

Docket Item # 1
BAR CASE # 2010-0241

BAR Meeting
September 22, 2010

ISSUE: Alterations
APPLICANT: Timothy Gorman
LOCATION: 527 North Patrick Street
ZONE: RB / Residential

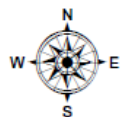
STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

****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 siding or roofing over 100 square feet, windows and 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.



BAR CASE #2010-0241



I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness for alterations on the side and rear elevations at 527 North Patrick Street. On the side (north) elevation, the applicant has proposed to remove an existing alley door in a recess along the alley. The applicant proposes to fill in the door opening with stucco, painted to match the exterior. The applicant also proposes to install a new multi-light wood door and simple bronze lantern style light fixture on the rear (east) elevation. The proposed work is located behind a wood fence and minimally visible.

The alley immediately adjacent to the property is public and identified as Francis Court.

II. HISTORY

527 North Patrick Street is a two-story, two-bay, stucco-over-brick semi-detached townhouse built circa 1900. According to the Sanborn Fire Insurance Maps, the house was constructed by 1902 as one of a pair of brick townhouses. Sometime in the mid-20th century, the exterior of the main block was treated with stucco, including the corbelled brick cornice which remains visible at 525 North Patrick Street. The house was originally constructed with a rear ell, however a later rear addition (clad in vinyl siding) was added to the rear ell in 1981, prior to the establishment of the historic district. In 2000, the Board approved after-the-fact installation of shutters, with the condition that the vinyl shutters installed without approval would be replaced with operable wood shutters sized to match the openings (BAR 2000-0221, 10/25/2000).

The National Register Uptown/Parker-Gray Historic District nomination identifies this building as a contributing resource.

III. ANALYSIS

The proposed alterations comply with the Zoning Ordinance.

The proposed alterations are minimal in scope and consistent with the *Design Guidelines*. The *Guidelines* note that alterations should not result in the loss of historic material and warn that the cumulative effect of inappropriate changes can erode the character of the district. Filling in a window and adding a door on secondary elevations are generally considered modest alterations and represent typical changes to a building over time. In addition, it is clear from the plans submitted, and from a site visit, that the existing floor plan configuration is not practical as there is currently no access to the rear yard. Further, historic map research has indicated that the rear portion of the building where the door is proposed to be installed is a much later addition. The new door and the lantern style porch light will be minimally visible due to the presence of a six foot wood fence in the rear yard. The proposed door and lantern are appropriate for a rear elevation. From a recent site visit, Staff observed that the window opening on the side elevation has already been filled in with stucco. Staff spoke with the applicant who understands that no further work is to occur.

While the Board does not approve vinyl siding in the district, it should be noted that Staff has determined that the vinyl siding was installed prior to the establishment of the district when the rear addition was constructed circa 1981. When at some point in the future the siding needs to be completely replaced, a more appropriate siding will be required in accordance with standard approval procedures and the *Design Guidelines*.

STAFF

Catherine Miliaras, 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 comments received.

Historic Alexandria:

No comments received.

V. IMAGES

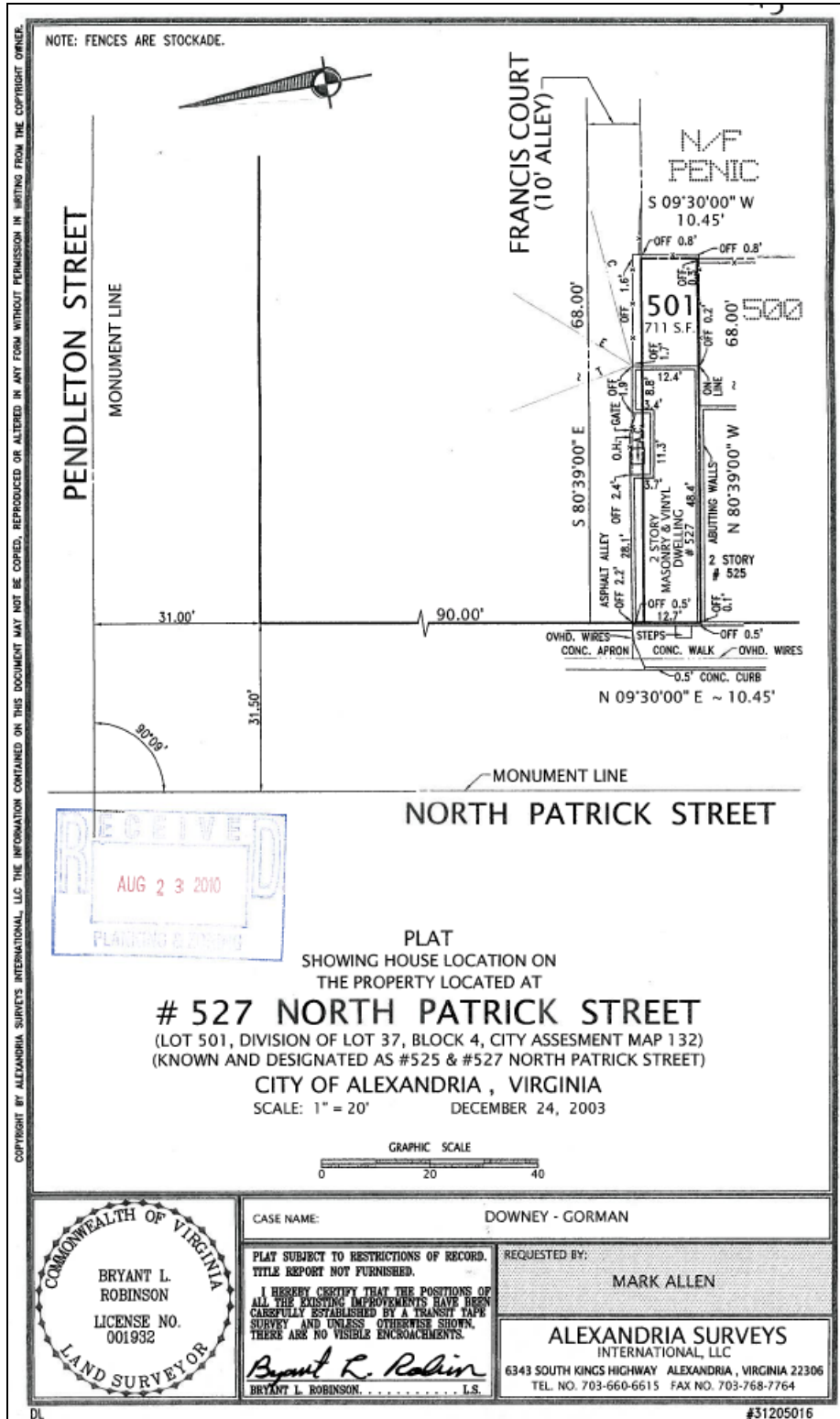


Figure 1. Plat.



Figure 2. Front (west) elevation.



Figure 3. Rear (east) and side (north) elevations.

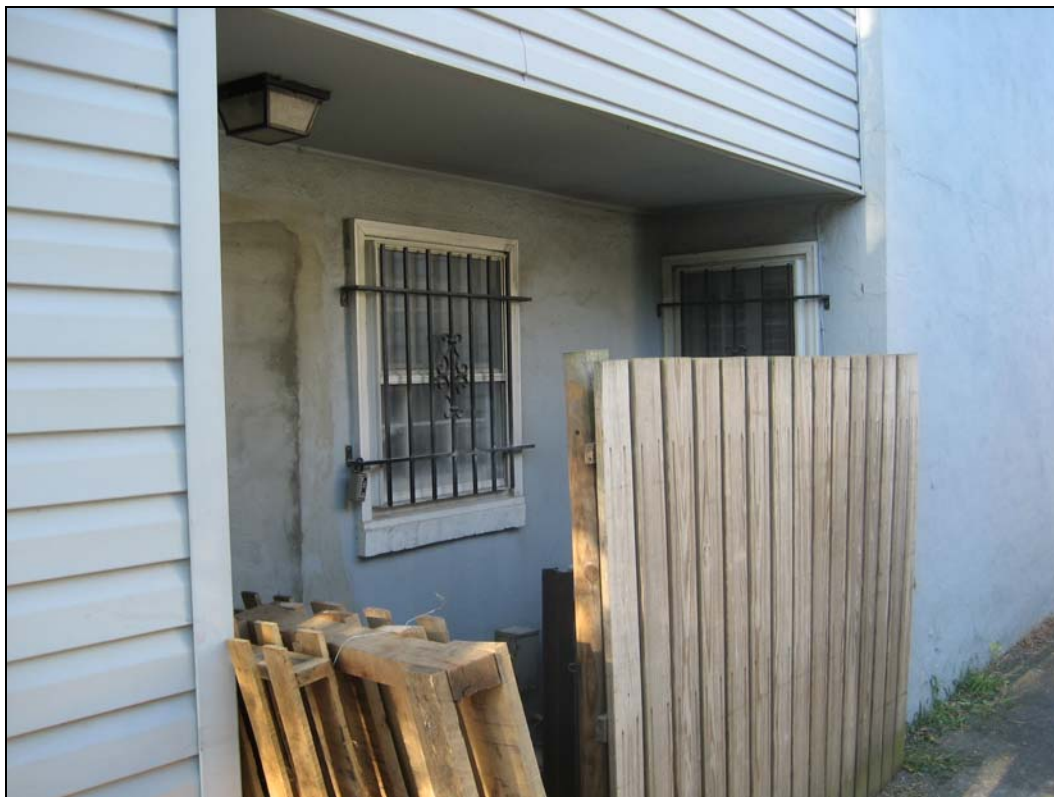


Figure 4. Recessed area on side (north) elevation showing window opening has already been filled.

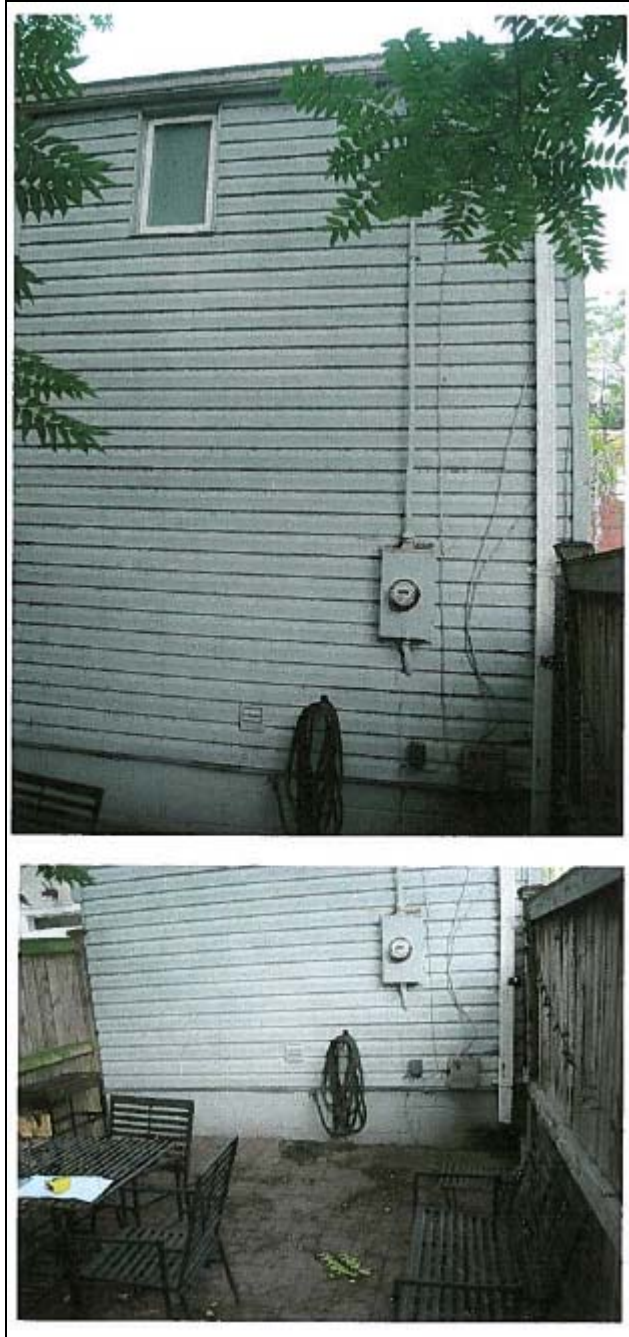
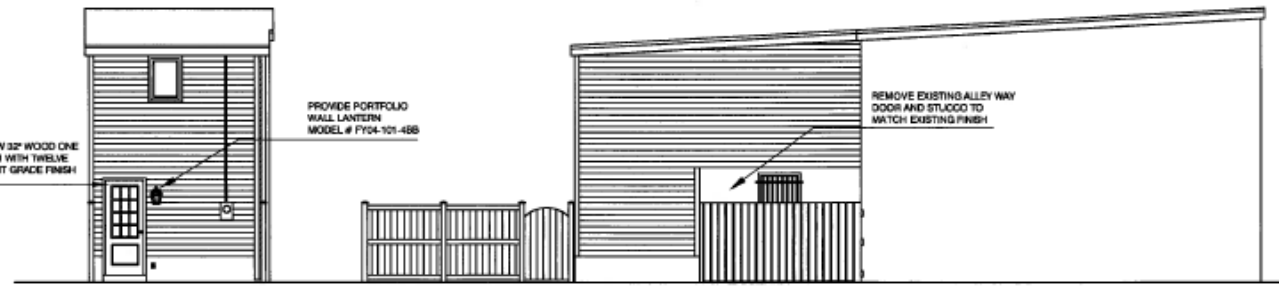


Figure 5. Rear (east) elevation.

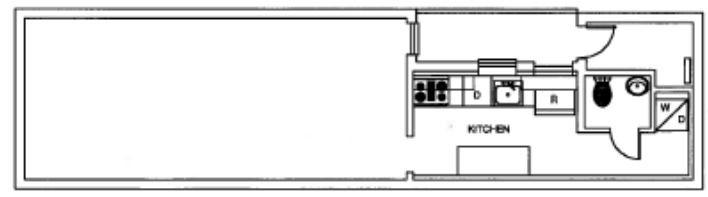
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1 EXISTING NORTH AND EAST ELEVATIONS
A-1 SCALE: 1/8" = 1'-0"

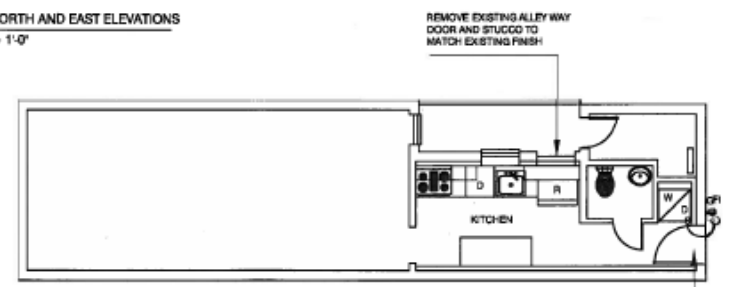


2 PROPOSED NORTH AND EAST ELEVATIONS
A-1 SCALE: 1/8" = 1'-0"



3 EXISTING FIRST FLOOR PLAN
A-1 SCALE: 1/8" = 1'-0"

North



4 PROPOSED FIRST FLOOR PLAN
A-1 SCALE: 1/8" = 1'-0"

- ⊕ CEILING MOUNT
- ⊙ RECESSED
- ⊙ UNDERCABINET PUCK
- ⊙ WALL MOUNT
- ⊙ RECESSED EYEBALL

PROVIDE NEW 32" WOOD 6X PANEL DOOR WITH TWO LIGHTS. PAINT GRADE FINISH

Great Seal Inc., PO Box 21107 Alexandria, Virginia 22320 Phone 703 217-7965



Figure 6. Existing and proposed plans.