

BAR Meeting  
July 20, 2016

**ISSUE:** Certificate of Appropriateness for Alterations

**APPLICANT:** Saint Mary's Rectory

**LOCATION:** 310-314 Duke Street

**ZONE:** RM / Residential

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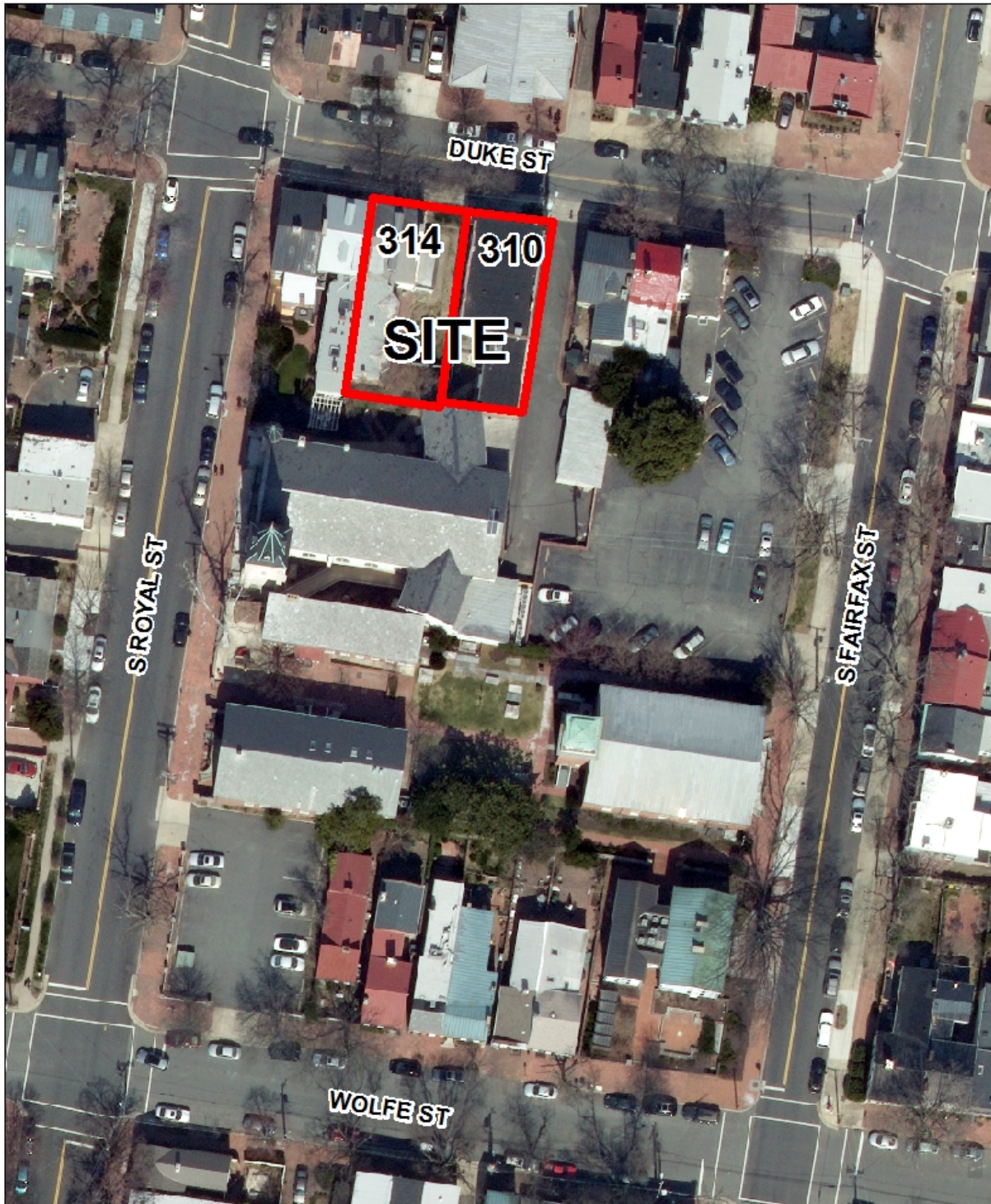
**STAFF RECOMMENDATION:**

Staff recommends approval with the following conditions:

1. The proposed pergola must be free-standing, located entirely on one parcel and a minimum of 80% open.
2. The retractable awning is removed from scope of work.
3. Lattice must be constructed of wood and affixed to the building through the mortar joints.
4. New location of walkway on Duke St. must be approved by T&ES.

**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](mailto: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.



BAR2016-00228



## I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness for alterations in the courtyard between 310 and 314 Duke St. The proposed alterations include a new pergola with outdoor rated ceiling fans with lights, brick paving, two garden fountains, lattice, and re-configuring of the existing iron fence. The pergola and lattice will be Azek, a composite solid material. One garden fountain will be resin and the other will be cast-stone.

The grill and outdoor kitchen area originally proposed have been removed from the application.

## II. HISTORY

The brick, three-story residential building at **310 Duke Street** abuts the west side of Chapel Alley, so named for Alexandria's first Methodist Meeting House, a frame building erected ca. 1792 in the interior of the block.<sup>1</sup> In 1803, the Methodists built a new edifice on the east side of South Washington Street, between King and Prince streets,<sup>2</sup> thus vacating the Royal Street property. St. Mary's Catholic Church, the oldest Catholic parish in the Commonwealth (established 1795), moved to the old Methodist Meeting House in 1810 and erected a new stone, Gothic Revival church there in 1826.<sup>3</sup> The Italianate-style detached townhouse is owned by St. Mary's Catholic Parish, is used as a Rectory, and is attached to the church in the rear via a series of brick hyphens.

The 19<sup>th</sup>-century structure's rectangular footprint first was depicted in the 1885 Sanborn Fire Insurance map;<sup>4</sup> the building (then addressed 533 Duke Street) was noted as a parsonage with a rear two-story wooden porch and two rear additions along the alley: a one-story, brick square space connected to a two-story brick volume with an open first floor. These hyphens adjoin a trapezoidal, one-story volume abutting the church's north wing. By 1896, the building was marked as St. Mary's Rectory. Through the successive decades of mapping by the Sanborn Fire Insurance Company, the building's footprint and connection to the church remained unaltered. Only by the 1941 Sanborn did the footprint change: the two rear hyphens were depicted as one continuous rectangular volume spanning two stories. The main block approximately measures 30-feet by 48-feet, while the rear addition measures 18-feet by 33-feet.<sup>5</sup>

Its neighbor to the west, **314 Duke Street**, is a brick, 2.5-story, semi-detached residential building with a gable roof; it comprises the eastern end of a row of three townhouses. The Federalist-style townhouse bears a decorative hood, window and door surrounds that stylistically date to the late 19<sup>th</sup> century.<sup>6</sup>

The dwelling's L-shaped footprint first was depicted in the 1885 Sanborn Fire Insurance map as a two-story rectangular block with a narrow, two-story rear addition which featured two bay

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<sup>1</sup> Ethelyn Cox, *Historic Alexandria Virginia Street by Street: A Survey of Existing Early Buildings* (McLean, VA: Historic Alexandria Foundation with EPM Publications, 1976) p. 22.

<sup>2</sup> Office of Historic Alexandria, "Trinity Second Meeting House," *Alexandria Times*, Out of the Attic, 30 July 2009. Accessed 6 July 2016: <https://www.alexandriava.gov/uploadedFiles/historic/info/attic/2009/Attic20090730TrinitySecond.pdf>

<sup>3</sup> St. Mary Catholic Parish, "About St. Mary Parish," *St. Mary Catholic Church* [website], last update date unknown. Accessed 6 July 2016: <https://stmaryoldtown.org/about/about-saint-marys/>

<sup>4</sup> Its actual construction date is unknown but must predate 1885.

<sup>5</sup> Alteration/Repair permit #14041 from 21 May 1958.

<sup>6</sup> Ethelyn Cox, *Historic Alexandria Virginia Street by Street: A Survey of Existing Early Buildings* (McLean, VA: Historic Alexandria Foundation with EPM Publications, 1976) p. 22.

windows on the eastern elevation. This footprint remained the same until the 1921 Sanborn map, which depicts a one-story wooden porch on the house's eastern elevation, overlooking a side yard with the Rectory beyond. This expanded footprint remained constant through the 1958 Sanborn Fire Insurance Company mapping.

According to an alteration/repair permit from 1930, a wooden pergola existed on 314 Duke Street's exterior which owner U.S. Lambert wished to repair.<sup>7</sup>

### **III. ANALYSIS**

Section [7-202 (A) (5)] of the *Zoning Ordinance* permits arbors and trellises *when located in a required yard and placed so as not to obstruct light and ventilation*. The determination from a Board of Zoning Appeals case from 1995 (BZA95-0050) stated that, in order to maintain the intent that yards be open to the sky, staff construes a permissible arbor or trellis to be at least 80% percent open. Staff also believes that a pergola, while technically different from an arbor or trellis, is within the same group of structures the "arbor or trellis" language envisions as permissible. The proposed pergola is at least 80% percent open and therefore it complies with zoning requirements. The design of the pergola is a traditional design with square columns that will enhance the courtyard space while not detracting from the historic buildings on either side. The use of Azek, a solid-through-the-core, millable and paintable composite material, is appropriate for this new pergola. The installation of lattice adjacent to the wall is appropriate for a courtyard but the lattice must be constructed of wood and should be installed through the mortar joints so as not to damage the historic brick wall. The proposed fountains are appropriate garden elements.

Staff believes that the proposed alterations are architecturally appropriate for the site and recommends approval with the conditions noted above.

Portions of the existing planting area will become paved with bricks. Based on past practice this alteration does not require BAR or BAR administrative approval because the paving will not be used for parking.

### **STAFF**

Amirah Lane, Historic Preservation Sr. Planning Technician, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

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<sup>7</sup> Alteration/Repair permit #844 from 20 May 1930.



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

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

##### **Zoning Comments**

- C-1 The retractable awning attached to the trellis will count towards FAR and open space. Applicant must submit FAR and open space calculation. (ZRR decision on 4/26/16)
- C-2 Construction across property lines requires a consolidation.

##### **Code Administration**

- C-1 A building permit is required along with an electrical permit for alterations.

##### **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 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)
- 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)
- 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**

- R-1 The statements below shall appear on final site plan sheets involving any ground disturbing activities so that on-site contractors are aware of the requirements:
- a. The applicant/contractor 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.
  - b. The applicant/contractor shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- F-1 The proposed undertaking appears that it will have a negligible impact on the underlying ground surface. However, we do ask that the applicant take two archaeological precautions as outlined below.

**V. ATTACHMENTS**

*1 – Supplemental Materials*

*2 – Application for BAR2016-00228: 310-314 Duke St.*

ADDRESS OF PROJECT: 310 Duke St. Alexandria VA 22314  
 TAX MAP AND PARCEL: 074.04 ZONING: BM

## 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: St. Mary ChurchAddress: 310 Duke St.City: Alexandria State: VA Zip: 22314 Pastor@stmaryoldtown.orgPhone: 703-836-4100 E-mail: twweiler@stmaryoldtown.org

Authorized Agent (if applicable): ☐ Attorney ☐ Architect ☒ Landscape Arch.

Name: Pacios Landscape Architecture Phone: 703-405-4785E-mail: Kp@PaciosLA.com

## Legal Property Owner:

Name: St. Mary ChurchAddress: 310 Duke St.City: Alexandria State: VA Zip: 22314Phone: 703-836-4100 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 retractable cloth cover on pergola  
☐ ADDITION  
☐ DEMOLITION/ENCAPSULATION  
☐ SIGNAGE

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

- 22' x 44' pergola - 50% or more open.
- grill island with 2 grills & 2 burners
- relocate ~~the~~ gate - same as existing
- 2 fountains

**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 3 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 3 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: Kathryn Paciors ASLA, PLAPrinted Name: Kathryn PaciorsDate: June 16, 2016

# 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. St. Mary Church	310 E 314 Duke St.	100%
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 310 E 314 Duke (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. St. Mary Church	310 E 314 Duke St.	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. St. Mary Church	na	
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.

6/17/16 Date Printed Name Kathryn Pacios PLA ASLA Signature

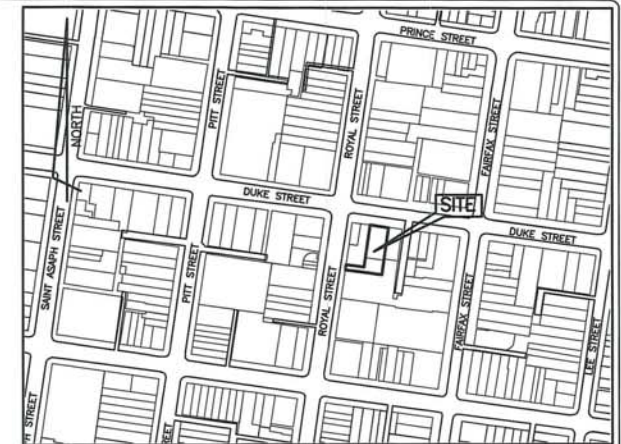
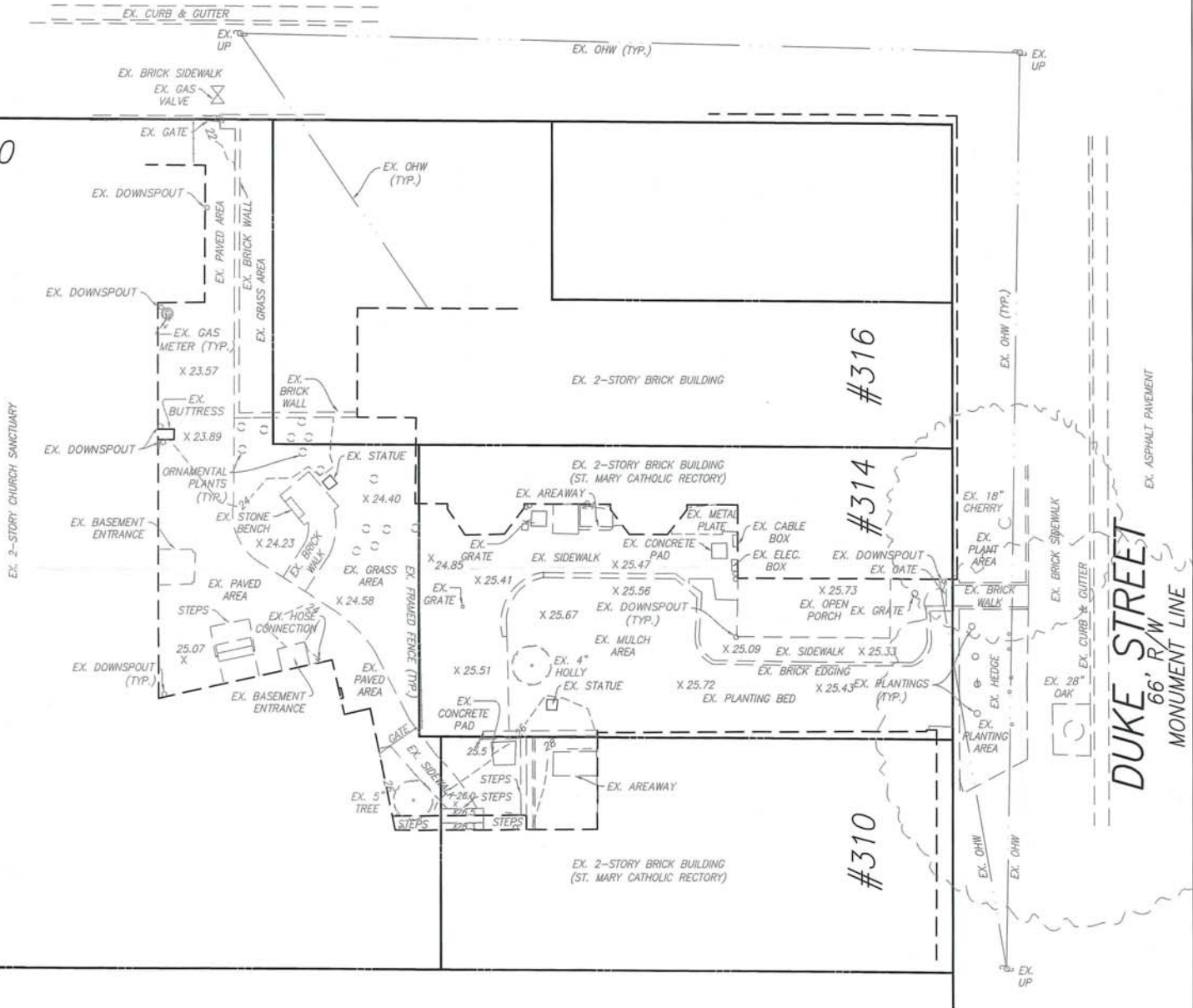


SOUTH ROYAL STREET  
66' R/W

APPLICATION MATERIALS  
310 DUKE ST  
BAR2016-00228  
7/6/2016

MONUMENT LINE

#308-310



VCS 1983

DUKE STREET  
66' R/W  
MONUMENT LINE

TEXT LEGEND:

- \*=DEGREES  
'=MINUTES (OR FEET)  
''=SECONDS (OR INCHES)  
%=PERCENT  
#=NUMBER  
@=AT  
lbs.=POUNDS  
A=ARC  
AC.=ACRE  
AD=AREA DRAIN  
ADA=AMERICANS WITH DISABILITIES ACT  
B.C.=BACK OF CURB  
BF=BASEMENT FLOOR  
BLDG.=BUILDING  
BOL.=BOLLARD  
CATV=CABLE UTILITY  
CL=CLASS  
CLEAR=CLEARANCE  
CMP=CORRUGATED METAL PIPE  
C.I.=CURB INLET  
C.O.=CLEAN OUT  
C&G=CURB & GUTTER  
D.S.=DOWNSPOUT  
DSUP=DEVELOPMENT SPECIAL USE PLAN  
DU=DWELLING UNIT
- E=EAST  
FDC=FIRE DEPT. CONNECTION  
FF=FINISH FLOOR  
FH=FIRE HYDRANT  
FT.=FEET  
GL=GROUND LIGHT  
G/V=GAS VALVE  
G/M=GAS METER  
G.I.=GRATE INLET  
H.C.=HEADER CURB  
HDGP=HANDICAP  
HDPE=HIGH DENSITY POLYETHYLENE  
HPS=HIGH PRESSURE SODIUM  
IPF=IRON PIPE FOUND  
INV.=INVERT  
L=LUMENS  
LOC.=LOCATION  
LP=LIGHT POLE  
MAX.=MAXIMUM  
MH=MANHOLE  
MIN.=MINIMUM  
MPH=MILES PER HOUR  
MW=MONITORING WELL  
N=NORTH  
OHW=OVERHEAD WIRE  
PF=PLANTER BOX FILTER
- PN=PANEL  
PP=POWER POLE  
PVC=POLYVINYL CHLORIDE  
R=RADIUS  
ROP=RE-ENFORCED CONCRETE PIPE  
RELOC.=RELOCATED  
RET.=RETAINING  
RESID.=RESIDENTIAL  
R/W=RIGHT-OF-WAY  
S=SOUTH  
SAN.=SANITARY SEWER  
SQ.FT.=SQUARE FEET  
STM.=STORM SEWER  
STR.=STRUCTURE  
TBR=TO BE REMOVED  
TBS=TO BE SAVED  
TW=TOP OF WALL  
TRAF.SIG.=TRAFFIC SIGNAL  
TYP.=TYPICAL  
VCS=VIRGINIA COORDINATE SYSTEM  
W=WATT  
W.=WEST  
W.S.E.=WATER SURFACE  
W/V=WATER VALVE  
W/M=WATER METER  
W.W.=WINDOW WELL

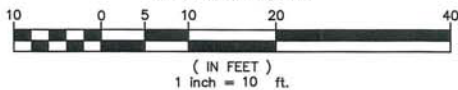
GENERAL NOTES:

- TAX MAP: #074.04-06-12  
#074.04-06-30
- ZONE: RM

TOPOGRAPHY NOTE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF DARRYL BOWSER, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE ORIGINAL DATA WAS OBTAINED IN JUNE, 2016; AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

GRAPHIC SCALE



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EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.

**R.C. FIELDS & ASSOCIATES, INC.**  
ENGINEERING • LAND SURVEYING • PLANNING  
730 S. Washington Street  
Alexandria, Virginia 22314  
(703) 549-6422  
www.rcassoc.com

TOPOGRAPHIC SURVEY  
ON A COURTYARD LOCATED AT  
#314 DUKE STREET &  
#310 S. ROYAL STREET  
RECORDED IN DB 329, PG. 554 AND DB 809, PG. 513  
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: DB  
DRAWN: JS/DB  
SCALE: 1" = 10'  
DATE: 30 JUNE 2016

TOPOGRAPHIC  
SURVEY

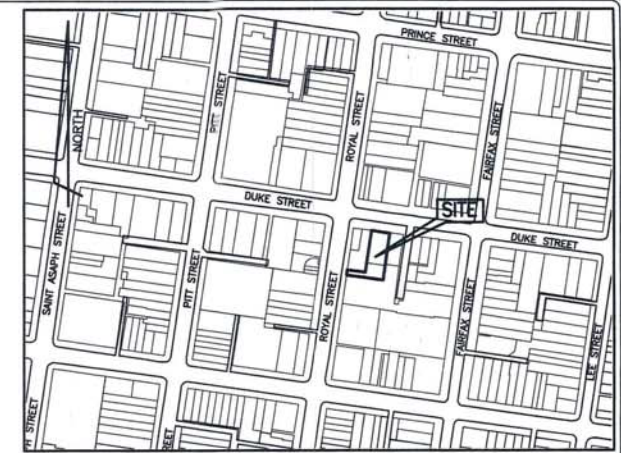
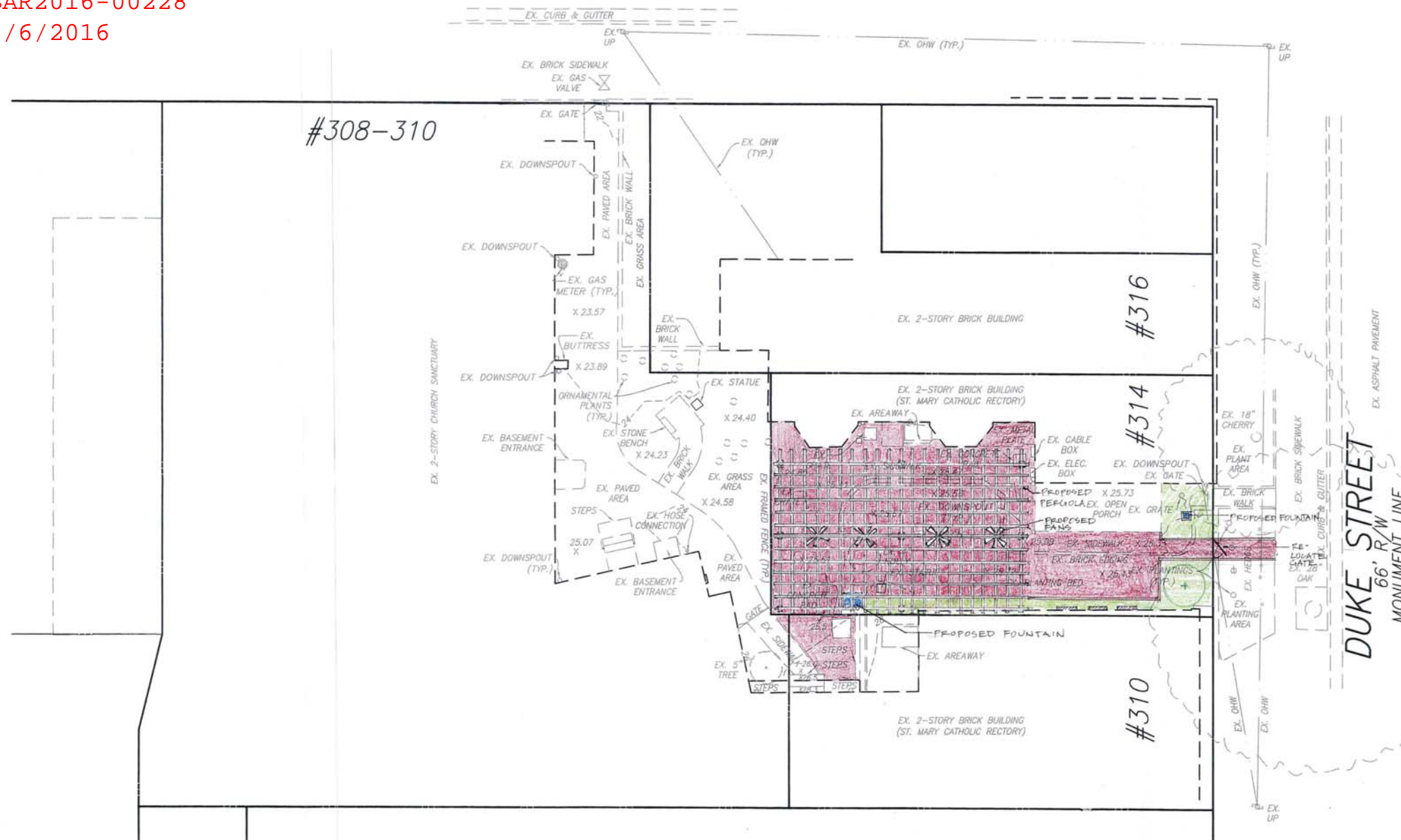
SHEET 1 OF 1  
FILE: 16-129



SOUTH ROYAL STREET  
66' R/W

APPLICATION MATERIALS  
310 DUKE ST  
BAR2016-00228  
7/6/2016

MONUMENT LINE



VCS 1983

DUKE STREET  
66' R/W  
MONUMENT LINE

TEXT LEGEND:

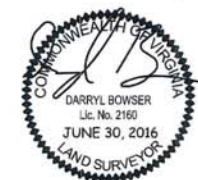
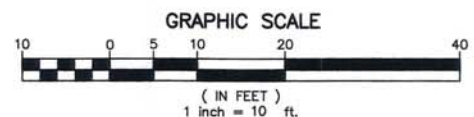
- \*=DEGREES  
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@=AT  
lbs.=POUNDS  
A=ARC  
AC.=ACRE  
AD=AREA DRAIN  
ADA=AMERICANS WITH DISABILITIES ACT  
B.C.=BACK OF CURB  
BF=BASEMENT FLOOR  
BLDG.=BUILDING  
BOL.=BOLLARD  
CATV=CABLE UTILITY  
CL=CLASS  
CLEAR=CLEARANCE  
CMP=CORRUGATED METAL PIPE  
C.I.=CURB INLET  
C.O.=CLEAN OUT  
C&G=CURB & GUTTER  
D.S.=DOWNSPOUT  
DSUP=DEVELOPMENT SPECIAL USE PLAN  
DU=DWELLING UNIT
- E=EAST  
FDC=FIRE DEPT. CONNECTION  
FF=FINISH FLOOR  
FH=FIRE HYDRANT  
FT.=FEET  
GL=GROUND LIGHT  
G/V=GAS VALVE  
G/M=GAS METER  
G.I.=GRATE INLET  
H.C.=HEADER CURB  
HDPC=HANDICAP  
HDPE=HIGH DENSITY POLYETHYLENE  
HPS=HIGH PRESSURE SODIUM  
IPF=IRON PIPE FOUND  
INV.=INVERT  
L=LUMENS  
LOC.=LOCATION  
LP=LIGHT POLE  
MAX.=MAXIMUM  
MH=MANHOLE  
MIN.=MINIMUM  
MPH=MILES PER HOUR  
MW=MONITORING WELL  
N=NORTH  
OHW=OVERHEAD WIRE  
PF=PLANTER BOX FILTER
- PN=PANEL  
PP=POWER POLE  
PVC=POLYVINYL CHLORIDE  
R=RADIUS  
RCP=RE-ENFORCED CONCRETE PIPE  
RELOC.=RELOCATED  
RET.=RETAINING  
RESID.=RESIDENTIAL  
R/W=RIGHT-OF-WAY  
S=SOUTH  
SAN.=SANITARY SEWER  
SQ.FT.=SQUARE FEET  
STM.=STORM SEWER  
STR.=STRUCTURE  
TBR=TO BE REMOVED  
TBS=TO BE SAVED  
TW=TOP OF WALL  
TRAF.SIG.=TRAFFIC SIGNAL  
TYP.=TYPICAL  
VCS=VIRGINIA COORDINATE SYSTEM  
W=WAIT  
W=WEST  
W.S.E.=WATER SURFACE  
W/V=WATER VALVE  
W/M=WATER METER  
W.W.=WINDOW WELL

GENERAL NOTES:

- TAX MAP: #074.04-06-12  
#074.04-06-30
- ZONE: RM

TOPOGRAPHY NOTE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF DARRYL BOWSER, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE ORIGINAL DATA WAS OBTAINED IN JUNE, 2016; AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.



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LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.

**R.C. FIELDS & ASSOCIATES, INC.**  
ENGINEERING • LAND SURVEYING • PLANNING  
730 S. Washington Street  
Alexandria, Virginia 22314  
(703) 549-6422  
www.rcfieldsoc.com

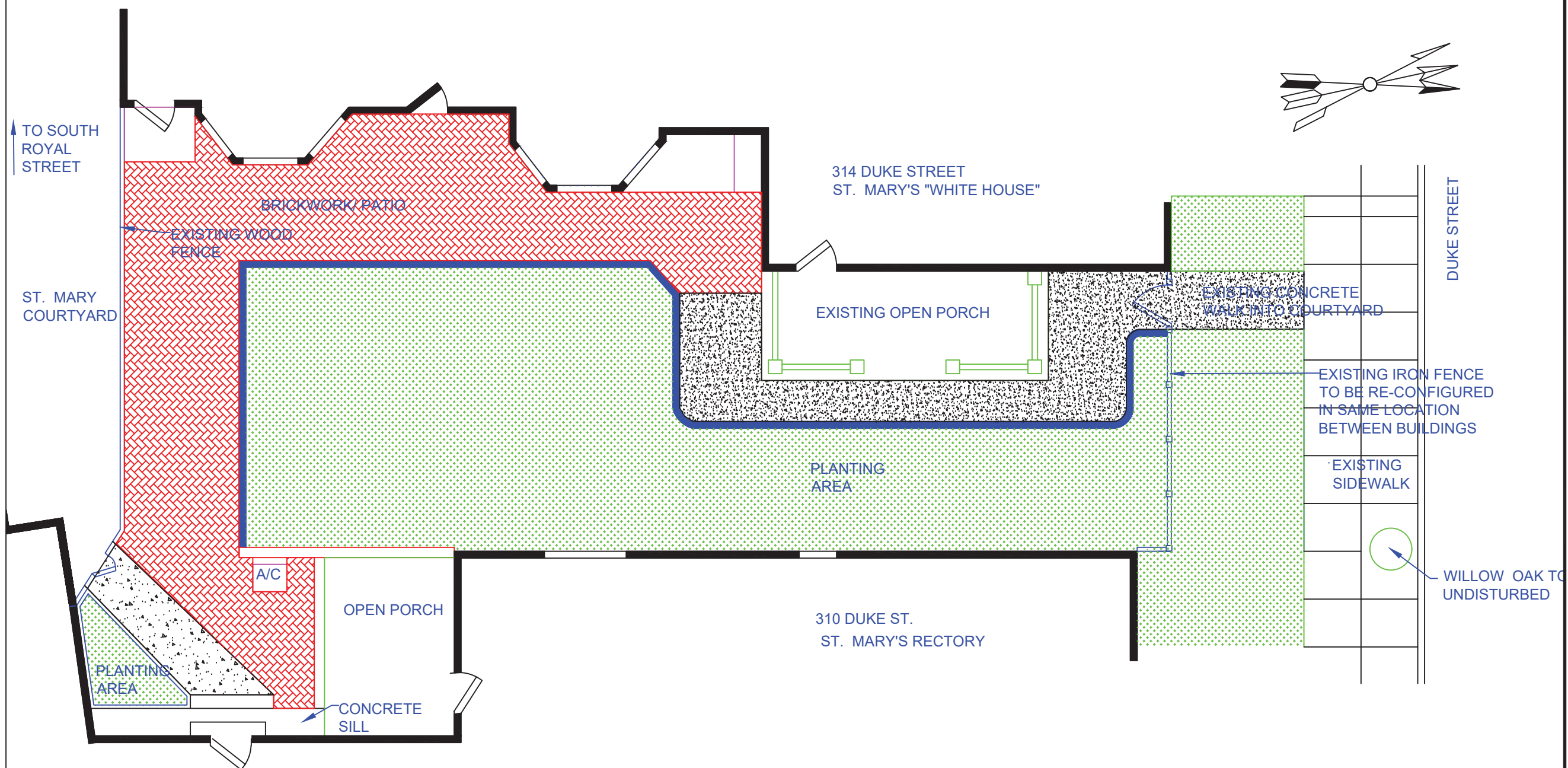
TOPOGRAPHIC SURVEY  
ON A COURTYARD LOCATED AT  
#314 DUKE STREET &  
#310 S. ROYAL STREET  
RECORDED IN DB 329, PG. 554 AND DB 809, PG. 513  
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: DB  
DRAWN: JS/DB  
SCALE: 1" = 10'  
DATE: 30 JUNE 2016

TOPOGRAPHIC SURVEY  
SHEET 1 OF 1  
FILE: 16-129





APPLICATION MATERIALS  
310 DUKE ST  
BAR2016-00228  
6/27/2016

General Notes

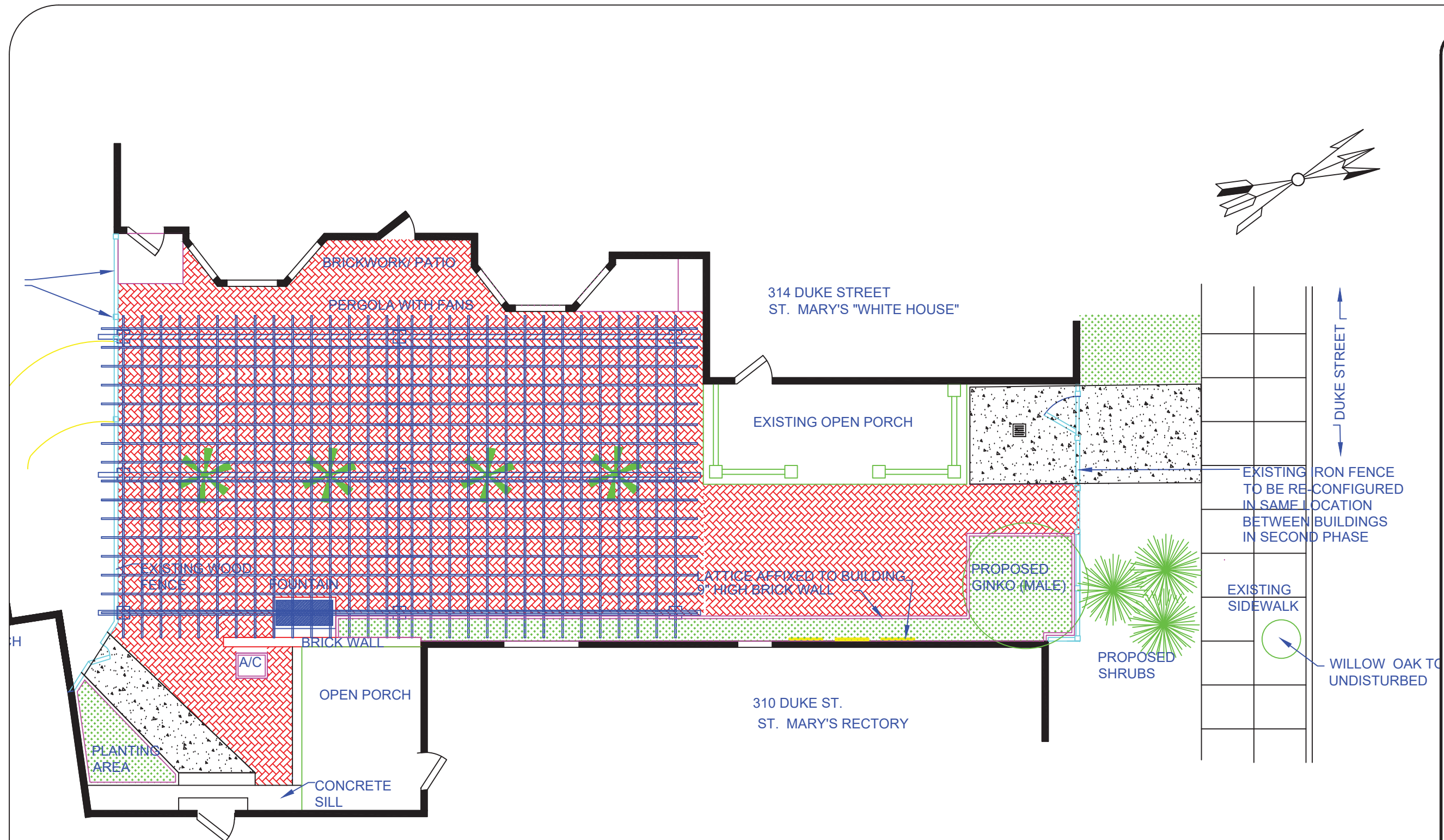
No.	Revision/Issue	Date

PACIOUS LANDSCAPE  
ARCHITECTURE  
1200 MORNINGSIDE LANE  
ALEXANDRIA, VA 22308

ST. MARY CHURCH  
310 AND 314 DUKE STREET  
ALEXANDRIA VA 22314

EXISTING CONDITIONS

COURTYARD	Sheet
JUNE 16, 2016	
$\frac{1}{8}" = 1'-0"$	



APPLICATION MATERIALS  
310 DUKE ST  
BAR2016-00228  
6/27/2016

General Notes

No.	Revision/Issue	Date

PACIOUS  
LANDSCAPE  
ARCHITECTURE  
1200 MORNINGSIDE  
ALEXANDRIA, VA  
22308

ST. MARY CHURCH  
310 AND 314 DUKE STREET  
ALEXANDRIA VA 22314

PROPOSED COURTYARD  
WITH PERGOLA

COURTYARD	Sheet
Date JUNE 24, 2016	
Scale 1/8" INCH = 1'-0"	

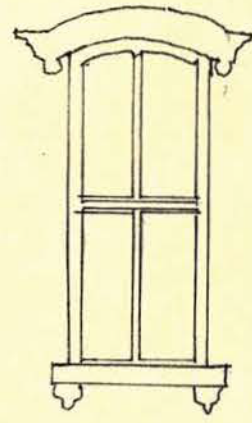


310 DUKE ST.

PROPOSED PERGOLA

PROPOSED OUTDOOR FANS AND LIGHTS

GRILL SET IN COUNTER TOP  
BRICK VENEER ON VERTICAL SURFACES.



NOTE:  
ELEVATION SHOWN  
WITHOUT PROPOSED  
EVERGREEN  
SHRUBS IN FRONT OF  
IRON FENCE

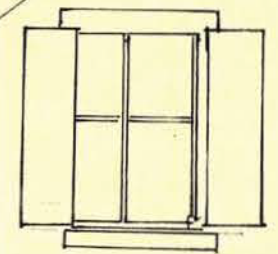
CHURCH FACADE

314 DUKE STREET  
"THE WHITE HOUSE"

EXISTING PORCH

RE-CONFIGURED  
IRON FENCE  
AND GATE

EXISTING  
FENCE  
PROPOSED  
FOUNTAIN



APPLICATION MATERIALS  
310 DUKE ST  
BAR2016-00228  
6/27/2016

General Notes

PROPOSED  
ELEVATION AS  
VIEWED FROM DUKE  
STREET

No.	Revision/Issue	Date

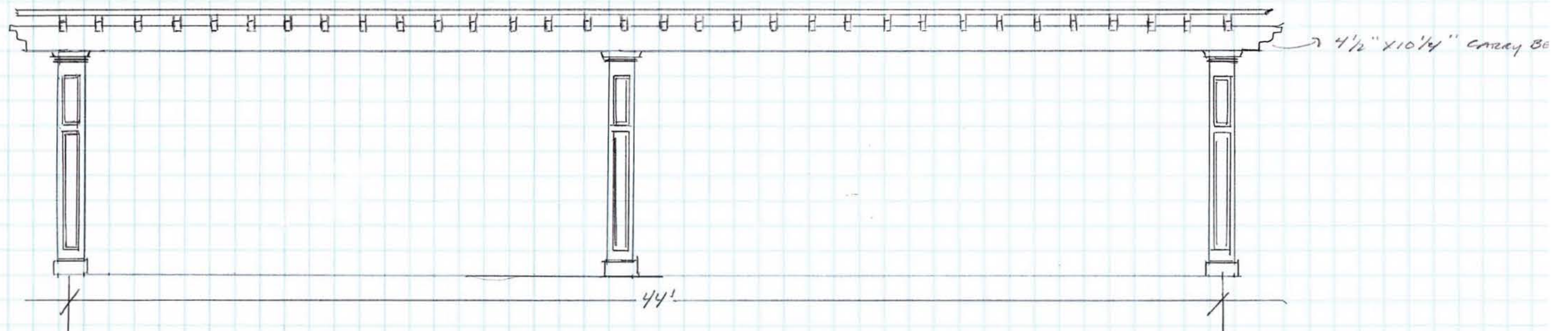
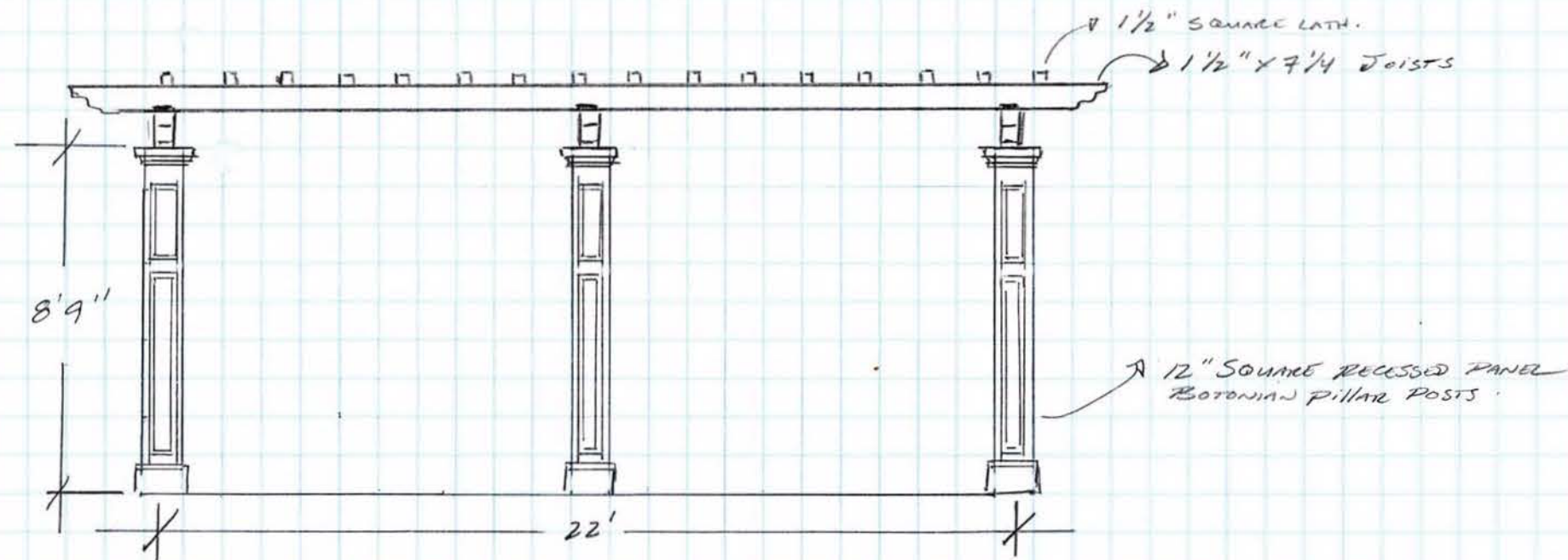
Firm Name and Address

FIRM NAME AND ADDRESS  
 12345 MAIN STREET  
 ALEXANDRIA, VA 22314

ST. MARY CHURCH  
310 AND 314 DUKE STREET  
ALEXANDRIA VA 22314

Project: JUNE 16, 2016  
Sheet: 1 of 1  
Scale: 1/2" = 1'-0"





APPLICATION MATERIALS  
310 DUKE ST  
BAR2016-00228  
6/27/2016

1/4" = 1' SCALE.

ST. MARY COURTYARD  
PERGOLA ELEVATIONS  
MATERIAL: AZEK  
COLOR: WHITE

# Courtyard for St. Mary Church

310 and 314 Duke Street  
Alexandria VA 22314



Existing conditions inside courtyard area.

To the right is the existing porch on the 314 Duke Street. To the left is the brick façade of 310 Duke Street. The north facing façade shown in the rear is the church of St. Mary. All of the buildings pictured are owned by St. Mary Church.



Existing condition of the courtyard looking north to Duke Street. To the left is the porch on the house at 314 Duke Street. To the right is the rectory building at 310 Duke Street.





This photo is taken further back in the existing courtyard, looking north.





APPLICATION MATERIALS  
310 DUKE ST  
BAR2016-00228  
6/27/2016

Existing entry into courtyard. The proposed plan will re-use the existing fence but center the gate in the middle of the entry of the courtyard. The shrubs shown to the left of the existing gate will be removed and the planting area will include Arborvitea shrubs for privacy.





Photo is taken from the middle of Duke Street looking into the courtyard area.



# St. Mary Courtyard

310 and 314 Duke Street  
Alexandria VA 22314

PROPOSED HARDSCAPE ITEMS

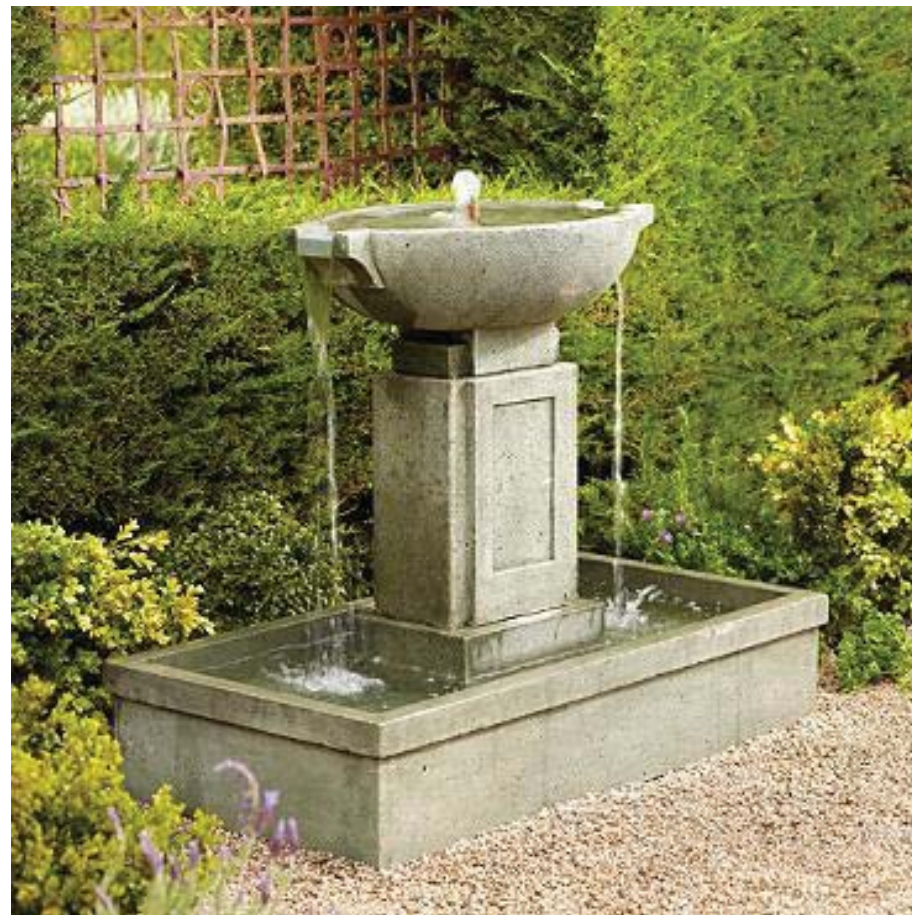
White Chapel Manor Garden Resin Column Fountain by [Design Toscano](#)



- Overall: 28" H x 16" W x 16" D
- Overall Product Weight: 17lbs



Brielle Cast-stone Fountain (79320): 47-1/2"W x 23-1/2"D x 38"H, 486 lbs.



Hunter ceiling fan  
model number 54068  
Orchard Park 52" Outdoor rated fan.



Walpole lattice panels to be affixed to the building façade. Total of 3 panels proposed

