

City of Alexandria, Virginia

MEMORANDUM

DATE: SEPTEMBER 25, 2013

TO: CHAIRMAN AND MEMBERS OF THE
OHAD BOARD OF ARCHITECTURAL REVIEW

FROM: HISTORIC PRESERVATION STAFF

SUBJECT: 111 SOUTH PAYNE STREET

At the September 11, 2013 BAR hearing, the Board deferred the proposal for alterations at 111 South Payne Street, finding that the application needed significant work to comply with the Design Guidelines and directing the applicant to meet with BAR staff to clarify the proposal.

Since that time, BAR Staff and the applicant have had a number of discussions about the appropriate materials for the subject property. Staff commends the applicant for their flexibility and willingness to use historically appropriate materials where staff recommended. Although the numerous individual changes to the building are on the rear, they will be a significant improvement to the property.

The applicant now proposes the following changes to the original application:

Siding

The applicant proposes to install smooth lap fiber cement siding on the one-story rear addition and to replace the historic wood siding on the main block of the building with matching wood lap siding. During a site visit, some of the Bricktex siding was removed on both the one and two-story sections of the property and it is now obvious to Staff that the one-story rear addition is not historically significant and was more likely built in the second half of the 20th century in the same footprint as the previous addition. Building permit research suggests that it was probably constructed in the mid-to-late 1960s, although Staff could find no evidence that the BAR approved the addition at the time. Although the Board generally does not recommend fiber cement siding on buildings constructed before 1975, Staff supports the use of this modern material in this case because the Bricktex was applied directly on the plywood backing and the addition probably never had wood siding. Furthermore, the addition is on the rear which is not adjacent to a public street, and the change in material between the historic portion of the property and the much later addition will help to differentiate between the two. Staff also inspected a number of areas on the historic portion of the property where old and original siding was revealed. The majority of the boards are split and there are a number of areas with significant rot. Staff believes the historic material is not reasonably repairable and supports the applicant's request for new wood lap siding in the same profile and exposure on the historic portions of the building.

Windows and Doors

The applicant proposes to use wood windows and doors that comply with the Board's window policy on both the historic portion and the later addition. However, as with the fiber cement siding proposed on the mid-to-late 1960s rear addition, Staff could support the use of a greater palette of materials on this portion of the building, such as high quality simulated divided light fiberglass or aluminum clad windows and doors. As demonstrated by the photo below, the doors and windows on the ell will be minimally visible behind the 6' wood fence.

The applicant's materials show both a 6-over-6 and 4-over-4 window configuration; Staff recommends 6-over-6 windows on the main historic block, as this is the more appropriate for the mid-to-late 19th century portion of the building. The applicant has greater design flexibility on the addition and Staff supports 4-over-4 windows facing the enclosed patio. Staff can also support the multi-light doors proposed by the applicant but not the Craftsman style door because this early 20th century style it is not historically appropriate for any portion of this building.

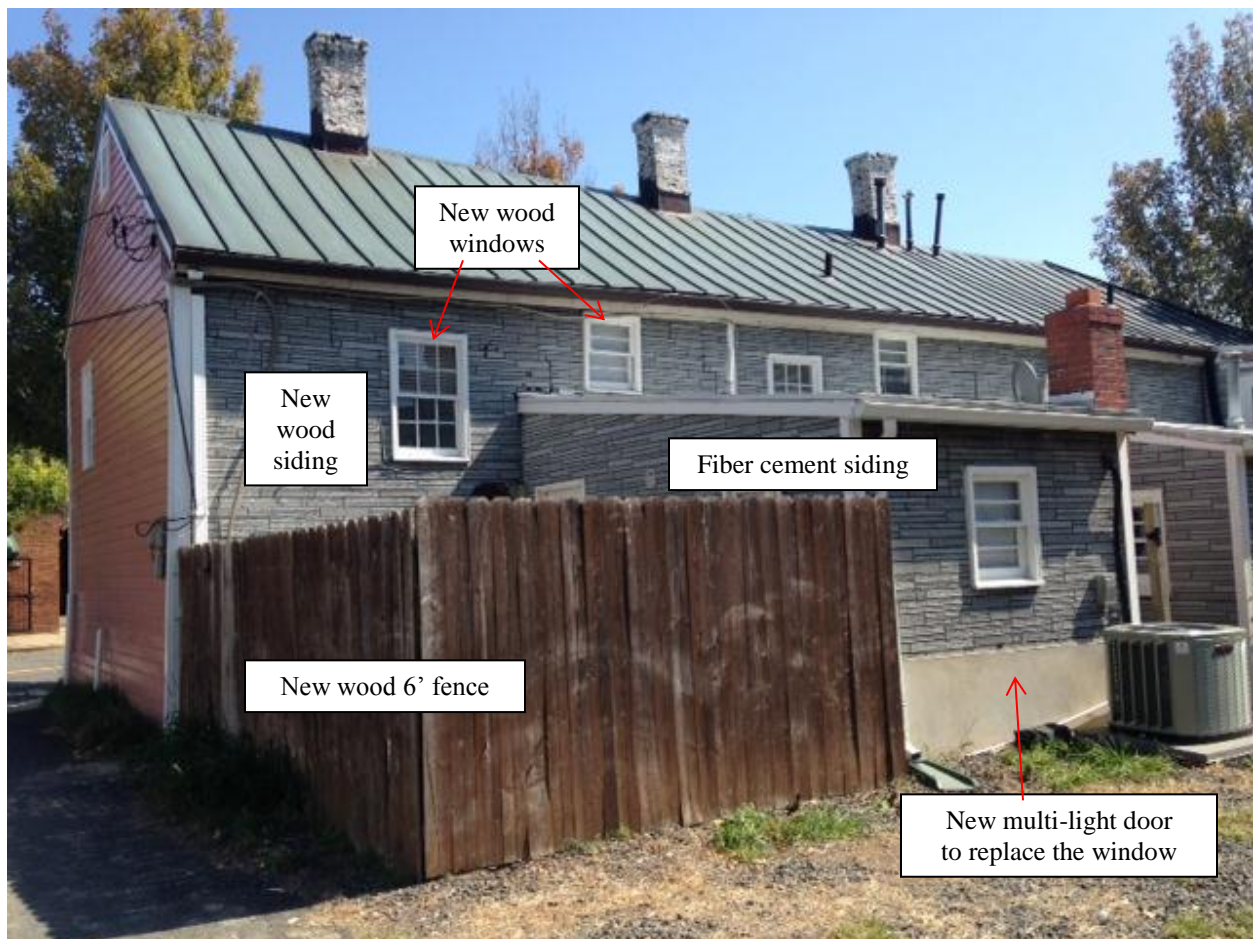


Figure #1: View from the public alley behind 111 South Payne Street

Fence

The applicant has selected a much simpler and more appropriate 6 foot wood fence for the perimeter of the property, with 5 feet of vertical boards topped by a 1 foot checker-board lattice.

Lighting is no longer proposed as part of the fence design. Staff supports the revised fence design.

Signs

Staff also supports the proposed wall sign and hanging sign. As the Board is aware, two signs (a wall sign and a projecting hanging sign) can be approved administratively for most businesses. Staff included the sign materials in the application so that the Board would be aware of the proposed signs. However, they meet the *Criteria and Standards for Administrative Approval of Signs in the Historic District*. In Staff's opinion, the use of two signs on this building is appropriate due to its location off of King Street and the need to let potential customers know that this is a retail business despite the residential appearance of the building.

Analysis

Staff commends the applicant for their willingness to make modifications to the original application and to use historically appropriate materials to significantly rehabilitate this property.

STAFF RECOMMENDATION, SEPTEMBER 25, 2013

Staff recommends approval of the application with the following conditions:

1. That the applicant may use *new* wood lap siding on the rear elevation of the main, historic block, provided that it matches the profile and reveal of the existing historic wood siding;
2. That the applicant may use smooth, fiber cement lap siding only on the one-story rear addition;
3. That the windows on the original two-story portion of the building be constructed of wood in a six-over-six sash lite configuration and comply with the *Alexandria Window Replacement Performance Specifications*;
4. That the windows and doors on the one-story addition may be either aluminum clad wood or fiberglass, so long as these are in compliance with the *Alexandria Window Replacement Performance Specifications*;
5. That a 6 foot wood fence similar to the one shown by the applicant be installed; and,
6. That the two proposed signs are comply with the Board's sign policy.

ATTACHMENTS

1 – Revised Supporting Materials

2 – Application for BAR2013-0292 at 111 South Payne Street

3 – BAR2013-0292 Report from September 11, 2013 Public Hearing with draft minutes

Background Information

111 South Payne Street, Alexandria, 22314

The properties located on 111, 113 and 115 South Payne Street were built between 1850 and 1900. Around 1950, the properties were subdivided into three independent properties and in the 1970's they were fully updated to reflect the most current conditions.

40 to 45 years after the latest renovation, the building is in need of further renovation. The old siding, windows and patio fence in the rear part of the house require extensive updates to preserve the integrity of the house.

We are proposing to the Board of Architectural Review the replacement of the siding, fence, windows and doors in the rear portion of the house. These changes will not affect the historic characteristic of the house and will enhance the view from the alley additionally preserving the property for years to come.

SUP Application

Benjamin and Perla Umansky have established Old Town Gelato LLC in their continuing efforts to own and operate a gelato store at 111 South Payne Street, Alexandria. They have been developing their own recipe for the past 8 years in their own home utilizing a small professional batch freezer.

They have successfully formulated recipes that can be consumed by lactose intolerant patrons in addition to offering sugar-free gelatos. Old Town Gelato LLC will be serving these specialty gelatos in addition to regular high quality gelatos, cakes, pastries and coffees. Only the gelatos will be produced at the Alexandria location.

Customer accommodation and production location

There will be two seating areas for patrons. One being indoors and the second, being outdoors where the current patio stands. The gelato production area will have to windows to allow customers sitting in the outdoor patio to view the gelato production as it occurs, creating a more value added experience.

The second floor of this property will be used as offices and it will not be separated from the overall store operation.

Easement Holder Agreement To The Proposed Alterations for 111 South Payne Street, Alexandria VA

Benjamin S. and Perla R. Umansky own the property located in 111 South Payne street, Alexandria VA 22314 and agree with the proposed alterations shown in the this Alexandria BAR applications forms for the hearing that will take place on September 11th, 2013.

A handwritten signature in black ink, appearing to read 'Ben Umansky', written over a horizontal dashed line.

Benjamin Umansky

A handwritten signature in black ink, appearing to read 'Perla Umansky', written over a horizontal dashed line.

Perla Umansky

Benjamin and Perla Umansky contact information is the following:

Address: 12776 Alder Woods Drive, Fairfax VA 22033. Phone: 703-716-8517. Email: benumansky@cox.net

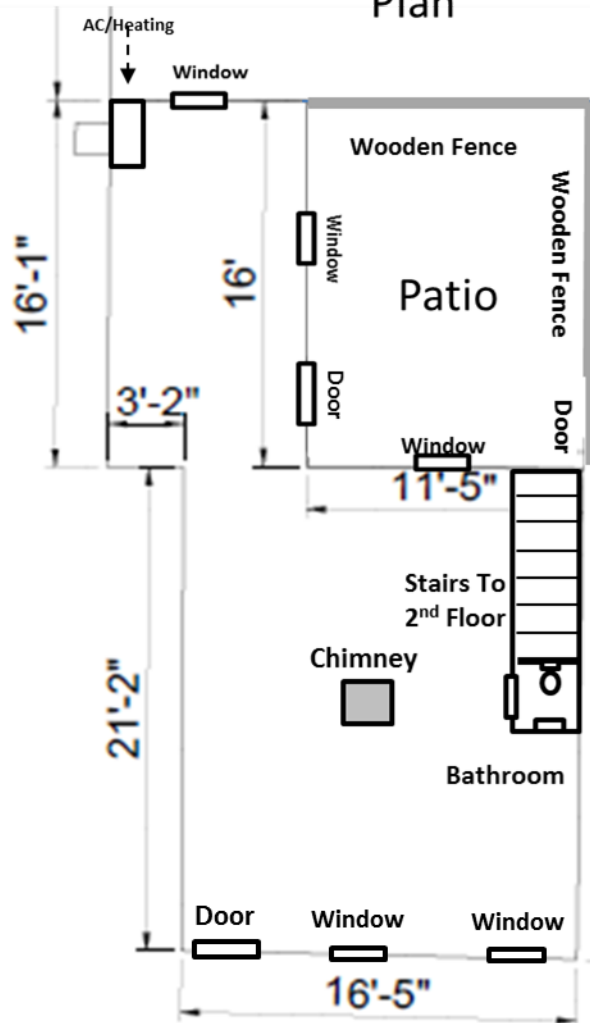
111 South Payne Street

Alexandria Virginia

BAR Hearing

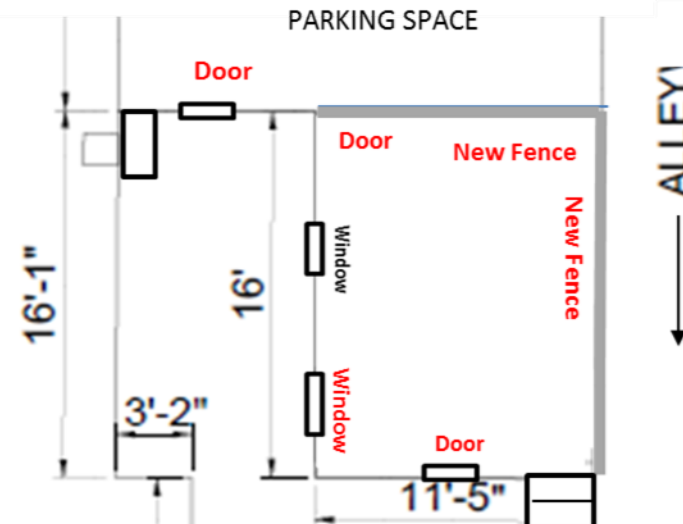
9/25/2013

Existent First Floor Plot Plan



S. Payne Street

Proposed First Floor Changes



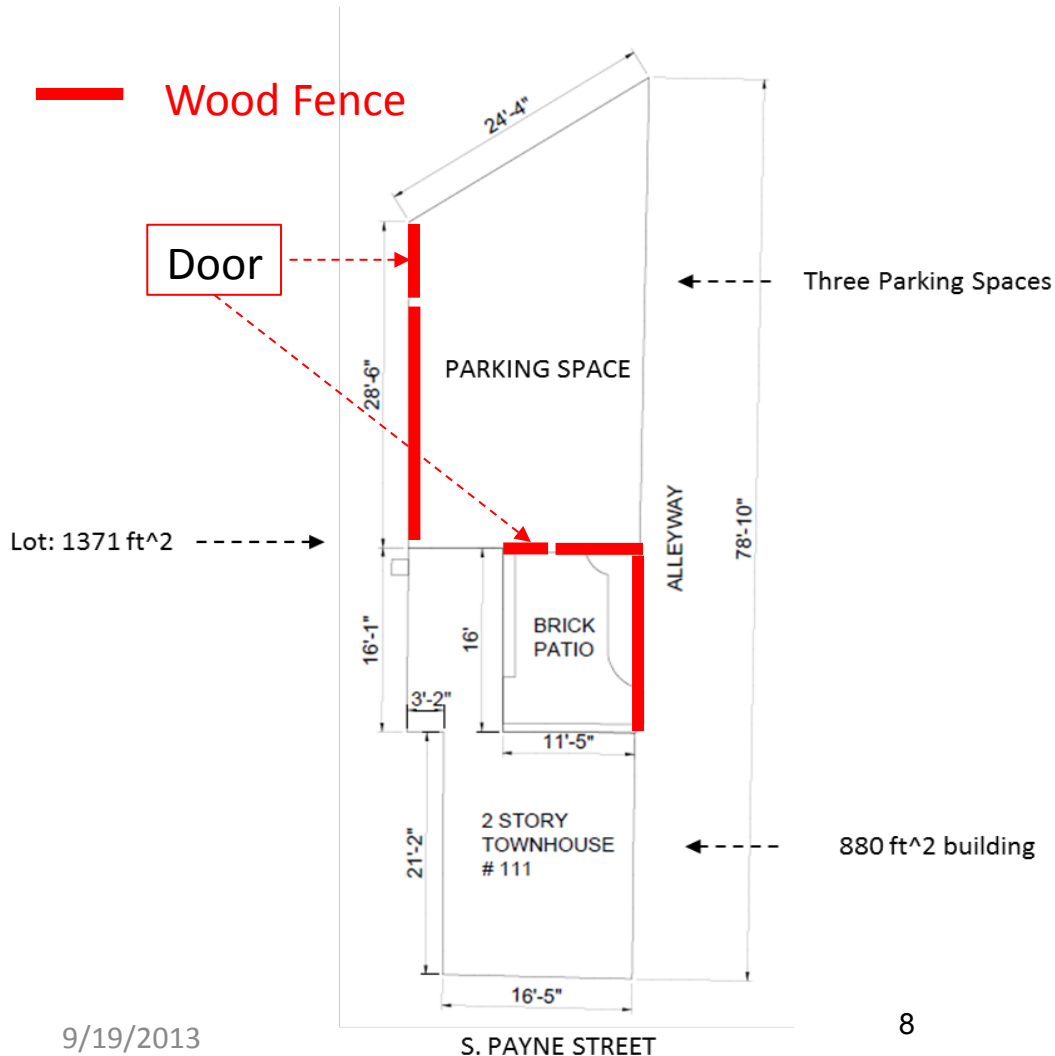
Summary of Proposed Changes

- New fence
 - Move fence door to back rather than in the alley
- New siding in the back of the building
- Replace two windows with doors in the back and rear of the building
- Replace the kitchen door leading to the patio with a window
- Building will maintain its current 880 square feet

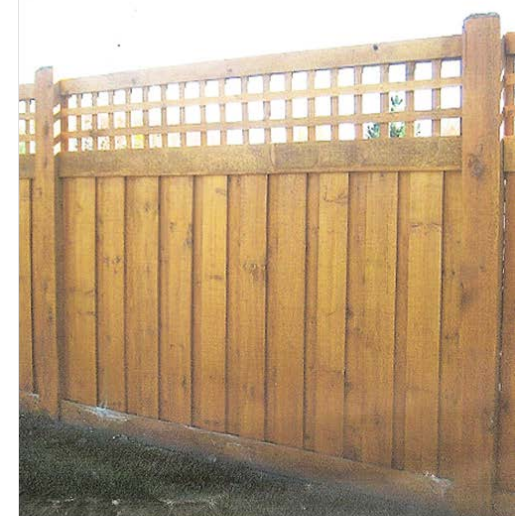
111 South Payne Street, Alexandria

New Wood Fence-Six Feet Tall

New Fence Location

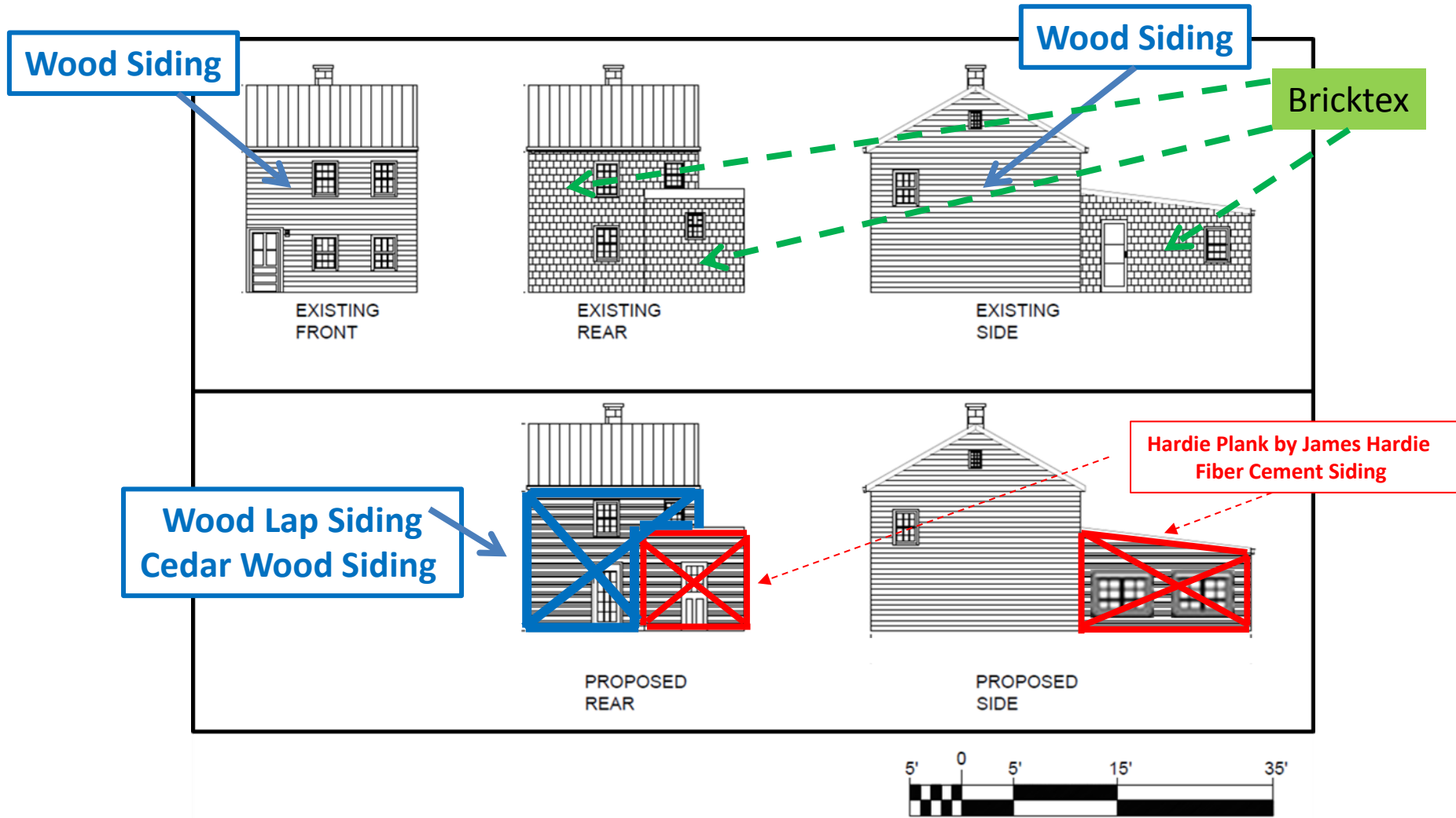


Custom Made Fence
(BAR Staff Proposed Models)



Current and Proposed Sidings

BAR Staff Proposed Siding



Wood Siding Proposal

(BAR Staff Recommendation)

Rear Portion of the House (historic portion)
New Siding: Wood Lap Siding (Cedar)

Rear Portion of the House – New Addition (1970's)
New Siding: Hardie plank by James Hardie



[Product Overview](#) ▼ | [Specifications](#) ▼ | [Customer Reviews](#)

PRODUCT OVERVIEW

The James Hardie HardiePlank HZ10 144 in. Fiber Cement Lap Siding can enhance the look of your home while protecting it. The fiber cement construction resists insects and moisture damage and can withstand severe weather.

- Fiber cement resists insects and damage from moisture
- Suitable for paint or stain
- Horizontal siding with clapboard profile
- Withstands high winds and hurricanes
- Non-combustible
- Pre-primed or available in ColorPlus a factory applied color finish with over 20 color options
- Please see the ProDesk associate for color options available
- Note: Product may vary by store
- MFG Model # : 215518
- MFG Part # : 215518

Custom New Windows-BAR Staff Recommendation

Simpson or Jeld-Weld or Marvin Doors

Wood (no internal or external cladding)

Fixed Exterior Muntins (w/ a putty profile)

External White Paint

CUSTOM WOOD DOUBLE-HUNG WINDOW



TOM WOOD DOUBLE-HUNG WINDOW



CUSTOM WOOD DOUBLE-HUNG WINDOW



Second Floor Historic Rear Portion

1-25 ½" x 31"

2-30" x 47"

Rear Addition Facing Patio

Two windows

36'x 32"

Custom New Doors-BAR Staff Recommendation

Simpson or Jeld-Weld or Marvin Doors

Wood (no internal or external cladding)

Fixed Exterior Muntins (w/ a putty profile)

External White Paint



Back of the House
Facing Patio
36"x 80"



Or



Back of New Rear Addition
Facing Parking Lot
30" x 80"

QUOTE BY: asc153

QUOTE #:

SOLD TO:

SHIP TO:

PROJECT NAME: Alexandria

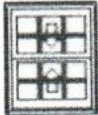
PO#:

REFERENCE:

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED PRICE
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Line-1 Bathroom

Rough Opening: 26 1/4 X 31 3/4



Viewed from Exterior. Scale: 1/4" = 1'

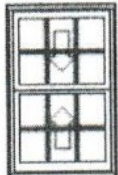
Frame Size : 25 1/2 X 31

Siteline EX Wood Double Hung, Auralast Pine,
Primed Exterior,
Primed Interior,
No Exterior Trim, No Sill Nosing,
4 9/16 Jamb,
Standard Double Hung, White Jambliner,
White Hardware,
No Screen,
DP 35,
Insulated Low-E 366 Annealed Glass, Preserve Film, Argon Filled,
7/8" Bead SDL w/Perm Wood Primed Wood SDL, Light Bronze Shadow Bar, Colonial
All Lite(s) 3 Wide 2 High Top 2 High Btm,
Custom-Width, *Custom-Height*, GlassThick=0.756, Clear Opening: 21.95w,
11.832h, 1.803 sf

PEV 2012.4.0.568/PDV 5.694 (10/23/12) NW

Line-2 Hallway

Rough Opening: 30 3/4 X 47 3/4

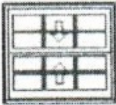




Viewed from Exterior. Scale: 1/4" = 1'

Frame Size : 30 X 47

Siteline EX Wood Double Hung, Auralast Pine,
Primed Exterior,
Primed Interior,
No Exterior Trim, No Sill Nosing,
4 9/16 Jamb,
Standard Double Hung, White Jambliner,
White Hardware,
No Screen,
DP 35,
Insulated Low-E 366 Annealed Glass, Preserve Film, Argon Filled,
7/8" Bead SDL w/Perm Wood Primed Wood SDL, Light Bronze Shadow Bar, Colonial
All Lite(s) 3 Wide 2 High Top 2 High Btm,
Custom-Width, *Custom-Height*, GlassThick=0.7095, Clear Opening: 26.45w,
19.832h, 3.642 sf

PEV 2012.4.0.568/PDV 5.694 (10/23/12) NW

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED PRICE
Line-3	Kitchen				
	Rough Opening:36 3/4 X 32 3/4	Frame Size : 36 X 32			
		Siteline EX Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Standard Double Hung, White Jambliner, White Hardware, No Screen, DP 35, Insulated Low-E 366 Annealed Glass, Preserve Film, Argon Filled, 7/8" Bead SDL w/Perm Wood Primed Wood SDL, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top 2 High Btm, *Custom-Width*, GlassThick=0.756, Clear Opening:32.45w, 12.332h, 2.778 sf PEV 2012.4.0.568/PDV 5.694 (10/23/12) NW			
	Viewed from Exterior. Scale: 1/4" = 1'				
Line-4	Back side	SWHD-30611			
	Rough Opening:36 3/4 X 83	Frame Size : 36 X 82 1/2 (1 Panel)			
		(Outside Casing Size: 41 X 85), Siteline EX Siteline Wood Single-Swing Door Auralast Pine, (**Primed**) **Prime-Interior** Heritage-Casing-(5/4) Vinyl DripCap, Standard Sill 4 9/16 Jamb Temp Low-E 366 Argon Filled, 7/8-Bead-SDL W/Light-Bronze-Shadow Bar) 3W 5H) Inswing T-1 Polished-Brass-Handle-(A) NEW Single-Point(02) Polished-BRASS-Hinge(Standard) (Drip-Lip:Brown) PEV 2012.4.0.568/PDV 5.694 (10/23/12) NW			
	Viewed from Exterior. Scale: 1/8" = 1'				
Line-5	Kitchen	SWHD-26611			
	Rough Opening:30 3/4 X 83	Frame Size : 30 X 82 1/2 (1 Panel)			
		(Outside Casing Size: 35 X 85), Siteline EX Siteline Wood Single-Swing Door Auralast Pine, (**Primed**) **Prime-Interior** Heritage-Casing-(5/4) Vinyl DripCap, Standard Sill 4 9/16 Jamb Temp Low-E 366 Argon Filled, 7/8-Bead-SDL W/Light-Bronze-Shadow Bar) 2W 5H) Inswing T-2 Polished-Brass-Handle-(A) NEW Single-Point(02) Polished-BRASS-Hinge(Standard) (Drip-Lip:Brown) PEV 2012.4.0.568/PDV 5.694 (10/23/12) NW			
	Viewed from Exterior. Scale: 1/8" = 1'				

Total:
Total Units:

BAR Case # 2013-00292ADDRESS OF PROJECT: 111 S Payne Street, Alexandria VA 22314TAX MAP AND PARCEL: 074.01-02-12 ZONING: CDAPPLICATION 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: Benjamin and Perla UmanskyAddress: 111 South Payne StreetCity: Fairfax State: VA Zip: 22314Phone: (703) 716-8517 E-mail: benumansky@cox.netAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ _____Name: N/APhone: (703) 716-8517E-mail: N/A

Legal Property Owner:

Name: Benjamin and Perla Umansky / Old Town Artisan Gelato LLCAddress: 12766 Alder Woods Dr.City: Fairfax State: VA Zip: 22033Phone: (703) 716-8517 E-mail: benumansky@cox.net

- ☒ 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*

- | | | | |
|---|--|---|-----------------------------------|
| <input type="checkbox"/> NEW CONSTRUCTION | | | |
| <input type="checkbox"/> EXTERIOR ALTERATION: <i>Please check all that apply.</i> | | | |
| <input type="checkbox"/> awning | <input checked="" type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input checked="" type="checkbox"/> windows | <input checked="" type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input checked="" type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
| <input type="checkbox"/> ADDITION | | | |
| <input type="checkbox"/> DEMOLITION/ENCAPSULATION | | | |
| <input checked="" type="checkbox"/> SIGNAGE | | | |

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

- 1-Replace existing, deteriorated fence with a new one
 - 2-Replace existing, deteriorated siding in the back of the house with new siding
 - 3-Replace the window located in the back of the house (current kitchen) with a new door and replace the window in the first floor facing the patio with a new door
 - 4-Replace the window and door located in the kitchen facing the patio with two new windows
 - 5-Replace the two second level windows facing the patio with two new windows
 - 6-No additions to the current floor area of 880 ft² building (total building area)
- Please see attached documentation of proposed work

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 | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> Survey plat showing the extent of the proposed demolition/encapsulation. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> Description of the reason for demolition/encapsulation. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> 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 5 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: 16.5 Secondary front (if corner lot): 21.2 (Alley)
- ☐ ☒ Square feet of existing signs to remain: N/A
- ☒ ☐ 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 5 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: Benjamin and Perla UmanskyDate: 8/12/2013

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 Benjamin and Perla Umansky	12766 Alder Woods Dr, Fairfax VA 22033	100%
² Benjamin and Perla Umansky		
³ Benjamin and Perla Umansky		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 111 South Payne 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 Benjamin and Perla Umansky	12766 Alder Woods Dr, Fairfax VA 22033	100%
² Benjamin and Perla Umansky		
³ Benjamin and Perla Umansky	12766 Alder Woods Dr.	

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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 Benjamin and Perla Umansky	N/A	
² Benjamin and Perla Umansky	N/A	
³ Benjamin and Perla Umansky	N/A	

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.

8/12/2013

Date

Benjamin and Perla Umansky

Printed Name


Signature

Docket Item # 7
BAR CASE # 2013-0292

BAR Meeting
September 11, 2013

ISSUE: Alterations

APPLICANT: Benjamin and Perla Umansky

LOCATION: 111 South Payne Street

ZONE: CD/ Commercial Downtown

BOARD ACTION, SEPTEMBER 11, 2013:

The Board deferred the application for restudy, 6-0.

SPEAKERS

David Umansky, applicant, spoke in support.

BOARD DISCUSSION

Chairman Hulfish noted that the application was incomplete and instructed the applicant to meet with BAR staff.

Dr. Fitzgerald made a motion to defer the application for further study.

Mr. von Senden seconded the motion.

REASON

The Board found that the application needed significant work to comply with the Design Guidelines and requested a deferral to allow the applicant more time to meet with BAR staff to clarify the proposal

STAFF RECOMMENDATION, SEPTEMBER 11, 2013:

Staff recommends approval of the Certificate of Appropriateness with the following conditions:

1. That the applicant work with Staff to design a more architecturally compatible wood fence.
2. That the applicant install windows in compliance with the *Alexandria Replacement Window Performance Specifications* in the Window Policy, which requires wood windows with exterior muntins in the appropriate configuration, to the satisfaction of Staff.
3. That the applicant install wood doors with exterior mutins.

4. That the applicant work with Staff to determine whether historic siding exists under the Bricktex on the rear addition and two-story rear elevation. If such siding exists and is in good condition, it must be repaired and replaced only where necessary. If no historic siding exists or it is in such poor condition that it may not be reasonably repaired, Staff will work with the applicant to determine the historically appropriate style and exposure of wood siding to be installed.

***EXPIRATION OF APPROVALS:** 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.

****BUILDING PERMIT:** 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.

***** 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.



BAR2013-00292



I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness for alterations at 111 South Payne Street in order to open a gelato shop. The applicant proposes the following improvements:

- Replacement of the wood fence enclosing the existing rear patio with a new brick and metal fence in the same location.
- Replacement of the existing bricktex (asphalt composition) siding on the one-story rear addition, as well as the west elevation of the two-story portion of the building, with either SmartSide or James Hardie composite siding.
- Replacement of the existing window on the west elevation of the one-story addition with a 9-light paneled Masonite door.
- Replacement of the existing north facing window and door on the one-story addition with two sliding vinyl windows with interior muntins.
- Replacement of the existing first-floor window on the west elevation of the two-story portion with a multi-light Masonite door.
- Replacement of the second floor windows of the main block with double-hung vinyl windows with interior muntins.
- Two HDU (high density urethane) signs with the shop's logo are proposed, both illuminated by targeted LED lights:
 1. A hanging sign located at the corner of the building and the alley measuring approximately 7 square feet.
 2. A wall sign located above the building entrance facing South Payne Street measuring appropriately 5.25 square feet.

II. HISTORY

The two-story, two-bay vernacular frame townhouse was likely constructed in the mid-to-late 19th century. According to the applicant, the subject property and the adjacent townhouses at 113 and 115 South Payne Street were renovated in the 1970s. Staff could locate no prior BAR approvals for the subject property.

On September 2, 2013, the Planning Commission recommended approval of SUP #2013-0039 for a gelato shop. The SUP will be heard by City Council on September 21, 2013.

III. ANALYSIS

Staff commends the applicant for making improvements to this modest historic building. Although the alterations are relatively minor, taken together they represent significant changes to the rear of building. While Staff is in general support of the proposal, the applicant's choice of materials and some of the design details are incompatible with the historic nature of the property and do not comply with the Board's *Design Guidelines*.

Fencing

Staff supports the replacement of the existing flush board wood fence with a new fence in the same location, but finds the proposed fence with its brick base and columns crowned by globe lighting and open metal fencing to be too decorative and more high-style than is historically appropriate for this simple wood frame vernacular building. Staff, instead, recommends a

simpler and more compatible painted wood fence and revised illumination that is not integral to the fence.

Window and door replacement

Staff does not object to the proposed replacement of certain doors and windows, as they are not original. However, Staff cannot support the proposed window and door materials (vinyl and Masonite), as well as the slider style windows on the first floor. Per the Board's Window Policy: "Painted wood simulated divided light insulated glass windows may be used on the secondary elevations ..." of 18th and 19th century buildings. In addition, the doors should also be made of wood, not a synthetic material, and any glazing should have fixed exterior muntins with interior spacer bars.

Siding replacement

Staff supports the removal of the inappropriate bricktex siding on the rear of the building but not the installation of a manufactured siding product such as the proposed SmartSide composite wood siding in 4' by 9' panels, or individual Hardie Plank fiber cement clapboards. Given the age of the building, including the rear ell which likely dates from at least the early 20th century, Staff recommends wood siding in a historically appropriate profile. Because original wood siding is often preserved behind subsequent layers of siding or wall covering, it is feasible that the original siding is present and in good condition. If that is the case, it should be repaired and only patched where necessary. If, after a site inspection by Staff, the siding is found to be in such poor condition that it may not be reasonably repaired, then a new wood siding to match should be installed, based on the Board's adopted policy.

STAFF

Stephanie Sample, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F- finding

Code Administration

No comments received.

Transportation and Environmental Services

RECOMMENDATIONS

- R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R2. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (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)
- R4. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

CITY CODE REQUIREMENTS

- C-1 A sign may be erected or displayed flat against a building wall or at an angle thereto, so long as the sign does not project more than four feet from the building wall or within one foot of an established curb line and the bottom of the sign is at least eight feet above a sidewalk or parking area and at least 14.5 feet above any alley. (Sec. 5-2-29(c)) (T&ES)
- C-2 The owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the city as an additional named insured. (Sec. 5-29 (h)(1)) (T&ES)
- C-3 Roof, surface and sub-surface drains shall be connect to the public storm sewer system, if available, by continuous underground pipe. Where a storm sewer is not available, the applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (5-6-224) (T&ES)
- C-4 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-5 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-6 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-5 Any work within or performed from the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

Archaeology

Archaeology Findings

- F-1 Historic maps indicate that a building stood on the subject lot during the Civil War. Free black households populated this particular area of the city and evidence of these types of sites is often freighted with significance.

Archaeology Recommendations

- R-1 The proposed undertaking for this project will cause very little, if any, ground disturbance. Therefore, there is a low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

V. ATTACHMENTS

1 – Supporting Materials

2 – Application for BAR2013-0292 at 111 South Payne Street

Easement Holder Agreement To The Proposed Alterations for 111 South Payne Street, Alexandria VA

Benjamin S. and Perla R. Umansky own the property located in 111 South Payne street, Alexandria VA 22314 and agree with the proposed alterations shown in the this Alexandria BAR applications forms for the hearing that will take place on September 11th, 2013.

A handwritten signature in black ink, appearing to read 'Benjamin Umansky', written over a horizontal dashed line.

Benjamin Umansky

A handwritten signature in black ink, appearing to read 'Perla Umansky', written over a horizontal dashed line.

Perla Umansky

Benjamin and Perla Umansky contact information is the following:

Address: 12776 Alder Woods Drive, Fairfax VA 22033. Phone: 703-716-8517. Email: benumansky@cox.net

Background Information

111 South Payne Street, Alexandria, 22314

The properties located on 111, 113 and 115 South Payne Street were built between 1850 and 1900. Around 1950, the properties were subdivided into three independent properties and in the 1970's they were fully updated to reflect the most current conditions.

40 to 45 years after the latest renovation, the building is in need of further renovation. The old siding, windows and patio fence in the rear part of the house require extensive updates to preserve the integrity of the house.

We are proposing to the Board of Architectural Review the replacement of the siding, fence, windows and doors in the rear portion of the house. These changes will not affect the historic characteristic of the house and will enhance the view from the alley additionally preserving the property for years to come.

SUP Application

Benjamin and Perla Umansky have established Old Town Gelato LLC in their continuing efforts to own and operate a gelato store at 111 South Payne Street, Alexandria. They have been developing their own recipe for the past 8 years in their own home utilizing a small professional batch freezer.

They have successfully formulated recipes that can be consumed by lactose intolerant patrons in addition to offering sugar-free gelatos. Old Town Gelato LLC will be serving these specialty gelatos in addition to regular high quality gelatos, cakes, pastries and coffees. Only the gelatos will be produced at the Alexandria location.

Customer accommodation and production location

There will be two seating areas for patrons. One being indoors and the second, being outdoors where the current patio stands. The gelato production area will have to windows to allow customers sitting in the outdoor patio to view the gelato production as it occurs, creating a more value added experience.

The second floor of this property will be used as offices and it will not be separated from the overall store operation.

111 South Payne Street, Alexandria VA 22314

Modifications and Exterior Signs Supplemental Information

Packet outline

Pages 1 to 14: BAR Application Forms

Page 15: Easement Holder Agreement

Page 16 and 17: Background Information and Package Outline

Pages 18 and 19: Plan Modifications, Location of the Equipment, Patio and Parking Lot Space

Pages 20 to 25: Pictures of the Rear Portion of the Building: Current Views

Page 26: Current and Proposed Changes. Simplified Schemes

Page 27: Proposed New Fence

Pages 28 to 31: Proposed Materials to be used in the Modifications

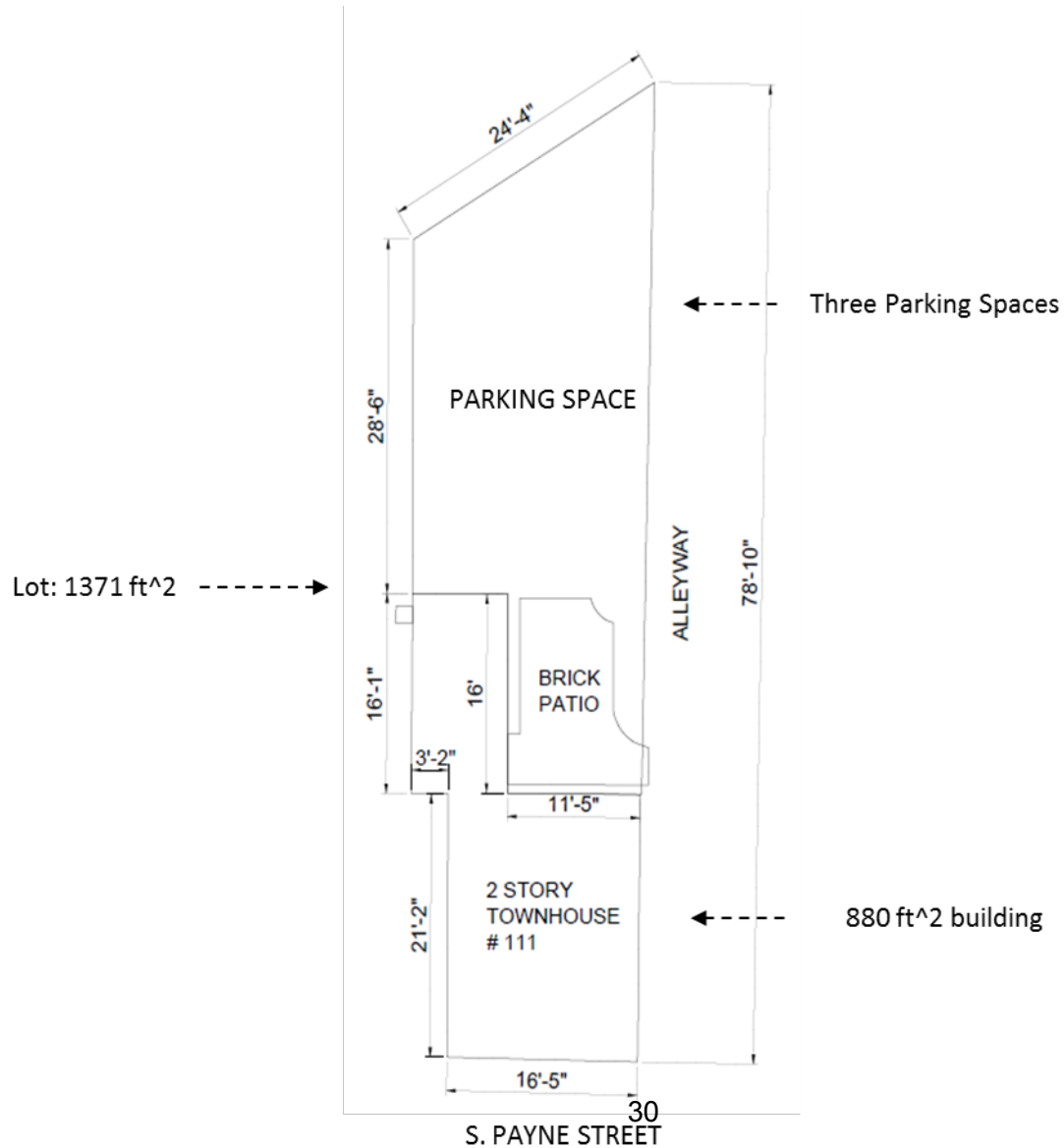
Pages 32 to 37: Logo and Exterior Signs

Pages 38 to 40: Signs by Tomorrow (SBT)'s Proposal for Exterior Signs and Bracket

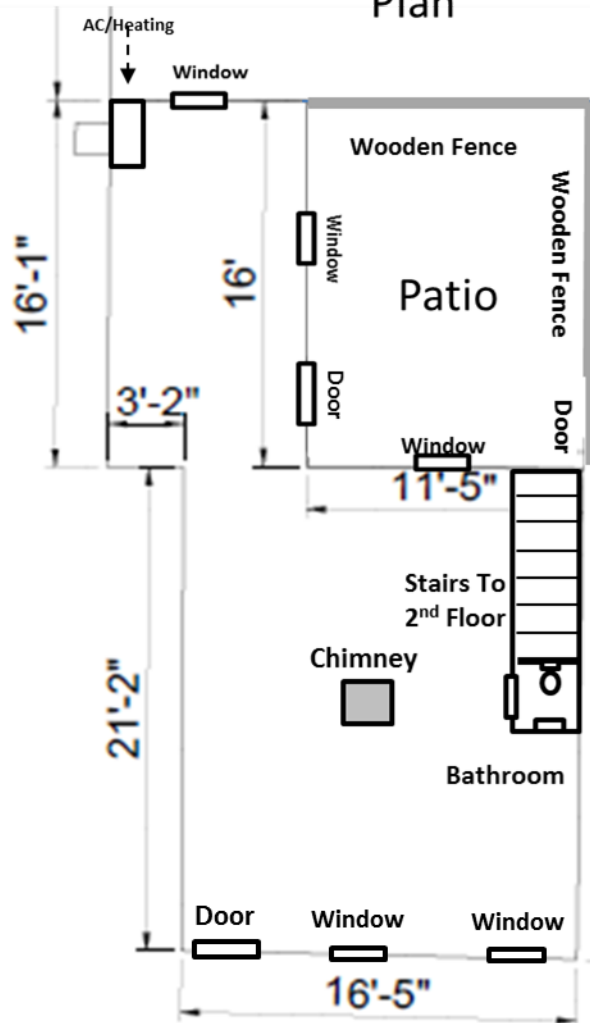
111 South Payne Street, Alexandria

Existent First Floor Plot Plan View

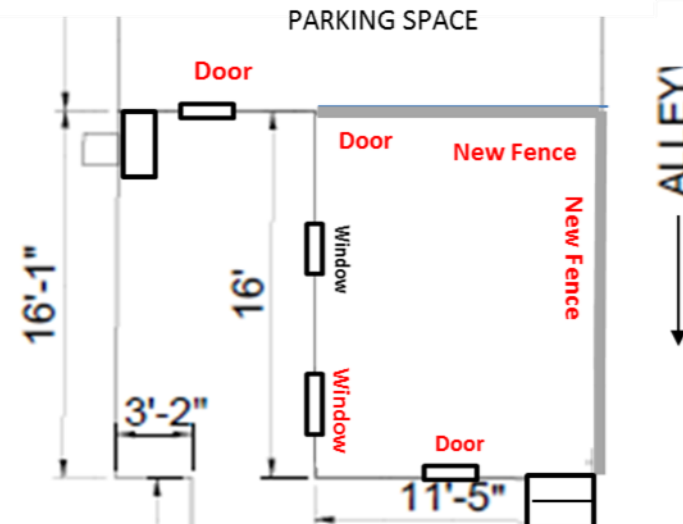
Tax Map: 074.01-02-12



Existent First Floor Plot Plan



Proposed First Floor Changes



Summary of Proposed Changes

- New fence
 - Move fence door to back rather than in the alley
- New siding in the back of the building
- Replace two windows with doors in the back and rear of the building
- Replace the kitchen door leading to the patio with a window
- Building will maintain its current 880 square feet

S. Payne Street

Current South Payne Street View



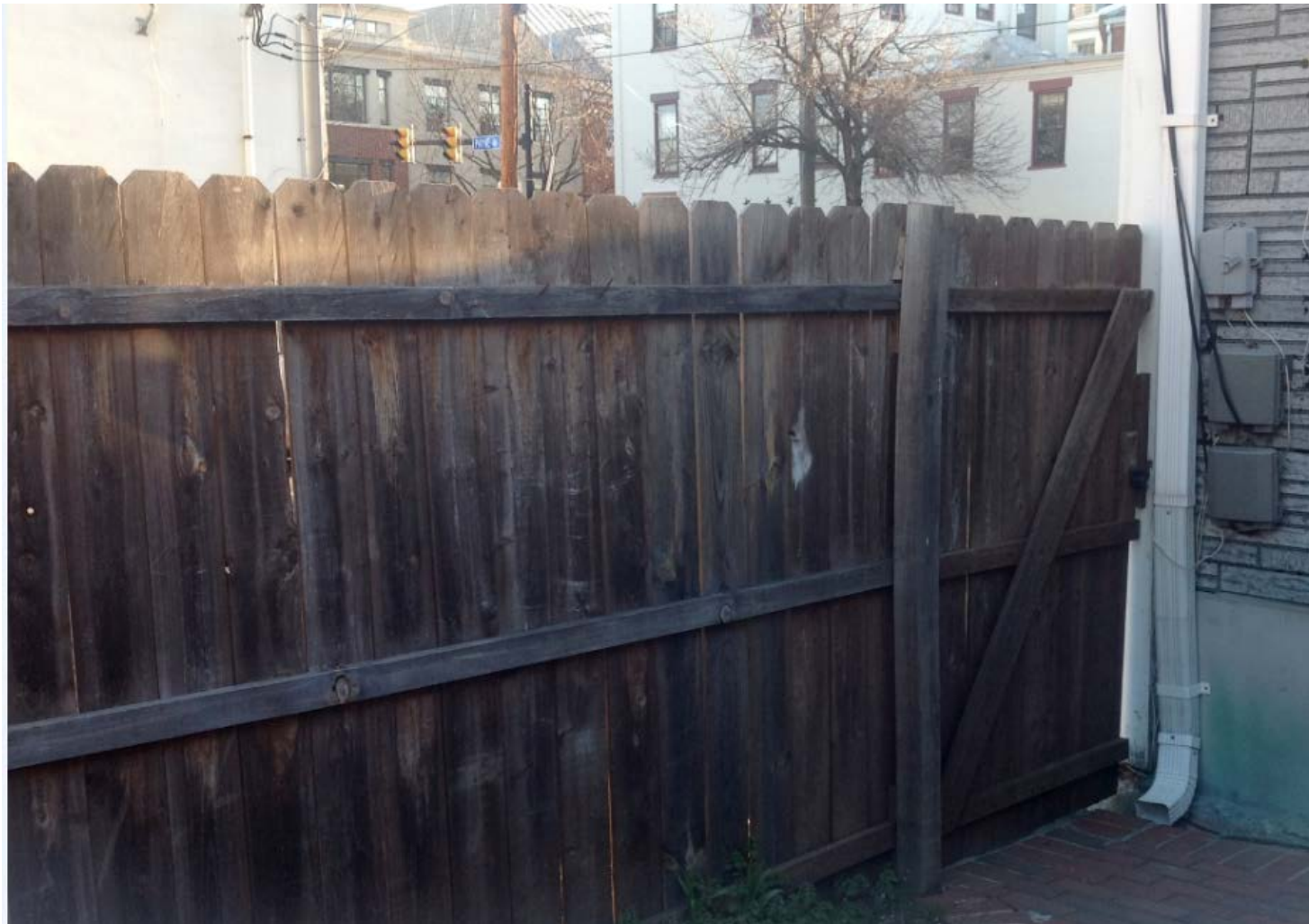
Fence View - From Alley



Fence Rear View - From Patio



Fence Alley View - From Patio



View From Patio

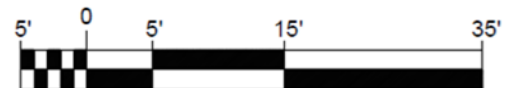
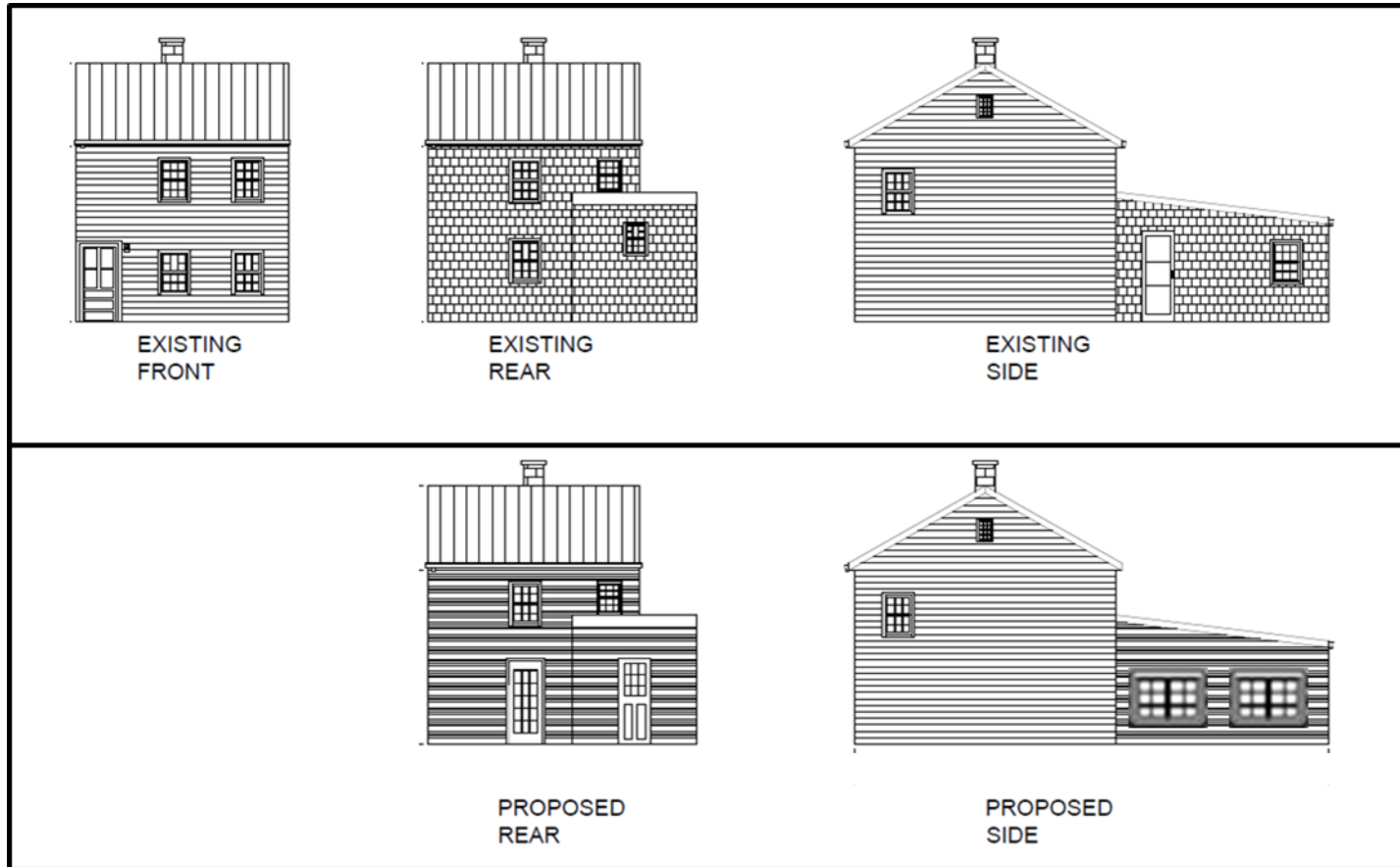
Current Kitchen Window



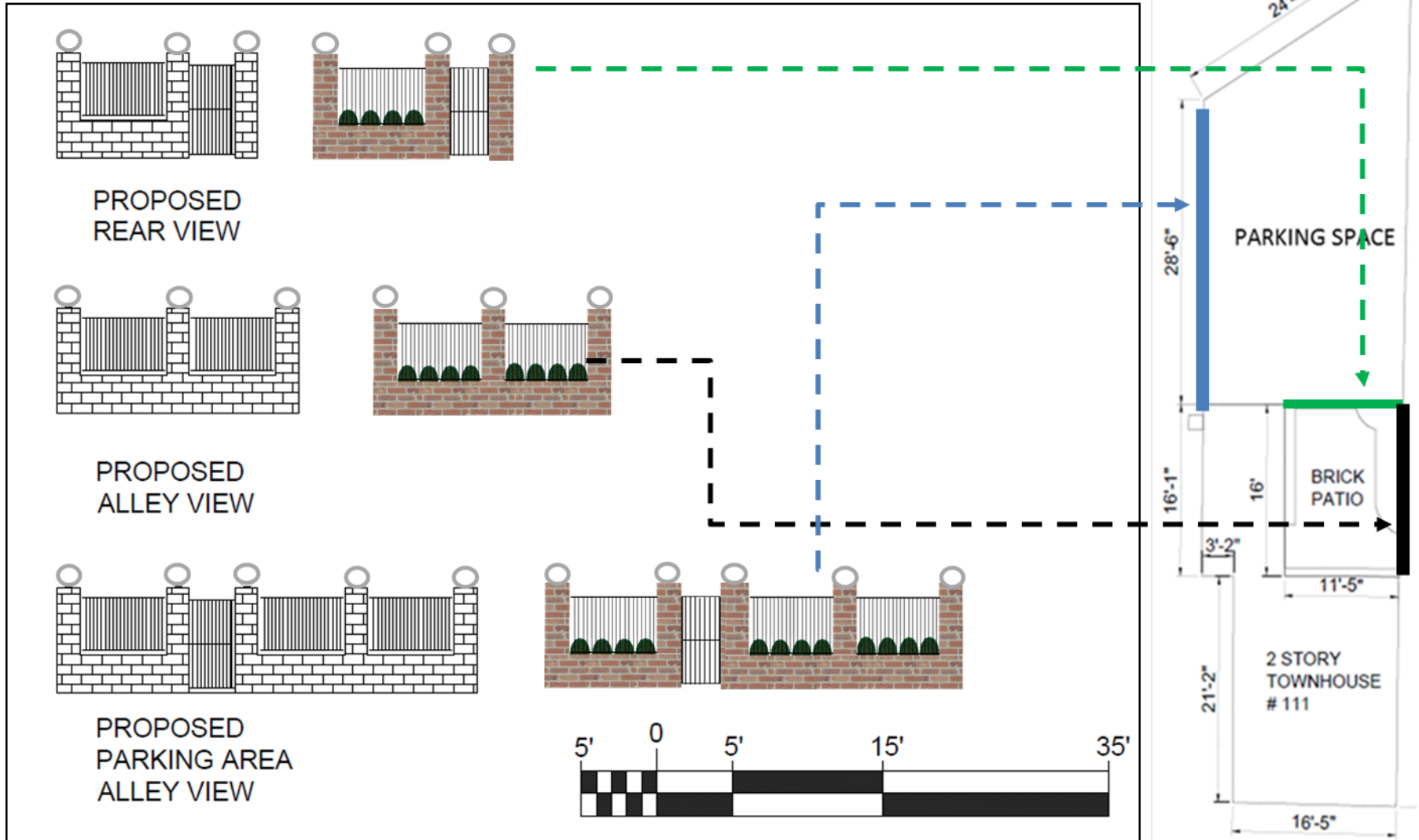


View From Patio First and Second Floor Windows

Current and Proposed Changes Views



Proposed New Fence



Home Depot On-Line Catalog

Proposed Type of Metal Fence and Door

Jerith Adams 3 ft. x 4-1/2 ft. Single Walk Aluminum Black Gate

Model # RS54B20036 Internet # 203559226



First Alert 58 in. x 93 in. Black Steel Standard Grade Fence Panel (16-Pack)

Model # F2GHDS93X5816PK



Home Depot On-Line Catalog

Proposed Types of Window and Doors

Second Floor Bathroom window

☐ SELECT TO COMPARE



TAFKO WINDOWS Single Hung Vinyl Windows, 24 in. x 30 in., White, with Single Glass and Screen

Model # VSH2430OP

Second Floor Window

☐ SELECT TO COMPARE



JELD-WEN Premium Vinyl Single Hung Windows, 30 in. x 48 in., White, with Insulated LowE Glass

Model # Premium SHG 2640

Masonite Premium 9 Lite Primed Steel Entry Door with Brickmold

Model # 45155 Internet # 202529236 Store SO SKU # 444729



30" X 80"

Back of kitchen
Facing parking lot

36" X 80"

Back of house
Facing patio

JELD-WEN Sierra Horizontal Sliding Vinyl Windows, 72 in. x 36 in., White, with LowE Glass Grille and Screen

Model # Sierra SLD GRID 6030 Internet # 202035853



Two windows
Kitchen facing patio

**Proposed Brick Type
Home Depot**



7-3/4 in. x 2-1/4 in. x 3-3/4 in.
Concrete Brick

Model # 25100130

**Proposed Fence Exterior Light Type
Lowes**

Portfolio 12-3/4-in Black Post Light

Item #: 398479 | Model #: P1002B



**Portfolio Matte Black 3-in Pier Light
Mount**

Item #: 358617 | Model #: PB-01MBK

Two Proposed Siding Types Lowes

Type I

SmartSide 48-in x 96-in Structural 1 Aspen Treated Wood Siding

Item #: 55897 | Model #: 27874



48-in x 96-in Structural 1 Aspen Treated Wood Siding

- Lightweight and installs using standard woodworking tools
- Primed and ready to paint
- Resists termites and fungal decay
- 50-year limited warranty

Or Type II

James Hardie 8-1/4-in x 144-in Smooth Fiber Cement Lap Siding

Item #: 122381 | Model #: 615981

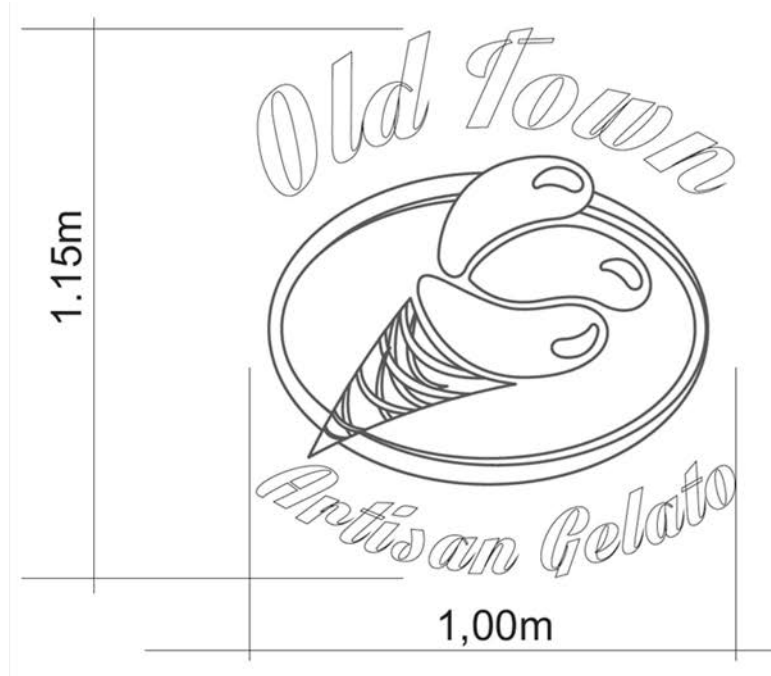
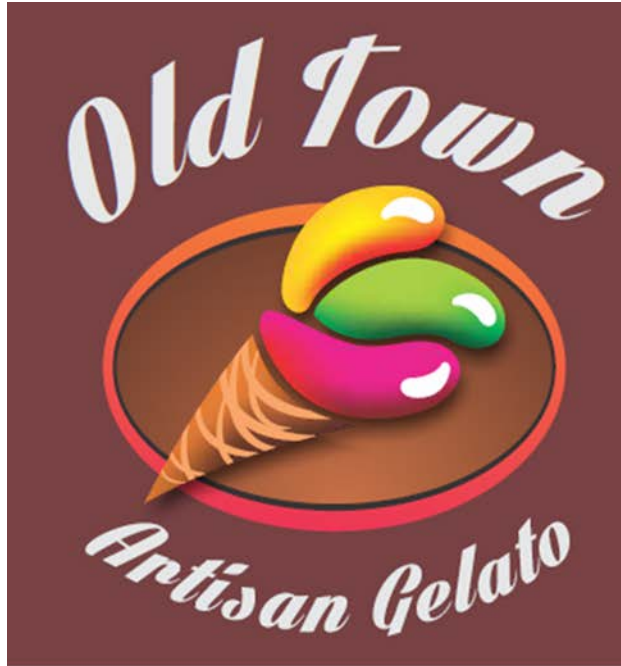


8-1/4-in x 144-in Smooth Fiber Cement Lap Siding

- Resists damage from moisture
- Resists cracking, splitting, rotting and swelling
- Superior performance in high wind and hurricane areas
- Fire-resistant
- Termite- and insect-resistant
- Noncombustible
- Paint lasts longer than on wood
- Pre-primed or available in ColorPlus Technology - a factory-applied color finish with over 20 color options

Exterior Signs
Locations and Sizes
111 South Payne Street
Alexandria, VA 22314

Logo and Signs Dimension's Ratio



The picture shows the ratio between the height and wide lengths ($R=1.15/1$)
The 111 South Payne Street sign proposed dimensions are indicated in the next slide

Two Signs

First condition : 1st sign footage less than 0.5 the front length (in ft ²)									
Building front Length: 16.5 ft									
Maximum footage for the 1st sign equals to 8.2 ft ²									
Second condition: hanging sign should have less than 7 ft ²									
Third condition: 2nd sign footage less than 0.75 of the footage of the 1st sing									
Maximum footage for the 2nd sign equals 0.75 of the footage of the 1st sign: 5.4 ft ²									
Fourth condition: the sum of the footage of the two signs should be less than 0.75 the front length of the building (in ft ²)									
Building front Length: 16.5 ft									
Maximum footage for summ of the two signs equals to 12.4 ft ² (0.75*16.5 ft)									



Dimensions (maximum values)	Surface Area
	(ft ²)
First Sign (hanging sign)	7.0
Second Sign	5.4

Hanging sign: 0.86 x 0.75m
Second sign: 0.75 x 0.65m

Hanging sign 8 feet from bottom sign to sidewalk)

Outdoor Sign Light Types

Type I: HEVI LITE, INC. (*)



(*) 9714 Variel Ave, Chatsworth, CA 91311
Tel., (818) 341-8091 - Fax (818) 998-1986
Web Site <http://www.hevilite.com>

Product Specification

Description

Adjustable MR16 (HL-360) sign light with 90° fitting, wall mounted. Suitable for wet location installations.

Fixture Type

Sign & Post Lights

Material

Machined Aluminum

Finish

Black Powder Coat (BK)

Bronze Powder Coat (BZ)

White Powder Coat (WT)

Anodized Satin Aluminum (AA)

Aluminum Powder Coat (AP)

Rating

C-ETL Listed: Dry/Damp/Wet Location

Lamp Type

MR16 Bi-Pin Halogen

Lamp Included

No

Wattage

50W

Voltage

12 Volts

Transformer

Transformer Required (not incl.)

Mounting

Wall Plate

Size

Fixture Diameter = 2.25"

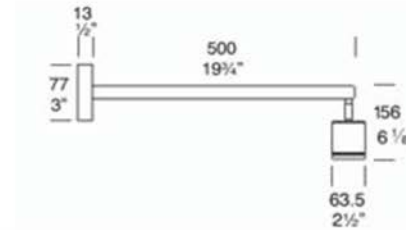
Fixture Length = 5.25"

Stem Length = 24.00"

Wall Plate Diameter = 4.75"

Or Type II: Hunza Sign Lite SGNL

Item# SGNL



Finish Options:



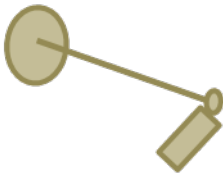
The Sign Lite is for lighting signs, wall displays, building highlights, and external barbeques. The fully adjustable head is mounted on the end of a 500mm (19.5") arm, allowing 360 degree rotation and 90 degree elevation. This luminaire is machined from a choice of 10mm solid aluminium with a UV stable powder coated finish, solid copper or 316 stainless steel with a clear, tempered, flush glass lens and high temperature silicon gaskets.

Lamping: MR16 GU5.3 50 watt

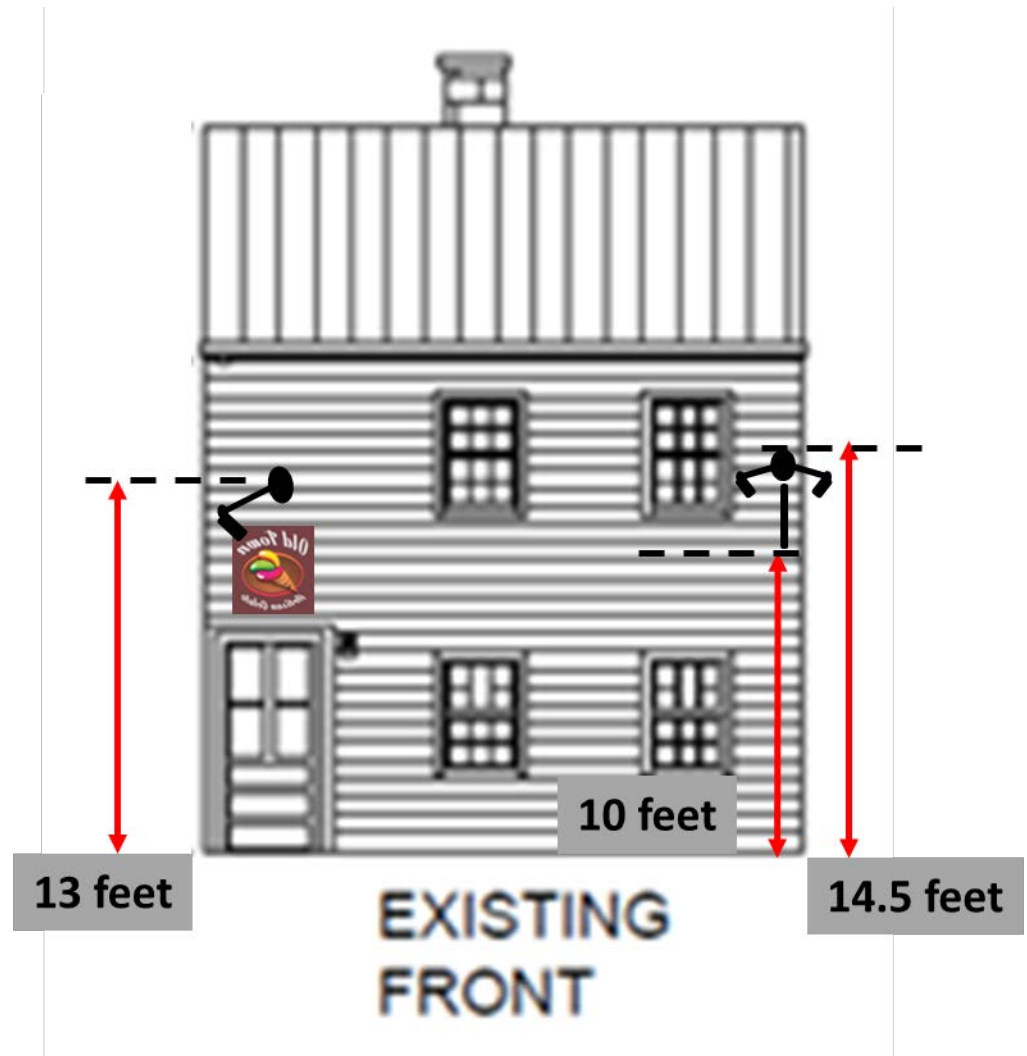
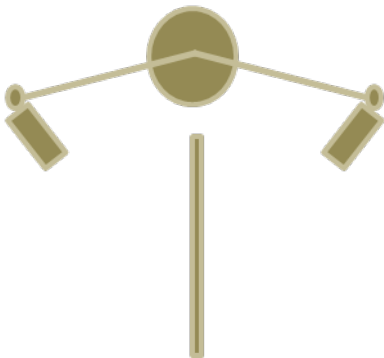
Product SKU	SGNL
Dimensions	6-1/8Hx19-3/4W
Voltage	12V
Lamp Type:	MR16
Maximum Wattage	50W
Number of Lamps:	1
Lamps Included?	Included
Socket Type	GU5.3 or GU10
Energy Efficient	Yes

The Two Sign Locations

Above Entrance Door



Hanging Sign
S. Payne and Alley





Old Town Artisan Gelato
Attn: Ben & Perla Umansky
Alexandria, VA
571.215.5215

August 8, 2013

benumansky@cox.net

QUOTATION FROM SIGNS BY TOMORROW OF GREATER WASHINGTON, DC – MICHAEL BEHN, PRES.

Amount Description: Exterior Signs

- (1) 26.25" wide x 29.5" tall x 1" HDU building mounted sign over entrance. Custom painted gloss brown background with applied vinyl image. Single sided, mounted to building façade with studs

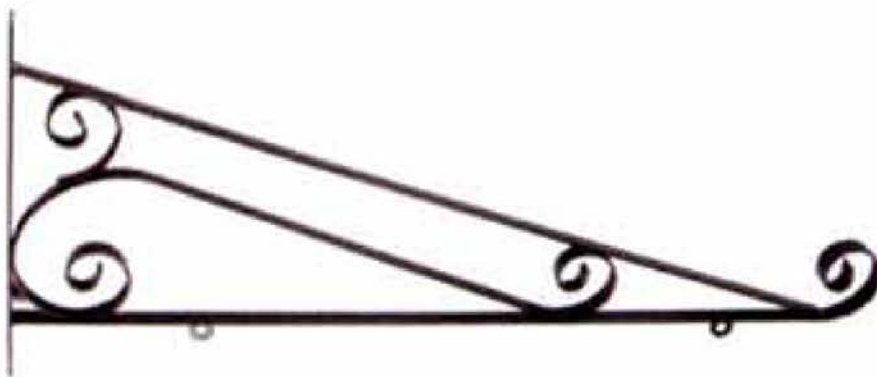
- (1) 29.75" wide x 33.75" tall x 1" HDU double sided hanging sign. Custom painted gloss brown background with eye bolts at top. Attached to 36" wide decorative metal scroll bracket

****THANK YOU FOR CONSIDERING SIGNS BY TOMORROW!!****

(1) Building Sign Over Entrance
1" Deep HDU panel with flat applied graphicsw
Single sided, stud mounted to facia
5.38 Square feet



- (1) Double side hanging sign
- 1" Deep HDU panel with flat applied graphics
- Mounted with 36" long scroll bracket
- 6.97 Square Feet



BAR Case # **2013-00292**ADDRESS OF PROJECT: 111 S Payne Street, Alexandria VA 22314TAX MAP AND PARCEL: 074.01-02-12 ZONING: CD**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: Benjamin and Perla UmanskyAddress: 111 South Payne StreetCity: Fairfax State: VA Zip: 22314Phone: (703) 716-8517 E-mail: benumansky@cox.net**Authorized Agent** *(if applicable):* ☐ Attorney ☐ Architect ☐ _____Name: N/A Phone: (703) 716-8517E-mail: N/A**Legal Property Owner:**Name: Benjamin and Perla Umansky / Old Town Artisan Gelato LLCAddress: 12766 Alder Woods Dr.City: Fairfax State: VA Zip: 22033Phone: (703) 716-8517 E-mail: benumansky@cox.net

- ☒ 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*

- | | | | |
|---|--|---|-----------------------------------|
| <input type="checkbox"/> NEW CONSTRUCTION | | | |
| <input type="checkbox"/> EXTERIOR ALTERATION: <i>Please check all that apply.</i> | | | |
| <input type="checkbox"/> awning | <input checked="" type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input checked="" type="checkbox"/> windows | <input checked="" type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input checked="" type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
| <input type="checkbox"/> ADDITION | | | |
| <input type="checkbox"/> DEMOLITION/ENCAPSULATION | | | |
| <input checked="" type="checkbox"/> SIGNAGE | | | |

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

- 1-Replace existing, deteriorated fence with a new one
 - 2-Replace existing, deteriorated siding in the back of the house with new siding
 - 3-Replace the window located in the back of the house (current kitchen) with a new door and replace the window in the first floor facing the patio with a new door
 - 4-Replace the window and door located in the kitchen facing the patio with two new windows
 - 5-Replace the two second level windows facing the patio with two new windows
 - 6-No additions to the current floor area of 880 ft² building (total building area)
- Please see attached documentation of proposed work

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.*

- | | |
|---|--|
| <input type="checkbox"/> N/A
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> Survey plat showing the extent of the proposed demolition/encapsulation.
<input checked="" type="checkbox"/> Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
<input checked="" type="checkbox"/> Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
<input type="checkbox"/> Description of the reason for demolition/encapsulation.
<input checked="" type="checkbox"/> 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 5 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: 16.5 Secondary front (if corner lot): 21.2 (Alley)
- ☐ ☒ Square feet of existing signs to remain: N/A
- ☒ ☐ 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 5 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: Benjamin and Perla UmanskyDate: 8/12/2013

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.} Benjamin and Perla Umansky	12766 Alder Woods Dr, Fairfax VA 22033	100%
^{2.} Benjamin and Perla Umansky		
^{3.} Benjamin and Perla Umansky		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 111 South Payne 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.} Benjamin and Perla Umansky	12766 Alder Woods Dr, Fairfax VA 22033	100%
^{2.} Benjamin and Perla Umansky		
^{3.} Benjamin and Perla Umansky	12766 Alder Woods Dr.	

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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.} Benjamin and Perla Umansky	N/A	
^{2.} Benjamin and Perla Umansky	N/A	
^{3.} Benjamin and Perla Umansky	N/A	

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.

8/12/2013

Date

Benjamin and Perla Umansky

Printed Name


Signature