

Docket Item #4
BAR CASE# 2004-0247

BAR Meeting
December 1, 2004

ISSUE: Addition, gazebo and alterations

APPLICANT: John & Leslie Ariail

LOCATION: 607 Cameron Street

ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends deferral for restudy of the materials for the addition and the garage and approval of the gazebo with the following conditions:

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;
2. Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds; and,
3. The statements in 1 and 2 above must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.

Note: Docket item #3 must be approved before this docket item can be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for an addition, a gazebo and alterations to the residential townhouse at 607 Cameron Street.

ADDITION

After the existing one story sunroom is demolished it will be replaced with a new two story brick addition wrapping along the east and north sides of the house. Along the east elevation the new addition will have six bays with multi-light windows and transoms on each level. A pair of French doors on the first level will provide access to the garden. There will also be a pair of similar doors on the north elevation. On the east elevation at the second level a new balcony that is 4.5' wide will be built. The balcony has a 36" high railing and is held off of the historic main block at the south side and does not return along the north end. The balcony is supported by seven Ionic columns. While the material for the columns is not specified, Staff presumes that they will be fiberglass to match the columns specified for the gazebo. The roof of the addition will be standing seam.

GARAGE

The existing garage will be demolished and replaced with a new 1½ story garage. The new garage will be 26' in length and 14.2' in width and will connect to the new addition at the rear of the house. The garage will be constructed of brick and will have a standing seam metal roof with a cupola. The garage will have shed dormers on both the east and west sides with three windows. The garage door faces into the parking lot at the rear of the property.

GAZEBO

A new brick and wood gazebo is proposed to be constructed against the rear (north) garden wall. The gazebo will be 15' in length and 14' in width and 16'6" in overall height. The gazebo has a Greek temple form with a gable roof supported by fiberglass Ionic columns and bases. The front (south) of the gazebo has a semi-circular window in the pediment. The sides of the gazebo will

have removable wood panels. The gazebo will have a fireplace and a brick chimney. The interior is reached via a three step entrance. It will be painted to match the colors on the house.

Window types have not been specified.

II. HISTORY:

As noted in the Discussion section of docket item #3, 607 Cameron Street dates from ca. 1816.

III. ANALYSIS:

Proposed gazebo, alterations and additions comply with zoning ordinance requirements.

ADDITION

In the opinion of Staff, the proposed addition meets the recommendations of the *Design Guidelines*. It does not compete with the historic main block and uses materials that complement the existing historic palette. Having said that, Staff does have concerns that the new addition with its large expanse of glazing will be a substantial departure from the main historic block. However, Staff is persuaded that the new addition is visually screened and removed from the public right-of-way that it is an acceptable design. Staff is concerned that there is a lack of specificity regarding materials proposed for the addition including, for example, windows, doors, columns, railing and colors. Staff believes that these materials should be enumerated prior to approval of the design by the Board.

GARAGE

Staff has no objection to the garage which is a utilitarian structure. While the garage incorporates shed dormers, Staff has no objection because they are part of a 21st century building. Again here Staff is troubled by the lack of specificity regarding materials proposed for the garage including windows, doors, trimwork and colors. Staff believes that these materials should be enumerated prior to approval of the design by the Board.

GAZEBO

The Greek temple gazebo is a garden folly that complements the house and garden. The materials are fully specified and Staff compliments the architect on a well conceived design.

Staff notes the comments of Alexandria Archaeology and has included them as a condition.

IV. STAFF RECOMMENDATION:

Staff recommends deferral for restudy of the materials for the addition and the garage and approval of the gazebo with the following conditions:

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;
2. Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of

The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds; and,

3. The statements in 1 and 2 above must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance.
- C-2 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-4 A soils report must be submitted with the building permit application.
- C-5 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-7 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-8 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Office of Historic Alexandria:

No comment.

Alexandria Archaeology:

- F-1 The house on this lot was constructed about 1816 by William Yeaton. It was occupied by Thomas, the 9th Lord of Fairfax, from 1830 until 1846, and then by his son, Dr. Orlando Fairfax, a prominent Alexandria physician, until after the Civil War. The property is registered as an archaeological site with the Virginia Department of Historic Resources (44AX47). In 1980, during some previous construction activities, a brick arch, probably covering a cistern, well, or ice well, became visible near the rear of the house. The arch was left in place. The property therefore has the potential to yield archaeological resources that could provide insight into residential life in the 19th century. In particular, the site could yield material evidence relating to some of Alexandria's important early citizens.

- R-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.
- R-2 Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds.
- R-3 The statements in R-1 and R-2 above must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.