

Docket Item # 12
BAR CASE #2006-0036

BAR Meeting
March 15, 2006

ISSUE: Alterations

APPLICANT: Nigel and Lori Morris by Robert Bentley Adams

LOCATION: 311 Cameron Street

ZONE: CD/Commercial

Update: Since the last public hearing, the applicant has deleted the glass block steps and substituted a new stone base for the steps on the west side of the building.

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

NOTE: Docket item #11 must be approved before this docket item can be considered..

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations to the commercial building 311 Cameron Street. The alterations include:

- New slate roof and copper gutters;
- New operable, louvered wood shutters;
- New multi-light wood French doors on the center and eastern bay windows on the first floor with new metal railings in front;
- New stone steps at the front stoop;
- New raised 2' high brick parapet on the two addition section to the east; and,
- Two new single doors on the rear (north) slope of the rear roof. These dormers are approximately 3' in width, 7' in height and project 5' from the roof slope and will have copper siding, slate roofs and six-over-six wood windows with true divided lights.

II. HISTORY:

311 Cameron Street is a three bay, three story brick building dating from the early 19th century. According to Ethelyn Cox's *Historic Alexandria Street By Street*, the building at 311 Cameron Street was advertised for sale in 1817 by the owner/builder William Dunlap.

III. ANALYSIS:

The propose alterations meet the requirements of the Zoning Ordinance.

In the opinion of Staff, the majority of the proposed alterations are appropriate to the building and sympathetic to the architectural style and age of the building. The parapet proposed for the addition to the east side of the main historic block recreates a condition of a parapet for this section of the roof that was extant in the late 19th century. The applicant has supplied an historic photograph depicting this condition.

While this building does not appear to have had dormers, Staff has no objection to their introduction for several reasons. First, dormers were a common feature of buildings of this period. Second, the design of the proposed dormers accurately mimics the style and proportions of historic dormers and, third, the rear slope of the roof is only minimally visible from either North Fairfax or North Royal Streets.

The alterations proposed in the covered carriage way are not before the Board for approval. These are within the interior of a building and, while visible from Cameron Street, are not "exterior architectural features" subject to review and approval by the Board. The addition to the east of the historic main block has a complete second floor and while open through to the rear

of the property on the first level is a covered space that for purposes of the zoning ordinance is an interior part of the structure. This open carriage way is analogous to a garage with the door open that while allowing views into the garage, is otherwise interior space not subject to Board approval.

Based upon these factors, Staff recommends approval of the proposed alterations.

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 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides of the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line.
- 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 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 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-6 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.

Historic Alexandria:

Noted in Alexandria Street by Street as advertised for sale in 1817 by owner-builder William Dunlap. Proposed alterations seem appropriate.