

Docket Item # 6
BAR CASE #2005-0283

BAR Meeting
December 21, 2005

ISSUE: New Garage

APPLICANT: Leah Fried and Vince Sedwick by Stephanie Dimond

LOCATION: 329 North Washington Street

ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. To insure that important information about the past is not lost as a result of this construction, contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds.
2. 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.
3. The above statements in R1 and R2 must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for the construction of a new free-standing, two-car garage at 329 North Washington Street.

329 North Washington Street is a corner lot, located at the intersection with Princess Street. The proposed free-standing garage will be located on the southeast corner of the lot, and will be accessed from Princess Street, using the existing driveway.



Figure 1 View from North Washington St



Figure 2 View from Princess St

The garage will be one-and- one-half stories in height, with a total height of 23'8" to the roof edge. As proposed, the garage will have a frontage facing Princess street of 28', and will have a depth of 24' on the west side, and 35' on the east side.

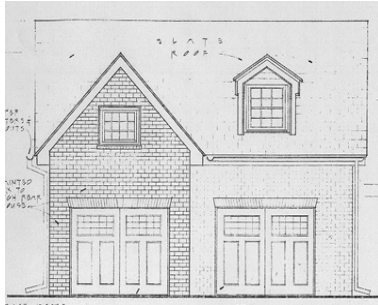


Figure 3 North elevation

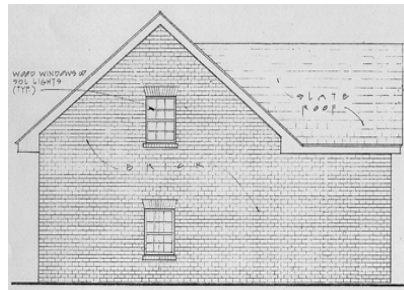


Figure 4 East elevation

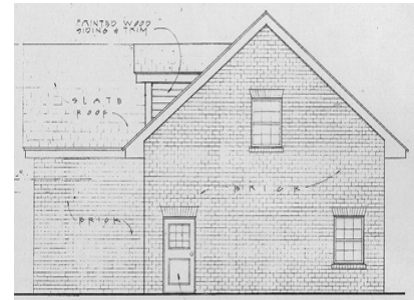


Figure 5 West elevation

The garage will have an intersecting slate gabled roof. On the sides of a dormer window facing Princess Street, painted wood siding will be used with wood trim. Copper gutters and downspouts will be located along the eaves and on the side elevations of the garage. The garage will have an unpainted brick exterior to match the existing brick on the main house. Brick lintels will be located over most of the windows and doors.

Two garage door openings will provide automobile access into the garage. Each of the openings are 9' wide. The garage doors are wood, with glazing over double-panels, with hardware to match the existing house and appear similar in appearance to traditional carriage house doors found in the district. One entry door will be located on the west elevation and will be wood with simulated-divided lights.

Windows will be double-hung, wood windows with simulated-divided lights, in a six-over-six configuration. A window in the gable over one of the garage doors will have a twelve-light configuration and appears to be fixed.

All paint colors will match the existing colors on the main house.

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 the 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).

The Board approved further alterations to the house on June 1, 2005, BAR CASE #2005-0119.

III. **ANALYSIS:**

The proposed garage complies with zoning regulations upon a determination that the proposed

building is subordinate.

According to the Guidelines, “free-standing accessory structures should compliment , not compete with, the architecture of the main building. The materials of accessory structures should follow the historic usage of materials...The materials of accessory structures should not detract from the materials of the main building. Exterior finishes for accessory structures should be selected to compliment the main building.”

The proposed garage meets the guidelines. Due to its location and scale, its does not compete with the historic main house, yet compliments it in style.

IV. STAFF RECOMMENDATION:

Therefore, Staff recommends approval of the application with the following conditions:

1. To insure that important information about the past is not lost as a result of this construction, contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds.
2. 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.
3. The above statements in R1 and R2 must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- F-1 The interior, open stair between the garage and the upper level shall comply with egress and fire rating requirements of the USBC.
- 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 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 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.”

Alexandria Archaeology

- F-1 According to Ethelyn Cox’s *Historic Alexandria, Street by Street, A Survey of Early Buildings*, 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 property therefore has the potential to yield archaeological resources which could provide insight into domestic activities in nineteenth-century Alexandria.

- F-2 In 2002, Alexandria Archaeology recorded the presence of a brick shaft near the northeast corner of this property, situated about 17 feet from the north property line and 6 feet from the east property line. The driveway for the garage to be constructed may go on top of this shaft.
- R-1 To insure that important information about the past is not lost as a result of this construction, contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds.
- R-2 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-3 The above statements in R1 and R2 must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.