

EXHIBIT NO. 1

21E22  
3-13-01

~~12E13~~  
2-24-01

Docket Item #  
BAR CASE #2000-0296 & 0297

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 Daniel C. York

**LOCATION:** 608 Cameron Street

**ZONE:** CD\Commercial

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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.

In January of this year, the applicant returned to the Board with a substantially revised design for the construction of a rear addition at 608 Cameron Street and the City Attorney ruled that the changes were significant enough that the Board could consider the application.

The design presented in this application showed a much simpler alley facade and a slightly lowered the height of the addition to the outbuilding. Significantly, however, the applicant now proposed to connect the rear outbuilding to the main historic block with a two story brick hyphen which involved the encapsulation of portions of the 18<sup>th</sup> century structure. 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.

The use of the addition was to be office space on the first floor with living space above.

At the January 20001 public hearing 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 denied the application because it believed that (1) it was inappropriate to connect the two buildings and (2) the brick hyphen would have an adverse impact on the historic structure. (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:

B.A.R. Staff was strongly opposed to the encapsulation of a two story section of the historic main block and the house and recommended denial of this portion of the application. Staff also recommended denial of the design of the hyphen, but approval of the design for the addition to the 20<sup>th</sup> century outbuilding 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 #2000-0296 & 0297

REPORT ATTACHMENTS

ATTACHMENT 1

MINUTES OF B.A.R. PUBLIC HEARING, JANUARY 17, 2001

CASE BAR2000-0296

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

APPLICANT: Richard Clausen

BOARD ACTION: **Denied, 3-2.**

MOTION: To deny docket item #'s 13 and 14.

MAKER: Dr. Fitzgerald

SECOND: Ms. Quill

SPEAKERS: Richard Clausen, project architect  
Mark Allen, attorney representing Mr. and Mrs. Lloyd Flatt, 606 Cameron Street  
Tim Neary, Clarke and Sampson  
Charles Abelard, representing the Historic Alexandria Foundation  
Engin Artemel, Engin Artemel, architectural and planning expert  
Jon Wilbor, representing the Old Town Civic Association

NOTES: Chairman Hulfish asked that discussion of this docket item be coupled with docket item #14.

Mr. Allen said that he objected to coupling the two items, and asked that the Board rule on the demolition application first.

Dr. Fitzgerald said he believed that discussion of the two docket items should be coupled.

Chairman Hulfish said it was his preference that the two docket items should be coupled.

Mr. Clausen then proceeded and described the project. He said that major changes in the design of the addition had been made. He said that the hyphen between the addition and the existing historic building had been moved back 5' in order to preserve one of the original windows in the historic part of the building. He said that was now seen on the alley elevation was a simple, mercantile building. He described the differentiation between the proposed addition and the historic building including different brick bonding patterns. He said that the new addition would not mimic the existing ell.

Mr. Wilbor said that the OTCA had had an opportunity to meet with Mr. Clausen and the owner of the property. He said that Mr. Clausen had done a good job in simplifying the design, but that OTCA believed that the addition should be at least two feet lower in height. He also said that the OTCA did not support the north facing dormers and strongly preferred a clean roof line. He also said that the window in the hyphen should be subordinate to the windows in the historic section of the house and suggested a four-over-four window configuration rather than the six-over-six light configuration depicted on the drawings. He said that OTCA did not disagree with Staff regarding the appropriateness of the proposed hyphen.

Mr. Neary said that the size of the addition had not really been reduced very much. He said that while he supports changes to the property, that the proposed size of the addition overpowers the alley. He said that the owner of the property was no longer cooperating with the surrounding property owners. He said that this was a massive addition and a case of the tail wagging the dog.

Mr. Allen said that this was essentially the same application that the Board had denied in November, only worse. He cited the number of different uses that had been proposed for the addition by Dr. York. He said that the form of the addition and the new hyphen had a more deleterious effect on his client than the previously proposed addition and that the new design was a major step backwards. He noted that capsulation of the historic building had not previously been an issue. He said that the changes proposed for the addition were minimal and noted that the height of the addition had only been reduced by approximately two feet and that what was now proposed was essentially one gigantic building rather than an historic building and an outbuilding. He said that this was the ninth time that the Board had heard an application for an addition at this building and that what was being asked was trying to fit a square peg into a round hole. He said he agreed with the Staff recommendation and the proposed conditions. He said that parking remained a major issue and that the proposed living space would depend tenuously upon annual Staff inspections of the use of the addition. He also said that the addition would destroy the gardens at 606 Cameron Street and asked that the Board deny the application.

Mr. Abelard said that HAF supported the Staff recommendation on the demolition application. He also said that the HAF did not support the proposed hyphen. He said that the mass of the addition was too big and recommended that the Board deny the application.

Mr. Artemel said that outbuildings in Alexandria are usually not connected to the historic main block and that outbuildings serve auxiliary uses. He said that the addition would compete with the existing historic building. He said he recommended denial of the application for the same reasons stated by HAF.

Ms. Neihardt said she was opposed to the hyphen and that it was inappropriate to connect the two buildings.

Dr. Fitzgerald said he agreed with Ms. Neihardt and that this latest design represented a step backwards. He said that in this latest proposal that the historic building was being impinged upon. He said that what had been proposed earlier was a better solution. He said he did not object to the mass of the addition because directly to the west on the alley was a five story brick building, but that the proposed addition had an adverse impact on the historic structure.

Mr. Wheeler said he agreed with Dr. Fitzgerald regarding the mass of the addition, but that he was quite troubled by the connector and the proposed encapsulation of the historic building. He said he could not support the proposed hyphen.

Ms. Quill said that this was not an appropriate addition. She also said she was uncomfortable with all the conditions necessary to ensure that the addition was in compliance with the zoning ordinance. She said she did not support the previous proposal and could not support the proposal now.

Chairman Hulfish then called the question on the Staff recommendation for docket item#13 which was:

1. Denial of the Permit to Demolish/Capsulate the rear wall of the existing ell; and,
2. Approval of the Permit to Demolish/Capsulate the 20<sup>th</sup> century office building.

Dr. Fitzgerald offered a substitute motion to deny docket item #'s 13 and 14.

Ms. Quill seconded the substitute motion which passed on roll call vote of 3-2 (Ms. Neihardt and Mr. Wheeler were opposed).

**14. CASE BAR2000-0297**

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

**APPLICANT:** Richard Clausen

**BOARD ACTION:** Denied, 3-2.

See docket item #13 for discussion.

BAR CASE #2000-0296 & 0297

ATTACHMENT 2

BAR STAFF REPORTS, JANUARY 17, 2001

Docket Item #13  
BAR CASE #2000-0296

BAR Meeting  
January 17, 2001

**ISSUE:** Permit to Demolish  
**APPLICANT:** Richard Clausen  
**LOCATION:** 608 Cameron Street  
**ZONE:** CD/Commercial

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**STAFF RECOMMENDATION:**

Staff recommends:

1. Denial of the Permit to Demolish/Capsulate the rear wall of the existing ell; and,
2. Approval of the Permit to Demolish/Capsulate the 20<sup>th</sup> century office building.

**NOTE:** This docket item requires a roll call vote.

**DISCUSSION:**

**Applicant's Description of the Undertaking:**

“Capsulate portion of rear wall of existing two story structure and remove roof from over 1 ½ story freestanding building at rear of property.”

**Issue:**

The applicant has substantially revised the request for the construction of a rear addition at 608 Cameron Street and changed the scope of the demolition and capsulation request.

The applicant is now requesting approval of a Permit to Demolish and Capsulate two areas of the property at 608 Cameron Street. These areas are:

1. The rear wall of the ell attached to the historic main block; and,
2. Portions of a rear brick outbuilding (the structure has its own address as 103 Ross Alley).

**History and Analysis:**

The main historic block of 608 Cameron Street was constructed ca. 1798 the rear ell was constructed by at least 1877 when it appears on the Hopkins map of that date. The map indicates a free standing stable at the rear of the property.

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?

The exposed rear wall of the existing ell is important to understand the historic configuration of late 18<sup>th</sup> and early 19<sup>th</sup> century residential buildings in the historic district. Therefore, in the opinion of Staff, criteria #'s 1,2,5 and 6 are met in this instance and the Permit to Demolish and/or Capsulate should not be approved.

With regard to the late 20<sup>th</sup> century office building, 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:

I am concerned about the connection between the “outbuilding” and the main structure. We normally did not do this and I do not recommend doing something which has no stylistic precedence. Addition is relatively small and seems appropriate. This is an important period structure and we should not alter it this drastically with the “connector.”

BAR CASE #2000-0296 & 0297

Docket Item #14  
BAR CASE #2000-0297

BAR Meeting  
January 17, 2001

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

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STAFF RECOMMENDATION:

Staff recommends:

1. Approval of the additions to the 20<sup>th</sup> century rear outbuilding with the following conditions:
  - a. The applicant will record a zoning restriction with the deed of the property that two off-street parking spaces will be provided in perpetuity until such time the accessory apartment is converted to office use. If the property is sold a new zoning restriction must be reissued to the new property owner;
  - b. The applicant will provide a long term lease for the required two off-street parking spaces submitted prior to certificate of occupancy and provide evidence on an annual basis (the date of the BAR approval) to the Director of P&Z that the off-street parking requirement has been met;
  - c. On the anniversary of the BAR approval the applicant will permit staff to verify that the attic space continues to be used as storage as depicted on the submitted drawings of December 8, 2000;
  - d. 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,
  - e. The above statement must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.
2. Denial of the two story hyphen connector.

NOTE:

Docket item #13 must be approved before this docket item can be considered.

DISCUSSION:

Applicant's Description of the Undertaking:

"Add one story and roof to existing free standing building on alley with two story plus roof addition to west side of this structure and two story addition between this building and two story existing structure at front."

Issue:

The applicant has substantially revised the request for the construction of a rear addition at 608 Cameron Street and changed the scope of the request for approval of a Certificate of Appropriateness.

The revised design is substantially different than the other versions of a rear addition considered by the Board. Under the current proposal, a one story brick addition will be built over the existing two story rear office outbuilding and a new two and a half story brick addition will be added to the west

side. A new two story brick hyphen will connect the new rear addition with the historic rear ell of the house.

### **Alley facade**

Stylistically the alley facade of the enlarged outbuilding has been greatly simplified. Overall, the alley elevation gives 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. A brick chimney with two sets of shoulders is proposed at the west side of the building. There is a simple wood cornice. The roof is covered with standing seam metal.

### **North elevation**

The north side of the building has a type of treatment similar to that on the alley side. 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. There is a simple wood cornice and two dormers with wood casement windows are proposed for the roof which will be standing seam metal.

### **Hyphen**

A two story brick hyphen is proposed to connect the new rear addition with the historic rear ell of the house. On the west elevation, the hyphen has one six-over-six wood window on the second level which overlooks a one story porch with paired multi-light French doors. On the east elevation, no fenestration is proposed. There is a simple wood cornice and the roof of the hyphen will be standing seam to match that on the addition to the outbuilding.

### History and Analysis:

As noted in the discussion section of docket item #13, the historic main block of 608 Cameron Street dates from the late 18<sup>th</sup> century while the outbuilding at the rear which is being modified as part of this application dates from 1960.

The zoning compliance office notes that the proposed addition/outbuilding with an accessory apartment above office space complies with zoning ordinance requirements with the following conditions:

- (1) The applicant will record a zoning restriction with the deed of the property that two off-street parking spaces will be provided in perpetuity until such time the accessory apartment is converted to office use. If the property is sold a new zoning restriction must be reissued to the new property owner.
- (2) The applicant will provide a long term lease for the required two off-street parking spaces submitted prior to certificate of occupancy and provide evidence on an annual basis (the date of the BAR approval) to the Director of P&Z that the off-street

- parking requirement has been met.
- (3) On the anniversary of the BAR approval the applicant will permit staff to verify that the attic space continues to be used as storage as depicted on the submitted drawings of December 8, 2000.

Staff basically has no objection to the revised scale, massing and design for the additions to the 20<sup>th</sup> century rear outbuilding. The design has been simplified and reduced to two stories in height so that does not appear to overwhelm the historic rear ell.

However, Staff has strong objections to the proposed two story brick hyphen. Freestanding outbuildings at the rear of properties for uses such as kitchens and stables were a common feature of the built environment of Alexandria in the 18<sup>th</sup> and 19<sup>th</sup> centuries. Alexandria has no tradition of connected buildings as was common in New England in the 18<sup>th</sup> and 19<sup>th</sup> centuries. In the opinion of Staff the proposed hyphen severely compromises the understanding of the historic evolution of this property and violates the historic integrity of the property. Staff believes that there must be a substantial physical separation between the historic house and the rear outbuilding. Further, in the opinion of Staff the design of the proposed hyphen does not meet the recommendations for residential additions contained in the *Design Guidelines*. The *Guidelines* recommend that there be a clear differentiation between the existing historic building and a new addition. The use of an identical design vocabulary between the new addition and historic building does not create such a differentiation. Therefore, Staff recommends that the hyphen portion of this project be eliminated.

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:

I am concerned about the connection between the "outbuilding" and the main structure. We normally did not do this and I do not recommend doing something which has no stylistic precedence. Addition is relatively small and seems appropriate. This is an important period structure and we should not alter it this drastically with the "connector."

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;

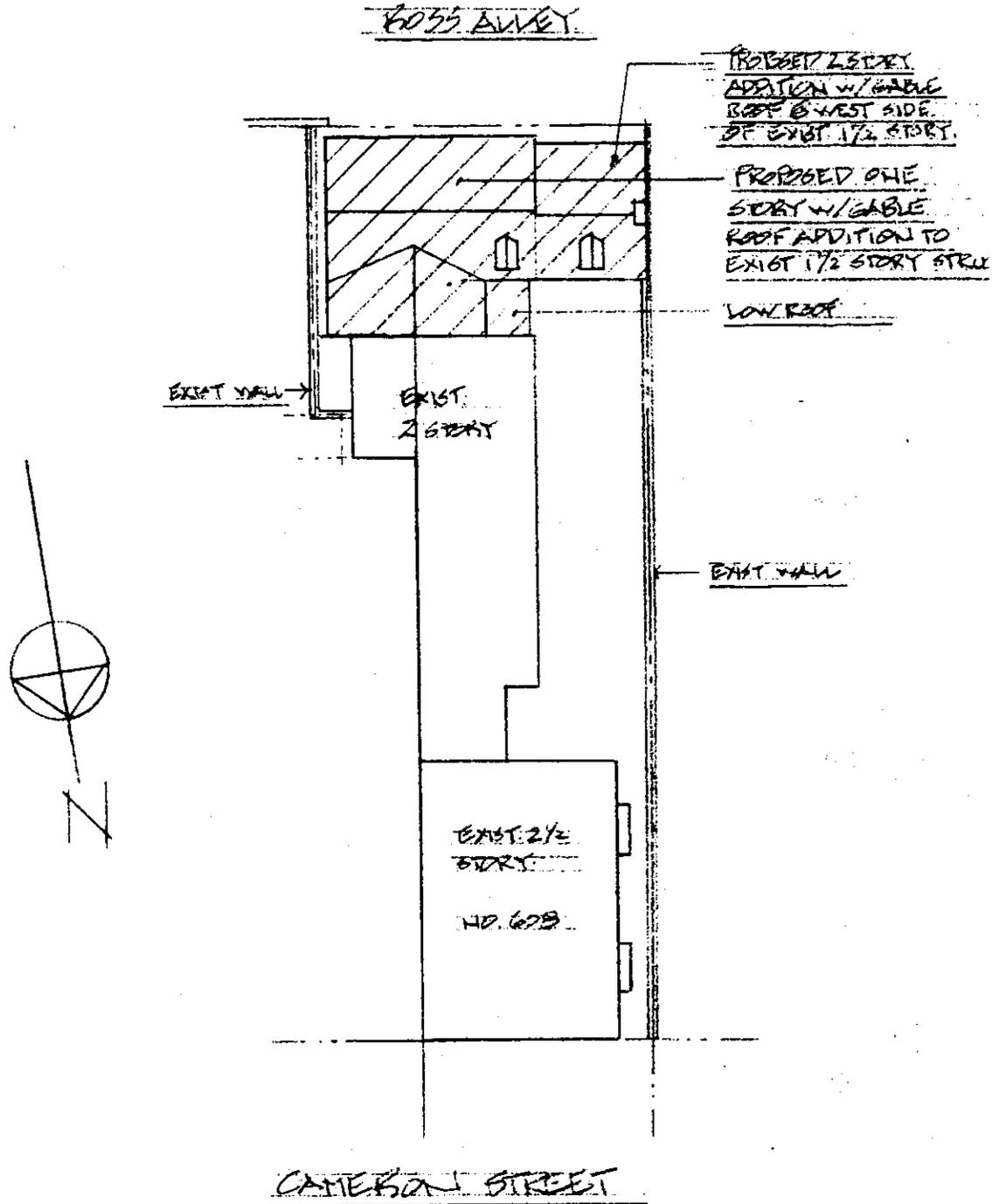
(e) The relation of the features in sections 10-105(A)(2)(a) through (d) to similar features of the preexisting building or structure, if any, and to buildings and structures in the immediate surroundings;

(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.

ATTACHMENT 4



SITE PLAN

1"=20'0"



STANDING SEAM  
METAL ROOF

5" ALUM. CORNER (2" x 6")  
F. D. S. T.

5/4" x 10" WOOD TRIM

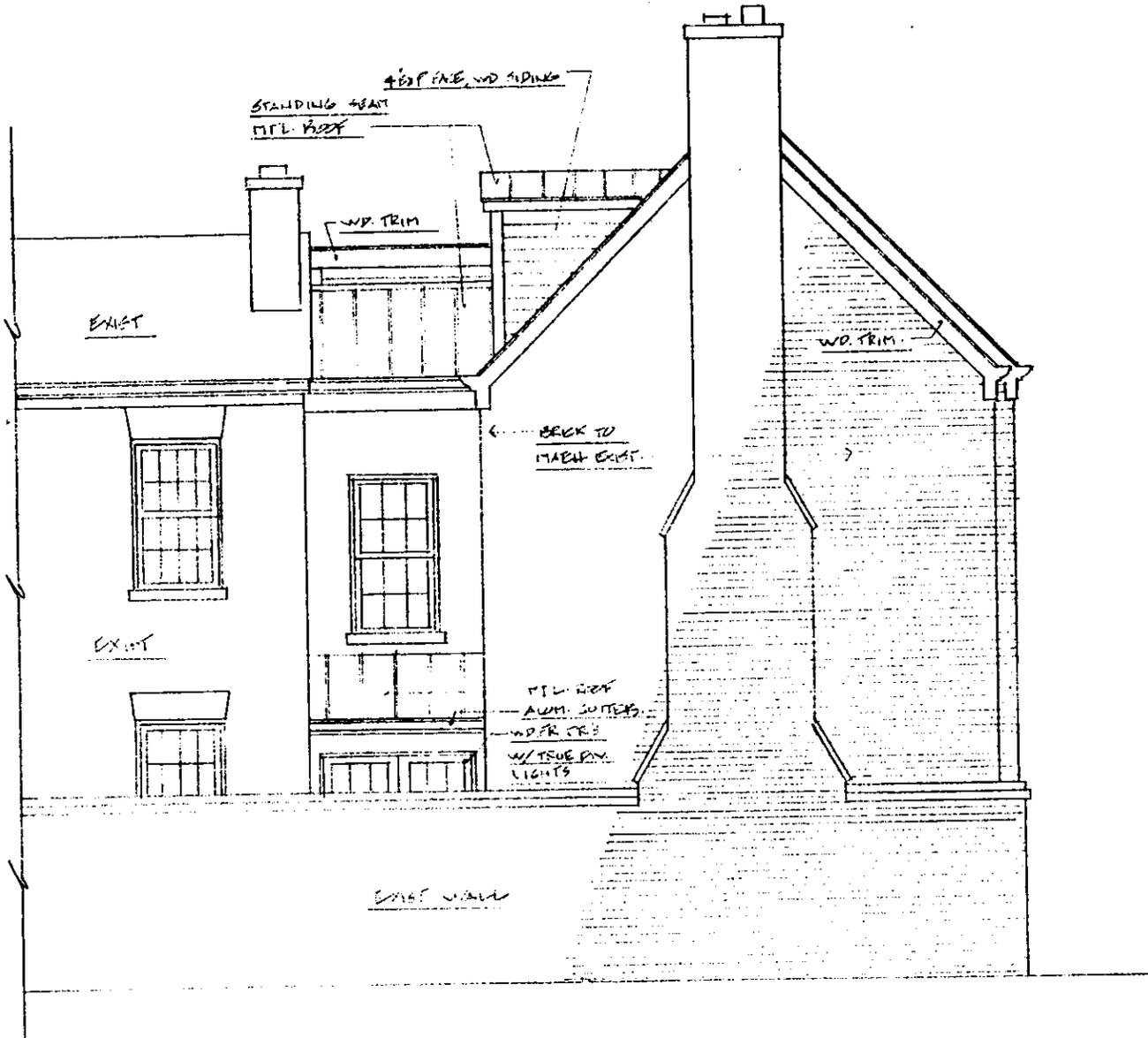
W. H. V. S. 2" WOOD  
PANTILES

NEW BRICK MATCH  
EXIST.

WOOD VINYL

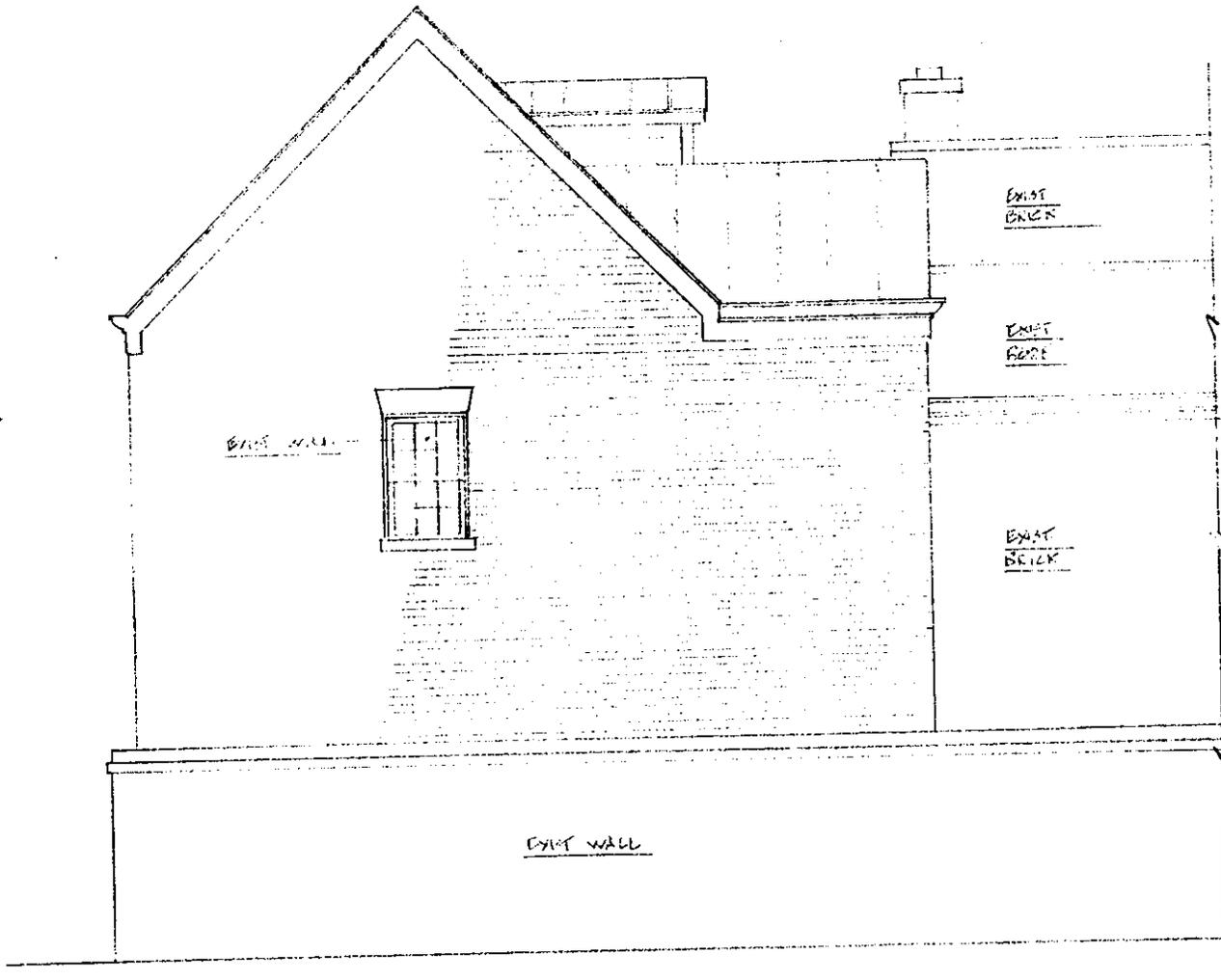
ALLEY ELEVATION 1

1/4" = 1'-0"



WEST ELEVATION

2-1



EAST ELEVATION

4'-0"

23



GARDEN ELEVATION

4-1-10



21822  
3-13-01

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~~2-24-01~~

EXHIBIT NO. 2

RECORD OF APPEAL

FROM A DECISION OF THE BOARD OF ARCHITECTURAL REVIEW

Date Appeal Filed With City Clerk: Jan. 26, 2001

B.A.R. Case # 2000-00296 2000-00297

Address of Project: 608 Cameron Street

Appellant is: (Check One)

B.A.R. Applicant

Other Party. State Relationship \_\_\_\_\_

Address of Appellant: 608 Cameron Street  
Alexandria, VA 22314

Telephone Number: \_\_\_\_\_

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.

Samuel C. York  
Signature of the Appellant

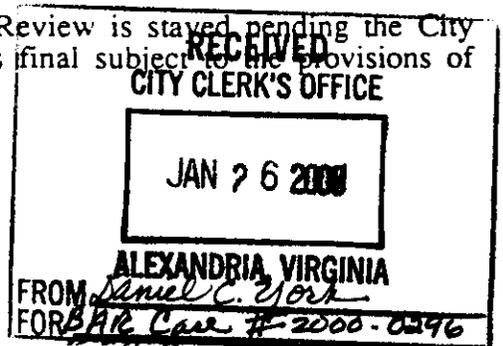
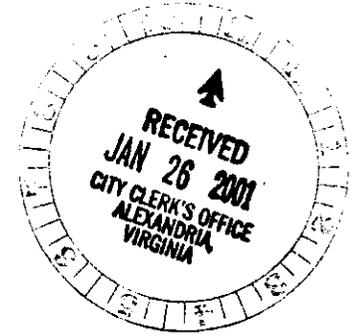


EXHIBIT NO. 3

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

