

Docket Item # 5
BAR CASE # 2008-0016

BAR Meeting
May 28, 2008

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

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

- 1) That the applicant provide to Staff manufacturer information and specifications on the proposed new windows and doors for the addition and carport;
- 2) That the applicant indicates on the permit drawings the screening mechanism for the new HVAC units as required by code for Staff review, or if screening is not desired, apply for a Waiver of Required HVAC screening; and,
- 3) The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
 - a. The applicant/developer shall 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.
 - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

****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 map here)

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

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness in order to construct an addition to the rear of 320 North Patrick Street. 320 North Patrick Street consists of a mid-19th century two-story, brick building with a side-gable standing seam metal roof, and a series of flounder-shaped rear additions. The rear additions appear to have originally been sleeping porches that were enclosed and expanded over the years to function as internal spaces. During one of these expansions, the rear addition was constructed to project further than the south elevation of the original historic core of the main house. This projection allows on the east elevation facing N. Patrick Street for an entrance door on the first floor and a window on the second floor.

The addition consists of three main components: an expansion on top of the existing rear additions to provide a third floor area, a 6' expansion of the entire rear towards to the west, and the creation of a connector/walkway area linking the attic space on the original house to the third floor area of the expanded rear additions. A new cellar is also proposed to be constructed under the addition, but with no apparent exterior visual impacts. The existing gross floor area for the building is 2492 square feet. The proposed addition would add 1182 square feet, for a total of 3672 square feet. This is an increase of 32%. However, some of the increase in gross floor area includes reconfiguration of internal spaces.

Other proposed alterations include changes to the 1988 carport at the rear of the property.

Third Floor: The existing rear additions are partially two stories. The applicant proposes to fill in the remaining section on the second story and expand up for a partial third story. The third story will have a parapeted, side-gable, standing seam gray metal roof, with metal coping, in a form to mimic the form of the original house. A gabled dormer with a window on the east elevation facing N. Patrick Street will be inset in the new roof. The ridge line of the addition will be slightly taller than the ridge line of the original house. The dormer is needed to allow height for a new internal elevator. On the rear elevation/rear slope of the third floor expansion facing the yard, a balcony will be inset within the standing seam metal roof, with flat shed roof. The balcony roof will be supported by three, 8", square, tapered, painted wood columns. The balcony will have a series of four wood, French-style doors to provide access to the balcony area.

6 feet expansion of the entire rear towards to the west: The existing rear elevation of the property will be completely encapsulated by an addition that will expand to the rear/west approximately 6'. The south elevation will continue to have a brick base. The north elevation will receive new stucco to complement the stucco found on the south elevation of the original historic house core. The stucco will be carried around on the expanded second floor, with one existing window to be retained in its current location and another window on this elevation to be relocated within the addition. The rear elevation of the addition will be clad in a smooth finish Hardi-plank, with a 4 1/2" reveal. On the first level, the addition will project approximately 1' from the second level. A shed roof form, with standing seam metal will separate the first level from the second. A series of wood, French-style doors, separated by a central window will provide access at the first level into the rear yard. This window/door grouping will be framed by 8", square, tapered wood pilasters. At the second level of the addition, two, double-hung, six-over-six wood windows will be located.

Connector: In order to connect the attic space in the original house to the third floor area of the addition, a connector element with a flat roof will be added. The connector is located on the north side of the property (see bird's eye view image.)

Other: A one-story framed carport is located on the rear of the property, accessed by the rear alley. The garage, c. 1988 for construction, will 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. The carport elevation facing the alley will have a new four-panel wood door to serve as a pedestrian entrance into the rear yard and carport, and a new multi-panel wood garage door.

HVAC equipment will be located on the new roof of the addition. It does not appear that any screening is proposed, as required by the Zoning Ordinance.

A new wood, half-round window is proposed for the gable end of the south elevation of the historic core of the house.

Materials for the project include standing seam metal roof for the new gable roofs, stucco on the north and south elevations of the addition, smooth-finish Hardi-plank for the west elevation of the addition, wood columns and pilaster, and wood doors and windows.

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 appears 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:

The proposed addition and alteration comply with the Zoning Ordinance.

In approaching additions to historic properties in the historic district, the *Design Guidelines* for residential additions caution that additions should not overwhelm the existing structure or neighboring buildings (Residential Additions – Page 6). The Boards generally prefer addition

designs that are respectful of the existing structure and which seek to be background statements or which echo the design elements of the existing structure (Residential Additions - Page 5).

Another approach to a design for a residential addition is one which creates a distinct yet compatible contrast with the original building through the use of differing materials, colors and the abstraction of the principal design elements of the original building (Residential Additions - Page 5).

320 N. Patrick Street has had a series of additions resulting from enclosing sleeping porches that have added space and massing to the original mid-19-th century building. While these additions are partially visible from the North Patrick Street views, the rear is very visible from North Henry Street through the parking lot of Prime Auto and over the rear alley. Because of these views, the impact of the proposed addition on the original house and the adjacent context is critical. The current views of the rear include the obtrusive arrangement of the HVAC units on the rear.

The visibility of the addition means that not only is size and massing a factor, but also its architectural character. In its design, it must be compatible with the architectural character of not only the house to which it is attached, but to the surrounding neighborhood. These factors need not be constraints or impediments to the new addition, but they do require that the addition be handled with a great deal of skill and sensitivity.

In Staff's view, the approach to the addition to 320 N. Patrick Street is successful in that the addition does not overwhelm nor appear out of scale with the original portion of the building and with neighboring buildings. As previously discussed, the existing gross floor area for the building is 2492 square feet. The proposed addition would add 1182 square feet, for a total of 3672 square feet. This is an increase of 32%, which includes reconfiguration of internal spaces.

In respect to architectural character, Staff believes that the approach for the addition, which includes selecting design cues from the original, such as roof form and materials, allows for the addition to read as new, but still compatible and respectful of the original building and the surrounding district. As proposed, the addition will provide a more harmonious rear elevation to the building than the existing conditions. Staff is also supportive of the removal and reconfiguration of the HVAC units. The Zoning Ordinance does require that HVAC units located on rooftops be screened unless the Board approves Waiver of Required Screening of HVAC units. The applicant has not requested a Waiver of Required Screening, nor shown proposed screening. It is unclear what the applicant desires to do with the HVAC unit so conditions are noted by Staff.

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

Therefore, Staff supports the application and the alterations such as the new half round wood window on the original south elevation. However, Staff would like to review and approve window and door specifications for the addition and the carport.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

- 1) That the applicant provide to Staff manufacturer information and specifications on the proposed new windows and doors for the addition and carport;
- 2) That the applicant indicates on the permit drawings the screening mechanism for the new HVAC units as required by code for Staff review, or if screening is not desired, apply for a Waiver of Required HVAC screening; and,
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 - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

V. CITY DEPARTMENT COMMENTS

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

Code Enforcement:
Comments pending.

Historic Alexandria:
Approve.

VI. IMAGES

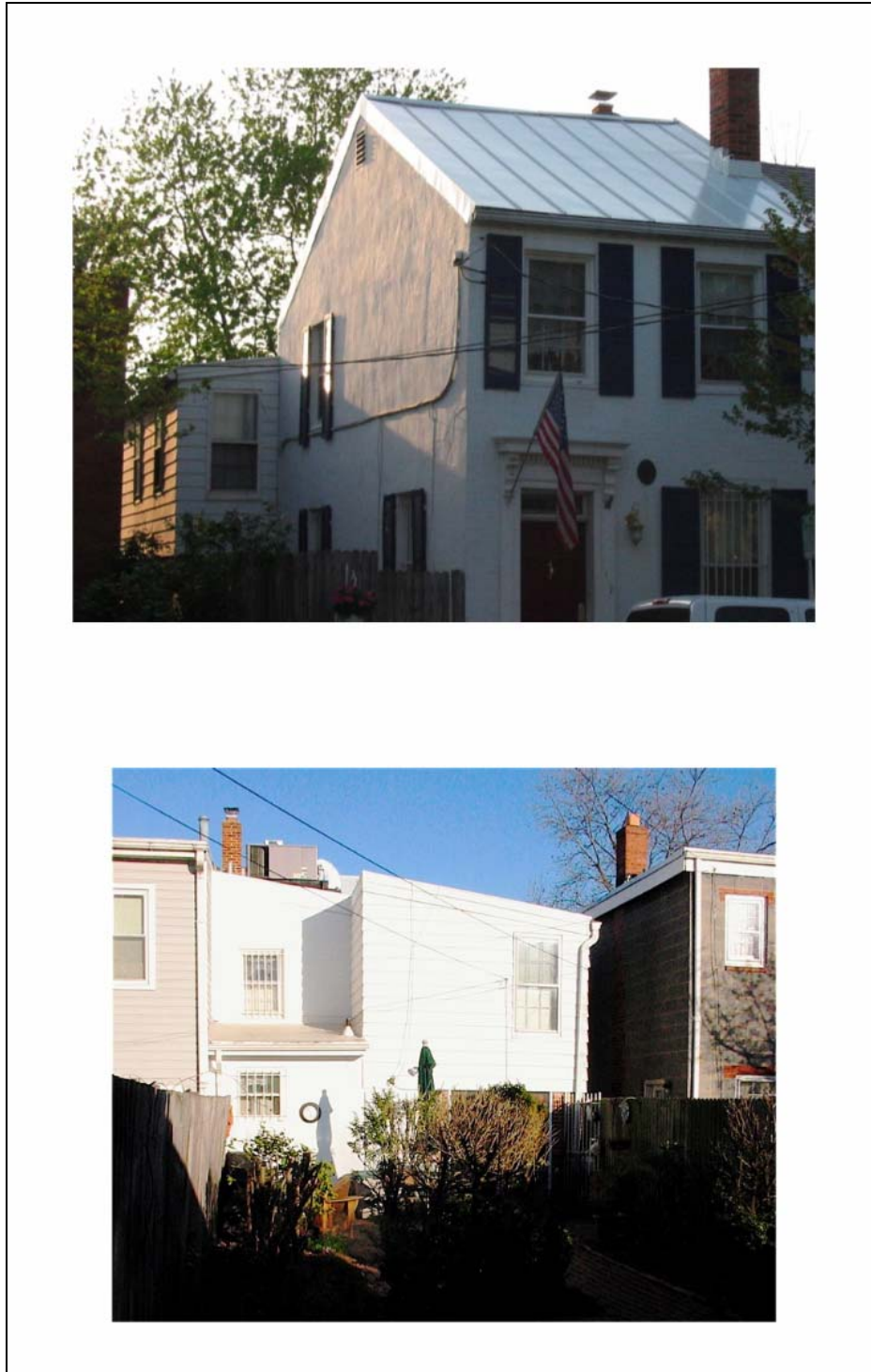


Figure 1. Existing conditions, 320 N. Patrick Street.



Figure 2. Existing conditions, 320 N. Patrick Street

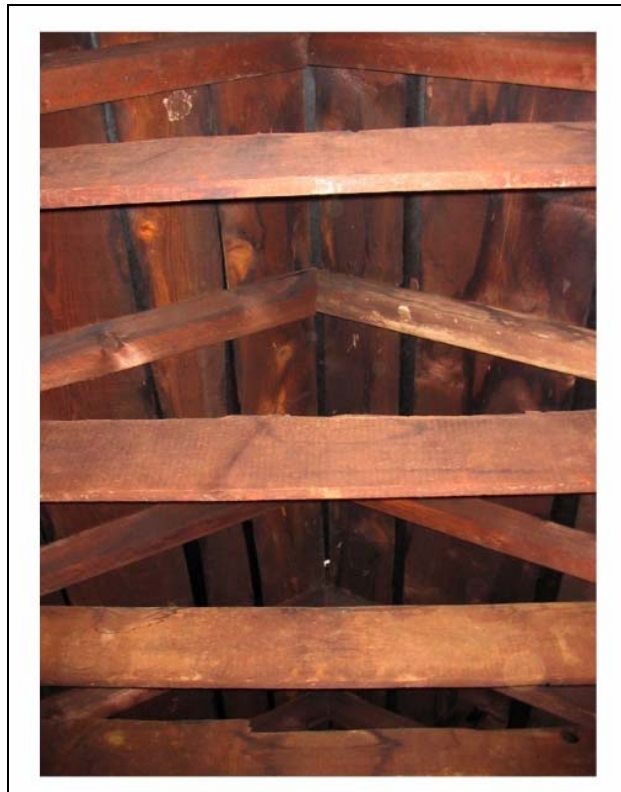


Figure 3. Interior view of roof framing.

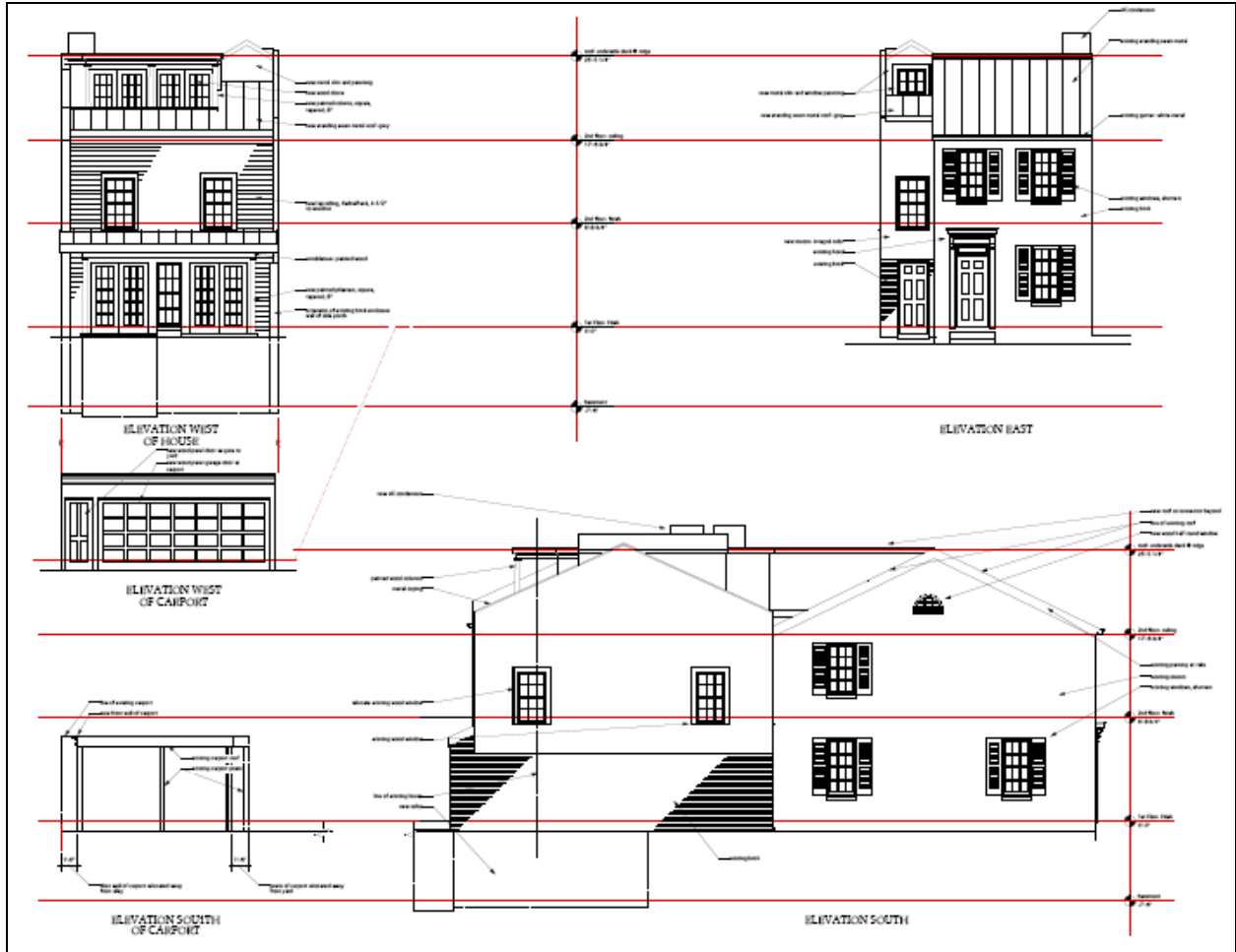


Figure 4. Proposed elevations.



Figure 5. Perspectives of proposed addition.

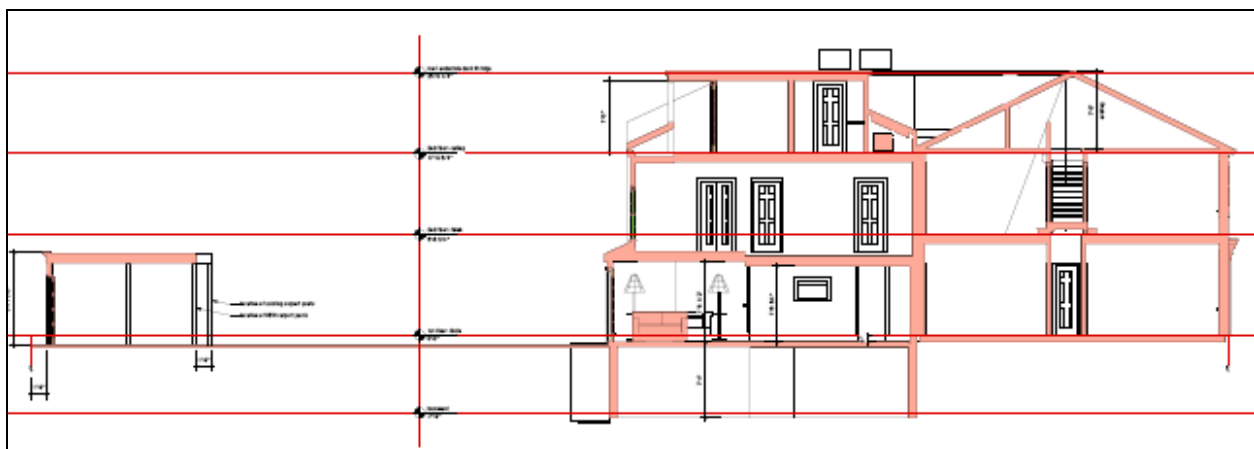


Figure 6. Section of proposed addition.



Figure 7. Bird's eye view of proposed addition.