

Docket Item # 9
BAR CASE # 2008-0115

BAR Meeting
September 17, 2008

ISSUE: Concept for an Addition and Alterations

APPLICANT: Tony Chan, Falston Development

LOCATION: 532 N. Washington Street

ZONE: OC/Office Commercial

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

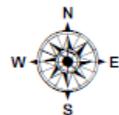
1. That the applicant consider the creation of a side entrance, typical of this type of townhouse, on the front façade of the infill construction.
2. That the applicant salvage and reuse original wood windows from the area proposed for encapsulation to be installed in the proposed new openings, where possible.
3. That the wood portion of the proposed fence be stained or painted.
4. That the applicant work with Staff in determining appropriate specifications for details related to the addition.
5. To ensure 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 development site plan concept submittal.**
6. 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.
7. 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.
8. 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.
 9. 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 9/17/2008



NOTE: Docket # 8 for a Permit to Demolish must be approved prior to discussion of this item.

UPDATE: The three related cases for this project (BAR Case #2008-0114, 2008-0115, and 2008-0116) were first docketed for the July 30, 2008 Board hearing. The applicant requested a deferral prior to the hearing to address concerns raised by Staff. Since then, the applicant's team has met with Planning and Zoning Staff (BAR and Development) to discuss concerns raised by Staff and examine alternative schemes. The focus of the restudy of the front façade has considered the reconstruction of the front porch on 532 North Washington Street and the architectural expression of the infill addition on Washington Street.

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 the existing non-historic 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 façade
- Installation of a new slate shingle roof and new painted wood cornice
- Repair of the existing one-over-one, double-hung wood windows and installation of new one-over-one, double-hung wood windows at new masonry window openings
- New front entrance in the location of an existing window
- Reconstruction of front porch and stairs on the Washington Street facade
- New brick and wood fence at rear of the property

Addition

The applicant has proposed an L-shaped infill addition adjacent to the west and south elevations. The portion of the new construction 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 infill construction is immediately adjacent to the south elevation of 532 North Washington Street on the vacant lot south of the existing building. The proposed

infill will be internally connected to 532 North Washington Street. Upon completion the infill and existing building will function as a single building. The proposed infill will be a three-bay, two-story-plus-basement brick building and will measure approximately 17 ½ feet of frontage by 56 ½ feet deep. The proposed addition will feature one-over-one, double-hung wood windows with brick lintels and cast stone sills. There will be six windows, three each on the first and second story, and no front entrance. There will also be three basement windows that will be minimally visible as they will be screened by shrubbery and a cast-iron fence running the width of the façade. The applicant proposes to place three recessed 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.

The initial recent submission was reviewed by the Old Town North Urban Design Advisory Committee (UDAC). On July 25, 2008, Sally Ann Greer, chair, provided comments from UDAC regarding the project and requesting that the Board defer the application. UDAC was concerned about the waiver of the rooftop screening requirement for HVAC equipment, as well as the parking reduction and encroachment on Washington Street. The latter two concerns will be addressed through the development review process.

III. ANALYSIS:

The applicant has filed a conceptual plan under review concurrently by the Development Division 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 zoning ordinance, particularly the *Washington Street Standards*, and the *Design Guidelines*, including the *Washington Street Guidelines*. In general, Staff finds that the proposed infill construction and alterations meet the requirements and guidelines of both the *Washington Street Standards* and the *Design Guidelines*, with one significant exception.

In determining how to appropriately analyze this infill project, Staff debated whether it was an addition or a new building. Although the renovated building and new construction will function internally as a single building, Staff notes that it presents the appearance of being an individual townhouse. Staff finds that due to the project's size, scale, massing and location, it surpasses what would be considered an addition. Furthermore, the location—a vacant lot in a row of townhouses—suggests that it is most appropriate to be analyzed as a separate building. In analyzing this infill project, Staff has concluded that the most appropriate framework for analysis is as a new building. Thus, the concerns identified in the following analysis address how the project can be most compatible and successful as a new infill building.

Staff supports the concept approval generally 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.

As infill construction, the façade attempts to read as a townhouse by continuing the historic bay width expression through a differentiation of materials, the articulation of the wall surface, and a different roof type. Although internally connected to 532 North Washington, the infill appears to be expressed as a separate building and will read architecturally as a typical three-bay townhouse, 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.

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 and on Washington Street.

(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. However, an area of concern is the lack of a door on this façade. As the infill creates the visual impression of an independent building, it is confusing to not have a door. The townhouse form from this architectural period typically has a three-bay façade with a side entrance. Staff could not identify historic precedence on Washington Street for a townhouse without an entrance on the front façade.

(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 minimal ornamentation for the addition which is appropriate and contributes to compatibility with the adjacent buildings (532 North Washington and 528 North Washington). 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

In considering the application of the *Design Guidelines* to this project, Staff has had to consider both Chapter 5: Additions-Commercial and Chapter 6: New Construction-Commercial. This infill project will function internally as a single building yet attempts to present the appearance of being an individual townhouse. The *Guidelines* note that “many new commercial projects are in-fill construction that make use of a vacant lot” and that “the Boards are primarily concerned with the compatibility of a new building with adjacent historic structures.” After much consideration, Staff finds that it is more appropriate to review this project as new construction of an infill building rather than as an addition. Staff is unable to argue that it is purely an addition due to its size, scale, and massing in comparison to the existing building, as well as its physical location. The spirit of the *Guidelines* for both additions and new construction are similar on many points. Staff finds that the proposed infill successfully meets the objectives of many of the *Design Guidelines*.

Staff finds that the proposed infill generally meets the *Guidelines* set forth for new construction for commercial buildings. In this circumstance, Staff notes that the proposed construction meets the *Guidelines'* objectives that “favor contextual background buildings which allow historic structures to maintain the primary visual importance.” Staff finds that the proposed infill complements and reflects the architectural heritage of the City. The proposed building is

appropriate in regard to massing, height, form, siting, materials, roofing and architectural detailing. Staff is concerned that the proposed infill, with no clear entrance, does not appropriately address building orientation. Regarding this matter, the *Guidelines* advise that “the principal architectural façade should face the street...front entrances of new commercial buildings should be open to the principal street frontage of the building.” Staff finds that the orientation of entrances onto Washington Street is an important element for both historic and non-historic buildings. Staff finds that an entrance from the infill building to the street will be most compatible and appropriate, fulfilling the intention of the *Design Guidelines* and the *Washington Street Standards*.

Front (East) Elevation

Staff is generally supportive of the proposed front elevation. Staff finds the massing, scale and detailing to be compatible with the neighboring historic buildings. Staff finds the absence of an entrance door on the front façade to be inappropriate, as discussed above. Staff finds the height, fenestration, roof, and architectural detailing to be appropriate for infill construction. Staff commends the design for its compatibility to the adjacent historic buildings.

Rear (West) Elevation

Staff has no objection to the proposed rear elevation. Staff finds the proposed two-story glass portion between the two parts of the addition 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.” Staff considers the majority of the proposed alterations to be appropriate and does not find that the cumulative effect of these alterations will erode the historic integrity of this building. A historic photograph of the building, as well as inspection of similar buildings, provide information on the details of this Washington-style rowhouse. Staff finds that the reconstruction of the original front porch provides an appropriate balance to the proposed exterior alterations.

Front (East) Elevation

Staff finds that the removal of portions of the historic fabric to accommodate new window and door openings to be acceptable as the historic integrity of the building will remain. On this elevation, the applicant will remove a portion of the masonry wall on the second story to accommodate a new window opening as well as a portion of masonry to move the door on the first story. Staff finds the proposed alterations acceptable and compatible with the architectural style of this building. Staff notes that the front façade features long, highly-textured brick with deeply recessed mortar joints. Staff urges the applicant to retain and reuse this brick when filling in a portion of the existing door opening which will be converted to a window.

Staff finds that the existing front porch, steps and railing are not original to the building although a historic photograph provided by the applicant illustrates that the building originally did have a

one-story front porch. This feature is 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 the proposal to construct a new one-story porch, similar to the original one, to be an appropriate design.

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

Originally, the applicant had proposed to remove all of the existing one-over-one, double-hung wood windows. A visual inspection revealed that these are likely the original windows. In addition, in 2002, a previous 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. After discussion with Staff, the applicant has decided to retain and repair the existing, original wood windows. Staff finds this most appropriate and recommends that the original windows on the south and west elevations proposed for encapsulation be reused for the new window openings proposed on the north and east elevations to the extent possible.

Roof

Staff has no objection to the proposed slate shingle roof and finds it appropriate.

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 with the following conditions:

1. That the applicant consider the creation of a side entrance, typical of this type of townhouse, on the front façade of the infill construction.
2. That the applicant salvage and reuse original wood windows from the area proposed for encapsulation to be installed in the proposed new openings, where possible.
3. That the wood portion of the proposed fence be stained or painted.
4. That the applicant work with Staff in determining appropriate specifications for details related to the addition.
5. To ensure 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 development site plan concept submittal.**

6. 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.
7. 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.
8. 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.
9. 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 ensure 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 development site plan 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:
 - 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.

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 18th/early 19th-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 Dundee 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 18th/early19th-century Alexandria.

Historic Alexandria:

Approve.

VI. IMAGES

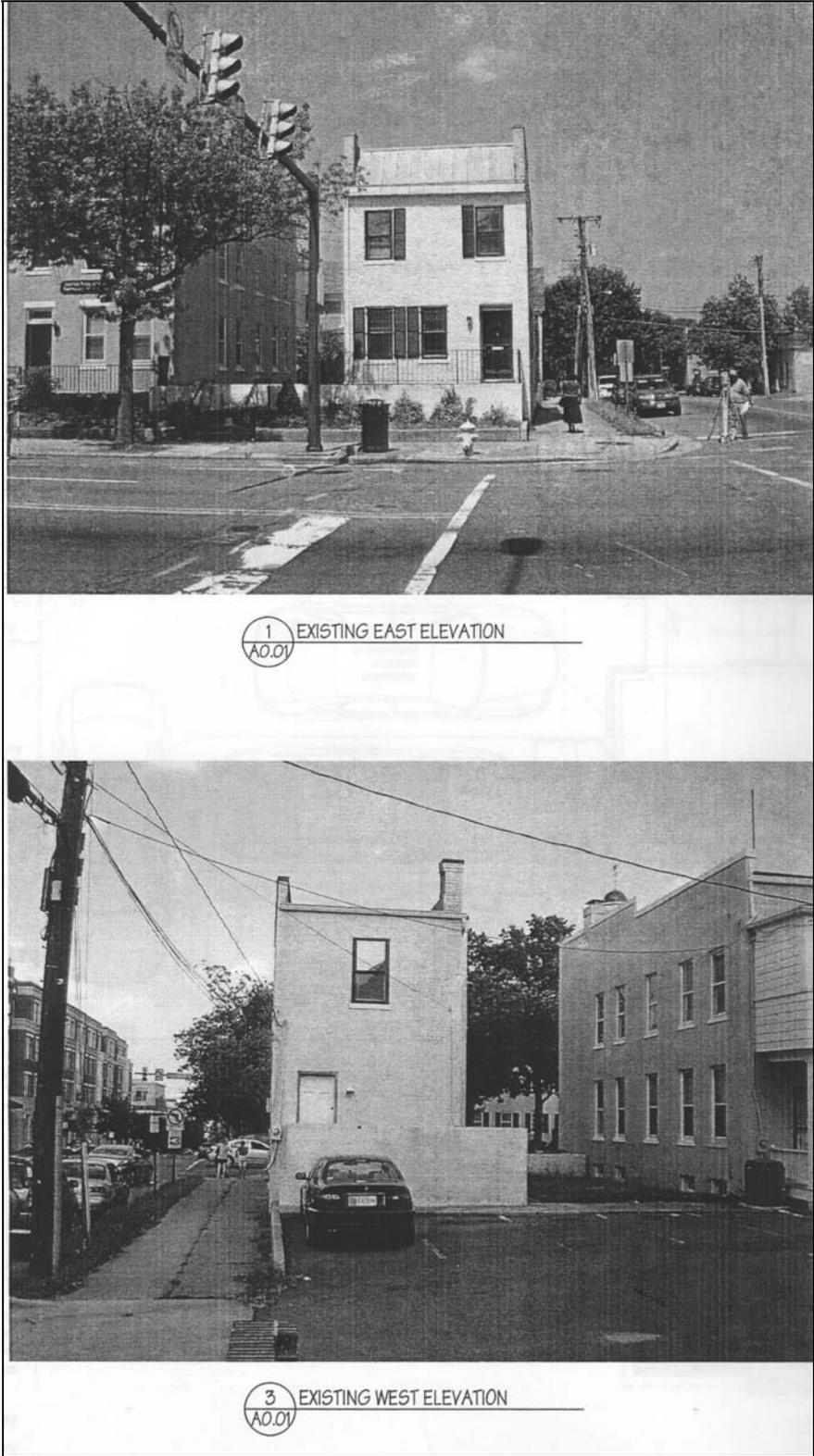


Figure 1. Existing conditions: front (east) elevation and rear (west) elevation.

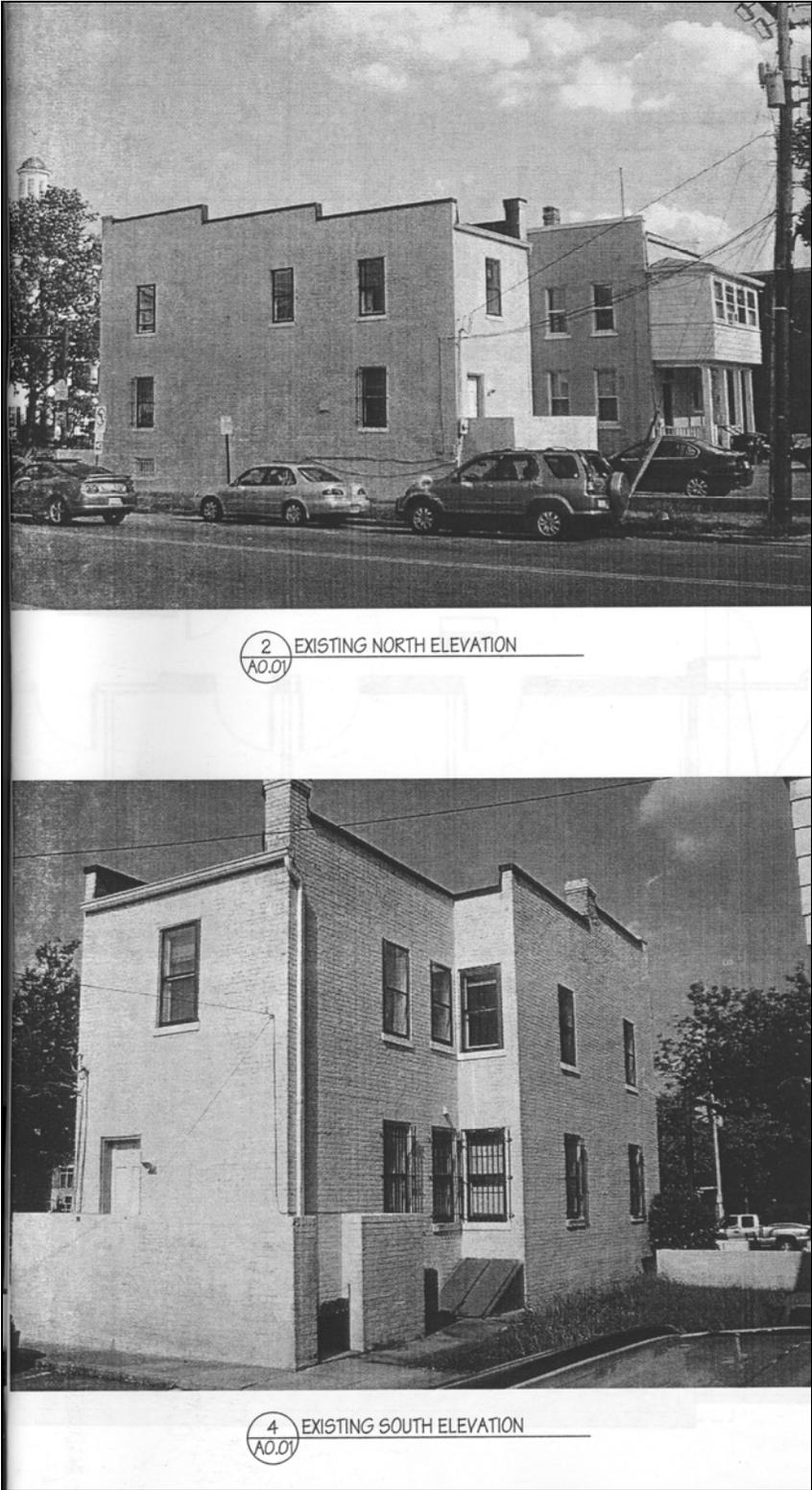


Figure 2. Existing conditions: side (north and south) elevations.

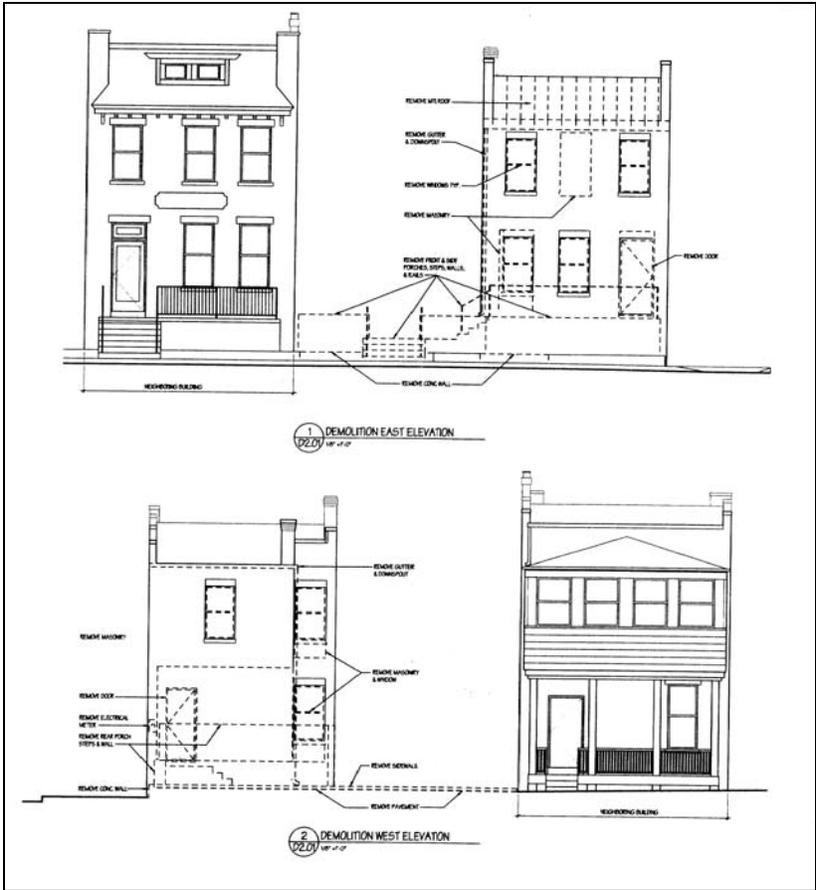


Figure 3. Proposed demolition for east and west elevations.



Figure 4. Proposed demolition for south and north elevations.

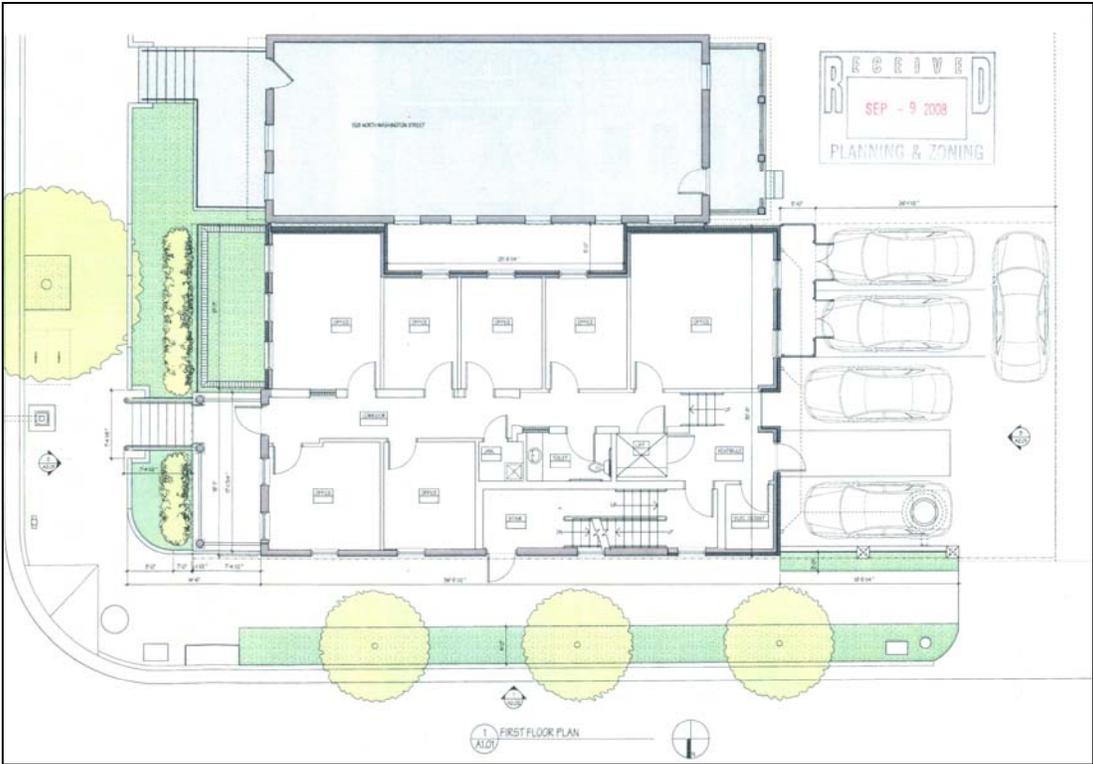


Figure 5. Proposed site plan.



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



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



Figure 8. Proposed side (north elevation).



Figure 11. Historic photograph of 532 North Washington Street, undated.
(Special Collections, Alexandria Library).