

EXHIBIT NO. 1

12/13  
1-26-02

Docket Item #  
BAR CASE #2001-0225 and 0226

City Council  
January 26, 2002

**ISSUE:** Appeal of a decision of the Board of Architectural Review, Old and Historic Alexandria District, denying the demolition of portions of the rear office building and new additions

**APPLICANT AND APPELLANT:** Daniel York

**LOCATION:** 608 Cameron Street

**ZONE:** CD/Commercial

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### Background and Summary of Case

This case concerns the expansion of an outbuilding on the Old Town lot at 608 Cameron Street. Council considered this matter and an earlier version of the expanded building last year, when the Board first denied the proposal. In that B.A.R. appeal case, Council remanded the case back to the Board of Architectural Review with the specific instruction that a revised design for the addition have “less mass, less height and less square footage.”

The applicant has revised the design of the addition and staff determined that the revised design technically complied with Council’s instruction. However, both staff and the Board oppose the revised plan because, while technically of “less mass, less height and less square footage” than the first design, it is still overly large and inappropriate for the scale of the lot.

### Board of Architectural Review Action

On November 7, 2001, the Old and Historic Alexandria District Board of Architectural Review denied proposed additions to the rear office building and the associated demolition necessary to construct the additions at 608 Cameron Street. Combining discussion of the two separate applications, the Board denied the applications because (1) the additions were not compatible with the existing historic structure on the lot; (2) the additions would overwhelm the alley at the rear of the property; and (3) the mass and scale of the additions were simply too large. (see BAR Minutes at Attachment 1).

As with the previous public hearings concerning this addition, there was extensive public testimony from concerned neighbors at the November 2001 hearing, about both the design and size of the proposed addition as well as about the adverse impact that the addition would have on parking and traffic circulation on the rear alley which is accessed from North Washington Street.

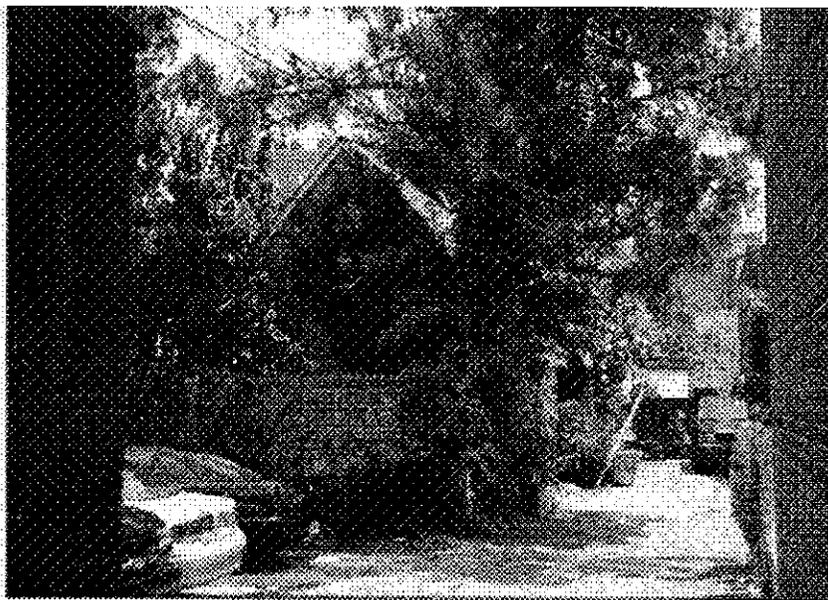
### Description of the Setting

608 Cameron Street is one of a pair of two and a half story brick townhouses constructed in 1798 as single family homes. The lot has an area of 3,484 square feet, with a Cameron Street frontage of approximately 27', a rear alley frontage of approximately 39', and a length of 100'. The original 18<sup>th</sup> century rowhouse is slightly over 23' in width and approximately 34' in length. An early 19<sup>th</sup> century addition tripled the length of the main building. Until recently, the main building has been used for residential purposes. The zoning of this property as well as its neighbors on either side was changed in 1992 from residential to commercial.



**Figure 1** 608 Cameron Street was originally constructed as a residence in 1798. The rear outbuilding was constructed in 1960.

At the rear of the property there is a second building, which is the subject of the current building proposal. This small one and a half story brick building has been used for office and commercial purposes since it was built in 1960.



**Figure 2** Rear 1960 outbuilding and adjacent open space as seen from Ross Alley.

The twin house immediately to the east at 606 Cameron Street is occupied as a residence with a significant rear garden. Behind it is another small residence accessed from the rear alley. The building immediately to the west fronts on North Washington Street and is used as offices on the first floor with apartments above. There is a small surface parking lot separating 608 Cameron Street from the building on North Washington Street. The nucleus of 131 North Washington dates from the early 19<sup>th</sup> century, but it had significant Second Empire alterations in 1874.

To the rear of 608 Cameron Street is a large alley and court which serve the commercial uses on North Washington Street and North St. Asaph Street and the residential uses next door.

#### Description of Proposed Addition

The existing rear building is a one and a half story brick building with a 18' by 25' footprint. The applicant proposes to build an additional one and a half stories above the existing first floor and to add a new two and a half story brick 13' wide addition to the building's 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. 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. A bay window of 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.

#### Changes from the prior application.

Although staff has determined that the new proposal meets City Council's requirement that it have "less mass, less height, and less square footage," the applicant's proposal is still a substantial enlargement of the existing outbuilding. The principal design changes from the prior submission have been:

- Reduction in height. The overall height of the finished building has been reduced approximately 5';
- Elimination of the dormers; and,
- There is no longer a connection to the main historic block.

The overall footprint has remained essentially unchanged. The existing outbuilding will be expanded by approximately 13' to the west, in an area that is currently treed.

Staff Analysis

Staff has recommended denial of the proposed addition because of its size and the resulting consequences for both the adjacent properties as well as the subject lot itself. The overall appearance of the addition has generally been simplified and the proposed building is now a more utilitarian, background building than the prior proposal. For example, the dormers previously proposed have been removed. The design features help retain some distinction between the main, historic structure on the lot and what should be a subservient outbuilding. However, staff believes that the overall size of the addition makes the outbuilding an inappropriate size. Staff is troubled by the sheer amount of building proposed for this single lot in the historic district. In addition, Staff believes that the large addition changes the relationship between the two buildings on the lot, making them more equal, with the rear building losing its subservient relation to the main house.

In addition to the historic and architectural reasons to keep the outbuilding small and subservient, Staff is concerned about essentially creating two uses on this property. While permissible under the zoning ordinance for this mixed use area, staff sees no compelling reason to support double uses and intensity on this single lot, with the impacts, including potential parking problems, that creates.

Furthermore, the existing one story building with its open space and trees on the west side provides visual relief and openness from the otherwise dense building fabric on the alley. The additional height and width of the building as proposed will remove the greenness on southwest corner of the lot. The subject lot now contains some 1,182 square feet of open space which will be reduced to 930 square feet with the addition.

Finally, Staff is concerned that the height and bulk of the addition will create a closed in feeling for the residential property immediately to the east. Today that property experiences the rear outbuilding as a simple, small, garage type structure, which is not an unusual intrusion for residents. However, the proposed building addition will create a taller, wider building which will be experienced as a wholly separate second commercial structure on the subject property.  
(Attachment 2)

City Council Action Alternatives: Council may uphold or overturn the decision of the B.A.R., using the criteria 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, 11/7/01

Attachment 2: B.A.R. Staff Reports, 11/7/01

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

Attachment 4: Plans for the additions at 608 Cameron Street

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

## REPORT ATTACHMENTS

MINUTES OF B.A.R. PUBLIC HEARING, NOVEMBER 7, 2001

**BOARD ACTION, NOVEMBER 7, 2001:** The Board combined discussion of docket item #'s 10 & 11. On a motion by Mr. Smeallie, seconded by Mr. Keleher the Board denied the applications. The roll call vote on the motion was 4-2 (Dr. Fitzgerald and Ms. Neihardt were opposed).

**REASON:** The Board believed that the proposed addition was too large and would visually compete with the main historic block as well as filling in open space.

**SPEAKERS:** Richard Clausen, project architect, spoke in support  
Mark Feldheim, representing the Old Town Civic Association, spoke in support  
Mark Allen, attorney representing Lloyd Flatt, spoke in opposition  
Engine Artemel, spoke in opposition  
Ray Massey, spoke in opposition  
Charles Ablard, representing the Historic Alexandria Foundation, spoke in opposition

ATTACHMENT 2

BAR STAFF REPORTS, NOVEMBER 7, 2001

Docket Item #10  
BAR CASE #2001-0225

BAR Meeting  
November 7, 2001

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

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STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

NOTE: This docket item requires a roll call vote.

DISCUSSION:

In November 2000, the Board denied this application (BAR Case #2000-0171) for demolition and capsulation and its companion application for an addition at the rear outbuilding at 608 Cameron Street. The Board's action was appealed to City Council which heard the cases on March 13, 2001. City Council remanded the cases back to the Board with the direction that the addition have "less mass, less height and less square footage". Staff has determined that the revised design complies with the terms of the Council motion.

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:

"Add one story addition above existing structure and a two story addition to west side. First floor to remain office with two bedroom residence on proposed second floor."

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. The portion of structure to be demolished was built in 1960s and has no historic value.

## CITY DEPARTMENT COMMENTS

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

### Historic Alexandria:

This seems very large for the space.

Docket Item #11  
BAR CASE #2001-0226

BAR Meeting  
November 7, 2001

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

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**BOARD ACTION, NOVEMBER 7, 2001:** See docket item #10.

**STAFF RECOMMENDATION:**

Staff recommends denial of the application.

In the alternative, if the Board determines to approve the additions Staff recommends 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 #10 must be approved before this docket item can be considered.

**DISCUSSION:**

In November 2000, the Board denied an application (BAR Case #2000-0171) for demolition and capsulation and its companion application for an addition at the rear outbuilding at 608 Cameron Street. The Board's action was appealed to City Council which heard the cases on March 13, 2001. City Council remanded the cases back to the Board with the direction that any proposed addition have "less mass, less height and less square footage" than the proposal Council considered. The revised design complies with the terms of the Council motion.

**Background:**

608 Cameron Street is one of a pair of two and a half story brick townhouses constructed in 1798 as single family homes. The lot has an area of 3,484 square feet, with a Cameron Street frontage of approximately 27', a rear alley frontage of approximately 39', and a length of 100'. The original 18<sup>th</sup> century rowhouse is slightly over 23' in width and approximately 34' in length. An early 19<sup>th</sup> century addition tripled the length of the main building. Until recently, the main building has been used for residential purposes. The zoning of this property as well as its neighbors on either side was changed in 1992 from residential to commercial.

At the rear of the property there is a second building, which is the subject of the current building proposal. This small one and a half story brick building has been used for office and commercial purposes since it was built in 1960.

The twin house immediately to the east at 606 Cameron Street is occupied as a residence with a significant rear garden. Behind it is another small residence accessed from the rear alley. The building immediately to the west fronts on North Washington Street and is used as offices on the first floor with apartments above. There is a small surface parking lot separating 608 Cameron Street from the building on North Washington Street. The nucleus of 131 North Washington dates from the early 19<sup>th</sup> century, but it had significant Second Empire alterations in 1874.

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The north side of the building has a type of treatment similar to that on the alley side. A bay window of 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.

#### Changes from the prior application.

Although staff has determined that the new proposal meets City Council's requirement that it have "less mass, less height, and less square footage," the applicant's proposal is still a substantial enlargement of the existing outbuilding. The principal design changes from the prior submission have been:

- Reduction in height. The overall height of the finished building has been reduced approximately 5';
- Elimination of the dormers; and,
- There is no longer a connection to the main historic block.

The overall footprint has remained essentially unchanged. The existing outbuilding will be expanded by approximately 13' to the west, in an area that is currently treed.

#### STAFF ANALYSIS

Staff is concerned about the proposed addition because of its size and the resulting consequences for both the adjacent properties as well as the subject lot itself. From a design perspective, staff believes that the removal of the dormers and the treatment of the windows has generally simplified the proposed building, creating a more utilitarian, background building than the prior proposal. The design features therefore help retain the important distinction between the main, historic structure on the lot and this subservient outbuilding. Since the last Board hearings on this project, however, Staff has revised its opinion of the appropriateness of the addition, chiefly because of its size. Staff is troubled by the sheer amount of building proposed for this single lot in the historic district. In addition, staff believes that the large addition changes the relationship

between the two buildings on the lot, making them more equal, with the rear building losing its subservient relation to the main house.

Board members have also expressed concern about the size of the addition which is nearly as large as the historic main block of the house at the front of the lot. 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.

In addition to the historic and architectural reasons to keep the outbuilding small and subservient, staff is concerned about essentially creating two uses on this property. While permissible under the zoning ordinance for this mixed use area, staff sees no compelling reason to support double uses and intensity on this single lot.

Furthermore, the existing one story building with its open space and trees on the west side provides visual relief and openness from the otherwise dense building fabric on the alley. The additional height and width of the building as proposed will remove the greenness on southwest corner of the lot. The subject lot now contains some 1,182 square feet of open space which will be reduced to 930 square feet with the addition.

Finally, Staff is concerned that the height and bulk of the addition will create a closed in feeling for the residential property immediately to the east. Today that property experiences the rear outbuilding as a simple, small, garage type structure, which is not an unusual intrusion for residents. However, the proposed building addition will create a taller, wider building which will be experienced as a wholly separate second commercial structure on the subject property.

For these reasons, Staff can no longer support the project and recommends denial of the additions.

#### Use of the Property

Staff has some additional concerns related to the use of the outbuilding and to parking. The applicant has revised the stated use of the rear building and the interior configuration of the space several times in reaction to zoning analysis, and to concerns expressed by the public. The current proposal, as the applicant has stated to staff and the Board, and as reflected in the applicant's description of his proposal, is as follows: "First floor to remain as office with two bedroom residence on proposed second floor."

If the second floor is used as a residence, then staff is concerned because as a zoning as well as a practical matter, parking is required. The applicant has provided an agreement with a nearby parking lot for two parking spaces, which is sufficient to meet the technical parking requirement. However, there is no guarantee that the parking will remain in the future and enforcement will be

difficult. Therefore, in the event the addition is approved, staff is recommending a condition that requires the applicant to record a zoning restriction notice in the land records for the maintenance of at least two parking space within 500 feet of the lot in perpetuity.

## 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.

20



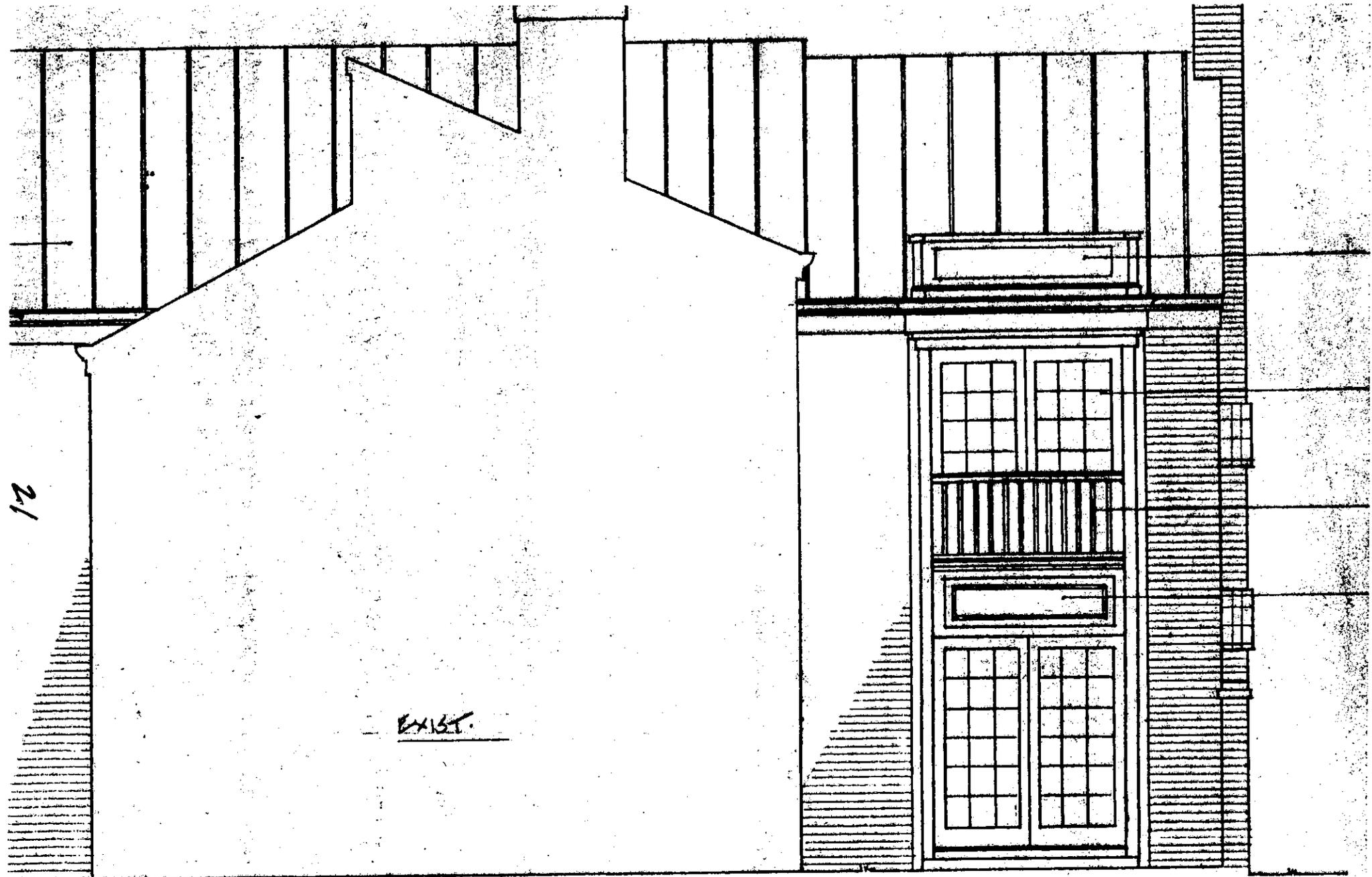
PROPOSED TWO STORY ADDITION

EXISTING ONE STORY ADDITION

ATTACHMENT 4

SOUTH ELEVATION (as viewed from the alley)

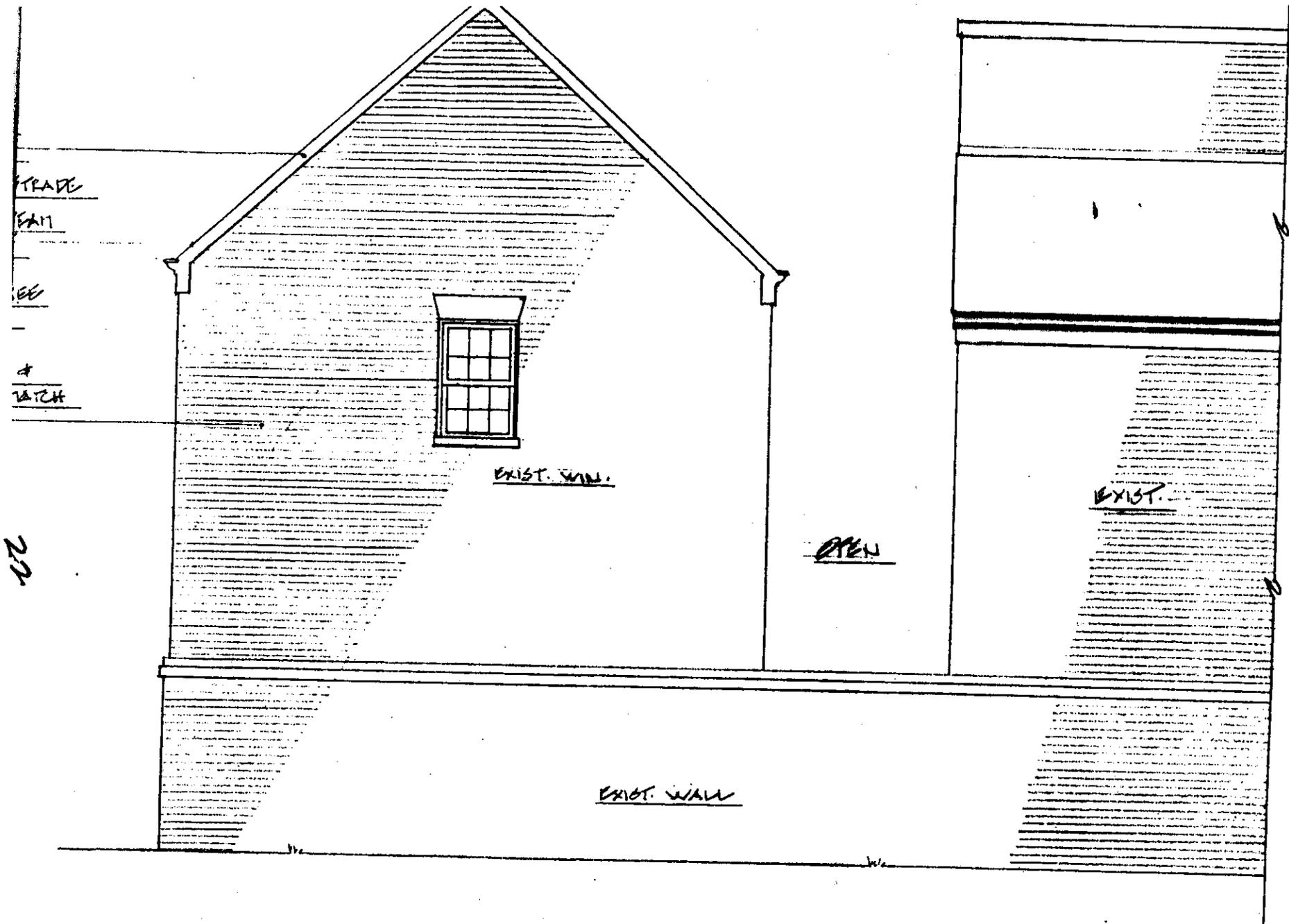
1/2" = 1'-0"



21

EXIST.

NORTH ELEVATION (inside the courtyard)



EAST ELEVATION (view from neighboring residential property)

1/4" = 1'-0"



- 5/4x6 W/2  
RAKES @P
- WOOD BALK
- STANDING  
MTL. FR
- 5" ALUM.  
GUTTERS
- NEW BRK  
MORTAR &  
EN-T.

23

EXIST.

OPEN

EXIST. WALL

26

WEST ELEVATION

EXHIBIT NO. 2

12 & 13  
1-26-02

Sent to CC, CA,  
CM, Michelle, Ellen  
P. Smith 12/15/01 Public  
Hearing mtg



RECORD OF APPEAL

FROM A DECISION OF THE BOARD OF ARCHITECTURAL REVIEW

Date Appeal Filed With City Clerk: Nov. 19, 2001

B.A.R. Case # BAR Case # 2001-225 and Case # 226

Address of Project: 608 Cameron

Appellant is: (Check One)

B.A.R. Applicant

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



Address of Appellant: 103 Ross Alley

Alexandria VA 22314

Telephone Number: 703 684-0077 (301) 258-2717

State Basis of Appeal: I have complied with all  
the City Council's recommendations.

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.

Daniel C. York  
Signature of the Appellant

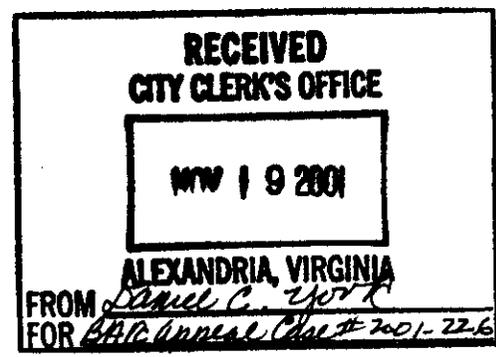


EXHIBIT NO. 3

LAW OFFICES

12413  
1-26-02

**MARK S. ALLEN**  
301 NORTH PITT STREET  
ALEXANDRIA, VIRGINIA 22314

(703) 836-8787

FAX (703) 836-7459

**ROBERT J. TEST**  
OF COUNSEL

**MARK S. ALLEN**  
**ROBERT N. ETHERIDGE**

Proposed Changes To  
608 Cameron St  
As of January 26, 2002

The owner of 608 Cameron Street is appearing before the Alexandria City Council on January 26, 2002 with an updated proposal for enlarging the carriage house located on the back property line of the 608 Cameron Street property. This is in answer to the rejection by the City Council of a proposal presented to same in 2001. The inference of the council decision was that substantial changes to the proposal would be required for the council to entertain acceptance of same.

I represent Mr. And Mrs. Lloyd Flatt, owners of the neighboring properties of 606 Cameron Street and 101 Ross Alley. In our view, the updated proposal, while "smaller" is not substantially different in scope from its prior versions and does not address the basic objections to the first proposal.

A comparison between the two proposals is included as attachment 1.

As per the attached comparison the only real change between the two proposals is the elimination of the connector between the carriage house and the main house. The revised proposal still has a full two story building occupying the full width of the 608 property on Ross Alley. The proposed building is still shown against the property line with no offset. The proposed structure is higher than the main house, takes up over one and a half times the ground space of the existing carriage house, is a complete story higher than it is now and is or very close to the size of the main historic house, thus becoming the dominant structure of the historic 608 Cameron property. It will definitely be the dominate structure in historic Ross Alley and certainly will no longer be an adjunct, subservient outbuilding.

Dr. York may argue that the large building facing Washington Street with its back to Ross Alley is bigger and higher than the proposed structure. This

argument fails to consider: 1) that the subject building was built as a structure facing Washington Street and was and is a Washington Street structure with Washington Street addresses. The proposed structure will be built specifically as a Ross Alley structure, facing and contained in historic Ross Alley with a Ross Alley address: 2) the subject building was built before historic significance was recognized: 3) the subject building is the only large non-historic structure with its back to Ross Alley. The existing carriage house on the back of the 608 Cameron Street property is relatively small and is and adjunct to the main property, as a carriage house was meant to be.

Mr. Flatt and Mrs. Flatt are now also the owners of the home 101 Ross Alley, which will also be adversely affected by a large, new commercial structure built in close proximity facing the alley.

Whether stated or not an increase in building size can be assumed to be followed by an increase in people use. This will result in an increased parking requirement. Parking in Ross Alley is over capacity at the present. The 608 Cameron property has no dedicated parking in Ross Alley for the existing carriage house. The proposed larger building with its increased people capacity provides no increased parking capacity which will result in increased confusion, congestion and police towing activity and expense in Ross Alley.

It is therefore respectfully requested by Mr. Flatt, the owner of 606 Cameron Street and 101 Ross Alley, that the Alexandria City Council disapprove the proposal before it concerning the enlargement of the carriage house on the back of 608 Cameroon Street, which is adjacent to and faces Ross Alley.

	<u>EXISTING</u>	<u>2001 PROPOSAL</u>	<u>2002 PROPOSAL</u>	<u>EXPLANATION</u>
FRONTPRINT	450 sq ft	792 sq ft	684 sq ft	REMOVED PROPOSED CONNECTOR BETWEEN CARRIAGE HOUSE AND EXISTING MAIN HOUSE
% INCREASE		76%	52%	
GROUND DIMENSIONS	25 X 18	6 X 18 38 X 18	38 X 18	SAME AS ABOVE
TOTAL SQ FT 2 STORIES		324 sq ft 1368 sq ft	1368 sq ft	SAME AS ABOVE
HEIGHT	21 ft	29 ft	26 ft	CHANGED PROPOSED ROOF PITCH
LENGTH FACING ROSS ALLEY	25 ft	38 ft	38 ft	NO CHANGES
HEIGHT ABOVE MAIN HOUSE	minus 4.5 ft	plus 3.5 ft	plus 0.5 ft	CHANGED PROPOSED ROOF PITCH
OFFSET FROM ALLEY BOUNDARY	0 ft	0 ft	0 ft	ADDITION OF A LENGTHED 1st FLOOR AND A FULL 2nd FLOOR UNCHANGED

November 5, 2001

Board of Architectural Review  
City Hall  
Alexandria, Virginia 22314

Re: 608 Cameron Street

To the Board of Architectural Review:

I have seen Dr. York's latest application and the staff report that goes with it. The proposal is more of the same. Therefore, I am as opposed to this project as I was in October 2000, when I wrote the attached letter. The reasons for my opposition are as valid today as they were then.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sheila McGurk', with a stylized flourish extending to the right.

Sheila McGurk  
Owner, Circe Day Spa

November 5, 2001

Board of Architectural Review  
City Hall  
Alexandria, Virginia 22314

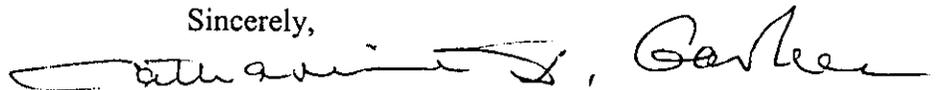
Re: 608 Cameron Street

Dear Mr. Hulfish and Members of the Board:

This letter is written to let you know that I continue to oppose the proposed new construction on 608 Cameron Street. As you know, own the building at 501 North Washington Street, which borders on the West.

I hope that the Board will continue to recognize the damage this over-building will do to the neighboring properties, and will put a stop to this project once and for all.

Sincerely,

A handwritten signature in cursive script, appearing to read "Catharine S. Barber".

ROBERT CUMMINGS  
P H O T O G R A P H E R

127 N. WASHINGTON ST.  
ALEXANDRIA, VA. 22314

703 549 4545  
800-255-4546  
FAX 703-549-7468

November 5, 2001

Alexandria's Board of Review

RE: 608 Cameron Street  
Alexandria, VA 22314  
Bar Case #2001-0226  
Docket #11

Dear Ladies and Gentlemen of the Board,

After reading the Staff Recommendations, I agree that the application for the proposed alterations to the property should be denied.

The considerations of the alteration of the whole of the alley and the amount of structure on this small area, I think it would create a closed in feeling for us as daily users of the alley. We are also disturbed by the commercial nature of the structure and all the parking problems that is entailed.

Please consider my suggestions and deny the application as noted above.

Regards,



Robert Cummings

12<sup>1</sup>/<sub>13</sub>  
1-26-02

COMPARISON OF BUILDING VOLUMES  
608 CAMERON BETWEEN EXISTING & PROPOSED  
26-Jan-02

	<u>EXISTING</u>	<u>PROPOSED 2001</u>	<u>PROPOSED 2002</u>
ENCLOSED VOLUME	6,780 cu ft	17,214 cu ft	14,364 cu ft
% CHANGE OVER EXISTING		154% or 2.54 times existing bldg	112% or 2.12 times existing bldg

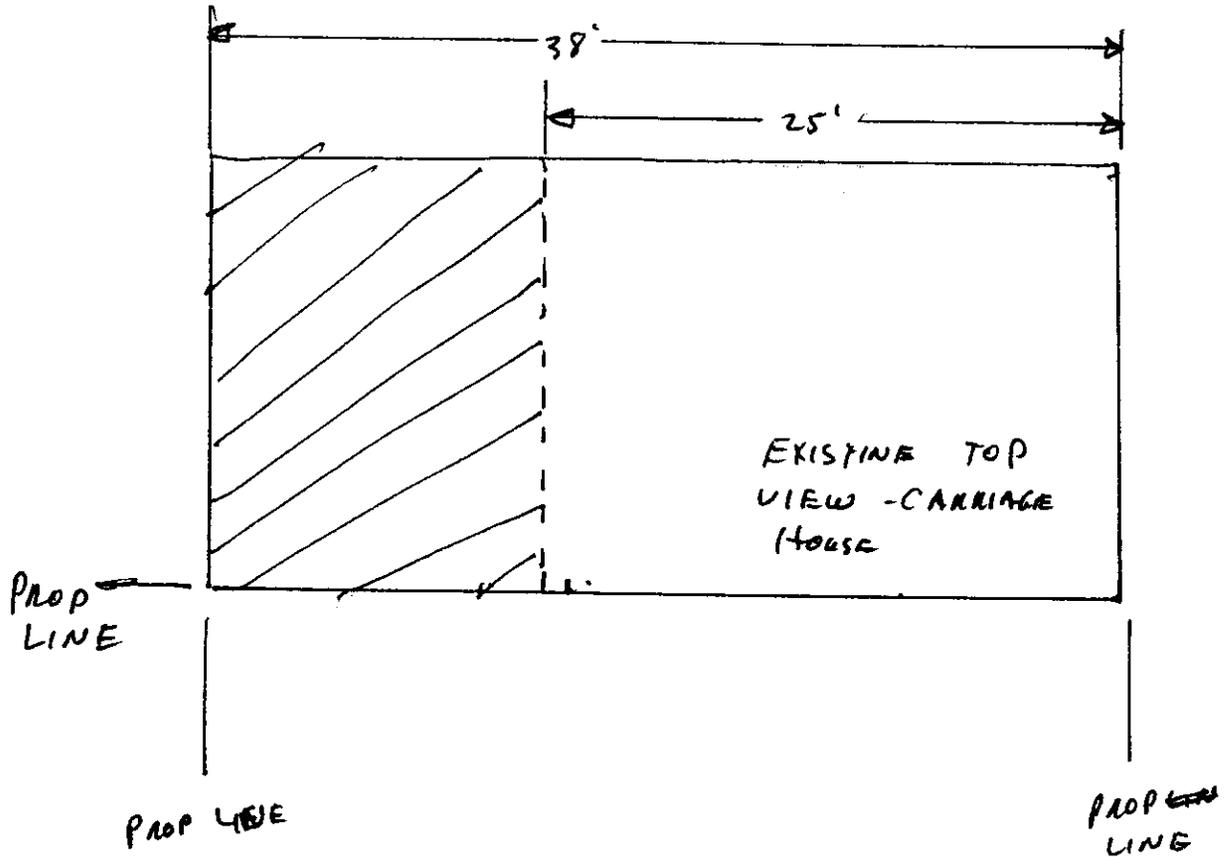
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SCALE RELATIONSHIP BETWEEN  
EXISTING AND PROPOSED

2 DIMENSIONAL FRONT VIEW FROM ALLEY	525 sq ft	1102 sq ft	988 sq ft
% CHG		110%	88%
2 DIMENSIONAL SIDE VIEW	261 sq ft	465 sq ft	378 sq ft
%CHG		78%	45%
2 DIMENSIONAL TOP	450 sq ft	792 sq ft	684 sq ft
%CHG		76%	52%

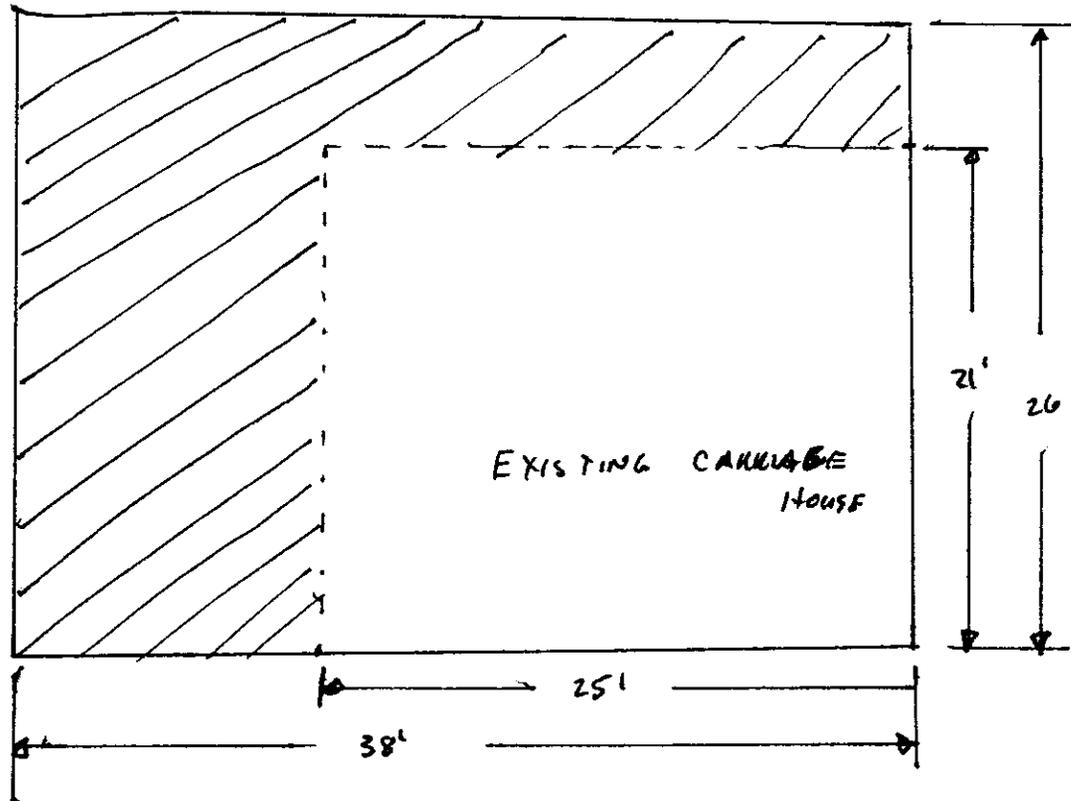
#1

PROPOSED CHANGE TO  
CARRIAGE HOUSE 608 CAMPELON  
1-26-02



TOP VIEW OF PROPOSED  
CARRIAGE HOUSE VS EXISTING

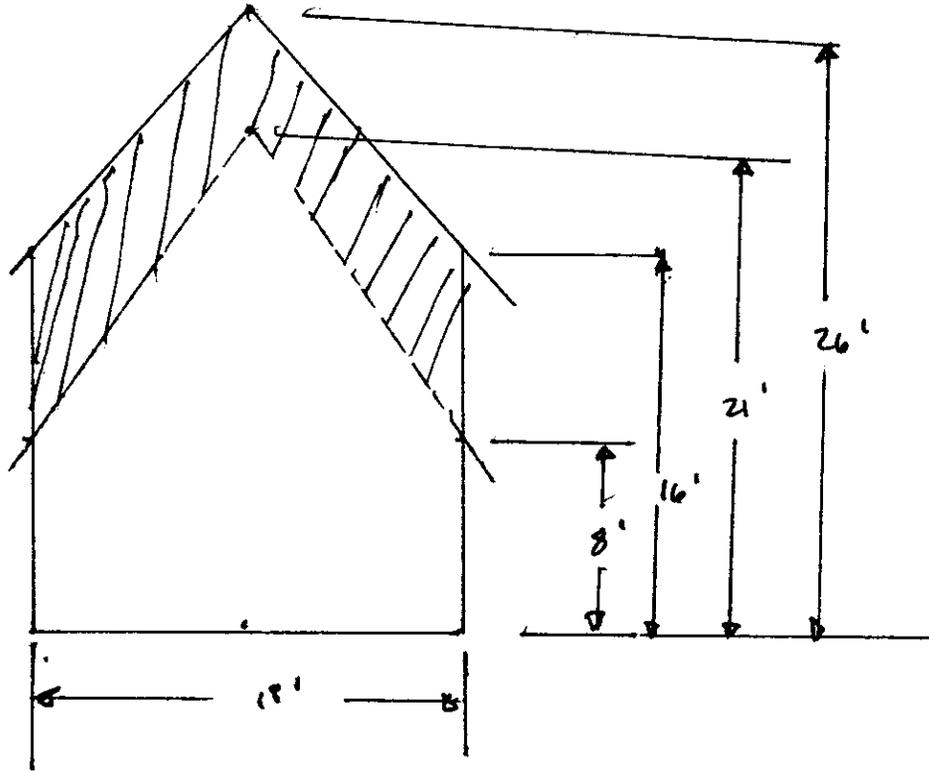
PROPOSED CHANGE TO CARRIAGE HOUSE  
608 CAMELON  
1-26-02



FRONTAL VIEW FROM ROSS ALLEY  
SHADED AREA - ADDITIONAL CROSS SECTION 2 DIM  
AREA

#2

PROPOSED CHANGE TO CARRIAGE HOUSE  
602 CAMERON  
1-26-02

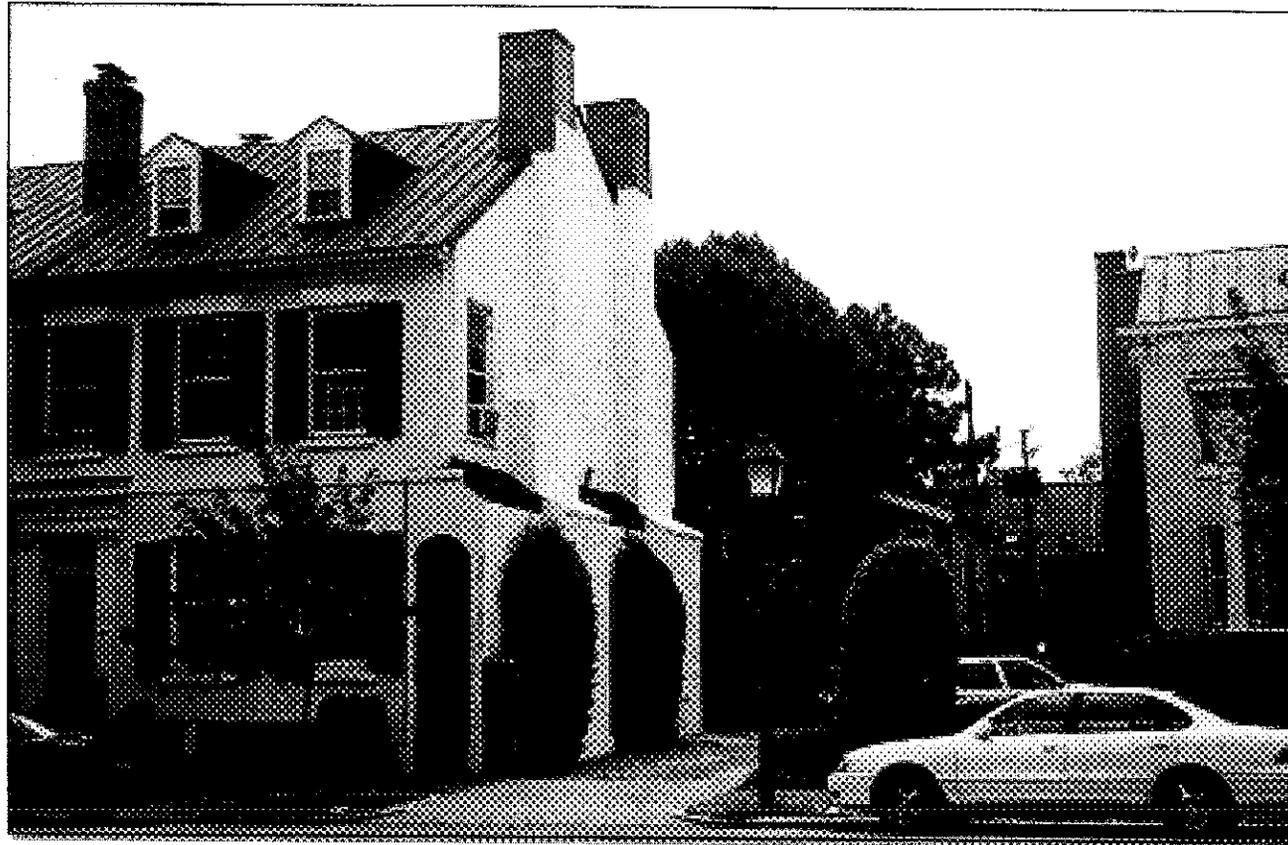


SIDE VIEW FROM GARDEN  
606 CAMERON  
SHADED AREA IS INCREASED  
IN CROSS-SECTION

# 4

# 608 Cameron Street

## View from Cameron Street



Original portion of 608 Cameron Street constructed in 1798.

# 608 Cameron Street

City of Honolulu, Department of Planning and Permitting

## **PROPOSAL:**

Enlarge one and a half story rear outbuilding to two and a half stories and extend the building west to the property line resulting in an additional approximately 925 square foot of building

## **ISSUES:**

- Expanded outbuilding is no longer subservient to historic building
- Intensification of use of lot by expanding commercial space and adding residential
- Loss of trees, mature vegetation and open space
- Impact of additional height and bulk on residential properties to the east

# 608 Cameron Street

1000 Washington Street, Portland, Oregon

Aerial

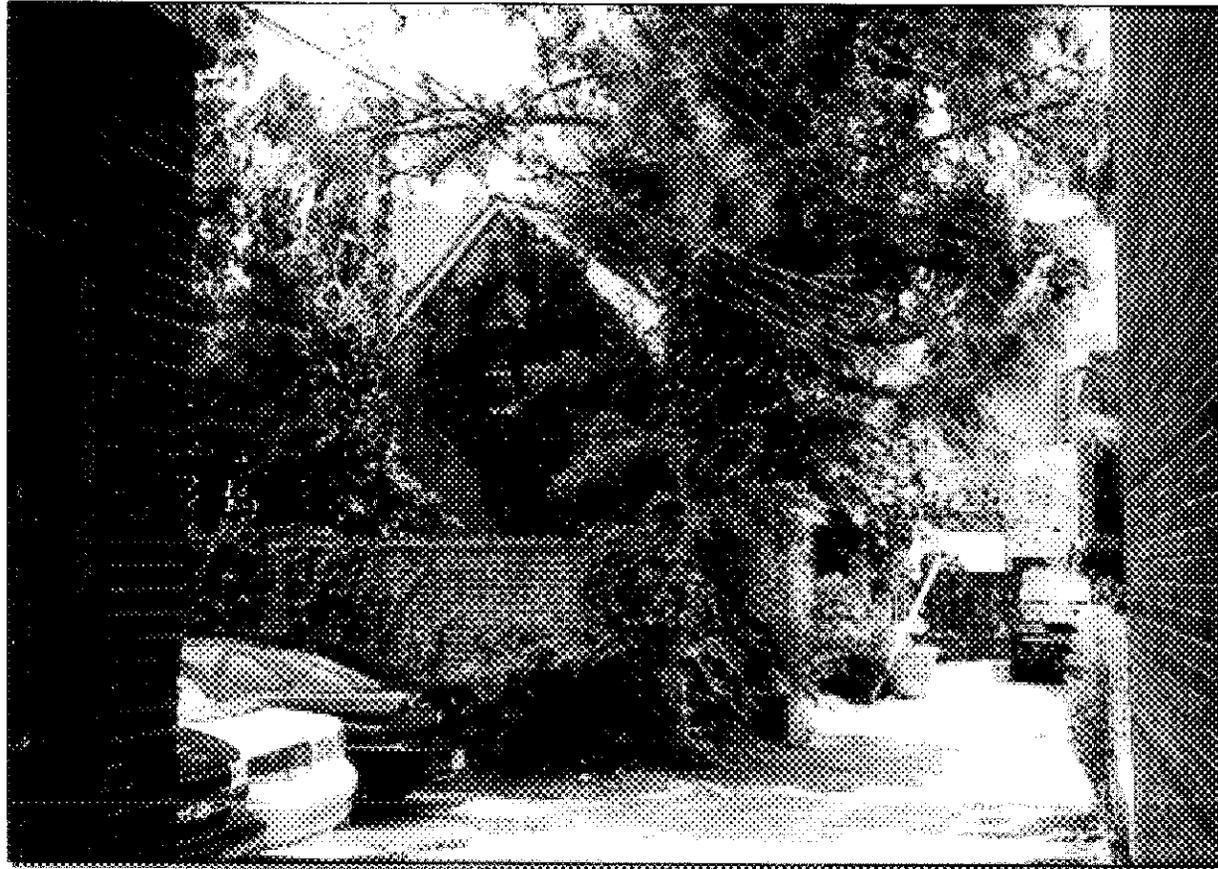


Original building was expanded in the early 19th century and the rear outbuilding was constructed as office and commercial space in 1960.

# 608 Cameron Street

City of Vancouver Department of Planning and Economic Development

## View from Alley



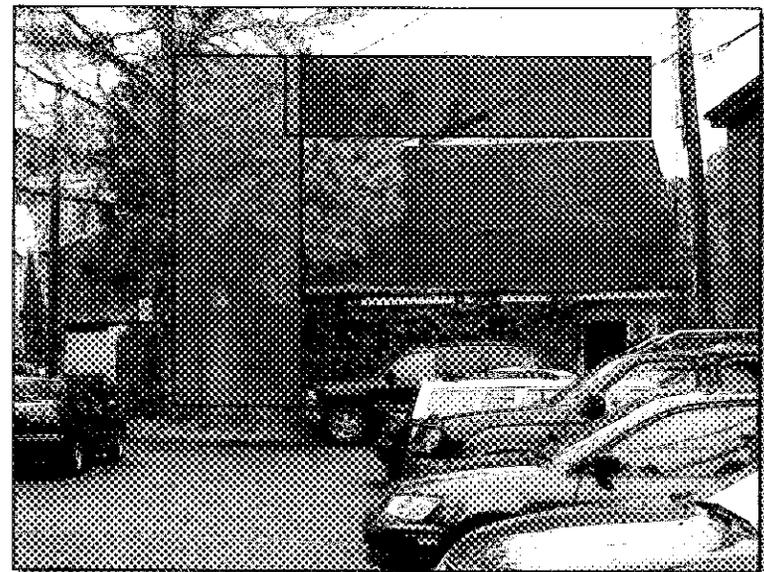
View of rear of the property looking east with open space and mature vegetation.



# 608 Cameron Street

*City of Houston Department of Planning and Land Use*

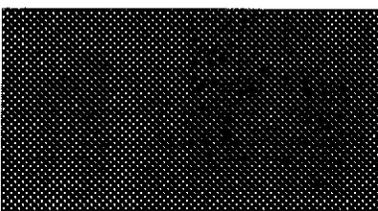
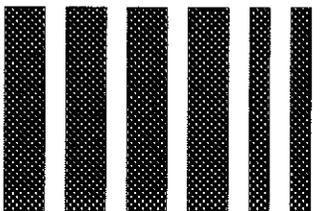
## View from Alley



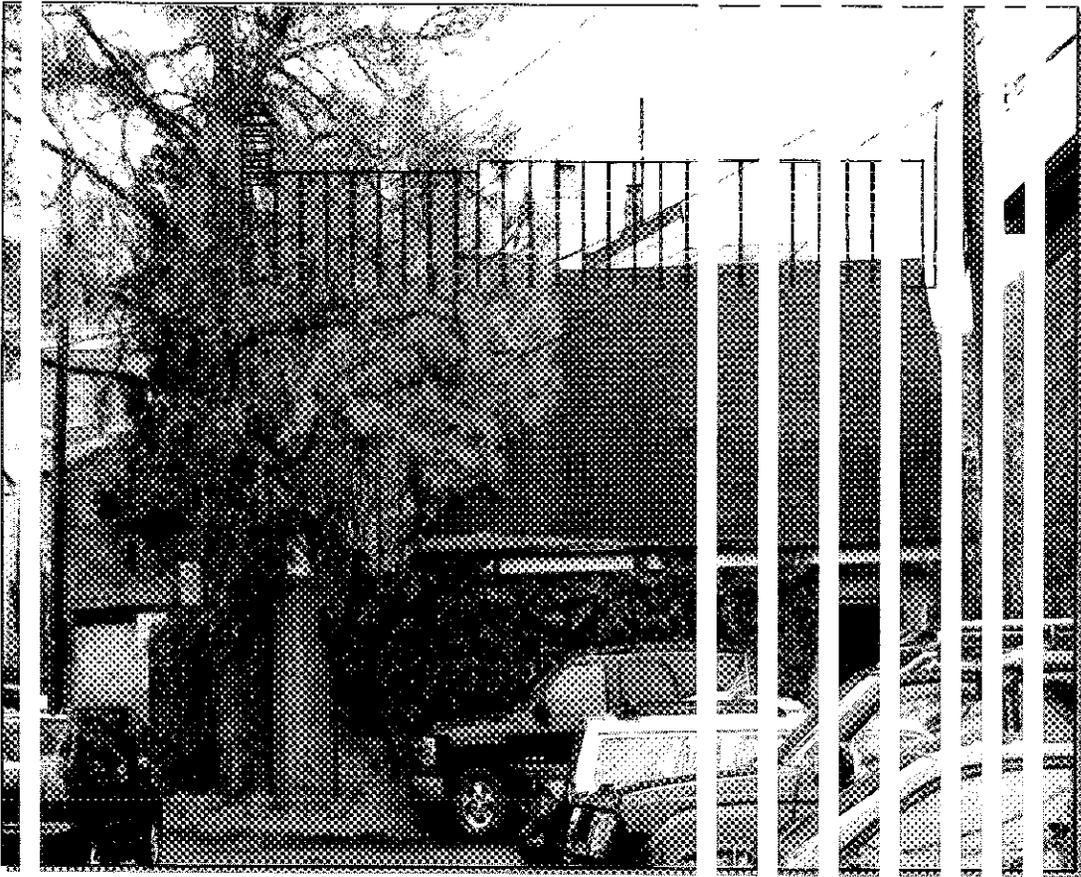
Overall width increases by 13' and height increases by 7' from 19' to 26'.

608 Cameron Street  
Cameron Street

608 Cameron Street  
Cameron Street



View from Alley



Revised addition design overlaid on existing outbuilding.

12  
1-26-02

- CITY SEAL -

NOTICE OF PUBLIC HEARING ON AN APPEAL OF A DECISION OF THE BOARD OF ARCHITECTURAL REVIEW, OLD AND HISTORIC ALEXANDRIA DISTRICT, DENYING A REQUEST FOR APPROVAL OF A PERMIT TO DEMOLISH PORTIONS OF A BUILDING LOCATED AT 608 CAMERON STREET, ZONED CD COMMERCIAL. [CASE BAR-2001-225]

A Public Hearing will be held by the City Council of the City of Alexandria, Virginia, in the Council Chamber of the City of Alexandria, on Saturday, January 26, 2002, at 9:30 a.m., or an adjournment thereof, at which time an appeal of a decision of the Board of Architectural Review, Old and Historic Alexandria District, on November 7, 2001, denying a request for approval of a permit to demolish portions of a building located at 608 Cameron Street, zoned CD Commercial, will be heard. APPLICANT AND APPELLANT: Richard Clausen by Daniel C. York.

This appeal is being heard pursuant to Section 10-107(A)(2) of the Zoning Ordinance for the Old and Historic Alexandria District of the City of Alexandria.

Beverly I. Jett, CMC, City Clerk

To be published in the:

Alexandria Journal on Thursday, January 10, 2002; and  
Alexandria Gazette-Packet on Thursday, January 10, 2002

13  
1-26-02

- CITY SEAL -

NOTICE OF PUBLIC HEARING ON AN APPEAL OF A DECISION OF THE BOARD OF ARCHITECTURAL REVIEW, OLD AND HISTORIC ALEXANDRIA DISTRICT, DENYING A REQUEST FOR APPROVAL OF AN ADDITION AT 608 CAMERON STREET, ZONED CD COMMERCIAL. [CASE BAR-2001-226]

A Public Hearing will be held by the City Council of the City of Alexandria, Virginia, in the Council Chamber of the City of Alexandria, on Saturday, January 26, 2002, at 9:30 a.m., or an adjournment thereof, at which time an appeal of a decision of the Board of Architectural Review, Old and Historic Alexandria District, on November 7, 2001, denying a request for approval of an addition at 608 Cameron Street, zoned CD Commercial, will be heard. APPLICANT AND APPELLANT: Richard Clausen by Daniel C. York.

This appeal is being heard pursuant to Section 10-107(A)(1) of the Zoning Ordinance for the Old and Historic Alexandria District of the City of Alexandria.

Beverly I. Jett, CMC, City Clerk

To be published in the:

Alexandria Journal on Thursday, January 10, 2002; and  
Alexandria Gazette-Packet on Thursday, January 10, 2002



*City of Alexandria, Virginia*

*301 King Street, Suite 2300*

*Alexandria, Virginia 22314*



Kerry J. Donley  
Mayor

William C. Cleveland  
Vice Mayor

Members of Council  
Claire M. Eberwein  
William D. Euille  
Redella S. Pepper  
David G. Speck  
Joyce Woodson

12/13  
1-26-02

Beverly I. Jett, CMC  
City Clerk and  
Clerk of Council  
beverly.jett@ci.alexandria.va.us

(703) 838-4550  
Fax: (703) 838-6433

November 20, 2001

Daniel C. York  
16031 Comprint Circle  
Gaithersburg, MD 20877

Dear Mr. York:

RE: BAR APPEALS – #2001-225 & #2001-226 – 608 CAMERON STREET

Staff has informed me that the above appeals will be scheduled for public hearing before City Council at its Public Hearing Meeting to be held on Saturday, January 26, 2002, at 9:30 a.m. in Room 2400, Council Chamber, City Hall, 301 King Street, Alexandria, Virginia.

You may call my office on Friday, January 18, to see where they are placed on the docket.

If you have any questions or if I can be of any further assistance, please feel free to contact me.

Sincerely,

Beverly I. Jett, CMC  
City Clerk and Clerk of Council

cc: Eileen Fogarty, Director of Planning and Zoning  
Peter Smith, Board of Architectural Review Staff

*"Home Town of George Washington and Robert E. Lee"*

# SPEAKER'S FORM

**PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK  
BEFORE YOU SPEAK ON A DOCKET ITEM.**

DOCKET ITEM NO. 13

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: ENGIN ARTEMEL
2. ADDRESS: 120 Madison Place  
TELEPHONE NO. 549-5046 E-MAIL ADDRESS: engin@artemel.com
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? \_\_\_\_\_  
Mr & Mrs Lloyd Frank
4. WHAT IS YOUR POSITION ON THE ITEM?  
FOR: \_\_\_\_\_ AGAINST:  OTHER: \_\_\_\_\_  
the project - For the BAR action
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY,  
LOBBYIST, CIVIC INTEREST, ETC.):  
Planning Expert
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE  
COUNCIL? YES  NO \_\_\_\_\_

This form shall be kept as a part of the Permanent Record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of 5 minutes will be allowed for your presentation. If you have a prepared statement, please leave a copy with the City Clerk.

Additional time, not to exceed 15 minutes, may be obtained with the consent of the majority of the Council present, provided that notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at Public Hearing Meetings, and not at Regular Meetings. Public Hearing Meetings are usually held on the Saturday following the second Tuesday in each month; Regular Meetings are regularly held on the Second and Fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item can be waived by a majority vote of Council members present, but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at Public Hearing Meetings. The Mayor may grant permission to a person, who is unable to participate in public discussion at a Public Hearing Meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

### Guidelines for the Public Discussion Period

- All speaker request forms for the public discussion period must be submitted by the time the item is called by the City Clerk.
- No speaker will be allowed more than 5 minutes, and that time may be reduced by the Mayor or presiding member.
- If more than 6 speakers are signed up or if more speakers are signed up than would be allotted for in 30 minutes, the Mayor will organize speaker requests by subject or position, and allocate appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30-minute public discussion period.
- If speakers seeking to address Council on the same subject cannot agree on a particular order or method that they would like the speakers to be called, the speakers shall be called in the chronological order of their request forms' submission.
- Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.

# SPEAKER'S FORM

**PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK  
BEFORE YOU SPEAK ON A DOCKET ITEM.**

DOCKET ITEM NO. 12913

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: MARK ALLEN
2. ADDRESS: 301 N. Pitt St. Alex VA  
TELEPHONE NO. 836-8787 E-MAIL ADDRESS: \_\_\_\_\_
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? \_\_\_\_\_  
Mr. + Mrs Lloyd Flatt
4. WHAT IS YOUR POSITION ON THE ITEM?  
FOR: \_\_\_\_\_ AGAINST:  OTHER: \_\_\_\_\_
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY,  
LOBBYIST, CIVIC INTEREST, ETC.):  
attorney
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE  
COUNCIL? YES  NO

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