

Docket Item # 6  
BAR CASE #2005-0270

BAR Meeting  
December 7, 2005

**ISSUE:** Alterations to Previously Approved Plans

**APPLICANT:** Linda St. Pierre by Stephanie Dimond

**LOCATION:** 555 South Washington Street

**ZONE:** CL/Commercial

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**STAFF RECOMMENDATION:**

Staff recommends approval as submitted.

**I. ISSUE:**

The applicant is requesting approval of alterations to previously approved plans for 555 South Washington Street. The alterations include the following:

Side Elevation (South): Two new dormer windows, one on the rear addition and one on the connector; windows will be six-over-six, double-hung, true-divided light wood windows; the trim will be composite wood trim

Side Elevation (North): Four new windows; two paired in four-over four casement; one four-over-four; one six-over-six dormer window; all windows to be wood with true-divided lights and painted composite wood trim.

**II. HISTORY:**

555 South Washington Street is generally know as the Old Club and for many years was a tea room. It has been vacant since the 1980s. The nucleus of the building, that is the two first rooms on both the first and second levels at the front, dates from the 18<sup>th</sup> century. According to Ethelyn Cox in *Alexandria Street by Street*, tradition holds that this section was an 18<sup>th</sup> century tavern, Broomlawn, that was moved to this site in the early part of the 19<sup>th</sup> century (p. 186). In the 20<sup>th</sup> century that have been a number of alterations and additions to the building which have substantially changed the exterior appearance of the building.

The Development Site Plan for this project was approved by the Planning Commission on December 7, 2004.

The BAR approved plans for this project at the February 2, 2005 meeting. This application is to alter those approved plans with the additional windows.

**III. ANALYSIS:**

The proposed alterations comply with the zoning ordinance requirements.

The alterations proposed are additional windows, mostly contained within dormers that are in Staff's opinion appropriate and visually compatible to the building.

Because this lot fronts on Washington Street, the project must meet the Washington Street standards set forth in the Zoning Ordinance. Staff's opinion is that the new alterations are in keeping with the Washington Street standards.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval of the proposed alterations.

## 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 of the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line.
- C-2 Prior to 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 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.

### Historic Alexandria

“No comment.”