

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Amanda Milligan

LOCATION: Old and Historic Alexandria District
905 Duke Street

ZONE: CL/Commercial Low Zone

STAFF RECOMMENDATION

Staff recommends denial of the Certificate of Appropriateness for alterations.

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, Permit Center, 4850 Mark Center Drive, Suite 2015, 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 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 is requesting approval to replace the existing Cedar shingle on the property's mansard roof with synthetic Cedar shingle, at 905 Duke Street.

Site context

The property sits on the north side of the 900 Block of Duke Street. There is an undetermined ownership alley running behind the property; however, the subject mansard roof is on the property's front/south elevation and visible from Duke Street (Figure 1). The low slope main roof is not visible from any public way, therefore not under the BAR purview.



Figure 1 - front/south elevation

II. HISTORY

The two-and-a-half story, three-bay frame, Second Empire Victorian house was built prior to 1877 as it's shown on the 1877 Hopkins Atlas. The City's Real Estate Assessment page indicates the construction date of **1870**.

Previous BAR Approvals

BAR-86-55, approval for alterations on 04/16/1986.

BAR-87-18, approval for alterations on 01/21/1987.

III. ANALYSIS

The *Design Guidelines* state that: "Roofs of historic buildings are one of the dominant visual elements in the historic districts. The choice of roofing materials is an important consideration in the design of any rehabilitation work on a historic structure as well as new construction.

It is the policy of the Board to require the use of roofing materials that are historically appropriate for the period of the structure." Furthermore, "A central tenet of the philosophy of historic preservation is that original historic materials should be retained and repair rather than replaced."

The Sanborn Fire Insurance map shows that the property's mansard roof was shingle, therefore, wood shingle is the original material of this roof which is a character defining element of this beautiful Second Empire structure. If the applicant had proposed standing seam metal or stamped metal shingle for the mansard roof in question, staff could have approved the change administratively. However, even though the *Guidelines* state that standing seam was available during the first half of the 19th century, thus historically appropriate for the property and could be used as an alternative material, staff finds that wood shingle roofs are fast disappearing from the historic districts, hence, should be preserved.

Staff researched online and found several roof contractors that offer real Cedar Shake as an option. Even if synthetic materials are more durable and, in some cases, less expensive than the original, therefore more attractive to property owners, the change is against preservation practices. If a synthetic material is approved as a replacement option, it would set a precedent for other elements to follow the same principle such as siding, windows, and doors. Thus, staff recommends denial of the Certificate of Appropriateness.

STAFF

Marina Novaes, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed roof replacement will comply with Zoning.

C-2 Not allowed to increase the overall height of the building.

Code Administration

C-1 A building permit is required.

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-3 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)

F-1 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)

F-2 If the alley adjacent to 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)

C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C-3 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)

C-4 Any work within the right-of-way requires a separate permit from T&ES including scaffolding work. (Sec. 5-2) (T&ES)

C-5 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

F-1 No archaeology comments.

V. ATTACHMENTS

- Application Materials
- Completed application
- Plans
- Material specifications
- Scaled survey plat if applicable
- Photographs
- Public comment, if applicable
- Any other supporting documentation

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: _____

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 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).*

SUBMITTAL REQUIREMENTS:

- ☐ Check this box if there is a homeowner's association for this property. If so, you must attach a copy of the letter approving the project.

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.

- ☐ ☐ ^{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 understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- ☐ 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.

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: _____

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

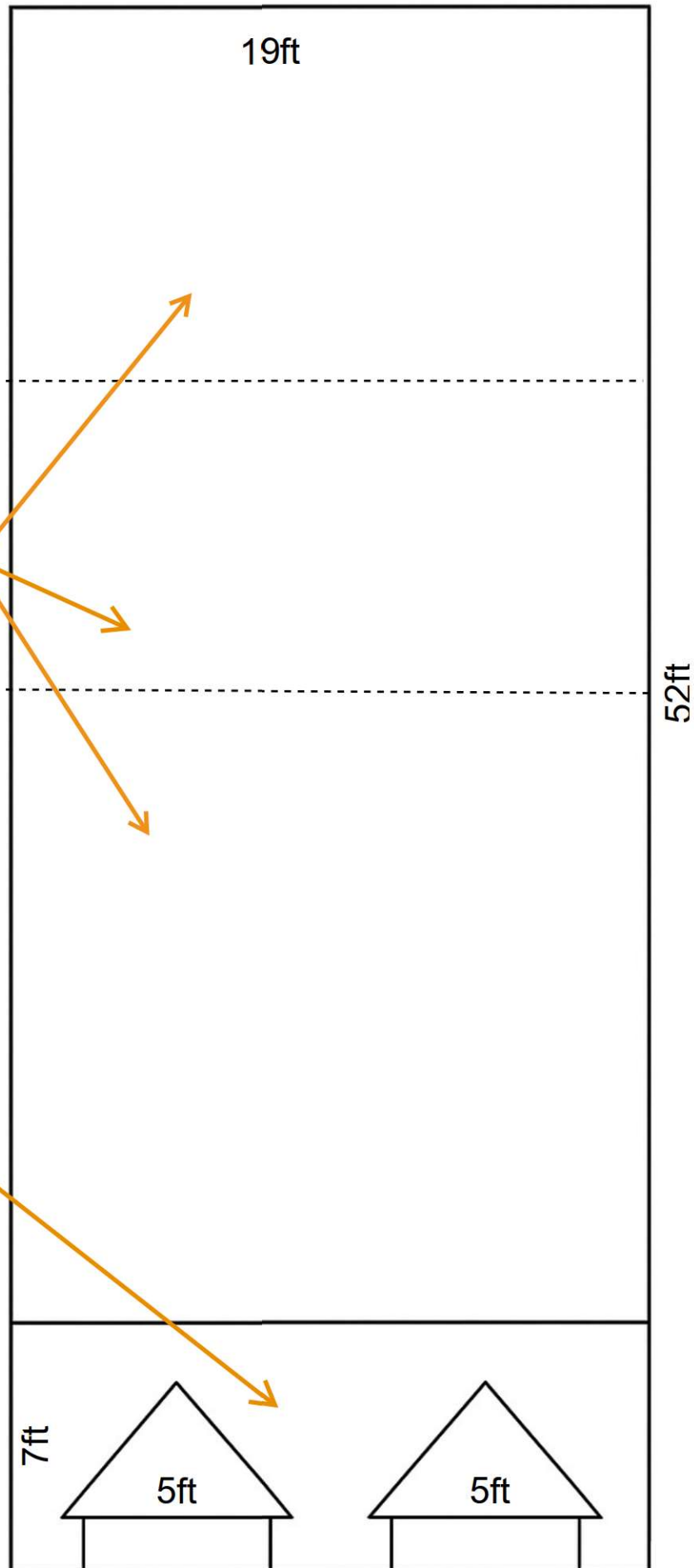
 Printed Name

 Signature

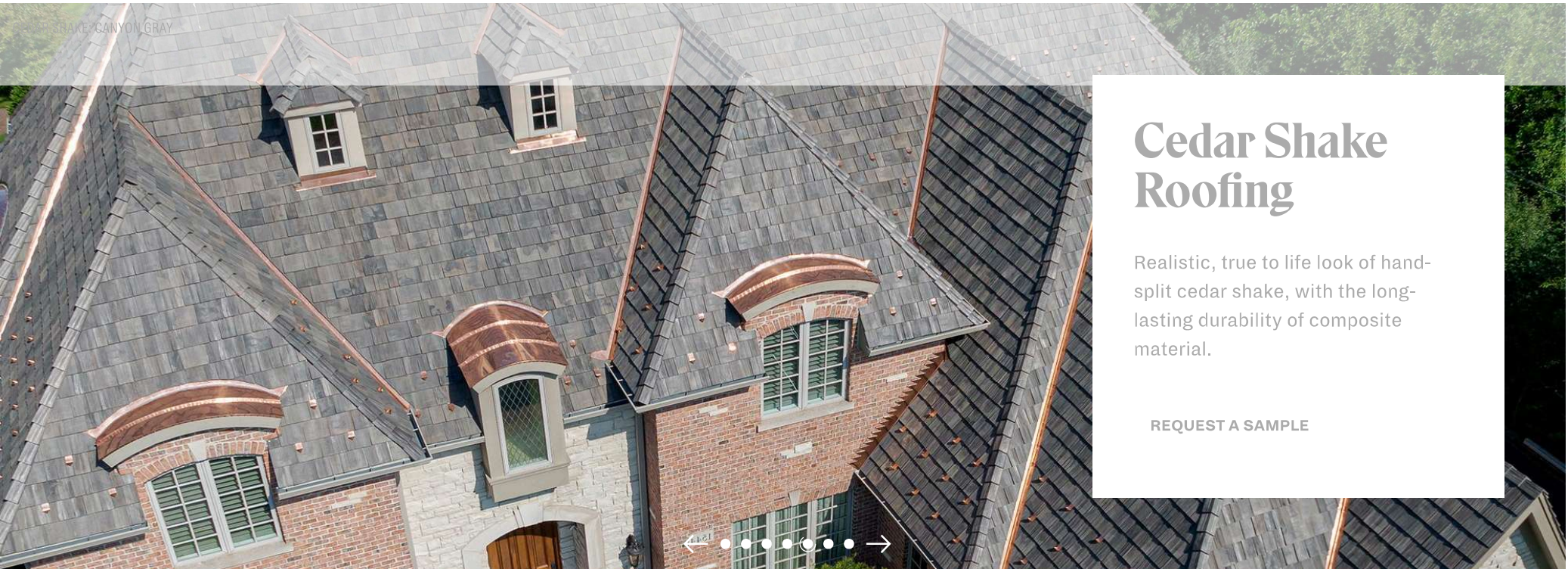
905 DUKE ST

Remove old roof membrane on all three flat roofs (main roof, middle lower roof and rear roof)

Remove old roof and replace with Brava Cedar Shake in Aspen color, total 210 Sq. Ft.







Cedar Shake Roofing

Realistic, true to life look of hand-split cedar shake, with the long-lasting durability of composite material.

[REQUEST A SAMPLE](#)

[PRODUCT OVERVIEW](#)

[PHOTO GALLERY](#)

[SPECS & ACCESSORIES](#)

[DOCUMENTS & VIDEOS](#)

Synthetic Cedar Shake Roofing

When searching for a cedar shake roof alternative, Brava's synthetic shake roofing tiles should be at the top of your list. Our polymer shingles have all of the true to life natural beauty and rustic split textures of real cedar, combined with the incredible benefits of a composite roofing material. When it comes to quality and craftsmanship, no one does it better. We manufacture the best composite shake shingles available. (Title 24 options available)



Aged Cedar

Aged Cedar is a coveted material, but takes hundreds of years to grow. Thankfully, we've been able to channel the rich, deep shades present in old-growth cedar and make them even more accessible.

See Projects with this Color →



See how lighting changes throughout the day

Cedar Shake Colors:



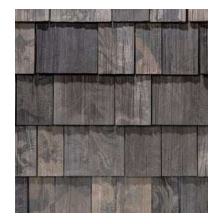
AGED CEDAR



ASPEN



BEECHWOOD



CANYON GRAY



LAKE FOREST



NATURAL CEDAR



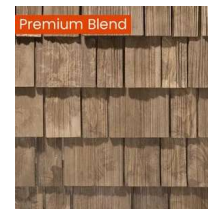
WEATHERED



ARENDALE *



LIGHT ARENDALE *



NEW CEDAR *



ONYX *



SIERRA *



WHITE *

[Cool Roof Colors Available.](#) See our collection of Cool Roof Colors and order free samples available upon request via your [local sales representative](#).

*** Note:** Premium Blend, Cool Roof (Title 24), and Legacy Colors are available as an up-charge from Standard Color pricing. Please consult your sales representative for additional information.



INSURANCE SAVINGS, GRANTS & TAX DEDUCTIONS

The World's Best Roofing. Now Even More Affordable.

BRAVA's extraordinary resilient roofing material can save you thousands of dollars off property owners insurance, qualify you for state grants and tax deductions.

[LEARN MORE](#)



Cedar Shake Roofing Alternative

When searching for a cedar shake roof alternative, Brava's synthetic shake roofing tiles should be at the top of your list. Our polymer shingles have all of the true to life natural beauty and rustic split textures of real cedar, combined with the incredible benefits of a composite roofing material. When it comes to quality and craftsmanship, no one does it better. We manufacture the best composite shake shingles available.



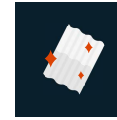
Environmentally Friendly Roofing

Our polymer roofing products are made of recycled materials and are fully sustainable. This not only makes the product more durable but environmentally friendly as well. Brava's cedar shake alternative is maintenance free, unlike traditional shake roofing. Throughout the roof's lifecycle, you will not have the need to repair or replace individual shakes as you would with real wood.



Synthetic Shake Roof Accessories

Our shake roofing system offers a solid tile accessory to assist in the installation at gables and valleys, starter pieces, and hip/ridge trim complete the line. No special tools are required for installation, and no additional structural support is needed. This makes our product ideal for new construction and re-roofs, for both residential and commercial projects.



Cedar Shake Roofing Product Profile

Brava composite shake tile offers the aesthetics of hand split cedar, that even the most fastidious consumer would agree is stunningly the same. Our multi-colored synthetic roof tile is unparalleled in the composite roofing market and is available in three different widths. Our product can be installed in straight courses or in a staggered application to give it a more rugged appearance. No other imitation shake comes close to our authentic appearance and quality.



Cedar Shake Roof Tiles Durability

Brava's composite roof tiles vary in thickness from $\frac{5}{8}$ " to $\frac{7}{8}$ " creating desirable shadow lines that convince everyone to believe your home has real cedar roof shingles. With its dramatic and classic look, in combination with a 50-year limited warranty, it is clear that our polymer shake roof tile is a desirable and intelligent way to protect your home. When you install our composite roofing product you can be confident that your new imitation cedar shake roof life expectancy will be much longer than that of natural wood shingles. Less maintenance and repairs result in a greater return on investment.



Color

***Color Disclaimer:** The printed colors shown in this website or on the brochure may vary from actual colors. Before making a final selection, be sure to review actual material samples and roof installations. Please contact your sales person for further assistance.



Wind Testing

All tiles are manufactured to uphold the highest quality control standards and withstand the harshest of weather conditions. Brava tiles are tested and approved to withstand wind speeds of up to 188MPH with nails and up to 211MPH with high wind / screw installation.



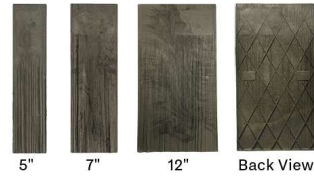
Fortified Roof Program

The World's Best Roofing Material. Now Even More Affordable. Save Money with Grants and Insurance Policy Discounts with FORTIFIED Roof™.

Brava Cedar Shake Roof System



Standard Field Shake
(Structural Ribbing Back)
Install at all roof sections.



Solid Shake
(Solid Back)
Install at rake and/or valleys
(optional upgrade).



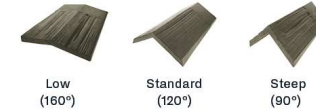
12"

Cut Shakes
Factory edge to the outside.

Ice & Water Shield
Recommended at eaves and valleys.

Underlayment
Synthetic recommended.

Hip/Ridge Shake
Available in three configurations depending
on application and roof pitch.*



Starter
Install at eaves.
Thick edge installed toward eave.

Note: Images not to scale.

*For more detail on Hip/Ridge angles and application, refer to the installation guide.

Composite Shake Shingles Cost

If you're tired of dealing with the costly maintenance and repairs required for cedar shake roof, our imitation shake shingles are your best alternative. Brava composite shake roof costs are going to be comparable to their natural counterpart, but in the long run, you will save money by installing a synthetic roofing product. Brava composite cedar shake tiles are not only energy efficient, they are far more durable than wood shingles, and require virtually zero maintenance. Our synthetic cedar shake roofing tile can be installed in any climate without concern! Synthetic shake shingle prices will vary depending on your property and location. Get a free estimate for composite shake shingles cost per square now!

If you would like more information on our composite cedar roofing cost per square, or if you need contact info for a local Brava Roof Tile installer, contact us today.



Compare Brava Cedar Shake with Traditional Cedar Shake

NO PROHIBITED JURISDICTIONS



FIRE RETARDANT: CLASS A OR CLASS C



IMPACT RESISTANCE: CLASS 4



HAIL WARRANTIED



MAINTENANCE FREE



MANY PROHIBITED JURISDICTIONS



FIRE RETARDANT: CLASS A OR CLASS C -
VARIES BY MANUFACTURER; REQUIRES
CHEMICAL TREATMENTS



NATURAL SHAKE IS VULNERABLE TO HAIL



NO HAIL WARRANTY



REQUIRES REPLACEMENT OF INDIVIDUAL
SHAKES THROUGHOUT LIFE CYCLE

Compare Brava to Traditional Cedar Shake →