

**ISSUE:** Certificate of Appropriateness for alterations.

**APPLICANT:** Martha Peterson

**LOCATION:** Old and Historic Alexandria District  
201 Duke Street

**ZONE:** RM/Residential Townhouse Zone

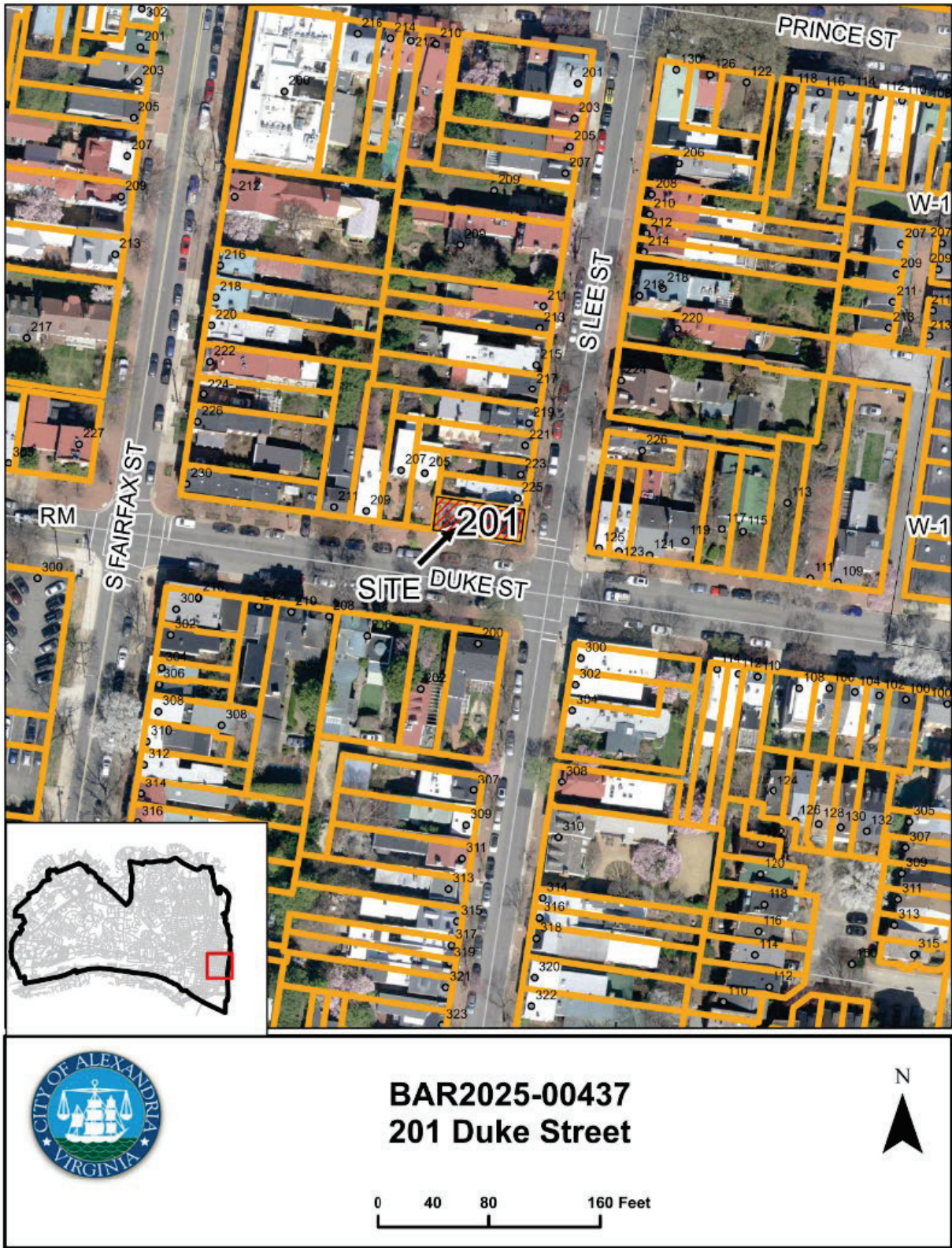
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**STAFF RECOMMENDATION**

Staff recommends approval of the Certificate of Appropriateness for alterations as submitted.

**GENERAL NOTES TO THE APPLICANT**

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Permit Center, 4850 Mark Center Drive, Suite 2015, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or [preservation@alexandriava.gov](mailto:preservation@alexandriava.gov) for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



## I. APPLICANT'S PROPOSAL

The applicant is requesting approval to replace the main existing five-panel single door with a wood double door. Each half of the double door will have three panels.

### Site context

The subject property sits on the northwest corner of the Duke and South Lee streets intersection. There is no alley running adjacent to the property; however, all elevations except the north are very visible from Duke and South Lee streets.

## II. HISTORY

According to Ethelyn Cox in *Historic Alexandria Virginia: Street by Street*, the dwelling located at 201 Duke Street likely dates to the **18th century** and was once occupied by Alexander McConnell. An advertisement published in the Alexandria Gazette in 1797 lists the dwelling for rent by R.T. Hooe. The 18th century house was likely expanded at a later date. It was advertised in a notice of public sale as a “new two-story frame tenement, with gas fixtures” in March of 1854. (Cox, p.19) The house has remained little changed since the 19th century.

### *Previous BAR Approvals*

BAR99-00118 – approval for a pergola on 06/21/1999.

BAR2000-00026 – approval for alterations on 02/22/2000.

BAR2001-00122 & BAR2001-00123 – approval for stoop alterations on 05/09/2001.

There are no recent approvals for the property.

## III. ANALYSIS

The *Design Guidelines* state that “Exterior doors are prominent visual elements of a building’s main façade and are highly visible to pedestrians when buildings are adjacent to the sidewalk. Main entrance doorways are generally more elaborate than those on secondary or rear entrances. In addition to the design and material of the door itself, the details surrounding the doorway – such as door frames, glass, moldings, pediments, and hoods – are important architectural features. The buildings in the historic districts represent a wide variety of architectural styles, each with distinctive doorways and associated elements.”

The applicant is proposing to replace **only** the existing door (Figure 1) and **not** the door surrounding, transom, and sidelights. The proposed wood double-door (Figure 2) is historically appropriate for the existing door surrounding.





Figure 1 - Existing Door



Figure 2 – Proposed Doors

The property at 201 Duke Street is an **Early** building within the Old and Historic Alexandria District (OHAD) and a rare example of Vernacular Georgian structure from the 1700s (Figure 3). The Sanborn Fire Insurance Maps show that the property's address until 1912 was 277 South Lee Street. The address changed to 201 Duke Street between 1912 and 1921 when it first appears as 201 Duke Street on the Sanborn map. That said, usually the street address follows the main entrance of the property. In this case, it appears that the address changed when the main entrance was relocated from South Lee to Duke Street before 1921, which is still within the OHAD period of significance (before 1932).

Even though the existing door, side lights, transom, and door surrounding are not stylistically appropriate for the Vernacular Georgian building, they have acquired significance through time. It was common to add trending architectural elements when renovating buildings as property owners attempted to “modernize” the building aesthetically.





Figure 3 - 201 Duke Street

Double doors were common in the Greek Revival (1825-1860) and Victorian (1850-1910) eras. The proposed wood double-door with three panels each is architecturally compatible with the existing Greek Revival door surrounding which is considered a historic architecture feature added to the property within the historic district period of significance. Therefore, staff recommends approval of the Certificate of Appropriateness for alterations as submitted.

#### **STAFF**

Marina Novaes, Historic Preservation Planner, Planning & Zoning  
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

#### **IV. CITY DEPARTMENT COMMENTS**

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

#### **Zoning**

C-1 Proposed new double door will comply with zoning.

#### **Code Administration**

F-1 Code Administration has no comments.

**Transportation and Environmental Services**

F-1 Transportation and Environmental Services has no comments.

**Alexandria Archaeology**

F-1 Archaeology has no comments

**V. ATTACHMENTS**

- Application Materials
- Completed application
- Plans
- Material specifications
- Scaled survey plat if applicable
- Photographs
- Public comment, if applicable
- Any other supporting documentation

ADDRESS OF PROJECT: 201 duke st

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

TAX MAP AND PARCEL: 12688000

ZONING: \_\_\_\_\_

APPLICATION FOR: *(Please check all that apply)*

☒ CERTIFICATE OF APPROPRIATENESS

☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH  
(Required if more than 25 square feet of a structure is to be demolished/impacted)

☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION  
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT  
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ☒ Property Owner ☐ Business *(Please provide business name & contact person)*

Name: martha peterson

Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Phone: [REDACTED] E-mail: [REDACTED]

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

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

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

Legal Property Owner:

Name: martha peterson

Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Phone: [REDACTED] E-mail: [REDACTED]



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

- ☐ NEW CONSTRUCTION
- ☐ EXTERIOR ALTERATION: *Please check all that apply.*
- |   |   |   |                                   |
|---|---|---|-----------------------------------|
| <input type="checkbox"/> awning           | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment             | <input type="checkbox"/> shutters |
| <input checked="" type="checkbox"/> doors | <input type="checkbox"/> windows                    | <input type="checkbox"/> siding                     | <input type="checkbox"/> shed     |
| <input type="checkbox"/> lighting         | <input type="checkbox"/> pergola/trellis            | <input type="checkbox"/> painting unpainted masonry |                                   |
| <input type="checkbox"/> other _____      |   |   |                                   |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

replacement of front door from single to double door.

**SUBMITTAL REQUIREMENTS:**

- ☐ Check this box if there is a homeowner's association for this property. If so, you must attach a copy of the letter approving the project.

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

**Demolition/Encapsulation :** *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- ☐ ☒ Survey plat showing the extent of the proposed demolition/encapsulation.
- ☐ ☒ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- ☐ ☒ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- ☐ ☒ Description of the reason for demolition/encapsulation.
- ☐ ☒ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

**Additions & New Construction:** *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.*

- ☐ ☒ <sup>N/A</sup> 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.*

- ☐ ☒ <sup>N/A</sup> 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.*

- ☐ ☒ <sup>N/A</sup> Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☐ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- ☐ ☒ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- ☐ ☒ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

**ALL APPLICATIONS:** *Please read and check that you have read and understand the following items:*

- ☐ I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- ☐ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☐ I, the applicant, or an authorized representative will be present at the public hearing.
- ☐ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

**APPLICANT OR AUTHORIZED AGENT:**

Signature: martha peterson

Printed Name: martha peterson

Date: 10/13/25



## 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. martha peterson		50%
2. steven peterson		50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at \_\_\_\_\_ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than 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. martha peterson		50
2. steven peterson		50
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.	spouse	
2.	spouse	
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.

10/13/25

Date

martha peterson

Printed Name

martha peterson

Signature









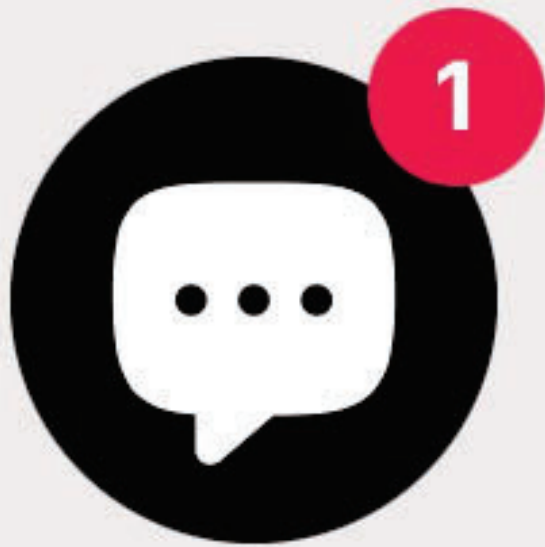
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Magnolia Antique Door Co.

● 14 in stock

# Handcrafted 3 Panel Solid French Doors - 36x80 L17

\$1,495.00 USD

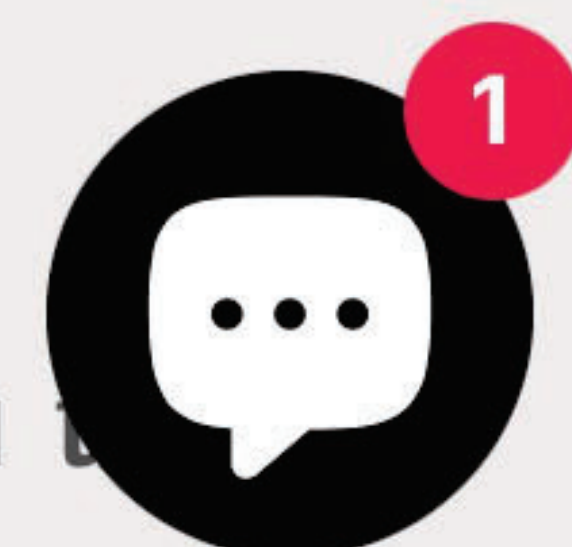




## Key Features:

- **Handcrafted with Authenticity:** These doors are expertly constructed using time-honored mortise and tenon joinery, ensuring enduring strength and beauty.
- **Exquisite Hand-Carved Details:** Each door is adorned with intricate hand carvings, adding a touch of artistry and individuality.
- **Premium Old-Growth Baltic Pine:** Crafted from the finest old-growth Baltic pine, these doors possess a natural warmth and character. To achieve a richer patina reminiscent of antique doors, we apply a specialized stain that enhances the wood's unique luster.
- **Versatile Design Element:** Perfect for enhancing living rooms, entryways, or as decorative wall panels, these doors complement a range of styles, from classic European to rustic farmhouse and modern interiors.

Our expert team will work with you to ensure the door you choose perfectly suits







## 201 Duke Street, Alexandria, VA 22314

PHOTO OF EXISTING FRONT ELEVATION

CLIENT:

Martha & Steven Peterson  
201 Duke Street  
Alexandria, VA 22314

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17 NOVEMBER 2025

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ARCHITECT:

407 south lee street  
alexandria, va 22314  
703 . 589 . 4550  
info@conkeyarchitects.com

**Conkey** | architects

BAR APPLICATION

**ASK  
1A**

NOT FOR CONSTRUCTION





201 Duke Street, Alexandria, VA 22314				BAR APPLICATION <div>ASK 1B</div> NOT FOR CONSTRUCTION
PHOTO OF EXISTING FRONT DOOR			COPYRIGHT ©	
CLIENT: Martha & Steven Peterson 201 Duke Street Alexandria, VA 22314		16	ARCHITECT: <div>407 south lee street alexandria, va 22314 703 . 589 . 4550 info@conkeyarchitects.com</div>	
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PHOTO OF 319 SOUTH ST ASAPH STREET



PHOTO OF 323 SOUTH ST ASAPH STREET



PHOTO OF 305 SOUTH ST ASAPH STREET



PHOTO OF 301 SOUTH ST ASAPH STREET

## 201 Duke Street, Alexandria, VA 22314

EXAMPLES OF SIMILAR HOMES WITH DOUBLE FRONT ENTRY DOORS

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PHOTO OF 518 DUKE STREET



PHOTOS OF 502 & 504 DUKE STREET



PHOTO OF 416 DUKE STREET



PHOTO OF 414 DUKE STREET

## 201 Duke Street, Alexandria, VA 22314

EXAMPLES OF SIMILAR HOMES WITH DOUBLE FRONT ENTRY DOORS

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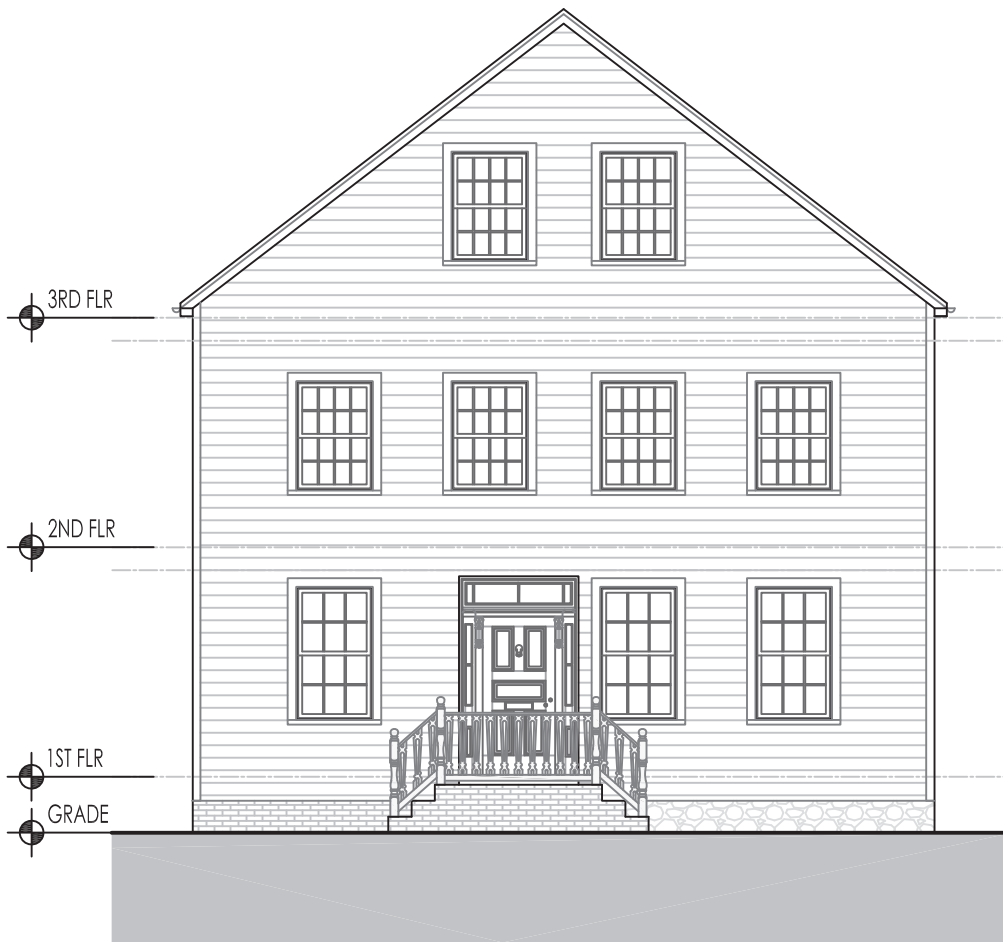
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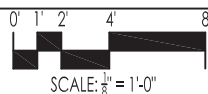


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EXISTING FRONT ELEVATION

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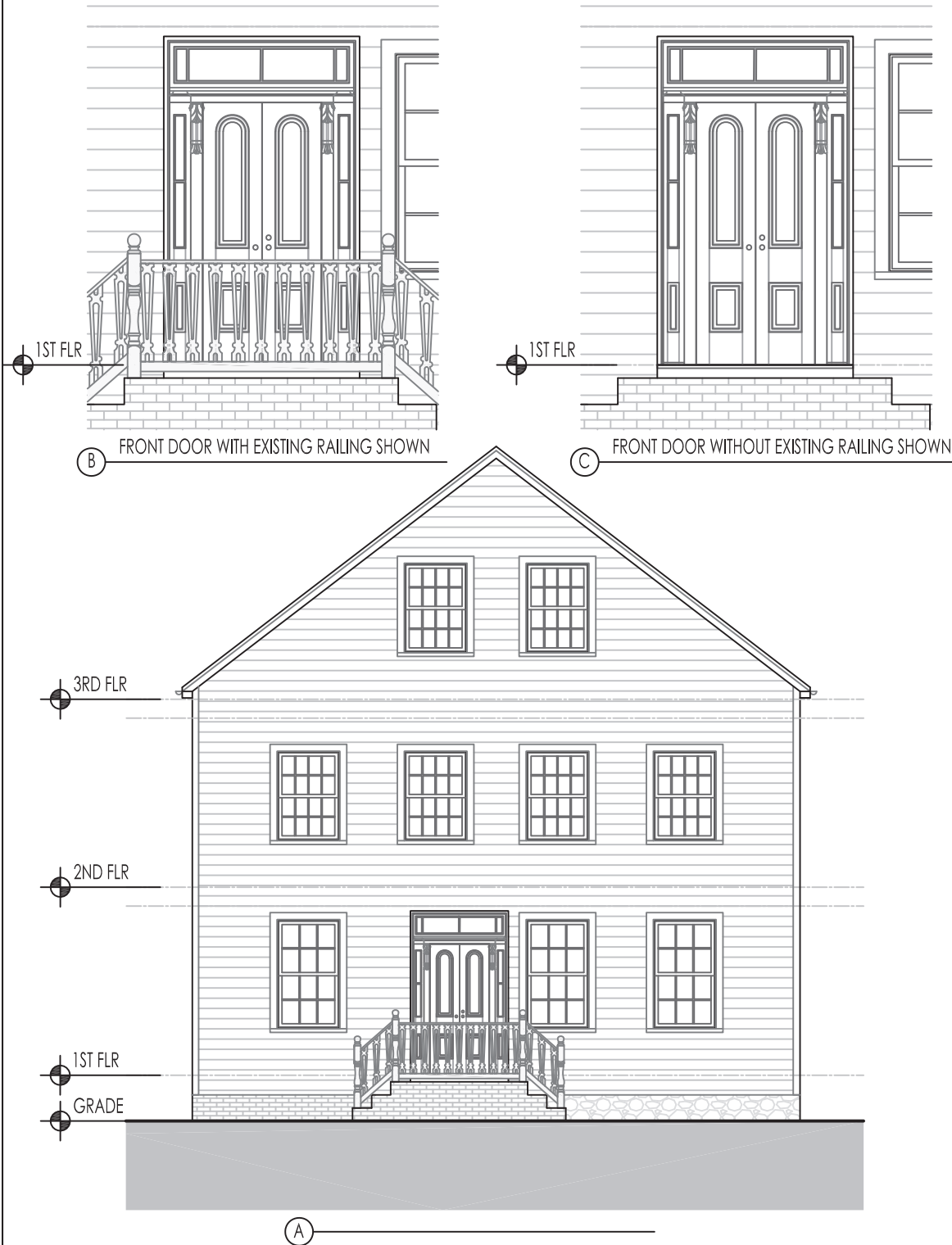
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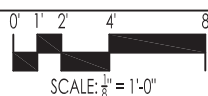


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## 201 Duke Street, Alexandria, VA 22314

PROPOSED FRONT ELEVATION WITH NEW DOOR DESIGN

CLIENT:  
Martha & Steven Peterson  
201 Duke Street  
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