

Docket Item # 21  
BAR CASE # 2007-0014

BAR Meeting  
February 7, 2007

**ISSUE:** Demolition  
**APPLICANT:** Chris & Sally Jones by Stephanie Dimond  
**LOCATION:** 108 Cameron Mews  
**ZONE:** RM/residential

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**STAFF RECOMMENDATION:** Staff recommends approval of the application as submitted.

(Insert sketch here)

**Note:** This docket item must be approved by roll call vote.

**I. ISSUE:**

The applicant is requesting a permit to demolish to remove the two sets of French doors and a section of the rear wall at 108 Cameron Mews to allow for the installation of a wider door assembly consisting of sliding doors and a fixed window. The area of wall to be demolished will be a rectangle, approximately 8' high by 5.5' wide, between the two existing sets of doors. In addition, there will be two areas of infill located along the outer edge of the existing doors. Unlike the existing doors, the outer edge of the new door assembly will align with the outer edge of the windows in the second story. Thus, two narrow rectangles, slightly less than 1' wide and 8' high on the outer edges of the existing doors will be infilled with brick.

The house faces onto Cameron Mews at the interior of the block. The principal façade is on Cameron Mews while the rear façade faces Cameron Street. The rear of the house is partially obscured by a 6 ½' high brick wall that encloses the rear yards of all the properties in the Cameron Mews development. Only the upper section of the first level is visible from the public right-of-way.

**I. HISTORY:**

108 Cameron Mews is a three-and-a-half story, brick veneer rowhouse constructed as part of the Cameron Mews development, consisting of 27 houses facing an interior mews, constructed circa 1965. Staff could not locate any prior BAR reviews for this property house, nor any recent reviews for other the other properties in the development.

**III. ANALYSIS:**

In considering a Permit to Demolish or Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, Sec. 10-205(B):

- (1) Is the building or structure of such architectural or historical interest that it's 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 shrine?
- (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?
- (6) In the instance of a building or structure owned by the city or the redevelopment and housing authority, such building or structure having been acquired pursuant to a duly approved urban

renewal (redevelopment) plan, would retention of the building or structure promote the general welfare in view of the needs of the city for an urban renewal (redevelopment) project?

Staff does not believe any of the above criteria are met by the proposed demolition and infill of portions of the rear wall of this circa 1965 building. The building is not historic and area to be altered, at the rear on the first level, is not unusual or significant in design, material or construction method. Staff has no objection to its removal and/or infill.

**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 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Additions and alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit (USBC 108.1). Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application (USBC 109.1).
- C-3 A Construction permit will be required for the proposed project.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

Historic Alexandria:

No comments received.