

ISSUE: Certificate of Appropriateness for alterations (after-the-fact)

APPLICANT: Bryan and Lorin Petit

LOCATION: Parker-Gray District
439 Earl Street

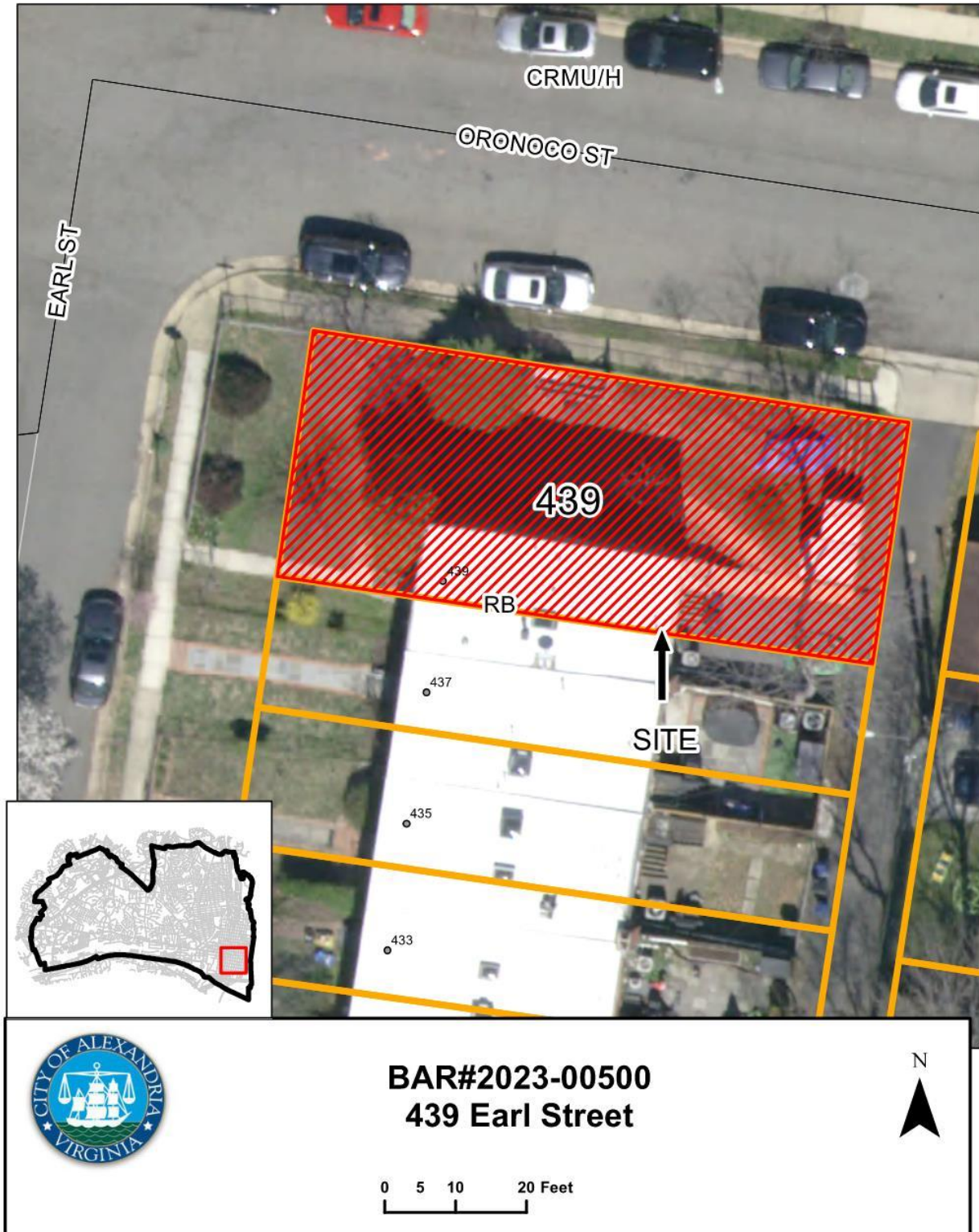
ZONE: RB/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness, 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, Room 4200, City Hall, 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 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 requests a Certificate of Appropriateness for revisions (after-the-fact) to a previously approved rear deck, at 439 Earl St. The proposed revisions will widen the approved steps and stoop to accommodate a ramp. The revisions will wrap the steps and stoop around southeast corner of the property. The applicant also proposed to change the material from painted pressure treated wood to hardwood with painted fiber cement risers. The spindles will also be changed from wood to brown metal. The proposed materials comply with the Board's Guidelines and Policies.

II. HISTORY

The vernacular brick rowhouse at 439 Earl Street was constructed in **1956**, based on building permit research, and first appears on the 1958 Sanborn Fire Insurance Map. The property is a Later building in the Parker-Gray District and is bordered on the east by a public alley. This end-unit property is part of a row of six attached vernacular Mid-Century Modern style dwellings under a common flat roof that is cantilevered several feet over the west facade. There is a matching building on the south end of the block and the contemporary design of this pair of buildings is unique in Parker-Gray. It is unclear what style windows and doors the building originally had and today there is a mix of tripartite double hung 6/6 Colonial Revival, steel sash multi-pane picture windows flanked by casements and single light picture windows flanked by casements.

Previous Approvals

9/26/2018 – The Board approved partial demolition, an addition and alterations.

1/22/ 2018 – administrative approval for window replacement.

III. ANALYSIS

Staff has no objection to the proposed after-the-fact revision to the previously approved plans. The *Design Guidelines* states that stoops, steps, and railings are important functional elements of the entrances to buildings. Also, they have a decorative function as part of the design vocabulary of the architectural style. The proposed revisions to the steps and stoops are appropriate for this late-20th century townhouse. The alterations are on the secondary elevation and will not impact the façade. The materials selected are appropriate and comply with the Board's policies and design guidelines.

Staff recommends approval, as submitted.

STAFF

Amirah Lane, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

III. CITY DEPARTMENT COMMENTS

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

Zoning

- F-1 Proposed after the fact changes are reflected in BLDR2019-01537.
- C-1 Proposed after the fact changes will comply with Zoning as long as they remain within the dimensions of BLDR2019-01537.

Code Administration

A building permit is required.

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 The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (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

No archaeological oversight is required for this project.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2023-00500: 439 Earl Street

ADDRESS OF PROJECT: 439 Earl Street, Alexandria, VA 22314

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

TAX MAP AND PARCEL: 064.01-10-01 ZONING: RB

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)*
Bryan and Lorin Petit

Name: _____

Address: 439 Earl Street

City: Alexandria State: VA Zip: 22314

Phone: 815-953-3854 E-mail: lorinmpetit@gmail.com

Authorized Agent *(if applicable):* ☐ Attorney ☐ Architect ☐ _____

Name: _____

Phone: _____

E-mail: _____

Legal Property Owner:

Name: Bryan Petit

Address: 439 Earl Street

City: Alexandria State: VA Zip: 22314

Phone: 202-230-2172 E-mail: Bryan_Petit@hotmail.com

- ☐ Yes ☒ No Is there an historic preservation easement on this property?
- ☐ Yes ☐ No If yes, has the easement holder agreed to the proposed alterations?
- ☐ Yes ☒ No Is there a homeowner's association for this property?
- ☐ Yes ☐ No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

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

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

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

We are applying for a Certificate of Appropriateness for revisions (after-the-fact) for changes to our rear deck, that is part of our larger addition. The original plans had narrow steps facing the secondary front of our home. We widened the steps/stoops and wrapped them around to the rear of our home for accessibility purposes, in order to accommodate a ramp, in addition to a safe walking path. We also changed the materials of the deck, using hardwood instead of painted pressure treated wood (with the exception of painted white fiber cement risers), and brown metal spindles instead of wooden spindles. We misunderstood the guidelines and didn't realize that we needed approval for these changes to the deck.

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.

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.*

- ☐ ☐ N/A
- ☐ ☐ Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- ☐ ☐ FAR & Open Space calculation form.
- ☐ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- ☐ ☐ Existing elevations must be scaled and include dimensions.
- ☐ ☐ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- ☐ ☐ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☐ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: *One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.*

- ☐ ☐ N/A
- ☐ ☐ Linear feet of building: Front: _____ Secondary front (if corner lot): _____.
- ☐ ☐ Square feet of existing signs to remain: _____.
- ☐ ☐ Photograph of building showing existing conditions.
- ☐ ☐ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- ☐ ☐ Location of sign (show exact location on building including the height above sidewalk).
- ☐ ☐ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- ☐ ☐ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: *Check N/A if an item in this section does not apply to your project.*

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

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

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If 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: Lorin Petit Bryan Petit

Printed Name: Lorin Petit and Bryan Petit

Date: 11/9/2023



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

B

A. Property Information

A1. 439 Earl Street
Street Address

RB
Zone

A2. 2,975.00 x .75 = 2,231.25
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**	
Basement	597	Basement**	597
First Floor	597	Stairways**	91
Second Floor	597	Mechanical**	6
Third Floor		Attic less than 7***	
Attic		Porches**	
Porches		Balcony/Deck**	
Balcony/Deck		Lavatory***	74
Lavatory***		Other**	
Other**		Other**	
B1. Total Gross	1791	B2. Total Exclusions	768.00

B1. 1791 Sq. Ft.
Existing Gross Floor Area*

B2. 68 Sq. Ft.
Allowable Floor Exclusions**

B3. 1023 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**	
Basement	292	Basement**	292
First Floor	117	Stairways**	
Second Floor	294	Mechanical**	
Third Floor		Attic less than 7***	
Attic		Porches**	
Porches	249	Balcony/Deck**	
Balcony/Deck		Lavatory***	
Lavatory***		Other**	
Other		Other**	
C1. Total Gross	952	C2. Total Exclusions	292

C1. 952 Sq. Ft.
Proposed Gross Floor Area*

C2. 292 Sq. Ft.
Allowable Floor Exclusions**

C3. 660 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

Notes

*Gross floor area is the sum of all areas under roof of a lot, 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. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

D. Total Floor Area

D1. 1683.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 2,231.25 Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space

E1. 1885.00 Sq. Ft.
Existing Open Space

E2. 800 Sq. Ft.
Required Open Space

E3. 1210 Sq. Ft.
Proposed Open Space

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

Signature: [Signature] [Signature]

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 Bryan Petit	439 Earl Street, Alexandria	100
2 Lorin Petit	439 Earl Street, Alexandria	0
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 Bryan Petit	439 Earl Street, Alexandria	100
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

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

11/9/2023

Bryan and Lorin Petit

Date

Printed Name


Signature

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Name	Address	Percent of Ownership
¹ Bryan Petit	439 Earl Street, Alexandria	100
² Lorin Petit	439 Earl Street, Alexandria	0
3.		

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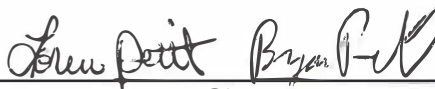
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11/9/2023 Bryan and Lorin Petit 
Date Printed Name Signature



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

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A. Property Information

A1. 439 Earl Street
Street Address

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A2. 2,975.00 x .75 = 2,231.25
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B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**	
Basement	597	Basement**	597
First Floor	597	Stairways**	91
Second Floor	597	Mechanical**	6
Third Floor		Attic less than 7***	
Attic		Porches**	
Porches		Balcony/Deck**	
Balcony/Deck		Lavatory***	74
Lavatory***		Other**	
Other**		Other**	
B1. Total Gross	1791	B2. Total Exclusions	768.00

B1. 1791 Sq. Ft. Existing Gross Floor Area*

B2. 768 Sq. Ft. Allowable Floor Exclusions**

B3. 1023 Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)

Comments for Existing Gross Floor Area

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**	
Basement	292	Basement**	292
First Floor	117	Stairways**	
Second Floor	294	Mechanical**	
Third Floor		Attic less than 7***	
Attic		Porches**	
Porches	249	Balcony/Deck**	
Balcony/Deck		Lavatory***	
Lavatory***		Other**	
Other		Other**	
C1. Total Gross	952	C2. Total Exclusions	292

C1. 952 Sq. Ft. Proposed Gross Floor Area*

C2. 292 Sq. Ft. Allowable Floor Exclusions**

C3. 660 Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)

D. Total Floor Area

D1. 1683.00 Sq. Ft. Total Floor Area (add B3 and C3)

D2. 2,231.25 Sq. Ft. Total Floor Area Allowed by Zone (A2)

E. Open Space

E1. 1885.00 Sq. Ft. Existing Open Space

E2. 800 Sq. Ft. Required Open Space

E3. 1210 Sq. Ft. Proposed Open Space

Notes

*Gross floor area is the sum of all areas under roof of a lot, 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. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

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

11/9/2023

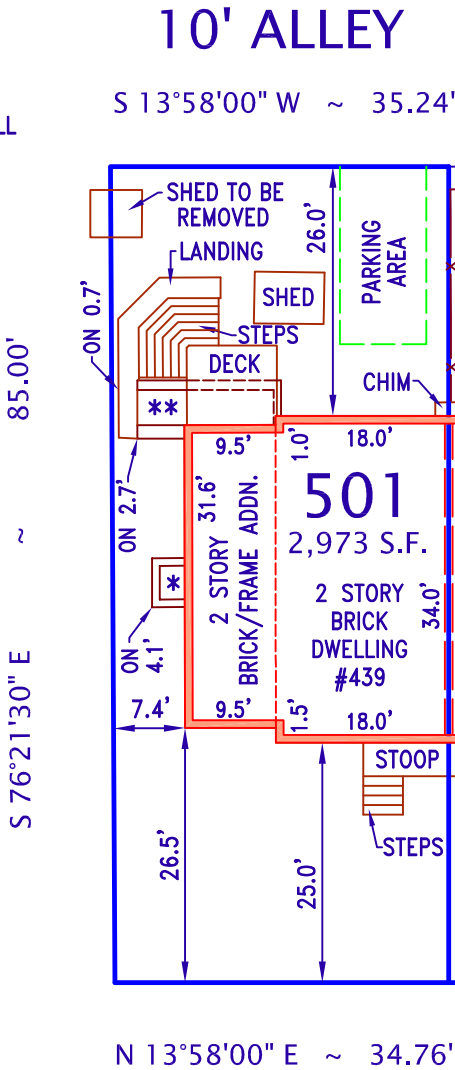
Signature: *[Signature]* *[Signature]*

NOTE: THE CALCULATED OPEN SPACE IS 1,210 SQUARE FEET.



* EGRESS WELL
** BASEMENT
ENTRANCE

ORONOCO STREET
66' WIDE



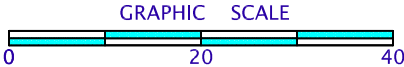
APPROVED
PLANNING & ZONING
KARL W. MORITZ, DIRECTOR
DATE: 02/02/2022
STAFF: marlo.ford

BLD20190-01537
PARTIAL WALL CHECK
APPROVAL
02/02/22- Wall check
approved per released
building plans and RB zoning.
Wall check is with the 6 inch
contract error for footprint.
NOTE: (1) This is a partial
Wall Check to allow for
inspections; (2) Applicant will
need to address the issue in
change of with deck with BAR
and Code prior to a final Wall
Check sign off. (mjw)

EARL STREET
66' WIDE

PLAT
SHOWING HOUSE LOCATION ON
LOT 501, RESUBDIVISION OF LOTS 29-43
BLOCK 2
WHEAT AND SUTER'S ADDITION TO
ALEXANDRIA, VIRGINIA
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20' JANUARY 13, 2022
FEBRUARY 1, 2022 ADD SHEDS & PARKING



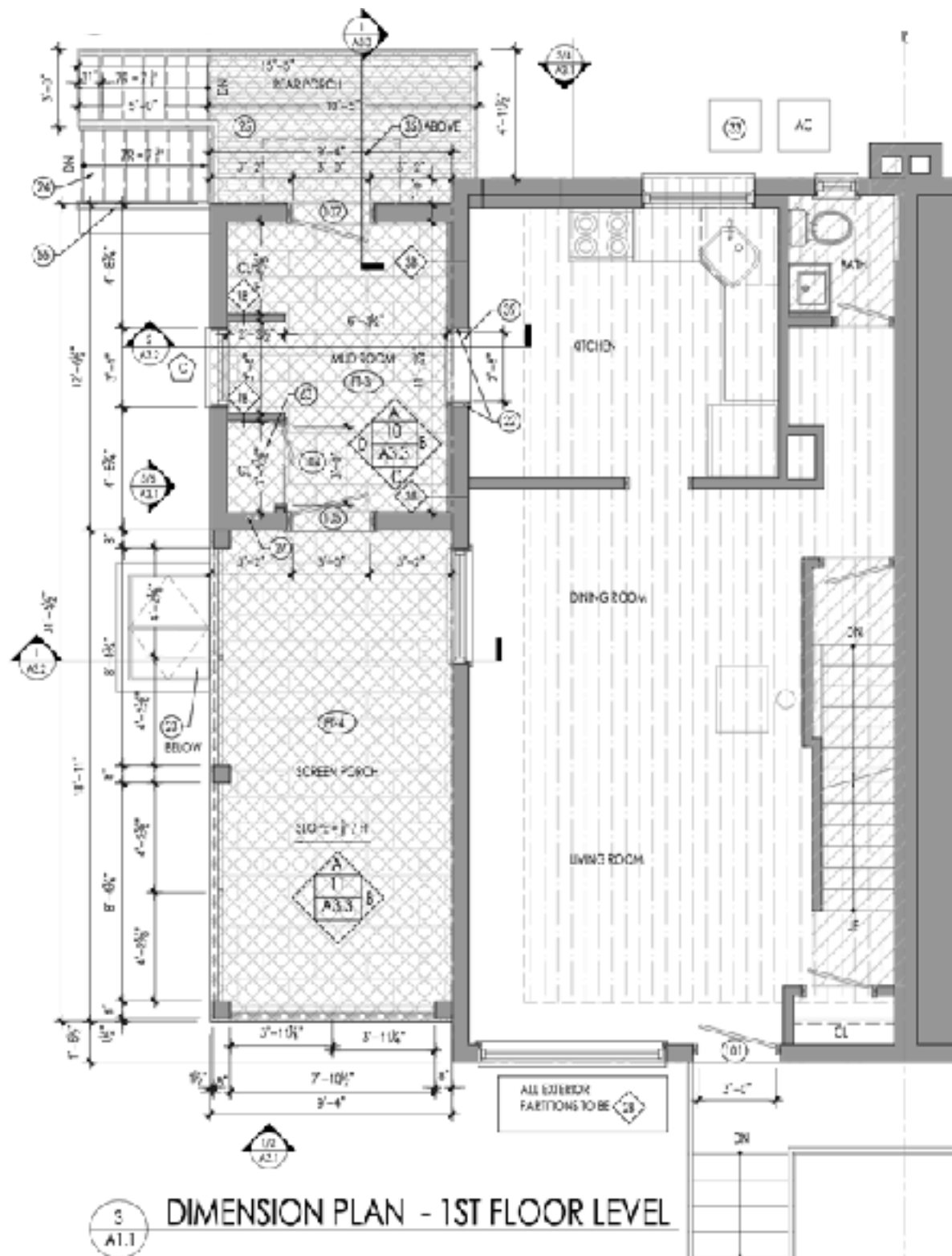
THE POSITION OF THE EXISTING
IMPROVEMENTS HAS BEEN ESTABLISHED BY
AN ON SITE INSTRUMENT SURVEY.

PLAT PREPARED WITHOUT THE BENEFIT OF
A TITLE REPORT. THIS PLAT IS SUBJECT TO
RESTRICTIONS AND EASEMENTS OF RECORD
OR ESTABLISHED. NO CORNER MARKERS SET.

CASE NAME:
PETIT
ORDERED BY:
BRYAN PETIT

ALTERRA SURVEYS, INC.
11350 RANDOM HILLS ROAD #430
FAIRFAX, VIRGINIA 22030
TEL. NO. 703-520-1558
INBOX@ALTERRASURVEYS.COM

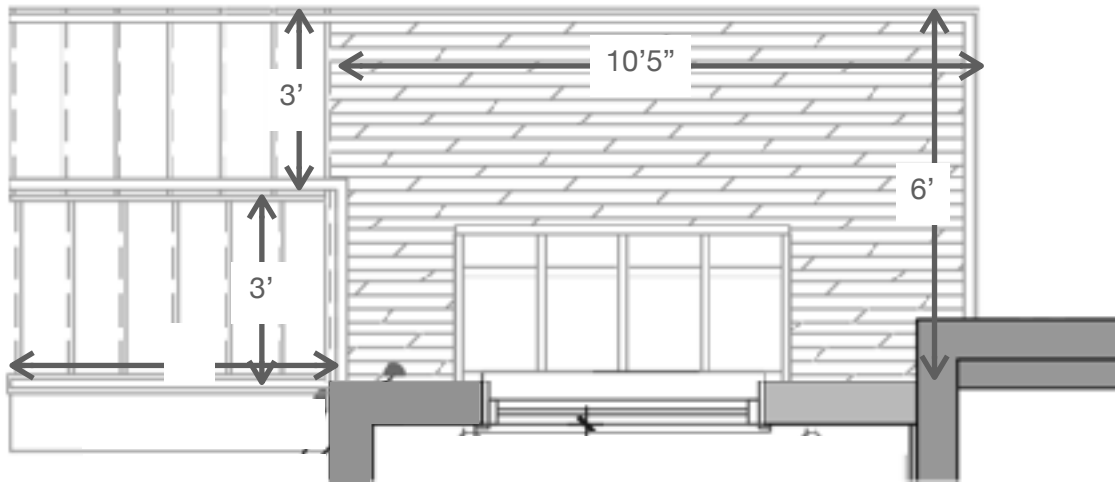
Original Plans:



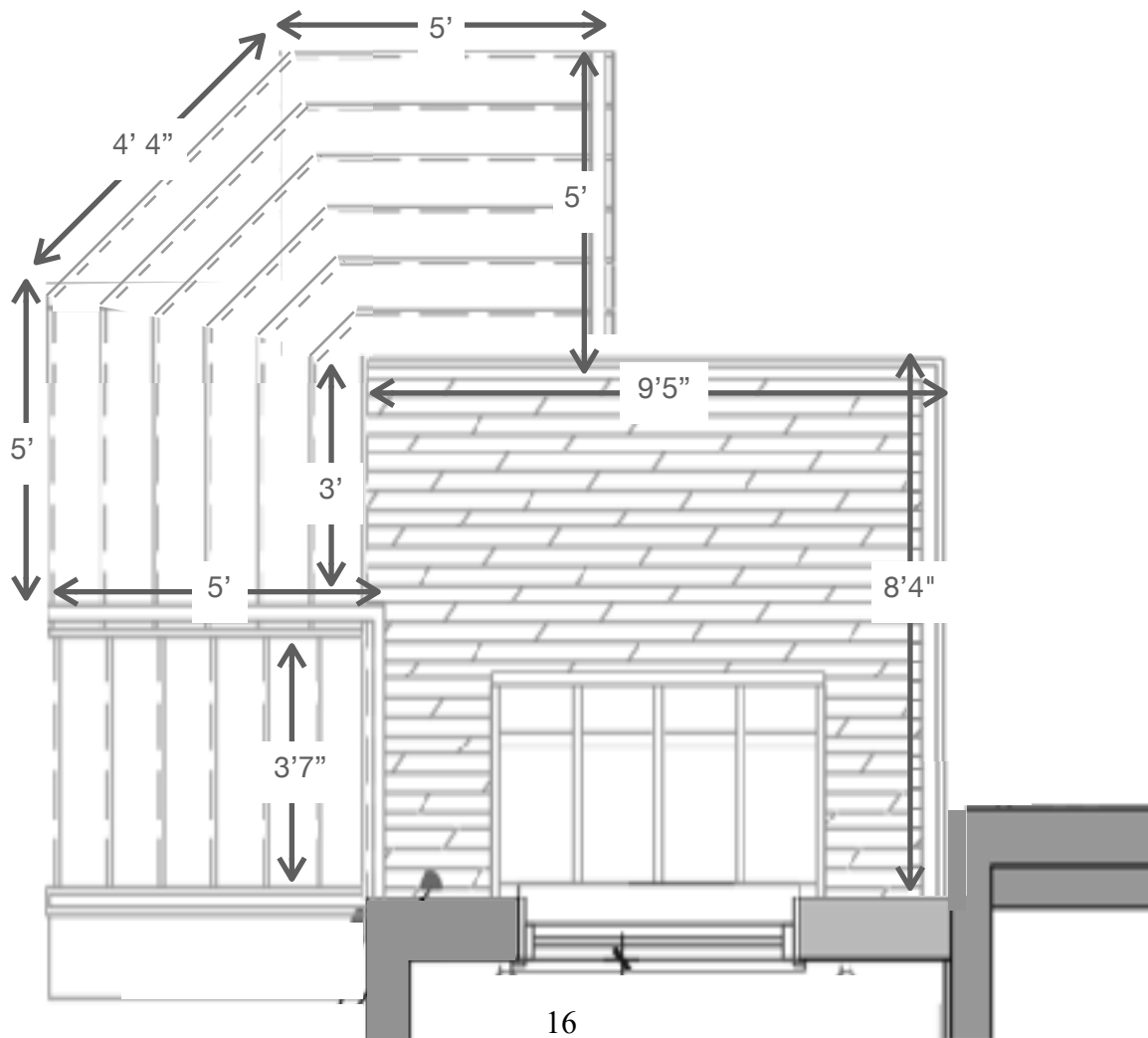
**Petit BAR Certificate of
Appropriateness Application**

November 9, 2023

Deck detail — original plan:



Deck detail — new plan:



**Petit BAR Certificate of
Appropriateness Application**

November 9, 2023

Materials:

Deck railing design has stayed the same, but materials have changed from painted pressure treated lumber to hardwood with metal spindles (stair risers are painted white fiber cement board, same as siding of addition).

Photos of newly constructed deck (please excuse construction materials, debris, and temporary plastic shed):



Fig.1: View of addition and deck from alley



Fig 2: Closer View of addition and deck from alley, showing ramp used for accessibility



Fig 3: View of deck stairs from sidewalk on side of house



Fig 4: View of deck stairs from front of house, standing in the side yard