

Docket Item # 4
BAR CASE # 2008-0015

BAR Meeting
May 28, 2008

ISSUE: Demolition/encapsulation
APPLICANT: Arthur Garden and Maribeth Monti
LOCATION: 320 North Patrick Street
ZONE: RB/Residential

STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish as submitted.

****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)

NOTE: This docket item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish and Capsulate portions of the residence at 320 North Patrick Street to allow construction of a third floor to an existing rear partial two-story, addition, as well as expanding the addition approximately 6 additional feet into the rear yard. The existing rear elevation of the property will be encapsulated. A component of the existing side gable roof on the rear slope is also proposed for demolition in order to construct an internal walkway connector piece in the attic.

The existing flounder-shape rear addition has a brick first floor exterior, while the second floor has a wood siding material. This addition extends to the south of the original house, allowing for an entrance door and a window on its east elevation. On the roof of the addition is an awkward and intrusive grouping of HVAC condenser units and duct work that will be removed as a component of the project.

A one-story framed carport is located on the rear of the property, accessed by the rear alley. This carport will also be reduced in size in order to comply with open space requirements, with a reduction of approximately 1'6" in depth on both the front and rear elevations. It appears this garage/carport was constructed in the late 1980's, c. 1988, by a prior property owner without a Board approval or building permits.

The rear of the property has direct views from North Henry Street, through the Prime Auto's side parking lot, as well as from the rear alley directly behind the property. The views from North Patrick to the side and rear are more obscured due to the close proximity of the adjacent properties.

II. HISTORY:

320 N. Patrick Street is a semi-detached, two-story, brick residence, with a standing seam, side-gable roof. The south elevation of the original house has been stuccoed, as has portions of the rear elevations. According to Ethelyn Cox's *Historic Alexandria, Virginia: Street by Street*, 320 North Patrick Street was constructed during the mid-nineteenth century. The property now has what appear to be several generations of rear additions that currently have an altered flounder-shape form. Additions appear as early as 1921 on the Sanborn Fire Insurance maps. It appears these additions originally were rear and side sleeping porches that were enclosed over the years, to become internal spaces for the main house.

In 1998 the Board approved re-roofing the carport with rubber membrane material (BAR Case #98-0187, 10/28/1998). The carport itself was constructed in apparent violation of the Zoning Ordinance and without a Certificate of Appropriateness or a building permit in the late 1980s.

Staff did not locate any additional approvals from the Board.

III. ANALYSIS:

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, Sec. 10-205(B):

- (1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?
- (4) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (5) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?
- (6) Would retention of the building or structure help maintain the scale and character of the neighborhood

In the opinion of Staff, the proposed amount of demolition and encapsulation does not meet the above criteria. The majority of the proposal impacts the existing rear elevations of the additions that have been altered and changed over the last few decades. These additions are not original to the house and do not appear to have historic merit on their own accord due to their current form and materiality. However, the one area of concern to the proposal is the alteration of the original roof form on the down slope of the standing seam side-gable roof, in order to construct a walkway connector element from the original attic area to the expanded third-floor area on the addition. However, in conversations with the project architect, the internal support structure will be minimally altered, and as much as possible of the original fabric of rafters and joists maintained. The exterior standing seam metal roof is not historic but a replacement material.

Staff has no issues with the alterations to the exterior 1988 carport in order to comply with open space requirements.

Therefore, Staff recommends approval of the Permit to Demolish and Encapsulate.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the Permit to Demolish as submitted.

V. CITY DEPARTMENT COMMENTS

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

Code Enforcement:

C-1 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.

Historic Alexandria:

Approve.

VI. IMAGES

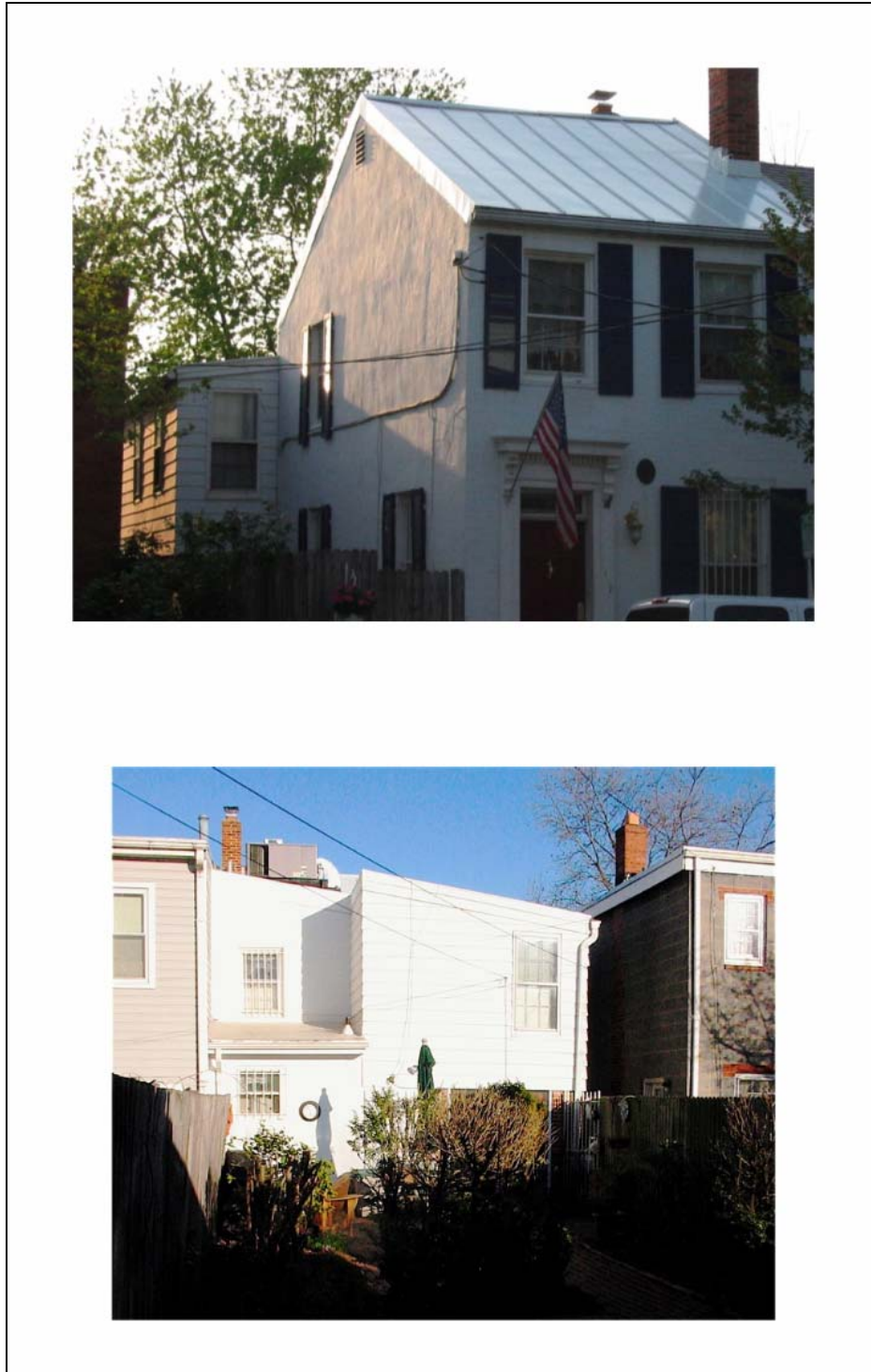


Figure 1. Front and rear elevations, 320 N. Patrick Street.



Figure 2. Existing conditions, 320 N. Patrick Street

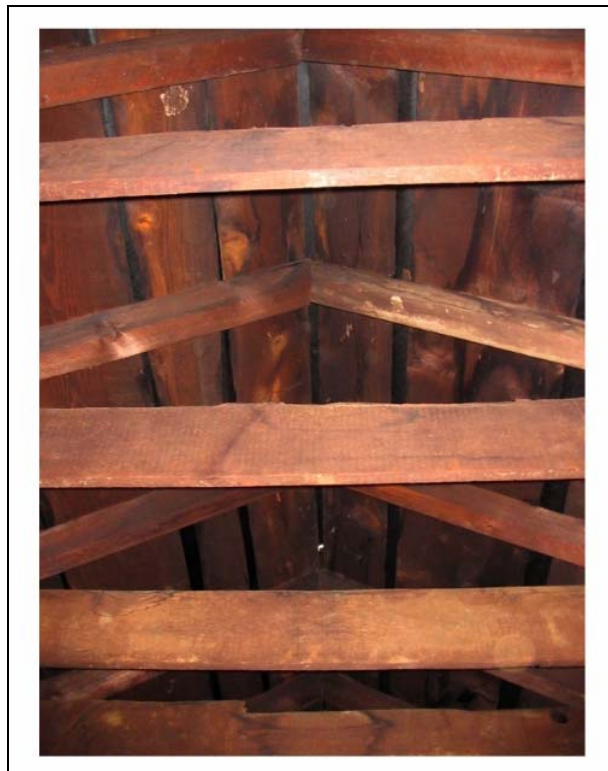


Figure 3. Interior view of roof framing.