

Docket Item # 14  
BAR CASE # 2008-0115

BAR Meeting  
July 30, 2008

**ISSUE:** Concept for an Addition and Alterations

**APPLICANT:** Tony Chan, Falston Development

**LOCATION:** 532 N. Washington Street

**ZONE:** OC/Office Commercial

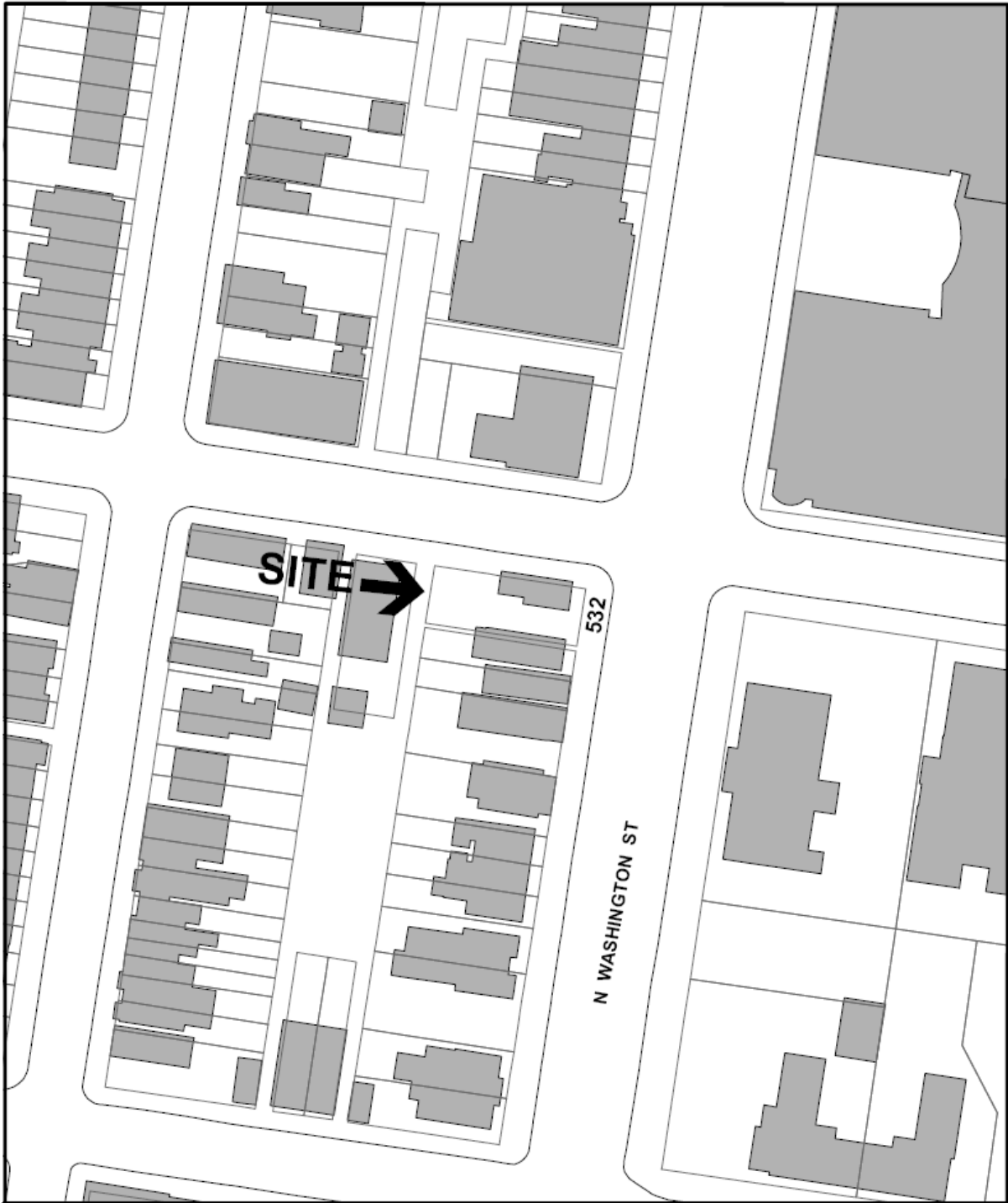
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**STAFF RECOMMENDATION:** Staff recommends concept approval of the Certificate of Appropriateness with the following conditions:

1. That demolition on the front elevation be reduced and specifically that the existing front door not be relocated in order to minimize demolition on the principle façade and protect the unique brickwork.
2. That the applicant not introduce new elements with no historical precedence, such as cast-iron stairs and a landing, on the front elevation. Further, the applicant should explore the restoration of the front porch, an appropriate historic feature and defining element of this style of building.
3. That the applicant retain and repair the original wood windows. In addition, the applicant should salvage and reuse original wood windows from the area proposed for encapsulation to be installed in the proposed new openings.
4. That the wood portion of the proposed fence be stained or painted.
5. That the applicant work with Staff in determining appropriate specifications for details related to the addition.
6. To insure that significant information is not lost as a result of the current development project, the applicant shall hire an archaeological consultant to complete a Documentary Study. The applicant shall contact Alexandria Archaeology to obtain a scope of work for this investigation **by the next concept submittal.**
7. If the Documentary Study indicates that the property has the potential to yield significant buried resources, the applicant shall hire an archaeological consultant to complete an Archaeological Evaluation. **The Documentary Study and Archaeological Evaluation shall be completed prior to submittal of the site plan for preliminary review.** If significant resources are discovered, the consultant shall complete a Resource

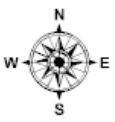
Management Plan, as outlined in the *City of Alexandria Archaeological Standards*. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented.

8. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
  - a. All required archaeological preservation measures shall be completed prior to ground-disturbing activities (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) or a Resource Management Plan must be in place to recover significant resources in concert with construction activities. To confirm, call Alexandria Archaeology at (703) 838-4399.
  - b. The applicant/developer shall 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.
  - c. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
9. The final site plan shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Resource Management Plan is in place.
10. Certificates of Occupancy will not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist.



**BAR CASE #2008-0114, 0115, 0116**

**7/30/2008**



NOTE: Docket # 13 for a Permit to Demolish must be approved prior to approval of a Certificate of Appropriateness.

**I. ISSUE:**

The applicant is requesting concept approval for additions and alterations to the building located at 532 North Washington Street. The applicant proposes to fully encapsulate/demolish the south and west elevations and to add an L-shaped addition to these elevations. The applicant also proposes to make several alterations to the historic building at 532 North Washington Street.

**Alterations**

As part of the proposed alterations to the east and north elevations of the existing historic building, the applicant proposes the following:

- Removal of portions of the masonry wall for new window and door openings
- Removal of all existing windows and the existing front door
- Removal of the existing front and side porches, steps, walls and rails
- Removal of the rear porch, steps and wall
- Removal of the existing standing seam metal roof
- Removal of gutters and downspouts

The applicant proposes the following alterations on the east and north elevations of the existing historic building:

- Repainting of the brick façades
- Installation of a new slate shingle roof and new painted wood cornice
- Installation of new two-over-two, double-hung wood windows
- New front entrance in the location of an existing window
- New cast-iron landing, stair and railing on front elevation
- New brick and wood fence at rear of property

**Addition**

The applicant has proposed an L-shaped addition adjacent to the west and south elevations. The portion of the addition at the rear of 532 North Washington will measure approximately 12 feet by 17 feet. The proposed addition will include two new windows on the north elevation to match the proposed windows on the existing building. The proposed rear elevation for this portion of the addition feature a single-light wood door on the first story and a new wood window on the second story.

The majority of the proposed addition is immediately adjacent to the south elevation of 532 North Washington Street on the vacant lot south of the existing building. The proposed addition will read from the street as a separate building but will be internally connected to 532 North Washington Street. The proposed addition will be a three-bay, two-story-plus-basement brick building. The proposed addition will measure approximately 17 ½ feet by 56 ½ feet. The proposed addition will feature two-over-one, double-hung wood windows with jack arches. The applicant proposes to place two decorative panels below the first-story windows and three decorative panels above the second-story windows. The applicant proposes a flat roof with parapet and painted wood cornice. The rear of the proposed addition will have four windows, matching those proposed for the front elevation, two on each story. The rear of the building will

also have a two-story glass segment with a butt-joint glazing system joining the new rear of 532 North Washington Street and the rear addition. This section will measure approximately 3 ½ feet and be located in the same area as the void of the former rear ell.

## **II. HISTORY:**

532 North Washington Street is a freestanding, two-story brick building at the southwest corner of North Washington and Pendleton streets. It is a Washington-style rowhouse that was originally constructed as a residence approximately in the late 1920s. The building first appears on the Sanborn Fire Insurance Map from 1941, but not on the 1921 edition. The 1941 map depicts the building as a dwelling with a one-story front porch and a one-story rear porch, as well as depicting several two-story dwellings with one-story front porches on the west side of the 500 and 600 blocks of North Washington Street. An undated photograph confirms the presence of a one-story front porch with a standing seam metal porch roof. The building retains its original one-over-one double hung wood windows and concrete sills. The front elevation of the building is notable for its use of a textured brick set in deeply recessed mortar joints.

In 2002, the Board approved an application with conditions for alterations to the windows and doors (BAR Case # 2002-00224, September 4, 2002). In this case the Board conditioned that the applicant retain and repair the existing wood windows. In 2004, the applicant made an application for demolition/encapsulation and an infill addition (BAR Case # 2004-00244 and BAR Case # 2004-00245). The application was deferred from the November 17, 2004 hearing due to unresolved zoning issues. The cases were determined inactive by March 9, 2006. BAR files include a letter of opposition from the property owner at 528 North Washington, citing concerns that windows would be blocked.

## **III. ANALYSIS:**

The applicant has filed a conceptual plan under review by the Development section of the Planning and Zoning department

When considering the proposed addition and alterations for 532 North Washington Street, Staff has considered the applicable sections of the *Design Guidelines*, including the *Washington Street Guidelines*, as well as the *Washington Street Standards* of the zoning ordinance. In general, Staff finds that the proposed addition and alterations meet the requirements and guidelines of both the *Washington Street Standards* and the *Design Guidelines*. Staff supports the concept approval and recommends that the applicant work with Staff to address the issues identified in the analysis.

### *Washington Street Standards*

The proposed addition is in compliance with section 10-105(A)(3) of the zoning ordinance. What follows is a review of the Standards and how the proposed addition meets the requirements of the Standards.

*(1) Construction shall be compatible with and similar to the traditional building character, particularly including mass, scale, design and style, found on Washington Street on commercial or residential buildings of historic architectural merit.*

Staff finds that the proposed addition is compatible with the historic buildings found on Washington Street, particularly in respect to mass, scale, design and style. The proposed addition does not overwhelm or detract from either of the adjacent historic buildings. The proposed addition meets the expectations of items (i)-(viii) that follow:

- (i) Elements of design consistent with historic buildings which are found on the street shall be emphasized.*
  - (ii) New buildings and additions to existing buildings shall not, by their style, size, location or other characteristics, detract from, overwhelm, or otherwise intrude upon historic buildings which are found on the street.*
  - (iii) The design of new buildings and additions to existing buildings shall be complementary to historic buildings which are found on the street.*
  - (iv) The massing of new buildings or additions to existing buildings adjacent to historic buildings which are found on the street shall closely reflect and be proportional to the massing of the adjacent historic buildings.*
  - (v) New buildings and additions to existing buildings which are larger than historic buildings which are found on the street shall be designed to look separate and shall not give the impression of collectively being more massive than such historic buildings. This design shall be accomplished through differing historic architectural designs, facades, setbacks, roof lines and styles. Buildings should appear from the public right-of-way to have a footprint no larger than 100 feet by 80 feet. For larger projects, it is desirable that the historic pattern of mid-block alleys be preserved or replicated.*
  - (vi) Applications for projects over 3,000 square feet, or for projects located within 66 feet of land used or zoned for residential uses, shall include a building massing study. Such study shall include all existing and proposed buildings and building additions in the six block area as follows: the block face containing the project, the block face opposite, the two adjacent block faces to the north and the two adjacent block faces to the south.*
  - (vii) The massing and proportions of new buildings or additions to existing buildings designed in an historic style found elsewhere in along Washington Street shall be consistent with the massing and proportions of that style.*
  - (viii) New or untried approaches to design which result in new buildings or additions to existing buildings that have no historical basis in Alexandria or that are not consistent with an historic style in scale, massing and detailing, are not appropriate.*
- (2) Facades of a building generally shall express the 20- to 40-foot bay width typically found on early 19th century commercial buildings characteristic of the Old and Historic Alexandria District, or the 15- to 20-foot bay width typically found on townhouses characteristic of the Old and Historic Alexandria District. Techniques to express such typical bay width shall include*

*changes in material, articulation of the wall surfaces, changes in fenestration patterns, varying roof heights, and physical breaks, vertical as well as horizontal, within the massing.*

While no separate building is proposed for construction, the addition to 532 North Washington Street will read architecturally as a separate, three-bay building, thus continuing the historic bay width expression.

*(3) Building materials characteristic of buildings having historic architectural merit within the district shall be utilized. The texture, tone and color of such materials shall display a level of variety, quality and richness at least equal to that found abundantly in the historic setting.*

Specific material specifications have not yet been identified in the concept approval phase. However, plans received to date indicate the use of traditional building materials such as brick and wood. As the design process continues, Staff will continue to recommend the high standards of materials expected for use in the Old and Historic Alexandria District.

*(4) Construction shall reflect the traditional fenestration patterns found within the Old and Historic Alexandria District. Traditional solid-void relationships exhibited within the district's streetscapes (i.e., ratio of window and door openings to solid wall) shall be used in building facades, including first floor facades.*

Staff finds that the proposed two-story, three-bay façade maintains the traditional fenestration patterns found in the Old and Historic Alexandria District and particularly on this section of Washington Street.

*(5) Construction shall display a level of ornamentation, detail and use of quality materials consistent with buildings having historic architectural merit found within the district. In replicative building construction (i.e., masonry bearing wall by a veneer system), the proper thicknesses of materials shall be expressed particularly through the use of sufficient reveals around wall openings.*

The applicant has proposed appropriate ornamentation for the addition which includes jack arches, decorative panels, and a pronounced cornice. As the design process continues, Staff will continue to recommend the high standards for materials expected in the Old and Historic Alexandria District, especially for the replicative elements.

#### Design Guidelines

Staff finds that the proposed addition generally meets the guidelines set forth for additions to commercial buildings. In this circumstance, Staff notes that the proposed addition “creates a distinct yet compatible contrast with the original building” and that the “addition should be clearly distinguishable from the original structure.” The proposed addition is appropriate in regard to massing, height, form, siting, fenestration, building orientation, materials, roofing and architectural detailing.

#### Front (East) Elevation

Staff is generally supportive of the proposed front elevation of the addition. Staff finds the massing, scale and fenestration to be compatible with the neighboring historic buildings. Staff

recommends that the proposed cast-iron stairs and landing be reconsidered to be more compatible with recommendations for 532 North Washington Street (in the next section Staff discusses the importance of the front porch element for a Washington-style rowhouse). Staff recommends that the decorative panels below the first story windows be revised or removed. As the design continues to evolve, Staff requests that the applicant work with Staff to determine appropriate details for the ornamentation (cornice, jack arches, etc...).

#### Rear (West) Elevation

Staff has no objection to the proposed rear elevation. Staff finds the proposed, two-story glass portion between the two additions to effectively convey the sense on the rear elevation that there are two distinct buildings.

### **Alterations**

#### Design Guidelines

Although alterations are regularly approved throughout the historic district, Staff notes that the Design Guidelines caution that “the cumulative effect of inappropriate small changes to buildings in the historic districts will erode the overall historic and architectural cohesiveness.” While Staff considers the majority of the proposed alterations to be appropriate, Staff finds that the cumulative effect of several alterations may erode a building that currently retains a high level of historic integrity. A historic photograph of the building, as well as inspection of similar buildings, provide information on the details of this Washington-style rowhouse. Staff has concerns that some of the proposed alterations alter the character of the Washington-style rowhouse and in its place create the appearance of a late Victorian building.

#### Front (East) Elevation

While it is often acceptable to remove portions of the historic fabric to accommodate new window and door openings, it is imperative to limit the extent of such alterations to retain the building’s integrity. Staff finds the removal of portions of the masonry wall on the front to install a new window in the center bay acceptable. However, Staff cannot support the moving of the front door as well. Staff finds that moving the front door removes a portion of the masonry wall unnecessarily as well as creates the need for a patched area where the door currently exists. Of great concern to staff is the removal and attempted replacement of a highly-textured, historic brick. The front façade features long, highly-textured brick with deeply recessed mortar joints. Staff finds this to be a character-defining feature on the front and believes that its demolition should be minimized.

Staff finds that the existing front porch, steps and railing are not original to the building. However, Staff recognizes that the building originally did have a one-story front porch, typical of the Washington-style rowhouse and considered by many to be a defining feature. Other buildings on the block, and in the surrounding area, retain the front porch. Staff finds that a one-story front porch is appropriate for this building and strongly encourages the applicant to explore the use of a front porch as the design evolves. Staff objects to the introduction of cast-iron stairs and a landing on the front elevation. Staff finds that such an addition represents the introduction of a new element for which there is no historic basis as well as alters the style and character of the building.



### Side (North) Elevation

The applicant proposes to create two new window openings, one new louver opening, and one new door opening on this elevation. The brick on this elevation is common brick. Although visible from Washington Street, Staff finds the proposed alterations acceptable.

### Windows

The applicant has proposed to remove all of the existing one-over-one, double-hung wood windows. A visual inspection reveals that these are likely the original windows. In 2002, the property owner submitted an application for a wholesale window replacement as well as other alterations (BAR Case # 2002-00224, September 4, 2002). At that time the Board approved a Certificate of Appropriateness for alterations with the condition that the original windows be retained and repaired. Staff recommends that the applicant retain and repair the existing, original wood windows. In addition, Staff recommends that the applicant reuse the original windows on the south and west elevations proposed for encapsulation for the new window openings proposed on the north and east elevations.

### Roof

Staff has no objection to the proposed slate shingle roof.

### Fence

Staff has no objection to the proposed wood and masonry fence. Staff recommends that the proposed fence be no more than 6 feet in height and that the wood portion be stained or painted.

## **IV. STAFF RECOMMENDATION:**

Staff recommends concept approval of the Certificate of Appropriateness with the following conditions:

1. That demolition on the front elevation be reduced and specifically that the existing front door not be relocated in order to minimize demolition on the principle façade and protect the unique brickwork.
2. That the applicant not introduce new elements with no historical precedence, such as cast-iron stairs and a landing, on the front elevation. Further, the applicant should explore the restoration of the front porch, an appropriate historic feature and defining element of this style of building.
3. That the applicant retain and repair the original wood windows. In addition, the applicant should salvage and reuse original wood windows from the area proposed for encapsulation to be installed in the proposed new openings.
4. That the wood portion of the proposed fence be stained or painted.
5. That the applicant work with Staff in determining appropriate specifications for details related to the addition.
6. To insure that significant information is not lost as a result of the current development

project, the applicant shall hire an archaeological consultant to complete a Documentary Study. The applicant shall contact Alexandria Archaeology to obtain a scope of work for this investigation investigation **by the next concept submittal.**

7. If the Documentary Study indicates that the property has the potential to yield significant buried resources, the applicant shall hire an archaeological consultant to complete an Archaeological Evaluation. **The Documentary Study and Archaeological Evaluation shall be completed prior to submittal of the site plan for preliminary review.** If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the *City of Alexandria Archaeological Standards*. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented.
8. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
  - a. All required archaeological preservation measures shall be completed prior to ground-disturbing activities (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) or a Resource Management Plan must be in place to recover significant resources in concert with construction activities. To confirm, call Alexandria Archaeology at (703) 838-4399.
  - b. The applicant/developer shall 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.
  - c. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
9. The final site plan shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Resource Management Plan is in place.
10. Certificates of Occupancy will not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist.

## **V. CITY DEPARTMENT COMMENTS**

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

### Code Enforcement:

- F-1 The proposed project impacts on existing window openings for the adjacent property on the north interior lot line. The applicant shall meet with Code Enforcement Engineering section to resolve this conflict. Proposed construction shall comply with C-1 below.
- F-2 Verification is required from the adjacent property owner affected in F-1 above that the existing windows are not Code requirements for ventilation or emergency egress.
- 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. (USBC 704.5).
- 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 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 details 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 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-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 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11. Handicapped accessible bathrooms shall also be provided.
- C-11 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 be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-12 A demolition permit is required for the proposed project (USBC 108.1).
- C-13 Where appliances are located  $\leq 10'$  from a roof edge or open side with a drop  $\geq 24"$ , guards shall be provided (USBC 2801.1)

Alexandria Archaeology:

**Archaeology Conditions**

1. To insure that significant information is not lost as a result of the current development project, the applicant shall hire an archaeological consultant to complete a Documentary Study. The applicant shall contact Alexandria Archaeology to obtain a scope of work for this investigation investigation **by the next concept submittal**.
2. If the Documentary Study indicates that the property has the potential to yield significant buried resources, the applicant shall hire an archaeological consultant to complete an Archaeological Evaluation. **The Documentary Study and Archaeological Evaluation shall be completed prior to submittal of the site plan for preliminary review.** If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the *City of Alexandria Archaeological Standards*. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented.
3. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
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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.

c. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

4. The final site plan shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Resource Management Plan is in place.

5. Certificates of Occupancy will not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist.

### **Open Space**

The developer shall integrate aspects of the historic character of the property into the design of open space for this project and shall provide and erect interpretive signage that highlights the history and archaeology of the site. The archaeological consultant (see Archaeology Conditions) shall provide information about the history of the site for use by the designers as early as possible during the concept review process prior to submittal of the site plan for preliminary review. Preliminary plans shall indicate themes and possible locations of interpretive markers. The actual locations shall be part of the first submission of the final plan for review. Prior to release of the final site plan, the consultant shall provide text and graphics for the signage subject to approval by OHA/Alexandria Archaeology, the Planning Department, and the Department of Recreation, Parks and Cultural Activities.

### **Code**

C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

### **Archaeology Findings**

F-1 This development property is located on the City block that was part of the late 18<sup>th</sup>/early 19<sup>th</sup>-century estate of John Dundas, a prominent citizen and early mayor of the town. Known as Dundas Castle or Castle Thunder, the mansion that stood on the block was constructed on the south side of Pendleton Street for Dundas by Newton Keene between 1785 and 1790. The estate had extensive gardens and towering trees and was surrounded by a picket fence. At least two out-buildings were present on the block; these are shown on an 1853 lithograph and on the 1877 G.M. Hopkins insurance atlas. The structure was abandoned after the Civil War and continued to decay until it was razed in 1903. The current development property would have been part of a side yard of the mansion. It does not appear to have been the site of subsequent development. This area has the potential to yield archaeological resources that could provide insight into life residential life in the late 18<sup>th</sup>/early 19<sup>th</sup>-century Alexandria.

Historic Alexandria:  
Approve.

VI. IMAGES

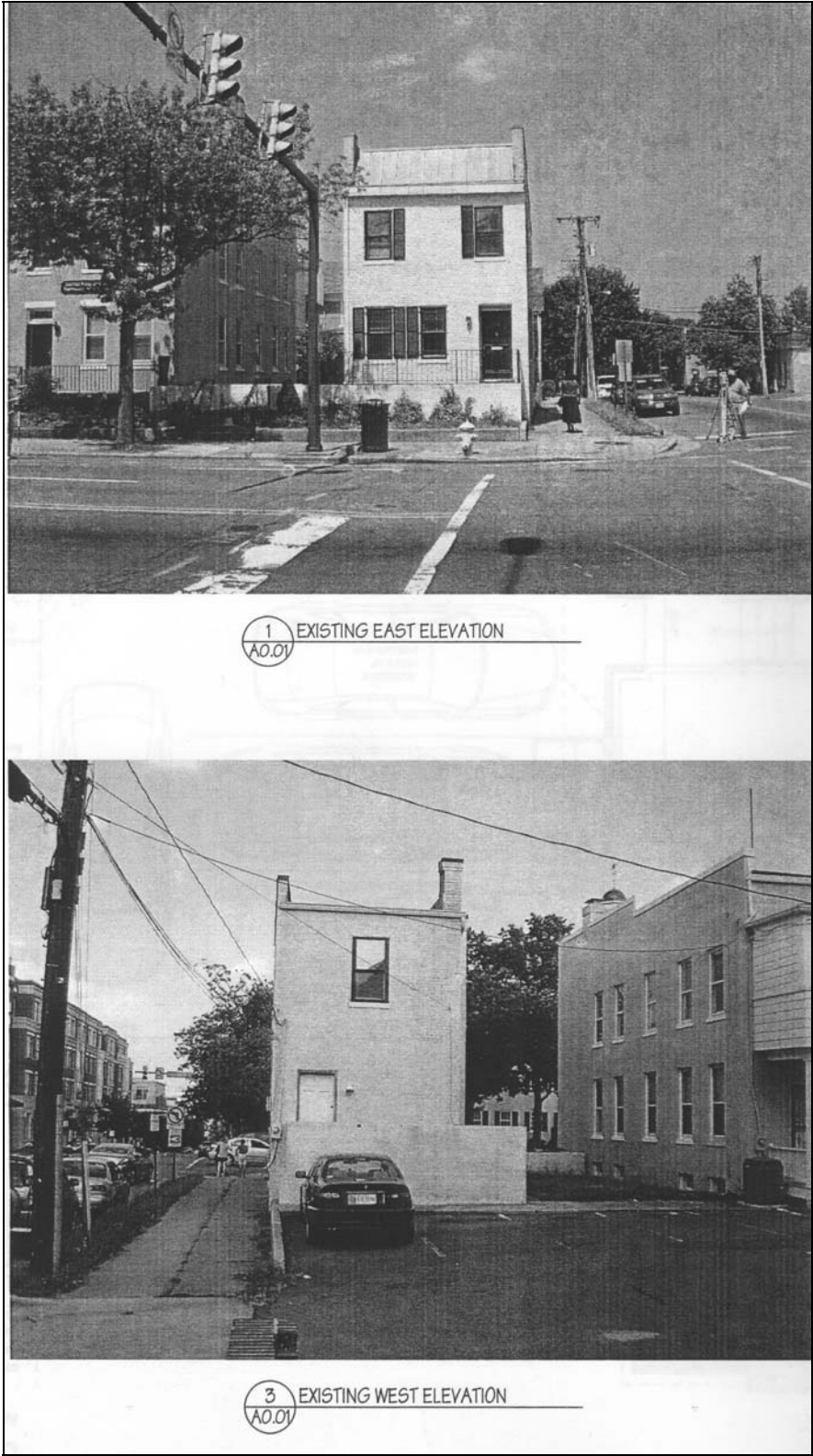


Figure 1. Existing conditions: front (east) elevation and rear (west) elevation.

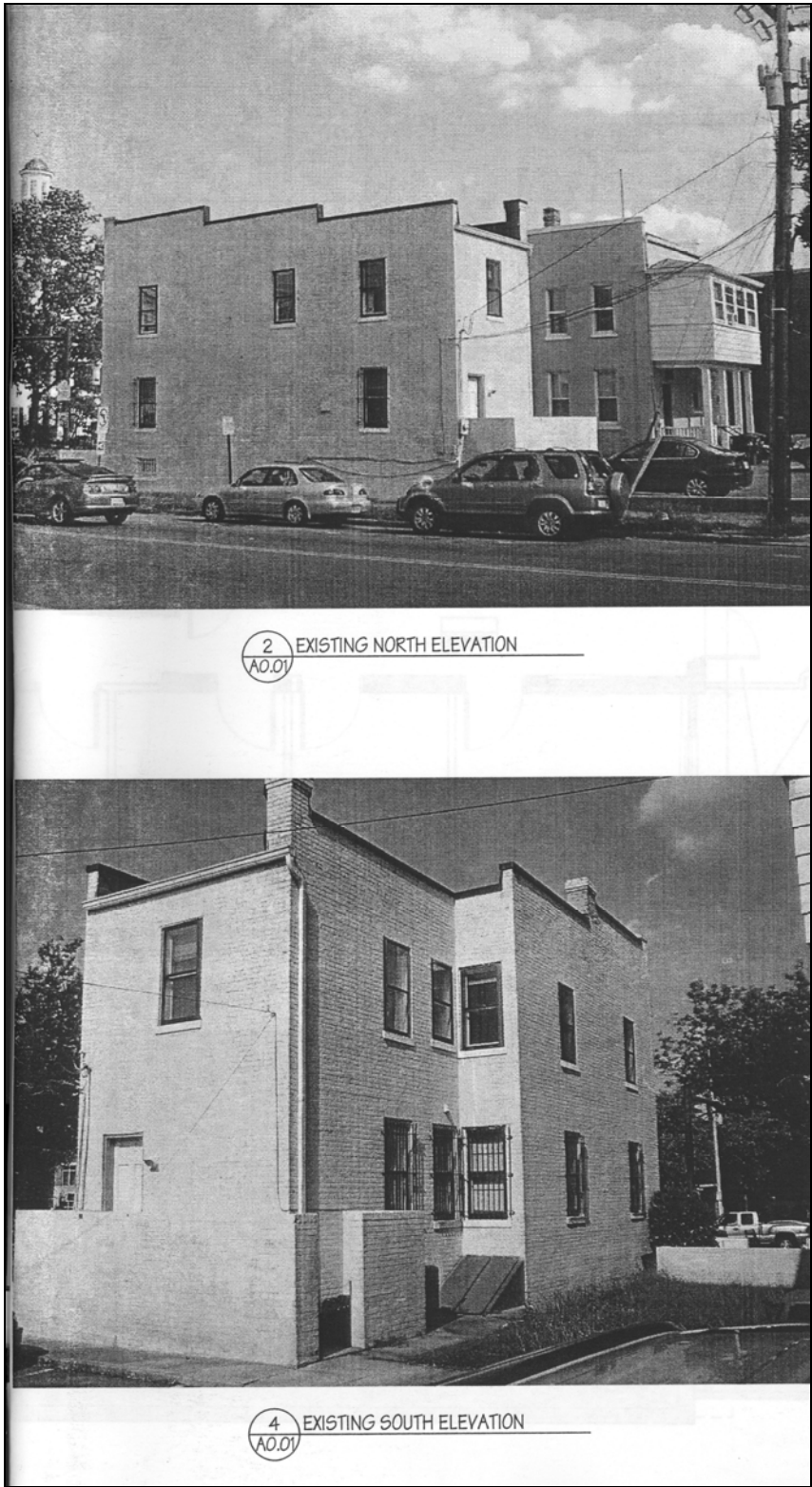


Figure 2. Existing conditions: side (north and south) elevations.

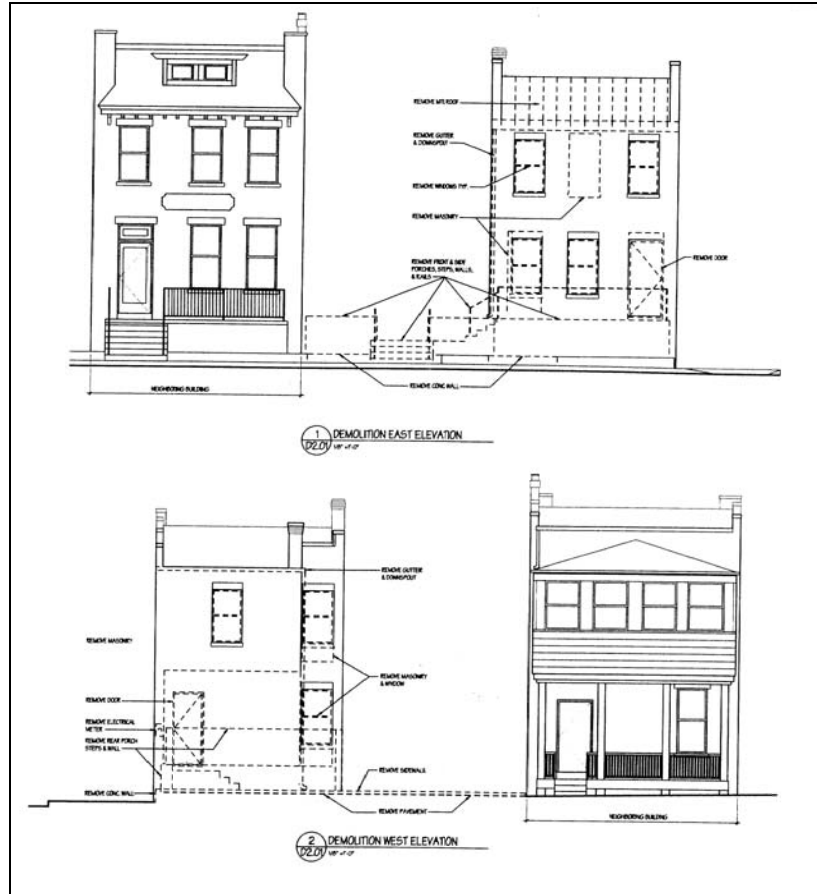


Figure 3. Proposed demolition for east and west elevations.



Figure 4. Proposed demolition for south and north elevations.



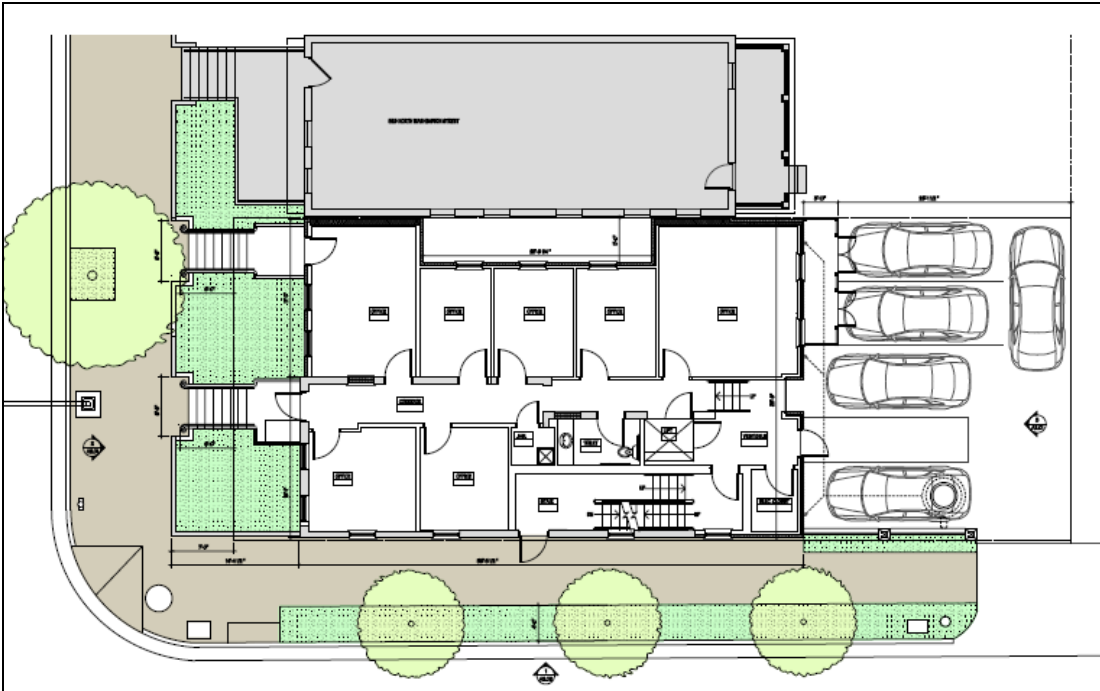


Figure 5. Proposed site plan.



Figure 6. Proposed front (east) elevation with 528 North Washington at left.



Figure 7. Proposed rear (west) elevation with 528 North Washington on the right.



