

ISSUE: Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations

APPLICANT: 500 Duke Street LLC

LOCATION: Old and Historic Alexandria District
500 Duke Street

ZONE: RM/Residential Townhouse zone

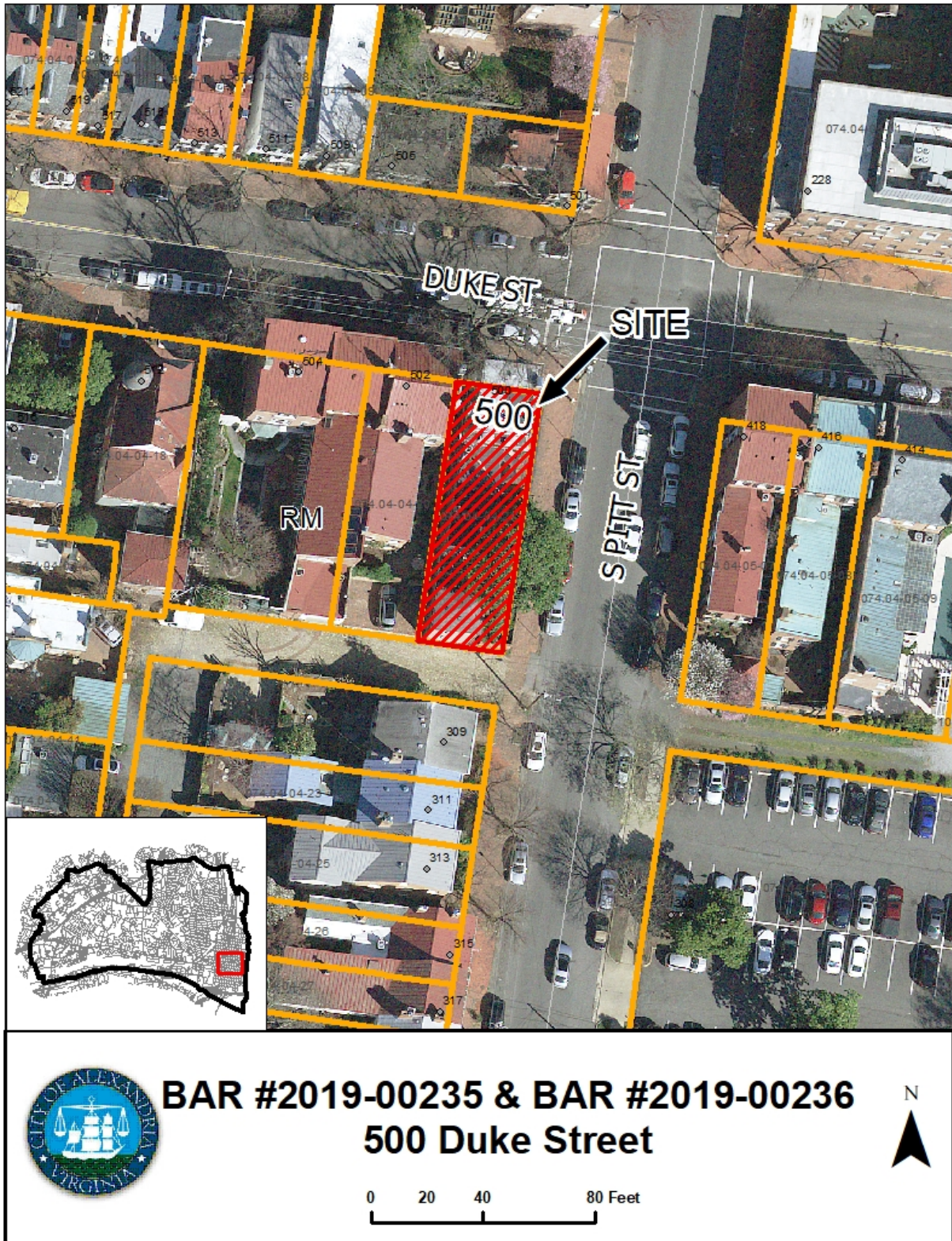
STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness, with the following conditions

1. Limit the amount of demolition to the area below the existing window on the south elevation of the ell, without disturbing the masonry pier between the door and window; and
2. Retain the existing door opening on the north elevation of the carriage house.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a 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 Department of 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.



Note: *Staff coupled the applications for a Permit to Demolish (BAR2019-00235) and Certificate of Appropriateness (BAR2019-000236) for clarity and brevity. The Permit to Demolish requires a roll call vote.*

I. APPLICANT'S PROPOSAL

The applicant is requesting a Permit to Demolish/Capsulate and Certificate of Appropriateness to alter and capsulate two exterior walls and fully enclose an existing covered patio at 500 Duke Street.

Permit to Demolish/Capsulate

- Remove the existing glass roof covering the patio area between the main house and the rear carriage house.
- Demolish a portion of the south exterior wall of the main dwelling and replace it with a large cased opening.
- Remove the built-in cabinetry along the north wall of the carriage house.
- Seal the existing door on the north exterior wall of the carriage house.

Certificate of Appropriateness

- Replace the existing glass roof over the patio area with a standing seam metal shed roof.
- On the new east wall, add pilasters with bases, capitals, and an entablature using details that match those on the primary north elevation of the house.
- On the new east wall, add one pair of Marvin wood double doors in the center, flanked by two single Marvin wood doors, one to each side of the double door.
- Add exterior lighting on the new east elevation: one pair of electric sconces with copper finish.
- On the west elevation, above the masonry wall the existing louvers will be replaced with a solid wall detailed with panels.
- Create a new door in a different location on the north wall of the carriage house.

II. HISTORY

500 Duke Street is a three-story, three-bay, brick townhouse with a Victorian mansard style roof. It stands at the southwest corner of Duke and South Pitt Streets. According to Ethelyn Cox's book Historic Alexandria Street by Street, Mary Mandeville constructed the house circa **1852**. A June 1864 advertisement describes the dwelling as a "commodious two-and-a-half story brick dwelling house with metal roof." John P. Agnew purchased the property and most likely added the mansard roof and Victorian ornamentation. The 1885 Sanborn map indicates that the footprint of the building remains unchanged from that date. The mansard roof and third floor appear at some point between the 1896 map and the 1912 map (Figure 2). The carriage house is present on all maps but may have been enlarged at some point between 1896 and 1912.



Figure 1: 500 Duke, north and east elevations

The existing building reflects late-19th century Second Empire Victorian style additions to a dwelling that still retains much of the original mid-19th century Greek Revival period features on the interior and exterior. For instance, the earlier 6/6 double hung windows were retained below bracketed window hoods and 2/2 Victorian sash windows were used in the later dormers and bays.

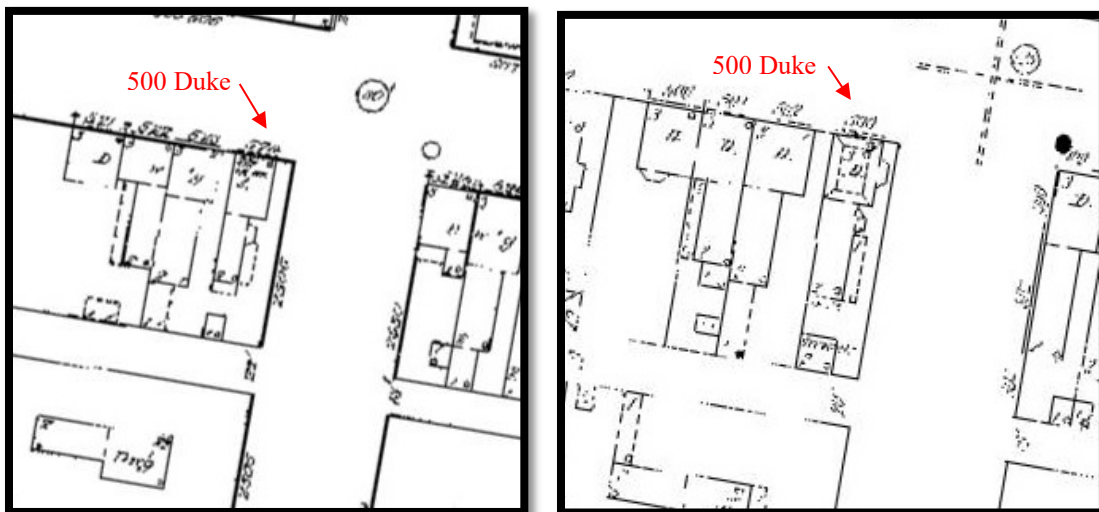


Figure 2: Left: 1885 Sanborn Fire Insurance Map; Right: 1912 Sanborn Fire Insurance Map

Previous BAR Approvals

The BAR approved alterations in 1959, the addition of a 6' brick wall on the Pitt Street side in 1960, and window alterations in 1966 and 1968.

BAR2019-00086 administrative approval to reroof the primary building with slate.

BAR2019-00205 administrative approval to replace the asphalt shingle roof of the carriage house with a standing seam metal roof.

III. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

The *Design Guidelines* note that “It is the policy of the Boards that the absolute minimum demolition of an existing structure should take place. For example, in the case of an addition to

the rear of a property, the Boards prefer that the amount of demolition be limited to that necessary to accommodate access to the addition rather than wholesale demolition and replacement of the rear façade.” In addition, the chapter on Demolition of Existing Structures -- Page 2 states that “Generally speaking, there must be a compelling reason for the demolition, either in whole or in part, of a significant structure in the historic districts. The Board actively seeks to retain the existing historic fabric of the historic districts and strongly discourage the demolition of any portion of an 18th or 19th century structure.”

Staff has no objection to the capsulation of an area that is already partially enclosed under an open glass roof. However, staff does not support the proposed demolition of masonry on the carriage house to accommodate a new door, or the proposed amount of demolition on the main block to create an open concept kitchen. Staff believes that the carriage house can be configured such that the existing door can be utilized, and on the main block openness and circulation from the kitchen into the new space can be enhanced by keeping the kitchen door and demolishing the area below the window sill to create a second door opening, thus maintaining the structural integrity of the load bearing masonry wall and minimizing the amount of demolition on this unaltered historic building wall.

Certificate of Appropriateness

The new east wall meets many of the recommendations contained in the *Design Guidelines*, including: the garden room roof will be replaced with historically appropriate materials and is architecturally compatible with adjacent structures; the exterior doors and their detailing are appropriate to the period of the structure; the exterior lights are appropriate to the structure.

Staff has no objection to the design of the new addition to this architecturally significant and highly visible house and recommends only that the demolition be limited to the minimum amount necessary, as described above.

STAFF

Susan Hellman, Principal 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 Proposed sunroom enclosure complies with RM zoning.

Code Administration

F-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, 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 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 No archaeological oversight is necessary for this project.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2019-00235 & 00236:500 Duke Street

BAR Case # _____

500 Duke Street

ADDRESS OF PROJECT: _____

DISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old Building

TAX MAP AND PARCEL: 74.04 04 21 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: 500 Duke Street LLC

Address: 3026 P Street NW

City: Washington State: DC Zip: 20007

Phone: 202 674 9226 E-mail: val@vhawkins.com

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

Name: Val Hawkins, AIA, Val Hawkins Architect Phone: 202 674 9226

E-mail: Val@vhawkins.com

Legal Property Owner:

Name: 500 Duke Street LLC

Address: 3026 P Street NW

City: Washington State: DC Zip: 20007

Phone: 202 674 9226 E-mail: val@vhawkins.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

enclosure of building hypen

☐ ADDITION☒ DEMOLITION/ENCAPSULATION☐ SIGNAGE**DESCRIPTION OF PROPOSED WORK:** *Please describe the proposed work in detail (Additional pages may be attached).*

This application is for an alteration and encapsulation of 2 exterior walls in order to enclose a small covered patio at 500 Duke Street. There is currently a glass roof covering the patio area between the main house and rear carriage house on the property. To create a conditioned family room off the kitchen, the design intent is to replace the glass roof with a standing seam metal roof and construct a new wall of glass double doors to enclose the space. This new conditioned space will connect the carriage house to the main house, but be constructed in such a manner to minimize the loss of original fabric and to distinguish the old construction from new.

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: Val Hawkins, AIA
Val Hawkins, AIA

Printed Name: _____

Date: 6/6/19

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. See Attached		
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 510 Duke Street (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. See Attached		
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.

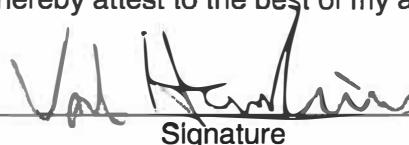
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. See Attached	None	
2.		
3.		

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.

6/6/19

Val Hawkins, AIA



Date

Printed Name

Signature

Ownership and Disclosure Statement

500 Duke Street BAR Application.

500 Duke, LLC is a single-member LLC owned by Val Hawkins Architect, LLC, which is a single-member LLC owned by Val Parham Hawkins, Jr. Revocable Trust – Val Parham Hawkins, Jr., Grantor and Trustee.



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations for

Single and Two-Family Residential Outside Historic Districts

A

A. Property Information

A1. 500 Duke Street, Alexandria, VA 22314
Street Address

RM
Zone

A2. 2,850.00 x 1.50
Total Lot Area Floor Area Ratio Allowed by Zone

= 4,275.00
Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement 598.00
First Floor 1,686.00
Second Floor 1,420.00
Third Floor 574.00
Attic
Porches
Balcony/Deck
Garage
Other***

Allowable Exclusions**

Basement** 598.00
Stairways** 238.00
Mechanical** 30.00
Attic less than 7**
Porches**
Balcony/Deck**
Garage**
Other***
Other***

B1. 4,278.00 Sq. Ft.
Existing Gross Floor Area*

B2. 866.00 Sq. Ft.
Allowable Floor Exclusions**

B3. 3,412.00 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

240 SF covered patio included in first floor SF.

B1. **Total Gross** 4,278.00 B2. **Total Exclusions** 866.00

C. Proposed Gross Floor Area

Proposed Gross Area

Basement 0.00
First Floor 0.00
Second Floor 0.00
Third Floor 0.00
Attic
Porches
Balcony/Deck
Garage
Other***

Allowable Exclusions**

Basement** 0.00
Stairways** 0.00
Mechanical** 0.00
Attic less than 7**
Porches**
Balcony/Deck**
Garage**
Other***
Other***

C1. 0.00 Sq. Ft.
Proposed Gross Floor Area*

C2. 0.00 Sq. Ft.
Allowable Floor Exclusions**

C3. 0.00 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. **Total Gross** 0.00 C2. **Total Exclusions** 0.00

D. Total Floor Area

D1. 3,412.00 Sq. Ft.
Total Floor Area (add B3 and C3)
D2. 4,275.00 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space (RA & RB Zones)

E1. Existing Open Space Sq. Ft.
E2. Required Open Space Sq. Ft.
E3. Proposed Open Space Sq. Ft.

Notes

*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof of a lot, measured from exterior walls.

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

*** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for additional allowable exclusions. Additional exclusions may include space under balconies, retractable awnings, etc.

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

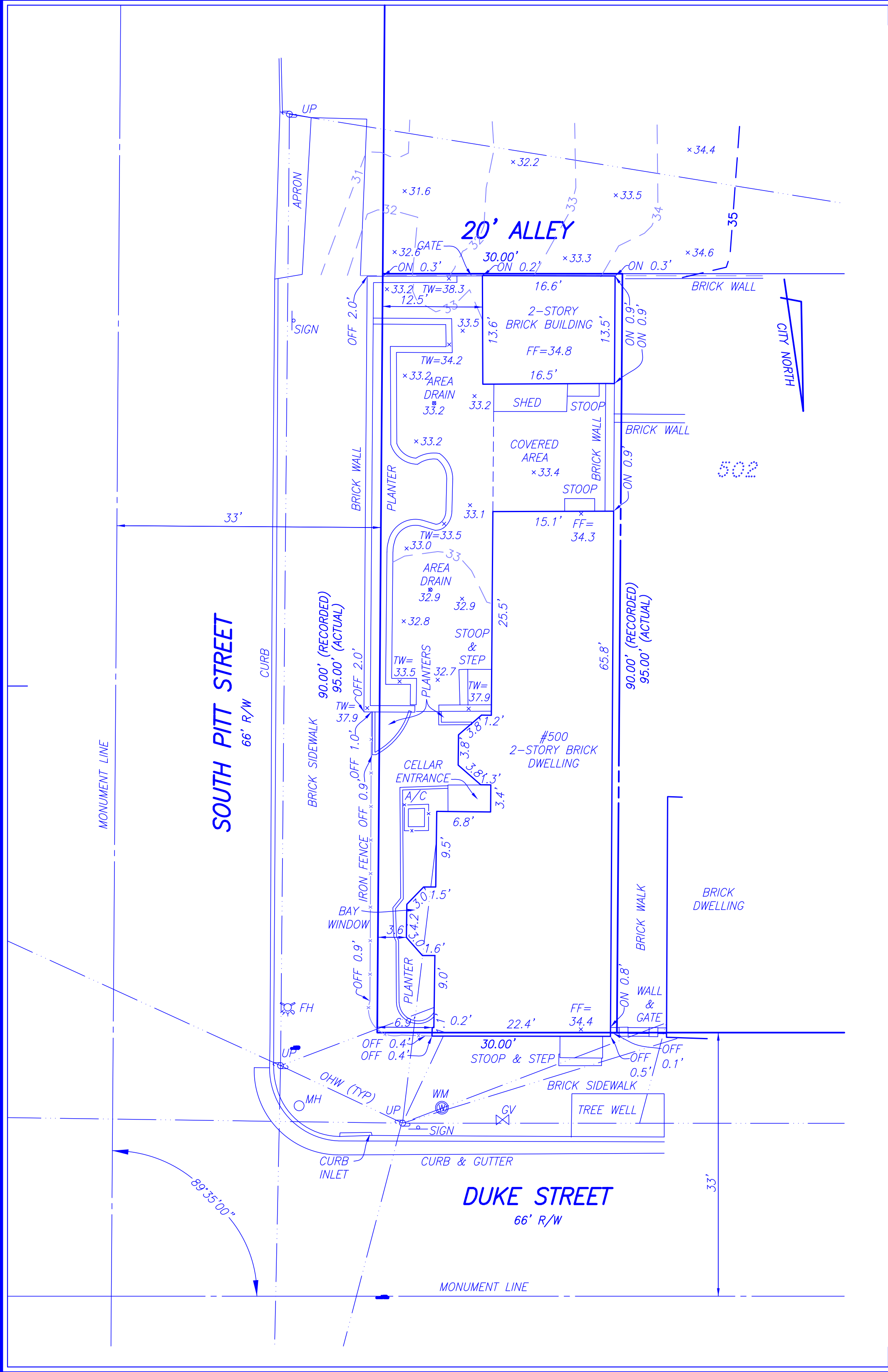
Signature:

Val Hawkins

15

Date:

6/10/19

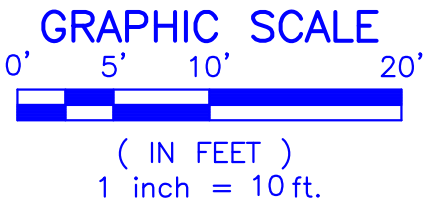


- GENERAL NOTES:**
1. TAX MAP: #074.04-04-21
 2. OWNER: EUGENE C. & PRISCILLA J. TAYLOR
500 DUKE STREET
ALEXANDRIA, VIRGINIA 22314
DB. 681, PG. 376
 3. TITLE REPORT WAS NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.
 4. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
 5. TOTAL SITE AREA = 2,850 SF OR 0.0654 AC (COMPUTED)
 6. THE POSITIONS OF THE IMPROVEMENTS SHOWN HEREON HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND/OR WITH CALIBRATED ELECTRONIC DISTANCE MEASURING EQUIPMENT.

- LEGEND:**
- ⊙ STORM MH
 - ⊙ UTILITY MH
 - UG UTILITY BOX
 - ⊙ SANITARY MH
 - CLEAN OUT
 - ⊙ WATER METER
 - ⊙ WATER VALVE
 - ⊙ FIRE HYDRANT
 - ⊙ LIGHT POLE
 - ⊙ SIGN POST
 - △ MON. WELL



PLAT
SHOWING PHYSICAL IMPROVEMENT SURVEY AND
PARTIAL TOPOGRAPHY
#500 DUKE STREET
DB. 681, PG. 376
CITY OF ALEXANDRIA, VIRGINIA
DATE: SEPTEMBER 26, 2018 SCALE: 1" = 10'



ENCLOSING A COVERED PATIO AT 500 DUKE STREET

This application is for an alteration and encapsulation of 2 exterior walls in order to enclose a small covered patio at 500 Duke Street. There is currently a glass roof covering the patio area between the main house and rear carriage house on the property. To create a conditioned family room off the kitchen, the design intent is to replace the glass roof with a standing seam metal roof and construct a new wall of glass double doors to enclose the space. This new conditioned space will connect the carriage house to the main house, but be constructed in such a manner to minimize the loss of original fabric and to distinguish the old construction from new.

1. Context Photos

1. Site Plan

2. Existing conditions

3. Floor Plans

4. Roof Plan

5. Elevations

6. Details of enclosure wall

7. Materials

- Doors
- Roof
- Exterior Sconces
- Paint colors



C



A



B





C

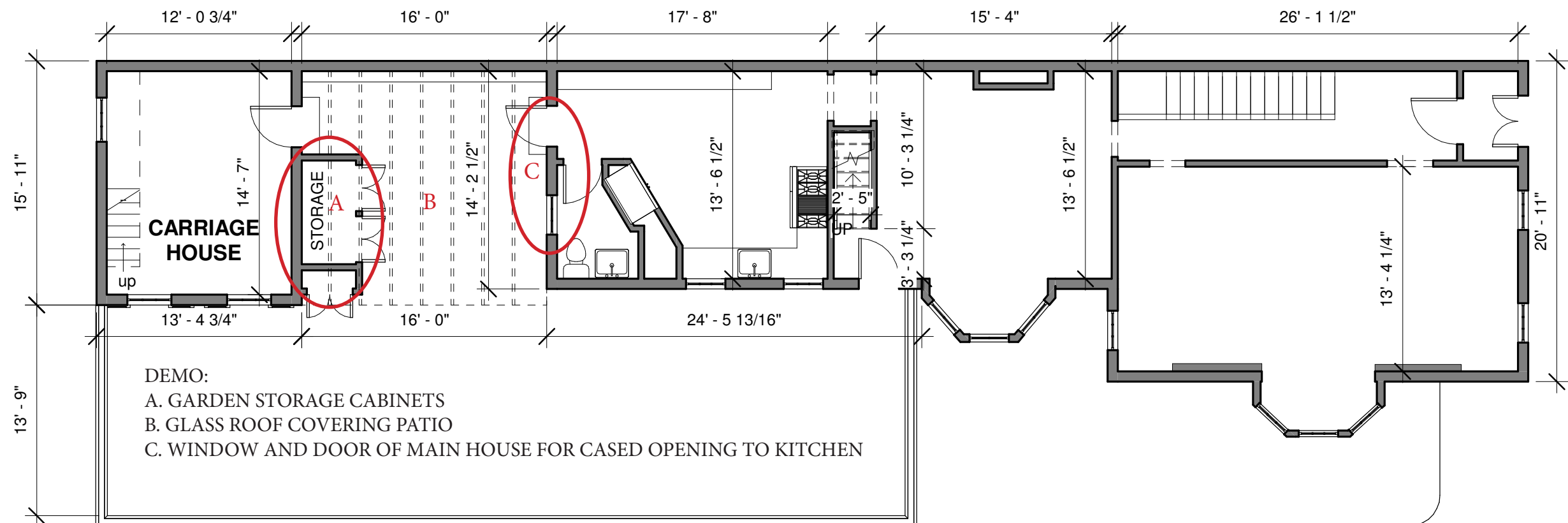


A



B

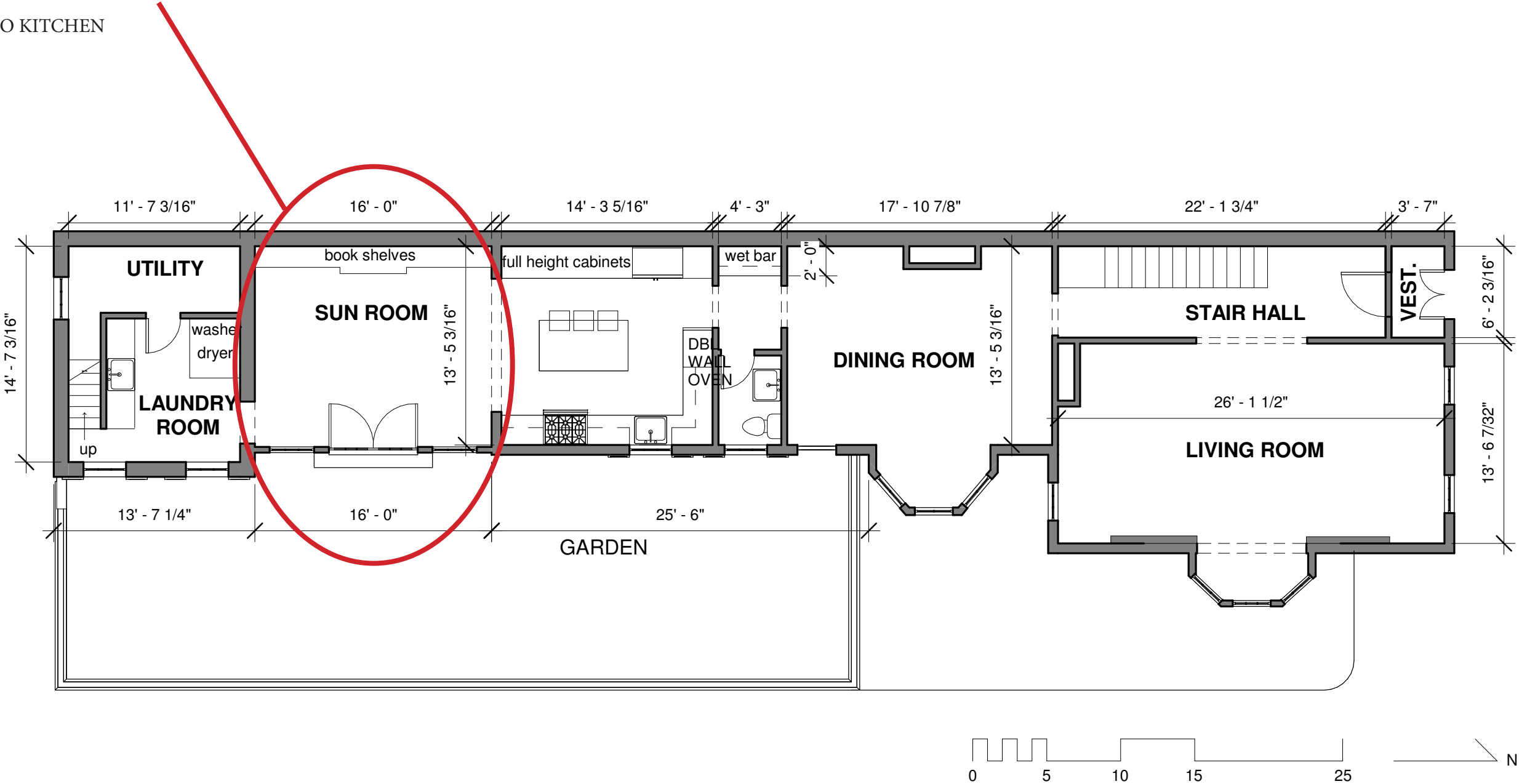




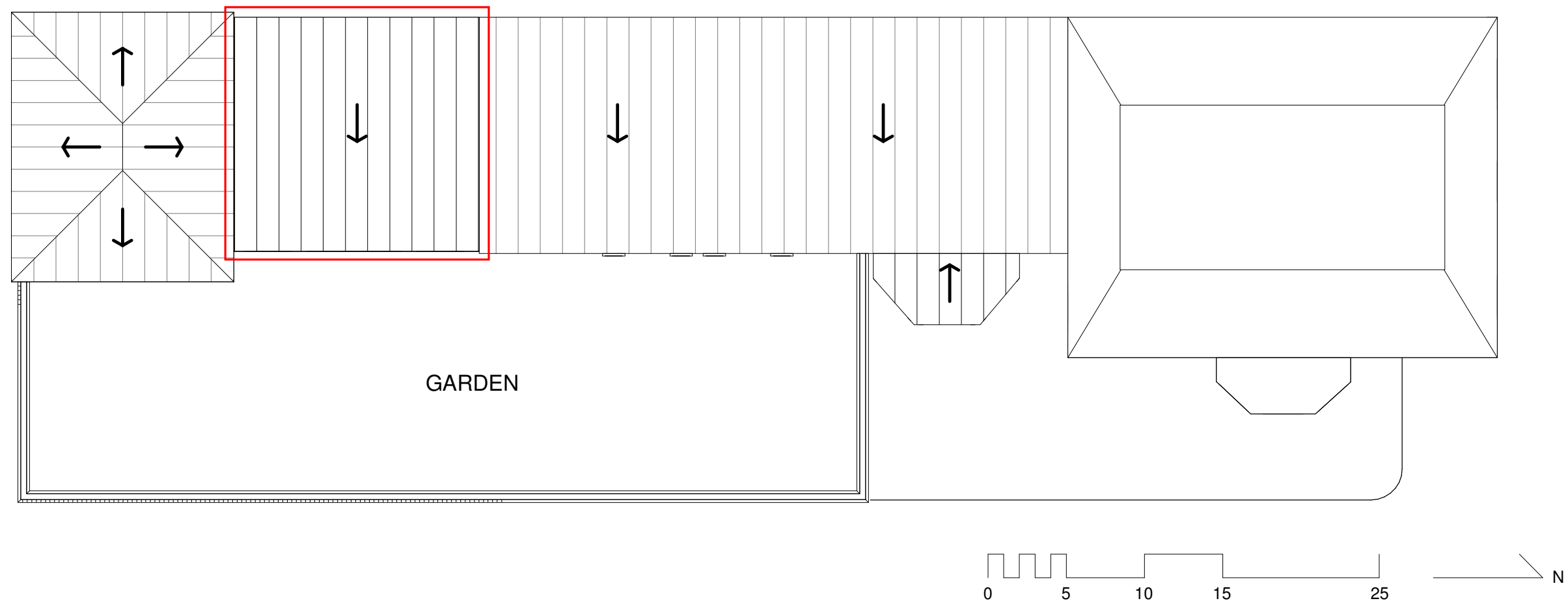
ENCLOSING COVERED PATIO WITH GLASS DOORS

REPLACING GLASS ROOF WITH STANDING SEAM MEAL ROOF

CASED OPENING TO KITCHEN

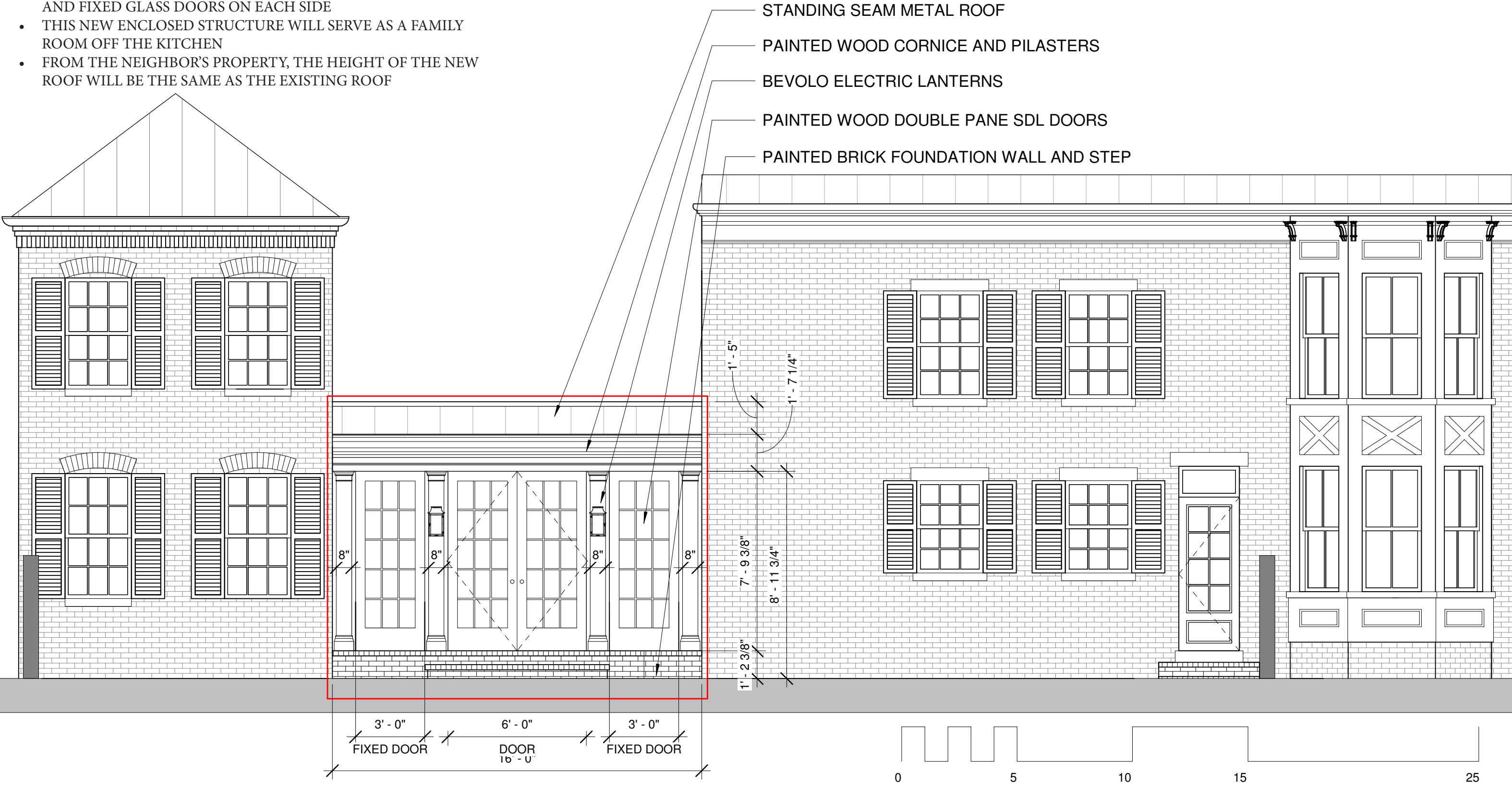


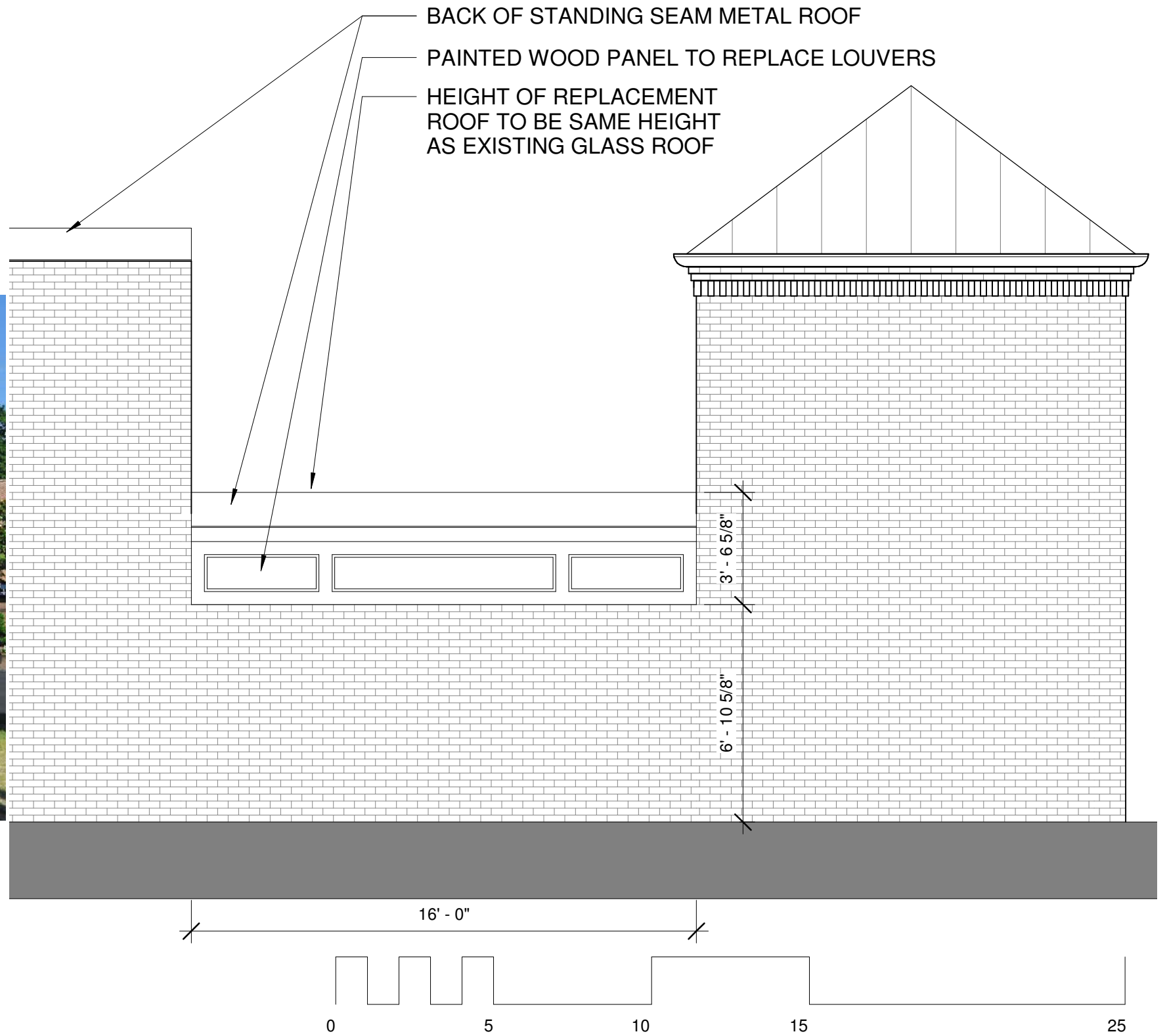
- ROOF PLAN
- NEW STANDING SEAM METAL ROOF TO REPLACE GLASS ROOF ABOVE COVERED PATIO



SCOPE OF WORK:

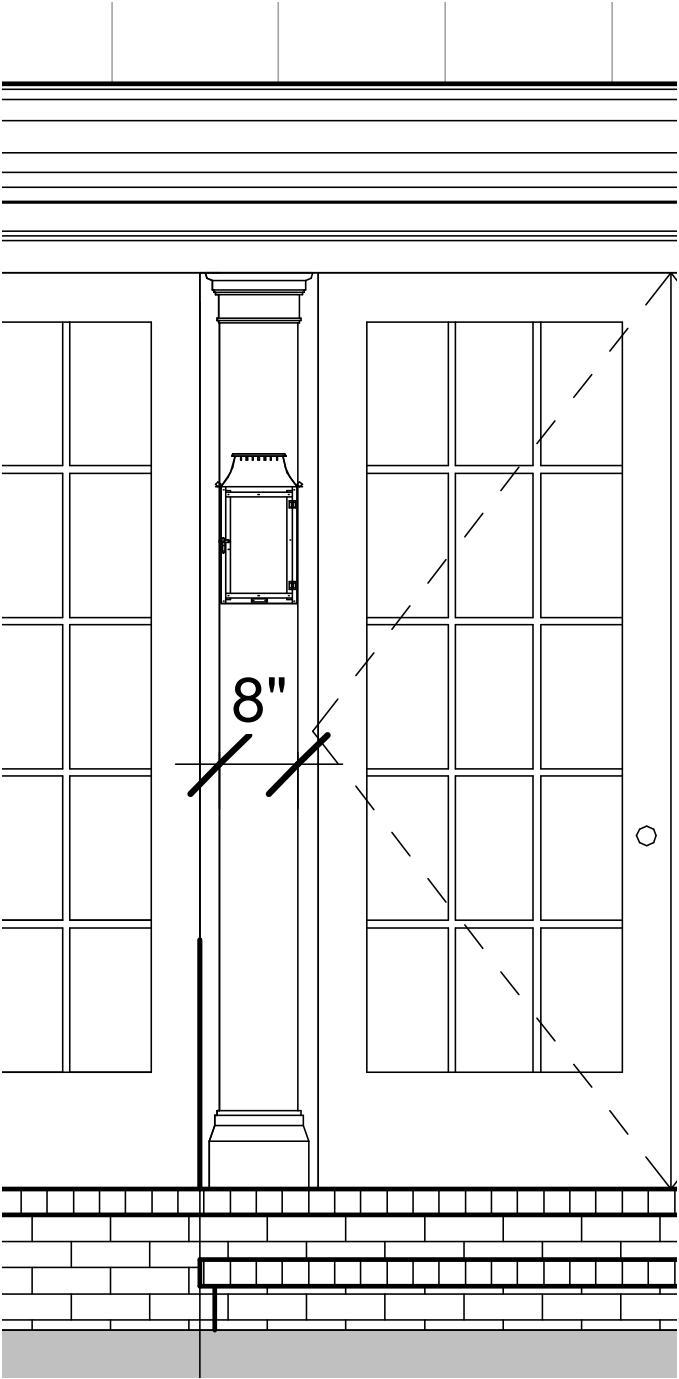
- REPLACE GLASS ROOF WITH STANDING SEAM METAL ROOF
- ENCLOSE STRUCTURE WITH GLASS DOUBLE DOORS IN CENTER AND FIXED GLASS DOORS ON EACH SIDE
- THIS NEW ENCLOSED STRUCTURE WILL SERVE AS A FAMILY ROOM OFF THE KITCHEN
- FROM THE NEIGHBOR'S PROPERTY, THE HEIGHT OF THE NEW ROOF WILL BE THE SAME AS THE EXISTING ROOF





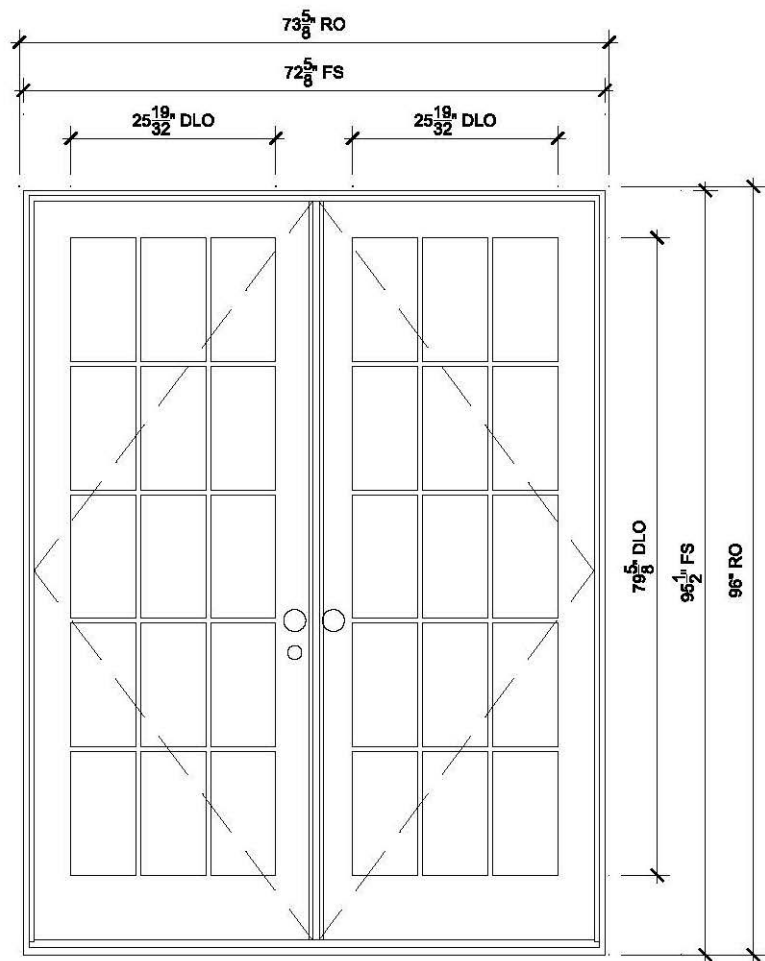
ENCLOSURE WALL DETAILS:

- BASE AND CAPITAL OF PILASTERS TO MATCH PROFILES OF FRONT ENTRY
- ENTABLATURE ABOVE PILASTERS OF ENCLOSURE WALL TO MATCH ENTABLATURE OF FRONT ENTRY



EXTERIOR DOUBLE DOORS:

- 1 PAIR OF MARVIN, WOOD, DOUBLE DOORS IN CENTER
- 2 SINGLE MARVIN, WOOD, FIXED DOORS ON EITHER SIDE OF DOUBLE DOORS

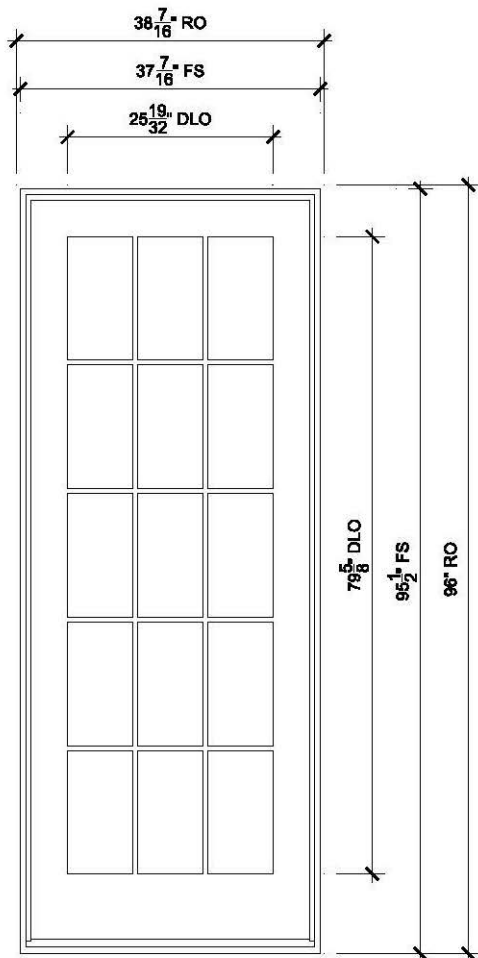


1-2C: SUN PORCH
SCALE: 1/2" = 1'-0"

- | | |
|-----------------------------|----------------------------|
| $\frac{1}{3}$ Head | $\frac{2}{3}$ Jamb |
| $\frac{3}{3}$ Sill | $\frac{4}{3}$ Divided Lite |
| $\frac{1}{4}$ Meeting Stile | |

SPECIFICATIONS

Qty: 1
Brand: Marvin
Series: Wood
Exterior Finish: Primed
Interior Finish: Primed
Unit Type: Ultimate Inswing French Door, XX, Left Hand
Call Number: CN6080
Glass Information: Tempered Low E2 w/Argon, Stainless
Divider Type: 5/8" Rectangular SDL W/ Spacer - Stainless



1-1C, 1-3C: SUN PORCH
SCALE: 1/2" = 1'-0"

- | |
|----------------------------|
| $\frac{2}{4}$ Head |
| $\frac{3}{4}$ Jamb |
| $\frac{4}{4}$ Sill |
| $\frac{4}{3}$ Divided Lite |

SPECIFICATIONS

Qty: 2
Brand: Marvin
Series: Wood
Exterior Finish: Primed
Interior Finish: Primed
Unit Type: Ultimate Inswing French Door, O
Call Number: CN3080
Glass Information: Tempered Low E2 w/Argon, Stainless
Divider Type: 5/8" Rectangular SDL W/ Spacer - Stainless

ROOF SPECS:

- Carlisle HT300 high-temperature ice and watershield over the entire roof sheathing
- Field fabricated 26-gauge Englert 17” wide x 1” tall double lock standing seam panels
- PermaColor 3500 - Full Strength 70% Kynar 500 / Hylar 5000

Color:	Everglade Moss
Reflectivity:	32
Emissivity:	9
Solar Reflective Index:	34.7



Similar standing seam metal construction as neighbors’ roofs



- EXTERIOR LIGHTING:
- 1 PAIR OF BEVOLO ELECTRIC SCONCES
 - WILLIAMSBURG FLUSH MOUNT 15”
 - COPPER FINISH

FRONT VIEW
(NTS)

SIDE VIEW
(NTS)

NOTES:

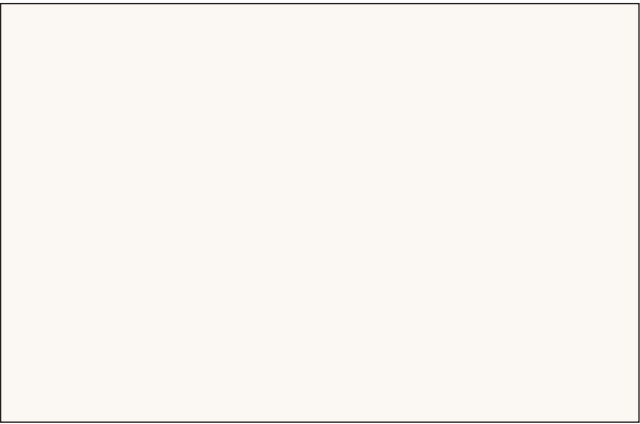
1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS $\frac{1}{4}$ "
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
4. GAS LIGHTS SUPPLIED WITH $\frac{3}{16}$ " COPPER GAS LINE AND $\frac{3}{16}$ " x $\frac{1}{4}$ " GAS LINE ADAPTOR
PLEASE NOTE: 10", 12", 15" FLUSH MOUNT SIZES ARE NOT SOLD IN GAS.

SIZE:	10"	12"	15"	18"
A:	10 $\frac{1}{8}$ "	12 $\frac{1}{8}$ "	15 $\frac{1}{8}$ "	18 $\frac{1}{8}$ "
B:	7 $\frac{1}{4}$ "	8 $\frac{3}{4}$ "	7 $\frac{1}{4}$ "	8 $\frac{3}{4}$ "
C:	5 $\frac{1}{4}$ "	6"	5 $\frac{1}{4}$ "	6"
E:	3 $\frac{1}{4}$ "	3 $\frac{1}{4}$ "	3 $\frac{1}{4}$ "	3 $\frac{1}{4}$ "
F:	6 $\frac{7}{8}$ "	8 $\frac{7}{8}$ "	11 $\frac{7}{8}$ "	14 $\frac{7}{8}$ "

BEVOLO GAS & ELECTRIC LIGHTS			DRW BY:	JJG	COPYRIGHT 2009, BEVOLO GAS & ELECTRIC LIGHTS. DRAWINGS & DESIGNS ARE OWNED BY BEVOLO AND REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF BEVOLO GAS & ELECTRIC LIGHTS. DRAWINGS AND DESIGNS SHALL NOT BE DUPLICATED IN WHOLE OR PART.
LIGHT:	WILLIAMSBURG 10", 12", 15", 18"	DATE:	APP. BY:	MAJ	
BRACKET:	FLUSH MOUNT	12-29-11	REVISION:	2	

PAINT COLORS

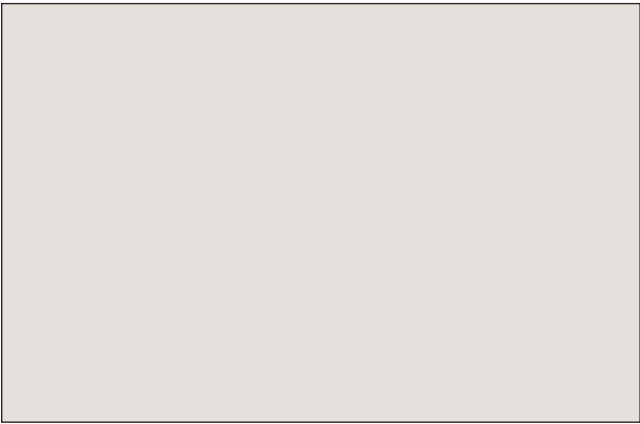
FARROW AND BALL
ALL WHITE
NO. 2005



ALL TRIM:

ALL WOODWORK OF NEW CONNECTOR
PIECE (WINDOWS, DOUBLE DOORS, FIXED
DOORS, AND PILASTERS)

FARROW AND BALL
STRONG WHITE
NO. 2001



BRICK:

ALL EXTERIOR BRICK WALLS

FOUNDATION WALL OF CONNECTOR
PIECE BELOW DOUBLE DOORS

BRICK GARDEN WALL TO REMAIN
UNPAINTED

FARROW AND BALL
STUDIO GREEN
NO. 93



SHUTTERS AND DOORS:

ALL SHUTTERS AND EXTERIOR DOORS TO
BE PAINTED STUDIO GREEN

EVERGLADE MOSS
ROOF



ROOF:

ALL STANDING SEAM METAL ROOFS

- CARRIAGE HOUSE
- NEW ROOF ABOVE COVERED PATIO
- LOWER PORTION OF MAIN HOUSE