

Docket Item # 8  
BAR CASE #2008-0071

BAR Meeting  
May 28, 2008

**ISSUE:** Alterations/Addition

**APPLICANT:** Robert C. Byrnes

**LOCATION:** 700 N. Patrick Street

**ZONE:** RB Residential

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

1. Install double-hung, one-over-one, wood windows in place of the proposed awning windows on the second story.
2. 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 here)

**NOTE:** Docket item # 7 must be approved before this item can be considered.

**I. ISSUE:**

The applicant is applying for a Certificate of Appropriateness for an addition and alterations to the building located at 700 N. Patrick Street.

The applicant proposes to construct an addition on the east (N. Patrick Street) elevation. The proposed addition will be two stories and measure approximately 17' x 15'. The addition will be clad in brick with a bond pattern matching the existing building. The addition will have a canted corner entrance with a relocated single light and wood panel door and paired double-hung, one-over-one wood windows on the south and east elevations on the first story. An existing door on the N. Patrick Street elevation will be removed and replaced with a double-hung, one-over-one wood window with brick filling the existing door opening below the new window. The second story is proposed to have single, wood-framed, square awning windows on the south and east elevations. The existing sign (BAR Case #2006-0048, 3/22/06) will be relocated to the second story canted wall and will be lit by a wall-mounted fixture in an aged brass finish. The north elevation will directly abut the adjacent building at 702 N. Patrick Street. The only visible element of the west elevation is a section that will house the stair and measure 3.7' in width. This elevation is proposed to have a hollow-metal door with wood trim on the first story and dark grey fiberglass shingles covering the roof above the stairs.

**II. HISTORY:**

A building has been located on this corner since at least since 1921. Historic maps and building permits indicate that an earlier frame building was used as a store and, by 1939, a beauty salon. The existing brick-faced building with minimal decoration at 700 North Patrick Street was constructed in 1961 as a multi-use commercial and residential building (building permit #7479, 9/28/1961). The first story of the new building often held a barber shop and/or hair salon, a non-conforming use in the residential zone.

In 1992, the Board approved a number of alterations as part of a post-fire renovation of the building (BAR Case #92-35PG, 10/28/1992). Among the alterations approved were: installing one-over-one wood windows and installing wood doors with two panels and single light above. Later, in 1996, the Board approved a sign for Marie's Hair Salon (BAR Case #96-00076, 5/8/1996). In 2006, the Board approved a permit for signage and the installation of wood doors to replace metal doors (BAR Case #2006-0048, 3/22/06).

**III. ANALYSIS:**

The proposed addition/alterations comply with the zoning ordinance requirements for front yard, side yard and vision clearance setback for the RB zone. The applicant obtained a special use permit approval to expand a nonconforming use and a parking reduction pursuant to SUP #2007-00128.

In general, the proposed addition is compatible with the existing building and is appropriate. The *Design Guidelines* advise that additions to commercial buildings should be respectful of the existing structure by serving as a background statement or echoing design elements of the existing building. The proposed addition references the design vocabulary of the existing

building. The proposed addition differs from a typical addition as it is proposed for the front of the building. However, in this circumstance, the proposed addition will complement the existing building line of the adjacent building as well as bring the building's edge closer to the corner of N. Patrick and Wythe Streets. The scale and massing of the proposed addition is compatible with the existing building as well as the surrounding area.

This infill building does not have any known historic significance or associations. However, the building has traditional building materials that include brick and wood. The applicant proposes to continue to use historic building materials and to match the existing building's bond pattern.

The proposed canted corner for the new entrance to the salon reflects the commercial nature of this building and location at a busy street corner. The proposed new windows and reuse of an existing door for the first floor are appropriate and continue the fenestration of the existing building. Staff has concerns regarding the proposed second-story awning windows. The rhythm and proportion of these windows are not compatible with the existing building. Staff recommends that double-hung, one-over-one wood windows be used for the second story in place of the proposed awning windows. Staff finds the relocation of the existing sign and proposed gooseneck lighting fixture appropriate.

Although exterior flush metal doors are generally not appropriate in the historic districts, the *Design Guidelines* state that they "may be appropriate in certain limited circumstances for 20<sup>th</sup> century retail, commercial and industrial buildings." Thus, in this situation, the proposed flush hollow metal door on the rear elevation is appropriate. Furthermore, although synthetic siding and shingles are strongly discouraged as a general standard, the *Design Guidelines* state that "in the Parker-Gray District, synthetic siding may be approved on a case-by-case basis if there is minimum visibility of the building façade from a public way." The driveway that appears to be an alley along the west side of the subject property is private property. In this context, the proposed fiberglass shingles are acceptable due to the lack of visibility from a public way.

Staff finds the proposed addition and alterations to be consistent with the *Design Guidelines* and thinks that this will enhance the existing building.

#### **IV. STAFF RECOMMENDATION:**

Staff recommends approval of the application with the following conditions:

1. Install double-hung, one-over-one wood windows in place of the proposed square awning windows on the second story.
2. 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.

**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 be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-2 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.
- C-3 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Additions and Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Additions and Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-6 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.
- C-7 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides of the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line.
- C-8 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-9 A soils report must be submitted with the building permit application.
- C-10 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-11 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 comments received.

Alexandria Archaeology:

R-1 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:

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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.

F-1 This property is located near the edge of what was an African American neighborhood in the late 18<sup>th</sup> and early 19<sup>th</sup> centuries. The lot therefore has the potential to yield archaeological resources that could provide insight into Alexandria's history, perhaps relating to African Americans.

IV. IMAGES



Figure 1. 700 N. Patrick Street, east elevation.



Figure 2. 700 N. Patrick Street, south (Wythe Street) elevation.





**Figure 3. West (rear) elevation of 700 N. Patrick Street.**

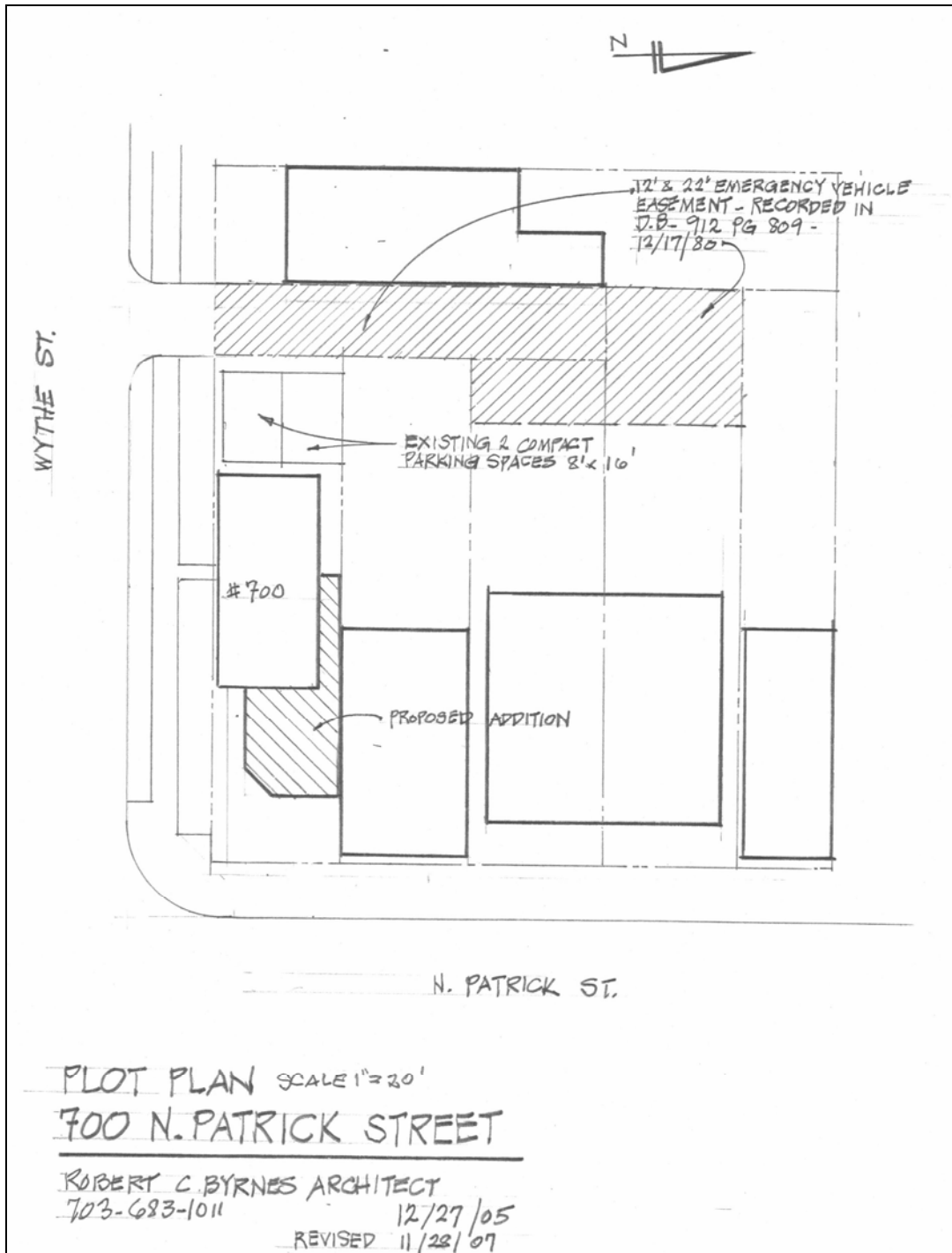


Figure 4. Plot plan for 700 N. Patrick (proposed addition denoted by hatchmarks).

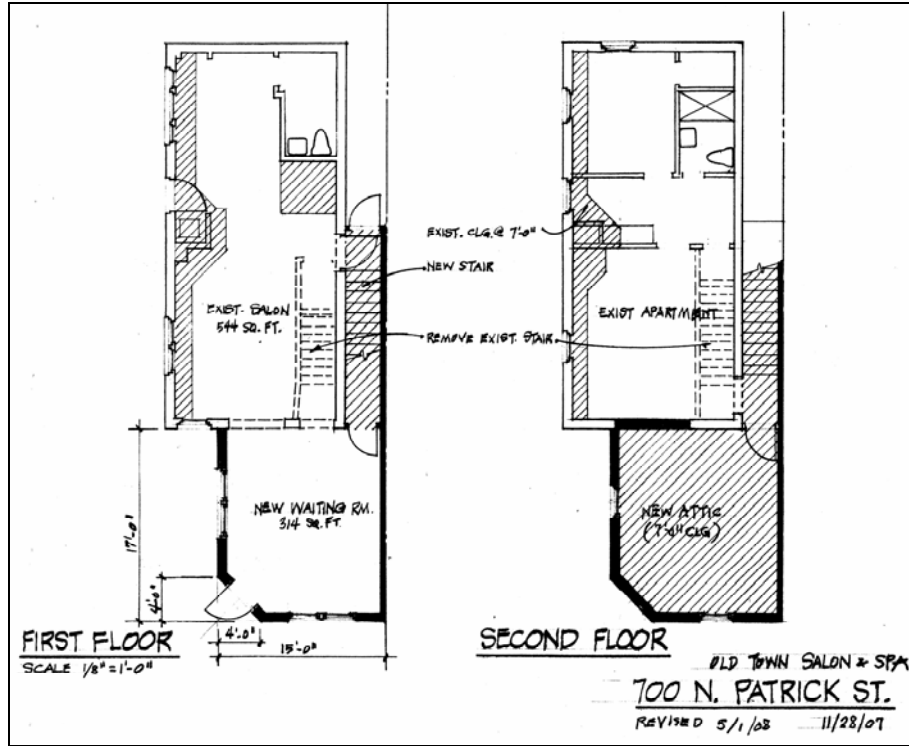


Figure 5. Proposed floorplan.

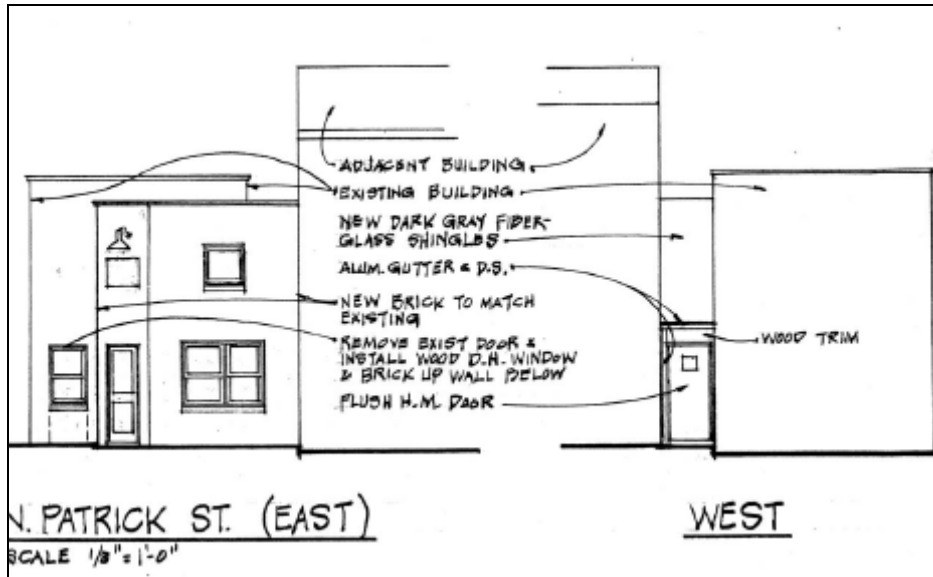


Figure 6. Proposed east and west elevations.



Figure 7. Proposed south elevation.


700 N. PATRICK ST

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SPJ Lighting - Night Sky Friendly Solid Brass or Copper Wall Mount Fixture (SPJ49-02)



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 List Price: \$199.99  
 Material: Brass  
 Finish Options: Aged Brass  
 Quantity:

Shown: Gun Metal  
 Model: SPJ49-02  
 Mounting: Wall Mount  
 Socket: Medium Base  
 Electrical: 120V  
 SPJ49-02 (13-3/4"W x 11-1/2"H x 17"Ext)  
 Options: Brass or copper in a wide variety of finish options. Available in incandescent.  
 Location: Outdoor  
 Certifications: UL  
 Housing: Brass, Copper  
 Light Source: A-15 Incandescent  
 Bulb: Not Included

Usually leaves warehouse in: 3-4 weeks  
 Voltage Type: Line Voltage  
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 Building Use - Style: RLM

Finish Options  
 Aged Brass, Autumn, Black, Bronze, Gun Metal, Moss, Natural Copper, Raw Copper, Rusty, Verde

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Figure 8. Proposed lighting fixtures.