

Docket Item #8  
BAR CASE #2006-0128

BAR Meeting  
July 5, 2006

**ISSUE:** Rear addition and alterations

**APPLICANT:** James Bognet and Carole Soloman by Linda Serabian

**LOCATION:** 509 Cameron Street

**ZONE:** RM/Residential

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**STAFF RECOMMENDATION:**

Staff recommends approval of the addition and alterations 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. The applicant must not allow metal detection to be conducted on the property, unless authorized by Alexandria Archaeology;
3. The above statements must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirements; and
4. Retention of the existing fenestration on the east wall of the second level of the existing ell.

(Insert sketch here)

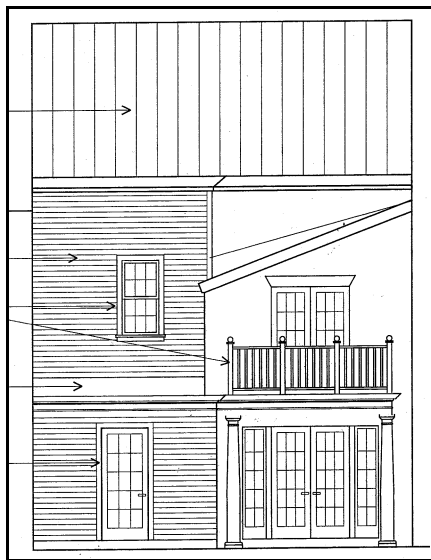
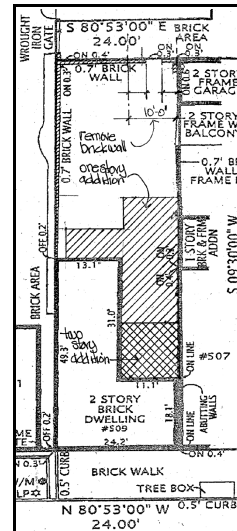
NOTE: Docket item #7 must be approved before this docket item can be considered.

**I. ISSUE:**

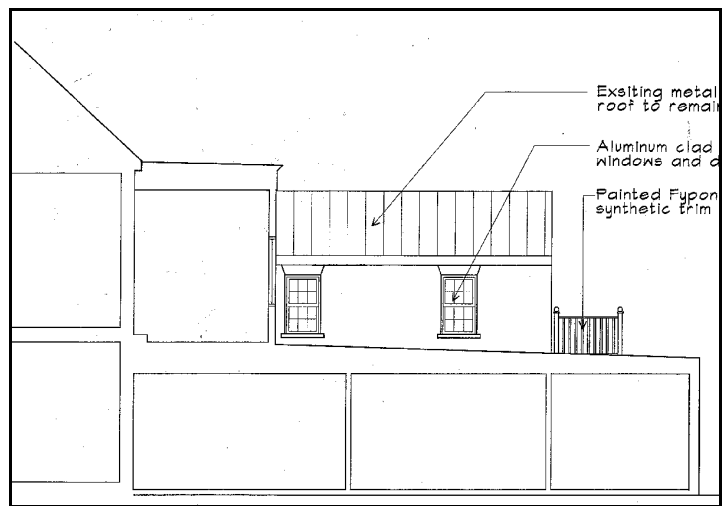
The applicant is requesting approval of a Certificate of Appropriateness for an addition and alterations to the residential townhouse at 509 Cameron Street.

Addition

Two sections of addition are proposed: one on the north side of the rear flounder ell and the other on the north side of the historic main block. The addition to the main historic block is two stories in height and measures approximately 15' in length by 11' in width and then steps down to one story in height and is an additional 25'6" in length. The addition to the flounder section is proposed to be 13' in width and 15' in length with a rear porch approximately 14'6" in width and 5' in length. The walls of the new addition will be sheathed in HardiPlank. The second story of the new addition will have one six-over-six window and a single multi-light door on the first level. The addition at the rear of the flounder section will have a pair of multi-light French doors on the second level and a pair of multi-light doors flanked by multi-light sidelights on the first level. The porch will be supported by two Doric columns of composite material on the first level and have a baluster and railing of Fypon on the second level. All of the windows and doors on the addition are proposed to be aluminum clad and all trimwork is proposed to be of Fypon.



**Figure 2 - Proposed rear**



**Figure 3 - Proposed side**

Alterations

The existing four windows on the second level of the flounder ell will be eliminated and replaced with two non-symmetrical aluminum clad windows.

The rear brick wall will be altered by slightly enlarging it so that a parking pad can be created off of the rear alley.

**II. HISTORY:**

509 Cameron Street is a two-story, three bay brick residential townhouse that was constructed in ca. 1804 by William Pomeroy according to Ethelyn Cox in *Alexandria Street by Street* (p.8). The rear flounder appears to be basically contemporaneous with the man historic block.

**III. ANALYSIS:**

Proposed one and two story rear additions comply with zoning ordinance requirements.

While the addition clearly changes the overall configuration of the rear of the house, Staff is willing to support the proposal for a number of reasons. First, the rear of the house is only minimally visible across the public surface parking lot from North St. Asaph Street and the public perception of the house from the street remains unchanged. Second, the materials proposed for the addition are clearly different than those of the historic house and create a clear differentiation between and old and the new. And third, the Board approved a rear addition to the early 19<sup>th</sup> century rear flounder at the residence adjacent to the west at 511 Cameron Street earlier this year (BAR Case #2006-0012, 2/15/06) which clearly changed the historic configuration creating, in the view of staff, the precedent for a similar type addition at this house.

Staff, however, does have concerns about altering the fenestration on the east wall of the second story of the flounder ell. Staff believes that the existing fenestration should be retained to illustrate the historical evolution of the house.

Staff has no objection to the alteration of the rear brick wall to accommodate a parking pad in the rear yard.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval of the addition and alterations 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. The applicant must not allow metal detection to be conducted on the property, unless authorized by Alexandria Archaeology;
3. The above statements must appear in the General Notes of all site plans and on all site

- plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirements; and
4. Retention of the existing fenestration on the east wall of the second level of the existing ell.

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 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 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.
- C-9 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Historic Alexandria:

The proposed rear elevation would alter the appearance of the house too drastically, especially the addition of plank siding, the balcony, the porch with Doric columns, and French doors. It is unclear to what extent the side elevation would be transformed (the balcony and Doric porch would alter the historical profile of the house.)

Alexandria Archaeology:

- F-1 According to Ethelyn Cox's *Historic Alexandria, Street by Street, A Survey of Existing Early Buildings*, the house on this lot was probably constructed around 1803 by William Pomeroy. It was rented to Thomson F. Mason in 1816. The property therefore has the potential to yield significant archaeological resources which could provide insight into domestic activities in nineteenth-century Alexandria.
- 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 The applicant must not allow metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The above statements in R-1 and R-2 must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirements.

Transportation and Environmental Services:

- R-1 City Code Section 8-1-22 requires that roof, surface and sub-surface drains be connected to the public storm sewer system. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 Any improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- C-1 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61)
- C-2 Roof drains and sub-surface drains shall be connected to the city storm sewer system, if available, by continuous underground pipe. (Sec. 8-1-22)

C-3 Change in point of attachment or removal of existing overhead utility services will require undergrounding or a variance. (Sec. 5-3-3)