

Docket Item # 9
BAR CASE # 2008-0115

BAR Meeting
September 16, 2009

ISSUE: Addition and Alterations
APPLICANT: Tony Chan, Falston Development
LOCATION: 532 N. Washington Street
ZONE: OC/Office Commercial

STAFF RECOMMENDATION: Staff recommends approval with the following conditions:

1. That the applicant salvage the original wood windows from the area proposed for encapsulation and reuse them in the new openings on the historic building.
2. That the wood portion of the proposed fence be painted or stained.
3. That all components of the porch and railing be wood, painted or stained.
4. That the proposed light fixture over the rear left window be centered between the two windows on the infill portion, and that both rear light fixtures be lowered 6-12 inches.
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 and an Archaeological Evaluation. A draft Documentary Study has been completed. Revisions requested by Alexandria Archaeology to the draft Documentary Study shall be incorporated into the final Archaeological Evaluation Report. The Archaeological Evaluation fieldwork shall be completed in concert with construction activities according to a Scope of Work prepared by the archaeological consultant and approved by Alexandria Archaeology. 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.
6. 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 Scope of Work approved by Alexandria Archaeology 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.

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

BOARD ACTION SEPTEMBER 17, 2008: Approved as amended, by a roll call vote, 6-1.

The Board combined discussion of docket item #'s 8, 9 and 10. On a motion by Mr. Smeallie, seconded by Mr. Neale, the Board voted to approve the Permit to Demolish, concept approval for the addition and alterations, and Waiver of Rooftop Screening Requirement, as submitted with the following conditions:

1. That the Waiver of Rooftop Screening be contingent upon approval of a Certificate of Appropriateness by the Board for the addition and alterations.
2. 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.**
3. 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.
4. 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.
5. 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.
 6. Certificates of Occupancy will not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist.

REASON: The Board generally agreed with the Staff analysis that the height, scale and mass were appropriate for concept approval but found that the infill construction should read as an addition rather than as a separate townhouse. The Board supported the addition and alterations in concept but found that the addition should be more secondary/subservient to the building at 532 North Washington Street.

SPEAKER: John Cole, architect for the applicant, spoke in support of the application. Poul Hertel, representing Old Town Civic Association, spoke in opposition. Sharon Swan, Executive Director for the American Society for Clinical Pharmacology and Therapeutics located at 528 North Washington Street, spoke in support of the application. John Hynan, representing Historic Alexandria Foundation, spoke in opposition. Duncan Blair, representing the applicant, spoke in support of the application.

The roll call on the vote was 6-1, with Mr. Fitzgerald voting in opposition.

STAFF RECOMMENDATION: Staff recommends concept approval of the application 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.
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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.

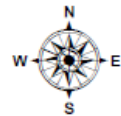
***EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period. In the case for a certificate or permit for a project that requires a development special use permit or site plan under section 11-400 of the zoning ordinance, the period of validity shall be coincident with the validity of the development special use permit or site plan as determined pursuant to section 11-418 of the ordinance.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.



BAR CASE #2008-0115

9/16/2009



NOTE: The Permit to Demolish/Encapsulate was approved on September 17, 2008 when the Board reviewed and approved the concept design for this project. The Board approved the Waiver of Rooftop Screening contingent upon approval of a Certificate of Appropriateness by the Board for the addition and alterations.

I. ISSUE:

The applicant is requesting a Certificate of Appropriateness for an addition 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
- 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 historic Washington Street façade
- New brick piers with cast stone caps and board-on-board 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 and a new basement-level louvered opening. The proposed rear elevation for this portion of the addition features 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 and adjacent to 528 North Washington Street. 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 in width by 56 ½ feet in depth. The proposed addition will feature one-over-one, double-hung wood windows with brick lintels and cast stone sills. The façade will have 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 wrought-iron hoop and spear 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. 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 three and a half (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 in their building would be blocked. In 2008, the Board approved a Permit to Demolish/Encapsulate, concept approval for an addition and alterations, and a Waiver of the Rooftop Screening Requirement, contingent on approval of a Certificate of Appropriateness (BAR Case # 2008-0114, 2008-0115, 2008-0116).

The Old Town North Urban Design Committee (UDAC) met in July 2008 and January 2009 to discuss this proposal. The Committee voted to recommend approval of the development with the recommendations that the fence design be revised for security purposes and the parking management plan be closely reviewed and monitored.

III. ANALYSIS:

The proposed renovations and addition comply with SUP2008-00084, DSP2007-00011, ENC 2008-0005 approvals.

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*.

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. The infill will read architecturally as a typical three-bay element, 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.

The submitted plans indicate the use of traditional building materials such as brick and wood. The applicant has not proposed any synthetic or composite materials.

(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 design details, minimal ornamentation, and use of quality materials such as brick for the addition which is appropriate and contributes to compatibility with the adjacent buildings (532 North Washington and 528 North Washington).

Design Guidelines

Staff finds that the proposed infill successfully meets the objectives of many of the *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 together with the historic townhouse will function internally as a single building yet suggests it is 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.” Although Staff initially found that it is more appropriate to review this project as new construction of an infill building rather than as an addition, the Board found that it should be an addition and therefore clearly subordinate to the existing building at 532 North Washington Street. During the discussion of the concept design, the Board generally agreed that as an addition, the applicant should make the infill more secondary/subservient to the existing historic building. The current submission does not reflect a revision of the design to make it clearly secondary. In fact, the proposed addition is slightly taller in overall height. However, Staff finds the design appropriate as it continues the historic patterns of fenestration and bay expression found along this block of North Washington Street and is differentiated from the historic building through a slight setback from 532 North Washington Street.

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.

Front (East) Elevation

Staff is generally supportive of the proposed front elevation, finding the massing, scale and detailing to be compatible with the neighboring historic buildings. The height, fenestration, roof, and architectural detailing are appropriate for infill construction. The infill is slightly setback from 532 North Washington Street but flush with the adjacent building at 528 North Washington Street.

Rear (West) Elevation

Staff’s only objection to the proposed rear elevation is the proposed light fixture over the window on the infill portion as it looks out of place in this location. Staff does not object to a light fixture on the infill section, but recommends that an alternate location be considered, such as centering the fixture between the windows. The proposed two-story glass portion between the two parts of the addition effectively conveys the sense on the rear elevation that there are two distinct elements.

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 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 and an 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. The proposed alterations are 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.

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 proposed wood door will have frosted glass. 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.

Doors

The proposed single-light wood doors are an appropriate selection.

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 or to the solid board fence for the trash enclosure. 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 approval with the following conditions:

1. That the applicant salvage the original wood windows from the area proposed for encapsulation and reuse them in the proposed new openings on the historic building.
2. That the wood portion of the proposed fence be painted or stained.
3. That all components of the porch and railing be wood, painted or stained.
4. That the proposed light fixture over the rear left window be centered between the two windows on the infill portion, and that both rear light fixtures be lowered 6-12 inches.
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 and an Archaeological Evaluation. A draft Documentary Study has been completed. Revisions requested by Alexandria Archaeology to the draft Documentary Study shall be incorporated into the final Archaeological Evaluation Report. The Archaeological Evaluation fieldwork shall be completed in concert with construction activities according to a Scope of Work prepared by the archaeological consultant and approved by Alexandria Archaeology. 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.
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c. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

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

STAFF:

Catherine Miliaras, Historic Preservation Planner, Planning & Zoning

Lee Webb, Historic Preservation Manager, Planning & Zoning

Stephen Milone, Division Chief, Zoning and Land Use Services

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 2006 edition of the Uniform Statewide Building Code (USBC).
- C-5 Alterations to the existing structure must comply with the 2006 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.

Alexandria Archaeology:

Archaeology Comments

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 and an Archaeological Evaluation. A draft Documentary Study has been completed. Revisions requested by Alexandria Archaeology to the draft Documentary Study shall be incorporated into the final Archaeological Evaluation Report. The Archaeological Evaluation fieldwork shall be completed in concert with construction activities according to a Scope of Work prepared by the archaeological consultant and approved by Alexandria Archaeology. 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.
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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/early 19th-century Alexandria.

Transportation and Environmental Services:

RECOMMENDATIONS

- R1. An approved Site Plan per conditions of approval for DSP2007-00011 must be attached to the building permit application.
- R2. The building permit plans shall comply with requirements of City Code Section 8-1-22 regarding the location of downspouts, foundation drains and sump pumps. Refer to Memorandum to Industry dated June 18, 2004. [Memorandum is available online at the City web site under Transportation\Engineering and Design\Memos to Industry.]. (T&ES)
- R3. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R4. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R5. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the grading plan. (T&ES)
- R6. An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2,500 square feet. (T&ES)
- R7. Compliance with the provisions of Article XIII of the City's zoning ordinance for stormwater quality control is required for any land disturbing activity greater than 2,500 square feet. (T&ES)

Historic Alexandria:

No comments received.

VI. IMAGES

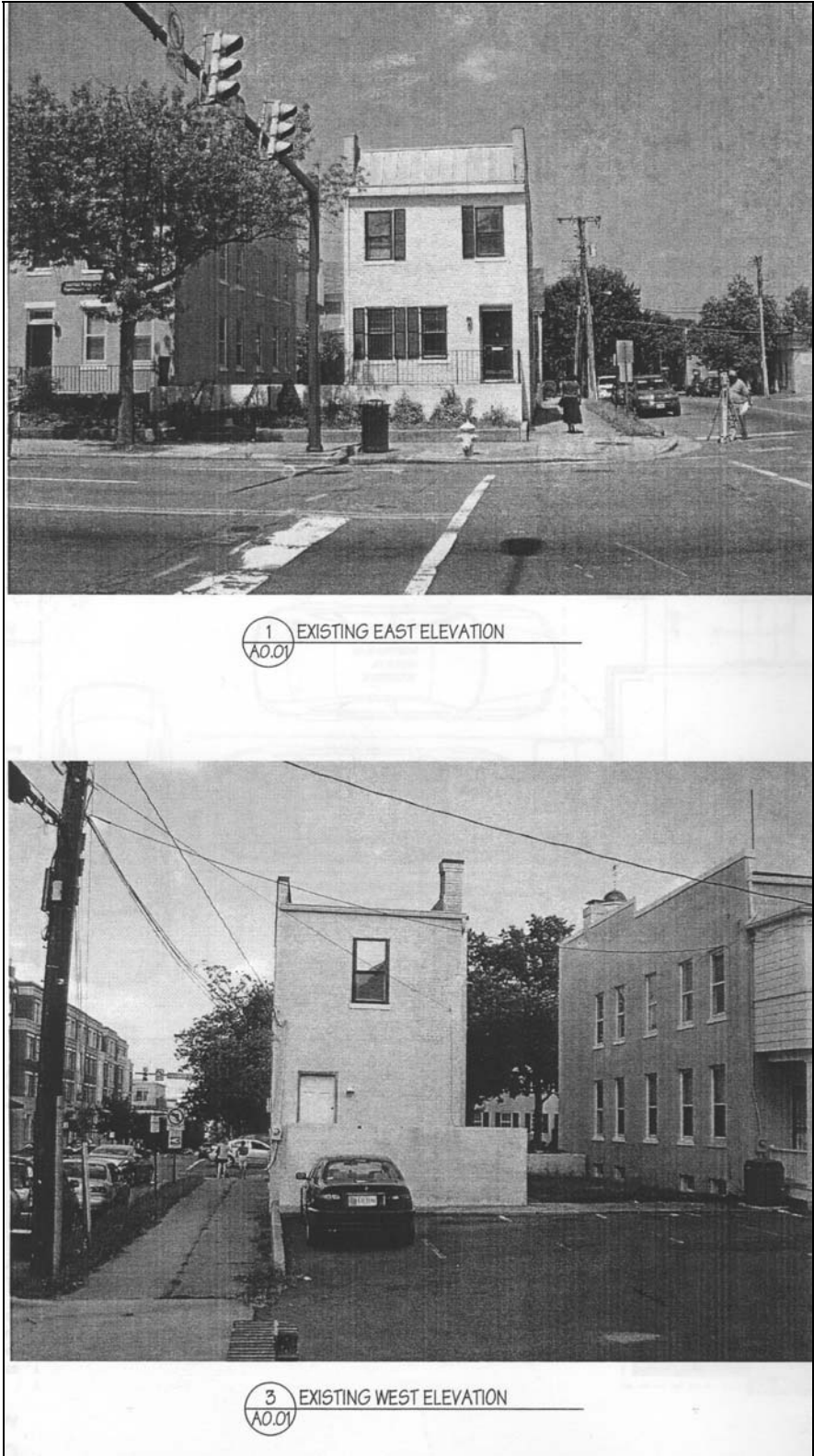


Figure 1. Existing conditions: front (east) elevation and rear (west) elevation.

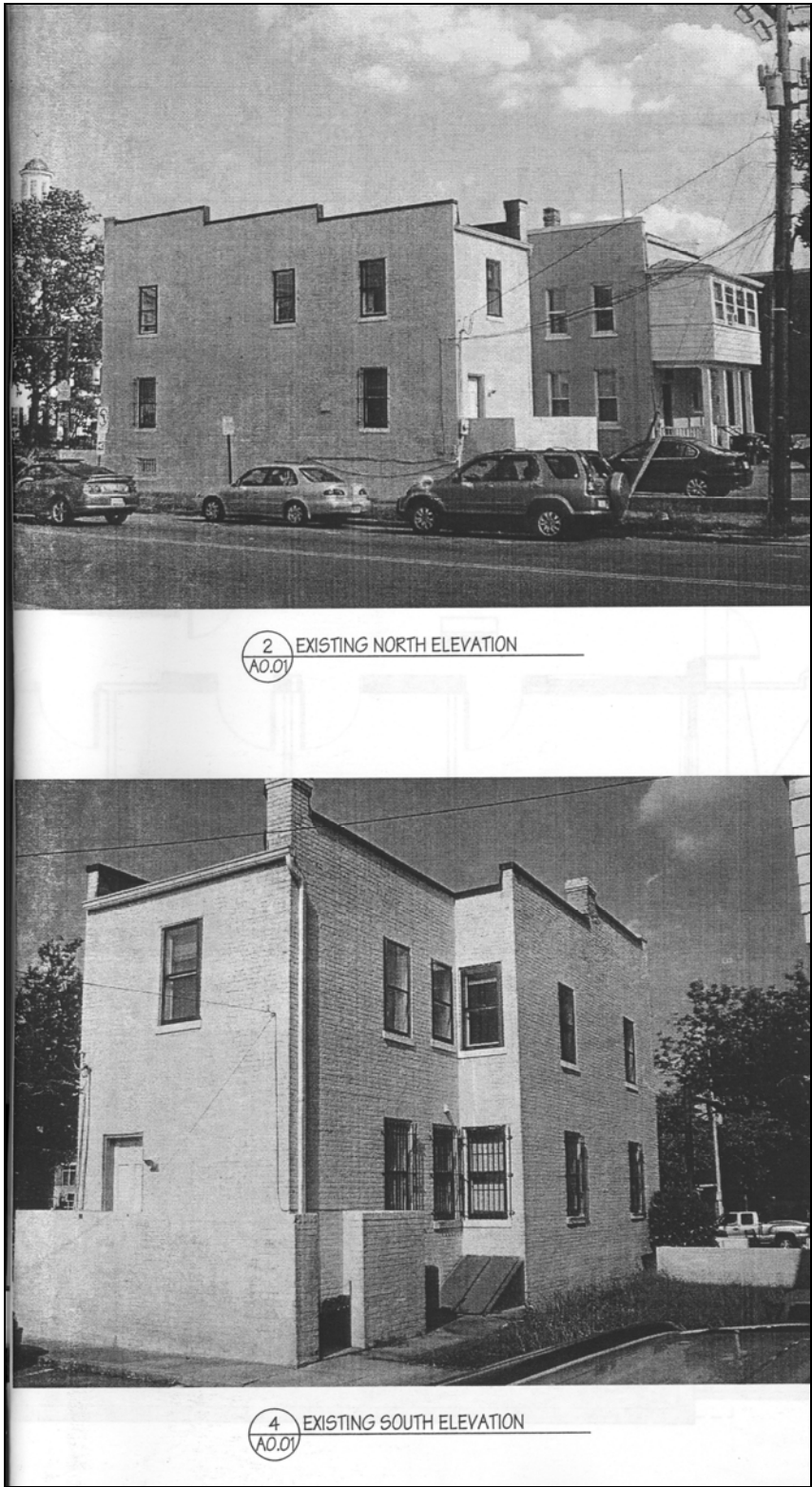


Figure 2. Existing conditions: side (north and south) elevations.



Figure 3. Historic photograph of 532 North Washington Street, undated.
(Special Collections, Alexandria Library).

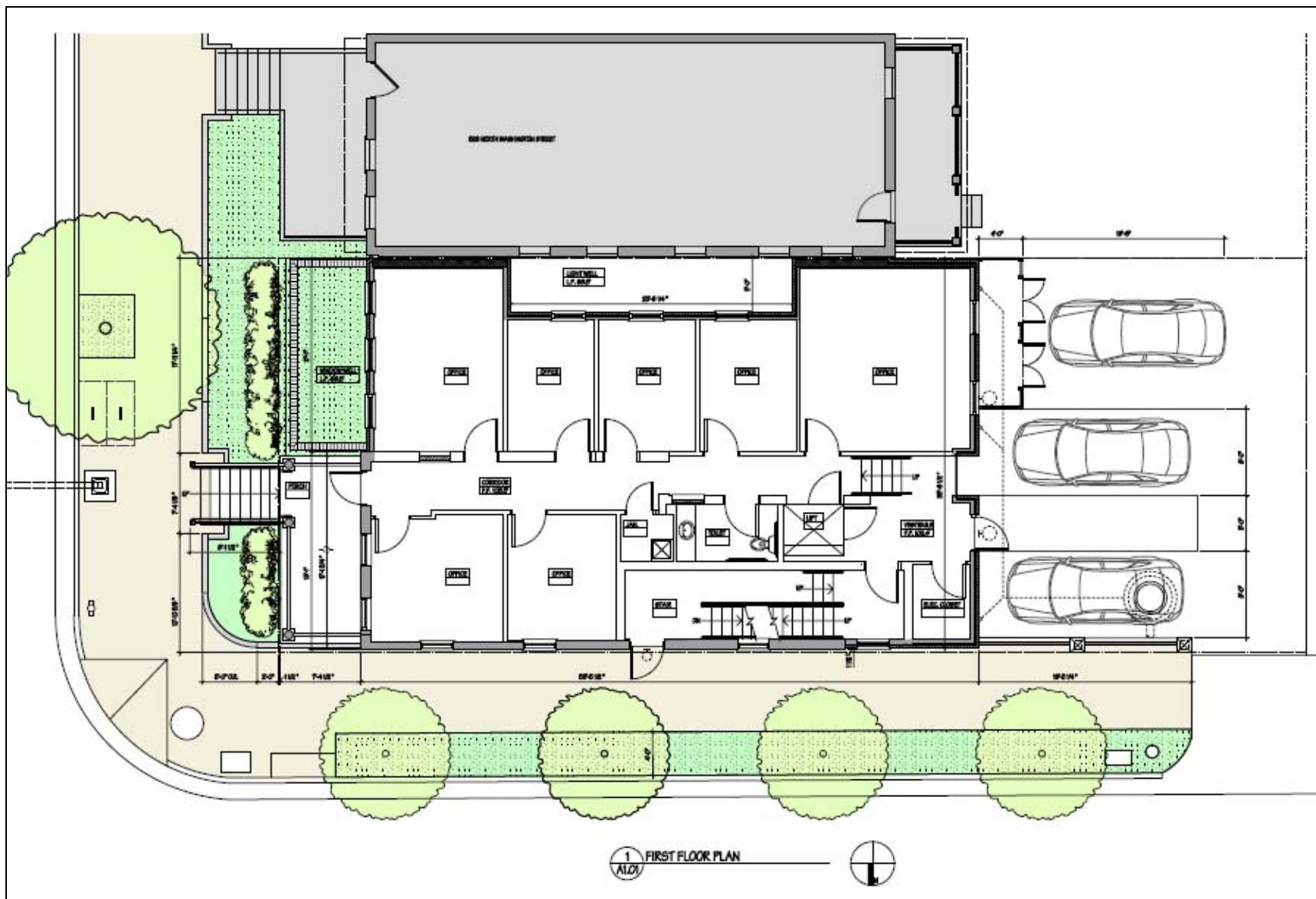


Figure 4. Proposed site plan/first floor plan.



Figure 5. Existing east elevation, proposed east and west elevations and south section.



Figure 6. Existing conditions, proposed north elevation.

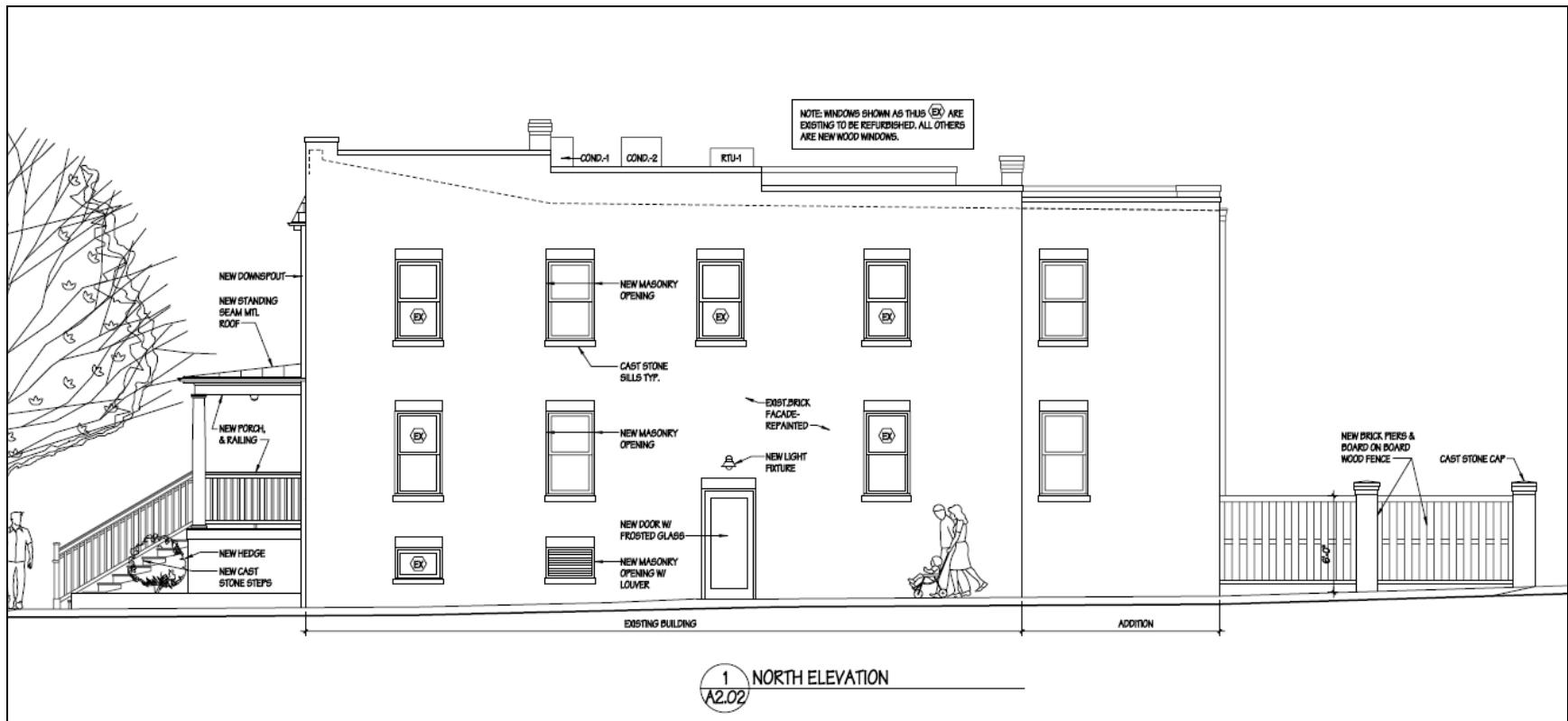


Figure 7. Proposed north elevation.



Figure 8. Proposed east and west elevations, with materials.



Figure 9. Areas of approved demolition/encapsulation on east and west elevations.



Figure 10. Areas of approved demolition/encapsulation on east and west elevations.



Figure 11. Proposed porch light fixture.

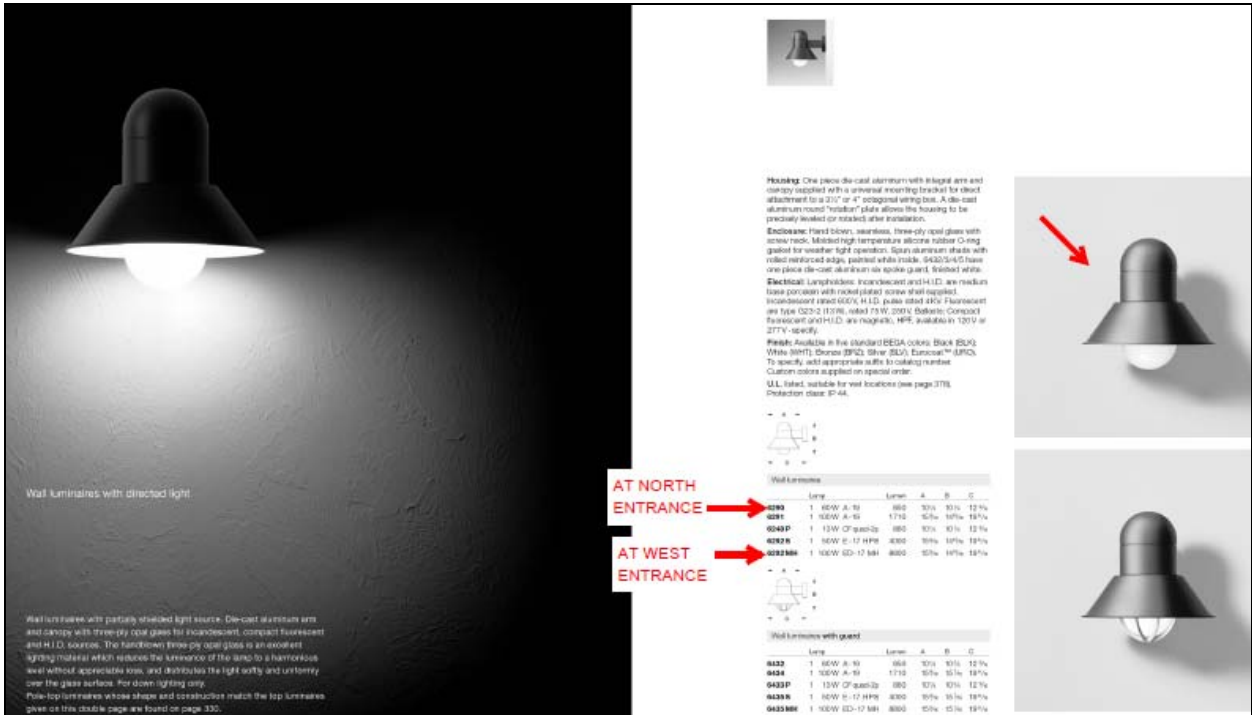


Figure 12. Proposed rear and side light fixtures.

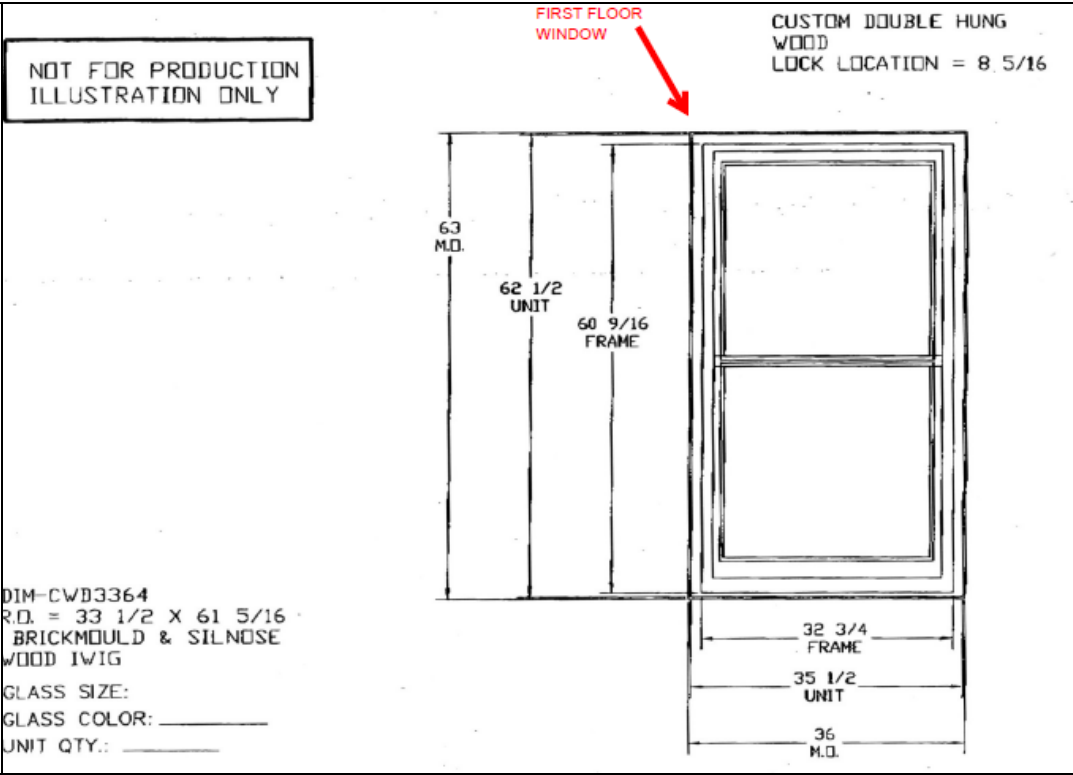


Figure 13. Proposed first floor windows.

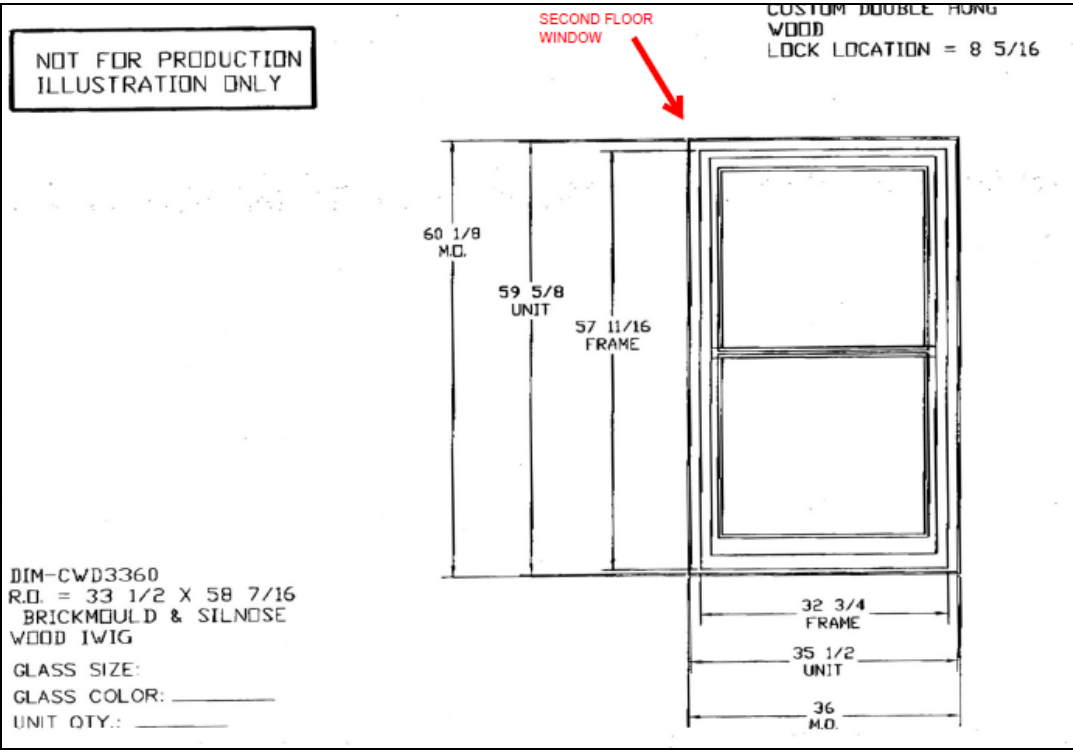


Figure 14. Proposed second floor windows.

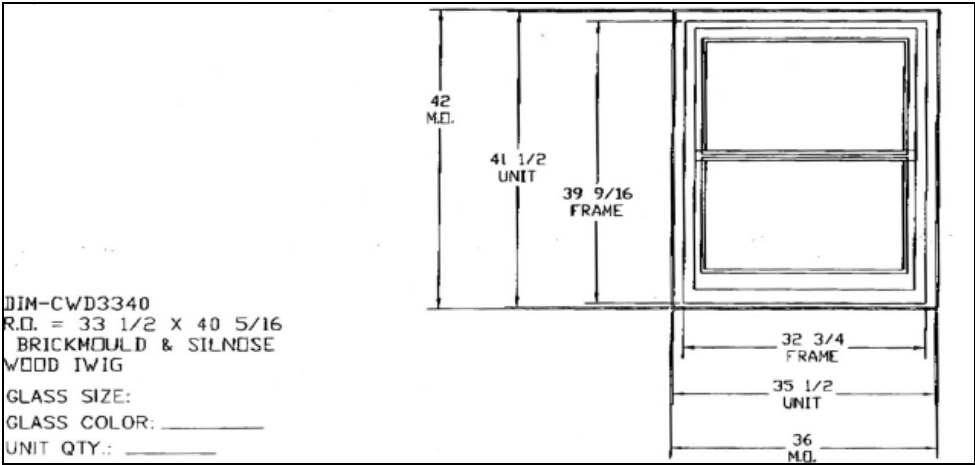


Figure 15. Proposed basement windows.

General Information

Door Name: Thermal French (I.G.)
 Door Number: 7001
 Door Series: Paint Grade
 Door Type: Exterior French & Sash
 Door Species: Fir/Hemlock

Standard Features

Panels: na
 Moulding: na
 Glass: 3/4" Insulated
 Caming: na

Standard Sizes*

Door Widths: 2'0", 2'2", 2'4", 2'6", 2'8", 2'10", 3'0", 3'2", 3'4", 3'6"
 Door Heights: 6'8", 7'0", 8'0"

*Additional sizes are available. See your Simpson Authorized Dealer for final availability and pricing.

Door Options

Available with Single Glazing - 1501 (S.G.)
 Door Options
 Glass Options:
 Tempered Glass
 Maximum Weather Resistance:
 Performance Series
 ANY DOOR. ANY SPECIES.

NORTH ENTRANCE
 EAST & WEST ENTRANCE

Figure 16. Proposed single-light wood doors.

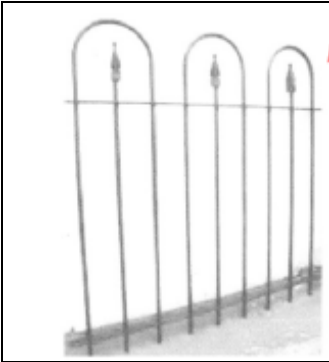


Figure 17. Proposed wrought-iron hoop and spear fence.