

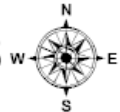
Docket Item # 12
BAR CASE # 2008-0105

BAR Meeting
July 30, 2008

ISSUE: Alterations
APPLICANT: Linda Serabian
LOCATION: 114 South Patrick Street
ZONE: CD/Commercial.

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

1. That the existing second story deck on the rear elevation be painted a dark grey color;
2. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Demolition, Basement/Foundation Plans, Landscaping, Erosion and Sediment Control, Grading, 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 call Alexandria Archaeology (703/838-4399) two weeks before the starting date of any ground disturbance so that an inspection schedule for city archaeologists can be arranged.
 - c. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations at 114 South Patrick Street. The alterations consist of replacing the existing 6' and 4' sections of board-on-board fencing with a 5'8" brick wall. The walls will match the existing brick walls on the property. An iron gate is proposed as part of the large brick enclosure. The iron gate will be painted a red brick color to match the other two iron gates installed within the existing brick walls around the perimeter of the property.

II. HISTORY:

According to Ethelyn Cox's *Historic Alexandria, Virginia Street by Street*, the twin, two-and-one-half-story, Federal style brick former residences at 112 and 114 South Patrick Street were built by Isaac Gibson not long after his purchase of the land in 1812.

Over the years the Board has reviewed a number of applications for 114 South Patrick Street, including:

- Signage on March 19, 1997 (BAR Case #1997-0051);
- Demolition of rear garages on August 20, 1997 (BAR Case #1997-0165);
- Demolition of the brick wall on the south side of the property, considered by the Board on two occasions: August 16, 2000 (BAR Case #2000-0165) and May 16, 2001 (BAR Case #2001-0099);
- Alterations, including new brick walls, paving, modifying a stockade fence, installing new fencing and re-roofing portions of the property on May 16, 2001 (BAR Case #2001-0100).

III: ANALYSIS

The proposed alterations comply with the Zoning Ordinance requirements.

Staff has no objection to the brick walls or the iron gate. The wall matches previously approved brick walls on the property and although the existing gates were not approved by the Board, they too are appropriate. The proposed brick walls will help to unify the property at 114 South Patrick Street and the materials, as well as the design and scale of the proposed brick walls, are appropriate to this early 19th century house, as recommended in the *Design Guidelines*.

One of the issues raised during Staff's review of this property in 2000 and 2001 was the installation of a second story deck without Board approval. In a letter to Staff dated June 24, 2002, the applicant indicated a willingness to paint the existing deck, although the painting was never undertaken. The applicant has agreed that the painting of the deck would be appropriate at this time and Staff agrees. Therefore, Staff recommends that the deck be painted a dark grey color to improve its overall appearance without drawing further attention to the deck.

Staff also notes the conditions from Alexandria Archaeology and recommends that they be included as a condition of approval.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. That the existing second story deck on the rear elevation be painted a dark grey color;
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c. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

V. CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-3 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided. (USBC 704.5).

Office of Historic Alexandria:

No comment.

Alexandria Archaeology:

Archaeology Findings

F-1 According to Ethelyn Cox's *Historic Alexandria, Virginia, Street by Street, A Survey of Existing Early Buildings*, this house was constructed by Isaac Gibson shortly after he purchased the lot in 1812. The property therefore has the potential to yield archaeological resources which could provide insight into residential life in Alexandria during the nineteenth century.

F-2 In 2002, Alexandria Archaeology recorded the presence of two brick shafts on this property, one in the basement of the house and the other about 5.5 feet from the northeast corner of 114 S Patrick Street. This outside shaft may be in line with the footing for the construction of the shed on 112 S. Patrick Street. The inside diameter of the shaft measured about 4.5 feet. Soil was visible at a depth of about 14 feet below the surface. A terracotta pipe was seen entering the northwest side of the feature about 3 feet below the surface. The shaft may have originally been

a well and later used for drainage. The applicant in 2002 indicated that the feature would be filled with gravel or sand.

Recommendations

1. Efforts should be made to save as much of the shaft as possible during construction activities. If the location of the shaft is known from previous construction on the property, it should be placed on the site plan.

2. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Demolition, Basement/Foundation Plans, Landscaping, Erosion and Sediment Control, Grading, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:

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VI. IMAGES

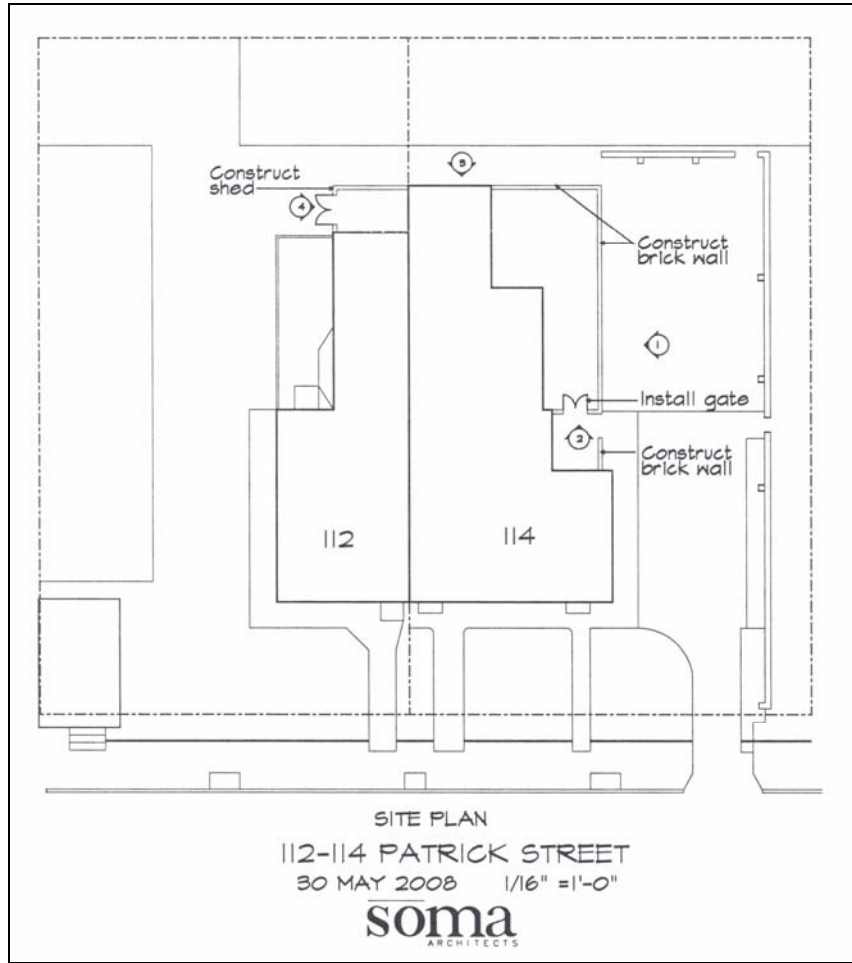


Figure 1: Site plan for 112 & 114 South Patrick Street.

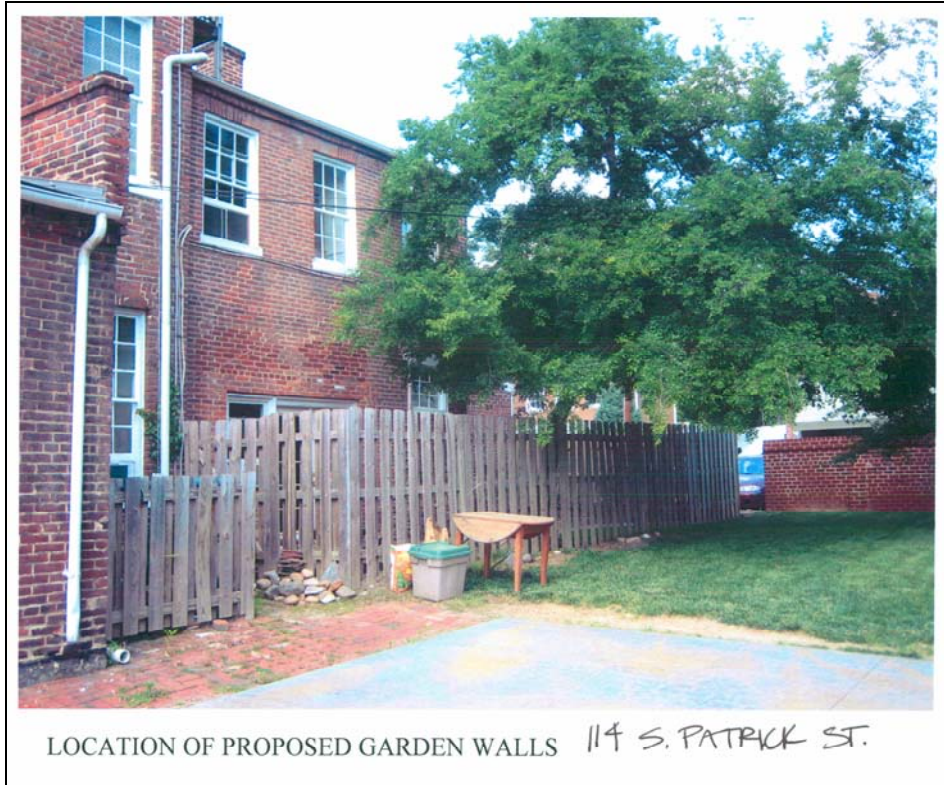


Figure 2: Photograph of existing conditions at 114 South Patrick Street.

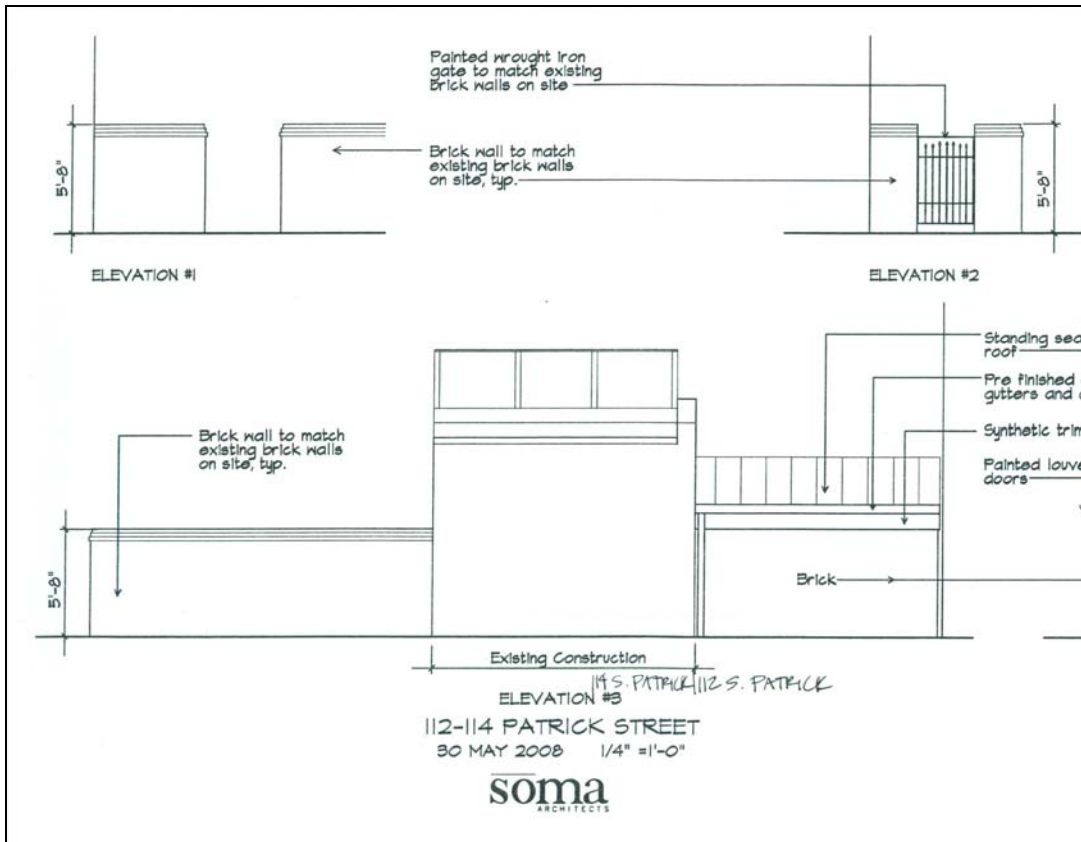


Figure 3: Elevations of proposed brick walls and gate.