

Docket Item # 11
BAR CASE # 2008-0231

BAR Meeting
December 17, 2008

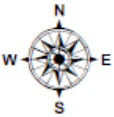
ISSUE: Addition/Alterations
APPLICANT: Richard Klingen Maier
LOCATION: 505 Cameron Street
ZONE: RM/Residential

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

1. The applicant/developer 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.
2. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
3. The statements in archaeology conditions above shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.



BAR CASE #2008-0230, 0231 12/17/2008



Note: Docket item # 10 must be approved before this item may be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness to expand an existing non-historic single story kitchen addition at the rear of 505 Cameron Street. The north wall of the existing addition will be extended by 3' 3" and the east wall will be extended by 2'. The total proposed expansion is 57 square feet. The proposed expansion will be constructed using all materials identical to the existing addition including; wood siding painted white to match and a standing seam metal roof painted black to match. The applicant proposes the installation of an 18-paned, true-divided, insulated glass French door on the east wall of the addition and a wooden one over one double glazed window on the south wall of the addition. The window on the east wall will not be visible from a public right-of-way.

II. HISTORY:

According to Ethelyn Cox in Historic Alexandria, Street by Street, the house at 505 Cameron Street was built around 1804 by Dr. John Richards. It is a two story brick, semi-detached structure that has only had minimal exterior alterations made to it. According to Sanborn Fire insurance maps that date back to as early as 1898, there were a series of one story additions to the rear of the historic main block. The current two story brick addition does not appear on the Sanborn maps until 1940. More recent alterations include a shed dormer on the rear of the second story and a fairly new non-obtrusive single story addition also at the rear of the house. Staff was unable to locate any previous BAR records for this property including the recently added single story addition.

III. ANALYSIS:

The proposed addition and alterations comply with the zoning ordinance requirements.

In the opinion of Staff, the proposed kitchen expansion is both an appropriate and compatible addition to the historic house. The proposed construction materials are complementary to the historic structure and will create uniformity with the existing addition. The proposed one story addition is not visible from Cameron Street and will be minimally visible from a rear alley accessed from North Pitt Street. The design of the addition is compatible in style and massing to the historic house, and conforms to the *Design Guidelines* for residential additions. In keeping with the recommendations contained in the *Guidelines*, the addition was designed as a background building "...which allow historic structures to maintain the primary visual importance." Due to the fact that the proposed addition is a modest expansion of an existing non-historic addition, is minimally visible, and will not affect the integrity of the historic portions of the structure, Staff recommends approval of the application as submitted.

Staff notes the comments of the Alexandria Archaeology and recommends that they be included as conditions of the approval.

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

1. The applicant/developer 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.
2. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
3. The statements in archaeology conditions above shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

V. CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 Additions and 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. 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-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 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 taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-5 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-6 A soils report must be submitted with the building permit application.
- C-7 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-8 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:

- R-1 Approve

Alexandria Archaeology:

F-1 According to Ethelyn Cox's *Historic Alexandria, Virginia, Street by Street*, the house on this lot was probably built around 1804 by Dr. John Richards. The property therefore has the potential to yield archaeological resources that could provide insight into domestic activities in 19th-century Alexandria.

R-1 The applicant/developer 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-2 The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

R-3 The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

Transportation & Environmental Services

F1. An approved grading plan may be required at the time of building permit application. Insufficient information has been provided to make that determination at this time.

In summary, City Code Section 8-1-22(d) requires that a grading plan be submitted to and approved by T&ES prior to the issuance of building permits for improvements involving:

- the construction of a new home;
- construction of an addition to an existing home where either
- the addition exceeds the area of the existing building footprint by 100% or more; or
- the construction of the addition results in less than 50% of the existing first floor exterior walls, in their entirety, remaining;
- changes to existing grade elevation of 1-foot or greater;
- changes to existing drainage patterns;
- land disturbance of 2,500 square feet or greater.

Questions regarding the processing of grading plans should be directed to the T&ES Site Plan Coordinator at (703) 838-4318. Memorandum to Industry No. 02-08 was issued on April 28, 2008 and can be viewed online via the following link.

<http://alexandriava.gov/uploadedFiles/tes/info/gradingPlanRequirements.pdf>

- R1. The building permit plans shall comply with requirements of City Code Section 8-1-22 regarding the location of downspouts, foundation drains and sump pumps. Refer to Memorandum to Industry dated June 18, 2004. [Memorandum is available online at the City web site under Transportation\Engineering and Design\Memos to Industry.]. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)

- R4. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- R5. An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2,500 square feet. (T&ES)
- R5. Compliance with the provisions of Article XIII of the City's zoning ordinance for stormwater quality control is required for any land disturbing activity greater than 2,500 square feet. (T&ES)

VI. IMAGES

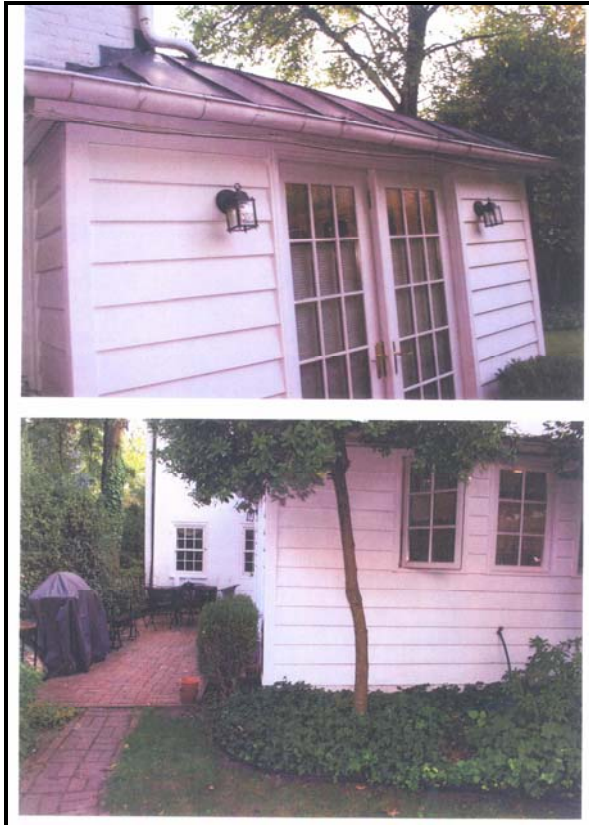


Figure 1: Photograph of Existing Conditions



Figure 2: Photographs of Existing Conditions

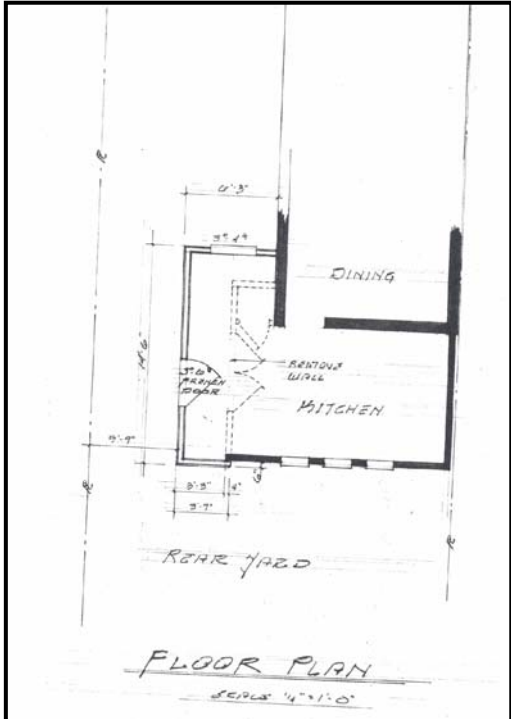


Figure 3: Floor Plan with Proposed Addition

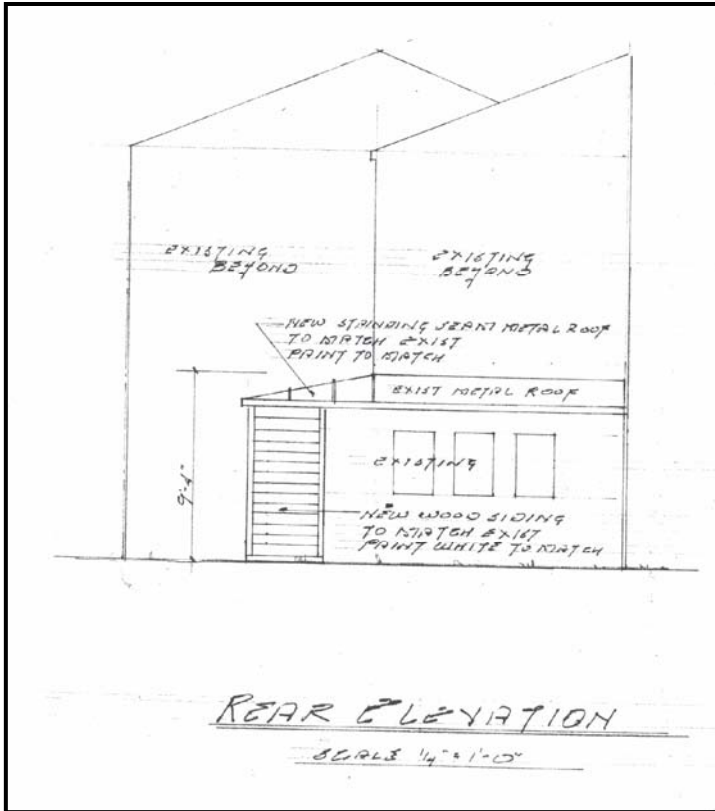


Figure 4: Rear Elevation

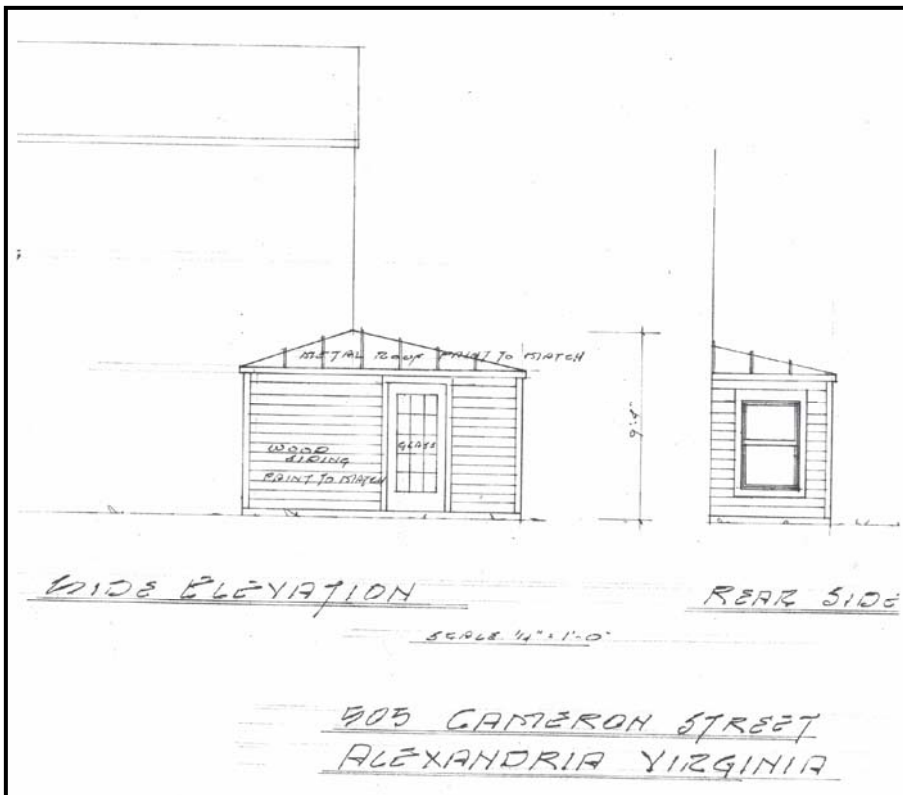


Figure 5: Side Elevation