

Docket Item #4
BAR CASE #2004-0001

BAR Meeting
January 28, 2004

ISSUE: Alterations
APPLICANT: Nathan Carter
LOCATION: 408 North Patrick Street
ZONE: RB Residential

****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.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by the Code Enforcement Bureau (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Enforcement, Room 4200, City Hall, 703-838-4360 for further information.

STAFF RECOMMENDATION:

Staff recommends that the application be approved with the following conditions:

1. That the exterior appearance conform in all respects to the previously approved plans;
2. That all trim, siding, doors, windows and shutters are to be wood;
3. That the shutters fit the openings and be operable; and,
4. That the wood fence at the rear be painted or stained as soon as is practicable.

DISCUSSION:

Applicant's Description of the Undertaking:

“Complete previously approved alterations.”

Issue:

The applicant is requesting approval of a Certificate of Appropriateness to complete the renovation of the two story frame dwelling at 408 North Patrick Street. The Board of Architectural Review approved plans for a two story rear addition and alterations on 9/13/2000 and again on 12/19/2001 (BAR Case #s 2000-189 & 190 and BAR Case #s 2001-242 & 243). The property was sold by the original applicant and the new owner began the work using the previously approved plans. By March 2003, with the addition and most of the exterior alterations completed, it was clear that the project was not progressing according to the approved plans and BAR Staff met with the contractor to identify the discrepancies and discuss how they should be corrected. Subsequently work halted completely and eventually the property was boarded up by Code Enforcement.

Before purchasing the property in November 2003, the current applicant spoke with BAR staff and other city departments and thus was aware that the partially renovated dwelling did not fully conform to the plans previously approved by BAR and that it also had building code issues. The applicant acquired the previously approved plans and has stated that he is prepared to follow them in every respect. Prior to his purchase of the property, Staff had notified the current applicant that the following work would be required to reverse noncomplying alterations undertaken by the previous owner and to comply with the previously approved plans:

1. Remove all aluminum siding from the exterior;
2. Add wood siding at the base of the front extending to within 8" from the grade to match the approved wood siding above;
3. Add window hoods and door surrounds as per the approved plans;
4. Add panels beneath the bay window as per the approved plans;
5. Add a cornice on the front of the addition, as per the approved plans;
6. Caulk and paint the corner boards on the front to give them a more finished appearance; and,
7. Remove the existing white finished exterior light fixture backplates.

The applicant has stated that he will undertake the above. In addition, he proposes to:

1. Remove all existing siding and install new wood siding of the same type and dimensions using proper installation techniques;
2. Install brass carriage lamps at the front and rear doors as shown in the specification sheet provided to the Board;
3. Paint the house a medium blue with darker blue shutters (Parade Blue #7084M and Atlas Blue #7085D on the paint chip provided to the Board) and white trim;
4. Construct a 6' high board-on-board wood fence at the rear of the property; and,
5. Install a 42" black metal hoop type fence and gate on the south property line at the front of the property as shown in the previously approved plans.

The previously approved plans included the construction of a garage. The current applicant is not proposing to construct the garage.

History and Analysis:

Based on the G.M. Hopkins atlas of Alexandria from 1877 and the 1891 Sanborn Fire Insurance Company map, the 2-story frame residence located at 408 North Patrick Street was erected sometime between 1877 and 1891 in the vernacular Italiante style. The modest 2-story frame building originally had a 1-story frame ell extension off the rear. Circa 1898, the rear ell was raised to two stories and another 1-story frame addition was added at the rear. As discussed above, on 9/13/2000 and 12/19/2001, the Board approved and then re-approved the demolition of the rear ell and the construction of a new two story addition extending from lot line to lot line. The Board also approved alterations to the historic main block including new wood siding, new wood trim and a new bay window on the south elevation.

The proposed revised alterations comply with the requirements of the Zoning Ordinance.

Staff is pleased that the renovation of the 408 North Patrick will proceed and that the applicant intends to follow the previously approved plans. Staff and Board had no significant concerns about the previously approved plans. The 2001 approval included the following conditions:

1. That the paint colors on the existing house, addition, and garage door be approved by Staff;
2. That the shutters be installed so that they are operable;
3. 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;
4. The above statement must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement;
5. That the light fixtures be reviewed by Staff; and,
6. That the columns at the rear and that the proportions and detailing of the drawings be adhered to.

Staff believes that only condition # 2 concerning the shutters remains applicable. Staff finds the paint colors provided by the applicant acceptable. The garage door is no longer an issue as the

garage is not part of the current project. The ground disturbing phase of the project is complete, thus the archeology conditions are no longer necessary. Staff has no objection to the light fixtures proposed for the entrance doors, as shown in the spec sheet provided to Board members. The columns at the rear have been installed and Staff finds the rear elevation to be acceptable.

As mentioned above, due to the poor condition of the siding installed by the previous owner, the applicant is proposing to remove the existing siding and install new siding of the same type and dimension. A sample will be available to the Board at the hearing. The wood siding appears from a distance to be lapped, but actually consists of boards, each with two round-edged raised projections simulating lapboards, which fit together with a tongue and groove. The approved plans show a narrow siding but do not include notes. The previous Staff reports describe the siding as 2.25" lapped siding. Staff reluctantly approved the existing siding based on the contractor's contention that it was the best available stock siding. Staff would prefer that it have an angled rather than rounded edge and be true lapped siding. However, the current applicant states that he has been unable to locate a supplier of narrow exposure lapped siding. The applicant has assured Staff that the new siding will be back-primed and properly installed. Staff recommends approval of the proposed siding as an acceptable approximation of the narrow lapped siding in view of the time and cost constraints that custom milled siding would present.

Staff believes that the project will be an excellent one if the applicant follows the previously approved plans in all respects. This *must* include the seven items discussed above to reverse the improper work done under the previous owner and to complete the project in accordance with the plans. But beyond the simple completion of these work items, it also will require careful and faithful execution of the details, including the window and door trim and bay window trim. BAR Staff will review the project after completion for the Certificate of Occupancy. The Certificate of Occupancy will not be issued if the project fails to comply with the Certificate of Appropriateness.

Lastly, in order to clarify several points, Staff recommends including the following conditions:

1. All trim, siding, doors, windows and shutters are to be wood;
2. The shutters must fit the openings and be operable;
3. The wood fence at the rear must be painted or stained as soon as is practicable; and,
4. The metal fence at the front must be no higher than 42".

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 All exterior walls within 3 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. This condition is also applicable to porches with roofs and skylights within setback distance.
- C-2 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-4 A soils report must be submitted with the building permit application.
- C-5 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-7 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-8 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-9 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Historic Alexandria:

“No comment.”