

BAR Meeting
July 6, 2016

ISSUE: Capsulation, Addition and Accessory Building

APPLICANT: John & Mary Berry

LOCATION: 1207 Duke Street

ZONE: CL / Commercial

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate and the Certificate of Appropriateness with the condition that:

1. Include the following statements on all construction documents involving any ground disturbing activities, so that on-site contractors are aware of the requirements:
 - a. Contact Alexandria Archaeology (703-746-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds.
 - b. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - c. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

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 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.



BAR2016-00194 & 2016-00195



Note: Staff coupled the applications for a Permit to Demolish (BAR #2016-0194) and Certificate for Appropriate (BAR #2016-0195) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. ISSUE

The applicant is requesting approval of a Permit to Demolish/Capsulate and a Certificate of Appropriateness for the construction of a 65 square foot one-story rear addition for a powder room and a small utility shed in the rear yard at 1207 Duke Street.

Capsulation

- The first floor rear wall of the existing two-story rear ell will be capsulated and the existing window opening will be enlarged to accommodate a door into the new addition. The capsulated wall area measures roughly 80 square feet.

Addition

- A hipped roof, one-story (11' maximum height) rear addition will be constructed off of the north wall of the two-story rear ell to accommodate a powder room.
- The addition will measure 6.3' wide by 10.3' long.
- The addition will be clad with lime washed brick to match the existing house, although on the west elevation above the existing garden wall will be clad with fiber cement siding.
- The addition roof will be clad with standing seam metal and it will have half round gutters to match the existing house.
- The trim on the addition will be a solid-through-the-core, millable synthetic material painted to match the house.
- A single, six-over-six, double hung window in either a composite material or wood will be located on the north elevation.

Accessory building

- A 5.7' by 8' (45.6 square feet) shed will be located in the rear yard, adjacent to the existing garden wall.
- The shed will be 6'6" tall with a shed roof, and will be clad with fiber cement siding painted to match the house.
- The window removed from the main house as a result of the new addition will be installed on the east facing elevation of the shed.
- The shed will have a flush vertical board door facing the house.

II. HISTORY

The two-and-a-half-story, semi-detached brick townhouse at 1207 Duke Street was built in **1809** by Charles LeCount Nevitt, according to Ethelyn Cox in her book *Alexandria Street by Street*. The general footprint of the house has changed very little since its construction, although the two-story rear ell addition likely dates from **between 1931 and 1941**, according to Sanborn Fire Insurance Maps.

The only recent BAR approval for the subject property was in 2008, when BAR staff administratively approved the replacement of the roof and gutters (BAR Case #2008-0246).

III. ANALYSIS

Permit to Demolish

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic house?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and	No

	desirable place in which to live?	
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While much of the house at 1207 Duke Street is from the first phase of construction in the early 19th century, the area proposed for demolition is minimal in scope, is located on a secondary elevation and is of later construction. The area of capsulation is small, does not remove any portion of the building containing character defining features of uncommon design, craftsmanship or historic merit, and does not compromise the integrity of the building as a whole. Therefore, staff recommends approval of the Permit to Demolish/Capsulate.

Certificate of Appropriateness

The *Design Guidelines* note that “The Boards generally prefer addition designs that are respectful of the existing structure and which seek to be background statements or which echo the design element of the existing structure.” Staff finds that the modest new addition meets this recommendation, as does the rear shed, neither of which will be highly visible from the public right-of-way. Staff also supports the use of synthetic trim and fiber cement siding on the addition, as the use of modern materials are a subtle way to differentiate new construction from the historic portion of the building. The one foot offset of the addition from the main building on the east elevation is another way to clearly differentiate the new addition. Staff is pleased that the applicant is reusing an existing window on the new shed, as one of the central tenants of historic preservation is the retention of historic materials.

Staff recommends approval of the application, as submitted, and forwards the standard archaeology conditions applicable when there is ground disturbance for new construction.

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 According to the applicant, the wall between 1207 and 1029 Duke Street is a party wall. The subject property is a semi-detached dwelling. No setback is required from the shared property line. The proposed addition and shed are in compliance with required setbacks. Half of the rear alley is applied to the required rear yard setback.

Staff will require a wall check during the building permit process. The wall check must confirm the shared wall is a party wall.

Code Administration

No comments received.

Transportation and Environmental Services

R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R3. 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)

F1. Previously reviewed under [BAR2008-00246] (T&ES)

F2. 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)

F3. 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 & Inspection 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)

C1. 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)

C2. 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)

- C3. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C4. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C5. 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

R-1. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Demolition, Basement/Foundation plans, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:

- d. Contact Alexandria Archaeology (703-746-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds.
- e. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- f. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2016-0194 & 0195: 1207 Duke Street

6/6/16

1207 Duke - Materials

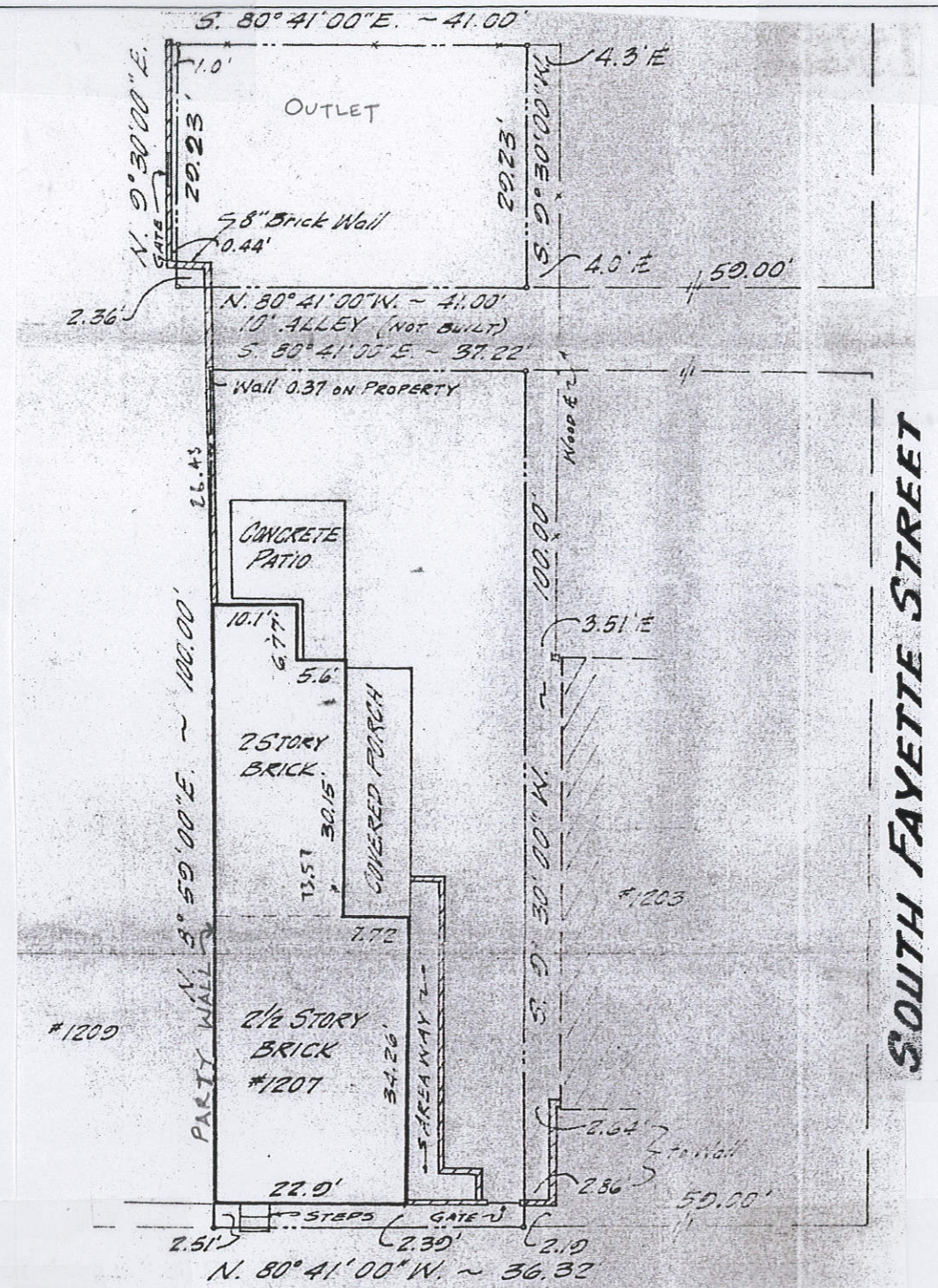
Bath Addition

- Brick to be salvaged brick - unpainted
↳ find brick similar to original at all
- Trim to be Azek or similar - painted
- Window to be painted wood/comp. Jeld Wen double hung w/ S.D.L.
- Roof to be prefinished Galvalume standing seam metal - match ex. roof color; flashing similar
- Gutters to be prefin. alum. half round - brown color
Downspout to be prefin. alum round - brown color

Shed

- Siding to be Hardie Plank - 5" face, smooth, prefin. or paint
- Trim to be Azek or similar - painted
- Roof to be prefin. Galvalume - std. seam metal
- Door to be ptd. boards
- Window to be reused from existg pantry

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1207 Duke St
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DUKE STREET

HOUSE LOCATION SURVEY OF PARCEL 1 AND PARCEL TWO

1207 DUKE STREET

ALEXANDRIA, VIRGINIA

COPELAND ENGINEERING

CIVIL ENGINEERING & LAND SURVEYING

711 NORTH FAYETTE STREET

DR-55138
JOHN M. BERRY

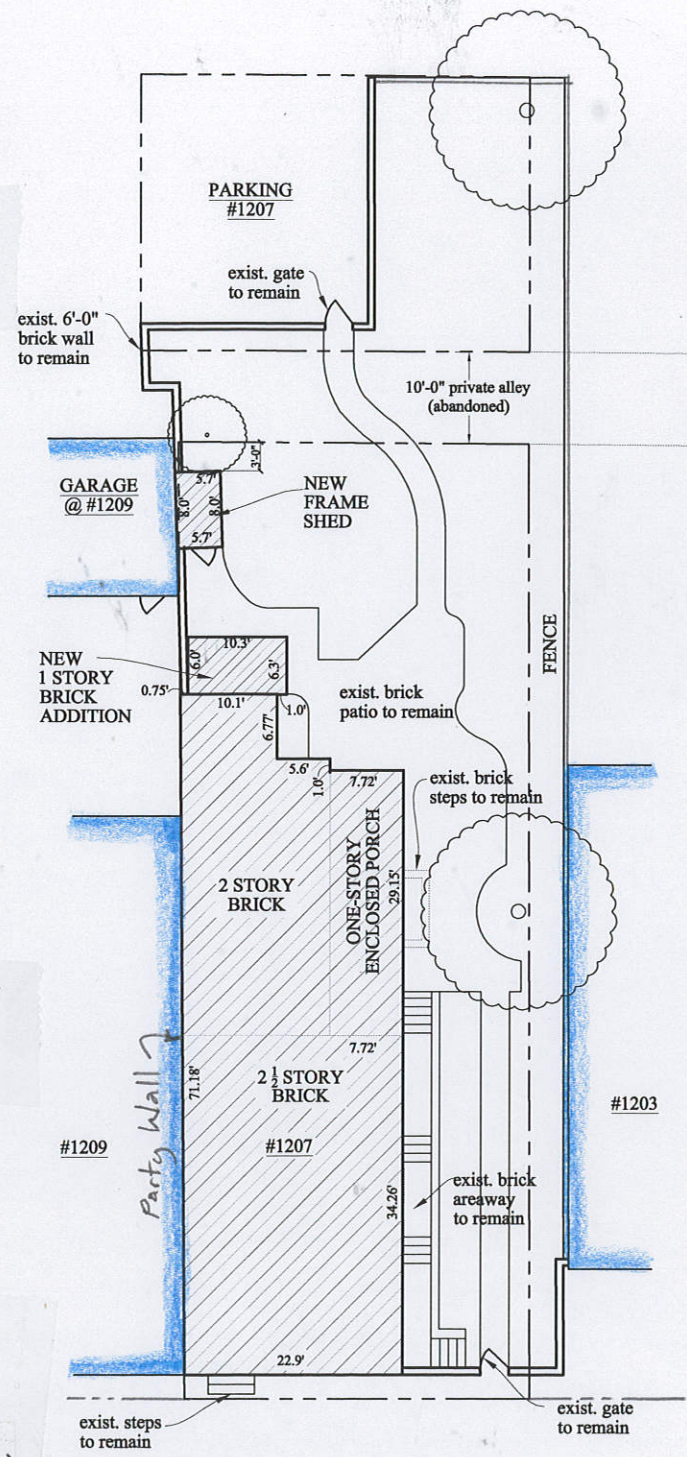
JULY 15, 1971

CERTIFIED CORRECT

CERTIFIED LAND SURVEYOR

PLAT

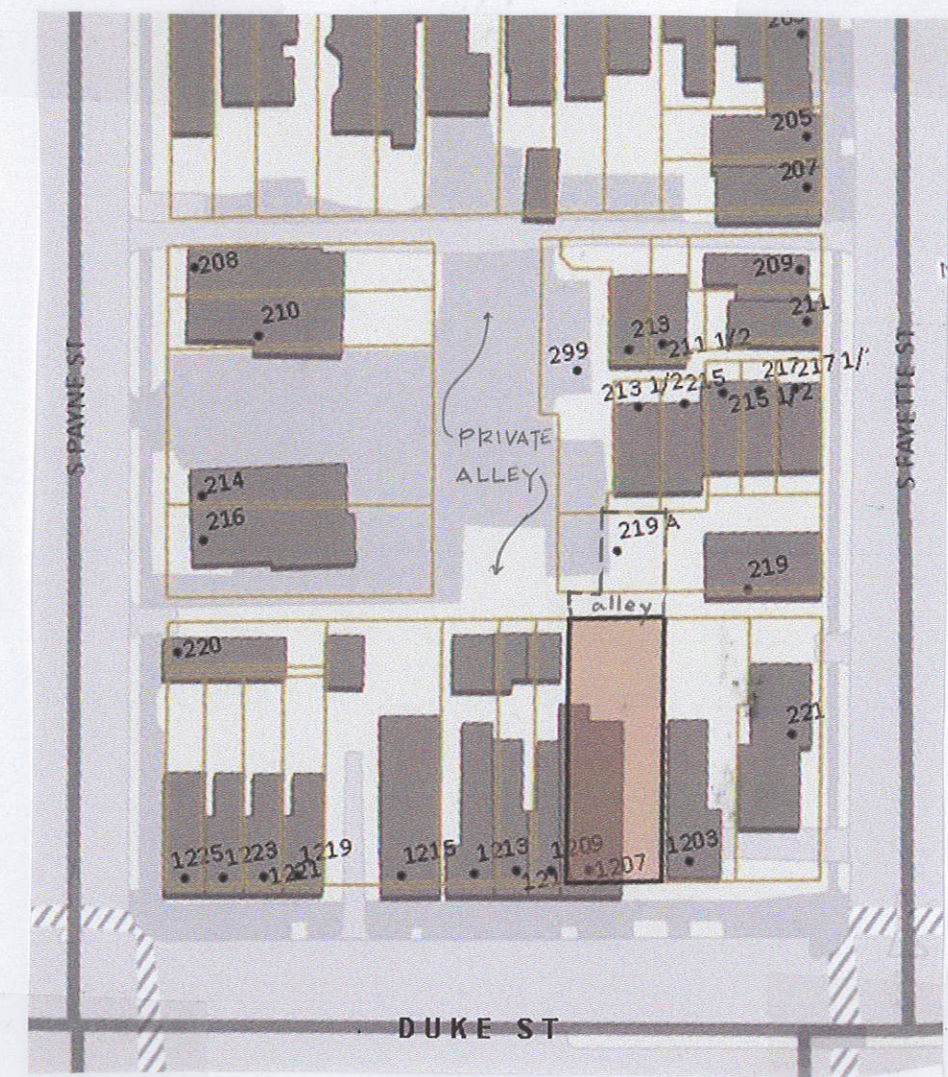
1"=20'-0"



DUKE STREET

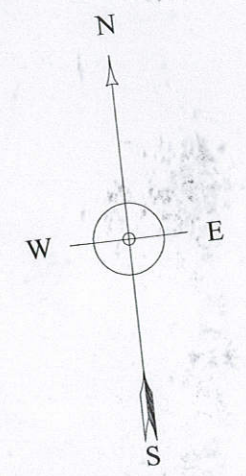
PROPOSED SITE PLAN

1" = 20'-0"



GIS PARCEL MAP

NOT TO SCALE

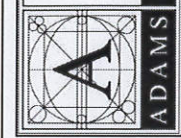


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1207 Duke St
6/7/2016

Alterations
Berry Residence
1207 Duke Street
Alexandria, Virginia

Date:
6 June 2016
rev, 6/22/16
PAR Set

Sheet:
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of 11



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405 South Washington Street Alexandria, Virginia 22314
Tel. 703 549 0650 ©
Fax. 703 549 3125

ADAMS ARCHITECTURE PLANNING INTERIORS

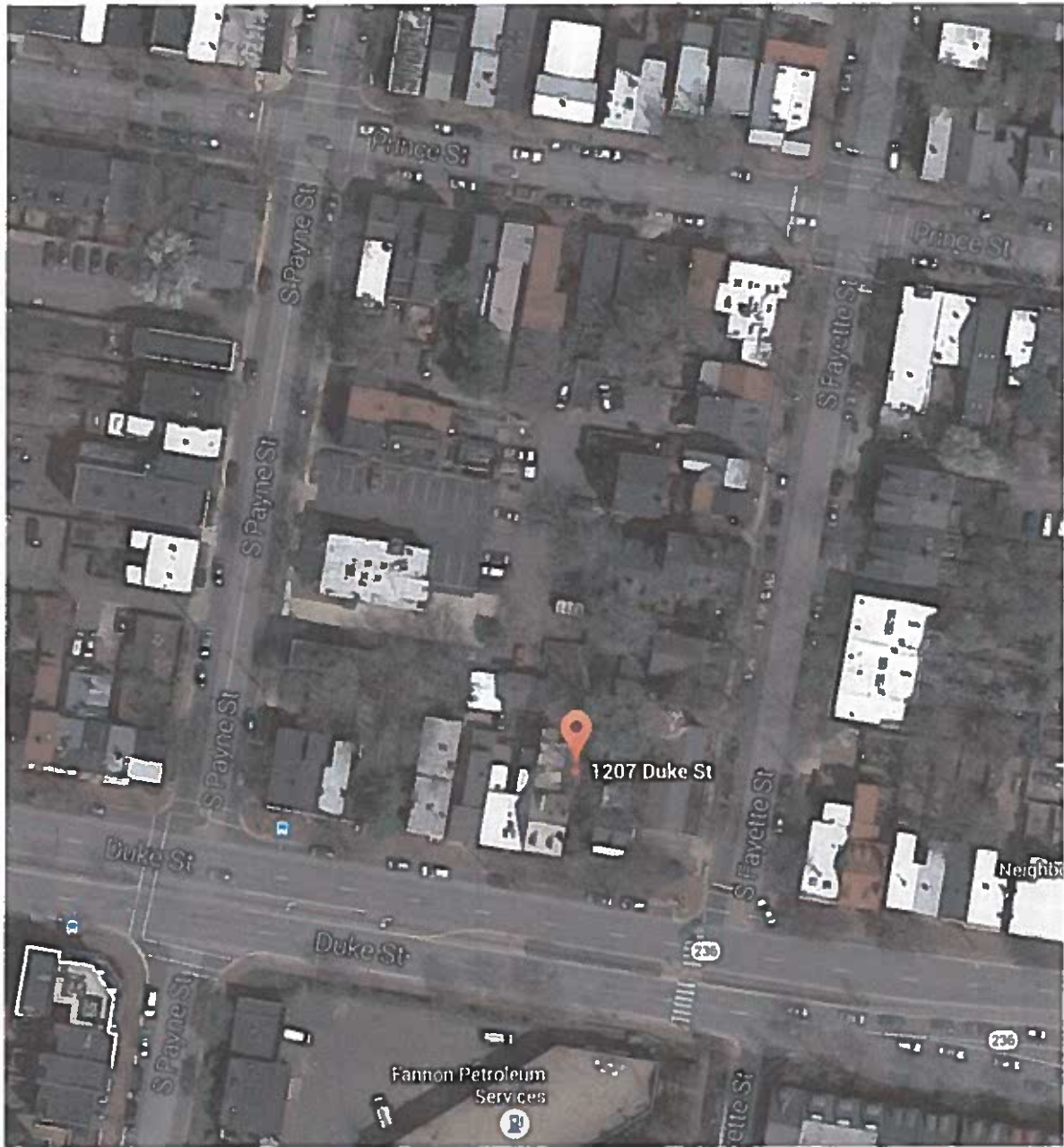
Applications & Materials
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1207 Duke St
6/7/2016



South Elevation
Looking West on Duke Street



South Elevation
1207 Duke Street



Aerial Map
not to scale

Alterations
Berry Residence
1207 Duke Street
Alexandria, Virginia

Date:
6 June 2016

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ADAMS ARCHITECTURE PLANNING INTERIORS

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North Elevation of Subject Property
 As Seen From Parking Area



Back Yard with Gate to Parking Area
 South Elevation of Fayette Street Rowhouses Beyond



North Elevation

Alterations
Berry Residence
 1207 Duke Street
 Alexandria, Virginia

Date:
 6 June 2016

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Garden Wall Between Subject Property
& 1209 Duke Street



Northeast Corner of Subject Property
and East Elevation of Garage at 1209 Duke Street

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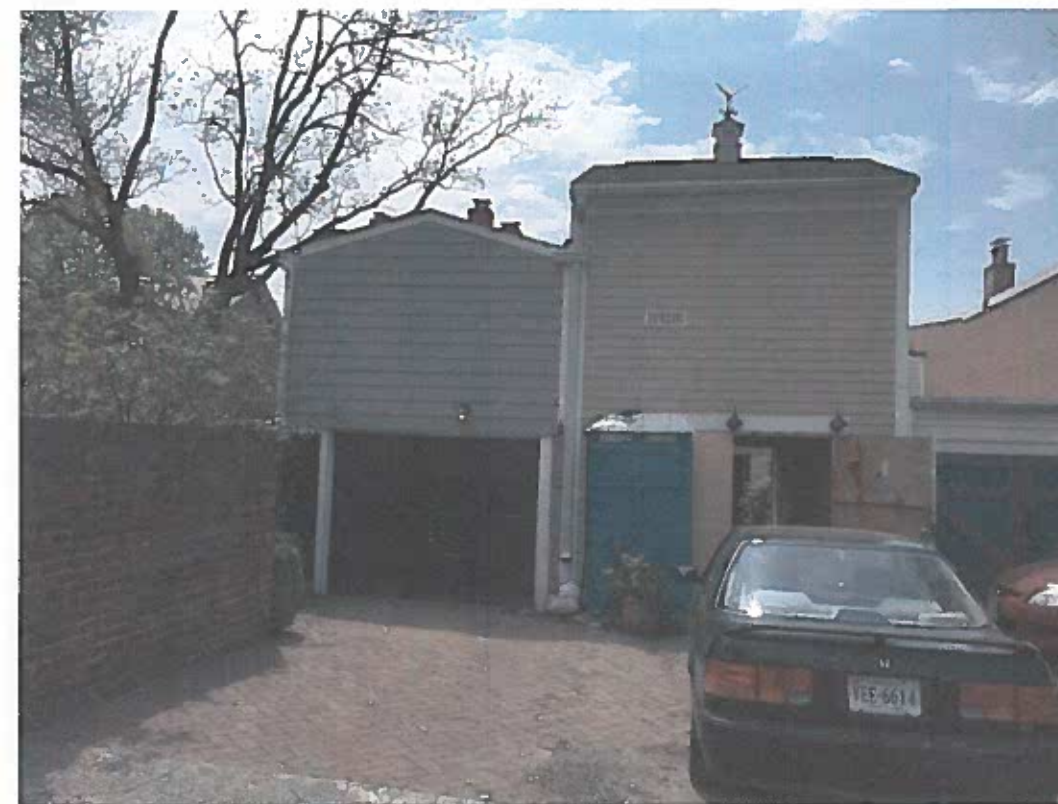


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ADAMS ARCHITECTURE PLANNING INTERIORS



View of Mid-block Parking Area (Private Alley)
As Seen from Parking Area of Subject Property



North Elevation of Garages
At 1209 & 1211 Duke Street



Parking Area at Subject Property

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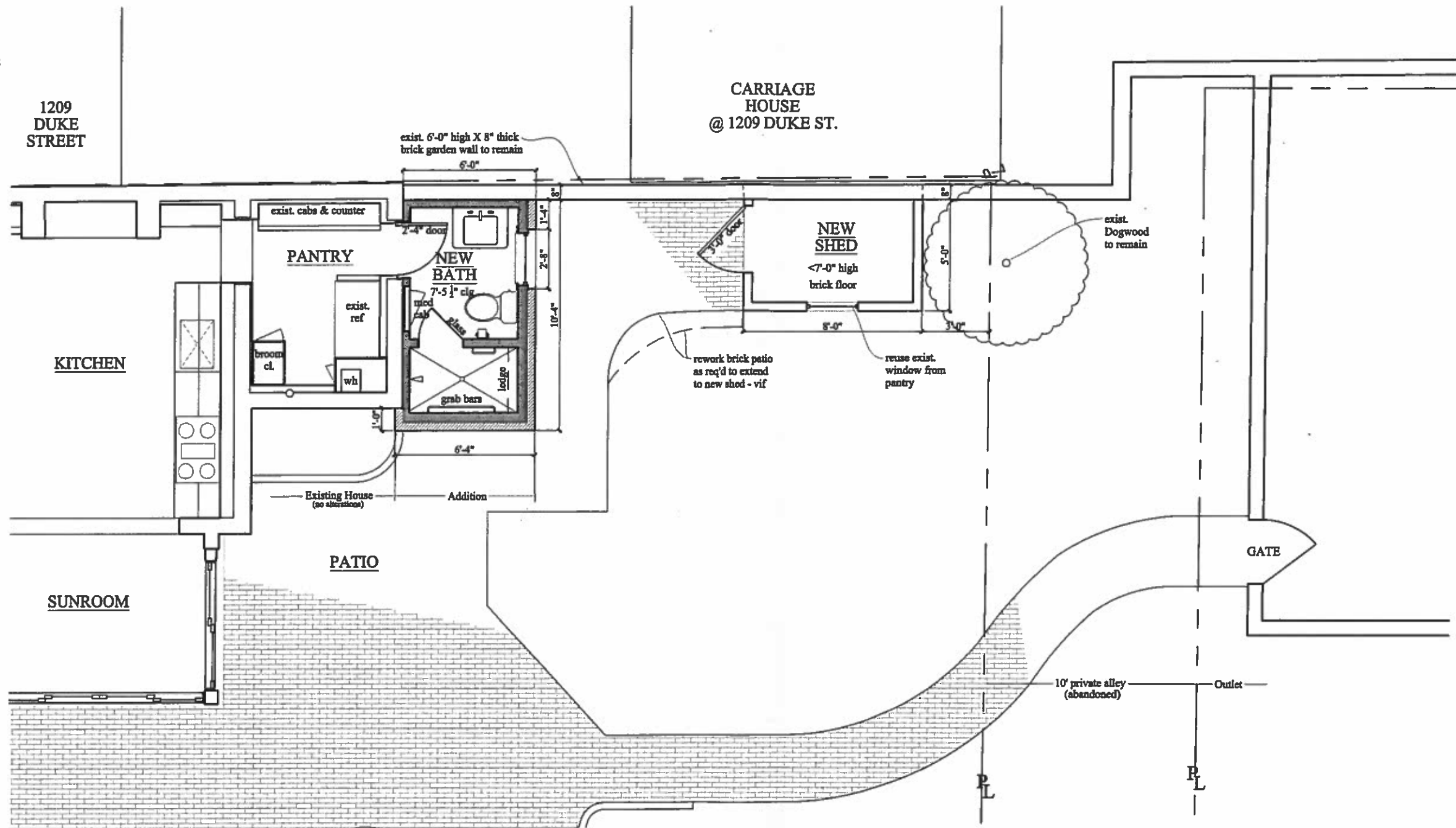
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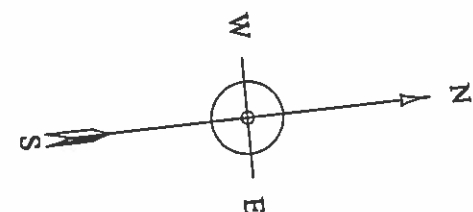
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**PROPOSED
FIRST FLOOR PLAN**
3/16" = 1'-0"



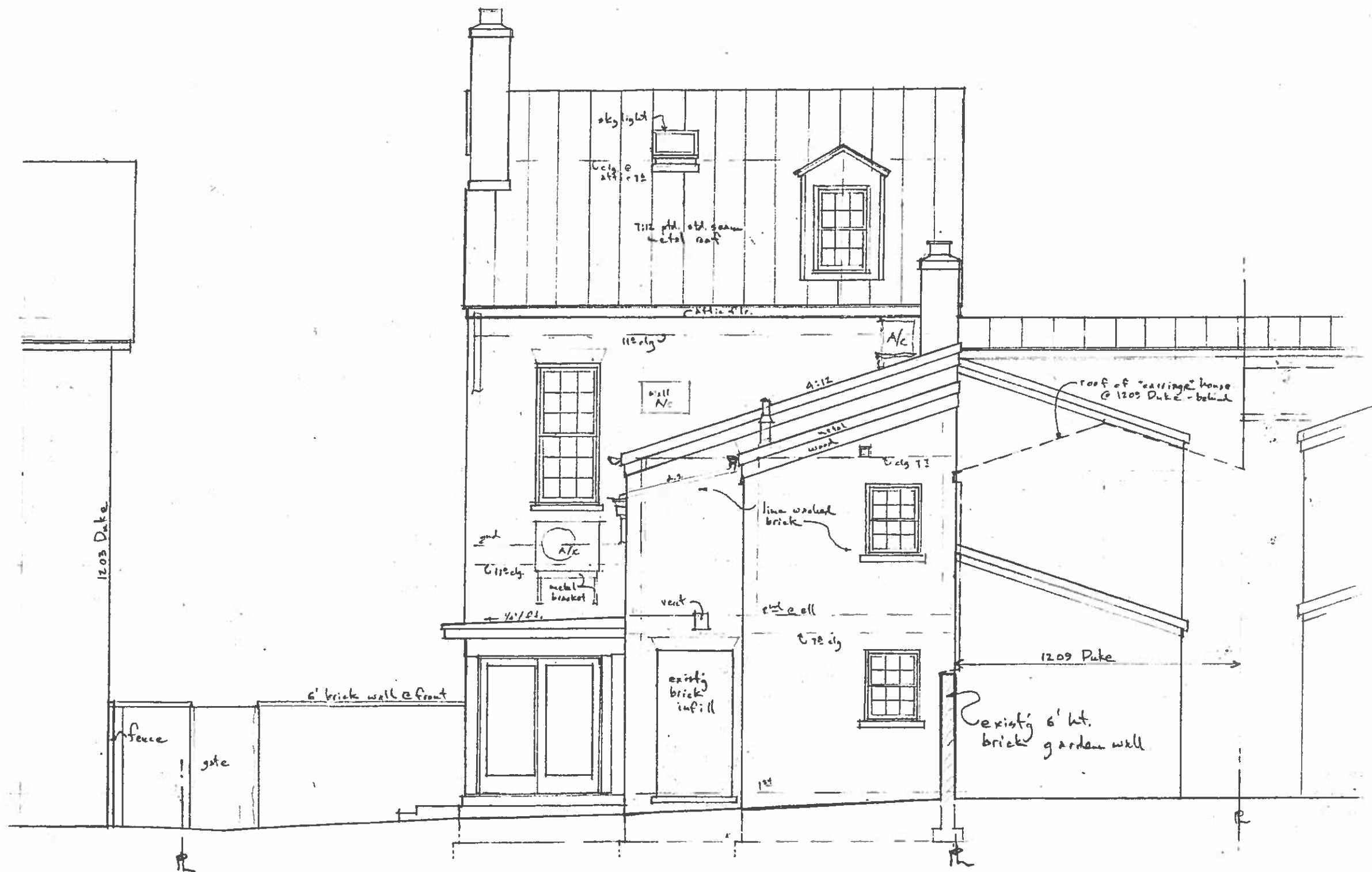
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Alexandria, Virginia

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EXISTING NORTH ELEVATION
3/16" = 1'-0"



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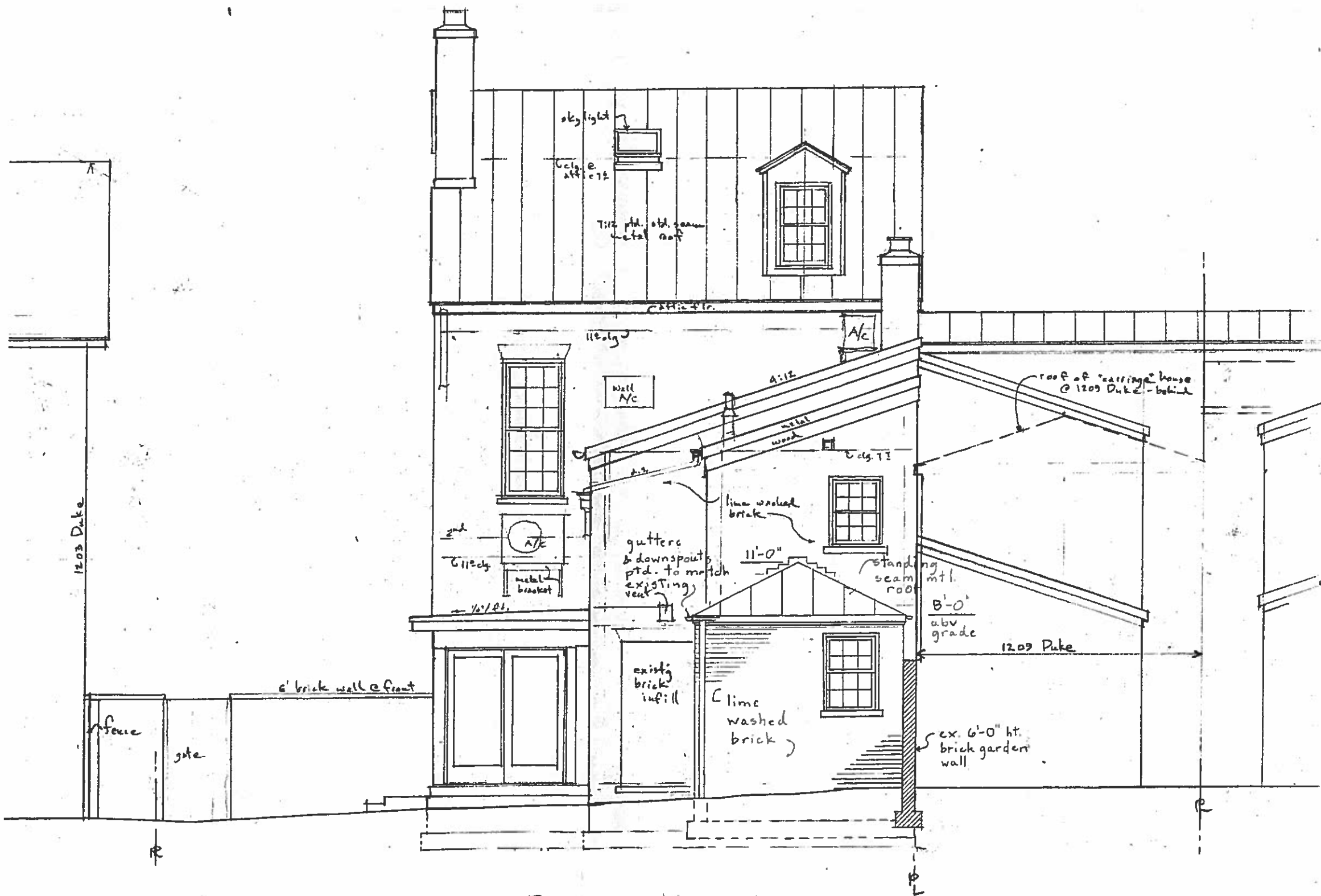
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PROPOSED NORTH ELEVATION
3/16" = 1'-0"

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Alexandria, Virginia

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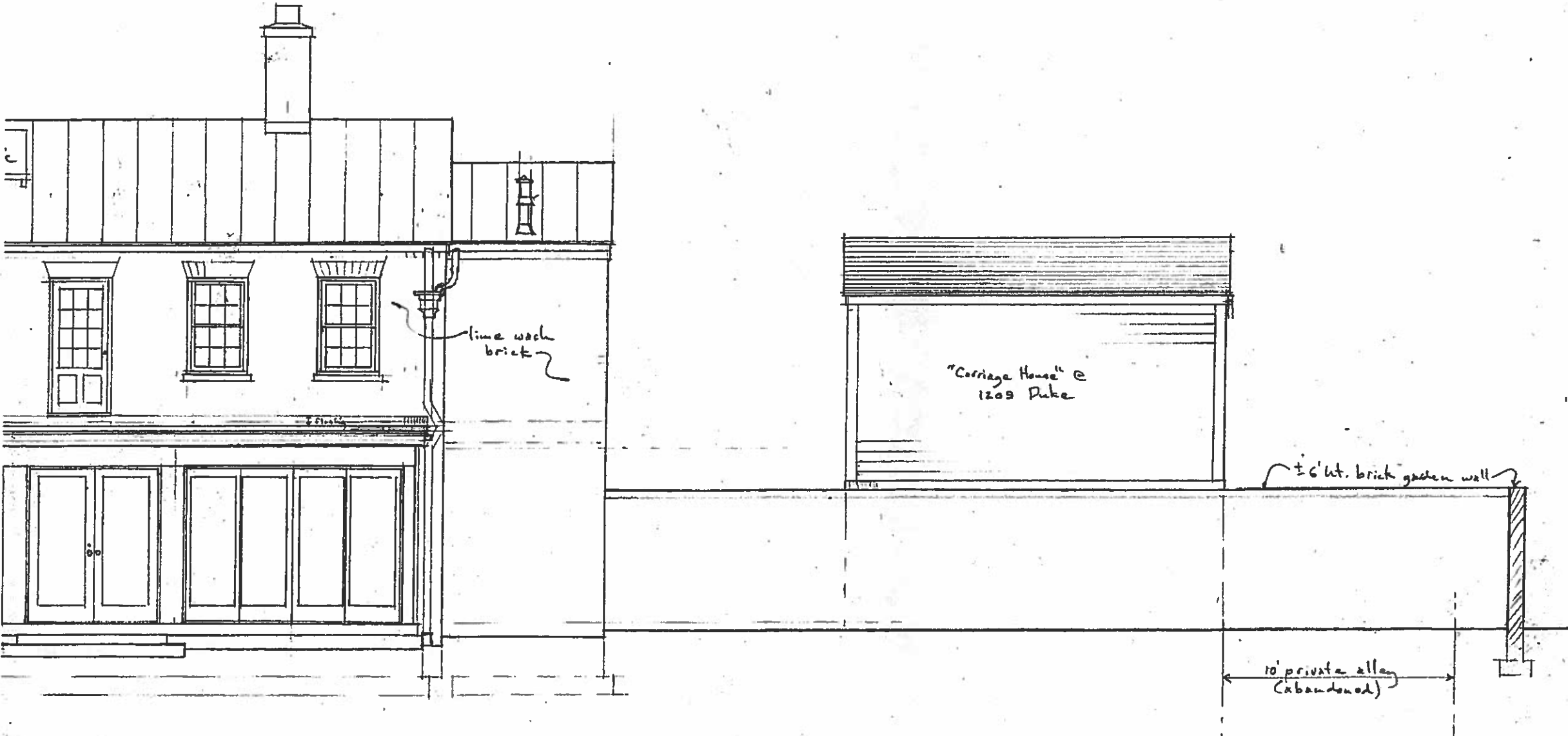
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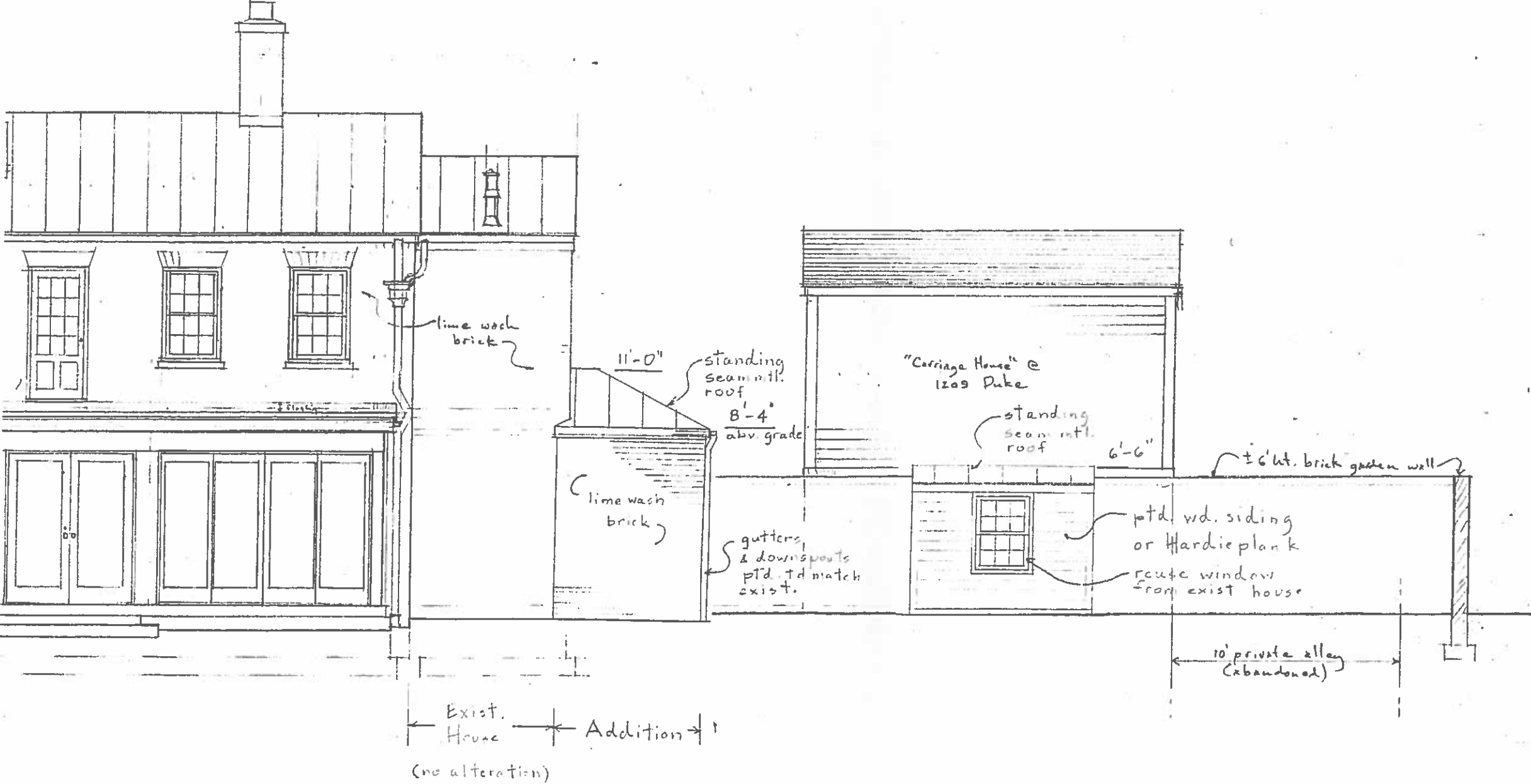
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EXISTING EAST ELEVATION
3/16" = 1'-0"

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PROPOSED EAST ELEVATION
3/16" = 1'-0"

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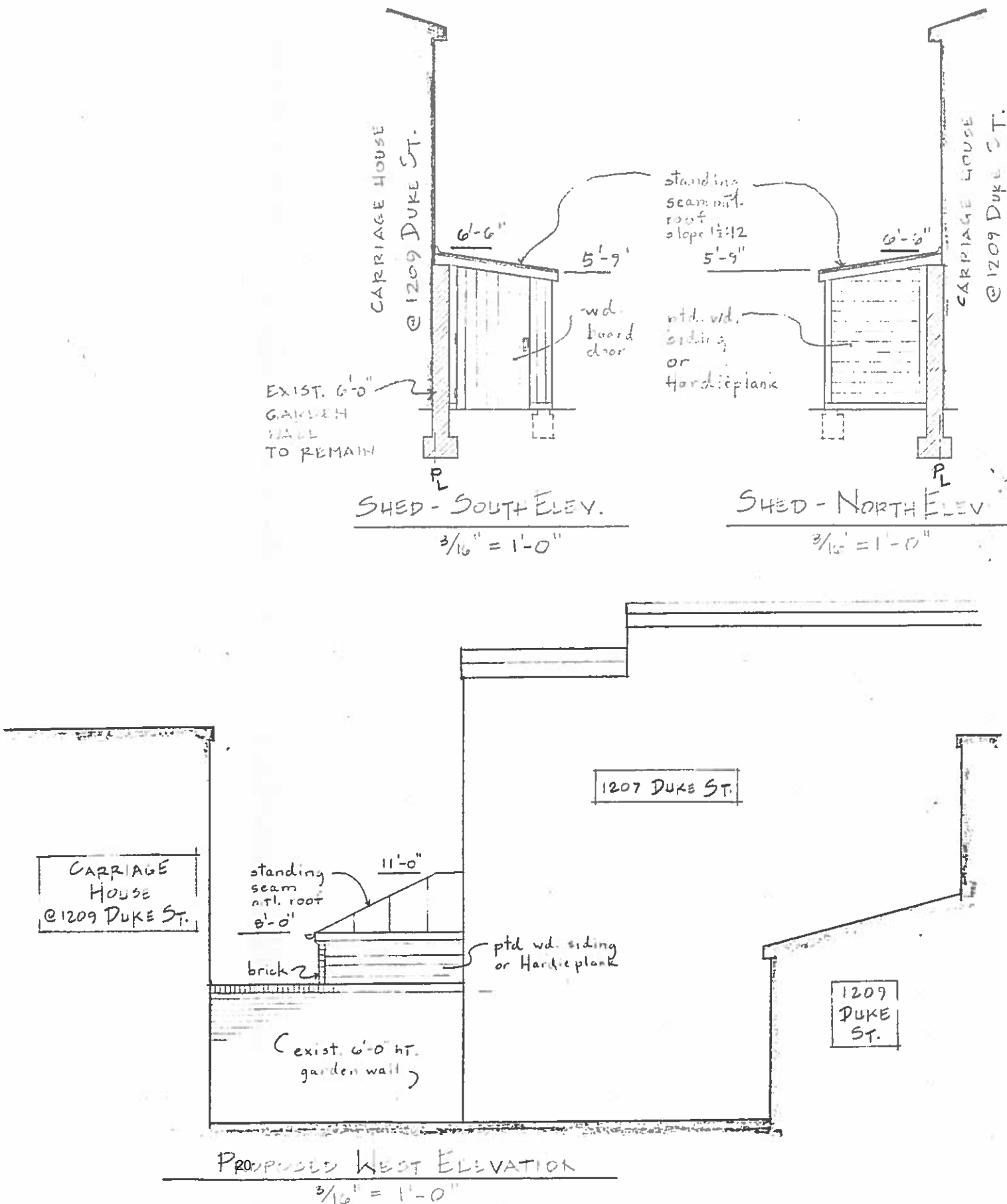
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ARCHITECTURE PLANNING INTERIORS

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BAR2016-00194/00195
1207 Duke St
6/7/2016



ADDRESS OF PROJECT: 1207 Duke St.TAX MAP AND PARCEL: 074.01-10-28 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: John & Mary BerryAddress: 1207 Duke St.City: Alexandria State: VA Zip: 22314

Phone: _____ E-mail: _____

Authorized Agent (if applicable): ☐ Attorney ☒ Architect ☐ _____Name: Robert Bentley Adams & Assoc. Phone: 703-549-0650
↳ Scot McBroom, ArchitectE-mail: scot@adamsarchitects.com

Legal Property Owner:

Name: John & Mary BerryAddress: 1207 Duke St.City: Alexandria State: VA Zip: 22314

Phone: _____ E-mail: _____

- | | | |
|------------------------------|--|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there an historic preservation easement on this property? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | If yes, has the easement holder agreed to the proposed alterations? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there a homeowner's association for this property? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> 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.*
- | | | | |
|--------------------------------------|---|---|-----------------------------------|
| <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).*

- Build a 1-Story Brick 64 ft addition at the rear of the ell.
- Build a 40 s.f. shed in the rear yard for garden equipment storage.

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.

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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.

- ☐ ☐ ^{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.

- ☐ ☐ ^{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 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 3 sets of 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: Sgt M. BroomPrinted Name: Sgt M. BroomDate: 6/6/16

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 6/7/2016

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. Robert Bentley Adams & Assoc.	405 S. Washington St.	none
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 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. John & Mary Berry	1207 Duke St.	100%
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. Robert Bentley Adams & Assoc.	none	B.A.R.
2. John & Mary Berry	none	B.A.R.
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.

6/6/16 Scot McBroom Scot McBroom
 Date Printed Name Signature

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