

Docket Item # 16
BAR CASE # 2007-0008

BAR Meeting
February 7, 2007

ISSUE: Alterations
APPLICANT: Wolfe Alley Condominium Association
LOCATION: 411 South Columbus Street
ZONE: RB/Residential

STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

(Insert sketch here)

NOTE: Docket item #15 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 multi-family building at 411 South Columbus Street. These alterations include:

- raising the height of three existing roof access structures. These new roof structures will match the profile and slate surface of the existing Mansard roof;
- raising the height of a chimney and re-surfacing it with a stucco finish to match the other existing chimneys; and,
- replacing the metal railing around the roof with a new metal railing.

II. HISTORY:

The building at 411 South Columbus Street is freestanding brick two and half story Second Empire style building that was constructed in 1870 and converted in 1985 into a residential condominium building. The Board approved alterations to the building in 1985.

III. ANALYSIS:

The proposed alterations comply with zoning ordinance requirements.

In the opinion of staff, the design for the increased height of the roof access structures that mimics the Mansard motif of the roof is appropriate for the roof area that has previously been greatly altered. Likewise, Staff has no objections to the other alterations which repeat the design vocabulary of the existing rooftop elements.

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 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Additions and alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit (USBC 108.1). Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application (USBC 109.1).
- C-3 A Construction permit will be required for the proposed project.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

Historic Alexandria:

No comments received.