

Docket Item #7
BAR CASE# 2004-0246

BAR Meeting
March 16, 2005

ISSUE: Permit to Demolish and Capsulate

APPLICANT: John & Leslie Ariail

LOCATION: 607 Cameron Street

ZONE: RM/Residential

BOARD ACTION, MARCH 2, 2004: The Board combined the discussion of docket item #'s 6 & 7. On a motion by Mr. Wheeler, seconded by Mr. Smeallie the Board deferred the application for restudy. The vote on the motion was 6-0.

REASON: The Board believed that additional design work was needed to address the concerns of the adjacent neighbor.

SPEAKERS: John Ariail, homeowner, spoke in support
John Caldwell, 609 Cameron Street, spoke in opposition
Osborn Mackie, King Street, spoke in support

FEBRUARY 2, 2005: Deferred prior to the public hearing for lack of public notice.

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: Since the last public hearing in December there have been no changes in the proposed extent of demolition and Staff here repeats the previous Staff report.

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

Note: This docket item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish portions of the freestanding residential townhouse at 607 Cameron Street. Those portions to be demolished and capsulated include:

- demolition of the existing one story sunroom on the east side of the house;
- demolition of all of the windows on the second floor of the main house above the sunroom;
- capsulation of the second floor exterior wall of the main house above the sunroom;
- demolition of the roof of the one story addition at the rear (north) of the house;
- demolition of the garage at the rear of the property;

II. HISTORY:

The residential structure at 607 Cameron Street is a freestanding three story, three bay center hall plan townhouse building constructed ca.1816 by William Yeaton according to Ethelyn Cox in *Alexandria Street by Street* (p.11). Yeaton was an architect and designed Washington's tomb at Mount Vernon. The porch was approved by the Board in 1966 and the garage in 1982.

III. ANALYSIS:

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §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 sections of the house and the garage to be demolished date from the mid-to-late 20th century.

Because these sections are not character defining features of the historic property and are not central to understanding the early 19th century importance of the building, Staff has no objections to the Permit to Demolish.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

C-1 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.

Office of Historic Alexandria:

No comment.