

EXHIBIT NO. 1

~~19~~20
3-13-01

~~10~~11
2-24-01

Docket Item #

BAR CASE #2000-0171 & 172

City Council

February 24, 2001

ISSUE: Appeal of a decision of the Board of Architectural Review, Old and Historic Alexandria District, denying permission to demolish portions of a building and the construction of an addition at 608 Cameron Street

APPLICANT AND

APPELLANT: Richard Clausen by Harry P. Hart, Esquire

LOCATION: 608 Cameron Street

ZONE: CD\Commercial

Background:

The main historic block of 608 Cameron Street was constructed ca. 1798. The rear outbuilding at 608 Cameron Street was approved by the Board on June 8, 1960 as a two story brick office building.

The Board initially heard this application for approval of the demolition of portions of the rear outbuilding and construction of a new addition for the outbuilding on August 16, 2000. At that public hearing, the Board deferred the application for restudy based upon a number of changes to the design recommended by Staff. On four other occasions during the fall of 2000 the applicant returned to the Board with various iterations of the addition to the outbuilding. On each occasion the Board combined the consideration of the Permit to Demolish and the Certificate of Appropriateness for the design of the addition into a single public hearing item.

Each design was slightly different because the use of the structure evolved from an initial proposal for use as expanded office space to the use of the first floor as office space with living space above. The proposed second and third floor living space changed in the number of bedrooms that were proposed. The number of bedrooms proposed was important because more than one bedroom created a parking requirement and there was no parking available on-site.

Throughout the various public hearings concerning this application there was extensive public testimony from concerned neighbors about both the design and size of the proposed addition as well as the adverse impact that the addition would have on parking and traffic circulation on the rear alley which is accessed from North Washington Street.

The Board finally denied the application on November 15, 2000 because it believed that (1) the additions were not compatible with the original building; (2) the addition represented overbuilding on this parcel; and (3) the mass and scale of the project were not appropriate. (see B.A.R. Minutes at Attachment 1).

The Board's denial of the application was appealed to Council by the applicant. The appeal was filed in a timely manner.

B.A.R. Staff Position Before the Board:

Throughout the process, the B.A.R. Staff recommended approval of the demolition permit because it involved the demolition of an outbuilding constructed in 1960. On the design that was considered by the Board at the November 15, 2000 public hearing the B.A.R. Staff recommended approval of the application with a number of conditions to ensure that the proposed addition met the requirements of the zoning ordinance. It was the opinion of Staff that the extremely simplified Federal revival vocabulary was acceptable and reflected the stylistic characteristics of the original 1960 outbuilding. (Attachment 2)

City Council Action Alternatives:

Council may uphold or overturn the decision of the B.A.R., using the criteria for approval of a Certificate of Appropriateness in §10-105(A)(2) Zoning Ordinance (Attachment 3). City Council may also remand the project to the Board with instructions to consider alternatives.

Attachments:

Attachment 1: Minutes of BAR Meeting, November 15, 2000

Attachment 2: B.A.R. Staff Reports, November 15, 2000

Attachment 3 §10-105(A)(2): Criteria to be considered for a Certificate of Appropriateness

Attachment 4: Drawings of the proposed addition at 608 Cameron Street

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning; Peter H. Smith, Principal Staff, Boards of Architectural Review.

BAR CASE #2000-0171 & 0172

REPORT ATTACHMENTS

ATTACHMENT 1

MINUTES OF B.A.R. PUBLIC HEARING, NOVEMBER 15, 2000

CASE BAR-2000-0171

Request for approval of a permit to demolish portions of a dwelling at **608 Cameron Street**, zoned CD Commercial.

APPLICANT: Richard Clausen

BOARD ACTION: **Denied, 4-3.**

MOTION: To deny the application.

MAKER: Mr. Smeallie

SECOND: Mr. Keleher

SPEAKERS: Harry P. Hart, attorney representing Dr. Dan York
Richard Clausen, project architect
Dr. Dan York, homeowner
Mark Allen, attorney representing Lloyd Flatt
Engin Artemel, architectural and planning expert
Jon Wilbor, representing the Old Town Civic Association

NOTES: Chairman Hulfish asked that the discussion for this docket item be coupled with docket item #9.

Mr. Hart said that the outstanding zoning issues had been resolved and outlined the project.

Mr. Clausen presented the Board with an exhibit showing the height and massing of other buildings on the block. He said that the overall design had been simplified and that the connector to the main house had been removed. He said that the height of the additions was in keeping with the neighboring properties and the proposed use.

Dr. York said he likes his home and asked the Board to approve the project.

Mr. Allen said that this was a two story one bedroom apartment and noted that the parking space secured by Dr. York was at Cameron and North St. Asaph Street. He said that merely applying for a parking space was not the same as having a parking space. He said that on the merits of the project that the proposed additions were simply too big. He said he agreed with the statement that Ms. Quill

had made at the last hearing on this project that buildings should be in scale for the property for which they are planned.

Mr. Artemel outlined his credentials and said that he had been Director of the Department of Planning and Community Development. He said he rarely opposed projects, but that the proposed addition were too massive and not in harmony with the lot or the adjoining lots. He said that the proposed building would stand out in the alley. He noted that if the proposed residential use were in a residentially zoned area then there would be setback requirements. He said that this was not a good location for residential use. He said that Dr. York was taking advantage of a loophole in the zoning ordinance and that this was, in effect, a de facto outlot. He said that this building does not belong to the fabric of Old Town.

Mr. Wilbor said that the OTCA concurred with the opposition to this application. He said that parking at a distance from a residence was ludicrous and that parking should be tangent to the property. He asked the Board to deny the application.

Mr. Allen said he did not believe that Dr. York had the parking that met the zoning ordinance requirements, but said that the application should move forward.

Mr. Hart said he agreed that the application should move forward and that he disagreed that the application did not meet the requirements of the zoning ordinance.

Chairman Hulfish said that the buildings in the alley are relatively small, not huge like this proposed building. He said that the proposed building did not meet the mass and scale requirements outlined in the ordinance.

Dr. Fitzgerald said that the Board was uncomfortable when neighbors cannot agree and that in this instance there did not appear to be any common ground. However, he said he could not agree with Mr. Artemel that the building would dominate the alley because of the size of some of the other buildings in the alley. He said that what was being added to was a 1960s building. He said that he understood the parking issues, but that the Board does not deal with parking. He noted that there had been testimony at a previous hearing about the adjacent garden. However, he said that he did not believe that the proposed additions would have much effect on the garden. He concluded that he could support the application.

Mr. Wheeler said he agreed with Dr. Fitzgerald and that the additions would not be overpowering in the alley. He said he would not oppose the project. He asked what the floor to floor heights were.

Mr. Clausen said that floor heights were approximately nine feet.

Mr. Wheeler said that they could be reduced to eight feet and that this would reduce the overall height by approximately 30". He also said he would prefer true dormers rather than the modified shed style dormer.

Mr. Clausen said that the modified shed style dormer had been worked out with Staff.

Mr. Smeallie said he was opposed to the project. He commended Mr. Clausen on the simplified design, but said that the additions were not compatible with the original building. He said that the additions overwhelm the open alley space. He said he did not want Old Town to become a Georgetown where every available slice of land in an alley was built upon. He said he opposed the mass and scale of the project.

Mr. Keleher said he had concerns about the project and that the concerns included the parking issue. He said that he was concerned about the next occupant of the space and whether that use would be residential or commercial. He said that the application was murky and that he was not comfortable with it.

Ms. Quill said that she was also not comfortable with the project. She said she had scaled the floor to floor heights as ten feet. She said she agreed with Mr. Wheeler and opposed the modified shed style dormer. She said she could not support the project.

Ms. Neihardt said she was not opposed to the project. She said that there were large buildings in the alley and that the additions were not out of scale. She said she also would like to have true dormers and concluded that she could support the project.

Mr. Wheeler then made a motion to approve the application with the deletion of the modified shed dormer and the substitution of true dormers and the proposed Staff conditions which were:

1. Record a zoning restriction notice among the land records tied to the property's deed that at least one parking space within 500 feet of the lot is provided in perpetuity;
2. 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; and,
3. The above statement must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.

Ms. Neihardt seconded the motion.

Mr. Hart explained where the parking would be.

The motion failed on a roll call vote of 3-4 (Chairman Hulfish, Mr. Smeallie, Mr. Keleher and Ms. Quill were opposed).

Mr. Smeallie then made a motion to deny the application.

Mr. Keleher seconded the motion which passed on a vote of 4-3 (Dr. Fitzgerald, Ms. Neihardt and Mr. Wheeler were opposed).

9. CASE BAR-2000-0172

Request for approval of an addition at **608 Cameron Street**, zoned CD Commercial.

APPLICANT: Richard Clausen

BOARD ACTION: **Denied, 4-3.**

See docket item #8 for discussion.

BAR CASE #2000-0171 & 0172

ATTACHMENT 2

BAR STAFF REPORT, NOVEMBER 15, 2000

Docket Item #8
BAR CASE #2000-0171

BAR Meeting
November 15, 2000

ISSUE: Permit to Demolish

APPLICANT: Richard Clausen

LOCATION: 608 Cameron Street

ZONE: CD/Commercial

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

NOTE: This docket item requires a roll call vote.

CHRONOLOGY:

November 1, 2000: Deferred pending resolution of outstanding zoning issues.

October 18, 2000: Deferred at the request of the applicant.

October 4, 2000: Deferred for restudy.

September 20, 2000: Deferred for inadequate public notice.

September 6, 2000: Deferred for restudy.

August 16, 2000: Deferred for restudy.

DISCUSSION:

The demolition portion of this application has not changed and Staff here repeats the original Staff report from August 16, 2000.

Applicant's Description of the Undertaking:

"Permission to capculate approximately 90 square feet of first floor rear wall of existing two story structure and remove existing roof of rear structure (carriage house: circa 1951.)

Issue:

The applicant is requesting approval of a Permit to Demolish and Capsulate portions of a rear brick outbuilding at 608 Cameron Street (the structure has its own address as 103 Ross Alley). A portion of the rear wall will be capsulated and the roof will be removed.

History and Analysis:

The main historic block of 608 Cameron Street was constructed ca. 1798. The rear outbuilding at 608 Cameron Street was approved by the Board on June 8, 1960 as a two story brick office building.

In considering a Permit to Demolish and Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, Sec. 10-105(B):

- (1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?
- (4) Would retention of the building or structure help preserve the memorial character of

the George Washington Memorial Parkway?

(5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?

(6) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?

In the opinion of Staff, none of the criteria are met and the Permit to Demolish should be granted.

CITY DEPARTMENT COMMENTS

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

Historic Alexandria:

This seems very large for the space.

BAR CASE #2000-0171 & 0172

Docket Item #9
BAR CASE #2000-0172

BAR Meeting
November 15, 2000

ISSUE: Additions
APPLICANT: Richard Clausen
LOCATION: 608 Cameron Street
ZONE: CD/Commercial

STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. Record a zoning restriction notice among the land records tied to the property's deed that at least one parking space within 500 feet of the lot is provided in perpetuity;
2. 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; and,
3. The above statement must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.

NOTE:

Docket item #8 must be approved before this docket item can be considered.

CHRONOLOGY:

November 1, 2000: Deferred pending resolution of outstanding zoning issues.

October 18, 2000: Deferred at the request of the applicant.

October 4, 2000: Deferred for restudy.

September 20, 2000: Deferred for inadequate public notice.

September 6, 2000: Deferred for restudy.

August 16, 2000: Deferred for restudy.

DISCUSSION:

Applicant's Description of the Undertaking:

"Permission to construct addition (3 stories) to existing rear structure (carriage house); add two stories above existing footprint of carriage house and construct one story addition for H.C. lavatory between carriage house and front structure."

Update:

As noted at the last public hearing on this application on October 4, 2000, the use of the proposed addition has changed from the originally proposed office use to a first floor office with two floors of accessory apartment above. Because of this change in use, the applicant has basically returned to the original design for the addition believing that a Federal Revival style of building is the appropriate architectural metaphor for a building that is largely residential in nature. While Staff does not disagree with this philosophical approach to the design of the addition, it continues to be the position of Staff that this new building is an ancillary outbuilding fronting on an alley and that, therefore, the design should be as simple as possible to reflect the traditional hierarchy between the main historic block and the more utilitarian rear additions and outbuildings found throughout the historic district.

Staff would also note that at several of the past public hearings, Board members have expressed concern about the size of the addition which is nearly as large as the historic main block. Members stated that they believed that the building should be utilitarian in concept and be a background building that did not draw attention to itself. Members further stated that they believed that the building size should be limited to two stories in height so that there was no competition for attention between the main historic block and the rear addition and because of the tight configuration of the space in the alley.

Additionally, because of the change in use, the hyphen connector between the rear of the historic main block and the addition is no longer needed and has been eliminated in the current design iteration.

Issue:

The applicant is requesting approval of a Certificate of Appropriateness for additions and alterations to the rear of the commercial property at 608 Cameron Street. These include:

Additions

A one and a half story brick addition will be built over the existing rear outbuilding and a new two and a half story brick addition will be added to the west side. Stylistically the alley facade of the enlarged outbuilding and accompanying two and half story addition give an impression of a Federal revival building with symmetrically placed six-over-six wood windows. The first floor windows have jack arches and those on the second level have steel lintels. There are two entrance doors to the office space at the east and west ends of the new building. These doors also have jack arches; the east door is a six panel wood door and the one on the west is a vertical board door. The revised elevation drawings indicate four roof dormers with six-over-six double hung windows on the alley elevation. There is a single dormer on the roof on the addition to the west and tripartite dormer is proposed to be installed on the raised addition portion facing the alley. This new dormer is proposed to be approximately 18' in width, 8' high to the peak of the dormer and 8' in depth. The dormer will have three wood windows separated by a steep sloped standing seam metal roof with a low pitched return to the existing roof. The ends of the dormers will be clad with wood siding. There is a simple wood cornice. A brick chimney with two sets of shoulders is proposed at the west side of the building.

The north side of the building has a type of treatment similar to that on the alley side with six-over-six wood windows with jack arches on the first level and steel lintels on the second level. Four dormers are also proposed on this elevation. Paired wood multi-paned French doors are proposed on the first and second levels of this elevation on the west end. The second level pair of French doors will have an iron railing in front. On the east side of the first floor a six panel wood door is proposed.

History and Analysis:

As noted in the discussion section of docket item #8, the historic main block of 608 Cameron Street dates from the late 18th century while the outbuilding at the rear which is being modified as part of this application dates from 1960.

At the public hearing of October 4, 2000 the applicant represented that the outbuilding was to be used by him and his two children resulting in three bedrooms. The Board deferred the application for restudy and the revised plans that were submitted with a floor plan that showed the three bedrooms. Zoning analysis concluded that based upon the parking requirements for accessory apartments in the CD zone, that three parking spaces would have to be provided to meet the parking requirements of a three bedroom apartment. Subsequently, the floor plans were revised to indicate different uses in the spaces originally designated as bedrooms. Staff determined based upon the criteria outlined in a Guidance Memorandum (attached) concerning the definition of bedrooms, that merely re-designating certain spaces was not sufficient and that at least two parking spaces would be required. Based upon the interpretation, the applicant revised the interior floor plan and substantially re-configured the use of the residential interior space. Staff review of this third revised floor plan indicates that the accessory apartment above the first floor commercial use is technically in compliance with the definition of a bedroom and is now only a one bedroom apartment with a parking requirement of only one space which the applicant can meet by recording a zoning restriction notice among the land records tied to the property's deed that at least one parking space within 500 feet of the lot is provided in perpetuity. Therefore, the requirements of the zoning ordinance have been met.

Staff continues to have no objection to the siting, scale and massing of the proposed new building. The applicant has continued to revise and simplify the design of the proposed additions. At this stage in the redesign, it is the opinion of Staff that the extremely simplified Federal revival vocabulary is acceptable and reflects the stylistic characteristics of the original 1960 outbuilding. Therefore, Staff has no objections to the current redesigned additions.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 Construction permits are required for the proposed demolition and construction of the addition and alterations. Plans detailing the methods and materials of construction shall accompany the above permit.
- C-2 A rodent abatement plan shall be submitted to this office for review and approval prior to the release of any construction, demolition or land disturbance permit.
- C-3 All construction shall conform to the current edition of the Virginia Uniform Statewide Building Code (VUSBC).
- C-4 State the intended use of the "attic."
- C-5 An enclosed, fire-rated stair is required to serve the attic space.
- C-6 The exterior stair shall be protected from the accumulation of ice and snow.

Historic Alexandria:

This seems very large for the space.

Alexandria Archaeology:

- F-1 This property has the potential to yield archaeological resources which could provide insight into residential life in Alexandria during the later eighteenth and nineteenth centuries. According to Ethelyn Cox's *Historic Alexandria, Street by Street, A Survey of Existing Early Buildings*, Joseph Horton sold the house in 1798 to Jean Michael Anthony, Baron Van Havre, whose family had fled to the United States to escape the French occupation of Belgium. The property was later purchased by Bathurst Daningerfield, a sea captain, in 1803.
- C-1 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-2 The above statement must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.

10-105 Matters to be considered in approving certificates and permits.

(A) Certificate of appropriateness

(2) **Standards.** Subject to the provisions of section 10-105(A)(1) above, the Old and Historic Alexandria district board of architectural review or the city council on appeal shall consider the following features and factors in passing upon the appropriateness of the proposed construction, reconstruction, alteration or restoration of buildings or structures:

(a) Overall architectural design, form, style and structure including, but not limited to, the height, mass and scale of buildings and structures;

(b) Architectural details including, but not limited to, original materials and methods of construction, the pattern, design and style of fenestration, ornamentation, lighting, signage and like decorative or functional fixtures of buildings or structures; the degree to which the distinguishing original qualities or character of a building, structure or site (including historic materials) are retained;

(c) Design and arrangement of buildings and structures on the site; and the impact upon the historic setting, streetscape or environs;

(d) Texture, material and color, and the extent to which any new architectural features are historically appropriate to the existing structure and adjacent existing structures;

(e) The relation of the features in sections 10-105(A)(2)(a) through (d) to similar features of the preexisting building or structure, if any, and to buildings and structures in the immediate surroundings;

(f) The extent to which the building or structure would be harmonious with or incongruous to the old and historic aspect of the George Washington Memorial Parkway;

(g) The extent to which the building or structure will preserve or protect historic places and areas of historic interest in the city;

- (h) The extent to which the building or structure will preserve the memorial character of the George Washington Memorial Parkway;
- (i) The extent to which the building or structure will promote the general welfare of the city and all citizens by the preservation and protection of historic interest in the city and the memorial character of the George Washington Memorial Parkway; and
- (j) The extent to which such preservation and protection will promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place in which to live.



- MAIN ROOF
- LOW PITCH ROOF
- STEEP PITCH ROOF
- W.D. CORNERS W/W.D. TRIM & SIDING W/D. W/D. W/W.D. MUNTINS
- 5" DEEP ALUM. GUTTER
- 1X W.D. TRIM
- BRICK TO MATCH EXIST.
- W.D. WINDS. W/W.D. MUNTINS

NEW COMPLETE ADDITION

EXIST. w/ 1/2 STORY ADDITION

ALLEY ELEVATION

7/4/15

ATTACHMENT 4



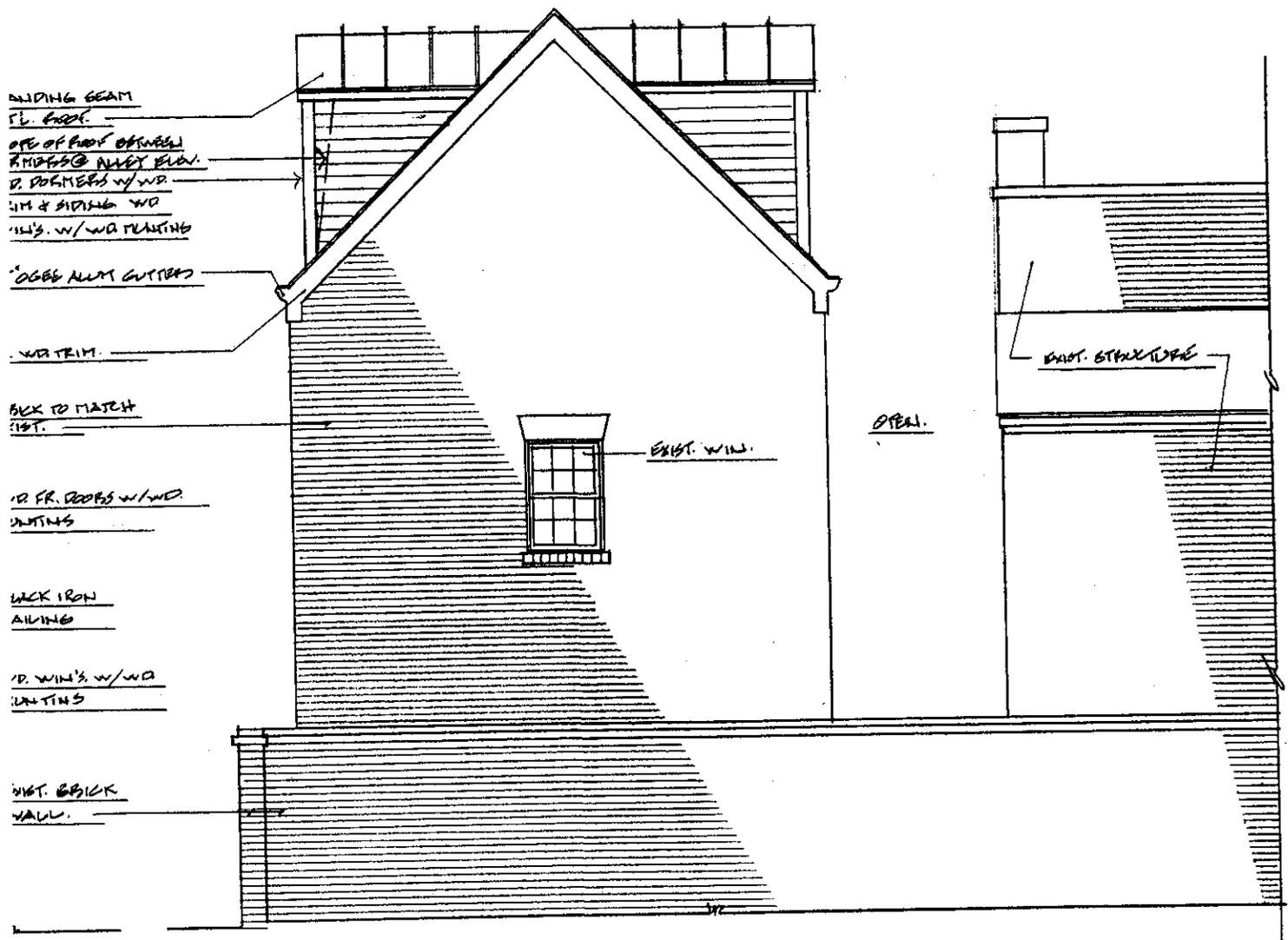
- STANDING BEAM
17 L. FEET.
- SLOPE OF ROOF OFFERED
FOR HOUSE ONLY E
WD. PORTERS w/WD
TRIM & SIDING WD
WINDS. w/WD PLANT
- 5' OGBE NUT CUTTB
- 1X WD TRIM
- BACK TO MATCH
EXIST.
- WD CR. DOORS w/WD
MOUNTING
- BLACK IRON
CARVING
- WD. WINDS. w/WD
MOUNTING
- EXIST. BRICK
WALL.

OUTLINE OF EXIST. STRUCTURE
IN FOREGROUND.

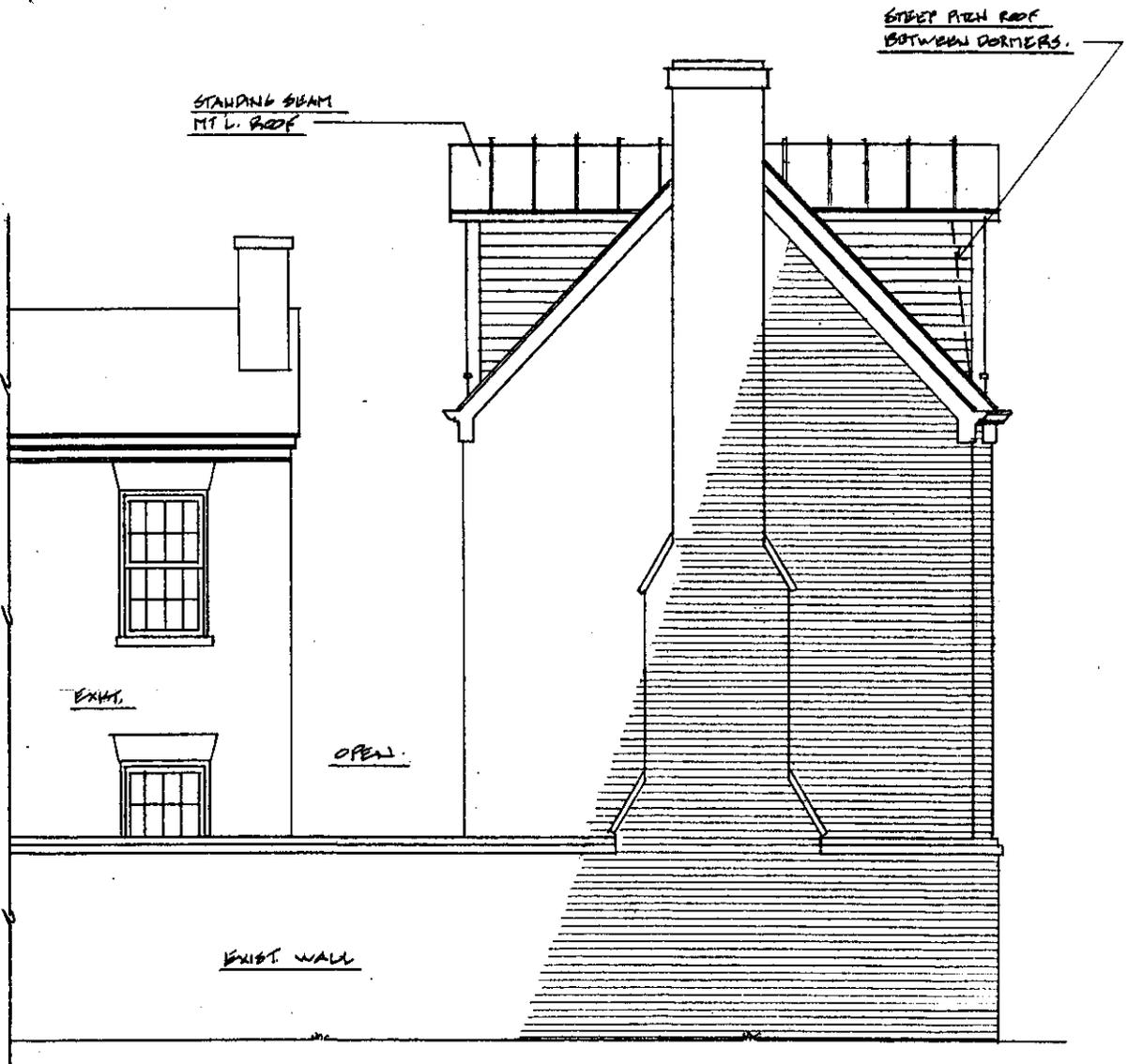
21

GARDEN ELEVATION w/ TRUE DOORWAYS

1/4" = 1'-0"



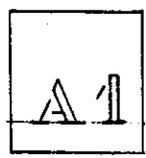
EAST SIDE ELEVATION



WEST ELEVATION

1/4" = 1'-0"

DR. YORK RESIDENCE & OFFICE
 168 BOSS ALLEY / 608 CAMERON ST.
 NOV. 7, 2000
 RICHARD T. CLAUSEN ARCHITECT





19820
3-13-01

~~10811~~
~~224-01~~
RECORD OF APPEAL

EXHIBIT NO. 2

FROM A DECISION OF THE BOARD OF ARCHITECTURAL REVIEW

Date Appeal Filed With City Clerk: 11/21/00

B.A.R. Case # 2000-0171 & 2000-0172

Address of Project: 608 Cameron Street

Appellant is: (Check One)

B.A.R. Applicant - Agent

Other Party. State Relationship _____

Address of Appellant: 608 Cameron Street

Alexandria, VA 22314

Telephone Number: 703-836-6006

State Basis of Appeal: The application meets all the design review guidelines.

Attach additional sheets, if necessary.

A Board of Architectural Review decision may be appealed to City Council either by the B.A.R. applicant or by 25 or more owners of real estate within the effected district who oppose the decision of the Board of Architectural Review. Sample petition on rear.

All appeals must be filed with the City Clerk on or before 14 days after the decision of the B.A.R.

All appeals require a \$50 filing fee.

If an appeal is filed, the decision of the Board of Architectural Review is stayed pending the City Council decision on the matter. The decision of City Council is final subject to the provisions of Sections 10-107, 10-207 or 10-309 of the Zoning Ordinance.

Harry O. Hart
Signature of the Appellant

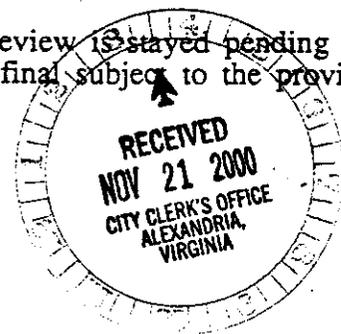


EXHIBIT NO. 3

19-22
3-13-01

Daniel C. York
103 Ross Alley
Alexandria, VA 22314

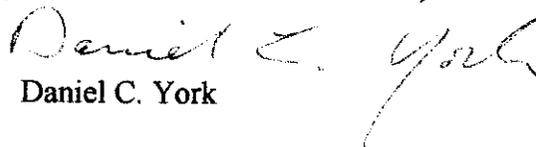
City Council
301 King Street, Suite 2300
Alexandria, VA 22314

Re: BAR Appeal on 608 Cameron Street heard at
February 24, 2001 City Council Hearing

Dear Members of the City Council,

I have been working with my architect Rick Clausen on a smaller plan for 608 Cameron Street. I respectfully request that you remand this project to the Board of Architectural Review with instructions to consider a smaller plan. I have spoken with Mark Feldheim of the Old Town Civic Association and he is agreeable with the decision to remand to BAR with instructions to consider a smaller plan.

Thank you for your consideration in this matter,


Daniel C. York

