

Docket Item # 11  
BAR CASE # 2007-0263

BAR Meeting  
December 19, 2007

**ISSUE:** Alterations  
**APPLICANT:** Beverley Stanley  
**LOCATION:** 120 Cameron Mews  
**ZONE:** RM/Residential

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**STAFF RECOMMENDATION:** Staff recommends deferral.

(Insert sketch here)

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for alterations to the rear courtyard area of 120 Cameron Mews. The alterations consist of reconstructing a 17 foot section of the existing brick south garden wall, relocating the gate location 14” to the east, and constructing an arbor trellis structure within the courtyard that will rest on the reconstructed south garden wall.

A formerly existing magnolia tree located within the courtyard damaged the wall along the Cameron Street side. The tree has been removed and the applicant plans to rebuild a 17’ section of the wall. The wall encloses the rear courtyard adjacent to Cameron Street. However, it is unclear from the submittal if the entire wall will be demolished and rebuilt. It is also unclear if the applicant will reuse the existing brick or use new brick to match. The existing gate opening will be moved 14” to the east, as shown in the submitted drawings.

The proposed new arbor/trellis will consist of 2 x 6 cross beams notched to bridge beams, and 1 x 4 stringers. 3 x 6 “T” posts will provide support from the ground. The arbor will rest on the reconstructed wall.

Also, the applicant is proposing to install brick high paver curbs along the walk and planting bed between Cameron Street sidewalk and the courtyard wall.

**II. HISTORY:**

120 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.

**III. ANALYSIS:**

Proposed arbor and restoration of 17 feet of brick garden wall and change in location complies with Zoning Ordinance requirements.

While Staff commends the applicant for reconstructing the damaged wall, it is unclear as to how much of the wall will be removed and reconstructed. It is also unclear if brick from the existing wall will be used or if new brick will be used. It is important that the existing wall design, brick configuration, and color be maintained in any reconstruction and match the existing walls that are to remain on either side. Staff would also note that the proposed installation of brick curbing along the Cameron Street sidewalk is proposed to occur in the public right-of-way and may require separate reviews and approvals. As shown on the submitted survey plat, the subject property ends at the garden wall and all of the landscape area south of the wall is part of the public right-of-way. Staff recommends that the application be deferred pending clarification of these issues.

**IV. STAFF RECOMMENDATION:**

Staff recommends deferral.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 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-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 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-5 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-6 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-7 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-8 A soils report must be submitted with the building permit application.
- 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:  
Comments Pending