

**ISSUE:** Certificate of Appropriateness for alterations

**APPLICANT:** Jacob and Stephanie Schwartz

**LOCATION:** Parker-Gray District  
819 Oronoco Street

**ZONE:** RB/Residential Townhouse Zone

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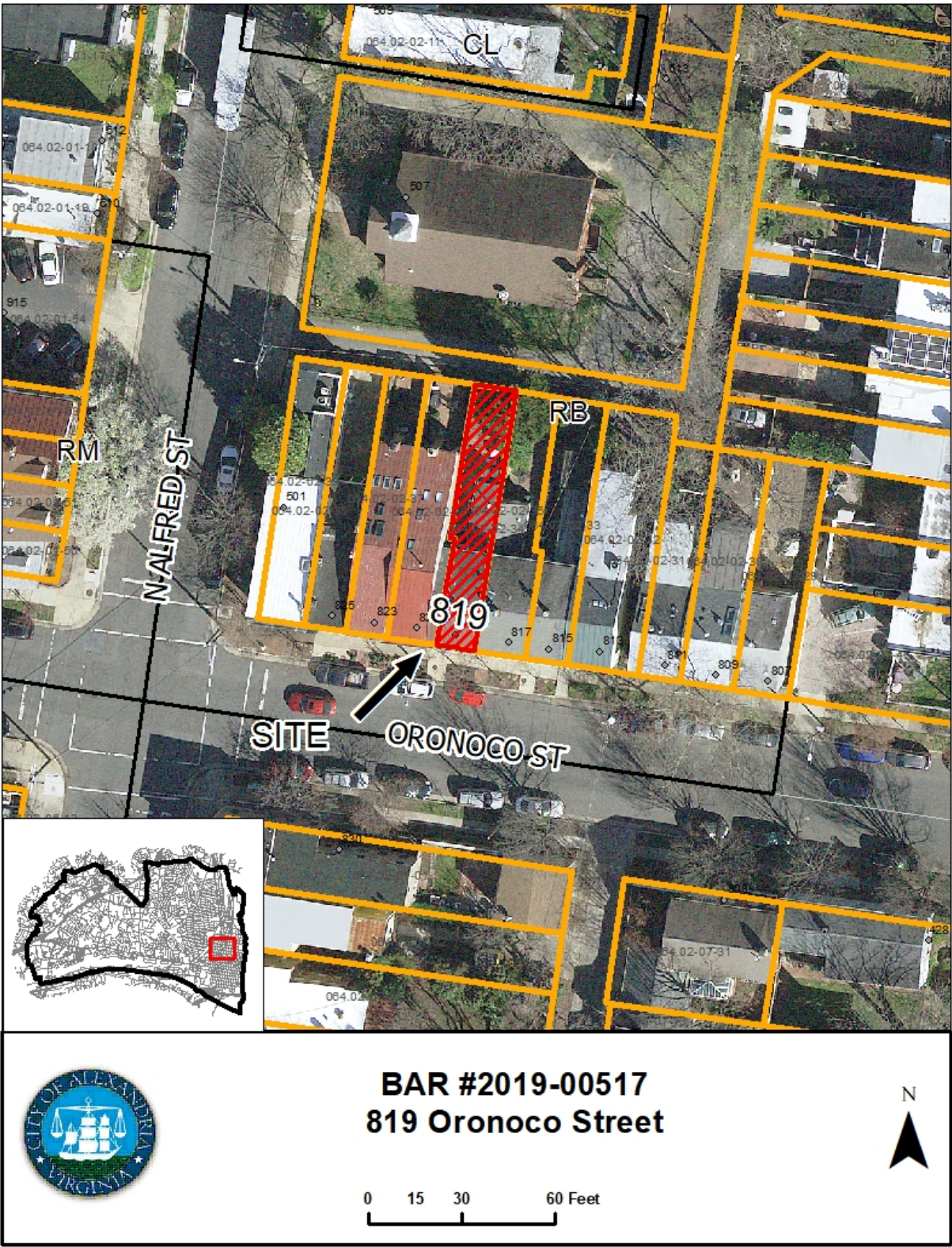
### **STAFF RECOMMENDATION**

Staff recommends:

1. Approval of a replacement six panel entry door, three light transom and frame with historically appropriate materials but **denial** of the fiberglass door and aluminum clad frame
2. Replacement of the existing noncomplying shutters with operable shutters constructed of wood or a solid through the core composite material in compliance with the BAR's guidelines.

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

1. **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.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of 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.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a 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.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



## **I. APPLICANT'S PROPOSAL**

The applicant requests a Certificate of Appropriateness to replace the front door, frame and transom with synthetic materials at 819 Oronoco Street.

### Certificate of Appropriateness

- Replace the existing six-panel wood front door with ProVia Heritage smooth fiberglass six-panel door
- Replace the existing one light transom window with an SDL three-light transom
- Replace the existing wood door frame with TUFTEX smooth aluminum-clad frame

### Site context

The subject property sits in a row of five townhouses that abut the public sidewalk on the north side of the 800 block of Oronoco Street. A horse alley runs in-between the townhouses at 819 and 821, and between 815 and 817. There is a public alley running east/west behind the properties.

## **II. HISTORY**

The two-story, two-bay, wood frame, side-gabled vernacular dwelling at 819 Oronoco Street appears as one of a row of structures on GM Hopkins 1877 City Atlas of Alexandria, Va. and was likely constructed in the **mid-19<sup>th</sup> century**. It is listed in the Parker-Gray Residential Reference Guide as an “Early” (pre-1932) dwelling.

### *Previous BAR Approvals*

The BAR approved alterations to windows and doors on January 17, 1973 and roof replacement on March 11, 1996 (BAR96-00062). Most recently, in 2015, the BAR approved fence replacement (BAR2015-00074).

## **III. ANALYSIS**

### Certificate of Appropriateness

The *Design Guidelines* state that: “Doors and their surrounds are as much a character defining feature of architectural styles as are windows. For example, Federal and Georgian style residential structures from the late 18<sup>th</sup> and early-19<sup>th</sup> century usually have solid wood panel entrance doors. Late-19<sup>th</sup> century Victorian structures often have wood doors that incorporate glass panels. Main entrance doorways are generally more elaborate than doorways on secondary or rear entrances to a building.” In addition, it is the BAR’s long-standing policy that original, reasonably repairable features be retained. When original features are not repairable, they may be replaced in-kind, using the same design and materials. When the existing feature is not original and the original material and design cannot be verified by physical or archival means, it may be replaced with any historically appropriate style and material.



Even though the proposed six panel door and three light transom are historically appropriate designs for the age of this building, staff cannot support the replacement of a wood front door on an early (pre 1932) building with a new fiberglass door in an aluminum frame with a frameless (no rail & stile) glass transom. While a smooth fiberglass door is allowed by BAR policy in the Parker-Gray district on a “Later” building constructed after 1932, it is not recommended on an early building. Because this dwelling abuts the sidewalk, the material is readily visible to the public. Staff, therefore, recommends approval of a replacement six panel door and three light transom with historically appropriate materials but denial of the fiberglass door and aluminum clad frame materials.

Staff notes that full view storm doors may be installed with no BAR review and will help protect the door as well as provide additional thermal protection. There are also species of wood, such as mahogany, which withstand weather better than the wood of the existing door, which appears to be constructed of fir.



Figure 1

During site research for the present application, staff noted that the first-floor window adjacent to the door and the two second-floor windows have inoperable shutters that are not sized to fit the opening and, therefore, do not comply with the BAR's *Design Guidelines* or the PG Residential Reference Guide (Figure 1). Staff was unable to locate any previous BAR approval for installation of these shutters. Based on images in Google Street View, they appear to have been installed within the past few years but, unfortunately, prior to purchase of the house by the present owners. As reminder for the BAR, zoning violations run with the property despite any change in ownership. Staff may administratively approve shutters that comply with the BAR's guidelines on street facing elevations and no BAR review is required in Parker-Gray for shutters on side and rear elevations.

**STAFF**

Marina Novaes, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

**IV. CITY DEPARTMENT COMMENTS**

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

**Zoning**

No comments provided.

**Code Administration**

C-1 A building permit, plan review and inspections are required prior to the start of construction.

**Transportation and Environmental Services**

No comments provided.

**Alexandria Archaeology**

F-1 No archaeological oversight necessary for this project.

**V. ATTACHMENTS**

*1 – Supplemental Materials*

*2 – Application for BAR 2019-00517: 819 Oronoco Street*

ADDRESS OF PROJECT: \_\_\_\_\_

DISTRICT: ☐ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old Building

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: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail : \_\_\_\_\_

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

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

E-mail: \_\_\_\_\_

Legal Property Owner:

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

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

- ☐ Yes ☐ No Is there an historic preservation easement on this property?  
☐ Yes ☐ No If yes, has the easement holder agreed to the proposed alterations?  
☐ Yes ☐ No Is there a homeowner's association for this property?  
☐ Yes ☐ No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

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

- ☐ NEW CONSTRUCTION  
☐ EXTERIOR ALTERATION: *Please check all that apply.*  

☐ awning  
☐ doors  
☐ lighting  
☐ other \_\_\_\_\_

☐ fence, gate or garden wall  
☐ windows  
☐ pergola/trellis

☐ HVAC equipment  
☐ siding  
☐ painting unpainted masonry

☐ shutters  
☐ shed

☐ ADDITION  
☐ DEMOLITION/ENCAPSULATION  
☐ SIGNAGE

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


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**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.

**Demolition/Encapsulation :** *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- ☐ ☐ Survey plat showing the extent of the proposed demolition/encapsulation.  
☐ ☐ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.  
☐ ☐ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.

☐ ☐ Description of the reason for demolition/encapsulation.  
☐ ☐ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

**Additions & New Construction:** *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.*

- ☐ <sup>N/A</sup> ☐ 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.*

- ☐ <sup>N/A</sup> ☐ 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.*

- ☐ <sup>N/A</sup> ☐ 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 revised materials.

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The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

**APPLICANT OR AUTHORIZED AGENT:**

Signature: Paul P. Seltz

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

Date: \_\_\_\_\_

## 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.		
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 \_\_\_\_\_ (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.		
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.

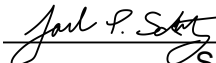
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

**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.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

  
Signature











# YOUR PROFESSIONAL-CLASS PRODUCT

## Heritage Smooth Fiberglass Entry Door



OUTSIDE VIEW

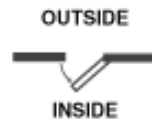


INSIDE VIEW

### SIZING

Contact your dealer for sizing and pricing.

### HANDING



### ENERGY

#### ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P) Solar Heat Gain Coefficient

0.14

0.01

#### ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance

0.00

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2150 State Route 39  
Sugarcreek, OH 44681

### QUOTE INFORMATION

Job: Schwartz

Tag: Front Door

Order #5813984-1

### DETAILS

#### Heritage Single Entry Door in FrameSaver Frame

Left Hand Inswing - Inside Looking Out

#### Entry Door

006 Style Heritage Smooth Fiberglass Door

Snow Mist White Inside / Mountain Berry Red Outside

#### Rectangular Transom

ComforTech DLA

Colonial SDL Grid - 2V x 0H

Snow Mist White SDL Grids (Dusty Gray Shadow Grids)

#### Hardware

All Hardware in Aged Bronze Finish

Camelot Grip Entrance Handle Outside

Georgian Handle Inside (2 3/8" Backset)

Thumbturn Deadbolt (2 3/8" Backset)

Knocker Viewer (At 58" from floor)

#### Frame

TUFTEX Smooth Snow Mist White Aluminum Frame Cladding

Snow Mist White Inside Frame

FrameSaver Inside Mull Cover - Snow Mist White

Bronze Sahara Threshold

Aged Bronze Ball Bearing Hinges

Security Plate

### INFORMATION AND WARNINGS

Custom size rectangular transoms require 2 weeks additional lead time (4 weeks total).