

Docket Item #2  
BZA #2025-00013  
Board of Zoning Appeals  
February 9, 2026

**ADDRESS:** 409 EAST CUSTIS AVENUE  
**ZONE:** R-2-5/ RESIDENTIAL ZONE  
**APPLICANT:** GIAN MACONE

**ISSUE:** Special exception to construct a front porch less than 10.00 feet from the front property line.

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| CODE SECTION | SUBJECT                      | CODE REQMT | APPLICANT PROPOSES | REQUESTED EXCEPTION |
|--------------|------------------------------|------------|--------------------|---------------------|
| 7-202(E)     | Porch, Permitted Obstruction | 10.00 feet | 8.18 feet          | 1.82 feet           |

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The staff **recommends approval** of the requested special exception because the request meets the criteria for a special exception.

If the Board decides to grant the requested special exception it is subject to compliance with all applicable code requirements, ordinances, and recommended conditions found in the department comments. The applicant must submit a survey plat prepared by a licensed surveyor confirming porch footprint and setbacks prior to the final inspection. The special exception must also be recorded with the deed of the property in the City’s Land Records Office prior to the release of the building permit.

**I. Issue**

The applicants propose to construct an open front porch, which would reduce the front yard to less than 10.00 feet from the front property line along East Custis Avenue.



Figure 1: Subject property

**II. Background**

The subject property is one lot of record with 7,475 square feet of lot area and a total 65.00 feet of frontage along East Custis Avenue. The lot complies with lot size, width, and frontage requirements of the R-2-5 zone.

According to city real estate records, the dwelling was constructed in 1922. The 1959 Sanborn Fire Insurance map shows an open porch once existed on the front of the dwelling. At some point between 1959 and 1992 the porch was demolished. There is no record of the depth of the porch prior to demolition.

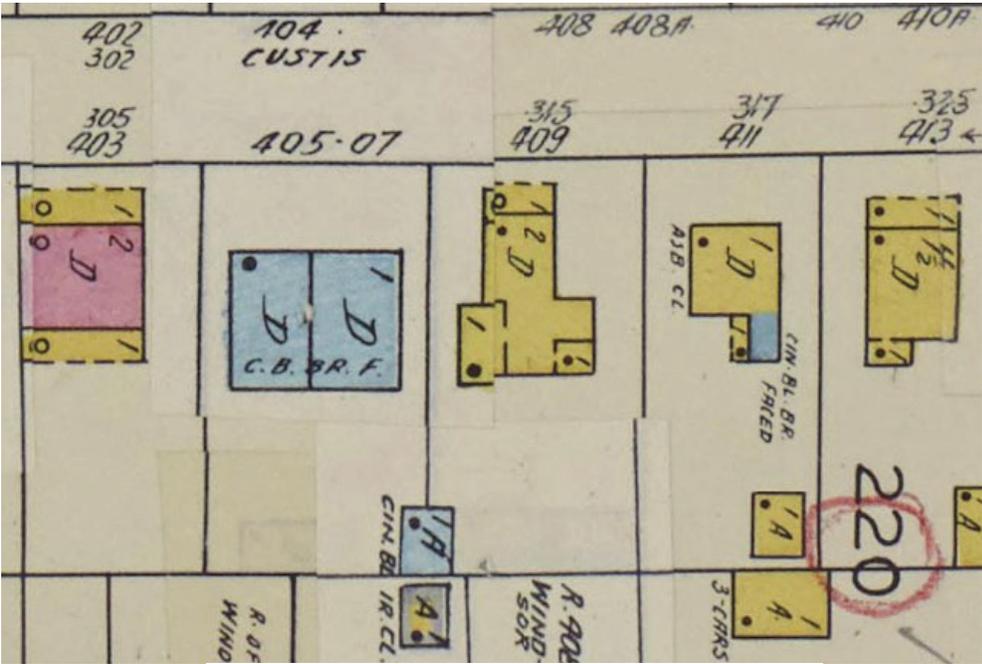


Figure 2: Subject property as shown in the 1959 Sanborn Fire Insurance Map

Section 7-202(E) allows front porches to encroach into the required front yard, however, the porch cannot reduce the front yard to less than 10.00 feet. The proposed porch would reduce the front yard to 8.18 feet.

The following table provides zoning analysis of the subject property:

| <b>Zone</b>                        | <b>Required/Permitted</b> | <b>Existing</b>   | <b>Proposed</b>   |
|------------------------------------|---------------------------|-------------------|-------------------|
| Lot Area                           | 5,000 square feet         | 7,475 square feet | 7,475 square feet |
| Lot Frontage                       | 40.00 feet                | 65.00 feet        | 65.00 feet        |
| Lot Width                          | 50.00 feet                | 65.00 feet        | 65.00 feet        |
| Front Yard                         | 14.60 feet – 20.00 feet   | 14.60 feet        | 8.18 feet*        |
| Side Yard, east (1:3, min. 7 feet) | 7.00 feet                 | 10.30 feet        | 10.30 feet        |
| Side Yard, west (1:3, min. 7 feet) | 7.00 feet                 | 12.84 feet        | 12.84 feet        |
| Rear Yard (1:1, min. 7 feet)       | 22.00 feet                | >25.00 feet       | >25.00 feet       |
| Floor Area Ratio (FAR 0.45)        | 3,363.75 square feet      | 2,680 square feet | 2,680 square feet |

\*Measured from the front property line to the proposed front porch

On December 21, 2005, a façade easement was recorded for the property, requiring any changes to be approved by the Alexandria Historical Restoration and Preservation Commission. On October 9, 2024, Alexandria Historical Restoration and Preservation Commission unanimously approved a variance to this easement to make changes to the façade to construct an open porch.

### III. Description

The applicants propose to construct an open front porch to be located 8.18 feet from the front property line along East Custis Avenue. Per Section 7-202(E), a front porch with a maximum depth of 10.00 feet may be located within a required front yard as long as the front yard is not reduced to less than 10.00 feet. The proposed open porch would be 6.42 feet deep and would extend 18.20 feet along the front of the dwelling. Because the open porch does not meet the required front yard setback of 10.00 feet, its construction requires special exception approval.

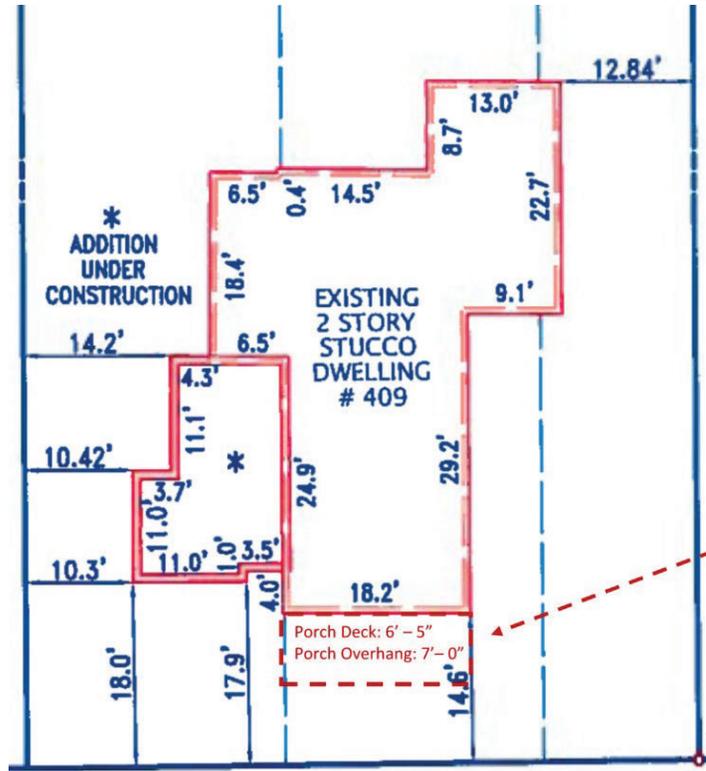


Figure 3: Site plan of proposed porch

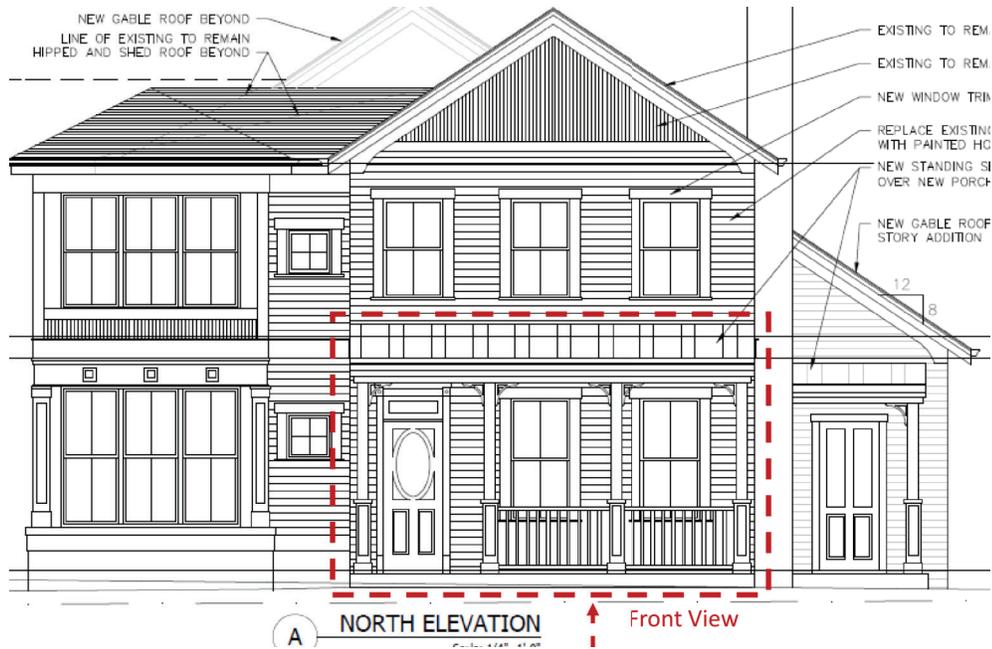


Figure 4: Front elevation of proposed porch



Figure 5: Side elevation of proposed porch

Upon completion of the work, the proposed renovations will continue to comply with the floor area requirements. (Refer to floor area calculations.)

There have been no variances or special exceptions previously granted for the subject property.

**IV. Master Plan/Zoning**

The subject property is zoned R-2-5 and has been so zoned since adoption of the Third Revised Zoning Map in 1951, and is identified for residential use in the Potomac West Small Area Plan.

**V. Requested Special Exception:**

**7-202(E) Yard and setback requirements for a front porch**

The applicants request a special exception of 1.82 feet from the required 10.00-foot front yard setback to construct a portion of the porch 8.18 feet from the front property line along East Custis Avenue.

**VI. Special Exceptions Standards**

To grant a special exception, the Board of Zoning Appeals must find that the strict application of the zoning ordinance creates an unreasonable burden on the use and enjoyment of the property. Section 11-1304 of the zoning ordinance lists standards that an applicant must address and that the Board believes exists and thus warrants granting a special exception of the zoning regulations.

- 1) Whether approval of the special exception will be detrimental to the public welfare, to the neighborhood or to the adjacent properties.

**The front porch will not be detrimental to the public welfare. The proposed front porch will be located at a reasonable distance from the adjacent residence and will not infringe on or affect other properties. There are other dwellings on the block which have existing noncomplying porches located at a similar distance to the proposed porch.**

- 2) Whether approval of the special exception will impair an adequate supply of light and air to the adjacent property, or cause or substantially increase traffic congestion or increase the danger of fire or the spread of fire, or endanger the public safety.

**The proposed one-story front porch will remain open and is unlikely to reduce light or air to any other property. It would be 8.18 feet from the front property line. The porch would comply with the side yard setbacks, and the closest dwelling on the other side of the street is located over 50 feet on the other side of East Custis Avenue.**

- 3) Whether approval of the special exception will alter the essential character of the area or zone.

**The proposed open porch will not alter the essential character of this area. The property historically had an open porch approximately the same size and location. Many dwellings in this neighborhood have porches, and both 403 and 413 East Custis Avenue have porches of similar distance to the front property line as the proposed porch. Additionally, the open porch softens the bulk of the dwelling and would complement the view of the dwelling from East Custis Avenue.**

- 4) Whether the proposal will be compatible with the development in the surrounding neighborhood.

**The proposal is compatible with dwellings in the surrounding neighborhood. Several dwellings along East Custis Avenue feature open porches.**

- 5) Whether the proposed development represents the only reasonable means and location on the lot to accommodate the proposed structure given the natural constraints of the lot or the existing development of the lot.

**Due to the position of the existing dwelling, this is the only location for a front porch. While the applicant could reduce the depth, the current proposal is already modest and still allows the owners to have functional use of the porch.**

**VII. Staff Conclusion**

In conclusion, **staff recommends** approval of the requested special exception because the applicant's request meets all the standards for a special exception as outlined above.

Staff

Rachel Drescher, Urban Planner, Land Use + Preservation Division,  
[rachel.drescher@alexandriava.gov](mailto:rachel.drescher@alexandriava.gov)

Mary Christesen, Principal Planner, Land Use + Preservation Division,  
[mary.christesen@alexandriava.gov](mailto:mary.christesen@alexandriava.gov)

Tony LaColla, AICP, Division Chief, Land Use + Preservation Division,  
[anthony.lacolla@alexandriava.gov](mailto:anthony.lacolla@alexandriava.gov)

### DEPARTMENTAL COMMENTS

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

\* The applicant is advised that if the special exception is approved the following additional comments apply.

#### Transportation and Environmental Services (Stormwater)

F-1 At the time of the building permit, please clearly note the limit of disturbance area on the plans set. (SWM)

If less than 2500 sq feet

- a. Provide 'Drainage Certification' and 'Disturbed Area Certification' in the site plan from the Memoranda to Industry 02-08 dated April 28, 2008 on Grading Plan Requirements and Waiver Provisions, which is available at the following web address of the City of Alexandria:

<http://www.alexandriava.gov/uploadedFiles/tes/info/gradingPlanRequirements.pdf>

If more than 2500 sq feet

- b. To satisfy the Alexandria Water Quality Volume Default, 100% of the new impervious surface must be treated using BMPs or paying into the Water Quality Improvement Fund at \$2 per square foot. Please provide additional treatment or, submit a letter of request to pay a fee in lieu of additional treatments on grading plan.

#### Development Engineering (Planning and Zoning)

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)

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)

Code Administration:

F-1 A new porch will require a building permit and plan review.

Recreation (Arborist):

No comments

Historic Alexandria (Archaeology):

No archaeology comments.

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# APPLICATION BOARD OF ZONING APPEALS

## SPECIAL EXCEPTION FOR PORCHES

Section of zoning ordinance from which request for special exception is made:

Section 7-202(E)

For any residential lot, single-story front porches with a maximum depth of ten feet shall be permitted in any required front or side yard provided that the porch shall be located on the first floor or at ground level and the front yard shall not be reduced to less than ten feet. Front porches shall not extend into required side yards further than the walls that face the side yards of the



1. Applicant:  Owner  Contract Purchaser  Agent

Name Gian & Laura Macone

Address 409 E. Custis Ave., Alexandria, VA 22301

Daytime Phone [REDACTED]

Email Address [REDACTED]

2. Property Location Same as Above (Del Ray Neighborhood)

3. Assessment Map # 035.1 Block 09 Lot 05 Zone R-2-5

4. Legal Property Owner Name Same as Above

Address \_\_\_\_\_

# 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. | Gian Macone  |         | 100                  |
| 2. | Laura Macone |         | 100                  |
| 3. |              |         |                      |

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 409 E. Custis Ave. Alexandria, VA 22301 (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. | Same |         | Same                 |
| 2. |      |         |                      |
| 3. |      |         |                      |

**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#)

|    | 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. | None                     |   |   |
| 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.

|      |                |               |
|------|----------------|---------------|
|      | Gian F. Macone | GIAN F MACONE |
| Date | Printed Name   | Signature     |

Digitally signed by GIAN F MACONE  
Date: 2020.01.02 11:44:36 -0500

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**5. Describe request briefly :**

This home is located in the Del Ray neighborhood of Alexandria and was constructed circa 1895. It is recognized as a historic property by the Alexandria Historic Restoration and Preservation Commission which approved a larger restoration project for the property in late 2024. A front porch of the same dimensions requested in this appeal originally existed on this house (see supplemental attachment). We request BZA approval of a special exception to current set-back requirements in order to reconstruct a front porch similar to the one that originally existed on this property.

**6. If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor or other person for which there is a form of compensation, does this agent or the business in which they are employed have a business license to operate in the City of Alexandria, Virginia?**

- Yes — Provide proof of current City business license.
- No — Said agent shall be required to obtain a business prior to filing application.

**The undersigned hereby attests** that all of the information herein provided including the site plan, building elevations, prospective drawings of the projects, etc., 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 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:**

Gian F. Macone

Print Name



Telephone

GIAN F MACONE Digitally signed by GIAN F MACONE  
Date: 2025.01.02 11:44:58 -05'00'

Signature

Date

Pursuant to Section 13-3-2 of the City Code, the use of a document containing false information may constitute a Class 1 misdemeanor and may result in a punishment of a year in jail or \$2,500 or both. It may also constitute grounds to revoke the permit applied for with such information.

**Note to Applicant: Only one special exception per dwelling shall be approved under the provisions of Section 11-1302(B)(4).**

**PART B** (SECTIONS 11-1302(C) and 11-1304)

**APPLICANT MUST COMPLETE THE FOLLOWING:**

(Please use additional sheets where necessary.)

1. **Please provide the following details of the proposed porch:**
  - a. Porch projection from front building wall to deck edge 6' - 5"
  - b. Length of building wall where porch is to be built 18' - 2"
  - c. Length of porch deck 18' - 0"
  - d. Depth of overhang 7' - 0"
  - e. Distance of furthest projecting porch element from the front property line  
8' - 8" (porch overhang to sidewalk), 15' - 9" (porch overhang to street curb)
  - f. Overall height of porch from finished or existing grade 9' - 6 1/4"
  - g. Height of porch deck from finished or existing grade 12'

2. **Explain the conditions of the subject property which prevent locating the proposed porch in compliance with the zoning ordinance.**

The position of the house in its lot does not allow it to meet the modern set-back requirements for a front porch. Its set-back is similar to other houses of its age in the neighborhood that were often constructed closer to the street than modern homes to accommodate pedestrian accessibility, fire and utility efficiencies, and before the concept of 'street noise'.

3. **Explain if the proposed porch will be detrimental to the adjacent properties or the neighborhood in general.**

We do not believe there will be any detriment to our adjacent properties in terms of both space (crowding) or aesthetics (looking out of place). The Del Ray neighborhood in general possesses a historic character and we believe the re-installation of a porch on this property will only serve to enhance it.

4. **Explain how the proposed porch will affect the light and air to any adjacent property.**

We do not believe the house is close enough to the properties of any of our neighbors to affect natural light or restrict airflow movement in any way.

5. **Has the applicant shown the plans to the most affected property owners? Have any neighbors objected to the proposed special exception, or have any neighbors written letters of support? If so, please attach the letter.**

We have discussed our overall renovation efforts with our immediate neighbors on both sides of our house as well as those directly across the street from the property with no objections raised.

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- 6. The applicant shall demonstrate by clear and convincing evidence that the proposed porch is compatible with the existing building architecture, neighboring properties and neighborhood character. Provide information such as style and number of similar porches in the immediate neighborhood (provide dimensions and roof height as well as distance from curblines). Photographs should be included as part of the evidence supporting this request.**

Our house is located in the City of Alexandria Planning Historic District: Town of Potomac, and is additionally listed on the City's list of 100-year old buildings. This request is to re-install a front porch that originally existed on the house in the early 20th century.

The proposed porch style matches that of similar-age properties both on our street and throughout the neighborhood, and is also in alignment with the Del Ray Neighborhood Residential Pattern Book. (Please see the supplemental attachment for graphics and additional information.)

Once completed, the front yard of the home will still maintain an adequate transition area between public and private spaces and will also allow room for landscaping, similar to other older homes on this block and in our neighborhood.



# Department of Planning and Zoning

## Floor Area Ratio and Open Space Calculations for

### Single and Two-Family Residential Outside Historic Districts

A

#### A. Property Information

A1.  Street Address R-2-5  
Zone

A2.  Total Lot Area x  Floor Area Ratio Allowed by Zone =  Maximum Allowable Floor Area

#### B. Existing Gross Floor Area

| <u>Existing Gross Area</u> |                                       | <u>Allowable Exclusions**</u> |                                     |  |
|----------------------------|---------------------------------------|-------------------------------|-------------------------------------|--|
| Basement                   | <input type="text" value="450.00"/>   | Basement**                    | <input type="text" value="450.00"/> | B1. <input type="text" value="3,047.00"/> Sq. Ft.<br>Existing Gross Floor Area*                                    |
| First Floor                | <input type="text" value="1,455.00"/> | Stairways**                   | <input type="text" value="31.00"/>  | B2. <input type="text" value="481.00"/> Sq. Ft.<br>Allowable Floor Exclusions**                                    |
| Second Floor               | <input type="text" value="1,119.00"/> | Mechanical**                  | <input type="text"/>                | B3. <input type="text" value="2,566.00"/> Sq. Ft.<br>Existing Floor Area Minus Exclusions<br>(subtract B2 from B1) |
| Third Floor                | <input type="text"/>                  | Attic less than 7***          | <input type="text"/>                | Comments for Existing Gross Floor Area<br><div style="border: 1px solid gray; height: 60px; width: 100%;"></div>   |
| Attic                      | <input type="text"/>                  | Porches**                     | <input type="text"/>                |  |
| Porches                    | <input type="text" value="23.00"/>    | Balcony/Deck**                | <input type="text"/>                |  |
| Balcony/Deck               | <input type="text"/>                  | Garage**                      | <input type="text"/>                |  |
| Garage                     | <input type="text"/>                  | Other***                      | <input type="text"/>                |  |
| Other***                   | <input type="text"/>                  | Other***                      | <input type="text"/>                |  |
| <b>B1. Total Gross</b>     | <input type="text" value="3,047.00"/> | <b>B2. Total Exclusions</b>   | <input type="text" value="481.00"/> |  |

#### C. Proposed Gross Floor Area

| <u>Proposed Gross Area</u> |                                     | <u>Allowable Exclusions**</u> |                                   |  |
|----------------------------|-------------------------------------|-------------------------------|-----------------------------------|--|
| Basement                   | <input type="text"/>                | Basement**                    | <input type="text"/>              | C1. <input type="text" value="116.57"/> Sq. Ft.<br>Proposed Gross Floor Area*                                    |
| First Floor                | <input type="text"/>                | Stairways**                   | <input type="text"/>              | C2. <input type="text" value="0.00"/> Sq. Ft.<br>Allowable Floor Exclusions**                                    |
| Second Floor               | <input type="text"/>                | Mechanical**                  | <input type="text"/>              | C3. <input type="text" value="116.57"/> Sq. Ft.<br>Proposed Floor Area Minus Exclusions<br>(subtract C2 from C1) |
| Third Floor                | <input type="text"/>                | Attic less than 7***          | <input type="text"/>              |  |
| Attic                      | <input type="text"/>                | Porches**                     | <input type="text"/>              |  |
| Porches                    | <input type="text" value="116.57"/> | Balcony/Deck**                | <input type="text"/>              |  |
| Balcony/Deck               | <input type="text"/>                | Garage**                      | <input type="text"/>              |  |
| Garage                     | <input type="text"/>                | Other***                      | <input type="text"/>              |  |
| Other***                   | <input type="text"/>                | Other***                      | <input type="text"/>              |  |
| <b>C1. Total Gross</b>     | <input type="text" value="116.57"/> | <b>C2. Total Exclusions</b>   | <input type="text" value="0.00"/> |  |

#### D. Total Floor Area

D1.  Sq. Ft.  
Total Floor Area (add B3 and C3)

D2.  Sq. Ft.  
Total Floor Area Allowed by Zone (A2)

#### E. Open Space (RA & RB Zones)

E1.  Sq. Ft.  
Existing Open Space

E2.  Sq. Ft.  
Required Open Space

E3.  Sq. Ft.  
Proposed Open Space

#### Notes

\*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof of a lot, measured from exterior walls.

\*\* Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

\*\*\* Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for additional allowable exclusions. Additional exclusions may include space under balconies, retractable awnings, etc.

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

Signature: **GIAN F MACONE**

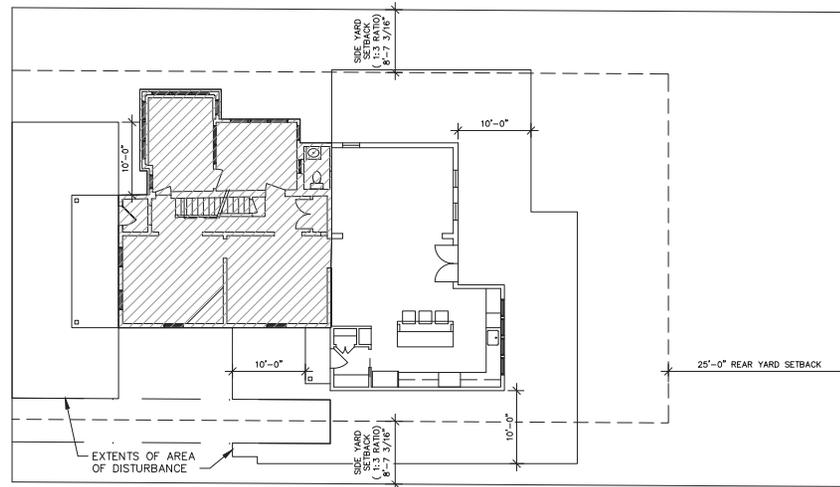
Digitally signed by GIAN F MACONE  
Date: 2026.01.02 11:45:15 -05'00'

Date: \_\_\_\_\_

# MACONE RESIDENCE

409 E. CUSTIS AVE., ALEXANDRIA, VA 22301

| INDEX OF DRAWINGS |   |
|-------------------|---|
| C1                | COVER SHEET                                     |
| C2                | NOTES   |
| D1                | DEMOLITION PLANS                                |
| A1                | FIRST AND SECOND FLOOR PLANS                    |
| A2                | ELEVATIONS AND WINDOW & DOOR SCHEDULES          |
| A3                | SECTIONS  |
| E1                | ELECTRICAL PLANS                                |
| S1                | STRUCTURAL SPECIFICATIONS & DRAWING INDEX       |
| S2                | FOUNDATION/FIRST, SECOND AND ROOF FRAMING PLANS |
| S3                | FIRST & SECOND FLOOR WIND BRACING PLANS         |



General Notes

**BUILDING CODES**  
 THIS PROJECT IS DESIGNED  
 TO COMPLY WITH THE 2021  
 VA UNIFORM STATEWIDE  
 BUILDING CODE (USBC)

| No. | Revision/Issue | Date |
|-----|----------------|------|
|     |                |      |

**Firm Name and Address**  
 MARY DENBY-DESIGNER  
 WHO BUILDS  
 108 E. RANDOLPH AVE  
 ALEXANDRIA, VA 22301  
 mary@mhdbuilds.com  
 571-200-9761

**Project Name and Address**  
 MACONE RESIDENCE  
 409 E. CUSTIS AVE.  
 ALEXANDRIA, VA 22301

|         |             |       |    |
|---------|-------------|-------|----|
| Project | COVER SHEET | Sheet | C1 |
| Date    | 11/12/2024  |       |    |
| Scale   | As Noted    |       |    |

# MACONE RESIDENCE

409 E. CUSTIS AVE., ALEXANDRIA, VA 22301

Any Federal, State or Municipal laws, codes, rules or regulations as may be applicable shall be complied with, whether or not indicated and/or specified herein. This building is designed in conformance with the 2021 Edition of the International Commercial Code (ICC) and the 2021 edition of the International Building Code (IBC) along with any adopted amendments from local agencies.

1. All work shall be performed in a workman like fashion in conformance with rules of accepted good practice.
2. Work performed shall comply with these general notes unless otherwise noted on plans.
3. Work performed shall comply with all applicable local and state codes, ordinance and regulations.
4. On-site verification of all dimensions and conditions shall be the responsibility of the general contractor and his subcontractors.
5. Discrepancies: The contractor shall compare and coordinate all drawings; when in the opinion of the contractor, a discrepancy exists they shall promptly report it to the Designer for proper adjustment before proceeding with the work.
6. Omissions: In the event certain features of the construction are not fully shown on the drawings, their construction shall be of the same character as for similar conditions that are shown or noted.
7. All work is to be performed in a professional manner and in accordance with standard practice and shall be in strict compliance with manufacturer's specifications and/or recommendation.
8. Dimensions shall be read or calculated and never scaled. All dimensions are to be rough unless noted otherwise.
9. The General and Sub-Contractors shall carefully examine the drawings, inspect the site and acquaint themselves with all governing ordinances, laws, etc., and otherwise familiarize themselves with all matters which may affect performance of the work.
10. The structural integrity of the building is dependent upon completions according to the plans and specifications. The structural engineer of record assumes no liability for the structure during construction. The method and sequence of operations is the sole responsibility of the contractor. The contractor shall supply any necessary bracing, guys, etc. to properly brace the structure against wind, dead and live loads until the building is completed according to the plans specifications. Any questions regarding temporary bracing requirements should be forwarded to a structural engineer for review.

#### DESIGN LIVE LOADS

Floor Live Load = 40 PSF Living areas      Roof Live Load (snow) = 30 PSF  
 = 30 PSF Sleeping areas      Roof Dead Load = 17 PSF

Floor Dead Load = 10 PSF

Wind = 90mph, 3 sec gust

1. Wall bracing for wind & seismic loads has been specified as per the IRC 2021, sections in 602.10 for wall bracing requirements, or designed for the wind loading, as stated above.
2. Seismic design category B
3. Equivalent fluid pressure: 40 psf
4. All footings to bear on solid, undisturbed soil, and a minimum of 30 inches below finished grade. Allowable soil bearing 1,500 psf. according

#### CONCRETE:

1. All concrete to have minimum compressive strength ( $F'c$ ) = 3000 psf in 28 days, with a maximum slump of 4". Extended slabs, including garage floor slabs, shall have a minimum strength of 4000 psi. All concrete shall be poured in accordance with ACI 301 specification. Concrete exposed to weather to be air entrained.
2. All reinforcing steel to meet ASTM-A-615 Grade 60. Detailing, fabricating and placing of reinforcement shall be in accordance with ACI-315 "Manual of Standard Practice for Detailing Reinforced Concrete Structures." Furnish support bars and all required accessories in accordance with C.R.S.I. Standards. All reinforcing to be spliced a min. of 40 bar diameters. Welded wire fabric shall conform to ASTM A-165.
3. All reinforcing bars that intercept perpendicular elements shall terminate in hooks, place two (2) inches clear from outer face of element.
4. No concrete shall be placed until the Contractor has installed all reinforcing and had it inspected by the building official. Protective cover for reinforcing steel shall be as follows:
5. Footings- 3" from bottom
6. Beams and columns- 2" - exposed to weather
7. Slab- mid-depth (uno)
8. Walls - 1 1/2" at interior face, 3" at exterior face.
9. Wire mesh to be placed at mid-depth of slab.
10. Concrete slabs-at-grade to be 4" thick, reinforced with 6x6 W1.4 x W1.4 and shall be placed on 6 mil vapor barrier over 4" of compacted gravel. If additional reinforcing is required, it will be showing in the Drawings.

#### FOUNDATION:

1. Soil bearing value at the bottom of all footings is assumed for design purposes to be 2000 psf in VA. Notify the Engineer immediately about any changes in excavation work, unexpected soil or ground water conditions etc.
2. Bottom of all exterior footings shall bear a minimum of 1'-0" into original undisturbed soil, and be a minimum of 30" below finish exterior grade at the lowest point of the foundation hole. Where required, step footings in a ratio of two horizontal to one vertical.
3. Foundation walls are designed for lateral earth pressure of 40 PCF assuming a free draining material or draining board behind the wall with a perimeter drain tile system. Notify the Engineer if soil conditions differ.

#### STRUCTURAL STEEL:

1. Reinforcing steel to be ASTM A615 Grade 60, and placed in accordance with ACI Code.
2. Structural steel to be ASTM A 36 fabricated in accordance with AISC Standards, supplied and installed with one coat of red-oxide primer.
3. Welding of structural steel to be performed by an AWS certified welder in accordance with AWS D1.1 Code using E70XX rod.
4. All field welds must be cleaned and painted with red-oxide primer.
5. The use of adjustable, screw-type steel columns is NOT permitted, unless the screw end is embedded in concrete.
6. Tubular steel to conform to ASTM A501. Unless noted otherwise, the following column caps and bases are to be used. Column cap for steel beam connections to be 4x8x1/2" plate with (2) A325, 1/2" diameter, thru-bolts into each beam. Column base secured with (2) 1/2" dia. all-thread, epoxy-set , min 4" depth.

#### MASONRY:

1. All concrete masonry units to conform to ASTM Spec. C-90 for load-bearing masonry. All masonry to be reinforced at 16" o.c. horizontally with ladder-type reinforcing. Mortar to be ASTM C-270 Type N for brick veneer, and Type M for all other conditions.
2. All vertical reinforcing shall be grouted in place with mortar of pea gravel concrete (min 1,500 psi). Provide dowels from all footings to masonry walls to match size and spacing of vertical reinforcing.
3. Unless noted otherwise, provide a 16" long by 24" deep solid block or grouted block under bearing ends of beams. Provide 16" long by 8" deep solid masonry at joist bearing.
4. The top of all foundation walls to be a one-course bond beam, with (2) #4s and min 1,500 psi grout. All expansion bolts or sleeve anchors in masonry walls shall be placed in grouted solid masonry.
5. Reinforcing steel to be ASTM A615 Grade 60 and placed in accordance with ACI Code.
6. All masonry lintels to have a minimum bearing of 4" on both ends.
7. Concrete block manufacture to conform to ASTM C90 with a minimum prism strength of 1000 psi.
8. Brick manufacture to conform to ASTM C62.
9. Masonry grout to conform to ASTM C476
10. Epoxy is AC Powers 100+ or equivalent

#### MASONRY:

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8. Brick manufacture to conform to ASTM C62.
9. Masonry grout to conform to ASTM C476
10. Epoxy is AC Powers 100+ or equivalent

#### LUMBER:

1. Lumber to be minimum- No.2 SPF with fb = 875 psi and E = 1,300,000 psi
2. Window and door headers to be minimum (2) 2x8s, unless noted otherwise.
3. Posts supporting sawn lumber beams and headers to be a minimum of (2) 2x4's.
4. Posts supporting manufactured lumber beams and headers to be a minimum of (3) 2x4's.
5. Posts free-standing, posts at porches or decks to use Simpson PC caps, and the ASU bases, unless otherwise specified.
6. All rafter ends to be secured to tops of walls with hurricane clips (Simpson H2.5A or approved equal).
7. Manufactured lumber design values: fb = 2000 psi E=1,900,000 psi
8. Prefabricated truss manufacture and design to conform to ANSI/TPI 1 and WTCA standards
9. Minimum half sheets of sheathing to join the rim board to the wall framing system
10. All hardware noted is 'Simpson Strong Tie', or equivalent

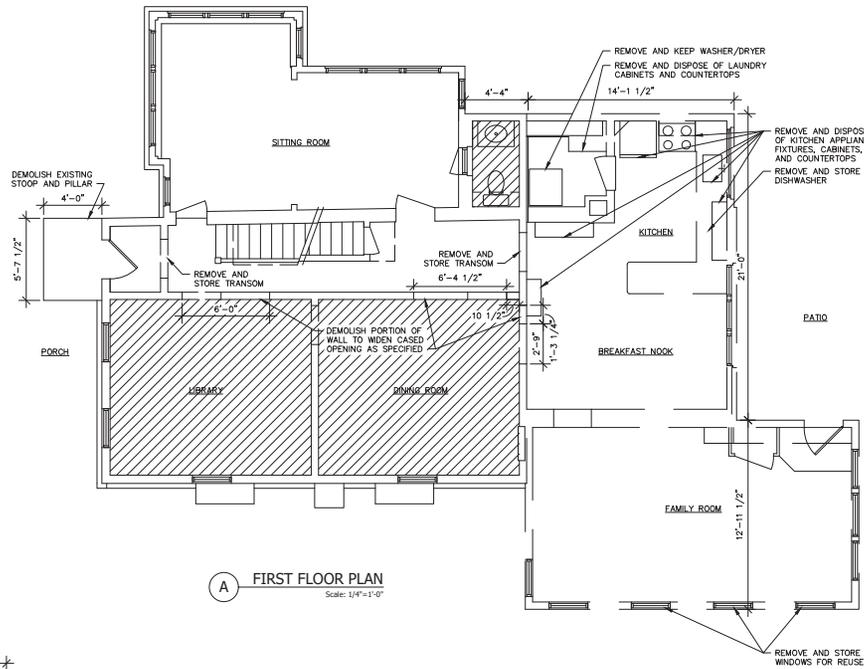
General Notes

| No. | Revision/Issue | Date |
|-----|----------------|------|
|     |                |      |
|     |                |      |
|     |                |      |

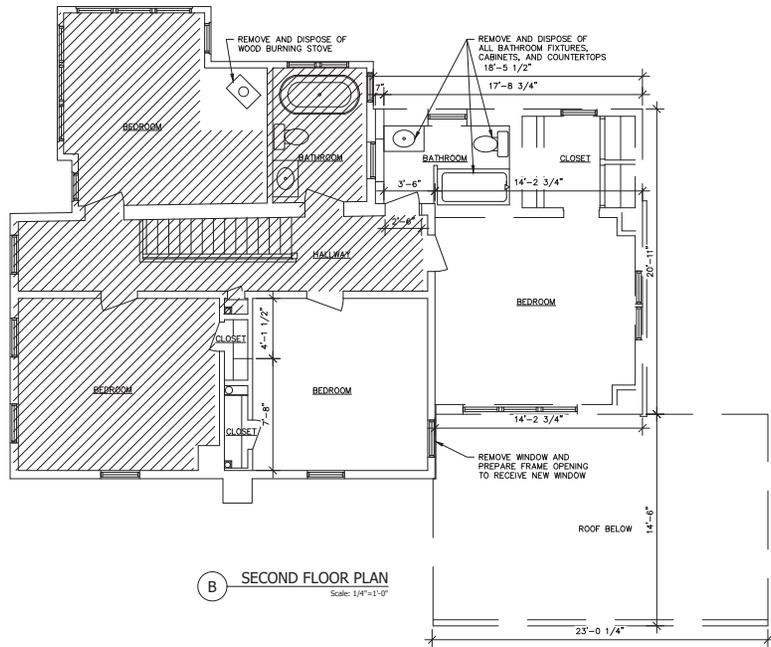
Firm Name and Address  
 MARY DENBY-DESIGNER  
 WHO BUILDS  
 108 E. RANDOLPH AVE  
 ALEXANDRIA, VA 22301  
 mary@mhbuilds.com  
 571-200-9761

Project Name and Address  
 MACONE RESIDENCE  
 409 E. CUSTIS AVE.  
 ALEXANDRIA, VA 22301

|         |            |       |
|---------|------------|-------|
| Project | NOTES      | Sheet |
| Date    | 11/12/2024 | C2    |
| Scale   | As Noted   |       |



**A** FIRST FLOOR PLAN  
Scale: 1/4"=1'-0"



**B** SECOND FLOOR PLAN  
Scale: 1/4"=1'-0"

General Notes

\*ALL WORK TO FOLLOW VRC 2021  
  
INSTALL NEW R-13 BATT INSULATION ON ALL EXTERIOR WALLS AND NEW R-38 BATT INSULATION AT ROOF

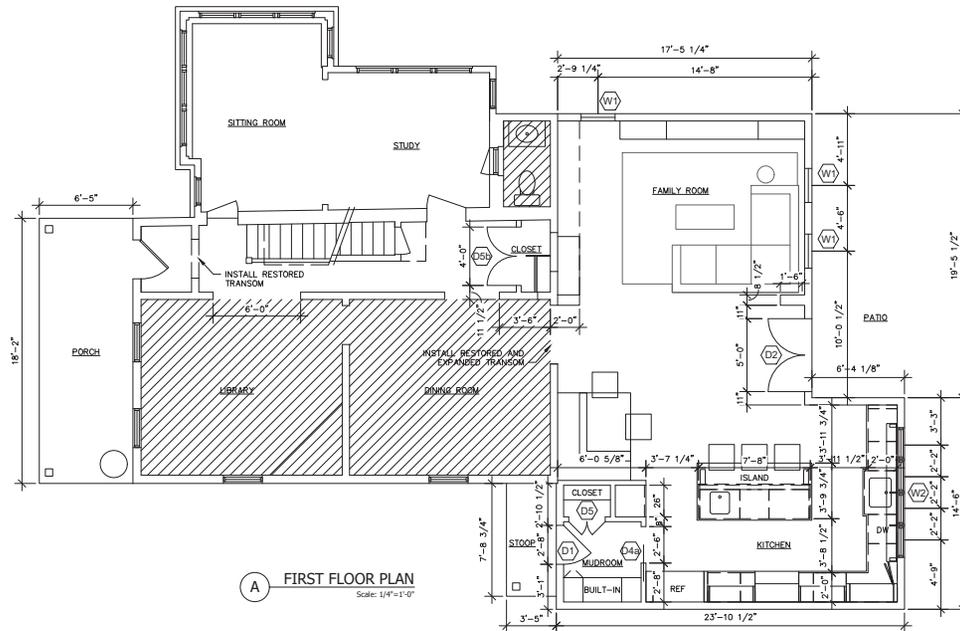
■ NEW WALL  
□ EXISTING WALL

| No. | Revision/Issue | Date |
|-----|----------------|------|
|     |                |      |

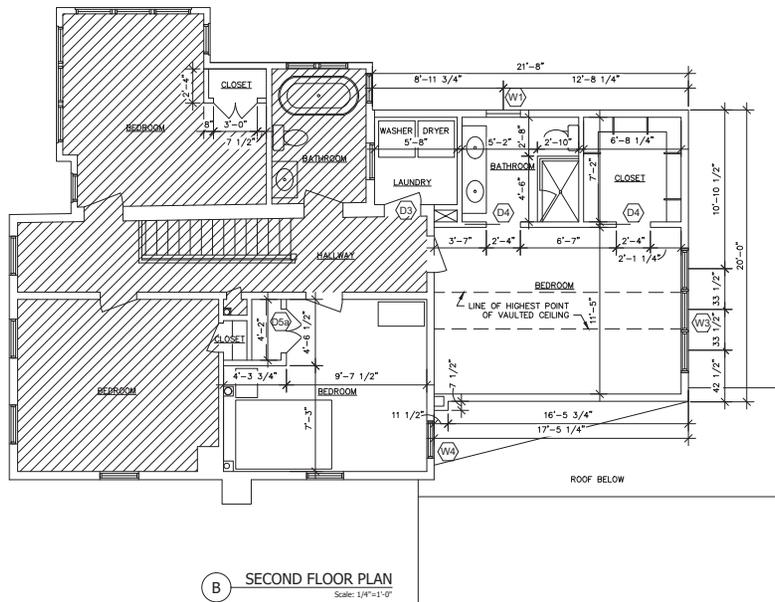
Firm Name and Address  
MARY DENBY  
MHD BUILDS  
mary@mhbuidls.com  
571-200-9761

Project Name and Address  
MACONE RESIDENCE  
409 E CUSTIS AVE  
ALEXANDRIA VA 22314

|                             |             |
|-----------------------------|-------------|
| Project<br>DEMOLITION PLANS | Sheet<br>D1 |
| Date<br>11/12/2024          | D1          |
| Scale<br>As Noted           |             |



**A FIRST FLOOR PLAN**  
Scale: 1/4"=1'-0"



**B SECOND FLOOR PLAN**  
Scale: 3/4"=1'-0"

General Notes

• ALL WORK TO FOLLOW IRC 2018  
INSTALL NEW R-13 BATT INSULATION ON ALL EXTERIOR WALLS AND NEW R-38 BATT INSULATION AT ROOF

■ NEW WALL  
□ EXISTING WALL

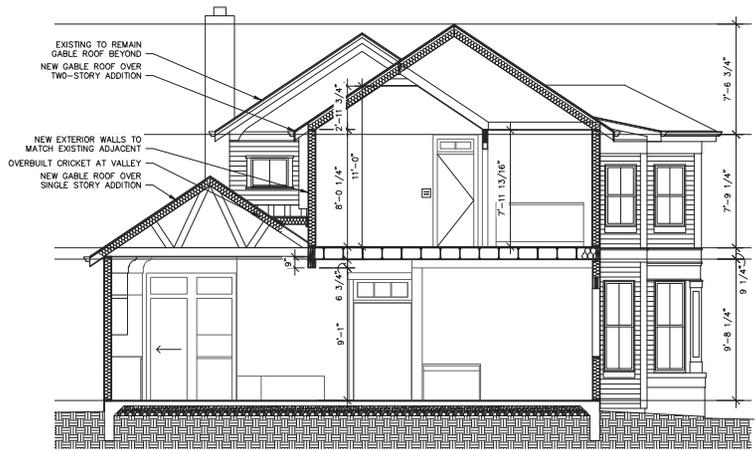
| No. | Revision/Issue | Date |
|-----|----------------|------|
|     |                |      |

Firm Name and Address  
MARY DENBY  
MHD BUILDS  
mary@mhdbuilds.com  
571-200-9761

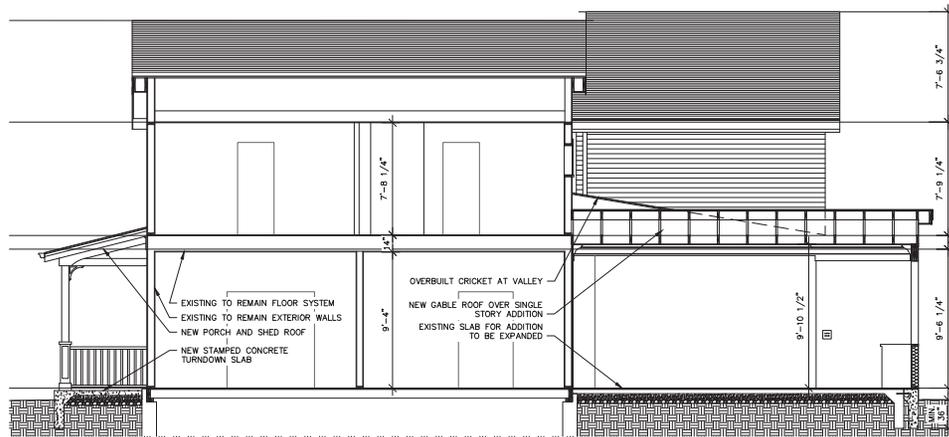
Project Name and Address  
MACONE RESIDENCE  
409 E CUSTIS AVE  
ALEXANDRIA VA 22314

| Project     | Sheet      |
|-------------|------------|
| FLOOR PLANS | A1         |
| Date        | 11/12/2024 |
| Scale       | As Noted   |





**A SECTION AT ADDITION**  
Scale: 1/4"=1'-0"



**B LONGITUDINAL SECTION**  
Scale: 1/4"=1'-0"

General Notes

\*ALL WORK TO FOLLOW VRC 2018  
INSTALL NEW R-13 BATT INSULATION ON ALL EXTERIOR WALLS AND NEW R-38 BATT INSULATION AT ROOF

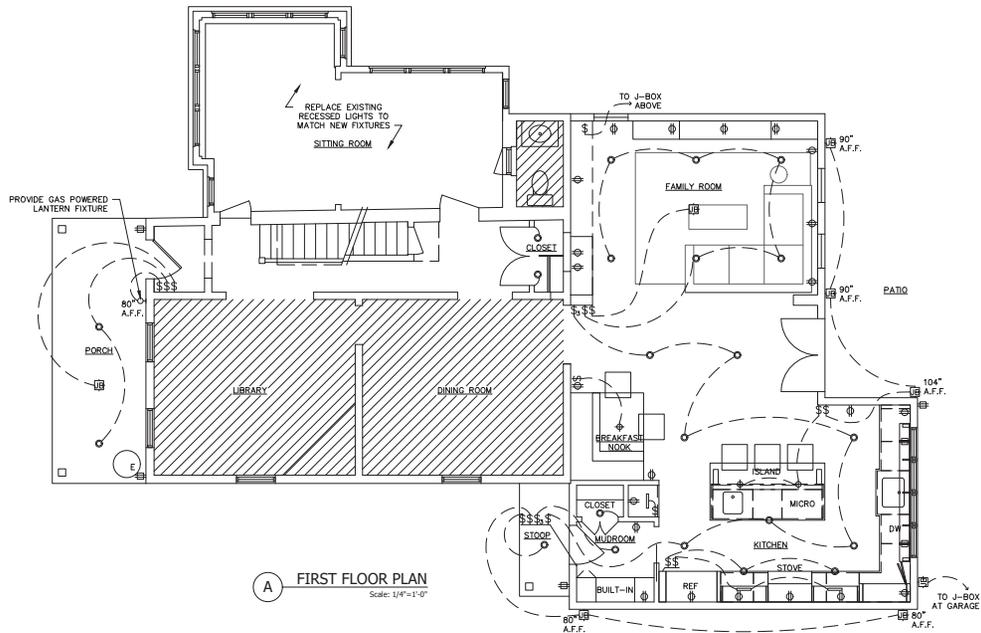


| No. | Revision/Issue | Date |
|-----|----------------|------|
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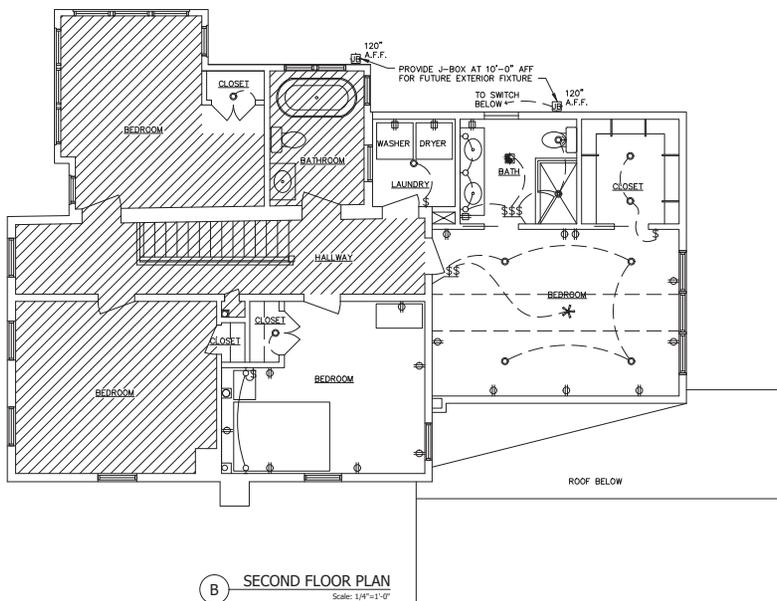
Firm Name and Address  
MARY DENBY  
MHD BUILDS  
mary@mhdbuilds.com  
571-200-9761

Project Name and Address  
MACONE RESIDENCE  
409 E CUSTIS AVE  
ALEXANDRIA VA 22314

|                   |            |
|-------------------|------------|
| Project           | Sheet      |
| SECTIONS & SCHED. | A3         |
| Date              | 11/12/2024 |
| Scale             | As Noted   |



**A** FIRST FLOOR PLAN  
Scale: 1/4"=1'-0"



**B** SECOND FLOOR PLAN  
Scale: 1/4"=1'-0"

General Notes

**ELECTRICAL NOTES**

PRODUCTS AND INSTALLATION SHALL COMPLY WITH ALL APPLICABLE LAWS, CODES, GOVERNMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, ETC. OF ALL AUTHORITIES HAVING JURISDICTION.

FURNISH AND INSTALL ELECTRICAL OUTLETS AND GFCI OUTLETS AS REQUIRED BY CODE THROUGHOUT ADDITION.

FURNISH AND INSTALL DIMMER SWITCHES AT ALL RECESSED LIGHTS AND CEILING MOUNTED FIXTURES IN THE LIVING ROOM, DINING ROOM, KITCHEN, AND BEDROOM.

FURNISH AND INSTALL ELECTRICAL OUTLETS FOR ALL APPLIANCES, MECH UNITS AND SUMP PUMP PER MANUFACTURER RECOMMENDATIONS.

**ELECTRICAL SYMBOL LEGEND**

- ⚡ SINGLE SWITCH
- ⚡ 3-WAY SWITCH
- ⊕ SURFACE MOUNTED CEILING LIGHT FIXTURE
- ⊙ RECESSED LIGHT FIXTURE
- ⊙ RECESSED WALL WASHER FIXTURE
- ⊙ WALL MOUNTED LIGHT FIXTURE
- ⊠ EXHAUST FAN - VENTED TO OUTSIDE
- ⊡ DUPLEX OUTLET
- ⊡ GROUND FAULT INTERRUPTED OUTLET
- ⊠ CEILING FAN
- ⊙ SMOKE DETECTOR
- H DATA JACK (VERIFY CABLE TYPE)
- ⊡ UNDERCOUNTER LIGHT
- ⊡ JUNCTION BOX

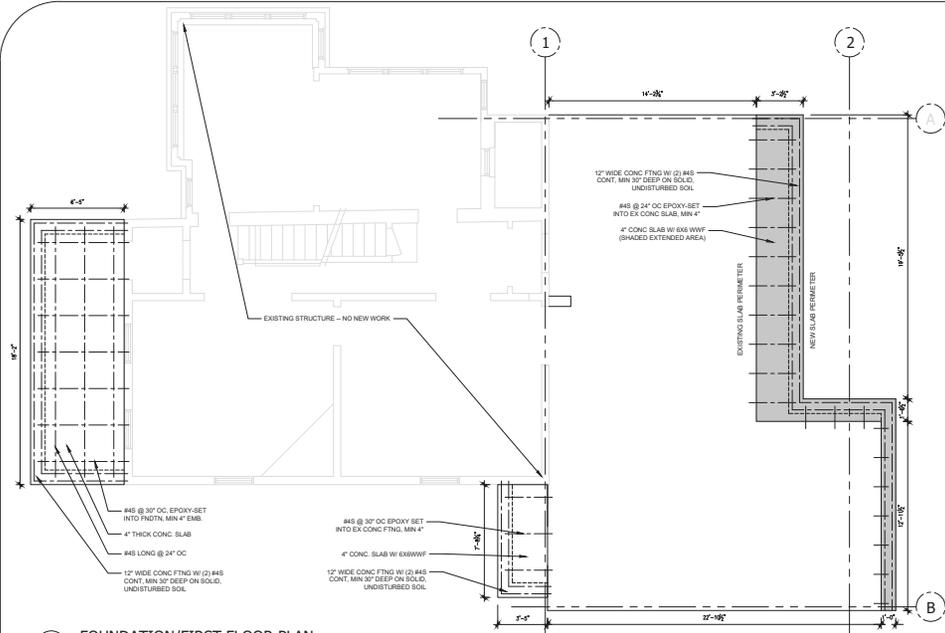
| No. | Revision/Issue | Date |
|-----|----------------|------|
|     |                |      |

**Firm Name and Address**  
 MARY DENBY  
 MHD BUILDS  
 mary@mhdbuilds.com  
 571-200-9761

**Project Name and Address**  
 MACONE RESIDENCE  
 409 E CUSTIS AVE  
 ALEXANDRIA VA 22314

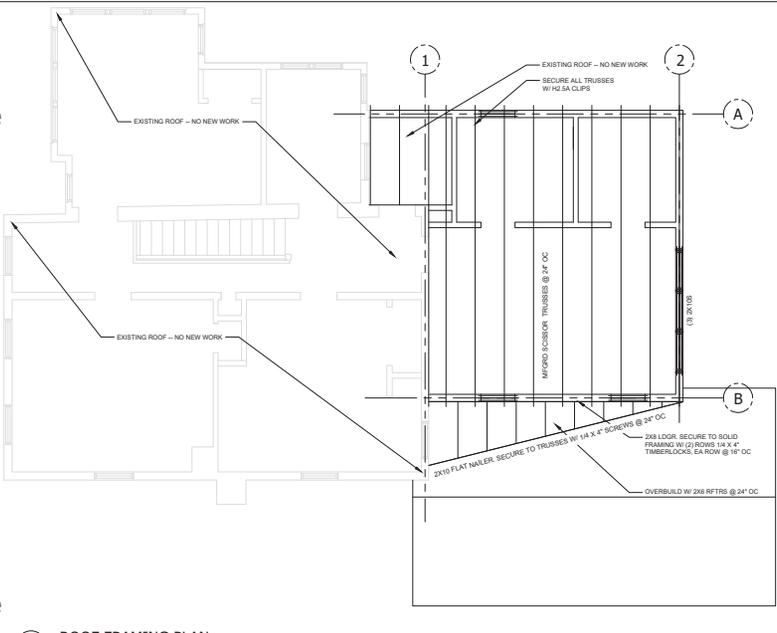
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| Project<br>ELEC. PLANS | Sheet |
| Date<br>11/12/2024     | E1    |
| Scale<br>As Noted      |       |





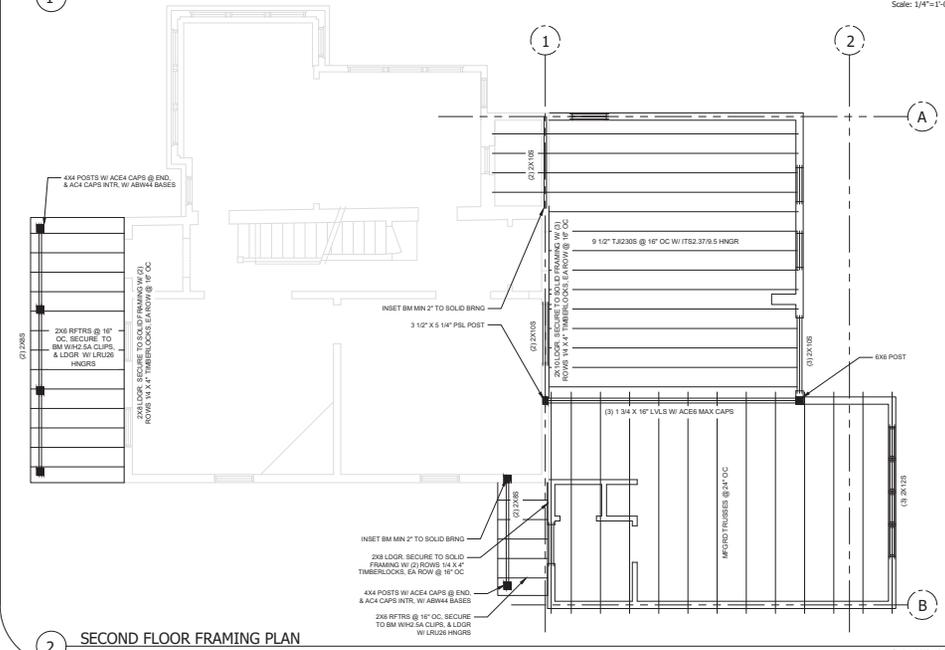
1 FOUNDATION/FIRST FLOOR PLAN

Scale: 1/4"=1'-0"



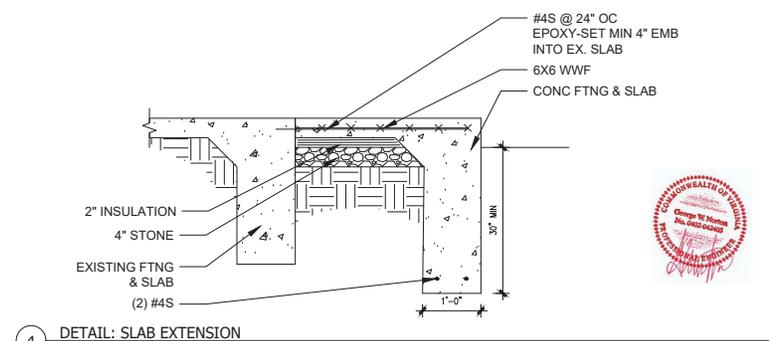
3 ROOF FRAMING PLAN

Scale: 1/4"=1'-0"



2 SECOND FLOOR FRAMING PLAN

Scale: 1/4"=1'-0"



4 DETAIL: SLAB EXTENSION

Scale: 1"=1'-0"

BEAM/KITCHEN

$$L = 17'$$

$$W = 80' + 20'(4) = 160'$$

$$R = 6000'$$

$$S_x = 173 \text{ in}^3$$

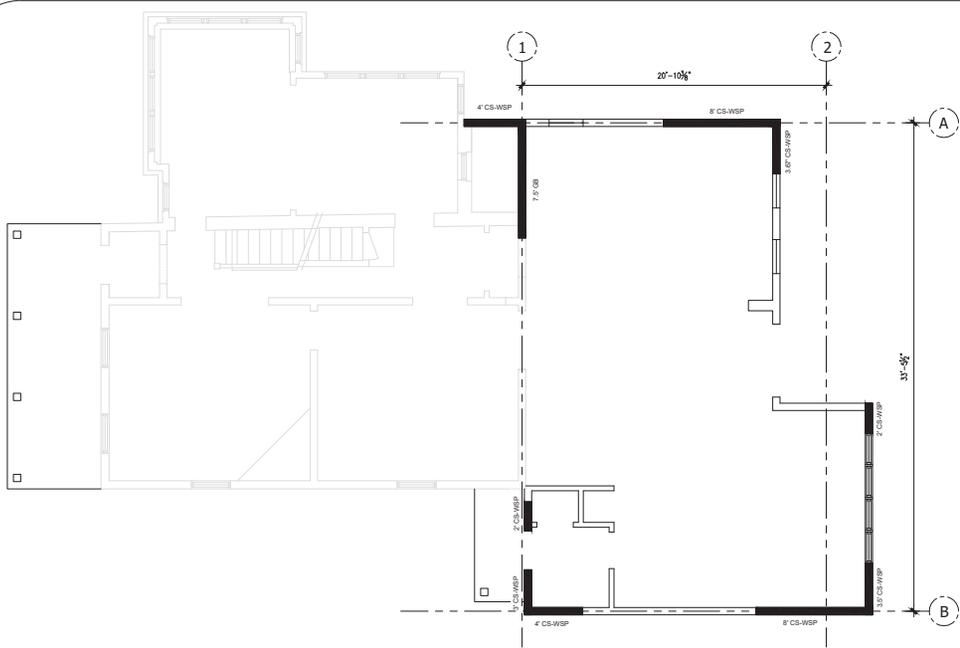
$$\Delta H_{MAX} = \frac{5(800)(17)^2(1725)}{384(2 \times 10^6)(1725)} = .41" \quad \Delta_{ALL} \text{ OK}$$

5 BEAM/KITCHEN CALCULATIONS

GENERAL NOTES

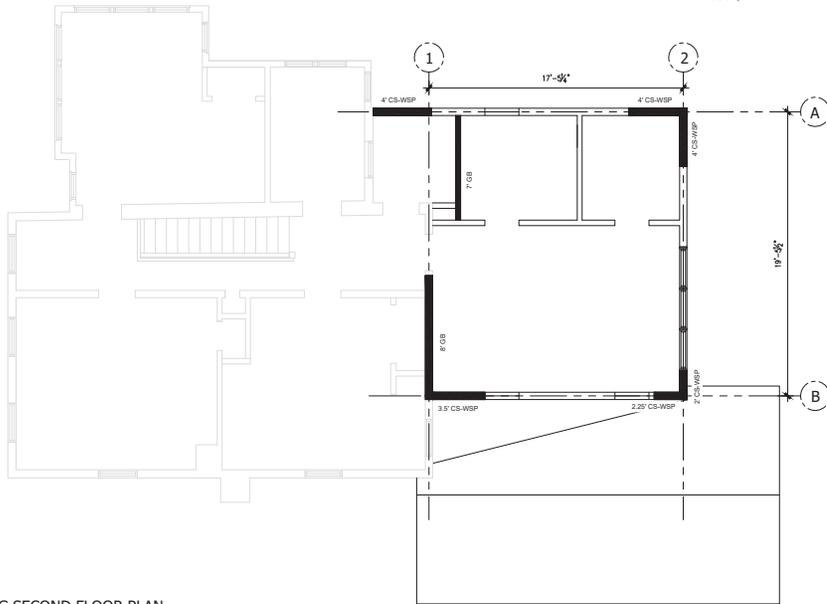
- \* ALL EXISTING MEMBER SIZE, ORIENTATION, AND CONDITION ASSUMED BY THE ENGINEER. VERIFY IN FIELD. NOTIFY ENGINEER IF DIFFERING CONDITIONS ARE PRESENT.
- \* ALL TRUSSES AND TRUSS CONNECTIONS TO BE DESIGNED AND ENGINEERED BY THE TRUSS MANUFACTURER.
- \* ALL NEW HEADERS TO BE MINIMUM (3) 2X6S LUMBER WITH (1) JACK AND (1) KING STUD AT EACH END, UNO.
- \* SOLID BLOCK BETWEEN JOISTS BELOW ALL POINT LOADS.
- \* MINIMUM (2) STUDS IN WALL BELOW ALL POINT LOADS FROM ABOVE.

| General Notes  |                 |       |
|--|-----------------|-------|
| No.  | Revision/Issue  | Date  |
|  |                 |       |
| Firm Name and Address  |                 |       |
| MARY DENBY<br>MHD BUILDS<br>mary@mhbuilds.com<br>703-910-1346      |                 |       |
| Project Name and Address   |                 |       |
| MACONE RESIDENCE<br>409 EAST CUSTIS AVENUE<br>ALEXANDRIA, VA 22301 |                 |       |
| Project  | FNDTN & FRAMING | Sheet |
| Date   | 10/27/2024      | S2    |
| Scale  | As Noted        |       |



1 WIND BRACING FIRST FLOOR PLAN

Scale: 1/4"=1'-0"



2 WIND BRACING SECOND FLOOR PLAN

Scale: 1/4"=1'-0"

**WIND BRACE SCHEDULE**

| FLOOR      |                 | WIND BRACE PARAMETERS |           |        |                     |                   |        |                               |  |  |
|------------|-----------------|-----------------------|-----------|--------|---------------------|-------------------|--------|-------------------------------|--|--|
| MAIN HOUSE | Brace wall Line | Method Used           | Dist BTWN | FACTOR | Brace Wall Required | Brace Wall Actual | Status | Wall Types                    |  |  |
| 2nd Floor  | 1               | GB                    | 17'       | 1.0    | 6.5'                | 17'               | OK     | CS-WSP (Continuous Sheathing) |  |  |
|            | 2               | CS-WSP                | 17'       | 1.0    | 3.5'                | 6.5'              | OK     | ENGR (ENGINEERED)             |  |  |
|            | A               | CS-WSP                | 20'       | 1.0    | 3.5'                | 8'                | OK     | FACTORS                       |  |  |
| 1st Floor  | B               | CS-WSP                | 20'       | 1.0    | 3.5'                | 6.25'             | OK     | 8' CLNG HT = .9               |  |  |
|            | 1               | CS-WSP/GB             | 21'       | 1      | 12.5'               | 12.5'             | OK     | 7.5' RF EVE TO RIDGE HT= .85  |  |  |
|            | 2               | CS-WSP                | 21'       | 1      | 7'                  | 9.2'              | OK     |                               |  |  |
|            | A               | CS-WSP                | 35'       | 1      | 10.5'               | 12'               | OK     |                               |  |  |
| B          | CS-WSP          | 35'                   | 1         | 10.5'  | 12'                 | OK                |        |                               |  |  |

3 WIND BRACING SCHEDULE

General Notes

| No. | Revision/Issue | Date |
|-----|----------------|------|
|     |                |      |

Firm Name and Address  
 MARY DENBY  
 MHD BUILDS  
 mary@mhdbuilds.com  
 703-910-1346

Project Name and Address  
 MACONE RESIDENCE  
 409 EAST CUSTIS AVENUE  
 ALEXANDRIA, VA 22301



|                         |             |
|-------------------------|-------------|
| Project<br>WIND BRACING | Sheet<br>S3 |
| Date<br>10/27/2024      |             |
| Scale<br>As Noted       |             |



SM Servicing your local land surveying needs

8808-H Pear Tree Village Ct.  
Alexandria, VA 22309  
703.619.6555  
www.dominionsurveyors.com

# INVOICE

Laura Macone  
409 East Custis Avenue  
Alexandria, Virginia 22301

703-850-9089 Laura.macone@gmail.com

### Job Details

Date Ordered: December 9, 2025  
Date of Service: December 11, 2025  
Invoice Date: December 12, 2025  
DSI Invoice #: 251209001  
Location: 409 East Custis Avenue  
Description: Lot 637, 638, & Part of Lot 636  
Del Ray  
City of Alexandria  
Virginia  
Case Name: Macone  
Case No:

Consolidation Plat..... **paid**  
\$500.00

Received: \_\_\_\_\_ Date: \_\_\_\_\_

Comments:

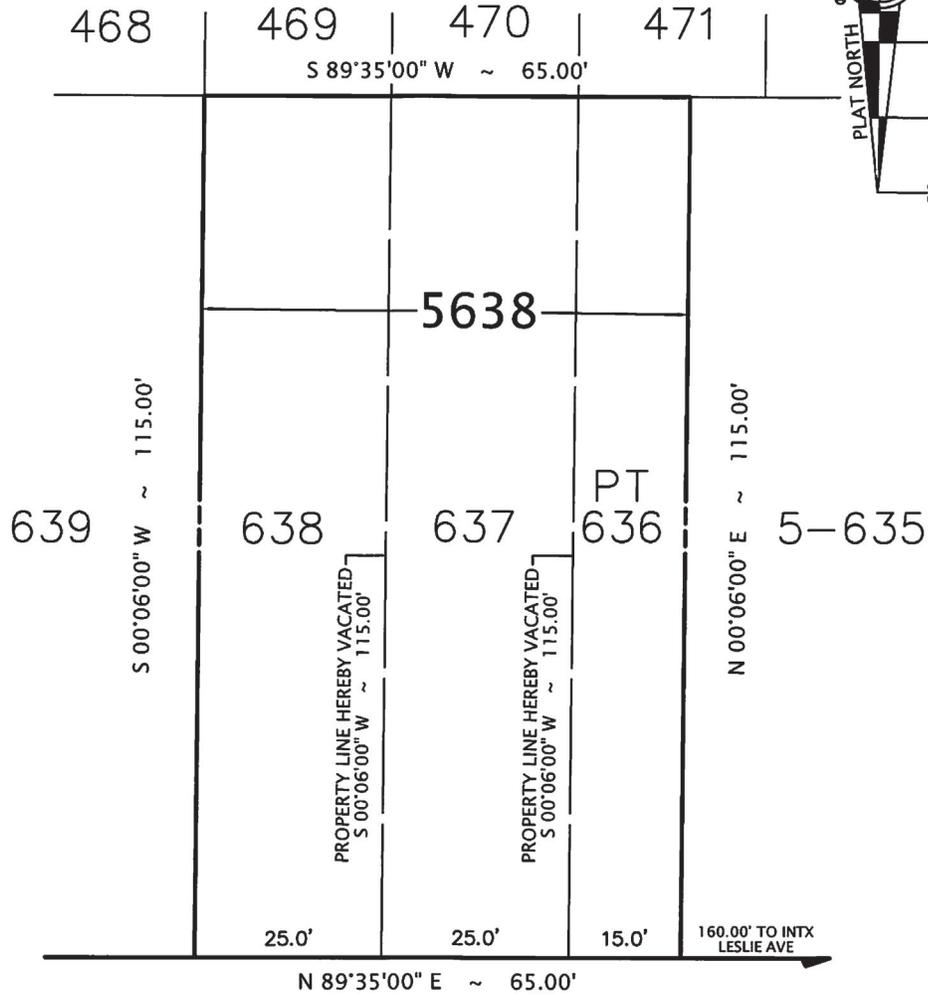
*There is a 3.5% transaction fee for credit cards/e-checks.*

NOTES: 1. OWNER: LAURA & GIAN MACONE  
 409 EAST CURTIS AVENUE  
 ALEXANDRIA, VA 22301  
 (INST. NO. 170008931)

AREAS:  
 LOT 638 = 2,875 SF  
 LOT 637 = 2,875 SF  
 PART OF LOT 636 = 1,724 SF  
 TOTAL = 7,475 SF

2. TM: 035.01-09-05

LOT 5638 = 7,475 SF



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**EAST CURTIS AVENUE**

40' WIDE

PLAT

SHOWING

LOT 5638

BEING A CONSOLIDATION OF  
 LOT 637, LOT 638 AND THE EAST 15 FEET  
 BY THE FULL DEPTH THEREOF OF LOT 636

**DEL RAY**

(DEED BOOK O-4, PAGE 440)

**CITY OF ALEXANDRIA, VIRGINIA**

SCALE: 1" = 20'      DECEMBER 11, 2025

CERTIFIED CORRECT:



ORDERED BY:

LAURA MACONE

THIS PLAT IS SUBJECT TO  
 RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.



8808-H PEAR TREE VILLAGE COURT  
 ALEXANDRIA, VIRGINIA 22309  
 703-619-6555  
 www.dominionsurveyors.com

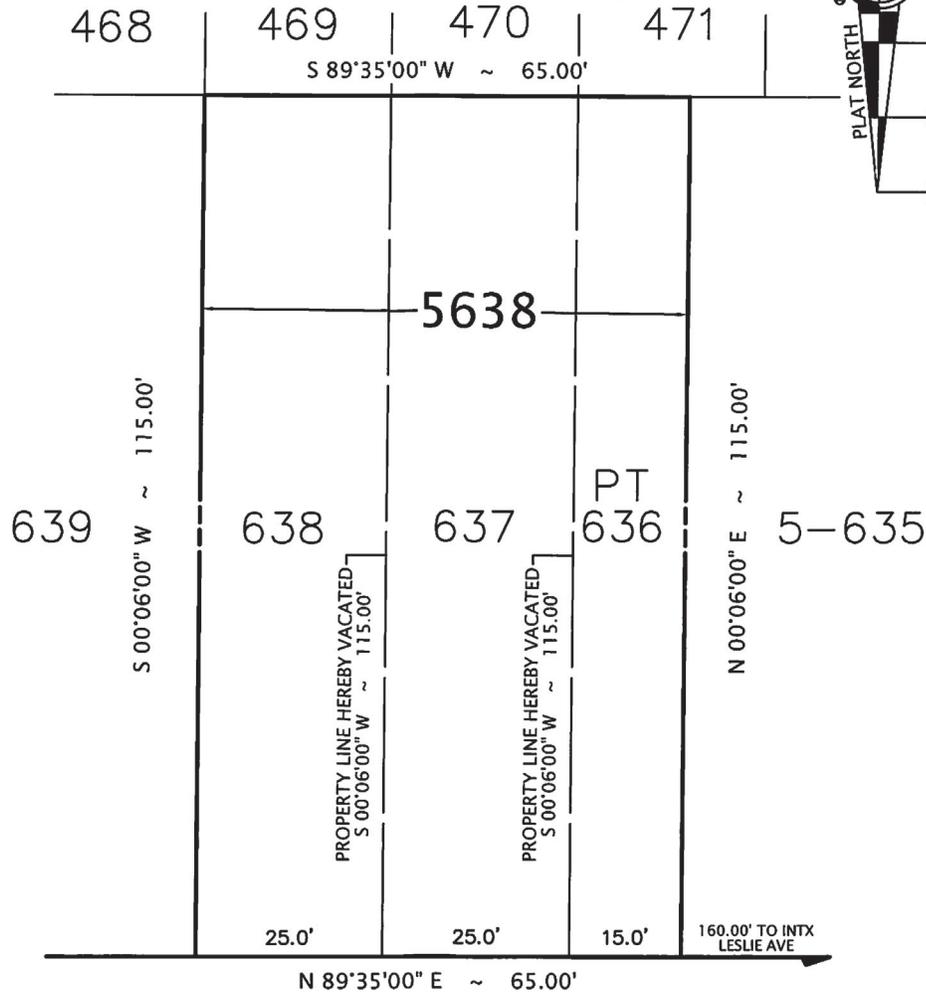
DOMINION SURVEYORS®

NOTES: 1. OWNER: LAURA & GIAN MACONE  
 409 EAST CURTIS AVENUE  
 ALEXANDRIA, VA 22301  
 (INST. NO. 170008931)

AREAS:  
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 LOT 637 = 2,875 SF  
 PART OF LOT 636 = 1,724 SF  
 TOTAL = 7,475 SF

2. TM: 035.01-09-05

LOT 5638 = 7,475 SF



**EAST CURTIS AVENUE**

40' WIDE

PLAT

SHOWING

LOT 5638

BEING A CONSOLIDATION OF  
 LOT 637, LOT 638 AND THE EAST 15 FEET  
 BY THE FULL DEPTH THEREOF OF LOT 636

**DEL RAY**

(DEED BOOK O-4, PAGE 440)

**CITY OF ALEXANDRIA, VIRGINIA**

SCALE: 1" = 20'      DECEMBER 11, 2025

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CERTIFIED CORRECT:

THIS PLAT IS SUBJECT TO  
 RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.



DOMINION SURVEYORS®

ORDERED BY:

LAURA MACONE

**DOMINION** Surveyors Inc.®

8808-H PEAR TREE VILLAGE COURT  
 ALEXANDRIA, VIRGINIA 22309  
 703-619-6555

www.dominionsurveyors.com

**Request for Special Exception For  
Front Porch:**

**409 E. Custis Ave.**  
Alexandria, VA (Del Ray)

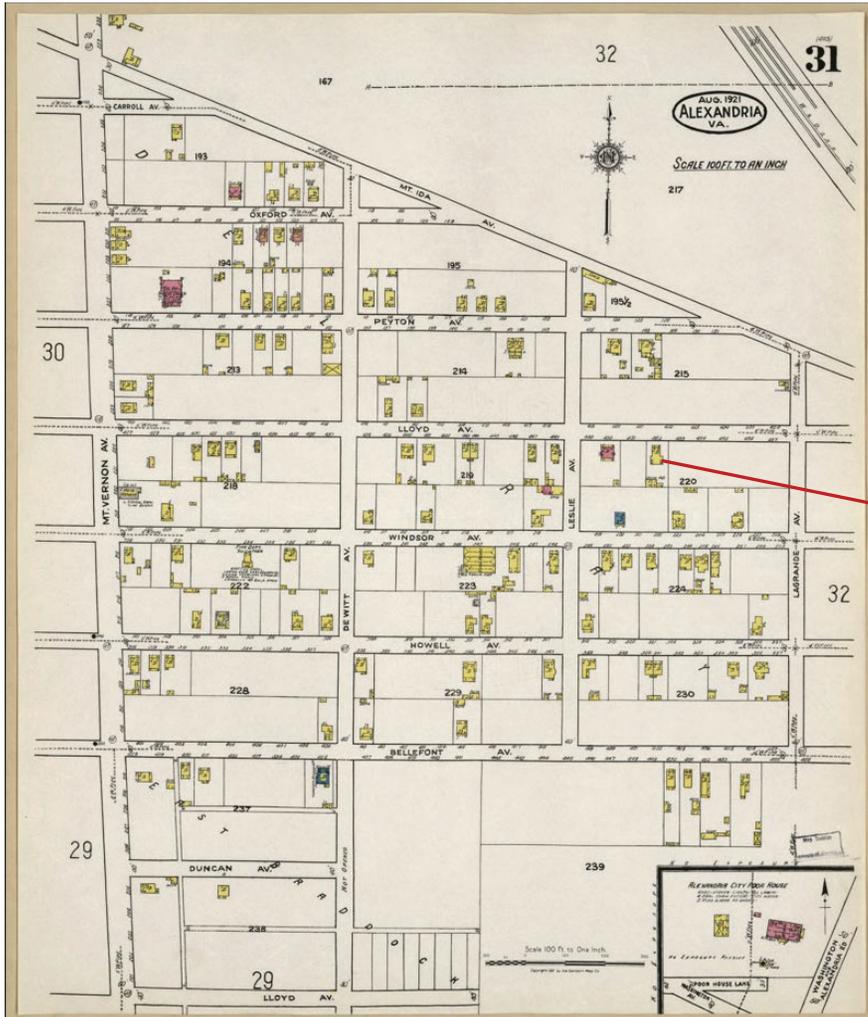
**Year Built:** ~1895  
**Style:** Folk Victorian <sup>1</sup>

**Owners:** Gian & Laura Macone

<sup>1</sup> Field Guide to American Houses, MacAlester, 1984-2013,  
Knopf Publishing, Pgs 396-405



## Property History

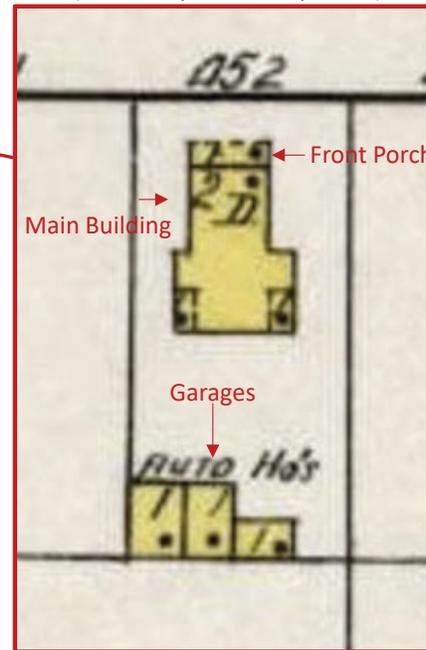


Source: Sanborn Fire Insurance Map (August 1921)

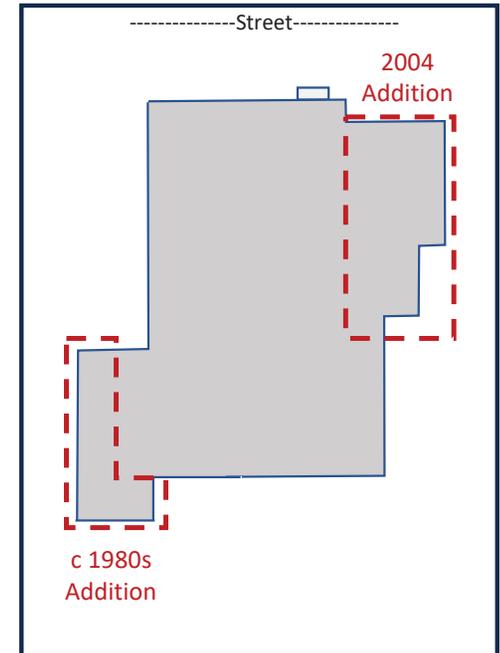
Key

John Calhoun, purchased two lots in the new subdivision of Del Ray in October 1894 and built this house for his wife Isabella and his one-year-old daughter Clara. However, he only lived there for less than five years before passing away. By the time of the 1900 census, his widow Isabella and Clara were living there with a boarder. The 1907 county tax records still listed John Calhoun as the owner, but the 1910 census showed a different family renting the property. For the first quarter century of this house's existence, it was one of only two on the block. *Source: Potomac Information Services Collection Report – 409 E. Custis Ave.*

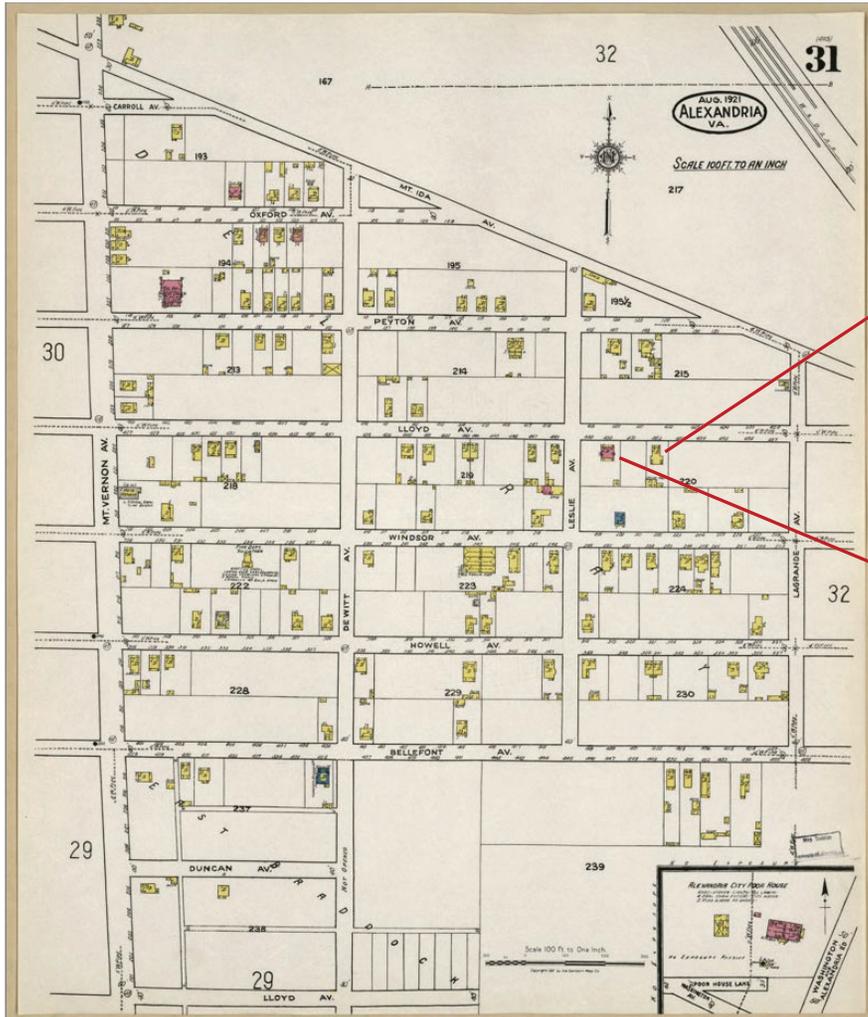
**Original Footprint**  
409 E. Custis Ave.  
(Previously 309 E. Lloyd Ave.)



**Current Footprint**  
2024



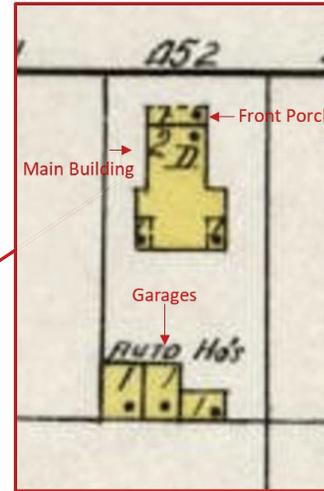
## Original Front Porch Footprint – 409 E. Custis Ave.



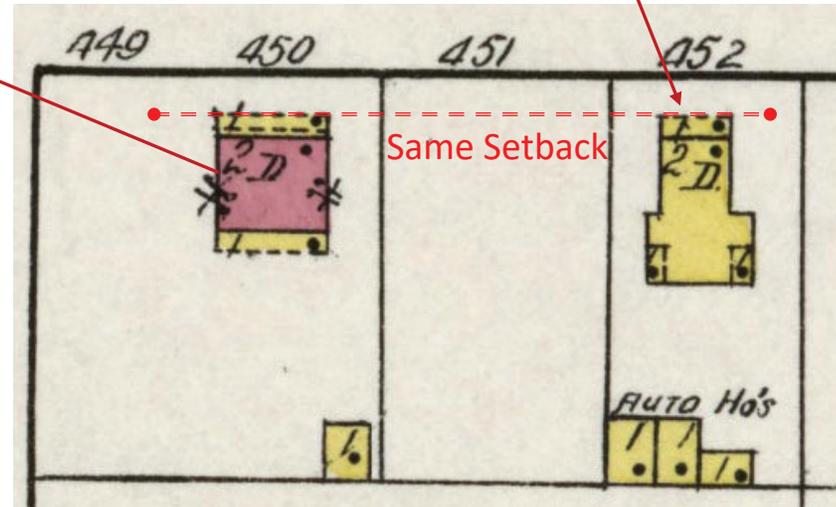
Source: Sanborn Fire Insurance Map (August 1921)

Key

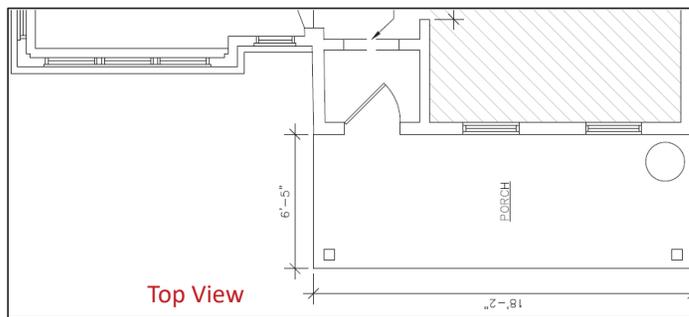
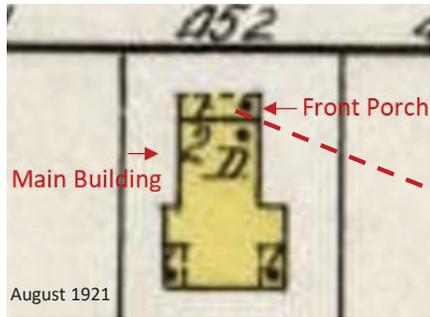
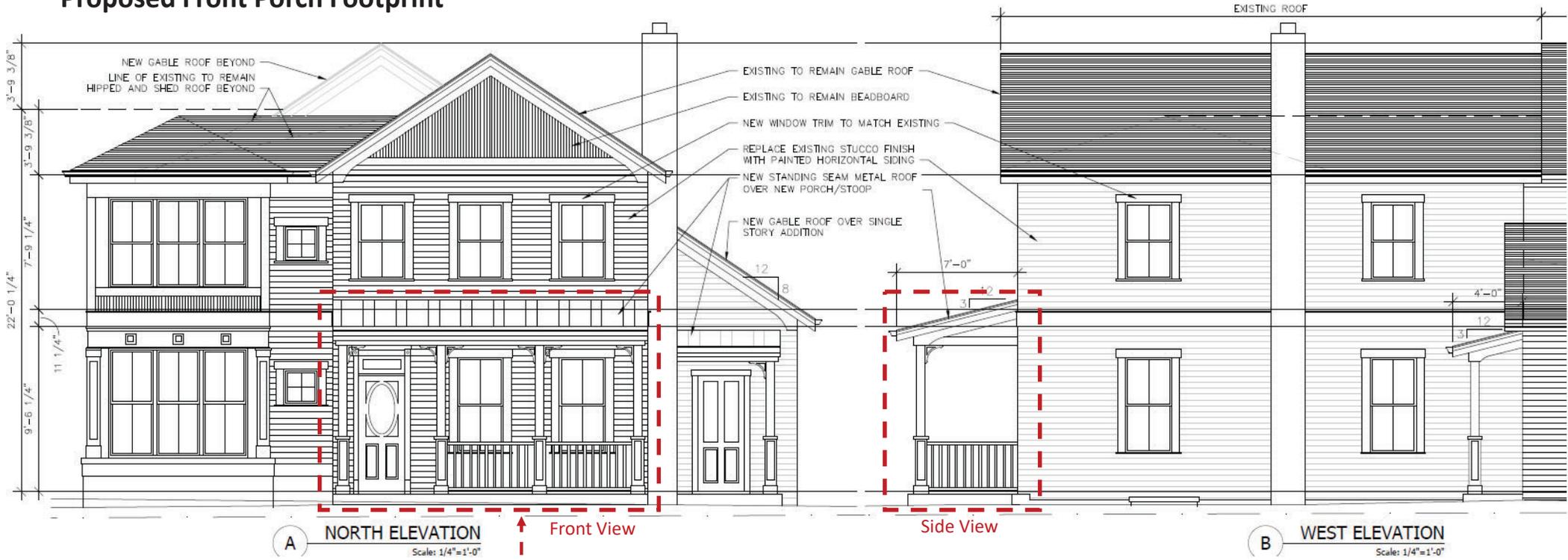
Original Footprint  
409 E. Custis Ave.  
(Previously 309 E. Lloyd Ave.)



- A front porch with the same specifications current requested in this package originally existed at this property as late as [1941](#).
- It had a setback aligned with the only other existing home on the block of the same period as well several other houses in the immediate neighborhood.

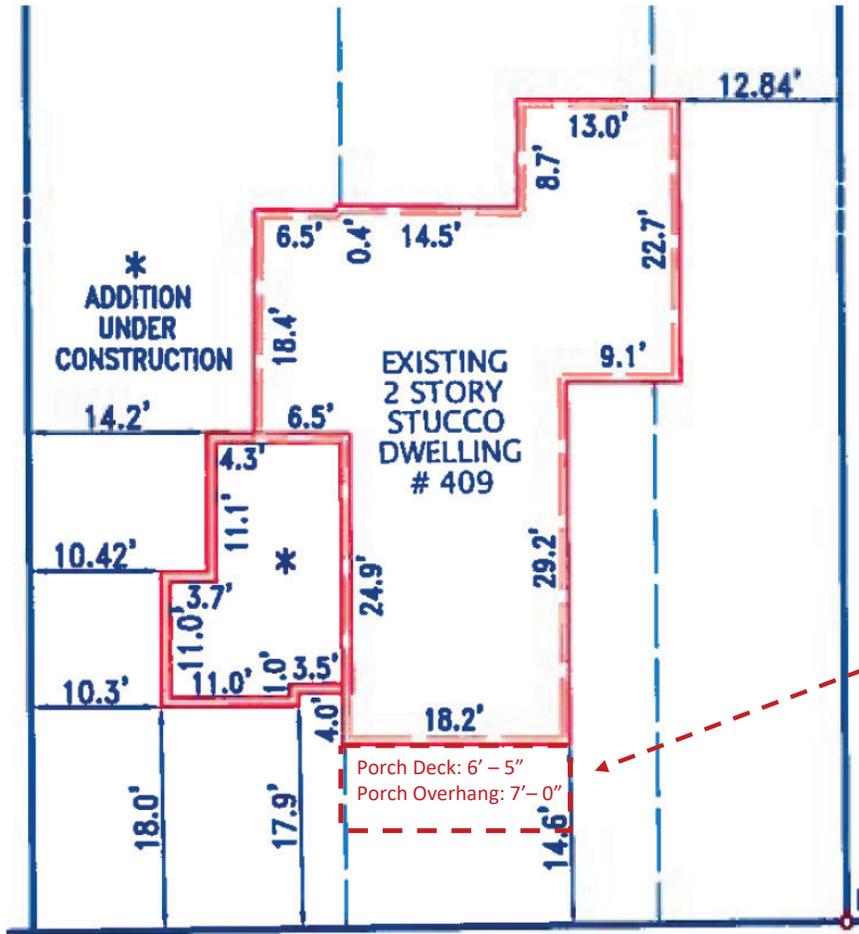


# Proposed Front Porch Footprint



The proposed front porch will occupy the same footprint as the original porch that existed in 1921. It is part of a larger renovation project to repair structural components and restore the property more closely to its early 20<sup>th</sup> Century appearance.

# Proposed Front Porch Footprint



*Wall check*

**RECEIVED**  
 AUG 25 2004  
 PLANNING & ZONING

NOTE: TOTAL AREA = 7,475 S.F.

**EAST CUSTIS AVENUE**  
40' R/W

APPROVED  
ALEXANDRIA DEPARTMENT OF PLANNING AND ZONING  
ZONING COMPLIANCE  
8-26-04 *Valerie Peters*  
DATE DIRECTOR OF PLANNING

per approved building plans.

SHOWING HOUSE LOCATION ON LOT 637, 638 & PART OF 636

**DEL RAY**  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 20' JULY 22, 2004

GRAPHIC SCALE  
0 20 40

|  |   |  |
|--|---|--|
|  | CASE NAME: GERLACH<br>REQUESTED BY: RICHARD GERLACH<br>ALEXANDRIA SURVEYS INTERNATIONAL, LLC<br>6343 SOUTH KINGS HIGHWAY ALEXANDRIA, VIRGINIA 22306<br>TEL. NO. 703-660-6615 FAX NO. 703-768-7764 | PLAT SUBJECT TO RESTRICTIONS OF RECORD. TITLE REPORT NOT FURNISHED.<br>I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A SURVEY THAT SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.<br><i>Bryant L. Robinson</i><br>BRYANT L. ROBINSON, L.S. |
|--|---|--|

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DL/24-F1(61)ALEX. #40706049

# Proposed Front Porch Style

The style of the proposed front porch is intended to match similar-aged houses in the Del Ray neighborhood.

## Architectural Styles and Building Forms of Del Ray



Folk Victorian Style Examples



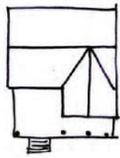
### Folk Victorian

#### History of the Folk Victorian Style

The Folk Victorian style is defined by the presence of ornate detailing - such as Queen Anne, Italianate or Gothic Revival - on a simple, vernacular form. The detailing was usually applied to the porch and the roof cornice line. The style spread to small cities and towns across the nation with the expansion of the railroads, which allowed easy access to mass-produced, machined wood trim and ornamentation.

#### Character-Defining Features of the Folk Victorian Style

- **Building and Roof Forms:** Form is generally symmetrical with a simple floor plan. May be square, rectangular, or L-shaped with front-gable, side-gable, intersecting-gable, or hipped roof. One to two stories. In Del Ray, many of Folk Victorian homes have an intersecting front gable roof. Historically, roofs were sheathed in standing-seam metal or metal shingles.
- **Eaves:** May feature decorative brackets and scroll-sawn wood detailing.
- **Walls:** Wood siding is common on exterior walls.
- **Porches:** The front porch spans the full width of the house with turned columns and spindlework detailing.
- **Doors:** Simple wood entry doors with glazing and sometimes with sidelights and decorative transoms.
- **Windows:** Typical windows are one-over-one or two-over-two patterns, with 6-inch trim boards. Windows on Folk Victorian houses did not have shutters.



A Folk Victorian building has a simple roof form, usually rectangular with front gable roof or L-shaped with intersecting gable roof.

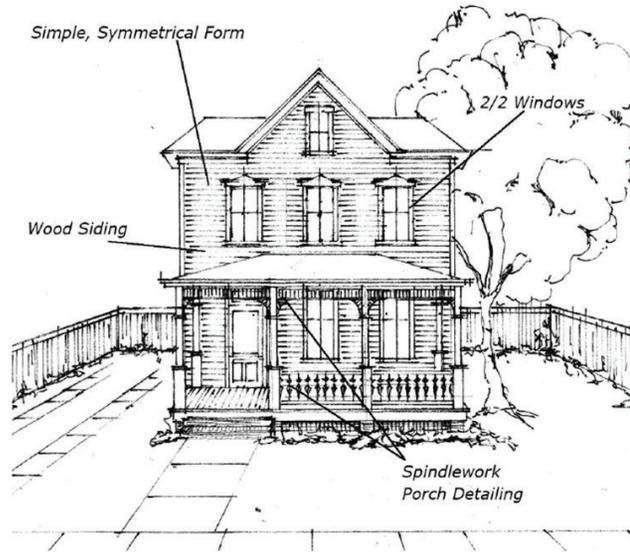
Front porch extends full width of house.



Folk Victorian with scroll-sawn wood details



## Architectural Styles and Building Forms of Del Ray



Folk Victorian (c. 1870 to c. 1910)



Folk Victorian Style Homes in Del Ray



## Approval of the Larger Historic Home Restoration Plan

**CITY OF Alexandria VIRGINIA**

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### Historical Restoration and Preservation Commission (AHRPC)

The Historical Restoration and Preservation Commission (AHRPC) was empowered by the Virginia Assembly in 1962 to preserve and acquire historic buildings and easements in the City.

Page updated on Friday, November 7 at 7:43 PM

**UPCOMING EVENTS** VIEW ALL

|        |   |
|--------|---|
| DEC 02 | Public Records Advisory Commission<br>7:30-9 p.m. / Archives and Records Center |
| DEC 03 | Lecture: Alexandria Skating Rink<br>6:30-8 p.m. / Black History Museum          |
| DEC 03 | Family Holiday Magic Show<br>7-9 p.m. / Lyceum                                  |

**ON THIS PAGE**

- [About the Historical Restoration and Preservation Commission](#)
- [Agendas and Minutes](#)
- [Annual Reports](#)

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**HISTORIC ALEXANDRIA**

- Historic Alexandria (Home)
- About Historic Alexandria
- City Museums ▾
- Visit Other Historic Sites ▾

### About the Historical Restoration and Preservation Commission

The following is a brief description of the duties and powers of the Commission as excerpted from the enabling legislation:

- The purpose and function shall be to acquire facilities in the restorable area and provide restored facilities in accordance with the restoration period.
- To acquire in its own name by purchase, grant, devise, gift or lease, on such terms and conditions and in such manner as it may deem necessary or expedient, facilities, including real property or rights or easements therein or franchises necessary or convenient for its purposes and to use the restored facilities so long as its existence shall continue and to lease or make contacts with respect to the use or disposal of same, or any part thereof, in any manner deemed by the Commission to be in its best interest but only for the purposes for which it is created.
- The primary activity of the Commission is an active program to acquire [easements](#), (open space as well as easements to protect the fabric of historic structures). For more information on the easement program, or to determine if your property might be eligible, call the Office of Historic Alexandria, 703.746.4554.

The easements listed here are granted to the Alexandria Historical Restoration and Preservation Commission and are administered by it through the city's Office of Historic Alexandria.

### Owner Notes:

409 E. Custis Ave. is currently the only house in the Del Ray neighborhood with a Historic Façade Easement held by the [Alexandria Historical Restoration and Preservation Commission \(AHRPC\)](#).

On October 9<sup>th</sup>, 2024, the current owner presented a restoration plan, including the proposed reconstruction of the previous front porch, to the Commission seeking a variance to correct structural deficiencies and restore the house more closely to its original early 20<sup>th</sup> century appearance. The request was unanimously approved.

Link to [Meeting Minutes](#) (See Item 8.)