

Docket Item # 3
BAR CASE # 2010-0129

BAR Meeting
November 17, 2010

ISSUE: New Construction
APPLICANT: Urbanvibe Residential LLC by Kulinski Group Architects
LOCATION: 626 North Patrick Street
ZONE: RB/Residential

STAFF RECOMMENDATION: Staff recommends approval of the Certificate of Appropriateness for new construction with the following conditions:

1. That the fiber cement siding be smooth and that the nails not show in the installation.
2. That the window sills on the front elevation be made more prominent.
3. That the applicant submit specifications for the railings on the front stoop and rear deck.
4. That the doors on the rear elevation be multi-light to be consistent with the rear elevation windows and overall architectural detailing.
5. That the proposed synthetic material for the trim (Royal Group Never Rot) be solid-through-the-core, millable and field painted.
6. That the applicant use wood tongue and groove boards for the frieze on all elevations instead of the MDO and HardiePanel specified for these locations.
7. That the applicant submit window specifications in conformance with the recently adopted window policy.
8. That the applicant select a lighter roof color than the proposed dark bronze.
9. That the plans be revised to incorporate the above recommendations for final approval by Staff during the building permit approval process.

BOARD ACTION, June 23, 2010: Concept approved, 6-0.

SPEAKERS

Mr. Steve Kulinski, architect for the applicant, explained the purpose of a concept review for this site and offered to respond to comments.

BOARD DISCUSSION

Mr. Duffy noted that the existing historic pattern of horse alleys along this blockface is broken here and asked the architect to explain his thought process.

Mr. Kulinski responded that this 17' wide lot was very narrow by modern standards and that they could not afford to lose another 3' for a pedestrian alley. He pointed out that the alley locations were not completely uniform.

Ms. Kelly asked about the height compared to the adjacent brick houses to the south and said she supported the project.

Mr. Kulinski replied that this project would be substantially lower than the existing brick townhouses and that he would show these on the next submission.

Mr. Meick said a scale drawing of the entire blockface would help understand the relative scale. He noted that the proposal does not look as large in the perspective as the elevation drawings indicate. He observed that Patrick Street is a busy thoroughfare and that the side gable roof will visually recede in perspective and supported the project.

Mr. Moffat said he was concerned with the proposed height. He likes the different roof form but asked why dormers were not considered. He asked for a restudy.

Ms. Rankin confirmed that the street tree would be retained and said she was flexible with the height and mass. She noted that this presented a nice variety of styles on the blockface and supported the design.

Ms. Kelly asked that the brick 1970s townhouses be included in the next presentation for scale.

Chairman Conkey observed that the church and the brick townhouses are the scale context for this blockface. He asked what was driving the stylistic response.

Mr. Kulinski responded that the small windows in the frieze of a Greek Revival style offered an opportunity to gain a third floor without the normal mass and that he felt it was appropriate to explore this architectural variation here.

Chairman Conkey asked about the materials in the frieze (butt joint wood) and encouraged a restudy of the proportions of the second floor windows on the rear elevation to give it more compositional interest.

Mr. Duffy moved to approve the concept with the direction to refine the stylistic details and the third floor proportions. Ms. Kelly seconded and the motion passed 6-0.

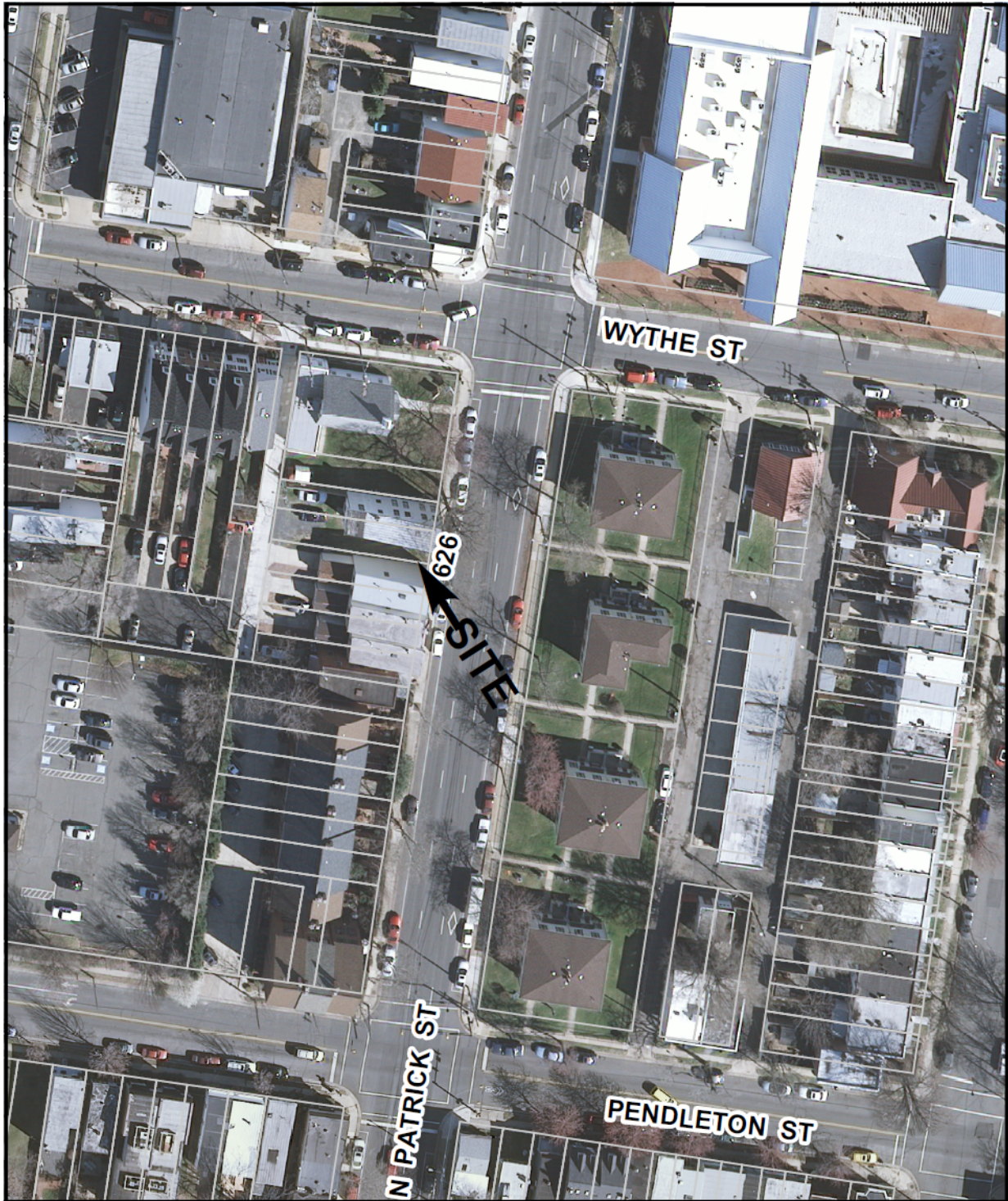
REASON

The Board found the scale, mass and architectural character of the proposed townhouse to be appropriate in this location but requested additional context drawings and specific design refinement.

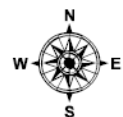
STAFF RECOMMENDATION, June 23, 2010: Staff recommends concept approval with the recommendation that the applicant continue to refine stylistic details.

****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.



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Update: In June 2010, the Board approved the concept design with the recommendation that the applicant submit contextual drawings and continue to refine stylistic details. The Board generally found the proposed height, scale, massing and architectural character to be appropriate and compatible with the surrounding area.

I. ISSUE

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. The front stoop will encroach 1.6 feet into the public right-of-way. 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 and a four panel front door with a multi-light transom and carriage-style light. The door surround will include a minimal yet strong cornice. There will be a concrete 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 and vertical tongue and groove siding.

Side (north and south) elevations

The south elevation will share a party wall with the adjacent property. The north elevation will have no fenestration. The side elevations will have 5 inch reveal HardiePlank siding. The attic story and rear railing will have 3/8 inch vertical MDO boards, according to the submitted plans.

Rear (west) elevation

The rear elevation of the house will have a set of three, single-light French doors with transoms 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 an aluminum railing and a set of three single-light French doors as part of a shed dormer.

Site

The applicant is proposing a six foot tall, solid board stained wood fence to enclose the rear yard.

Materials

The applicant is proposing several composite and synthetic materials. The front door will be fiberglass. The lap siding will be HardiePlank with a 5 inch reveal. The vertical elements at the attic story will be HardiePanel on the front elevation and 3/8 inch MDO boards on the side and rear elevations. The windows and rear doors will be aluminum-clad and double-glazed, according to the drawings although the applicant submitted specifications for Andersen vinyl-clad windows. The trim and mouldings will be Royal Group "Never Rot," a cellular PVC product. The rear third story deck will have an aluminum railing. The applicant is proposing a color scheme of Heathered Moss siding with white trim. The frieze area will be Navajo Beige and the standing seam metal roof will be dark bronze.

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

The proposed dwelling complies with BZA2010-00020, SUP 2010-00036 and the Zoning Ordinance.

Staff supports the proposed Greek Revival style infill townhouse and believes it will enhance the streetscape along the 600 block of North Patrick Street, as evident in the contextual drawings. 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 applicant submitted a study of examples of varying building heights found throughout the district, illustrating the compatibility between two and three story buildings. 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 of the block that are significantly taller than this house. 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," In this case, Staff supports the proposed roof deck as it is architecturally integrated into a rear shed dormer and the roof deck does not look down into private open space on the adjacent lots.

During the concept review, Staff and the Board recommended that the applicant continue to refine stylistic details. The applicant has made some changes since the concept review, including

the elimination of the first story pedimented window surrounds, the removal of an overscaled cornice on the first story rear doors and the addition of transoms in this location. Staff recommends that a few additional minor adjustments be made. For example, while the window surrounds are appropriate in their strong yet simplified detailing, Staff notes that a more visually pronounced sill will result in a more balanced fenestration.

Staff notes that the use of high-quality, synthetic or composite materials are generally considered appropriate for new construction. 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 and recently approved window policy. Staff also encourages the implementation of sustainable design elements as part of the City's green building initiatives. Staff supports the use of a fiberglass front door, aluminum-clad windows, HardiePlank siding and trim, and a standing seam metal roof for this new structure.

However, Staff is concerned about the use of HardiePanel or MDO on the side and rear elevations. HardiPanel and MDO are both 4' x 8' sheet products and will not provide the appearance of the flush butt joint vertical siding used in the Greek Revival period. Staff, therefore, recommends that the applicant use genuine wood tongue and groove boards for all elevations of the frieze. While Staff is not familiar with the specific Royal Group Never Rot Exterior Trim and Moulding product, it is described as a cellular vinyl PVC. In the past, the Board has supported synthetic trim if it is solid-through-the-core, millable and field painted. The proposed Benton light fixture, while not a traditional carriage style fixture, provides a modern interpretation of a carriage light and is appropriate for new construction.

In the drawings, the applicant indicated aluminum-clad wood windows. However, the specification submitted is for Andersen vinyl-clad windows. Staff only supports the use of aluminum-clad wood windows, consistent with the Board's recently adopted window policy. Staff recommends that a lighter roof color be selected than the dark bronze to minimize the urban heat island effect and to promote the City's green building initiatives. Staff recommends that final window, railing, door and roof specifications be submitted prior to filing for a building permit, with final approval of the revised materials to be made by Staff.

Staff recommends approval of the application with the conditions noted above.

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

ZONING:

C-1 The proposed dwelling complies with BZA2010-00020, SUP 2010-00036 and the zoning ordinance.

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).

TRANSPORTATION 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)

CITY 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.

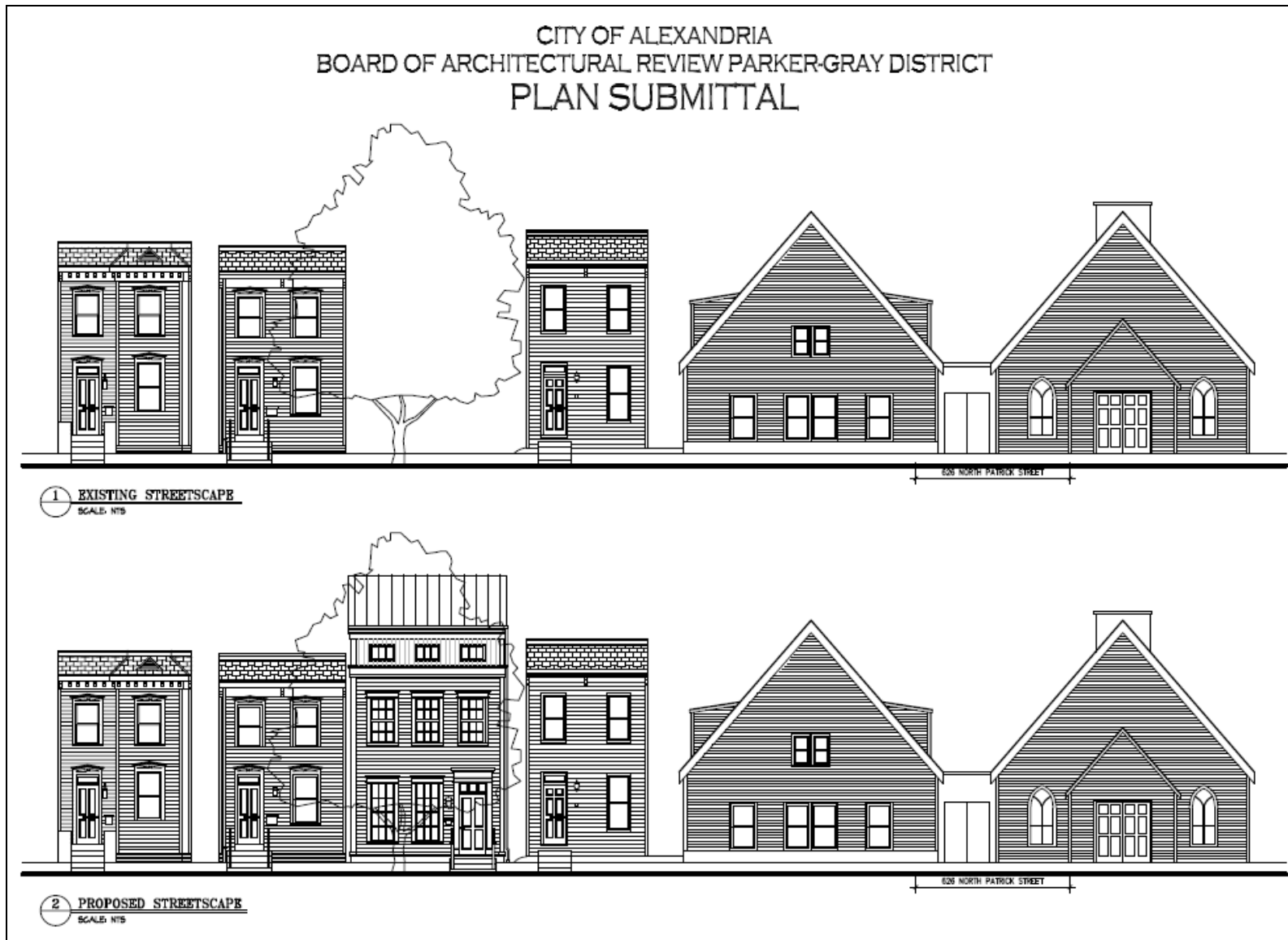


Figure 2. Existing and proposed streetscapes.

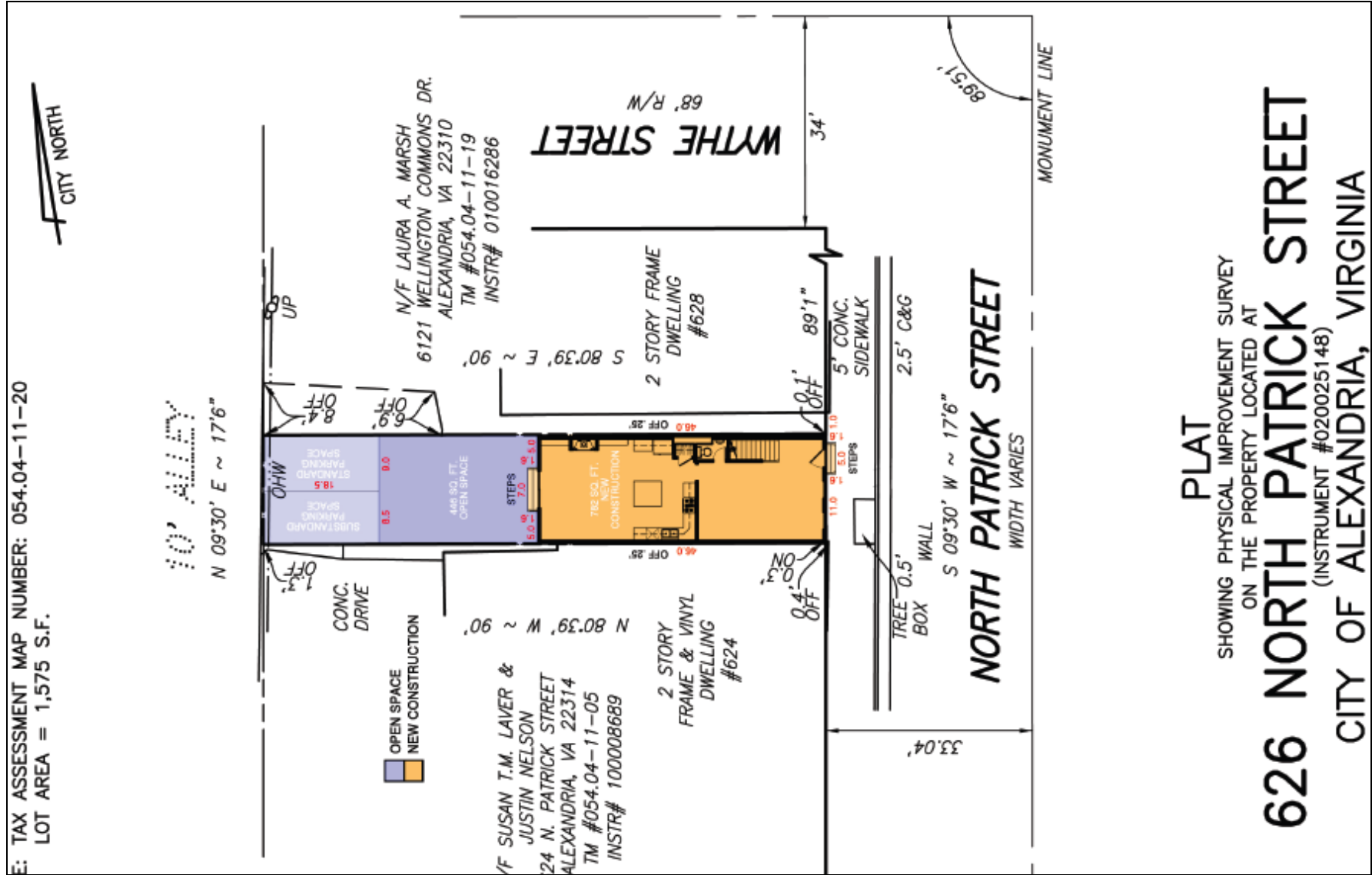


Figure 3. Plat.

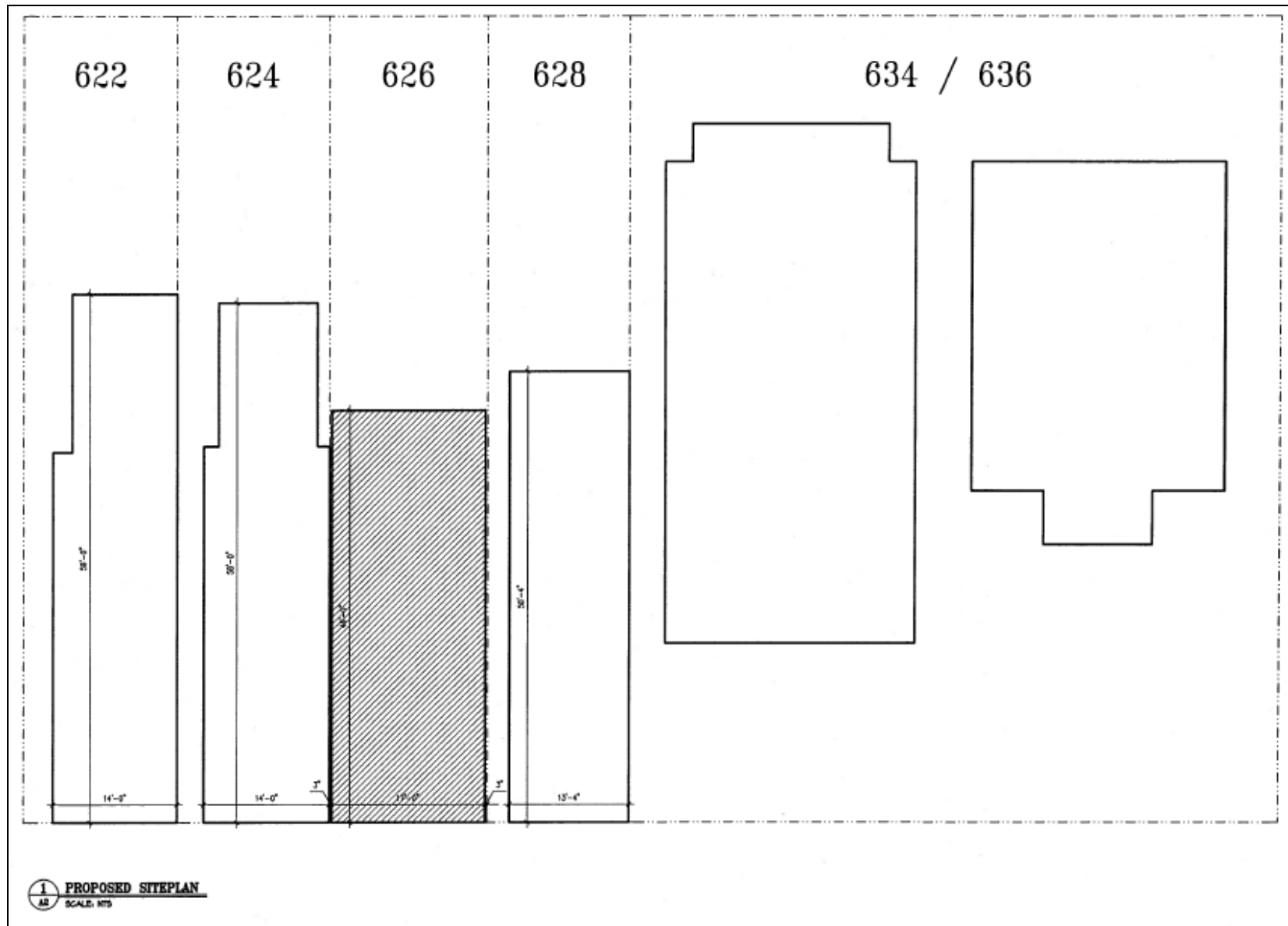


Figure 4. Proposed site plan.



Figure 5. Front (east) and rear (west) elevations as proposed in *concept review*.

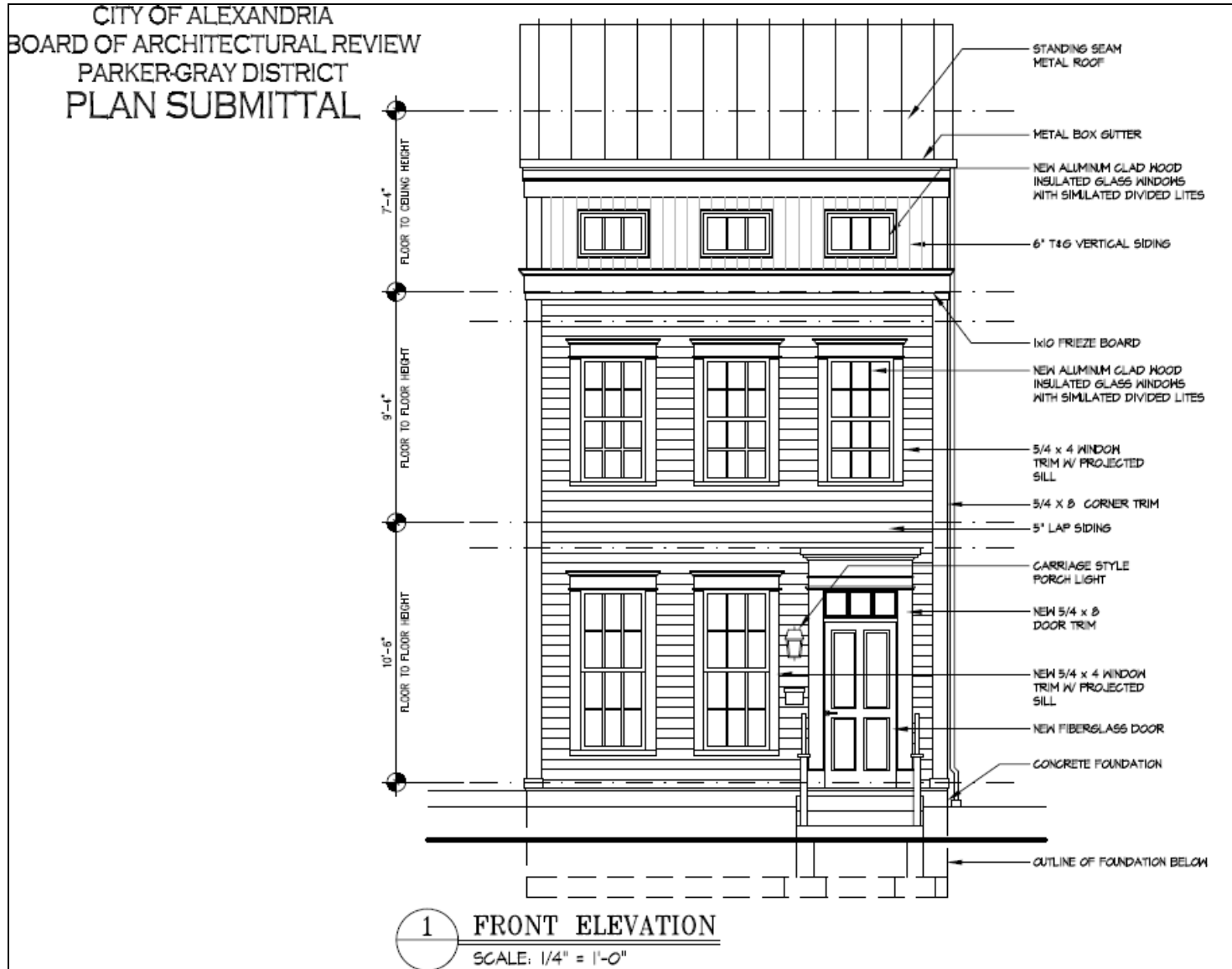


Figure 6. Proposed front (east) elevation.

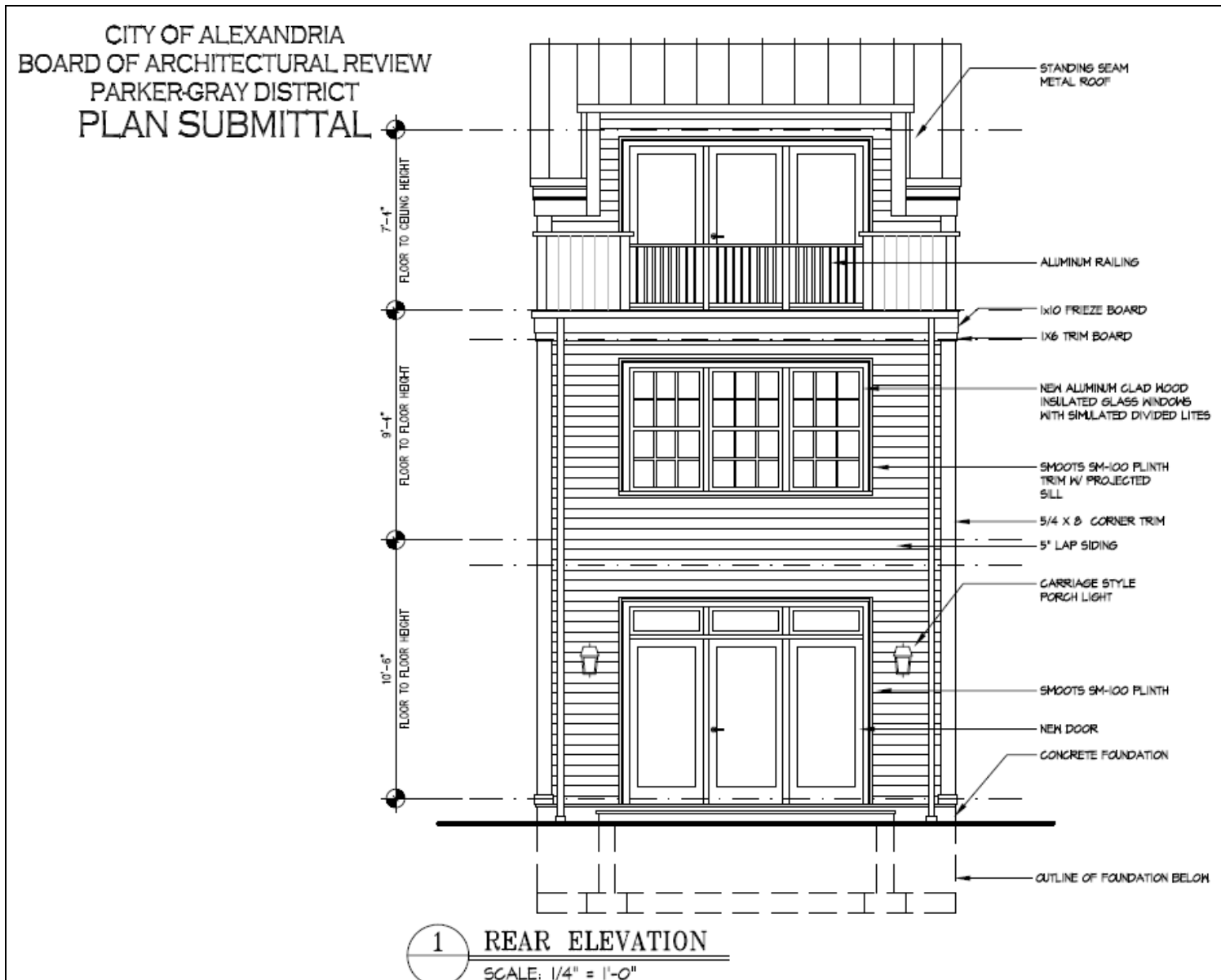


Figure 7. Proposed rear (west) elevation.

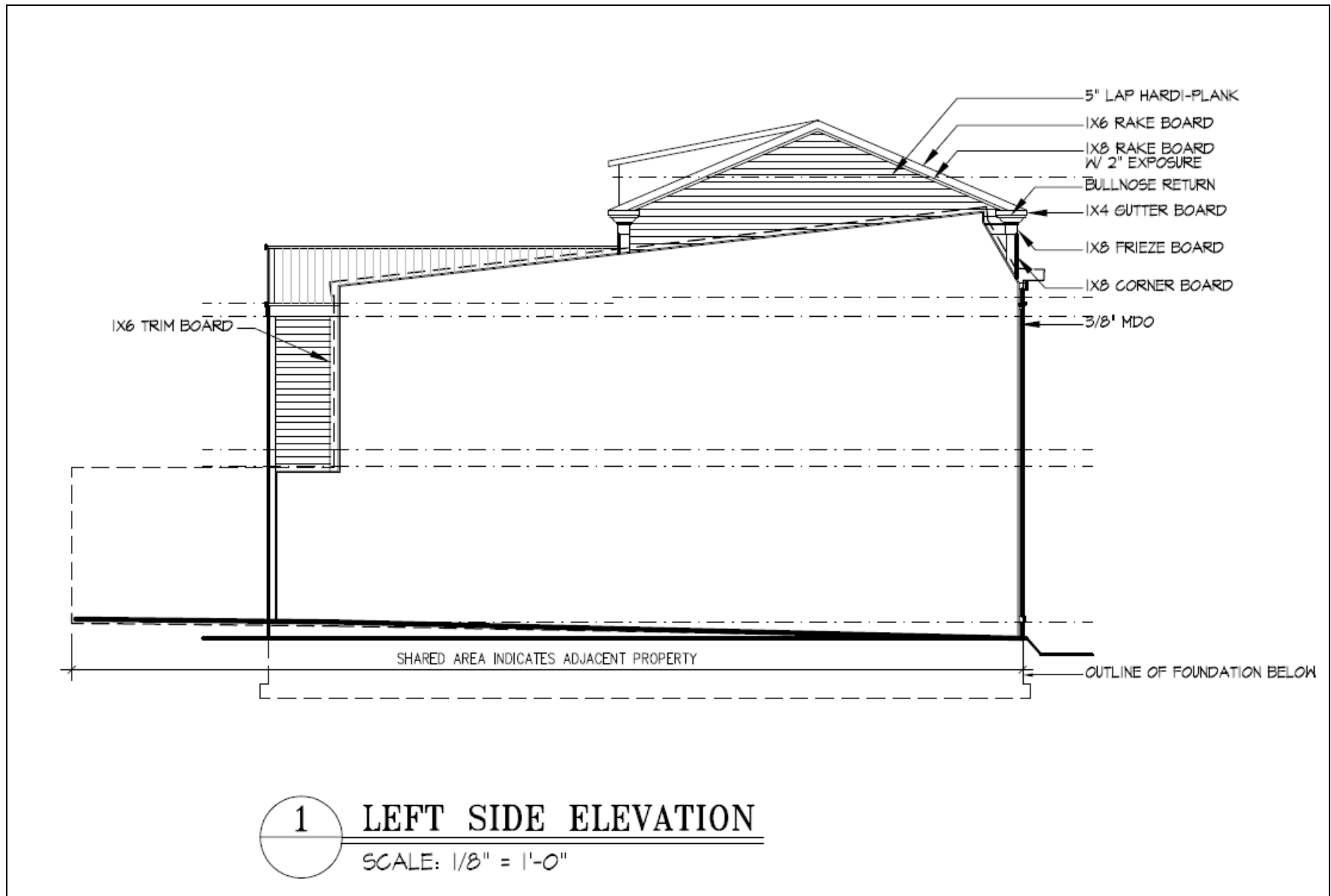


Figure 8. Proposed side (south) elevation.

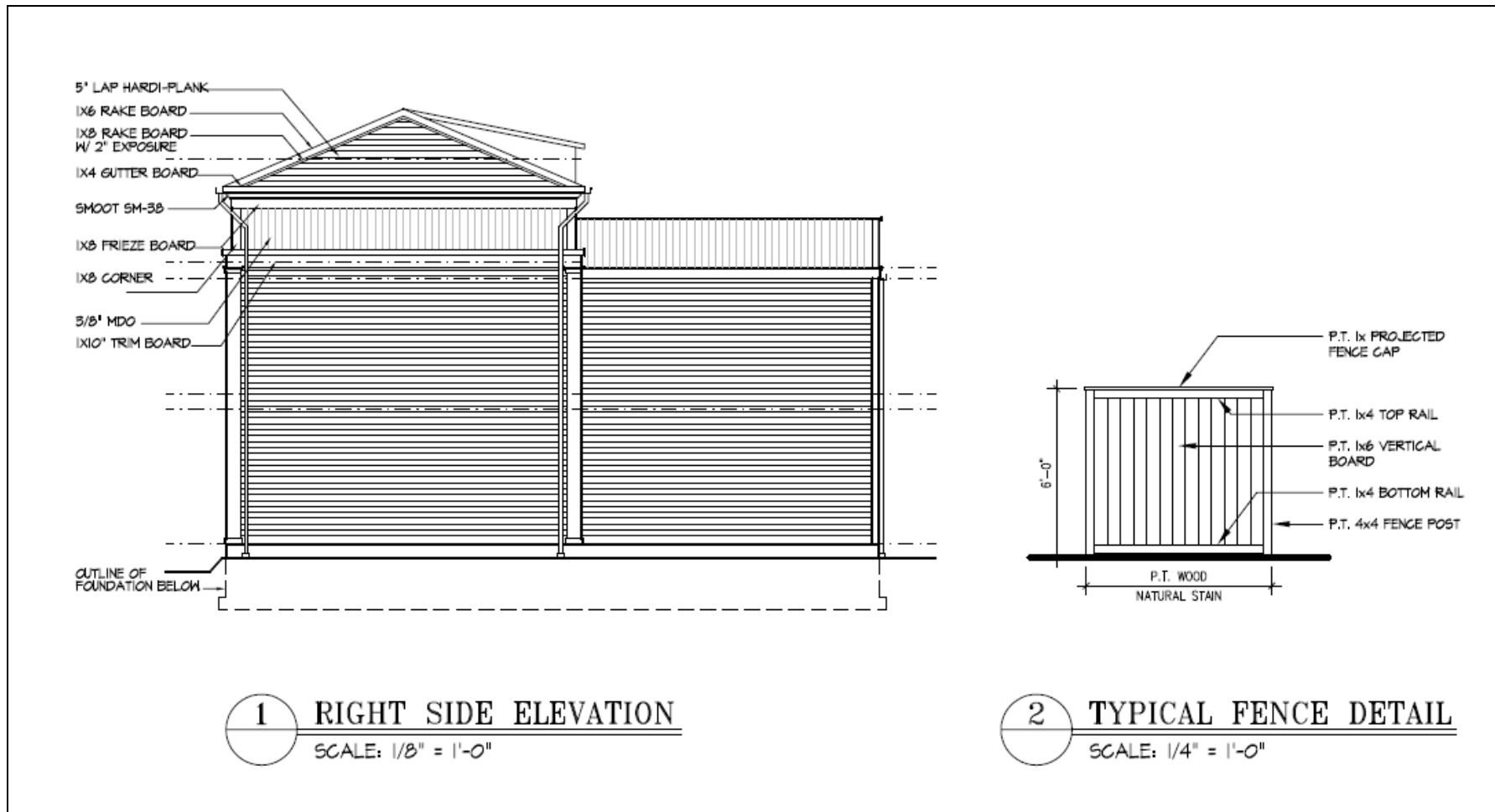


Figure 9. Proposed side (north) elevation and fence detail.



Figure 10. Contextual drawings.



1 308 PAYNE STREET
SCALE: NTS



2 917 CAMERON STREET
SCALE: NTS



3 1005 CAMERON STREET
SCALE: NTS



4 620 N. PARTRICK STREET
SCALE: NTS

Figure 11. Examples of height variations throughout historic district.

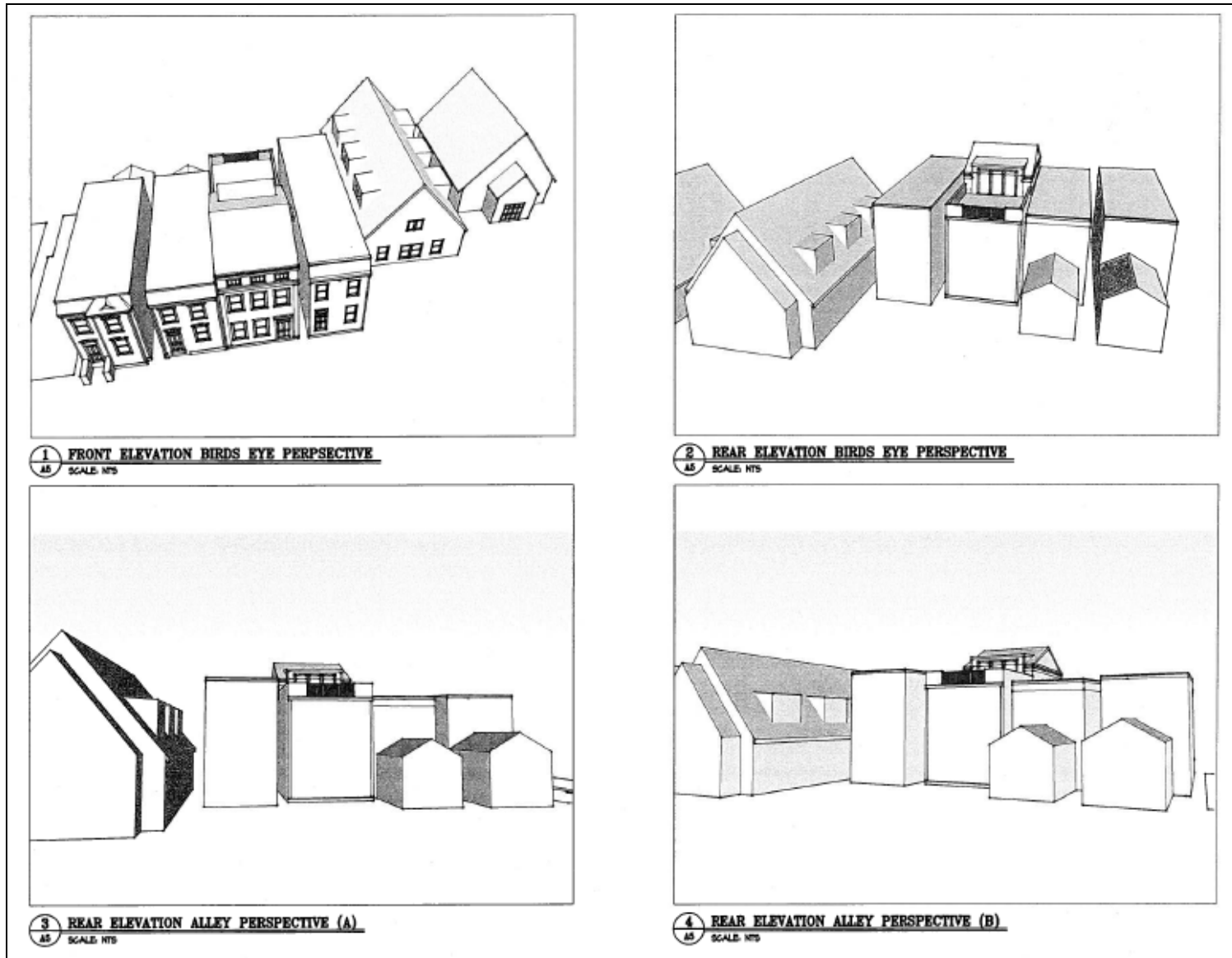


Figure 12. Bird's eye and rear alley perspectives.