

ISSUE: Permit to Demolish/Capsulate (partial), Certificate of Appropriateness for alterations, and Waiver of Fence Height

APPLICANT: Barbara and George Barlow

LOCATION: Old and Historic Alexandria District
808 Duke Street

ZONE: RM/Residential Townhouse Zone

BOARD ACTION 9/1/2021: Approved, as Submitted

On a motion by Mr. Sprinkle and seconded by Ms. Sennott, the Board of Architectural Review voted to approve BAR #2021-00413 and BAR #2021-00429, as submitted. The motion carried on a vote of 5-0.

REASON

The Board agreed with staff's recommendations.

SPEAKERS

Matthew Star, Architect, represented the owner and was available to answer questions.

Gail Rothrock, 209 Duke Street, disagrees with staff findings on the fireplace.

Yvonne Callahan, 735 South Lee Street, thinks chimney should be smaller.

DISCUSSION

Ms. Sennott and Mr. Sprinkles supports the design.

Mr. Adams liked the fence with brick piers. He suggested that the fireplace be on the side and smaller.

Ms. Irwin supported the fence with brick piers and a smaller chimney.

Mr. Spencer prefers a narrower chimney and doesn't like the existing shed roof.

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial), Certificate of Appropriateness and Waiver of fence height 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.



Note: Staff coupled the applications for a Permit to Demolish (BAR2022-00430) and Certificate of Appropriateness (BAR2022-00429) for clarity and brevity. The Permit to Demolish requires a roll call vote.

UPDATE

The applicant came before the Board on September 1, 2021, for the partial demolition of the rear/south elevation wall to accommodate a wood burning fireplace, patio doors, new fence and gate. The approval expired (per Section 10-106 (B) of the zoning ordinance) consequently, the applicant is requesting reapproval of the same project.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to construct an outdoor fireplace, as well as alterations, at **808 Duke Street**. The proposal includes 170 square feet of encapsulation on the south (rear) elevation. The applicant also requests a waiver of fence height for the proposed 9'-6" rear gate with arbor.

The alterations include replacement of the existing rear fence and patio. The two pairs of existing double doors will be converted to two single eight-pane doors. The improvements to the planting bed are included in the proposal and do not require BAR approval per the BAR Policies for Administrative Approval. The materials selected for this project comply with the BAR *Design Guidelines*.

Site context

The subject property sits on the 800 Block of Duke Street on the south side. There is a public alley running behind the property, therefore, the rear of the building is visible from the public way (Figure 1).



Figure 1- view from the alley

HISTORY

According to Ethelyn Cox in her book *Historic Alexandria Virginia Street by Street*, the two-story, three-bay frame townhouse at 808 Duke Street dates to the **mid-nineteenth century**. It was constructed **prior to 1885**, when it appears on that year's Sanborn Fire Insurance map as a two-story frame dwelling with a rear one-story addition. The flat roof, bracketed cornice and two-over-two windows are signatures of the Italianate Victorian style in Alexandria.

Previous BAR Approvals

BAR2011-00322 – Administrative approval of metal railing at the front entrance.

BAR2017-00354/00359 – Board approval of partial demolitions and alterations.

BAR2021-00413/00429 – Board approval of partial demolition and alterations (expired).

III. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to

neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

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

In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The amount of wall area to be demolished/encapsulated (170sq.ft.) is limited to the rear elevation and will not significantly affect the architectural integrity of the building. Permit #23399, issued in 1966, approves replacing the bricktex siding with aluminum siding, therefore indicating that the material to be encapsulated is not original. Additionally, the alterations on the 1st-story will be minimally visible because of the rear fence. Portions of the chimney will be visible from the public alley.

Staff, therefore, recommends approval of the Permit to Demolish/Capsulate as submitted.

Certificate of Appropriateness

Staff has no objection to the proposed alterations, which are minimally visible and will have little effect on the historic fabric of the property. Staff also supports the waiver of fence height, as it is

limited to the proposed brick arch surrounding the gate. The proposed brick arch for the wood gate will be 5'-6" wide and 9'-6" in height. The remainder of the wood fence with brick pillars will not exceed 6'-0" in height.

The *Design Guidelines* state that chimneys are functional elements of a building and provide visual variety to the roofline. A chimney can also have an important impact on the overall visual composition of the building. The proposed outdoor fireplace and chimney are architecturally appropriate and do not cause a visual disruption of the unified building design.

The two pairs of existing double doors will be converted to two single eight-pane doors. The applicant is proposing two Aluminum-clad, eight panes, Pella Architect Series – Traditional Hinged Patio Doors. Doors, like windows, are a principal character defining feature of a building and serve both functional and aesthetic purposes. The design and configuration of the proposed new doors are architecturally appropriate.

The remaining proposed alterations comply with the *BAR Policies for Administrative Approval*. Therefore, staff recommends approval of the project as submitted. Staff notes the recommendations of Alexandria Archaeology.

STAFF

Amirah Lane, Historic Preservation Planner, Planning & Zoning

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

F-1 The property currently is deficient in open space. The property is required to provide 805 square feet of open space, however, it only provides 682 square feet of open space. The proposed new chimney will not decrease the open space as it is in an area that is currently covered by an awning and therefore does not count as open space.

F-2 The proposed trellis gate does not fall within any required yard and therefore it's height of 9.5 feet is allowed.

F-3 Proposed fence complies with zoning.

F-4 The proposed exterior alterations, new chimney, fence, and gate comply with zoning.

Code Administration

C-1 A building permit and plan review are required prior to the start of construction.

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-4 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

Alexandria Archaeology
Archaeology Recommendations

- *1. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- *2. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
3. The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control,

Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

Archaeology Findings

F-1 According to Ethelyn Cox in her book Historic Alexandria Virginia Street by Street, the dwelling at 808 Duke St. dates to the mid-nineteenth century. Moreover, this property is part of an early nineteenth century Free Black neighborhood. Therefore, it has the potential to yield archaeological resources which could provide insight into residential life in nineteenth century Alexandria

V. ATTACHMENTS

1 – Application Materials

2 – Supplemental Materials

ADDRESS OF PROJECT: 808 Duke Street Alexandria, VA 22314DISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: Parcel #11313000 ZONING: RMAPPLICATION 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: Wood + StarrAddress: 3312 7th Street NECity: Washington State: DC Zip: 20017Phone: 202.253.8801 E-mail: allison@woodandstarr.comAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____Name: Allison Wood & Matt Starr, AIA Phone: 202.253.8801E-mail: allison@woodandstarr.com**Legal Property Owner:**Name: Barbara & George BarlowAddress: 808 Duke streetCity: Alexandria State: VA Zip: 22314Phone: 571.294.3023 E-mail: barbaraklord@gmail.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.*

☐ awning
☒ doors
☐ lighting
☒ other Fireplace & Chimney

☒ fence, gate or garden wall
☐ windows
☐ pergola/trellis

☐ HVAC equipment
☐ siding
☐ painting unpainted masonry

☐ shutters
☐ shed

☐ ADDITION
☒ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

Existing rear of home to include a new outdoor wood burning fireplace, patio, raised planting bed, gate at rear with arbor, gate at side patio, and new fence.

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 or 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.*

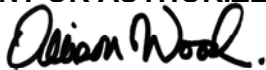
- ☒ ☐ ^{N/A} Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC 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: 

Printed Name: Allison Wood

Date: 07/30/2021

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. Barbara Barlow	808 Duke Street Alexandria, VA 22314	50%
2. George Barlow	808 Duke Street Alexandria, VA 22314	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 808 Duke Street Alexandria, VA 22314 (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. Barbara Barlow	808 Duke Street Alexandria, VA 22314	50%
2. George Barlow	808 Duke Street Alexandria, VA 22314	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.)
N/A		
1.		
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.

07/30/2021

Allison Wood



Date

Printed Name

Signature



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

B

A. Property Information

A1. 808 Duke Street Alexandria, VA 22314
Street Address

RM
Zone

A2. 2,330.00 x 1.50 = 3,495.00
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement 560.00

First Floor 1,140.00

Second Floor 1,140.00

Third Floor

Attic

Porches 40.00

Balcony/Deck

Lavatory***

Other**

Allowable Exclusions**

Basement**

Stairways**

Mechanical**

Attic less than 7'***

Porches**

Balcony/Deck**

Lavatory***

Other**

Other**

B1. 2,880.00 Sq. Ft.
Existing Gross Floor Area*

B2. 0.00 Sq. Ft.
Allowable Floor Exclusions**

B3. 2,880.00 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. **Total Gross** 2,880.00 B2. **Total Exclusions** 0.00

C. Proposed Gross Floor Area

Proposed Gross Area

Basement

First Floor

Second Floor

Third Floor

Attic

Porches

Balcony/Deck

Lavatory***

Other

Allowable Exclusions**

Basement**

Stairways**

Mechanical**

Attic less than 7'***

Porches**

Balcony/Deck**

Lavatory***

Other**

Other**

C1. 0.00 Sq. Ft.
Proposed Gross Floor Area*

C2. 0.00 Sq. Ft.
Allowable Floor Exclusions**

C3. 0.00 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. **Total Gross** 0.00 C2. **Total Exclusions** 0.00

D. Total Floor Area

D1. 2,880.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 3,495.00 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space

E1. 1,150.00 Sq. Ft.
Existing Open Space

E2. 815.00 Sq. Ft.
Required Open Space

E3. 1,150.00 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.

Signature: _____

William Wool

15

Date: _____

07/30/2021

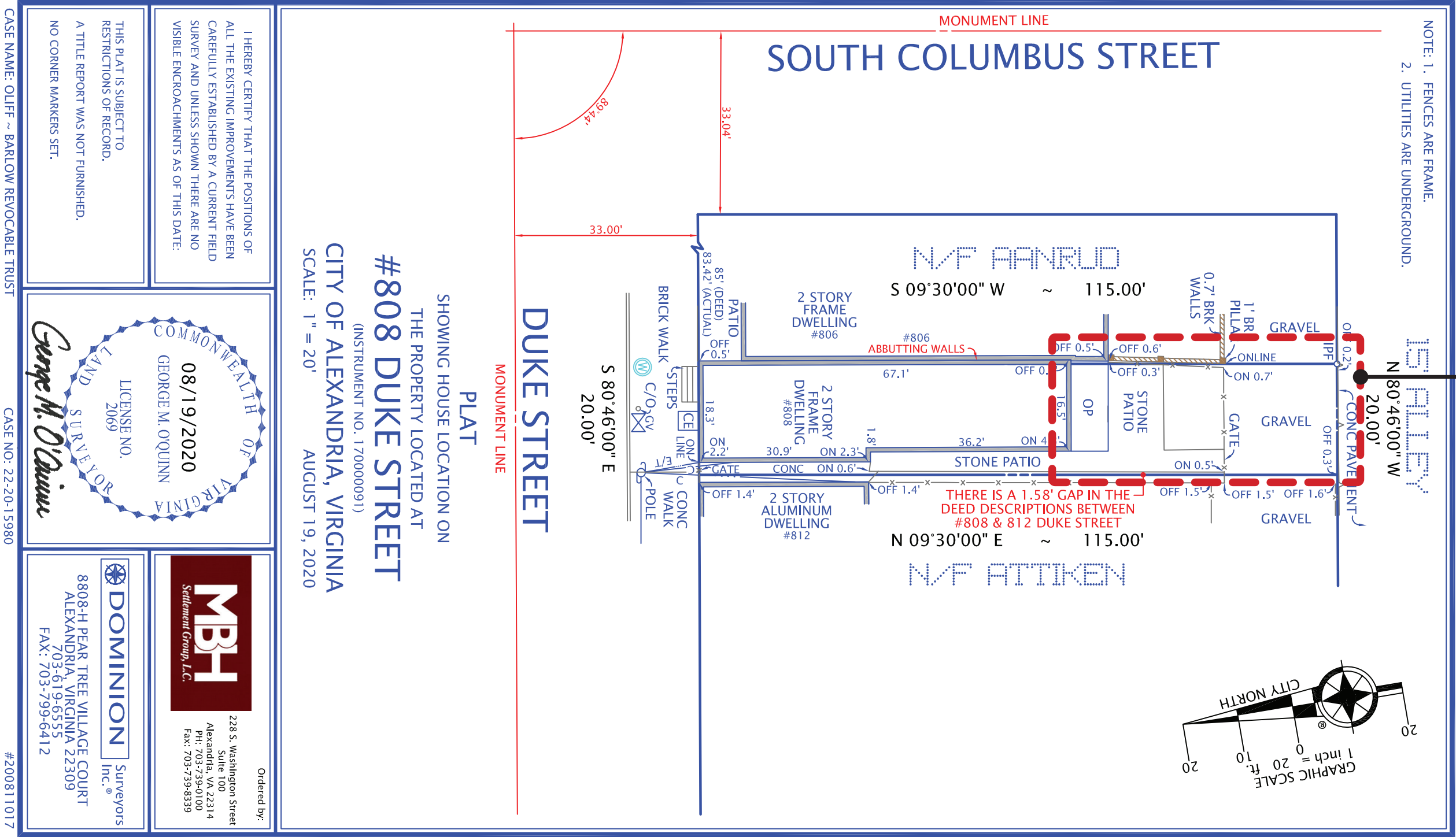
Barlow House

Historic Package

wood + starr

October 2022

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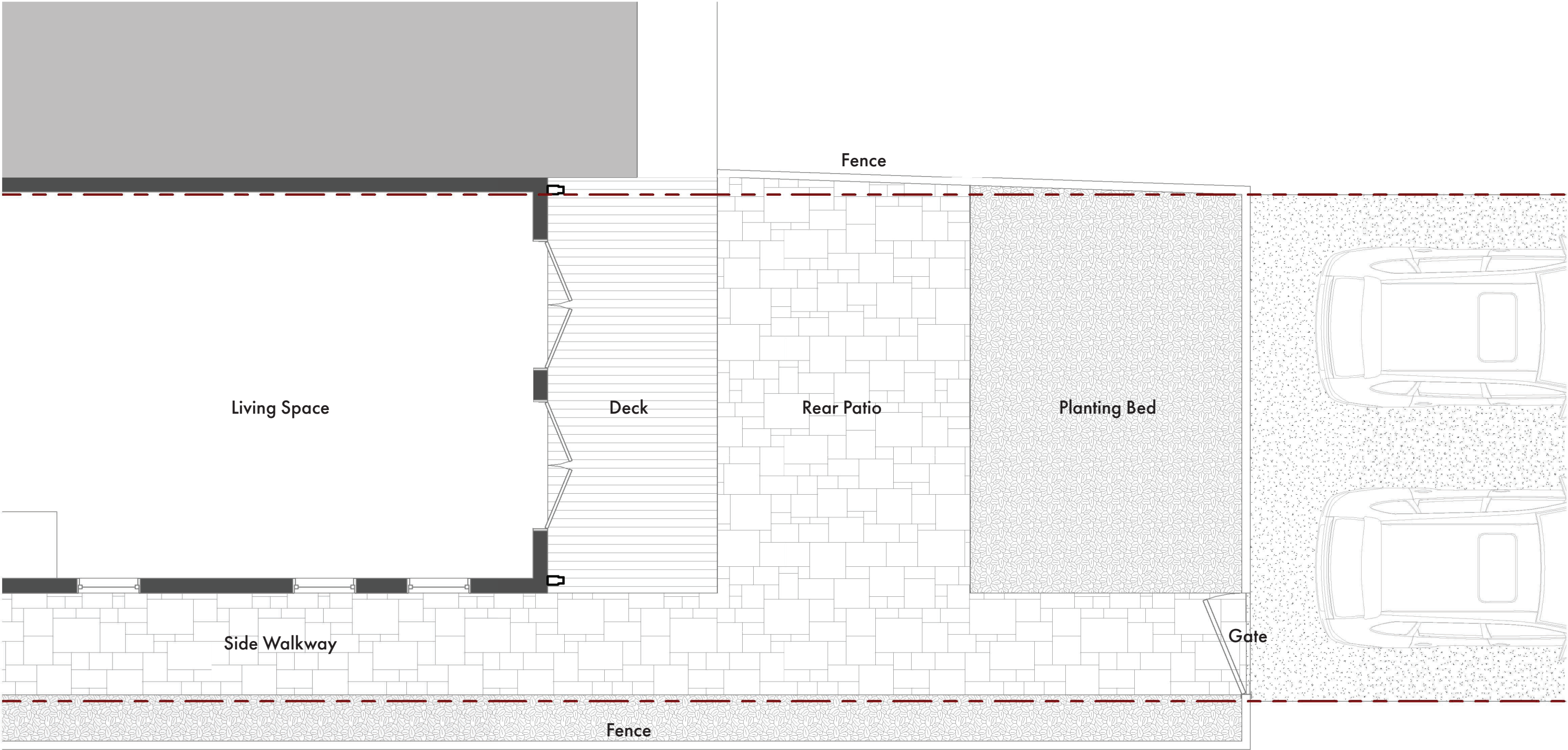
rear elevation



rear elevation and side walkway



existing rear yard

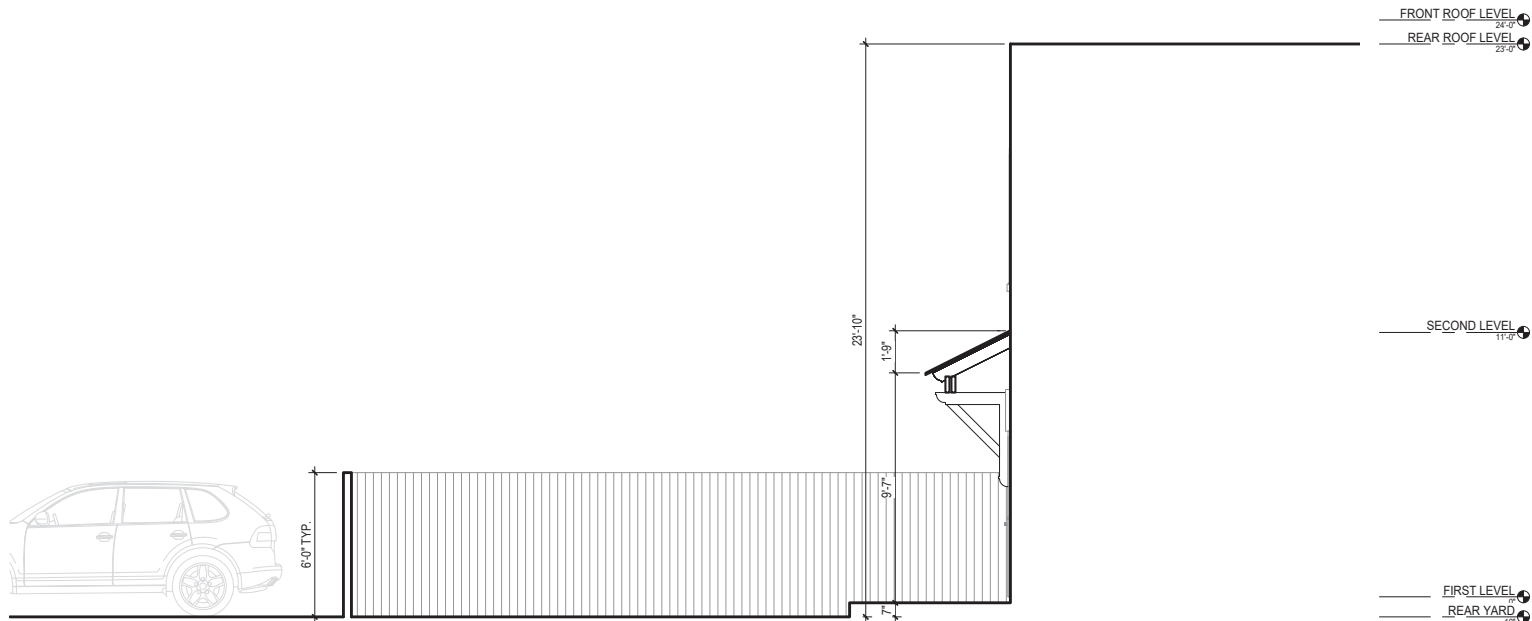


Existing First Level Plan

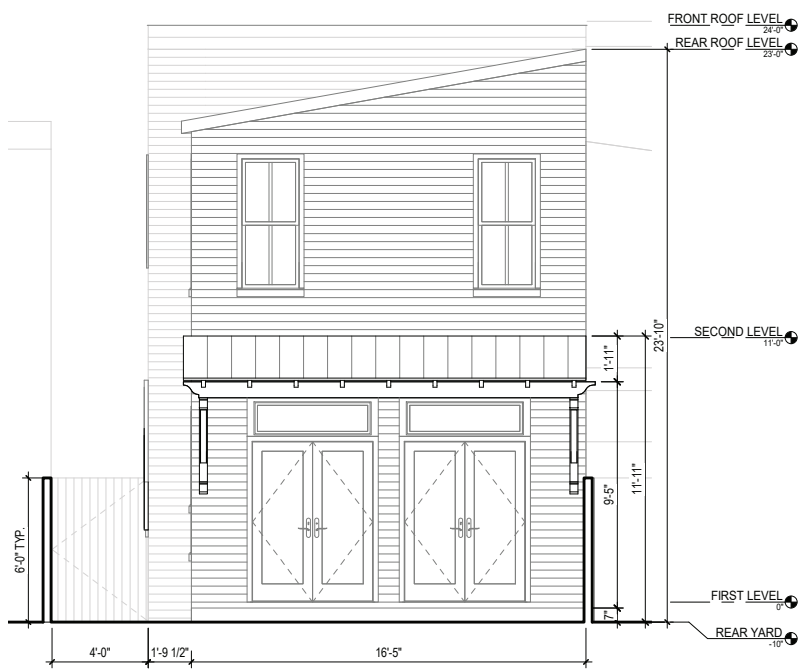
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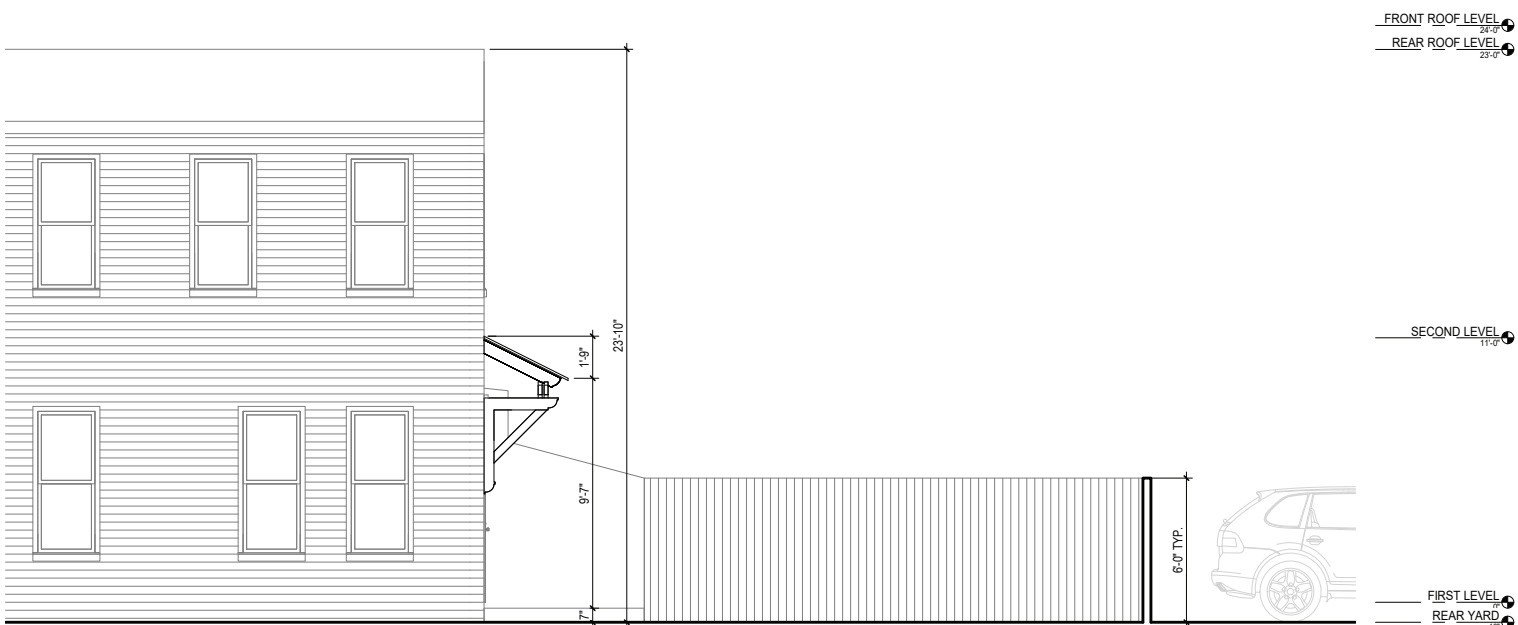
Front North Elevation - Not in Scope, No Changes



East Elevation



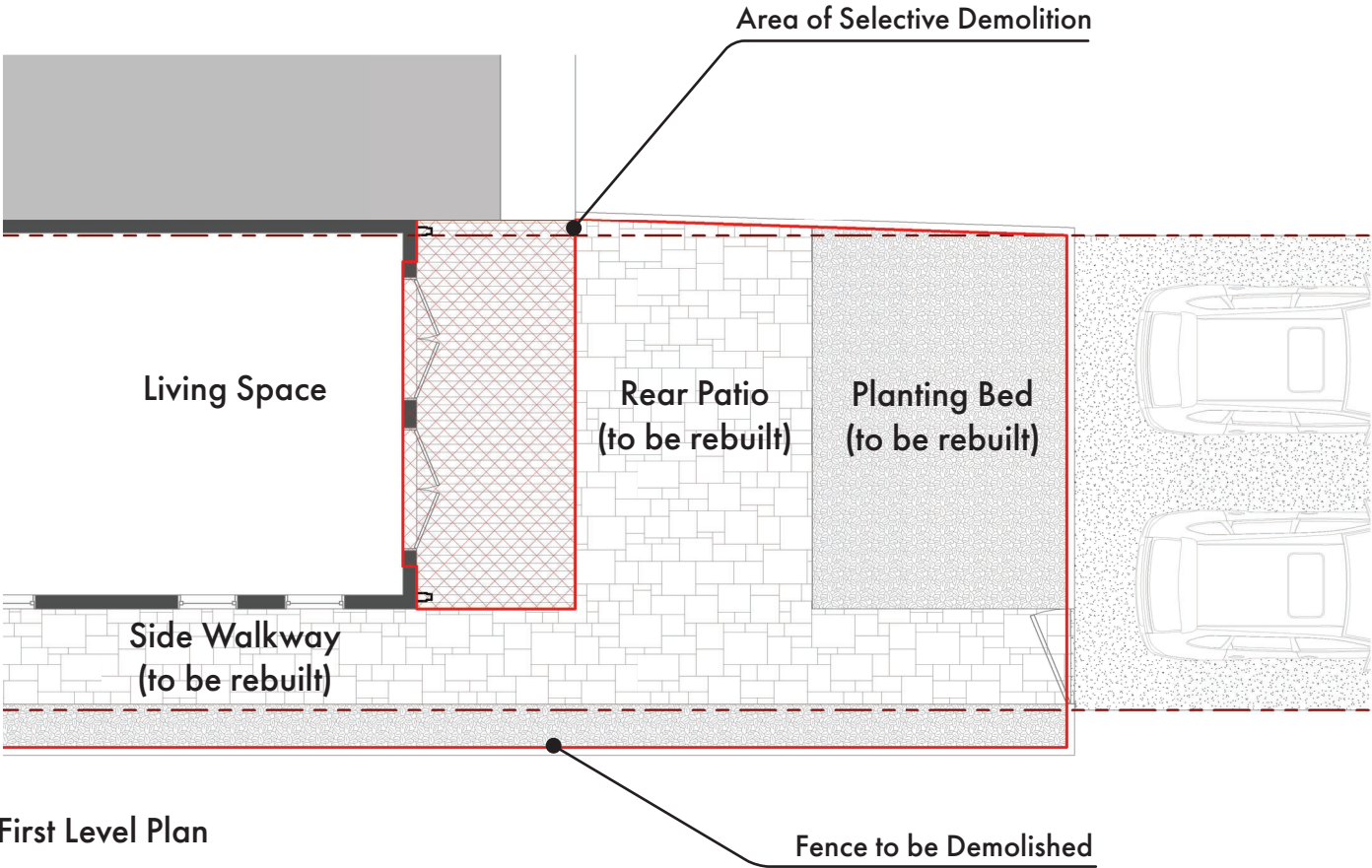
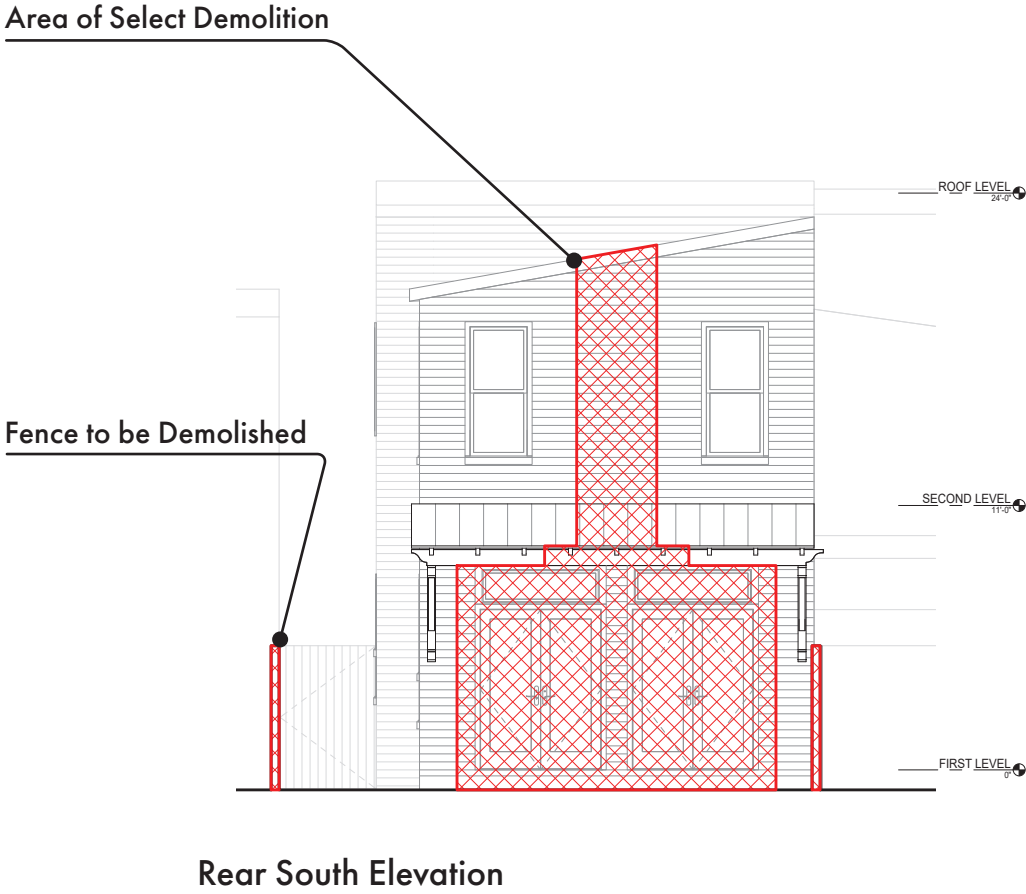
Rear South Elevation



West Elevation

Exsting Elevations

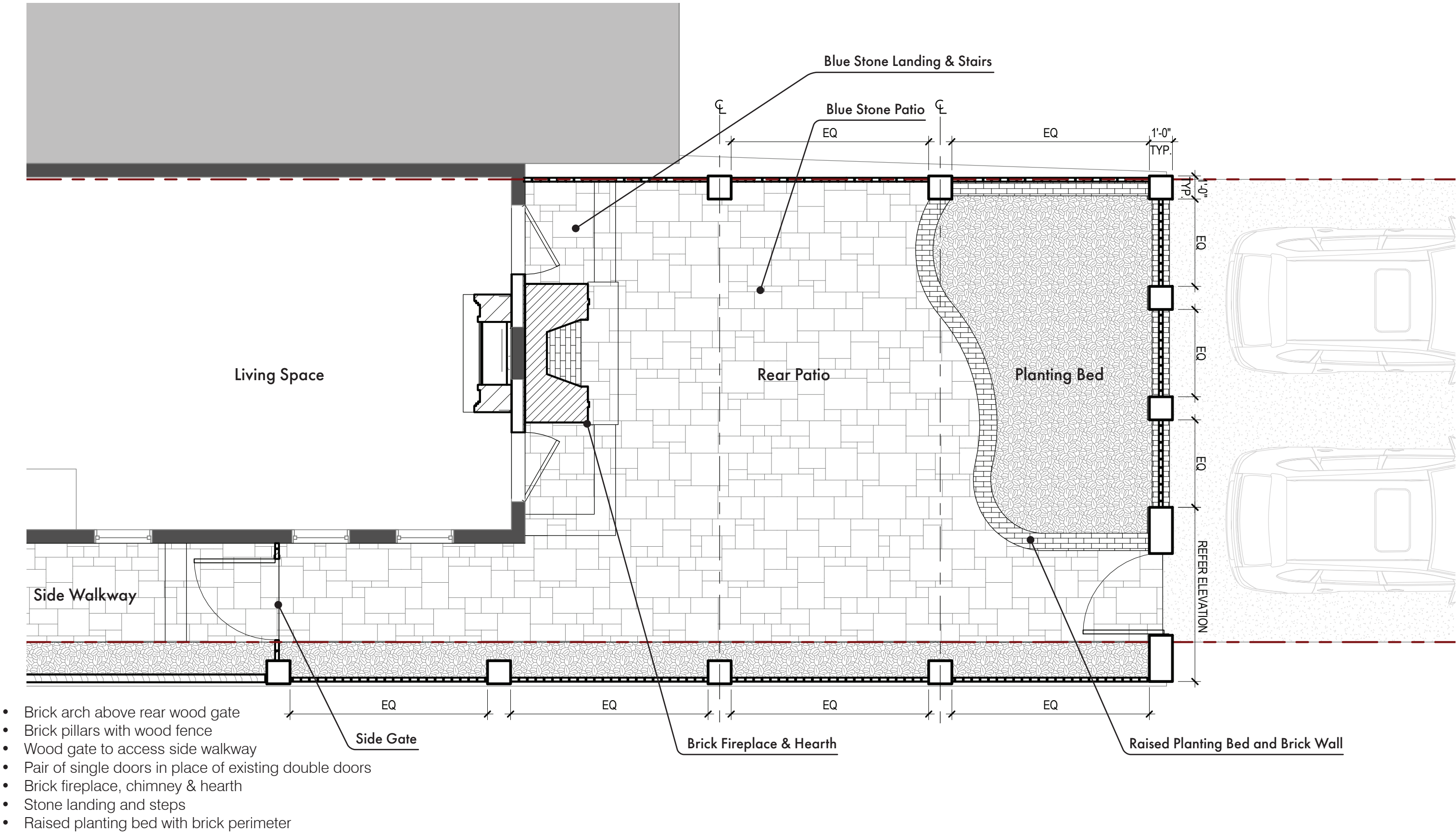
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- Area of demolition in plan is approx. 115 SF
- Area of demolition in elevation is approx. 170 SF
- Fence to be demolished
- Existing pavement and planting to be rebuilt

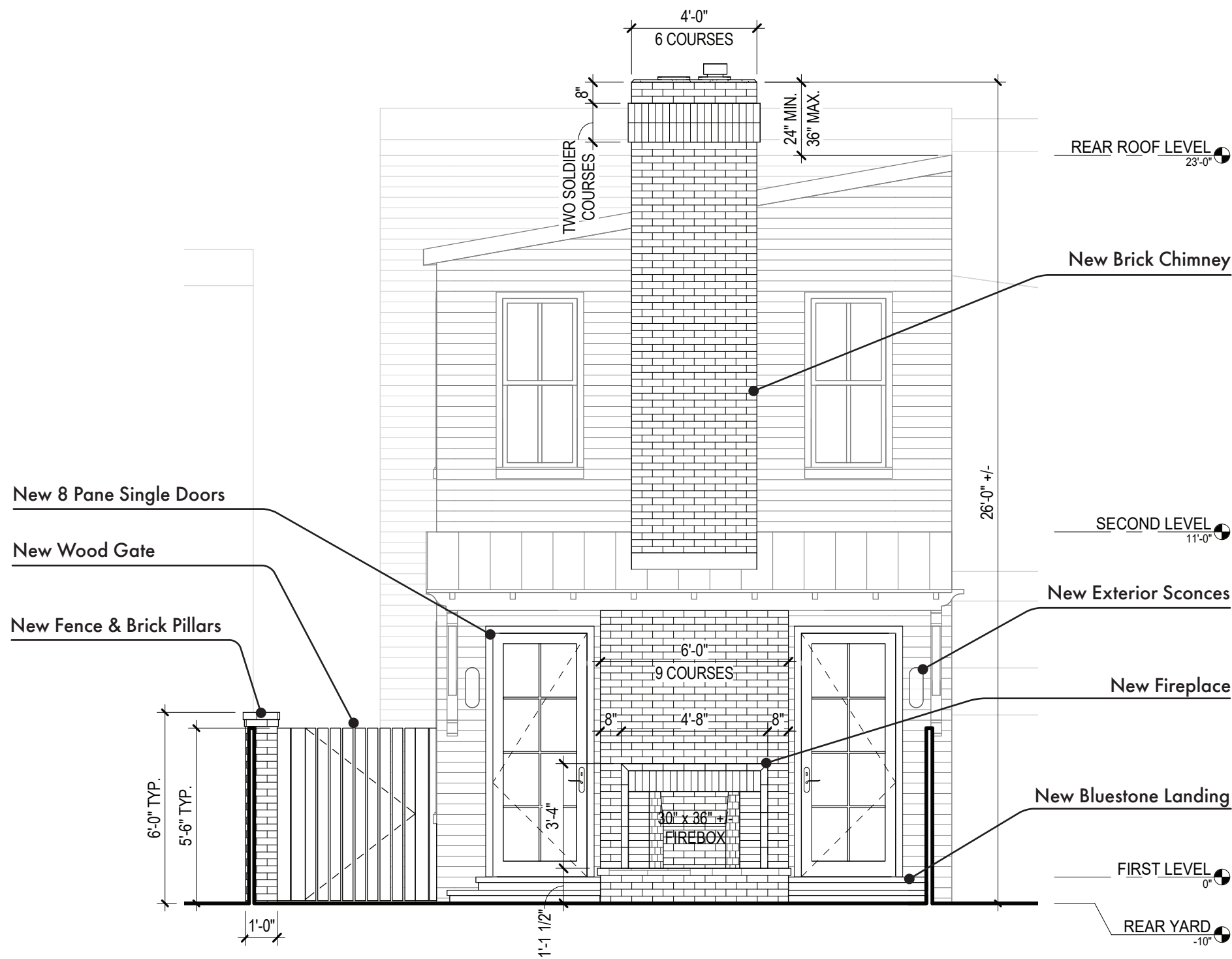
Selective Demolition

Scale: 1/8" = 1'-0"



Proposed First Level Plan

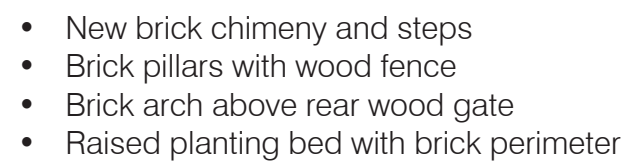
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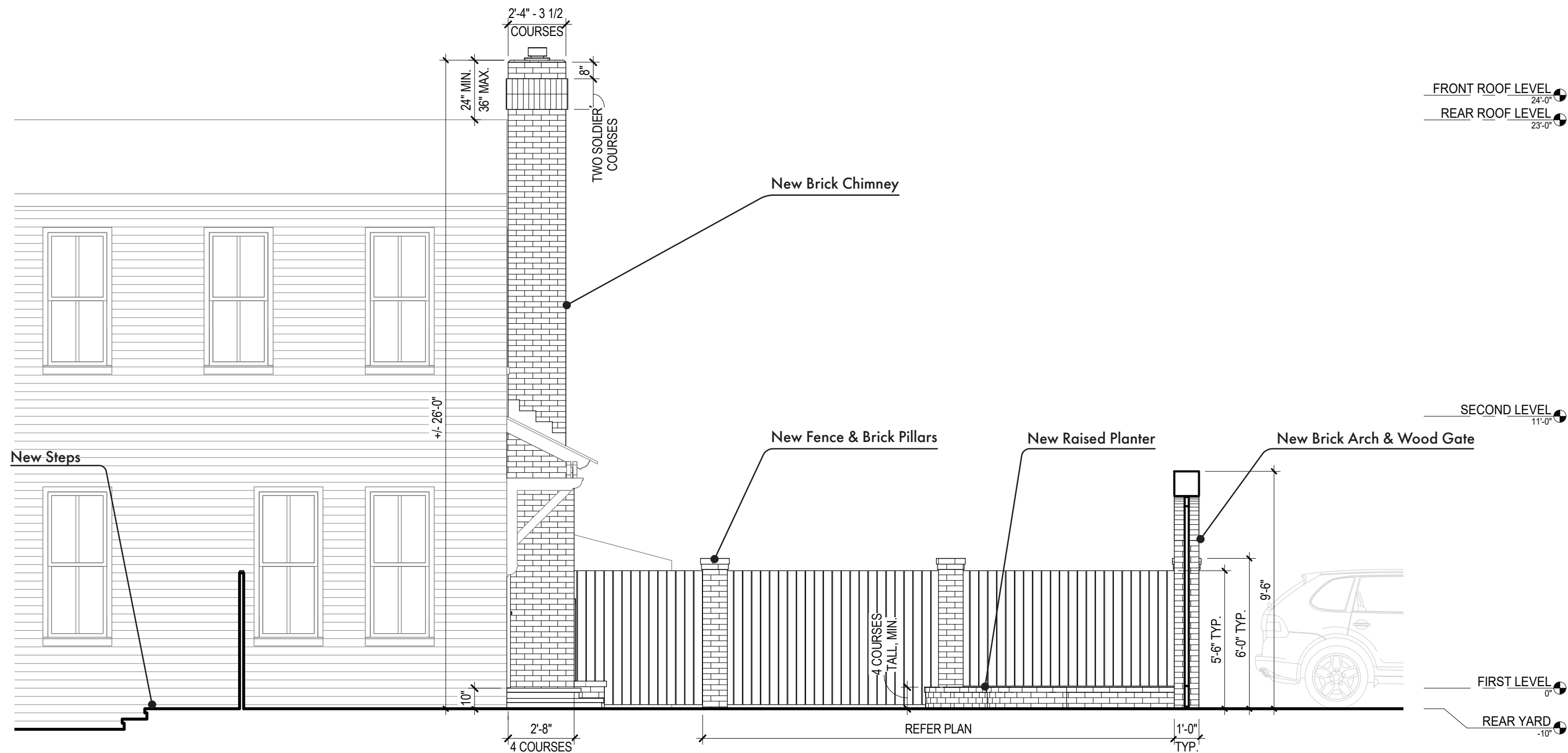
- Brick pillars with wood fence
- Wood gate to access side walkway
- Pair of single doors in place of existing double doors
- Brick fireplace, chimney & hearth
- Stone landing and steps

Proposed Rear South Elevation

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



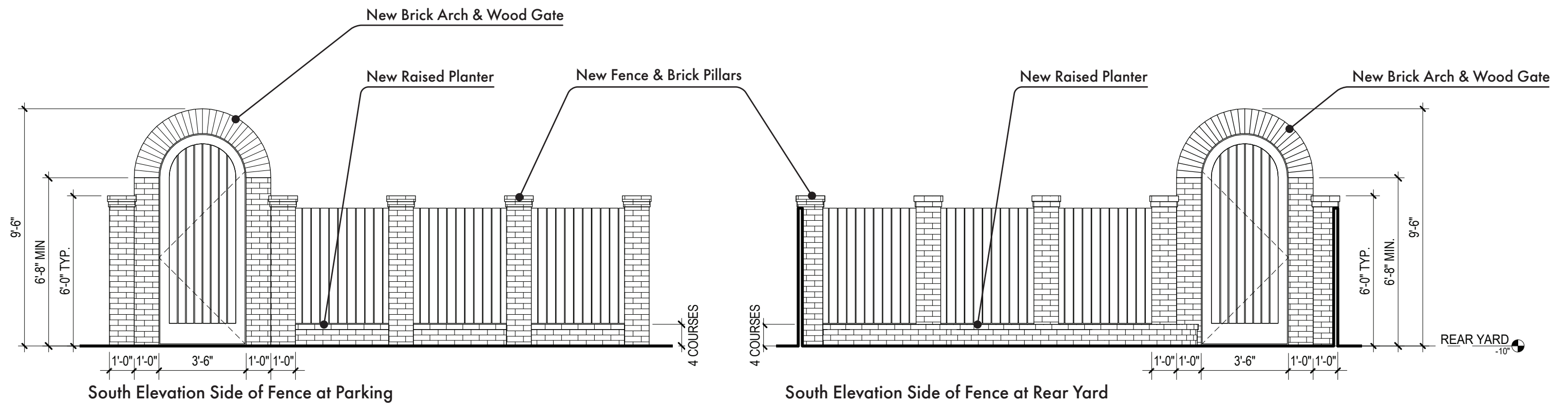
Scale: $1/4" = 1'-0"$



- New brick chimney and steps
- Brick pillars with wood fence
- Brick arch above rear wood gate
- Steps added at side walkway to reach existing grade
- Raised planting bed with brick perimeter

Proposed West Elevation

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



- Brick pillars with wood fence
- Brick arch above rear wood gate
- Wood gate constructed to align with arch
- Raised planting bed with brick perimeter

Proposed South Rear Fence Elevation

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



Belden Brick Company - Belcrest 700
For chimney, fireplace, pillars & plant boarder



Blue Stone Pavers
For patio and steps



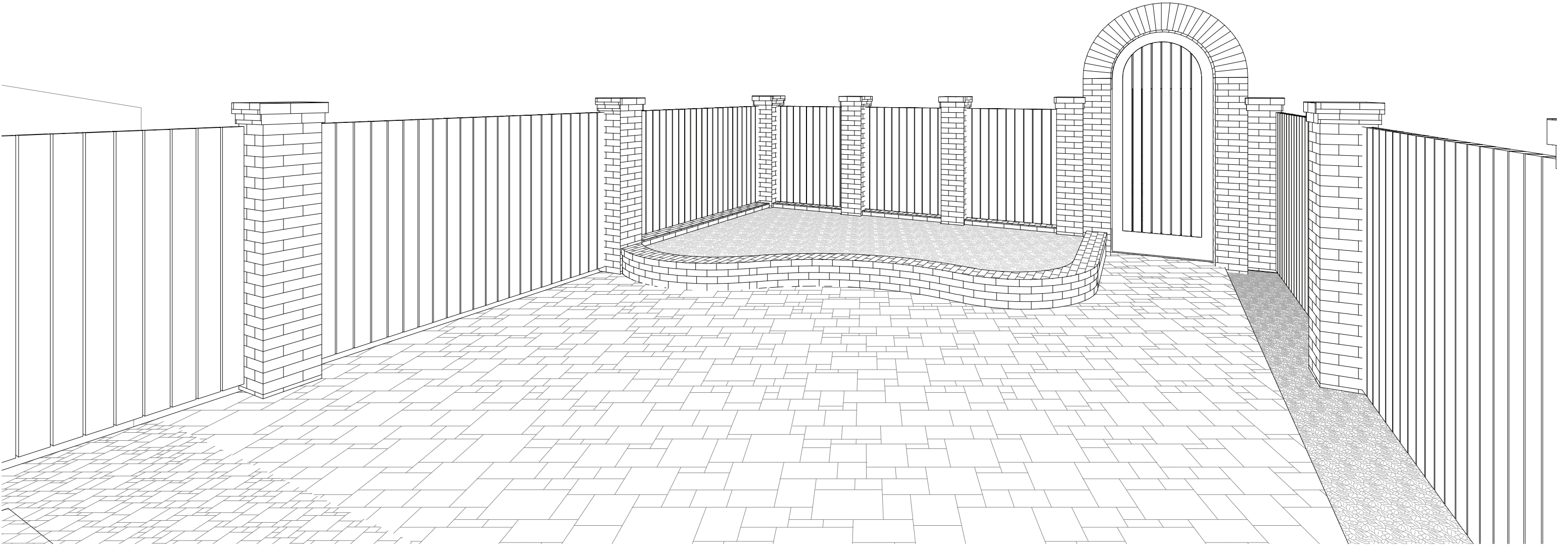
Painted Wood Fence
For surrounding yard



Rasied Brick Boarder
For rear planting bed



Perspective View of Proposed Chimney
Taken From Rear Gate Arch



Perspective View of Proposed Rear Fence
Taken From Side Walkway

Wood Burning Fireplace & Chimney

Wood Burning
Typical Vertical Flue
Overall Width: 67”
Overall Depth: 24”

Pella® Architect Series® – Traditional Hinged Patio Door

Wood: Pine
Exterior Material: Aluminum-clad wood
Exterior Finish: Black
Size: 36” x 96”
Custom Grilles: 8 panes

Pella: Gusto Door Handle

Rustic Collection: Gusto
Distressed Bronze (upgraded finish)

Belden Brick Company: Belcrest 700

For chimney, fireplace, fench pillars & boarder at raised plant bed
Standards: FACE BRICK C216, SW
Size: Modular
Type: FBA
Texture: Sandmold

Blue Stone Pavers

Pennsylvania Blue Stone
Pattern: Ashlar

Fence

Cedar Wood - Basis of Design
Painted soft black (Color TBD) - Benajmin Moore

Lighting

Rear Facade - Exterior Grade Sconces (x2) TBD
Planting Bed Lights - WAC Landscape, Mini Accent 12V, 511-30, 2700K, Finish TBD
Riser Step Lights - WAC Lighting 4011-27WT, 2700K, Frosted Shade, Finish TBD

Barlow House

wood + starr
