

Docket Item # 9
BAR CASE # 2017-00338

BAR Meeting
October 4, 2017

ISSUE: Certificate of Appropriateness

APPLICANT: Paul Larkin

LOCATION: 707 Avon Place

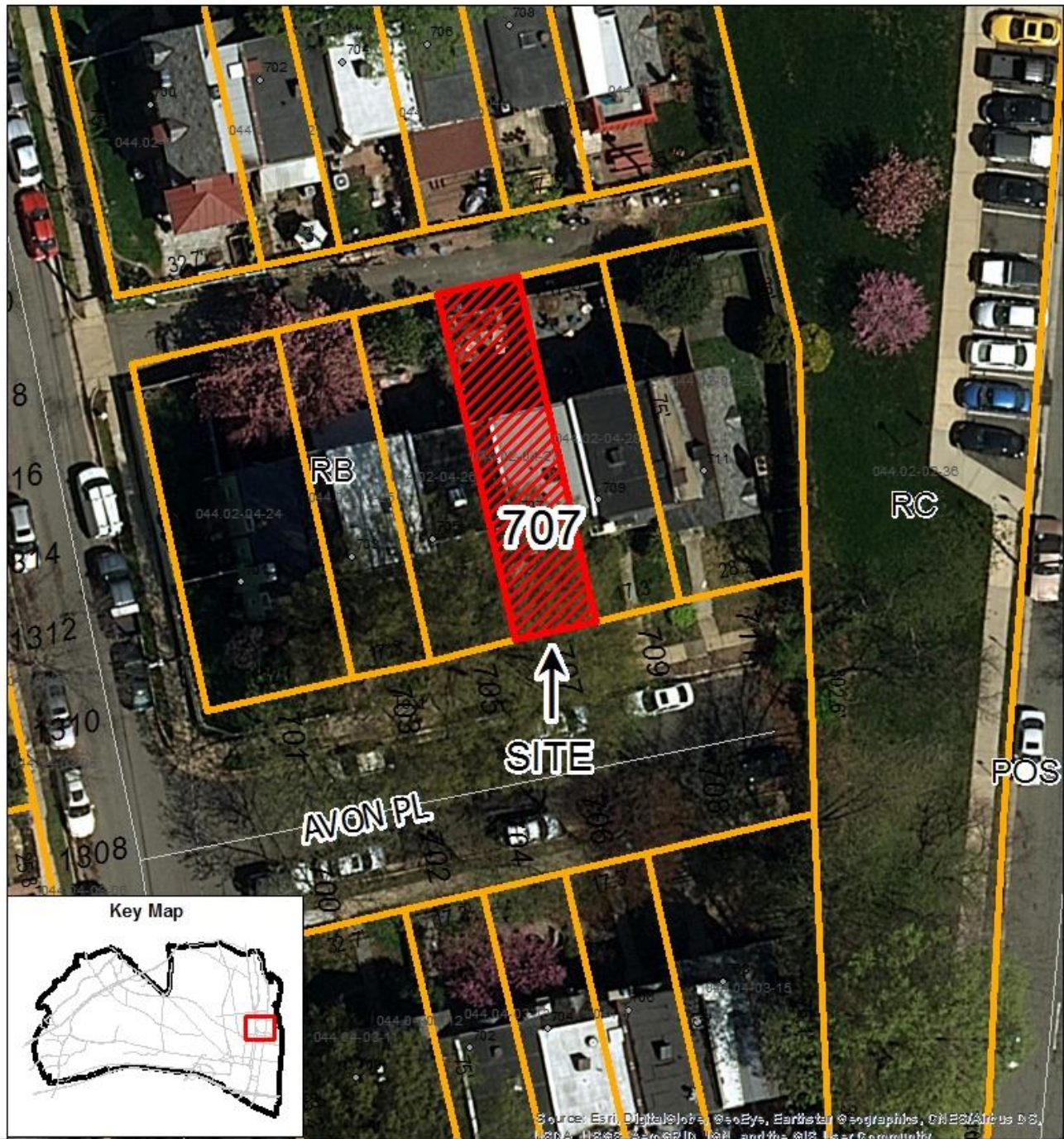
ZONE: RB / Residential

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness as submitted.

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, 703-746-4200 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 #2017-00338
707 Avon Place



I. ISSUE

The applicant requests approval of an after-the-fact Certificate of Appropriateness at 707 Avon Place to replace two existing painted wood doors with pressed metal doors and to replace the storm door. The case is before the BAR as a result of a neighbor complaint.

The applicant also replaced the original steel sash casement windows with single-light vinyl casement windows but this violation is being remedied separately through the BAR's administrative approval process. The existing vinyl windows will be removed and replaced by new 24 light composite casement windows that recall the appearance of the original casement windows and comply with the BAR's adopted Window Policy. The storm door may also be approved administratively with a full view door that complies with the BAR's Minor Architectural Elements policy.

II. HISTORY

707 Avon Place is a modest, vernacular stone and brick Tudor Revival style residential rowhouse dating from **ca 1939** and constructed as part of a development known as Fagelson's Addition. Portions of the development, including Michigan Avenue, Avon Place, Bashford Lane, Chetworth Place and Devon Place were included within the original boundaries of the historic district in 1946 in order to protect the viewshed from, and memorial character of, the George Washington Memorial Parkway under the City's 1929 agreement with the federal government. The proposed alterations for replacement doors will not be visible from the Parkway.

Staff was unable to find any prior BAR approvals for exterior work at this property.

III. ANALYSIS

The builders of Fagelson's Addition not only constructed well-designed Tudor Revival buildings using high-quality materials but incorporated them within a cohesive landscape setting. The setting includes front yard cottage gardens surrounded by stone retaining walls, front walkways that are perpendicular to the street, shared public alleys in the rear and narrow, intimate street grids with tree-lined sidewalks which tend to slow vehicular traffic.

The BAR's Minor Architectural Elements policy states that "High quality fiberglass or aluminum clad wood doors, in the appropriate architectural style, may be approved administratively on buildings or additions constructed after **1965**, when Kaylien Doors began selling fiberglass composite doors and when aluminum clad products became commercially available." Pressed metal doors also became available in this period. The policy further states that "Fiberglass and aluminum clad wood doors with glass panels may not be administratively approved by staff on street facing facades." Because this dwelling was constructed in **1939** and the front door has two small glass panels at the top, they may not be administratively approved by staff.

Staff finds the installed pressed metal doors to be architecturally appropriate for this style house. Three exterior doors were replaced as part of this project and are visible in the applicant's photographs. The 6-panel front door with two glass lights at the top is stylistically similar to the wood front door that

was removed. The half-light, two panel door on the rear elevation is stylistically appropriate and is very minimally visible from the public alley over a wood privacy fence. The basement door is the least appropriate architecturally but is not visible from a public way and is not subject to BAR review.

For the BAR's information only, doors on the front, side and rear of dwellings in the Parker Gray historic district may be replaced on "Later" buildings (constructed after **1931**) without either BAR or staff review. Doors on the street facing elevations of "Early" residential buildings require staff review on the front but no review on the side and rear.

Staff supports after-the-fact approval of the existing front and rear pressed metal doors in this instance because the houses in Fagleson's Addition were constructed in the transitional period between a tradition of hand craftsmanship using natural materials and mid-20th century mass-produced construction materials. In this instance, the house displays a combination of hand crafted stone and brick walls with pre-WWII industrially produced metal windows. Metal doors became available shortly after the house was constructed. The presumably original wood front door shown in the photo is readily available today and was not a unique artistic design. Finally, unlike most townhouses in Old Town, the house is set well back from the public street, will likely have a storm door as well and so the material of this door will not be readily apparent to the public.

STAFF

Al Cox, FAIA, Manager, Historic Preservation Section, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning Comments

C-1 The proposed door replacement complies with zoning.

Code Administration

F-1 A building permit is not required for door replacement.

T&ES comments

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

V. ATTACHMENTS

1 – Application BAR2017-00338 at 707 Avon Place

2 – Supporting Materials

ADDRESS OF PROJECT: 707 Avon Place

TAX MAP AND PARCEL: _____ ZONING: _____

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: Paul LarkinAddress: 707 Avon PlaceCity: Alexandria State: VA Zip: 22314Phone: 703 887 5387 E-mail: paul.j.larkin@gmail.comAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ _____

Name: _____

Phone: _____

E-mail: _____

Legal Property Owner:

Name: Paul LarkinAddress: 707 Avon PlaceCity: Alexandria State: VA Zip: 22314Phone: 703 887 5387 E-mail: paul.j.larkin@gmail.com

- | | | |
|------------------------------|--|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there an historic preservation easement on this property? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | If yes, has the easement holder agreed to the proposed alterations? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there a homeowner's association for this property? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> 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.*
- | | | | |
|---|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input checked="" type="checkbox"/> doors | <input type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☐ ADDITION
☐ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

Replacement of 3 doors and a storm door

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 type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input 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 checked="" 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 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: Paul LarkinDate: 8/29/17

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. Paul Larkin	707 Avon Place	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 707 Avon Place (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. Paul Larkin	707 Avon Place	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.

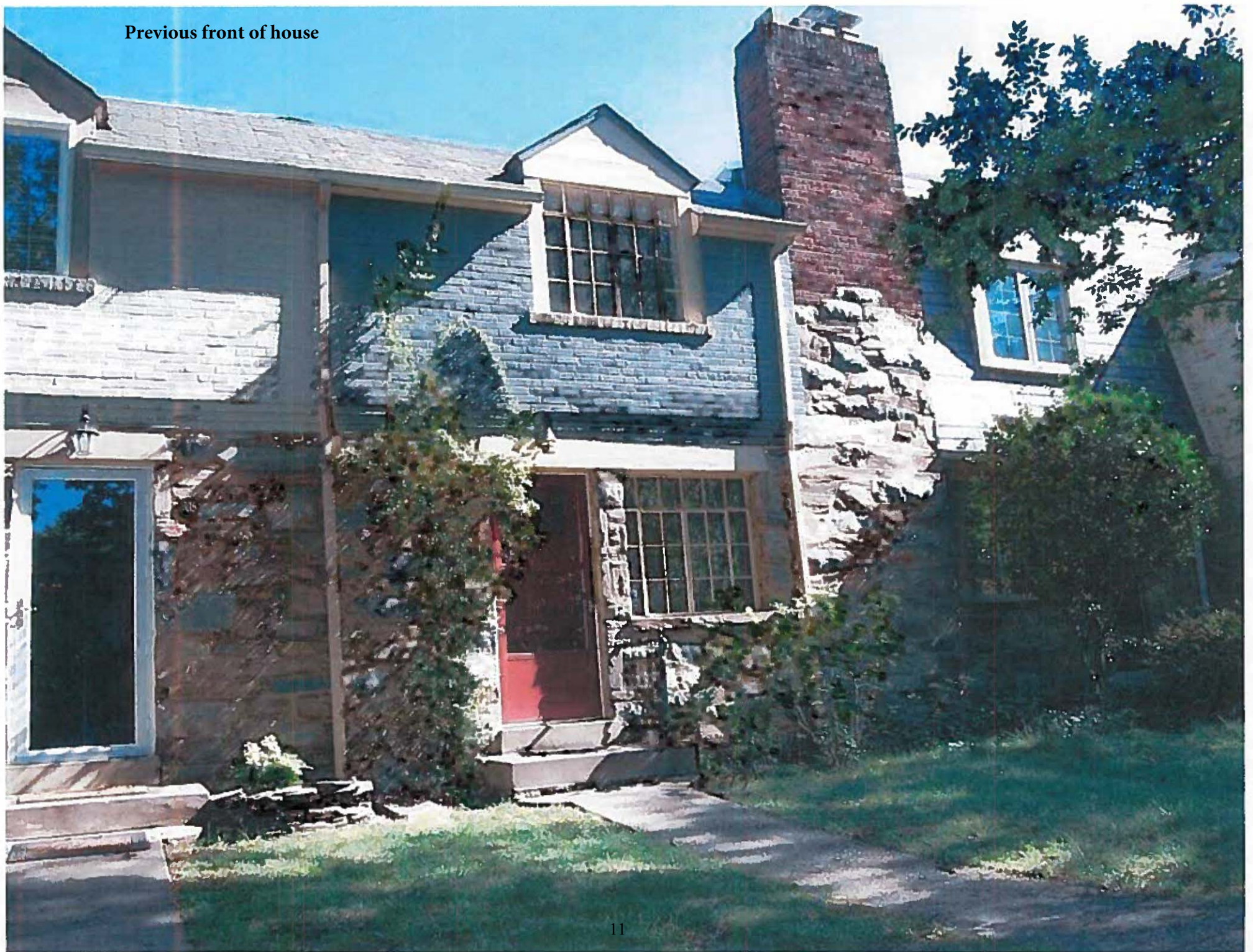
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

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.

8/29/17 Paul Larkin
 Date Printed Name Signature

Previous front of house







Back of house

New door & windows



New door



New windows in back

