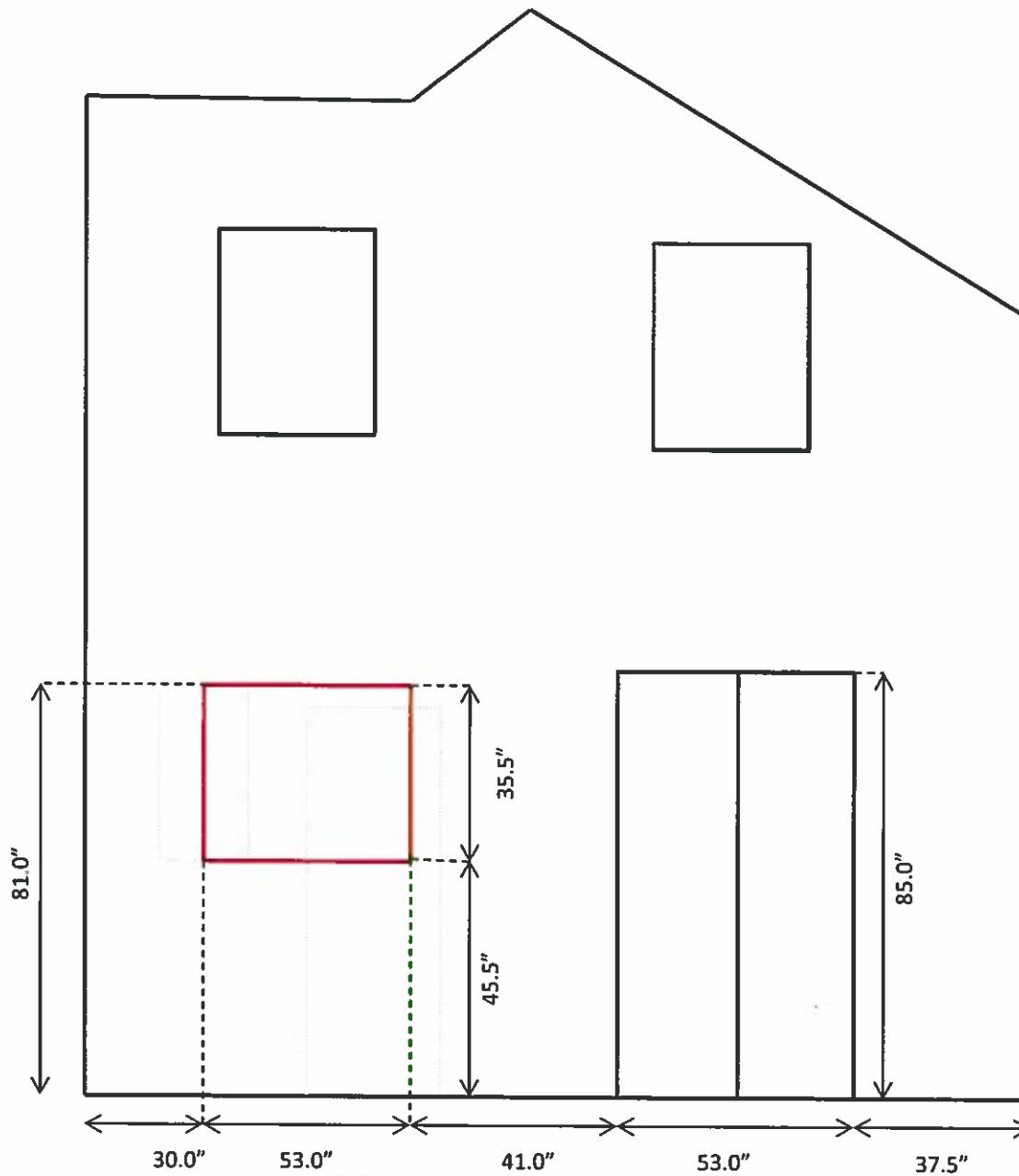
ORIGINAL ELEVATION – REAR



**TOTAL AREA TO BE DEMO'D (IN RED)= 22.92 ft<sup>2</sup>**

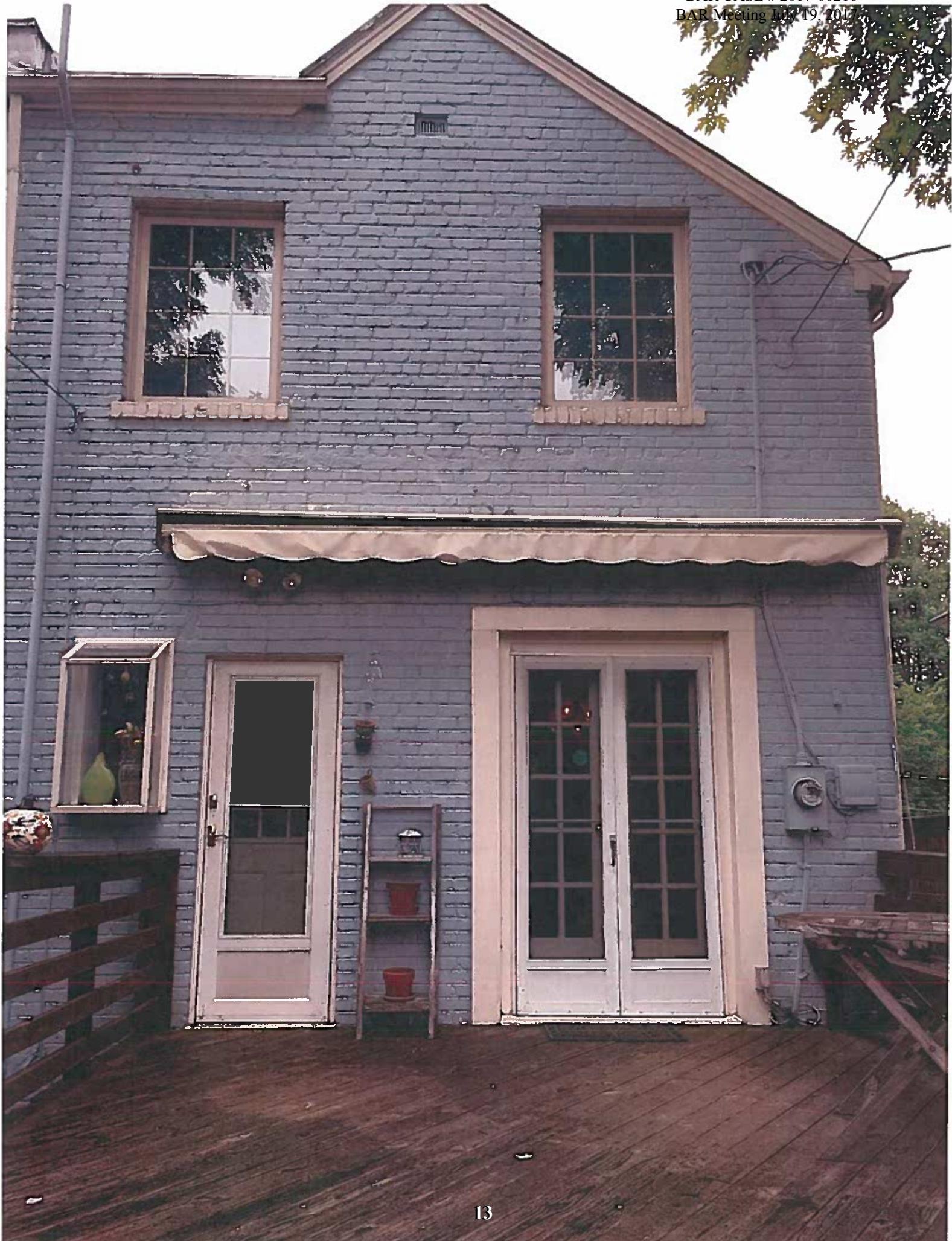


6/8/2017



6/8/2017

**PROPOSED ELEVATION – REAR**  
WITH NEW WINDOW (IN RED) RELATIVE TO ORIGINAL WINDOW AND DOOR









BAR Case # 2017-00216

ADDRESS OF PROJECT: 1310 MICHIGAN AVE., ALEXANDRIA VA 22314

TAX MAP AND PARCEL: 044.04-03-05 ZONING: RB

APPLICATION 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: Gregg W. Brinegar

Address: 1310 Michigan Ave

City: Alexandria State: VA Zip: 22314

Phone: (703)371-1156 E-mail: Gregg.Brinegar@gmail.com

Authorized Agent (if applicable):  Attorney  Architect  \_\_\_\_\_

Name: NA Phone: \_\_\_\_\_

E-mail: NA

Legal Property Owner:

Name: Gregg W. Brinegar & Daniela P. Manina

Address: 1310 Michigan Ave

City: Alexandria State: VA Zip: 22314

Phone: (703)371-1156 E-mail: Gregg.Brinegar@gmail.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.

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**NATURE OF PROPOSED WORK: Please check all that apply**

NEW CONSTRUCTION  
 EXTERIOR ALTERATION: Please check all that apply.  
 awning       fence, gate or garden wall       HVAC equipment       shutters  
 doors       windows       siding       shed  
 lighting       pergola/trellis       painting unpainted masonry  
 other \_\_\_\_\_

ADDITION  
 DEMOLITION/ENCAPSULATION  
 SIGNAGE

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

*FILL IN (USING BRICK AND MORTAR) SINGLE DOOR IN REAR OF THE HOME AND CREATE A SINGLE WINDOW OF MATCHING PROPERTIES (AND IN ACCORDANCE WITH THE WINDOW POLICY). WORK WILL ALSO INCLUDE FILL IN (WITH BRICK AND MORTAR) OF EXISTING SMALL WINDOW ON LOWER PORTION (AT REAR OF THE HOME) NEXT TO THE SINGLE DOOR. APPROXIMATE MEASUREMENT FOR NEW WINDOW WILL BE 53 INCHES LONG BY 34 INCHES HIGH.  
TOTAL DEMOLITION IS 22.92 SQUARE FEET.*

**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.

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**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 3 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.

N/A

- 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.
- FAR & 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.

N/A

- 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.

N/A

- 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.

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**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 3 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: Gregg W. Benegar

Printed Name: Gregg W. Benegar

Date: 7/8/17

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. <i>Gregg W Brinegar</i>	<i>1310 Michigan Ave</i> <i>Alexandria VA 22314</i>	<i>50%</i>
2. <i>Daniela P. Manna</i>	<i>- SAME -</i>	<i>50%</i>
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1310 Michigan Ave. (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. <i>Gregg W. Brinegar</i>	<i>1310 Michigan Ave</i> <i>Alexandria VA 22314</i>	<i>50%</i>
2. <i>Daniela P. Manna</i>	<i>- SAME -</i>	<i>50%</i>
3.		

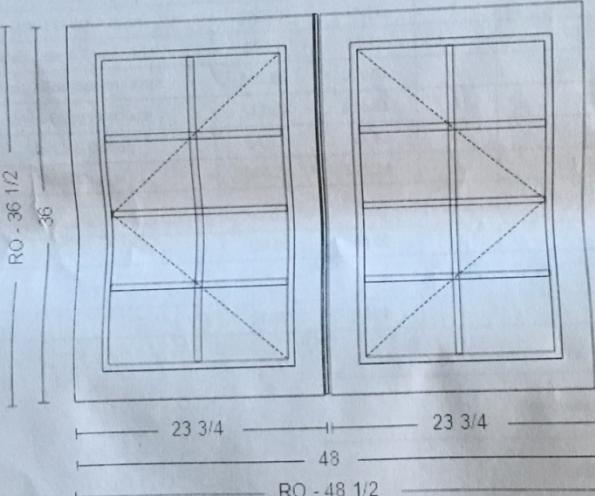
3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this 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. <i>Gregg W. Brinegar</i>	<i>None</i>	<i>NA</i>
2. <i>Daniela P. Manna</i>	<i>None</i>	<i>NA</i>
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.

14 July 2017 Gregg W. Brinegar *[Signature]*  
Date Printed Name Signature

		Customer Information		
First Name	GREGG BRINEGAR			
Address	1310 MICHIGAN AVE			
ALEXANDRIA, VA 22314				
Primary Phone	7033711156			
Secondary Phone	7033711156			
<b>HYBLA VALLEY</b> <b>7710 RICHMOND HWY</b> <b>ALEXANDRIA, VA 22306</b>  <b>Store Number:</b> 4638 <b>Customer #:</b> H4638-44380 <b>Associate:</b> DEMETRIUS		Customer Information		
Item #	Item Description	Room Location		
100-1	48 x 36 Left/Right Casement	room		
		Unit Price	Qty	
		Was: \$667.24	1	\$667.24
		Now: \$567.14		\$567.14
Save \$100.10 (15%) until 7/12/2017				
* S/O JELD-WEN INC SUMMIT-575884				
Promotion until 7/12/2017				
				
100-2		\$0.00	1	\$0.00
100-3		\$0.00	1	\$0.00
www.HomeDepot.com		Page 1 of 6	Printed By:	DEMETRIUS
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1310 Michigan Avenue window layout