

BAR Meeting
February 22, 2012

ISSUE: Permit to Demolish/Encapsulate and Addition/Alterations
APPLICANT: Andrea Seward (Allison Thurmond, Agent)
LOCATION: 324 North Patrick Street
ZONE: RB/Residential

STAFF RECOMMENDATION: Staff recommends approval of the application with the following conditions:

1. That the new windows on the front façade will be double-hung, SDL 2/2 wood windows in conformance with the City of Alexandria's *Window Policy*
2. That the pan width and standing seam height and profile at the new metal roof pan match the existing metal roof on the main structure.
3. That the following statements 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 requirements:
 - a. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

*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 final approval if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

**BUILDING PERMIT NOTE: 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.



**CASE BAR#2012-0020 &
CASE BAR#2012-0021**



***Note:** Staff coupled the two reports for 324 North Patrick Street, BAR #2012-0020 (Permit to Demolish/Encapsulate) and BAR #2012-0021 (Certificate of Appropriateness) for clarity and brevity. This item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish/Encapsulate and Certificate of Appropriateness for the construction of additions and alterations at 324 North Patrick Street.

The Permit to Demolish/Encapsulate consists of:

- Demolition of a one-story (c1940s) addition (100 sq. ft.)
- Encapsulation of the rear elevation of the two-story, c1920 extension (approx. 200 sq. ft.)
- Encapsulation of the remaining visible portion of two-story, c1870 main block's rear elevation (60 sq. ft.)

The Certificate of Appropriateness consists of:

- Construction of a new, two-story rear addition with loft (approx. 322 sq. ft. footprint)
- Construction of a new, two-story addition in the void adjacent to the existing c1920, two-story extension behind the new, two-story rear addition (15 sq. ft. footprint)
- Removal of the existing, 2/2 SDL wood windows and storm windows on the front elevation and replace with new, 2/2 SDL painted, wood windows per the *Alexandria Window Policy*.
- Removal of the existing c1970s wood front entry door and replace with a painted wood, four-panel entry door.

The proposed new additions are designed to accommodate a larger kitchen on the first floor and a new, master bedroom and bath on the second floor with storage space in the loft. The rear (east) elevation of the addition will be designed with bi-fold, single-light windows with transoms and a fixed single-light window on the first floor. The second story will have three, single-light windows with transoms. Two of the windows will be fixed with a single, in-swing window, opening out to a Juliet balcony. An additional fixed, single-light window will be positioned to the right of these windows aligned vertically with its complementary window on the first floor. These vertical windows will be surrounded with metal Una-Foam wall panels in a dark bronze color. All windows on the addition are proposed to be a bronze finished aluminum-clad wood manufactured by Marvin.

Since the addition will be built to the property line and abut the adjacent neighbors walls, there are no details for the side elevations. The proposed materials include: horizontal T&G cedar siding with a transparent stain finish, Una-Foam wall panels in a dark bronze color, a standing-seam metal roof in a light gray, cedar slat railing, and aluminum-clad wood windows in a bronze finish.

The home's HVAC equipment will be relocated onto the two-story shed roof behind the new addition. Based on the proposed height of the new addition, this new location will not be visible from the ROW after construction.

The applicant also proposes to relocate the existing fence to the rear property line to expand the yard and eliminate the existing parking spaces.

On the west (side) elevation, approximately two-feet (2') of the addition will be visible beyond the neighbor's existing addition at 322 North Patrick Street.

On the east side, the applicant's addition will align with the rear of the neighbor's two story addition at 326 North Patrick Street, which was previously approved by the Board on July 28, 2004 (BAR Case 2004-0145/0146).

II. HISTORY:

Historic Context

According to remaining architectural evidence and G.M. Hopkins 1877 *City Atlas of Alexandria* and Sanborn Fire Insurance map research it is believed that the two-bay, two story frame house at 324 North Patrick Street was constructed between c1850-1870 as one of the four, modest townhouses on this block (322-328 North Patrick Street). The 1891 Sanborn Map illustrates a two-story frame dwelling with a one-story extension occupying the footprint of the current, two-story main block. Eleven years later, in 1902, the entire main block is shown as a full-two-story structure. Between 1912 and 1921, the two-story shed roof rear extension was added to the house. Finally by 1941, the one-story rear kitchen addition was constructed.

Description of the Existing Building

The subject two-story frame, c1870s dwelling with two-story extension is set upon a brick foundation capped with a side-gable roof. The small, faux Mansard roof on the front façade was most likely applied when the house underwent its Victorian alterations. The simple unadorned front (east) facade is clad in German lap siding, while the south (side) elevation is covered with aluminum siding and the north in what appears to be weatherboard siding. The 2/2 SDL wood windows flanked with non-historic two-paneled louvered shutters and a four-panel entry door with arched, four-light upper glazing were most likely installed during a c1970s renovation.

The dwelling faces west and the façade aligns with the front property line. The rear of the property is enclosed with a six-foot high wood fence, separating the rear yard from two parking spaces, accessed from the 15' **public alley**.

Staff could not find any previous Board approvals for 324 North Patrick Street.

III. ANALYSIS:

Staff has no objection to the proposed demolition of the one-story, c1940s addition or the encapsulation and demolition of portions of the east (rear) elevations and finds the proposed additions to be compatible with the existing building and surrounding area.

Permit to Demolish

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

- (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?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (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?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (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?

In the opinion of Staff, none of the criteria for demolition and encapsulation are met and the Permit to Demolish/Encapsulate should be granted. Staff has no objection to the proposed demolition of the one-story addition or demolition/encapsulation of the rear walls and finds the proposed additions to be compatible with the existing building. The area proposed for demolition/encapsulation is minimal in scope, located on a secondary elevation, does not remove any portion of the building containing character defining features of uncommon design or historic merit, and does not compromise the integrity of the building as a whole.

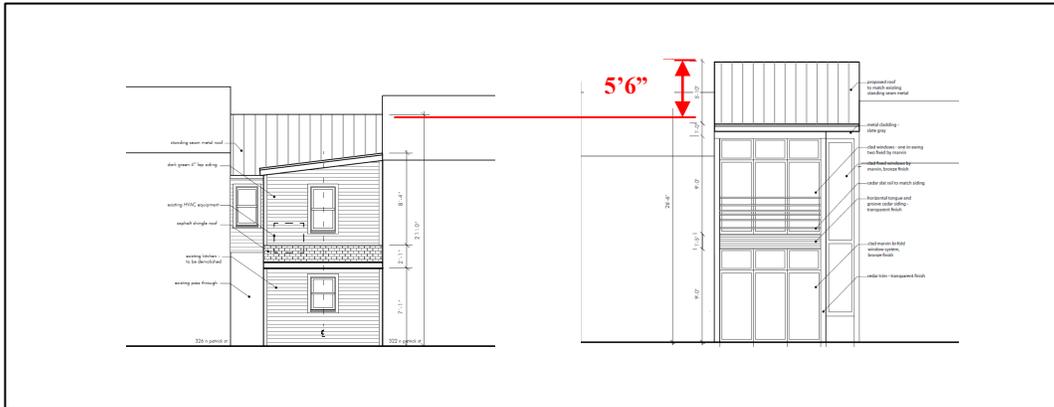
Addition and Alterations

The proposal complies with the zoning requirements for the RB Zone. The applicants will comply with the required 800 square feet of open space by removing the parking at the rear of the property and relocating the fence to the rear property line. The rear yard can no longer be used for parking because it would reduce the amount of open space on the property.

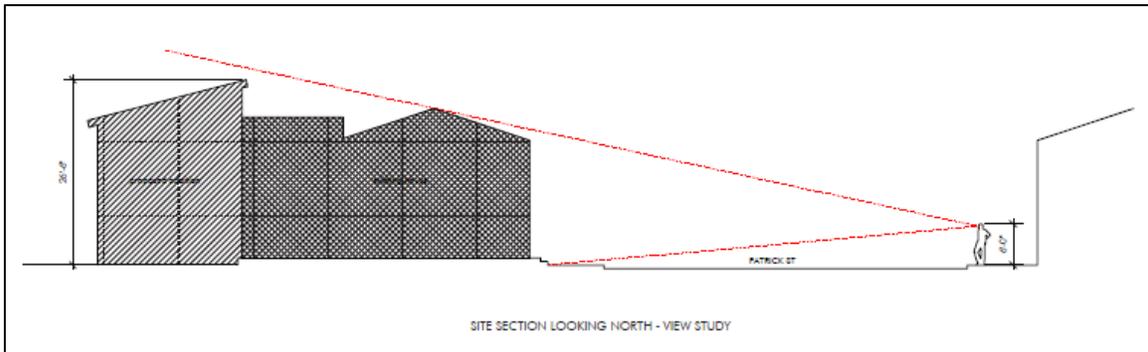
In general, Staff strongly supports the proposed addition and the alterations to this historic townhouse. It is refreshing to see a well-designed, contemporary approach for a new addition while still maintaining the historic integrity of the original portion of the house. The *Design Guidelines* specifically state that: “New and untried approaches to common design problems are encouraged and should not be rejected out of hand simply because they appear to be outside the common practices outlined in the guidelines.” As the attached drawings illustrate, the design for the new additions does not overwhelm the

existing building, respects the architectural heritage of the historic structure, and creates delineations between the historic house and the new additions.

The *Design Guidelines* support additions beyond the roofline of an existing structure only “if the significant architectural character of the house and blockface are preserved.” Although the proposed shed roof addition will be 5’-6” higher than the existing roof on the main block, it will be located 28’ from the front property line (see below.)



Staff and the architect have confirmed that the addition will not be visible from North Patrick Street and will be in scale with the adjacent additions. At the request of Staff, the architect has provided the below section which shows the sight lines of the addition from a pedestrian’s viewpoint on the east side of North Patrick Street.



Staff finds the rear additions are not visible from North Patrick Street and consistent with the *Design Guidelines* and the historic district’s development patterns and therefore recommends that the Board approve the design, as submitted.

Roof Replacement

Staff understands the applicant’s desire to replace the entire roof surface and to create a unified roof appearance. However, the pan of the proposed metal roof does not appear to match the width of the existing metal roof on the original block of the house and is not a traditional standing seam design. The proposed metal roof has a 1 1/2” x 1 1/2” batten seam

which is more typical of early 20th century Prairie Style architecture. Staff has no objection to a factory finished, snap lock seam roof material and supports this more modern roofing pattern on the addition but strongly recommends that the pan width and the shape and height of the seam match the existing roof conditions for the portion of the roof visible from North Patrick Street.

Front Elevation Windows / Entry Door

The architectural style of the proposed replacement windows and door at the front of the house is appropriate for the Victorian period of this c1870s facade. While the house may have originally been constructed as early as the 1850s and used multi-pane windows at that time, national preservation practice has long held that alterations to historic structures which have gained historic significance over time should be maintained – particularly where there is no physical or archival evidence confirming what the design of the original features may have been. As such, the existing SDL 2/2 windows on the front façade will be replaced with new painted-wood SDL 2/2 windows to correspond to this Victorian detailing instead of installing conjectural replicative first period designs (c1850s). Additionally, the existing, stylistically inappropriate c1970s entry door will be replaced with a four-panel, painted wood door appropriate to the Victorian period. The proposed windows and entry door are consistent with the Board's *Window and Door Policies*. This application for window and door replacement is eligible for the BAR's administrative approval process. However, since the applicant was submitting the subject application for the addition, it was suggested to reduce application costs that this window/door replacement request be consolidated into this application.

Should the applicant decide to remove the non-historic aluminum siding on the south elevation in the future, and first period siding is uncovered, this siding should be retained and restored. The retention of original materials of various architectural styles tells the story of this house's evolution through history.

Staff's finds the proposed addition, with the recommended conditions, to be appropriate and compatible with the main historic house in terms of mass, scale, height, and architectural expression. The contemporary addition is well proportioned and detailed using high quality materials and clearly reflects its own time, without negatively impacting the integrity of this or nearby historic resources.

Staff recommends approval of the Permit to Demolish/Encapsulate and the Certificate of Appropriateness for the additions and alterations, with the conditions noted above.

STAFF

Michele Oaks, Historic Preservation Planner
Al Cox, FAIA, Historic Preservation Manager

IV. CITY DEPARTMENT COMMENTS

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

P & Z Zoning Section:

C-1 Proposed addition and fence relocation comply with zoning.

Transportation and Environmental Services (T&ES):

RECOMMENDATIONS

- R1. The building permit plans shall comply with requirements of City Code Section 5-6-224 regarding the location of downspouts, foundation drains and sump pumps. Refer to Memorandum to Industry dated June 18, 2004. [Memorandum is available online at the City web site under Transportation\Engineering and Design\Memos to Industry.]. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R4. 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)
- R5. The building permit must be approved and issued prior to the issuance of any permit for demolition. (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)

CITY CODE REQUIREMENTS

- 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 storm water 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)

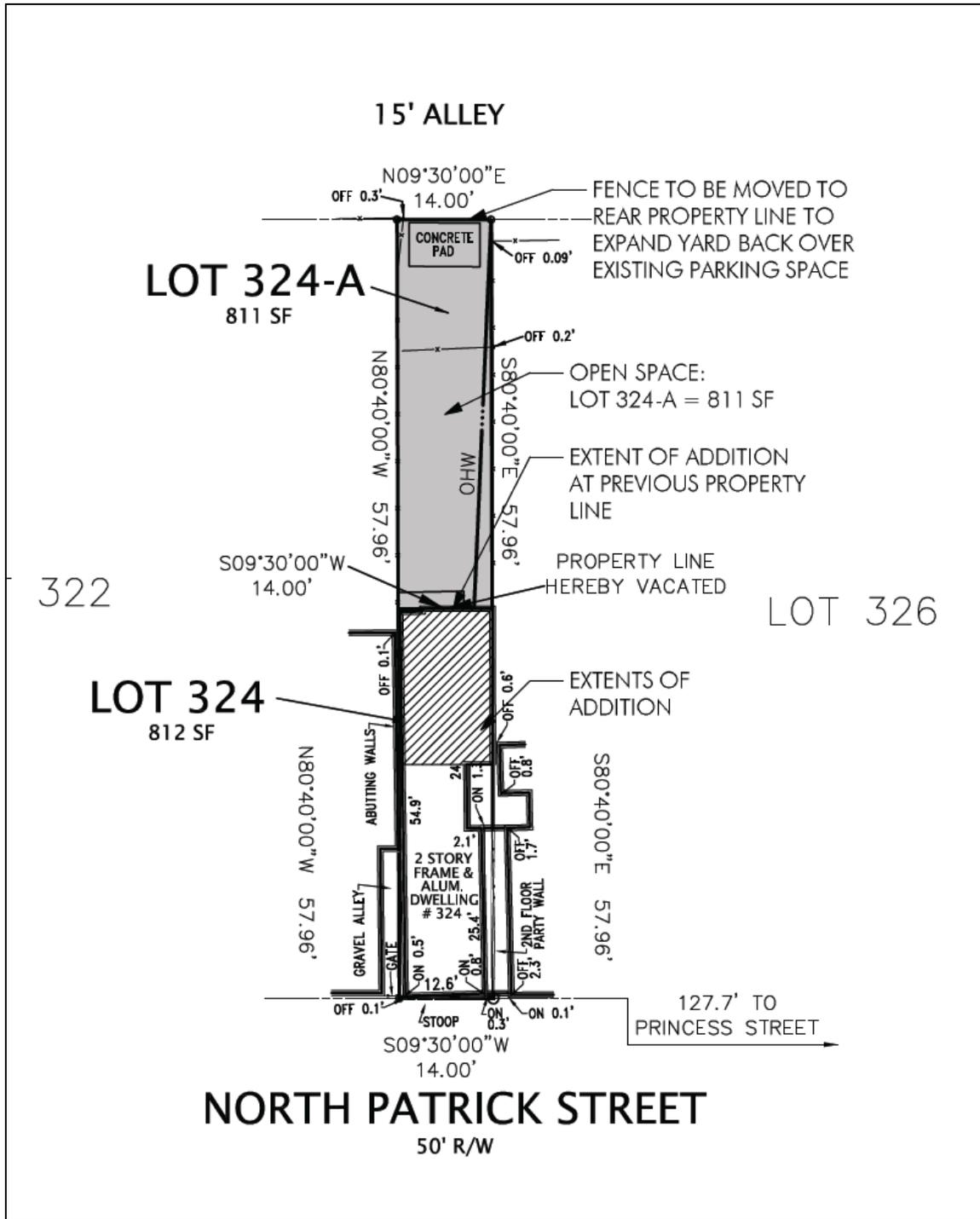


Figure 1: Proposed Plat



Figure 2: Existing Conditions – Front Elevation



Figure 3: Existing Conditions – Rear Elevation

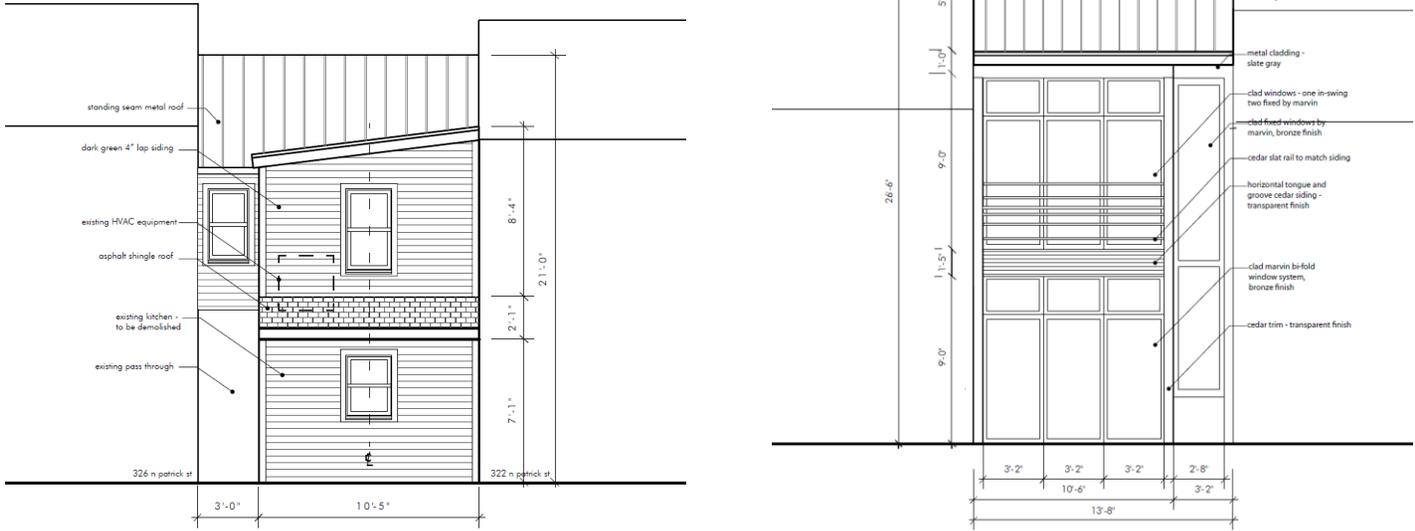


Figure 4: Existing and Proposed Rear Elevations

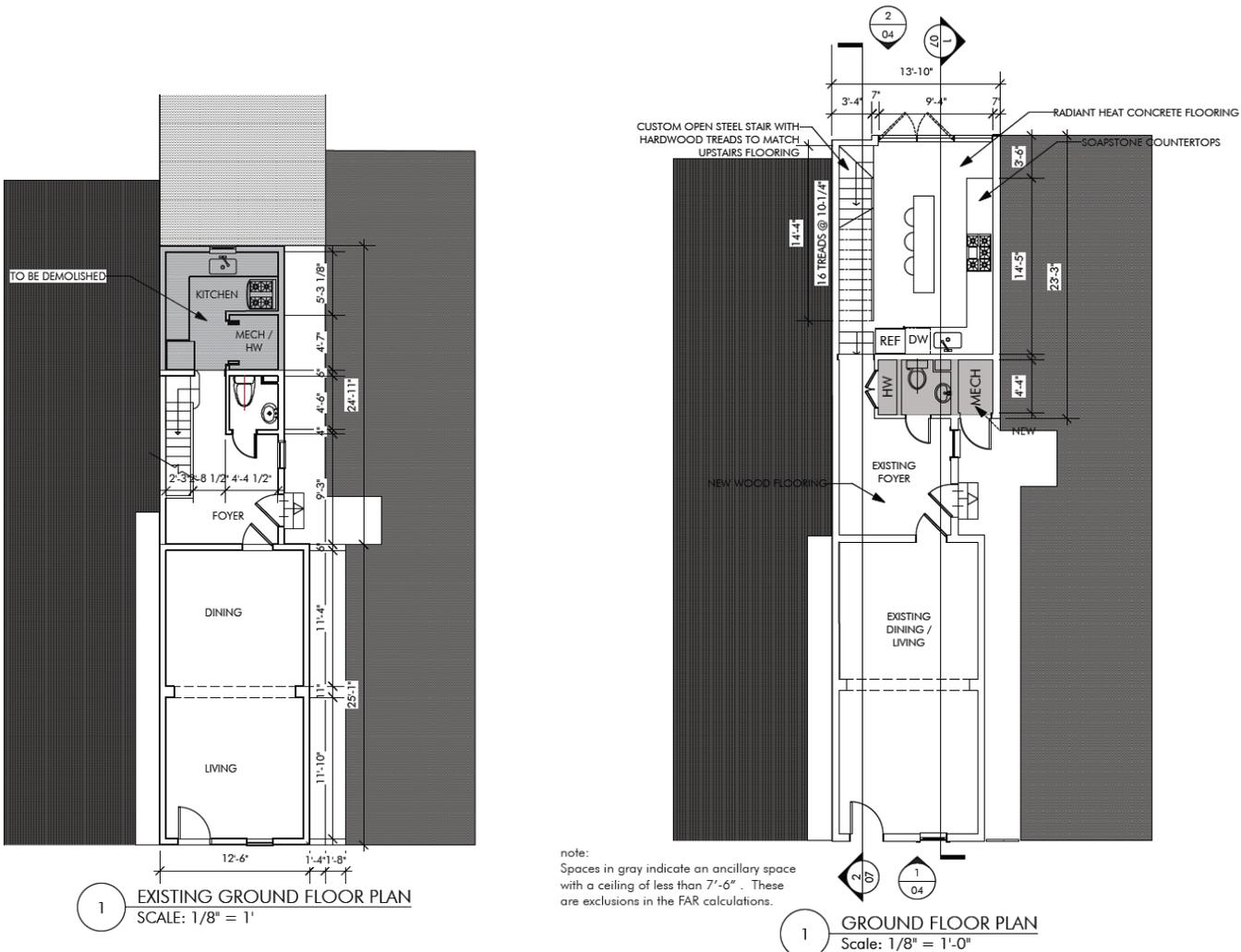


Figure 5: Existing and Proposed First Floor Plans

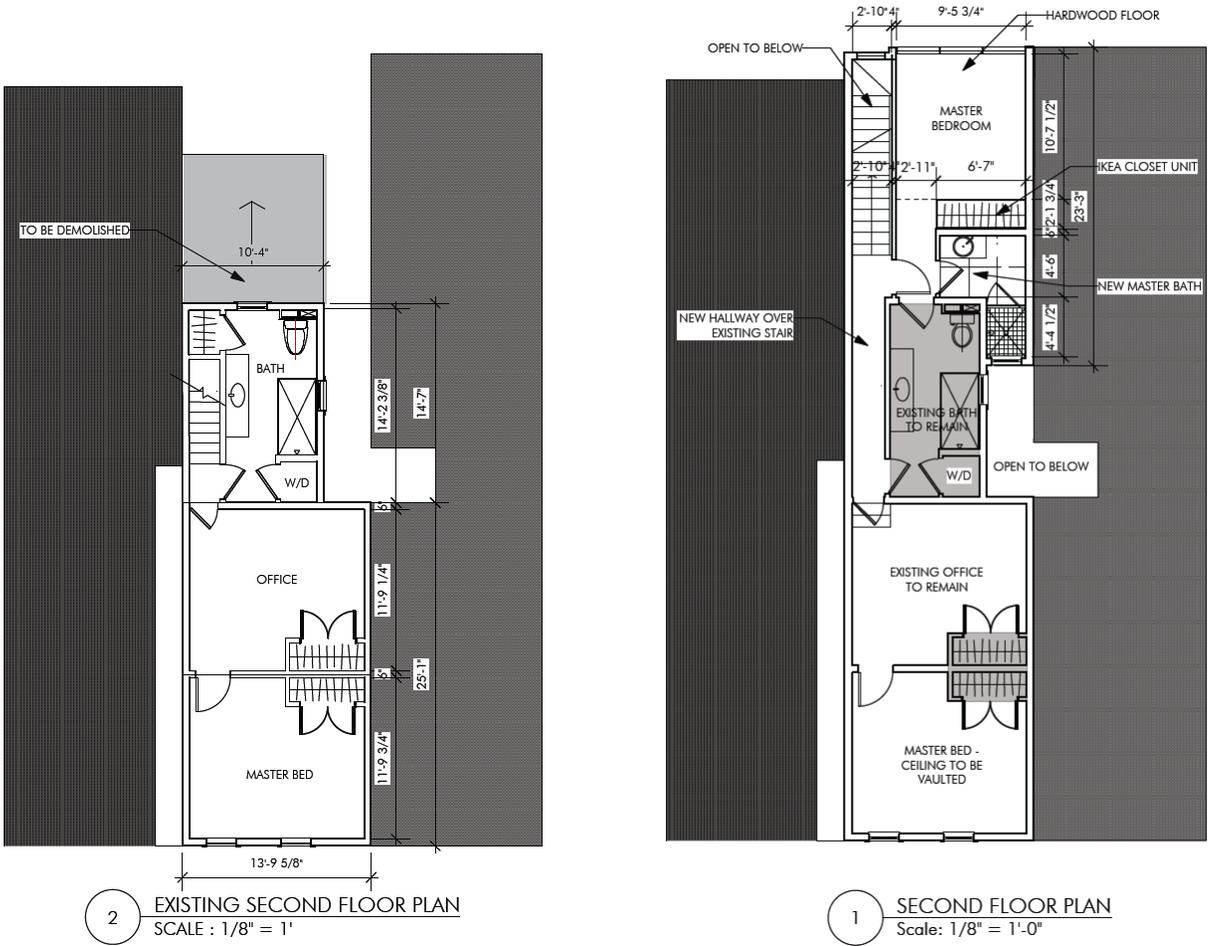


Figure 6: Existing and Proposed Second Floor Plans

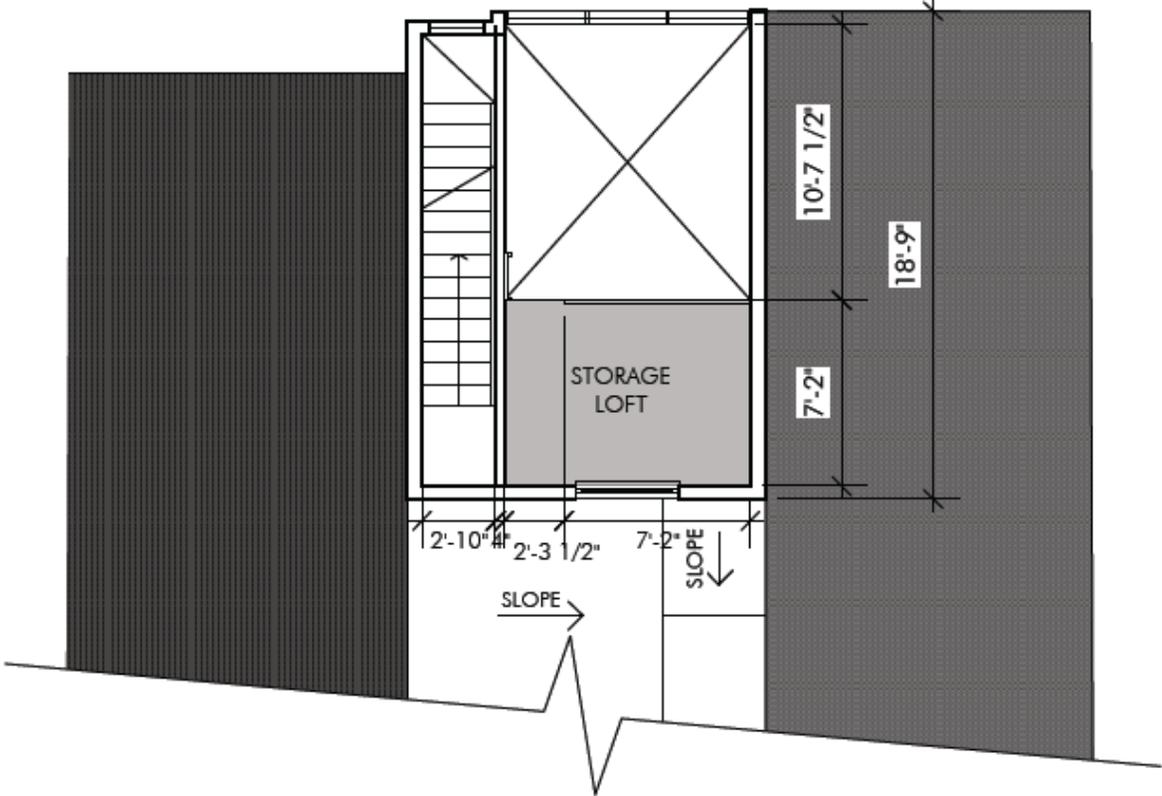


Figure 7: Proposed Loft Plan

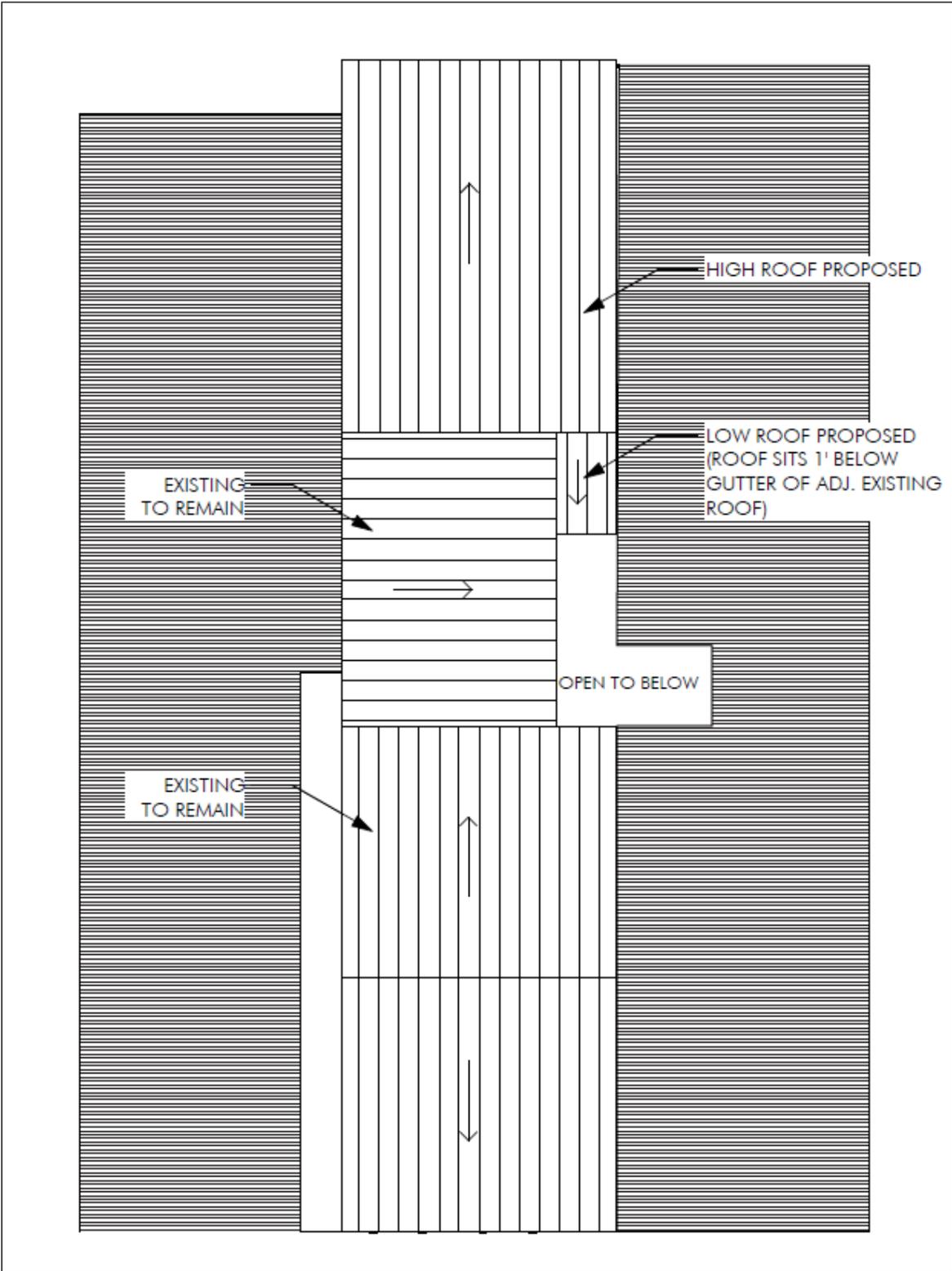


Figure 8: Roof Plans

2012-0020

BAR Case # 2012-0021

ADDRESS OF PROJECT: 324 N Patrick St

TAX MAP AND PARCEL: Formerly 064.01-14-10 and 064.01-14-09, Lots 324 and 324 A ZONING: RB

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: Andrea Seward

Address: 324 N Patrick St

City: Alexandria State: VA Zip: 22314

Phone: 703.969.1402 E-mail: ajseward@me.com

Authorized Agent *(if applicable)*: Attorney Architect Designer

Name: Allison Thurmond

Phone: 405.590.2748

E-mail: allithurmond@gmail.com

Legal Property Owner:

Name: Andrea Seward, formerly Andrea Orlandella

Address: 324 N Patrick St.

City: Alexandria State: VA Zip: 22314

Phone: 703.969.1402 E-mail: ajseward@me.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 _____
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

The proposed work involves the demolition of the existing non-historic kitchen structure at the rear of the house (see plan) and its replacement with a larger kitchen, new safer staircase to second floor, and a small upstairs master bedroom and bathroom. The existing kitchen is too small to be functionally useful, with countertop edge-to-wall clearances consistently less than 3'0". It was constructed in the middle of the last century, and its substandard construction makes even renovation inadequate to provide acceptable clearances and adequate space for modern energy efficient appliances. The addition will include energy-efficient radiant heating in the kitchen and upgraded energy efficient windows on the rear facade. The rear facade will be clad in sustainable red cedar tongue and groove siding. Reclaimed and local materials will be used wherever possible, including Virginia soapstone countertops and reclaimed wood accents. The original historic structure had updated plumbing, electrical, and HVAC ducts installed in a prior renovation and will remain entirely unaltered except for the replacement of the existing stair for safety reasons.

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.

2012-0020

BAR Case # 2012-0021

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: Allison Thurmond

Date: 01.22.2012

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.		
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 324 N. Patrick 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. Andrea Seward	324 N. Patrick 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.

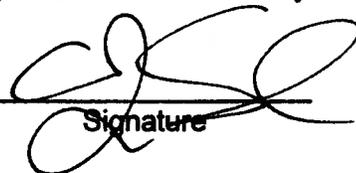
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

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.

2/14/12
Date

Andrea J Seward
Printed Name


Signature