

Docket Item #2  
BAR CASE # 2011-0035

BAR Meeting  
March 2, 2011

**ISSUE:** Alterations - Storm Door  
**APPLICANT:** Alex Falcon  
**LOCATION:** 1300C Duke Street  
**ZONE:** OC / Office Commercial

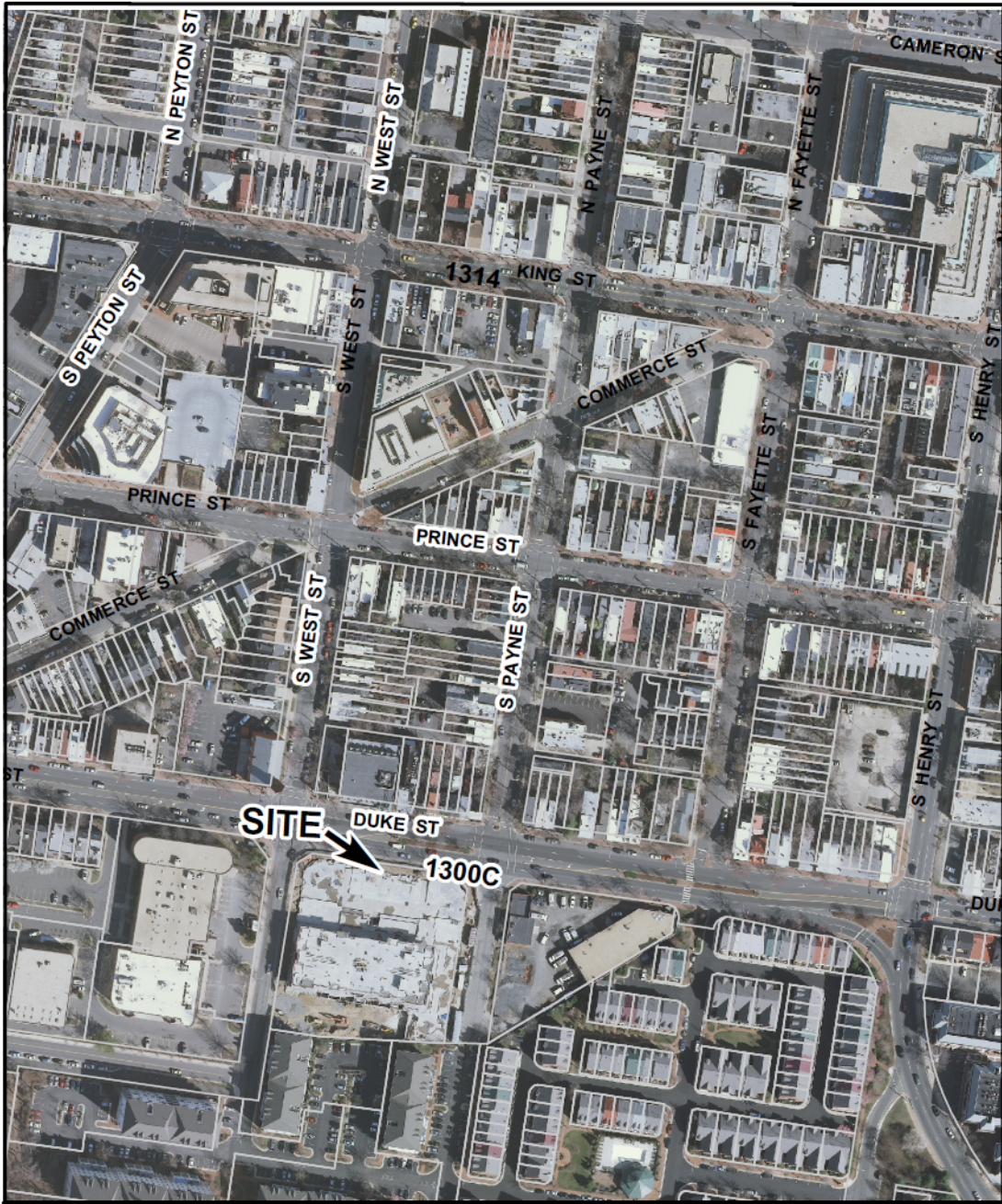
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**STAFF RECOMMENDATION**

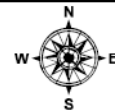
Staff recommends approval of the Certificate of Appropriateness application, as submitted.

**\*\*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 final approval if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

**\*\*BUILDING PERMIT NOTE:** 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 siding or roofing over 100 square feet, windows and 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.



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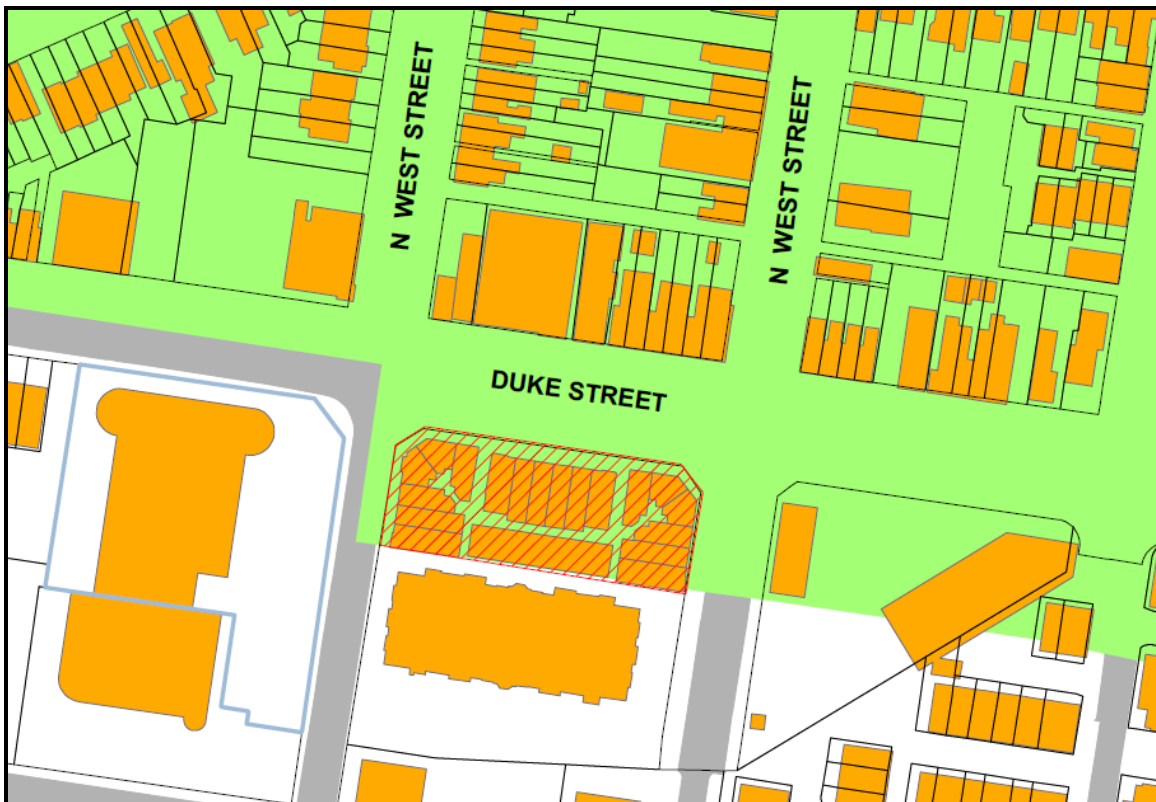
**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for the installation of a full, fixed-light, aluminum storm door over the existing front entry door of the townhouse located at 1300C Duke Street, which is part of a newly constructed development, “The Duke.”

The door color will be painted to match the existing entry door’s sage green color. The exterior “lever-style” handles will have a nickel finish to match the locksets on the entry door.

**II. HISTORY:**

The development completed construction in 2010 and consists of 58 condominium units within four multi-family buildings. The units are two and three bedrooms, and range in size from 1,200 sq. ft to 1,900 sq. ft. All of the buildings are oriented to face the adjoining public streets and are interspersed with open space in the form of external yards and open space areas and internal courtyards. The taller 50 ft. tall building consists of 40 condominium units on the southern portion of the site. Three “townhouse-style” condominium buildings, wrap the northern portion of the site along Duke, West, and, Payne Streets. These 3-story structures appear as townhouses, though technically they are “townhouse- style” condominiums. These “townhouses” are the only structures within the historic district. See district boundaries below:



### **III. ANALYSIS:**

The proposed door installation complies with the zoning ordinance.

The *Design Guidelines* notate that "...storm doors constitute prominent visual details of the main façade of the building" and "should be very simple and open. Extraneous and distracting detailing decoration such as cast aluminum or plastic foliage on storm door is strongly discouraged." The *Guidelines* also specify that if metal storms are to be utilized that the "frames of the doors should be anodized to match the trim color of the building. Unpainted aluminum doors are not appropriate and should be avoided." Staff finds that aluminum storm doors are a reversible, non-obtrusive product, similar to aluminum storm windows and supports their installation. Storm doors aid in the preservation of historic fabric and increase the energy efficiency of buildings in the district.

Although the Board has reviewed and supported Staff's recommendations for administrative approval of aluminum storm doors that comply with the *Design Guidelines* in the Modern Materials Policy, this Policy requires a text amendment from City Council prior to implementation. Until the text amendment is passed, aluminum storm doors are not acceptable for staff level administrative approval. However, the storm door being installed on this modern early 21<sup>st</sup> century building, as proposed meets the criteria outlined in this draft policy. The proposed aluminum storm door is a high quality, full-view door with minimal rails and stiles; will be painted to match the existing main door and the lockset will be "lever-style" in a nickel finish.

Based on the Board's current practice with regard to aluminum storm doors, their policy on utilizing high-quality modern materials on contemporary structures and the modest design and easy reversibility of a full view, single-light, aluminum storm door, as proposed by this applicant, Staff recommends approval.

### **STAFF:**

Michele Oaks, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

### **IV. CITY DEPARTMENT COMMENTS**

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

#### Zoning:

C-1 Proposed storm door complies with zoning.

#### Code Administration:


C-1 A building permit is required to be issued prior to the installation of the new storm door. Door shall be the same as approved by Preservation Review Committee.




**V. IMAGES**



**Figure 1. Photo of Existing Front Door**



## Contemporary Deluxe Fixed Fullview Laminated



Color	Handle
32, 34, 36"	32, 36"
Black	Chrome
32, 36"	32, 36"
TarnishGuard	Brass/Nickel
32, 36"	32, 36"
Sandstone	Green
32, 36"	32, 36"

All doors have 80" height unless specified otherwise.

**Beauty**

- Full-length view for beauty and light
- Door color-matched closers and screw cap covers blend perfectly with door

**Convenience**

- Laminated glass for impact resistance and increased UV protection to help resist fading
- Three-point lock built into top, bottom and middle of door frame for added security
- Push button bottom closer for hands-free operation
- Patented FlipAway™ handle swings out of the way for easy cleaning

**Energy Efficiency**

- Two layers of weatherstripping on top, bottom and sides to eliminate leaks and drafts

**Frame/Makeup**

- 1-1/2" aluminum frame

**Hardware**

- Available with brass or nickel finish handle sets
- Brass and nickel handle sets come with a matching sweep
- Mortised handle sets with three-point lock built into top, bottom and middle of door frame for added security
- Locks can be re-keyed to match Schlage® or Kwikset® entry door locks, Kwikset® locks require additional purchase
- Brass and nickel handle sets feature TarnishGuard™ protection, to keep the handle beautiful with occasional cleaning
- Two closers color matched to the door frame; one push button bottom closer for hands-free operation


\*Schlage® is a registered trademark of Schlage Lock Company, Kwikset® is a registered trademark of Kwikset Locks, Inc.

**Window/Insect Screen**


- Full-length view for beauty and light
- An insect screen cannot be used with this door
- Laminated glass is installed permanently


Limited Warranties



Andersen® Lifetime Product Warranty



Installation Warranty



Brass and Nickel TarnishGuard™ Warranty

Figure 2. Photo of Proposed Storm Door