

Docket Item # 5
BAR CASE # 2009-0273 and
BAR Case #2008-0175

BAR Meeting
December 9, 2009

ISSUE: Addition/Alterations
APPLICANT: Church of God and Saints of Christ, Sixteenth Tabernacle
LOCATION: 634 N. Patrick Street
ZONE: RB/Residential

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

1. If fiber cement siding is installed, that it be smooth and that the nail holes not show in the installation;
2. If fiber cement siding is not installed, that the wood siding be German lap siding to match the historic church building;
3. That all elements of the new addition, the gable roof and the dormers, be clad with the same roofing material, with a preference that the roof be clad in standing seam metal as proposed for the dormer roof;
4. That the statements in the following archaeology conditions shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Demolition, Basement/Foundation Plans, Landscaping, Erosion and Sediment Control, Grading, Utilities and Sheeting and Shoring) so that on-site contractors are aware of the requirements.
 - a. To insure that significant information is not lost as a result of the current development project, the applicant shall contact Alexandria Archaeology (703-838-4399) at least two weeks prior to any ground disturbance so that an inspection and monitoring schedule for City archaeologists can be arranged.
 - b. The applicant 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 when archaeologists are not present. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - c. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
5. If significant resources are discovered during the archaeological monitoring, the applicant shall work with Alexandria Archaeology, and possibly hire a consultant, to complete the archaeological investigations in the area of significance and prepare a Documentary Study in order to provide a historical context for the resources discovered; and,

6. If warranted by the City Archaeologist, the developer will design, write and erect historic markers (interpretive signage) on the property according to specifications provided by Alexandria Archaeology. The markers will be subject to approval by Alexandria Archaeology and will highlight the historical and archaeological significance of the property.

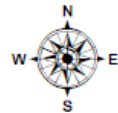
*EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of BAR approval if the work is not commenced and diligently and substantially pursued by the end of that 12-month period. In the case for a certificate or permit for a project that requires a development special use permit or site plan under section 11-400 of the zoning ordinance, the period of validity shall be coincident with the validity of the development special use permit or site plan as determined pursuant to section 11-418 of the ordinance.

**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 #2009-0273

12/9/2009



I. ISSUE:

The applicant is requesting final approval of a Certificate of Appropriateness for an addition and alterations to the Church of God and Saints of Christ, located at 634 North Patrick Street. The applicant has been working with City Staff, including Planning & Zoning, for a number of years to develop the proposal, with the goal of achieving an addition that would be compatible and not overwhelm the historic church, while providing much needed space as a fellowship hall for church activities. The Board approved the proposed addition, in concept, at the November 19, 2008 meeting (BAR Case #2008-0175). At the same meeting, the BAR also approved the Permit to Demolish/Encapsulate for the partial demolition of the non-historic concrete block one-story addition (BAR Case #2008-0174).

The new addition will contain approximately 2,809 square feet, and will consist of a two-story wood framed gabled roof structure. The height of the addition at the ridge line will be 26 feet 9 ½ inches, aligning with the ridge line of the original historic church to the north. The addition will project eight feet beyond the existing vestibule of the historic church, towards North Patrick Street. The addition will have a steep double-gabled roof, with slightly projecting rafter tails, and six shed dormers – three on each side - located within the roof. The approximate dimensions of the addition are 25 feet wide by 56 feet long. The addition will be connected to the main church by an existing one-story addition perpendicular to the historic building at the rear.

North elevation

The north elevation of the proposed addition will contain three sets of double-hung, one-over-one paired wood windows on the first floor, and paired windows within the three dormers on the second floor. A single door will also provide access into the new fellowship hall along this elevation. The new addition will be located 6 feet 3 inches away from the historic church to the north.

East elevation

The east elevation will have four window openings on the first floor, two being paired in the middle, with single windows on either side. The second floor paired windows in the gable end will be in line with the first floor windows. The corners of the east elevation will have a one foot square recess. The east elevation of the existing one-story addition, which will connect the existing church with the new addition, will become a primary entrance to the church facility with the addition of a new wood double door. A skylight will also be installed in the roof of the one-story connection to provide light into the interior of this part of the building.

South elevation

The south elevation will have the same window configuration as the north elevation, three pairs of windows on both the first and second floors. Two new doors will be incorporated into the south elevation of the church facility, one in the new addition for access to the fellowship hall, and the other into the existing one-story addition.

West elevation

The west elevation of the addition will tie into the existing addition at the north east corner and will contain a single double-hung window. This elevation will have a double gable with the smaller gable encompassing the stair to the second floor.

Materials and Site Improvements

The proposed new addition, as well as the east elevation of the one-story connector, will be clad with smooth fiber cement siding in white to match the German shiplap wood siding on the historic church. The applicant has indicated that the use of fiber cement siding is conditioned on sufficient funding, since fiber cement is initially more costly than wood siding. A fiber cement/wood trim band is also proposed for the fascia board. The foundation of the addition will be clad with brick (color 238 Lexington). The main gable roof of the addition will be clad with architectural asphalt shingles (Cobblestone Grey by CertainTeed), while the dormers will have a standing seam metal roof with a Kynar paint finish in light grey to match the architectural shingles. All of the double-hung, double-insulated, one-over-one wood windows on the new addition will be manufactured by Kolbe & Kolbe (Magnum Series), while the new wood three panel doors will be manufactured by JELD-WEN (Classic Series). The windows and doors will be painted white. The lights adjacent to each of the new doors on the addition and the one-story addition will be carriage style lights with a black finish (American Lantern Lighting, Old World Charm Series). The skylight, which will not be visible from the public right-of-way, will be manufactured by Velux and will have a flat surface.

Two HVAC condenser units, in addition to the existing unit on the roof of the one-story addition, are necessary as a result of the church expansion project. One will be ground mounted behind the new addition and the other will be located on the roof, adjacent to the existing unit. The rooftop units will be screened by a 6 foot 11 inch by 14 feet 4 inch painted (white) wood equipment screen with horizontal slats. The ground mounted screen will measure approximately 4 ½ feet by 4 ½ feet. The screens will measure 4 feet 6 inches high.

As part of the overall church improvement project, bike racks and additional landscaping will be installed.

II. HISTORY:

The two-story, gable roof, frame church at the southwest corner of North Patrick and Wythe streets is believed to have been constructed circa 1926 for Bethel Church or Bethel Presbyterian Mission. The African-American congregation was established in 1921 and existed as a mission church affiliated with Alexandria's Second Presbyterian Church. For a time, it met in the building now known as the Old Presbyterian Meeting House while raising funds to erect a building on the lot at North Patrick and Wythe streets. In 1926, the congregation was formally organized as Bethel Presbyterian Church, the first black Presbyterian congregation in the Presbytery of the Potomac, Presbyterian Church in the U.S. (Sothern Presbyterian Church; now reunited with former Northern Presbyterian Church as Presbyterian Church in U.S.A.). On January 21, 1971, the relationship with the Presbyterian Church was dissolved and the name appears to have been changed to Bethel Community Mission Church. The building was purchased by the current Church of God and Saints on November 24, 1976. [2nd Presbyterian Church Session Minutes, April 13, 1922; 2nd Presbyterian Church History 52, 91, William E. Thompson, 1989. 'A Set of Rebellious Scoundrels': Three Centuries of Presbyterians Along the Potomac, 229, 278, 318; Old Presbyterian Meeting House Session Minutes, January 12, & February 9, 1971].

Staff could not locate a building permit for the construction of the church building, but did find a 1927 permit for roofing the church (Building Permit #947, October 6, 1927). Thus, the building was constructed sometime between 1921, when the lot is shown as vacant in the 1921 Sanborn Fire Insurance Map, and 1927, when the building permit was issued. The frame main block of the church remains much as originally constructed. The 1931 Sanborn map shows the footprint of the main block with a small frame addition extending from the southwest corner. Building permit records indicate that the gabled front vestibule – shown as an open porch supported by columns - was constructed in 1964 (BLD#20275, February 7, 1964). It is not known whether the enclosed vestibule is what was actually constructed at that time or represents a further alteration. The same 1964 drawing shows that the steeple on the church was to be raised by several feet and the accompanying permit form indicates that all window sashes were to be replaced. It is not known precisely when the present concrete block rear addition was constructed, but it clearly dates to a time of construction after 1941, as it is not shown on the Sanborn map of that date. From visual inspection, Staff believes the concrete block addition was added post 1950.

Until recently, there were few alterations to the church building. The applicant has been working with Staff over the past few years to improve the building and in anticipation of the proposed church expansion and has received the following approvals:

- October 24, 2007: New HVAC units and screening on the roof of the one-story addition at the rear of the main block of the historic church (BAR Case #2007-0215). This project was never undertake and has now been integrated into the larger church expansion project.
- October 22, 2008: Permit to Demolish/Encapsulate approved for the construction of the proposed addition (BAR Case #2008-0174). The Board deferred the concept approval of the addition and alterations at this hearing.
- November 19, 2008: Concept approval of the proposed addition and alterations (BAR Case #2008-0175).
- October 6, 2009: Planning Commission approval of Development Special Use Permit for the construction of the addition and for parking within 300 feet of the site (DSUP# 2007-0002).
- October 17, 2009: City Council approval of Development Special Use Permit (DSUP# 2007-0002).

III. ANALYSIS:

The proposed addition and alterations comply with Zoning Ordinance requirements and the approved Development Special Use Permit.

Since the Board last saw the proposed expansion program in November 2008 no significant changes have been made to the addition, but rather there have been relatively minor design refinements. The addition will now be white – not a buff color as shown previously – to be

compatible with the historic church and the proposed CMU foundation on the addition has now been changed to brick. Both of these refinements also address the conditions of approval of the Development Special Use Permit.

While the *Design Guidelines* do not directly address additions to institutional buildings such as churches or schools, the *Guidelines* provide guidance for commercial and residential additions, particularly related to elements such as style, differentiation, massing, height, form, and architectural detailing are relevant to the discussion of the proposed addition to the church. The *Design Guidelines* state: “No single architectural style is mandated. The design of an addition should respect the heritage of the historic building to which it is attached as well as adjacent buildings. 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...In general, the existing form of a historic building should be retained in the expression of the addition...An addition to a historic building should be clearly distinguishable from the original structure. An addition should not obscure or dilute the architectural and historic importance of an existing building by creating a false sense of the past...Offsetting the footprint of the addition to break the wall plane of the existing building can also be used as a means of creating a differentiation between the old and the new.” Staff believes the applicant has successfully chosen to mimic the form of the historic church for the addition, using vernacular design cues from the historic church, while not directly copying such character defining elements as the Gothic windows and steeple.

Staff supports the change in foundation material from CMU to brick and the proposed new color (white) for the addition. Staff also supports the applicant’s request for fiber cement siding on the new addition and on the east elevation of the one-story CMU addition where the new primary entrance to the church will be created. The use of fiber cement is consistent with the Board’s adopted policy with respect to the fiber cement siding:

1. That fiber cement siding not be installed on an historic structure;
2. That historic materials should not be removed to install fiber cement siding;
3. That fiber cement siding replace other artificial or composite siding;
4. That the nails not show in the installation of the siding; and,
5. That smooth siding be installed.
6. That BAR Staff may administratively approve the installation of fiber cement siding on *non-historic* buildings (those constructed in 1975 or later).

Thus, Staff recommends approval of the fiber cement siding, provided that the siding be smooth and that the nail holes not show in its installation. Should the church find that the fiber cement is cost prohibitive, Staff recommends that the same type of wood siding which is installed on the historic church - German lap - be installed on the addition.

Staff objects to the use of two different roofing materials (asphalt shingles and standing seam metal) on the proposed addition. While there are certainly plenty of examples of both types of roofing materials in the historic district, they are seldom combined on a single building. The *Design Guidelines* specifically recommend “for new construction, materials should reflect contemporary design standards and be compatible with adjacent structures.” Staff would argue

that it is incompatible to mix roofing materials and that both the dormers and the main gable roof should be the same material. While Staff would prefer that the roof of the addition be standing seam metal, it would also be acceptable for the roof to be asphalt shingle given the new construction. It is Staff's strong recommendation that when the historic church is in need of a new roof, that a historically appropriate roof material be used, such as standing seam metal or stamped metal shingles.

Staff also notes the conditions of Alexandria Archaeology and recommends that they be included as conditions of approval.

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

1. If fiber cement siding is installed, that it be smooth and that the nail holes not show in the installation;
2. If fiber cement siding is not installed, that the wood siding be German lap siding to match the historic church building;
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4. That the statements in the following archaeology conditions shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Demolition, Basement/Foundation Plans, Landscaping, Erosion and Sediment Control, Grading, Utilities and Sheeting and Shoring) so that on-site contractors are aware of the requirements.
 - a. To insure that significant information is not lost as a result of the current development project, the applicant shall contact Alexandria Archaeology (703-838-4399) at least two weeks prior to any ground disturbance so that an inspection and monitoring schedule for City archaeologists can be arranged.
 - b. The applicant 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 when archaeologists are not present. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - c. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
5. If significant resources are discovered during the archaeological monitoring, the applicant shall work with Alexandria Archaeology, and possibly hire a consultant, to complete the archaeological investigations in the area of significance and prepare a Documentary Study in order to provide a historical context for the resources discovered; and,
6. If warranted by the City Archaeologist, the developer will design, write and erect historic markers (interpretive signage) on the property according to specifications provided by Alexandria Archaeology. The markers will be subject to approval by Alexandria Archaeology and will highlight the historical and archaeological significance of the property.

V. CITY DEPARTMENT COMMENTS

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

Code Administration:

The following are comments from DSP2007-00002

- C-1 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). **Acknowledged by applicant. Applicant will comply with applicable codes and commonwealth requirements.**
- C-2 Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC). **Acknowledged by applicant. Applicant will comply with applicable codes and commonwealth requirements.**
- C-3 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided (USBC 704.5). **The proposed addition is within 5 feet of the southern property line (adjacent to Lot 628). The applicant shall clarify the separation by Final Site Plan #1.**
- C-4 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property. **Acknowledged by applicant. Applicant will comply with applicable codes and commonwealth requirements.**
- C-5 A soils report must be submitted with the building permit application. **Acknowledged by applicant. Applicant will comply with applicable codes and commonwealth requirements.**
- C-6 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. **Acknowledged by applicant. Applicant will comply with applicable codes and commonwealth requirements.**
- C-7 New construction must comply with the current 2006 of the Uniform Statewide Building Code (USBC). **Acknowledged by applicant. Applicant will comply with applicable codes and commonwealth requirements.**
- C-8 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems. **Acknowledged by applicant. Applicant will comply with applicable codes and commonwealth requirements.**

- C-9 Required exits and facilities shall be accessible for persons with disabilities. **Acknowledged by applicant. Applicant will comply with applicable codes and commonwealth requirements. The applicant will provide accessible entry through the addition.**
- C-10 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 116.1. **Acknowledged by applicant. Applicant will comply with applicable codes and commonwealth requirements.**
- C-11 A fire prevention code permit is required for the proposed operation. **Acknowledged by applicant. Applicant will comply with applicable codes and commonwealth requirements.**
- C-12 An automatic sprinkler system shall be provided for Group A-3 occupancies where the fire area is located on a floor other than the level of exit discharge. **Applicant will comply with Table 508.3.3 of 2006 USBC.**

Historic Alexandria:

R-1 Approve (November 19, 2008 comment).

Alexandria Archaeology:

- F-1 This property is the site of the Tabernacle of God and Saints of Christ Church. At the present time, there is little historical data available on earlier activities on this lot, and it is possible that no structures were built on the property until the 20th century. Archaeological monitoring is needed to insure that there are no remnants of earlier activities that could provide information about Alexandria's past.
- *R-1 To insure that significant information is not lost as a result of the current development project, the applicant shall contact Alexandria Archaeology (703-838-4399) at least two weeks prior to any ground disturbance so that an inspection and monitoring schedule for City archaeologists can be arranged.
- *R-2 The applicant 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 when archaeologists are not present. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- *R-3 The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-4 The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Demolition, Basement/Foundation Plans, Landscaping, Erosion and Sediment Control, Grading, Utilities and Sheeting and Shoring) so that on-

site contractors are aware of the requirements.

- R-5 If significant resources are discovered during the archaeological monitoring, the applicant shall work with Alexandria Archaeology, and possibly hire a consultant, to complete the archaeological investigations in the area of significance and prepare a Documentary Study in order to provide a historical context for the resources discovered.
- R-6 If warranted by the City Archaeologist, the developer will design, write and erect historic markers (interpretive signage) on the property according to specifications provided by Alexandria Archaeology. The markers will be subject to approval by Alexandria Archaeology and will highlight the historical and archaeological significance of the property.

Transportation and Environmental Services:

- R-1 A released Site Plan is required at the time of building permit application. (T&ES)
- R-2 The building permit plans shall comply with requirements of City Code Section 8-1-22 regarding the location of downspouts, foundation drains and sump pumps. Refer to Memorandum to Industry dated June 18, 2004. [Memorandum is available online at the City web site under Transportation\Engineering and Design\Memos to Industry.]. (T&ES)
- R-3 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-4 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R-5 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- R-6 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2,500 square feet. (T&ES)
- R-7 Compliance with the provisions of Article XIII of the City's zoning ordinance for stormwater quality control is required for any land disturbing activity greater than 2,500 square feet. (T&ES)

VI. IMAGES



Figure 1: Photos of church property and nearby properties.

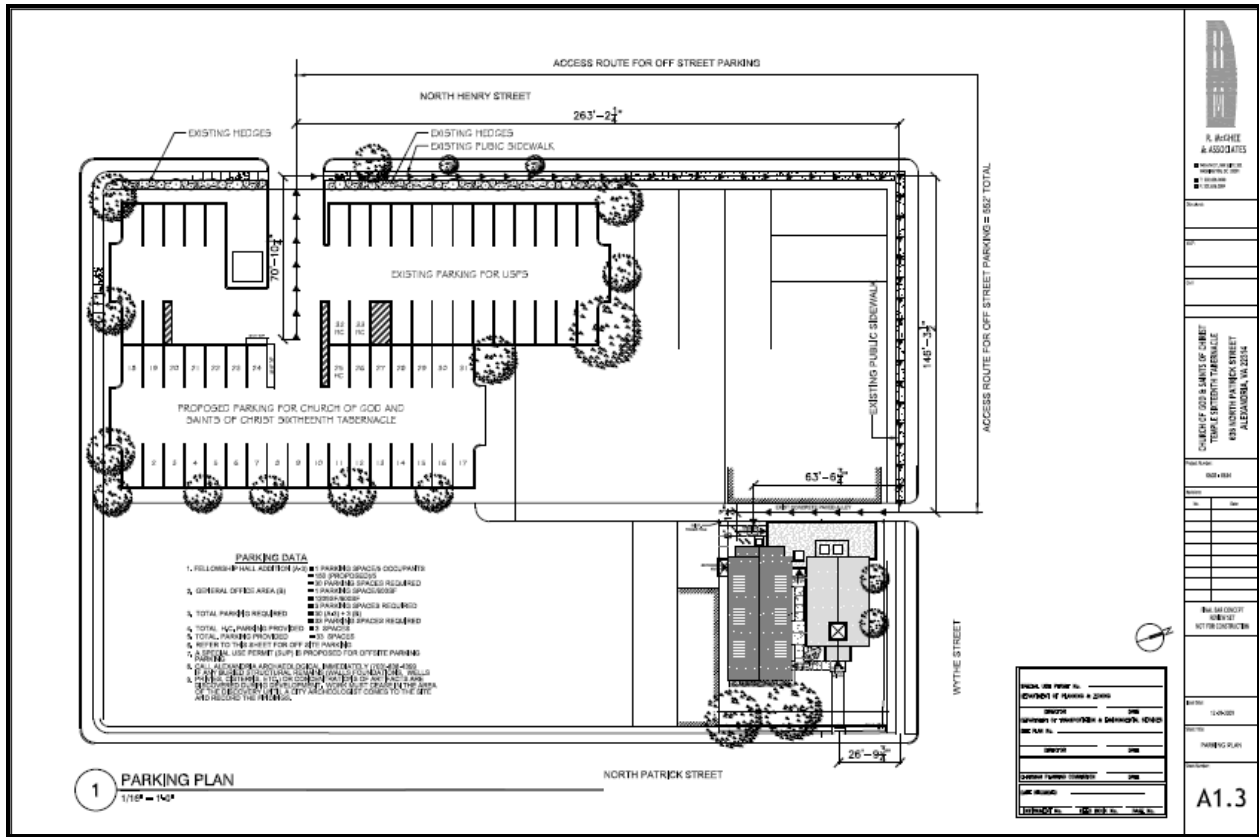


Figure 3: Parking plan.

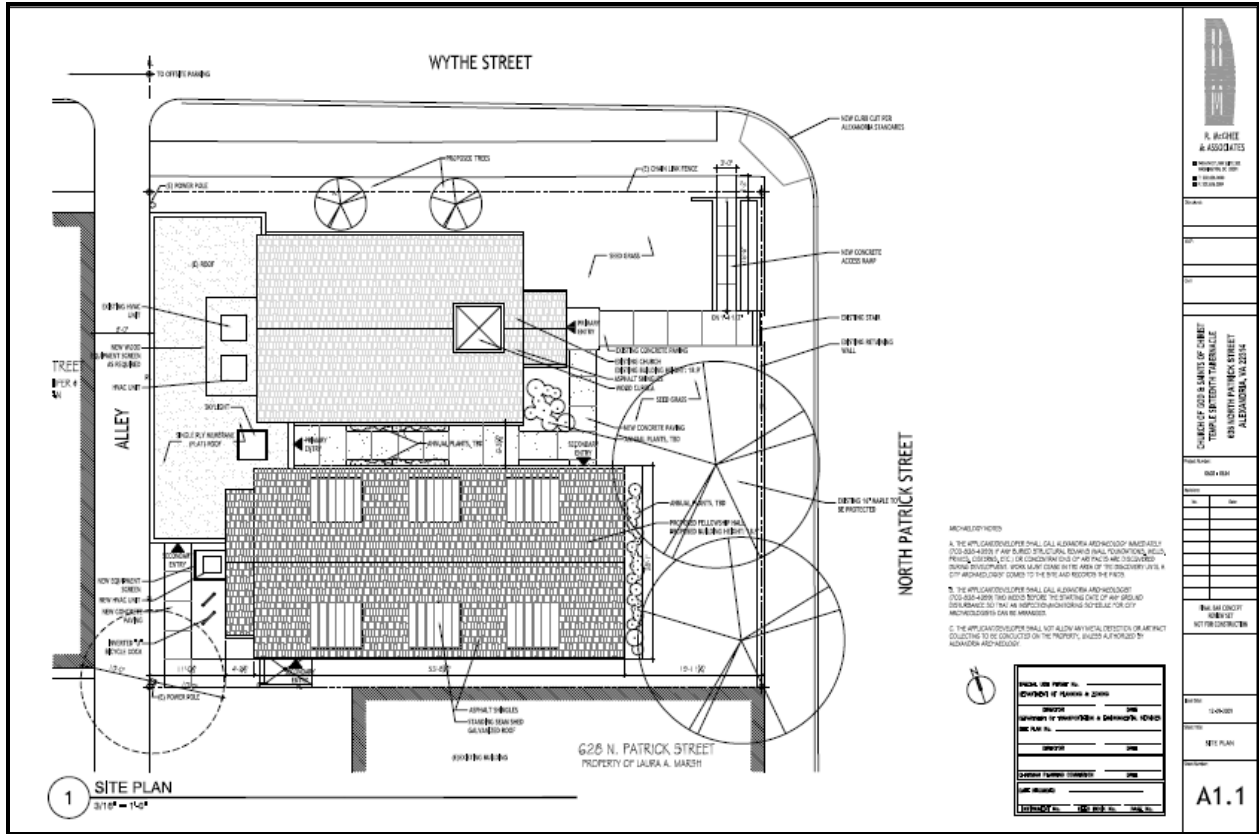


Figure 4: Site plan.

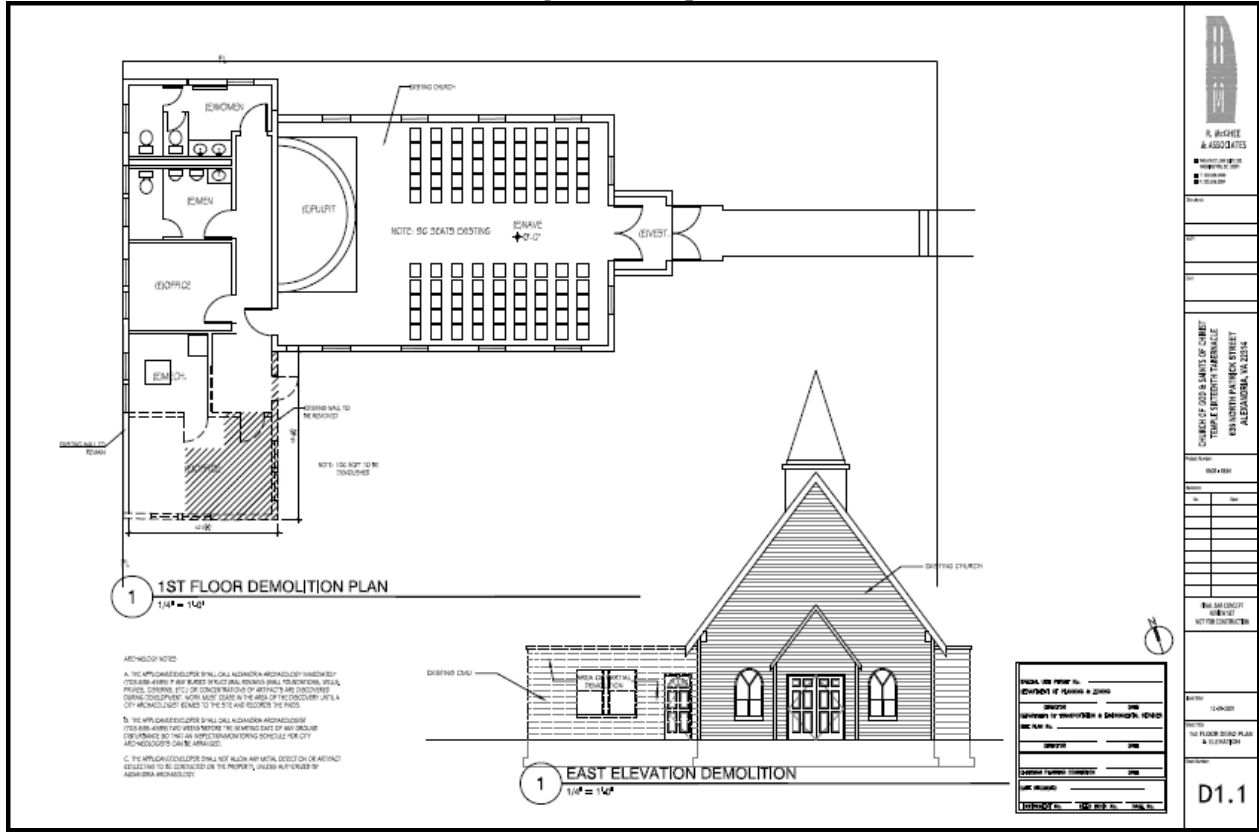


Figure 5: Demolition plan.

Figure 7: Second floor elevation.

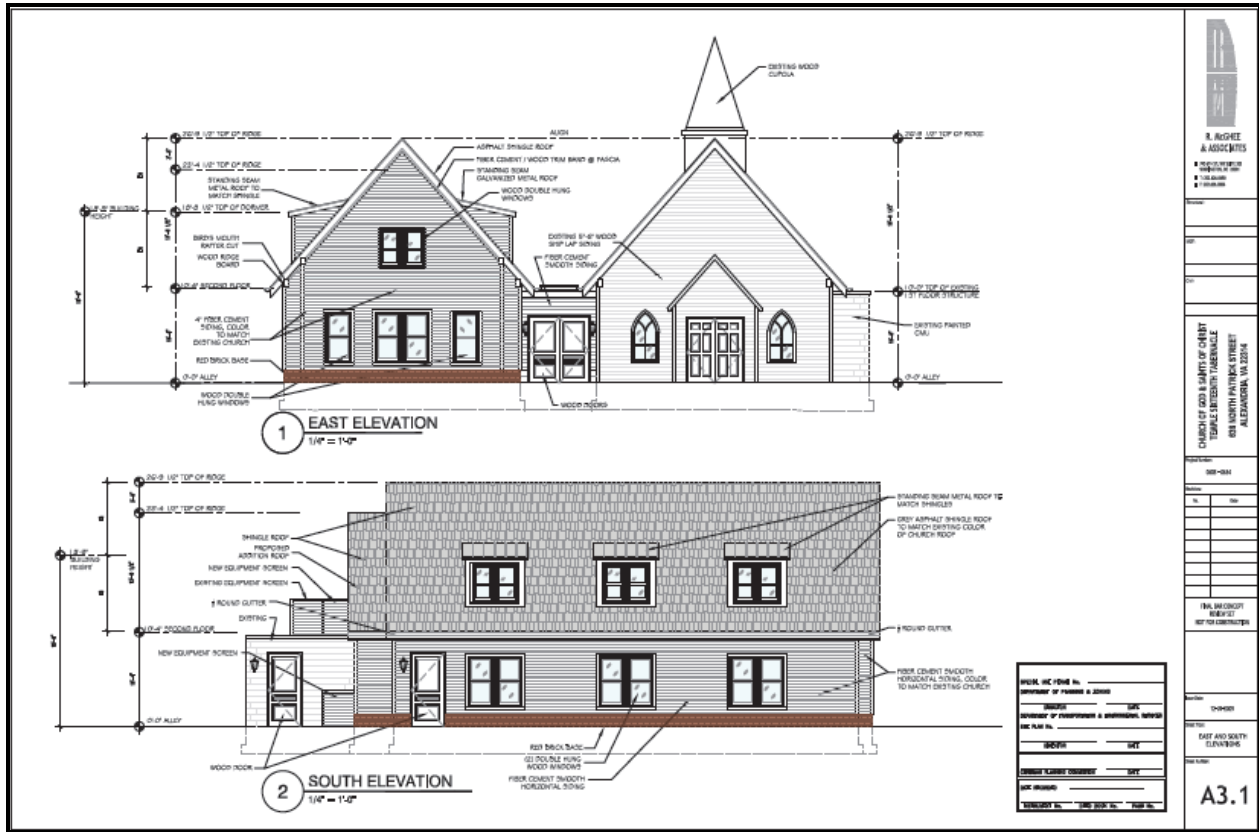


Figure 8: East and south elevation.



 R. McCHIE & ASSOCIATES ARCHITECTS 1000 W. WISCONSIN AVENUE SUITE 200 ALEXANDRIA, VA 22304	
PROJECT NAME: CHURCH OF THE SACRAMENTS OF CHRIST TEMPORARY FACILITY 433 NORTH PALMACH STREET ALEXANDRIA, VA 22314	
DATE: 08/11/09	
SCALE: 1/4" = 1'-0"	
DRAWN BY: JMM	
CHECKED BY: JMM	
DATE: 08/11/09	
PROJECT NO: 09-001	
MODEL PHOTO:	
SHEET NO:	
TOTAL SHEETS:	
A4.0	

Figure10: Photo of model.

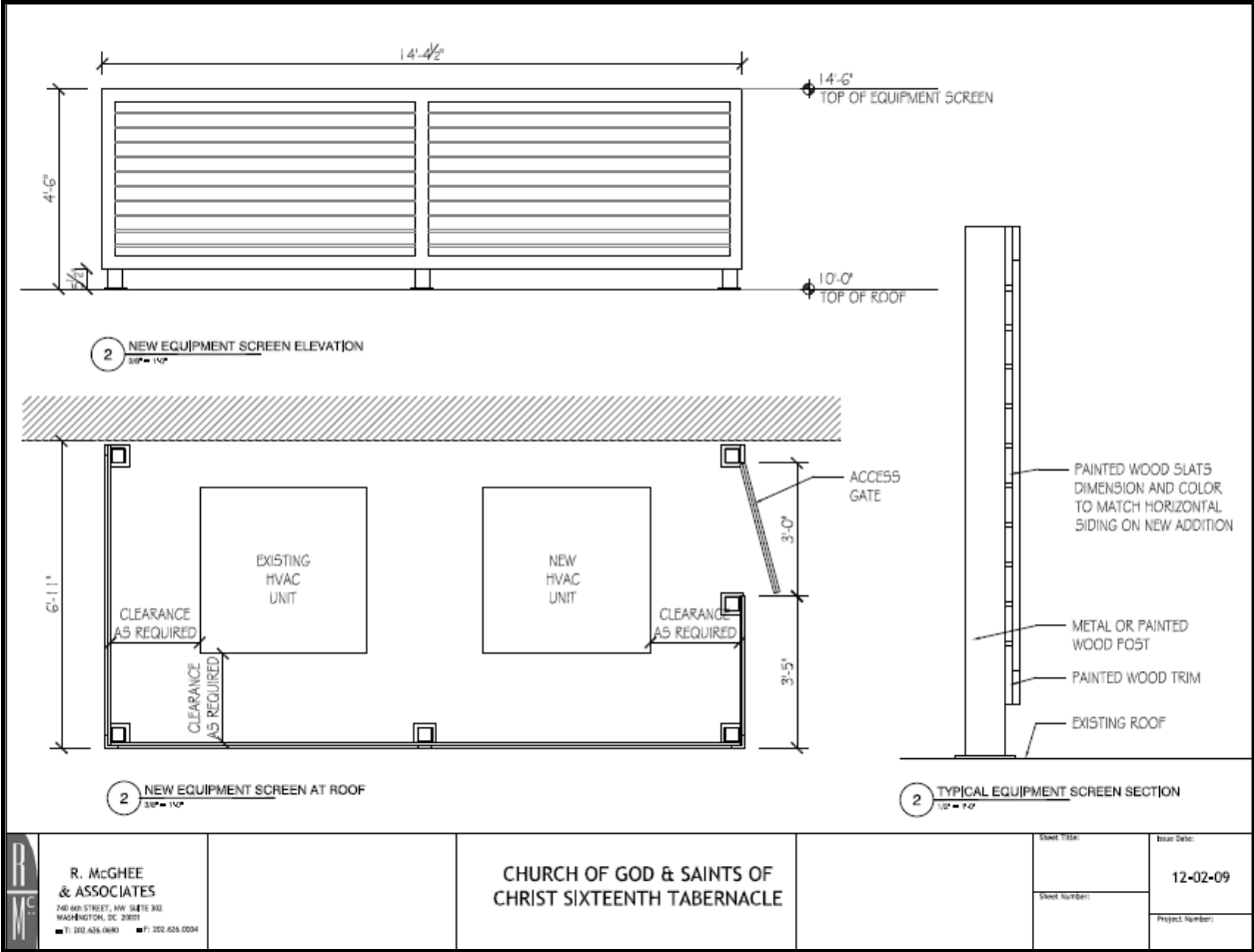


Figure11: Equipment screen detail.