

Docket Item # 22
BAR CASE # 2007-0015

BAR Meeting
February 7, 2007

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

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

(Insert sketch here)

Note: Docket item #21 must be approved before this docket item can be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness to install a new door and window assembly in the rear wall at the first level of the house. The new assembly, consisting of two sliding glass door units flanking a fixed full-length window will replace the two existing French doors and will span the blank brick wall area between them. The assembly will measure 13' wide by 8' high. The outer edges of the new assembly will align with the windows in the second story. Two small areas of brick infill will be required at the outer edges of the assembly. It is assumed that these areas will match the existing brickwork and will be painted to match the rest of the rear wall. A shallow arch composed of a brick soldier course will cap the assembly. The architect has provided materials for Kolbe & Kolbe Garden-Aire sliding door units. The proposed doors are aluminum clad wood with simulated divided lights. The drawings show each door or window will have 15 lights.

The applicant is also planning to replace the arched wooden gate in the rear wall with a new gate of the same design and material. 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 of the house is visible from the public right-of-way.

The applicant has provided a letter from the Cameron Mews Homeowner's Association stating that "Our homeowners association, Cameron Mews Limited, generally has no authority over an individual homeowner's house or yard, unless a renovation affects the common areas such as the parking lot or the Mews area between our front doors. As such we have no objection to the planned renovations at 108 Cameron Mews."

II. HISTORY:

As explained in docket item #21, 108 Cameron Mews is one of a group of 27 rowhouses constructed in a mews development circa 1965.

III. ANALYSIS:

The proposed alterations are compatible with the zoning ordinance regulations.

Staff believes the proposed alterations are acceptable. The proposed multi-light sliding door and window assembly within the arch headed opening is appropriate to the vaguely Colonial style design of the Cameron Mews development and is compatible with the surroundings. Although Staff would prefer wood, Staff does not object to the proposed aluminum clad wood doors. The doors will be well removed from the public right-of-way and the house is of modern construction. As noted above, the alterations will be largely obscured by the existing brick wall. The in-kind replacement of the gate is entirely appropriate and could have been approved administratively if it had not been submitted as part of the larger project.

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.