

Docket Item #14
BAR CASE #2005-0119

BAR Meeting
June 1, 2005

ISSUE: Alterations

APPLICANT: Leah Fried by Stephanie Dimond

LOCATION: 329 North Washington Street

ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

NOTE: Docket item #13 must be approved before this docket item can be considered..

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations to the freestanding residence at 329 North Washington Street. The alterations include a set of new limestone treads, risers and landing that is approximately 27' long and 4' high to be installed along the south facing first floor adjacent to the main historic block of the house with foliated metal railings at the west and east ends; a new landing 4' in width and 6'in length adjacent to the porch with a brick base and also with foliated metal railings at the rear of the house; and, infilling the existing open porch with windows and doors. These new windows will be triple hung, true divided light windows in a six-over-six configuration. A new iron railing is proposed to be installed around a sunken basement entrance.

II. HISTORY:

According to Ethelyn Cox's *Historic Alexandria, Street by Street*, the house on this lot was constructed by John Mandell between 1821 and 1829. In 1832, it was purchased by William Gregory, who owned a dry goods store and sold carpets and other woolen products imported from his family's factory in Scotland. Gregory served as president of the Alexandria branch of the Farmer's Bank of Virginia from 1847 until 1866.

The rear section was constructed in te 1930s for use as patient rooms when the house was used as doctors offices.

The Board approved additions and alterations to the house on November 7, 2001 and a brick wall on January 2, 2002 (BAR #2001-257).

III. ANALYSIS:

Proposed alterations (install windows in existing covered porch, railings, trim, steps, windows) comply with zoning ordinance requirements.

In the opinion of Staff the proposed alterations are not inappropriate. The area to be altered is part of the 1930s addition and its recent updating. Staff also notes that the alterations are barely visible from the public right-of-way and must be glimpsed through cracks in the fence at the front property line. Because of this Staff recommends approval.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 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-2 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-3 A soils report must be submitted with the building permit application.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Alterations to the existing structure must comply with the current 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 detail 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.

Historic Alexandria:

No comment.