

ISSUE: Certificate of Appropriateness for alterations/ addition

APPLICANT: 1231 G St NE LLC

LOCATION: Old and Historic Alexandria District
309 Duke Street

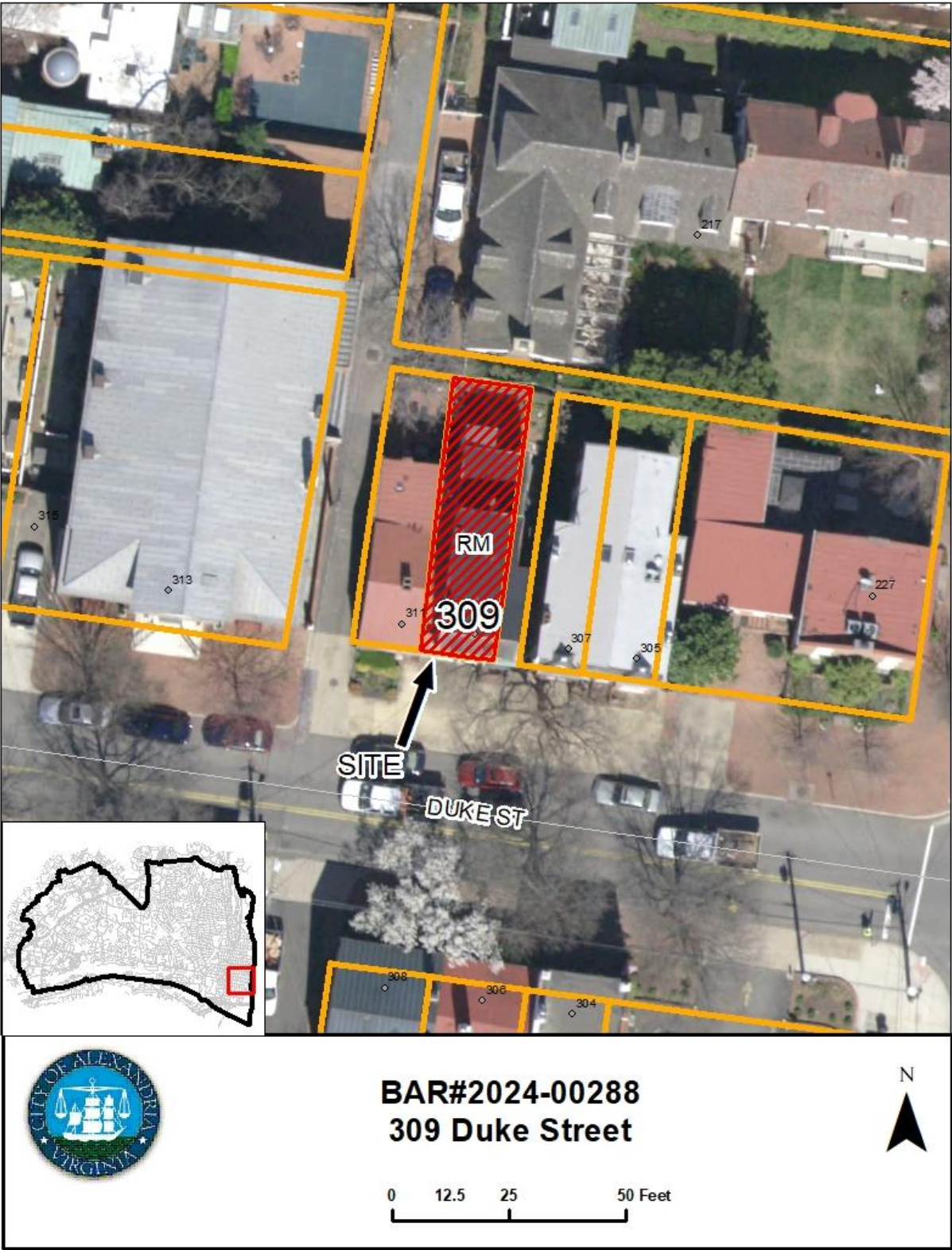
ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness as submitted.

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 requests a Certificate of Appropriateness to add a roof deck to the rear two-story ell, at 309 Duke Street.

Site context

The alley to the east, adjacent to the property, and the alley to the north, behind the subject property, are both private. Another alley which runs north/south on the west side of 311 Duke is also private. Therefore, only a small portion of the proposed addition will be visible from a public right of way. See Figures 1 and 2.



Figure 1: North elevation. Proposed roof deck to be mounted on the two-story ell.



Figure 2: E elevation. The blue is tarp on the southernmost portion of the rear ell; the roof deck will be beyond this.

II. HISTORY

Based on historic maps, 309 Duke was constructed at some point between **1877 and 1885**. It does not appear on the 1877 G.M. Hopkins Atlas of Alexandria, VA and it does appear on the 1885 Sanborn Fire Insurance Map. This Sanborn Map depicts it as a two-story brick dwelling with a rear two-story brick ell and slate or metal roofing, but by the time of the publication of the 1902 Sanborn map, the house has a three-story main block, a two-story rear ell, and two small rear additions. The proposed deck will be constructed on the two-story rear ell.

In December of 2023, the east elevation of the rear ell completely collapsed and permit BLDR2023-01236 was issued for emergency shoring and select demolition to make the building safe.

Previous BAR Approvals

- July 3, 2024, BAR2024-00218: Approval to replace a collapsed masonry wall with a wood frame wall with fiber cement siding and trim.
- April 7, 1994, BAR 94-32: Approval to demolish a porch façade and the construction of a new exterior wall.
- September 6, 1972, Permit #29418: Hammer down standing seams in existing tin roof. Apply new built up roof over existing. Surface with flood coat of hot asphalt. Apply black 240# shingles on rear porch roof; remove old tin roof. New copper gutters and downspouts. Staff notes that while this is not a BAR approval, it indicates important changes to the building. Staff found no record of BAR approval for this work.

III. ANALYSIS

Certificate of Appropriateness

The *Design Guidelines* state that “Roof decks should be constructed so that they do not interfere with the historic roofline of a building.” In this case, the roof deck will not at all interfere with the roofline. Instead, the proposed deck respects the historic roof, as it will be a floating deck on pedestals located above, but not resting on, the existing roof. Therefore, there is no encapsulation or demolition involved in the project. The 36” high metal guardrails comply with USBC regulations and the *Design Guidelines*, and the Trex composite decking is an appropriate material.

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

STAFF

Susan Hellman, Historic Preservation Planner, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed roof deck will comply with zoning.

C-2 The rear deck will need to meet the 16 ft required rear yard setback.

F-1 Half the distance of the rear alley can be used to meet the required rear yard.

Code Administration

C-1 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 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)
- 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 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 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 archaeological oversight is required for this project.

V. ATTACHMENTS

I – Application Materials

- *Completed application*

- *Plans*
- *Material specifications*
- *Scaled survey plat if applicable*
- *Photographs*

2 – Supplemental Materials

- *Public comment if applicable*
- *Any other supporting documentation*

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: 309 Duke Street

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

TAX MAP AND PARCEL: 075.03-01-05 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: Chris Clark

Address: 2804 Woodlawn Ave.

City: Falls Church State: VA Zip: 22042

Phone: 571-271-9702 E-mail: chris@summithomesdc.com

Authorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____

Name: Joel Deleon Phone: 703-549-0809 x 103

E-mail: joel@argponline.com

Legal Property Owner:

Name: 1231 G St. NE LLC

Address: 2200 Wilson Blvd. #102-128

City: Arlington State: VA Zip: 22201

Phone: 571-271-9702 E-mail: chris@summithomesdc.com

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 construction of roof deck on existing roof

☐ ADDITION

☐ DEMOLITION/ENCAPSULATION

☐ SIGNAGE

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

-New roof deck at rear portion of house where visible from public way comprised of painted skirt board with guardrail of metal posts, metal top rail, and cable infill

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.

BAR CASE# _____

(OFFICE USE ONLY)

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: Chris Clark

Date: 7/22/2024

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. Chris Clark	2200 Wilson Blvd. #102-128, Arlington, VA 22201	50%
2. Elmar von Grolman	PO Box 4093 Merrifield,, VA 22116	25%
3. Tingting Chen	PO Box 4093 Merrifield,, VA 22116	25%

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 309 Duke 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. Chris Clark	2200 Wilson Blvd. #102-128, Arlington, VA 22201	50%
2. Elmar von Grolman	PO Box 4093 Merrifield,, VA 22116	25%
3. Tingting Chen	PO Box 4093 Merrifield,, VA 22116	25%

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.

7/22/2024
Date

Chris Clark

Printed Name

Chris Clark



Signature

LINE TYPES:

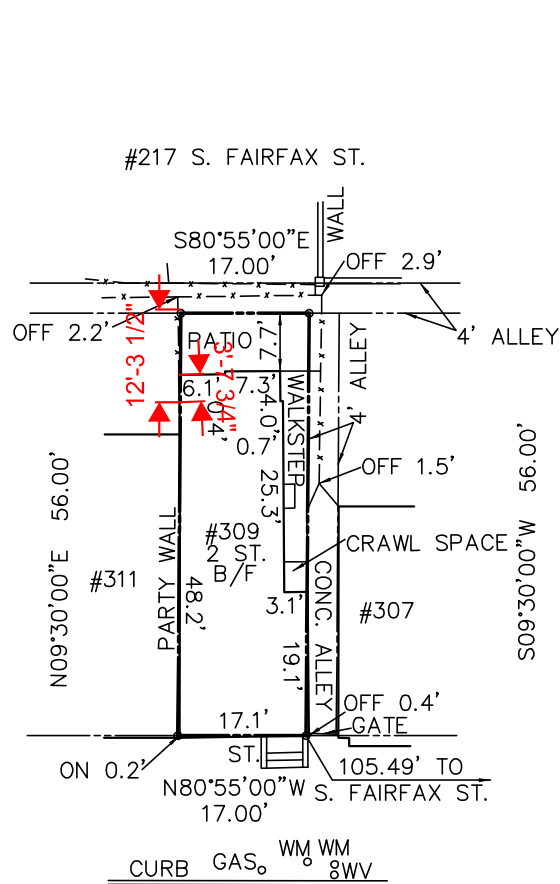
——— BOUNDARY LINE
 - - - - EASEMENT
 ——— DRIVEWAY/ROAD
 - x - x - FENCING
 ——— OVERHEAD WIRE
 ——— STRUCTURE

LEGEND:

ADW-ASPHALT DRIVEWAY
 A/C-AIR CONDITIONING
 A/W-AREAWAY
 B.E.-BASEMENT ENTRANCE
 BRL-BUILDING RESTRICTION LINE
 CDW-CONCRETE DRIVEWAY
 CO-CLEANOUT
 CONC.-CONCRETE
 ER-ELECTRICAL RISER
 FIOS-FIBER OPTICS UTILITY BOX
 GDW-GRAVEL DRIVEWAY
 IPF-IRON PIPE FOUND
 IRS-IRON ROD SET
 IRF-IRON ROD FOUND
 MH-MANHOLE
 O.H.-OVERHANG
 PAD-CONCRETE PAD

PL.-PLANTER
 PP-POWER POLE
 R/W-RIGHT OF WAY
 SMH-SANITARY MANHOLE
 ST.-STOOP
 TELE-TELEPHONE PEDESTAL
 TR/TRANS-TRANSFORMER
 WM-WATER METER
 WV-WATER VALVE
 WW-WINDOW WELL

TOTAL AREA= 952 SF



DUKE STREET
(66' R/W)

CURB

LOCATION SURVEY
 ON THE PROPERTY LOCATED AT
 #309 DUKE STREET
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE 1"=20' DATE 04-10-24



- 1.) NO TITLE REPORT FURNISHED.
- 2.) PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- 3.) FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE AND DO NOT CERTIFY AS TO OWNERSHIP.
- 4.) NO CORNER MARKERS SET.
- 5.) THIS SURVEY IS NOT TO BE USED AS A PLAT TO ESTABLISH PROPERTY LINES OR TO CONSTRUCT ANY PERMANENT STRUCTURES ON THE PROPERTY.

MERESTONE LAND SURVEYING, PLLC.
 LAND SURVEYING & G.P.S. SERVICES
 MERESTONE LAND SURVEYING, PLLC
 1229 GARRISONVILLE ROAD SUITE 105 STAFFORD, VA 22556
 (540)752-9197 FAX (540)752-9198



(B)

PERSPECTIVE: DUKE STREET AT SOUTHWEST CORNER



ROOF DECK
GUARDRAIL: METAL
POST AND TOP RAIL
WITH METAL PICKET
INFILL

(A)

PERSPECTIVE: DUKE STREET SIDEWALK AT SOUTHEAST CORNER



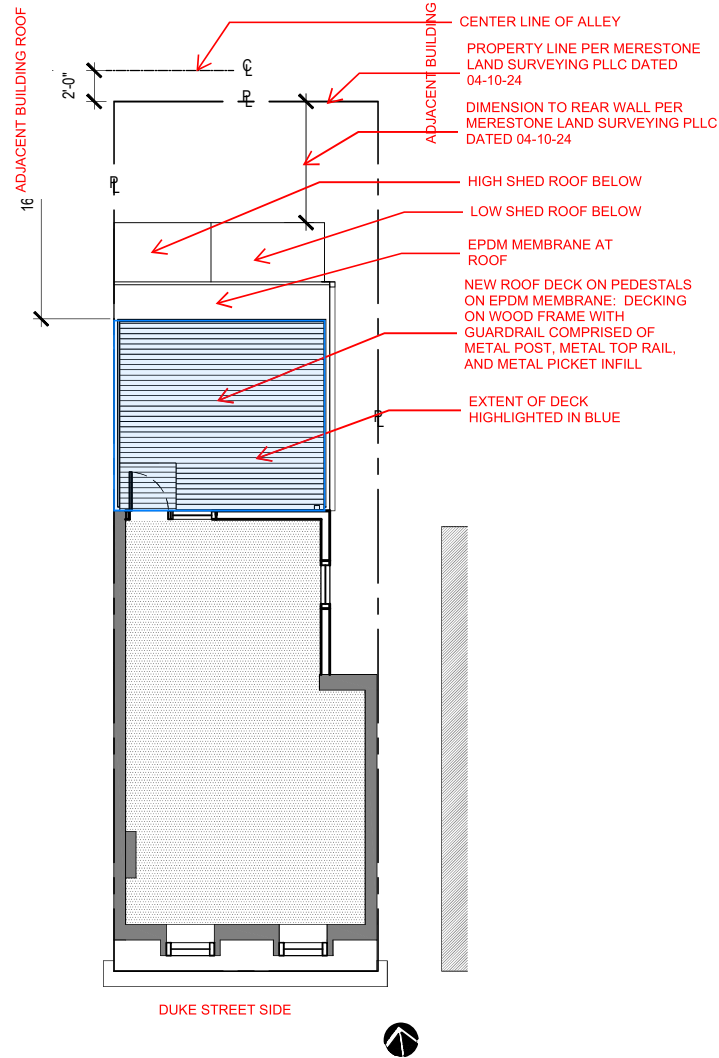
ARCHITECTS GROUP PRACTICE
9697 POINDEXTER COURT, BURKE, VA 22015

TITLE
B.A.R. Exhibit
ADDRESS
309 Duke Street, Alexandria, Virginia

SCALE
N.T.S.
DATE
JULY, 22, 2024

SHEET

A1



ARCHITECTS GROUP PRACTICE
 9697 POINDEXTER COURT, BURKE, VA 22015

TITLE
B.A.R. Exhibit
 ADDRESS
309 Duke Street, Alexandria, Virginia

SCALE
1/8" = 1'-0"
 DATE
AUGUST 14, 2024

SHEET

A2



ROOF DECK
GUARDRAIL:
FABRICATED METAL
POST AND TOP RAIL
WITH METAL PICKET
INFILL



ARCHITECTS GROUP PRACTICE
9697 POINDEXTER COURT , BURKE, VA 22015

TITLE
B.A.R. Exhibit
ADDRESS
309 Duke Street, Alexandria, Virginia

SCALE
N.T.S.
DATE
JULY, 22,2024

SHEET

A3