

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Maginniss + del Ninno Architects

LOCATION: Old and Historic Alexandria District
319 Cameron Street

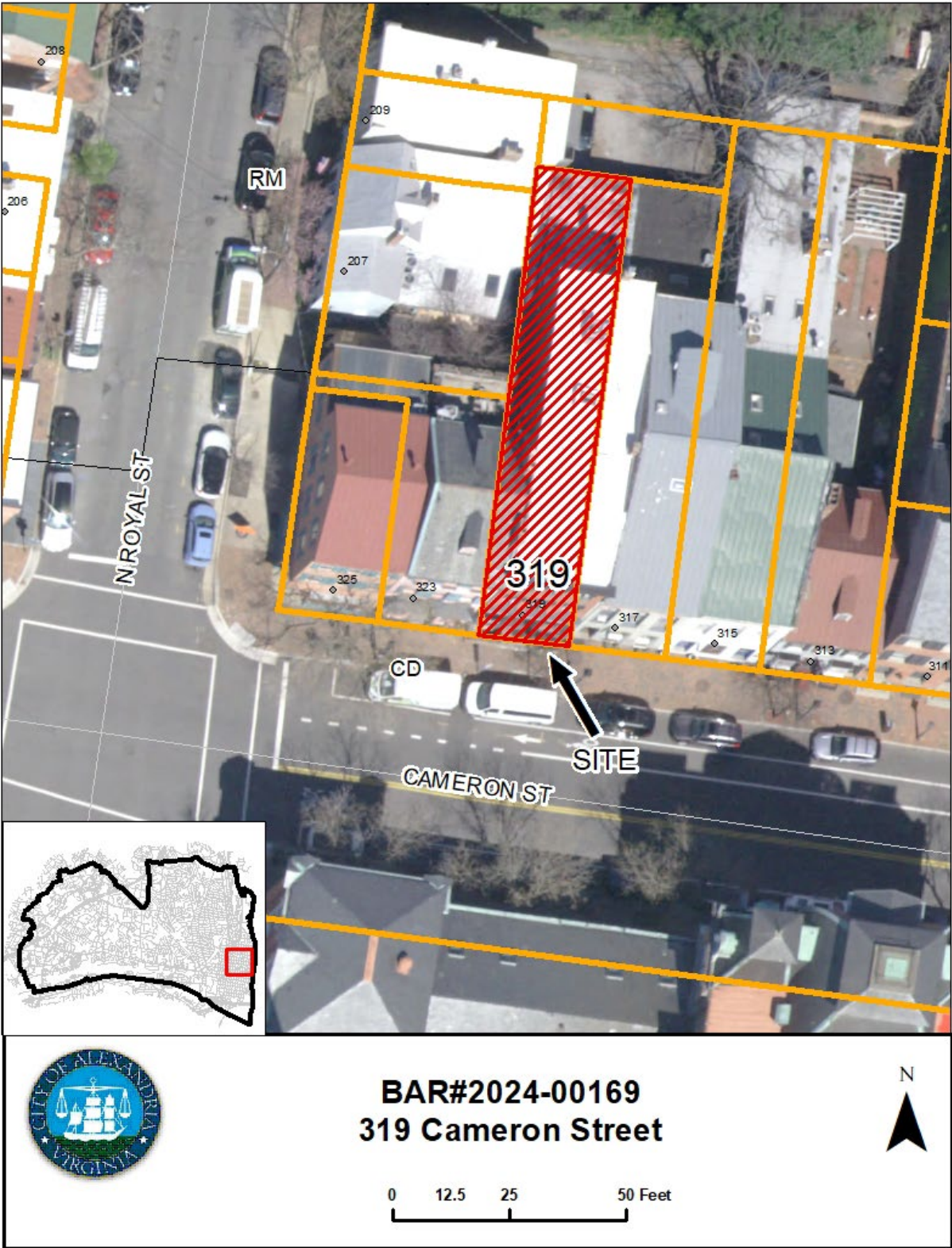
ZONE: CD/Commercial

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness, as submitted.

GENERAL NOTES TO THE APPLICANT

1. **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.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of 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.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any 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.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to construct a roof deck over an existing one-story late addition, as well as alterations, at 319 Cameron Street. The applicant proposes to use vegetated galvanized steel grid panels as the railing material on the north and west elevations. Additionally, on the north elevation the existing wall will be extended with painted fiber cement siding.

The proposed materials comply with the Board's design guidelines and policies. Staff notes that the demolition is limited to the existing non-visible roof and doesn't require BAR approval.

Site context

Only a small portion of the proposed addition will be visible from the public right-of-way.

II. HISTORY

The three-story brick commercial building was constructed in the early to mid-19th century according to Ethelyn Cox in *Historic Alexandria Virginia Street by Street* (page 5). The subject property first appears on the 1885 Sanborn Fire Insurance Map. The building features a heavy Italianate cornice at the top of the building and a slightly simpler bracketed cornice above the first story. The second and third story windows are casements with distinctive hoods and gothic tracery. The building has served a variety of uses, including grocery store, law offices and specialty shops. The Board approved alterations to the front of the shop in 1968 (10/9/1968) and signs in 1972 (5/17/1972) and 1976 (5/19/1976).

Previous BAR Approvals

11/15/2006 – The Board approved signage. (BAR2006-00237)

III. ANALYSIS

Staff has no objection to the proposed alterations. The *Design Guidelines* states that the decks should not hide, obscure, or cause the removal of historic architectural details. Decks should be made of materials generally found in the historic districts. The proposed roof deck will be minimally visible from the public right-of-way. The proposed materials don't detract from the architectural style of the structure and is appropriate for a late addition.

The project complies with the BAR's guidelines and policies. Staff recommends the approval, as submitted.

STAFF

Amirah Lane, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

III. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed second story roof deck over the existing first story addition.

F-1 Building is currently a mixed-use building with commercial on the first floor and residential on the upper floors.

Code Administration

A building permit is required.

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-3 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)

F-1 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)

F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:

For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.

For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

C-1 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)

C-2 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)

C-3 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)

- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 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)

Alexandria Archaeology

No archaeology comments.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2024-00169: 319 Cameron Street

ADDRESS OF PROJECT: 319 Cameron Street

DISTRICT: Old & Historic Alexandria Parker – Gray 100 Year Old Building

TAX MAP AND PARCEL: 65.03 29 ZONING: CD

APPLICATION FOR: (Please check all that apply)

- CERTIFICATE OF APPROPRIATENESS
- PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)
- WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)
- WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

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

Name: Maginniss + del Ninno Architects

Address: 500 Montgomery St. #550

City: Alexandria State: VA Zip: 22314

Phone: 7039754031 E-mail: tdelninno@mdnarch.com

Authorized Agent (if applicable): Attorney Architect _____

Name: Theresa del Ninno, AIA Phone: 7038754031

E-mail: tdelninno@mdnarch.com

Legal Property Owner:

Name: House of Phi

Address: 319 Cameron St.

City: Alexandria State: VA Zip: 22314

Phone: 7039754031 E-mail: delninno@gmail.com

NATURE OF PROPOSED WORK: *Please check all that apply*

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
 - awning
 - fence, gate or garden wall
 - HVAC equipment
 - shutters
 - doors
 - windows
 - siding
 - shed
 - lighting
 - pergola/trellis
 - painting unpainted masonry
 - other _____
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

Project will reduce impermeable area slow storm water run off with flow through planters

SUBMITTAL REQUIREMENTS:

Check this box if there is a homeowner’s association for this property. If so, you must attach a copy of the letter approving the project.

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- Survey plat showing the extent of the proposed demolition/encapsulation.
 - Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
 - Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
 - Description of the reason for demolition/encapsulation.
 - Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. 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: _____ Secondary front (if corner lot): _____.
- Square feet of existing signs to remain: _____.
- 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 understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- 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 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: _____

Date: _____

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 three 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 _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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 listed above (1 and 2), with an ownership interest in the applicant or in the subject property is 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.

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.		
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.

_____ _____ 
 Date Printed Name Signature



319 CAMERON ST
ALEXANDRIA VA

VIEW FROM ROYAL
STREET OF WEST
ELEVATION

209
N. ROYAL ST
(2 STORY MASONRY)

PARKING

NEW VEGETATED
GALVANIZED STEEL
GRID PANELS

207
N. ROYAL ST
(2 STORY FRAME)

PLANTERS

DECK

NEW DECKING OVER
EXISTING 1 STORY
ADDITION

207 ROYAL
(1 STORY
ROOF)

VIEW FROM
ROYAL STREET

4"

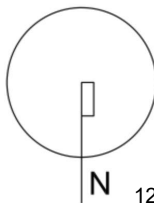
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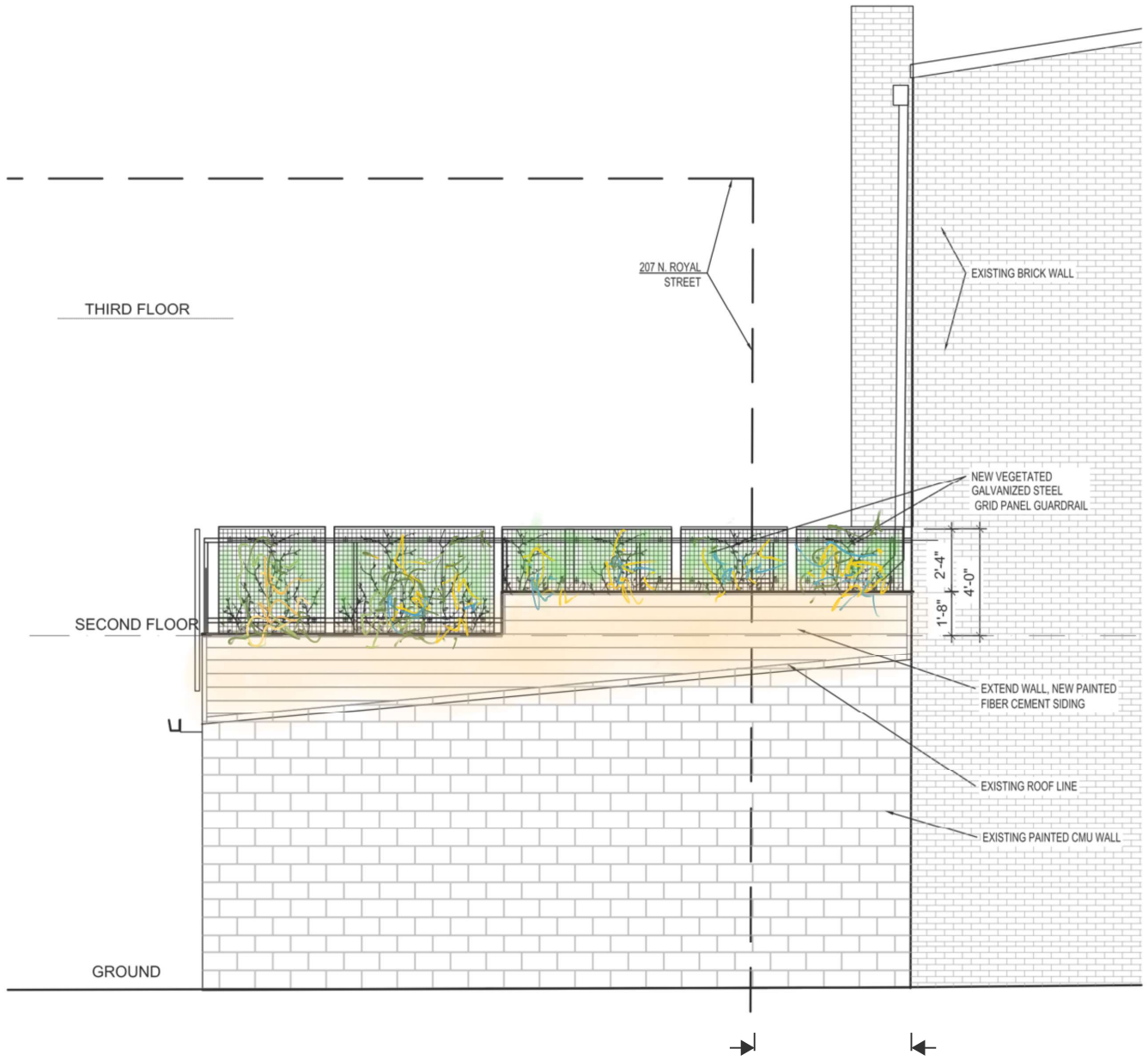


SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

319 CAMERON ST
ALEXANDRIA VA





VIEW FROM
ROYAL STREET

1
A200

WEST ELEVATION

SCALE: 1/4" = 1'-0"

319 CAMERON ST
ALEXANDRIA VA

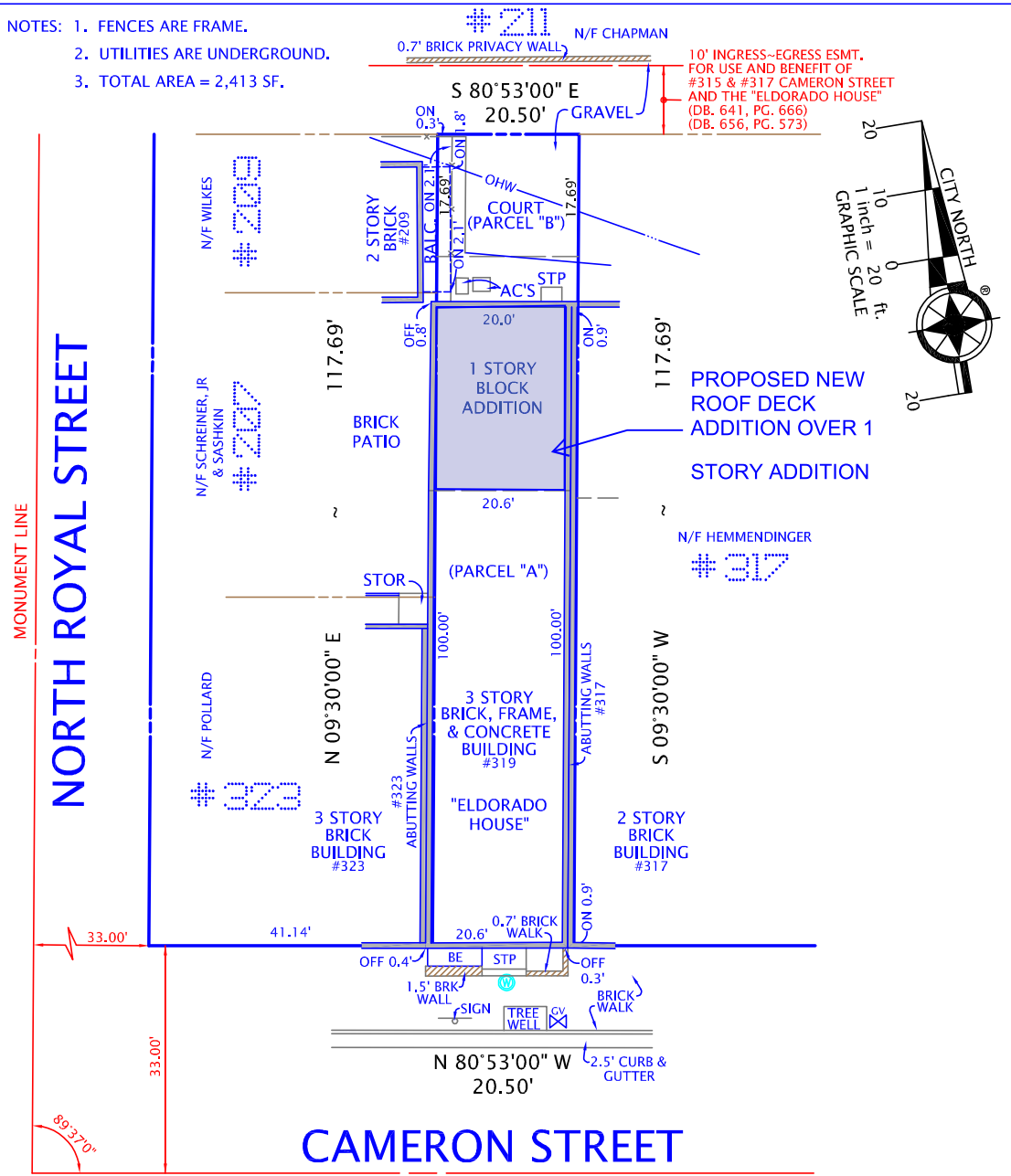


NORTH ELEVATION

SCALE: 1/4" = 1'-0"

319 CAMERON ST
ALEXANDRIA VA

- NOTES: 1. FENCES ARE FRAME.
 2. UTILITIES ARE UNDERGROUND.
 3. TOTAL AREA = 2,413 SF.



PLAT
 SHOWING BUILDING LOCATION ON
 THE PROPERTY LOCATED AT
#319 CAMERON STREET

(INSTRUMENT NO. 090007067)

CITY OF ALEXANDRIA, VIRGINIA

CERTIFIED TO:
 1. CAPSTONE TITLE LLC
 2. CHICAGO TITLE INSURANCE COMPANY

SCALE: 1" = 20'

AUGUST 02, 2017
 AUGUST 29, 2017 (REV.)

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

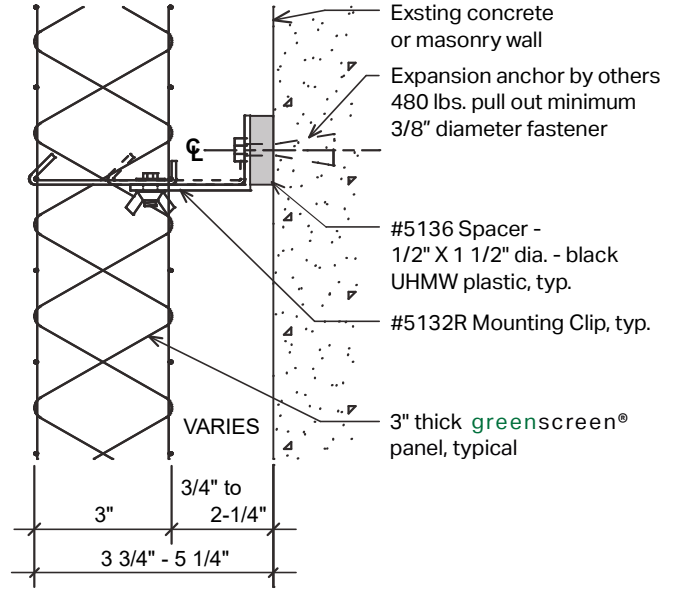
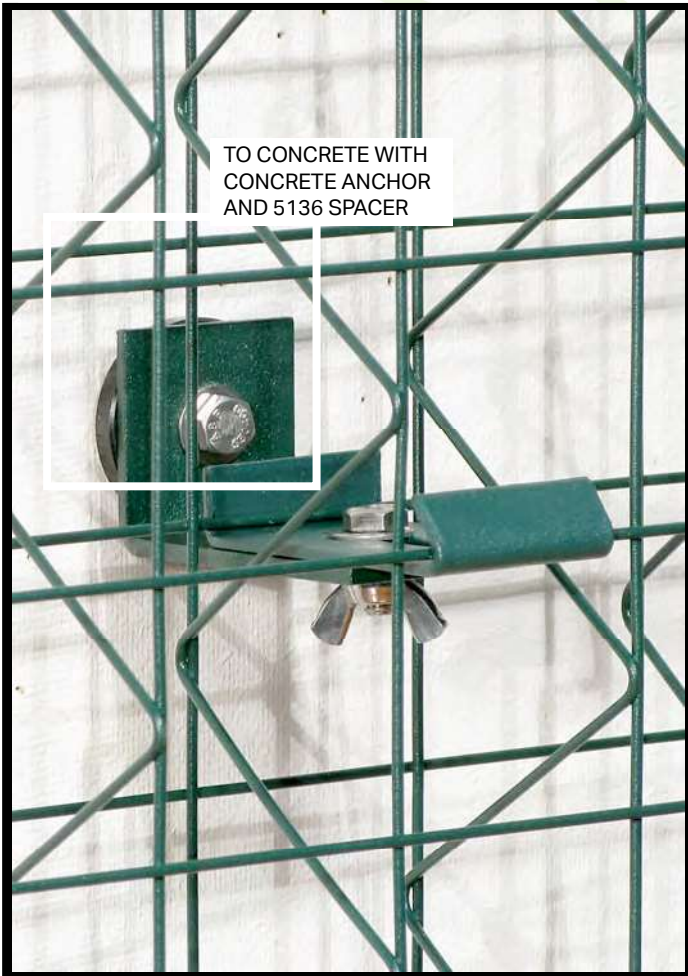
NO CORNER MARKERS SET.



Ordered by:
CAPSTONE
 TITLE AND ESCROW
 3240 Wilson Boulevard, Suite 100
 Arlington, Virginia 22201
 Phone: (703) 567-1810

DOMINION Surveyors Inc.®
 8808-H PEAR TREE VILLAGE COURT
 ALEXANDRIA, VIRGINIA 22309
 703-619-6555
 FAX: 703-799-6412

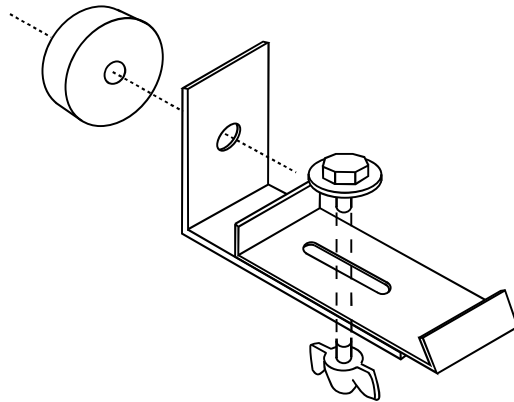
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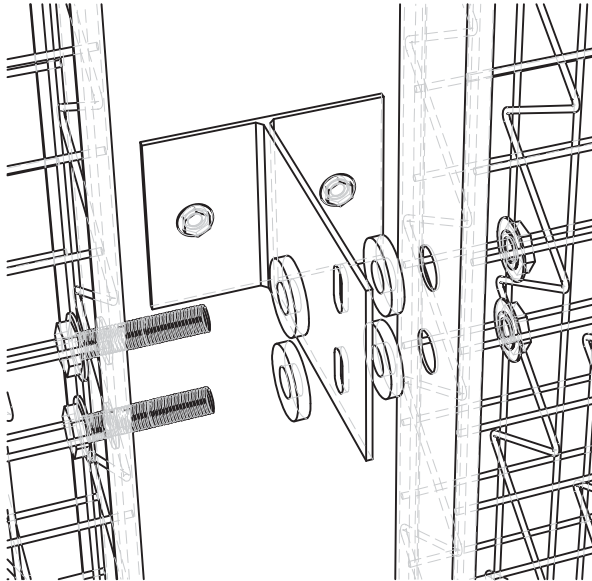
SECTION

5132R ADJUSTABLE CLIP

The 5132R Adjustable Clip provides panel support for both download and uplift. The clip can mount to wall surfaces or to a steel frame. The slot allows for panel adjustment and ease of installation.

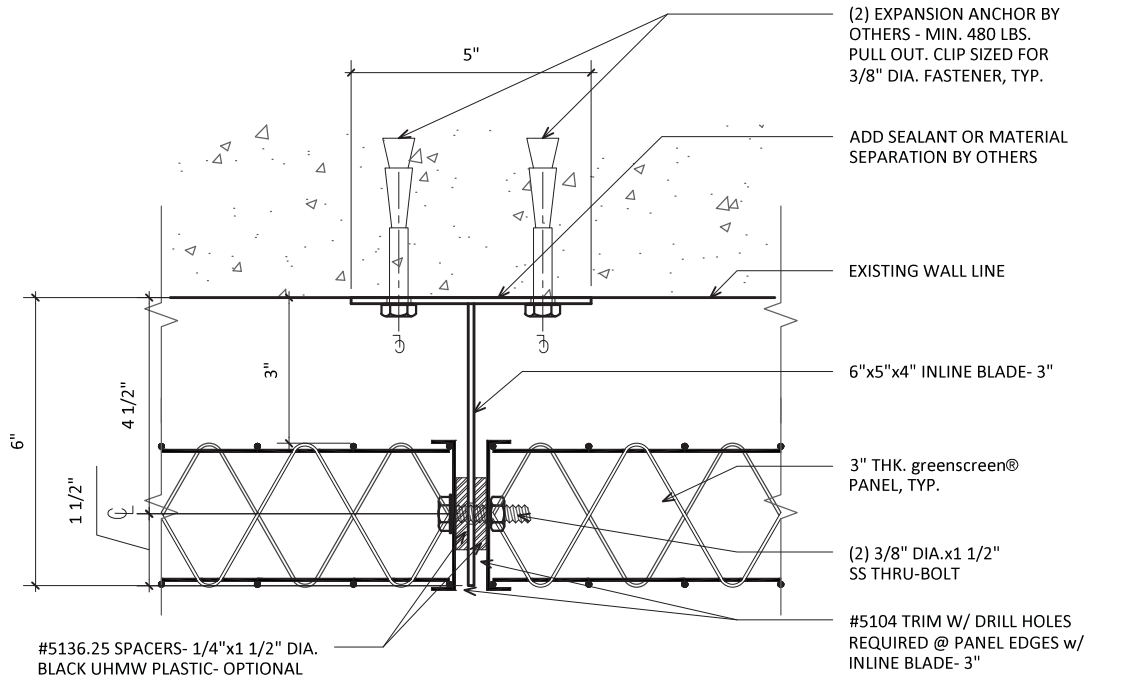


greenscreen®

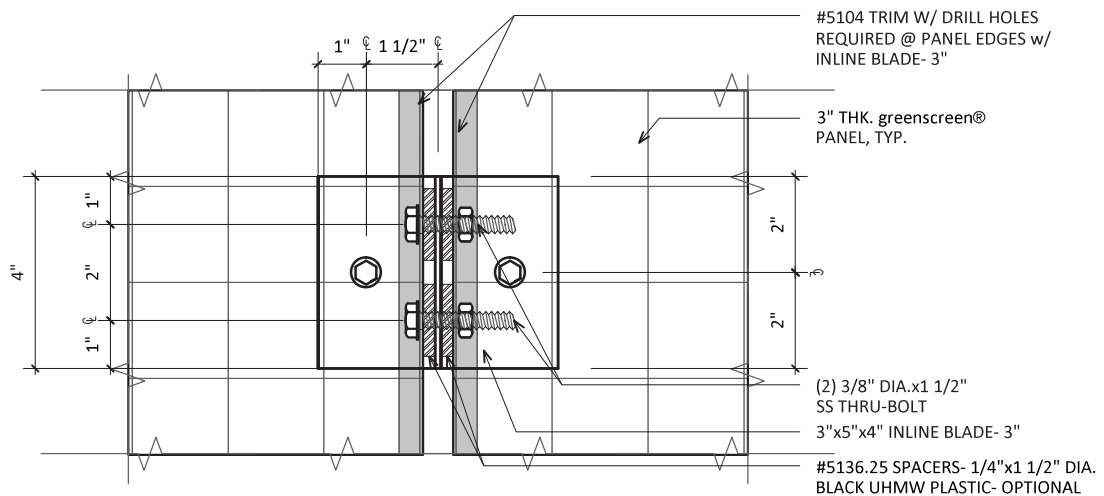


INLINE BLADE CLIP

Provide support for both download and uplift. It can be mounted to wall surfaces or to a steel frame. Standard size in 6" in length. The slot allows for panel vertical adjustment and ease of installation. Also available in 3" & 9".



PLAN



ELEVATION

accessories

Our Accessory Items list will provide your project with the necessary edge trims, mounting and joining clips, straps, posts, and caps to match your specified finishes with maximum flexibility.

Size:

½" leg x 3¼" wide x ½" leg

Materials:

20 gauge galvanized steel

Colors:

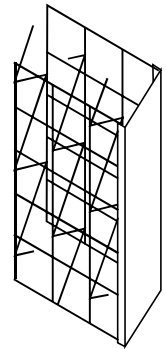
- ~ green
- ~ black
- ~ silver
- ~ bronze
- ~ white

Used as a closure strip at edges of **greenscreen®** panels. Recommended on panel edges adjacent to pedestrian traffic or where edge reinforcement for plant maintenance is desired. Not recommended at bottom edge of panel to prevent pooling of water.



5104

Steel Channel Trim



Size:

½" leg x ½" leg

Materials:

20 gauge galvanized steel

Colors:

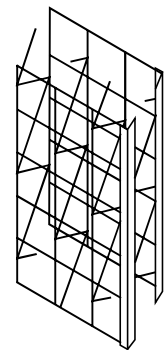
- ~ green
- ~ black
- ~ silver
- ~ bronze
- ~ white

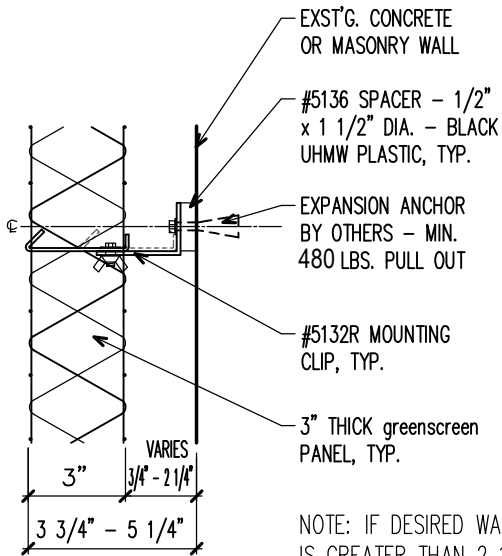
Used as closure strip at edges of **greenscreen®** panels. Recommended on panel edges adjacent to pedestrian traffic or where edge reinforcement for plant maintenance is desired.



5105

Steel Edge Trim





NOTE: IF DESIRED WALL OFFSET IS GREATER THAN 2 1/4", SEE #5132G CLIP OR #5159 STAND-OFF BRACKET FOR MOUNTING OPTIONS.

WALL MOUNTING INSTRUCTIONS:

- STEP 1:
USING A LEVEL, TEMPORARILY HOLD THE PANEL IN PLACE AND MARK THE CORNER LOCATIONS ON THE WALL.
- STEP 2:
HOLDING THE MOUNTING CLIPS AT THE DESIRED LOCATION ON THE PANEL, MEASURE THE EXACT DISTANCE OF THE SCREW HOLES TO THE CORNERS. USING YOUR CORNER MARKS FROM STEP #1, CARRY OVER THE NEW DIMENSIONS AND REFERENCE THE SCREW HOLE LOCATIONS ON YOUR WALL.

- STEP 3:
DEPENDING ON THE SUBSTRATE, PRE-DRILL HOLES FOR MOUNTING CLIPS. FOR CONCRETE AND MASONRY WALLS, SET EXPANSION ANCHORS, AND THEN MOUNT CLIPS TO WALL. ANCHORS SHOULD HAVE A 550LB. MIN. PULL-OUT VALUE.

- STEP 4:
HANG THE greenscreen® PANEL ON THE CLIPS.

- STEP 5:
REPEAT STEPS 1-4 AS NEEDED. PRE-INSTALLING ALL CLIPS IS NOT RECOMMENDED DUE TO PANEL GROWTH. PANEL SIZES ARE NOMINAL - ACTUAL PANEL SIZE MAY VARY +1/8" IN WIDTH AND LENGTH. ADD +1/16" PER EDGE OF TRIM.

- STEP 6:
REFER TO greenscreen® "VINE PLANTING DETAIL" FOR VINE ATTACHMENT AND PLANTING GUIDELINES.

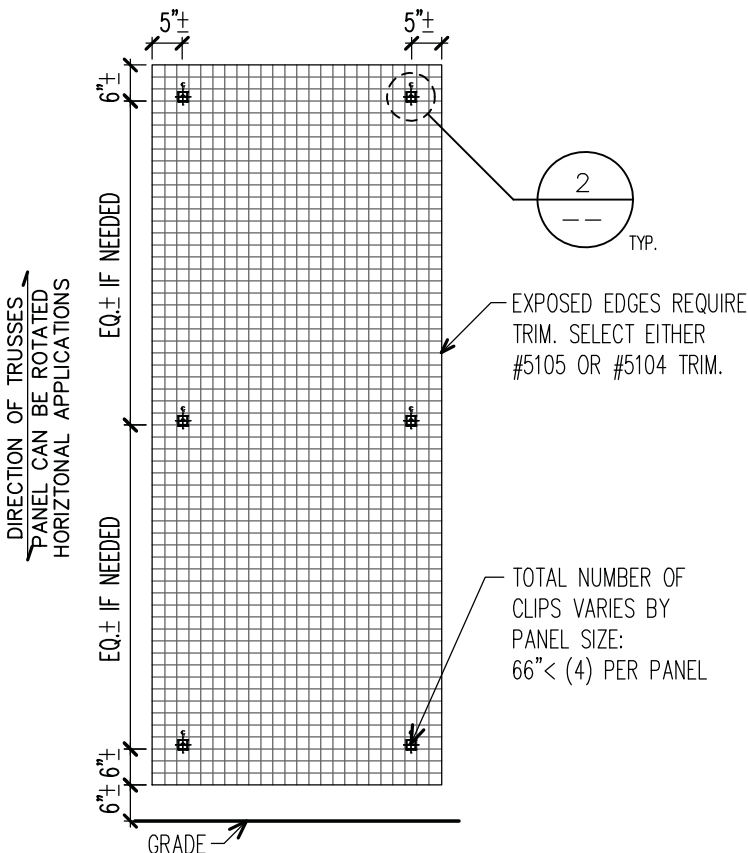
RECOMMENDATIONS:

- MOUNT PANELS 6" ABOVE FINISHED GRADE, OR PER SHOP DRAWINGS.
- ON STUCCO WALLS, ADJUST CLIP LOCATIONS SO THAT ALL CLIPS SCREW DIRECTLY INTO FRAMING MEMBERS OF THE WALL.
- WEAR GLOVES WHEN HANDLING greenscreen® PANELS.
- greenscreen® DOES NOT RECOMMEND CUTTING PANELS IN THE FIELD. IF IT IS NECESSARY, HOWEVER, USE TOUCH-UP PAINT.

#5132R MOUNTING CLIP WALL MOUNTED - SECTION

2

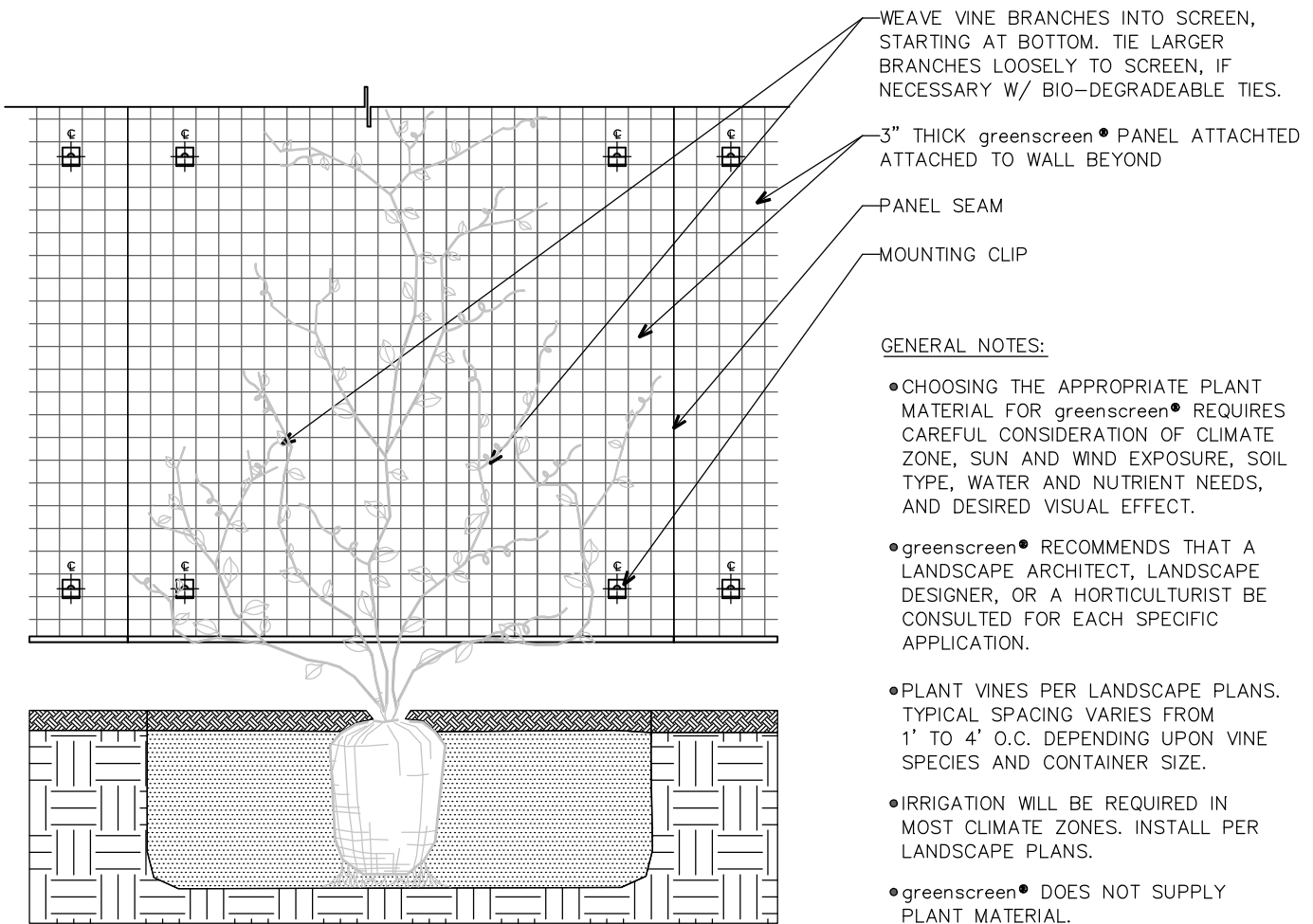
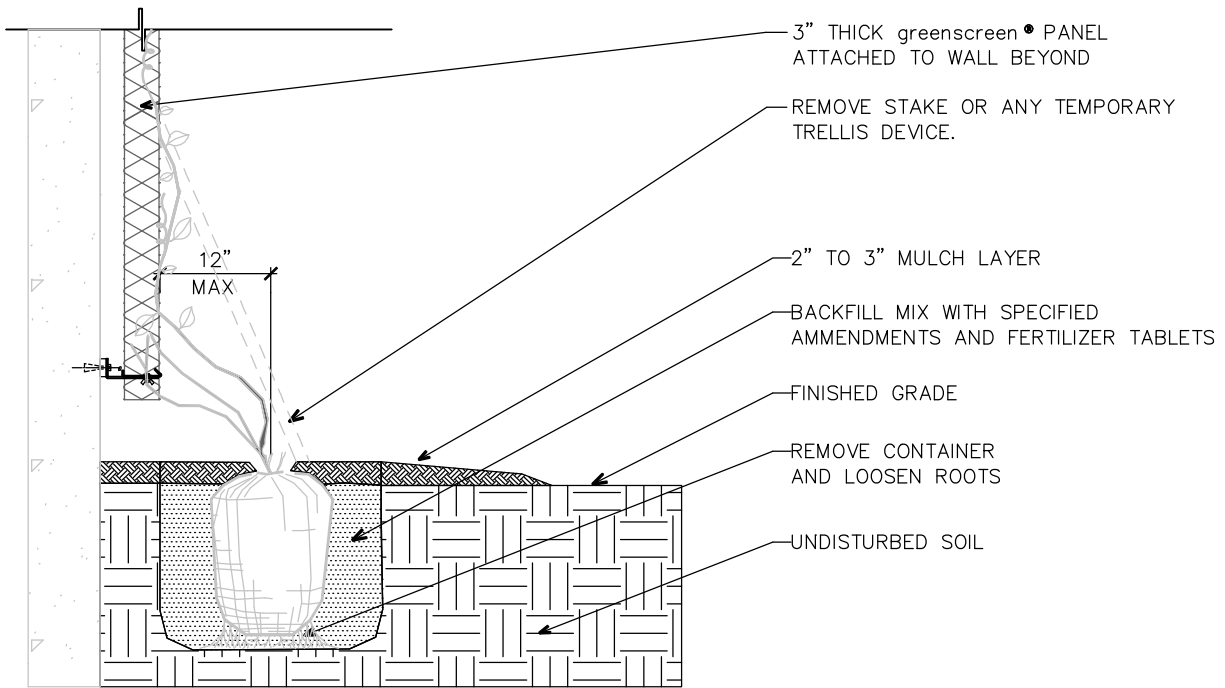
SCALE = 2": 1'-0"



ELEVATION

1

SCALE = 3/8": 1'-0"



greenscreen® VINE PLANTING DETAIL

SECTION AND ELEVATION – TYPICAL FOR WALL MOUNTED APPLICATION
 DETAIL SIMILAR FOR POST MOUNTED PANELS.

SCALE = 3/4": 1'-0"