

Docket Item # 2  
BAR CASE # 2009-0110

BAR Meeting  
June 24, 2009

**ISSUE:** Alterations  
**APPLICANT:** Robert Grove  
**LOCATION:** 419 North Patrick Street  
**ZONE:** RB/Residential

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

1. That the replacement front door be constructed of wood and not fiberglass, and have four panels instead of the proposed six panels;
2. That the existing transom be retained and incorporated into the new door surround;
3. That the two new windows on the first floor be all wood and not aluminum clad on the exterior;
4. That the applicant work with Staff to determine whether the historic wood siding that exists underneath the Masonite and other layers of siding on the front elevation can be retained and repaired; and,
5. That, if the condition of the siding is poor, the applicant should install the same type of wood siding that was originally on the house.

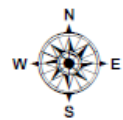
**\*\*EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 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.



**BAR CASE #2009-0110**

**6/24/2009**



**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for site improvements and alterations to the façade at 419 North Patrick Street. In September 2008, the BAR approved a number of alterations to the façade; those alterations have not yet been undertaken and the applicant has expanded the scope of work to now include the following:

Repair front retaining wall

The applicant proposes to repair the existing front brick retaining wall in several places, as well as remove the existing stair which projects into the sidewalk in front of the house.

Front stairs and stoop

In order to remove the existing stair and provide a new, larger stoop at the entrance to the house, a number of steps will be added within the applicant's yard. The new steps and landing will be brick clad to match the retaining wall. The applicant also proposes to install a simple wood railing with 1 inch square pickets which will tie into the existing wood fence located atop the retaining wall.

Door surround and window trim

In response to the BAR's September 24, 2008 action, the applicant revised the proposed door surround to include a transom, using the door surround at 912 Oronoco Street as a template. The applicant also proposes to install wider trim around the windows on the facade, which include the existing two windows on the second floor, as well as the proposed new paired windows on the first floor (the Board has already approved the removal of the front bay window).

Replacement door

The applicant is also requesting approval of a new six panel fiberglass door. If the fiberglass door is approved the applicant has indicated that the storm door will be permanently removed.

**II. HISTORY:**

According to the Sanborn Fire Insurance Maps, the two-story frame house at 419 North Patrick Street was constructed sometime between 1885 and 1891. Unlike many historic properties in the Parker-Gray district where rear additions are prevalent, the house at 419 North Patrick Street appears to retain its original footprint. The façade was clearly modified at some point in the past, most likely in an attempt to "colonialize" the house with a bay window and pedimented door surround.

On September 24, 2008, the applicant received the following conditional approval from the Board (BAR Case #2008-0147):

1. That the two new windows on the first floor be wood and not wood clad on the exterior;
2. That the applicant work with Staff to determine whether the historic wood siding that exists underneath the Masonite and other layers of siding on the front elevation can be retained and repaired;
3. That, if the condition of the siding is poor, the applicant should install the same type of wood siding that was originally on the house; and,

4. That the original transom be retained and incorporated into the new door surround.

### **III. ANALYSIS:**

The proposed façade alterations and site improvements comply with the RB zone regulations. The proposed retaining wall appears to be on the subject lot, however, the owner is required to include the survey plat as part of the building permit application for the reconstructed wall to demonstrate that the proposed wall and foundation do not encroach into the North Patrick Street right-of-way.

Staff commends the applicant for proposing the additional alterations to the subject property, which are generally historically appropriate, with one exception.

#### Retraining wall and front stoop and steps

Staff has no objection to the proposed front stoop and steps, or the proposed railing. The repairs to the retaining wall are clearly needed and the removal of the stair from the public sidewalk will remove an encroachment from the public right-of-way and be an improvement for pedestrians.

#### Door surround

Staff does not object to the installation of a more vernacular door surround, and the surround proposed by the applicant is historically appropriate. Staff commends the applicant for looking at other historic houses within the district for appropriate clues. Instead of installing a new transom, Staff recommends that the existing transom be retained. Although it is constructed of wood and may not be historic, it addresses the applicants need for a blind transom – the living room ceiling was lowered at some point and would be visible if a glazed transom was installed.

#### Replacement door

The applicant's argument for the proposed new fiberglass door is that fiberglass would provide additional sound insulation and minimize the solar heat gain from this west facing door. As with all replacement materials on historic houses, the *Design Guidelines* recommend that new materials be compatible with the existing structure. The *Guidelines* also state that "exterior doors and storm doors constitute prominent visual detail of the main facade of a building." Although the applicant's concern about traffic and noise along North Patrick Street are understandable, Staff cannot support the use of a fiberglass door on this historic house.

As the applicant's submission materials demonstrate, there are a number of door types within the historic district – the two most predominant types are four and six panel doors. Staff believes that the most historically appropriate door for this late 19<sup>th</sup> century house would be a four panel door, not a six panel door as proposed by the applicant.

#### Previous BAR conditions

Because the alterations approved by the BAR on September 24, 2008 have not yet been undertaken, Staff recommends that these conditions be brought forward in order to allow the applicant additional time to complete the project. The condition which pertains to the transom has been modified to reflect Staff's recommendation above. The applicant is also reminded that Staff should be contacted once the Masonite siding is removed from the house so that the

condition of the historic siding can be evaluated – in many instances historic siding can be easily repaired and reused.

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

1. That the replacement front door be constructed of wood and not fiberglass, and have four panels instead of the proposed six panels;
2. That the existing transom be retained and incorporated into the new door surround;
3. That the two new windows on the first floor be all wood and not aluminum clad on the exterior;
4. That the applicant work with Staff to determine whether the historic wood siding that exists underneath the Masonite and other layers of siding on the front elevation can be retained and repaired; and,
5. That, if the condition of the siding is poor, the applicant should install the same type of wood siding that was originally on the house.

## V. CITY DEPARTMENT COMMENTS

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

### Planning and Zoning:

R-1 The applicant shall submit a survey plat with the building permit for the retaining wall showing the location of the wall and to demonstrate that the proposed wall and its foundation will be constructed on the subject lot and not encroach into the N. Patrick Street public right-of-way.

### Code Administration:

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

C-2 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-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.

### Historic Alexandria:

Recommend approval, with the exception of fiberglass door. Also recommend a wood, four vertical panel door, with addition of storm door to reduce noise.

### Alexandria Archaeology:

There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

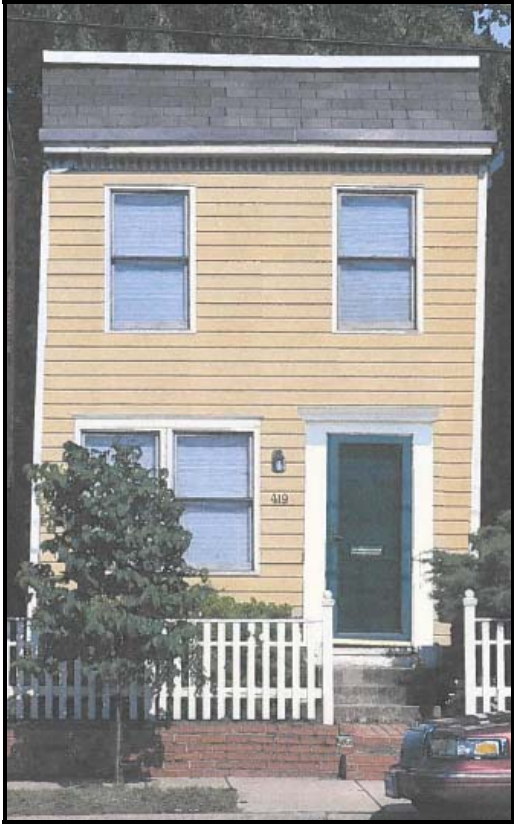
### Transportation and Environmental Services:

No T&ES comments.

VI. IMAGES



Figure 1. Existing front façade.



**Figure 2. September 24, 2008 BAR proposal.**



**Figure 3. Proposed front elevation.**





Figure 4. Proposed front stoop and steps.

Applicant: Robert Grove, 419 N. Patrick St.  
Front Landings within two blocks of my property



(421 N. Patrick St, my immediate neighbor)

Figure 5. Photos of stoops and railings in the Parker-Gray neighborhood.



Figure 6. Photos of stoops and railings in the Parker-Gray neighborhood.

Applicant: Robert Grove, 419 N. Patrick St.  
Front Landings within two blocks of my property



Figure 7. Photos of stoops and railings in the Parker-Gray neighborhood.



Figure 8. Photos of door surrounds in the Parker-Gray neighborhood.

Applicant: Robert Grove, 419 N. Patrick St.  
Doorway surrounds of two story flat front houses within two blocks of my property



Figure 9. Photos of door surrounds in the Parker-Gray neighborhood.

Applicant: Robert Grove, 419 N. Patrick St.  
Doorway surrounds of two story flat front houses within two blocks of my property



Figure 10. Photos of door surrounds in the Parker-Gray neighborhood.

Applicant: Robert Grove, 419 N. Patrick St.  
Window surrounds of two story flat front houses within two blocks of my property



Figure 11. Photos of window trim in the Parker-Gray neighborhood.



Applicant: Robert Grove, 419 N. Patrick St.  
Window surrounds of two story flat front houses within two blocks of my property



Figure 12. Photos of window trim in the Parker-Gray neighborhood.

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**Available Door Sizes:**

- 2'10" x 6'8"
- 2'6" x 6'8"
- 2'8" x 6'8"
- 3'0" x 6'8"

**Available Options:**

Impact Rated (L)

**Glass:** No Glass

**Finish Options:**

[Paintable](#)

http://thermatru.com/products/entry/fiberglass-entry-doors/ss/index.aspx#/dso:door-6\_panel-s210/go:ng/ Page 1 of 2

Figure 13. Door specifications.

Therma-Tru Doors: Entry Patio & Light Commercial Doors 5/25/09 4:14 PM


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#### Energy Star Climate Zones



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Cooling & Heating
- Southern**  
Mostly Cooling
- Alternative Criteria Allowed**

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Figure 14. Door specifications.