

**ISSUE:** Certificate of Appropriateness for alterations

**APPLICANT:** David and Anne Ayres

**LOCATION:** Old and Historic Alexandria District  
401 Duke Street

**ZONE:** RM/Residential Townhouse Zone

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**STAFF RECOMMENDATION**

Staff recommends approval of the Certificate of Appropriateness for alterations, as submitted.

**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](mailto:preservation@alexandriava.gov) for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by 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.



## I. APPLICANT'S PROPOSAL

The applicant is requesting approval of a pergola on the west elevation of the house facing the patio at 401 Duke Street. The pergola will measure 5' 8" long by 4' 8" deep and will fill in the 4' 8" inset on the side of the house. The pergola will be painted after it is constructed.

## II. HISTORY

The two-and-one-half story, Federal Style, gable-roofed masonry house with rear ell was built in 1997 according to plans approved by the Board of Architectural Review on October 2, 1996 (BAR Case#96-173). The Board also approved alterations to the plans on December 18, 1996 (BAR Case#96-280). The BAR approved the installation of slate on the dormer sides in 2001 (BAR#2001-00306).

## III. ANALYSIS

The pergola is well designed and creates an inviting outdoor space for the homeowners. The *Design Guidelines* does not contain a chapter on outdoor features such as pergolas, trellises or arbors but staff finds the proposed pergola to be modest and compatible with this late 20<sup>th</sup> century home. Staff recommends approval of the application, as submitted.

### STAFF

Stephanie Sample, Historic Preservation Planner, Planning & Zoning  
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

## IV. CITY DEPARTMENT COMMENTS

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

### Zoning

F-1 The pergola is 80% open and less than 10 feet tall, therefore it meets the requirements of 7-202(A)(5) and may be located in the required rear yard.

F-2 The proposed pergola complies with zoning.

### Code Administration

No comments received.

### Transportation and Environmental Services

#### CONDITIONS

R1. 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)

- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. 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)

**FINDINGS:**

- F1. 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)

**CODE REQUIREMENTS**

- C1. 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)
- C2. 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)
- C3. 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)
- C4. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C5. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C6. 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)

**V. ATTACHMENTS**

- 1 – Application Materials*
- 2 – Supplemental Materials*