

Docket Item #9
BAR CASE #2006-0128

BAR Meeting
September 6, 2006

ISSUE: Rear addition and alterations

APPLICANT: James Bognet and Carole Soloman by Linda Serabian

LOCATION: 509 Cameron Street

ZONE: RM/Residential

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

BOARD ACTION, JULY 5, 2006: The Board combined discussion of docket item #'s 7 & 8. On a motion by Ms. Quill, seconded by Mr. Wheeler the Board deferred the application for restudy. The vote on the motion was 5-0.

REASON: The Board was concerned about any demolition associated with an early 19th century building and with the intact flounder at the rear of the house. The Board also expressed concern that the propose addition would significantly alter the existing house. In addition, the Board requested an elevation drawing showing the east elevation of the proposed addition.

SPEAKERS: Linda Serabian, project architect, spoke in support
Todd Adams, neighbor, 507 Cameron Street, spoke in opposition

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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)

Update: Since the public hearing of July 5th, the applicant has somewhat modified the proposal and has reduced the overall size of the proposed addition. A new rear porch is no longer proposed at the rear (north) wall of the flounder.

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 and alterations to the residential townhouse at 509 Cameron Street.



Figure 1 - Proposed rear

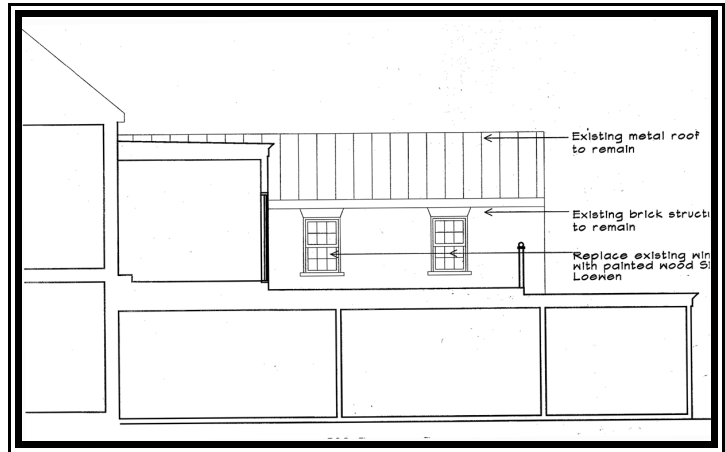


Figure 2 - Proposed side

Addition

The proposed addition will be on the north side of the historic main block and the east side of the rear flounder. 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 one story section will have a wood railing at the north end. 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. All of the windows and doors on the addition are proposed to be wood with simulated divided lights clad and all trimwork is proposed to be of Fypon.

Alterations

The western window on the rear of the flounder will become a new multi-light wood door and the eastern window will be replaced with a new wood window with simulated divided lights.

The existing four windows on the second level of the flounder ell will be eliminated and replaced with two non-symmetrical wood windows with simulated divided lights.

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 19th 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 has no objection to the alteration of the rear brick wall to accommodate a parking pad in the rear yard.

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

IV. STAFF RECOMMENDATION:

Staff recommends approval of the addition and alterations with the following conditions:

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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

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:

Revised proposal seems appropriate.

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)