

Docket Item # 2  
BAR CASE #2006-0158

BAR Meeting  
July 26, 2006

**ISSUE:** Alterations  
**APPLICANT:** Martin B. Kormanik  
**LOCATION:** 110 North Patrick Street  
**ZONE:** CD/Commercial

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

1. That the pergola be constructed of wood and be painted or stained;
2. That the area where the door is to be removed on the south wall be infilled with wood siding to match the existing; and,
3. That the new french door be wood with true or simulated divided lights.

**\*\*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.

(Insert sketch here)

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for several alterations. The building at 110 North Patrick Street is located on the north side of an alley which runs east-west the full width of the block, parallel to King Street. The south (alley), west (rear) and east (front) elevations of the house are each visible from a public right-of-way, either Patrick Street or the alley. The following work is proposed:

Pergola

A pergola will be constructed at the back of the side yard to run from the existing crosspiece over the south side gate to the existing stairway to second story porch. The pergola will have two pairs of 6x6 posts supporting 2x8 beams. There will be decorative crosspieces matching the existing at the gate on either side of the beams.

Doorway

The applicant proposes to remove an existing door in the south wall of the frame addition on the first story and to infill the doorway. A new doorway will be created at the north end of the west (rear) wall of the frame addition where there is presently a window. The new door will be a 15-light french door.

**II. HISTORY:**

According to Ethelyn Cox in *Historic Alexandria: Street by Street*, the two-and-a-half story brick house at 110 North Patrick Street was constructed in 1812 for Bolitha Laws and was purchased in 1835 by Hannah Dick, widow of Dr. Elisha Cullen Dick, a prominent Alexandria physician and civic leader. The brick portion of the rear ell may be contemporaneous with the main block and was certainly in place by 1877, when the Hopkins Atlas shows the house with a footprint much like that of today. A comparison of Sanborn mapping suggests that the two story frame addition at the rear of the house dates to between 1921 and 1941. The house is one of the oldest structures in the Parker Gray District.

The Board of Architectural Review has reviewed a number of projects for this property. Most recently, in 2002, the Board approved a new fence and gate on the south side of the property adjacent to the alley and a new railing at the front door (BAR Case# 2002-0212, 8/28/02).

**III. ANALYSIS:**

The proposed alterations comply with the zoning ordinance requirements. Section 7-202(B)(5) of the zoning ordinance permits a trellis/pergola in any required yard and requires that the structure be at least 80 percent open.

Staff has no objection to the proposed alterations. The pergola will be located in the side yard and will be most visible from the alley. It is appropriate in design and relates well to the existing fence gate and stairway. The proposed moving of the door will affect a mid-20th century rear

addition and is appropriate in design to the subject house and surroundings. Therefore, Staff recommends approval of the alterations with several conditions intended to clarify information not provided in the submission.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval of the application with the following conditions:

1. That the pergola be constructed of wood and be painted or stained;
2. That the area where the door is to be removed on the south wall be infilled with wood siding to match the existing; and,
3. That the new french door be wood with true or simulated divided lights.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- 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.

Office of Historic Alexandria:

“The request seems appropriate.”