

Docket Item # 10  
BAR CASE # 2007-0262

BAR Meeting  
December 19, 2007

**ISSUE:** Addition & Alterations

**APPLICANT:** Craig Miller

**LOCATION:** 915 Cameron Street

**ZONE:** RM/Residential

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

- 1) That the applicant provides window manufacturer and cut sheet information on the new windows and doors for staff review and approval prior to filing for any building permits; and,
- 2) That the applicant provides a cut sheet of the new light fixtures to Staff for review and approval prior to filing for any building permits.

(Insert sketch here)

NOTE: Docket item #9 must be approved before this docket item can be considered.

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for alterations and a one-story bay addition at 915 Cameron Street.

On the rear/north elevation, the second story single pane casement windows and wood siding will be removed and replaced with new paired, wood true-divided lite casement windows, separated by new wood pilasters, and mdo/wood panels below the windows. MDO and wood board and trim will be added above the windows, creating a new pediment and gable design. Trim will also be installed below the panels, visually connecting the alterations on the second floor with the first floor. A new wood vent will be installed in the existing gable as well as new mdo board. On the first floor, a single, double-hung window will be removed and the area below demolished in order to install a paired set of wood true-divided lite French doors. Wood trim pilasters will be installed at the corner and on the side, repeating the motif of the second floor. New light fixtures will be installed on either side of the new French doors. A new brick veneer base and step will be installed at the ground level on this elevation. This new base will wrap the corner to the west elevation. The new wood trim pilasters will stop above the new brick veneer. The other alteration proposed for the rear elevation is to remove an existing awning over a door and replace it with a new shed-style copper roof, with pressure treated wood brackets.

The alterations on the second floor will wrap the corner to the west side elevation and will be repeated in style. An existing single door will be removed and replaced with a 6/6 double-hung, true-divided light, wood window.

Also on the side/west elevation, a double-hung window and a single door will be removed on the first floor. A new one-story bay addition will be constructed, projecting approximately 6'5" from the existing face of the west elevation (6'3" on the south end), and will be approximately 14' long. The style of the new bay addition repeats the motif used for the alterations on the second floor, with wood trim and MDO panels. Pilasters will be located on the corner ends of the bay addition. A bank of three wood true-divided lite casement windows will be on the west elevation of the addition. A single multi-lite door will provide access to the addition from its north elevation. The south elevation will have a single true-divided lite wood casement window, matching the other windows on the addition. The addition will have a shed roof sheathed in copper. A new brick veneer base will be installed.

**II. HISTORY:**

915 Cameron Street is a two-story detached brick residential structure. At the time of Ethelyn Cox's book: *Historic Alexandria, Virginia: Street by Street*: 913 Cameron Street was used as the address and the citation for this property. The book states: "A house dating from around 1810, combined with another house bought in 1826, formed the nucleus of the present house. First house bought in 1816 by James and Jacob Douglass. Jacob conveyed his interest to James in 1825. James bought the second house in 1826, and he and his heirs added three other parcels of land. Later additions were made, and in 1878, it was described as a "two-storied Brick dwelling house."

In examining Sanborn Fire Insurance maps, 913/915 Cameron Street has had a series of additions to the rear over the years. The 1921 map shows a one-story brick addition with an open porch. By 1941, the one-story addition had a second floor and another one-story addition and new side porch was added. By 1958, a second story was added to the 1941 era addition and a two-story porch had been enclosed. This footprint closely matches the existing footprint of 915 Cameron today.

Staff did not locate any recent approvals by the Board for 915 Cameron Street.

**III. ANALYSIS:**

Proposed one-story addition on the west side with exterior renovations to the existing home meet the Zoning Ordinance requirements.

Staff is supportive of the proposed alterations and the one-story bay addition. The proposal relates to and is compatible with the historic structure and in Staff's opinion is in keeping with the Design Guidelines. As discussed in the previous docket item, the alterations and the addition will only be visible from North Patrick Street through a driveway and parking lot. Also, an existing fence obscures direct views for the changes on the lower level. In addition, the changes are impacting recent additions to the property that occurred in the mid 20<sup>th</sup>-century.

However, a concern of staff is that no manufacturer information was provided by the applicant regarding the windows to be used. While it was noted on the drawings that the new casement windows and doors will be wood and true-divided lite, it is customary that some verification is provided by the applicant of the actual manufacturer specifications. Also, while the new light fixtures may be largely shielded from public views, Staff would also like more information on the style of the new light fixtures.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval with the following conditions:

- 1) That the applicant provides window manufacturer and cut sheet information on the new windows and doors for staff review and approval prior to filing for any building permits; and,
- 2) That the applicant provides a cut sheet of the new light fixtures to Staff for review and approval prior to filing for any building permits.

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 Before a building permit can be issued on any proposed future alterations, a certification is required from the owner or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos (USBC 110.3).
- C-3 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 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-8 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-9 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-10 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-11 A soils report must be submitted with the building permit application.
- C-12 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:  
Comments Pending