

Docket Item # 5
BAR CASE #2009-0210

BAR Meeting
October 7, 2009

ISSUE: Alterations

APPLICANT: R.L. Kane, Inc Property Management for Humphrey FLP

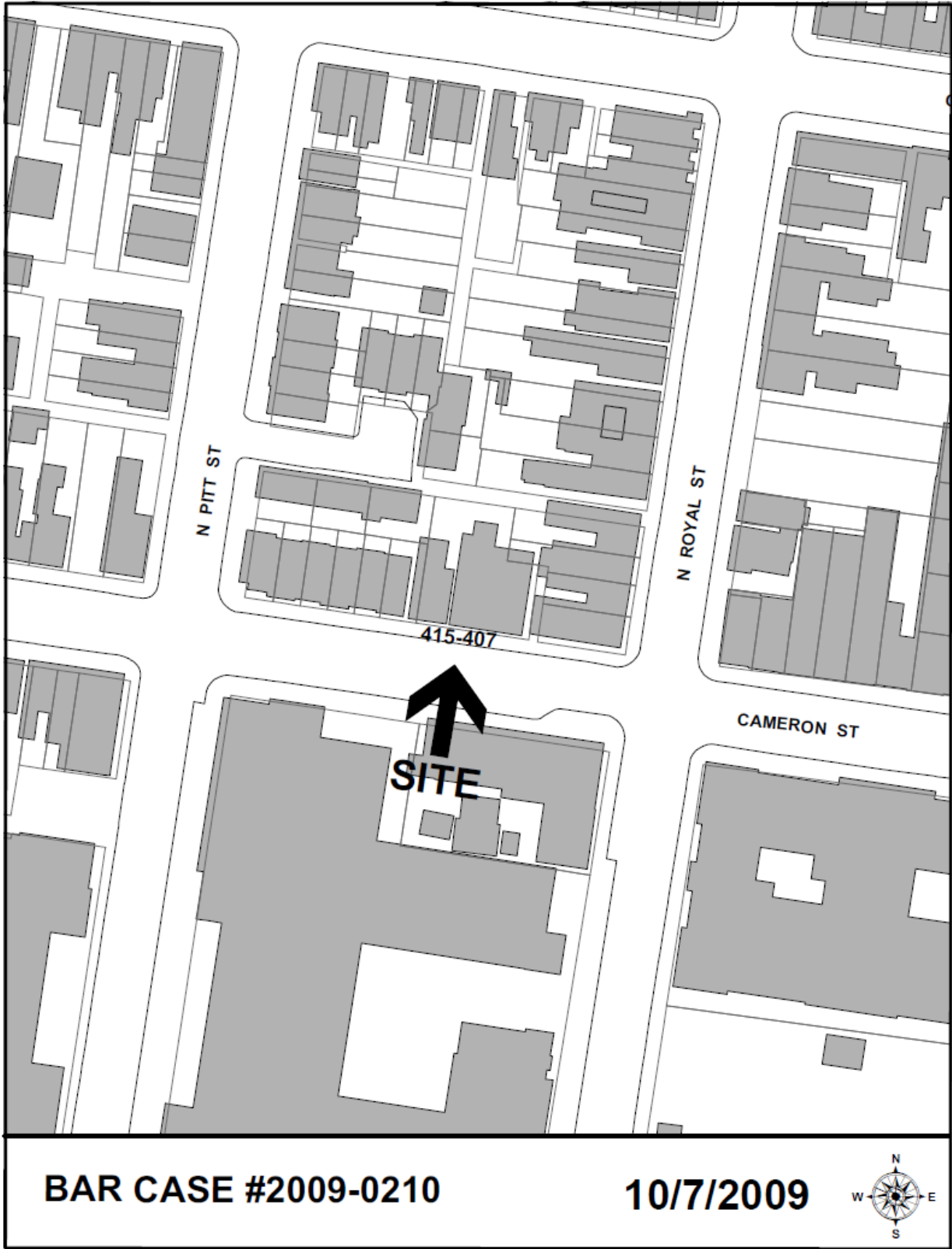
LOCATION: 407-415 Cameron Street

ZONE: CD/ Commercial Downtown Zone

STAFF RECOMMENDATION: Staff recommends approval of the application for Certificate of Appropriateness with the condition that wood components of the fence will be painted or stained.

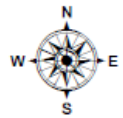
*EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period. In the case for a certificate or permit for a project that requires a development special use permit or site plan under section 11-400 of the zoning ordinance, the period of validity shall be coincident with the validity of the development special use permit or site plan as determined pursuant to section 11-418 of the ordinance.

**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 #2009-0210

10/7/2009



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness to construct a six foot (6') high, solid wood board fence with gate on the property located at 407-415 Cameron Street. The area being enclosed currently contains a concrete platform and is adjacent to a ten foot (10') wide public alley. The new fence will be visible from North Pitt Street and from Pitts Mews which is subject to a public access easement.

II. HISTORY:

This collection of three, tri-story, brick townhouses with Formstone veneers at 407-415 Cameron Street, contain a mix of retail and residential units with the retail use on the first level, and the residential use on the second and third. The main massing of these buildings appears as early as 1877, when they are illustrated on the *G.M. Hopkins City Atlas of Alexandria*.

III. ANALYSIS:

The proposed alterations comply with the Zoning Ordinance requirements.

The *Design Guidelines* recommend that: "Fences, garden walls and gates should be appropriate in materials, design and scale to the period and character of the structure they surround." The *Guidelines* also state that "Wood is a traditional material for fences and gates."

Staff finds that enclosing this property's existing concrete pad with a wood, six-foot high fence is generally appropriate, as most of the adjacent properties have enclosed their yards, utilizing wood and/or brick in the construction of their fences. The proposed fence will be located entirely on the applicant's property, as shown in the attached supplemental information, and confirmed by City records.

The new fence will be visible from North Pitt Street through the historic alley and from Pitts Mews which is subject to a public access easement. The fence's design, scale, and materials will be compatible with the adjacent properties and consistent with the Board's previous approvals for rear yard fencing. Staff finds that the proposed fence is appropriate and recommends that the wood components of the fence be either painted or stained.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application for Certificate of Appropriateness with the condition that wood components of the fence will be painted or stained.

STAFF:

Michele Oaks, Historic Preservation Planner, Planning & Zoning
Stephen Milone, Division Chief, Zoning and Land Use Services

V. CITY DEPARTMENT COMMENTS

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

Code Administration:

No comments.

Historic Alexandria:

No comments provided.

Alexandria Archaeology:

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

VI: IMAGES:



Figure 1: Front Elevation of 407-415 Cameron Street

Fence Location



Figure 2: View from North Pitt Street



Figure 3: Views of Proposed Fence Location



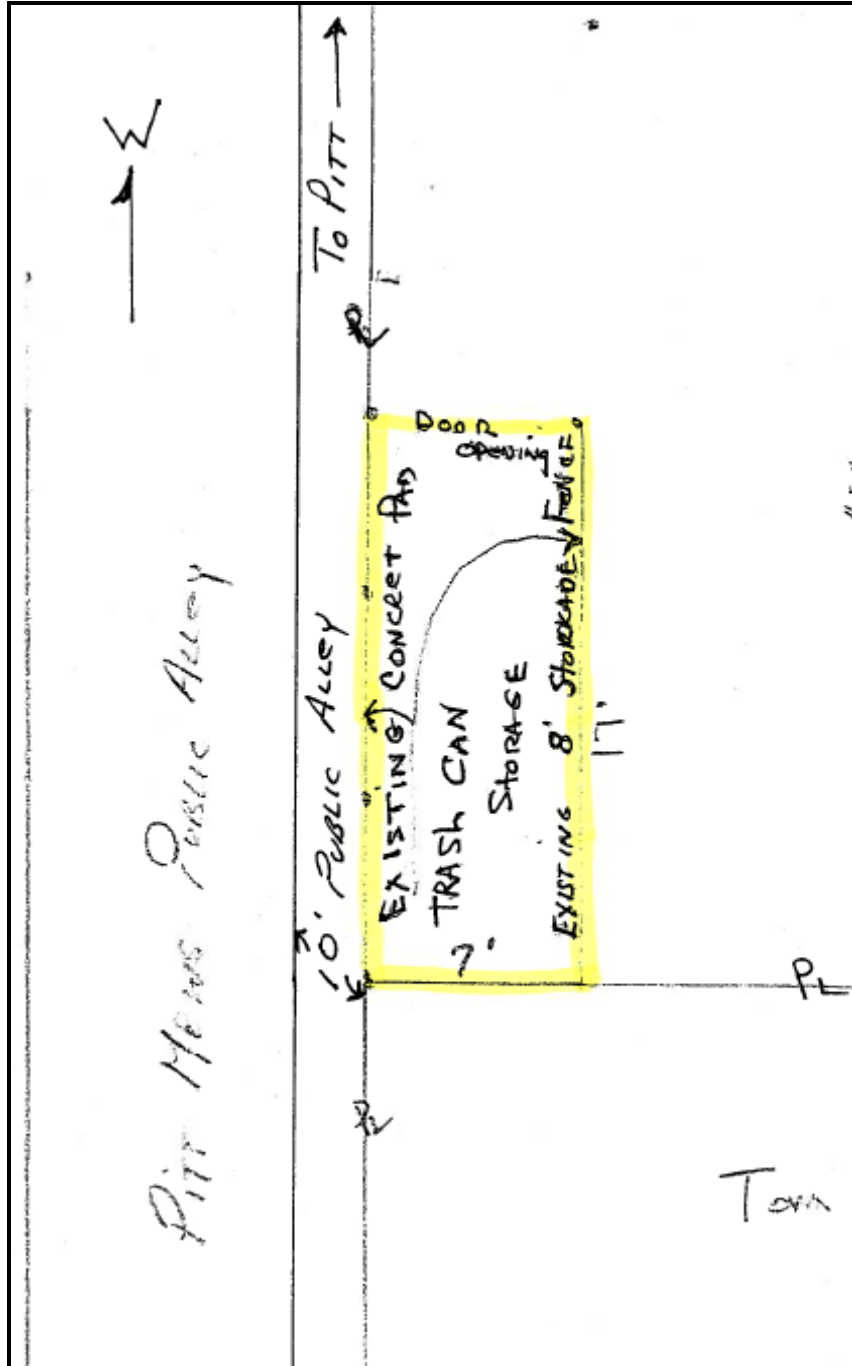


Figure 4. Drawing of Fence Location

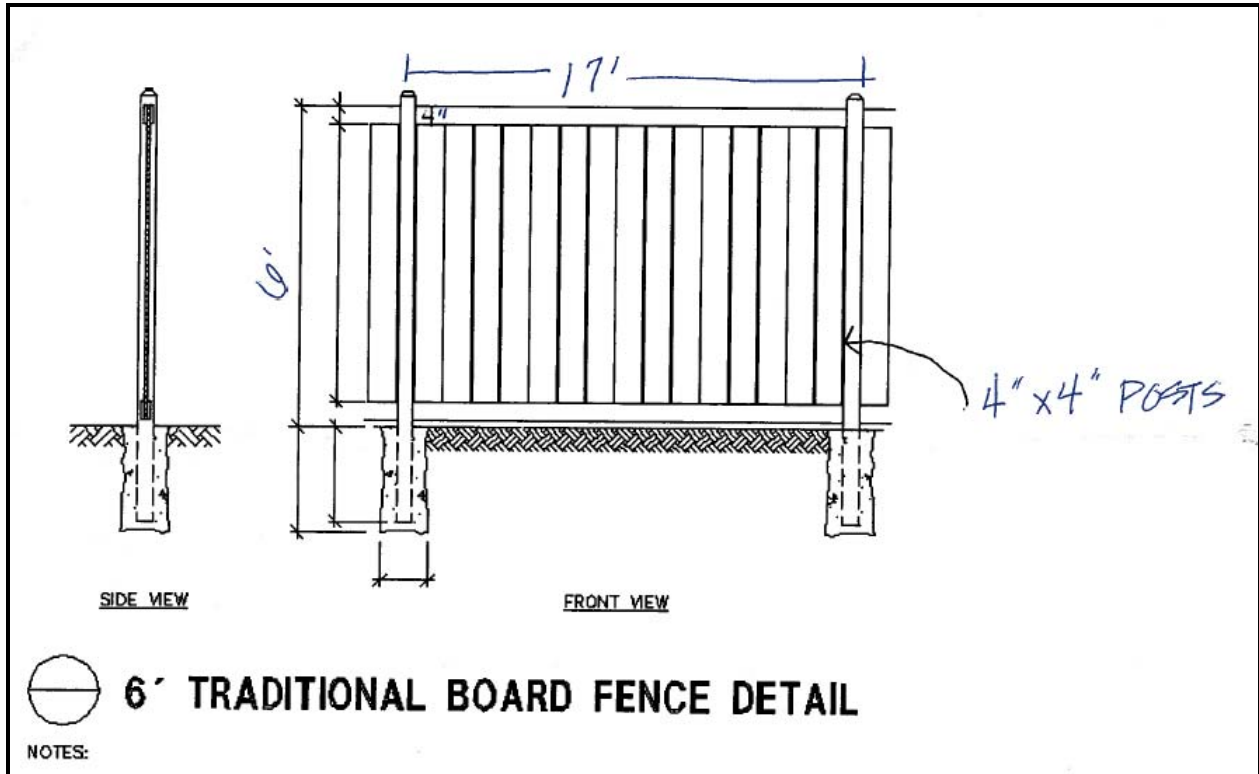


Figure 5: Proposed Fence Design

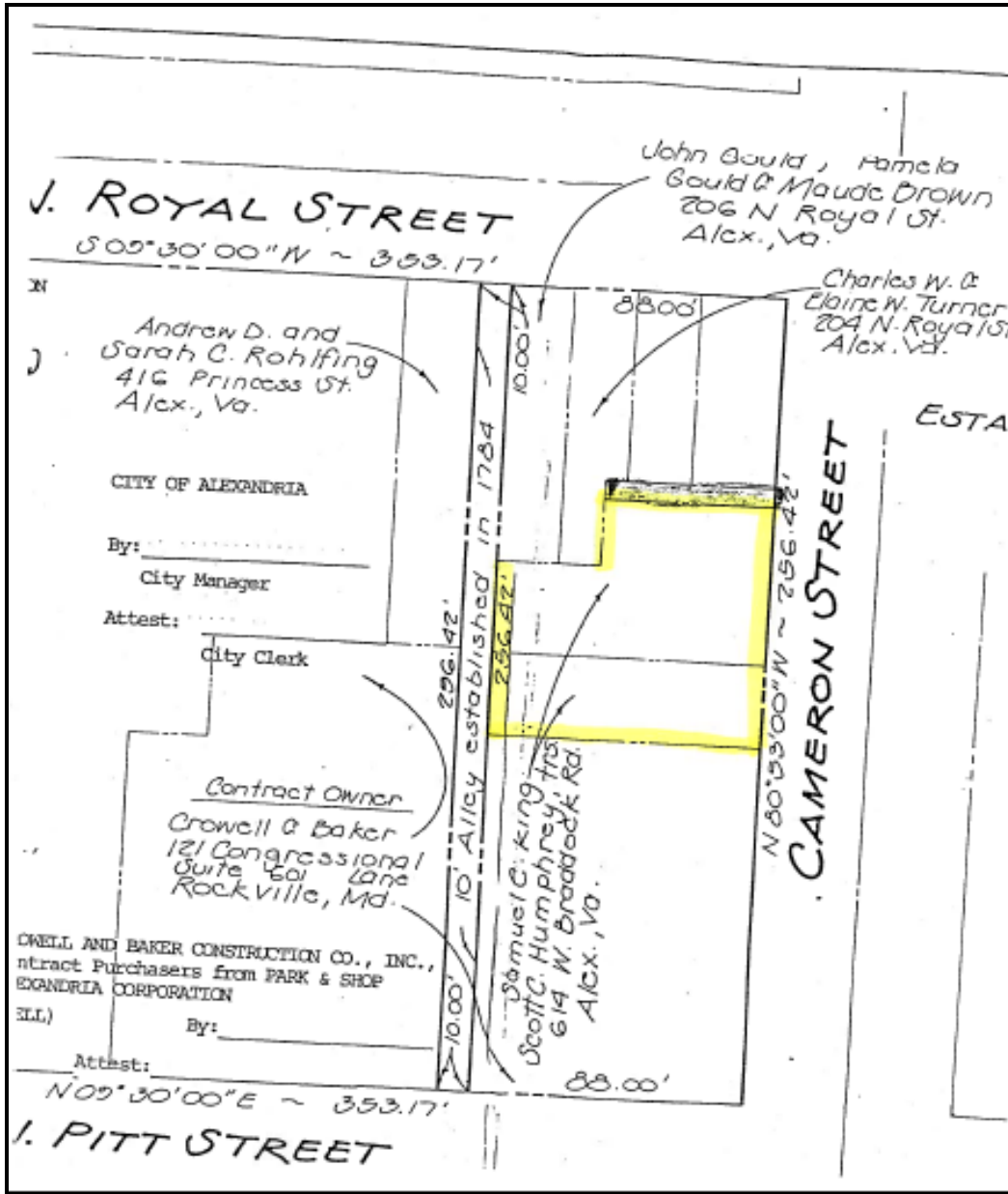


Figure 6: Plat Identifying 10' Alley Boundaries

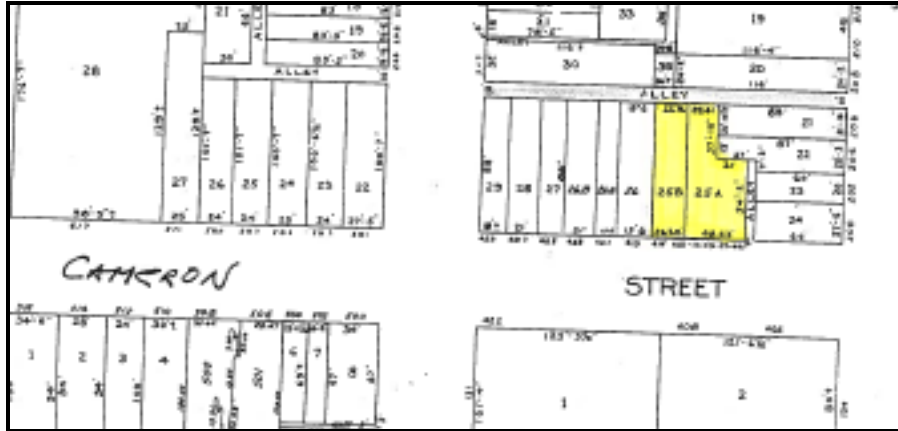


Figure 7: City Tax Map 1963

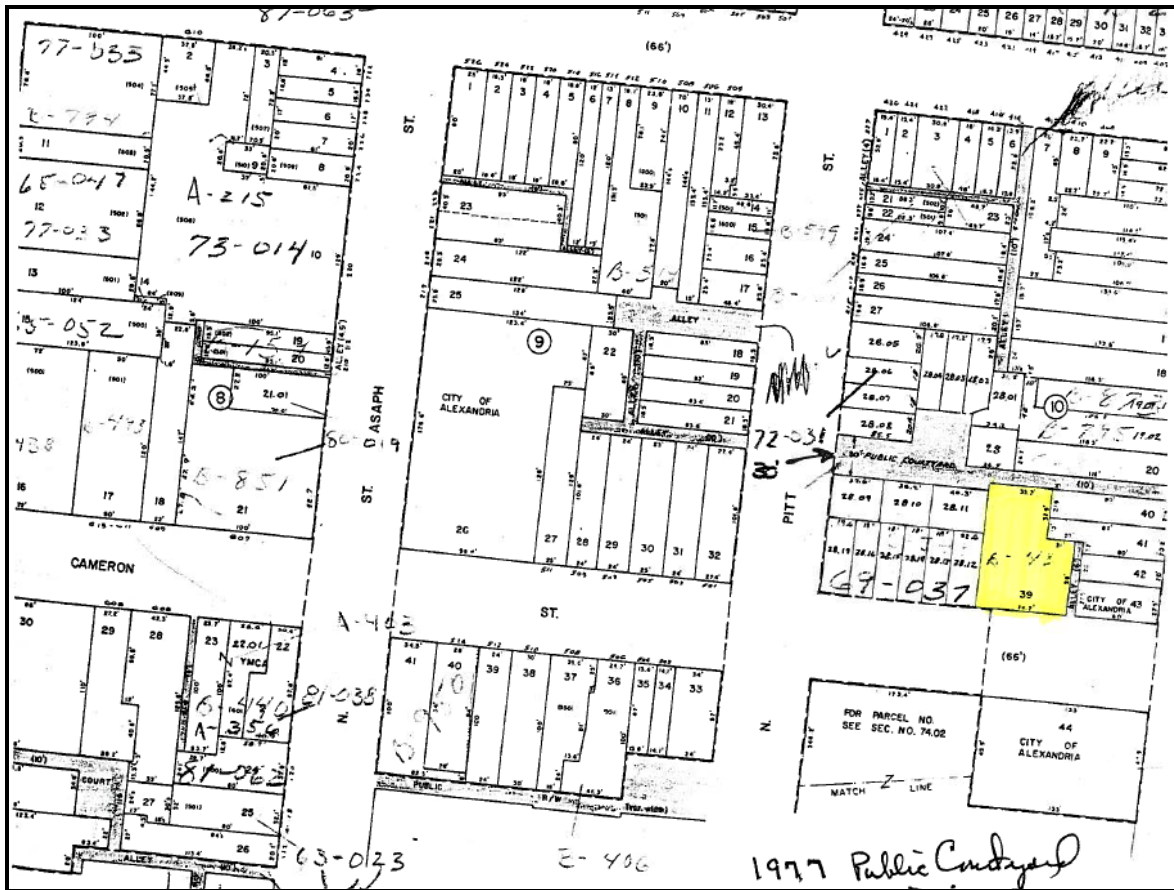


Figure 8: City Tax Map 1977

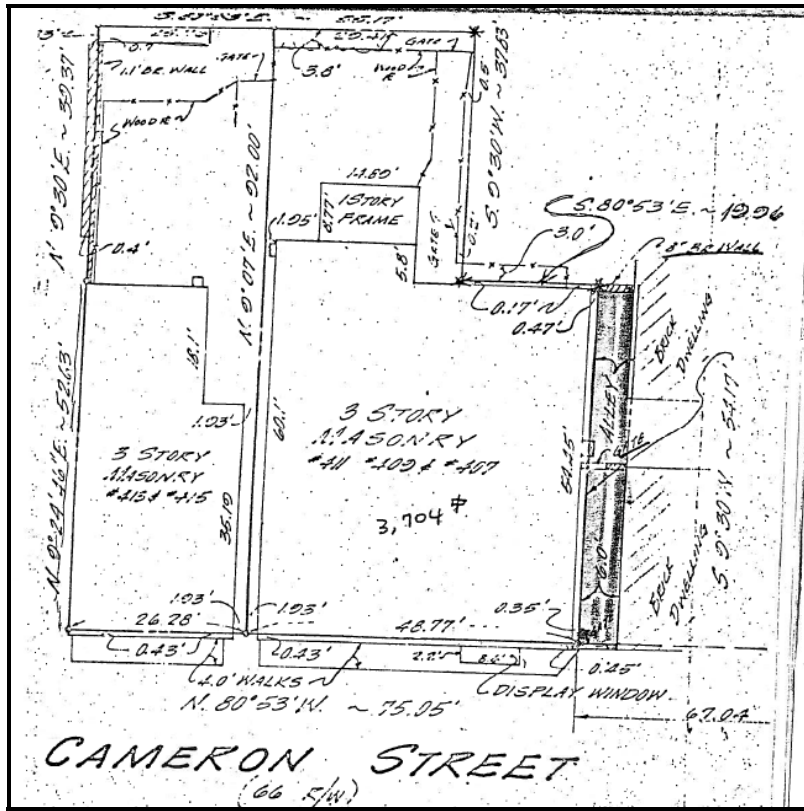


Figure 9: Plat (Unknown Date)

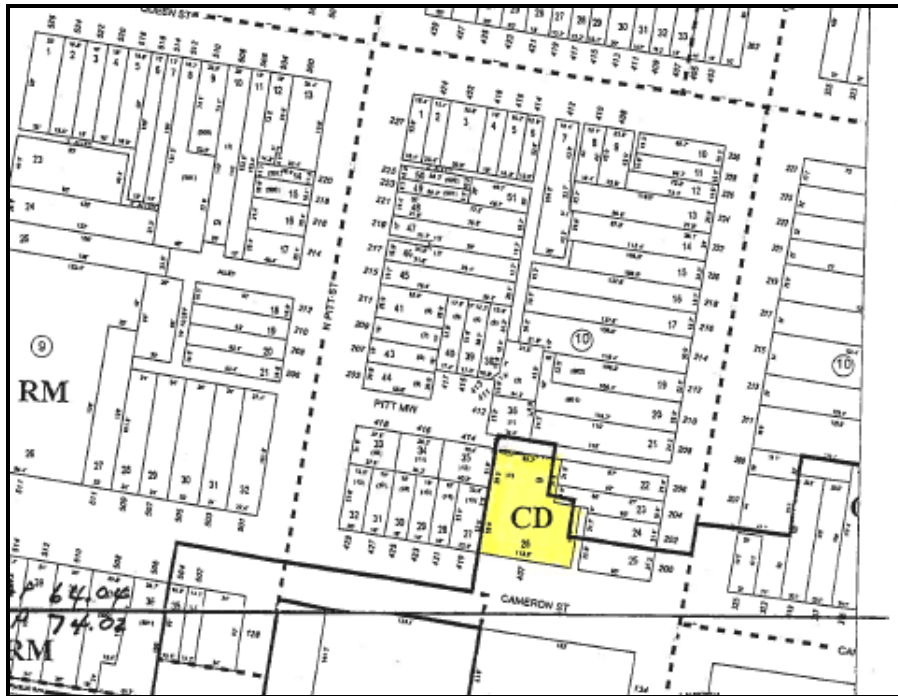


Figure 10: City Tax Map - Current