

Docket Item #1  
BAR CASE #2016-00255

BAR Meeting  
September 7, 2016

**ISSUE:** Certificate of Appropriateness for Alterations

**APPLICANT:** Thomas Welsh, Bishop of Arlington

**LOCATION:** 313 Duke St (Parcel Address: 315A Duke St.)

**ZONE:** RM / Residential

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### **STAFF RECOMMENDATION**

Staff recommends approval of the application with the condition that the applicant must submit a survey plat with the building permit to confirm that all of the proposed work is located entirely on the subject property.

### **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.



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## I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness for alterations at 313 Duke St. The proposed alterations include a new painted metal gate and arch, reworking of the existing brick pier, new 4-panel glass and stained wood door at the recessed northern entrance, brick paving, replacement of existing electric lanterns at the north entrance, and new gas lanterns on the west façade.

The existing stairs and brick wall will remain.

## II. HISTORY

The brick, two-story religious building was original called the Young Men's Sodality Lyceum and first appear on the Sanborn map in 1891. The façade includes eclectic, Palladian-inspired windows and a Victorian cornice. The Lyceum is a part of the Saint Mary Catholic Church where mass was said as early as September 1772. It was built by Father O'Keane and contained an auditorium, reading-rooms and gymnasium.

There is no record of any prior BAR approvals for 313 Duke St.

## III. ANALYSIS

The *Design Guidelines* state that fences and gates are important visual features of the historic district that define property lines and that "ornamental iron or metal fences and gates are appropriate for late 19<sup>th</sup> and early 20<sup>th</sup> century Victorian structures." The applicant proposes a new painted metal gate with ornate detailing, measure 3'-9" tall and 4'-6" wide. The detailing of the proposed gate, as noted in the applicant's elevation C2, compliments the style of the existing structure and utilizes similar architectural features such as arches and rich detailing.



Figure 1: Existing Condition

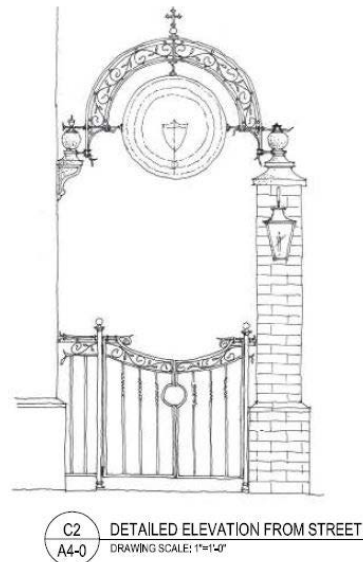


Figure 2: Proposed Gate

The new gate will be connected to the existing brick wall by altering the existing brick pier at the south end of the wall. The proposed overall height of the new gate and architectural embellishments is 10'-4" which is in scale with the relatively large Lyceum building. The exterior door being replaced is significantly recessed from the southern property line and architecturally appropriate for the structure. Replacement electric lantern A and new gas lantern B are architecturally and historically appropriate in design and material.

Based on the *BAR Policies for Minor Architectural Elements*, the exterior door replacement and proposed lanterns are all approvable administratively. The applicant is also proposing to add brick paving to the walkway but by past practice, paving not used for parking does not require BAR approval.

Staff believes that the proposed alterations are architecturally appropriate for the site and recommends approval with the condition that the applicant must submit a survey plat with the building permit to show that all proposed work is located entirely on the subject property.

#### **STAFF**

Amirah Lane, Historic Preservation Sr. Planning Technician, 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 Applicant must submit a survey plat to show that all proposed work is located on the subject property at time of building permit.

##### **Code Administration**

No Comments Received.

##### **Transportation and Environmental Services**

- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties

- and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)
- 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)
- F-2 If the alley located at the east side of the parcel is to be used at any point of the construction process the following will be required:  
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspection 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)

### **Alexandria Archaeology**

No Comments Received.

## **V. ATTACHMENTS**

*1 – Supplemental Materials*

*2 – Application for BAR2016-00255: 313 Duke Street*



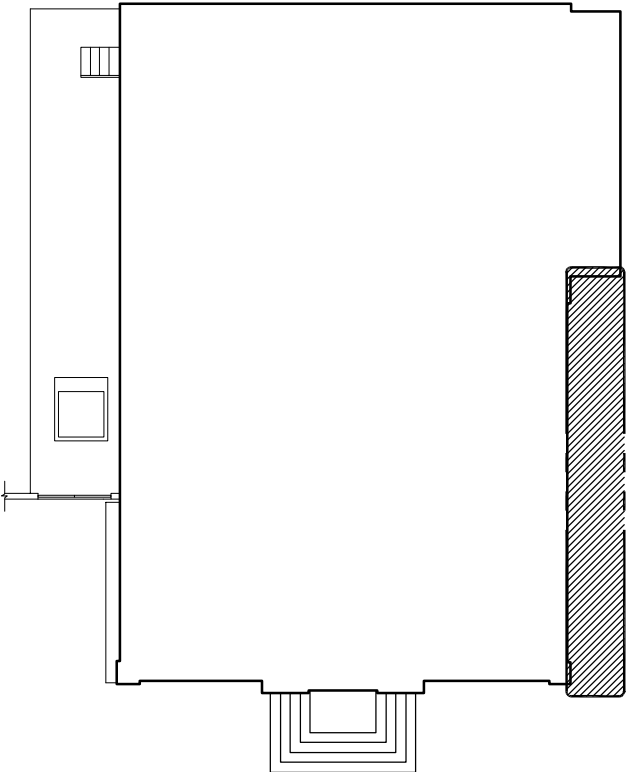
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Attachment #1



AREA OF WORK

WORK LIMITED TO HATCHED AREA AT SIDEWALK AT SE CORNER OF PROPERTY



PROJECT TEAM

OWNER:

ST. MARY'S PARISH (AS PART OF  
THE DIOCESE OF ARLINGTON)  
310 DUKE STREET  
ALEXANDRIA, VA. 22314

ARCHITECT:

BARNES VANZE ARCHITECTS, INC.  
1000 POTOMAC ST. NW, SUITE L2  
WASHINGTON DC, 20007  
CONTACT: MICHAEL PATRICK  
TEL: (202) 337-7255

FULL DRAWING INDEX

CO	COVER SHEET
AS1.1	PROPOSED SITE PLAN
A4.0	EXTERIOR DETAILS
A4.1	
A4.2	EXISTING PHOTOGRAPH
A4.3	PROPOSED RENDERING



1000 POTOMAC STREET, NW SUITE L-2 WASHINGTON, DC 20007  
www.barnesvanze.com TELE: 202.337.7255 FAX: 202.337.0609

ST MARY'S LYCEUM - NEW GATE

313 DUKE STREET  
ALEXANDRIA, VA. 22314

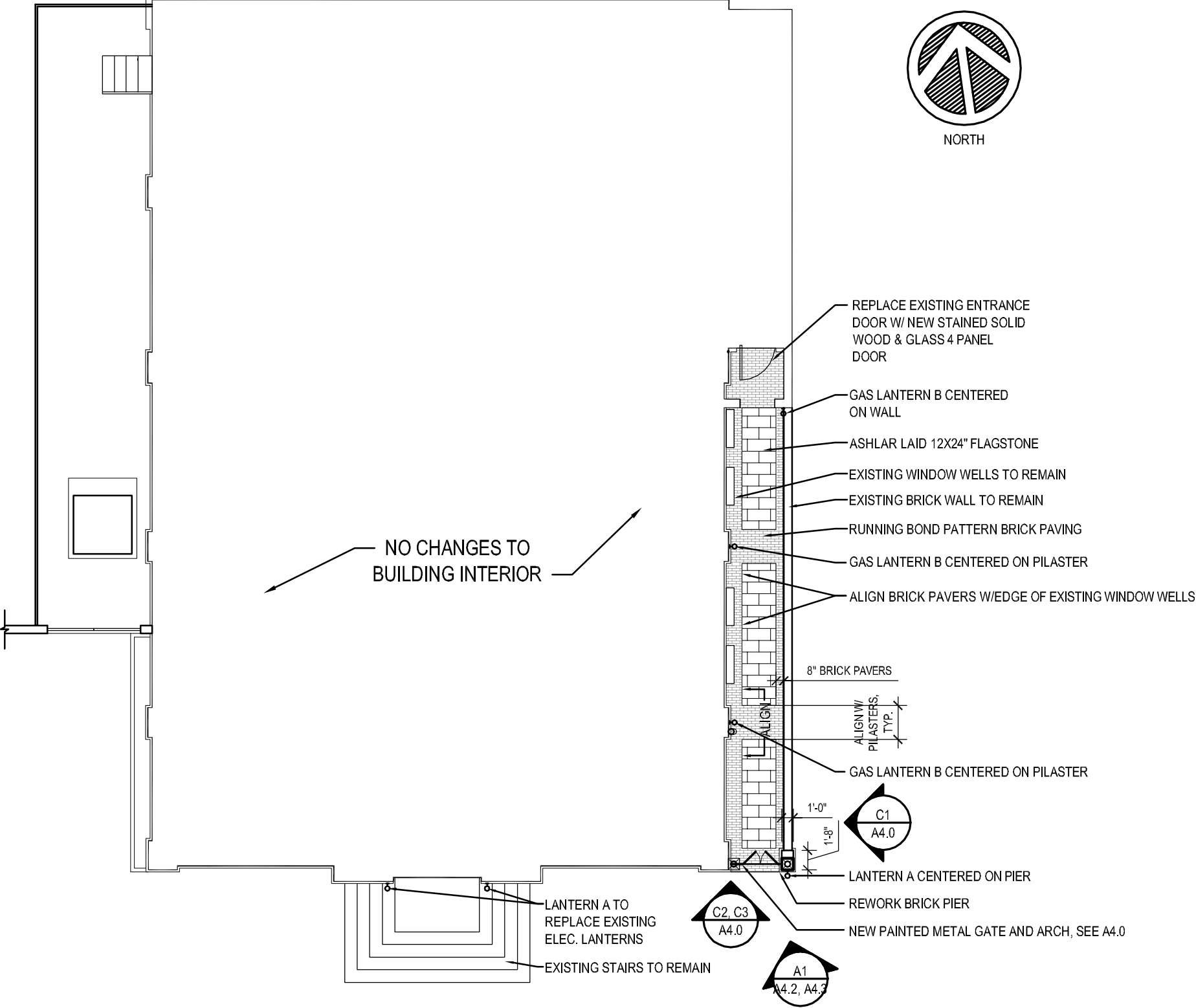
DRAWING: COVER SHEET

ISSUED:

07.26.2016 PERMIT

CO

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LANTERN SELECTIONS:



LANTERN A- "BEVOLO" 20"  
DARK OXIDIZED COPPER  
ITALIANATE LANTERN ON  
SCROLLED BRACKET



LANTERN B- "BEVOLO"  
13" DARK OXIDIZED  
COPPER MONACO  
LANTERN ON SCROLLED  
BRACKET

ST MARY'S LYCEUM - NEW GATE

313 DUKE STREET  
ALEXANDRIA, VA. 22314

DRAWING: PROPOSED SITE PLAN

ISSUED:

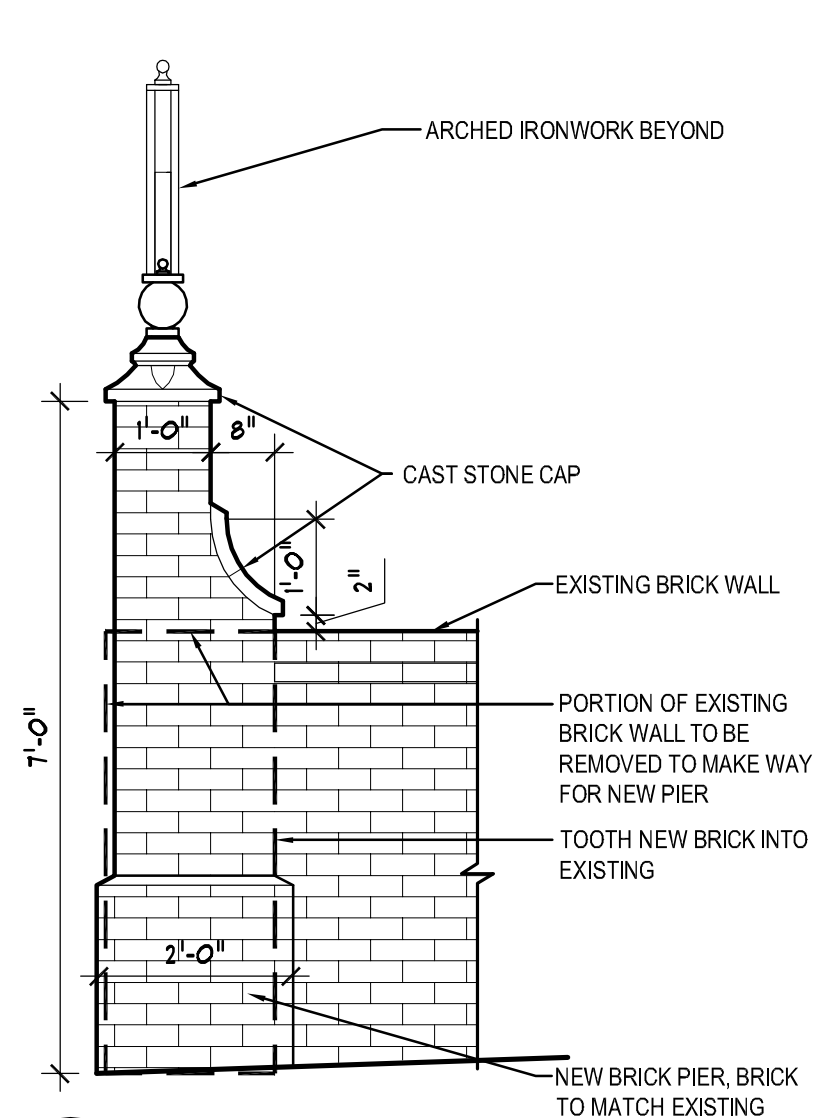
07.26.2016 PERMIT

AS1-1

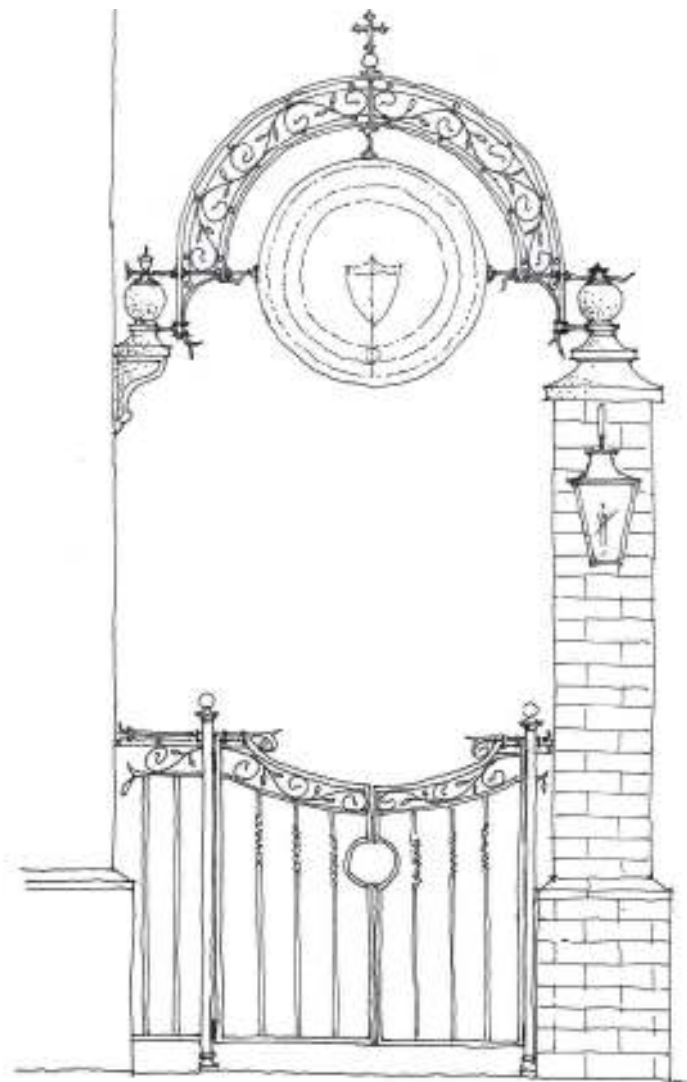


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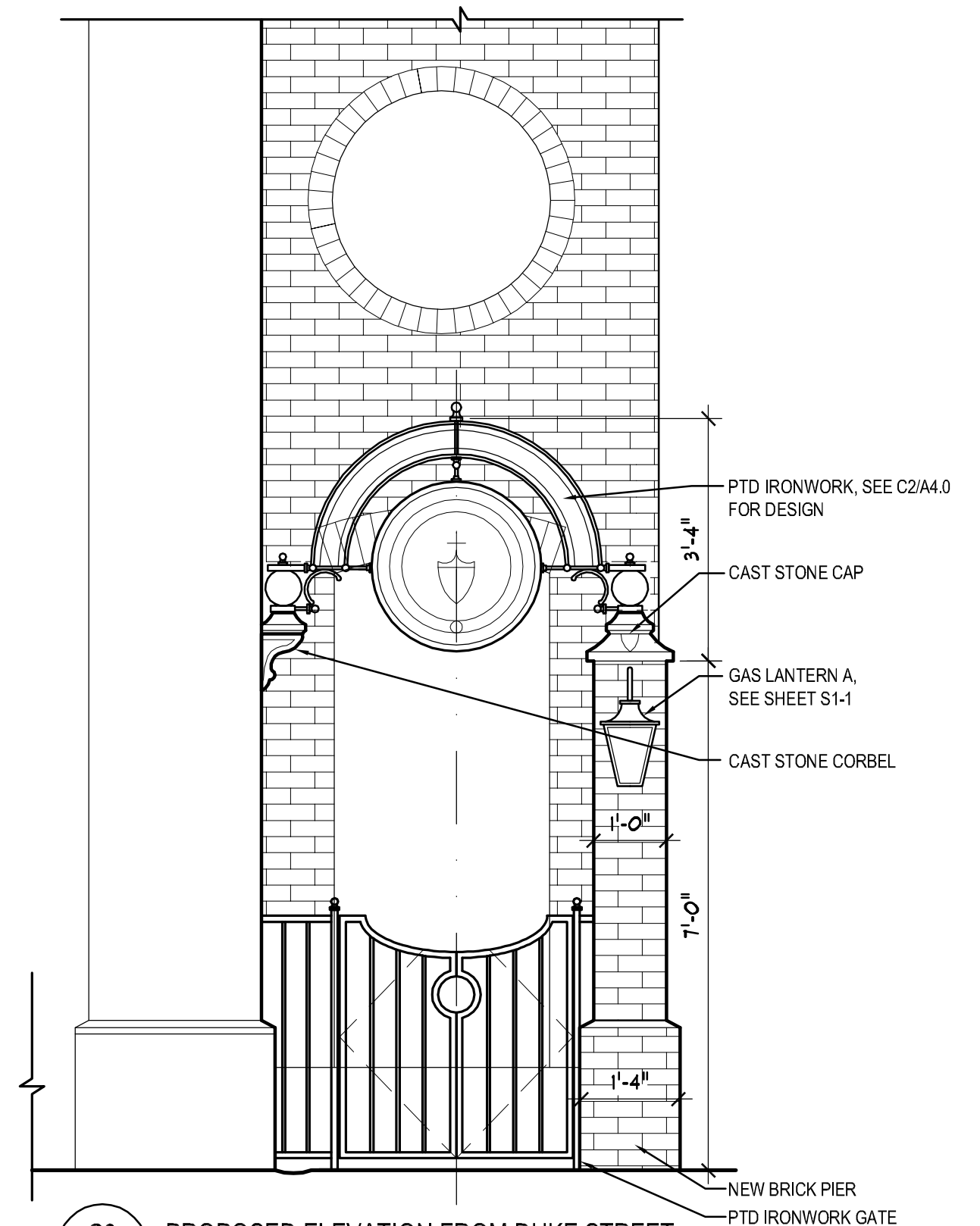
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C1  
A4-0 PROPOSED ELEVATION FROM ALLEY  
DRAWING SCALE: 1"=1'-0"



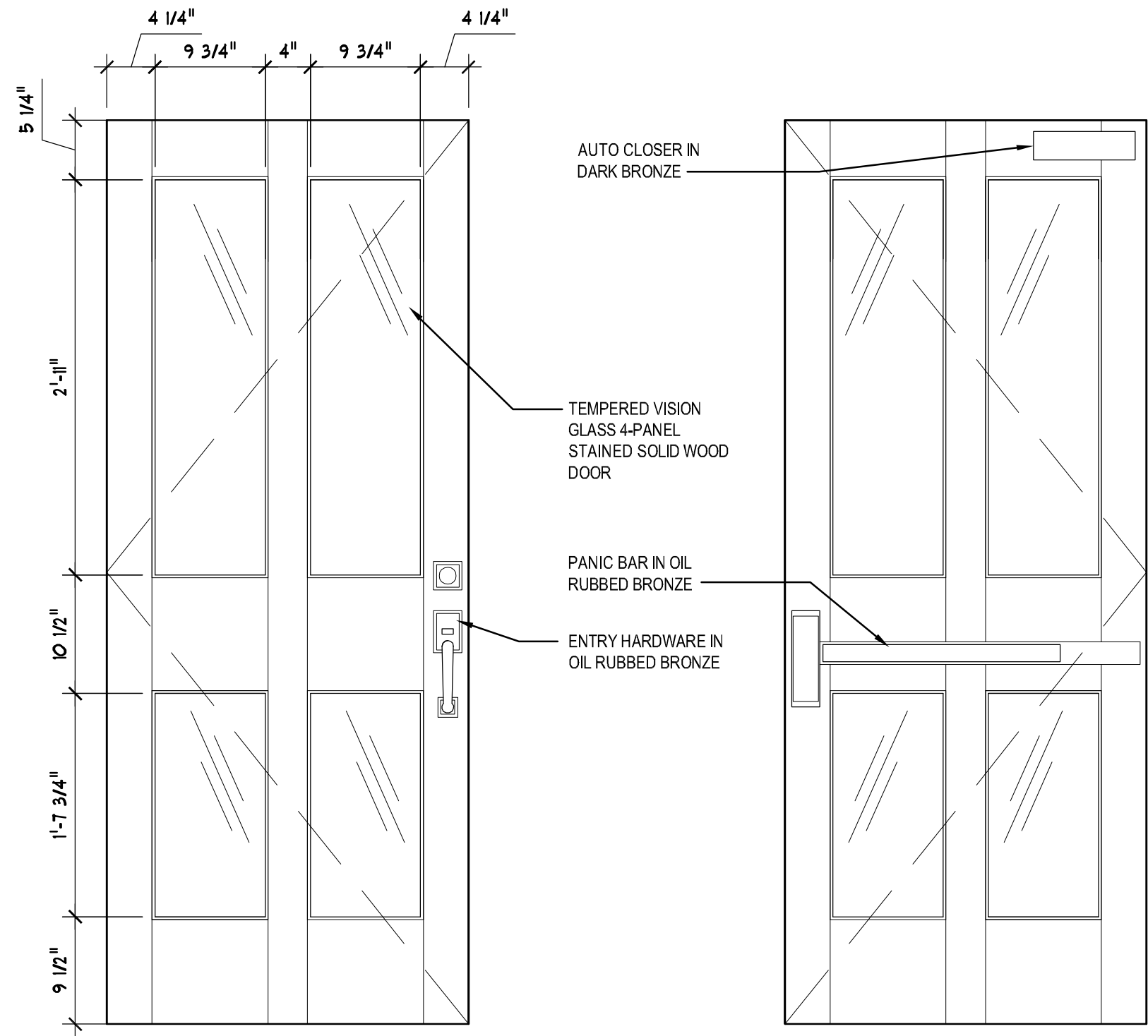
C2  
A4-0 DETAILED ELEVATION FROM STREET  
DRAWING SCALE: 1"=1'-0"



C3  
A4-0 PROPOSED ELEVATION FROM DUKE STREET  
DRAWING SCALE: 1"=1'-0"



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B2 DOOR DETAIL  
A4-1 DRAWING SCALE: 1/2"=1'-0"

DRAWING: PROPOSED ENTRY DETAILS			
ISSUED:			
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# ST MARY'S LYCEUM - NEW GATE

313 DUKE STREET  
ALEXANDRIA, VA. 22314

DRAWING: EXISTING PHOTO FROM DUKE STREET

ISSUED:

07.26.2016 PERMIT

A4-2



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**ST MARY'S LYCEUM - NEW GATE**

313 DUKE STREET  
ALEXANDRIA, VA. 22314

DRAWING: PROPOSED RENDERING FROM DUKE STREET

ISSUED:

07.26.2016 PERMIT

A4-3



BARNES-VANZE ARCHITECTS  
1000 POTOMAC STREET, NW SUITE L-2 WASHINGTON, DC 20007  
www.barnesvanze.com TELE: 202.337.7255 FAX: 202.337.0609

ADDRESS OF PROJECT: 313 Duke StreetTAX MAP AND PARCEL: 074.04 - 06 - 09ZONING: Residential Medium - RMAPPLICATION FOR: *(Please check all that apply)*☒ CERTIFICATE OF APPROPRIATENESS☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH  
(Required if more than 25 square feet of a structure is to be demolished/impacted)☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION  
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT  
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)Applicant: ☒ Property Owner ☐ Business *(Please provide business name & contact person)*Name: Thomas J Welsh, Bishop of ArlingtonAddress: Attn. St. Mary's Rectory, 310 Duke St.City: Alexandria State: VA Zip: 22314

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

Authorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ \_\_\_\_\_Name: Michael Patrick Phone: (202) 337-7255E-mail: MPatrick@barnesvanze.com**Legal Property Owner:**Name: Thomas J Welsh, Bishop of ArlingtonAddress: Attn. St. Mary's Rectory, 310 Duke St.City: Alexandria State: VA Zip: 22314

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.

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**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 \_\_\_\_\_  
☐ ADDITION  
☐ DEMOLITION/ENCAPSULATION  
☐ SIGNAGE

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

Proposed new brick and iron gate on St. Mary's Lyceum property facing public sidewalk.  
 Proposed gas lanterns.

**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.

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**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.

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**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.

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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: Michael PatrickDate: July 29, 2016

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# 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. Thomas J Welsh, Bishop of Arlington	Attn. St. Mary's Rectory, 310 Duke Street, Alexandria, VA	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 313 Duke Street (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. Thomas J Welsh, Bishop of Arlington	Attn. St. Mary's Rectory, 310 Duke Street, Alexandria, VA	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.		
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.

July 29, 2016  
Date

Michael Patrick  
Printed Name

  
Signature

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