

Docket Item # 3
BAR CASE # 2018-00183

BAR Meeting
May 16, 2018

ISSUE: Request for an accessory structure (garage)

APPLICANT: James Vavricek & Michelle Roeser

LOCATION: 917 Duke Street

ZONE: CL/Commercial Low Zone.

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness for an accessory structure, as submitted, with the following archaeology conditions:

1. The following archaeology conditions shall appear in the General Notes of all construction documents and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.
 - a. 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.
 - b. No metal detection or artifact collection may 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, 703-746-4200 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.



I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness to construct an accessory structure (automobile garage) at the rear of 917 Duke Street. The proposed 325 square foot, two-car, wood frame garage will be minimally visible from South Patrick and South Alfred streets. There are no proposed alterations to the existing structure.

The proposed garage will be 8'-10" high with a 3'-0" high parapet wall on three sides. The total height of the structure will be 11'-10". It will be built at the rear (north) property line, where the current concrete paved parking area is located. The frame building will be clad in cedar siding with a clear finish. Included in the metal and frosted-glass garage door is an integral swinging person door. The south elevation features a single multi-light door and exterior staircase to the roof garden. Roof gardens are included as open space in the CL zone.

II. HISTORY

The two-story, three-bay masonry dwelling at 917 Duke Street is an end unit townhouse of three attached townhouses (along with 913 and 915 Duke Street) originally constructed in the Colonial Revival style **between 1921 and 1931** based on Sanborn Fire Insurance Map research. The subject house is detailed with rowlock lintels and concrete sills, a corbelled cornice and a one-story open front porch.



Figure 1: Front elevation of 917 Duke Street.

Previous Approvals:

Sanborn Fire Insurance Map research and BAR case files show that between the 1930s and the early 1980s there were one-story, detached garages at the rear of the adjacent two adjoining properties at 913 and 915 Duke Street, as well as at the rear of 911, 919 and 921 Duke Street, documenting a history of detached garages along the rear alley in this location. The BAR approved a two-car garage with a 17'-0" tall cross-gable roof in this same location in 2012 but that structure was not constructed. The alleys located behind the subject property are a combination of private and undetermined ownership, so the visibility of the structure for BAR review purposes at this time is being determined from the right-of-way of South Patrick and South Alfred streets. Alexandria Archaeology has noted that there could be remains of a mid-19th century dwelling on this site, so staff has included the standard reporting recommendation as a condition.

- 6/6/2012 – Board approval for alterations and an accessory structure (BAR2012-00152).
- 5/7/2002 – Direct replacement of rooftop HVAC (MEC2002-01731).
- 7/12/1995 – Roof replacement (BLD#95-01244).
- 4/12/1985 – Demolition of existing one-story kitchen addition, removal of two story rear brick wall and construction of a two-story addition (BLD#1544).
- 5/3/1968 – Siding replacement on rear frame, one-story kitchen addition (BLD#25289).

III. ANALYSIS

The *Design Guidelines* chapter on Accessory Structures & Outbuildings states that “historically, outbuildings have been an integral part of residential and commercial properties in the historic districts.” Today, accessory structures or outbuildings may serve decorative as well as functional needs. Staff supports the proposed garage and believes the inclusion of a roof garden is a creative way of creating additional outdoor space and is significantly better at treating storm-water runoff than the existing concrete slab.



Figure 2:View of the approximate location of the proposed garage from South Patrick Street.

The *Design Guidelines* state that free-standing accessory structures should complement, not compete with, the architecture of the main building. The proposed accessory structure’s simple design and flat roof reflects the early 20th century vernacular style of the flat-roofed brick dwelling at 917 Duke Street. Although frosted glass is discouraged on windows on a primary façade, the proposed glazing on the garage door is stylistically appropriate for a garage that faces an alley. Staff has no objection to proposed accessory structure and recommends approval of the Certificate of Appropriateness, as submitted.

STAFF

Amirah Lane, 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

- F-1 The proposed rooftop deck increases the open space compliance by adding 289 square feet of roof-level open space. There is no decrease in existing open space.
- F-2 The property currently is over on FAR by 450 square feet, however; the proposed garage FAR can be excluded as the ceiling height is under seven foot six inches (7'6") and the garage will be used exclusively for the storage of motor vehicles. This FAR language in the ordinance was revised on March 17, 2018 to say seven feet (7'), but the applicant can apply the previous regulation to the project for six (6) months. A building permit application must be submitted before September 17, 2018 to be able to apply the previous regulation.
- F-3 The garage cannot be converted to any other use in the future.
- C-1 Proposed scope of work complies with zoning.
- C-2 Per § 4-106(A)(2)(b), rooftop open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that ground level open space would. Zoning staff determined that in this situation, the proposed rooftop deck functions as open space would.
- C-3 Per § 2-145(B) (prior to March 17, 2018), the floor area of the building or buildings on a lot or tract or tract of land (whether "main" or "accessory") is the sum of all gross horizontal areas under a roof or roofs. These areas shall be measured from the exterior faces of walls and from the eaves of all roofs where they extend beyond the wall line or from the center line of party walls and shall include all space with a headroom of seven feet six inches or more, whether or not provided with a finished floor or ceiling.

Code Administration

No comments received.

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 Historic maps suggest that a dwelling stood on the lot by the 1860s, but was no longer standing by 1912. A new townhouse was built at 917 Duke St. by 1922 when it was advertised for sale along with its adjacent units at 913 and 915 Duke St. The lot may contain archaeological evidence of mid-nineteenth-century Alexandria domestic life.

- R-1 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.
- R-2 The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The statements in archaeology conditions above marked with an asterisk “*” shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

V. ATTACHMENTS

- 1 – Application for BAR 2018-0183: 917 Duke Street*
- 2 – Supplemental Materials*

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ADDRESS OF PROJECT: 917 DUKE STTAX MAP AND PARCEL: 7401.07.24 ZONING: CLAPPLICATION 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 8-403(B)(3), Alexandria 1992 Zoning Ordinance)Applicant: ☒ Property Owner ☐ Business *(Please provide business name & contact person)*Name: JAMES VAVRICEK, MICHELLE ROESERAddress: 917 DUKE STCity: ALEXANDRIA State: VA Zip: 22314Phone: _____ E-mail: James.vavricek@gmail.comAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ _____Name: PATRICK CAMUS Phone: 703 626 1994E-mail: studiocamus@comcast.net

Legal Property Owner:

Name: SAME

Address: _____

City: _____ State: _____ Zip: _____

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 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.

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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 _____
☒ ADDITION
☐ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

REQUEST APPROVAL FOR GARAGE BUILDING AT THE REAR OF THE PROPERTY

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
- ☐ 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.

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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: _____

Printed Name: _____

Date: _____


PATRICK CAMUS
12 Apr 18

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. <i>Michelle Roeder James Vornick</i>	<i>917 Duke</i>	<i>100%</i>
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. <i>Michelle Roeder James Vornick</i>	<i>917 Duke</i>	<i>100%</i>
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.

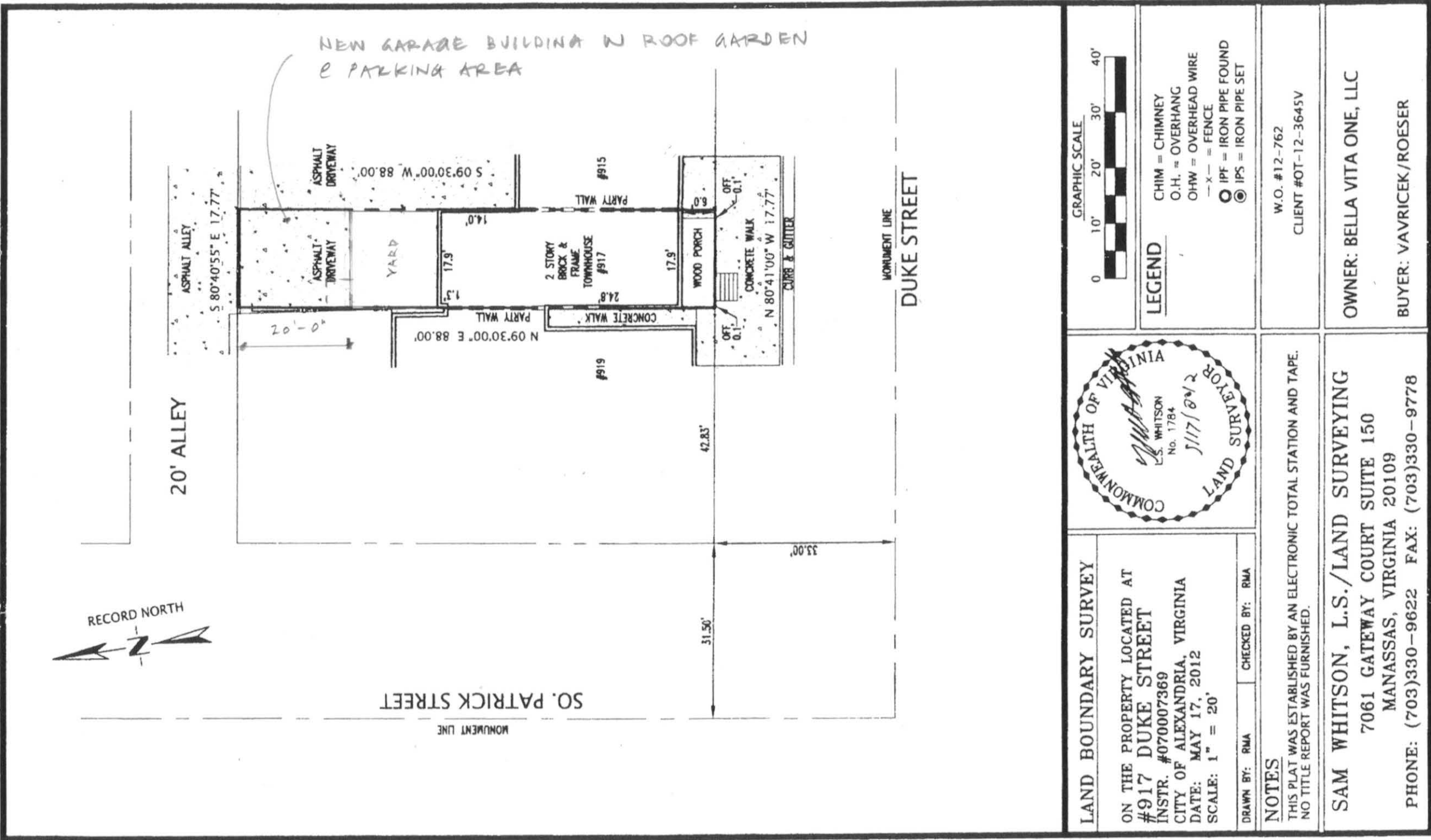
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. <i>N/A</i>		
2.		
3.		

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.

12 Apr 13 *PATRICK CAMUS*
Date Printed Name

[Signature]
Signature



STUDIO CAMUS LLC
225 North Pitt Street Alexandria Virginia 22314
studiocamus@comcast.net
Lynnette 703 989 3777 Patrick 703 626 1984

Proposed Modifications to the
917 Duke Street Alexandria Virginia

DATE
11 APR 18
SCALE
1"=20'-0"

SHEET
CS1



DEPARTMENT OF PLANNING AND ZONING
FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information
A1. Street Address 917 DUKE STREET Zone CL
A2. 1563 x 0.75 = 1173
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	801	Basement**	801
First Floor	801	Stairways**	80
Second Floor	801	Mechanical**	
Third Floor		Other**	
Porches/ Other	104	Total Exclusions	881
Total Gross *	2507		

B1. Existing Gross Floor Area * 2507 Sq. Ft.
B2. Allowable Floor Exclusions** 881 Sq. Ft.
B3. Existing Floor Area minus Exclusions 1626 Sq. Ft.
(subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor	325	Stairways**	
Second Floor		Mechanical**	
Third Floor		Other** < 7'-6"	325
Porches/ Other		Total Exclusions	325
Total Gross *	325		

C1. Proposed Gross Floor Area * 325 Sq. Ft.
C2. Allowable Floor Exclusions** 325 Sq. Ft.
C3. Proposed Floor Area minus Exclusions 0 Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area
D1. Total Floor Area (add B3 and C3) 1626 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 1173 Sq. Ft.

*Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.
** Refer to the zoning ordinance (Section 2-145(B)) and consult with zoning staff for information regarding allowable exclusions.

F. Open Space Calculations

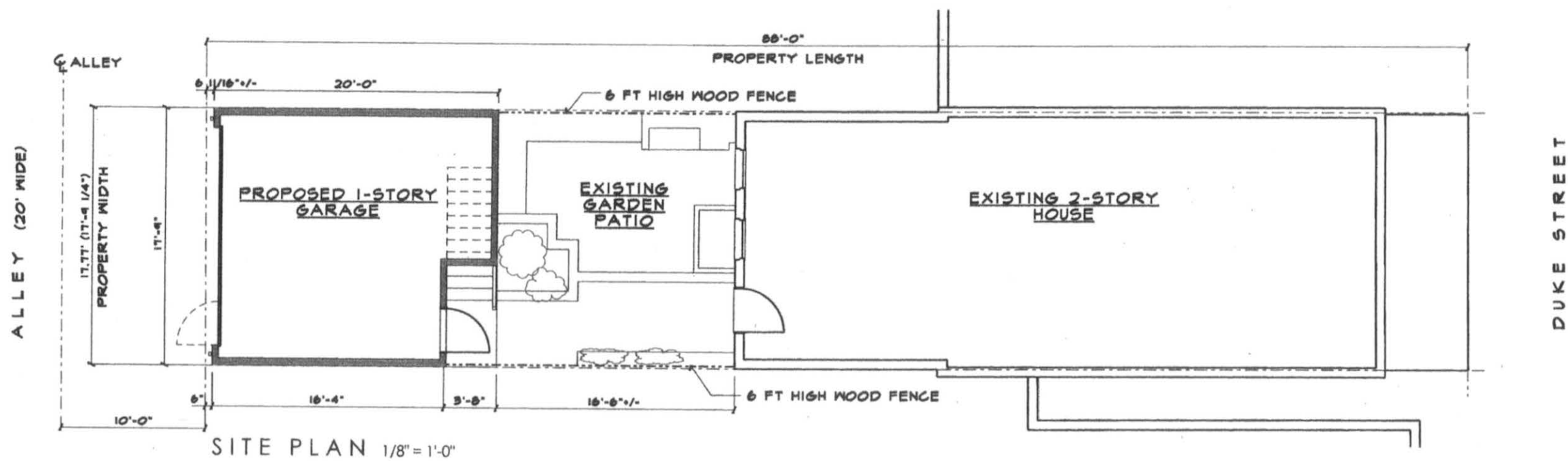
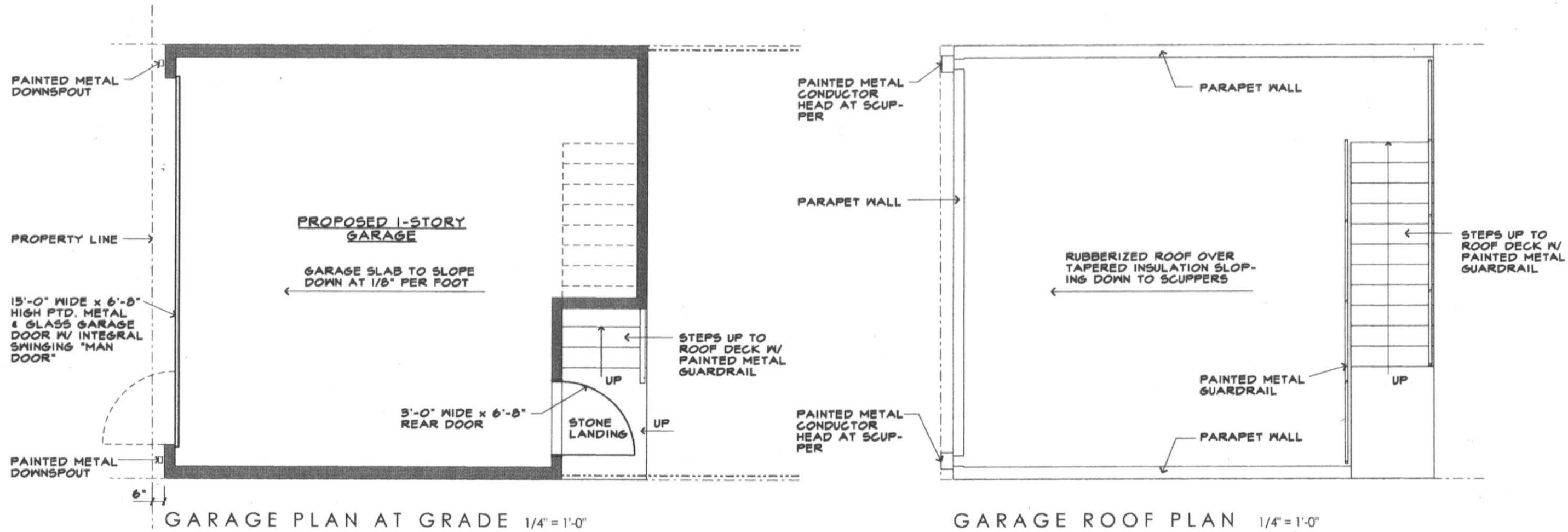
Existing Open Space	301	19%	INC 2 CAR EXCLUSIONS
Required Open Space	625	40%	PARKING
Proposed Open Space	656	41%	MC ROOF GARDEN

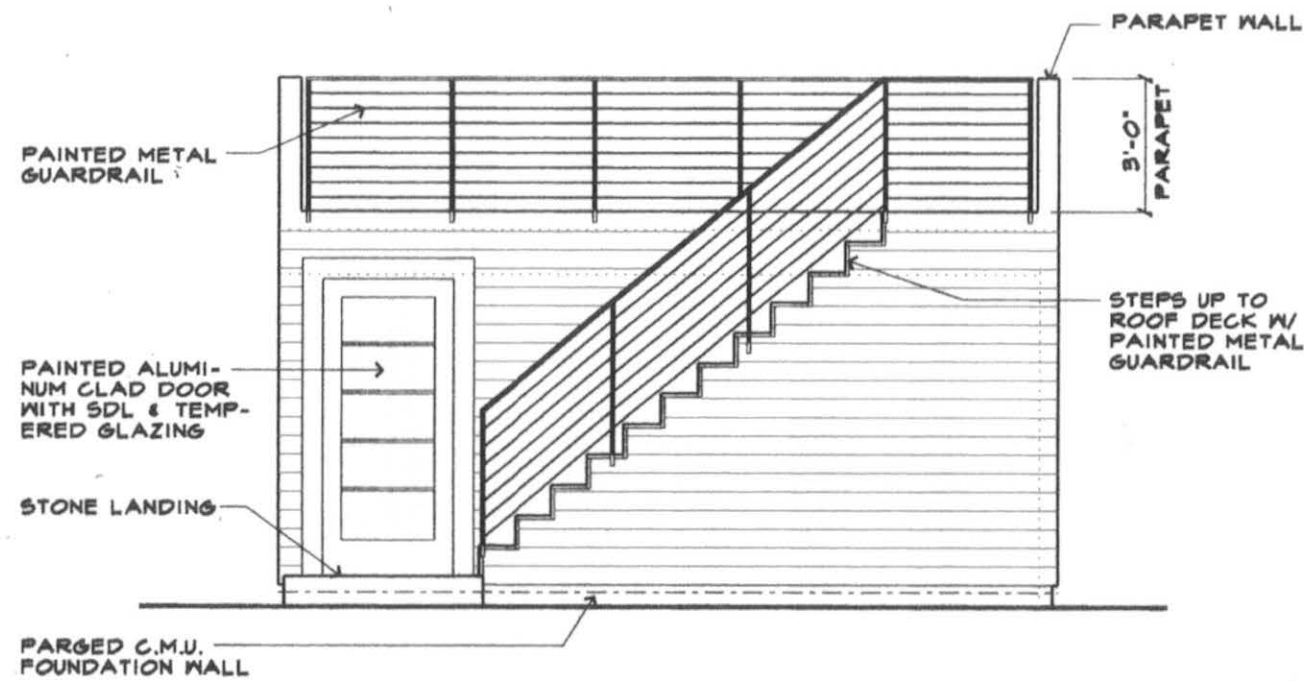
If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

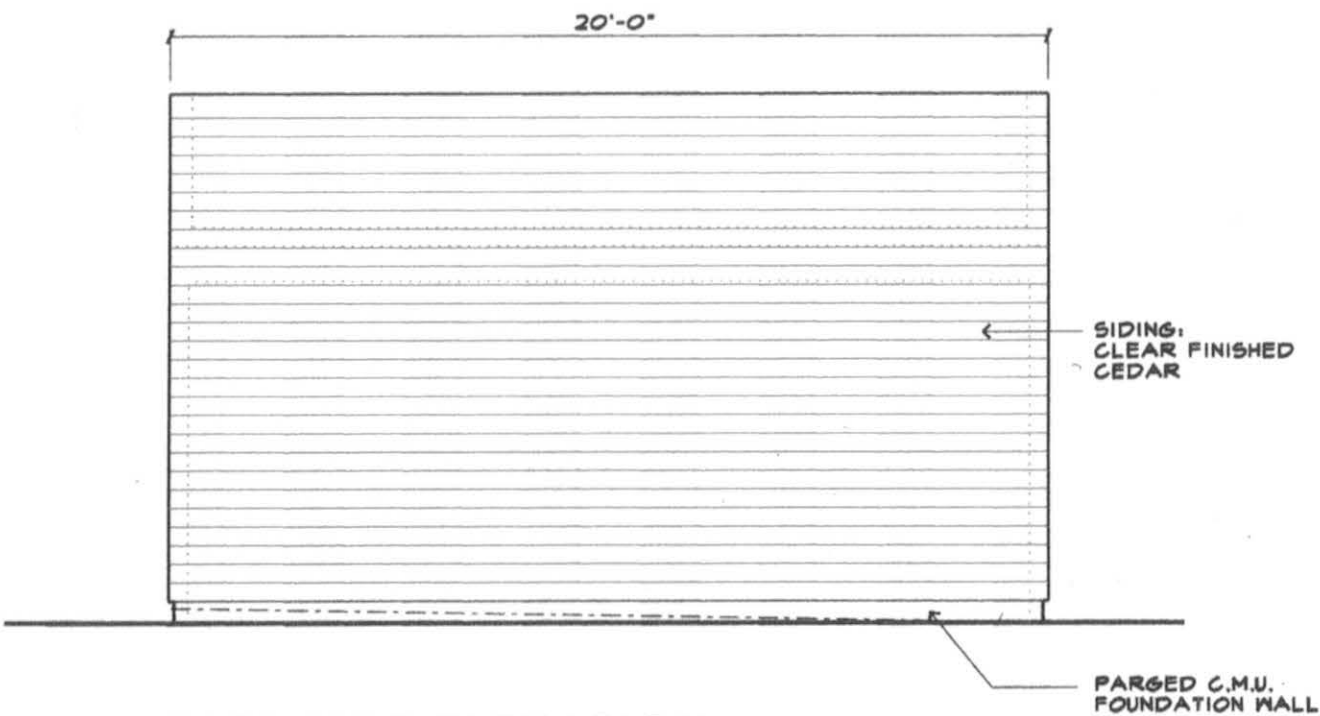
Signature: [Signature] Date: 11 APR 13

Updated July 10, 2008

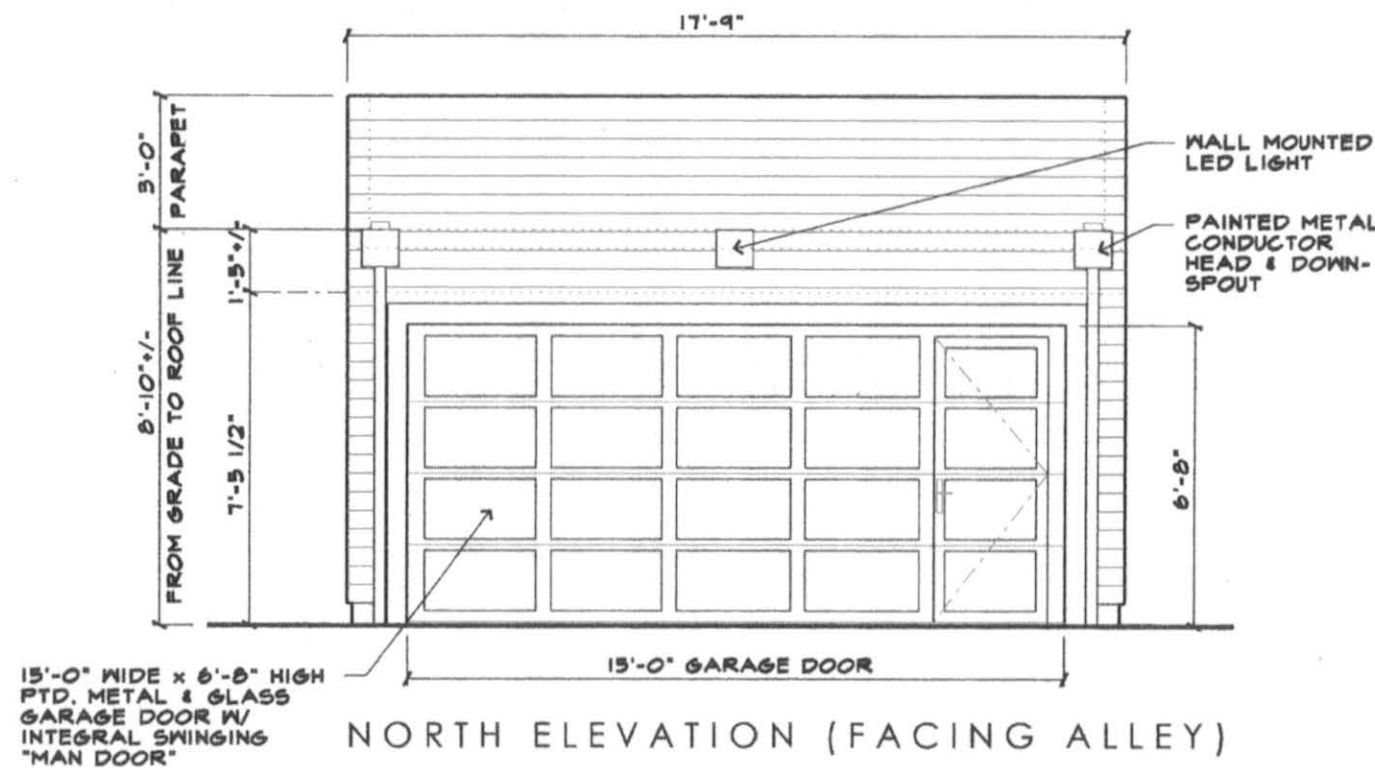




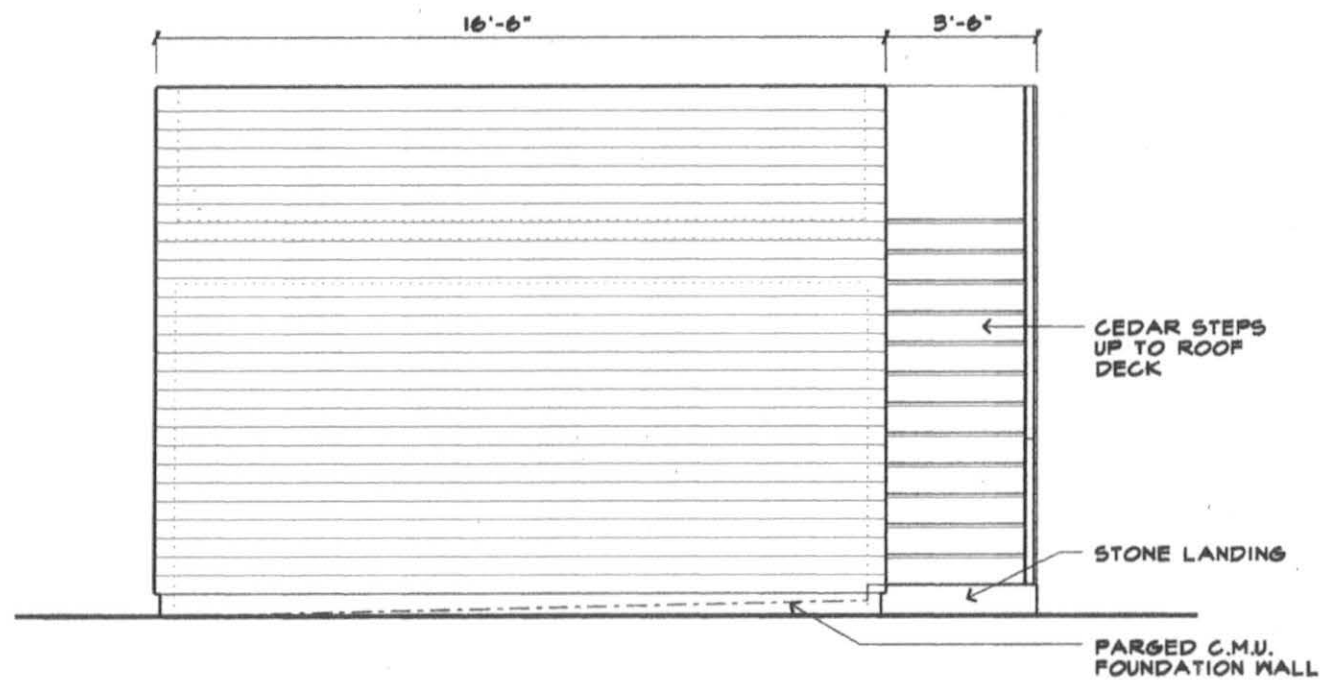
SOUTH ELEVATION (FACING HOUSE)



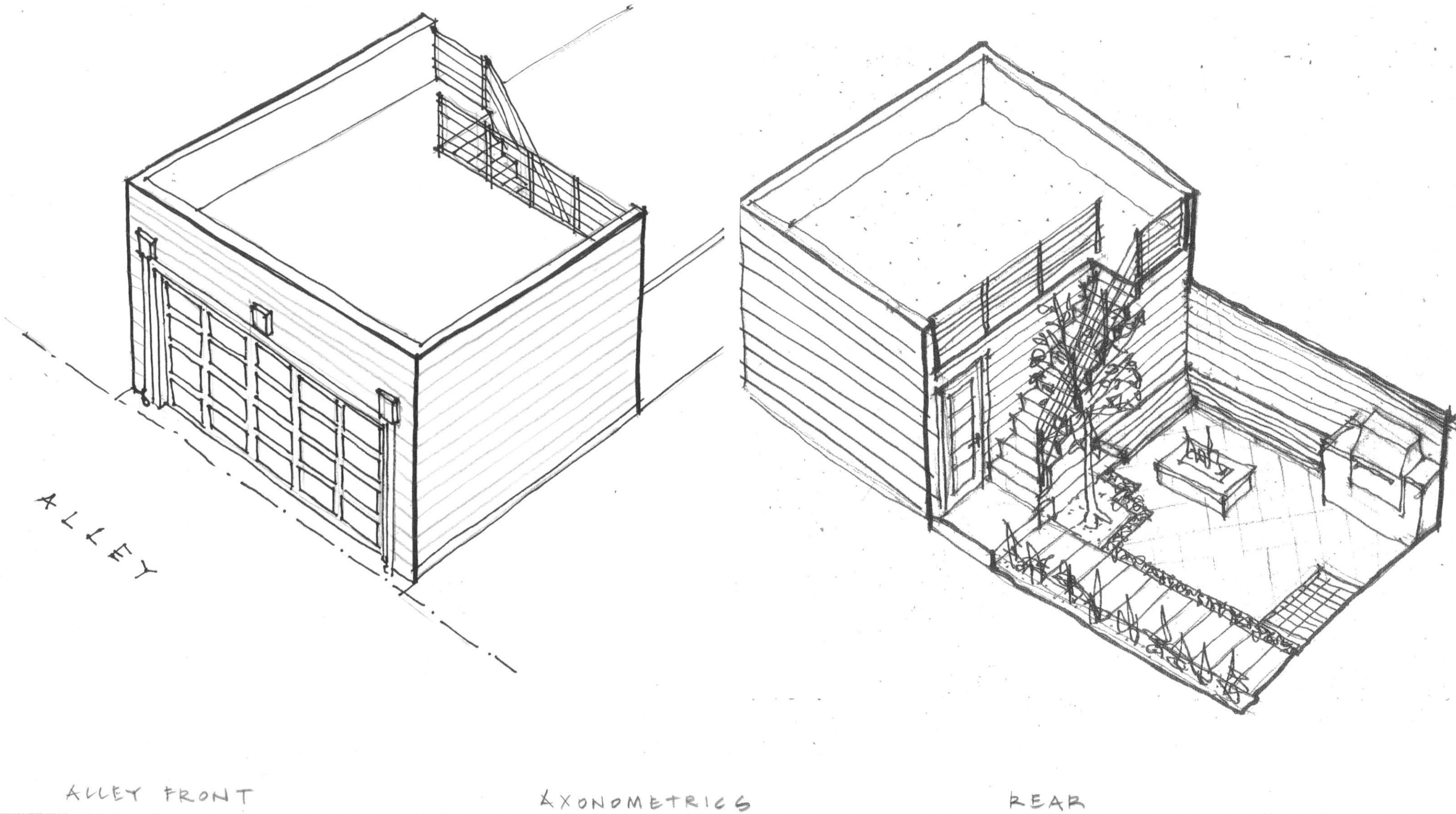
EAST SIDE ELEVATION



NORTH ELEVATION (FACING ALLEY)



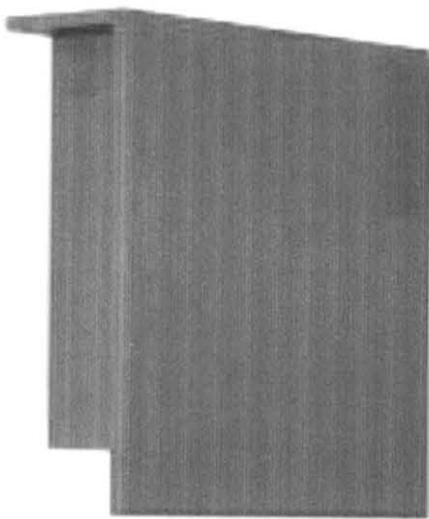
WEST SIDE ELEVATION



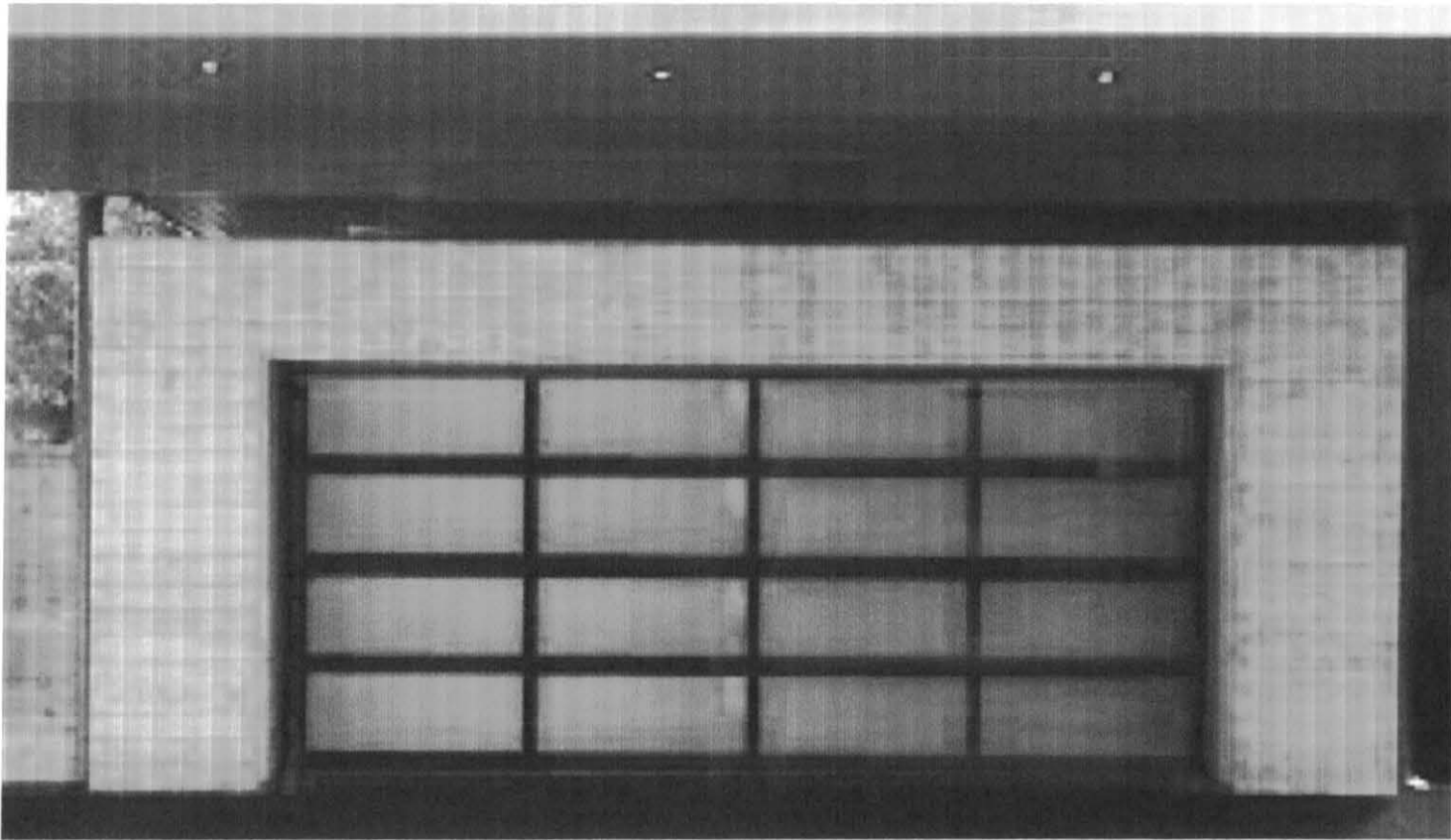
ALLEY FRONT

AXONOMETRICS

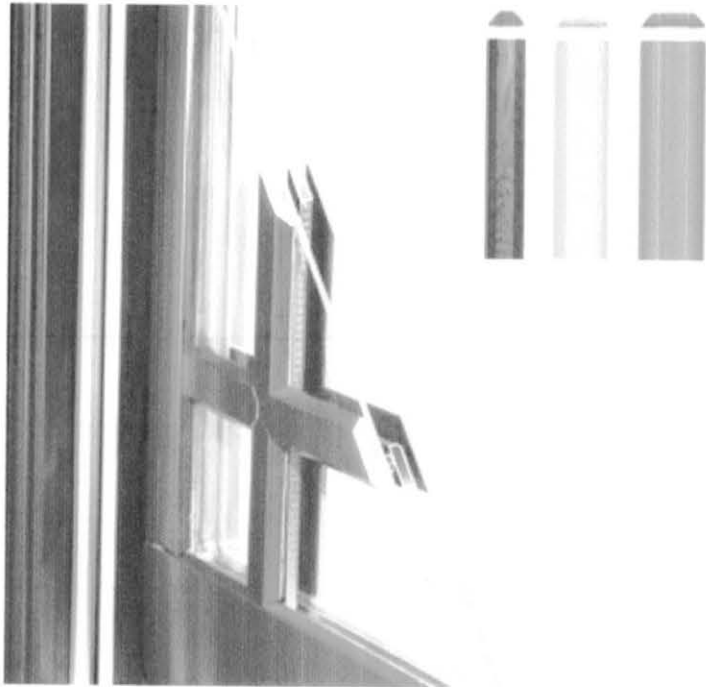
REAR



Modern Forms "Square" wall mount light



Clopay Metal Avante garage doors



JELD WEN
Simulated Divided Lites

(SDL) grilles that are permanently attached to both the interior and exterior glass (aluminum for clad exteriors, wood for wood exteriors), metal bars placed between the panes of insulating glass to provide design detail.

Grilles 7/8" width in putty profile: These grilles are available in wood for wood exteriors or the color that matches the exterior clad color of the window you choose or a custom color.

Wood Clad window specs



