

Docket Item #7  
BAR CASE #2004-0257

BAR Meeting  
January 5, 2005

**ISSUE:** Alterations to previously approved plans

**APPLICANT:** Lawrence Singer

**LOCATION:** 809 Cameron Street

**ZONE:** CD/Commercial

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### **STAFF RECOMMENDATION:**

Staff recommends approval of the application with the condition that the skylights have integral shades.

#### **I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for alterations to the building at 809 Cameron Street. The proposed alterations include:

##### **Window openings**

Two new window openings are proposed on the east elevation of the new third story addition. The windows will be Kolbe & Kolbe, one over one wood windows to match the existing windows.

##### **Skylights**

The applicant is proposing the addition of eight skylights, six on the three story portion of the building and two on the rear addition. The Board previously approved two skylights on the eastern portion of the rear elevation. According to the applicant, the proposed skylights will have a flat profile. No specific information has been provided about the manufacturer.

##### **Porch alterations**

The location of the columns and the pendants for the new first story wrap around porch will be exchanged. There will now be five columns and two pendants on both elevations.

The rear of the building is visible from the 20' public alley off of Mills Court and through the parking lot at 211 North Alfred Street. Staff notes that the alley directly behind 809 Cameron Street is private.

#### **II. HISTORY:**

As mentioned in docket item #6, 809 Cameron Street was built as two separate but attached houses (809 & 807 Cameron Street) between 1877 and 1885. Between 1896 and 1902, a third floor addition was added to the westernmost building (809 Cameron Street).

The Board has approved a number of alterations to the property. In 1969, the Board approved alterations to convert the building to use as an arts and crafts store (2/12/69). Recently the Board approved numerous alterations to the building including a third story addition to the east front of the building and alterations to the front, rear and sides of the building (BAR Case #2003-0234/235, 12/3/03). Earlier this year, the Board approved the reconstruction of the rear wall (BAR Case #2004-0007/8, 2/4/04).

#### **III. ANALYSIS:**

The proposed alterations comply with zoning ordinance requirements.

##### **Window openings**

Staff believes that the proposed windows on the east elevation of the building are appropriate. The windows will be installed on the recently approved third story addition and will match the

replacement windows approved for the rest of the building (BAR Case #2003-0234/235, 12/3/03). Staff notes that the applicant is working with Code Enforcement to determine whether the new openings are permitted under the new Code requirements.

**Skylights**

Staff has no objections to the proposed skylights. Although greater in number than generally approved by the Board, Staff believes that the proposed skylights will likely not be visible from the public right of way. According to the *Design Guidelines*, skylights should have integral shades that should be used at nighttime to reduce seepage of light (Skylights - Page 2). Staff recommends that all of the skylights include shades to reduce any possible visibility of the lights.

**Porch alterations**

Staff believes that the alterations to the porch are acceptable.

**V. STAFF RECOMMENDATION:**

Staff recommends approval of the application with the condition that the skylights have integral shades.

## CITY DEPARTMENT COMMENTS

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

### Code Enforcement:

- F-1 Based upon the information provided, the proposed windows on the 3<sup>rd</sup> floor are located within 5 ft. of the interior lot lines and are in violation of the USBC and are not permitted. 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.
- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 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.

### Historic Alexandria:

“No comment.”