

Docket Item #8
BAR CASE# 2004-0247

BAR Meeting
March 16, 2005

ISSUE: Addition and alterations

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, the applicant has revised the height of the garage to attempt to address the concerns of the immediate neighbor. These changes are described below.

STAFF RECOMMENDATION:

Staff recommends approval of the addition and garage 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 #7 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 three bays with multi-light windows and on each level with transoms above the first floor windows. 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 four Ionic columns. The material for the columns will be either fiberglass to match the columns specified for the gazebo or cast stone. At the north end will be a new brick pavilion, attached to the house. The pavilion will be two stories in height and 14'6" in width by 16'8" in length and will have a central 9 light window on each level flanked by multi-light sidelights. The first floor windows will have transoms. The windows are proposed to be true-divided light wood windows. 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 revised and reduced in height by 2' from the previous submission.

The garage will have a flat roof rather than the gable roof previously proposed. The overall footprint of the garage remains the same at 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 have two double hung wood windows on the first level on the east elevation and three double hung wood

windows on the second level on both the east and west elevations. 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 #7, 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 believes that materials proposed for the addition are appropriate.

GARAGE

Staff has no objection to the garage which is a utilitarian structure. Staff also believes that the materials proposed for the garage are appropriate.

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

IV. STAFF RECOMMENDATION:

Staff recommends approval of the addition and garage 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.