

Docket Item #5
BAR CASE #2004-0274

BAR Meeting
January 26, 2005

ISSUE: Garage and alterations
APPLICANT: Karen and Bill Conkey
LOCATION: 325 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 approval of the application with the following conditions:

1. That the chimney be an interior brick chimney;
2. That the applicant record a zoning restriction form with the deed indicating the proposed office on the second floor of the garage will be used only as an office and not as a separate dwelling;
3. That the garage be clad in vertical board-and-batten fiber cement siding;
4. That the fiber cement be smooth finish and painted;
5. That the fence be painted or stained; and,
6. That the statements below must appear in the General Notes of the site plan so that on-site contractors are aware of the requirements:

Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds.

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.

The applicant should not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

NOTE: Docket item #4 must be approved before this docket item is considered.

I. ISSUE:

The applicant is requesting approval of a certificate of appropriateness for the installation of an exterior masonry chimney at the center of the south wall of the main block of the frame house and for the construction of a new two story garage/office at the rear of the property. The property is visible from both Patrick Street and from the alley at the rear. The rear of the property is also somewhat visible from Princess Street looking down the alley.

Chimney

The off-set red brick chimney will project 1'8" from the south wall and will be 4'8" wide from the base to the top of the first story where it will begin to taper in to a width of approximately 2' wide and will continue at that width up the remainder of the second story. The chimney will project 3'1" above the roof at its highest point. The brick will be set in a running bond and will be Color #115 - Shenandoah by Cushwa Brick. A brick sample will be available for the Board's inspection at the meeting. According to the applicant, the mortar will match the brick.

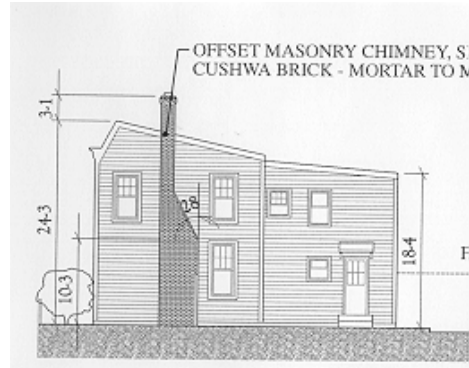


Figure 1 - Proposed chimney

Garage/Office

The garage will be located 1' back from the rear (east) property line on the north-south public alley. The garage will not extend the full width of the lot. It will be located on the north property line but will be 5' from the south property line. The two story frame garage will be composed of a nearly square (19'11" wide by 19'8" long) lower level for car parking and a smaller, rectangular (19'11" wide by 15' long) second level for home office use. The second level will be set back on the east (alley) elevation by 7'8" and will project on the west (yard) elevation by 3'. The offset second story creates a small pent roof above the first level on the alley elevation. Both this roof and the larger roof over the second story will slope from down from the house side to the alley side, but the lower roof will have a steeper pitch than the upper roof. On the east (alley) elevation, there will be a 16' wide garage door in the lower level. It will have multiple panels and a row of glazed lights at the top. There will be a series of three evenly spaced multi-light casement windows in the second level. The west (yard) elevation will have on the lower level a 16' wide garage door matching that on the alley side. As stated previously, the second level will project beyond the first on the yard side. The left hand side will be composed of a small cubicle-like extension with a multi-light casement window. To the right of this section will be an enclosed landing with a vertical slat wall and an open wood stairway from the landing to the yard. The stairway will have simple wood handrail with straight pickets. The north side elevation is on the property line and will have no openings. The south elevation is 5' from the property line and will have a pair of vertical slat wood doors in the first level and multi-light casement window with a vertical slat shutter in the second level.

The garage will be clad in a zinc wall system by VM Dexter. Originally, the applicant had proposed using 12" wide unfinished barn board siding. Due to the inaccessibility of the alley behind 325 North Patrick Street to fire equipment, Code Enforcement required that the new structure be sided in a non-combustible material. The siding currently proposed consists of 15 3/4" wide by 32" long panels made of zinc with a matte charcoal gray finish. The panels will be installed vertically with staggered seams. The roof will be clad in charcoal gray asphalt shingles. The downspouts and gutters will be zinc. The garage doors will be cedar finish. The windows will be wood simulated divided light windows painted cream to match the trim on the house. Other wood elements will be painted cream or red, matching the trim and accent color of the house or charcoal to match the zinc siding.

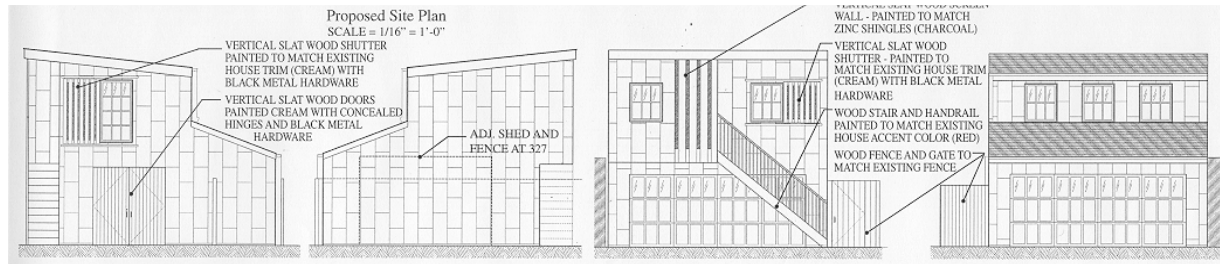


Figure 2 - Proposed new garage/office

The 5' wide area between the garage and property to the south will be enclosed with a 5'1/2" high flat board wood fence with gate.

II. HISTORY:

The two story, three bay, frame house with half mansard roof is a good example of highly popular Alexandria house type constructed for several decades beginning in the late 19th Century and continuing through the early 20th Century. The house at 325 North Patrick may date as early as the 1870s. Staff could not locate any prior BAR cases for this property.

In 1999, the Board approved the addition of a chimney at 329 North Patrick Street (BAR Case #99-00204, 11/10/1999). The applicant had requested approval of an exterior metal pipe chimney but Staff and Board believed this to be inappropriate for the house and instead approved an interior pipe chimney that was to be located on the back side of the gable roof. More recently, the Board approved the addition of a chimney at 330 North Patrick Street (BAR Case #2003-00182, 8/27/2003). In this case the applicant requested an interior metal pipe chimney. The interior chimney was approved with the condition that it be "built out and stuccoed." Staff could not locate any approvals for the exterior chimney at 321 Patrick Street, which is cited as an example in the materials submitted by the applicant.

The most recent garage approved by the Board was in 2001 in conjunction with the renovation and addition to the house at 408 North Patrick Street (BAR Case #2001-243, 12/19/2001). This garage, a simple, single story, flat roofed, brick clad structure was never built.

III. ANALYSIS:

The proposed alterations comply with zoning ordinance requirements. Section 3-706(A)(3)(b) of the zoning ordinance states any lot which is at least 25 feet but less than 35 feet wide shall provide one side yard of 5'. Section 3-706(A)(4) of the zoning ordinance states each residential use shall provide a rear yard of 8'. Wherever a lot abuts a rear alley, half of the alley width may be applied to the required rear setback. A certificate of occupancy for the garage is limited to a home based office use only. The applicant must record a zoning restriction form with the deed indicating the proposed office on the second floor of the garage will be used only as an office and not as a separate dwelling.

Staff is unable to recommend approval of the chimney addition as proposed. The *Design Guidelines* state that new chimneys must be appropriate to the period of the structure (Chimneys - Page 2). The Guidelines also note that the vast majority of structures in the district have

interior chimneys and flues and that “[e]xterior chimneys, that is, brick or masonry chimneys on the outside of a building wall, are found primarily on buildings dating from the late 18th and early 19th–centuries” (Chimneys - Page 1). Not only is the proposed chimney exterior, but it has the appearance of a fireplace chimney. A house of this period would most likely have been heated with stoves which tended to have narrow straight chimneys. Therefore, Staff recommends that the brick chimney be internal.

Staff recommends approval of the garage with some reservations. The *Design Guidelines* state that “accessory structures should complement, not compete with, the architecture of the main building” (Accessory Structures - Page 2). In the opinion of Staff, the unusual design of the garage, with its cantilevered form, modern detailing and use of a zinc wall system, can not be said to complement the late 19th century, clapboard clad house and could even be said to compete with the house if the two structures were visible side-by-side. However, Staff believes that the proposed design is generally acceptable in that the contrast between the new garage and historic house is most evident from within the property and will not be readily discernable from the public right-of-way. The garage should be barely, if at all visible from Patrick Street. While it will be visible from the public alley behind the property and from oblique views down the alley from Princess Street, that portion of the garage that will be visible is more conventional than the yard side.

However, Staff feels the use of the zinc wall system is inappropriate and accentuates the modern and unusual appearance of the new building to an unnecessary degree. The applicant has argued that this treatment is historically appropriate as many of the district’s older sheds and garages that remain are clad in metal. The use of corrugated or flat sheets of metal cladding to cover these simple frame structures appears to have been popular from circa 1920 through circa 1940. It often was used as a replacement cladding after the original wood siding had failed. The material is not characteristic of the late 19th century period of the house at 325 North Patrick Street and its neighbors. The appearance is industrial rather than residential in character. As an alternative, Staff recommends using painted, fiber cement planks with a smooth finish installed as vertical board-and-batten siding. Wood board-and-batten siding was commonly used for outbuildings in the latter part of the 19th century. Fiber cement is non-combustible and when painted has much the same appearance as painted wood. The Board has adopted the policy of allowing its use on non-historic structures providing that the siding is smooth (not wood grained) and that the nails do not show in the installation. According to the Hardi plank web site, fiber cement planks may be installed in a board-and-batten pattern. Staff believes this siding would help tie the new structure to the historic house in its visual character while still maintaining the clean vertical lines that the applicant desires.

The proposed fence replacement is appropriate. Staff notes that the *Design Guidelines* state that wood fences must be painted or stained.

Lastly, Staff notes the comments of Alexandria Archaeology and recommends that they be included as a condition to the approval.

IV. STAFF RECOMMENDATION:

Therefore, Staff recommends approval of the application with the following conditions:

1. That the chimney be an interior brick chimney;
2. That the applicant record a zoning restriction form with the deed indicating the proposed office on the second floor of the garage will be used only as an office and not as a separate dwelling;
3. That the garage be clad in vertical board-and-batten fiber cement siding;
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CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- F-1 The entrance to either side of the rear alley is 9 feet in width. The majority of the alley contains obstructions (fencing, structures, etc) on either side of the alley make the alley unable to support both fire apparatus, firefighters and equipment. In order to meet the requirements for fire access the following conditions are listed below:
- Pedestrian access from the front of the property facing Patrick Street through the side yard shall be maintained at all times to the proposed rear structure.
 - The exterior covering shall be comprised of non-combustible material subject to the approval of the Director of Code Enforcement.
- C-1 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. This condition is also applicable to 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.”

Alexandria Archaeology

- F-1 During the Civil War, the Union Army constructed barns, stables, and sheds for ambulances on the 300 block of N. Patrick Street. After the war, residences were constructed along this street face, and the G.M. Hopkins Insurance Atlas for the City depicts a house present on this property by 1877. The area was part of the African American neighborhood, known as Uptown. The property therefore has the potential to yield archaeological resources that could provide insight into military activities during the Civil War as well as domestic life, perhaps relating to African Americans, in the later 19th century.
- R-1 Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds.
- R-2 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.
- R-3 The applicant should not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-4 The above statements must appear in the General Notes of the site plan so that on-site contractors are aware of the requirements.