

Docket Item # 5  
BAR CASE # 2017-00422

BAR Meeting  
December 20, 2017

**ISSUE:** After-the-fact Certificate of Appropriateness for painting unpainted masonry and fence alterations

**APPLICANT:** Cynthia Shaw

**LOCATION:** 813 Green Street

**ZONE:** RM / Residential

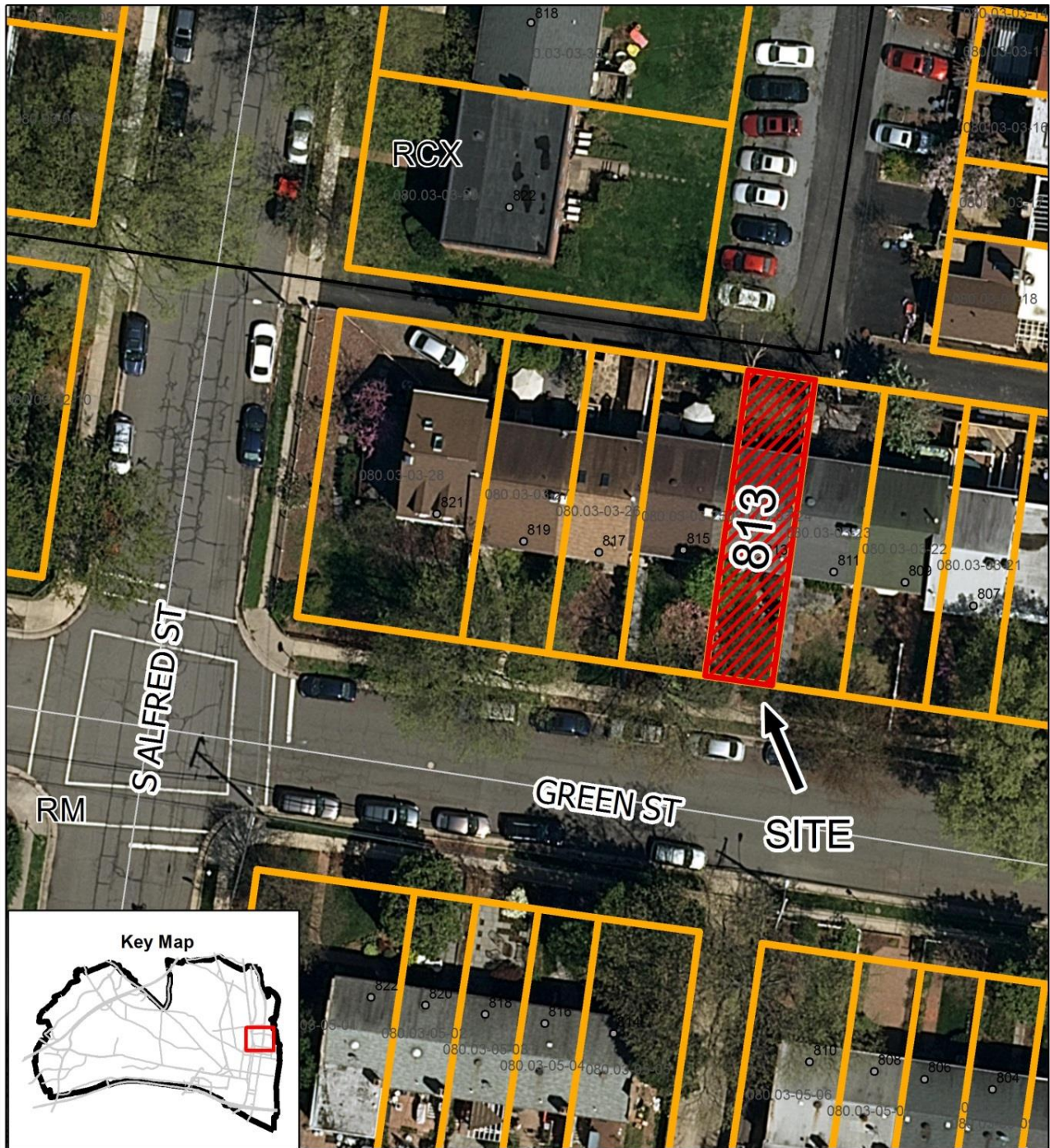
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### **STAFF RECOMMENDATION**

Staff recommends approval with the condition that the applicant must remove the inappropriate alterations to the rear fence and appropriately fix the fence to match the current fence.

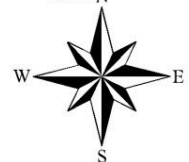
### **GENERAL NOTES TO THE APPLICANT**

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or [preservation@alexandriava.gov](mailto:preservation@alexandriava.gov) for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



# BAR Case #2017-00422

## 813 Green Street



## **I. ISSUE**

The applicant is requesting approval of a Certificate of Appropriateness for the painting of previously unpainted masonry on the front elevation and for fence alterations at the rear yard at 813 Green Street.

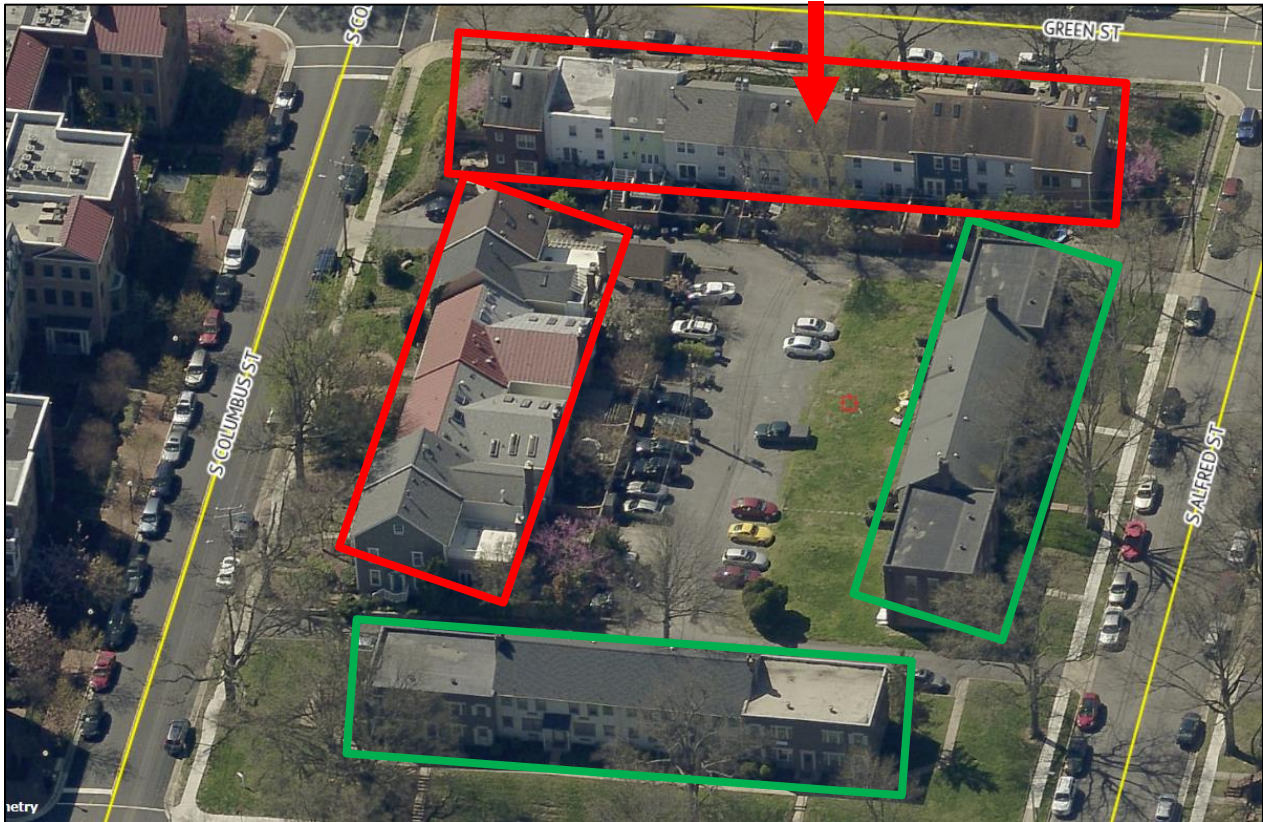
When the applicant submitted the application to the BAR, the townhouse had not been painted. In the time between submitting the application and the hearing date, the front elevation was painted. Therefore, the request is considered an after-the-fact request for approval of painting unpainted masonry and the applicant was assessed a \$100 fine, as authorized by the zoning ordinance. The inappropriate alterations to the deteriorated rear fence are being brought to the BAR's attention as the result of a neighbor complaint.

## **II. HISTORY**

The north side of Green Street consists of a largely altered row of two-story brick townhouses with a combination of both painted brick and unpainted brick as well as wood-sided units. 813 Green Street is a mid-block, two-story brick townhouse that shares party walls with 811 and 815 Green. 813 Green Street and the adjacent townhouses in this block were originally constructed in **1942** as two-story garden apartment buildings in the Hunting Creek Homes subdivision. On May 3, **1978**, the Board approved the conversion of the apartments into individual townhouses. Minutes of that meeting indicate that 811 and 813 Green Street were required to have "the shuttered windows [are to be] lowered to be in line with the remainder of the second floor windows, the verge board to be corrected as noted and the canopy deleted."

Numerous alterations were made to the exterior of the building as part of the conversion from a cohesive garden apartment building into multiple differentiated townhouses. Therefore, because of the number of substantive changes and reconfiguration, staff considers the effective construction date of these buildings to be **1978**. The changes included the addition of individual doors and bay windows, roof modifications, and other design details, including the application of a siding veneer to at least two units. Figure 1 illustrates the original apartment buildings on the block that remain and the Green Street row and South Columbus Street row which were converted to townhouses and reinvented as individual townhouses. From this aerial view it is clear that the 1978 renovations included the addition of one townhouse at each end of the row on Green Street, pitched roofs were added to the flat roof section and dormers were added on some units, in addition to the changes in fenestration and new eaves on the rear.





**Figure 1. Green boxes around the 1942 apartment buildings on the block that retain the original form and design. Red rectangles around the Green Street and South Columbus Street rows that were converted to townhouses through extensive alterations. The red arrow points to the subject property.**

Staff administratively approved the replacement of front and rear door lights, front and rear door replacements, stain the rear deck and paint the trim, rear deck, rear door area, gutters, and shutters on October 3, 2017 (BAR#2017-00368). Staff could not locate any BAR approval or building permits for the large first floor bay window on the front elevation.

### **III. ANALYSIS**

#### **Painting of Unpainted Masonry**

The BARs in both historic districts have always been very concerned about the painting of previously unpainted masonry and the zoning ordinance specifically prohibits it without BAR approval of a Certificate of Appropriateness. Section 10-209(B)(4) of the zoning ordinance states: “The painting of a masonry building which was unpainted prior to such painting shall be considered to be the removal of an exterior feature having historic and/or architectural significance requiring a certificate of appropriateness.” The *Design Guidelines* further state that “painting a previously unpainted masonry surface, no matter what color, requires review and approval of a certificate of appropriateness by the Boards. Additionally, the Boards strongly discourage the painting of a previously unpainted masonry surface.”

It is explicit that the painting of unpainted masonry must be reviewed by the BAR at a public hearing, in part, because painting unpainted masonry, typically red brick in Alexandria, significantly alters the visual character of the building and the neighborhood. Painting brick can

conceal problems that may exist underneath and cracks, rising damp, and moisture issues can all be concealed (temporarily) by a painted exterior. Additionally, while removing paint can be accomplished via an environmentally safe chemical process, it requires care and expense to successfully remove paint without damaging the masonry, mortar or trim.

Due to the abundance of previously painted masonry structures in Old Town, and the fact that masonry buildings were almost never originally painted, the Boards do not normally support such requests. Recently, the Board denied a request for after-the-fact approval of painting unpainted masonry at a 1920s townhouse, noting that the tan brick was a character-defining feature in that instance. The applicants then appealed that decision to City Council who, after lengthy discussion, decided to deny the appeal and uphold the BAR's denial of after-the-fact painting of unpainted brick. While these two cases may at first appear to have some similarities as both cases involve 20<sup>th</sup>-century brick townhouses adjacent to other painted brick townhouses, staff notes that there are significant differences to distinguish the two cases. First, as noted above, due to the 1978 renovation of this property into individual townhouses, staff considers the subject property to be a **1978** building. Furthermore, as part of the 1978 reconfiguration of the building into townhouses, at least two units had siding applied to them and it appears quite likely that some units were painted in a conscious attempt to differentiate the townhouses. In studying the arrangement of the townhouses, there does not appear to be a logical composition of façade treatments for this row, as often occurred in the development of townhouse rows in Yates Gardens in the 1930s and 1940s. Rather, the row of townhouses on the north side of the 800 block of Green Street appears to attempt to portray an organic evolution of townhouses with variety between units. Additionally, the red brick on this townhouse was a common 20<sup>th</sup>-century brick that continues to be in production today. Its use here is not necessarily a remarkable or character-defining element.

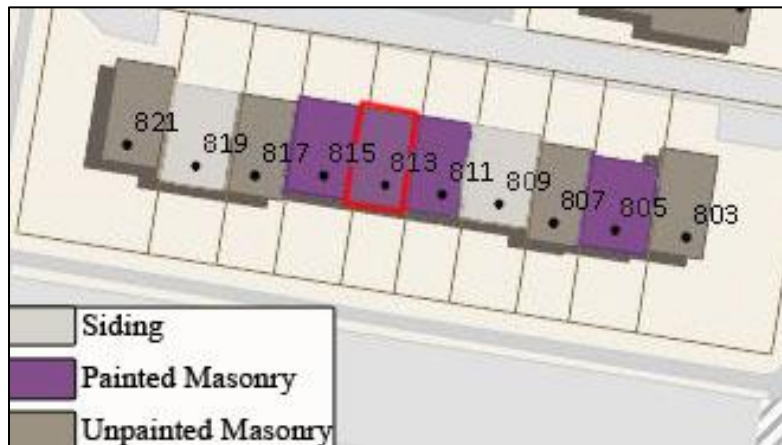


Figure 1. The row of townhouses with subject property identified in a red rectangle.

The BAR must consider the following Standards found in Sec. 10-105(A)(2) of the Zoning Ordinance for approving a Certificate of Appropriateness for modifications to existing buildings in Old and Historic Alexandria District:

- (a) *Overall architectural design, form, style and structure, including, but not limited to, the height, mass and scale of buildings or structures;*

The subject property is an interior unit in a collection of townhouses from the late 1970s intended to fictively evoke an assortment of individual townhouses constructed by different owners over a long period of time rather than a unit as part of an overall composition. Stylistically, the unit can be identified as a late 20<sup>th</sup>-century adaptation of the Colonial Revival style.

- (b) Architectural details including, but not limited to, original materials and methods of construction, the pattern, design and style of fenestration, ornamentation, lighting, signage and like decorative or functional fixtures of buildings or structures; the degree to which the distinguishing original qualities or character of a building, structure or site (including historic materials) are retained;*

The subject property follows the pattern of the block through the configuration of exterior features such as the window and door placements. As 1978 construction, the original building has lost its historic architectural integrity and the revised row of townhouses is not considered historic at the present time. In addition, some architectural detail, such as the bay window and arched trim above the door, have substantially altered the appearance of this unit since 1978.

- (c) Design and arrangement of buildings and structures on the site; and the impact upon the historic setting, streetscape or environs;*

The painting of the red brick does not take away any architectural significance from this non-historic unit or the surrounding block since the block contains a variety of exterior treatments that were introduced in the extensive 1978 renovations. Staff notes that this same conclusion would not apply to the intact row of unpainted red brick dwellings on the south side of this block.

- (d) Texture, material and color, and the extent to which any new architectural features are historically appropriate to the existing structure and adjacent existing structures;*

The unit can be identified as a late 20<sup>th</sup>-century vernacular adaptation of Colonial Revival style and the painting of the unpainted masonry is acceptable in this particular case. The exterior features are similar to the adjacent properties, but have enough differentiation to maintain the appearance of individual townhouses.

- (e) The relation of the features in sections 10-105(A)(2)(a) through (d) to similar features of the preexisting building or structure, if any, and to buildings and structures in the immediate surroundings;*

813 Green Street is part of a collection of townhouses that have different exterior treatments (Figure 2). The exterior painting of 813 Green Street does not disrupt the context of the building or the adjacent properties.

- (f) The extent to which the building or structure would be harmonious with or incongruous to the old and historic aspect of the George Washington Memorial Parkway;*

Not applicable.

*(g) The extent to which the building or structure will preserve or protect historic places and areas of historic interest in the city;*

The exterior painting of 813 Green Street is located near the edge of the historic district and its painting does not dilute the historic fabric of this collection of townhouses or of the city.

*(h) The extent to which the building or structure will preserve the memorial character of the George Washington Memorial Parkway;*

Not applicable.

*(i) The extent to which the building or structure will promote the general welfare of the city and all citizens by the preservation and protection of historic interest in the city and the memorial character of the George Washington Memorial Parkway; and*

Not applicable.

*(j) The extent to which such preservation and protection will promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place in which to live.*

As this blockface is comprised entirely of what are effectively 1978 townhouses, the BAR's interest is one more of compatibility with the historic district rather than preservation of an individual unit. The alteration will not make this townhouse incompatible and will, therefore, not have a negative impact on the general welfare.

#### Summary

Staff finds that this request is one of the uncommon instances where the painting of unpainted brick is acceptable because the building is located at the edge of the district some distance from any building of significant historic merit and dates to the last quarter of the 20<sup>th</sup>-century. It is part of a collection of vernacular Colonial Revival style dwellings created from a mid-20<sup>th</sup> century apartment building that now includes painted brick, unpainted brick and wood-sided townhouses, none of which are individually or collectively architecturally or culturally significant. If a request were submitted to paint a single unit in an intact row of unpainted brick townhouses, such as those across the street in this same block, staff would very likely not support such a request, even on a building dating from the same period. Additionally, just because an unpainted townhouse may be adjacent to other painted townhouses does not mean that painting unpainted masonry would be appropriate as the historic qualities of a building and adjacent historic buildings must be considered. Staff emphasizes that the fact that the work has already been completed has no bearing on the appropriateness of the request.

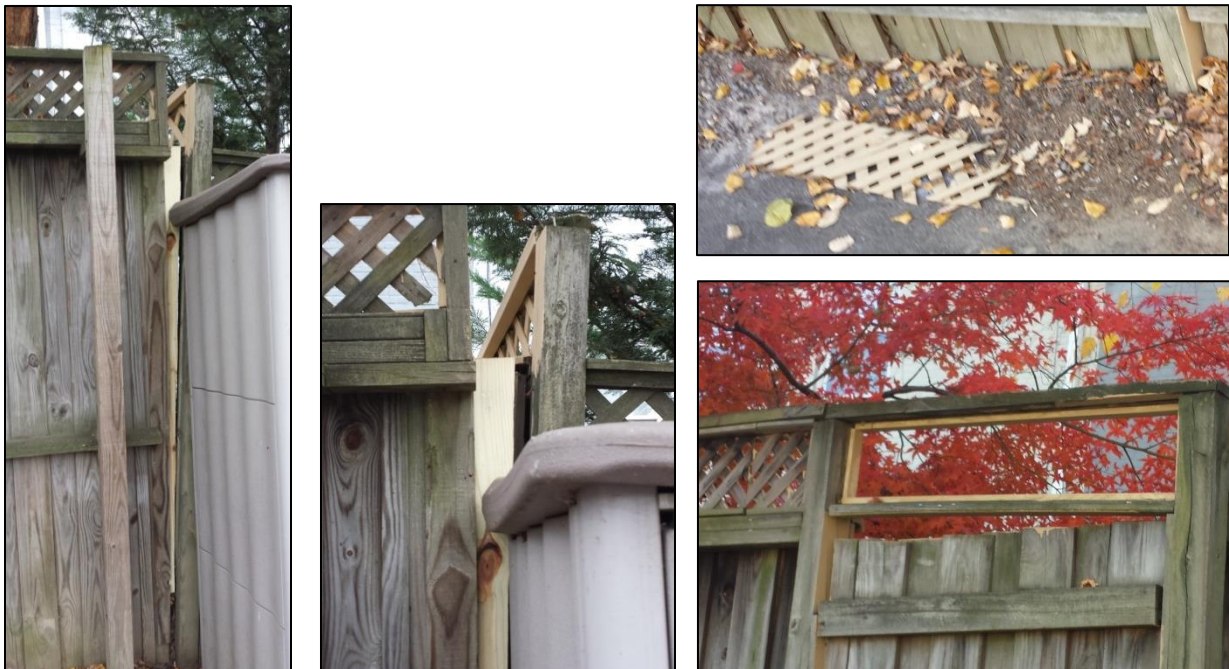




**Figure 2. The row of townhouses before (1987) and after painting (current) with the subject property outlined in a red rectangle. The origin and date of the bay window and door head trim is unknown.**

### Fence Alteration

It was also brought to staff's attention through a complaint that the applicant inappropriately altered the rear of the fence that faces a public alley. The applicant did not disclose any fence alterations or repair work in the present BAR application, though properly done this could simply have been considered a historically appropriate repair. However, the current configuration of the fence, the addition of the board and lattice seen in Figure 3, is inappropriate. Staff notes that the applicant should remove the board and repair the fence in an appropriate manner.



**Figure 3. Additions to rear fence.**



**STAFF**

Jennifer Rowan, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

**IV. CITY DEPARTMENT COMMENTS**

**Zoning**

C-1 Proposed work complies with zoning. No change to building footing and open space.

**Code Administration**

No Comment.

**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. Previously reviewed under [BAR2017-00368] (T&ES)
- F2. 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)
- F3. 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. Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available 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. (Sec.5-6-224) (T&ES)
- C4. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C5. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C6. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

**Alexandria Archaeology**

No Comment.

**V. ATTACHMENTS**

- 1 – Application for BAR 2017-00418: 813 Green Street*
- 2 – Supplemental Materials*
- 3 - Letter of Opposition*

BAR Case

ADDRESS OF PROJECT: 813 Green St Alexandria VA 22307  
 TAX MAP AND PARCEL: 080.03-03-24 ZONING: RM

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: House Buyers of America (Cynthia Shaw)Address: 14420 Albemarle Point Place #150City: Chantilly State: VA Zip: 20151Phone: 703-901-6630 E-mail: Cshaw@housebuyersofamerica.comAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☒ CEOName: Nick Ron Phone: 703-996-3449E-mail: Purchasing@housebuyersofamerica.com

## Legal Property Owner:

Name: \_\_\_\_\_

Address: 14420 Albemarle Point Place #150City: Chantilly State: VA Zip: 20151Phone: 703-901-6630 E-mail: Cshaw@housebuyersofamerica.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.



BAR Case :

Application Materials

BAR2017-00422

813 Green

Date Routed: 11.9.2017:

**NATURE OF PROPOSED WORK:** *Please check all that apply*☐ NEW CONSTRUCTION☒ EXTERIOR ALTERATION: *Please check all that apply.*☐ awning☐ fence, gate or garden wall☐ HVAC equipment☐ shutters☐ doors☐ windows☐ siding☐ shed☐ lighting☐ pergola/trellis☒ painting unpainted masonry☐ other \_\_\_\_\_☐ ADDITION☐ DEMOLITION/ENCAPSULATION☐ SIGNAGE**DESCRIPTION OF PROPOSED WORK:** *Please describe the proposed work in detail (Additional pages may be attached).*

Paint front and rear of home in Sherwill Williams  
City Scape (flat finish) # SW 7067.

**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 be 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.

BAR Case :

**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: Cynthia SkowDate: 10/17/17



**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 three 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. House Buyers of America	14420 Albemarle Point Place Suite 150 Chantilly, VA 20151	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 813 Green St (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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.

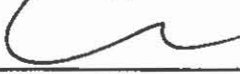
Name	Address	Percent of Ownership
1. House Buyers of America	14420 Albemarle Point Place Suite 150 Chantilly, VA 20151	100%
2.		
3.		

**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.

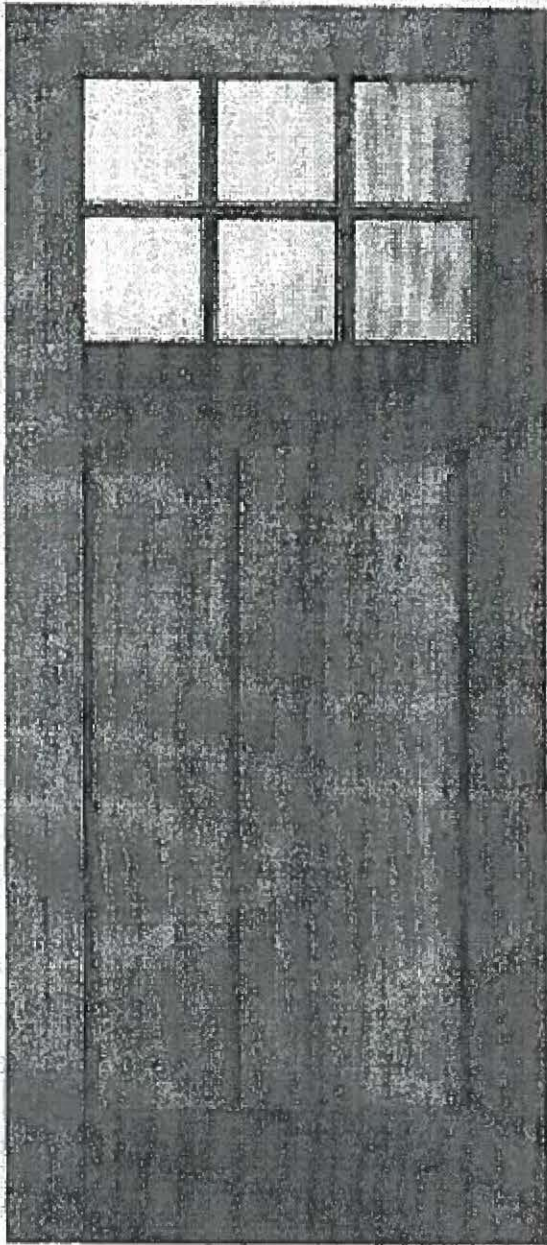
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

**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.

10/17/17      Cynthia Shaw        
 Date      Printed Name      Signature

Front Door



Exterior  
Doors

#2



## AUTHENTIC WOOD GLASS PANEL EXTERIOR DOOR

Authentic Wood Glass Panel Exterior Door

Price Range: \$\$

MODEL



6206

WOOD OPTIONS



HEMLOCK

GLASS OPTIONS



CLEAR

WAYS TO BUY THIS PRODUCT

► [FIND A STORE \(/EN-US/FINDASTORE?URI=\)](#)

An engineered wood core that is better suited for climate changes. A wide range of choices in door designs will help you make your house a home.

### FEATURES

- **Glass Options:** energy efficient
- **Maintenance Level:** moderate
- **Project Type:** New Construction; Remodel / Replacement
- **Warranty:** limited 5-years
- **Wood Options:** hemlock, meranti mahogany

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## AUTHENTIC WOOD GLASS PANEL EXTERIOR DOOR

Authentic Wood Glass Panel Exterior Door

Price Range: \$\$

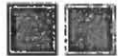
MODEL

6206



WOOD OPTIONS

HEMLOCK



GLASS OPTIONS

CLEAR

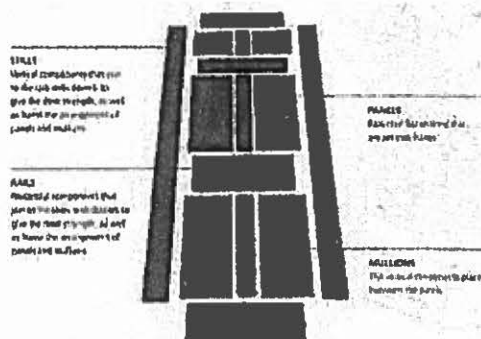


WAYS TO BUY THIS PRODUCT

► FIND A STORE (/EN-US/FINDASTORE?URI=)

### CONSTRUCTION

#### Construction



#### Construction

A wood door is not just a slab of wood. Wood doors are often called stile and rail because of the individual components that come together to make up the door. Stiles, rails, panels and mullions are machined with great accuracy and attention to detail to ensure a perfect fit. It takes skilled craftsmen many hours to build doors that live up to our quality and aesthetic standards.

JELD-WEN® Authentic Wood Doors are constructed with beauty in mind and lasting performance at heart. Traditionally, wood doors were made using stile and rail components machined out of solid lumber. Wood is a living organism that expands and contracts based on changes in temperature and humidity, and the bigger the piece, the more it moves. Many older wood doors show signs of these "changes" with warped stiles or split panels. JELD-WEN Authentic Wood Doors feature an "engineered" core construction with premium wood veneers on top for the best performance and stain finish quality, as well as matching solid wood sticking and edgebands for an even stain match.

With JELD-WEN'S Authentic Wood Doors, your doors are truly reliable to the core.

### FRAME OPTIONS

Frame Options | Exterior Door System

AuraLast Wood Frames Casings

Application Materials

BAR2017-00422

813 Green

Date Routed: 11.9.2017



#### **AuraLast Wood Frames**

AuraLast The Worry-Free Wood® Exterior Door Frame is the industry's only all-pine, worry-free frame. It can be tooled and machined like standard wood frames, but delivers the durability of a more expensive, less versatile - and less attractive - composite frame. Each AuraLast wood door frame provides superior, environmentally friendly protection against wood decay, water saturation and termites, and this protection will not be compromised when the surface is broken during installation (unlike traditional dip-treated wood).

AuraLast The Worry-Free Wood frame is available in finger-joint pine, primed for painting and clear pine for staining. The frame also stains evenly and consistently.

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Townhouse Collection  
Outdoor Wall 1Lt  
9790BK (Black (Painted))

Front door Light  
(Qty 1)

Project Name \_\_\_\_\_  
Location \_\_\_\_\_  
Type \_\_\_\_\_  
Qty \_\_\_\_\_  
Comments: \_\_\_\_\_



### Ordering Information

Product ID	9790BK
Finish	Black (Painted)
Available Finishes	BK, TZ
Collection	Townhouse Collection

### Dimensions

Extension	9.75"
Height from center of Wall opening	15.75"
Base Backplate	4.50 X 7.00
Weight	4.00 LBS

### Specifications

Material	Cast Aluminum
Glass Description	Clear Beveled

### Electrical

Voltage	120V
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### Qualifications

Safety Rated	Wet
Warranty	<a href="http://www.kichler.com/warranty">www.kichler.com/warranty</a>

### Primary Lamping

Light Source	Incandescent
Lamp Included	Not Included
Number of Lights/LEDs	1
Max or Nominal Watt	100W
Socket Wire	105
Socket Type	Medium
Lamp Type	A19

### Dimensions

Height	21.50"
Width	7.25"

### Alternate Lamps

Light Source	Max Wattage/Range	Bulb Product ID	Dimming
INCA	60W	4071CLR	

Exterior  
Lighting

#2

Application Materials  
BAR2017-00422  
813 Green  
Date Routed: 11.9.2017

#### Notes:

Information provided is subject to change without notice.  
All values are design or typical values when measured under laboratory conditions.  
Incandescent Equivalent: The 23 incandescent equivalent as presented is an approximate number and is for reference only.

KICHLER

# 1 Light Outdoor Wall Light - Black 9611BK (Black (Painted))

Rear door Lights  
(Qty 3)



Project Name \_\_\_\_\_  
Location: \_\_\_\_\_  
Type: \_\_\_\_\_  
Qty: \_\_\_\_\_  
Comments: \_\_\_\_\_

## Ordering Information

Product ID	9611BK
Finish	Black (Painted)
Available Finishes	BK, BK, OZ, OZ, SS, SS, TZ, TZ, WH

## Dimensions

Extension	5.75"
Height from center of Wall opening	5.25"
Base Backplate	5.00 DIA
Weight	1.05 LBS

## Specifications

Material	Aluminum
Glass Description	Clear

## Electrical

Voltage	120V
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## Qualifications

Safety Rated	Wet
Warranty	www.kichler.com/warranty

## Primary Lamping

Light Source	Incandescent
Lamp Included	Not Included
Number of Lights/LEDs	1
Max or Nominal Watt	60W
Socket Wire	105
Socket Type	Medium
Lamp Type	A19

## Dimensions

Height	8.25"
Width	5.00"

## Alternate Lamps

Lamp Included	Bulb Listing	Light Source	Max Wattage/Range	Bulb Product ID	Dimming
No	Alternate	INCA	60W	4071CLR	

**Application Materials**  
**BAR2017-00422**  
**813 Green**  
**Date Routed: 11.9.2017**

**Current Colors of home:**

1. Exterior Façade:
  - a. Front: Brick, unpainted.
  - b. Rear: Brick painted yellow.
2. Exterior doors
  - a. Front door: Light Blue
  - b. Rear Door: Yellow.
3. Shutters: Blue
4. Exterior trim & Gutters:
  - a. Front Trim: Blue (Matching shutters)
  - b. Front gutters: Red to match brick
  - c. Rear Trim & Gutters: Yellow to match brick color.
5. Rear Fence: Unpainted wood
6. Rear Deck: Light Green



11.30.17

Cecily Crandall  
815 Green St.  
Alexandria, Virginia 22314

Dear Chairwoman Kelley and Members of the Board of Architectural Review,

I am writing to convey my concern, confusion and disappointment regarding matters before the B.A.R. from House Buyers of America, the owners of 813 Green St., Alexandria, VA 22314.

**December 13, 2017--AMENDMENT/ADDITIONAL INFORMATION**—(My original November 30 letter--*see below*--sent on 12/5 was apparently not received by the board and new information has occurred so I have added it here):

1. **DECEMBER 6, 2017 B.A.R. HEARING:** I was told by Jennifer Rowan/Planner on 12/6 that the hearing was differed until 12/20. As a result, I did not attend the hearing, but did watch it on TV. Because of the deferment, I was startled to hear Mr. Cox discussing the B.A.R. case for 813 Green St. with the Board. Had I known the case would be discussed, I would have attended. This seems wrong got me. I had thought the case should be presented at the time of the hearing on 12/20. I was even more surprised and *deeply offended* to hear Mr. Cox slighting our neighborhood and suggesting that different rules should apply. Mr. Cox seemed to be arguing that our neighborhood/properties have not really “earned” its historic designation. He said that our homes are not historically important enough to be anything but “Phony Colony’s” so 813 Green St. should get a pass. I and my neighbors have always followed BAR rules because we are in the historic district. To suggest that different rules should now apply to 813 Green Street is an affront to all the neighbors. I don’t want the owners of 813 Green Street to be judged by harsher or more lenient rules, just the same rules that all of us abide by.
2. **12/20/17 NOTIFICATION PLACARD at 813 Green St.:** No Notification placard was posted at 813 for the December 20 hearing. I contacted staff, in the planning department and was told that she posted the Notification on Friday, December 8, but that it must have fallen down or been “removed accidentally”. Normally, City BAR notifications/placards are posted near the front door and on the back alley fence (both were posted for their 12/6 hearing--until the notice/placard on the front door was taken down after a few days and both were posted that way for my recent BAR hearing) but I didn’t see a notice on either and wondered how both could have come down (?). The removal of the posted notices seems to be an ongoing problem that doesn’t seem fair to the other property owners who follow the rules.
3. **The WAIVER OF RIGHT TO WRITTEN NOTIFICATION OF PUBLIC HEARING:** House Buyers of America was allowed to waive their requirement to publicly notify abutting property owners in writing of the 12/6 hearing. The City form used allowed for obtaining 6 signatures of neighbors per staff. I was not officially asked to sign, and am not the only neighbor who did not sign. HBOA approached neighbors for signatures on December 5, the day before the hearing. At least two to three property owners are not on-site owners (one being an apartment building). Others, such as the owners of 823 S. Columbus St. did not sign the form and are very curious as to where a “signature” next to their property information came from. Additionally, the form states, and neighbors were

**told, that their signatures were to merely approve exterior paint colors. They were not told the form was a waiver from proper written notification. In October (see below), they also failed to include that information and failed to notify other neighbors in writing for what they said was November 1 hearing. I received a form (there was no hearing scheduled), but other neighbors did not. I did receive a certified letter for the 12/20 hearing.**

**11/30/17-continued:**

It is very disappointing that House Buyers of America/owners of 813 Green St. have not followed the city and B.A.R. rules and regulations. As an eight-year property owner next door to 813 Green St., I recently came before the B.A.R. to ask for approval of a front yard fence. I followed the rules, even to the point of hiring an attorney to ensure that I did everything right. It seems House Buyers have not followed the rules on more than one occasion, leaving myself and neighbors confused as to what alterations are being done, when the work is to be done, when the matters are to come before the B.A.R. and concerned about how all of this will affect our homes.

My concerns and are as follows:

1. Of particular concern is the continued lack of Notification to the neighbors, the public at large and potential buyers of their property (which is currently for sale) by the owners of 813 for several of their B.A.R. hearings over the last few months.
2. In one instance, on October 20, I received a B.A.R. Notification form from House Buyers of America dated October 18, 2017 (which was sent to me Certified Mail Return Receipt which I had to go to the Post Office to retrieve). This form was notifying me of a B.A.R. hearing for the date of November 1 only regarding approval of exterior paint colors. However, the entire exterior house had already been painted on October 18, the day the House Buyers of America filled out and mailed the form. (I have provided copies of the form and the envelope.) I don't know of any other neighbors who received the B.A.R. Notification form dated October 18 for a November 1 hearing. Coincidentally, my hearing for my front yard fence was on November 1, so I was quite surprised when the 813 Green St. paint color matter did not show up on the docket. Apparently, it never was on the docket for that date, per the city staff. I do not feel I received proper notification or information about this hearing from the owners of 813 Green St. and because of this I am left confused as to what work at 813 Green St. is/was being done and when the B.A.R. hearing was being held or if matters were approved (?).
3. I also wanted to note that the new paint on the brick on the front of 813 covers up the many large holes in the brick which could be problematic.
4. On November 26, I noticed a B.A.R. notification placard taped to the front door area of 813 Green St. (apparently for a hearing to be held December 6). On or before November 30, the owners apparently removed the B.A.R. notification from the front door area and it remains removed. (The owners have been by the house since then, so they should be aware that is no longer posted.) The placard/notice was put up during a holiday when many neighbors, myself included, were away and unable to view the notification during the short time it was posted before being removed. Regardless of the holiday, the notification was removed when it is required to remain posted until after a B.A.R. hearing. I notified city staff on 11/30 that he placard was gone and it was not re-posted by staff until the afternoon of December 5.
5. Additionally, for what is apparently a December 6, 2017 B.A.R. hearing, no written notification of the hearing was given to me or any neighbors that I have talked to by House Buyers. While I received a Notification form for a non-existent November 1 hearing, I never received one for a December 6 hearing.
6. Apparently the owners of 813 Green St. are now asking for a waiver of the B.A.R. requirement to notify neighbors of the pending hearing date and the matters to be heard. I was told by city

Attachment 3

staff that this waiver is to be signed by neighbors (not sure which ones). To date, neither I, nor any neighbors that I have talked to, have been asked to sign any waiver.

7. Given that no written notices were sent to neighbors, as is the B.A.R./City's requirement, along with the fact that the B.A.R. hearing placard/notice was removed, the public's right to know has been thwarted and they will not be aware that there is a hearing or what matters are to be discussed.
8. Additionally, since the house is for sale, potential buyers will not be made aware of pending B.A.R. issues in order to make an informed decision. During the brief time that the sign was posted, Real Estate agents commented that they would not let their clients buy until matters were resolved. Now, that the front door notification placard is gone, they will not be aware.
9. *Regarding the backyard fence:* Cynthia Shaw and other agents for House Buyers of America in August 2017 and again in early September and subsequent, acknowledged that there was a problem with the backyard fence. I informed them that issues such as the fence likely needed B.A.R. approval. They told me that they had already spoken with the B.A.R. and everything was taken care of. The fence has not been fixed
10. There is a separate post outside the fence that is there/needed to hold the fence up (it would fall down otherwise) because the wide gap/separation of the post intersection is not properly attached. Additionally, and likely due to the instability of the whole fence, a section of latticework that was over the back gate recently fell off and continues to lay in the alley.
11. Though not specifically a B.A.R. issue, I wanted to mention the following because it is also a city issue regarding laws and codes. House Buyers began demolition of the interior of 813 Green, including taking out two structural walls, without any city permits. The Code Department issued the owners fines as a result.
12. The owners of 813 Green St. also took down from the bay window, once they were fined and then applied for, their city-issued construction permits about a month ago. I don't believe they have had final Code Dept. inspections and were continuing to do work until about a week or so ago.
13. House Buyers states on their website that they have bought and renovated about 1,500 homes in the area and that they particularly like working in Historic Districts in the Washington area. This would suggest that they are aware of the rules and regulations of the jurisdictions they choose to buy and work in.

Given this, I and others are left with the questions: **Is there going to be a B.A.R. hearing about the matters at 813? If so, what matters? If so, when?**

It is disappointing that House Buyers of America did not get approval prior to painting their previously unpainted brick, that they notified me of a B.A.R. hearing in which they were not on the docket, that they did not notify other neighbors about said hearing, that they did not notify any neighbors for a December 6 B.A.R. hearing and are asking for a waiver in which they don't seem to have signatures and then apparently removed a City/B.A.R. posted notification from their front door. Those of us who respect and follow the rules, find House Buyers failure to do so concerning and hope that the Board of Architectural Review will address these matters carefully.

Thank you for your consideration.

Sincerely,

Cecily Crandall