

Docket Item # 12
BAR CASE #2008-0062

BAR Meeting
May 21, 2008

ISSUE: After-the-fact alterations to previously approved plans

APPLICANT: Stephanie Dimond

LOCATION: 555 South Washington Street

ZONE: CL, Commercial

STAFF RECOMMENDATION: Staff recommends after-the-fact approval of the alterations.

Insert map here.

I. ISSUE:

The applicant is requesting approval of after-the-fact alterations to previously approved plans for 555 South Washington Street, otherwise known as the Old Club. The alterations include the following:

Lighting

Four types of lighting have been installed throughout the property: sconces, wall lighting, freestanding lights and a single hanging light. The same coordinated black metal light is used throughout.

Fence

A white wood fence has been constructed around the front and side of the property. The fence measures roughly 2' 11" in height and has a top and bottom rail with an "x" pattern formed by crossing boards in between. The fence was designed to mimic the fence shown in a historic postcard of the Old Club (see attachment).

HVAC screening

The grouped HVAC condensers have been screened with a brick wall adjacent to Gibbon Street. The wall measures between 4' 6" and 5' 6" and is painted white.

North wall

A new wall was constructed along the north side of the Old Club adjacent to the driveway. The stepped brick wall measures between 3' 2" and 5' 11" and is painted white.

Windows

A number of the building's second floor dormers were constructed through the cornice line, instead of through the gable roof as originally proposed. The affected windows are: three windows on the rear elevation, one on the north elevation and two on the south elevation. Another window on the north elevation was moved from the second floor to a rooftop dormer.

French Doors

Three French doors were proposed for the rear elevation; however, only two French doors were installed.

Additional modification

The original copula, which was approved for demolition, was instead preserved and remains in the same location on the southernmost part of the building, albeit now on the second story addition.

II. HISTORY:

555 South Washington Street is generally known 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

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rooms on both the first and second levels at the front -- dates from the 18th century. According to Ethelyn Cox in *Alexandria Street by Street* (p. 186), tradition holds that this section was an 18th century tavern, Broomlawn, which was moved to this site in the early part of the 19th century. In the 20th century there 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 first approved the plans for the addition and new garages for this project at the February 2, 2005 meeting (BAR Case #2005-0009). On December 7, 2005 the Board approved minor alterations to the approved plans (BAR Case #2005-0270).

III: **ANALYSIS**

The proposed alterations comply with the zoning ordinance requirements.

In Staff's opinion the alterations are appropriate and visually compatible with the building. It is unfortunate that the applicant did not seek Board approval prior to making the modifications.

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

IV. **STAFF RECOMMENDATION:** Staff recommends after-the-fact approval of the alterations.

V. CITY DEPARTMENT COMMENTS

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

Code Enforcement:

No comments received.

Historic Alexandria:

No comments received.

VI. IMAGES

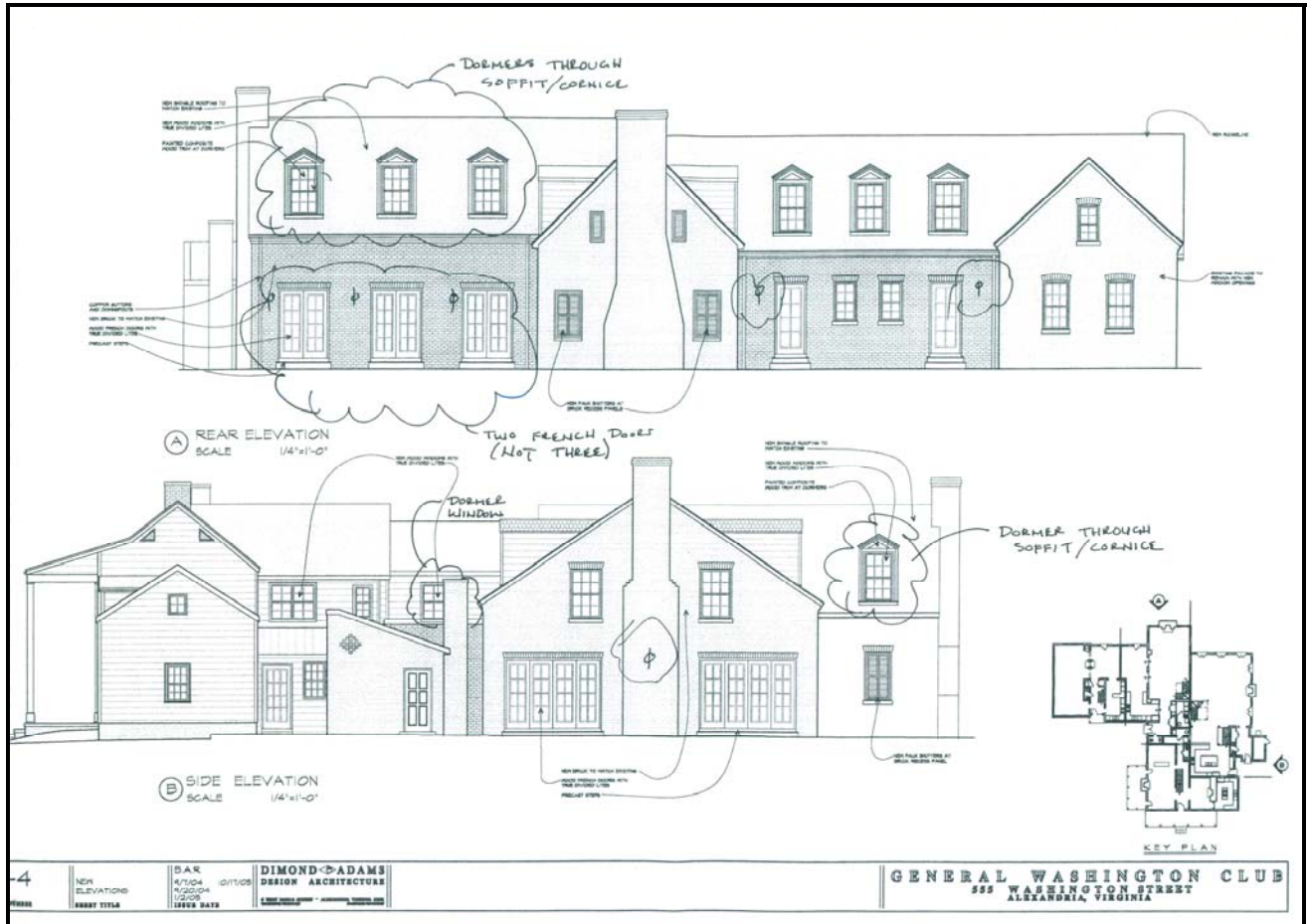


Figure 1 Rear and Side Elevations



Figure 4 New Post Light



Figure 5 HVAC Enclosure



Figure 6 New Hanging Light



Figure 7 New Perimeter Fencing



Figure 8 New Pier and Wall Lights



Figure 9 HVAC Screening