

ISSUE: After the Fact Demolition

APPLICANT: Zelaya Homes, LLC

LOCATION: Parker-Gray District
309 North Patrick Street

ZONE: RB/Townhouse zone

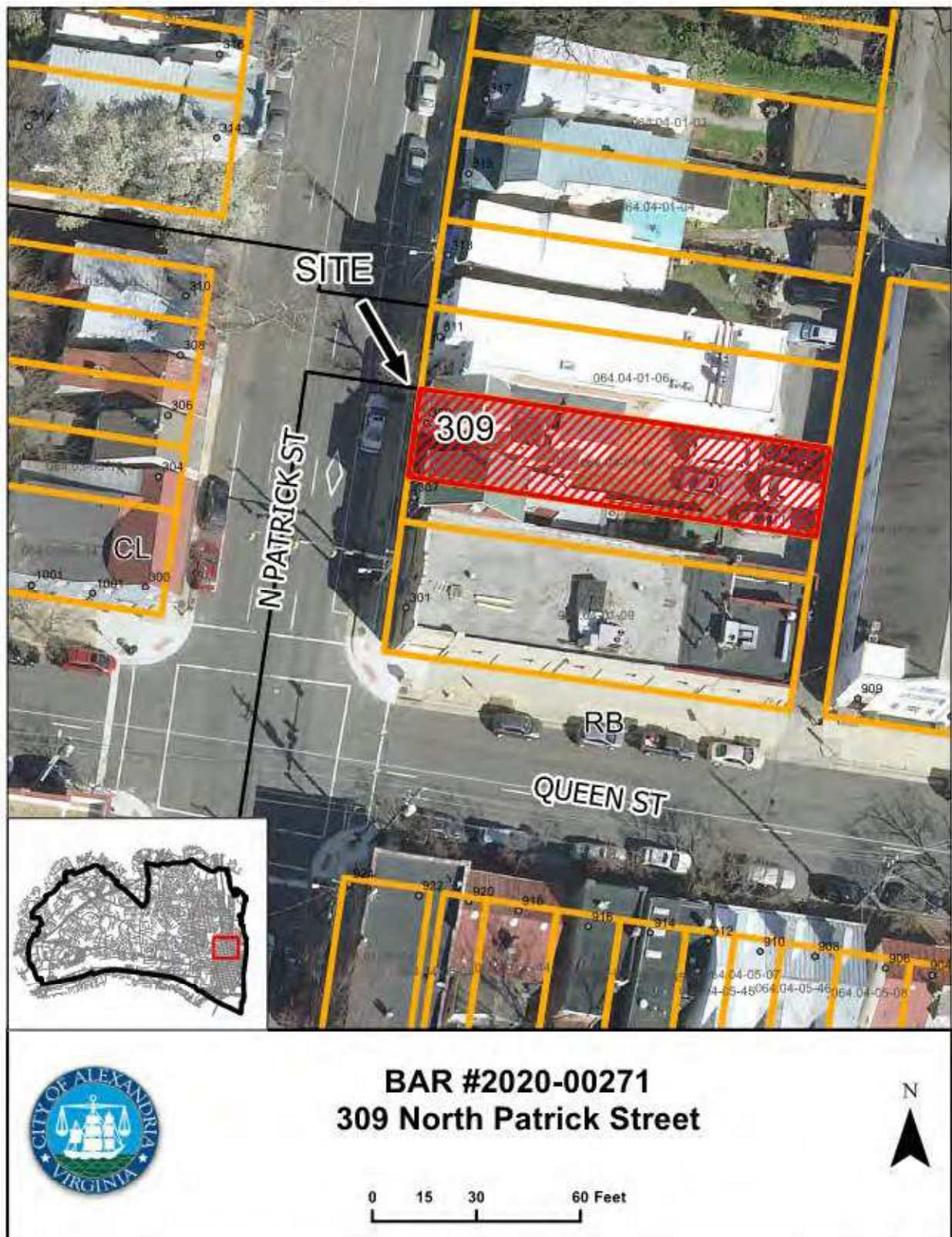
STAFF RECOMMENDATION

Staff recommends that the Board deny the request for the Permit to Demolish related to the after-the-fact demolition of exterior walls, to include sheathing, studs, opening framing, sill and head plates and roof, including roof decking, rafters, and joists, of the existing structure along with the removal of the existing historic siding. In order to remedy these actions staff recommends the following:

1. The BAR endorses the Department's direction to the applicant to remedy the siding violation by acquiring old-growth wood and have siding milled and planed to match the original historic siding in dimension and style with final details to be approved by staff. This siding should be installed at the west elevation.
2. The BAR endorses the Department's direction to the applicant to remedy the demolition of the exterior walls and roof of the existing structure by rebuilding the original structure to the pre-existing footprint, envelope, configuration, and appearance, using original materials and techniques of construction to the extent possible. In lieu of this reconstruction, the applicant may choose to pay to the City a sum equivalent to the cost of the reconstruction, to be used exclusively for the purpose of promoting historic preservation within the City as determined by the Director. This is per Article 11 of the Zoning Ordinance, Section 11-207 (C)(6).

GENERAL NOTES TO THE APPLICANT

1. APPEAL OF DECISION: In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. COMPLIANCE WITH BAR POLICIES: All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. BUILDING PERMITS: Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of 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.
4. ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH: Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any 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.
6. HISTORIC PROPERTY TAX CREDITS: Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



I. APPLICANT'S PROPOSAL

The applicant is requesting after-the-fact approval for the demolition of the exterior walls, to include sheathing, studs, opening framing, sill and head plates and roof, including roof decking, rafters, and joists of the existing structure along with the removal of the existing historic siding. The demolition of the siding occurred after BAR staff had several e-mail consultations and on-site meetings and told the applicant that the siding was historic, in reasonable condition, and must therefore be maintained. The existing historic wood siding varied in size from 4 ¾" to 7". Upon removal of the outer layers of existing later siding, staff visited the site and on September 30, 2019 notified the applicant that as much existing siding as possible should be removed from the sides and rear of the structure and used to complete the extent of wood siding required for the west elevation.

The project approval included the retention and rehabilitation of the north, west, south, and a portion of the east walls of the main part of the building structure, the demolition of these walls and the roof would have required a specific Permit to Demolish that was not a part of the application or the approval. The requested Permit to Demolish related to the after-the-fact demolition in this application is for the scope of demolition that was not previously approved. On April 3, 2020, staff noted that the existing walls and roof and the historic siding had been removed and discarded.

The applicant is now requesting approval for a Permit to Demolish related to the after-the-fact demolition of the exterior walls and roof of the original structure. Some original wood studs remain on the north party wall but all the original sill plates, wall studs, window openings, and roof framing have been removed. At this time the vast majority of the structure is new construction. According to the applicant, as the work proceeded, it became evident that the existing structure was unsound and too rotten to preserve in place. The applicant did not contact BAR Staff or Code Enforcement regarding the decision to remove the existing wall and roof framing.

The work done on the property is visible from North Patrick Street and the public alley to the rear of the property.

II. HISTORY

The vernacular, two-story, frame, side gabled residence at 309 North Patrick Street was constructed before 1877, according to the Hopkins Atlas of Alexandria and likely in the mid-19th century. The simple, side-gable roof form is a stylistic carryover from the mid-19th century before flat seam metal roofing became widely available for later Victorian buildings. The 300 block of North Patrick Street was first mapped in the 1891 Sanborn Fire Insurance Map and the main block and one-story ell first appears on this map. The 1902 Sanborn map shows that a second story was constructed on the existing ell and a two-story addition was constructed on the east elevation (attached to the existing ell). The one-story addition which partially encapsulates the rear ells, was constructed after the 1958. This building is considered an Early (pre-1932) Residential Building in the Parker-Gray District. The alley bordering the property to the east is a public alley. The subject property was rezoned from CL w/Proffer to RB zone in November 2018.

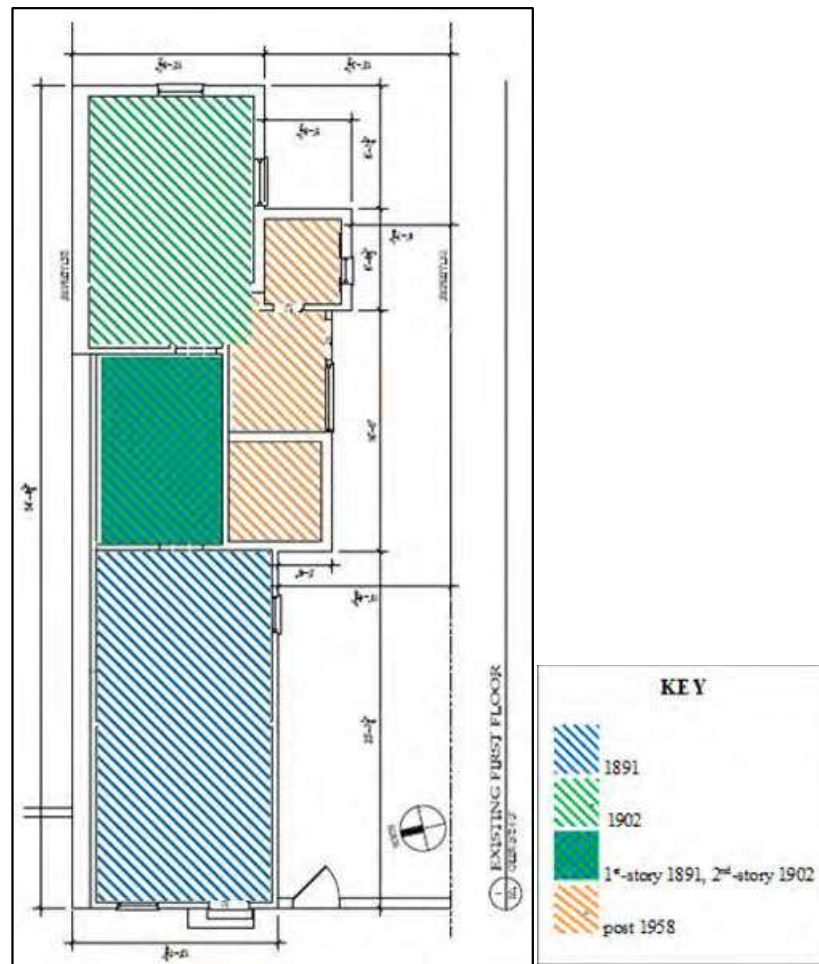


Figure 1: Diagram of building footprint chronology based on the Sanborn Fire Insurance Maps

Previous BAR Approvals

BAR2014-00328 - staff administratively approved the in-kind repair/replacement of siding.

BAR98-00232 – the Board approved a Certificate of Appropriateness for re-roofing.

BAR2019-00010 & 2019-00011 – The Board approved a partial Permit to Demolish and Certificate of Appropriateness for an addition. The current application is related to this approval.

III. ANALYSIS

The Certificate of Appropriateness associated with this property (BAR #2019-00011B) indicated that the existing siding was to remain on the front and rear of the original portion of the building (Figure 2).

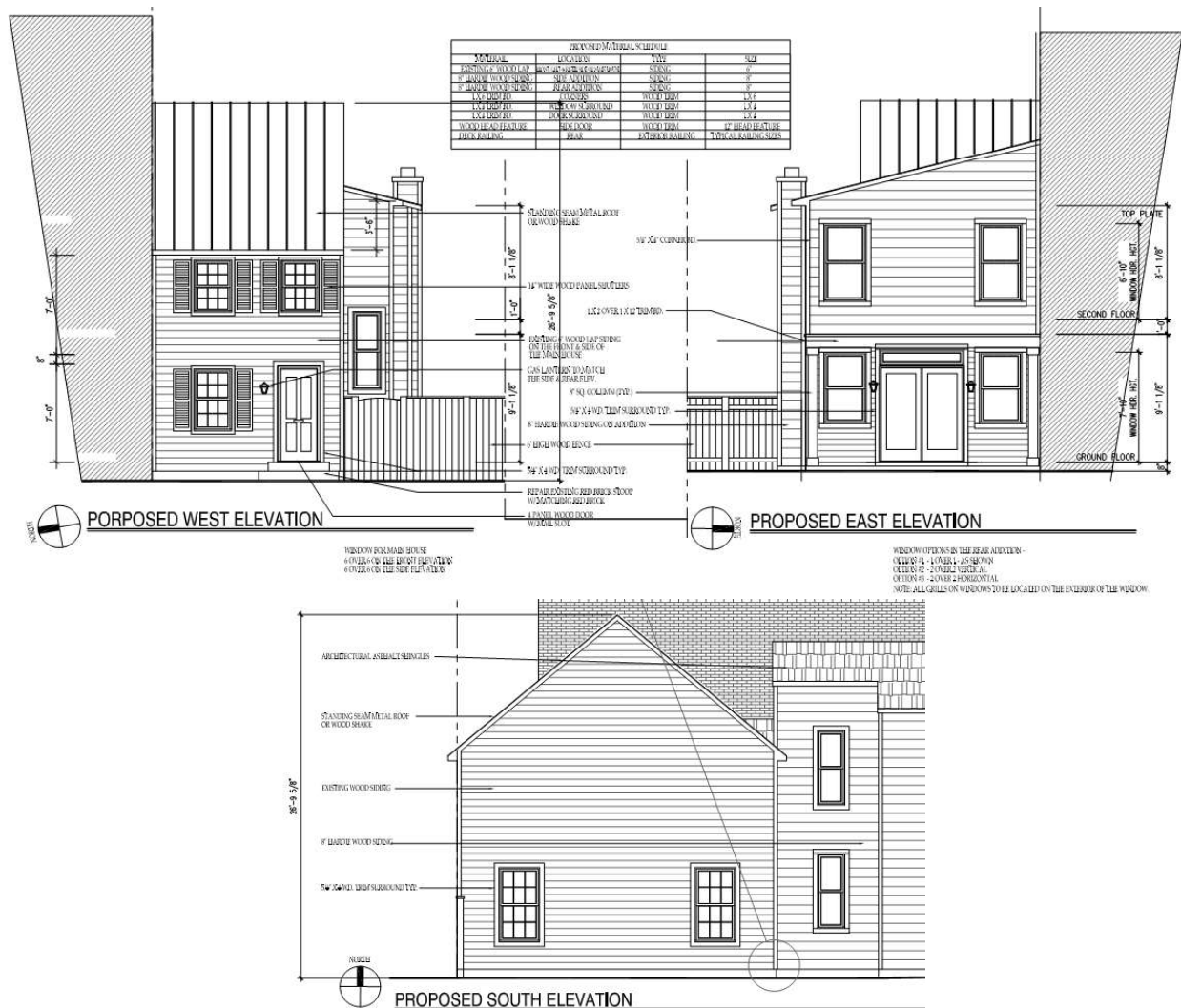


Figure 2: Proposed elevations from previous submission

On September 30, 2019 staff notified the applicant they had visited the project site to review the condition of the existing original siding upon removal of layers of later siding. Per the email sent to the applicant:

“After reviewing the historic siding on the existing structure, staff had determined the condition of the wood siding varies on each elevation. As much siding as possible should be retained and reapplied to the façade (west elevation). New wood or fiber cement siding can be used on the north and south elevations. As noted in the photo attached, the widths of the historic wood boards varied in sized from 4 ¾” to 7”. This varying pattern should be used when reapplying the historic siding to the west elevation and applying the replacement siding to the north and south elevations.”

The original clapboard bevel siding was unique in that it varied in height throughout the structure. While much of it was deteriorated it was the opinion of staff that there was sufficient material to be used to complete the front (west) elevation (Figures 3-6).



Figure 3: South and west elevation prior to removal of siding and framing



Figure 4: Detail at original siding on west elevation



Figure 5: Detail at original siding on north elevation



Figure 6: Detail at original siding on south elevation

On April 3, 2020 staff noted that the existing siding from the structure had been removed and discarded. In addition to the siding it became evident that the original walls, to include sheathing, studs, opening framing, sill and head plates and roof, including roof decking, rafters, and joists had been removed and replaced with new lumber with the exception of a small number of members predominantly located along the north party wall (Figure 7-11).



Figure 7: View of southwest corner after removal of exterior walls and roof

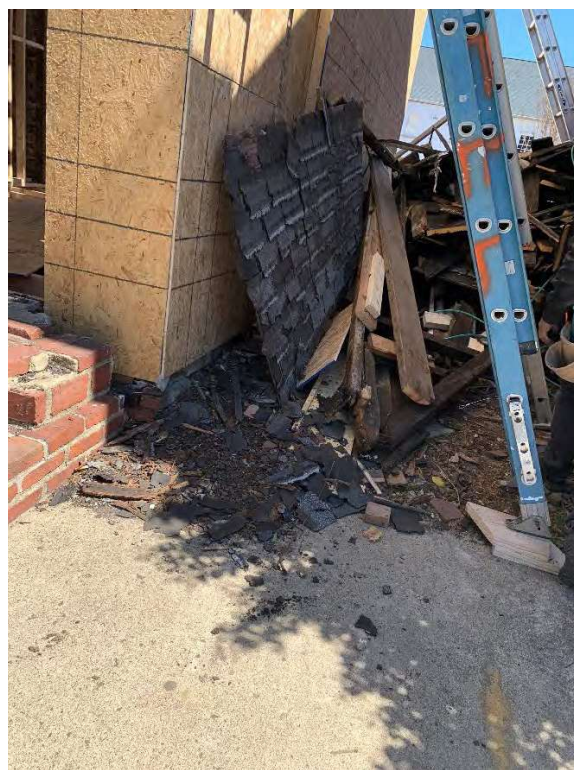


Figure 8: Discarded framing and siding



Figure 9: View of interior showing new walls and roof



Figure 10: View of north party wall



Figure 11: View of rear of structure after removal of framing

A Stop Work Order was issued on April 7, 2020 for construction activities related to the existing portion of the structure. Since that time, staff has been working with the applicant to determine how to proceed with the case and to obtain the necessary materials to return to the Board. As the Stop Work Order covered only those portions of the project related to the existing structure, staff has developed, in conjunction with the applicant, a plan to allow for the continued construction progress on the addition and the enclosure of the existing portion of the structure. The original Certificate of Appropriateness included the installation of new roofing and the relocation of a window and elimination of a door on the south elevation. Because these elements are not dependent on the presence of the original building fabric staff recommended to the applicant that these could be installed to allow for the enclosure of the structure while awaiting the decision of the Board. The unapproved demolition constitutes a class one violation of section 10-203 of the zoning ordinance which carries a civil penalty of \$1,500, this fine was assessed to the applicant in a letter dated May 6, 2020. This is a cumulative fine that is assessed each day that the violation is in place starting from the date of the Stop Work Order.

On January 24, 2016, the Parker-Gray BAR adopted a new design guideline on siding and trim after an extensive community engagement process that also included input from the BAR. This design guideline, as well as other recently updated design guidelines, are a result of the work of the Parker-Gray Work Group that convened in 2011 to both clarify and streamline the BAR's regulations and procedures. That effort also led to the differentiation between "Early" (pre-1932) and "Later" (post-1931) buildings in Parker-Gray as well as the creation of the Parker-Gray Residential Reference Guide. The recently adopted design guidelines provide guidance to property owners, contractors and the BAR about policies and practices. Continuing the basic tenets of both the 1993 Design Guidelines and nationally accepted preservation practices, the underlying

principle is that “original historic materials should be retained and repaired, rather than replaced.” The adopted Siding Design Guideline clearly states the “BAR requires retention of historic siding, if present, on buildings or additions constructed prior to 1932 (“early” buildings).” The Guideline further outlines the process for determining the appropriate course of action and notes that “an informed and careful field analysis of the condition of existing siding must be completed by BAR staff before any decision to replace historic materials is made.”

The BAR’s determination for a Permit to Demolish must consider the six criteria regarding demolition. For reference, staff has included the criteria for a Permit to Demolish with a brief discussion with respect to this case.

The Board shall consider any or all of the following criteria set forth in the Zoning Ordinance, Section 10-205 (B) in determining whether or not to grant a permit to move, remove, capsulate or demolish in whole or in part a building or structure within the Parker-Gray District.

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historic interest that its removal would be to the detriment of the public interest?	Yes, the removal of historic siding, the only remaining historic fabric extant on the exterior visible from the public way, is a detriment to the public interest as it represents the unnecessary loss of authentic material that contributes to the overall character and integrity of the historic district. The removal of the exterior walls and roof constitutes a fundamental demolition of the historic structure
(2)	Is the building or structure of such interest that it could be made into an historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	Yes, the historic siding on the west elevation was plainly visible from the public way and surviving mid-19th-century historic clapboards are extremely unique in Alexandria and feature old-growth wood. It will require finding reclaimed old-growth lumber as well as specialized milling tools and processes to recreate the mid-19th-c. siding. The loss of the exterior walls and roof represents the loss of an historic structure that was original to this part of the City. While it can be rebuilt using appropriate material and techniques, the historic nature of this structure is now lost.
(4)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	Yes, preservation of the building and its historic fabric would help preserve and protect the 300 block of Patrick Street, one of the most travelled Streets in the City. Retaining historic material, as was feasible

		in this case, would contribute to the preservation and protection of this area.
(5)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place to live?	Yes, Alexandria is defined in large part by its historic resources and character, creating an authentic setting for residents and visitors alike. While the subject building itself may not attract visitors, it contributes to the overall character of the historic district. The historic district is multi-faceted and attracts a range of people for different reasons. When circumstances such as this arise where there has been a removal of historic material appropriate repairs and replacement materials are encouraged; however, the unnecessary removal of historic fabric at individual properties threatens the overall integrity of the historic districts. Alexandria prides itself on being an authentic place and preventing inappropriate alterations without approval is at the heart of maintaining its authenticity.
(6)	Would retention of the building or structure help maintain the scale and character of the neighborhood?	Yes, retention of the original walls, roof and historic siding contributes to the character of this neighborhood with its mid-19th-c. collection of frame dwellings.

The challenge for the BAR at this time is that once historic fabric has been demolished without approval, it is difficult, if not impossible to restore the original material. In the case of the siding, while the original material is no longer existing, it is possible to return this elevation to its prior condition by acquiring old-growth reclaimed wood and having it milled and planed to match the original material.

Staff recommends that the BAR deny the Permit to Demolish related to the after-the-fact removal of the historic siding and endorse the Department's direction to the applicant to acquire old-growth lumber and have it milled to match the historic siding, per staff's photographs and dimensions with the final details to be approved by staff prior to installation on the west elevation. The new siding should be installed using reproduction cut nails. In addition to the siding, the decorative trim at the west elevation, to include molding along the top edge of the wall and trim around the windows, etc. should be recreated to match the original construction.

The removal of the exterior walls, to include sheathing, studs, opening framing, sill and head plates and roof, including roof decking, rafters, and joists constitutes the demolition of the historic structure. These exterior building components are critical to the integrity of the structure and their removal would require a specific Permit to Demolish. The original wall studs and roof rafters give us clues as to the original building construction including any revisions to the roof line or if any of the wall openings were moved or changed at any point in the history of the structure. With the demolition of these elements we have lost the record of the history of this structure dating from the middle of the 19th century.

Staff recommends that the BAR endorse the Department's direction to the applicant to remedy the demolition of the exterior walls and roof of the existing structure by rebuilding the original structure to the pre-existing footprint, envelope, configuration, and appearance, using original materials and techniques of construction to the extent possible. This reconstruction should include the use of old growth lumber and reproduction nails joined using techniques of construction original to the period of the structure.

In lieu of this reconstruction, the applicant may choose to pay to the City a sum equivalent to the cost of the reconstruction, to be used exclusively for the purpose of promoting historic preservation within the City as determined by the Director. This is per Article 11 of the Zoning Ordinance, Section 11-207 (C)(6).

A class one civil violation shall be deemed to exist until such time as the director certifies to the board of architectural review that the unlawfully demolished building or structure has been reconstructed to the pre-existing footprint, envelope, configuration and appearance, using original materials and techniques of construction to the extent possible; provided, however, that, after a public hearing for which notice has been given pursuant to section 11-300, the board of architectural review may determine that a class one civil violation shall cease to exist at such time as the person responsible therefor shall have paid to the city a sum equivalent to the cost of reconstruction required under this section 11-207(C)(6), such sum to be used exclusively for the purpose of promoting historic preservation within the city as determined by the director

Should the BAR pursue this alternative, staff will research the cost to construct the structure using original materials and methods, working with established contractors who regularly restore structures of similar age and construction method as the subject property.

STAFF

Bill Conkey, AIA, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

No comments required

Code Administration

F-1 A building permit and plan review are required

Transportation and Environmental Services

- F-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- F-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- F-3 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)
- F-4 The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (T&ES)
- F-5 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
 - For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
 - For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- 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). (T&ES)
- 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. (T&ES)
- 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.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- F-1 No archaeological oversight necessary for this undertaking

V. ATTACHMENTS

- 1 – Supplemental Materials*
- 2 – Application for BAR 2020-00271 309 North Patrick Street*
- 3 – Staff Report Including Board Action for BAR 2019-00010 & 00011*

BAR Case # _____

ADDRESS OF PROJECT: 309 N. PATRICK STREET

DISTRICT: ☐ Old & Historic Alexandria ☒ Parker - Gray ☐ 100 Year Old Building

TAX MAP AND PARCEL: 064.04-01-07 ZONING: RM

APPLICATION FOR: (Please check all that apply)

☐ CERTIFICATE OF APPROPRIATENESS

☒ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ☒ Property Owner ☐ Business (Please provide business name & contact person)

Name: ZELAYA HOMES LLC

Address: P.O. Box 7433

City: ALEXANDRIA State: VA Zip: 22307

Phone: 571-594-9399 E-mail: JAY@ZELAYAHOMES.COM

Authorized Agent (if applicable): ☐ Attorney ☐ Architect ☐ _____

Name: JAY ZELAYA

Phone: 571-594-9399

E-mail: JAY@ZELAYAHOMES.COM

Legal Property Owner:

Name: ZELAYA HOMES LLC

Address: P.O. Box 7433

City: ALEXANDRIA State: VA Zip: 22307

Phone: 571-594-9399 E-mail: JAY@ZELAYAHOMES.COM

- ☐ Yes ☒ No Is there an historic preservation easement on this property?
☐ Yes ☐ No If yes, has the easement holder agreed to the proposed alterations?
☐ Yes ☒ No Is there a homeowner's association for this property?
☐ Yes ☐ No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

NATURE OF PROPOSED WORK: *Please check all that apply*

- ☐ NEW CONSTRUCTION
- ☒ EXTERIOR ALTERATION: *Please check all that apply.*
- | | | | |
|--------------------------------------|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input type="checkbox"/> windows | <input checked="" type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☐ ADDITION
- ☒ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

REMOVAL OF WATER DAMAGED, ROTTED, BROKEN AND
 MOLDED FRAMING WOOD MEMBERS, SHEATHING AND
 SIDING. DEMOLITION AFTER THE FACT.

ALSO SEE ATTACHED.

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- ☐ N/A
- ☐ ☒ Survey plat showing the extent of the proposed demolition/encapsulation.
- ☐ ☒ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- ☐ ☒ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- ☒ ☐ Description of the reason for demolition/encapsulation.
- ☐ ☒ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Referencing BAR Approval Case #2019-00010 & #2019-00011

309 N. Patrick Street, Alexandria VA 22314

The proposed changes to the approved BAR Approval Case is to the West elevation of the structure. This is the elevation that is to receive existing siding. Per staff recommendations after a site visit;

“After reviewing the historic siding on the existing structure, staff has determined the condition of the wood siding varies on each elevation. As much siding as possible should be retained and reapplied to the façade (west elevation). “

Upon removal of multiple layers of surface siding covering the old historic siding, It was determined that all of the siding had been weathered and exposed to water for many years. As demolition continued on, it was determined that the extent of the damage did not only encompass the siding, but every single roof rafter, wall stud, headers, floor covering, subfloor and floor joists throughout. Pictures attached will reveal water damage on entire roof structure, which was allowing water to run down all the walls and absorbing into every wood member in the historic home. The water infiltration began on the ridge and gable ends of the property, and completely soaked the structure for years. The house has been vacant for many years, prior to our commencement of work. The house had been terribly neglected and had been a haven for drug use and of trespassers on a daily basis. Due to the extent of the damage, it is obvious that no attention had been given to the upkeep nor security of the property.

Throughout the removal of completely rotted materials throughout, all attempts were made to salvage as much of the existing structure as possible. Being that the roof had been leaking for so long, one of the men doing work on the roof, as he walked, fell through the roof, which shattered the boards that were used as sheathing and the 4x4 members that were the rafters. The worker landed on a scaffold that had been installed on the interior of the structure. The worker ended with minor injuries, luckily, due to the scaffolding breaking his fall which would have been 2 stories to the dirt on inside. At this point, it became a life critical component to repair all the hazardous conditions so no one would get seriously injured. It was determined that every roof rafter, sheathing, most of the wall studs, top and bottom plates and floor joists had to be replaced. As they could not be maintained due to safety hazards and the fact that they were rotted through. This was also determined with the siding. Since it was covered over, and the water was running down the entire wall structure, it had retained water for years behind the new siding covering, which did not allow the historic siding to ever dry. No siding was able to be salvaged, as it disintegrated upon the attempts to remove it delicately. The careful removal proved timely, and yet the siding was so fragile, that none of it was salvageable.

Direction by staff was followed by as much siding as possible being retained, which turned out to be none could be retained due to its decayed, rotted and fragile condition.

All measurements were taken to existing window openings and elevations, doors openings, roof pitches and locations of all openings. Pictures attached show the notes taken on site to collect the data as to replace all openings in their exact locations with the exact same dimensions as had been. Careful consideration was given to every measurement so as to replicate exactly the same openings.

We have adhered to the strict recommendations by staff as it pertains to all aspects of this project. We have worked with staff closely to follow all directives as to finish selections, sizes and styles, which is evident by city approvals for all aspects of the project to include the historic finishes being replaced. We were granted permission to replace all the historic roofing, siding on the north, south and east elevations, all windows on the entire historic structure, the gutters on the entire historic structure including on the west elevation, front entry door on the west elevation and the side yard brick wall on the south elevation. All attempts have been made to keep as much of the historic structure in tact as possible, while making health and safety a consideration, as we know the building department would hold us to, as life safety and structural integrity would be upheld as a standard, as per our city inspectors who have visited the site.

We request an approval granting the replacement of the entire siding on the west elevation to an appropriate siding and the replacement of the wood members destroyed by years of neglect and decay.

Sincerely,

Jay Zelaya

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.

- ☐ ☒ N/A Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- ☐ ☒ FAR & Open Space calculation form.
- ☐ ☒ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- ☐ ☒ Existing elevations must be scaled and include dimensions.
- ☐ ☒ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- ☐ ☒ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- ☐ ☒ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☒ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- ☐ ☒ N/A Linear feet of building: Front: _____ Secondary front (if corner lot): _____.
- ☐ ☒ Square feet of existing signs to remain: _____.
- ☐ ☒ Photograph of building showing existing conditions.
- ☐ ☒ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- ☐ ☒ Location of sign (show exact location on building including the height above sidewalk).
- ☐ ☒ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- ☐ ☒ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: Check N/A if an item in this section does not apply to your project.

- ☐ ☒ N/A Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☐ ☒ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☒ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- ☐ ☒ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- ☒ ☐ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- ☐ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: _____

Printed Name: JAY ZEANYA

Date: JUNE 01, 2020

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Jay Zelaya	PO Box 7433, Alexandria VA 22307	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 309 N. Patrick St (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Jay Zelaya	PO Box 7433 Alexandria VA 22307	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. JAY ZEAYYA	N/A	N/A
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

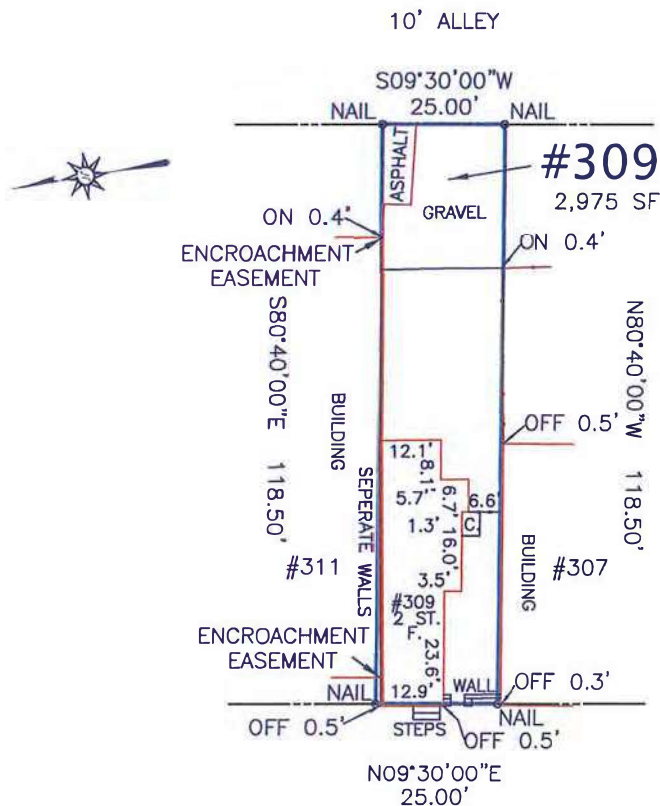
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

1-14-19
Date

Jay Zelaya
Printed Name


Signature

X



NORTH PATRICK STREET

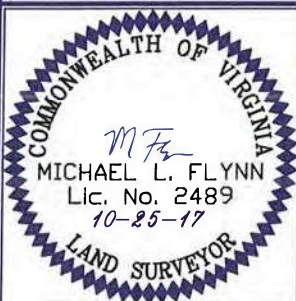
(66' R/W)

0.1 MILE TO
QUEEN STREET

PLAT
SHOWING LOCATION SURVEY ON
THE PROPERTY LOCATED AT
#309 NORTH PATRICK STREET
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 30'

OCTOBER 25, 2017



BY PROVISIONS OF THE VIRGINIA CODE: NO CORNER MARKERS SET.
BOUNDARY SURVEY NOT PERFORMED.
PLAT SUBJECT TO RESTRICTIONS OF RECORD, TITLE REPORT NOT FURNISHED.

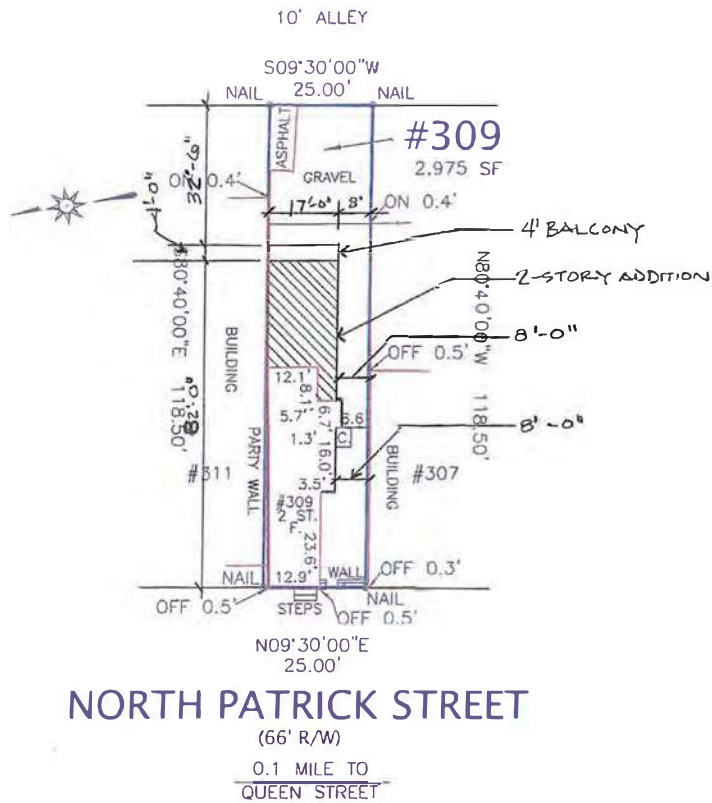
I HEREBY CERTIFY THAT THE POSITIONS
OF ALL THE EXISTING IMPROVEMENTS
HAVE BEEN CAREFULLY ESTABLISHED BY
A CURRENT FIELD SURVEY, AND UNLESS
OTHERWISE SHOWN, THERE ARE NO
VISIBLE ENCROACHMENTS.

REQUESTED BY:

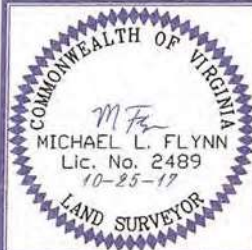
CAPITOL TITLE INSURANCE AGENCY, INC.

ALEXANDRIA SURVEYS, LLC

1229 GARRISONVILLE ROAD SUITE 104 STAFFORD, VA 22556
TEL. NO. 703-636-1313 FAX NO. 703-636-4266



PLAT
SHOWING LOCATION SURVEY ON
THE PROPERTY LOCATED AT
#309 NORTH PATRICK STREET
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 30' OCTOBER 25, 2017



BY PROVISIONS OF THE VIRGINIA CODE: NO CORNER MARKERS SET.
BOUNDARY SURVEY NOT PERFORMED.
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I HEREBY CERTIFY THAT THE POSITIONS
OF ALL THE EXISTING IMPROVEMENTS
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A CURRENT FIELD SURVEY, AND UNLESS
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REQUESTED BY:
CAPITOL TITLE INSURANCE AGENCY, INC.

ALEXANDRIA SURVEYS, LLC
1279 GARRISONVILLE ROAD SUITE 104 STAFFORD, VA 22556
TEL. NO. 703.636.1313 FAX NO. 703.636.4266

#14952





71

309 N. Patrick Street, Alexandria VA 22314

Rotted, molded and broken wood framing members throughout entire structure.



Rotted, molded and splitting wood framing, roof framing, plank sheathing and wood siding throughout.



Rotted, molded, broken & deteriorated structural wood framing members throughout entire structure.



ISSUE: Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alteration and an addition.

APPLICANT: Zelaya Homes, LLC

LOCATION: Parker-Gray District
309 North Patrick Street

ZONE: RB/Townhouse zone

BOARD ACTION: Approved as Amended, 7-0

On a motion by Ms. Neihardt and seconded by Mr. Spencer, the Board of Architectural Review voted to approve BAR #2019-00010 & BAR #2019-00011, as amended. The motion carried on a vote of 7-0

CONDITIONS

1. All wood shutters must be sized to fit the window opening, hinged and, operable, per the BAR's policy;
2. The existing wood siding on the historic main block must be retained, and/or repaired as needed, in consultation with staff in the field, per the BAR's policy;
3. The new fiber cement clapboard siding on the proposed addition must have a smooth finish;
4. The applicant may use fiberglass or aluminum clad windows and doors on the addition. Submit window specifications to staff prior to applying for building permit to confirm compliance with the BAR's adopted window policy;
5. Work with staff during building permit review to ensure traditional detailing of the window trim and sill;
6. If feasible, restore the existing masonry garden wall and add a new gate. If it cannot be restored, install a new wood fence to the east of the first window on the south elevation (condition added);
7. Work with staff to lower the height of the hyphen;
8. Revising the chimney material to be either stucco or brick (condition added); and,
9. Include the following archaeology conditions in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.
 - a. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of

artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

- b. No metal detection or artifact collection may be conducted on the property, unless authorized by Alexandria Archaeology.

REASON

The Board thought the revised plans were a significant improvement and that the applicant addressed their previous concerns. The Board added conditions to further lower the height of the new ell, clad the new chimney with stucco or brick, and retain and restore the front masonry garden wall. If the wall can not be restored, the BAR asked the new fence be setback from the existing wall, behind the first window on the south elevation.

SPEAKERS

Jay Zelaya, applicant, discussed to revised plans and answered questions from the Board.

Kevin Reese, property owner of 311 North Patrick Street, expressed concerns about the proximity of the addition to his property because there is a window and vents on the property line that would be impacted by the new construction.

DISCUSSION

The Board complimented the applicant on the revised plans. They discussed alternatives materials and location for the proposed fence and lowering the hypen roof. The Board also discussed changing the material of the proposed chimney to masonry or stucco.

STAFF RECOMMENDATION April 3, 2019

Staff recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness, with the following conditions:

1. All wood shutters must be sized to fit the window opening, hinged and, operable, per the BAR's policy.
2. The existing wood siding on the historic main block must be retained, and/or repaired as needed, in consultation with staff in the field, per the BAR's policy.
3. The new fiber cement clapboard siding on the proposed addition must have a smooth finish;
4. The applicant may use fiberglass or aluminum clad windows and doors on the addition. Submit window specifications to staff prior to applying for building permit to confirm compliance with the BAR's adopted window policy.
5. Work with staff during building permit review to ensure traditional detailing of the window trim and sill.
6. Include the following archaeology conditions in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.
 - a. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - b. No metal detection or artifact collection may be conducted on the property, unless authorized by Alexandria Archaeology.

BOARD ACTION 3/6/19: Deferred for Restudy, 4-3

On a motion by Mr. Adams and seconded by Ms. Neihardt, the Board of Architectural Review voted to defer BAR #2019-00010 & BAR #2019-00011 for restudy. The motion carried on a vote of 4-3.

REASON

The Board said that they felt the design of the addition and the scale and mass in relation to the historic portion of the building, the fenestration and rear balcony needed additional study.

SPEAKERS

Mr. Zelaya, the property owner, said he agreed with staff recommendations.

Gail Rothrock, HAF, stated that she was happy that the siding, windows and shutters on the historic structure would be retained. She was concerned with the size and massing of the addition and said that this project should not set a precedent for future additions in other parts of the district.

Kevin Reese, 311 North Patrick Street, said he was concerned that the addition would block a window on the south side of his building on the second floor. He did not want the redevelopment to expand beyond the current footprint.

Cliff Davis, said he believed that the neighbor's window should not be blocked.

DISCUSSION

Mr. Adams stated that the roof form was unclear in the drawings and said would prefer some form of a hyphen between the historic building and the addition.

Ms. Neihardt asked for the cantilevered rear balcony design to be clarified and did not believe it was architecturally appropriate.

Mr. Conkey said he supports the mass of the addition in this specific instance adjacent to the large blank wall of the funeral home, but he believed the rear balcony was inappropriate.

Ms. Irwin said she supports the roof form because it saved original material on the side gable form of the adjacent historic mass but suggested that the applicant make the rear balcony design more cohesive with the remainder of the building.

Mr. Spencer said he supports the roof distinction but would prefer more distinction between the old and new building forms. He also said that the proposed rear balcony is a strange feature.

Mr. Sprinkle clarified with the applicant that they had accepted the archaeology conditions.

The Board discussed the noncomplying window in the south wall of the funeral home and agreed that this was an issue between the neighbors. The Board directed the applicant to work with staff to restudy the mass, rear balcony and fenestration.

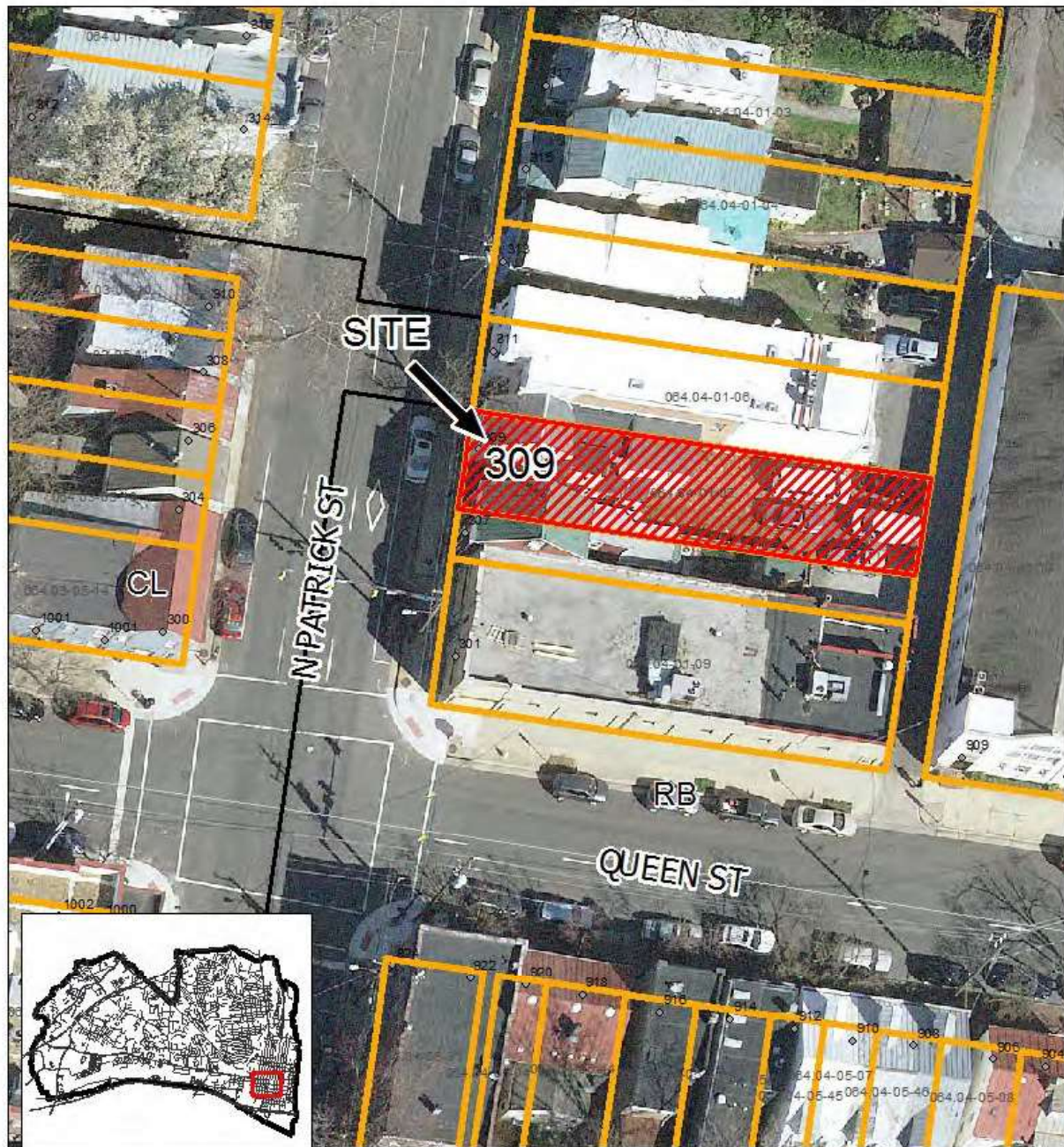
STAFF RECOMMENDATION (3/6/19)

Staff recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness, with the following conditions:

1. The wood shutters must be sized to fit the window opening, hinged and, operable;
2. The existing wood siding on the historic main block must be retained, and/or repaired, as needed, in consultation with staff in the field;
3. The new siding on the proposed addition must be smooth fiber cement clapboard siding;
4. Submit window specifications to staff prior to applying for building permit to confirm compliance with the BAR's adopted policy; and,
5. Work with staff during building permit review to ensure traditional detailing of the window trim and sill.
6. Include the following archaeology conditions in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.
 - a. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - b. No metal detection or artifact collection may be conducted on the property, unless authorized by Alexandria Archaeology.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of 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.
5. **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.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR #2019-00010 & BAR #2019-00011 N
309 North Patrick Street



0 15 30 60 Feet

Note: *Staff coupled the applications for a Permit to Demolish (BAR #2019-00010B) and Certificate of Appropriateness (BAR #2019-00011B) for clarity and brevity. The Permit to Demolish requires a roll call vote.*

I. UPDATE

The case was deferred by the Board at the March 6, 2019 public hearing for restudy. The Board felt the design, scale and mass of the addition, in relation to the historic portion of the building, the fenestration, and rear balcony needed additional study. The applicant has refined the design of the addition in response to the Board's concerns and provided new renderings clarifying the scale of the proposed addition in this particular context.

The following design details of the addition have been addressed in the revised application materials:

1. incorporation of a 2' x 7' setback in plan for a hyphen between the historic portion of the building and the addition;
2. lowering of the second floor ceiling by 1'-0" to reduce the height of the cornice and roof;
3. relocation of the fireplace to the exterior of the south elevation to help break-up the mass of the south wall;
4. refinement of the fenestration; and
5. removal the cantilevered balcony on the east elevation from the proposed scope of work.

In addition, applicant has clarified that the existing masonry garden wall and gate at the front lot line will be demolished and replaced with a new 6' wood fence and gate in the same location. Staff questions the replacement of the existing masonry wall with a generic wood fence. While not historic, the masonry wall is of higher quality and more architecturally appropriate for a building of this period.

The applicant also addressed staff concerns regarding the "picture framed" styled window trim shown on the previous elevation drawings. The revised elevation drawings show the side trim abutting the head trim and extended ears on the sill below on the proposed addition. The trim on the replacement windows on the historic structure should also be installed in the same manner. The applicant should work with staff on the final detailing of the window sill and trim during the building permits review process.

At the previous hearing, the owner of the adjacent funeral home at 311 North Patrick Street questioned the impact of the proposed addition on an existing noncomplying window in the wall on the property line of the funeral. The applicant has indicated the location of the referenced window on the revised drawings and has written a letter to the neighbor offering to install a skylight to mitigate the loss of light at his expense (attached). Additional staff discussion with the owner of the funeral home revealed that a furnace exhaust vent and roof downspout serving the neighboring property also extend through the wall on the property line and exit on the neighbor's property. BAR staff has reviewed these openings with Code Administration staff and no building permits were located for any of the related work. Code staff confirmed that the proposed addition at 309 North Patrick must comply with the current Virginia Construction Code

but the owner is not obligated by the building code to preserve the window, exhaust vent or downspout serving 311 North Patrick. Resolution of this civil issue is not before the BAR.

What follows is an updated staff report based on the revised plans submitted by the applicant.

II. APPLICANT'S PROPOSAL

The applicant is requesting a Permit to Demolish/Capsulate and Certificate of Appropriateness to demolish the rear ells and construct a new rear addition, as well as alterations, at 309 North Patrick Street.

Permit to Demolish/Capsulate

- Complete demolition of the existing ell (early and later portions)
- Complete demolition of the masonry wall and gate at the front property line
- Capsulation of the second-story window on the south elevation of the historic building

Certificate of Appropriateness

Alterations

- Replacement of the existing composition shingle roof on the historic structure with prefinished standing seam metal and ½-round gutters
- Retention and repair of the wood siding on the historic structure (west and south elevations)
- Installation of wood shutters on the façade
- Replacement of the existing door on the façade with a 4-panel wood door
- Installation of one wall lantern on the façade, one on the side elevation and four on the proposed rear elevation
- Installation of new 6/6 wood windows on the façade
- Creation of new window openings and enlargement of the existing window opening on the 1st floor south elevation of the historic structure
- Installation of a 6' wood fence with 3' wide gate on the west elevation.

Addition

A two-story rear addition measuring approximately 56' by 17' will be constructed in generally the same general width as the existing additions but will extend approximately 26' further into the rear yard. The addition will have a side-shed form roof facing the side yard. Materials on the addition consist of Cedarmill, smooth fiber cement siding with an 8" exposure, architectural grade asphalt shingles, 1/1 double-pane wood windows and, a single-light wood door with a single-pane transom on the south elevation. The east elevation consists of single-light French doors on the 1st story and 1/1 double-pane wood windows on the 2nd story.

III. HISTORY

The vernacular, two-story, frame, side gabled residence at 309 North Patrick Street was constructed before **1877, according to the Hopkins Atlas of Alexandria** and likely in the mid-19th century. The simple, side-gable roof form is a stylistic carryover from the mid-19th century before flat seam metal roofing became widely available for later Victorian buildings. The 300 block of North Patrick Street was first mapped in the 1891 Sanborn Fire Insurance Map and the main block and one-story ell first appears on this map. The 1902 Sanborn map shows that a

second story was constructed on the existing ell and a two-story addition was constructed on the east elevation (attached to the existing ell). The one-story addition which partially encapsulates the rear ells, was constructed after the 1958. This building is considered an *Early* (pre-1932) Residential Building in the Parker-Gray District. The alley bordering the property to the east is a public alley. The subject property was rezoned from CL w/Proffer to RB zone in November 2018.

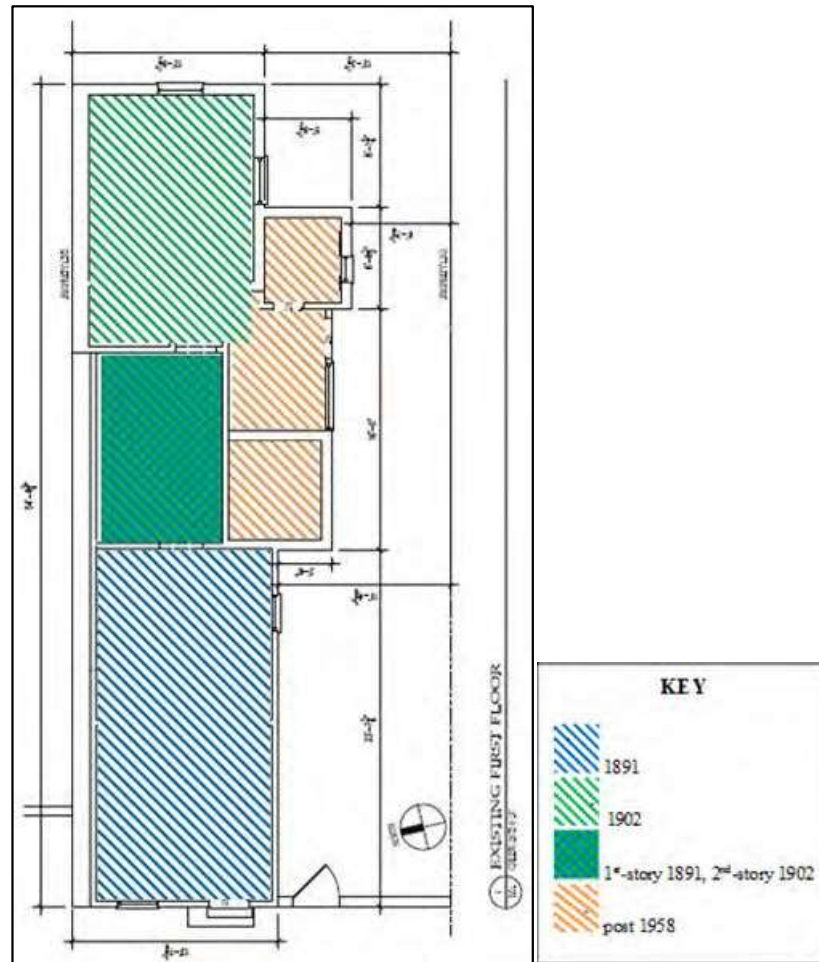


Figure 1: Diagram of building footprint chronology based on the Sanborn Fire Insurance Maps

Previous BAR Approvals

BAR2014-00328 - staff administratively approved the in-kind repair/replacement of siding.
 BAR98-00232 – the Board approved a Certificate of Appropriateness for re-roofing.

IV. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-205(B). The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historic interest that its removal would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into an historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(5)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place to live?	No
(6)	Would retention of the building or structure help maintain the scale and character of the neighborhood?	No

In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The proposed demolition/capsulation is limited to the removal of the existing one-story addition, rear ells and brick wall. As a part of the demolition a small portion of the historic roof will be capsulated to replace a cricket. Staff conducted several site visits to assess the amount of historic fabric that would be impacted by the proposed demolition. On the interior there have been numerous alterations and the majority of the interior finishes and framing in the ell have been demolished and the historic fabric remaining is limited to the gable roof front portion of the house. Staff recommends approval of the demolition of the rear additions because they are either not considered historic or there is so little original material remaining that they have lost their historic integrity and because the existing material is not of unusual or uncommon design, texture or material and could be reproduced easily.

Certificate of Appropriateness

Addition

For residential additions, the *Design Guidelines* state that the Board generally prefers “addition designs that are respectful of the existing structure and which seek to be background statements. Also, an addition should be clearly distinguishable from the original structure.” Staff supports the proposed addition, finding that the relatively large scale and mass, while several times larger than the remaining portion of the historic house, is not significantly larger than the historic house with its previous additions. In addition, the very large wall of the commercial structure to the north and the large church across the alley to the east create a context very different from most blocks in the historic districts. The primary public view of the addition will be from South Patrick Street to the east through the side yard. The large expanse of the south wall shown in the applicant’s drawings will not be seen in direct elevation when the project is complete.

It is important to note that staff is also supporting this addition specifically because of the context of the property, as shown in Figure 2. Typically, staff would only support a much smaller addition and this case should not be considered a precedent for additions in a different context.



Figure 2: View of the existing rear yard looking west.

The proposed side-shed roof form of the ell recalls the traditional form of the existing ell and the two-story projecting bay and chimney will help break-up the mass of the south wall of the addition. The historic portion and addition are now joined by a 7' wide hyphen, which is recessed 2' from the south elevation of the historic portion, visually separating the addition from the historic structure. The proposed modern materials of the addition, such as fiber cement siding with a wider exposure and asphalt shingle roofing materials are compatible but subtly contrast with the narrower wood siding and standing seam roofing on the original building. The addition is also differentiated from the historic building by the use of 1/1 windows and offsets in the floor plan. Although the applicant is proposing to install painted wood windows on the addition, the BAR's policy permits use of a modern material such as fiberglass or aluminum clad wood. The materials proposed for the addition comply with the Board's adopted policies.

Alterations to the historic structure

Staff supports the proposed alterations to the façade and south elevation of the historic building, noting that the alterations are historically appropriate for this Early Parker-Gary building. The *Parker-Gray District Design Guidelines Window Chapter* states that windows are a principal character defining feature of a building and serve both a functional and aesthetic purposes. The applicant proposes replacement of the existing horizontal 2/2 windows with more historically appropriate 6/6 sash painted wood windows. The replacement windows must be sized to fit the existing opening (or a larger opening if one is revealed after the exterior inappropriate siding is removed) and comply with the BAR's adopted window policy. The applicant also proposes to install wood shutters on the façade. Shutters are an important visual detail of the overall composition of a building and the proposed shutters are architecturally appropriate but must be hinged and operable per the BAR's guidelines. The *Parker-Gray District Design Guidelines (Siding Chapter)* state that as much original historic siding as reasonably feasible must be retained and repaired, rather than replaced to match.

Removal of a small portion of later layers of synthetic siding on the front and side elevations of the main block has confirmed that original 6" wood lap siding exists below and staff will work with the applicant in the field to identify how much may be reasonably repaired and retained after all of the upper layers are carefully removed. This alteration should be performed with staff's close guidance.

Staff recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness, with the noted conditions.

STAFF

Amirah Lane, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

V. CITY DEPARTMENT COMMENTS

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

Zoning

New or updated comments in bold.

- F-1 Subject property was rezoned from CL w/Proffer to RB zone in November 2018.
- F-2 Rear parking area is an existing condition.
- F-3 **Submitted plans are not to scale. Scaled plans must be submitted at the time of the building permit to confirm zoning compliance.**
- C-1 **Mechanical exclusions must comply with 2-145(B)(2), only the area occupied by the equipment can be excluded, not entire rooms. First floor mechanical exclusion exceeds this area.**

The following comments are based on the plans as submitted, but may be amended when scaled plat is submitted.

- C-2 The subject property must maintain at least 800 square feet of open space. Based on the open space diagram on page OS-1 1,094.14 square feet of open space are provided. Transfer these numbers to the FAR/Open Space form section E.**

Code Administration

- C-1 A building permit, plan review and inspections are required prior to the start of construction.

The following code comments are excerpts from an e-mail exchange between Code Administration and Planning staff on 3/27/19. They have been edited for clarity.

- C-2 No building or trade permits identify any alterations that occurred at 311 North Patrick that include these openings [in the south wall on the property line]. In this unique situation we generally will require building code compliance when building permits are applied for.
- C-3 The existing openings [at 311 North Patrick] will need to be re-routed or the addition [at 309 North Patrick] will need to be set back. The vent clearances are specified by the appliance and manufactures specifications. The new addition will be reviewed under the current edition of the building code.
- C-4 The addition will not be allowed to have any openings less than three feet [from the property line] and also will need to meet the fire separation requirements. In cases like this, typically an agreement is reached by the property owners to address these items to achieve code compliance.

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 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)
- F-1 The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (T&ES)

- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- 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). (T&ES)
- 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. (T&ES)
- 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.5- 6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- F-1 During the Civil War, the Union Army constructed barns, stables, and sheds for ambulances on the 300 block of N. Patrick Street. After the war, residences were constructed along this street face, and the G.M. Hopkins Insurance Atlas for the City depicts a house present on this property by 1877. The area was part of the African American neighborhood, known as Uptown. The property therefore has the potential to yield archaeological resources that could provide insight into military activities during the Civil War as well as domestic life, perhaps relating to African Americans, in the later 19th century.
- R-1* The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

- R-2* The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 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 Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

VI. ATTACHMENTS

- 1 – Revised application materials dated 3/26/2019
- 2 – Staff Report for BAR 2019-00010 & BAR2019-00011: 309 North Patrick Street (March 6, 2019 hearing) [Staff Report](#)



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

B

A. Property Information

A1. 309 North Patrick Street
Street Address

RB
Zone

A2. 2,962.50
Total Lot Area

x 0.75
Floor Area Ratio Allowed by Zone

= 2,221.88
Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement

First Floor 820.71

Second Floor 741.34

Third Floor

Attic

Porches

Balcony/Deck

Lavatory***

Other**

B1. **Total Gross** 1,562.05

Allowable Exclusions**

Basement**

Stairways** 31.70

Mechanical** 20.16

Attic less than 7***

Porches**

Balcony/Deck**

Lavatory***

Other**

Other**

B2. **Total Exclusions** 51.86

B1. 1,562.05 Sq. Ft.
Existing Gross Floor Area*

B2. 51.86 Sq. Ft.
Allowable Floor Exclusions**

B3. 1,510.19 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

C. Proposed Gross Floor Area

Proposed Gross Area

Basement

First Floor 368.00

Second Floor 557.00

Third Floor

Attic

Porches

Balcony/Deck

Lavatory***

Other

C1. **Total Gross** 925.00

Allowable Exclusions**

Basement**

Stairways** 46.72

Mechanical** 11.41

Attic less than 7***

Porches**

Balcony/Deck**

Lavatory***

Other** 323.22

Other**

C2. **Total Exclusions** 381.35

C1. 925.00 Sq. Ft.
Proposed Gross Floor Area*

C2. 381.35 Sq. Ft.
Allowable Floor Exclusions**

C3. 543.65 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

Notes

*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

D. Total Floor Area

D1. 2,053.84 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 2,221.88 Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space

E1. Existing Open Space Sq. Ft.

E2. Required Open Space Sq. Ft.

E3. Proposed Open Space Sq. Ft.

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

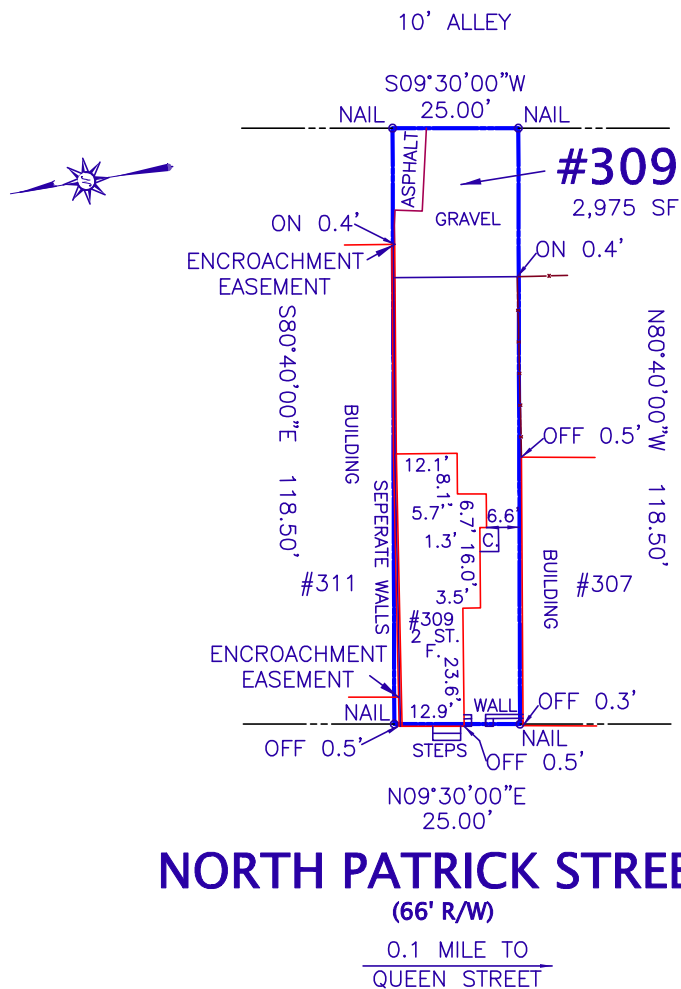
Signature:

[Handwritten Signature]

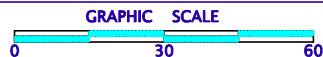
46

Date:

3/19/2019



PLAT
SHOWING LOCATION SURVEY ON
THE PROPERTY LOCATED AT
#309 NORTH PATRICK STREET
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 30' OCTOBER 25, 2017

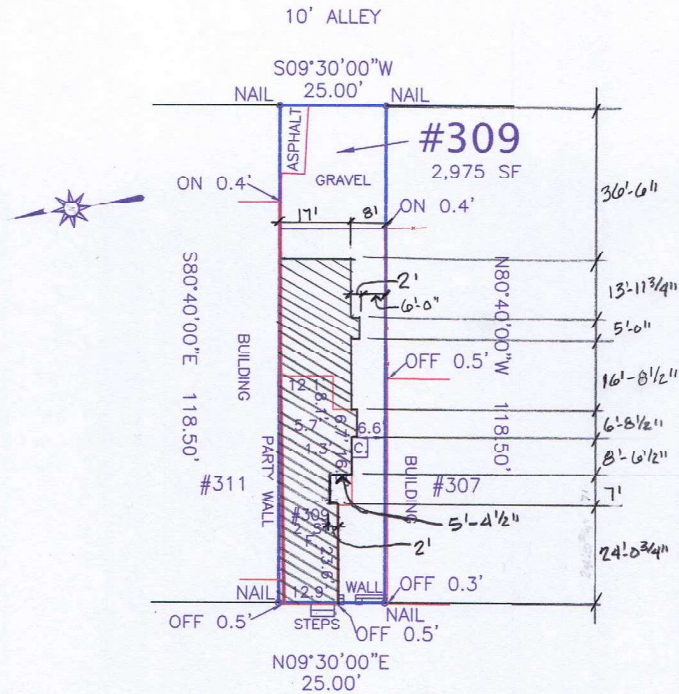


BY PROVISIONS OF THE VIRGINIA CODE: NO CORNER MARKERS SET.
BOUNDARY SURVEY NOT PERFORMED.
PLAT SUBJECT TO RESTRICTIONS OF RECORD, TITLE REPORT NOT FURNISHED.

I HEREBY CERTIFY THAT THE POSITIONS
OF ALL THE EXISTING IMPROVEMENTS
HAVE BEEN CAREFULLY ESTABLISHED BY
A CURRENT FIELD SURVEY, AND UNLESS
OTHERWISE SHOWN, THERE ARE NO
VISIBLE ENCROACHMENTS.

REQUESTED BY:
CAPITOL TITLE INSURANCE AGENCY, INC.

ALEXANDRIA SURVEYS, LLC
1229 GARRISONVILLE ROAD SUITE 104 STAFFORD, VA 22556
TEL. NO. 703-636-1313 FAX NO. 703-636-4266

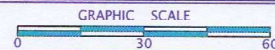


NORTH PATRICK STREET

(66' R/W)

0.1 MILE TO
QUEEN STREET

PLAT
SHOWING LOCATION SURVEY ON
THE PROPERTY LOCATED AT
#309 NORTH PATRICK STREET
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 40' OCTOBER 25, 2017



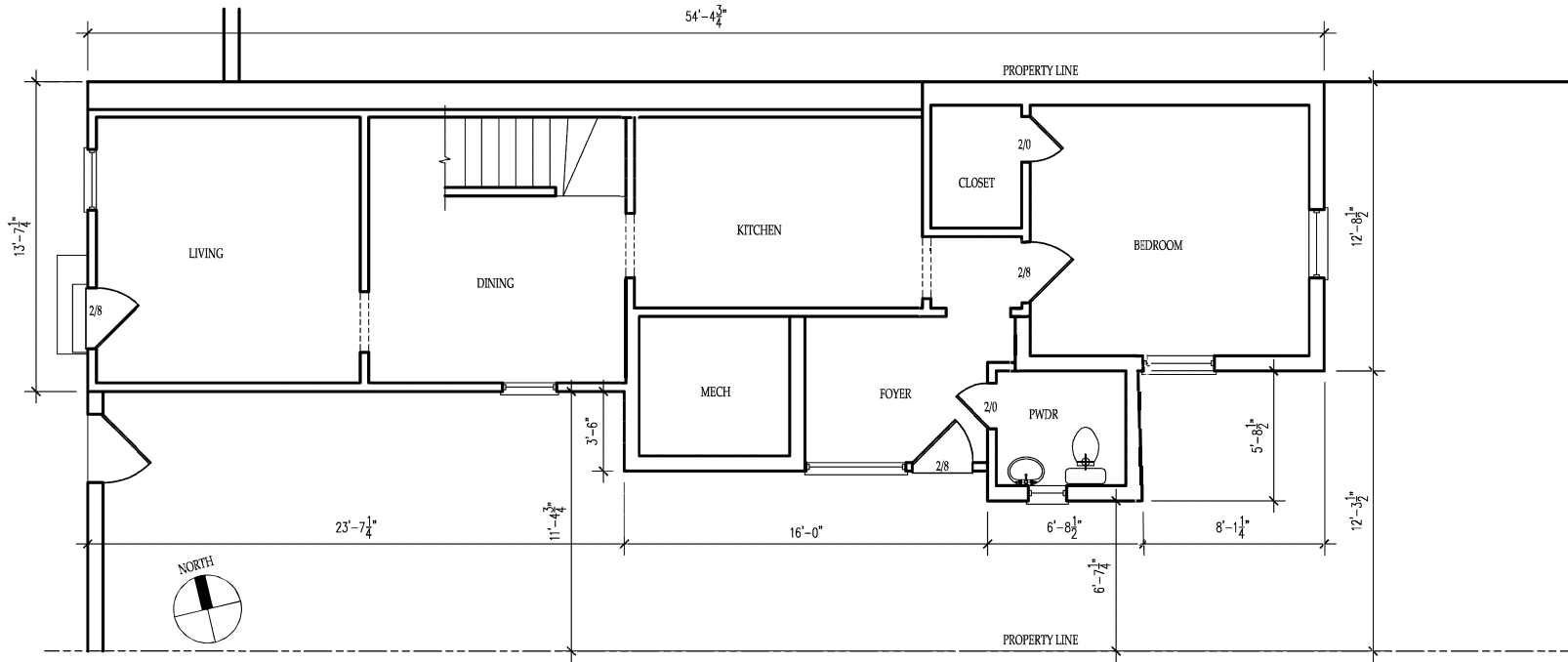
BY PROVISIONS OF THE VIRGINIA CODE: NO CORNER MARKERS SET.
BOUNDARY SURVEY NOT PERFORMED.
PLAT SUBJECT TO RESTRICTIONS OF RECORD, TITLE REPORT NOT FURNISHED.

I HEREBY CERTIFY THAT THE POSITIONS
OF ALL THE EXISTING IMPROVEMENTS
HAVE BEEN CAREFULLY ESTABLISHED BY
A CURRENT FIELD SURVEY, AND UNLESS
OTHERWISE SHOWN, THERE ARE NO
VISIBLE ENCROACHMENTS.

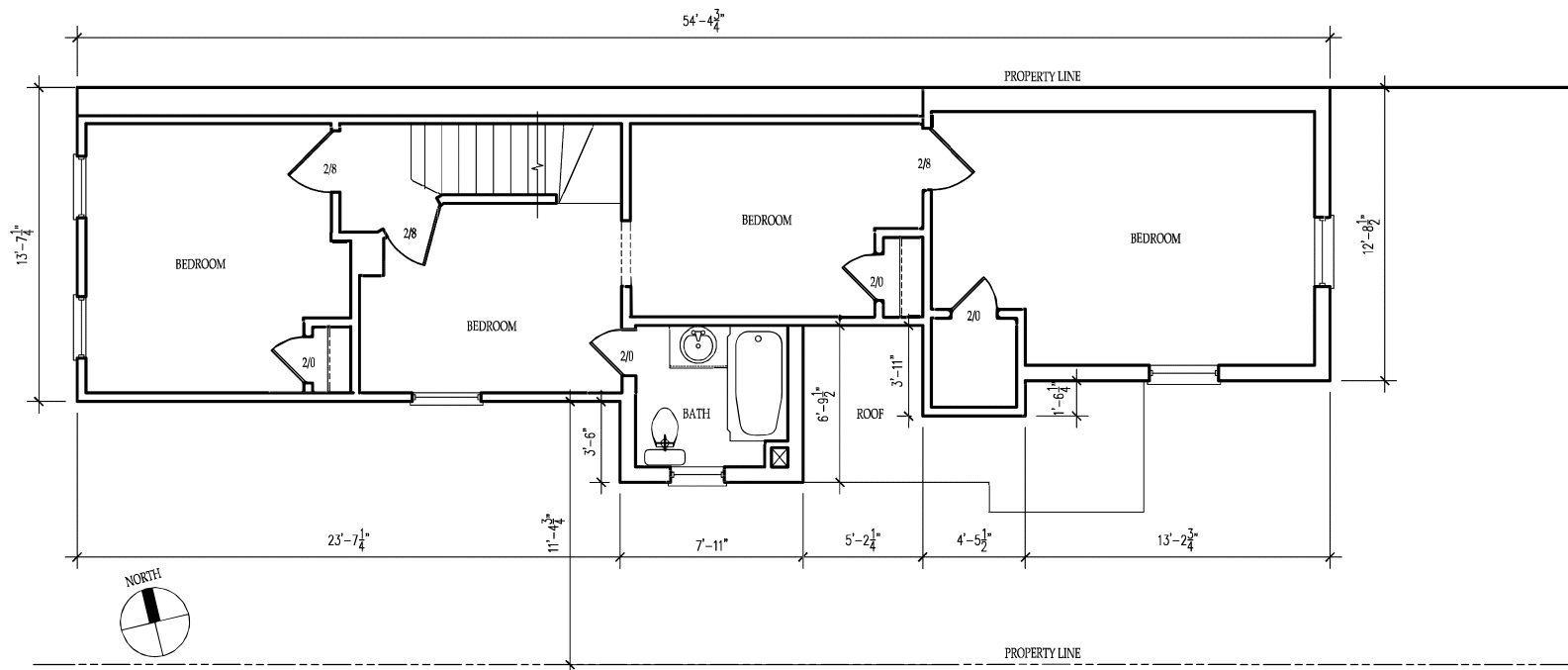
REQUESTED BY:
CAPITOL TITLE INSURANCE AGENCY, INC.

ALEXANDRIA SURVEYS, LLC
1229 GARRISONVILLE ROAD SUITE 104 STAFFORD, VA 22556
TEL. NO. 703-636-1313 FAX NO. 703-636-4266

#14952

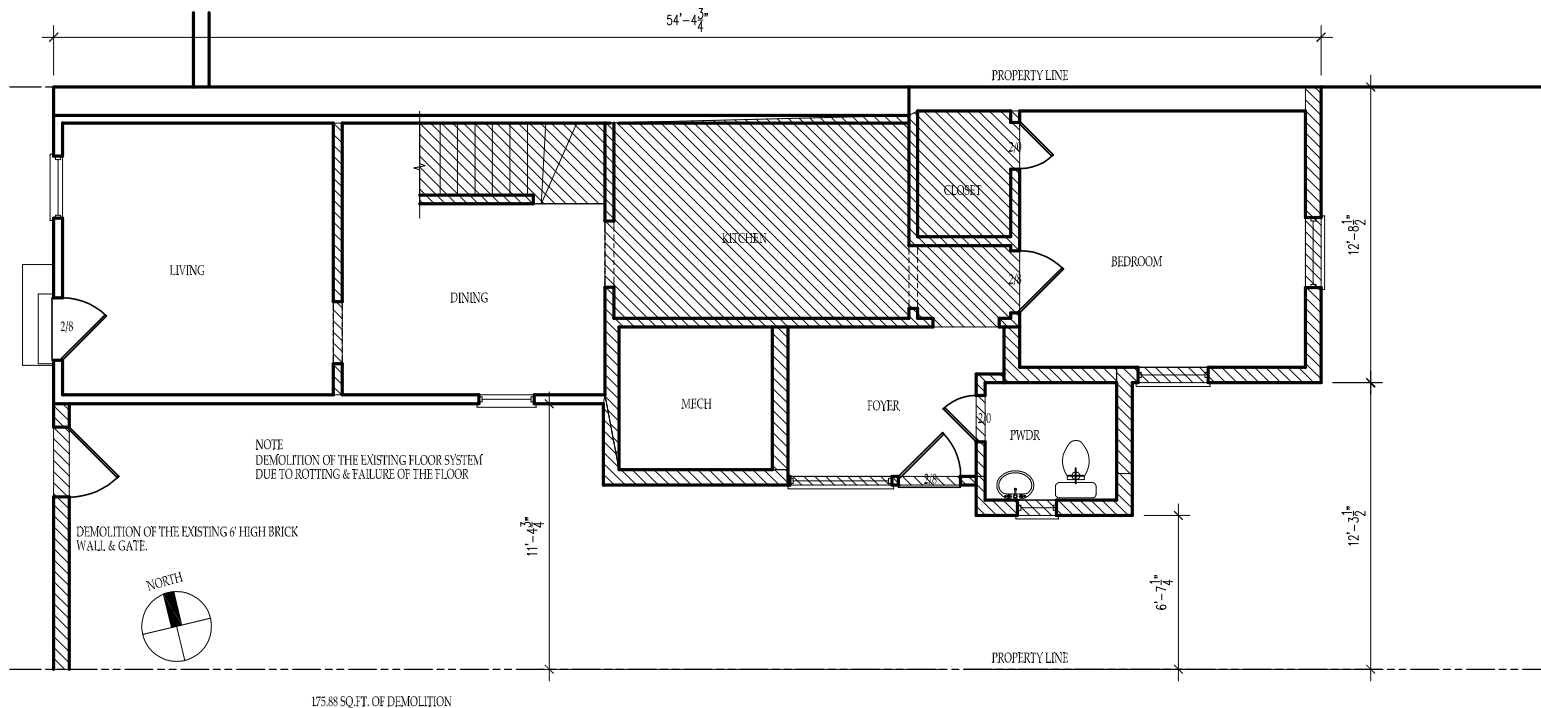


1
EX-1
EXISTING FIRST FLOOR
CEILING HGT: 6'-10"

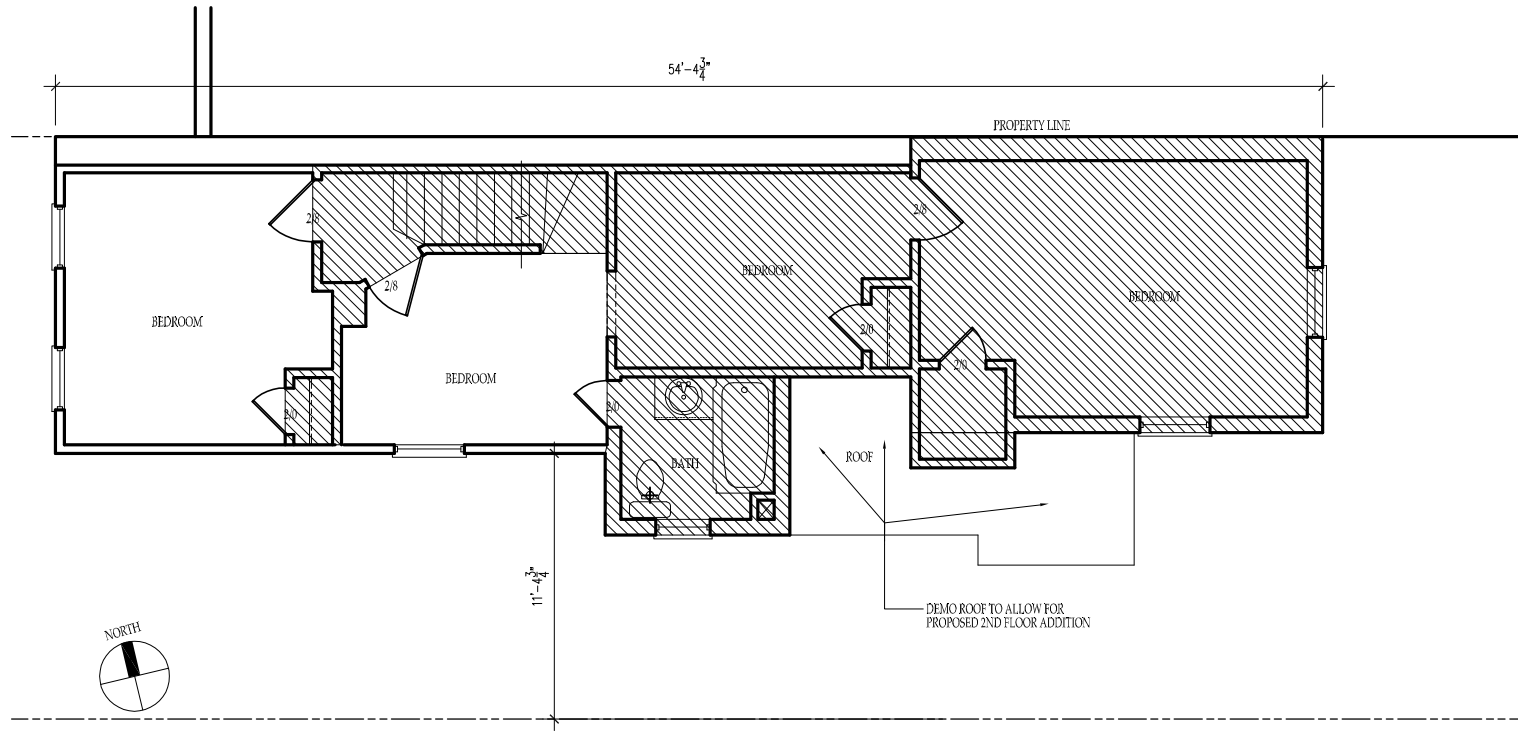


1
EX-2

EXISTING SECOND FLOOR
CEILING HGT: 6'-10"



1
D-1 FIRST FLOOR DEMO PLAN
CEILING HGT: 6'-10"



2
D-2

SECOND FLOOR DEMO PLAN

CEILING HGT: 6'-10"



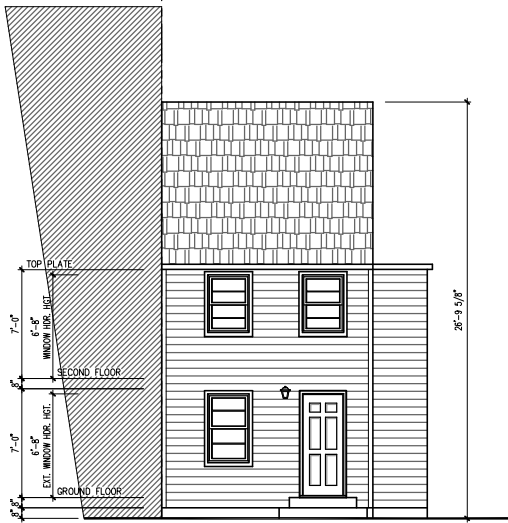
RENOVATION & ADDITION OF
309 NORTH PATRICK STREET
309 NORTH PATRICK STREET, ARLINGTON VA

PROP. 1ST FLOOR PLAN

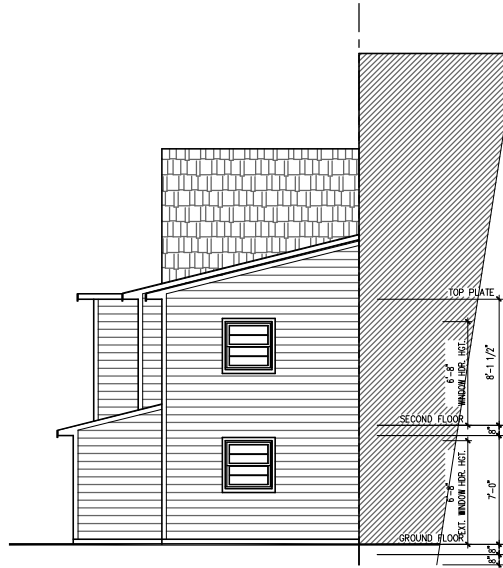
SCALE: 1/8" = 1'-0"

DATE:
03.26.2019

A-1



EXISTING WEST ELEVATION



EXISTING EAST ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING LEFT SIDE SIDING

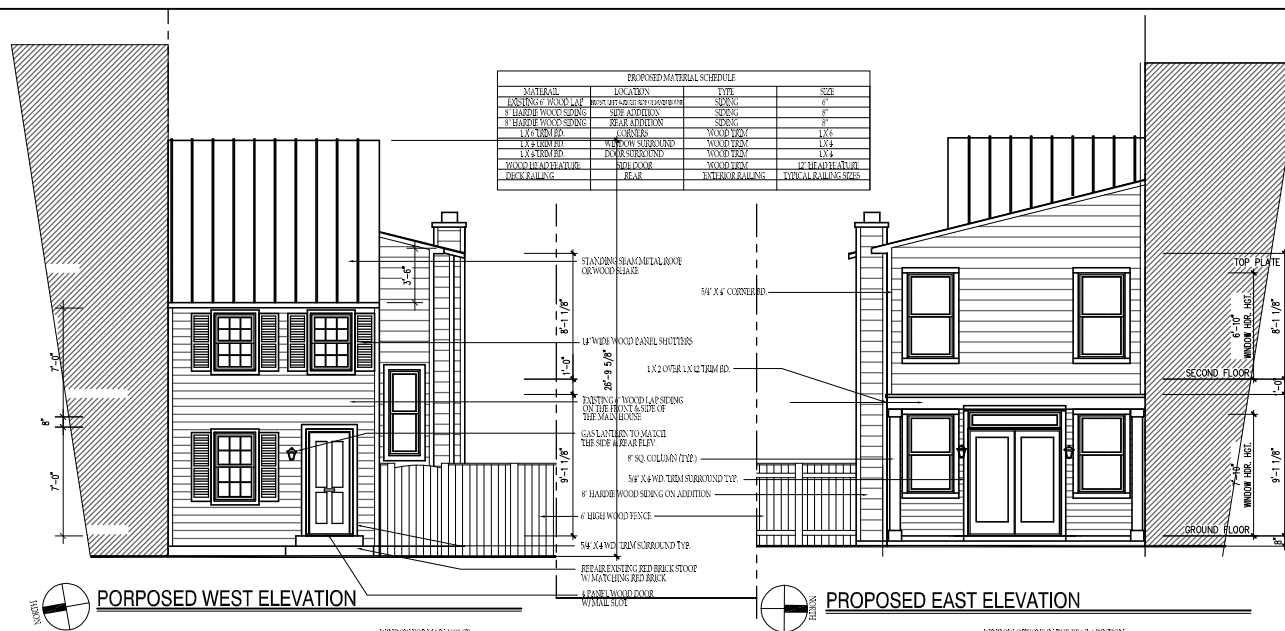


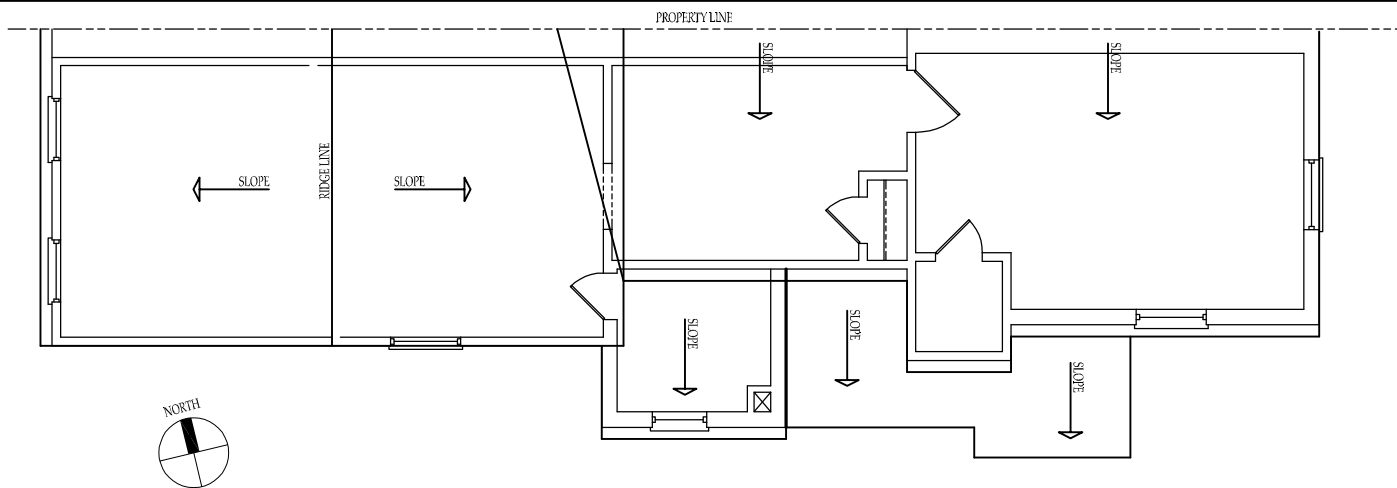
EXISTING FRONT SIDING



EXISTING RIGHT SIDE SIDING



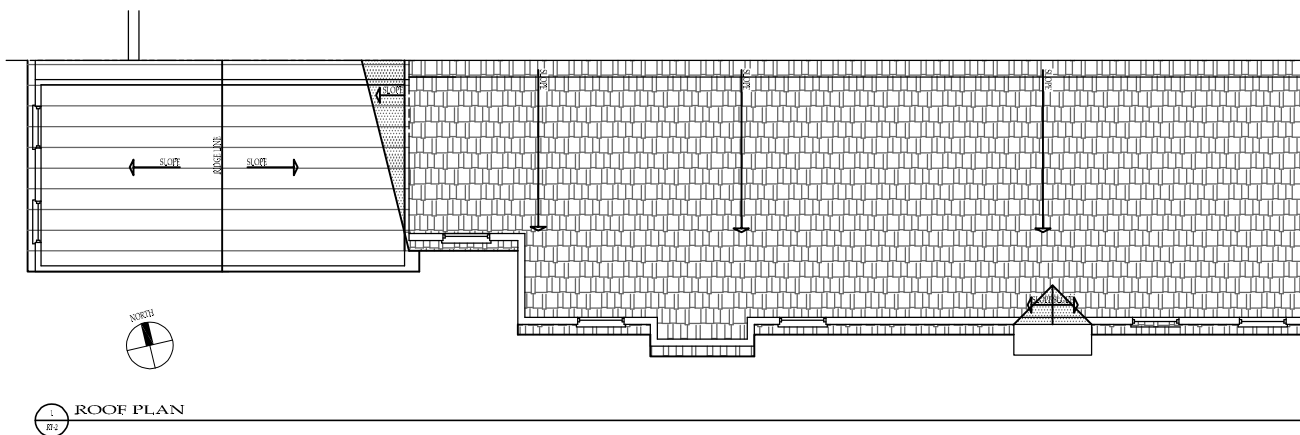




1
RF-1

EXISTING ROOF PLAN

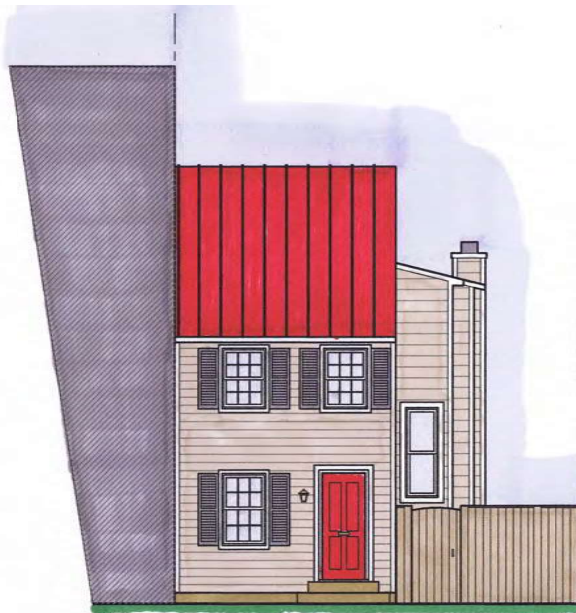




ROOF PLAN

 MPC DESIGN LLC Residential Design - Commercial Interior Design Architectural - Interior Design - Landscape Architecture www.mpcdesignllc.com / mpcdesignllc@outlook.com / 703-881-3252	RENOVATION & ADDITION OF 309 NORTH PATRICK STREET 309 NORTH PATRICK STREET, ARLINGTON VA	
	ROOF PLAN SCALE: 1/8" = 1'-0"	DATE: 03.26.2019
RF-2		





PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION











March 19, 2019

Kevin Reese
Reese Funeral Professionals
311 N. Patrick Street
Alexandria, Virginia 22314

Subj: 309 N. Patrick Street Improvements

Dear Mr. Reese:

I hope my letter finds you well and in good spirits. I am writing because I am aware of your concerns that a second-floor window on your building will be blocked by my future construction. I want you to know that I will try my best to find a reasonable solution to your concerns. I will explore with my architect to consider options where the existing window is located, without creating a very considerable water intrusion concern for both you and my property. However, as you and I have discussed personally on several occasions, I am able to install a light tube or skylight into the area where the window is, completely at my cost. This will allow natural light back into that area for you.

You may already be aware of this, when the City of Alexandria Board of Architectural Review (BAR) approved my building plans they knew that there is no required setback from our shared common side property line because we share a party wall with our two buildings. My future addition can be built up abutting our shared property line. There is no minimum distance required to place my future wall away from the Reese Funeral Professional Building. The Virginia Building Code also allows me to build up to the second-floor side window, as there are no party wall penetrations allowable.

Once the work is completed at 309 N. Patrick Street, I believe the renovation will complement the Reese Funeral Professional building and will also improve my building which I have wanted to pursue for some time. Soon another residential home will be added along the 300 block of North Patrick Street. I am very excited about the future work to my home. As a good neighbor I wish to work with you to achieve that goal.

I will be glad to explore with you a reasonable solution to the window issue. When would be a good time to meet at your convenience or to speak by phone? I look forward to hearing from you soon.

Best Regards,



Jay Zelaya
Post Office Box 7433
Alexandria, Virginia 22307
703-672-0252

or

Jay Zelaya
309 N. Patrick Street
Alexandria, Virginia 22314



Reese Funeral Professionals, Inc.

311 North Patrick Street | Alexandria, VA 22314 | P: 703-646-9320 | F: 703-299-3023

*"Our Commitment to Eternal Rest Is Sacred,
Paramount and Foremost"*

This building at 311 N Patrick Street is well maintained and is a beautiful structure on its own. I am a good neighbor to the residents who currently reside in this area. This building is situated as not to obstruct or create any undue concerns as I believe it would change with your proposed construction. This proposed construction will place undue burden on my business and the people I serve in this historic community of Alexandria, Virginia.

Respectfully submitted,

Kevin Reese