

Docket Item # 2
BAR CASE # 2010-0073

BAR Meeting
May 26, 2010

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

STAFF RECOMMENDATION: Staff recommends approval of the Certificate of Appropriateness application with the condition:

That the applicant provide manufacturer's specifications for the proposed new window and doors on the addition and carport for Staff to confirm that the window will be painted wood to match the details of the previously approved windows and that the metal garage doors be a smooth painted finish.

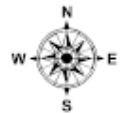
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of final approval if the work is not commenced and diligently and substantially pursued by the end of 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 Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.



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5/26/2010



I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness to make changes to the existing BAR approval for additions and alterations to the rear of 320 North Patrick Street.

In May of 2008, the BAR approved a third floor addition, a 6' expansion of the rear elevation, construction of a connector on the attic level of the north side of the property and the installation of the HVAC on the roof. The approved materials for the project included 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 pilasters, and wood doors and windows. Other proposed alterations included changes to the 1988 carport at the rear of the property. (BAR# 2008-0016).

The requested changes to the 2008 approved design include:

Front Elevation

1. Change approved wall fabric from stucco to Hardi-plank 4-1/2" lap siding.
2. Repair and replace existing 6' high fence and gate

Side Elevation

1. Install a new wood pergola over existing side walkway.
2. Install metal gooseneck flues on the roof for the boiler and water heater.
3. Remove existing non-operable wood shutters and replace with operable wood, two panel louvered shutters.

Rear Elevation

1. Change approved design details on the rear elevation (Hardi-plank siding, pilasters and entablature) and replace with brick walls and a painted wood fascia.
2. Replace a full-length wood window on the first floor with a wood, awning window and a direct vent fireplace unit. (The only visible detail on the exterior will be the flue cap. The fireplace unit will be housed inside the addition and not protrude into the rear yard.)

Carport

1. Replace approved wood, four-panel door with a new, horizontal four-panel metal door.
2. Replace approved wood, panel overhead garage door with a new, metal panel overhead garage door.

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 have 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 had several generations of rear additions that had altered flounder-shape forms. 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.

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.

Previous Approvals:

In 1998 the Board approved re-roofing the carport with rubber membrane material (BAR Case #98-0187, 10/28/1998). The carport was apparently constructed in the late 1980s, though Staff is unable to find any record of a Certificate of Appropriateness or building permit.

In 2008, the Board approved a Permit to Demolish and the Certificate of Appropriateness for addition and alterations, with the condition that if the shutters are to be kept that they be made operable.

III. ANALYSIS

The proposed alterations comply with the Zoning Ordinance.

When evaluating alterations to properties in the historic district, the *Design Guidelines* specify the goal of the BAR is that the original historic materials should be retained and repaired rather than replaced. Additionally, alterations should not overwhelm the existing structure. The Board generally prefers designs for alterations and additions which are respectful of the existing structure and seek to be background statements or which echo the design elements of the existing structure.

The applicant's proposed changes are compatible with the original BAR approved design and do not negatively impact any of the building's existing historic fabric or the surrounding streetscape. The alterations are sympathetic to the existing historic structure and do not overwhelm its scale or massing. Therefore, Staff supports the application but would like to review and approve window and door specifications for the addition and the carport to verify that they conform to normal Board requirements for painted wood windows and smooth material finishes.

STAFF

Michele Oaks, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Code Administration:

No Comment.

Transportation and Environmental Services (T&ES):

- R1. 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)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R4. 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)
- R5. 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)
- R6. 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)

FINDINGS

- F1. An approved grading plan may be required at the time of building permit application. Insufficient information has been provided to make that determination at this time. In summary, City Code Section 8-1-22(d) requires that a grading plan be submitted to and approved by T&ES prior to the issuance of building permits for improvements involving:
- the construction of a new home;
 - construction of an addition to an existing home where either
 - the addition exceeds the area of the existing building footprint by 100% or more;
 - or, the construction of the addition results in less than 50% of the existing first floor exterior walls, in their entirety, remaining;
 - changes to existing grade elevation of 1-foot or greater;
 - changes to existing drainage patterns;
 - land disturbance of 2,500 square feet or greater.
- Questions regarding the processing of grading plans should be directed to the T&ES Site Plan Coordinator at (703) 838-4318. Memorandum to Industry No. 02-08 was issued on

April 28, 2008 and can be viewed online via the following link.

<http://alexandriava.gov/uploadedFiles/tes/info/gradingPlanRequirements.pdf>

CODE REQUIREMENTS

- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99).
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.8-1-22)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3)
- C-5 Pay sanitary sewer tap fee prior to release of Grading Plan. (Sec. 5-6-25)
- C-6 Any work performed from or within the right-of-way requires a separate permit from T&ES. (ie. Ladders place on sidewalk, reserved parking for material deliveries, etc.) (Sec. 5-3-61)

Historic Alexandria:

No Comment.

V. IMAGES

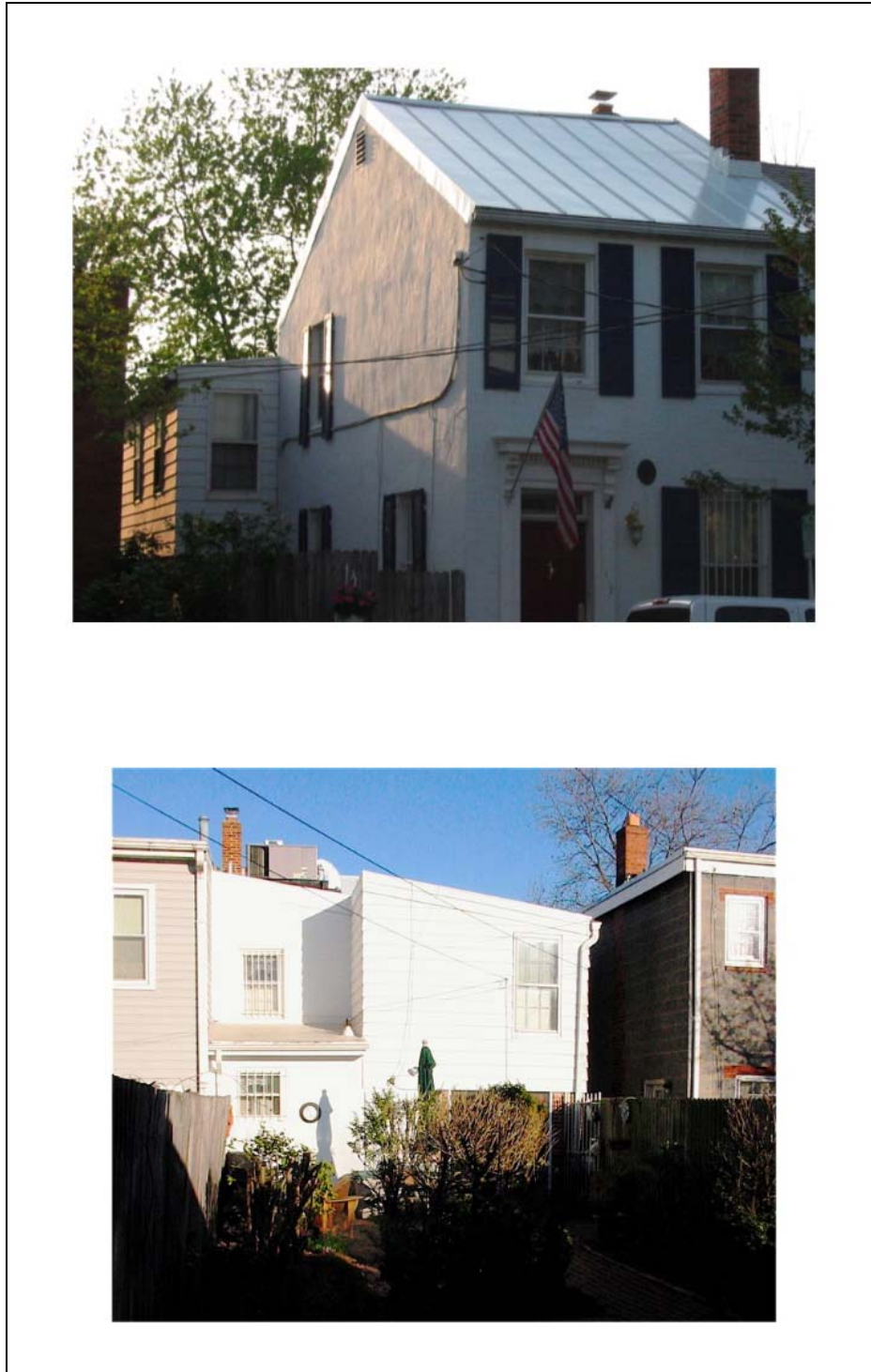


Figure 1. Photos of Additions Prior to Demolition



Figure 2. Existing Condition Photos



Figure 3. Rear Elevation of 2008 Approval

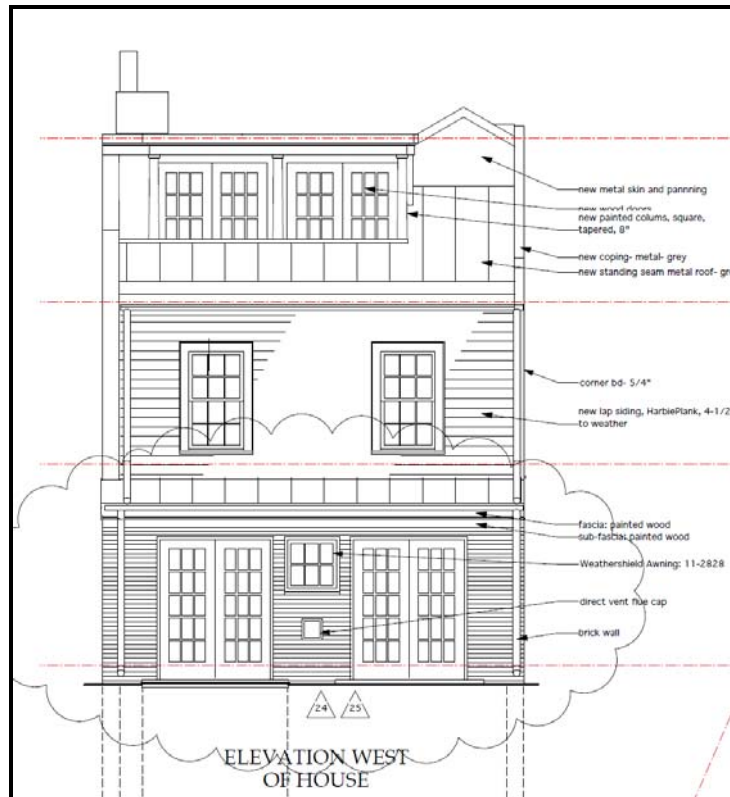


Figure 4. Rear Elevation of Current Proposal

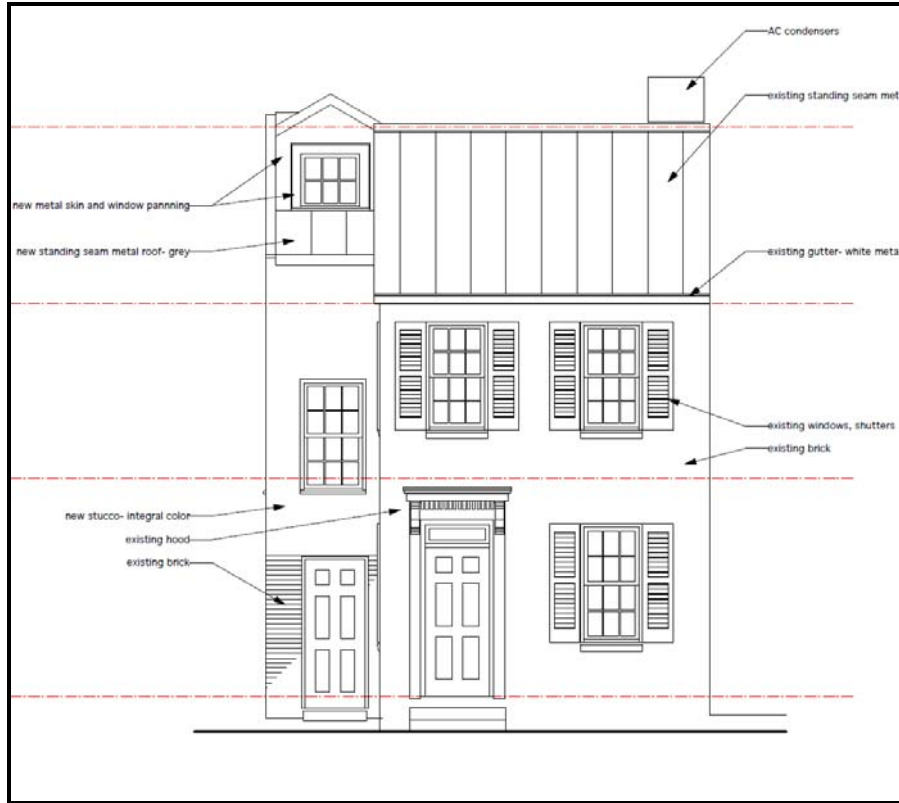


Figure 5. Front Elevation of 2008 Approval

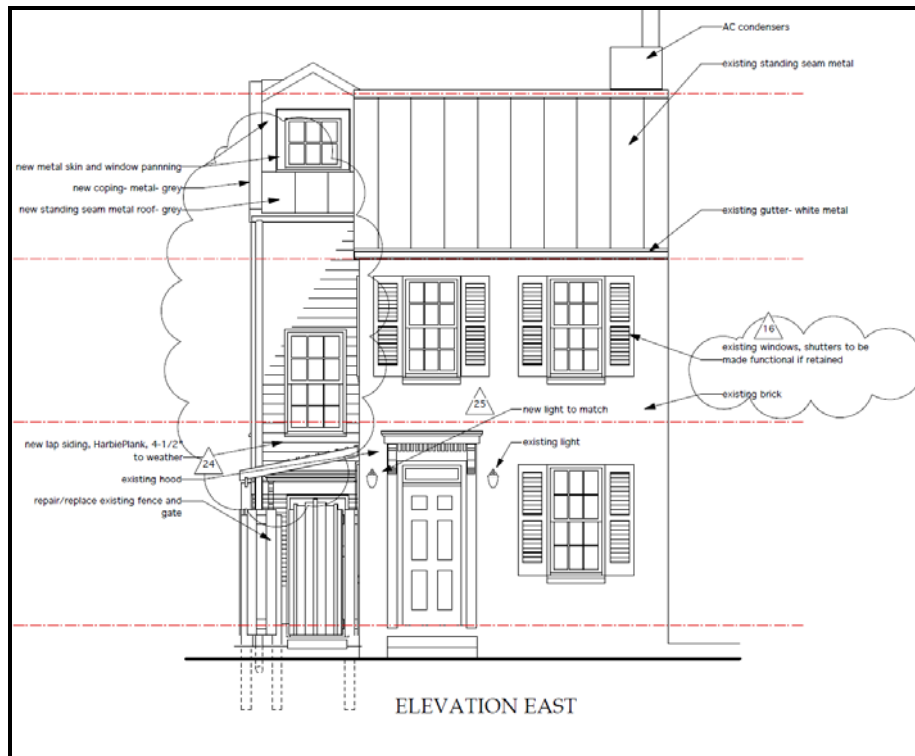


Figure 6. Front Elevation of Current Proposal

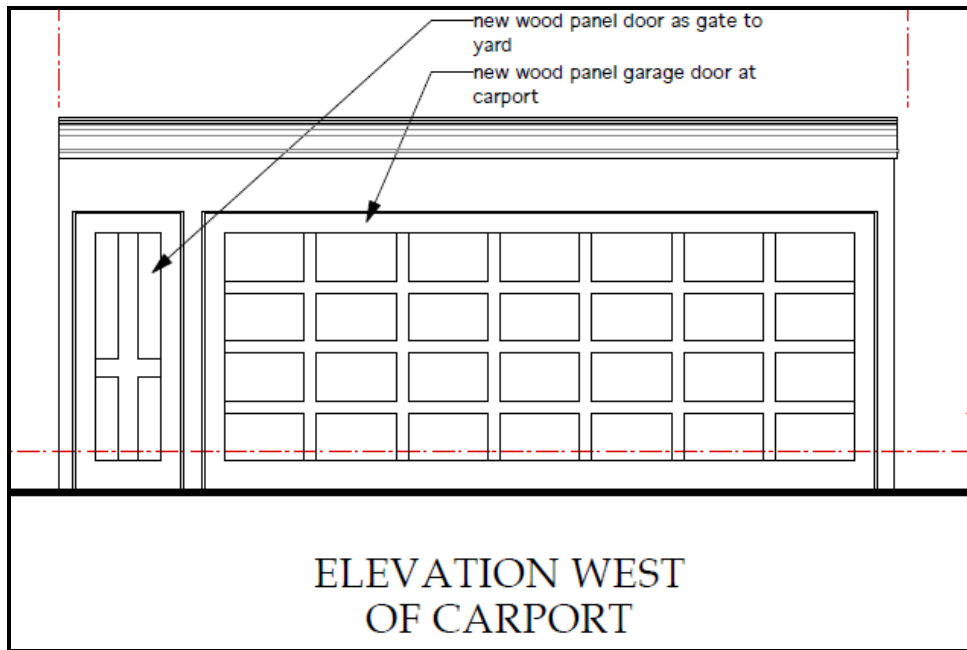


Figure 7. Carport - 2008 Approval

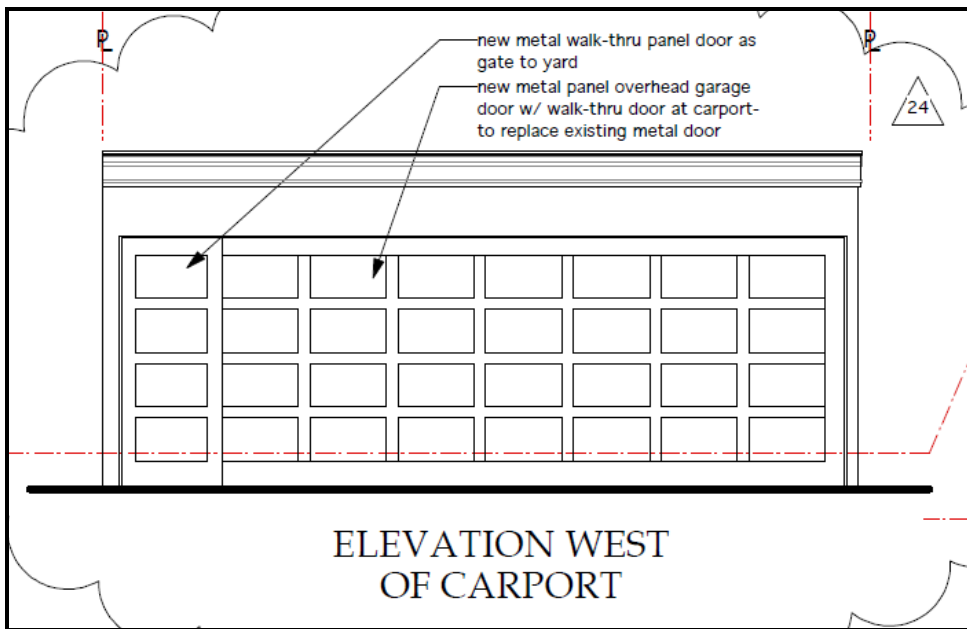


Figure 8. Carport - Current Proposal

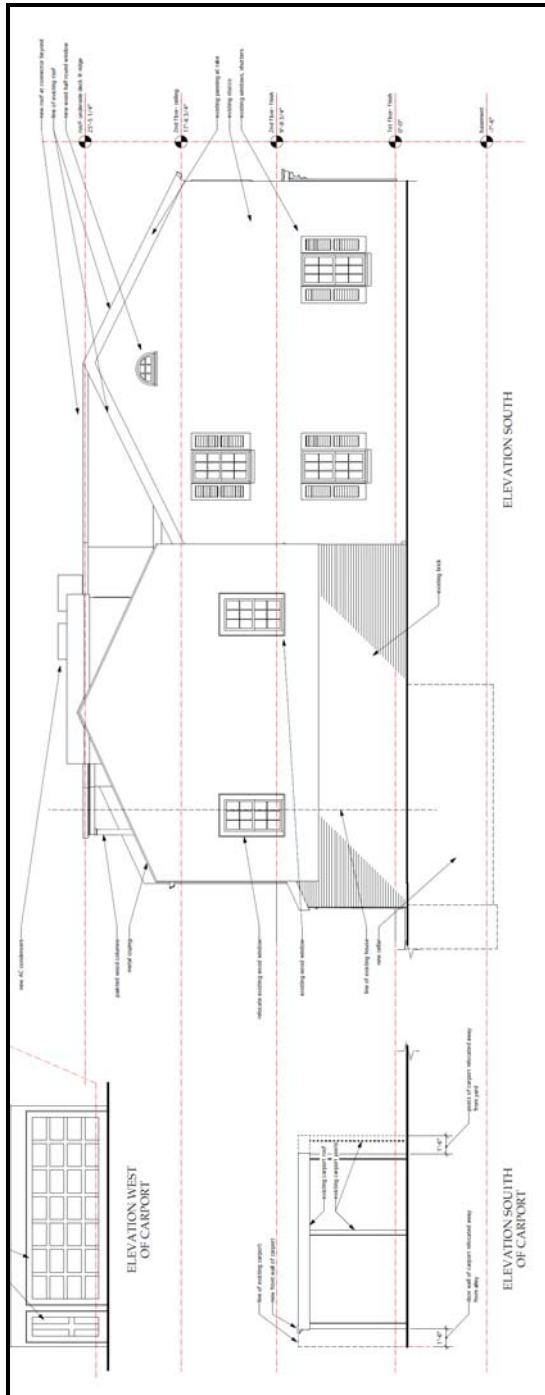


Figure 9. South (Side) Elevation – 2008 Approval

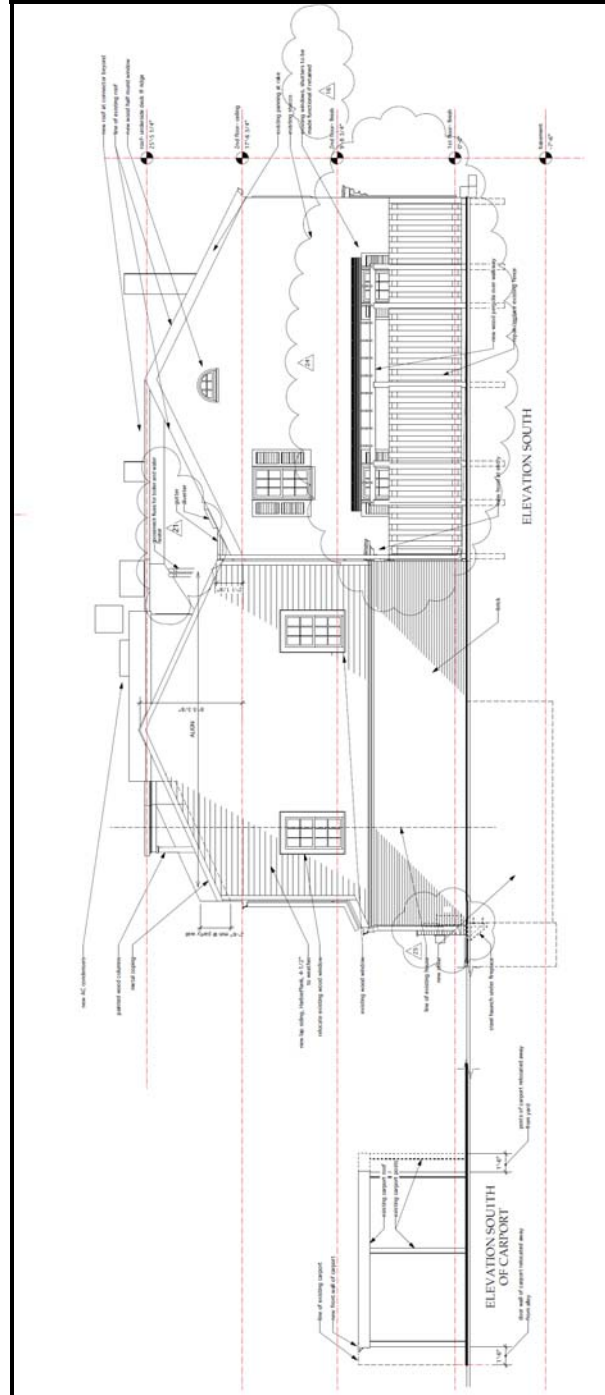


Figure 10. South (Side) Elevation – Current Proposal



Figure 12. Front/Side Perspective of 2008 Approval



Figure 13. Front/Side Perspective of Current Proposal

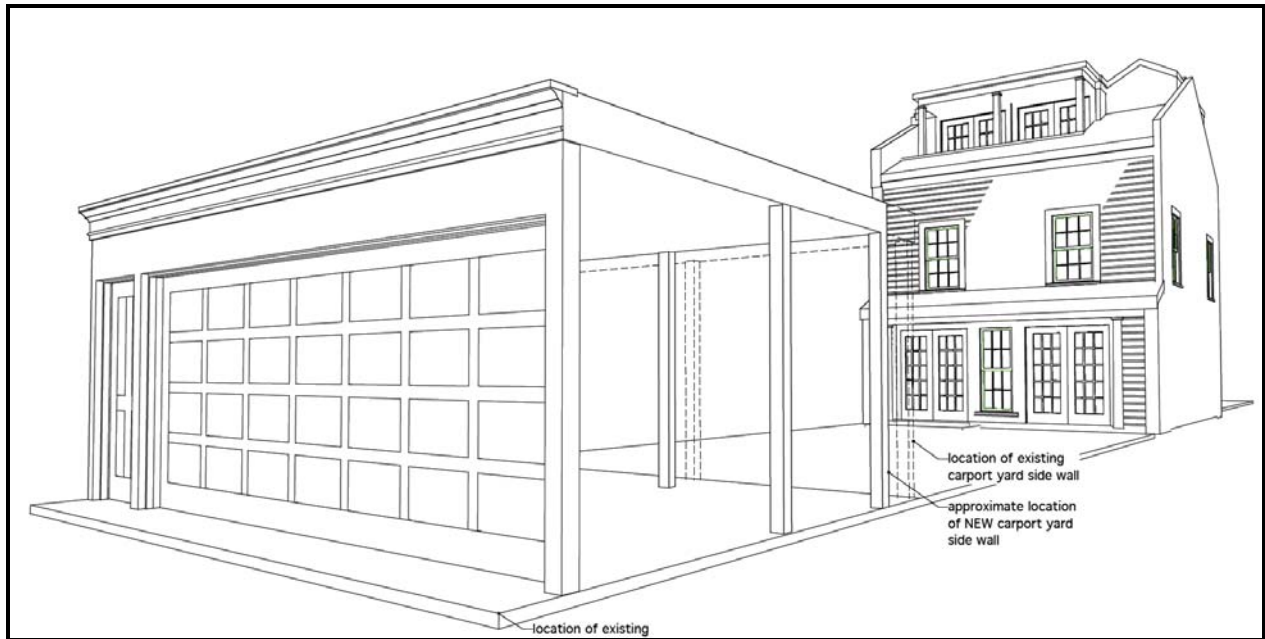


Figure 14. Rear Perspective of 2008 Approval



Figure 15. Rear Perspective of Current Proposal

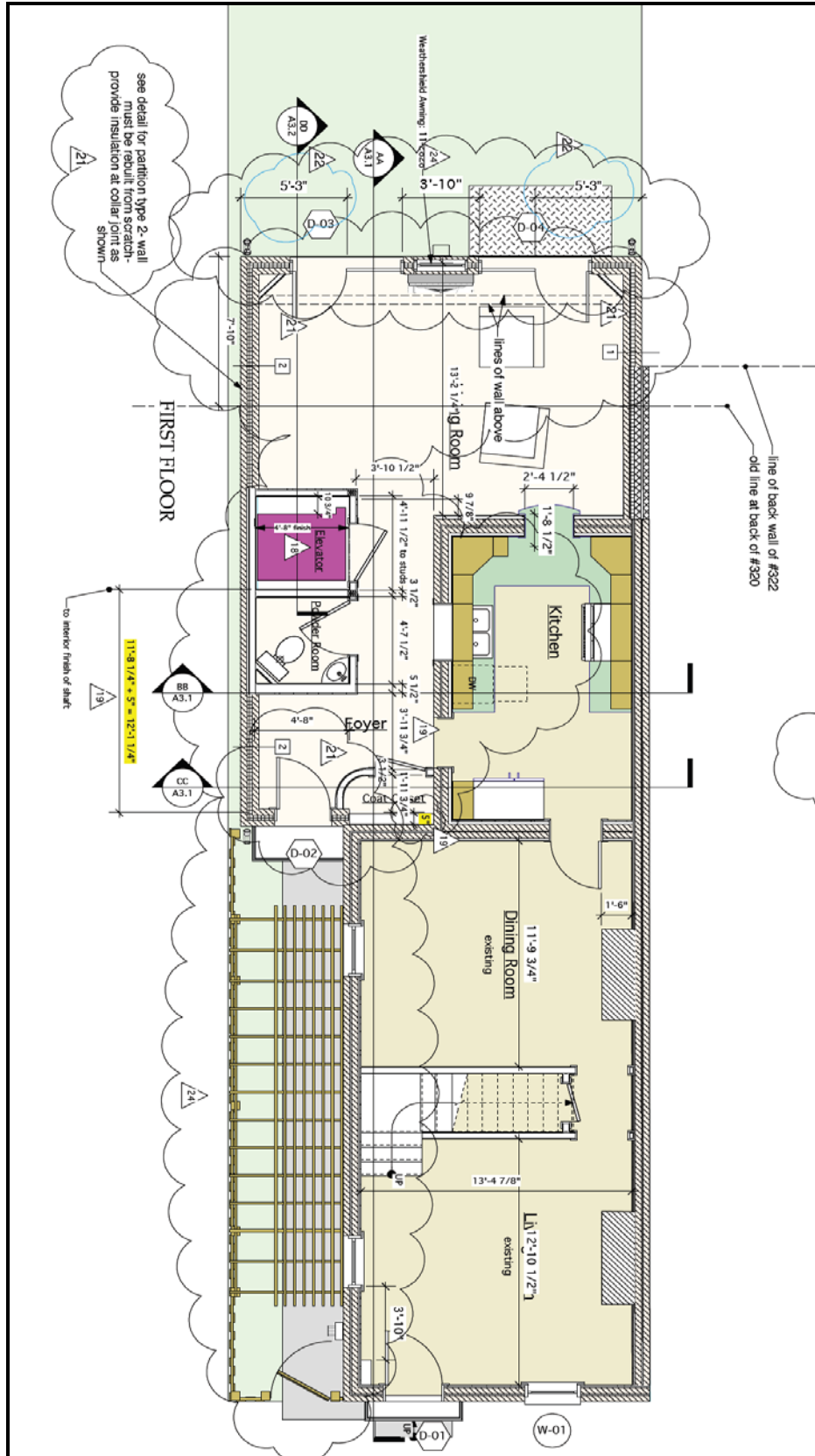


Figure 16. First Floor Plan – Current Proposal