

Docket Item # 3 & 4  
BAR CASE # 2014-0035/0036  
BAR Meeting  
March 5, 2014

**ISSUE:** Partial Demolition, Alterations, Addition and Signage  
**APPLICANT:** Blackwall Hitch Alexandria LLC by Duncan W. Blair  
**LOCATION:** 5 Cameron Street  
**ZONE:** CD/Commercial Downtown

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**STAFF RECOMMENDATION**

Staff recommends deferral of the application in order for the applicant to refine details and drawings with the following additional information needed:

1. A cross section, at a minimum  $\frac{3}{4}$ " = 1'-0" scale, of all awnings, trellis, pergolas, wind breaks, roof structures and canopies, with all materials clearly noted on all drawings
2. Details of the low fence/gate on rear patio area
3. Details of the indoor/outdoor bar windows on east elevation
4. Details of planters on north elevation
5. Specifications for all replacement exterior doors
6. Details of railing system along front café patio
7. Details of handrail on front entry steps
8. Note all vents to be removed or added to the roof
9. Clarify "polishing" specification for wall/window system
10. Construction details and the roofing material for top of front canopy/entry portico
11. Details, if any, on exterior lighting plan, sign lighting, landscape, menu board, wall-mounted lights etc.
12. Details of the attachment method for new wood siding at the existing curtain wall

\*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, 703-838-4360 for further information.

\*\*\*APPEAL OF DECISION: In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.



BAR2014-00035 & BAR2014-00036



*Note: The reports for 5 Cameron Street BAR #2014-0035 (Permit to Demolish/Capsulate) and BAR #2014-0036 (Certificate of Appropriateness) have been combined for clarity and brevity. This item requires a roll call vote.*

## **I. ISSUE**

The applicant is requesting approval of a Permit to Demolish for portions of the existing front roof and canopy and the rear curtain wall and a Certificate of Appropriateness for signs and alterations to the existing building at 5 Cameron Street. The majority of the alterations proposed are contained within the interior of the building – some of which are shown in this application for context, but they are not part of the BAR’s review in this case.

### **Permit to Demolish**

- Demolish 72 square feet of the existing front (south) entrance canopy (Cameron St); and
- Demolish 1,473 square feet of the existing front (South) roof structure (Cameron St); and
- Demolish 29 linear feet of the existing curtain wall on the rear (North) elevation (Thompson Alley).

### **Certificate of Appropriateness**

- Construct a new, 1,031 square foot open, fixed canopy along the front (south) elevation (Cameron St). The canopy will serve as an entry portico and protection for the outdoor seating in this location. The seating area will be paved with slate.
- Install a new, structural steel guardrail with stained wood handrail along the perimeter of the raised outdoor dining area on the south elevation (see Page A-5.)
- Install new, painted metal handrails on the staircases which surround the front entrance on the front (south) elevation.
- Remove the existing brick on the retaining wall and risers on the staircase at the entrance to the restaurant and replace with Potomac River granite or similar.
- Install fixed fabric awnings in a solid color (see attached materials board) along on the east and south elevations.
- Construct a new, one-story addition (278 square feet) to house a walk-in cooler on the rear, northwest corner of the building. The addition’s exterior is clad in butt joint stained wood siding.
- Clad the existing curtain wall on the southwestern corner of the building with butt joint stained wood siding.
- Clad portions of the curtain wall’s base on the south, north and east elevations of the building with butt joint stained wood siding.
- Install a pergola structure on the rear patio with retractable fabric awnings.

### **Signage**

- Installation of a freestanding (2.6’ x 3.0’) menu board constructed of painted metal in the landscape planter on south elevation. Drawings specify LED illumination – but not whether exterior or interior.
- Installation of a “Blackwall Hitch” sign on the Cameron Street (front/south) entry canopy measuring 10’7” long x 8-3/4” high.
- Installation of a “Blackwall Hitch” sign on the southeast entry canopy measuring 10’ long x 6” high.

- Installation of a “Blackwall Hitch” sign on the northeast entry canopy measuring 10’ long x 6” high.
- Installation of a “Blackwall Hitch” sign on the Thompson Alley entry (North) canopy measuring 10’7” long x 8-3/4” high.

## **II. HISTORY**

The free-standing metal and glass building at 5 Cameron Street is currently known locally as the “The Food Pavilion” and was approved by the BAR in **1987** (BAR87-62; 9/2/87) as part of the City’s modest festival marketplace style redevelopment of the waterfront around the Torpedo Factory Art Center. It is located between the terminus of Cameron Street and Thompson Alley and is a prominent feature along the waterfront. It is one of five buildings that comprise the Torpedo Factory and City Marina Plaza complex which includes the Torpedo Factory Office Building to the west; the City Marina to the south; Thompson’s Alley to the north; and the Chart House Restaurant and Potomac River to the east. The Food Pavilion is elevated above a City owned parking garage.

The Food Pavilion was originally constructed to house nine internal vendor areas and open seating for 200 patrons.<sup>1</sup> For several years, The Food Pavilion struggled to maintain vendors and it lacked a long term or anchor tenant. It was ultimately closed in December 2011 and has remained unoccupied since then. Since that time, the City adopted the Waterfront Small Area Plan, which envisions a lively and active Waterfront that attracts greater numbers of people and conducted a study identifying existing available parking.<sup>2</sup>

In the surrounding area, the Waterfront Market restaurant has recently opened which contains both indoor and outdoor dining (approved by the BAR Case #2013-00125&126; 5/15/13.)

## **III. ANALYSIS**

### **Permit to Demolish/Capsulate**

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

- (1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (6) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in

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<sup>1</sup> October 18, 1986, the City Council granted Special Use Permit (SUP) #1945 to Alexandria Waterfront Restoration Group for the food Court use.

<sup>2</sup> SUP2013-0076 Staff Report, December 3, 2013.

architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?

In the opinion of Staff, the criteria to demolish and capsule are generally not met and the Permit to Demolish should be granted. The portions of the existing canopy and curtain windows proposed for demolition were constructed in 1987 and do not contain any historic material or significant architectural features. Staff does not believe that the proposed demolition will compromise the overall integrity of the building or adversely affect the context for nearby buildings of historic merit – principally the Torpedo Factory.

#### Certificate of Appropriateness

The proposed addition and alterations are generally compatible with the existing building and the existing waterfront development plan and are minor in scope. The majority of the building will be retained in its current form, yet will be receiving a much needed facelift – to include painting, updating exterior finishes, new signage, and removal of an outdated entry canopy and roof structure. The only increase in the building footprint is for a small 278 square foot cooler addition – located on the raised deck at the rear corner of the building.

The existing public restroom facilities will be retained and the opening the front of the building will increase the amount of outdoor river-view dining available within the City. In addition, the proposed changes to the south elevation and front entrance will help activate the adjacent City Marina Plaza, as shown in the illustration below.



**Figure 1: Illustrative – Looking North**

Since the majority of the project's scope is related to materials and finishes, it is essential these features are clearly articulated for the BAR. Currently, the drawings submitted do not include this level of notes or detail. Staff supports the overall project and the design direction and

materials shown in the illustrations, but recommends that the current application be deferred in order for the architect to refine these details for the Board. The items that need further study or refinement include:

- A cross section at a minimum  $\frac{3}{4}$ " = 1'-0" scale of all awnings, trellis, pergolas, wind breaks, roof structures and canopies, with all materials clearly noted on all drawings
- Details of the low fence/gate on rear patio area
- Details of the indoor/outdoor bar windows on east elevation
- Details of planters on north elevation
- Specifications for all replacement exterior doors
- Details of railing system along front café patio
- Details of handrail on front entry steps
- Note all vents to be removed or added to the roof
- Clarify "polishing" specification for wall/window system
- Construction details and the roofing material for top of front canopy/entry portico
- Details, if any, on exterior lighting plan, sign lighting, landscape, menu board, wall-mounted lights etc.
- Details of the attachment method for new wood siding at the existing curtain wall

Per the conditions of the applicant's Special Use Permit, the proposed design elements for the outdoor dining should be consistent the appearance and the quality standards in the King Street Outdoor Dining Design Guidelines. The applicant will be required to submit a separate application to include illustrations and specifications for approval to the BAR Staff and the Department of Planning & Zoning to insure compliance. These items include the table and chairs, retractable awnings, fire pits, bars etc. In Staff's opinion, the artistic rendering of these design elements shown in the illustrative appear to be stylistically appropriate and compatible with the marina area, however, final material specifications and dimensions have not been provided.



Figure 2: Illustrative – Rear Patio on the north side of the building

Staff generally finds the proposed signage appropriate in scale and design and recommends their approval with staff field approval of the lighting. The applicant proposes to install the menu board in the landscaped planter box located along the front of the entrance. These planter boxes are owned by the City and are not a part of the restaurant lease but the applicant has agreed to a maintenance agreement/Adopt-a-Garden program with the City to ensure that the landscaping is maintained. The City's Department of Recreation, Parks & Cultural Activities has reviewed location for the proposed menu board and does not object to its installation. If the Board supports a menu board, the Board's policy requires that it be externally illuminated and not backlit plastic or internally illuminated.

Staff generally supports the application as proposed and looks forward to a much needed renovation of this building but recommends that the applicant continue to work with Staff on the design details and clarifications requested above, and return to the Board at its March 19, 2014 public hearing for final approval.

**STAFF**

Michele Oaks, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

**IV. CITY DEPARTMENT COMMENTS**

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

**Zoning Section**

- C-1 Applicant must submit FAR calculations to include both fixed and retractable awnings and the proposed walk in cooler addition.
- C-2 The awning signs appear to comply with zoning. However, the applicant should provide the linear frontages of the building and the proposed dimensions of each sign per frontage to confirm compliance.
- C-3 The proposed menu board sign does not comply with zoning. Section 9-301(E) allows one freestanding sign on any commercially zoned property in a historic district if the area of the sign is no greater than 6 square feet. The proposed sign is 7.50 square feet (3' by 2.5') and will need to be reduced not to exceed 6 square feet.
- C-4 Proposed addition and alterations must comply with SUP2013-00076.
- F-1 Proposed outdoor dining is not being reviewed as part of application and is not part of the King Street Outdoor Dining Program. Separate review will be required.

**Infrastructure & Environmental Management**

This property is located within the 1%-chance per year floodplain. Therefore, the applicant must comply with Section 6-300 (FLOODPLAIN DISTRICT) of Article VI (SPECIAL AND OVERLAY ZONES) of the City of Alexandria Zoning Ordinance, Section 6-305 (D) All

applications for new construction or substantial improvement within any floodplain district, and all building permits issued for the floodplain shall incorporate the following information:

- (1) the base flood elevation at the site;
- (2) the elevation of the lowest floor (including basement);

**Office of Environmental Quality**

OEQ comments on the plan submitted to the City of Alexandria

No comments. Parcel is in RPA but existing structure and impervious area is grandfathered.

**Code Administration**

No comments received.

**Transportation and Environmental Services (T&ES)**

RECOMMENDATIONS

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. 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)

FINDINGS

- F1. After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F2. Parcel is in RPA but existing structure and impervious area is grandfathered. (T&ES)

CODE REQUIREMENTS

- C1. This property is located within the 1%-chance per year floodplain. Therefore, the applicant must comply with Section 6-300 (FLOODPLAIN DISTRICT) of Article VI (SPECIAL AND OVERLAY ZONES) of the City of Alexandria Zoning Ordinance, Section 6-305 (D) All applications for new construction or substantial improvement within any floodplain district, and all building permits issued for the floodplain shall incorporate the following information:
  - (1) the base flood elevation at the site;
  - (2) the elevation of the lowest floor (including basement). (T&ES)
- C2. The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C3. The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11,



Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

- C4. Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C5. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C6. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

**V. ATTACHMENTS**

*1 – Supporting Materials*

*2 – Application for BAR2014-0035 & BAR2014-0036 at 5 Cameron Street*

BLACKWALL HITCH RESTAURANT  
5 CAMERON STREET  
ALEXANDRIA, VIRGINIA 22314



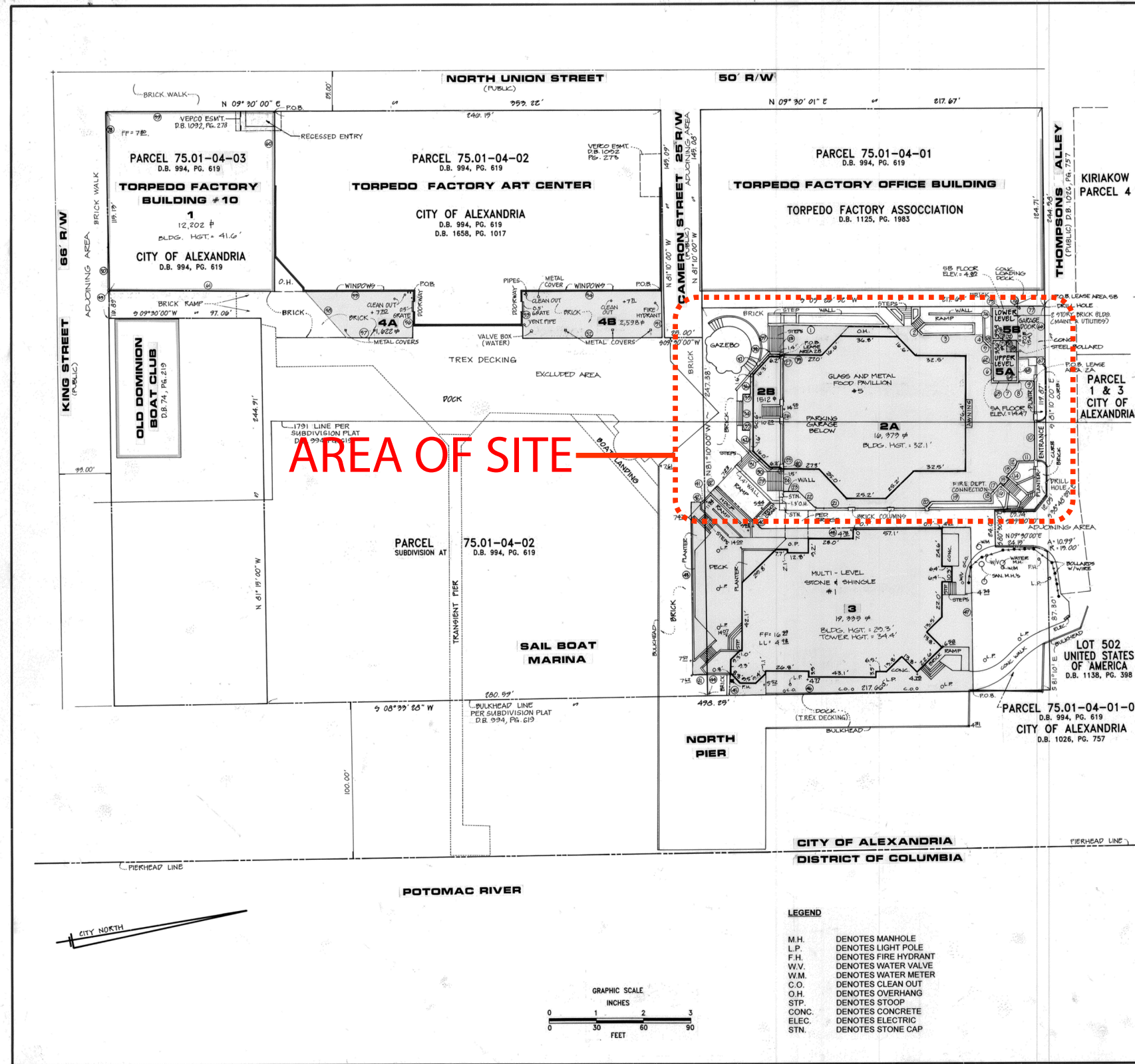
BLACK WALL HITCH ALEXANDRIA, LLC

## TABLE OF CONTENTS

| <b>CIVIL / SITE CONDITIONS</b>         | <b>ARCHITECTURAL</b>                   | <b>RENDERINGS</b>                | <b>SIGNAGE</b>           |
|--|--|----------------------------------|--------------------------|
| C-1 Alta/ASCM Existing Conditions Plat | A-1 Proposed Ground Floor Plan         | R-1 Byrd's-eye View of Site      | S-1 Main Entry Sign /S   |
| C-2 Proposed Building Demolition Area  | A-2 Proposed Mezzanine Level           | R-2..Front Entry View from South | S-2..Main Entry Sign /SE |
| C-3 Proposed Exterior Alteration Areas | A-3 Proposed Roof Plan                 | R-3 Front entry View from East   | S-3 Side Entry Sign / NE |
|  | A-4 Existing South Elevation           | R-4 Canopy Study at North Patio  | S-4 Rear Entry Sign / N  |
|  | A-5 Study of Proposed South Elevations |                                  | S-5 Signage Tabulations  |
|  | A-6 Study of Proposed North Elevation  |                                  |                          |
|  | A-7 Study of Proposed East Elevation   |                                  |                          |
|  | A-8 Study of Proposed West Elevation   |                                  |                          |

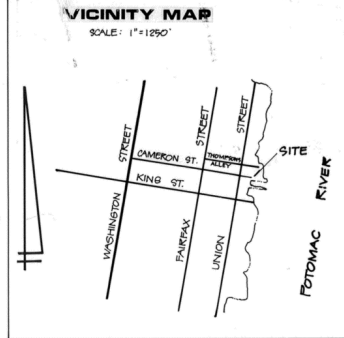
Materials Sample Board provide separate from this document





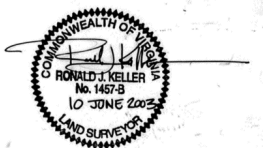
**LEASE AREAS**

| NO. | BEARING      | DISTANCE |
|-----|--------------|----------|
| 1   | N 9 33 27 E  | 82.190   |
| 2   | N 52 53 22 E | 7.920    |
| 3   | N 9 27 26 E  | 39.380   |
| 4   | S 80 48 11 E | 4.230    |
| 5   | N 54 54 59 E | 7.000    |
| 6   | S 80 25 9 E  | 20.930   |
| 7   | N 9 8 31 E   | 17.450   |
| 8   | N 84 13 51 W | 9.270    |
| 9   | N 9 13 46 E  | 9.800    |
| 10  | S 80 41 16 E | 51.530   |
| 11  | S 10 12 29 W | 11.220   |
| 12  | S 79 48 21 E | 3.980    |
| 13  | S 37 4 30 E  | 7.020    |
| 14  | S 52 58 52 W | 3.180    |
| 15  | S 81 20 25 E | 6.870    |
| 16  | S 52 50 49 W | 2.060    |
| 17  | S 36 24 46 E | 5.180    |
| 18  | S 81 20 25 E | 4.830    |
| 19  | S 9 22 37 W  | 38.440   |
| 20  | S 36 24 46 E | 5.180    |
| 21  | N 9 28 15 W  | 71.450   |
| 22  | S 56 12 42 W | 14.200   |
| 23  | S 9 42 7 W   | 9.280    |
| 24  | N 80 5 13 E  | 17.030   |
| 25  | S 9 48 54 W  | 0.300    |
| 26  | N 80 39 57 W | 67.010   |
| 27  | N 11 25 53 E | 9.370    |
| 28  | N 80 32 14 W | 21.590   |
| 29  | N 80 8 20 W  | 17.050   |
| 30  | S 9 15 7 W   | 8.800    |
| 31  | N 80 29 7 W  | 12.490   |
| 32  | N 80 29 7 W  | 12.490   |
| 33  | S 9 24 15 W  | 5.080    |
| 34  | N 80 29 5 E  | 23.010   |
| 35  | S 9 27 25 E  | 4.990    |
| 36  | N 80 29 58 W | 12.490   |
| 37  | N 36 15 19 E | 18.200   |
| 38  | S 9 50 13 E  | 8.740    |
| 39  | N 80 32 14 W | 18.280   |
| 40  | N 54 20 6 E  | 37.760   |
| 41  | N 80 5 13 E  | 1.470    |
| 42  | N 8 42 6 E   | 7.740    |
| 43  | N 80 15 12 W | 111.250  |
| 44  | S 9 41 24 W  | 19.290   |
| 45  | N 80 15 12 W | 12.570   |
| 46  | S 8 33 28 W  | 156.000  |
| 47  | S 81 10 0 E  | 104.180  |
| 48  | N 9 34 37 E  | 194.320  |
| 49  | S 9 29 35 W  | 0.320    |
| 50  | N 80 35 55 W | 27.850   |
| 51  | S 80 33 11 E | 29.500   |
| 52  | S 9 23 43 W  | 87.810   |
| 53  | N 80 51 54 W | 29.620   |
| 54  | N 9 28 5 E   | 87.980   |
| 55  | N 9 31 6 E   | 67.770   |
| 56  | S 79 47 17 E | 29.720   |
| 57  | S 9 27 2 W   | 41.270   |
| 58  | S 58 13 25 W | 39.820   |
| 59  | N 9 25 8 E   | 106.070  |
| 60  | S 80 39 5 E  | 115.050  |
| 61  | S 9 29 35 W  | 105.250  |
| 62  | N 80 29 52 W | 25.020   |
| 63  | N 9 25 57 E  | 15.480   |
| 64  | S 80 27 4 E  | 24.940   |
| 65  | S 9 8 9 W    | 15.480   |
| 66  | S 81 10 0 E  | 33.400   |
| 67  | S 9 15 21 W  | 17.140   |
| 68  | N 80 31 46 W | 4.420    |
| 69  | S 9 27 7 W   | 7.800    |
| 70  | N 80 29 52 W | 7.480    |
| 71  | S 9 27 7 W   | 2.630    |
| 72  | N 80 32 53 W | 0.400    |
| 73  | S 9 27 7 W   | -5.950   |
| 74  | N 80 29 52 W | 20.070   |
| 75  | N 9 27 7 E   | 19.380   |
| 76  | N 80 31 46 W | 1.080    |
| 77  | N 9 26 32 E  | 15.760   |
| 78  | N 80 35 55 W | 87.070   |
| 79  | S 80 32 14 E | 3.900    |
| 80  | S 80 08 20 E | 3.500    |
| 81  | S 09 41 24 W | 10.700   |
| 82  | N 35 13 02 W | 11.840   |



**NOTES:**

1. PLAT SUBJECT TO RESTRICTIONS OF RECORD AS RECORDED IN DB 1237 PG 630, DB 1242 PG 1784 & DB 1242 PG 1794, DB 1242 & PG. 1785.
2. TAX MAP #75.01-04-03.02 & 01-01, 75.01-04-01.01 & 75.01-04-02.
3. THE LEASE AREAS SHOWN HEREON HAVE THE NON-EXCLUSIVE RIGHT FOR INGRESS & EGRESS, SUPPORT, USE OF MECHANICAL SYSTEMS AND OTHER NON-EXCLUSIVE AND EXCLUSIVE RIGHTS IN AND ACROSS THE "ADJOINING AREA" AND "EXCLUDED AREA" AS THOSE RIGHTS AND AREAS ARE DEFINED IN THE DEED OF LEASE BETWEEN THE CITY OF ALEXANDRIA AND ALEXANDRIA WATERFRONT LIMITED PARTNERSHIP AND/OR ASSIGNS.
4. ZONE = CD  
NO YARD OR OPEN SPACE REQUIREMENTS.  
NO MINIMUM LOT SIZE OR FRONT YARD REQUIREMENTS.  
MAXIMUM F.A.R. = 1.5  
MAXIMUM HEIGHT PERMITTED = 50'
5. PROPERTY SUBJECT TO ANY AND ALL RIGHTS OF THE UNITED STATES OF AMERICA AND THE STATE OF VIRGINIA AND TO NAVIGABLE WATERS OF FILLED-IN LAND FORMERLY WITHIN NAVIGABLE WATERS AND ANY CONDITIONS CONTAINED IN ANY PERMITS AUTHORIZING THE FILLING IN OF SUCH LAND AS TO THE "ADJOINING AREA" AND "EXCLUDED AREA" AS THOSE RIGHTS AND AREAS DEFINED IN THE DEED OF LEASE.
6. THIS PROPERTY IS LOCATED IN FEMA SPECIAL FLOOD HAZARD ZONE "AE" AS SHOWN ON PANEL #515519-0005D. (DATED MAY 15, 1991).
7. TITLE REPORT FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT #1812, EFFECTIVE DATE APRIL 1, 2003.
8. ELEVATIONS BASED ON USCGS DISK AT S.W. CORNER OF KING & UNION STREETS. BENCHMARK ELEVATION = 5.85
9. "4" DENOTES SPOT ELEVATIONS
10. P.O.B. DENOTES POINT OF BEGINNING.
11. PARCELS 1, 2A, 2B, 3, 4A, 4B, 5A AND 5B ARE LEASED AREAS.
12. NO SURFACE PARKING.
13. NOTE: PER PLAT RECORDED IN DEED BOOK 944 AND PAGE 619 "SHOWING RESUBDIVISION AND BUILDING LOCATION SURVEY... LAND CITY OF ALEXANDRIA"
14. EASEMENT TO ALEXANDRIA WATERFRONT ASSOCIATES RECORDED IN DEED BOOK 1058, PAGE 1010 CAN NOT BE PLATTED.



**SURVEYOR'S CERTIFICATE**

To Alexandria Waterfront Associates, L.P., to Commercial Title Group, Inc., to RGA Reinsurance Company and to Key Commercial Mortgage. This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Survey," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 2, 3, 4, 5, 7a, 8, 9, 10, 11a, 13 and 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of the certification, undersigned further certifies that proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Date: 10 JUNE 2003

**RCF ASSOCIATES**  
A PROFESSIONAL CORPORATION  
LAND SURVEYING • SITE PLANNING • SUBDIVISION DESIGN  
718 Jefferson Street  
Alexandria, Virginia 22314  
(703) 549-6422

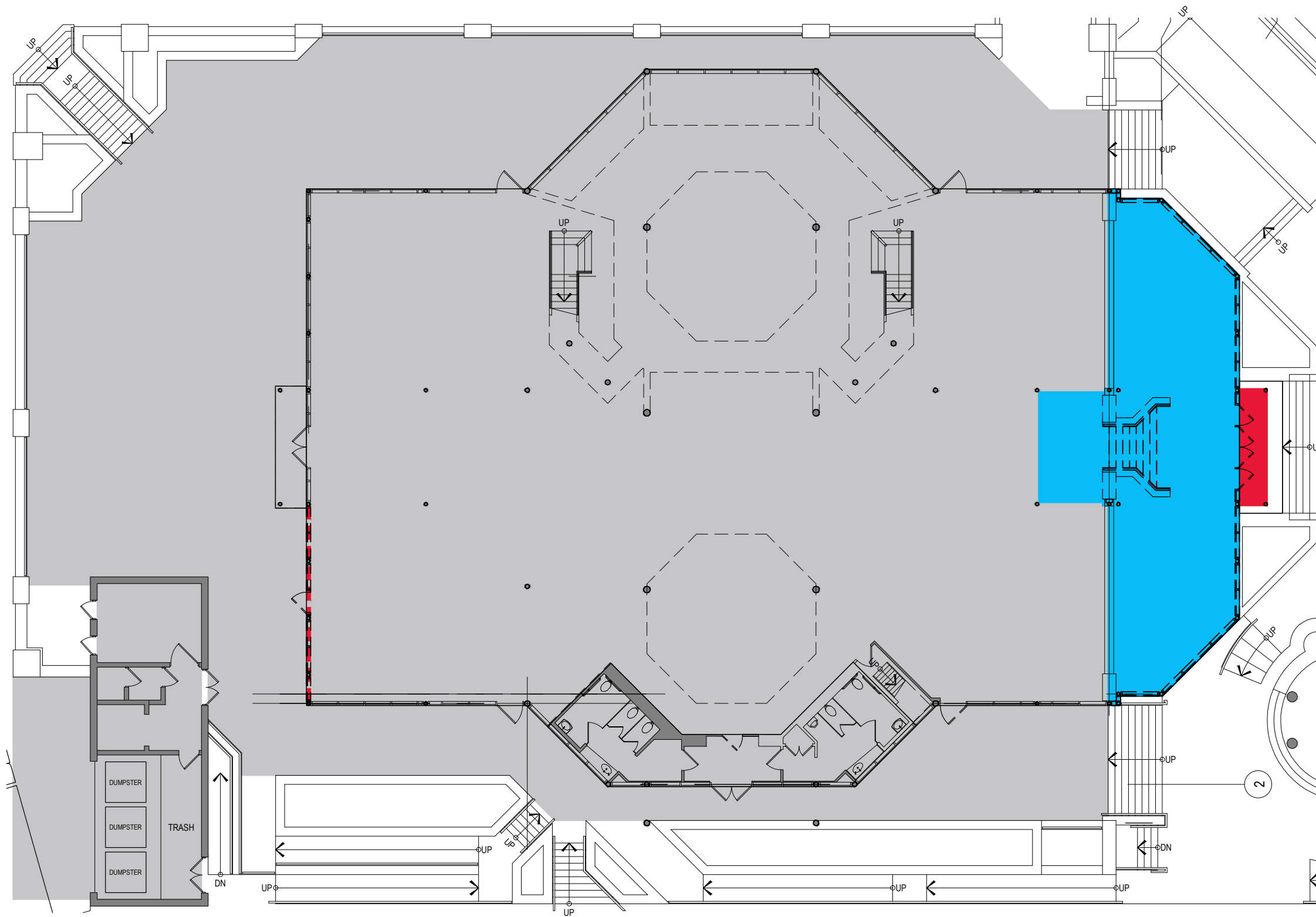
ALTA/ACSM  
LAND TITLE SURVEY  
ALEXANDRIA WATERFRONT  
LEASE AREAS  
CITY OF ALEXANDRIA, VIRGINIA

| Date    | Revision        |
|---------|-----------------|
| 6/10/03 | ADD DESCR. INFO |
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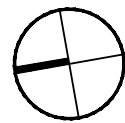
Design: \_\_\_\_\_  
Drawn: RKB  
Scale: 1" = 50'  
Date: JUNE 10, 2003  
Sheet 1 of 2  
File: 03-35

**BLACKWALL HITCH RESTAURANT**  
**ALTA/ACSM PLAN**  
5 CAMERON STREET, ALEXANDRIA VA. 22314  
OWNER: BLACKWALL HITCH ALEXANDRIA, LLC  
329 GAMBRILLS ROAD, SUITE B  
GAMBRILLS, MD 21054





| DEMOLITION LEGEND   |   |
|---|---|
|    | LEASE AREA - EXISTING TO REMAIN (NO CHANGE) |
|    | EXISTING ROOF TO BE REMOVED - 1,473 SF      |
|    | EXISTING CANOPY TO BE REMOVED- 72 SF        |
|  | EXISTING CURTAIN WALL TO BE REMOVED - 29 LF |

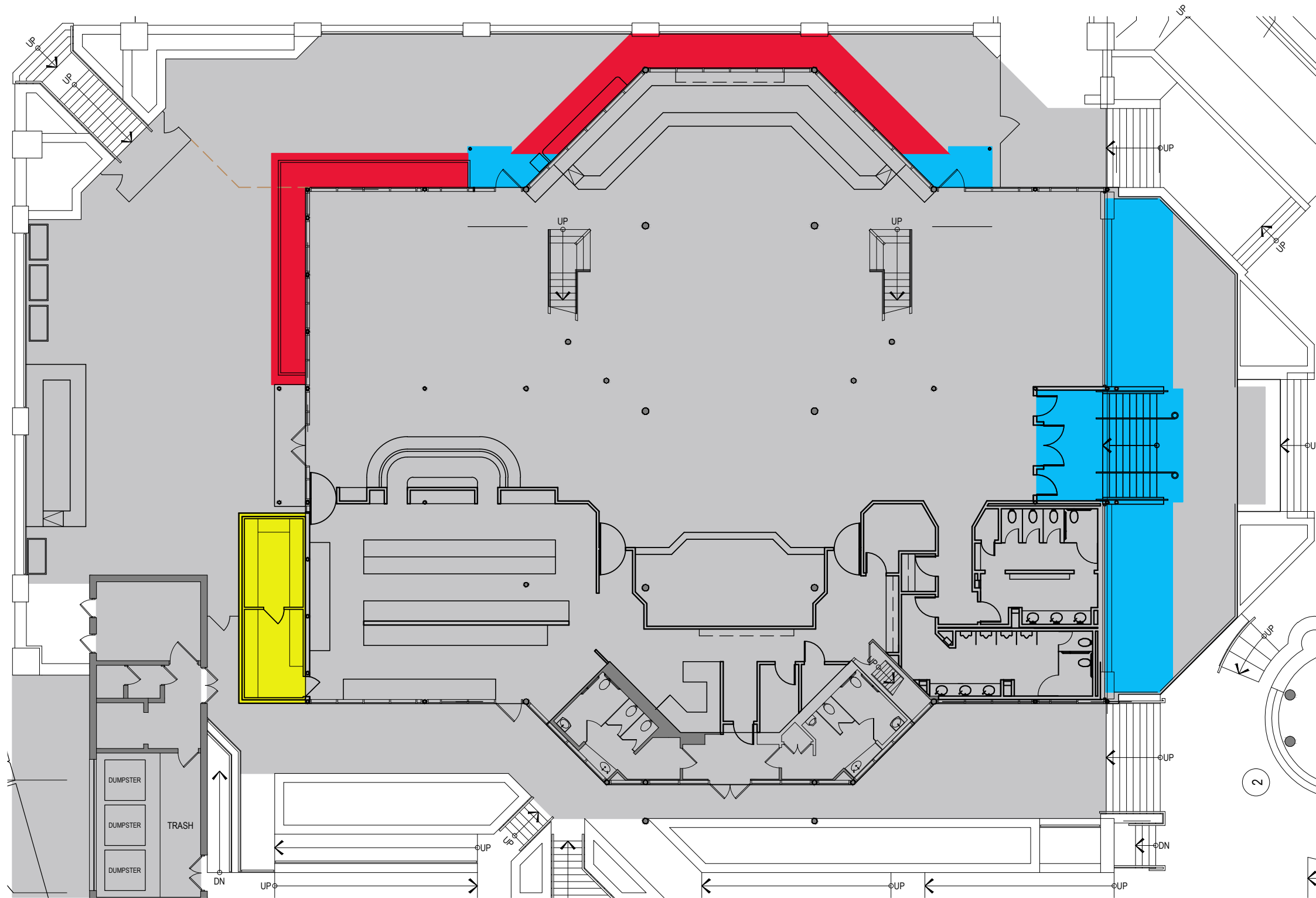


1' 5' 15'  
2' 10'

**BLACKWALL HITCH RESTAURANT**  
**DEMOLITION PLAN**  
 5 CAMERON STREET, ALEXANDRIA VA. 22314  
 OWNER: BLACKWALL HITCH ALEXANDRIA, LLC  
 329 GAMBRILLS ROAD, SUITE B  
 GAMBRILLS, MD 21054

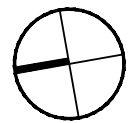


C-2



### COVERED AREA ANALYSIS LEGEND

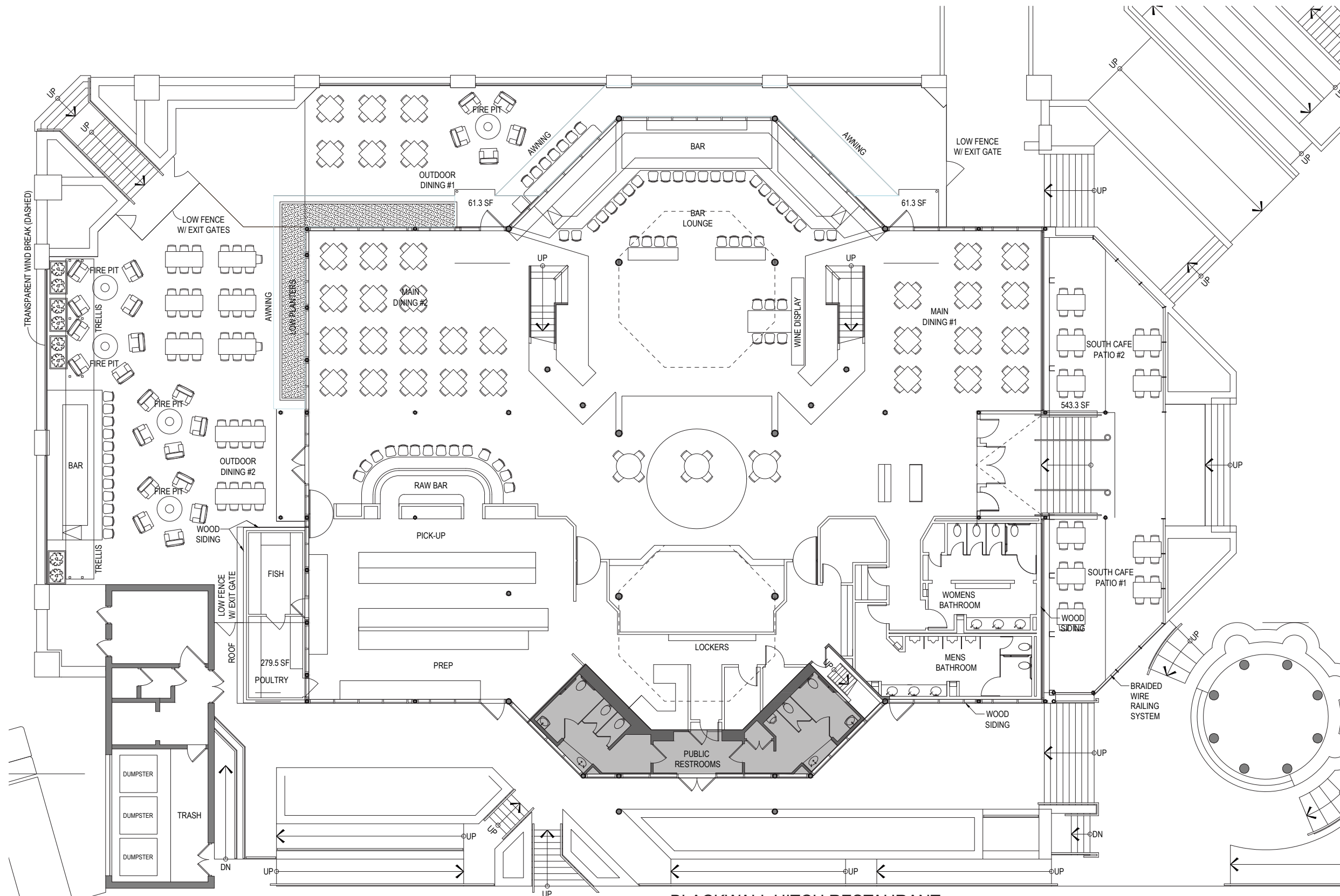
|  |   |
|--|---|
|  | LEASE AREA - EXISTING TO REMAIN (NO CHANGE)         |
|  | PROPOSED WALK-IN COOLER ENCLOSURE ADDITION - 278 SF |
|  | PROPOSED OPEN, FIXED CANOPY - 1,031 SF              |
|  | PROPOSED REMOVABLE, FABRIC CANOPY - 642 SF          |



1' 5' 15'  
2' 10'

**BLACKWALL HITCH RESTAURANT**  
**COVERED AREA ANALYSIS**  
 5 CAMERON STREET, ALEXANDRIA VA. 22314  
 OWNER: BLACKWALL HITCH ALEXANDRIA, LLC  
 329 GAMBRILLS ROAD, SUITE B  
 GAMBRILLS, MD 21054





| TOTAL OCCUPANCY COUNTS |            |
|------------------------|------------|
| INDOOR AREA            | 279        |
| OUTDOOR AREA           | 135        |
| MEZZANINE AREA         | 36         |
| <b>TOTAL</b>           | <b>450</b> |

| OCCUPANCY COUNTS - INDOOR |            |
|---------------------------|------------|
| MAIN DINING #1            | 44         |
| MAIN DINING #2            | 63         |
| OYSTER/RAW BAR            | 14         |
| LOWER BAR LOUNGE          | 36         |
| LOUNGE                    | 78         |
| MEZZANINE/BAR AREA        | 36         |
| <b>TOTAL</b>              | <b>315</b> |

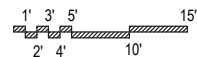
| OCCUPANCY COUNTS - OUTDOOR |            |
|----------------------------|------------|
| SOUTH CAFE PATIO #1        | 30         |
| SOUTH CAFE PATIO #2        | 30         |
| OUTDOOR BAR                | 12         |
| OUTDOOR DINING #1          | 30         |
| OUTDOOR DINING #2          | 33         |
| <b>TOTAL</b>               | <b>135</b> |

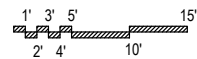
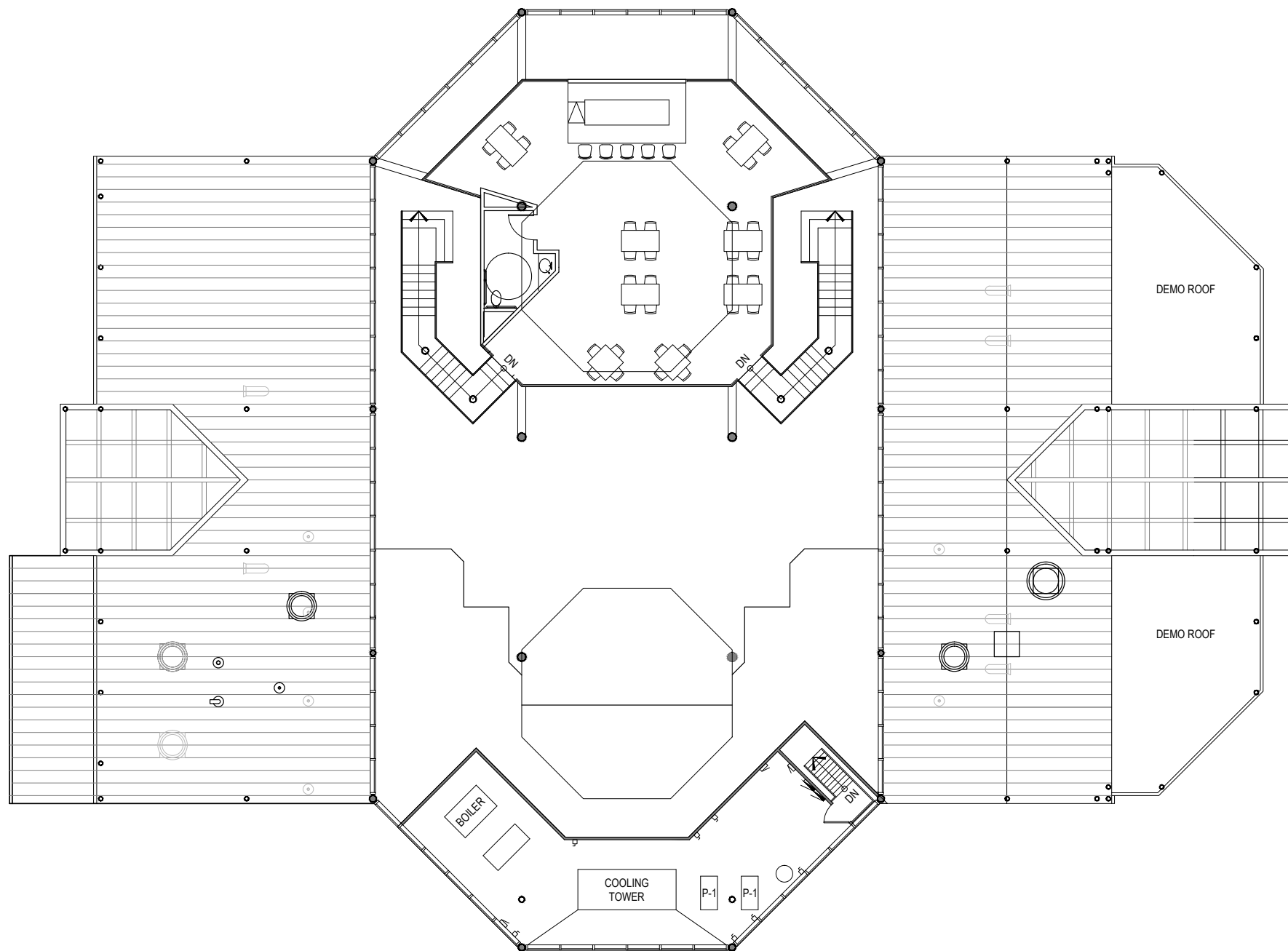
| SQUARE FOOTAGE CALCULATIONS          |                  |
|--------------------------------------|------------------|
| <b>INTERIOR SQUARE FOOTAGE</b>       |                  |
| GROUND FLOOR                         | 10,252 SF        |
| MEZZANINE LOUNGE                     | 1,454 SF         |
| MEZZANINE MECH.                      | 697 SF           |
| PUBLIC RESTROOMS                     | 587 SF           |
| <b>TOTAL UNDER ROOF</b>              | <b>12,990 SF</b> |
| <b>EXTERIOR PATIO SQUARE FOOTAGE</b> |                  |
| SOUTHSIDE CAFE                       | 1,408 SF         |
| OUTDOOR DINING #1                    | 1,555 SF         |
| OUTDOOR DINING #2                    | 2,471 SF         |
| <b>TOTAL</b>                         | <b>5,434 SF</b>  |

**BLACKWALL HITCH RESTAURANT**

**MAIN FLOOR PLAN**

5 CAMERON STREET, ALEXANDRIA VA. 22314  
 OWNER: BLACKWALL HITCH ALEXANDRIA, LLC  
 329 GAMBRILLS ROAD, SUITE B  
 GAMBRILLS, MD 21054

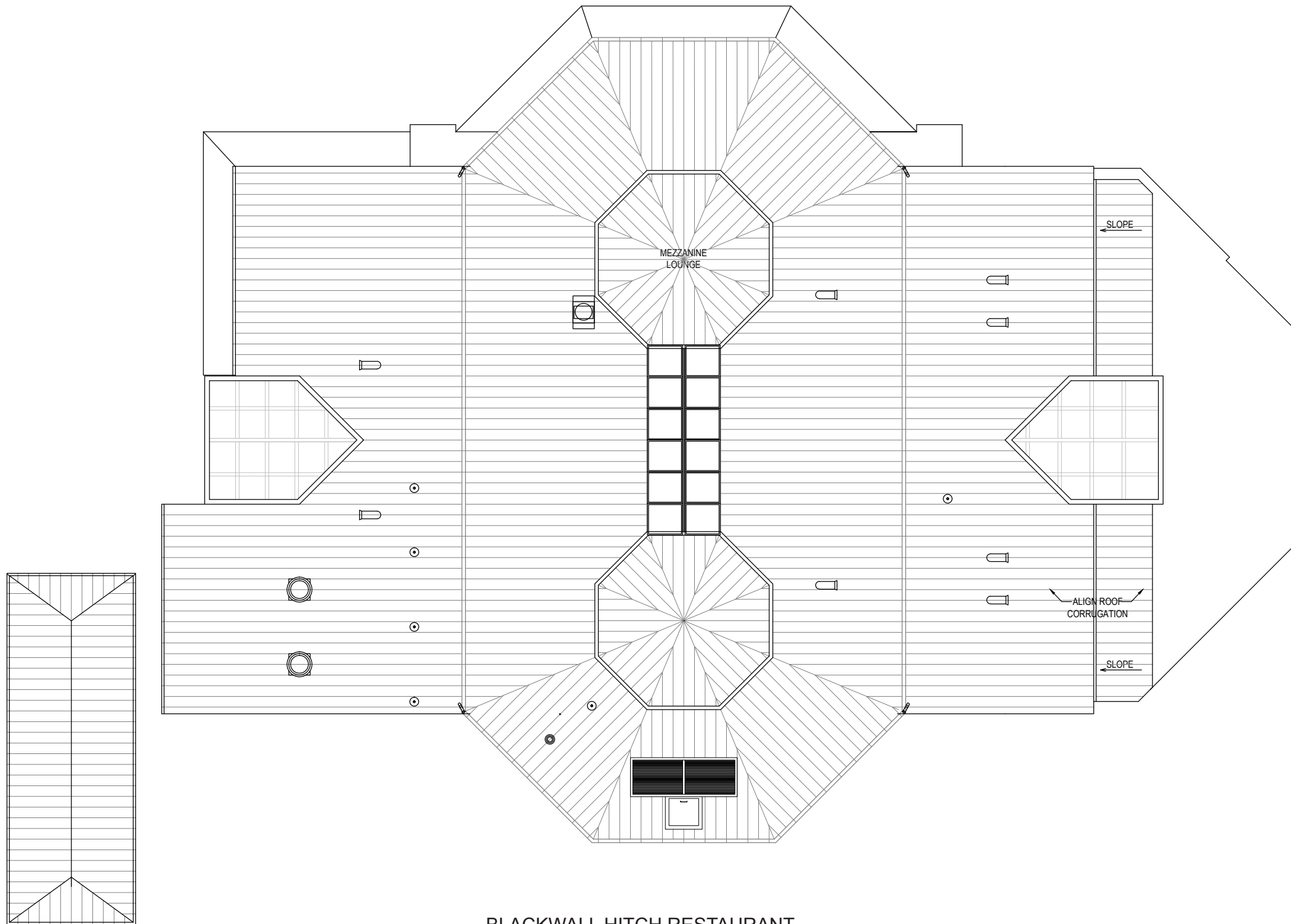




**BLACKWALL HITCH RESTAURANT**  
**MEZZANINE FLOOR PLAN**  
 5 CAMERON STREET, ALEXANDRIA VA. 22314  
 OWNER: BLACKWALL HITCH ALEXANDRIA, LLC  
 329 GAMBRILLS ROAD, SUITE B  
 GAMBRILLS, MD 21054

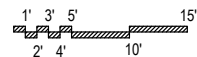


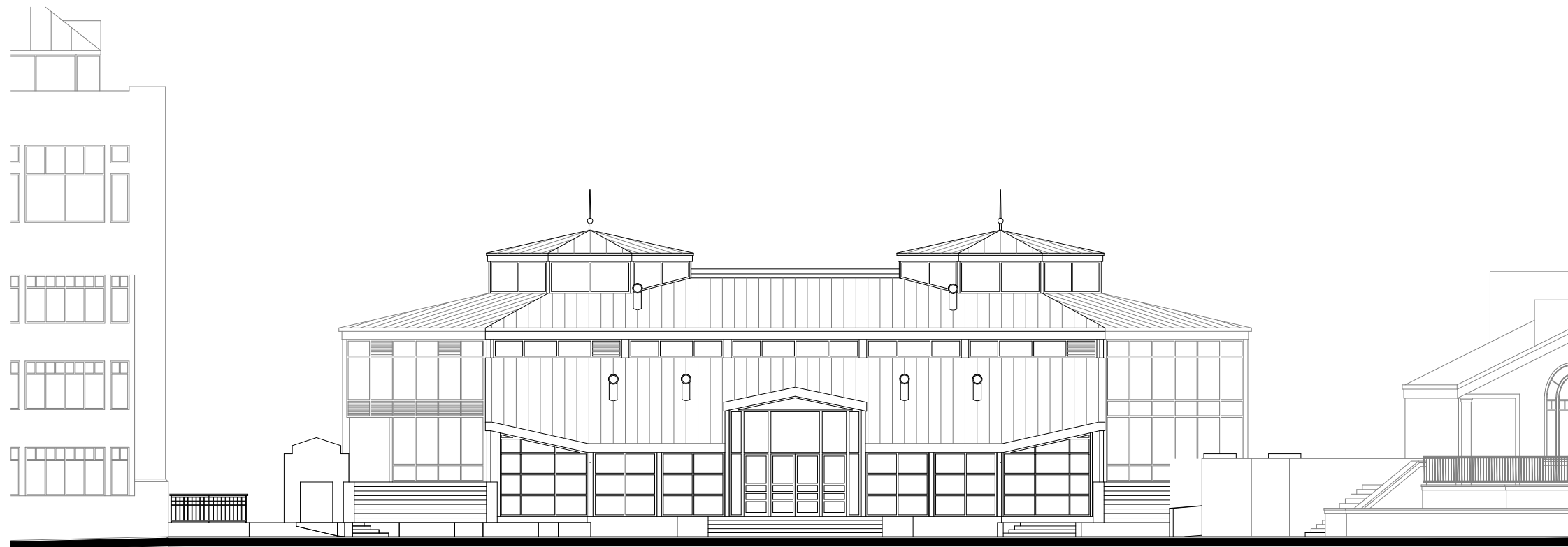




**BLACKWALL HITCH RESTAURANT  
MEZZANINE FLOOR PLAN**

5 CAMERON STREET, ALEXANDRIA VA. 22314  
 OWNER: BLACKWALL HITCH ALEXANDRIA, LLC  
 329 GAMBRILLS ROAD, SUITE B  
 GAMBRILLS, MD 21054





1' 5' 15'  
2' 10'



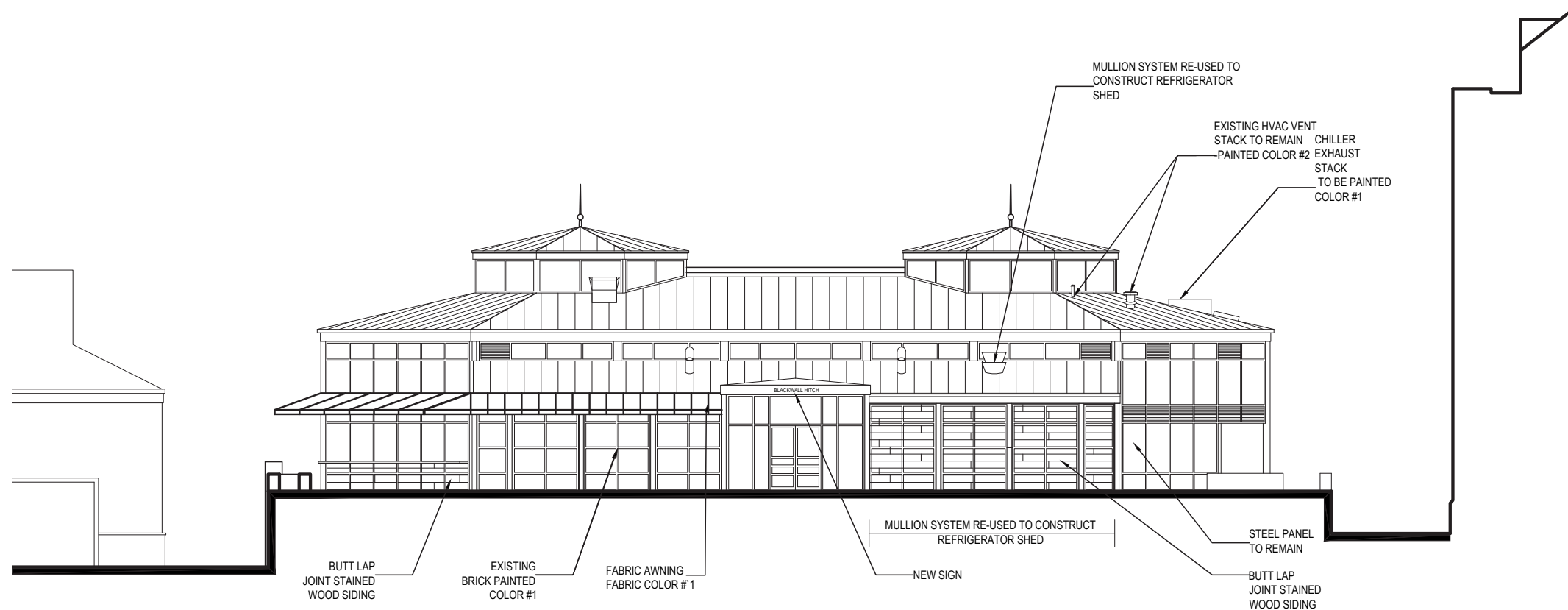
**BLACKWALL HITCH RESTAURANT  
EXISTING SOUTH ELEVATION**

5 CAMERON STREET, ALEXANDRIA VA. 22314  
OWNER: BLACKWALL HITCH ALEXANDRIA, LLC  
329 GAMBRILLS ROAD, SUITE B  
GAMBRILLS, MD 21054



A-4





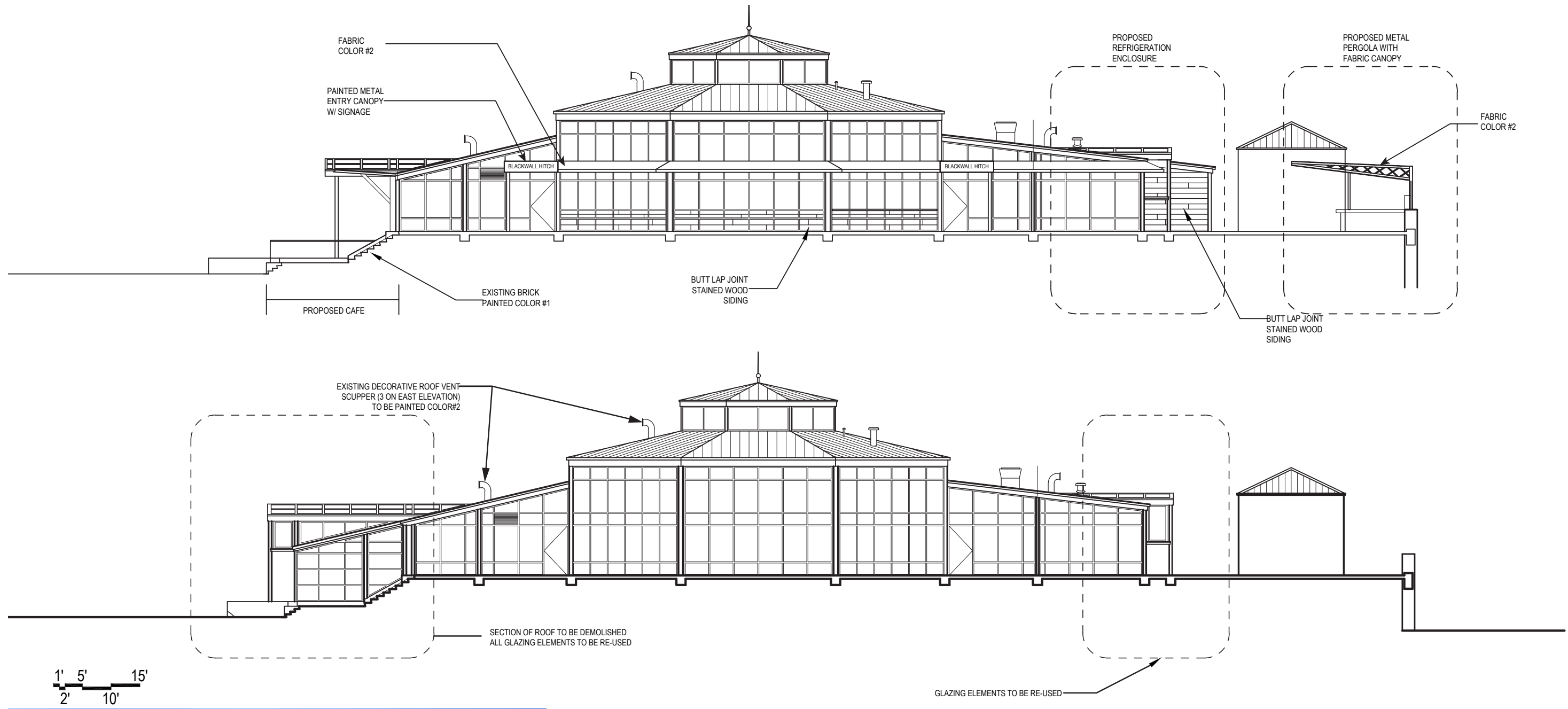
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**BLACKWALL HITCH RESTAURANT  
STUDY OF PROPOSED NORTH ELEVATION**

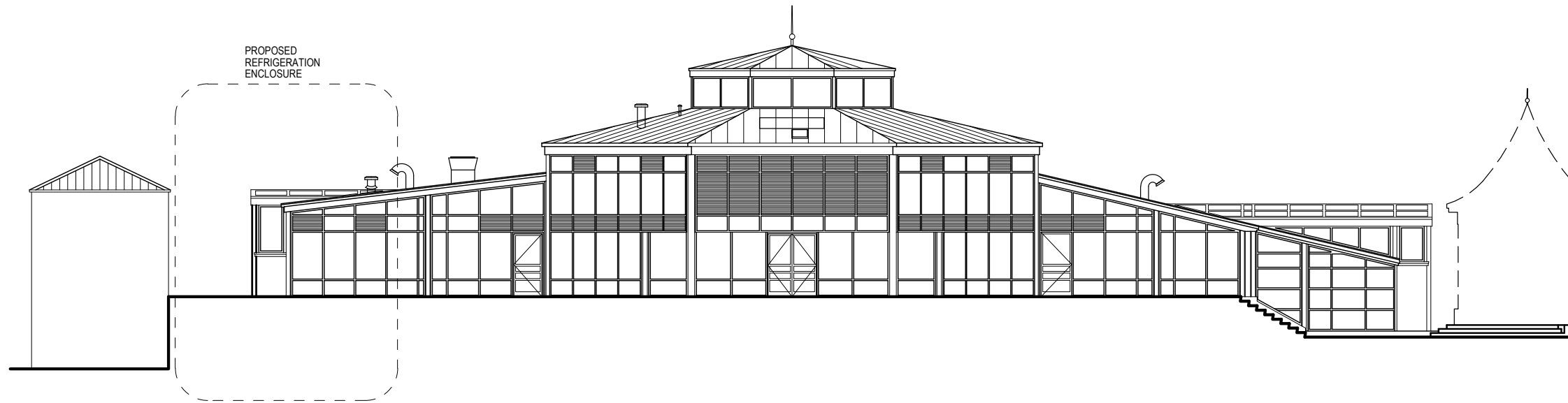
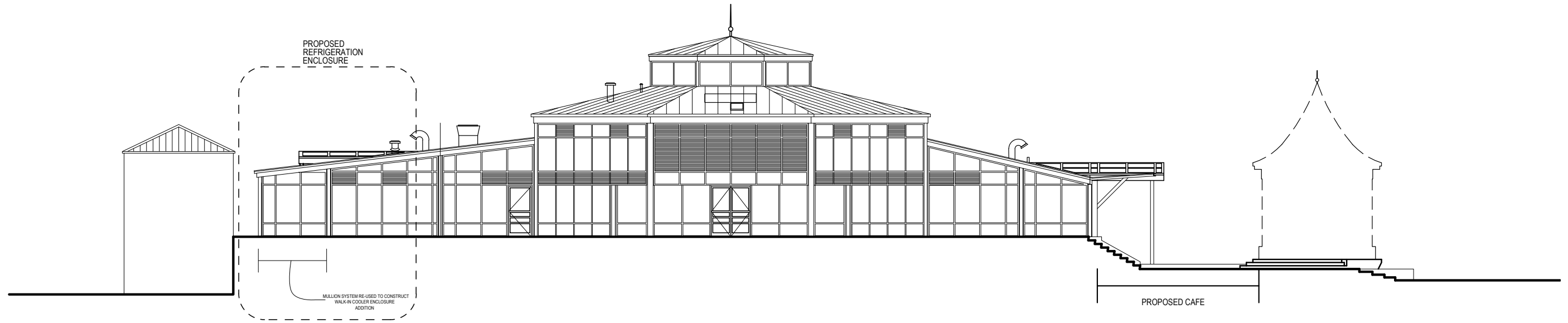
5 CAMERON STREET, ALEXANDRIA VA. 22314  
OWNER: BLACKWALL HITCH ALEXANDRIA, LLC  
329 GAMBRILLS ROAD, SUITE B  
GAMBRILLS, MD 21054





**BLACKWALL HITCH RESTAURANT**  
**STUDY OF PROPOSED EAST ELEVATION**  
 5 CAMERON STREET, ALEXANDRIA VA. 22314  
 OWNER: BLACKWALL HITCH ALEXANDRIA, LLC  
 329 GAMBRILLS ROAD, SUITE B  
 GAMBRILLS, MD 21054





1' 5' 15'  
2' 10'



**BLACKWALL HITCH RESTAURANT  
STUDY OF PROPOSED WEST ELEVATION**

5 CAMERON STREET, ALEXANDRIA VA. 22314  
OWNER: BLACKWALL HITCH ALEXANDRIA, LLC  
329 GAMBRILLS ROAD, SUITE B  
GAMBRILLS, MD 21054



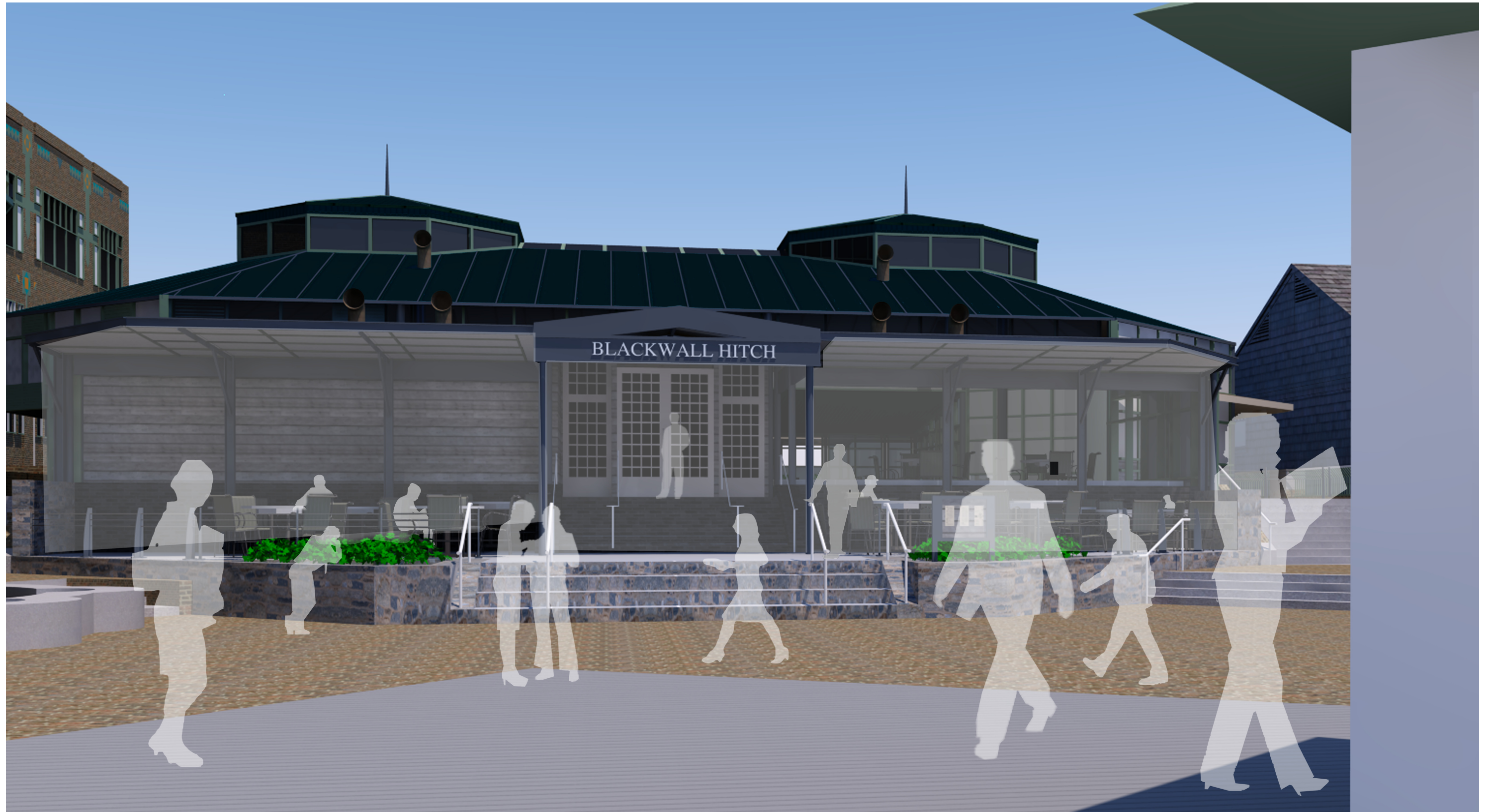


**BLACKWALL HITCH RESTAURANT**  
**SOUTHERN BIRDS EYE VIEW**

5 CAMERON STREET, ALEXANDRIA VA. 22314  
OWNER: BLACKWALL HITCH ALEXANDRIA, LLC  
329 GAMBRILLS ROAD, SUITE B  
GAMBRILLS, MD 21054



R-1



**BLACKWALL HITCH RESTAURANT  
SOUTHERN ENTRANCE RENDERING**

5 CAMERON STREET, ALEXANDRIA VA. 22314  
OWNER: BLACKWALL HITCH ALEXANDRIA, LLC  
329 GAMBRILLS ROAD, SUITE B  
GAMBRILLS, MD 21054



R-2





**BLACKWALL HITCH RESTAURANT  
SOUTHERN ENTRANCE RENDERING**

5 CAMERON STREET, ALEXANDRIA VA. 22314  
OWNER: BLACKWALL HITCH ALEXANDRIA, LLC  
329 GAMBRILLS ROAD, SUITE B  
GAMBRILLS, MD 21054



R-3



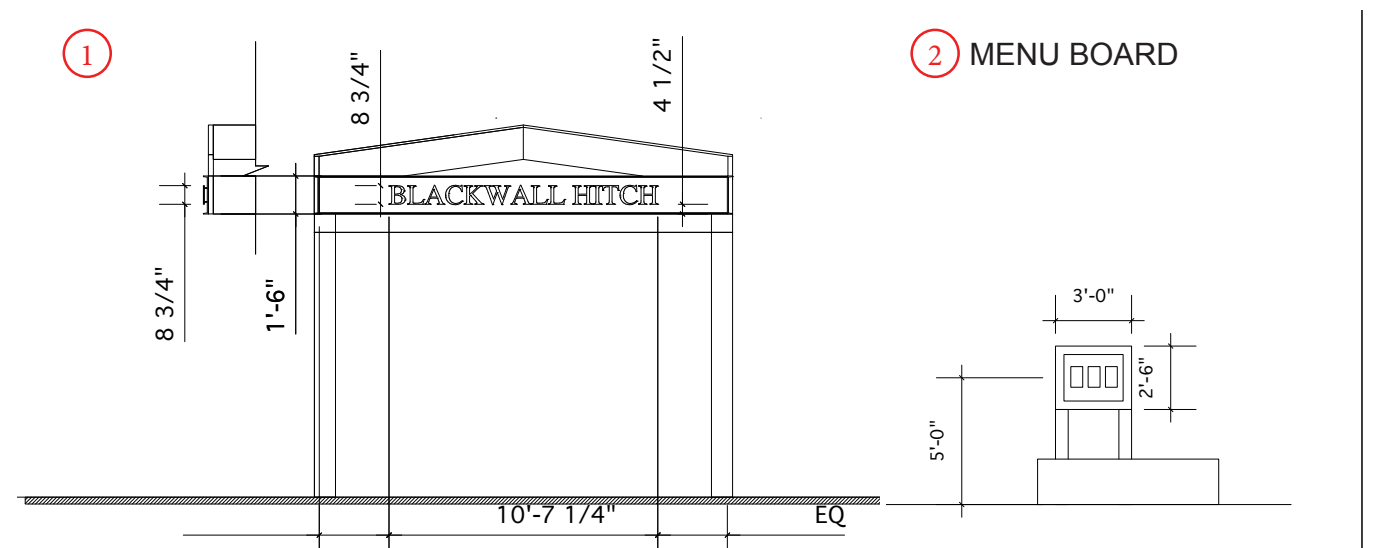
**BLACKWALL HITCH RESTAURANT  
NORTH EXTERIOR PATIO RENDERING**

5 CAMERON STREET, ALEXANDRIA VA. 22314  
OWNER: BLACKWALL HITCH ALEXANDRIA, LLC  
329 GAMBRILLS ROAD, SUITE B  
GAMBRILLS, MD 21054



R-4

PAGE 15 OF 20

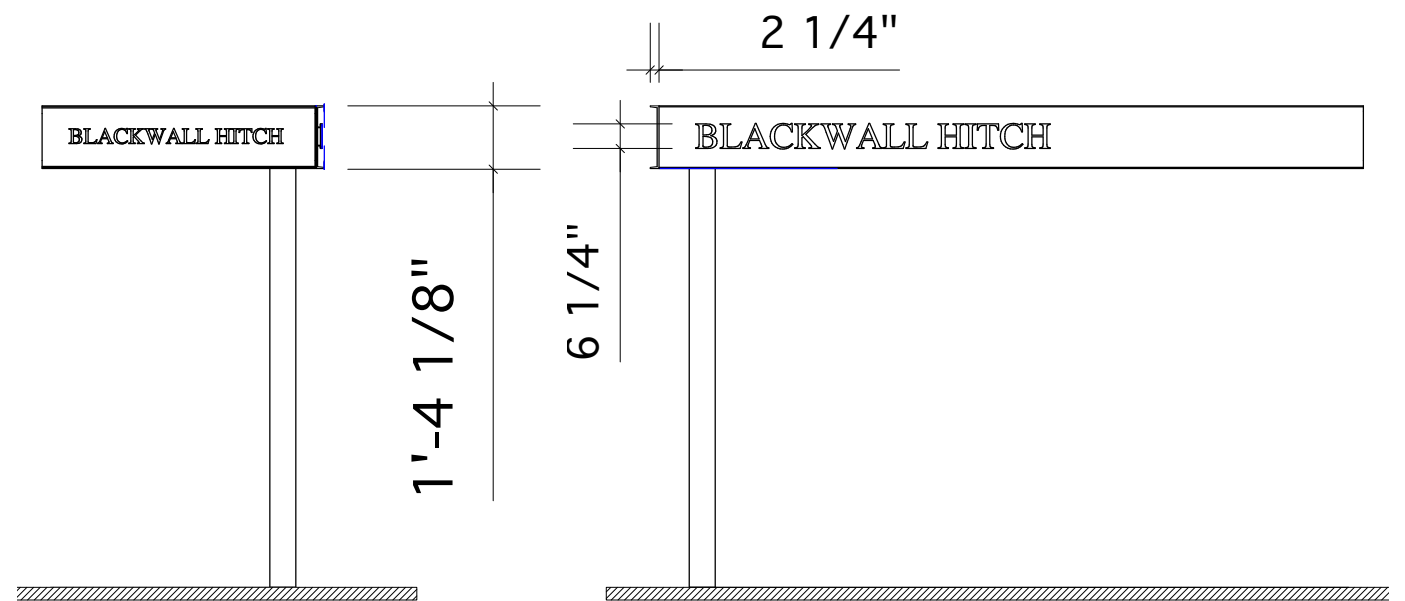


**BLACKWALL HITCH RESTAURANT  
FRONT SIGNAGE PROPOSED/EXISTING CONDITIONS**

5 CAMERON STREET, ALEXANDRIA VA. 22314  
OWNER: BLACKWALL HITCH ALEXANDRIA, LLC  
329 GAMBRILLS ROAD, SUITE B  
GAMBRILLS, MD 21054



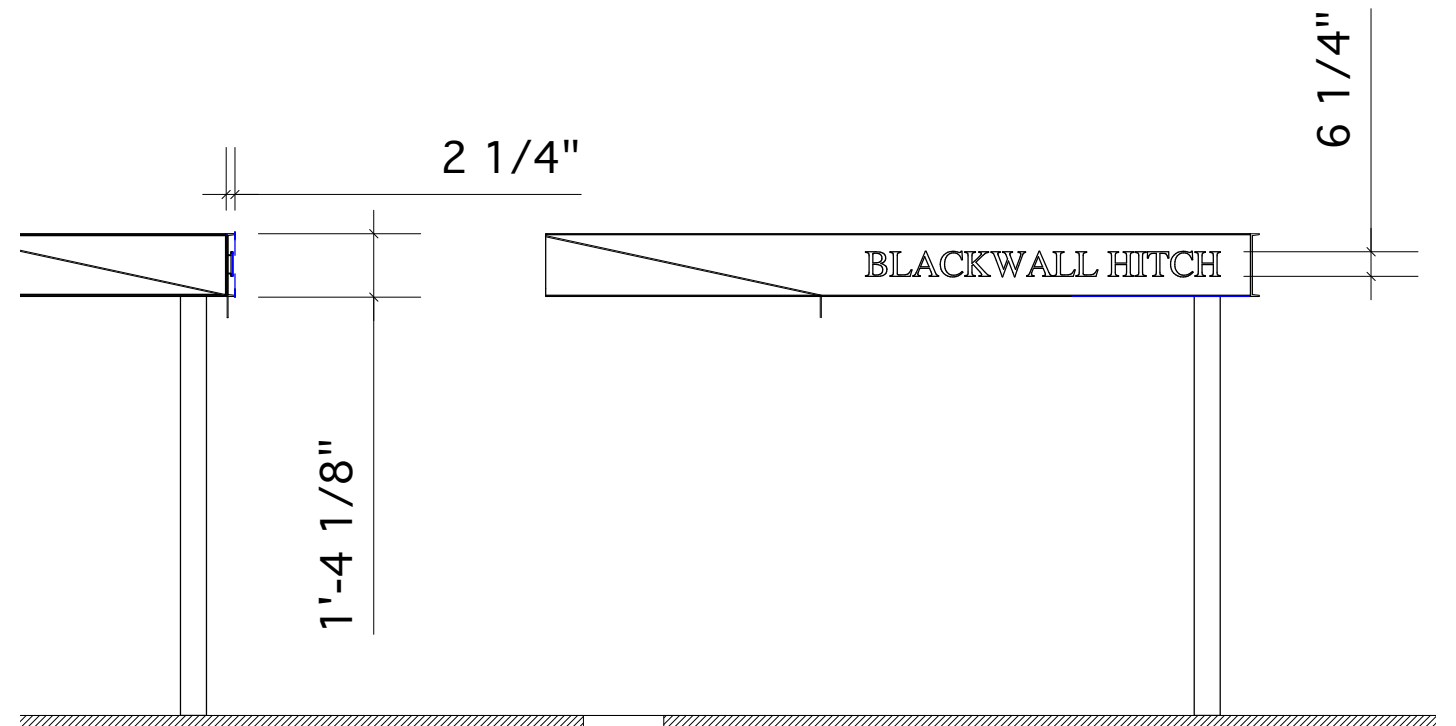
S-1



**BLACKWALL HITCH RESTAURANT  
FRONT SIDE SIGNAGE PROPOSED/EXISTING CONDITIONS**

5 CAMERON STREET, ALEXANDRIA VA. 22314  
OWNER: BLACKWALL HITCH ALEXANDRIA, LLC  
329 GAMBRILLS ROAD, SUITE B  
GAMBRILLS, MD 21054



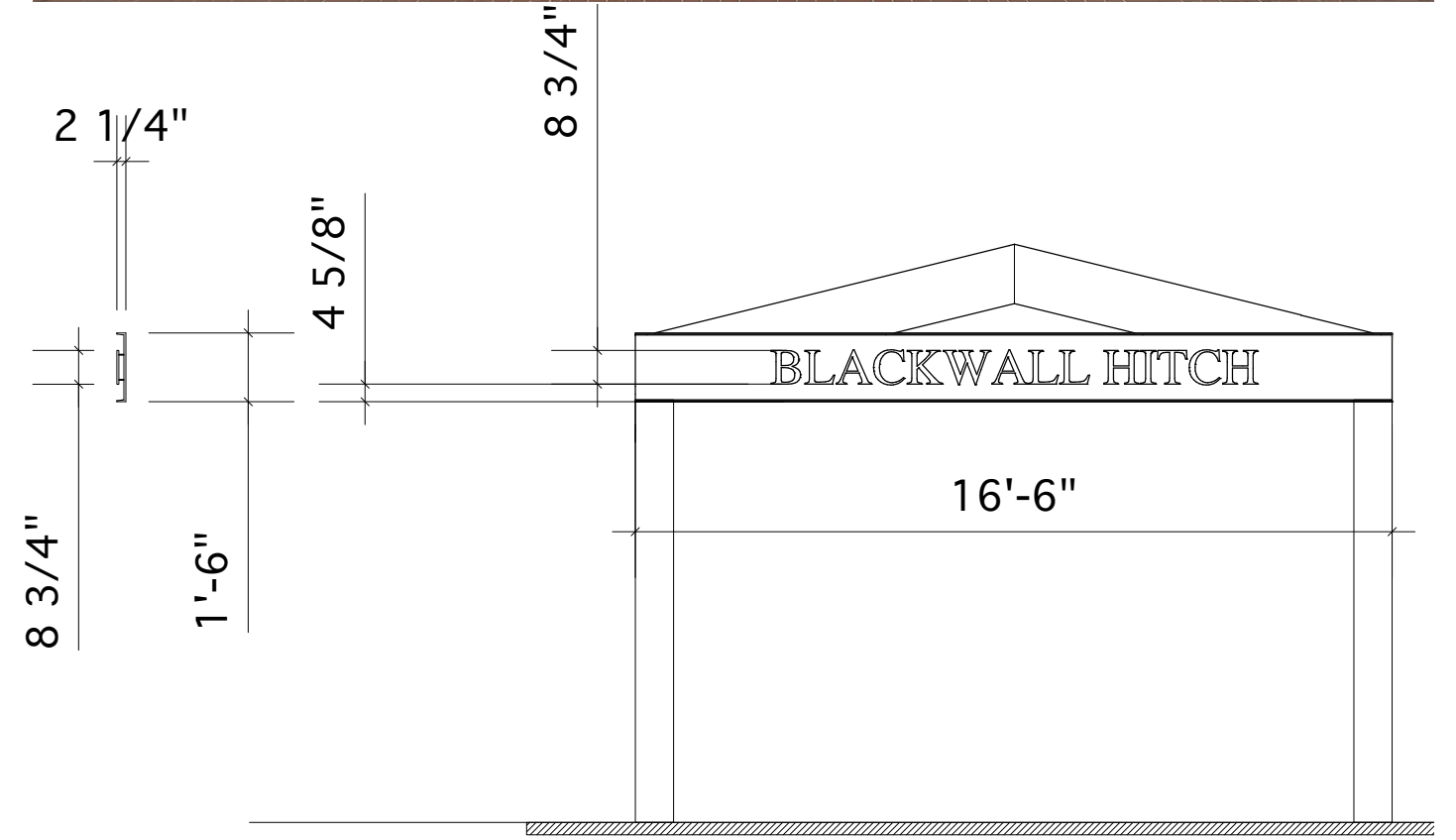


**BLACKWALL HITCH RESTAURANT  
REAR SIDE SIGNAGE PROPOSED/EXISTING CONDITIONS**

5 CAMERON STREET, ALEXANDRIA VA. 22314  
OWNER: BLACKWALL HITCH ALEXANDRIA, LLC  
329 GAMBRILLS ROAD, SUITE B  
GAMBRILLS, MD 21054



S-3



**BLACKWALL HITCH RESTAURANT  
FRONT SIGNAGE PROPOSED/EXISTING CONDITIONS**

5 CAMERON STREET, ALEXANDRIA VA. 22314  
OWNER: BLACKWALL HITCH ALEXANDRIA, LLC  
329 GAMBRILLS ROAD, SUITE B  
GAMBRILLS, MD 21054



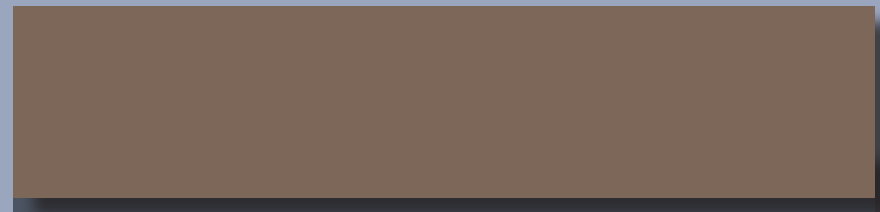
| Status   | Type               | Size                         | Sign Area | Text   | Location                  | Street           | Materials & Color  |
|----------|--------------------|------------------------------|-----------|--|---------------------------|------------------|--|
| Existing | Food Court ID Sign | H Varies x 16'-0" x 4" Thick | 54.0 SF   | "The Food Pavilion"                                  | On Entry Façade Canopy    | Cameron Street   | Painted Steel letters  |
| Existing | Food Court ID Sign | H Varies x 16'-0" x 4" Thick | 54.0 SF   | "The Food Pavilion"                                  | Rear Entry Canopy         | Thompson Alley   | Painted Steel letters  |
| Proposed | Tenant ID Sign     | 0'-8 3/4" H x 10'-7" L       | 7.75 SF   | "Blackwall Hitch "                                   | On Entry Canopy           | Cameron Street   | Refer to attached for specifics  |
| Proposed | Menu Board         | 2'-6" H x 3'-0" L            | 7.50 SF   | No Text - Restaurant Menu mounted behind clear glass | Mount on posts in planter | Cameron Street   | LED Illuminated Menu Poard. Painted metal frame to match building metals, with safety glass cover over display menu's. |
| Proposed | Tenant ID Sign     | 0'-6" H x 10'-0" L           | 5.25 SF   | "Blackwall Hitch "                                   | On Entry Canopy           | South East Alley | Refer to attached for specifics  |
| Proposed | Tenant ID Sign     | 0'-6" H x 10'-0" L           | 5.25 SF   | "Blackwall Hitch "                                   | On Side Entry Canopy      | North East Alley | Refer to attached for specifics  |
| Proposed | Tenant ID Sign     | 0'-8 3/4" H x 10'-7" L       | 7.75 SF   | "Blackwall Hitch "                                   | On Entry Canopy           | Thompson Alley   | Refer to attached for specifics  |

|                          |          |
|--------------------------|----------|
| TOTAL SIGN AREA EXISTING | 108.0 SF |
| TOTAL SIGN AREA PROPOSED | 33.5 SF  |
| Cameron Street           | 15.25 SF |
| East Alley               | 5.25 SF  |
| West Alley               | 5.25 SF  |
| Private East Alley       | 7.75 SF  |

**BLACKWALL HITCH RESTAURANT  
SIGNAGE SQUARE FOOTAGE TABULATIONS**

5 CAMERON STREET, ALEXANDRIA VA. 22314  
OWNER: BLACKWALL HITCH ALEXANDRIA, LLC  
329 GAMBRILLS ROAD, SUITE B  
GAMBRILLS, MD 21054





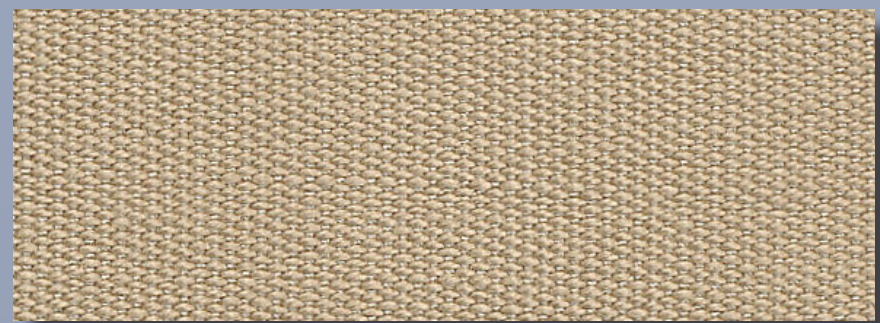
ROOF EQUIPMENT  
PAINT COLOR #2



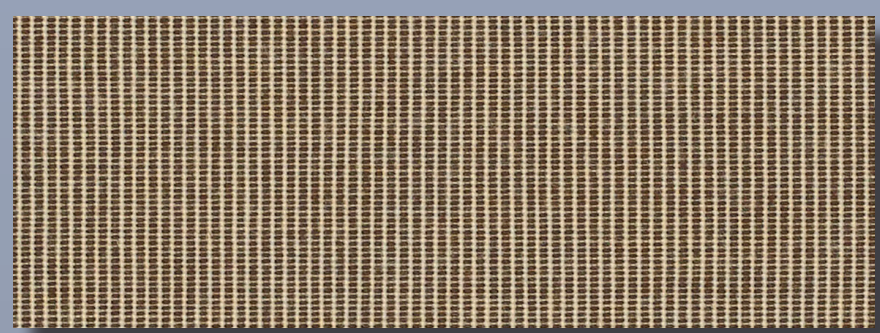
METAL AND METAL  
PANELS  
PAINT COLOR #1



STAINED WOOD  
COLOR #1



PERGOLA CANOPY  
FABRIC COLOR #1



FABRIC CANOPY  
COLOR #2

BLACKWALL HITCH RESTAURANT  
5 CAMERON STREET  
ALEXANDRIA, VIRGINIA 22314



BLACK WALL HITCH ALEXANDRIA, LLC



CAFE SLATE FLOOR



POTOMAC RIVER  
STONE CAFE WALL





BAR Case #2014-0035 / -0036

ADDRESS OF PROJECT: 5 Cameron Street - Waterfront Food Pavillion
TAX MAP AND PARCEL: Part of 75.01 04 06 ZONING: CD

APPLICATION FOR: (Please check all that apply)

- CERTIFICATE OF APPROPRIATENESS
PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA
WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT

Applicant: Property Owner Business (Please provide business name & contact person)

Name: Blackwall Hitch Alexandria, LLC, a Virginia limited liability company
Address: 239 Gambrills Road
City: Gambrills State: MD Zip: 21054
Phone: (703) 836-1000 E-mail: lray@raymgmt.com

Authorized Agent (if applicable): Attorney Architect
Name: Duncan W. Blair Phone: (703) 836-1000
E-mail: dblair@landcarroll.com

Legal Property Owner:

Name: Alexandria Waterfront Associates II - by Realco Management Company by Ed McCrystal
Address: 201 North Union Street
City: Alexandria State: VA Zip: 22314
Phone: (703) 684-0222 E-mail: gbrealco@erols.com

- Is there an historic preservation easement on this property?
If yes, has the easement holder agreed to the proposed alterations?
Is there a homeowner's association for this property?
If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.



**Additions & New Construction:** Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 5 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

- N/A Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- FAR & Open Space calculation form.
- Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- Existing elevations must be scaled and include dimensions.
- Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- For development site plan projects, a model showing mass relationships to adjacent properties and structures.

**Signs & Awnings:** One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- N/A Linear feet of building: Front: South Facade 76 lf Secondary front (if corner lot): Alley 76 lf
- Square feet of existing signs to remain: 120 SF
- Photograph of building showing existing conditions.
- Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- Location of sign (show exact location on building including the height above sidewalk).
- Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

**Alterations:** Check N/A if an item in this section does not apply to your project.

- N/A Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

**ALL APPLICATIONS:** *Please read and check that you have read and understand the following items:*

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 5 sets of revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

**APPLICANT OR AUTHORIZED AGENT:**

Signature: 

Printed Name: Laurence A. Ray

Date: 2/3/14

**OWNERSHIP & DISCLOSURE STATEMENT**

**Owner:**

Alexandria Waterfront Associates, II, a Virginia limited partnership – Owner.

Alexandria Waterfront Restoration Group, a Virginia limited partnership, 96% of Alexandria Waterfront Associates, II.

Realco Company # 17, Limited a New Jersey limited partnership, 75% of Alexandria Waterfront Restoration Group.

Realco Management Company, a Virginia corporation, General Partners of Alexandria Waterfront Associated, II.

**Business or Financial Relationship:**

None.

## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

**1. Applicant.** State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

|    | Name          | Address                                    | Percent of Ownership |
|----|---------------|--|----------------------|
| 1. | GTLR, LLC     | 329 Gambrills Road, Gambrills,<br>MD 21054 | 99%                  |
| 2. | Laurence Ray, | Same                                       |                      |
| 3. |               |  |                      |

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at \_\_\_\_\_ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

|    | Name | Address | Percent of Ownership |
|----|------|---------|----------------------|
| 1. |      |         |                      |
| 2. |      |         |                      |
| 3. |      |         |                      |

**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

| Name of person or entity | Relationship as defined by Section 11-350 of the Zoning Ordinance | Member of the Approving Body (i.e. City Council, Planning Commission, etc.) |
|--------------------------|---|---|
| 1. GTLR, LLC             | None  | CC & PC   |
| 2. Laurence Ray          | None  | CC & PC   |
| 3.                       |   |   |

**NOTE:** Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

9/24/2013      Duncan W. Blair  
Date                      Printed Name

  
\_\_\_\_\_  
Signature

## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

**1. Applicant.** State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

| Name | Address | Percent of Ownership |
|------|---------|----------------------|
| 1.   |         |                      |
| 2.   |         |                      |
| 3.   |         |                      |

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 5 Cameron Street, Alexandria, Virginia (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

| Name | Address      | Percent of Ownership |
|------|--------------|----------------------|
| 1.   | See Attached |                      |
| 2.   |              |                      |
| 3.   |              |                      |

**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2 with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

| Name of person or entity | Relationship as defined by Section 11-350 of the Zoning Ordinance | Member of the Approving Body (i.e. City Council, Planning Commission, etc.) |
|--------------------------|---|---|
| 1.                       | See Attached  | CC & PC   |
| 2.                       |   |   |
| 3.                       |   |   |

**NOTE:** Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.


As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct

9/23/2013

Date

Edward P. McCryst

Printed Name

  
 Signature