

BAR Meeting
July 15, 2015

ISSUE: Permit to Demolish/Capsulate, Certificate of Appropriateness and a Waiver of the Rooftop Mechanical Screening Requirement

APPLICANT: Tom Milani and Alison Sigethy

LOCATION: 1211 Duke Street

ZONE: CL / Commercial Zone

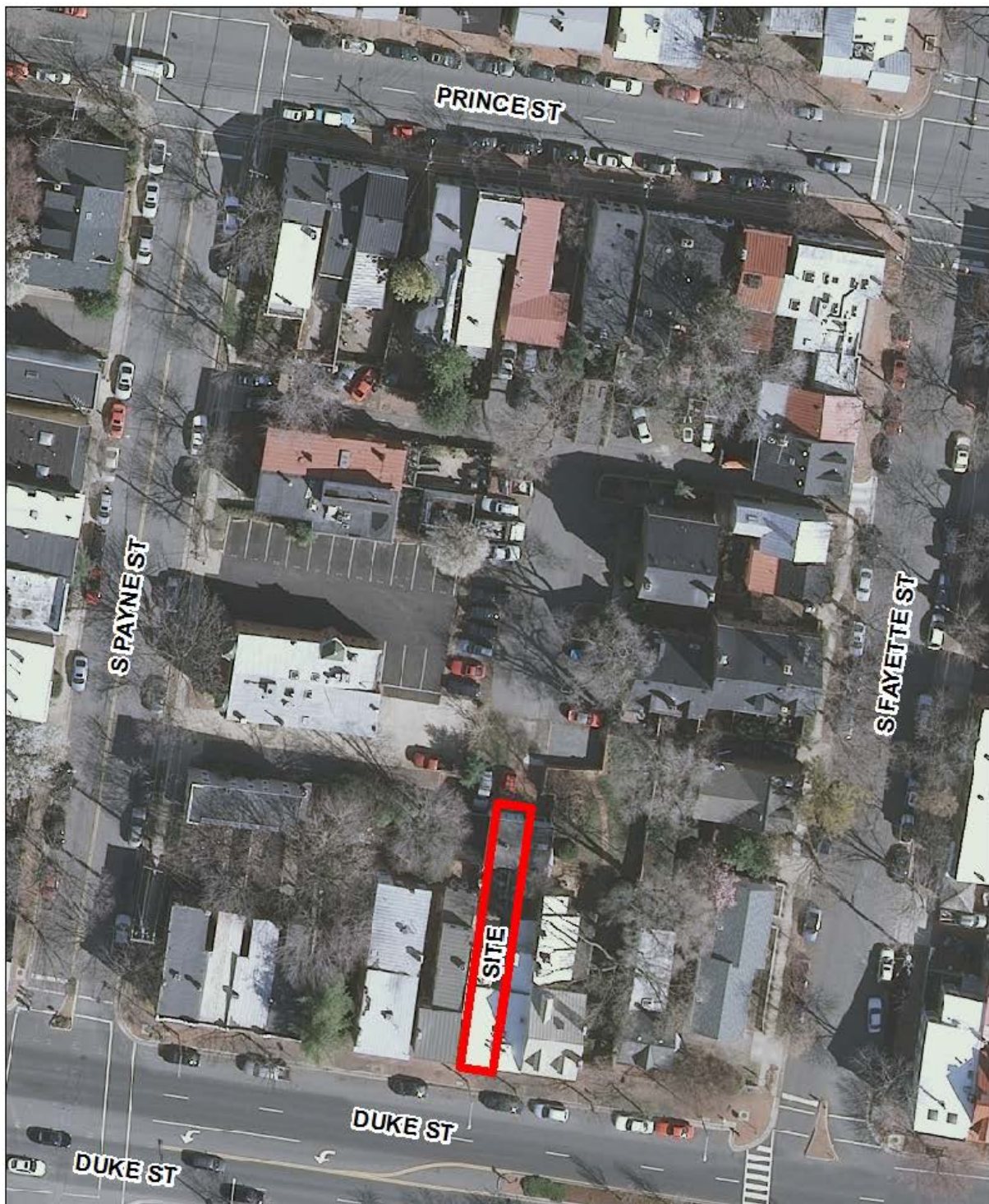
STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness for an addition and alterations with the conditions:

1. That the second floor window on the east elevation either be retained, replaced in the same opening or in-filled with brick and recessed slightly from the wall face. No new window openings or enlarging existing openings are recommended on this elevation.
2. That the new wood front door be painted.
3. That the new storm door match the color of the new, painted front door.
4. That the statements in archaeology conditions below appear in the General Notes on all construction drawings 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.
 - 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.
 - The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped 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.
2. **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.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire 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, 703-838-4360 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official 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.



BAR2015-00191 & BAR2015-00192



***Note:** Staff coupled BAR #2015-00191 (Permit to Demolish/Capsulate) and BAR #2015-00192 (Certificate of Appropriateness) for clarity and brevity. This item requires a roll call vote.

I. ISSUE

The applicant is requesting approval for **Permit to Demolish/Capsulate** to:

1950's CMU addition

- Demolish approximately 72 sq. ft. of the existing shed roof to install a new flat roof structure for the new, roof deck.
- Demolish 7 sq. ft. of wall surface to add a new triple pane, window to the left of the new door on the north wall of the CMU block addition.
- Demolish 12.5 sq. ft. of wall surface to install a new, double hung window on the first floor.
- Demolish 27.5 sq. ft. of wall surface to install a new, set of double hung windows on the east elevation.
- Demolish 1 sq. ft. of wall surface on the north elevation for the tank less water heater vent.

Late 1800s ell

- Demolish 15 sq. ft. of wall surface on the second floor of the north elevation to install a new multi-light door to access the new roof deck.
- Demolish 7.5 sq. ft. of wall surface on the second floor of the north elevation to the right of the proposed new door to install a new, 6/6 window.
- Remove existing modern, wood window sash and infill existing masonry opening on the second floor of the east elevation (11.25 sq. ft.)
- Demolish 20.5 sq. ft. of wall surface to install a new, set of double hung windows on the second floor
- Demolish 1 sq. ft. of wall surface to install a new kitchen exhaust vent.
- Demolish existing brick chimney "flue" located at the rear of the building.

The applicant is requesting a **Certificate of Appropriateness** to:

1950's CMU addition

- Replace the existing shed roof on the CMU block addition with a flat roof deck with metal perimeter railing. Utilize CMU block to build-up walls for the new flat roof structure. The roof will be insulated, sheathed with a membrane roof and pavers.
- Add a new triple pane, window to the left of the existing door on the north wall of the CMU block addition.
- Install a new, set of double hung windows in the east elevation (not visible from the ROW.)

1874 Main Block

- Replace existing front door slab with a new, 4-panel wood door.
- Install a full-light, storm door on the front door.
- Install storm windows on the front and rear elevation windows (no BAR review required.)

Late 1800s ell

- Install a new, multi-light door on the second floor of the north elevation to access the new roof deck.
- Install a new, 6/6 window on the second floor of the north elevation to the right of the proposed new door.
- Replace existing modern, window sash and frame with new windows on the first floor on the east elevation (not visible from ROW.)
- Replace existing modern, door on the first floor of the east elevation (not visible from ROW.)
- Install a new, set of double hung windows in a new location on the second floor (not visible from ROW.)
- Install a new, kitchen exhaust vent (not visible from ROW.)
- Install a new, mini-split HVAC unit on the roof.

Waiver of Rooftop Mechanical Screening Requirement

The applicant is requesting of a waiver of the rooftop mechanical screening required by the zoning ordinance to locate the condenser for a new, mini-split unit on the lower portion of the ell's roof structure.

II. HISTORY

The two-story, two-bay, brick house at 1211 Duke Street was constructed after 1874 by John Nalls.¹ This shed roof townhouse's front elevation is detailed in the Italianate style; complete with well-preserved original features including a bracketed cornice with modillions, crested lintels with original 2/2 sash, and an elaborate door enframement. The rear elevation of the front mass contains original 6/6 sash windows and irregular common bond coursing ranging from eight to twelve courses. The rear ell joins the front mass with an angled, brick wall at the frame of the rear windows on the main mass. This condition is the same on 1209 and 1211 Duke Street. Based on these existing site conditions, staff believes that the 8-course common bond ells on 1209 and 1211 Duke are not likely contemporaneous with the existing main blocks of the building, but certainly constructed prior to 1902.² However, without being able to see the roof and foundation structure, it is difficult to validate whether a portion or all of the ell post or pre-dates the front mass.

¹ Deed Book 6/154; 1874 Agreement between E. Francis owner of property at 1213, granting John Nalls the right to erect a party wall between the properties.

² The building and its extension are shown on the 1902 Sanborn map – this area of town had not been surveyed prior to this date.

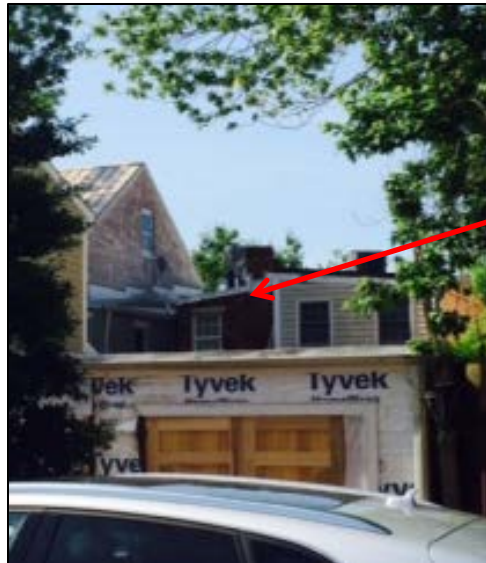
III. ANALYSIS

Permit to Demolish

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

- (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?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (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?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (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?

The area proposed for demolition/capsulation is located entirely on the rear ell and modern addition and is not visible or only minimally visible from the right-of-way due to the existing two-story garage built at the rear of the property. Additionally, most of the proposed demolition/capsulation is modest in scale and sympathetic to the historic features of the building. The changes that are proposed are either details located on the historic structure's rear elevation wall surface, which typically is supported by the Board, or elements which do not contribute to the building's architectural significance (demolition of the brick flue). Staff is concerned, however, with the proposed closure of the second floor window on the historic ell's east elevation to create a new penetration into the historic wall. Although the window sash is not visible from the ROW, since the applicant is proposing a new penetration for a new paired window into the historic wall and the demolition of existing historic fabric on this ell's side elevation, these changes are still subject to the BAR's review. Since the proposal requires the demolition of a portion of a 19th century side elevation wall, staff recommends that the design be revised to retain the original rough opening by either replacing the existing modern sashes without the enlarging the rough opening or by removing the modern sash and infilling the opening with recessed brick without the installation of the proposed paired window. Staff finds that except for the window on the second floor of the historic ell (east elevation), none of the criteria for demolition/capsulation are met and the Permit to Demolish/Capsulate should be granted.



Certificate of Appropriateness

Any proposed additions or alterations should respect the architectural heritage of a historic structure by retaining its original materials and features. The *Design Guidelines* encourage changes which are “respectful of the existing structure and are background statements or echo the design elements of the existing structure.”

This proposed rooftop deck addition is being installed on the roof of a 1950s addition and will be detailed with a simple metal railing. Since the roof deck is being recessed into the new roof structure, the shed roof’s form, as viewed from the rear elevation, will be retained.

As the above photo illustrates, the project is set back over 41’ feet from the rear property line and the new deck addition, the HVAC unit and the proposed alterations to the ell’s rear elevation are the only visible features from the public alley. The proposed window replacement on the first floor of the side/north elevation of the ell and the changes to the first floor of the concrete block addition are not visible and therefore not subject to the BAR’s review. Staff finds that the deck addition and the visible alterations on the ell’s rear elevation are modest in design and will not negatively impact the historic structure. Furthermore, the proposed alterations are sympathetic with the other existing houses and additions on the block, thus maintaining current development patterns.

Staff recommends approval of the Permit to Demolish/Capsulate and the Certificate of Appropriateness for an addition and alterations, with the above recommended conditions.

Waiver of Rooftop Mechanical Screening Requirement

The applicant is requesting of a waiver of the rooftop mechanical screening required by the zoning ordinance. The proposed unit will be located on the low portion of ell’s roof. Currently, this portion of the roof is barely visible from the ROW and staff finds that screening required for compliance will add additional bulk and mass to the proposed condensing unit and thus be a greater impact than the proposed unit itself.

STAFF

Michele Oaks, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning Comments

- C-1 To accommodate the new roof deck, the existing noncomplying east wall and the eastern portion of the rear wall appear to be increasing in height by a few inches. The existing east side wall is noncomplying with the required 8' side yard setback. No increase in height is permitted without an approval from the Board of Zoning Appeals. Applicant should adjust the height and dimension the height of the existing and proposed. The proposed railing is a building code requirement for roof decks and is a permitted obstruction in the required yards. – sent to architect on 6/26/15....he has made the revisions and sent a new/revised drawing.
- C-2 The replacement HVAC unit must either be screened or receive a waiver of screening from the BAR.
- C-3 All other alterations, not listed in C-1 and C-2 will comply with zoning.

Code Administration

No comments received.

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (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 Previously reviewed under [BAR2004-00174] (T&ES)
- F-2 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-3 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 Management & 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 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-5 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

Archaeology Finding

1. Ethelyn Cox suggests in *Historic Alexandria, Virginia, Street by Street, A Survey of Existing Early Buildings*, that the house on this lot—2 story, brick—dates to the mid-1800s. The property therefore has the potential to yield archaeological resources which could provide insight into residential/domestic activities in 19th-century Alexandria.

Archaeology Recommendations

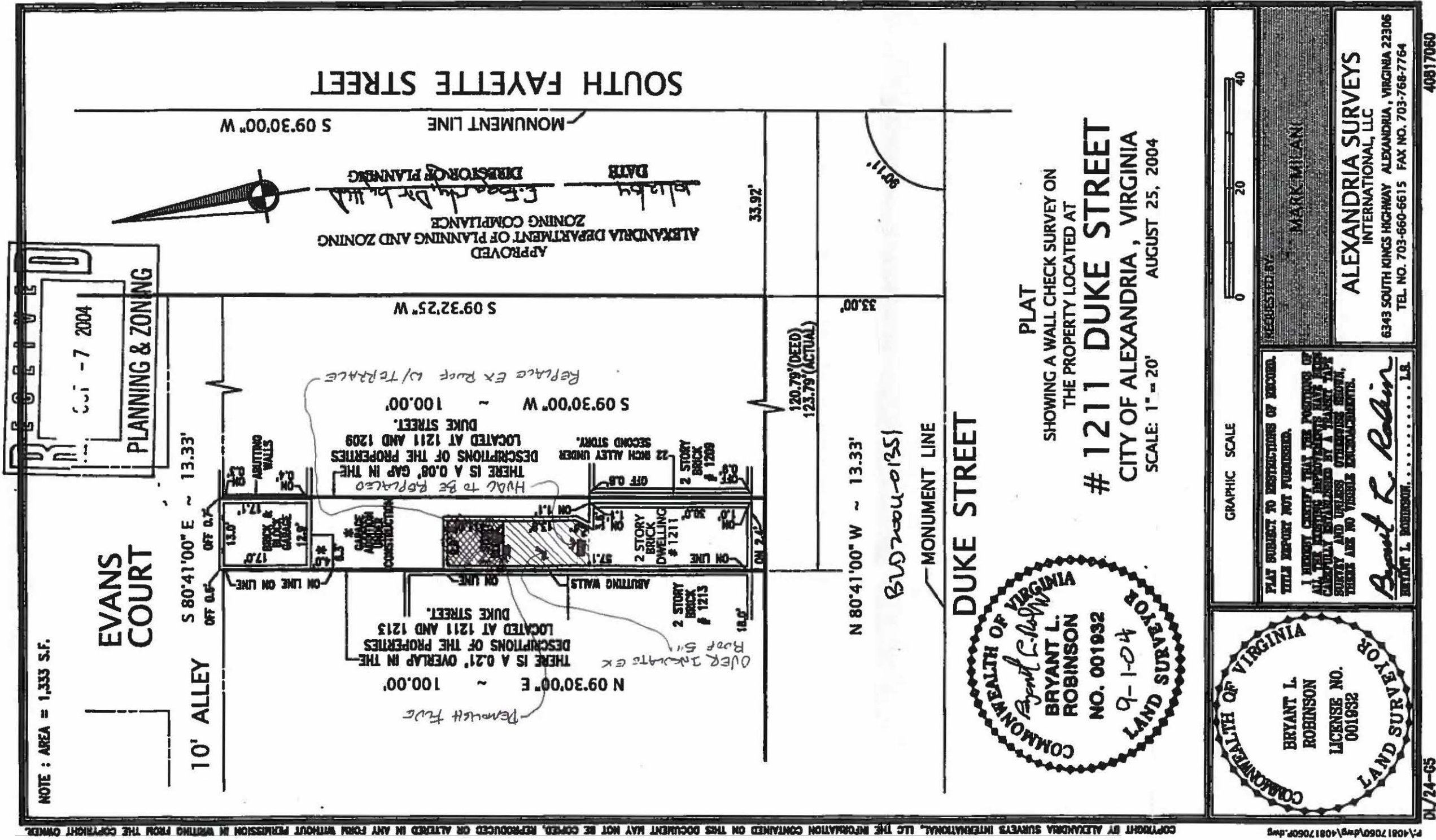
- *1. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist 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.

V. ATTACHMENTS

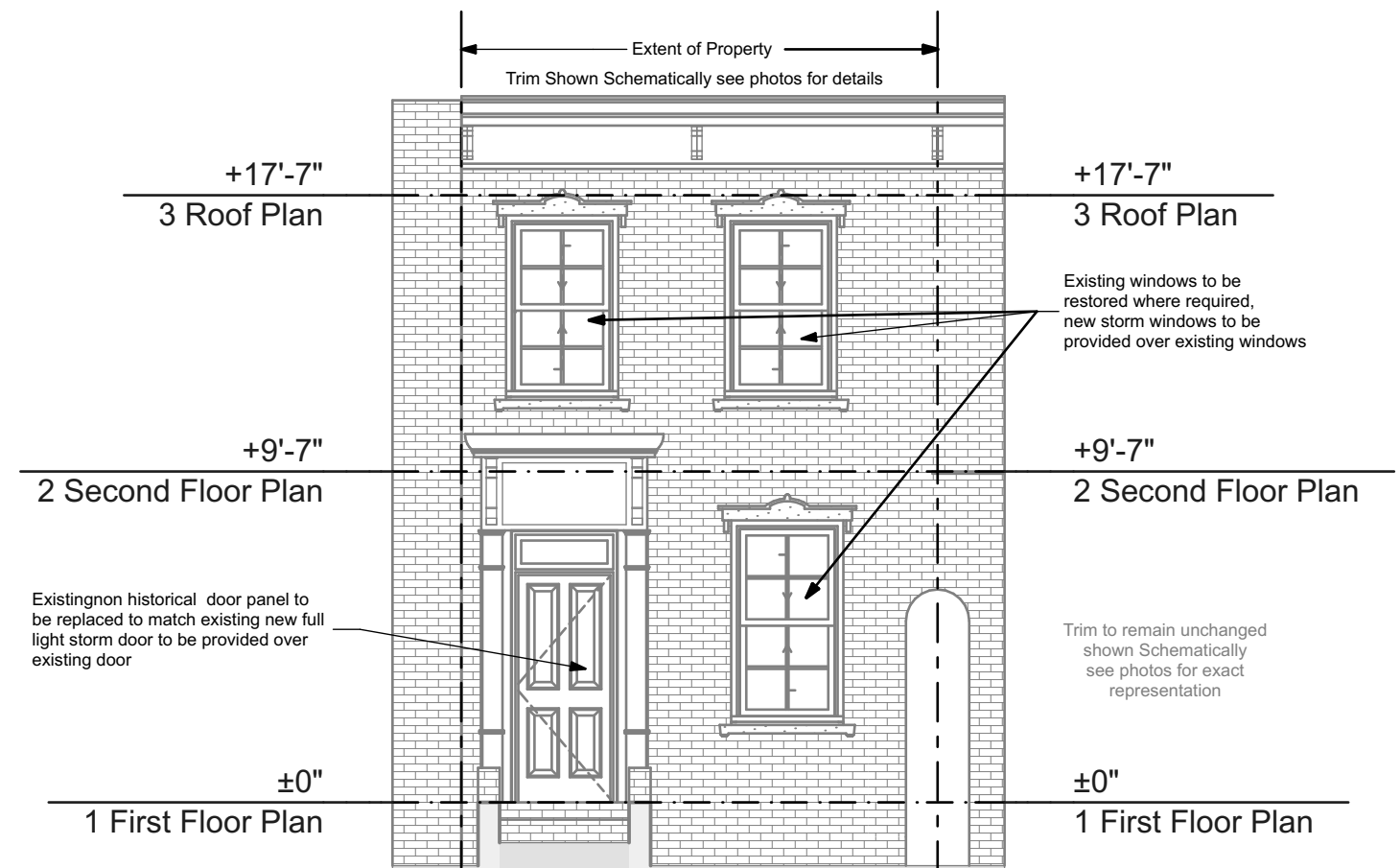
1 – Supplemental Materials

2 – Application for BAR2015-00191 & 00192; 1211 Duke Street



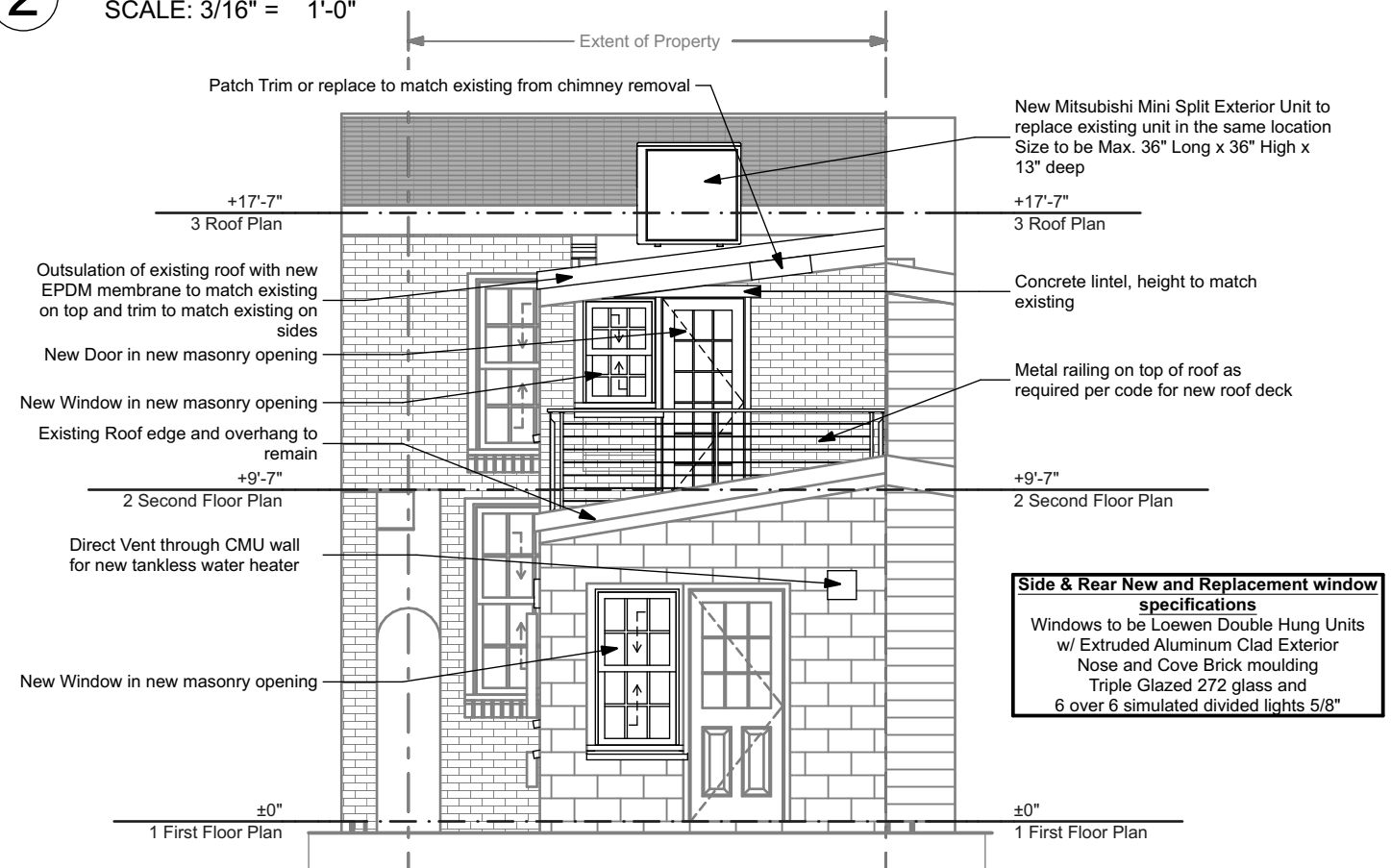
APPLICATION MATERIALS
BAR2015-00191/00192
1211 Duke St
6/15/2015





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

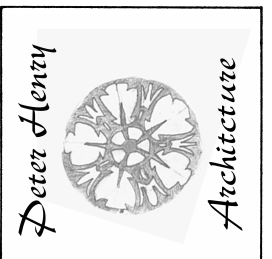
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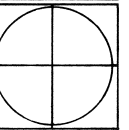
1 REAR ELEVATION
SCALE: $\frac{3}{16}'' = 1'-0''$

SCALE: $\frac{3}{16}'' = 1'-0''$

REVISED APPLICATION MATERIALS
BAR2015-00191/00192
1211 Duke St
6/30/2015



The design and specifications of this project are the property of **Peter Henry**. Reproducing this plan or implementing its design without the permission of **Peter Henry** 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: 6/30/15

SCALE: 3/16" =
DATE: 6/30/15

DRAWN: PGH

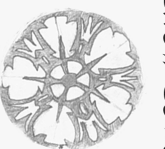
REVISIONS:

①

1
2
3

④ ⑤

⑥

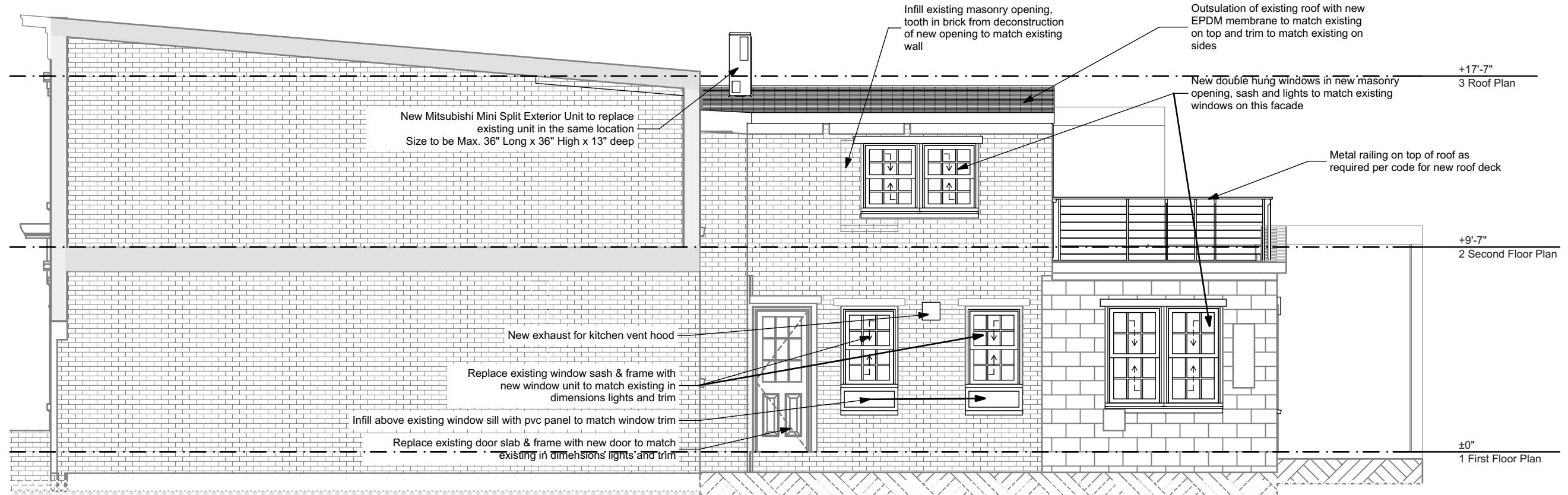


DESTER HENRY
REGISTERED ARCHITECT

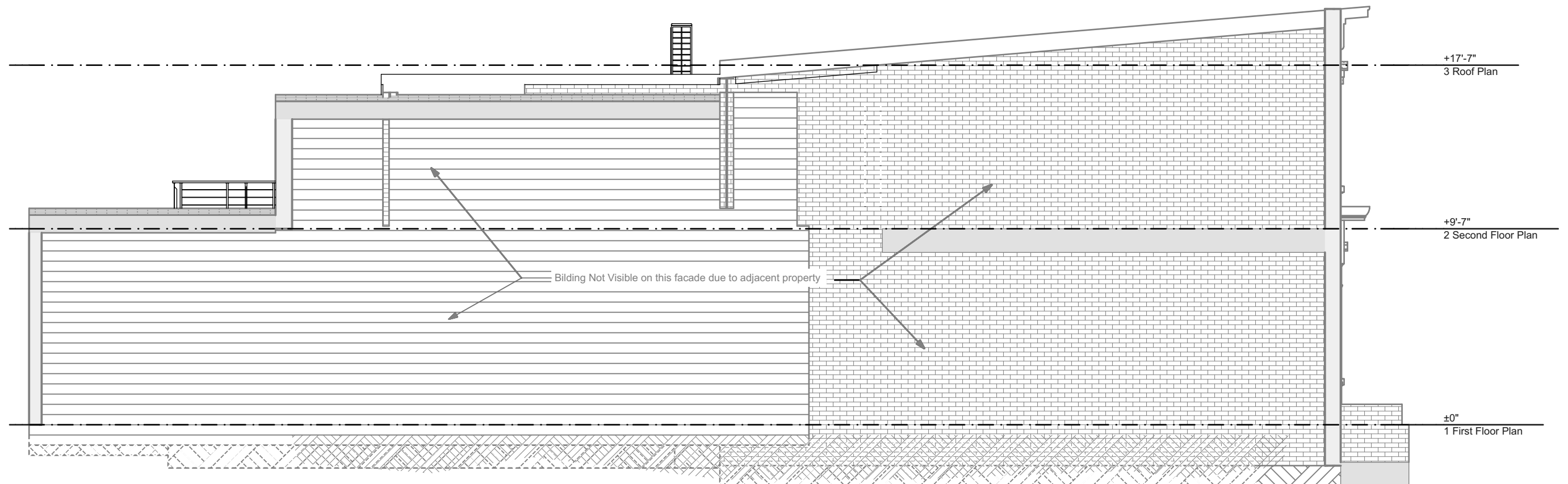
Front & Rear Elevations

DD-01

DD Drawing Set 11x17
Design Development

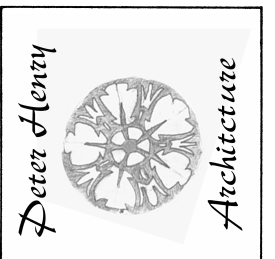


1 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



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

REVISED APPLICATION MATERIALS
BAR2015-00191/00192
1211 Duke St
6/30/2015



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Alexandria VA 21314

SCALE: 3/16" = 1'-0"
DATE: 6/30/15
DRAWN: PGH
REVISIONS:

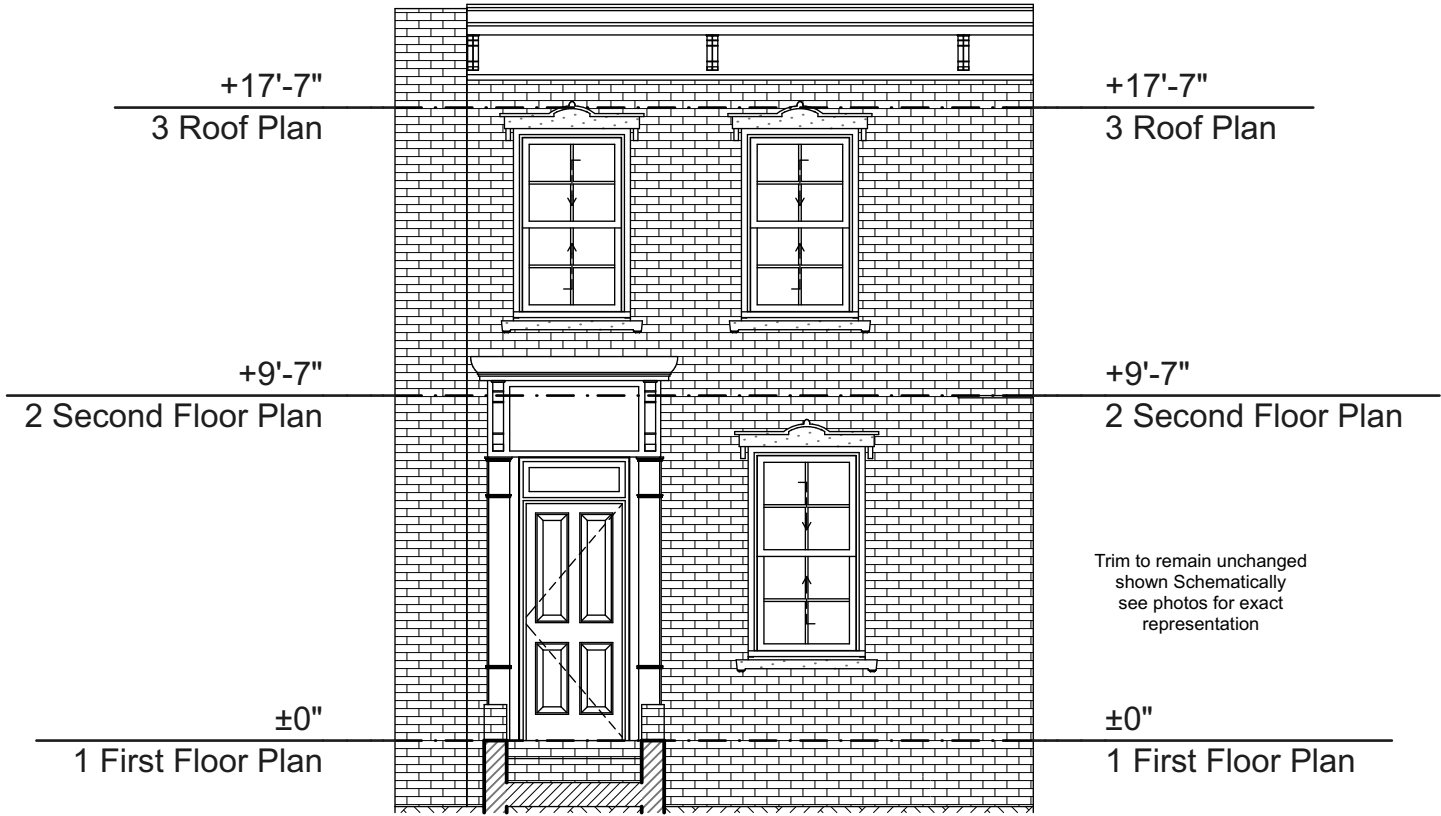
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113 S. Columbus Street
Suite 100
Alexandria, VA 22314
peterhenryarchitect.com
571-278-5548

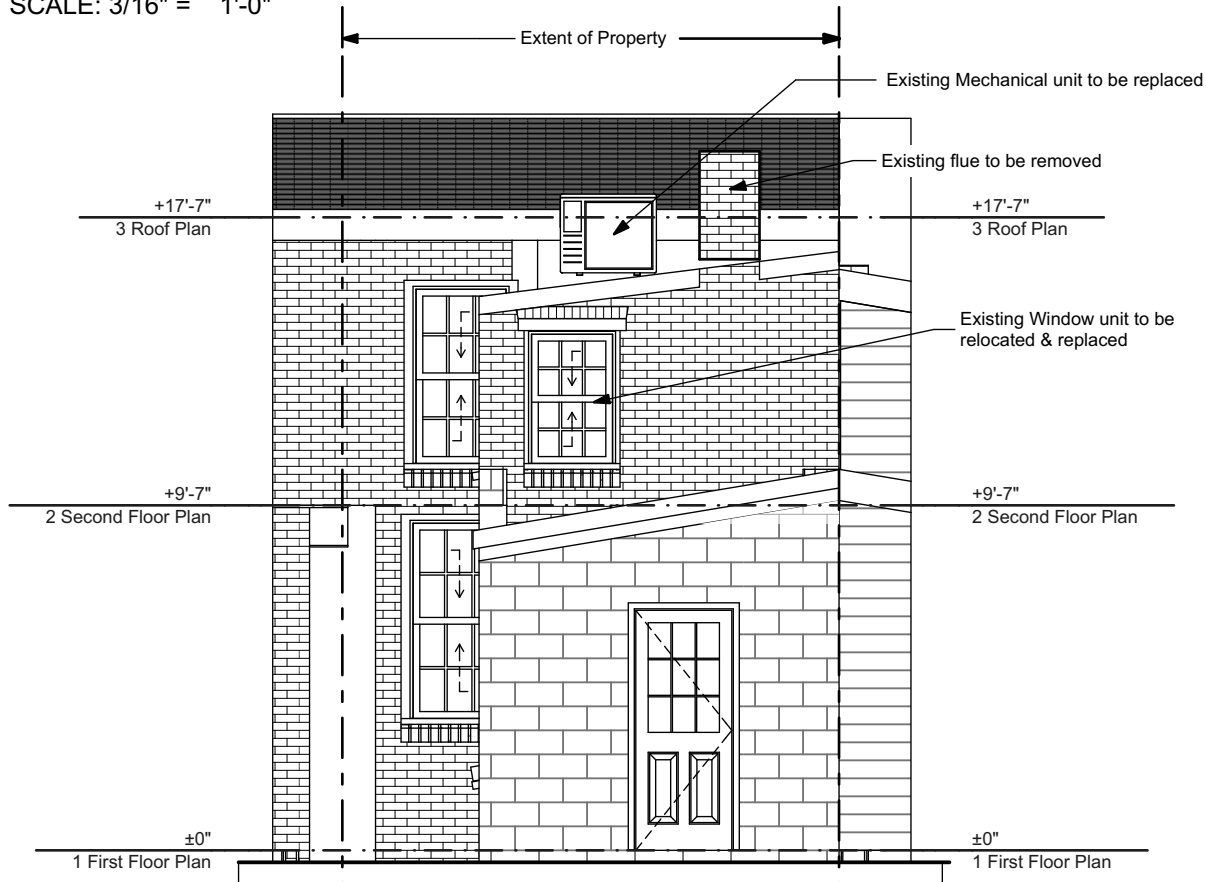


Left & Right Elevations

DD-02
DD Drawing Set 11x17
Design Development



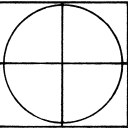
2 EX FRONT ELEVATION
SCALE: 3/16" = 1'-0"



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



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Milani / Sigethy Residence

1211 Duke Street
Alexandria VA 21314

SCALE: 3/16" = 1'-0"
DATE: 6/30/15
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REVISIONS:
1 2 3 4 5 6



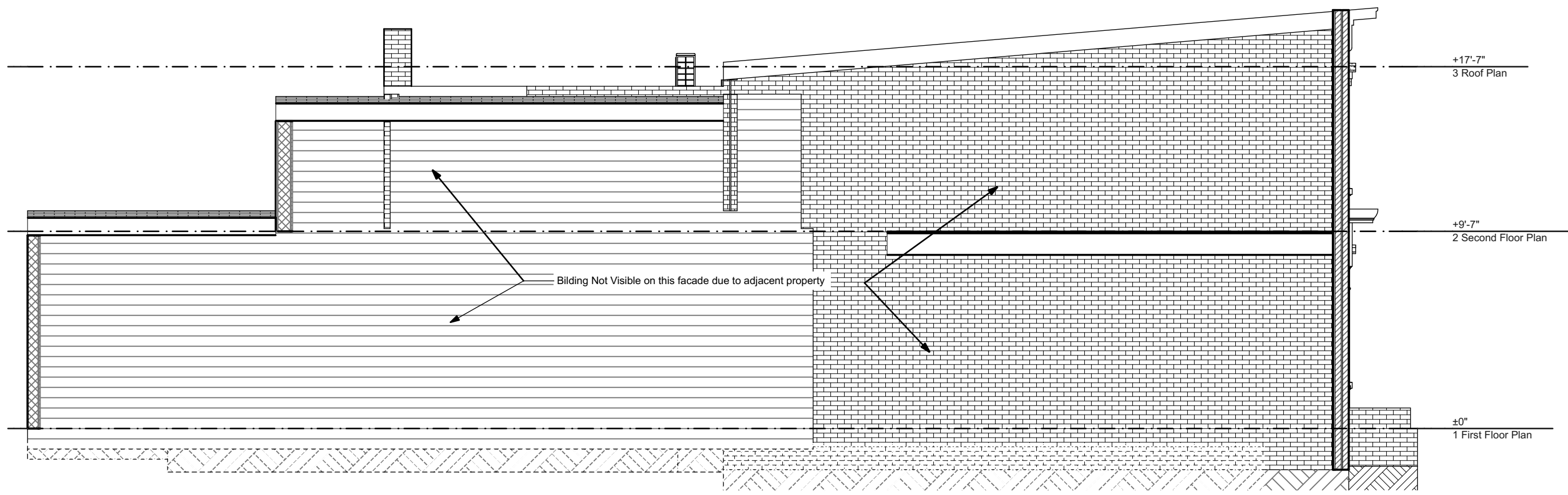
Front & Rear Existing Elevations

EX-1

Existing Drawings
Design Development



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



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

REVISED APPLICATION MATERIALS
BAR2015-00191/00192
1211 Duke St
6/30/2015



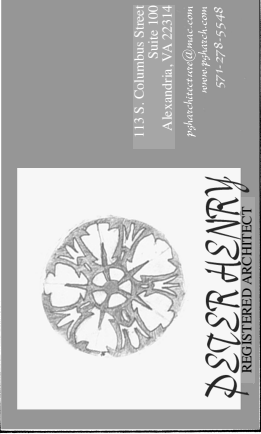
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Milani / Sigethy Residence

1211 Duke Street
Alexandria VA 21314

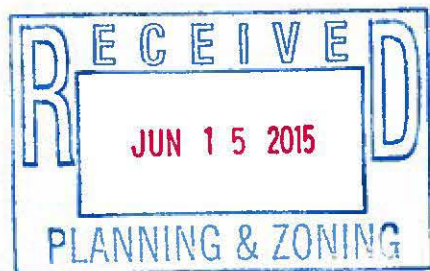
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REVISIONS:

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Existing Right & Left Elevations

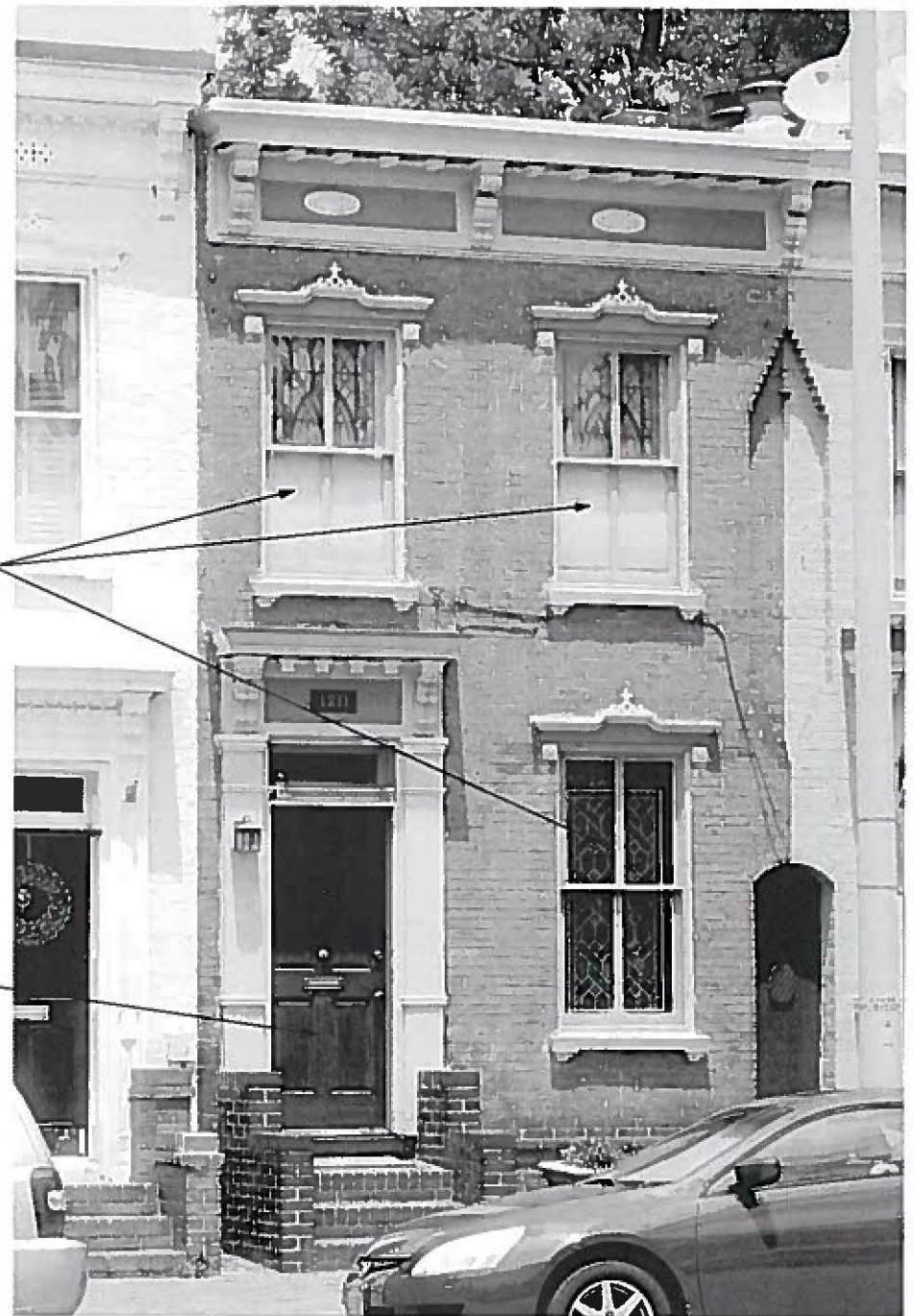
EX-2
Existing Drawings
Design Development



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

Add storm windows to all
existing front windows

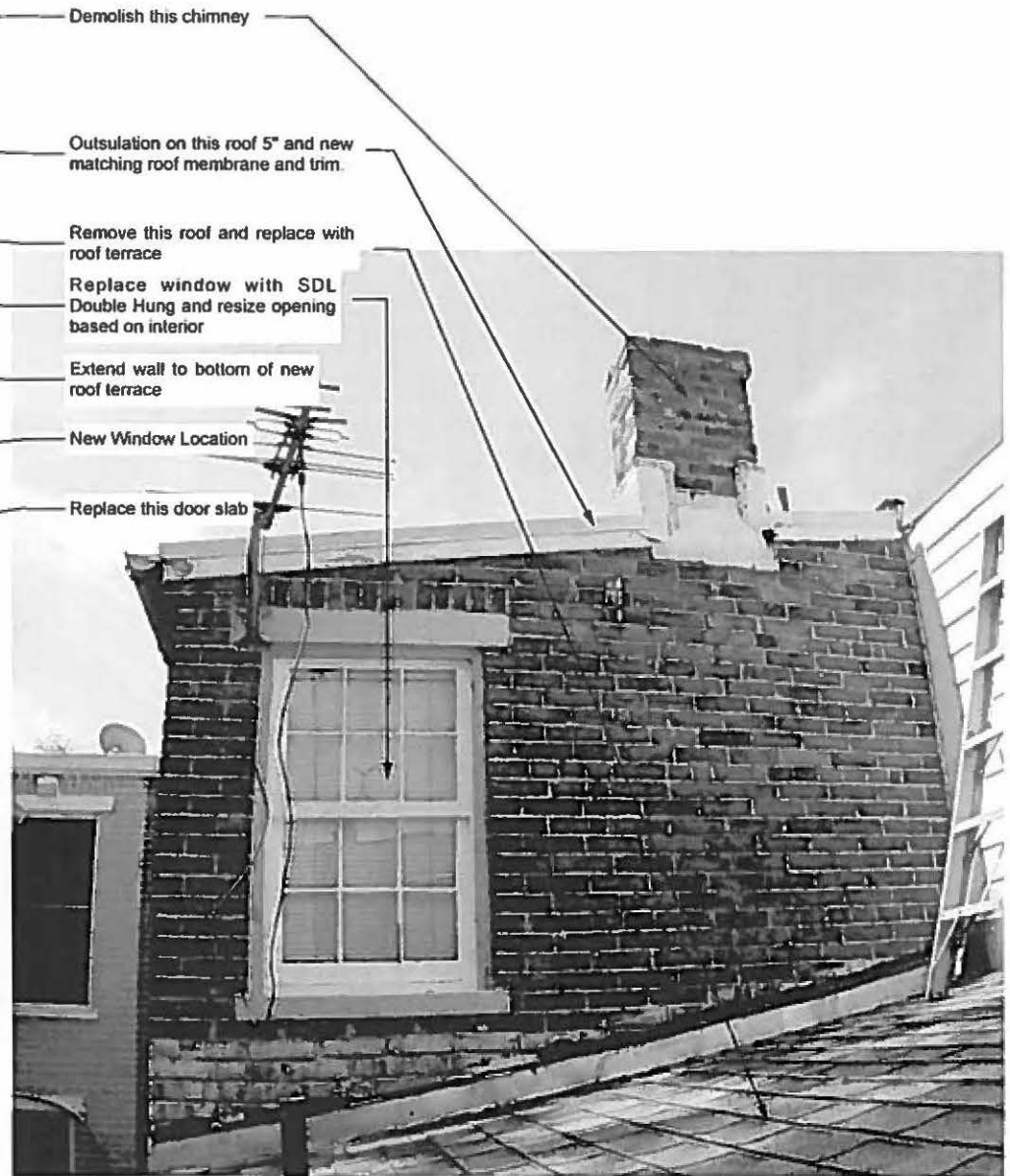
Replace non original
existing door slab with a
new insulated door with
matching panels matching
and add storm door



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

BAR Case # 2015-00191/00192

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

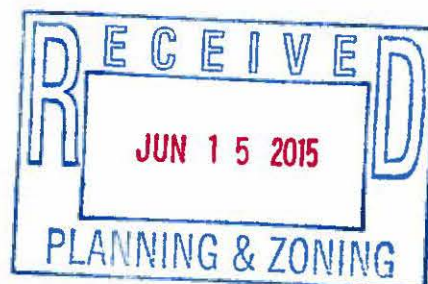
Address: _____

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.
- | | | | |
|---|--|---|-----------------------------------|
| ☐ awning | ☐ fence, gate or garden wall | ☐ HVAC equipment | ☐ shutters |
| ☒ doors | ☒ windows | ☐ siding | ☐ shed |
| ☐ lighting | ☐ pergola/trellis | ☐ painting unpainted masonry | |
| ☒ other | REPLACEMENT OF LOW SLOPE ROOF W/ TERRACE OUT OF VIEW FROM PUBLIC PROPERTY. | | |
- ☐ ADDITION
- ☒ DEMOLITION/ENCAPSULATION ← LESS THAN 25 SF. DEMOLITION OF FLUE
- ☐ 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.

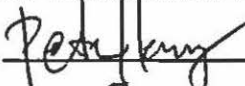
- ☒ ☐ N/A Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment 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. <u>TOM MILANI</u>	<u>n/a</u>	
2. <u>ALISON SIGETHY</u>	<u>n/a</u>	
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 rood 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.

