

Docket Item # 3
BAR CASE # 2010-0129

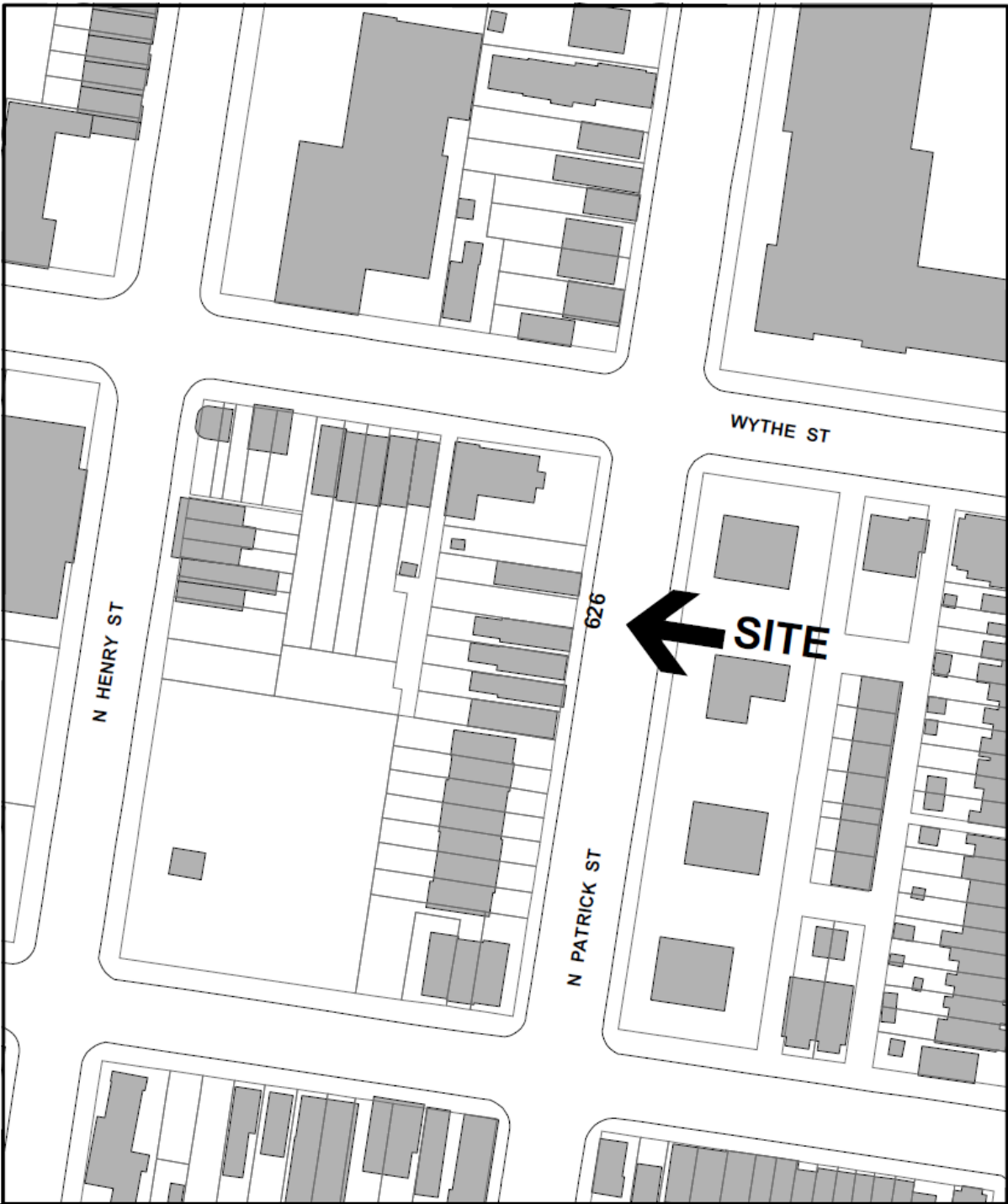
BAR Meeting
June 23, 2010

ISSUE: New Construction
APPLICANT: Amir H. Motlagh by Level 10 Properties
LOCATION: 626 North Patrick Street
ZONE: RB/Residential

STAFF RECOMMENDATION: Staff recommends concept approval with the recommendation that the applicant continue to refine stylistic details.

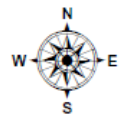
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 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, 703-746-4200 for further information.



BAR CASE #2010-0129

6/23/2010



I. ISSUE

The applicant is requesting **Concept Approval** for the construction of a new townhouse at 626 North Patrick Street prior to making an application for a special use permit.

The two-story plus attic, three-bay frame townhouse will be located on the front (east) and side (south) property lines. The townhouse will be set off three inches from the north property line. There is a public alley at the rear of the property. The new townhouse will measure approximately 17 feet by 46 feet. The townhouse will have 2006 gross square feet of living space on three levels. According to real estate records the lot is approximately 1575 square feet.

Front (east) elevation

The front elevation of the townhouse will be three bays wide with a standing-seam metal, side gable roof. The townhouse will have Greek Revival proportions and ornamentation. On the first floor there will be two six-over-six, double-hung windows with pedimented headers and a four panel front door with a transom. The door surround will include a decorative projecting cornice. There will be a simple stoop and railing. The second floor will have three six-over-six, double-hung windows. The attic story features three three-light windows in the frieze.

Side (north and south) elevations

The application did not include side elevations as these elevations are on the property line and cannot have any openings. The perspective drawing illustrates the side gable form. The south elevation will not be visible and the north elevation will be minimally visible.

Rear (west) elevation

The rear elevation of the house will have a set of French doors with a pronounced surround at the first story. The second story will have a set of three six-over-six, double-hung windows. The third story will have a roof deck with a simple railing and a set of French doors.

II. HISTORY

The lot at 626 North Patrick Street has always been vacant according to historic map research. The Sanborn Fire Insurance Map from 1912 shows 626 North Patrick Street as part of the lot at 628 North Patrick Street. The 1912 map and subsequent maps show a dwelling at 628 North Patrick Street. Across the rear of this double lot was a one-story shed and a one-story shed/addition was located in the middle of the lot which is now 626 North Patrick Street.

III. ANALYSIS

As submitted, the application does not currently meet zoning ordinance requirements. However, the applicant is seeking BAR concept approval prior to applying for zoning approvals, which may include a special use permit and/or a variance to address deficiencies related to open space, required parking and lot size.

When reviewing an application for concept approval, the Board considers issues of height, scale, massing and general architectural character. More specific items, such as design details and materials selection are generally reviewed as part of the Certificate of Appropriateness.

Staff recommends concept approval of the proposed infill townhouse with a Greek Revival architectural vocabulary, noting it will enhance the streetscape along the 600 block of North

Patrick Street. The applicant looked at existing properties in the historic district, as well as current development patterns, in an effort to achieve a historically appropriate scale, mass, and proportion. Although the townhouse will be taller than the adjacent historic townhouses, its scale and massing are compatible to the existing buildings and will serve to fill in a void along this blockface. The west side of the 600 block of North Patrick has a series of set-back brick townhouses, built circa 1980, in the southern portion. Immediately adjacent to the subject property are two-story, two-bay freestanding frame townhouses. At the northwest corner of this block is the Church of God, a frame, gable-fronted church, which recently received approval for a substantial addition (BAR Case # 2009-0273). On the east side of the street are a series of small stucco apartment buildings from the 1950s that are owned and maintained by ARHA.

Staff believes that the proposed townhouse complies with the *Design Guidelines* for new construction and is appropriate in terms of size, massing, and architectural character. The *Guidelines* specifically state that "...the Boards seek to promote compatible development that is, at once, both responsive to the needs and tastes of the late 20th century while still being compatible with the historic character of the districts." Staff believes that the proposed townhouse meets this goal, taking design elements from historic buildings and incorporating them into new construction. Further, the massing and scale are appropriate to the surrounding buildings as well as to the district as a whole. The use of the attic story with windows in the frieze, effectively allows for a useable third story while not overwhelming the adjacent historic buildings. The three townhouses immediately to the south have an interesting configuration each with a one-story attached garage at the rear. The proposed townhouse does not extend as far to the rear as these three dwellings. While the *Design Guidelines* state the "Boards have expressed serious reservations regarding the appropriateness of roof decks on structures in the historic district," Staff finds the proposed roof deck to be well-designed and notes that it will be minimally visible.

While the applicant has not specified any materials in this application, Staff notes that as new construction, the use of high-quality, synthetic or composite materials will generally be considered appropriate. In general, the use of historically authentic and synthetic materials contributes to the compatibility of the new construction within the historic fabric. Any synthetic or composite materials should meet the Board's standards for such materials, such as the approved fiber cement policy. Staff also encourages the implementation of sustainable design elements as part of the City's green building initiatives.

Staff supports the concept design of the proposed townhouse and recommends that the applicant continue to refine design details during the application for a Certificate of Appropriateness. Specifically, Staff recommends applying the pedimented window header on the first story to the second story windows on the front elevation, and continuing to refine the door surround.

STAFF:

Catherine Miliaras, Urban Planner, Historic Preservation Section
Al Cox, FAIA, Historic Preservation Manager

IV. CITY DEPARTMENT COMMENTS

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

CODE ADMINISTRATION:

- C-1 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-2 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.
- C-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-4 A soils report must be submitted with the building permit application.
- C-5 New construction must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- 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 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-8 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.
- C-9 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 116.1.
- C-10 Rooftop anchorage/installation details must be submitted (USBC 109.1).

TRANSPORATION AND ENVIRONMENTAL SERVICES

RECOMMENDATIONS

- R-1 An approved GRADING PLAN must be attached to the building permit application. 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) 746-4064. 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>
- 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 grading 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 2500 square feet. An erosion and sediment control bond shall be posted prior to release of the grading plan. (T&ES)
- R-7 If construction of the residential unit(s) results in land disturbing activity in excess of 2500 square feet, the applicant is required to comply with the provisions of Article XIII of the City's Zoning Ordinance for stormwater quality control. (T&ES)

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 Payment of the sanitary sewer tap fee must be received prior to release of the Grading Plan. (Sec. 5-6-25)
- C-6 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61)

OFFICE OF HISTORIC ALEXANDRIA

No comments received.

ALEXANDRIA ARCHAEOLOGY

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

V. IMAGES



Figure 1. Existing buildings and conditions.



Figure 2. Existing and proposed streetscapes.

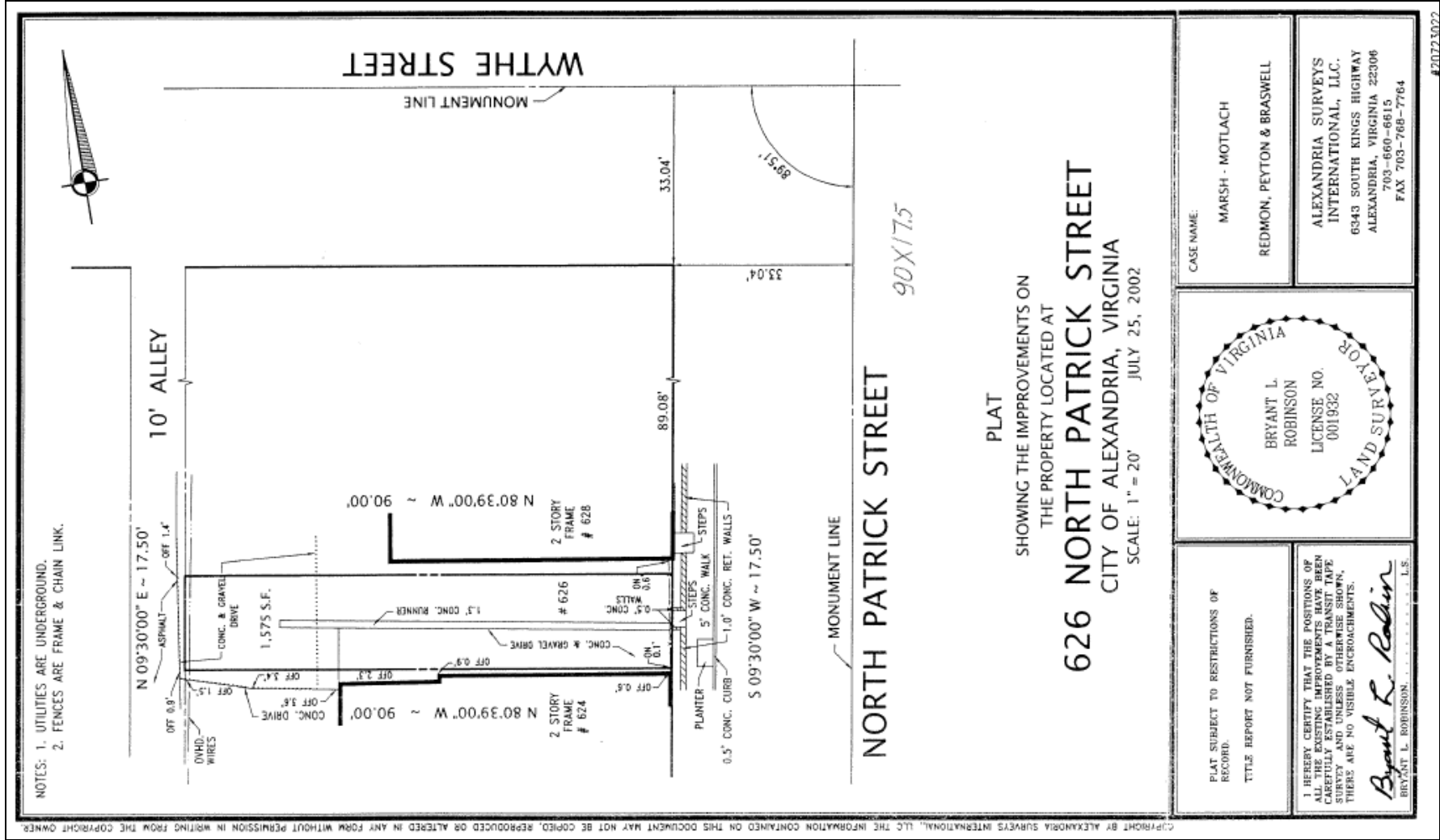


Figure 3. Plat.

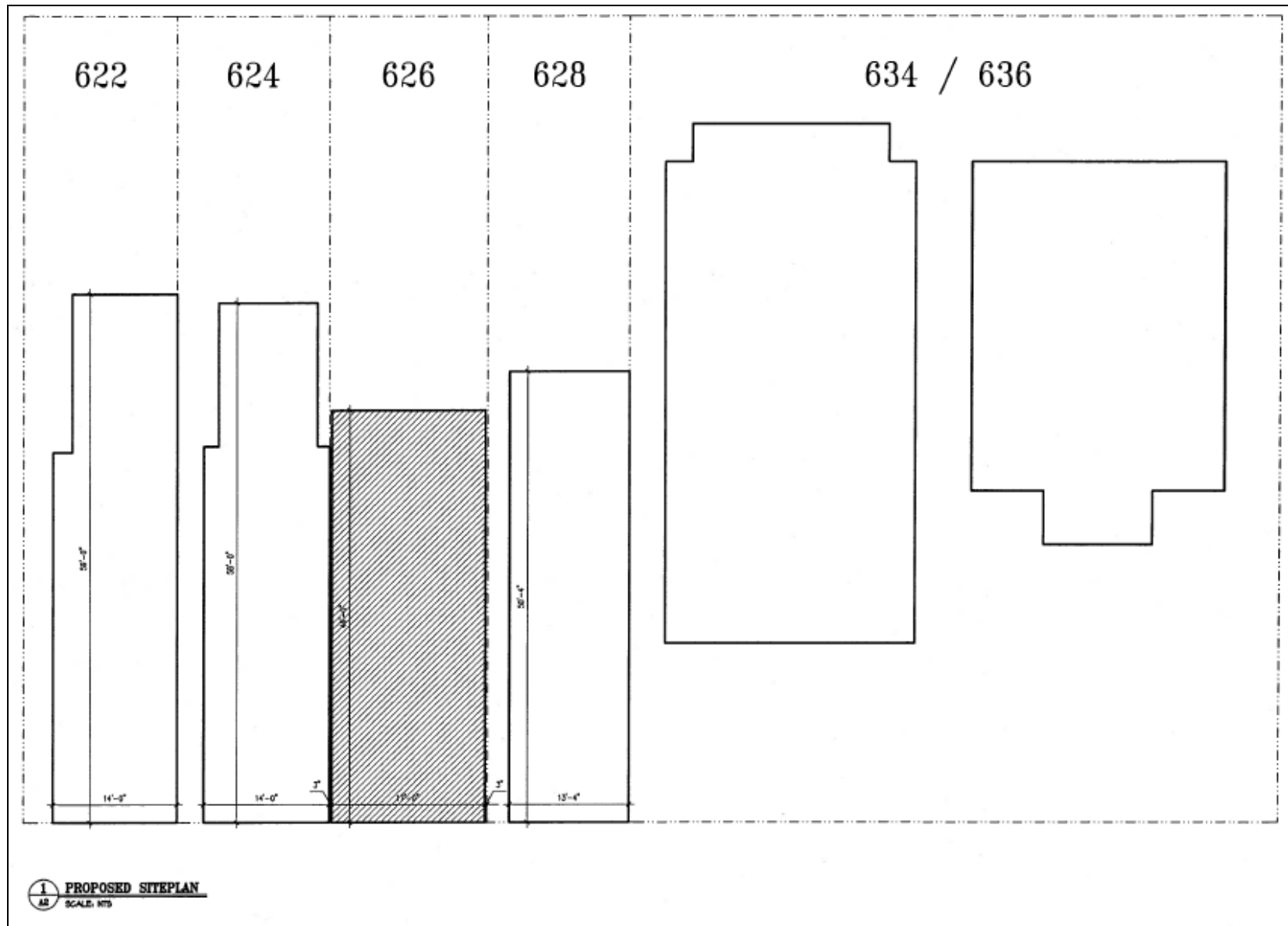


Figure 4. Proposed site plan.



Figure 5. Front (east) and rear (west) elevations as proposed.



Figure 6. Perspectives from street.

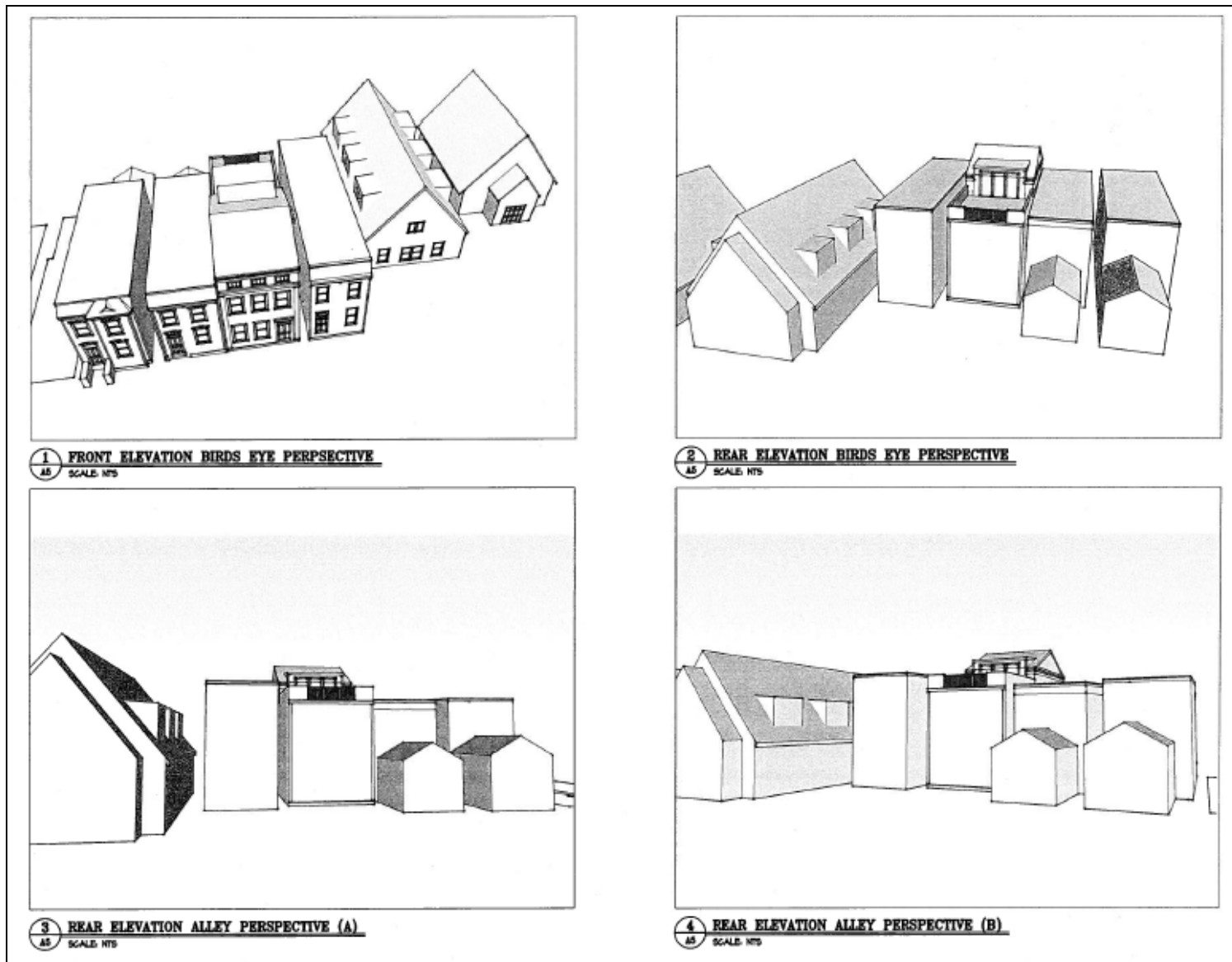


Figure 7. Bird's eye and rear alley perspectives.