

Docket Item # 11
BAR CASE # 2007-0211

BAR Meeting
November 14, 2007

ISSUE: Alterations (brick wall)

APPLICANT: City of Alexandria, Department of General Services

LOCATION: 517 Cameron Street

ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends approval of the application with the following conditions:

1. That the new brick fence be extended to the front property line, flush with the outside of the existing low wall, and that the existing low brick wall butt into the new brick fence;
2. The city supervisor/sub-contractor shall call Alexandria Archaeology (703/838-4399) two weeks before the starting date of any ground disturbance so that an inspection schedule for city archaeologists can be arranged;
3. The city supervisor/sub-contractor shall 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;
4. The city supervisor/sub-contractor shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology; and,
5. The statements in Conditions 2, 3, and 4 above shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Erosion and Sediment Control, Grading, Landscaping, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

(Insert sketch here)

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for the construction of a new brick fence along the north property line of the city owned surface parking lot at 517 Cameron Street. The brick fence will be approximately 4'6" high with face brick on both sides and a brick header as a cap and run from the east to the west end of the parking lot along the north property line, a distance of approximately 120'. It will terminate at the east and west ends by butting into the existing brick walls at the east end of the parking lot and along North St. Asaph Street.

II. HISTORY:

517 Cameron Street is a surface parking lot owned by the city. The parking lot is surrounded by a brick fence on the south, east and west sides. There currently is no brick fence on the north side.

The wood fence that was recently removed from the site was apparently approved by the Board shortly after 1957.

III. ANALYSIS:

The proposed alterations comply with zoning ordinance requirements.

Staff has no objection to the design of the fence; however, staff believes that the western terminus of the new fence should extend all the way to the property line and the outside edge of the existing low brick wall along North St. Asaph Street rather than ending by butting into the low brick wall. Staff believes that the new north fence should be extended slightly so that the existing low brick fence butts into the new higher fence.

Staff notes the comments of Alexandria Archaeology and has included them as conditions.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. That the new brick fence be extended to the front property line, flush with the outside of the existing low wall, and that the existing low brick wall butt into the new brick fence;
2. The city supervisor/sub-contractor shall call Alexandria Archaeology (703/838-4399) two weeks before the starting date of any ground disturbance so that an inspection schedule for city archaeologists can be arranged;
3. The city supervisor/sub-contractor shall 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;
4. The city supervisor/sub-contractor shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology; and,
5. The statements in Conditions 2, 3, and 4 above shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Erosion and Sediment Control, Grading, Landscaping, and Sheeting and Shoring) so that on-site contractors area aware of the requirements.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F- finding

Code Enforcement:

- C-1 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 be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

- C-3 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.

- C- 4 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.

- C-5 Required exits shall be accessible for persons with disabilities and comply with USBC Chapter 11.

Historic Alexandria:

Approve.

Alexandria Archaeology:

- F-1 This property was the location of the McVeigh Estate in the 19th century. The estate was used as hospital by the Union Army during the Civil War. The property therefore has the potential to yield archaeological resources which could provide insight into domestic and military activities in 19th-century Alexandria.

Conditions

- R-1 The city supervisor/sub-contractor shall call Alexandria Archaeology (703/838-4399) two weeks before the starting date of any ground disturbance so that an inspection schedule for city archaeologists can be arranged.

- R-2 The city supervisor/sub-contractor shall 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-3 The city supervisor/sub-contractor shall not allow any metal detection to be conducted on

the property, unless authorized by Alexandria Archaeology.

- R-4 The statements in Conditions R-1, R-2 and R-3 above shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Erosion and Sediment Control, Grading, Landscaping, and Sheeting and Shoring) so that on-site contractors are aware of the requirements