

November 7, 2018

ISSUE: Request for a Certificate of Appropriateness for Alterations

APPLICANT: Tom Dabney and Laura Machanic

LOCATION: 414 Duke Street

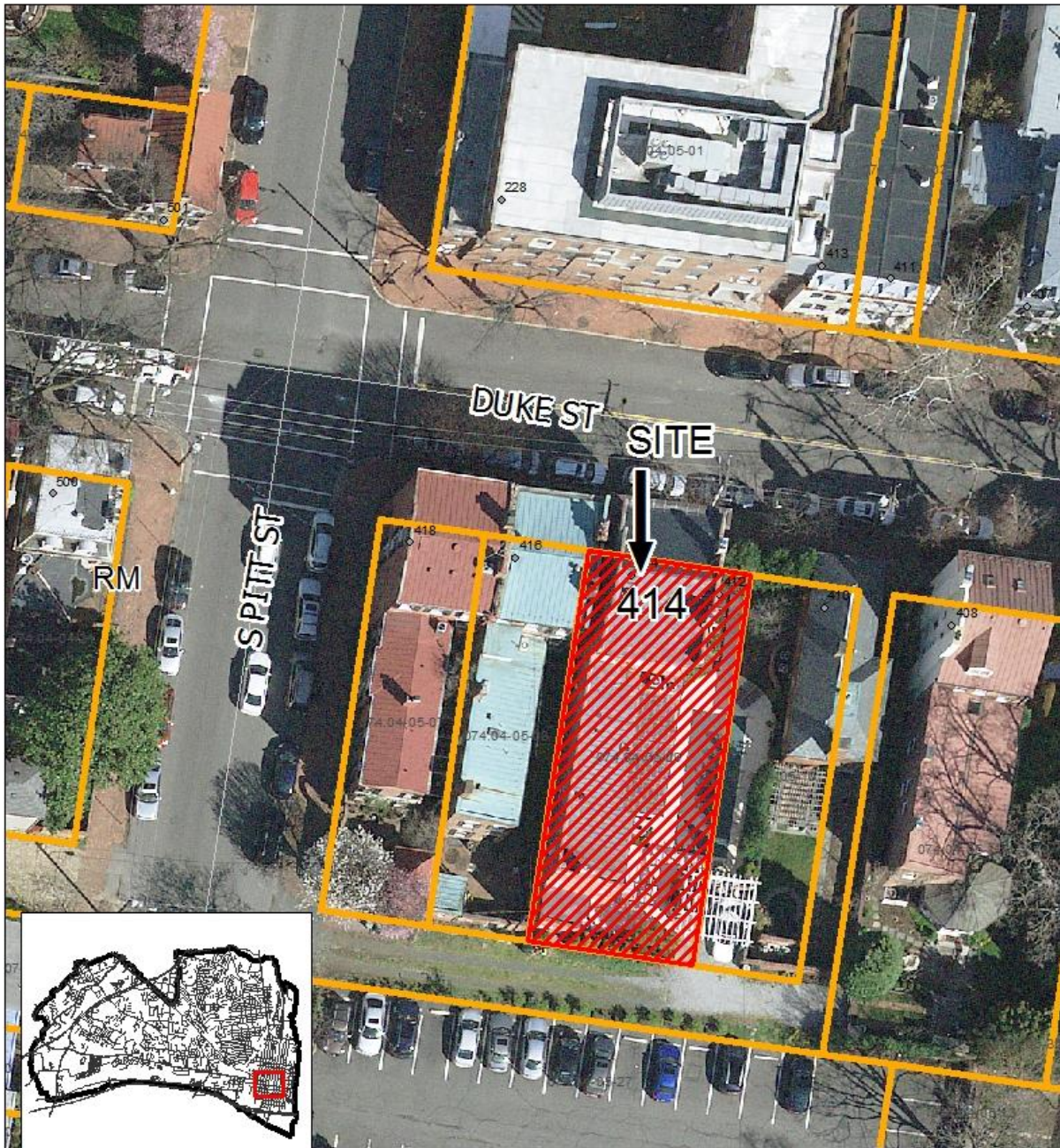
ZONE: RM / Residential

STAFF RECOMMENDATION

Staff recommends approval of the application, with the condition that the new railing be mounted in the existing holes in the stone stoop.

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, 703-746-4200 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.



BAR #2018-00422
414 Duke Street
(Parcel Address 412 Duke Street)



I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness for the replacement of the brass tube handrail on the existing stoop with a new painted black steel handrail. The custom design of the handrail is intended to complement the Greek Revival style of the building. The stone front stoop will remain and be repaired as necessary.

II. HISTORY

This three-story, three-bay brick Greek Revival house was built around **1854**. The row of three Greek Revival buildings (414, 416, and 418 Duke Street) appears in the book *Historic Alexandria Virginia – Street by Street* by Ethelyn Cox. According to Cox, Benoni Wheat bought the lot at 414 Duke in February 1854.

On July 2010, the BAR deferred an application for window replacement to give staff time to determine the age of the existing windows (BAR Case #2010-0186). The applicant never returned to the Board and the application ultimately expired.

On September 2014, the applicant requested approval of a Certificate of Appropriateness to construct a pergola over an existing parking pad in the rear yard (BAR#2014-00251). The application was approved with the condition that the applicant record an easement to allow for the encroachment of the pergola on the neighbor's brick wall to the east at 410 Duke Street.

III. ANALYSIS

Staff has no objection to the new handrail's design, material or color. The proposed railing design features the Greek elements found at the front door transom and is consistent with the recommendations contained in the Design Guidelines, which state that:

- Stoops, steps and railings should be appropriate to the historic style of the structure.
- Stoops, steps and railings should not hide, obscure or cause the removal of historic architectural details.
- Stoops, steps and railings should be made of materials which are sympathetic to the building materials generally found in the historic district.



Photograph (reverse image) taken between 1946-1951

Figure 1: Front entrance without railing ca. 1946-1951 (Alexandria Library Special Collections)

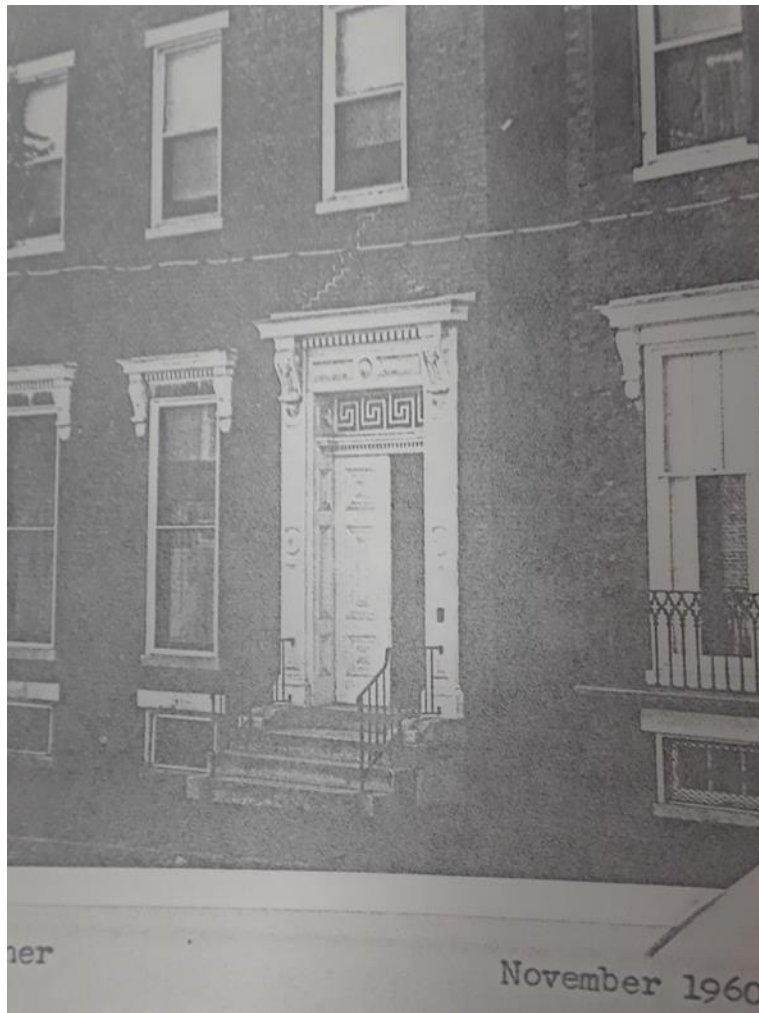


Figure 2: 1960 photo of stoop with railing (Alexandria Library Special Collections)

Staff was able to locate two mid-20th century photographs of the subject property, one shows no handrail the other a traditional iron picket handrail (Figure 1 & Figure 2). At some point between 1960 and today the existing, somewhat commercial looking brass tube handrail rail was added, though staff was unable to locate any approvals.

As illustrated by Figure 1, houses built prior to the mid-20th century usually did not have handrails on the stoop, though many property owners today find them to be essential to safe access to their building. The BAR's administrative approval policy only allows staff to approve simple handrails, without the balusters (or pickets) below unless they are required as a guardrail by the building code for fall protection because of the height of the stoop. The reason is that the multitude of decorative balusters can become visually distracting when walking down narrow Old Town sidewalk and are not architecturally appropriate to the period of the building or the design of the entrance. However, in this case, staff supports the design of the proposed handrail with balusters, finding the design to be high quality and architecturally appropriate at this specific Greek Revival style building, noting that the elaborate entrance design is bold enough to remain visually prominent and the railing's

detailing recalls the Greek key element in the transom above the entrance door. Staff only recommends that the railing be installed in the existing holes in the stone steps and attachment to the pilaster, to avoid further damaging the original stone stoop.

STAFF

Marina Novaes, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

- F-1 Existing stoop and steps project approximately 5' from the front property line which is more than the 4' encroachment permitted by section 5-2-29(a) of the City Code.
- C-1 Replacement railings on the existing stoop/steps are not a further encroachment.

Code Administration

There were no comments from Code Administration

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (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 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-4 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

There were no comments from Alexandria Archaeology

V. ATTACHMENTS

1 – Application for BAR 2018-00422

2 – Supplemental Materials

ADDRESS OF PROJECT: 414 Duke Street, Alexandria, VA 22314
 TAX MAP AND PARCEL: 074.04-05-09 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: Tom Dabney and Laura Machanic

Address: 414 Duke Street

City: Alexandria State: VA Zip: 222314

Phone: 703-489-2419 E-mail: tomdabney@gmail.com

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

Name: John Linam Jr Phone: 7036527560

E-mail: john@linamjr.com

Legal Property Owner:

Name: Tom Dabney and Laura Machanic

Address: 414 Duke Street

City: Alexandria State: VA Zip: 22314

Phone: 703.489.2419 E-mail: tomdabney@gmail.com

- ☐ 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 Replace front entry steps railing
☐ ADDITION
☐ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

~~To provide a new open roof pergola structure atop an existing low brick wall which defines an existing parking area at the rear of the existing yard. The parking area will remain unchanged. The purpose of the pergola structure is to screen from view the large neighboring parking lot behind the existing courtyard on the subject property, and to provide some element of shade for the existing parking spaces. The structure will be constructed of a mix of painted wood and composite materials (which will be compliant with BAR standards). The structure will be painted white and will incorporate details from an existing side porch feature on the existing main house.~~

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 12 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 12 sets of revised materials.

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

APPLICANT OR AUTHORIZED AGENT:

Signature: 

Printed Name: John Linam Jr

Date: 7/17/18

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 three 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 C. Dabney	414 Duke St.	100% 0% TD
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 _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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 C. Dabney	414 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.

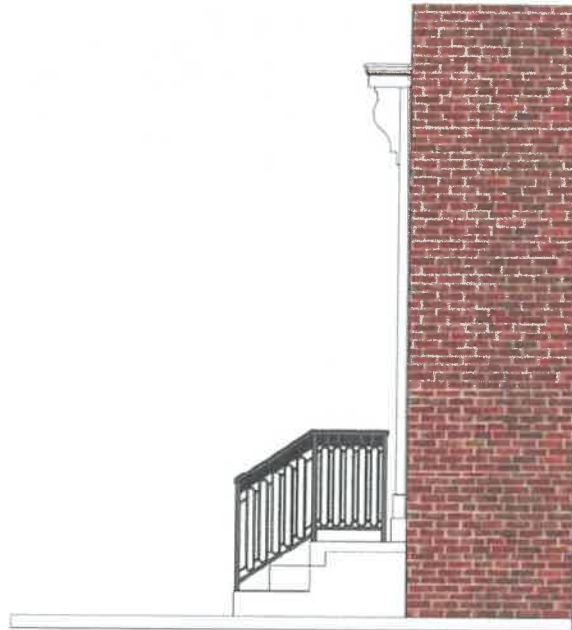
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Thomas C. Dabney	N/A	N/A
2.		
3.		

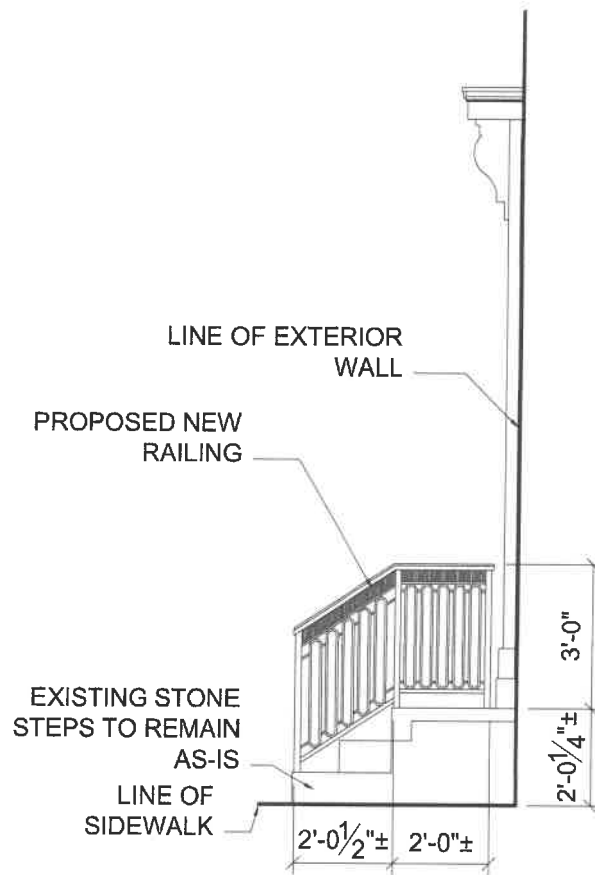
NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

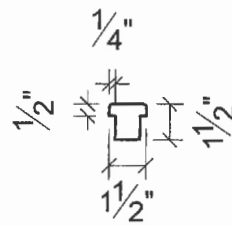
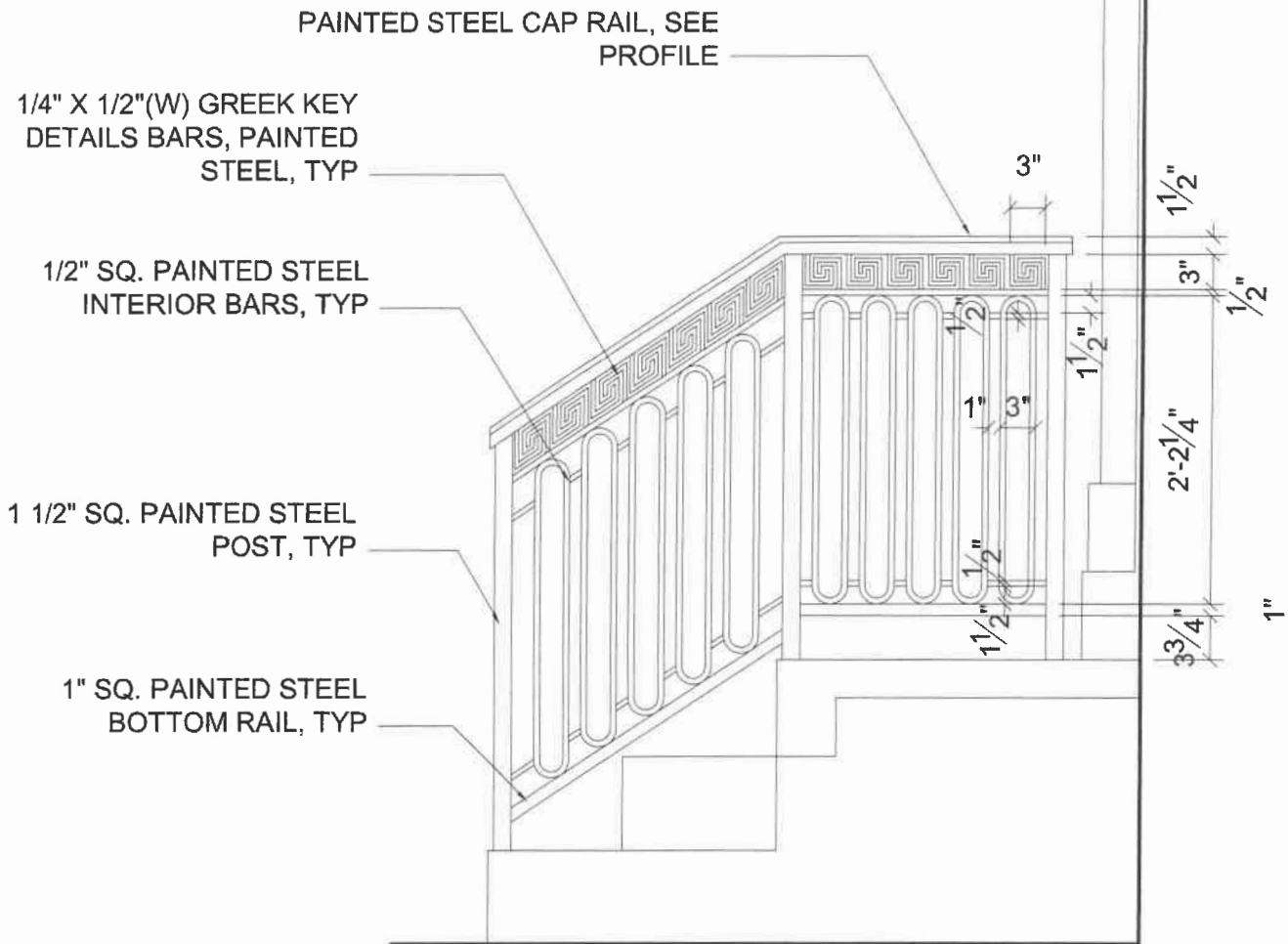
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

09/27/2018 Thomas C. Dabney Thomas C. Dabney
Date Printed Name Signature









CAP RAIL PROFILE
SCALE: 1 1/2"=1'-0"

DRAFT - NOT FOR CONSTRUCTION