

Docket Items #4 & #5
BAR CASE #2017-0165
& 2017-0166

BAR Meeting
June 20, 2018

ISSUE: Certificate of Appropriateness for Alterations, Reapproval of Permit to Demolish & Re-approval of Certificate of Appropriateness for Addition

APPLICANT: Martha and Steven Peterson

LOCATION: 109 Duke Street

ZONE: RM / Residential Townhouse zone

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness for the porch and re-approval of the addition, and of the Permit to Demolish, with the addition conditions carried forward from June 21, 2017 (1-3) and additional conditions 4 & 5 relating to the new porch:

CONDITIONS OF APPROVAL

1. The area of capsulation is limited to the area south of the vertical masonry joint on the east wall of the historic rear ell.
2. Include the following archaeology conditions 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 recommendations.
 - a. Inform Alexandria Archaeology (703-746-4399) two weeks before the starting date of any ground disturbance so that a monitoring and inspection schedule for City archaeologists can be arranged. There is no cost to the homeowner for this service.
 - b. 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 should cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - c. No metal detection or artifact collection may be conducted on the property, unless authorized by Alexandria Archaeology.
3. Work with staff prior to submission of the building permit to study the cornice on the east side of the new ell, and to add a 6" half-round gutter and a minimum 4" of trim around the windows.
4. The porch may not be bolted to the east wall of the historic structure and any roof flashing will only be inserted into a mortar joint, making the porch easily reversible with no damage to the historic structure; and,
5. Provide detailed construction drawings of the proposed front door, transom and trim prior to the submission of the building permit, with final approval by staff.

BOARD ACTION April 4, 2018: Deferred for restudy, 6-0

Docket item was removed from consent for discussion.

On a motion by Ms. Miller, and seconded by Mr. Goebel, and with the concurrence of the applicant, the OHAD Board of Architectural Review voted to defer for further restudy BAR Case #2017-00166. The motion carried on a vote of 6-0.

REASON

The Board had concerns with the overall design approach and noted that additional information (more details and a perspective view) were necessary in order to properly evaluate the request.

SPEAKERS

Duncan Blair, representing the applicant, spoke in support and responded to questions.

Sue Nelson, project designer, responded to questions.

Steven Spicer, representing his parents at 215 South Union Street, expressed concerns regarding construction activity blocking access in the private alley.

Lauren Stack, 220 South Lee Street, spoke in support of the project.

Elaine Johnston, representing the Historic Alexandria Foundation, spoke in opposition, noting the HAF plaque on the house and citing concerns about the new porch competing with the historic portion of the house.

BOARD DISCUSSION

The Board recognized that this property was challenging since the historic Federal Style house had what appeared to be a prominent Italianate style front entrance while the functional front door was located at the later addition to the east that was set back from the sidewalk. The BAR was very sympathetic to this condition and appreciated the applicant's efforts to find a compatible and appropriate solution that would also meet their functional needs. The Board expressed concerns with the lack of detail and dimensions on the drawings, finding that the elevations did not fully explain the proposed condition. Some were concerned that adding a portico to the recessed later addition made it too visually prominent and that it would visually compete with the historic main block. Several members commented that the four proposed gas lights were too large and excessive in number. There was also concern that additional design details were submitted at the hearing without the benefit of time for the public and BAR members to review and evaluate. It was also noted that a perspective showing the relationship of the porch to the window on the east wall of the house and the setback from the sidewalk would be helpful. Some BAR members thought the design concept of a side porch was acceptable, though they were not enthusiastic in their support, while the majority did not understand what the proposed porch would actually look like and thought that a restudy was necessary.

STAFF RECOMMENDATION March 21, 2018

Staff recommends approval of the Certificate of Appropriateness with the previously approved conditions of June 21, 2017 carried forward and with the following additional condition:

1. Consolidate the two lots comprising the 109 Duke Street property prior to application for a building permit.

BOARD ACTION June 21, 2017: Approved, 4-0

On a motion by Ms. Miller, seconded by Mr. Adams, the OHAD Board of Architectural Review voted to approve BAR Case #2017-00165 and BAR Case #2017-00166 as amended. The motion carried on a vote of 4-0.

CONDITIONS OF APPROVAL

6. The area of capsulation is limited to the area south of the vertical masonry joint on the east wall of the historic rear ell.
- ~~7. The courtyard door surround be restored to its prior condition so that it clearly reads as a secondary entrance and that its design does not compete with the historic front door. Deferred at the request of the applicant.~~
8. Include the following archaeology conditions 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 recommendations.
 - a. Inform Alexandria Archaeology (703-746-4399) two weeks before the starting date of any ground disturbance so that a monitoring and inspection schedule for City archaeologists can be arranged. There is no cost to the homeowner for this service.
 - b. 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 should cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - c. No metal detection or artifact collection may be conducted on the property, unless authorized by Alexandria Archaeology.
9. *Work with staff prior to submission of the building permit to study the cornice on the east side of the new ell, and to add a 6" half-round gutter and a minimum 4" of trim around the windows.*

REASON

The Board found that the brick wall of the ell south of the wall joint had been significantly altered in the past and had lost its historic integrity. It contained no original material that was rare or unusual or represented a high degree of craftsmanship and, therefore, the BAR supported the wall capsulation on this project.

BOARD DISCUSSION

The Chair requested an elevation of the entire front of the house for context the next time the front door is presented. Several BAR members were uncomfortable with the unbalanced cornice on the north end of the addition, created by the valley on the west side where it joins the existing ell, and made recommendations for coordination of the door and window muntin pattern but recognized that this condition would not be visible from a public way. However, because the east side of the ell is partially visible from Duke Street, the Board asked that the applicant work with staff prior to submission for building permit to add a 6" half-round gutter on the east side of the new ell, with a minimum 4" wide trim around the windows.

SPEAKERS

Duncan Blair, attorney, presented the case and responded to questions. He asked that the BAR defer any action on the entry door surround at this time.

Ms. Peterson responded to questions about the windows.

STAFF RECOMMENDATION June 21, 2017

Approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness with the conditions that:

1. The area of capsulation is limited to the area south of the vertical masonry joint on the east wall of the historic rear ell.
2. The courtyard door surround be restored to its prior condition so that it clearly reads as a secondary entrance and that its design does not compete with the historic front door.
3. Include the following archaeology conditions 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 recommendations.
 - a. Inform Alexandria Archaeology (703-746-4399) two weeks before the starting date of any ground disturbance so that a monitoring and inspection schedule for City archaeologists can be arranged. There is no cost to the homeowner for this service.
 - b. 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 should cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - c. No metal detection or artifact collection may 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.



UPDATE

This is the third time the Board is seeing 109 Duke Street for alterations. The Board approved the rear addition on June 20, 2017 but deferred the front entrance feature for restudy at both the first meeting and at the subsequent March 21, 2018 hearing. The applicant has changed designers and the proposed new porch has been modified slightly since the Board last reviewed it. Because the approval of the addition will expire the day after the hearing, the applicant also requests reapproval of the Permit to Demolish and Certificate of Appropriateness for the addition. The first staff report which includes the discussion of the addition is linked for your reference.

I. ISSUE

The proposed front porch will replace the partially installed - but not approved - decorative door surround on the 1980s addition to the house, which now functions as the front door to the house. The historic entrance is no longer used and permanently blocked on the interior of the house. The flat-roofed Neoclassical porch will measure 15 feet wide and 6 feet deep and nearly 13 feet in height, with a simple entablature supported by four Doric columns. The existing fan light and door surround will be removed and replaced with a simple multi-light wood door and rectangular transom. Instead of two flanking lights, the new porch will have a single hanging gas light.

In advance of the first BAR hearing, the applicant installed brick piers flanking the gate in the iron fence at the front lot line, with temporarily affixed decorative concrete cannon-ball orbs. The current proposal will remove the orbs and install gas lanterns on each pier.

II. HISTORY

According to Ethelyn Cox in Historic Alexandria Virginia Street by Street, the two-story brick house at 109 Duke Street was constructed between **1801** and **1803** by Ephriam Mills, a trunk maker. A rear ell at 109 Duke Street is shown on G.M. Hopkins' 1877 Atlas of Alexandria, the first year the house was mapped. By July of 1885, according to the Sanborn Fire Insurance Map, a one-story addition had been constructed on the ell.

The recessed addition attached to the east side of the historic house was approved by the Board on May 21 and June 4, **1980**. More recently, on April 19, 2006, the BAR approved the construction of a new brick wall, a storage shed and garden fence inside of the brick wall (BAR Case #2006-0066). Staff administratively approved the replacement of certain windows on April 2, 2014 (BAR Case #2014-0091).

III. ANALYSIS

Since the last time the BAR saw the proposed front entrance feature, the design of the front porch has evolved slightly to become more architecturally subtle and secondary to the main historic house fronting on Duke Street, per the BAR's direction that the later addition should not be visually prominent. To achieve this, the architect altered the spacing of the porch columns from the previous submission and removed the existing decorative fanlight, replacing it with a simpler door and rectangular transom with simple trim (Figure 1 & Figure 2). These changes allow the 1980s addition to read as a later addition and to not compete architecturally with the well-proportioned historic Federal townhouse.



Figure 1: March 21, 2018 deferred porch



Figure 2: Current porch proposal

Staff appreciates that the applicant has continued to evolve the design of this new feature, making a concerted effort to balance making the true entrance to the house visible and inviting while still retaining the prominence of the historic main house. If the existing addition were proposed today, staff would suggest a less formal and more architecturally compatible background addition, rather than the high-style addition that was constructed in the 1980s.



Figure 3: Entry portico at 212 South Fairfax

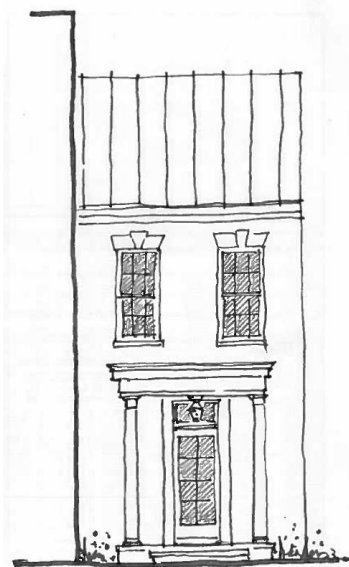


Figure 4: Staff suggested portico sketch for 109 Duke

In working with the applicant, staff suggested an alternative smaller portico entrance, such as the one at 212 S Fairfax shown in Figure 3 and shown in a staff sketch in Figure 4, rather than the proposed a full width porch. While this has the advantage of being a more delicate scale and

slightly less formal, and specifically of not touching the historic wall to the west, the applicant believed it called too much attention to this door as a primary entrance.

Therefore, the applicant has proposed a full width porch that one might see on the side of an ell or on a secondary elevation, with round columns that are visually equally spaced and these have the benefit of screen the door slightly as a background element. This, combined with the greatly simplified transom and the door itself matching the French door on the east side of the addition (see Figure 5) tends to give this entrance a secondary character.



Figure 5: East elevation door on 1980s addition

However, the full-width porch abuts the historic house on the west, potentially damaging the historic brick wall. Therefore, applicant has stated that the porch will not be bolted to the east wall of the historic structure and that any flashing will only be inserted into a mortar joint, making the porch easily reversible with no damage to the historic structure. With this condition, to be approved by staff prior to issuance of a building permit, staff recommends approval of the application.

With respect to the after-the-fact masonry fence piers, staff has no objection to either the piers or the proposed gas lights and believes they help identify the entrance to the house but reminds the applicant that BAR approval, whether at a full hearing or administratively by staff, is required for most exterior work in the historic district.

STAFF

Stephanie Sample, Urban 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

- F-1 A consolidation of 109 Duke Street and Outlot B was completed on March 26, 2018. The proposed scope of work meets the required open space.
- F-2 The submitted FAR sheet reflects 3,777 square feet, which is the square footage of the lot prior to consolidation. An update FAR sheet with calculations based off the consolidated lot size of 5,933square feet shall be submitted with the building permit application.
- C-1 The proposed scope of work complies with zoning.

Code Administration

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

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:

For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.

For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11,

Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

- C-3 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)

Alexandria Archaeology

- F-1 Ephraim Mills, a trunk maker, built the house at 109 Duke St. in the first few years of the nineteenth century. Therefore, the property may contain significant archaeological information pertaining to early nineteenth century Alexandria.
- R-1.* Alexandria Archaeology recommends that the applicant/property owner inform Alexandria Archaeology (703-746-4399) two weeks before the starting date of any ground disturbance so that a monitoring and inspection schedule for City archaeologists can be arranged. There is no cost to the homeowner for this service.
- R-2.* Alexandria Archaeology recommends that the applicant/property owner 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 should cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- R-3.* The applicant/property owner shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

**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 recommendations.*

IV. ATTACHMENTS

- 1 – Application for BAR 2017-0165C & 0166C: 109 Duke Street
- 2 – Supplemental Materials
- 3 – Staff report for the April 4, 2018 BAR hearing ([Click Link](#))
- 4 – Staff report for the June 21, 2017 BAR hearing ([Link within April 4, 2018 Staff report](#))

ADDRESS OF PROJECT: 109 Duke Street

TAX MAP AND PARCEL: 075.03-02-18 ZONING: RM

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: William Cromley Design/Development

Address: 426 N Columbus Street

City: Alexandria State: VA Zip: 22314

Phone: 703.973.2250 E-mail: wm.cromley@mindspring.com

Authorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____

Name: Erin May Architect, LLC Phone: 703.836.6666

E-mail: erin@erinmayarch.com

Legal Property Owner:

Name: Martha and Steven Peterson

Address: 109 Duke Street

City: Alexandria State: VA Zip: 22314

Phone: 202.230.8888 E-mail: N/A

- ☐ 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 _____
☒ ADDITION
☐ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

New 1-story covered porch (15' x 6') at existing entry door.
 Porch foundation/floor will be brick to match existing. All columns and trim at entablature and eave will be painted wood.
 Gutter will be K-box style white aluminum. Roof will be low-slope rubber membrane.
 Replace door and transom unit with new wood unit in existing masonry opening.

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: Erin MayPrinted Name: Erin MayDate: 5/16/2018

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.	Martha Peterson	109 Duke St	50
2.	Steven Peterson	109 Duke St.	50
3.			

2. **Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 109 DUKE ST. (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.	MARTHA PETERSON	109 DUKE ST.	50
2.	STEVEN PETERSON	109 DUKE ST.	50
3.			

3. **Business or Financial Relationships.** Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

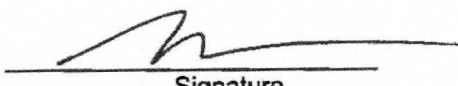
	Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.	MARTHA PETERSON	NONE	NA
2.	STEVEN PETERSON	NONE	NA
3.			

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.

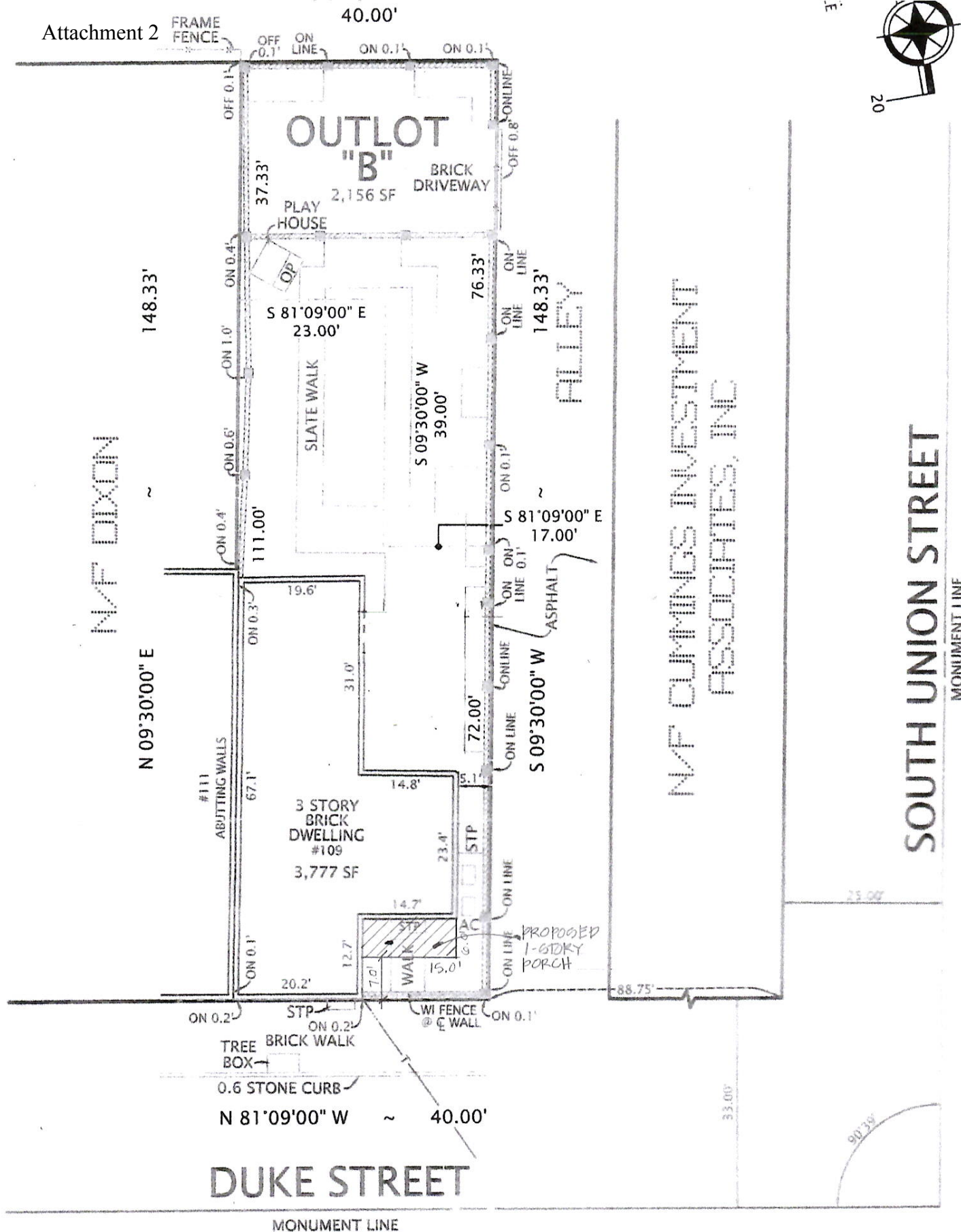
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

5.12.17
Date

Martha Peterson
Printed Name


Signature

40.00'



PLAT
SHOWING HOUSE LOCATION ON
THE PROPERTY LOCATED AT
#109 DUKE STREET
(INSTRUMENT #130017494) 17



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

B**A. Property Information**

A1. Street Address Zone

A2. x =
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor AreaExisting Gross Area

Basement

First Floor

Second Floor

Third Floor

Attic

Porches

Balcony/Deck

Lavatory***

Other**

Allowable Exclusions**

Basement**

Stairways**

Mechanical**

Attic less than 7'***

Porches**

Balcony/Deck**

Lavatory***

Other**

Other**

B1. Sq. Ft.
Existing Gross Floor Area*

B2. Sq. Ft.
Allowable Floor Exclusions**

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

Comments for Existing Gross Floor Area

C. Proposed Gross Floor AreaProposed Gross Area

Basement

First Floor

Second Floor

Third Floor

Attic

Porches

Balcony/Deck

Lavatory***

Other

Allowable Exclusions**

Basement**

Stairways**

Mechanical**

Attic less than 7'***

Porches**

Balcony/Deck**

Lavatory***

Other**

Other**

C1. Sq. Ft.
Proposed Gross Floor Area*

C2. Sq. Ft.
Allowable Floor Exclusions**

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

Notes

*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

D. Total Floor Area

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

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

E. Open Space (RA & RB Zones)

E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.


Signature: _____

E. J. May

Date: _____



EXISTING FRONT ELEVATION

Erin May, Architect		William Cromley Design / Development	
703.836.6666	erin@erinmayarch.com	426 N. Columbus Street Alexandria, VA 22314 wm.cromley@mindspring.com 703.973.2250	
		Scale: $\frac{3}{16}'' = 1'-0''$	Peterson Residence 109 Duke Street Alexandria, Virginia Issue Set: B.A.R. Submittal 5/14/2018



New Covered Porch:

- unpainted brick foundation and floor
- painted mdo columns/pilaster
- painted wood trim, typical at entablature and eave
- low-slope membrane roof
- new door and transom unit in existing masonry opening

PROPOSED FRONT ELEVATION

Erin May, Architect		William Cromley Design / Development
703.836.6666	erin@erinmayarch.com	426 N. Columbus Street Alexandria, VA 22314 wm.cromley@mindspring.com 703.973.2250

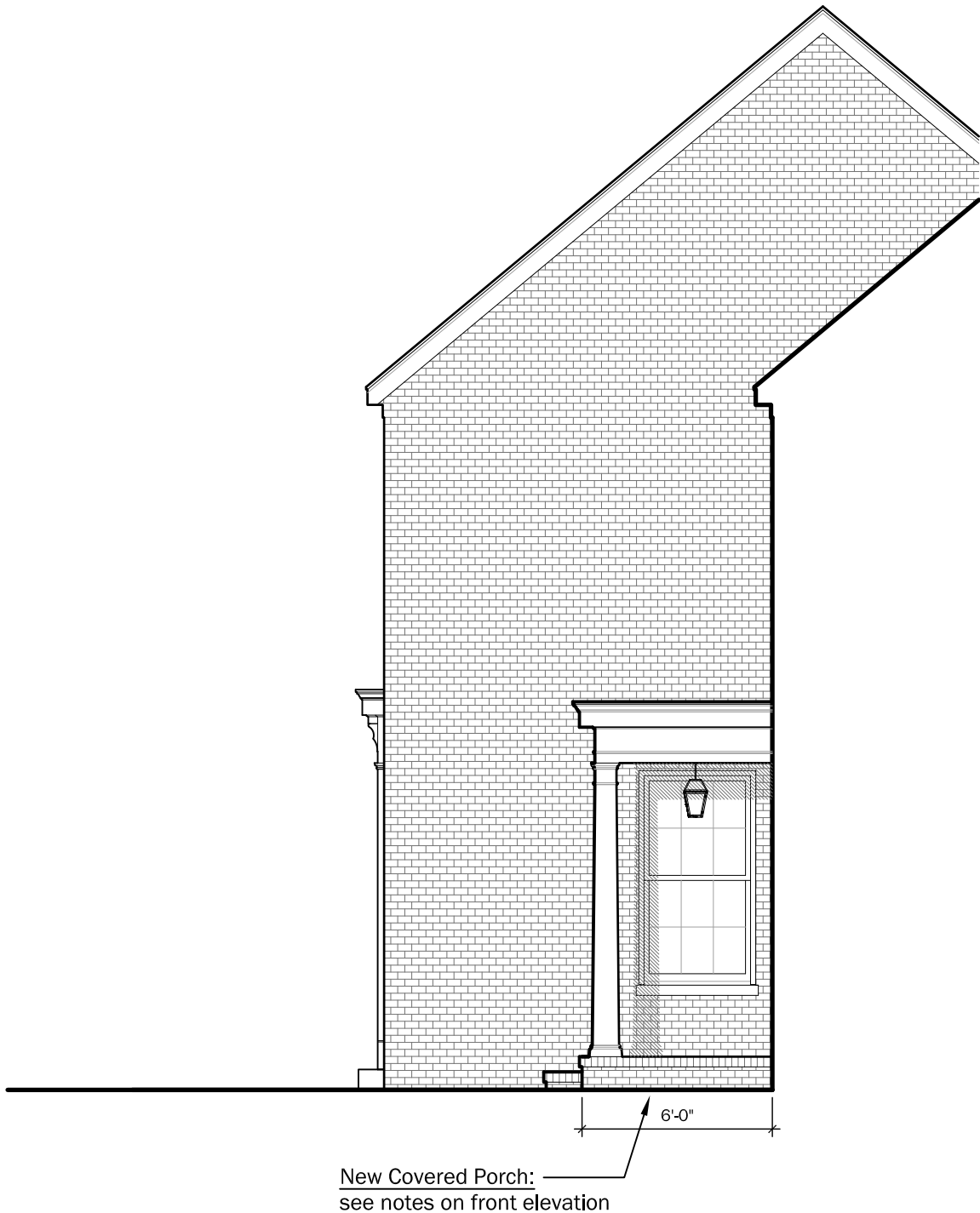


20 Scale: $\frac{3}{16}'' = 1'-0''$


Peterson Residence
109 Duke Street Alexandria, Virginia

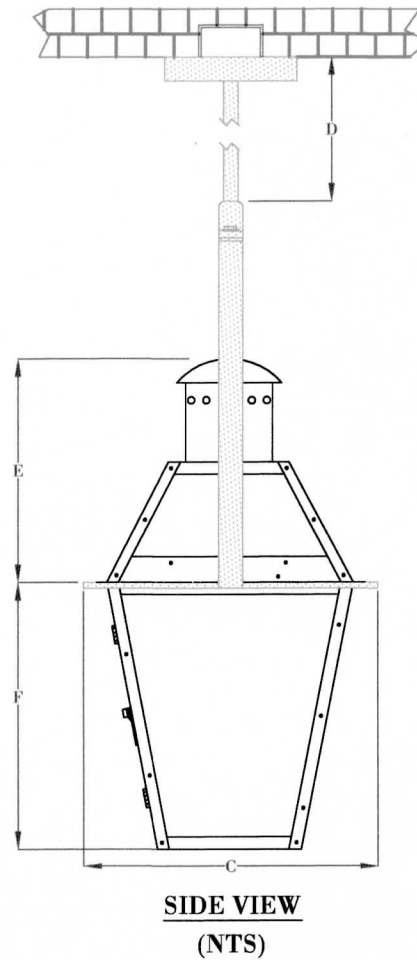
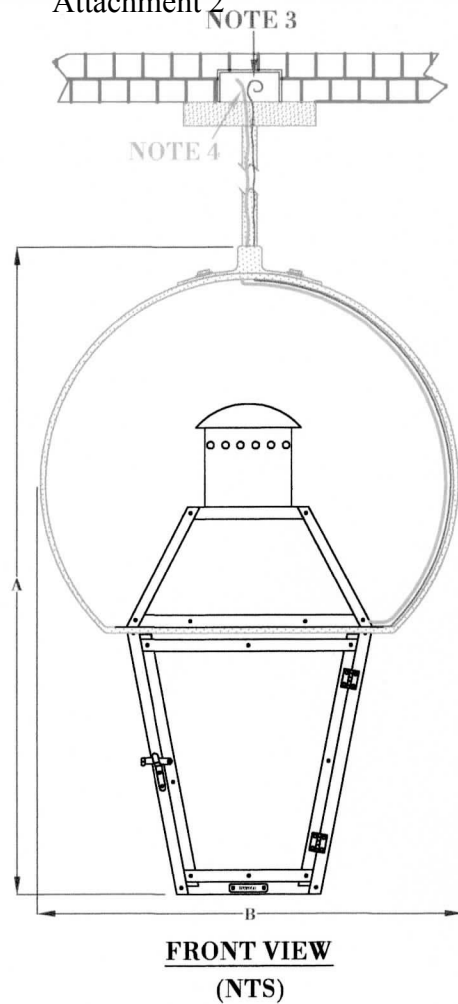
Issue Set: B.A.R. Submittal

5/14/2018

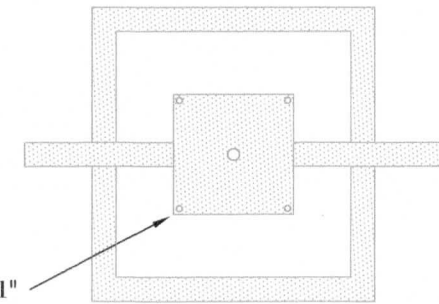


PROPOSED EAST-SIDE ELEVATION

Erin May, Architect		William Cromley Design / Development		Peterson Residence 109 Duke Street Alexandria, Virginia	
703.836.6666	erin@erinmayarch.com	426 N. Columbus Street Alexandria, VA 22314 wm.cromley@mindspring.com 703.973.2250	Scale: $\frac{3}{16}" = 1'-0"$		
		Issue Set: B.A.R. Submittal		5/14/2018	



5" x 5" x 1"
BOX PLATE



TOP VIEW
(NTS- BRACKET ONLY)

OTES:

MOUNTING HARDWARE SUPPLIED BY OTHERS

FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS $\frac{1}{4}$ "

ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND

GAS LIGHTS SUPPLIED WITH $\frac{3}{16}$ " COPPER GAS LINE AND $\frac{3}{16}$ " x $\frac{1}{4}$ " GAS LINE ADAPTOR

SIZE:	14"	18"	21"	24"	27"	30"	36"
A:	20"	24"	26"	30"	33 $\frac{3}{4}$ "	38 $\frac{3}{4}$ "	46"
B:	14 $\frac{1}{4}$ "	15 $\frac{7}{8}$ "	17 $\frac{1}{4}$ "	20 $\frac{1}{2}$ "	21 $\frac{7}{8}$ "	25 $\frac{3}{4}$ "	31"
C:	9 $\frac{7}{8}$ "	11 $\frac{1}{4}$ "	12 $\frac{1}{8}$ "	14 $\frac{3}{8}$ "	15 $\frac{1}{4}$ "	18 $\frac{1}{4}$ "	22"
D:	VARIES	VARIES	VARIES	VARIES	VARIES	VARIES	VAR
E:	6 $\frac{1}{4}$ "	7 $\frac{5}{8}$ "	9 $\frac{3}{8}$ "	12 $\frac{3}{8}$ "	11 $\frac{7}{8}$ "	14 $\frac{1}{2}$ "	17"
F:	8"	10 $\frac{1}{8}$ "	11 $\frac{1}{8}$ "	12 $\frac{7}{8}$ "	14 $\frac{3}{8}$ "	16 $\frac{1}{8}$ "	19"

BEVOLO GAS & ELECTRIC LIGHTS

LIGHT:

FRENCH QUARTER

RACKET:

YOKE

DRW BY:

JJG

DATE:

APP. BY:

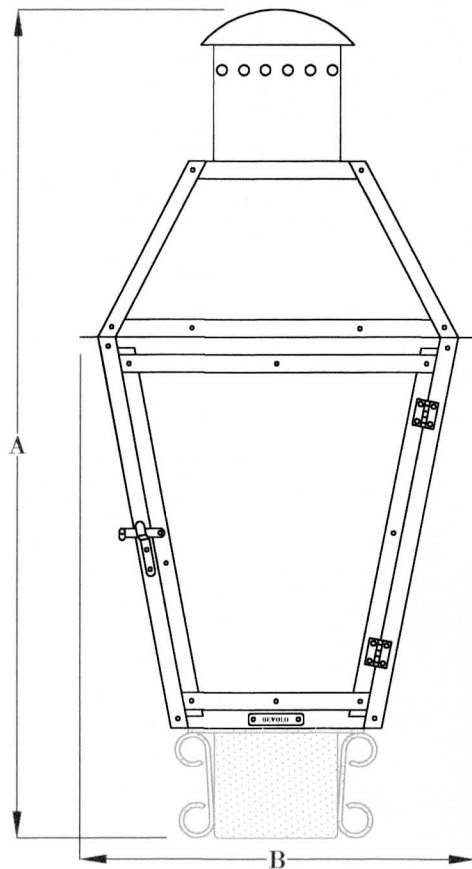
MAJ

12-7-15

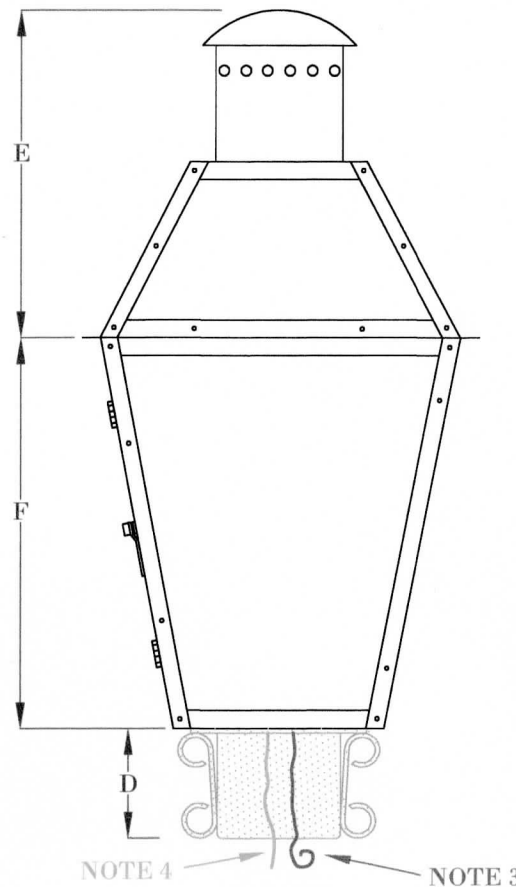
REVISION:

10

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FRONT VIEW
(NTS)

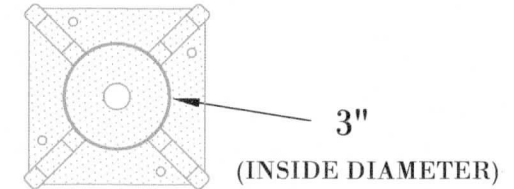


SIDE VIEW
(NTS)

NOTE 4

NOTE 3

NEW GAS LANTERNS LOCATED AT (2) PILLARS



BOTTOM VIEW-POST MOUNT
(NTS- BRACKET ONLY)



SIDE VIEW-COLUMN MOUNT ADAPTOR
(NTS- BRACKET ONLY)

TES:

OUNTING HARDWARE SUPPLIED BY OTHERS

XTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS $\frac{1}{4}$ "

LECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND

AS LIGHTS SUPPLIED WITH 4" GAS NIPPLE AND $\frac{1}{8}$ IP x $\frac{1}{4}$ " GAS LINE ADAPTOR

SIZE:	18"	21"	24"	27"	30"	36"
A:	21 $\frac{3}{4}$ "	23 $\frac{1}{2}$ "	27 $\frac{1}{4}$ "	30 $\frac{1}{4}$ "	33 $\frac{5}{8}$ "	39"
B:	10 $\frac{1}{2}$ "	11 $\frac{1}{2}$ "	13 $\frac{1}{4}$ "	14 $\frac{1}{2}$ "	17 $\frac{1}{2}$ "	21 $\frac{1}{2}$ "
C:	5"x5"	5"x5"	5"x5"	5"x5"	5"x5"	5"x5"
D:	3"	3"	3"	3"	3"	3"
E:	7 $\frac{5}{8}$ "	9 $\frac{3}{8}$ "	12 $\frac{3}{8}$ "	11 $\frac{7}{8}$ "	14 $\frac{1}{2}$ "	17 $\frac{3}{8}$ "
F:	10 $\frac{1}{8}$ "	11 $\frac{1}{8}$ "	12 $\frac{7}{8}$ "	14 $\frac{3}{8}$ "	16 $\frac{1}{8}$ "	19 $\frac{5}{8}$ "

BEVOLO GAS & ELECTRIC LIGHTS

IGHT:

FRENCH QUARTER

ACKET:

POST MOUNT & COLUMN MOUNT

DATE:

9-17-2010

DRW BY:

JJG

APP. BY:

MAJ

REVISION:

4

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