

Docket Item # 1
BAR CASE # 2016-00133

BAR Meeting
May 18, 2016

ISSUE: Certificate of Appropriateness - Alterations

APPLICANT: Cynthia Gelman

LOCATION: 805 Church Street

ZONE: RM/Residential

STAFF RECOMMENDATION

Staff recommends approval of the application with the condition that the storm door is painted the same color as the main door and the storm door frame is painted to match the door frame.

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 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, 703-838-4360 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.

I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness for the installation of a six-panel fiberglass door and a full-light aluminum storm door with retractable screen at 805 Church Street. The existing wood door and two-light, aluminum storm door will be removed to the rough opening and replaced with a new pre-hung, fiberglass door in a black factory finish.

II. HISTORY

According to City Records, the subject property is two-story, brick townhouse which was constructed as part of the Yates Gardens Development about **1952**.

Staff could not locate any previous approvals by the Board.

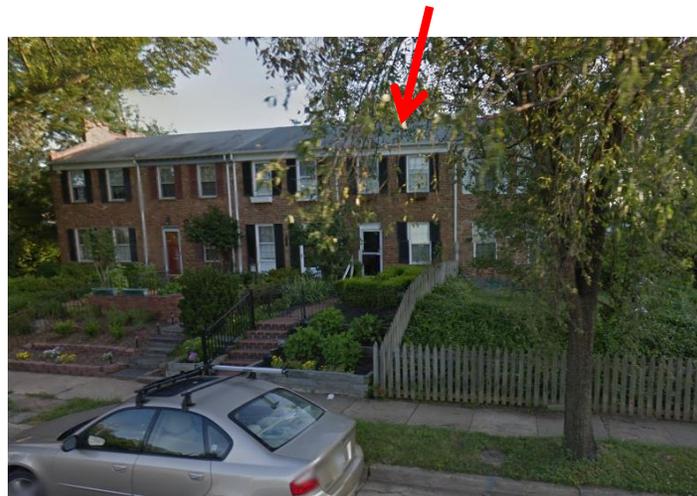


Figure 1: Existing Conditions

III. ANALYSIS

The proposed alterations comply with Zoning Ordinance requirements.

The storm door proposed by the applicant can be administratively approved by Staff, but is included as part of the overall entry improvements. Staff supports the storm door installation if, the storm door is painted the same color as the main door and the storm door frame is painted to match the door frame, as stated in the BAR's *Minor Architectural Elements Policy*.

The Board's *Minor Architectural Elements Policy* also allows for BAR administrative approval of exterior fiberglass doors, but only on buildings constructed after 1965, when then the first fiberglass composite doors became commercially available. Where fiberglass doors are permitted, the Board policy recommends that they have a smooth-finish and be field-painted. In the past, the Board has maintained that because a front door is typically located near the street and regularly used by residents and their guests, it should be constructed of natural materials - a tactile quality important in a historic district. However, even as early as 2011, when the *Minor Architectural Elements Policy* was first adopted, the Board acknowledged that high quality fiberglass doors were now nearly indistinguishable from wood doors because they can be molded

to have the same crisp lines and panels as wood doors. Fiberglass doors are known to have a greater lifespan and increased thermal efficiency because they are filled with foam, which also results in a density and sound very similar to wood when one knocks on them.

Even though this townhouse dates from the early 1950s, Staff supports the proposed fiberglass door at 805 Church Street. First, the door will be located behind a full-lite storm door where its material and detailing will be nearly impossible to distinguish. Likewise, Staff has no objection to the factory painting for the same reasons. Second, the door is located approximately 25 feet from the front property line. While the use of authentic materials is particularly important on early historic buildings, in this case the materiality of this front door is not essential element in determining the building's compatibility with nearby buildings of historic merit.

For the OHAD Board's information only, in the Parker-Gray District, BAR Staff reviews and approves doors only on the street fronting elevations of Early (pre-1932) buildings. All other doors, including non-street facing elevations of Early buildings, and doors on all elevations of later buildings (post-1931), do not require approval by either the Board or BAR staff. In adopting the Parker-Gray regulations, the Parker-Gray Board expressed a clear preference for the retention – or use – of historic materials only on the street facing facades of Early buildings where they can be easily perceived by the public from the sidewalk.

Staff recommends approval of the application with the above recommended condition.

STAFF

Michele Oaks, 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 Comments

C-1 Proposed door replacement complies with zoning.

Code Administration

No comments received.

Transportation and Environmental Services

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

- F1. 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)
- F2. If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C1. 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)
- C2. 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)
- C3. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C4. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C5. 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)

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2016-00133, 805 Church Street



INSTALLATION SERVICES CUSTOMER CONTRACT - MWORK - INT/EXT/PATIO DOOR

LOWE'S OF ALEXANDRIA, VA., STORE # 715
 8750 RICHMOND HIGHWAY
 ALEXANDRIA, VA 22308-6701

STORE PHONE: (703) 765-8011
 SALESPERSON: LEONARD SMITH
 SALESPERSON ID: 751213
 Document Print Date : 03/28/2016

This is only a Quote for the merchandise and services printed below. This becomes an agreement upon payment and issuance of a Lowe's receipt, upon which the entire agreement, including the specifically completed pages of this document, the Terms and Conditions included with this document, the applicable portion(s) of Lowe's receipt, and any other addenda or attachments hereto, shall be referred to herein as this "Contract."
PLEASE READ THIS ENTIRE DOCUMENT, INCLUDING THE "TERMS AND CONDITIONS," BEFORE SIGNING.

Lowe's Registration or Contractor License Number / Lowe's Contractor Name
 Lowe's Contractor License Number (2701036596A); Lowe's Contractor License Class (A); Lowe's Contractor License Specialty (Building, Commercial Improvement, Home Improvement, and HVAC)

S O L D T O	Customer Name		Home Phone
	ZACH GELMAN		303-519-1447
	Customer Address		Other Phone
	805 CHURCH ST.		
	City	State / Province	Zip / Postal Code
	ALEXANDRIA	VA	22314
Installation Address			
805 CHURCH ST.			
Installation City	Installation State/Province	Installation Zip/Postal Code	
ALEXANDRIA	VA	22314	

MERCHANDISE AND INSTALLATION SUMMARY

MERCHANDISE SUMMARY	
3901 : 126 BOAKSL : STK : OAKSHOE 126 3/4-INX1/2-INX8-FT : OAKSHOE 126 3/4-INX1/2-INX8-FT : EMPIRE COMPANY, INC. (THE) - QTY 1	
33670 : STK : PFJ CSE445 3-1/4-INX11/16-INX8-FT : PFJ CSE445 3-1/4-INX11/16-INX8-FT - QTY 3	
286980 : 98001-094 : STK : KW SN HNDLST ARLINGTON/LIDO SMT : KW SN HNDLST ARLINGTON/LIDO SMT : KWIKSET - QTY 1	
326138 : 54X610ARMWD : STK : 5/4-6-10 ARMOURWOOD S4S : 5/4-6-10 ARMOURWOOD S4S : METRIE INDUSTRIES INC - QTY 3	
553856 : 11275 : STK : 10.1-OZ DNAFLX WHT CAULK : DYNAFLEX 230 10.1-OZ WHITE PAINTABLE LATEX WINDOW AND DOOR CAULK : DAP - QTY 2	
585250 : 20297817 : STK : LARSON QUICKFIT HDL KIT BN : LARSON QUICKFIT HDL KIT BN : LARSON MANUFACTURING COMPANY - QTY 1	

Store 715 Project No. 466173192 for ZACH GELMAN



CUSTOMER COPY

87065 : PROJ ID# 899042 : SOS : SOS THERMA TRU SMOOTH STAR : 37-5/8"X85-1/2"LH/I S210,7-3/4" FSVR JAMB,NO BM,DBL BORE,BRUSHED NKL HINGES,MILL SILL,REEB FINISH:BLACKEXT/WHITE INT(TOTAL ECLIPSE/ALASK : REEB MILLWORK OF MARYLAND - QTY 1
 89081 : TRADEWINDS FULLVIEW : SOS : SOS COMFORTBILT STORM/SCRN DOORS : LARSON, TRADEWINDS FULLVIEW CLEAR WHITE 36-IN WIDTH X 84-IN HEIGHT : LARSON MANUFACTURING COMPANY - QTY 1

Materials Price	\$4,040.00
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INSTALLATION DESCRIPTION

<p>Stock or SOS : SOS Select Location : Front Door:37.50x85.50x7.75 LH/I Hardwood (Mahogany or Oak) Door : No Hidden Damage Description : None Install Specialized Mortise Hardware : No Select Storm Door : Storm Door Deliver Door : Yes Permit Required : No Bring Up To Code Description : None Describe Other Work Needed : Install in a masonry opening. Cut out panel pad down above & custom cut exterior trim to fit. Comments : Lowe's installer to deliver and install a prehung smooth fiberglass 6 panel entry door unit and a white Larson Tradewinds Fullview retractable screen storm door on front entry. Entry door slab will be pre-painted(Total Eclipse exterior/Alaskan Storm interior). Customer to finish(paint) door jamb, interior/exterior trim and touch up any exposed paint/caulk lines as needed after install</p>	<p>Door Type : Exterior Select New Door : Single Pre-hung Side Lights or Transoms : No Number of additional holes bored for accessories : None Install Storm Door : Install new storm, screen or security door Total Linear Feet of Custom Trim to be installed : 0 Customer Understands Scope of the Project : Yes Additional Miles Traveled over 20 : 0 Local Disposal Fee : Yes Other Work Charge : Yes Lead Safe Practices : No</p>
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Labor Charges	\$2,020.00
Detail Deduction	\$2,020.00

Additional Specifications:

Notation: Lowe's will not make structural modifications, paint or stain or remove/reinstall security system equipment. Customer is responsible to advise if property is governed by Historic District Regulations.

Additional Specifications: Federal law requires Lowe's to provide you with the pamphlet *Renovate Right: Important Lead Hazard Information for Families, Child Care Providers and Schools*. By signing this Contract, Customer acknowledges having received a copy of this pamphlet before work began informing Customer of the potential risk of the lead hazard exposure from renovation activity to be performed in Customer's dwelling unit.

PHOTO RELEASE: Customer grants to Lowe's and Lowe's employees and independent contractors the right to take photographs of the Premises where in-

Application Materials
BAR2016-00133
805 Church St
4/25/2016



805 Church
street - View
from Church
street



Application Materials

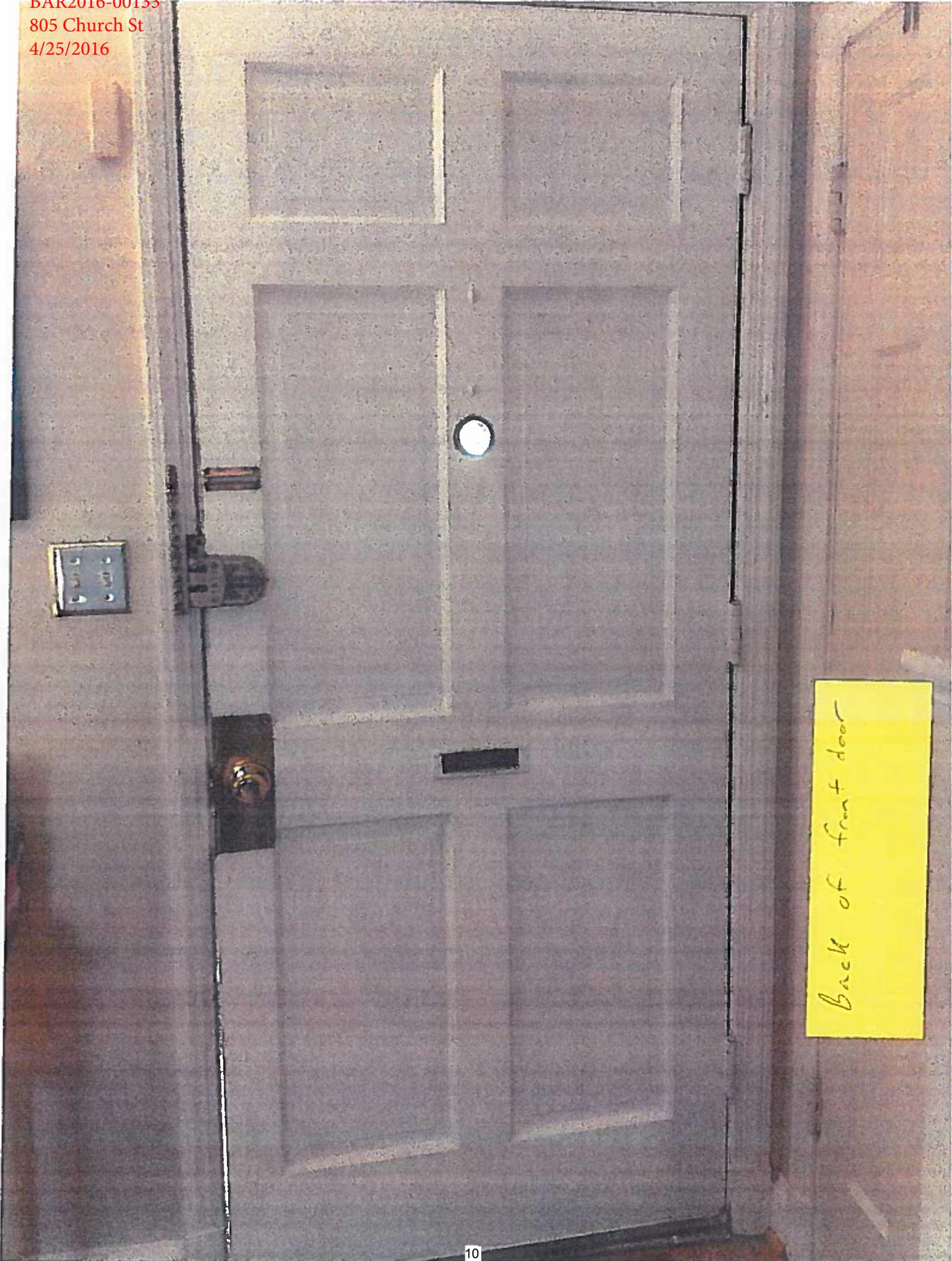
BAR2016-00133

805 Church St

4/25/2016



Application Materials
BAR2016-00133
805 Church St
4/25/2016



BAR Case # 2016-0033

ADDRESS OF PROJECT: 805 Church Street

TAX MAP AND PARCEL: 080.03-05-22 ZONING: Residential High

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: Cynthia Gelman

Address: 9924 E Berry Dr

City: Greenwood Village State: CO Zip: 80111

Phone: 303 548 6290 E-mail: gelmanc@aol.com

Authorized Agent (if applicable): Attorney Architect

Tenant

Name: Zach Gelman

Phone: 303 519 1447

E-mail: Zachgelman@gmail.com

Legal Property Owner:

Name: Cynthia Gelman

Address: 9924 E Berry Dr

City: Greenwood Village State: CO Zip: 80111

Phone: 303 548 6290 E-mail: gelmanc@aol.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.

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

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
 - awning
 - doors
 - lighting
 - other _____
 - fence, gate or garden wall
 - windows
 - pergola/trellis
 - HVAC equipment
 - siding
 - painting unpainted masonry
 - shutters
 - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

Replace existing front door + storm door with a like door.
 Install a pre hung smooth fiberglass 6 panel entry door unit and a white Larson Fullview retractable screen door on front entry. No structural modifications will be made.

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.

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.

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.

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: 

Printed Name: Zach Gelman

Date: 4/15/16

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. Cynthia Gelman	9924 E Berry Dr Greenwood Village, CO 80111	100
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 805 Church Street (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. Cynthia Gelman	9924 E Berry Dr Greenwood Village, CO 80111	100
2.		
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. Cynthia Gelman	No	No
2.		
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.

4/15/16 Zach Gelman 
Date Printed Name Signature