

Docket Item # 3
BAR CASE # 2009-0205

BAR Meeting
October 7, 2009

ISSUE: Alterations
APPLICANT: Cameron Mews Ltd. Homeowners Association
LOCATION: 125 Cameron Mews
ZONE: RM / Residential

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

1. That the applicant submit a survey plat as part of the building permit application to Code Administration showing the location of the brick wall to illustrate that it will be located entirely on private property and not encroach into the public right-of-way; that it will not reduce the number of parking spaces nor reduce the width of any existing parking space to less than nine feet; and that a revised survey plat be submitted for Planning and Zoning approval upon completion of wall construction.

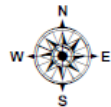
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.



BAR CASE #2009-0205

10/7/2009



I. ISSUE:

The applicant, Cameron Mews Ltd. Homeowners Association, is requesting a Certificate of Appropriateness for alterations at 125 Cameron Mews to construct a brick wall. The proposed brick wall will function as a screen between the sidewalk and the private parking area at the North Lee Street entrance of the Cameron Mews development. Although the proposed brick wall will serve the entire Cameron Mews Ltd. Homeowners Association, it will be located on the property at 125 Cameron Mews. The site plan indicates the property is the sole ownership of 125 Cameron Mews, however, it is subject to private easements for Cameron Mews common walkway and parking area, that is adjacent to Thompson's Alley.. The applicant has included the articles of incorporation of the HOA to show that the HOA is responsible for the common walkways and parking spaces. The applicant has included a letter from the property owner at 125 Cameron Mews providing their consent to the construction of the proposed wall on their property.

The proposed wall is brick and iron: brick piers and a brick base with inset iron fencing. This wall is proposed to match the existing wall at 125 Cameron Mews. The height of the brick piers will be five feet, the height of the brick base will be 16 inches and the iron fence portion will be 34 inches in height. The total length of the proposed wall will be 17.5 feet. The brick piers will be square and will measure 15 inches on each side.

II. HISTORY:

125 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.

In July 1996, the Board approved a request for a new window at this property (BAR Case # 96-00142)

III. ANALYSIS:

The applicant must show the location of the proposed wall on a survey plat to confirm compliance with zoning. To comply with the zoning ordinance and the development site plan, the proposed wall cannot encroach on the public right-of-way and cannot eliminate any of the required number of parking spaces, and parking spaces cannot be reduced to less than nine feet in width.

A portion of the west property line of 125 Cameron Mews has a brick and metal wall, brick piers and a brick base with inset painted metal fencing. The existing wall encloses a rear patio on the property. Running east to west along 101-125 Cameron Mews is a solid brick wall with individual wood gates to access private patios of each unit. Opposite the parking area is a brick and metal wall delineating the property line and parking area for the Queen's Row development on the north side of Thompson's Alley.

The *Design Guidelines* note that "fences, garden walls and gates should be appropriate in materials, design and scale to the period and character of the structure they surround."

Furthermore, the *Guidelines* state that “masonry fences and walls of brick are generally appropriate throughout the historic districts.” Staff finds that the design of the proposed wall is compatible with the surrounding area and will be a welcome addition to screen a row of existing parking spaces from North Lee Street. Staff recommends approval with the condition outlined below.

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

1. That the applicant submit a survey plat as part of the building permit application to Code Administration showing the location of the brick wall to illustrate that it will be located entirely on private property and not encroach into the public right-of-way; that it will not reduce the number of parking spaces nor reduce the width of any existing parking space to less than nine feet; and that a revised survey plat be submitted for final approval upon completion of wall construction.

STAFF:

Catherine Miliaras, Historic Preservation Planner, Planning & Zoning
Stephen Milone, Division Chief, Land Use Services

V. CITY DEPARTMENT COMMENTS

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

Code Administration:

C-1 New construction must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).

C-2 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.

Historic Alexandria:

No comments received.

Alexandria Archaeology:

C1 - There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

Transportation & Environmental Services:

C-1 Requires a survey plat for final approval.

VI. IMAGES

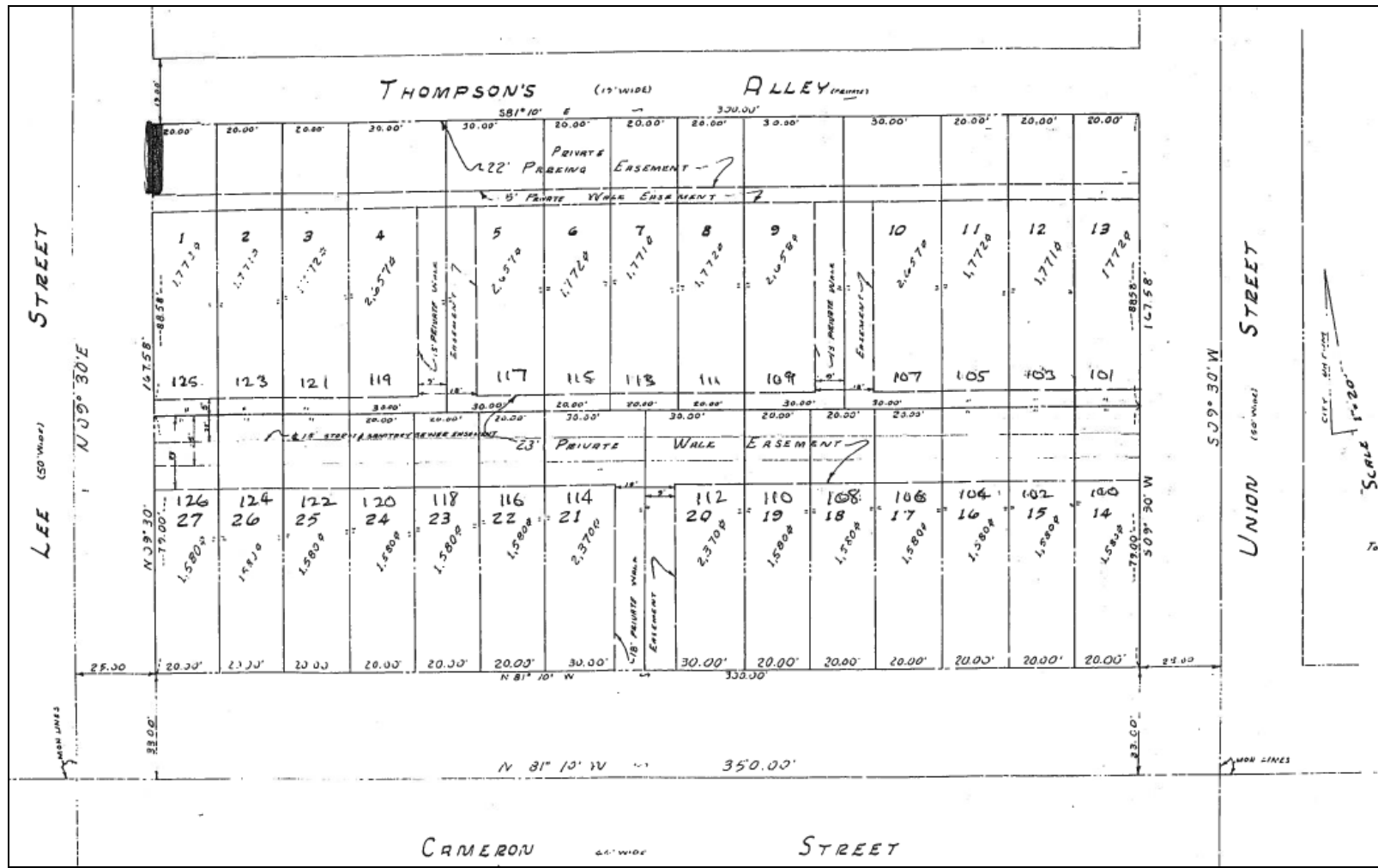


Figure 1. Cameron Mews site plan indicating proposed location of brick wall.



Figure 2. Existing conditions.



Figure 3. Photo simulation showing site with proposed brick wall.

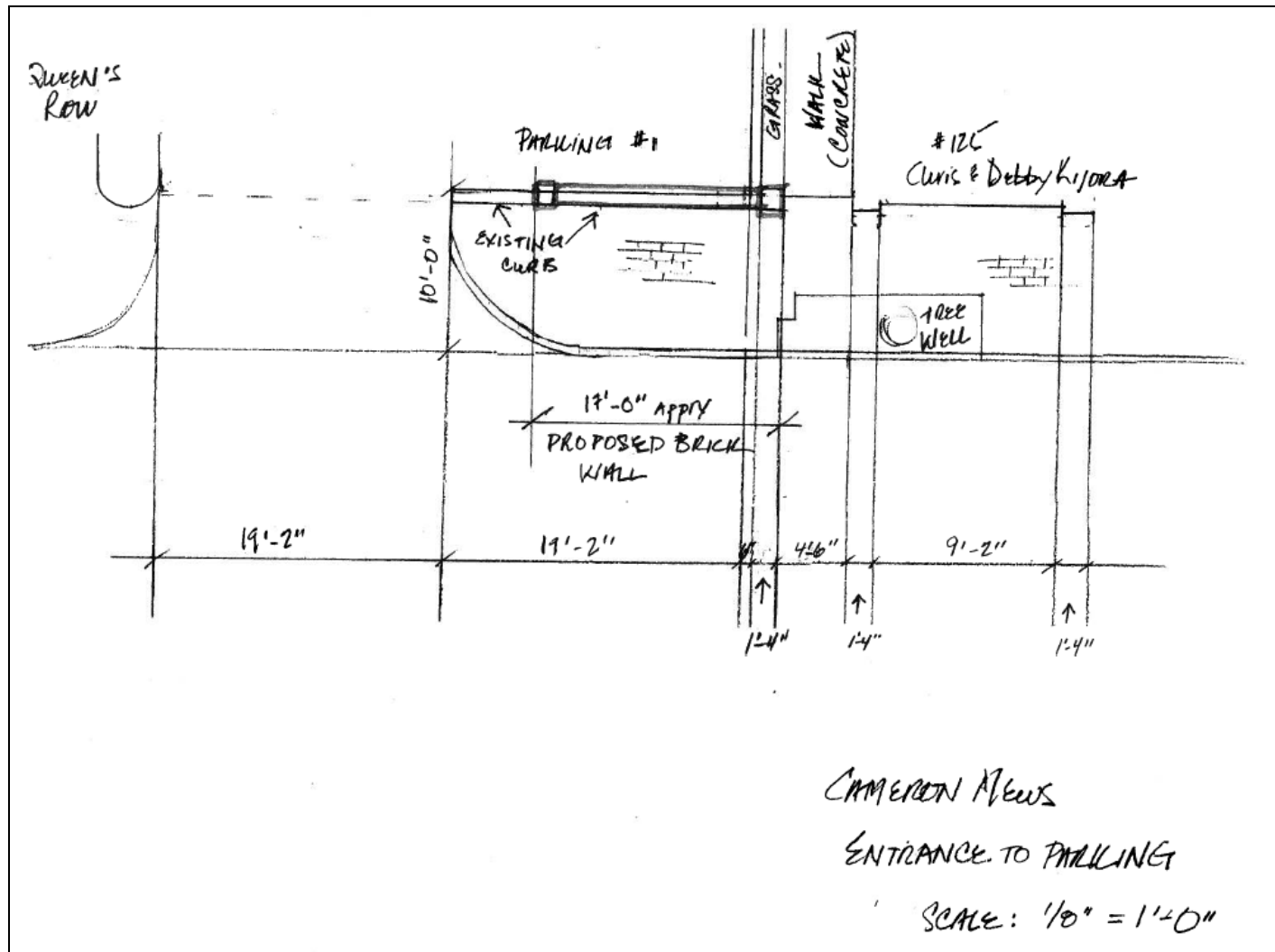


Figure 4. Site plan of parking area with proposed wall.

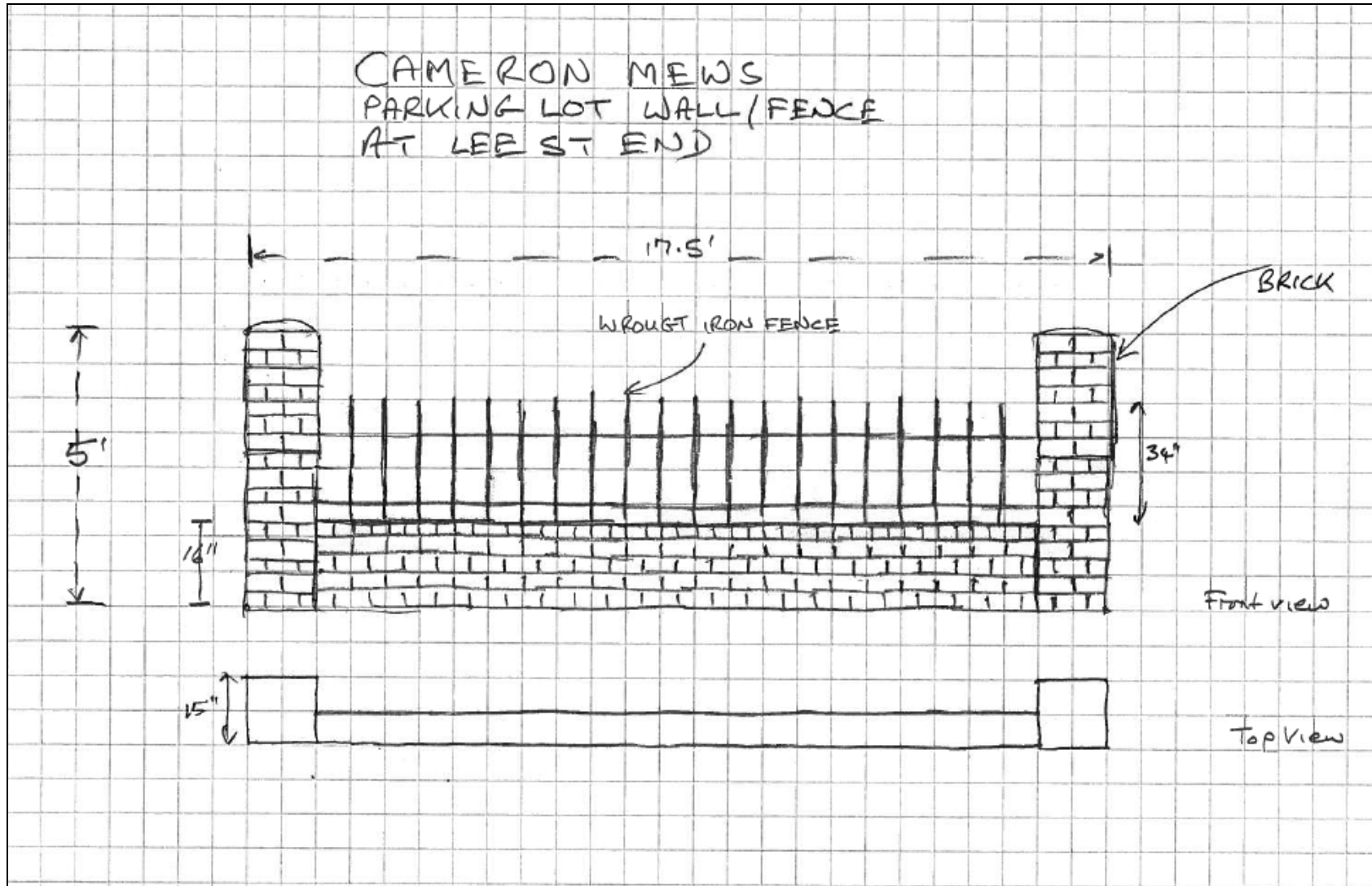


Figure 5. Proposed wall in elevation and plan.