

Docket Item #6  
BAR CASE #2005-00196

BAR Meeting  
September 7, 2005

**ISSUE:** Alterations to previously approved plans

**APPLICANT:** Steve Stylianoudis and Vallery Vandegrift

**LOCATION:** 510 North Columbus Street

**ZONE:** RB/Residential

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### **STAFF RECOMMENDATION:**

Staff recommends approval of the application with the condition that the wood decks and railings be painted or stained to match the trim of the house.

#### **I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for alterations to previously approved plans for a rear addition to the brick residential rowhouse at 510 North Columbus Street. Previously, at the March 16, 2005 hearing, the Board approved revisions to the design for the new rear addition to include a second story deck with a single multi-light door and a double hung window.

The current application calls for additional alterations to this same elevation. An elevator shaft is proposed to be located on the right side of the rear elevation, the door to the second story deck will be changed from a single door to a pair of centered multi-light doors, and the second story window will be eliminated. As with the previously approved plans of the rear addition, the doors will be wood with simulated divided lights, the walls will be clad in fiber cement and the decks will be wood.

The rear of the house is visible from Alfred Street as well as from the public alley behind the property.

#### **II. HISTORY:**

510 North Columbus Street is a two story, gable-roofed, brick rowhouse that is located in a row of eight similar houses that were constructed together as a row (506-520 North Columbus Street). The houses were constructed prior to 1863, as they appear in a birds eye view of Alexandria with that date. Survey information in the Office of Planning and Zoning indicates that the row was constructed in the Federal period, prior to 1830. An early-to mid-19<sup>th</sup> century date is supported by the massing of the houses, the brick coursing and the brick cornice. The houses were constructed as relatively simple, vernacular worker housing. Each of the houses has a side hall plan, two bays in width, two stories plus high basement, a continuous standing seam metal roof and shared front and back chimneys. Staff believes the row is unusual for the number of units built simultaneously. Smaller rows of four or less were more typically constructed in Alexandria in the 19<sup>th</sup> century.

On July 21, 2004, the Board of Architectural Review approved the demolition of the rear wall of 510 North Columbus Street (BAR Case #2004-0067) and on August 18, 2004, approved the renovation of the existing house and a new three level rear addition (BAR Case #2004-0068). The property was then sold and on February 2, 2005, the Board approved alterations to the plans for a rear addition (BAR Case #2005-0005). The Board approved additional alterations to the plans on March 16, 2005 (BAR Case #2005-0039).

#### **III. ANALYSIS:**

The proposed alteration complies with zoning ordinance requirements.

Staff believes the proposed alterations comply with the *Design Guidelines* and are acceptable.

The proposed alterations further regularize the rear facade, matching the second level doors to those below. In addition, with the latest proposed alterations to the previously approved plans for 508 North Columbus Street (BAR Case #2005-195), item #5 on the docket, the two rear elevations will be highly regular and will be mirror images of each other. Such repetitiousness of appearance is not generally appropriate, given the highly individualized development of the district. However, this row of eight attached houses had identical rear elevations until recent decades. Thus the proposed alterations will reestablish that condition for these two adjacent houses.

Staff does note that the March 16, 2005 approval included the condition that the wood decks and railings be painted or stained to match the trim of the house. As this note is not present on the drawings, Staff recommends that the condition be repeated.

**IV. STAFF RECOMMENDATIONS:**

Therefore, Staff recommends approval of the application with the condition that the wood decks and railings be painted or stained to match the trim of the house.

## CITY DEPARTMENT COMMENTS

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

### Code Enforcement:

- 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, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance.
- 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 current edition of the Uniform Statewide Building Code (USBC).
- C-6 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-7 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-8 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-9 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.
- C-10 The handicapped elevator must comply with the requirements of USBC Chapter 11 and related requirements of the USBC.

### Historic Alexandria:

“No comment.”

Alexandria Archaeology:

- F-1 Tax records indicate that development on this street face had begun by 1810 and that two free African American households were located on the block in 1830. The property therefore has the potential to yield archaeological resources which could provide insight into domestic activities, perhaps relating to free blacks, in early 19<sup>th</sup>-century Alexandria.
  
- R-1 Call Alexandria Archaeology immediately (703-838-4399) 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 above statement must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.