

Docket Item #9
BAR CASE# 2004-0247

BAR Meeting
February 2, 2005

ISSUE: Addition and alterations

APPLICANT: John & Leslie Ariail

LOCATION: 607 Cameron Street

ZONE: RM/Residential

BOARD ACTION, DECEMBER 1, 2004: The Board combined the discussion of docket item #'s 3 & 4. On a motion by Mr. Wheeler, seconded by Dr. Fitzgerald the Board approved the gazebo design and materials as submitted and deferred for restudy the design and materials of the house addition and garage. The vote on the motion was 5-0.

REASON: The Board agreed with the Staff analysis. Mrs. Ariail said that additional design work would be undertaken with regard to the addition and garage because of concerns expressed by the immediate neighbor to the west.

SPEAKER: Leslie Ariail, homeowner, spoke in support

Update: At the last public hearing the Board approved the gazebo and deferred the design of the new addition and garage for restudy. Since then there have been a number of revisions to the design of the new addition and the garage. These are described below.

STAFF RECOMMENDATION:

Staff recommends deferral for restudy of the materials for the addition and the garage. However, if the Board determines that the proposed materials are acceptable Staff recommends approval 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 #8 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 garage design has been slightly revised from the previous submission and is now proposed to be 23' in length and 14.2' in width. The garage will not be connected to the house in order to save an existing Magnolia tree. 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 and

will match that existing.

II. HISTORY:

As noted in the Discussion section of docket item #8, 607 Cameron Street dates from ca. 1816.

III. ANALYSIS:

Proposed 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.

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. However, if the Board determines that the proposed material are acceptable Staff recommends approval 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.