

Docket Item #6
BAR CASE # 2007-0045

BAR Meeting
March 28, 2007

ISSUE: After-the-fact alterations to previously approved plans

APPLICANT: Tracy & Rita Winborne

LOCATION: 126 North Patrick Street

ZONE: CD/Commercial

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

1. That the approved plans and subsequent BAR approvals be strictly adhered to;
2. That the applicant and/or contractor notify BAR staff and obtain approval for any deviation from BAR approvals prior to undertaking that alteration;
3. That a wood lintel matching the previous be restored over the window in the first story of the north side of the historic main block;
4. That the shed be faced in brick or in wood or fiber cement siding;
5. That the applicant submit dimensioned plans showing the proposed new shed and its location on the property prior to reconstructing the shed and that the submission include cut sheets showing the proposed window, door and exterior cladding;
6. That the shed be constructed by November 16, 2007;
7. That the existing exterior doors be retained if at all possible and any replacement doors be wood;
8. That the front transom be retained;
9. That the vents be flush to the wall and painted to match the color of the house;
10. That the brick of the addition match that of the rest of the house and be painted to match the rest of the house;
11. That there be a delineation in the brickwork between the new and existing construction;
12. That the windows be Avalon wood windows with true divided lights;
13. That any shutters on the house be wood, sized to fit the opening and operable; and,
14. That the following statement must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement:

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.

****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)

Update: The Board approved an addition and alterations at 126 North Patrick Street on April 27, 2005 (BAR Case #2005-0049) with the following conditions:

1. That Staff be provided with two clean sets of drawings and specification sheets revised to reflect the Board's decision to serve as the Certificate of Appropriateness sets;
2. That the existing exterior doors be retained if at all possible and any replacement doors be wood;
3. That the front transom be retained;
4. That the vents be flush to the wall and painted to match the color of the house;
5. That the brick of the addition match that of the rest of the house and be painted to match the rest of the house;
6. That there be a delineation in the brickwork between the new and existing construction;
7. That the windows be Kolbe and Kolbe wood windows with true divided lights;
8. That the two small windows lower windows in the north elevation be removed and that the new windows to be installed in the second story be increased in size and line up with the sunroom windows;
9. That any shutters on the house be wood, sized to fit the opening and operable.

Subsequent to the BAR approval, the contractor obtained approval through a minor amendment to use Avalon rather than Kolbe and Kolbe windows. The Avalon windows are to be wood double-hung windows with true divided lights per the approved plans.

NOTE: Docket item #5 must be approved before this docket item may be considered.

I. ISSUE:

Since the 2005 approval, the walls and roof of the second story addition and various other exterior repairs and alterations have been completed. The completed work deviates from the approved in a number of ways. The present application is intended to seek approval for these deviations and for some anticipated additional changes.

After-the-fact Alterations to previously approved plans:

Slope of roof – The slope of the roof of the addition is different from that shown on the previously approved drawings. As approved, the roof slope was to continue the line of the existing roof. As built, the roof has a shallower slope and is distinct from that of the main block. The contractor explained to Staff that the slope of the addition was adjusted to match the slope of the adjacent rear addition at 124 North Patrick Street and to thereby eliminate potential drainage problems.

North wall of addition – The previous approval included the condition that there be a delineation in the brickwork between the new and existing construction and that the two small lower windows in the north elevation be removed and that the new windows to be installed in the second story be increased in size and line up with the sunroom windows. The delineation between the new and existing construction is not readily evident. The infilled areas where the small windows were are readily evident. The infilled areas should be less evident once the

addition is painted to match the rest of the house. However, the opportunity to delineate the new construction in the brickwork has been lost.

Rear (west) facade of addition – The window opening appears to be larger than that shown in the approved drawing. The door head is higher than the window head. It was to have been even with the door head, per the approved drawings. The roof extends at least a foot beyond the rear wall. There was no overhang depicted in the approved drawings.

North wall of main block – The first story window had a wood lintel, which appeared to be original. In response to failure of the brickwork or the lintel, the contractor removed the lintel, and infilled the area with brickwork.

Proposed Alterations to previously approved plans:

North wall of rear ell, first story – The original north side doorway which leads from the kitchen to the porch is to be raised. This alteration is necessitated by the raising of the floor level in the kitchen. No plans have been provided, but it is staff's understanding that the new opening will be in the same location, only 6" to 1' higher than the existing. Staff does not anticipate that the new door head will have a brick jack arch like the existing opening.

New Shed – The new shed will replace the previous, non-complying shed which was demolished in the Summer or Fall of 2005. The zoning ordinance allows the replacement of the non-complying structure within two years of the demolition, but requires that the new shed be no larger or taller than the previous shed and be in the same location. According to a survey plat dated 6/22/2004, the shed was 9.8' long by 5.4' wide. It had a shed roof which sloped from south down to north. The roof is shown on the previously approved drawings as 6' at the lowest point and 6.5' at the highest (Sheet A1.4, 4- Existing rear elevation and 5- New rear elevation). However, there are discrepancies in the drawings and other drawings on the same sheet show the lowest point of the roof being 8' (Sheet A1.4, 1 – Existing side elevation and 2- New side elevation). The outline of the former shed can be seen as a ghost in the paint on the back wall. The shed was appended to the back wall of the brick flounder at the rear of the house and was adjacent to the south property line and north wall of the neighboring property at 124 South Patrick Street, but not attached. The drawings show the shed as having three walls: a rear (west) wall, a south side wall adjacent to 124 South Patrick Street and a north side wall. The long north side had a door (no details available) and the short rear (west) wall had a square two-light window with a single vertical muntin bar. The walls were constructed of concrete block. It had wood trim, wood exposed rafters, and a corrugated metal roof. The applicant has said that the replacement shed will be exactly the same as the previous shed in materials and appearance.

The property is readily visible from North Patrick and Cameron streets. However, there is a 6' high wood fence surrounding the rear of the property which limits visibility of portions of the first story at the rear.

II. HISTORY:

The two and a half story, two bay wide brick house was constructed as a pair with 124 North Patrick Street between 1847 and 1858. The matching house at 124 North Patrick Street had an

extensive brick addition added to the rear in 1975. The original massing of the house at 126 North Patrick Street can still be seen, although it is somewhat obscured by several later additions, such as the north side sun porch and the recent, BAR-approved raising of the rear flounder. The rear flounder in its former, one-and-a-half story form is thought to date to the original period of construction. The now demolished concrete block shed at the rear of 126 North Patrick Street appears to have been appended to the flounder in the second half of the 20th century.

On April 27, 2005, the Board approved demolition/capsulation and alterations to renovate the existing house, raise the rear flounder to a full 2 stories and add a deck over the existing rear shed (BAR Case #s2005-0048 & 0049). The approval included numerous conditions. Work commenced in the summer of 2005 (Permit #BLD2005-01326, issued 8/9/2005). Made aware of discrepancies between the approved plans and the work completed on the flounder addition, Staff made a site visit on November 16, 2005. Numerous other discrepancies and potential problems were noted at that time and discussed with the contractor, Cornerstone Remodeling and Restoration. Throughout the Fall and Winter of 2005, the project accumulated complaints from the adjacent property owner at 124 North Patrick Street, regarding damage along the common wall, and to fail code enforcement inspections. Work appears to have stalled in 2006. The owners have been out of the country during this period. However, on January 22, 2007, Mrs. Winborne and a representative of Cornerstone met on site with Staff from Code and BAR to review the status of the project. Mrs. Winborne expressed the owners' desire to bring the project into compliance with code enforcement and Board of Architectural Review requirements and to complete it in a timely manner. Cornerstone Remodeling remains the contractor for the project.

II. ANALYSIS:

The proposed alterations comply with the zoning ordinance requirements. The shed was noncomplying with regard to open space and setbacks. Once demolished, the complying structure may be rebuilt within two years per section 12-103(B). The replacement structure must be no larger than the previous. The open deck would not be permitted without the shed. A stand-alone deck would create an open space deficit requiring a variance to correct.

Staff is extremely concerned about the quality of the work undertaken at 126 North Patrick Street and the lack of adherence to the previously approved plans. As the property owner has decided to retain the same contractor to complete the project, these concerns remain unabated. As the project proceeds, the property owner and contractor should be aware that the mid-19th century house at 126 North Patrick Street is an important resource in the historic district. It must be treated with respect and caution to ensure that the remaining historic fabric remains in place and in good condition. Similarly, the property owner and contractor must understand that the BAR approved plans of April 27, 2005 and any subsequent BAR approvals must be strictly adhered to. If, as the work progresses, something can not be completed as approved, work must stop, the contractor or owner must consult with Staff and approval must be sought for any further alterations. The owner and contractor are encouraged to consult with Staff on any question.

After-the-fact Alterations to previously approved plans:

Staff regrets the deviations from the previously approved plans. Although each is relatively minor, taken together, the changes give the addition an irregular and somewhat sloppy appearance. However, short of demolishing and rebuilding, there seems to be little to do to rectify the changes on the new construction for the addition. Staff does believe the wood lintel can and should be restored over the window in the first story of the north side of the historic main block.

Proposed Alterations to previously approved plans:

Staff is reluctant to see the existing kitchen door opening altered. The doorway has a nice jack arch and is even with the adjacent window. The raised doorway is unlikely to have comparable brickwork, judging from the work already completed, and will be higher than the window. However, the area is not readily visible due to the porch and fence. For this reason, Staff is willing to accept the alteration of the doorway.

Staff has no objection to the reconstruction of a shed in the same location and to the same dimensions as the prior shed. However, Staff does not recommend that the new shed be constructed of concrete blocks. Unfaced concrete blocks are not an appropriate material for the historic district. The applicant should consider facing the concrete in brick or constructing a frame shed clad in either wood or fiber cement siding. Staff recommends that the applicant submit dimensioned plans showing the proposed new shed and its location on the property prior to reconstructing the shed. The submission should include cut sheets showing the proposed window, door and exterior cladding.

In addition to the above, Staff notes that a number of the previous conditions remain relevant as the project has not yet been completed:

- That the existing exterior doors be retained if at all possible and any replacement doors be wood;
- That the front transom be retained;
- That the vents be flush to the wall and painted to match the color of the house;
- That the brick of the addition match that of the rest of the house and be painted to match the rest of the house;
- That there be a delineation in the brickwork between the new and existing construction;
- That the windows be Avalon wood windows with true divided lights;
- That any shutters on the house be wood, sized to fit the opening and operable.

Staff notes the comments of Alexandria Archeology and recommends that they be included as a condition of the approval.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. That the approved plans and subsequent BAR approvals be strictly adhered to;

2. That the applicant and/or contractor notify BAR staff and obtain approval for any deviation from BAR approvals prior to undertaking that alteration;
3. That a wood lintel matching the previous be restored over the window in the first story of the north side of the historic main block;
4. That the shed be faced in brick or in wood or fiber cement siding;
5. That the applicant submit dimensioned plans showing the proposed new shed and its location on the property prior to reconstructing the shed and that the submission include cut sheets showing the proposed window, door and exterior cladding;
6. That the shed be constructed by November 16, 2007;
7. That the existing exterior doors be retained if at all possible and any replacement doors be wood;
8. That the front transom be retained;
9. That the vents be flush to the wall and painted to match the color of the house;
10. That the brick of the addition match that of the rest of the house and be painted to match the rest of the house;
11. That there be a delineation in the brickwork between the new and existing construction;
12. That the windows be Avalon wood windows with true divided lights;
13. That any shutters on the house be wood, sized to fit the opening and operable; and,
14. That the following statement must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement:

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.

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 Additions and alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit (USBC 108.1). Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application (USBC 109.1).
- C-3 A Construction permit will be required for the proposed project.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

Historic Alexandria:

No comments were received.

Alexandria Archaeology:

- F-1 According to Ethelyn Cox's *Historic Alexandria, Street by Street, A Survey of Existing Early Buildings*, the house on this lot was built by Charles Bladen after he purchased the property in 1847. Tax records from 1810, 1830, and 1850 indicate that there were free African American households on this street face, but the exact addresses are unknown. The property therefore has the potential to yield archaeological resources that could provide insight into domestic activities in 19th-century Alexandria, perhaps relating to free African Americans.
- R-1 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-2 The above statement must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.