

Docket Item # 3  
BAR CASE # 2016-0022

BAR Meeting  
February 17, 2016

**ISSUE:** Certificate of Appropriateness (Shed)

**APPLICANT:** Kris Rowley

**LOCATION:** 1021 Duke Street

**ZONE:** CL / Commercial

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**STAFF RECOMMENDATION**

Staff recommends approval of the application with the condition that the shed is relocated to the rear property line.

**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, 703-838-4360 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.



**BAR2016-00016 & BAR2016-00017**



## **I. ISSUE**

The applicant requests approval of a Certificate of Appropriateness for the construction of a shed in the rear yard at 1021 Duke Street. The proposed shed will measure 10' by 4.5', and the single slope shed style roof will have a maximum height of 7'. The shed will be located on the east property line immediately behind the rear fence. The shed will be constructed on-site using LP Smart Siding (an engineered wood product) and PVC trim and it will be field painted. The roof will have architectural grade composition shingles. The application includes a request for a full-light aluminum storm door for the Duke Street-facing front door.

The applicant also proposes a clear glass, full view storm door in the main entrance and to repoint and repaint the brick.

## **II. HISTORY**

The two-story, three bay Italianate style brick townhouse at 1021 Duke Street was constructed **between 1921 and 1931**, according to the Sanborn Fire Insurance Maps.

On October 4, 2000, the BAR approved a waiver of fence height for a 7' fence in the rear of the property to help abate some of the traffic noise associated with the busy intersection at Duke and North Henry Streets (BAR Case #2000-0231).

## **III. ANALYSIS**

The BAR Minor Architectural Elements Policy does not permit staff to administratively approve a rear shed unless it's located within a fence rear yard. The applicant has expressed a preference to locate the shed in an existing parking space, not within the enclosed yard, which is rather small. Staff has no objection to the proposed location, utilitarian design or materials. However, in order to comply with the zoning ordinance, the applicant must locate the shed on the rear property line.

While Staff can administratively approve full-light storm doors and masonry repointing, these are included as part of the BAR application so the applicant does not need to submit two separate applications and pay two processing fees. The proposed storm door complies with the BAR's Minor Architectural Elements policy. The proposed repointing is appropriate so long as the mortar is the same color, composition, texture and profile as the original. Staff's policy is to require that the mortar be historically appropriate because inappropriate use of hard Portland cement can still harm soft early brick and numerous owners have recently stripped the paint from historic buildings in order to restore the original appearance or to save the expense of repainting, so the mortar color matters.

Staff recommends approval of the application, provided that the shed is located on the rear property line in compliance with zoning and the mortar for repointing is appropriate.

## **STAFF**

Stephanie Sample, 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 Comments**

C-1 A shed no larger than 50 square feet and 7 feet in height is permitted at the rear property line. To comply with zoning the shed must be relocated to the rear property line. The shed will be located on the existing driveway, therefore there is no reduction in open space.

##### **Code Administration**

No comments received.

##### **Transportation and Environmental Services**

No comments received.

##### **Archaeology**

F-1 Tax records and census records from 1810 suggest that a soap manufacturer may have been operating on this block, but the exact location is not known. Later records from 1830 and 1850 indicate the presence of free African American households on the street face, but again, exact addresses are unknown. The U.S. Military Railroad map prepared by the Union in 1865 and the G.M. Hopkins fire insurance atlas of 1877 show structures on or adjacent to the site. In the late 19<sup>th</sup> century, a grocery and saloon were located on the lot.

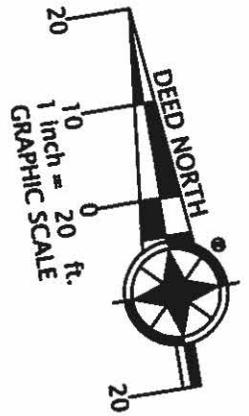
R-1 Given the low level of expected ground disturbance for this project, no archaeological action is required.

#### **V. ATTACHMENTS**

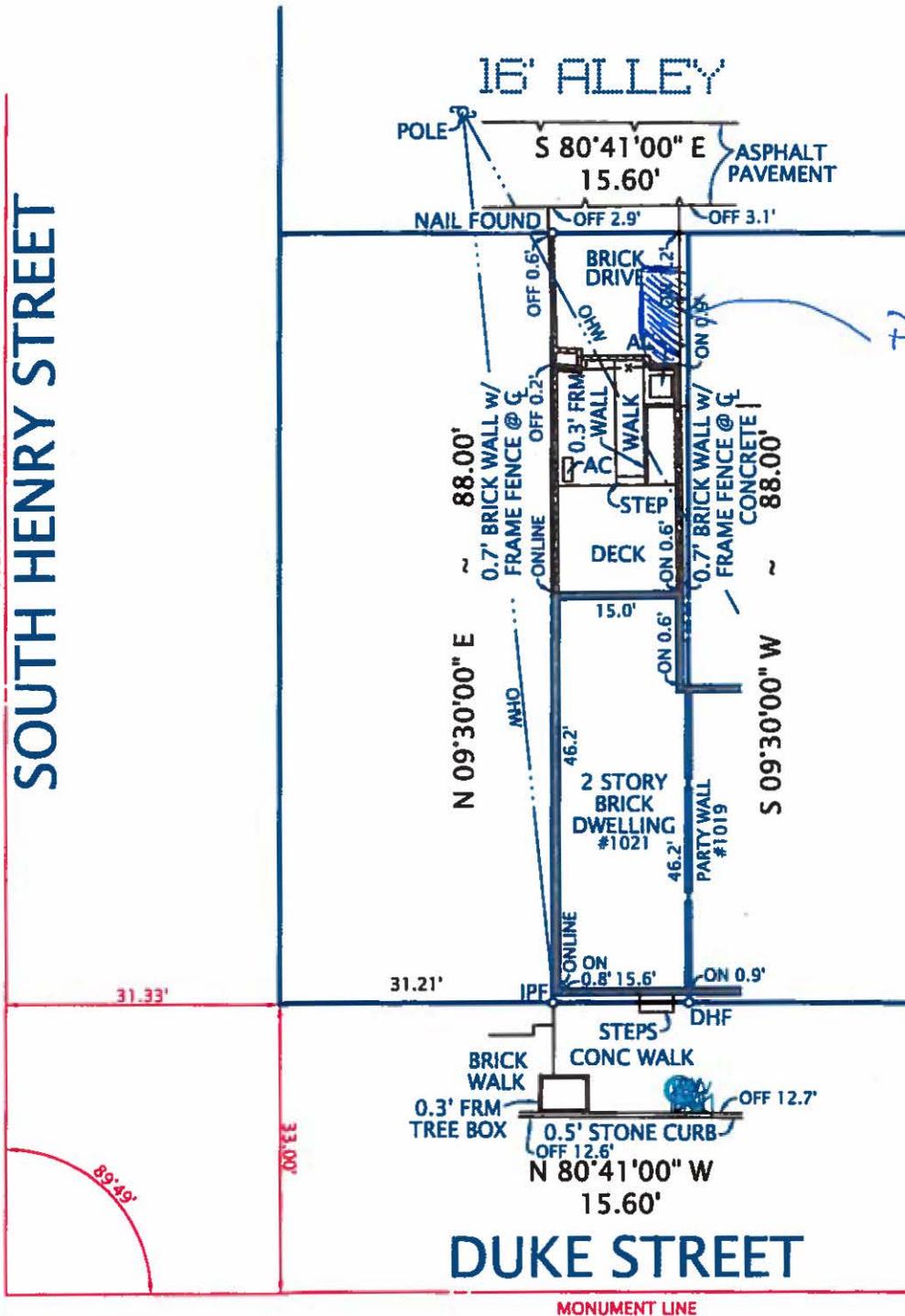
*1 – Supplemental Materials*

*2 – Application for BAR2016-0022: 1021 Duke Street*

NOTES: 1. WALLS ARE 0.5' FRAME UNLESS NOTED.  
 2. AREA = 1,373 SF (COMP)



MONUMENT LINE  
**SOUTH HENRY STREET**



*Proposed Shed Location*

**PLAT**  
 SHOWING HOUSE LOCATION ON  
 THE PROPERTY LOCATED AT  
**#1021 DUKE STREET**  
 (INSTRUMENT #050004735)  
 CITY OF ALEXANDRIA, VIRGINIA  
 SCALE: 1" = 20'      MAY 21, 2014

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I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCRoACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.  
 A TITLE REPORT WAS NOT FURNISHED.  
 NO CORNER MARKERS SET.

05/21/2014  
 GEORGE M. O'QUINN  
 LICENSE NO. 2069  
*George M. O'Quinn*

Ordered by:  
  
 7619 Little River Turnpike  
 Suite 300  
 Annandale, Virginia 22003  
 703-916-1800  
 703-916-1801 (Fax)

**DOMINION** Surveyors Inc.  
 8808-H PEAR TREE VILLAGE COURT  
 ALEXANDRIA, VIRGINIA 22309  
 703-619-6555  
 FAX: 703-799-6412

BAR Review Application  
Kris Rowley  
1021 Duke Street

**Storm Door**

We would like to add a storm door to our front door (facing Duke Street).



**Re-pointing and Brick Repair.**

APPLICATION MATERIALS  
BAR2016-00022  
1021 Duke St  
1/19/2016

We are requesting to have re-pointing and brick repair done at various spots outside of our house. This work will require us to have scaffolding put up for the 2nd floor repair work.

### **Painting**

Once the re-pointing is completed, we will have the house repainted.

### **Shed**

We would like to add a shed on top of our brick driveway. The shed will sit on top of a 8 inch wooden platform.

#### **Custom Built on Site:**

10' Width x 4' Depth x 7' Height. 2/12 Pitch lean to roof style. 7' Height measured from top of floor to peak. Roof slants downward from front to back. Construct then push into place.

#### **Floor:**

2-4x4x10 Pressure treated skids leveled using cinder block as necessary

2x4 Pressure treated floor joists 12" on center

3/4" Pressure treated BCX grade plywood flooring

(No ramp)

#### **Walls/Door:**

Back wall total exterior height of approximately 6'2" from top of floor

Front wall exterior height 7' from top of floor to peak

LP Smart Siding wall and door panels-painted-Behr color to be determined

White PVC corner and door trim

48" Wide double door opening on 10' front wall

T handle lockset

2x4 Bottom plates and 2x4 double top plates

2x4 Wall studs 16" on center

Soffit vents on front and back 10' walls

#### **Roof:**

Lean to style roof with 2/12 roof pitch

2x4 Rafters 24" on center

7/16 OSB roof sheeting with ice/water shield

White PVC roof trim

CertainTeed Landmark 30 year asphalt architectural shingles-color to be determined

Sample Picture:



APPLICATION MATERIALS  
BAR2016-00022  
1021 Duke St  
1/19/2016

BAR Case # 2016-00022

ADDRESS OF PROJECT: 1021 Duke Street, Alexandria VA 22314

TAX MAP AND PARCEL: 074.01-08-20 ZONING: CL

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: Kris Rowley

Address: 1021 Duke Street

City: Alexandria      State: VA    Zip: 22314

Phone: \_\_\_\_\_      E-mail: Krowley10115@gmail.com

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

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

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

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

Legal Property Owner:

Name: Kris Rowley

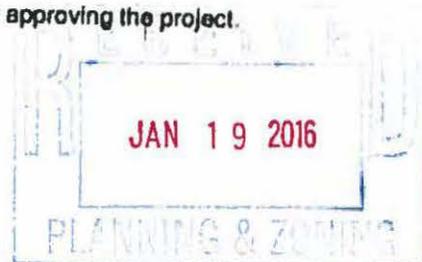
Address: 1021 Duke Street

City: Alexandria      State: VA    Zip: 22314

Phone: 571-277-2583      E-mail: Krowley10115@gmail.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.



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

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
  - awning
  - doors
  - lighting
  - other repaint, storm door
  - 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).*

~~shed~~  
~~sheds~~ (See Attached)  
~~sheds~~

**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 exceed 11" x 17" unless 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.

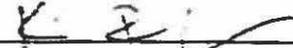
- N/A Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment 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.

**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 am unsure to whom should send notice 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 "study") must be accompanied by the BAR Supplemental form and I set of revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, existing 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 VI, Chapter 4, Section 11-30.6) 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: K. S. Rawlin

Date: 1/5/2016

**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 ten 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. Kris Rowley	1021 Duke St, 22314	50%
2. Michelle Rowley	1021 Duke St, 22314	50%
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 ten 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.

1/15/2014  
Date

Kris Rowley  
Printed Name

*KR*  
Signature