

Docket Item #14
BAR CASE# 2005-0146

BAR Meeting
July 6, 2005

ISSUE: Alterations

APPLICANT: Riverton Residential LLC by Ossolinski Architects

LOCATION: 500, 502, 504, 600, 602, 604, 610, 612 Bashford Lane and 1251 Abingdon Drive

ZONE: RCX/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a number of alterations to the multi-family building at 610 Bashford Lane. These alterations include:

- Conversion of existing main entrance to condominium unit
The existing entry will become a single unit and new wood French doors will be installed in lieu of the existing front entry door; the existing steps will be removed and a painted metal 36" railing will be installed between the existing columns.

An alternative that is under consideration would involve the expansion of the existing entry directly to the east so that it presents a greater presence to balance with the converted main entryway. In the alternative design, the roof is raised and re-covered with a new slate roof and the entryway is expanded forward to align with the re-worked entry for the new unit to the west.

II. HISTORY:

610 Bashford Lane is a series of two story brick buildings that were originally constructed around 1940 as rental apartments called the Locharbor Garden Apartments. They were converted to hotel use in 1986 (SUP #1864). The Executive Club Suites hotel is now being converted to condominiums.

Earlier this year, the Board approved accessibility alterations for this condominium project (BAR Case #2005-0042, 3/16/05). The Board approved site and building lighting, entry canopies and two brass individual letter signs attached to garden walls in 1986 (BAR 86-220, 12/17/86). In 1996, the Board approved the installation of screening for a ground level generator (96-209, 9/18/96).

III. ANALYSIS:

The signs associated with this condominium project are the subject of a separate application (BAR Case #2004-0259).

Proposed alterations (windows, balcony rails and brick) complies with zoning ordinance requirements.

Staff has no objection to the proposed alterations. The revised entry from the main entrance to the hotel to a single unit is necessary so that there is not confusion on the part of visitors as to what the doorway represents. Likewise, Staff has no objection to the revision to the entry to the east to align with and reflect the changes at the former main entry. This revision will create a semblance of symmetry between the building entrances fronting on the circular driveway.

IV. STAFF RECOMMENDATION:

Therefore, 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 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 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-5 Required exits, parking, and facilities shall be accessible for persons with disabilities.

Office of Historic Alexandria:

No comment.