

ADDRESS OF PROJECT: 1211 DUKE ST  
 TAX MAP AND PARCEL: 07401-10-30 ZONING: CL

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: TOM MILANI & ALISON SIGETHYAddress: 1211 DUKE ST.City: ALEXANDRIA State: VA Zip: 21314Phone: 703-980-2948 E-mail: tommilani@me.comAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ \_\_\_\_\_Name: PETER HENRYPhone: 703-299-1729E-mail: pgharchitecture@mac.com

## Legal Property Owner:

Name: SAME AS APPLICANT

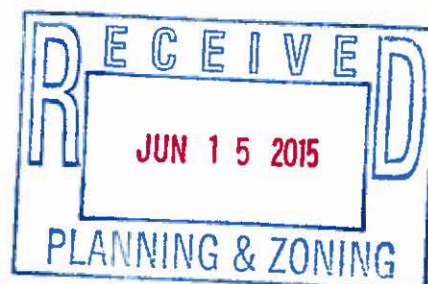
Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

- ☐ 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 checked="" type="checkbox"/> doors | <input checked="" 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 | REPLACEMENT OF LOW SLOPE ROOF W/ TERRACE OUT OF VIEW FROM PUBLIC PROPERTY. |   |                                   |
- ☐ ADDITION
- ☒ DEMOLITION/ENCAPSULATION ← LESS THAN 25 SF. DEMOLITION OF FENCE
- ☐ SIGNAGE

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

SEE ATTACHED

**SUBMITTAL REQUIREMENTS:**

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

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

Electronic copies of submission materials should be submitted whenever possible.

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

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

**Additions & New Construction:** Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 5 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

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

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

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

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


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

**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 5 sets of revised materials.

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

**APPLICANT OR AUTHORIZED AGENT:**

Signature:   
 Printed Name: PETER HENRY  
 Date: 6.15.15

## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

**1. Applicant.** State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. <u>TOM MILANI</u>	<u>1211 DUKE ST, ALEXANDRIA VA</u>	<u>50%</u>
2. <u>ALISON SIGETHY</u>	<u>1211 DUKE ST, ALEXANDRIA VA</u>	<u>50%</u>
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1211 DUKE ST, ALEXANDRIA, VA 22314 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. <u>TOM MILANI</u>	<u>1211 DUKE ST, ALEXANDRIA, VA</u>	<u>50%</u>
2. <u>ALISON SIGETHY</u>	<u>1211 DUKE ST, ALEXANDRIA, VA</u>	<u>50%</u>
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 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. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate 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.		
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.

6.15.15  
Date

PETER HENRY  
Printed Name

  
Signature



## Description of Proposed Work for 1211 Duke Street.

Tom Milani and Alison Sigethy are proposing to remodel the interior of their residence which will have the following impacts on the exterior.

### Section 1: Far North 1 story Addition from the 1950's in CMU

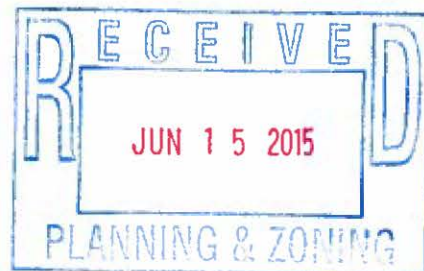
1. They will replace the existing far north low sloping roof with a flat roof deck to be used as a sitting terrace. This roof is out of sight from the public right of way. This new deck will be insulated and waterproofed with a membrane covered with pavers.
2. On the north wall of this structure a new window matching in character to the original house windows will be added to the left of the door. To the right of the door a vent for a direct vent water heater will be added.
3. On the East facing wall the existing single masonry opening will be replaced by a larger opening to contain 2 windows matching in character to the original house windows.
4. The walls of this structure are to be extended up using match materials of the original walls to the top of the roof deck and a new metal railing is to be placed on top per code.

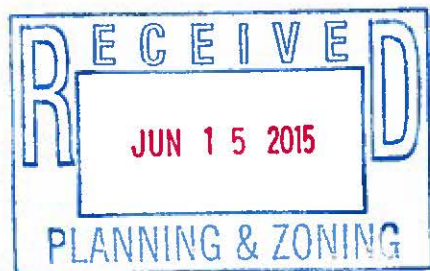
### Section 2: Central 2 story Addition in brick from date unknown.

5. To access this roof terrace they will be installing a door in the second floor rear north wall of their residence and resizing an existing window in this same wall to accommodate the interior work being accomplished.
6. Also on this wall they would like to remove an existing furnace flue. The removal of this flue will not effect the masonry work from the second floor roof deck down but will entail removal of the masonry above this roof.
7. In order to increase the energy efficiency and to us a smaller mechanical system, The roof of central 2story structure which slopes toward the east will be outsulated using 5" of insulation on top of the existing roof deck on top of which a new membrane roof will be installed to match the existing and the edges will be faced with trim to match existing trim type and color.
8. The east wall of this win will have one existing window removed and replaced with a ganged pair of shorter windows to accommodate the planed interior finish. Brick removed during the creation of the new window opening. Will be used to fill in the original window opening to match existing wall.
9. A vent will be installed for a kitchen hood on the first floor of the structure.
10. The existing exterior Heat Pump unit will be replaced with a new unit of similar size for new mechanical system.
11. The non original Front door slab to be replaced with a new insulated door slab with panel to match existing.

### Section 3: Southern, 2story original residence

12. A storm door will be installed in front of the new door.
13. Storm windows to be installed on all front and rear exterior windows in this area.





APPLICATION MATERIALS  
BAR2015-00191/00192  
1211 Duke St  
6/15/2015

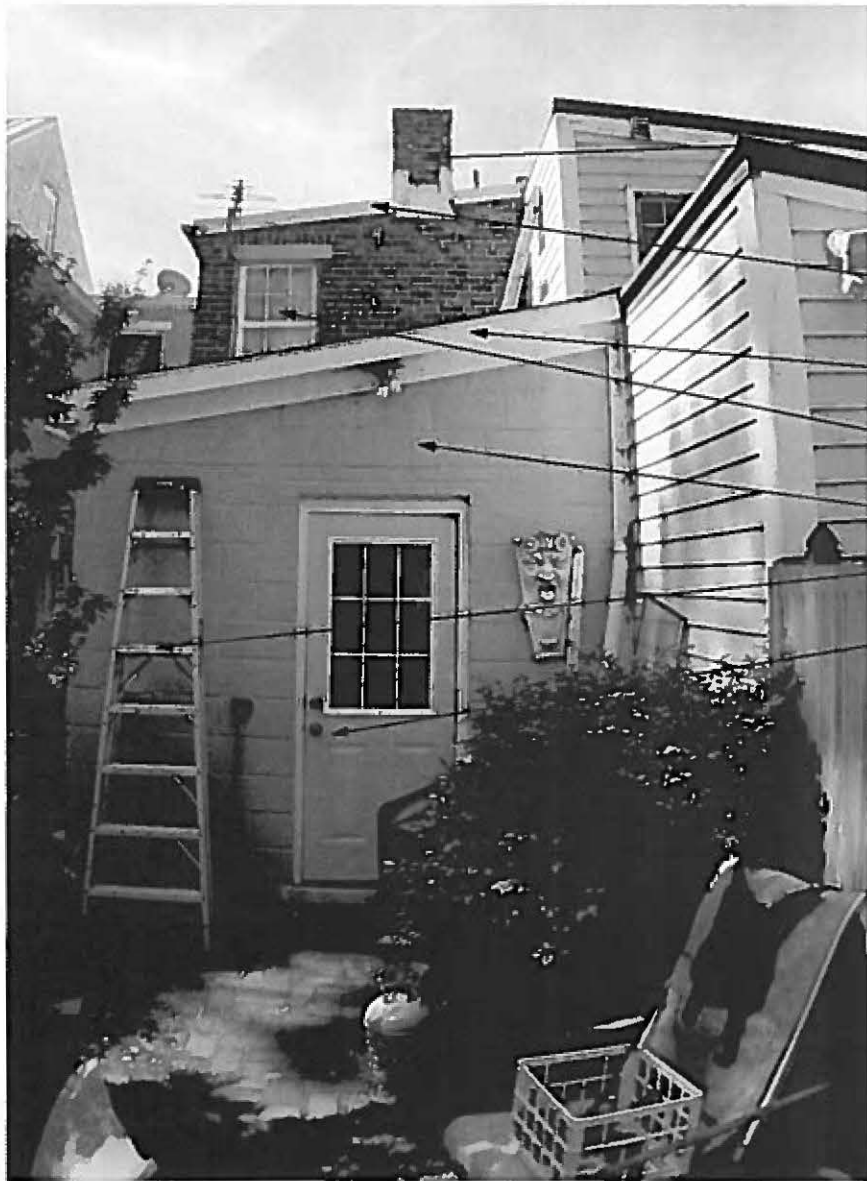
Add storm windows to all  
existing front windows

Replace non original  
existing door slab with a  
new insulated door with  
matching panels matching  
and add storm door

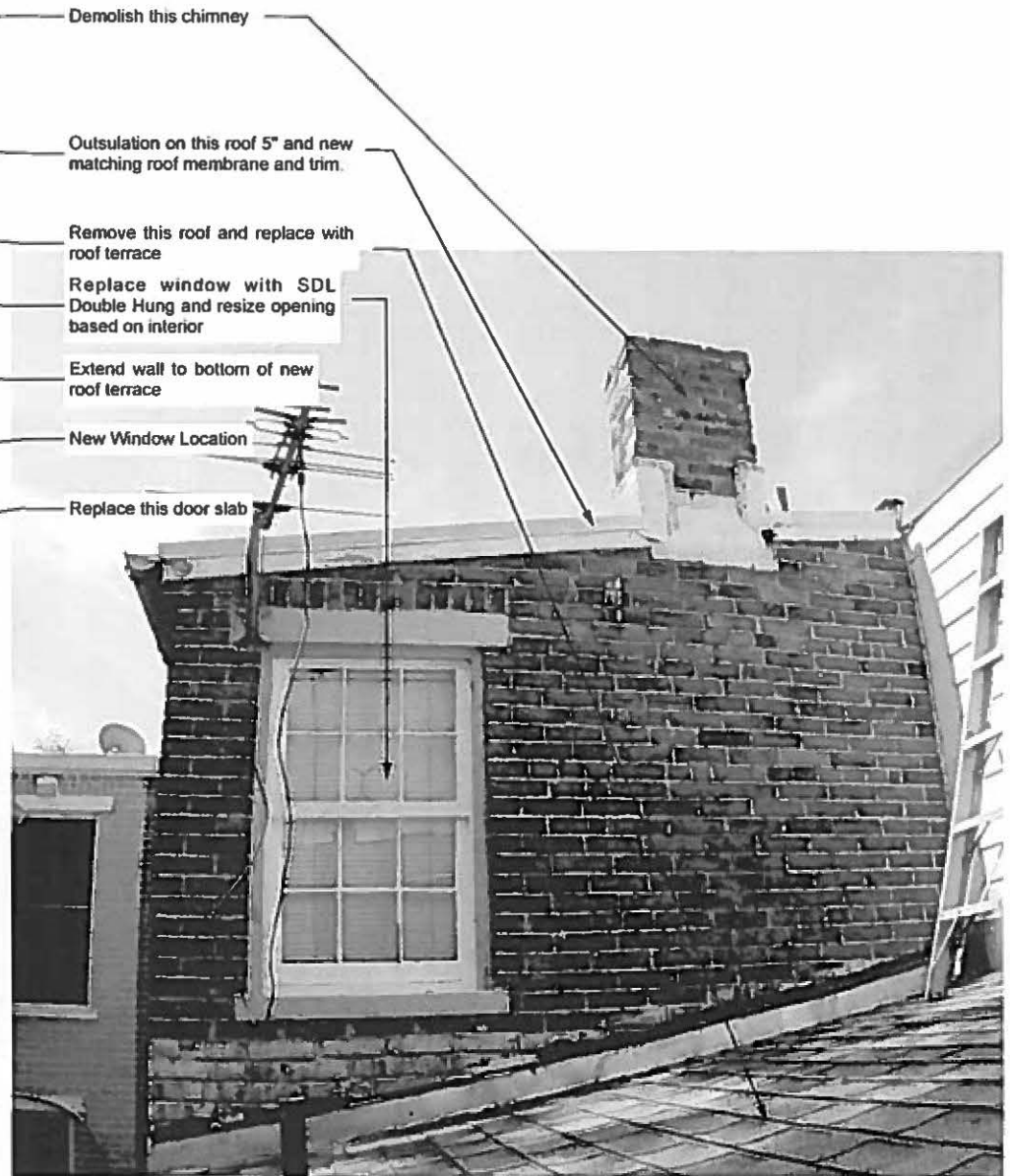


South / Front Facade





Rear / North Elevation



Rear / North from Roof





Storm windows to match front of house

Replace window and opening with new masonry opening w/ ganged double hung pair in 1 enlarged masonry opening repair block as required.

Replace window units with DH SDL per drawings, Infill from bottom of new window to old window sill with PVC trim rails to match new window sash frames with recessed panel in center.

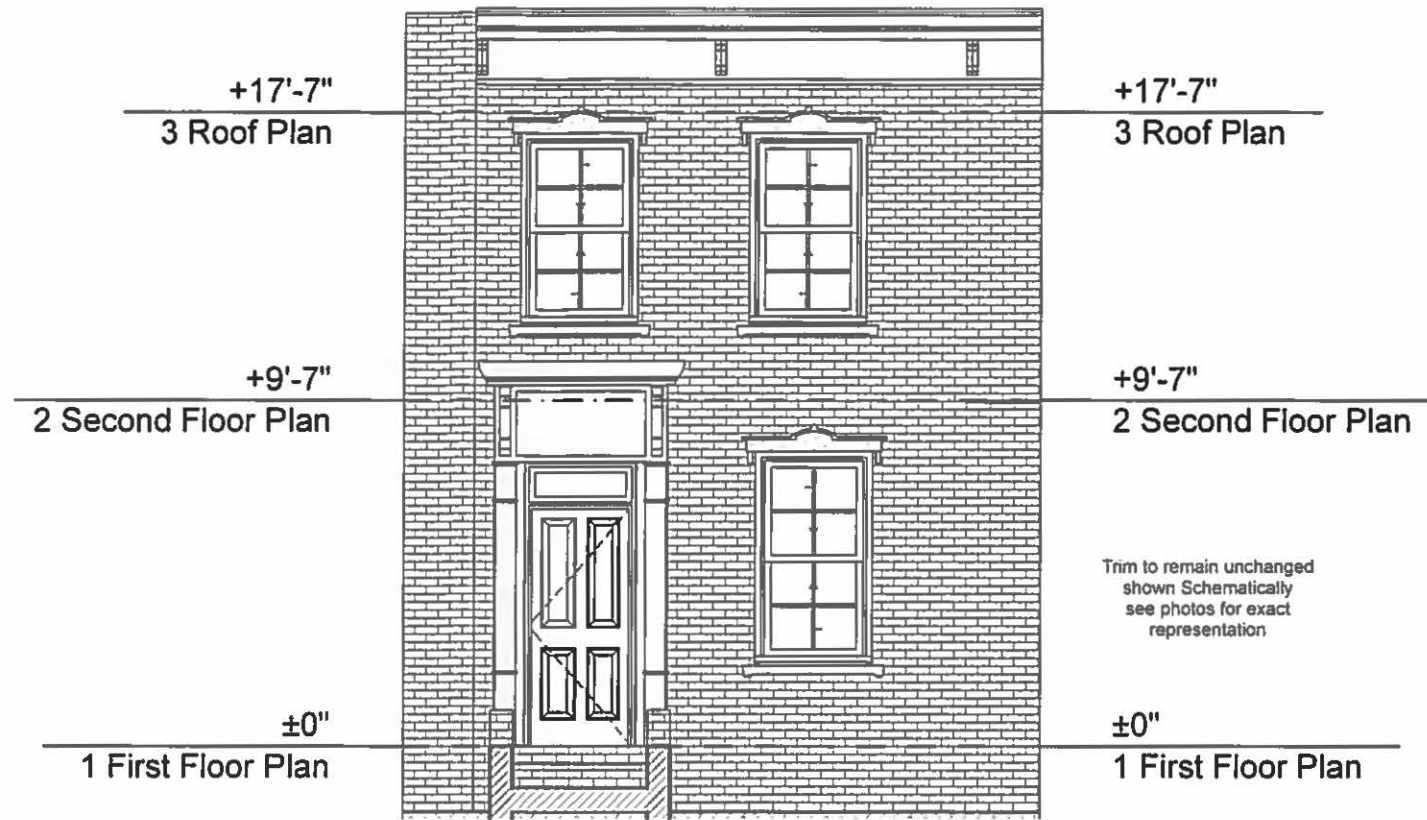
East / Side @ Middle



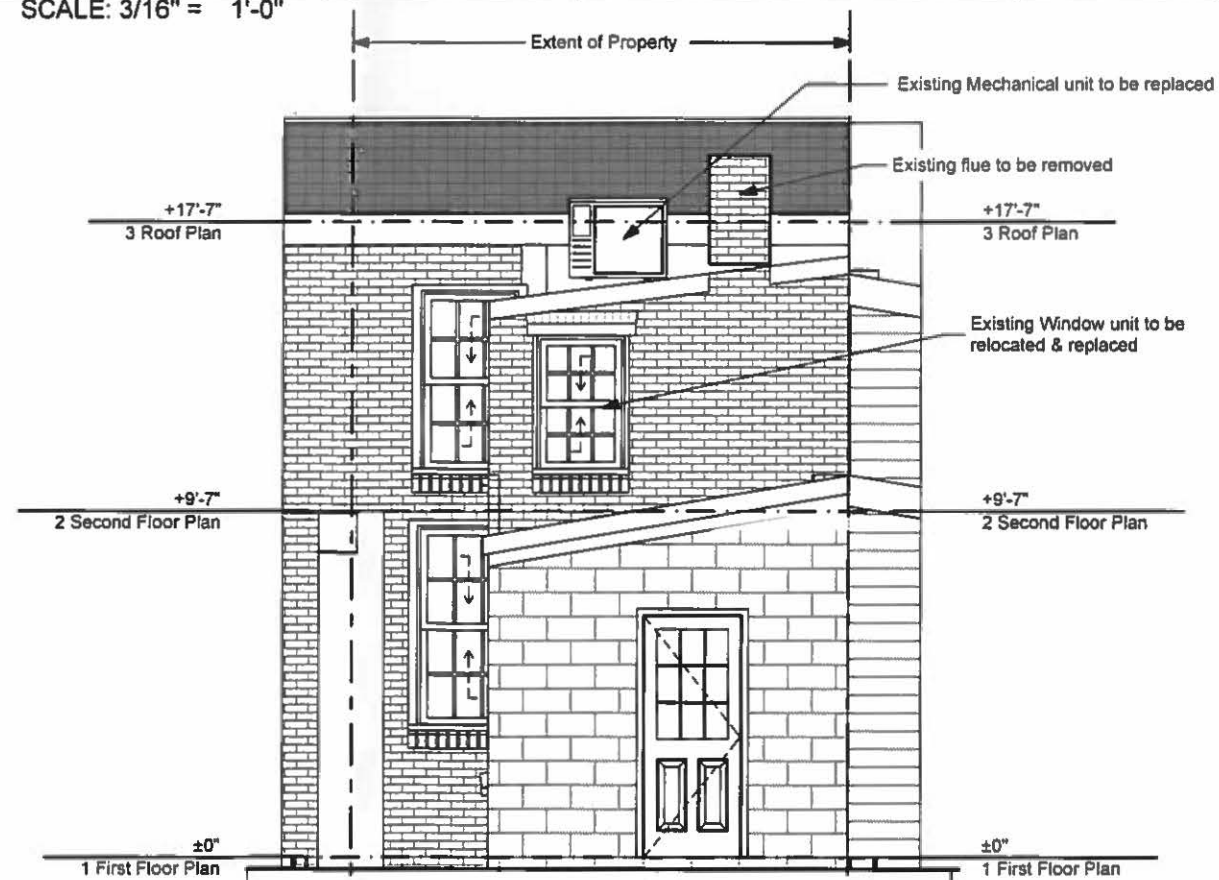
East / Side @ Rear



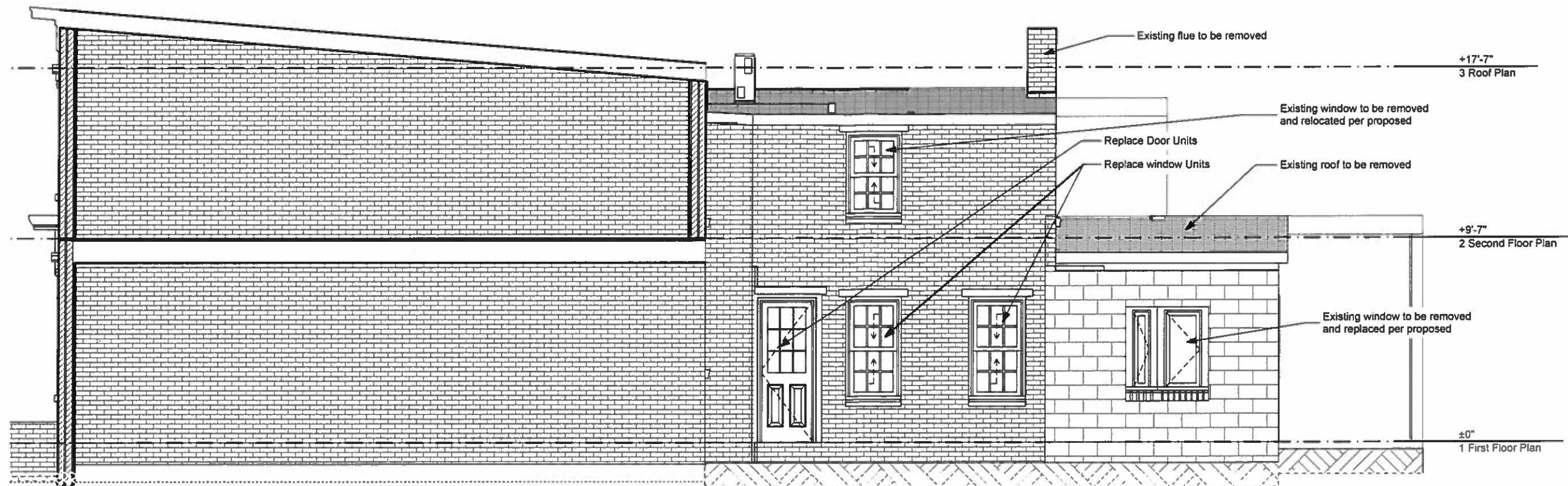




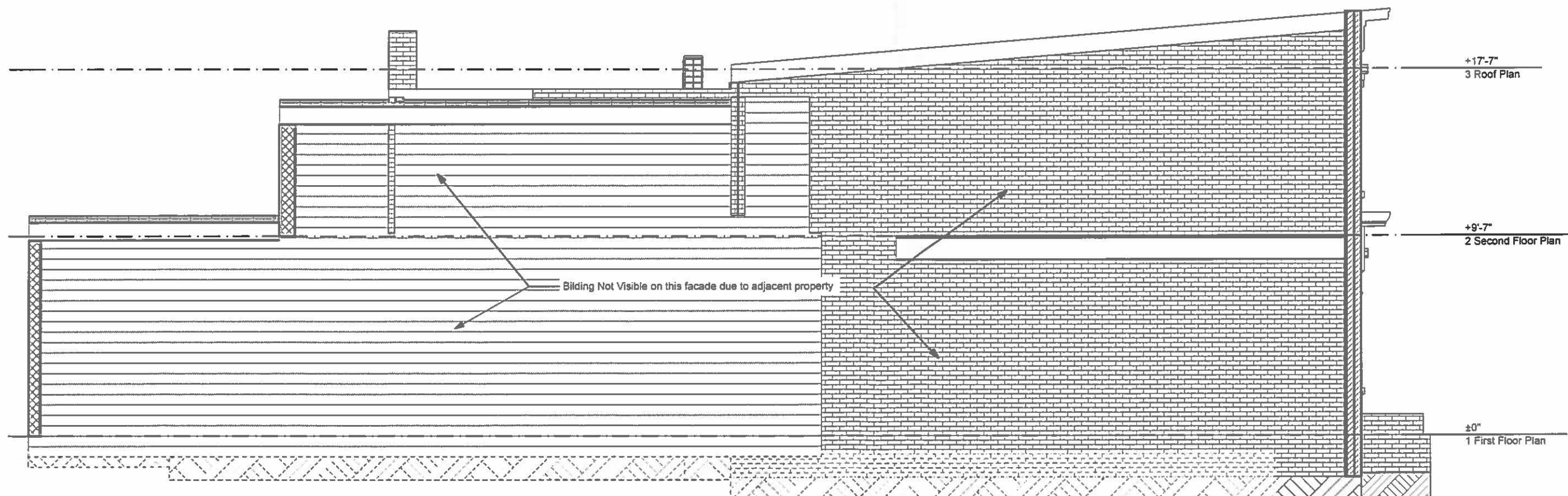
**2 EX FRONT ELEVATION**  
SCALE: 3/16" = 1'-0"



**1 EX REAR ELEVATION**  
SCALE: 3/16" = 1'-0"

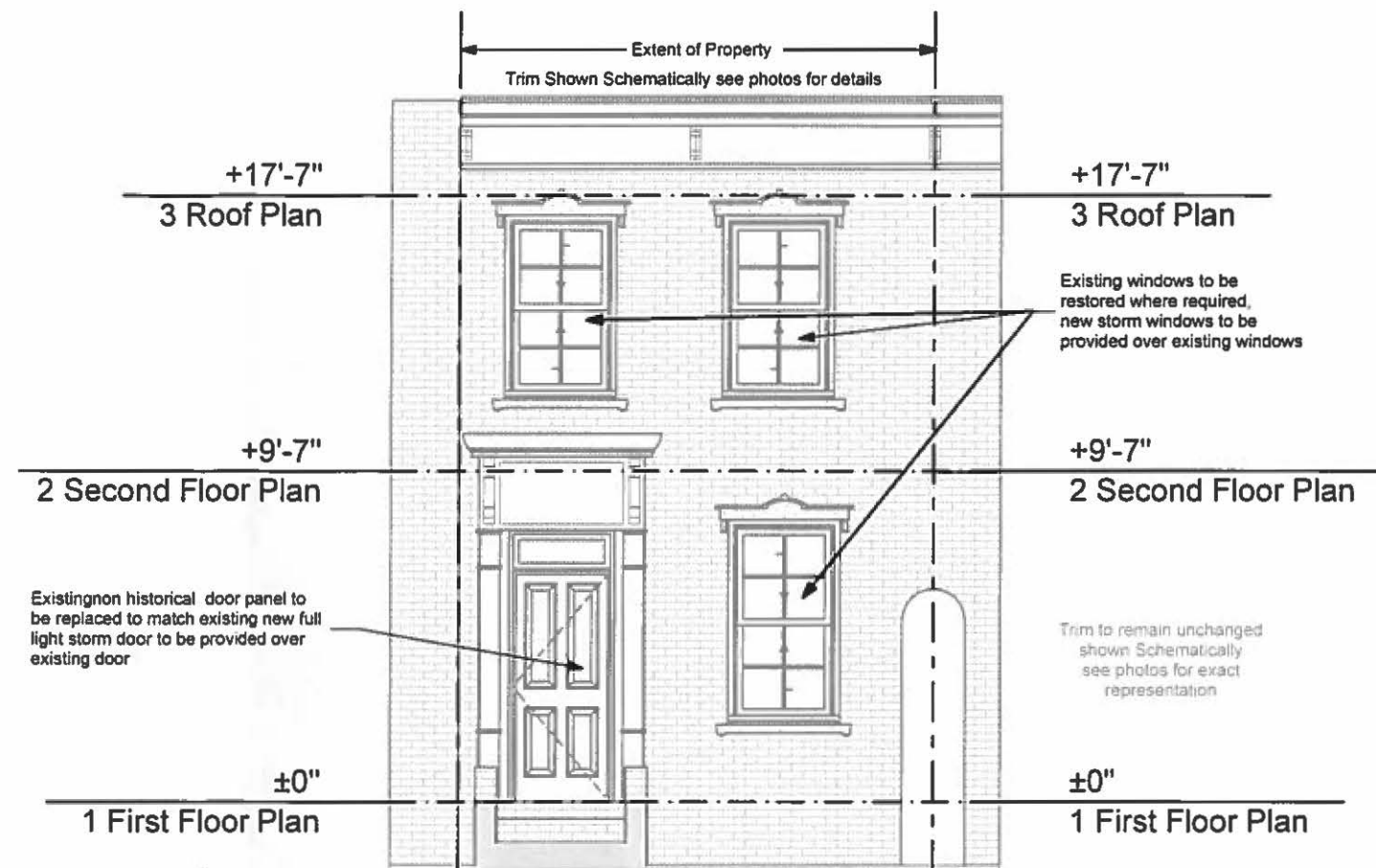


**1 EX RIGHT ELEVATION**  
SCALE: 3/16" = 1'-0"

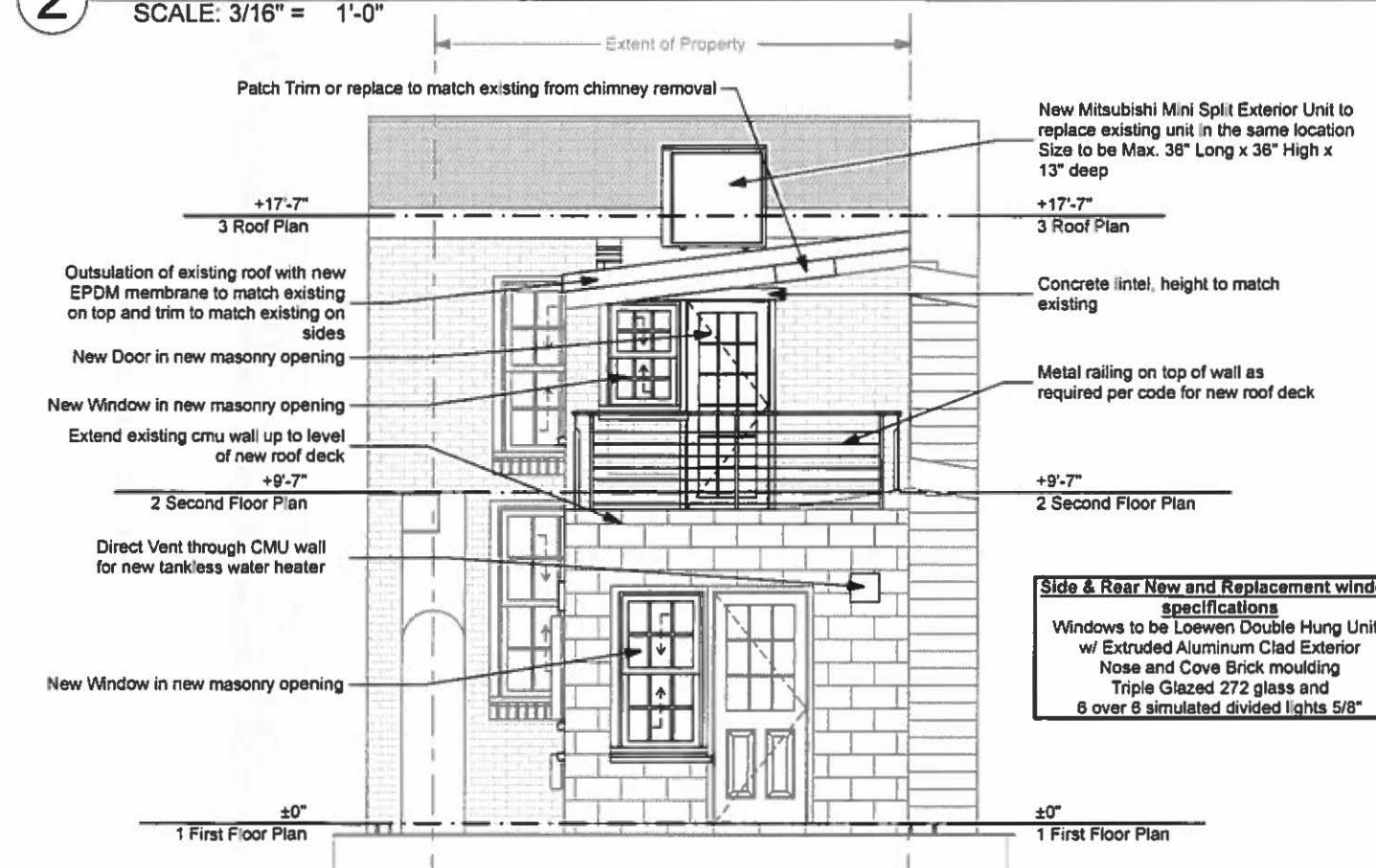


**2 EX LEFT ELEVATION**  
SCALE: 3/16" = 1'-0"



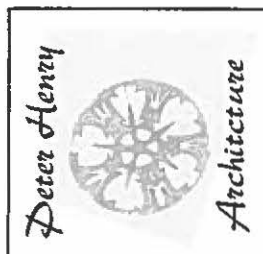


**2 FRONT ELEVATION**  
SCALE: 3/16" = 1'-0"



**1 REAR ELEVATION**  
SCALE: 3/16" = 1'-0"

**Side & Rear New and Replacement window specifications**  
Windows to be Loewen Double Hung Units  
w/ Extruded Aluminum Clad Exterior  
Nose and Cove Brick moulding  
Triple Glazed 272 glass and  
6 over 6 simulated divided lights 5/8"



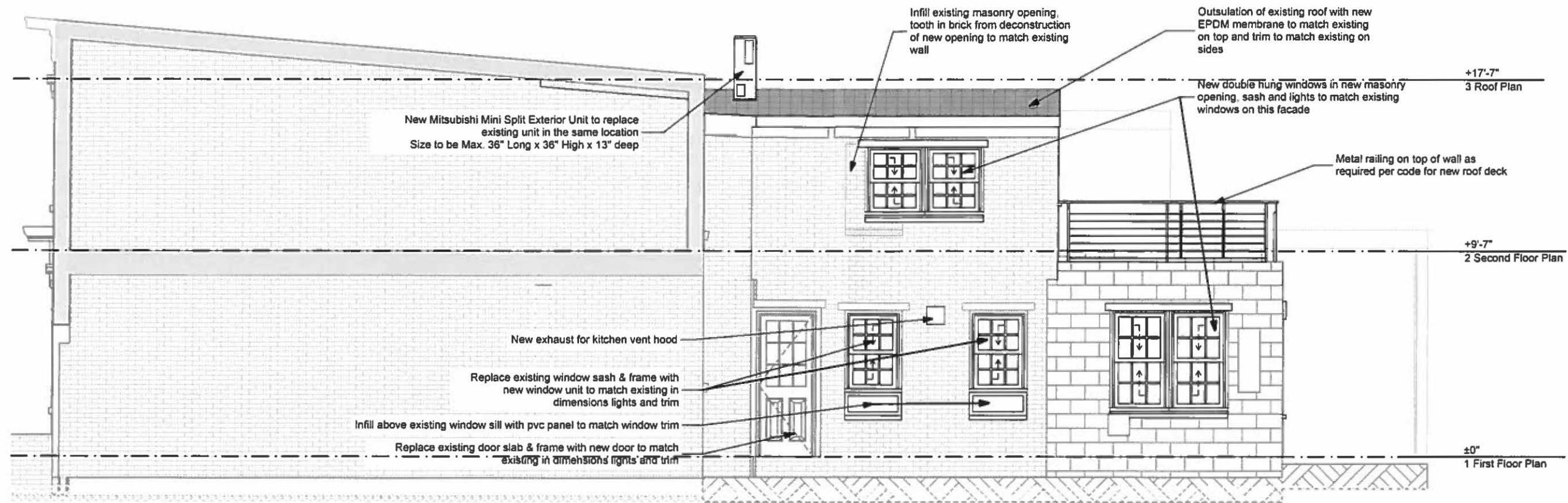
The design and specifications of this project are the property of Peter Henry Architecture. Reproducing this plan or implementing its design without the permission of Peter Henry Architecture is in violation of the ownership rights of these drawings.

**Milani / Sigethy Residence**  
1211 Duke Street  
Alexandria VA 21314

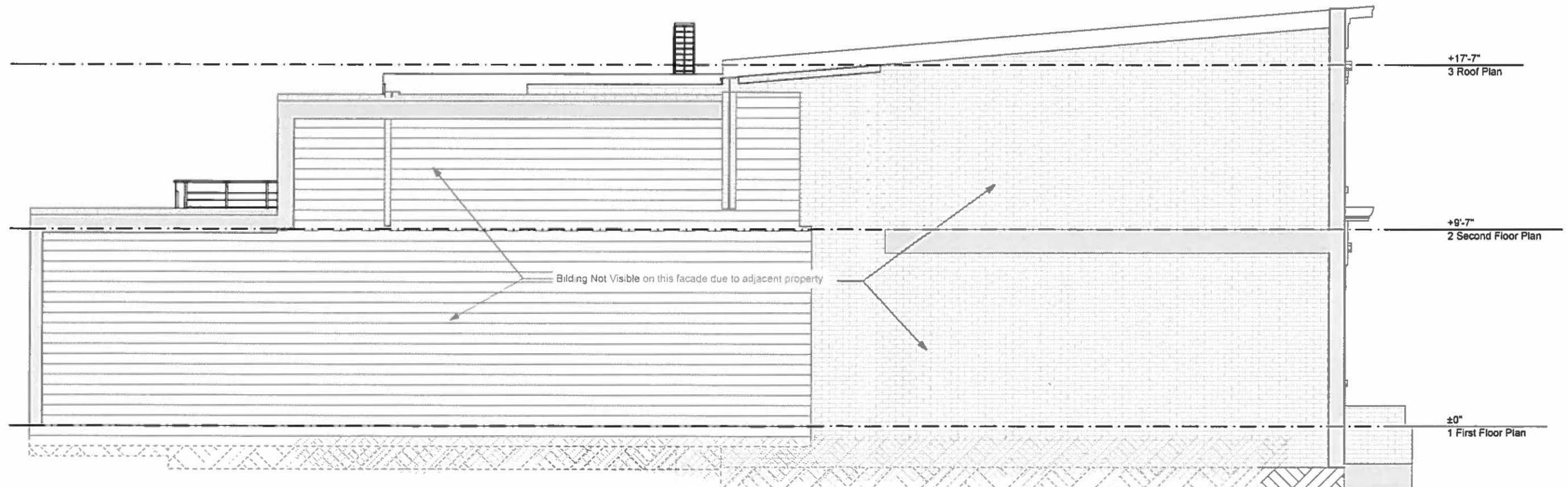
SCALE: 3/16" = 1'-0"  
DATE: 6/15/15  
DRAWN: PGH  
REVISIONS:  
1 2 3 4 5 6



**Front & Rear Elevations**  
**DD-01**  
DD Drawing Set 11x17  
Design Development



**1 RIGHT ELEVATION**  
SCALE: 3/16" = 1'-0"



**2 LEFT ELEVATION**  
SCALE: 3/16" = 1'-0"