

City of Alexandria, Virginia

MEMORANDUM

DATE: MARCH 19, 2014

TO: CHAIRMAN AND MEMBERS OF THE
OLD AND HISTORIC ALEXANDRIA DISTRICT
BOARD OF ARCHITECTURAL REVIEW

FROM: HISTORIC PRESERVATION STAFF

SUBJECT: 5 CAMERON STREET – BLACKWALL HITCH
BAR CASE #2014-0035 & 0036

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness applications with the conditions:

1. That the Board has reviewed and approved the on-site paint and material samples provided by the architect.
2. That the illustrated design for the trellis and fabric canopy is approved in concept, requiring the final cross sections and details to be approved by Staff prior to building permit.
3. That the applicant will provide specifications, if applicable, for any additional exterior doors to be replaced on the building for final staff level approval.
4. That the location of the proposed lighting is approved based on the Lighting Plan with the final design of the fixtures and intensity of illumination to be determined in the field by Staff.

I. UPDATE

At the March 5, 2014 Old and Historic Alexandria District Board of Architectural Review (BAR) hearing, the Board considered the application for a Permit to Demolish/Capsulate and a Certificate of Appropriateness for the proposed Blackwall Hitch restaurant on the City Marina at 5 Cameron Street. The applicant's attorney and architect gave a presentation outlining the proposed changes to the building and noted their willingness to work with staff to address the outstanding items described in the staff report. The BAR also heard testimony from a citizen, Poul Hertel at 1217 Michigan Court, who recommended that the Board defer the project for restudy.

After extensive discussions by the Board which included concerns that the submission was not

developed enough to evaluate the design, the Board agreed with the staff recommendation for deferral, requesting more information and details, including better developed drawings and materials samples.

The Board voted to approve the Permit to Demolish/Capsulate and to defer the Certificate of Appropriateness for further study, including pursuing the staff comments, and more information. The motion was accepted by a roll call vote, 6-0.

After the March 5th hearing, the applicant worked with staff to address the BAR's comments and the recommendations outlined in the staff report. Although the overall design of the project has not changed, the applicant has included additional information in the original application – including detail drawings, sections and materials samples.

The following are the Board requests and Staff recommendations with the Applicant's response.

II. STAFF ANALYSIS

Recommendation #1: *That material samples; including a sample panel is provided at the site.*

Although, by practice, the BAR does not review paint color, at the previous hearing several Board members expressed concern that the proposed color scheme was too dark and requested a large scale mock up in the field. The applicant has painted one of the building's roof scuppers the proposed patina copper, and a porch column and a segment of the standing seam metal roof the proposed dark blue. In addition, stained wood samples will be on site for the Board's review.

Current Staff Recommendation: While staff believes that the material and color samples previously submitted were very elegant, staff has not yet seen the color samples in the field and has no additional recommendation at this time.

Recommendation #2: *That a cross section is provided 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.*

The applicant has provided the requested cross section of the front awning (A-11), details for the front and rear glass entry canopy (S-1, S-4) and the fixed sign canopies (S-2, S-3). Details and cross sections still need to be provided for the trellis with the retractable fabric canopy to be located on the rear patio and the fabric canopy which will be installed along the north and east elevations.

Current Staff Recommendation: That the Board approves the illustrated design for the trellis and fabric canopy in concept, requiring the final cross sections and details to be approved by Staff prior to building permit.

Recommendation #3: *That the low fence/gate on the rear patio, the railing system along front café patio, and handrail on front entry steps are submitted in the revised submission.*

Sheet A-3 provides elevations and sections for all the fence, railings and handrails on the project. For the rear fence and café railings, the posts will be painted steel with horizontal stainless steel

cables, capped with a wood handrail. The handrail for the boardwalk stairs will be tubular painted stainless steel.

Current Recommendation: Staff supports the fence, railing and handrail designs as proposed.

Recommendation #4: *That detailed drawings are provided for the indoor/outdoor bar windows on east elevation.*

The applicant prepared a cross section detail and an elevation drawing for the indoor/outdoor bar located on the east elevation (Page 15.) The windows in the renderings will contain a fixed upper sash with a top hinged 180 degree pivot window set in a thin metal frame within the existing curtain wall framing. The exterior of the bar will have a two-foot wide (2') counter for customers, butt lap wood siding below the counter, and a 14" high black fabric awning.

Current Recommendation: Staff supports the design of the pass-through bar as submitted.

Recommendation #5: *That the applicant include specifications for the replacement exterior doors.*

The applicant has provided an elevation drawing of the solid, wood front entry doors. The full-light French entry doors will be flanked by smaller full-light service doors capped with a fixed single-light transom. These side entry doors will primarily function as service doors for the outdoor patio area. Each of the doors will have a dark oiled bronze kick plate. Staff supports the inclusion of the single-light entry doors on this elevation instead of the previously illustrated multi-light doors, as they complement the modern design of the restaurant. The floor plans/elevation drawings do not note any additional doors to be replaced on the building; however, if additional doors are to be replaced, it is recommended they either match the design of these entry doors or that they comply with the Board's Minor Architectural Elements Policy.

Current Recommendation: Provide specifications, if applicable, for any additional exterior doors to be replaced on the building for final staff level approval.

Recommendation #6: *That all vents to be removed or added to the roof will be notated on the plans.*

The applicant has identified that all nautical style "scupper" vents will remain on the building and painted a patina bronze copper finish. The majority of the previous kitchen exhaust vents which were used by the previous tenants is no longer needed and will be removed.

Current Recommendation: Staff supports the vent specifications, as proposed.

Recommendation #7: *That the applicant will clarify the “polishing” specification for wall/window system.*

The architect is currently testing several waxes and polishes to determine the best product to clean and protect the metal wall/window system framing. The goal to hand clean the metal by hand once the final product is selected. The architect has noted that the results of the test patches are positive. The metal can be polished to a beautiful dark finish.

Current Recommendation: Staff always supports the maintenance of existing building fabric instead of replacement. Staff recommends approval.

Recommendation #8: *That the applicant provide construction details and the roofing material for top of front canopy/entry portico.*

In response to staff’s recommendation, the applicant rendered an exploded axonometric of the front awning (A-7). This drawing illustrates how the applicant proposes to construct and tie the new front awning’s roof structure into the building and the existing entry portico. The awning will be cantilevered over the front patio area and braced with a metal channel. The 8” tall awning rafters are sandwiched by standing-seam metal roofing above and a smooth wood ceiling below. The existing entry portico is reduced in length but will retain its glass roof and will be supported by two new tubular steel columns in front to match those existing in the rear.

Current Recommendation: Staff supports the design, as submitted.

Recommendation #9: *Details, if any, on exterior lighting plan, sign lighting, landscape, menu board, wall- mounted lights etc.*

The applicant has provided an existing and proposed lighting plan (A-14, A-15) with photos of the existing lighting on the property (A-16). The lighting proposed is minimal and generally hidden to softly wash wood walls or fabric shades or to accent structural elements, so the fixtures will not be visible. It will be located in specific areas on the site for targeted illumination including on the front building wall, at the front stairs, at a rear dark passageway and at the rear patio area under the trellis. The majority of the illumination on the property will be from the few existing fixtures to remain and from the adjacent City fixtures. The only feature light the applicant described is designated “OL” on the Proposed Exterior Lighting Plan and will be a hanging ornamental fixture above the primary entrance.

Current Recommendation: While the applicant has not provided details of the new light fixtures, most of these will be hidden. Staff, therefore, recommends that the Board approve their location based on the Lighting Plan with the final design of the fixtures and intensity of illumination be determined in the field by Staff.

Recommendation #10: *Details of the attachment method for new wood siding at the existing curtain wall.*

Drawing A-11, Section 4, claims to represent a section of the Typical Wood Siding Wall. It does not. However, in meetings with staff the applicant has verbally described a butt joined stained

wood that will be flush with the face of the existing curtain wall framing. Wood samples will be available at the site mock-up.

Current Recommendation: Staff supports the wood siding, as described by the applicant but has not yet viewed the mock-up in the field.

PARTIAL DRAFT MINUTES OF THE MARCH 5, 2014 BAR HEARING.

3. CASE BAR2014-0036

Request for an addition & alterations at **5 Cameron Street**

APPLICANT: Blackwall Hitch Alexandria, LLC by Duncan W. Blair

BOARD ACTION: Partial demolition and capsulation approved, by a roll call vote, and alterations and addition deferred for restudy, 6-0.

Discussion for this item was combined with item #4, below.

4. CASE BAR2014-0035

Request to partially demolish & capsule at **5 Cameron Street**

APPLICANT: Blackwall Hitch Alexandria, LLC by Duncan W. Blair

BOARD ACTION: Partial demolition and capsulation approved, by a roll call vote, and alterations and addition deferred for restudy, 6-0.

SPEAKERS

Duncan Blair, representing the applicant, spoke in support of the project and responded to questions.

Dennis Burns, project architect, gave a presentation of the proposal and responded to questions. He noted that he was happy to work with staff on the recommendations listed in the staff report.

Poul Hertel, 1217 Michigan Court, recommended deferral for restudy.

BOARD DISCUSSION

Dr. Fitzgerald noted that this building was located in a very prominent location. He said the submission was not developed enough. He said that if the renderings were the true colors proposed, then he found it too dark. He requested additional information including samples of materials.

Mr. Neale observed it was a radical change and stated he was not convinced he liked it yet. He requested more developed drawings, including details, and materials samples, including a sample panel at the site. He thought the all black scheme was concerning and needed more relief and balance. He asked if the new glass would be tinted. The applicant confirmed that new glass would be clear but that the only glass being replaced was at the south terrace facing the City Marina.

Mr. von Senden was not in attendance but submitted the following comments, which the Chairman asked be included in the minutes:

To: Chairman Hulfish and members of the Board of Architectural Review
From: John C. von Senden, AIA
Regarding: BAR Case 2014-0035/36 – 5 Cameron Street

In my absence please consider the following comments on the above referenced case:

1. In general, this is a very good concept design; however it has insufficient detail for a Certificate of Appropriateness.
2. Regarding the site plan:
 - a. Access from the sailboat marina on the south side to the small craft marina on the north side is already tight. How is pedestrian access to be maintained (and encouraged?) between these two waterfront areas?
 - b. How is site lighting going to be developed?
 - c. This is a minor (picky) point, but it would be nice if the site plan and the other plans had the same orientation.
3. Regarding the building plans:
 - a. Is the west entrance open to the public? It appears to be the only accessible entrance; if so, it shouldn't be relegated to a secondary status.
 - b. As noted above there appears to be no public passage through the exterior decks. The northwest corner appears especially tight.
 - c. Sheet A-2 is difficult to read; the assumption is that there are no changes to the mezzanine level (other than the roof demolition).
4. Regarding the elevations:
 - a. The changes appear to improve the appearance and function of the building.
 - b. Would like additional detailing on the butt-lapped siding – how will it weather over time?
5. Regarding building colors:
 - a. The renderings appear to show different colors; while this may be an artifact of the rendering, it confuses the design intent.
 - b. The roof should be as light as possible; both from an environmental perspective as well as an aesthetic one.
 - c. Agree with the staff question regarding the intent and extent of the polishing of the mezzanine lanterns. Please provide more information.
6. Regarding signage: The sign plan appears appropriate.

Based upon the above I support the staff recommendation to defer the case until the design can be fully developed.

Mr. Neale made a motion to approve the Permit to Demolish and to defer the Certificate of Appropriateness for further study, including pursuing the staff comments, and more information. The motion was seconded by Dr. Fitzgerald and the motion carried, by a roll call vote, 6-0.

REASON

The Board agreed with the staff recommendation for deferral, requesting more information and details, including better developed drawings and materials samples.

BLACKWALL HITCH RESTAURANT
5 CAMERON STREET
ALEXANDRIA, VIRGINIA 22314



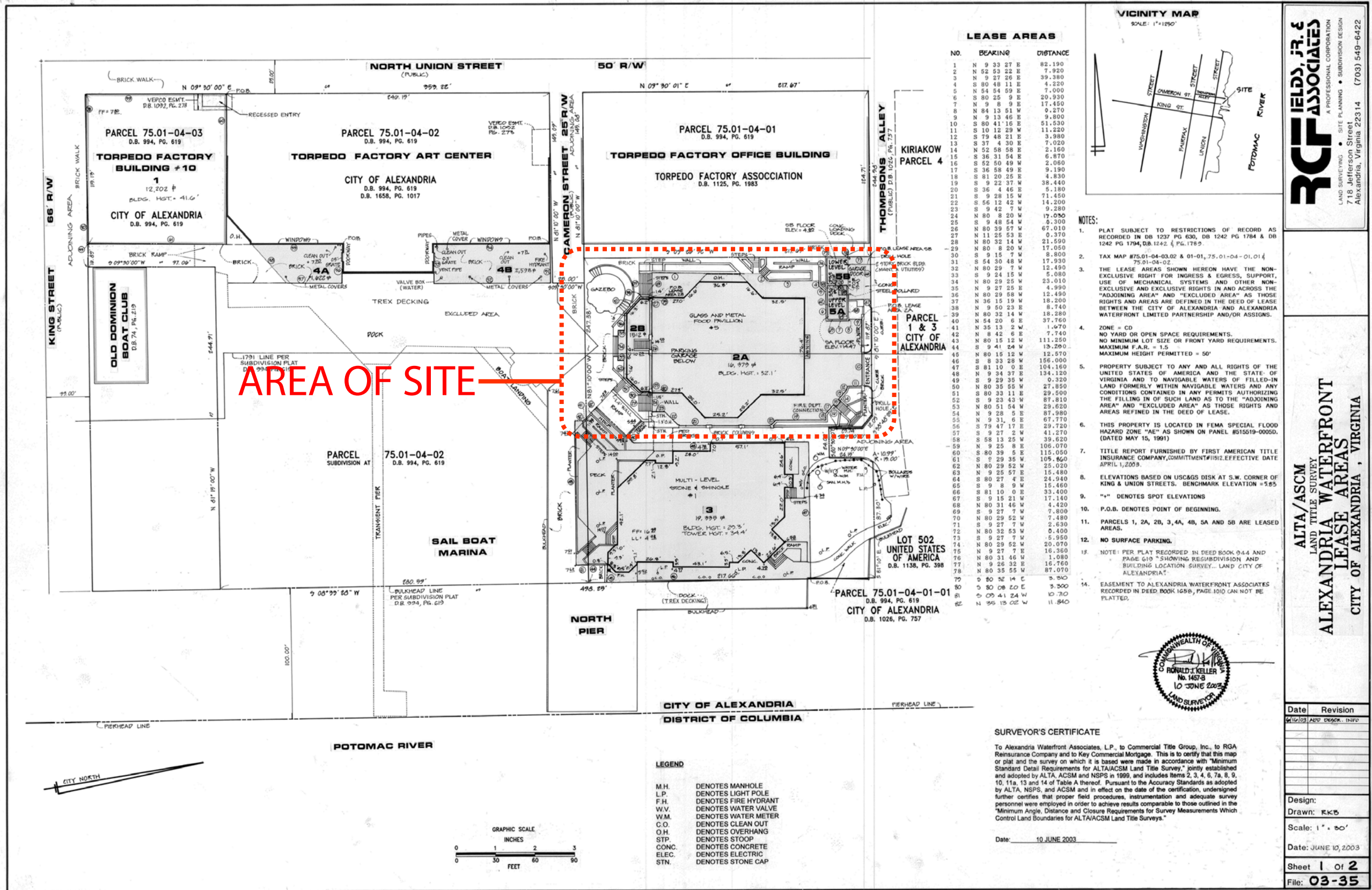
BLACK WALL HITCH ALEXANDRIA, LLC

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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
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	*A-7 Exploded Axonometric Diagram		
	A-8 Styd of Proposed North Elevation		
	A-9 Study of Proposed East Elevation		
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	*A-11 Front Awning Detail		
	*A-12 Outdoor Pass-through Bar		
	*A-13 Gate Detail		
	*A-14 Existing Lighting Plan		
	*A-15 Proposed Lighting Plan		
	*A-16 Existing Lighting Fixtures		

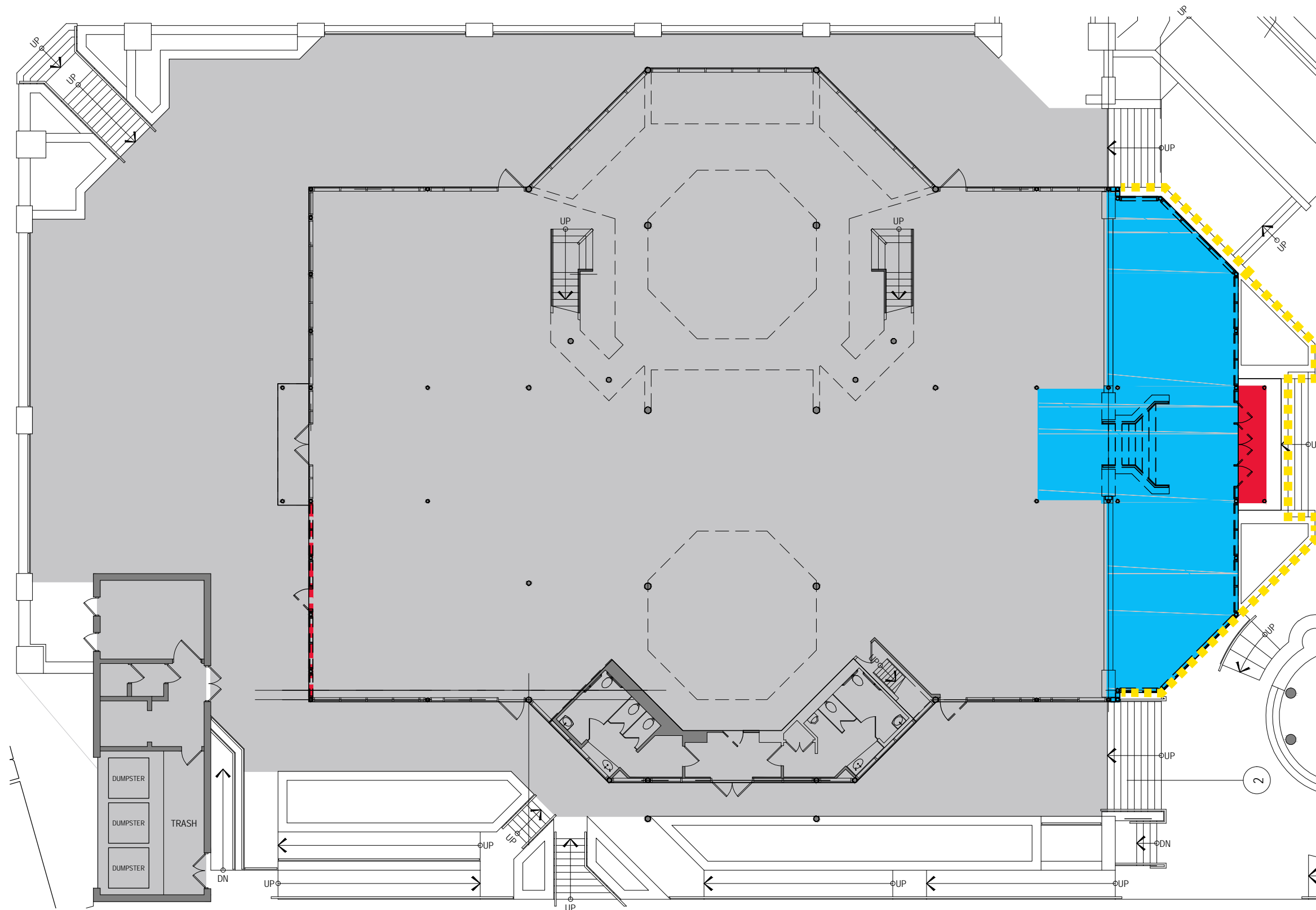
Materials Sample Board provided separate from this document.
*New Exhibits Added March 10, 2014.





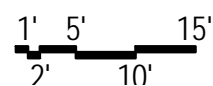
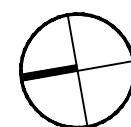
BLACKWALL HITCH RESTAURANT
ALTA/ACSM PLAN
5 CAMERON STREET, ALEXANDRIA VA. 22314
OWNER: BLACKWALL HITCH ALEXANDRIA, LLC
329 GAMBRILLS ROAD, SUITE B
GAMBRILLS, MD 21054





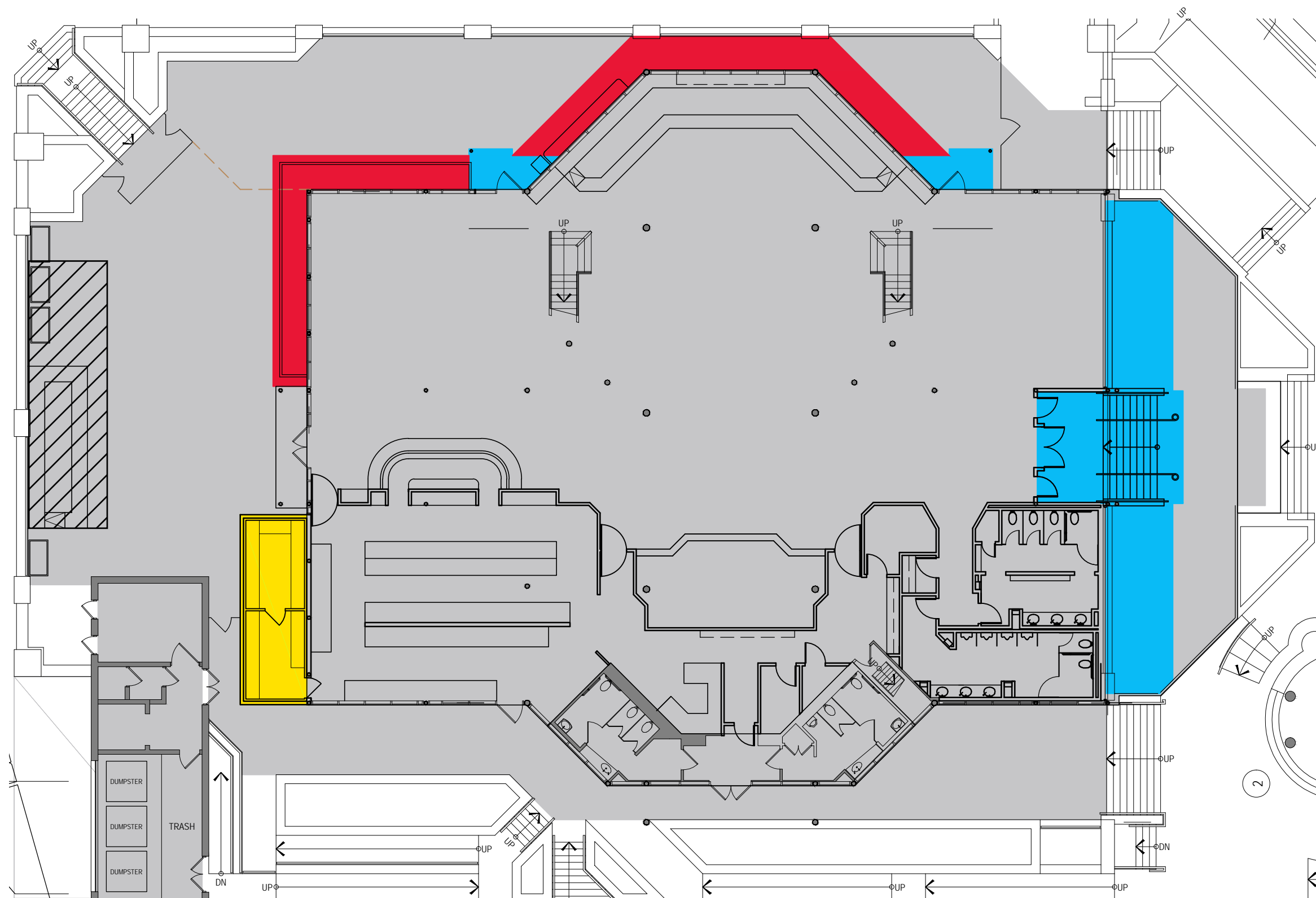
DEMOLITION LEGEND

- 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
- BRICK VENEER AND CAST STONE STEPS TO BE REMOVED TO ALLOW FOR PLACEMENT OF RIVER STONE AND STLATE REPAIR WORK

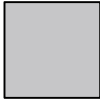
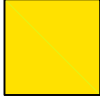





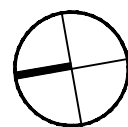
**BLACKWALL HITCH RESTAURANT
DEMOLITION PLAN**
 5 CAMERON STREET, ALEXANDRIA VA. 22314
 OWNER: BLACKWALL HITCH ALEXANDRIA, LLC
 329 GAMBRILLS ROAD, SUITE B
 GAMBRILLS, MD 21054





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
-  PROPOSED RETRACTABLE, FABRIC CANOPY - 624SF



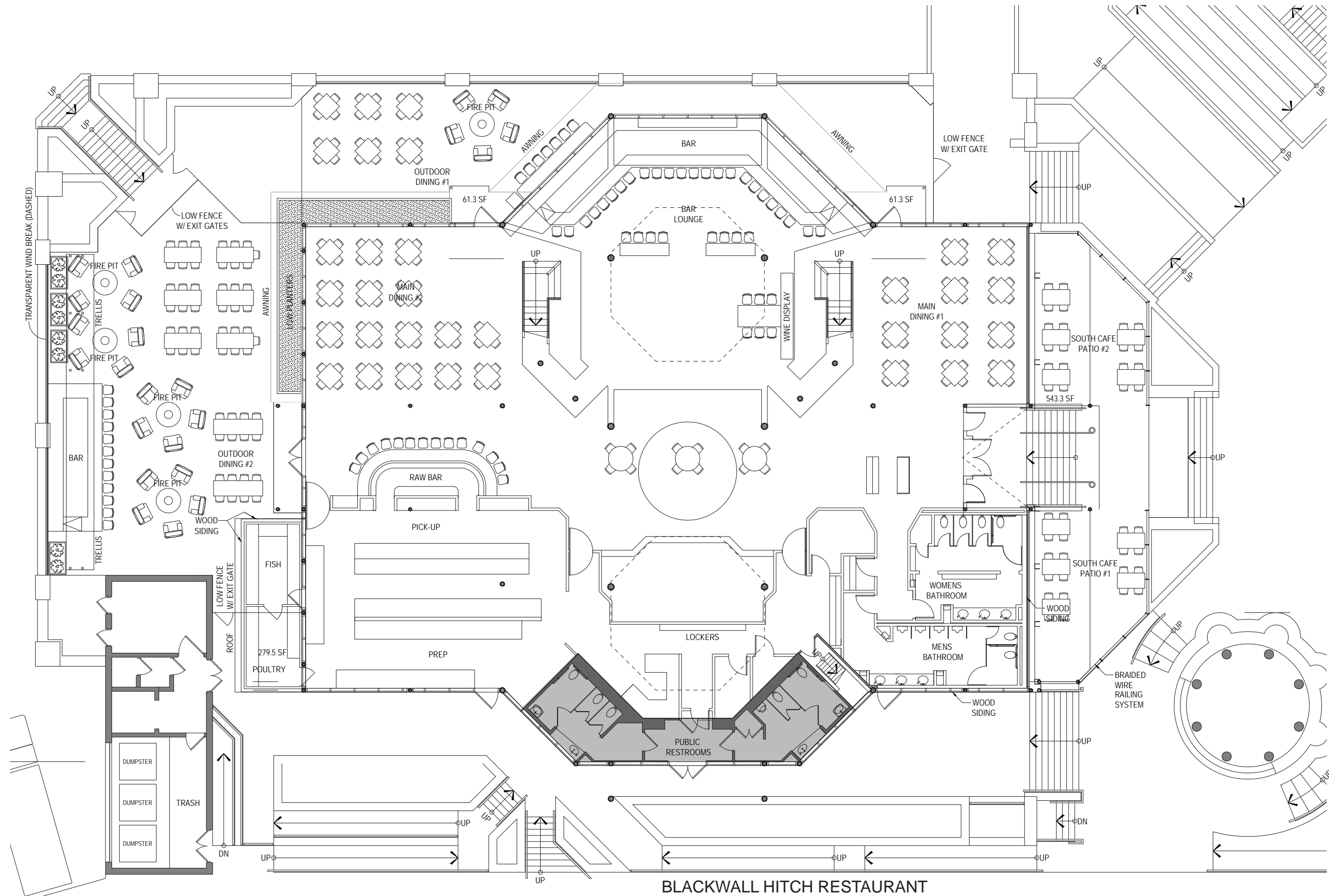
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2' 10'

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



C-3



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

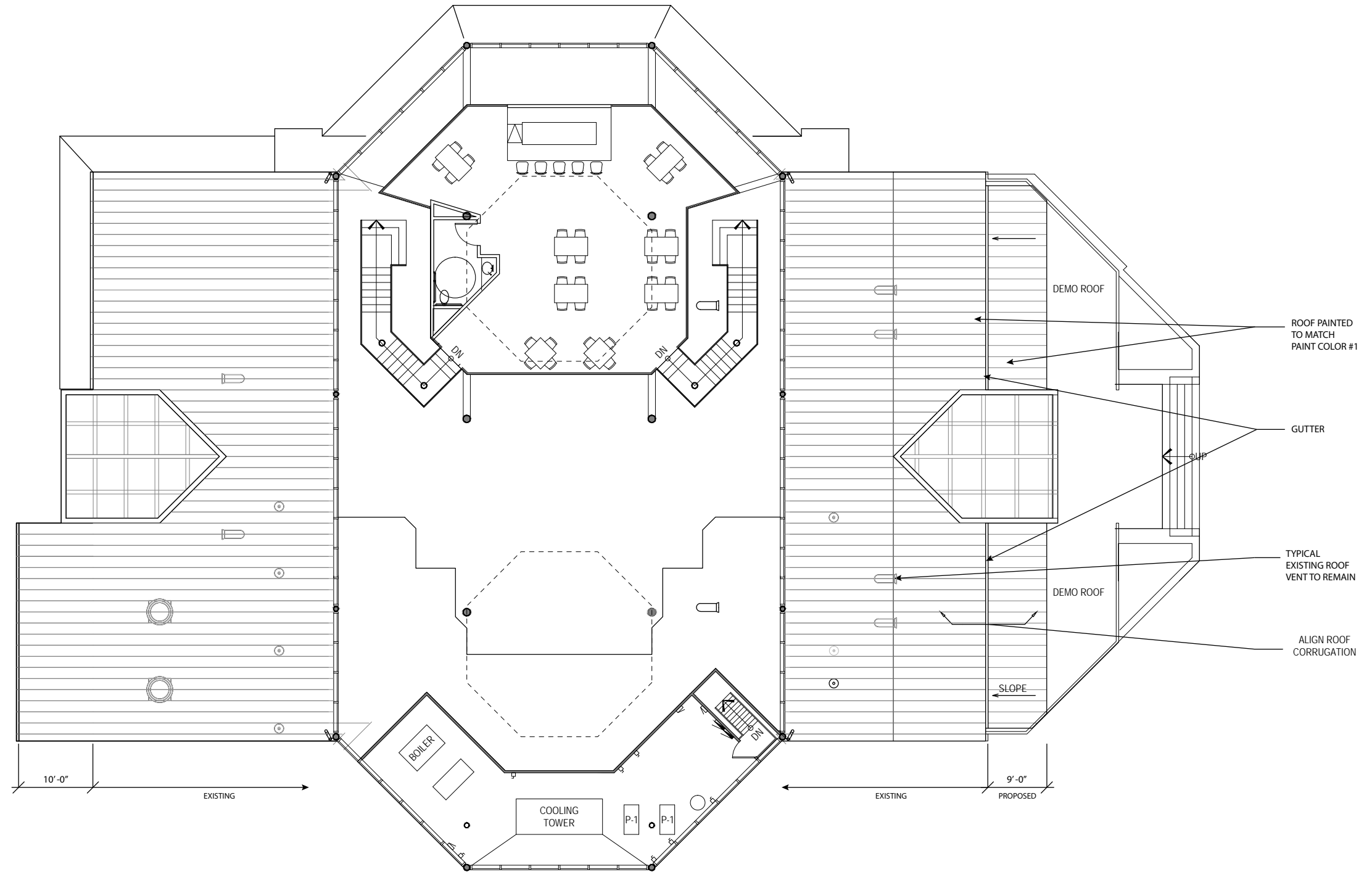
TOTAL OCCUPANCY COUNTS	
INDOOR AREA	193
OUTDOOR AREA	179
MEZZANINE AREA	36
TOTAL	408

OCCUPANCY COUNTS - INDOOR	
MAIN DINING #1	44
MAIN DINING #2	63
OYSTER/RAW BAR	12
LOWER BAR LOUNGE	48
INSIDE BAR	26
TOTAL	193

OCCUPANCY COUNTS - OUTDOOR	
SOUTH CAFE PATIO #1	20
SOUTH CAFE PATIO #2	20
OUTDOOR BAR	12
OUTDOOR DINING #1	55
OUTDOOR DINING #2	72
TOTAL	179

SQUARE FOOTAGE CALCULATIONS	
<u>INTERIOR SQUARE FOOTAGE</u>	
GROUND FLOOR	10,411 SF
MEZZANINE LOUNGE	1,454 SF
MEZZANINE MECH.	697 SF
PUBLIC RESTROOMS	150 SF
TOTAL UNDER ROOF	12,712 SF
<u>EXTERIOR PATIO SQUARE FOOTAGE</u>	
SOUTHSIDE CAFE	1,408 SF
OUTDOOR DINING #1	1,555 SF
OUTDOOR DINING #2	2,471 SF
TOTAL	5,434 SF

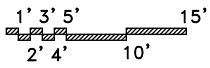
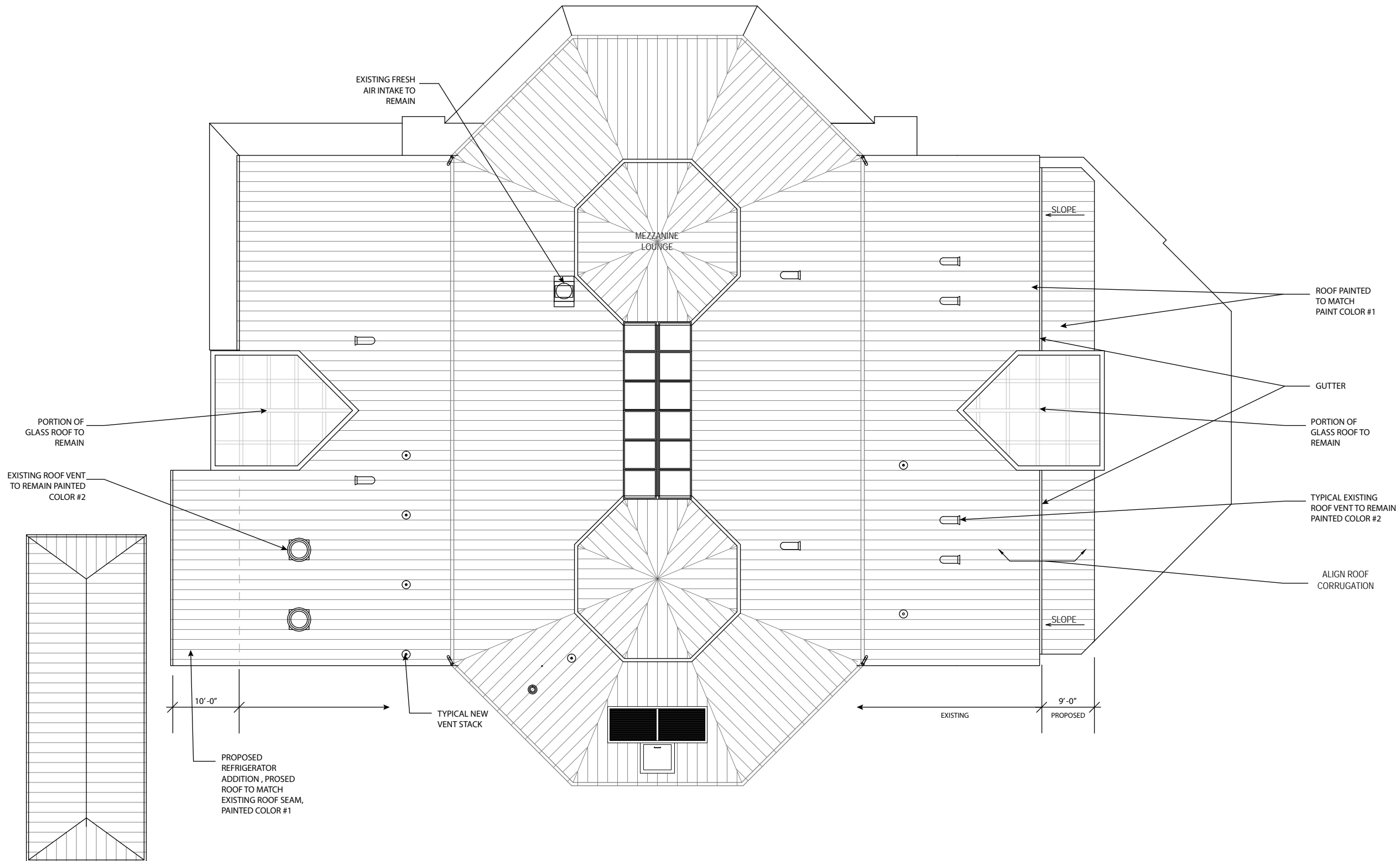




BLACKWALL HITCH RESTAURANT **MEZZANINE FLOOR PLAN**

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





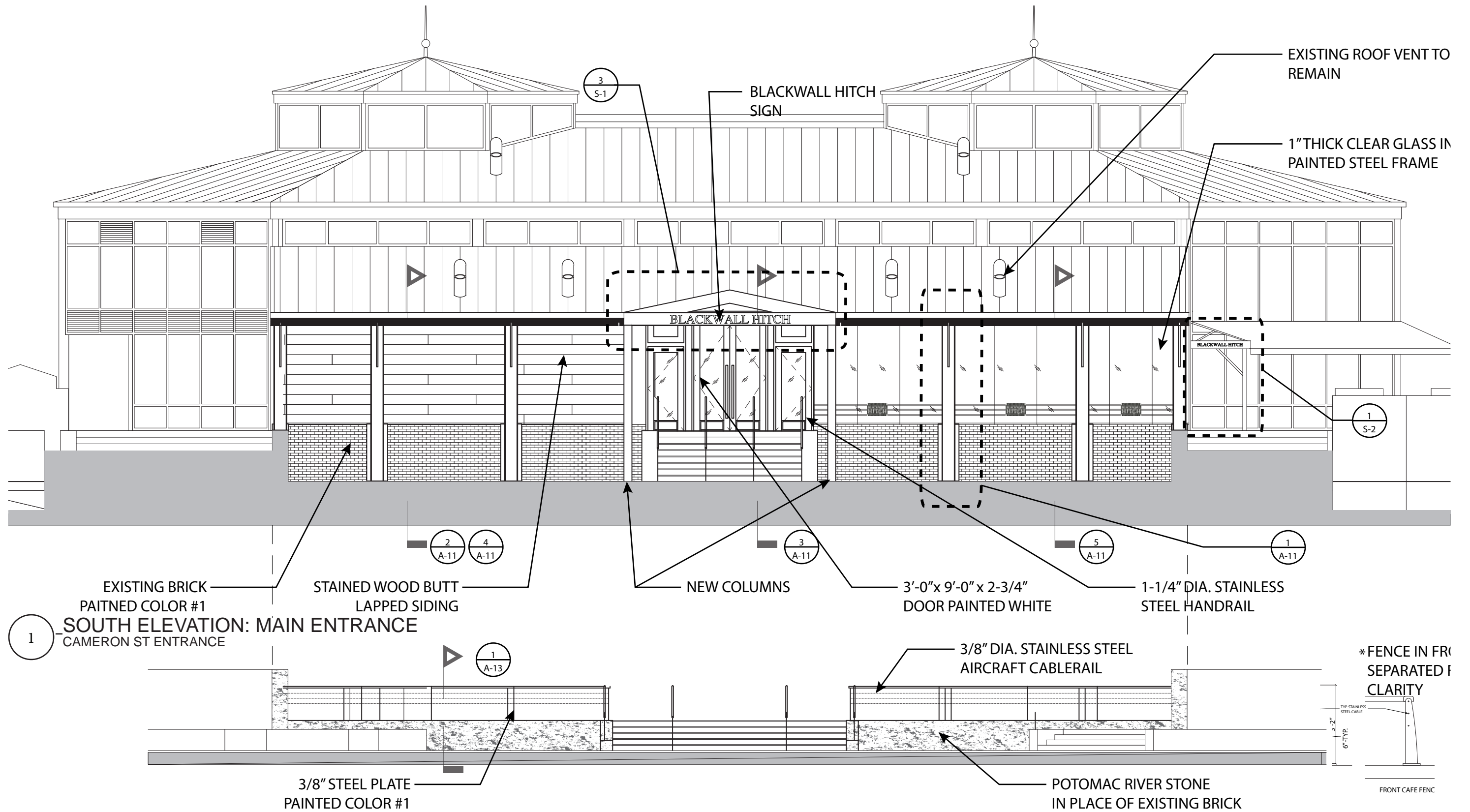
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BLACKWALL HITCH RESTAURANT
EXISTING SOUTH ELEVATION

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





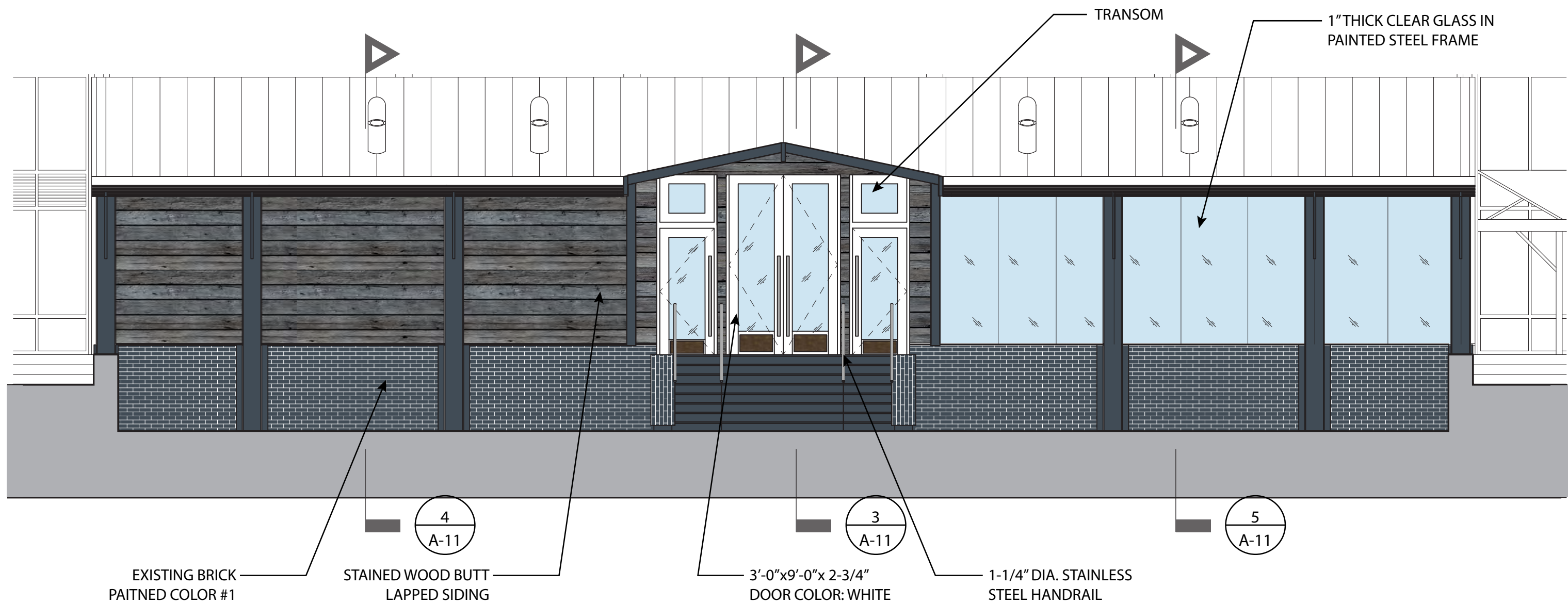
1 SOUTH ELEVATION: MAIN ENTRANCE
CAMERON ST ENTRANCE

2 SOUTH ELEVATION HANDRAIL DETAIL
CAMERON ST ENTRANCE

1' 5' 15'
2' 10'

BLACKWALL HITCH RESTAURANT
PROPOSED SOUTH ELEVATION
5 CAMERON STREET, ALEXANDRIA VA, 22314
OWNER: BLACKWALL HITCH ALEXANDRIA, LLC
329 GAMBRILLS ROAD, SUITE B
GAMBRILLS, MD 21054

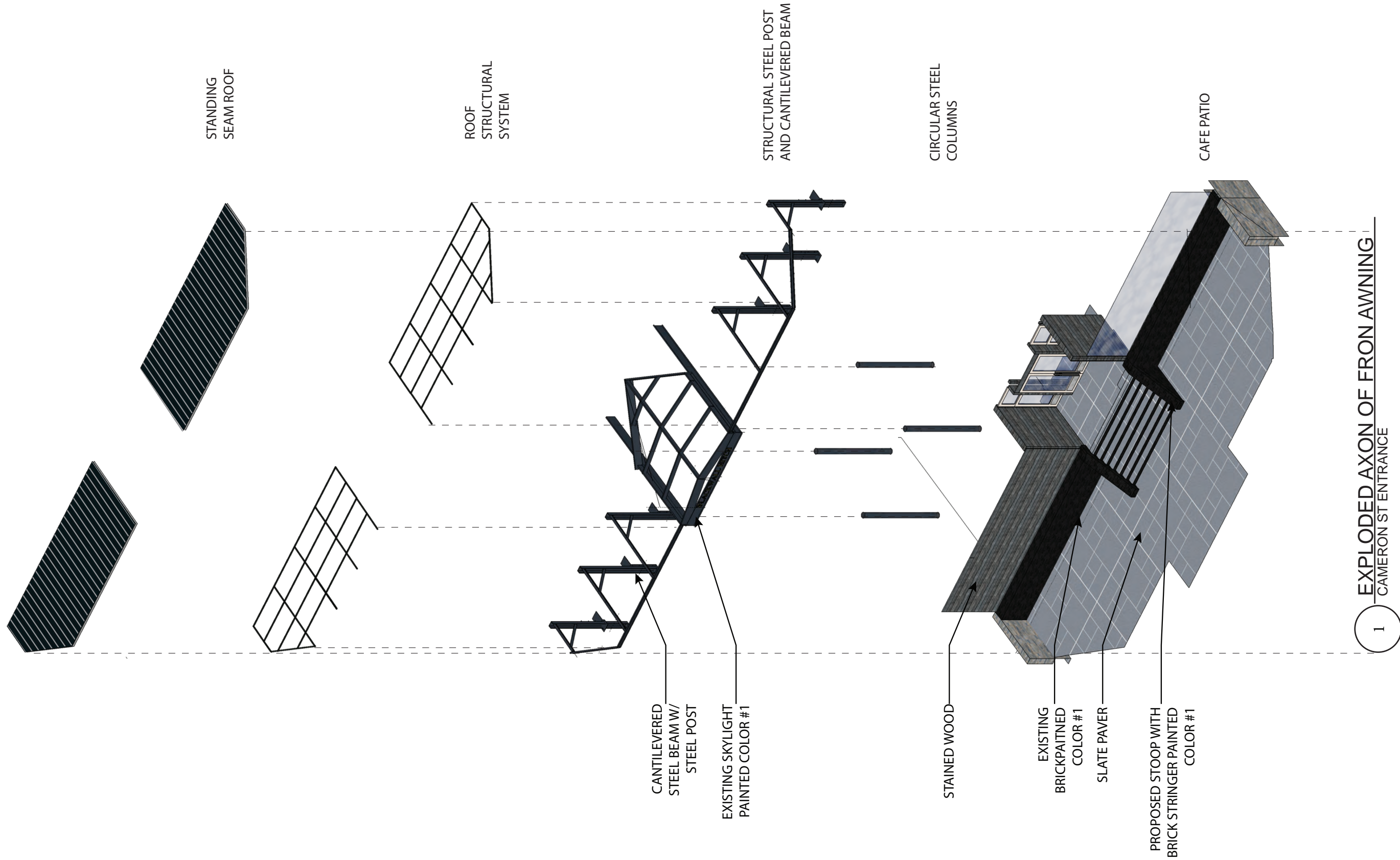




1 **SOUTH ELEVATION RENDERED**
CAMERON ST ENTRANCE

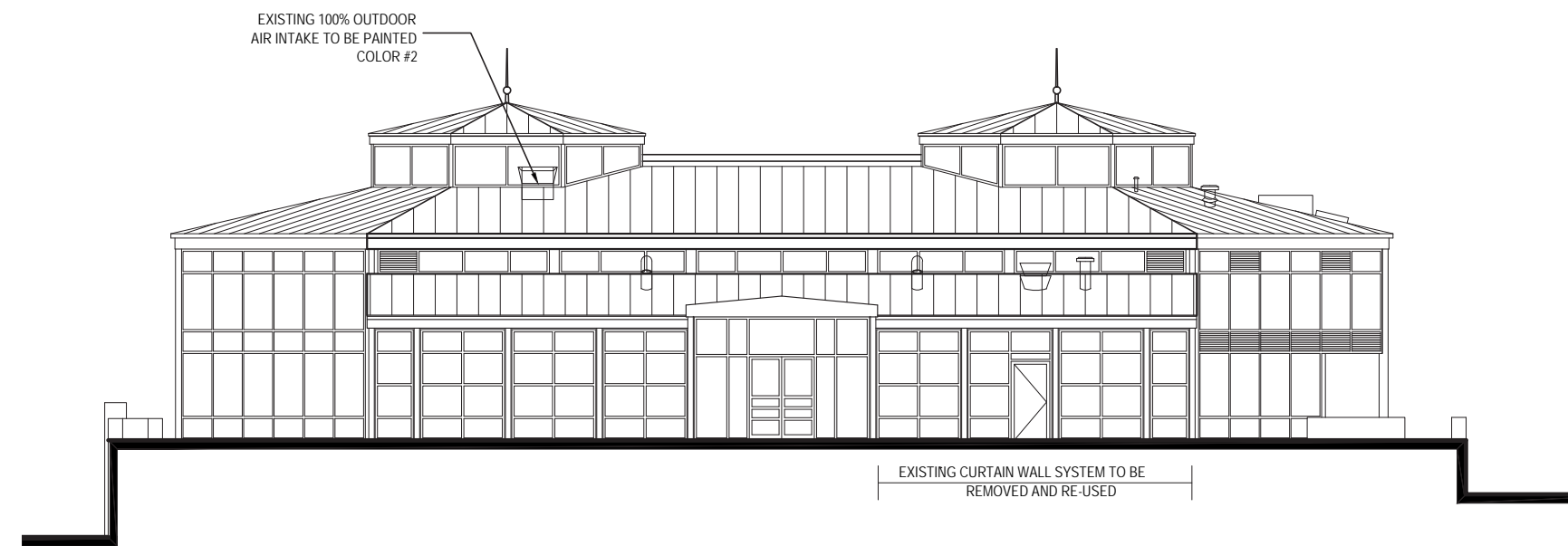
BLACKWALL HITCH RESTAURANT
PROPOSED SOUTH ELEVATION
 5 CAMERON STREET, ALEXANDRIA VA. 22314
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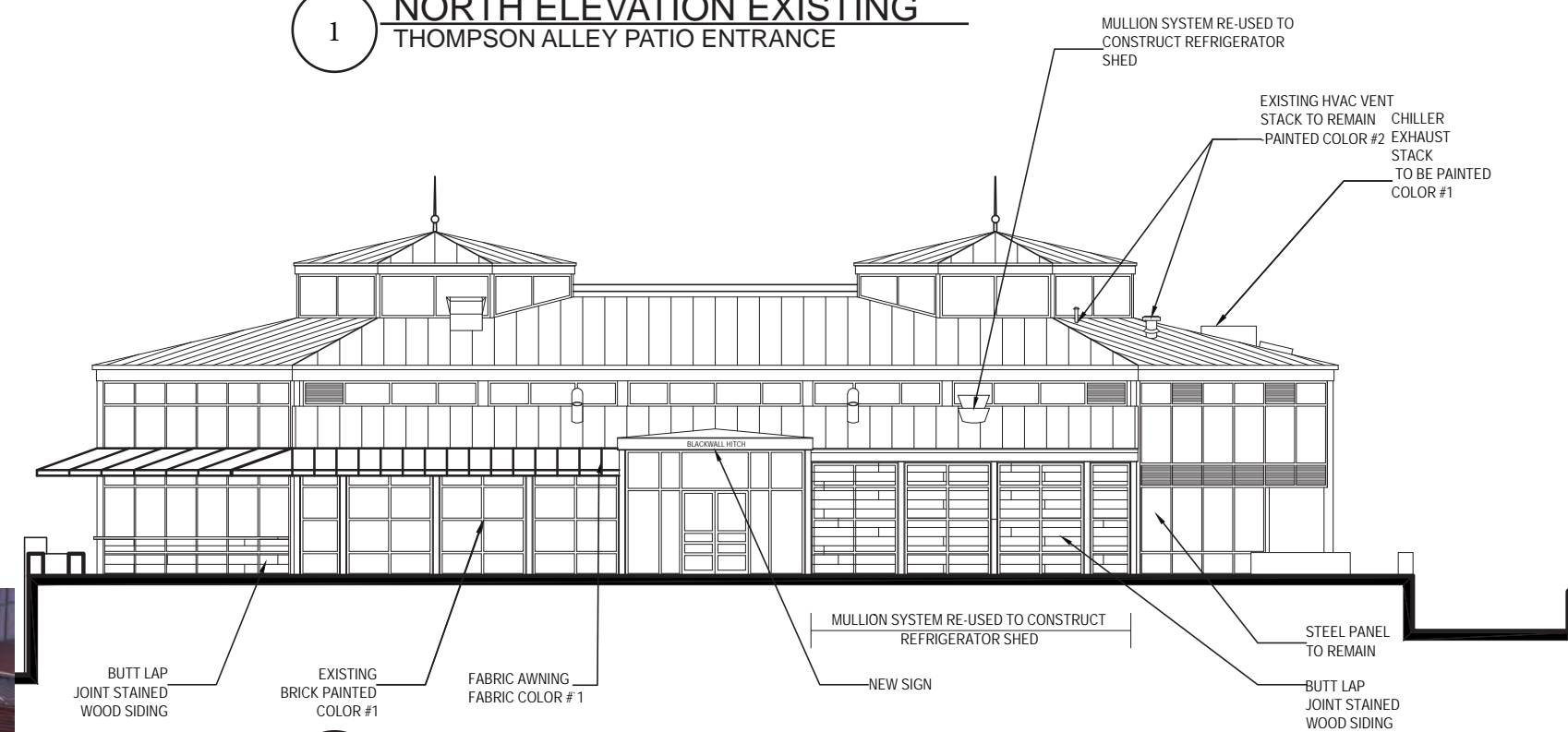


BLACKWALL HITCH RESTAURANT
EXPLODED AXON

5 CAMERON STREET, ALEXANDRIA VA, 22314
OWNER: BLACKWALL HITCH ALEXANDRIA, LLC
329 GAMBRILLS ROAD, SUITE B
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1 **NORTH ELEVATION EXISTING**
THOMPSON ALLEY PATIO ENTRANCE



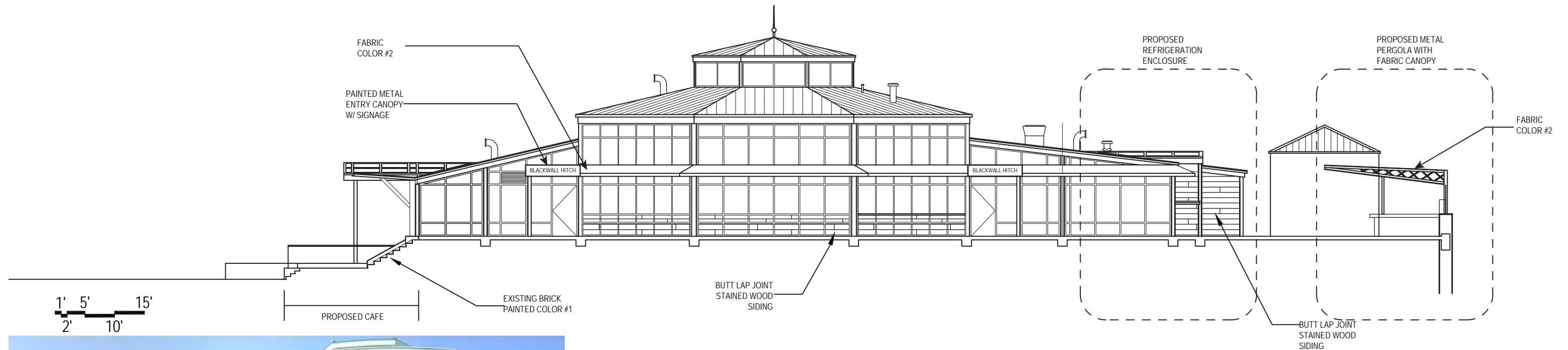
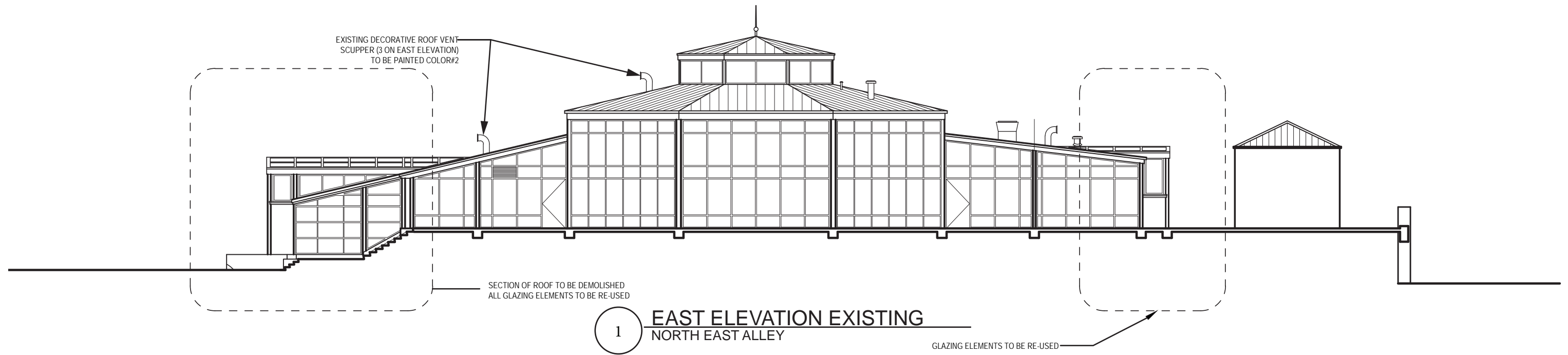
2 **NORTH ELEVATION PROPOSED**
THOMPSON ALLEY PATIO ENTRANCE

1' 5' 15'
2' 10'



BLACKWALL HITCH RESTAURANT
STUDY OF PROPOSED NORTH ELEVATION
5 CAMERON STREET, ALEXANDRIA VA. 22314
OWNER: BLACKWALL HITCH ALEXANDRIA, LLC
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GAMBRILLS, MD 21054

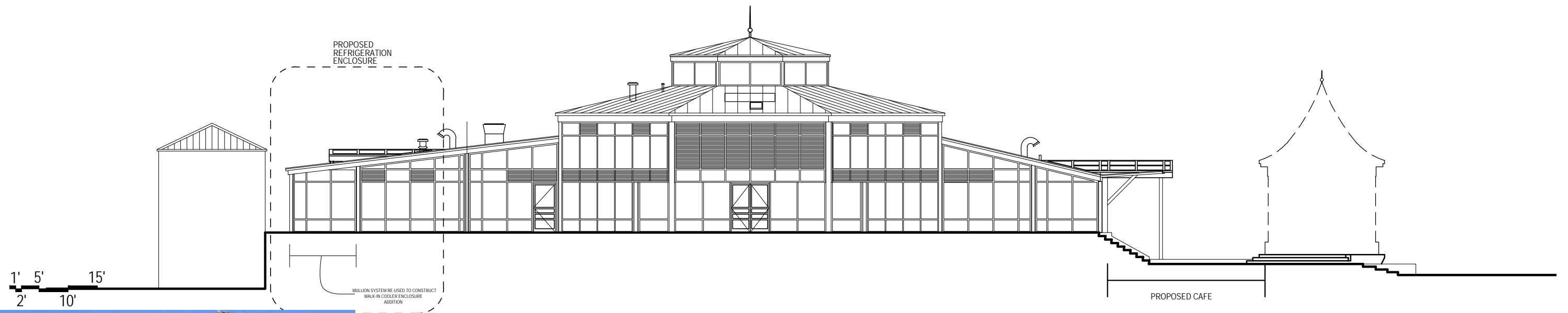




BLACKWALL HITCH RESTAURANT STUDY OF PROPOSED EAST ELEVATION

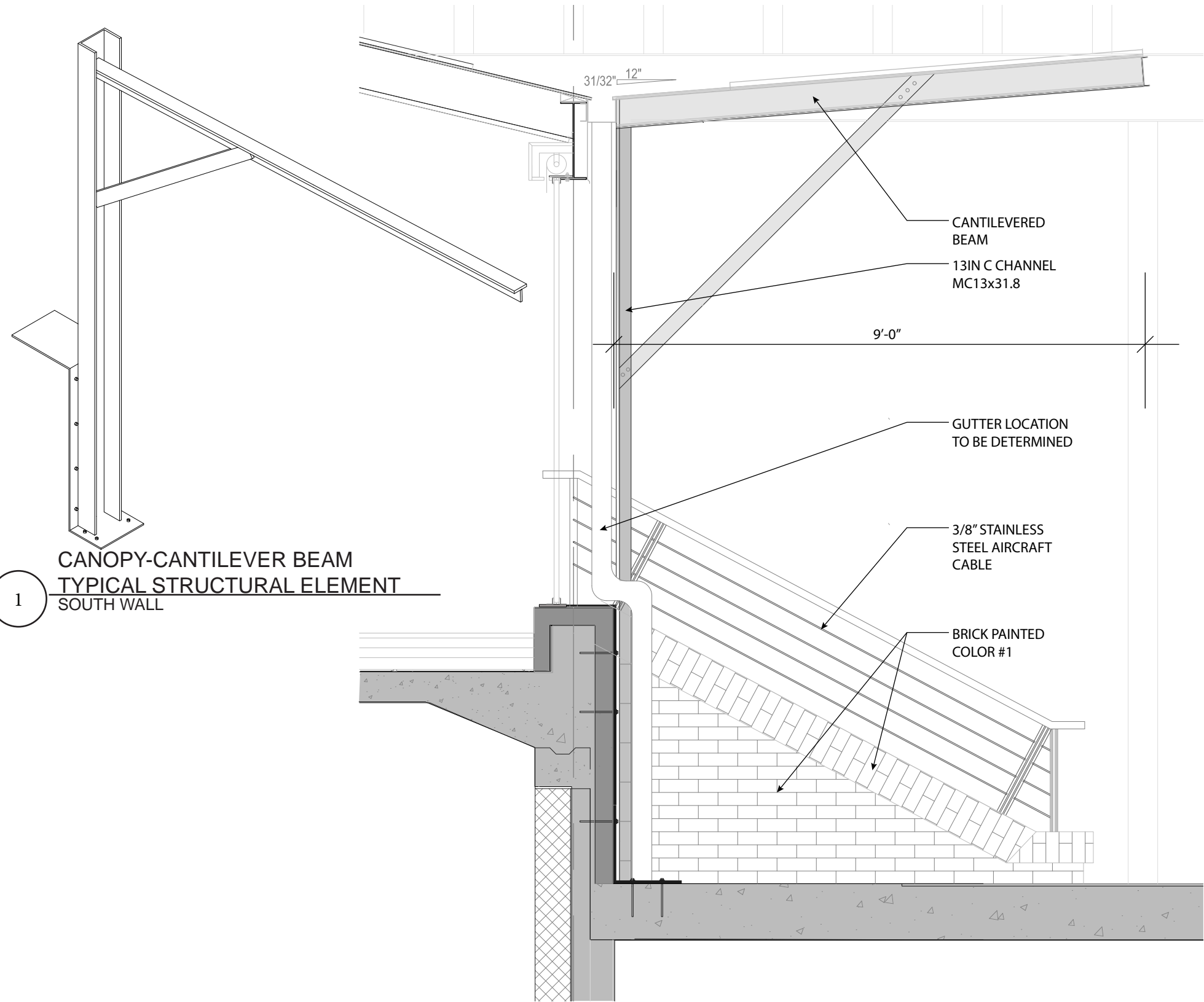
5 CAMERON STREET, ALEXANDRIA VA. 22314
OWNER: BLACKWALL HITCH ALEXANDRIA, LLC
329 GAMBRILLS ROAD, SUITE B
GAMBRILLS, MD 21054





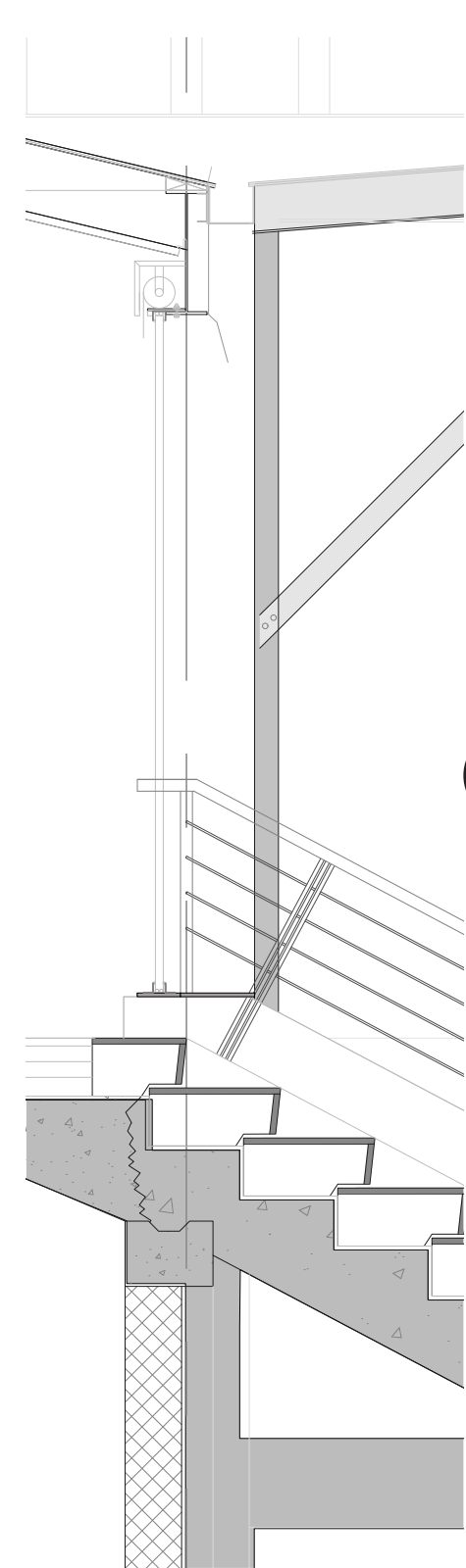
BLACKWALL HITCH RESTAURANT
STUDY OF PROPOSED WEST ELEVATION
 5 CAMERON STREET, ALEXANDRIA VA. 22314
 OWNER: BLACKWALL HITCH ALEXANDRIA, LLC
 329 GAMBRILLS ROAD, SUITE B
 GAMBRILLS, MD 21054



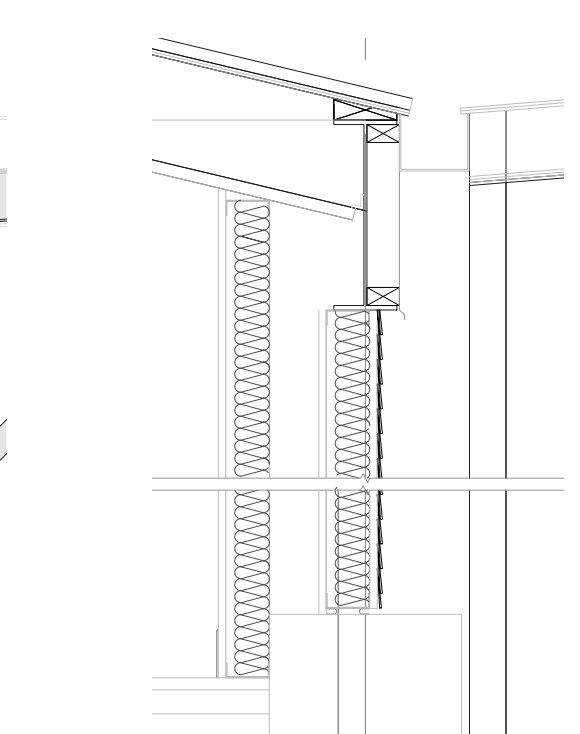


1 CANOPY-CANTILEVER BEAM
TYPICAL STRUCTURAL ELEMENT
SOUTH WALL

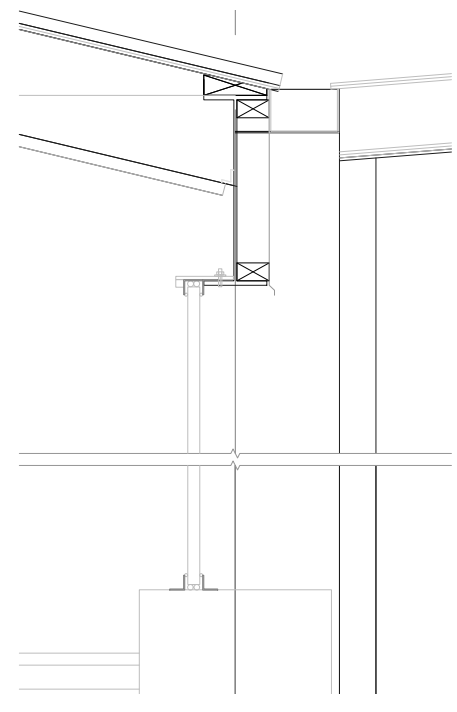
2 TYPICAL AWNING CONDITION
SOUTH ELEVATION



3 ENTRANCE STAIR DETAIL
SOUTH ELEVATION



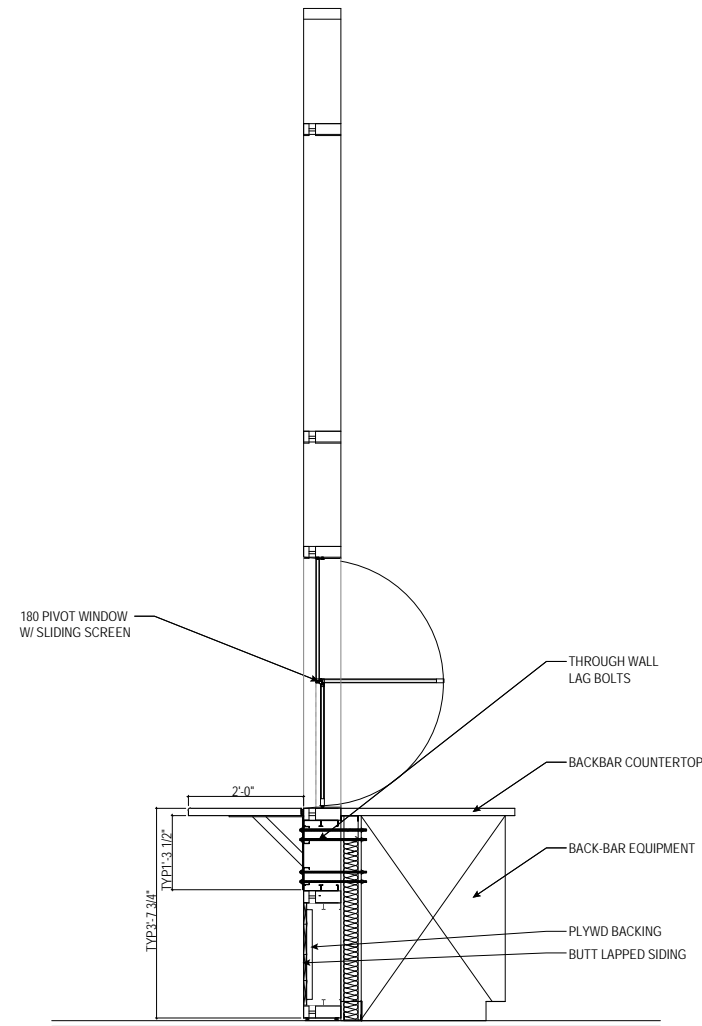
4 TYPICAL WOOD SIDING WALL
THOMPSON ALLEY PATIO ENTRANCE



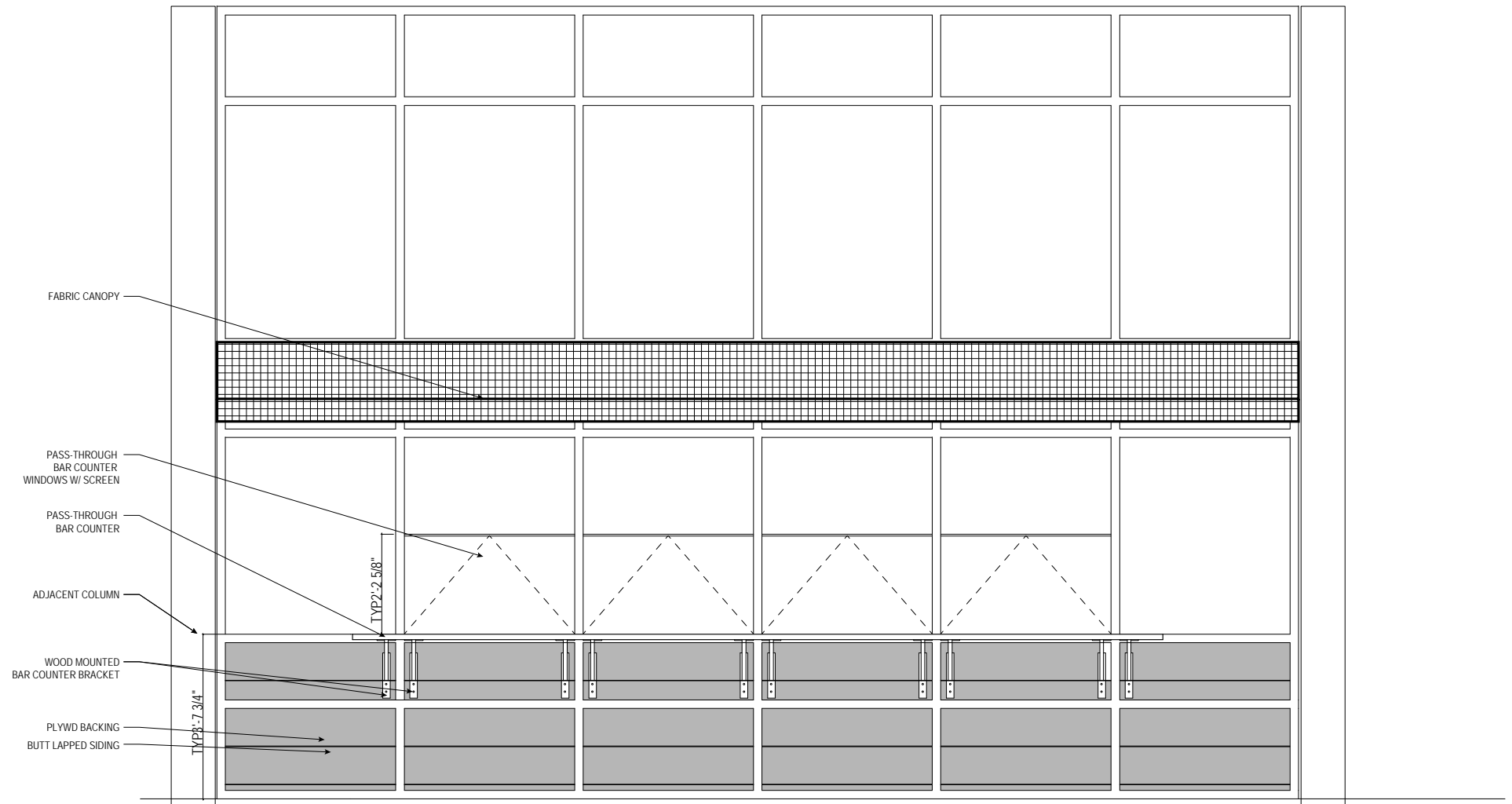
5 TYP. GLAZING CONDITION
SOUTH ELEVATION

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





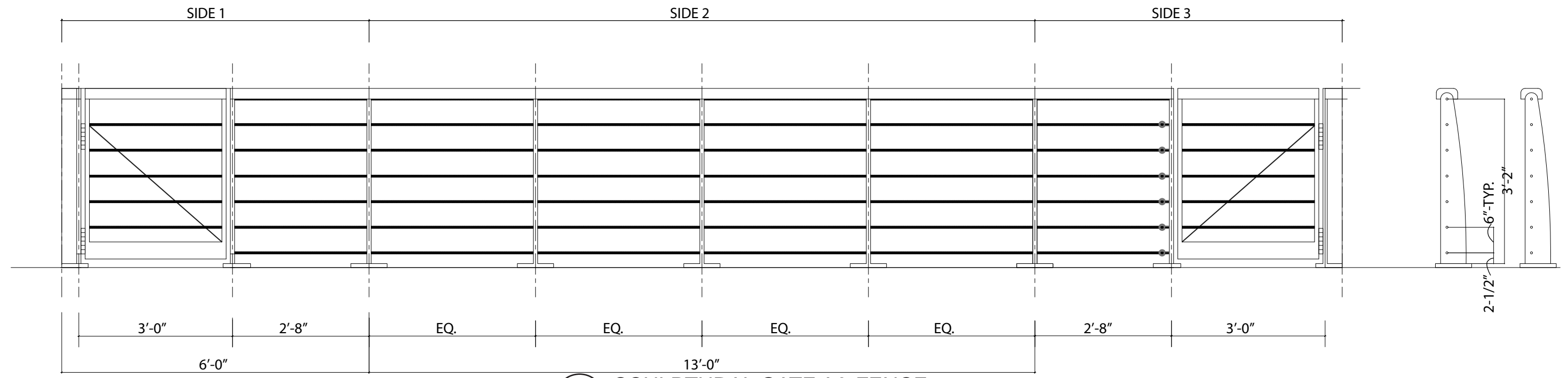
1 **EXTERIOR PASS-THROUG BAR DETAIL**
NORTH-EAST ALLEY



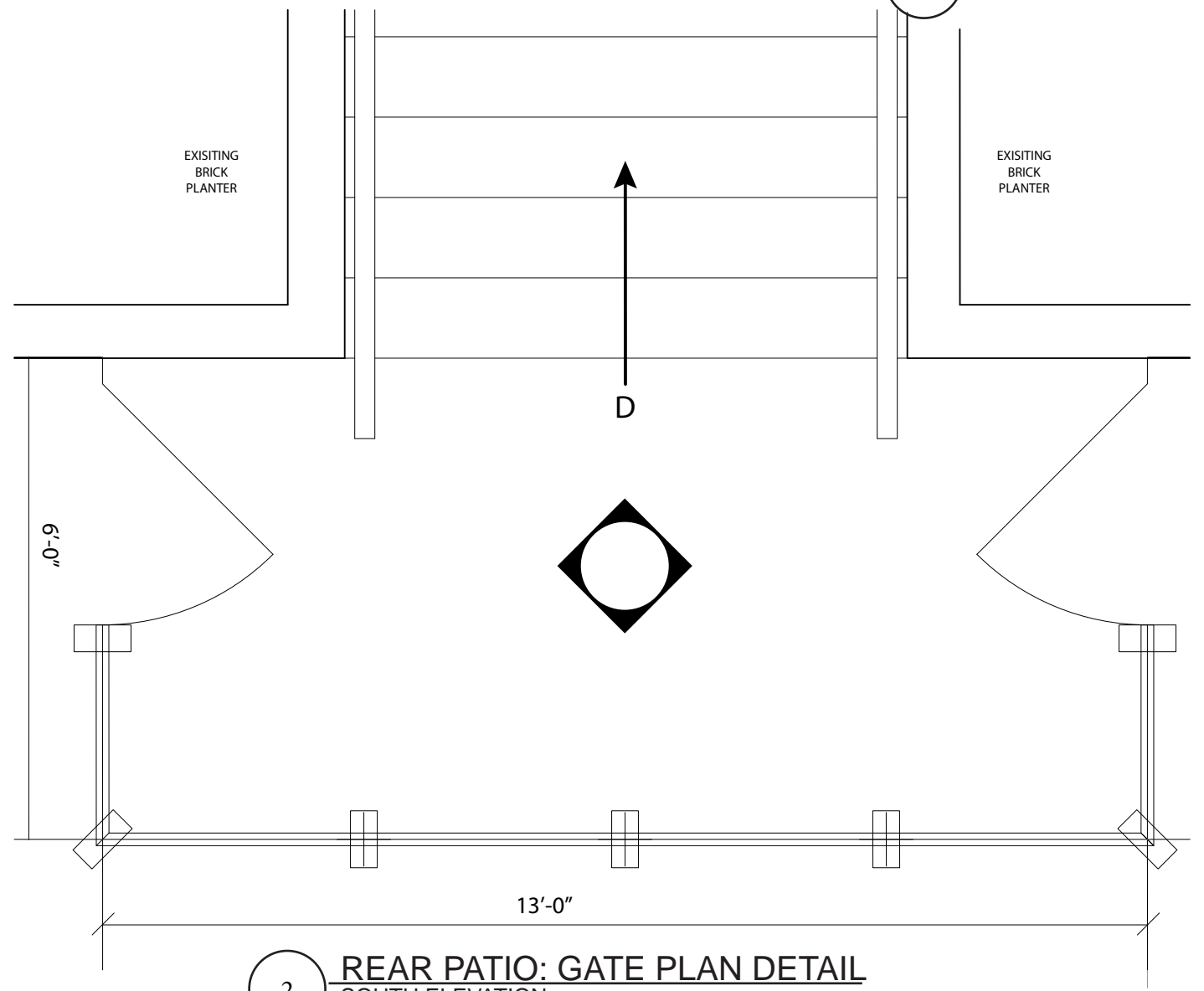
2 **EXTERIOR PASS-THROUG BAR ELEVATION**
NORTH-EAST ALLEY

BLACKWALL HITCH RESTAURANT
STUDY OF PASS-THROUGH BAR EXTERIOR ELEVATION
 5 CAMERON STREET, ALEXANDRIA VA. 22314
 OWNER: BLACKWALL HITCH ALEXANDRIA, LLC
 329 GAMBRILLS ROAD, SUITE B
 GAMBRILLS, MD 21054

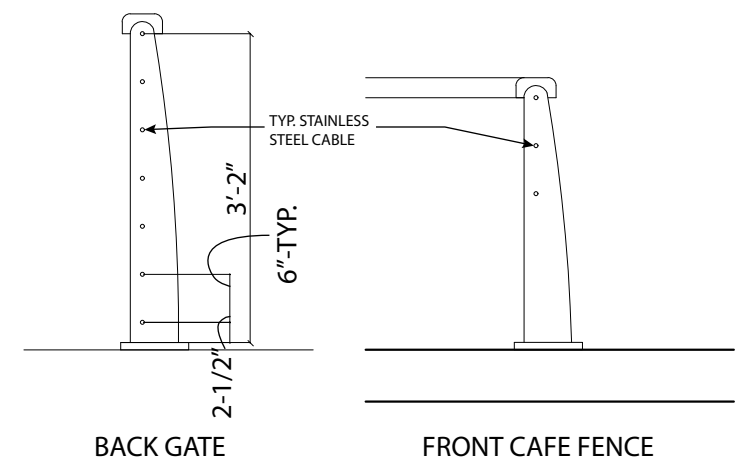




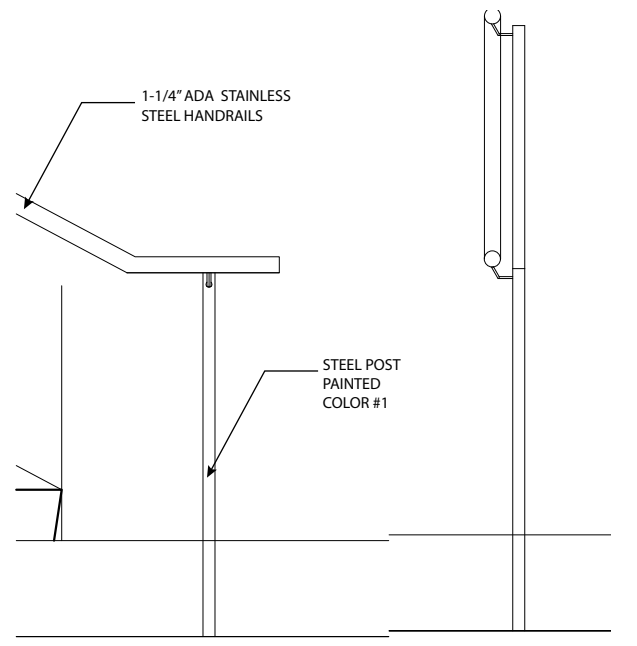
1 **SCULPTURAL GATE A & FENCE**
SOUTH ELEVATION



2 **REAR PATIO: GATE PLAN DETAIL**
SOUTH ELEVATION



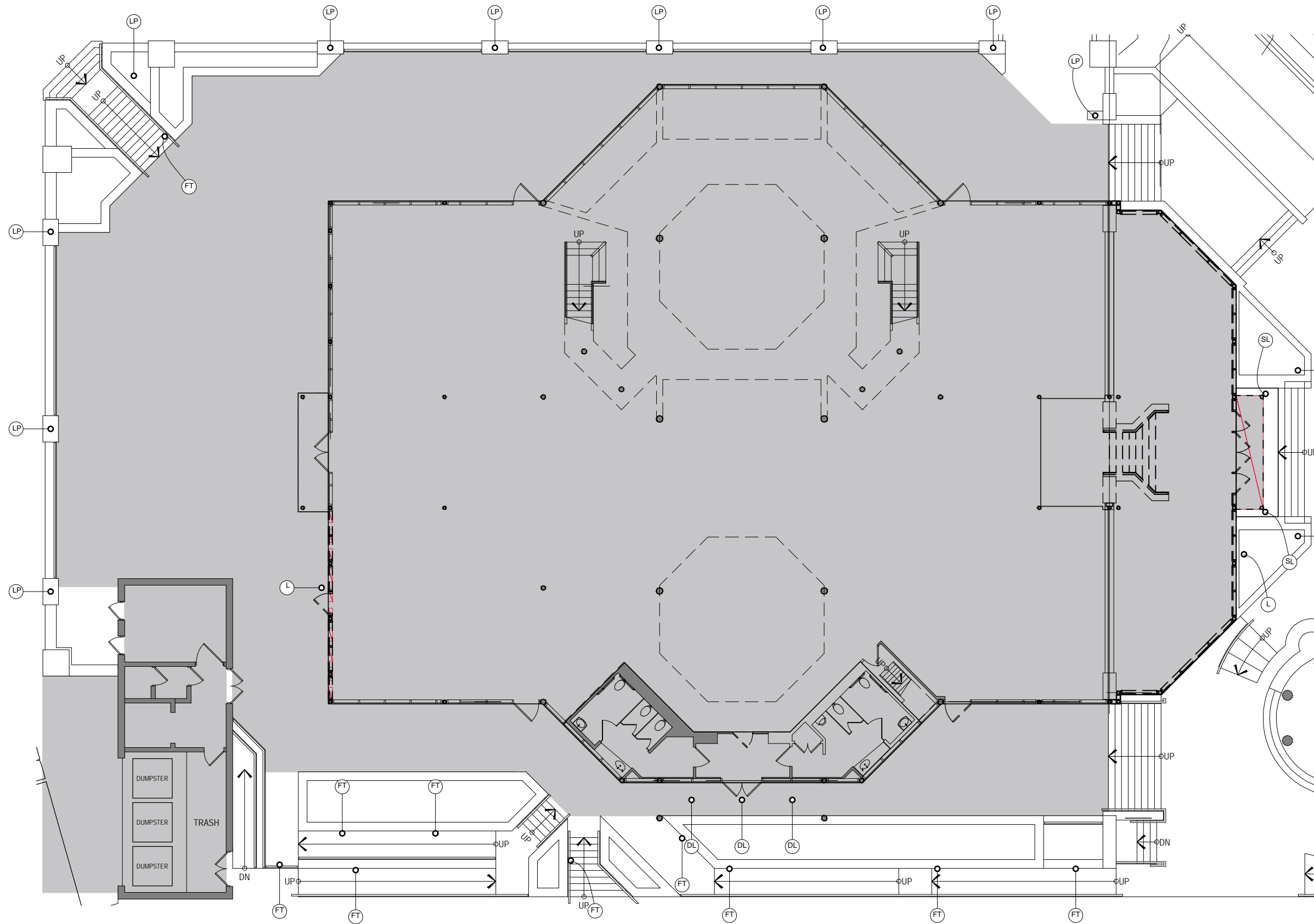
3 **SCULPTURAL GATE & FENCE SECTION**
SOUTH ELEVATION



4 **HANDRAIL FROM BOARDWALK**
SOUTH ELEVATION

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





EXISTING LIGHTING PLAN

LP

LAMP POST
CITY FIXTURE
TO REMAIN

SL

SIGNAGE LIGHT
TO BE REMOVED

PL

PLANTER LIGHT
TO BE REMOVED

L

SPECIALTY LIGHT
TO BE REMOVED

FT

CITY FIXTURE
FOOT TRAFFIC
LIGHT TO REMAIN

DL

DOWN LIGHT
REPLACED
WITH NEW

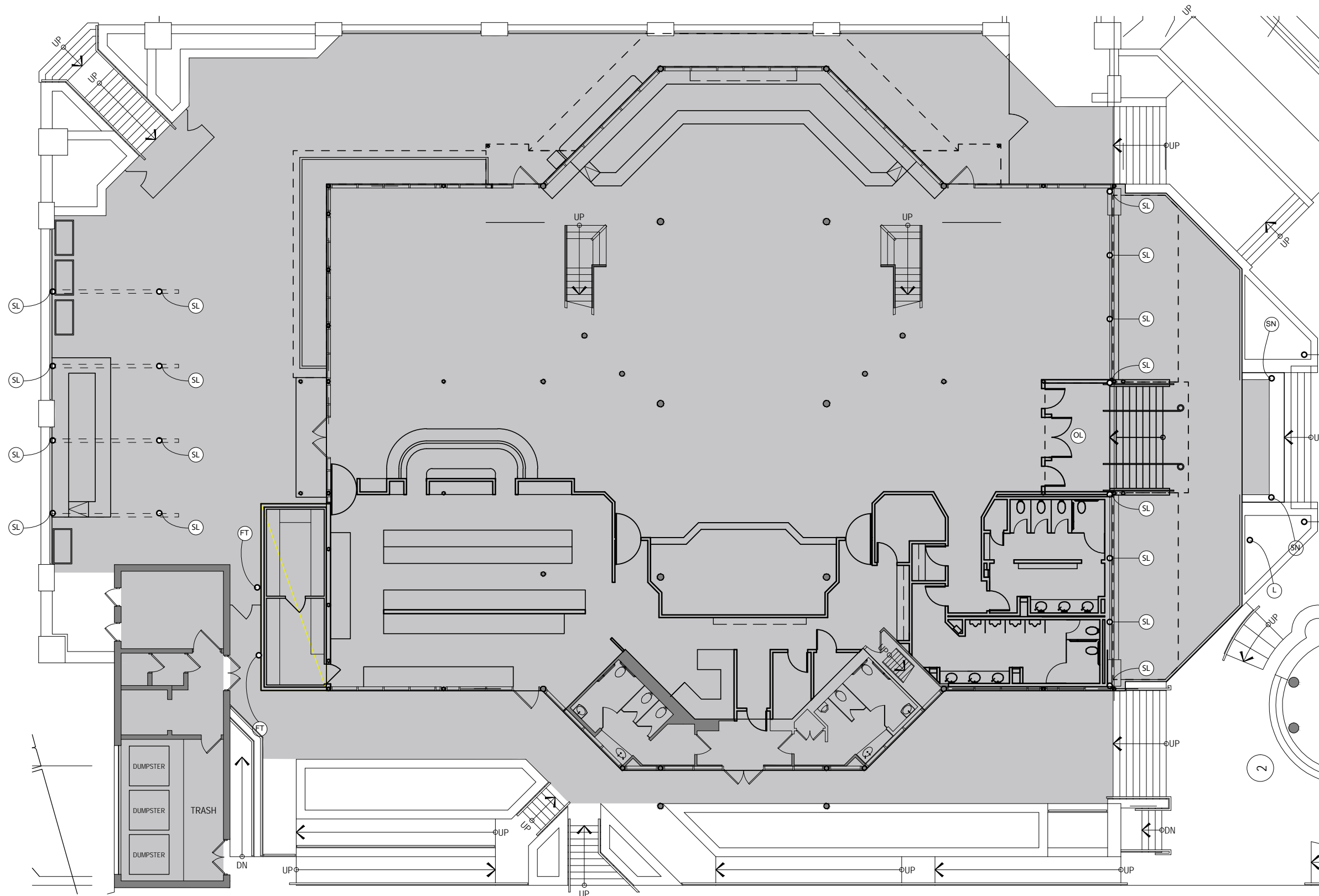
1

EXISTING LIGHTING PLAN

LIGHTING PLAN

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





PROPOSED LIGHTING PLAN	
LP	LAMP POST
SN	SIGNAGE LIGHT
PL	PLANTER LIGHT
L	LIGHT
FT	FOOT TRAFFIC
DL	DOWN LIGHT
OL	ORNAMENTAL LIGHT
SL	SPOT LIGHT

1 PROPOSED LIGHTING PLAN
LIGHTING PLAN

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





FOOT TRAFFIC LIGHT
(CITY FIXTURE)



SIGNAGE LIGHT
TO BE REMOVED



PLANTER LIGHT
TO BE REMOVED



RECESSED CEILING LIGHT
TO BE REPLACED
(CITY FIXTURE)



LAMP POST
(CITY FIXTURE)

**BLACKWALL HITCH RESTAURANT
PROPOSED EXTERIOR LIGHTING PLAN**

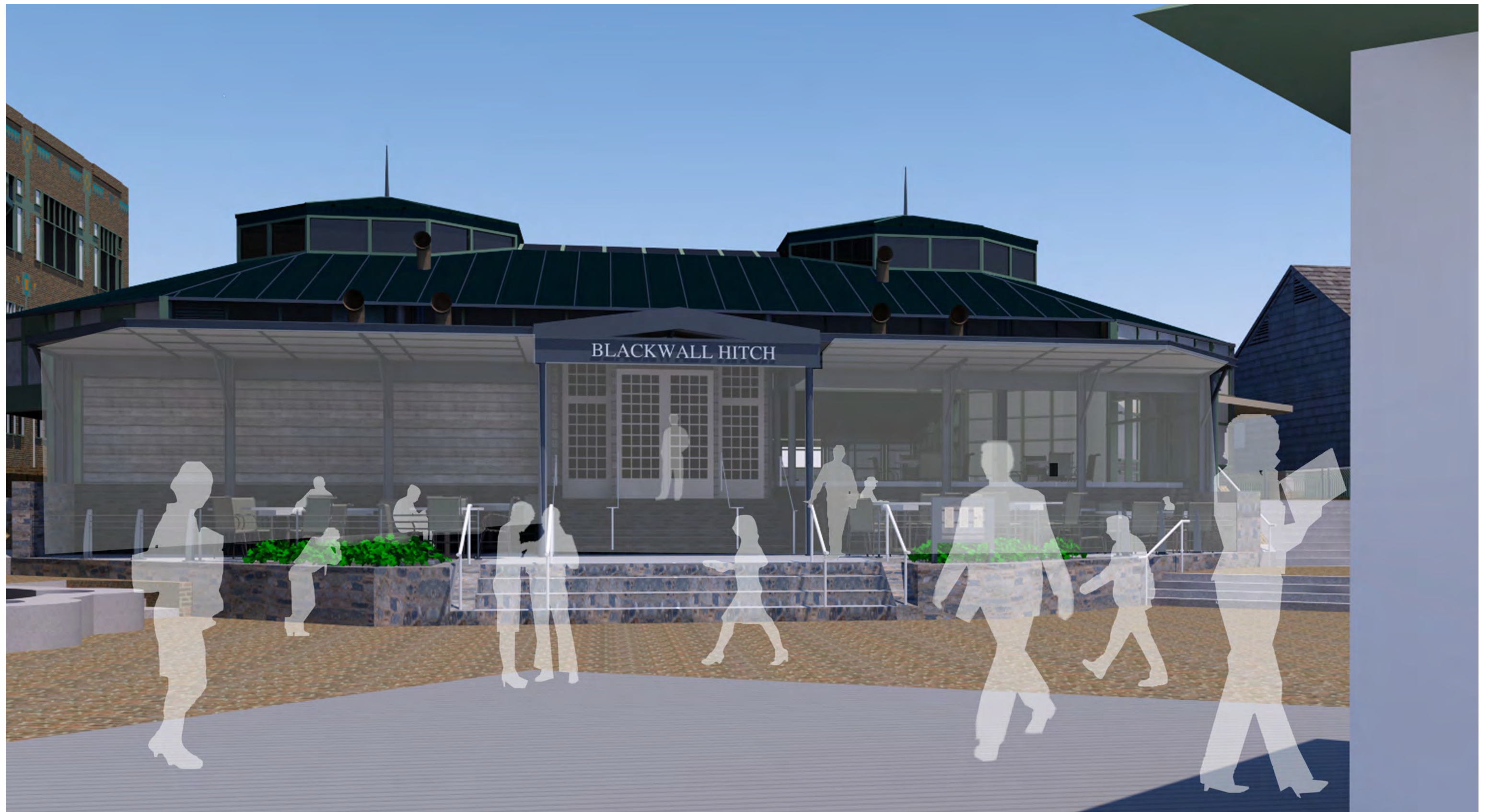
5 CAMERON STREET, ALEXANDRIA VA. 22314
OWNER: BLACKWALL HITCH ALEXANDRIA, LLC
329 GAMBRILLS ROAD, SUITE B
GAMBRILLS, MD 21054





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





**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





**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

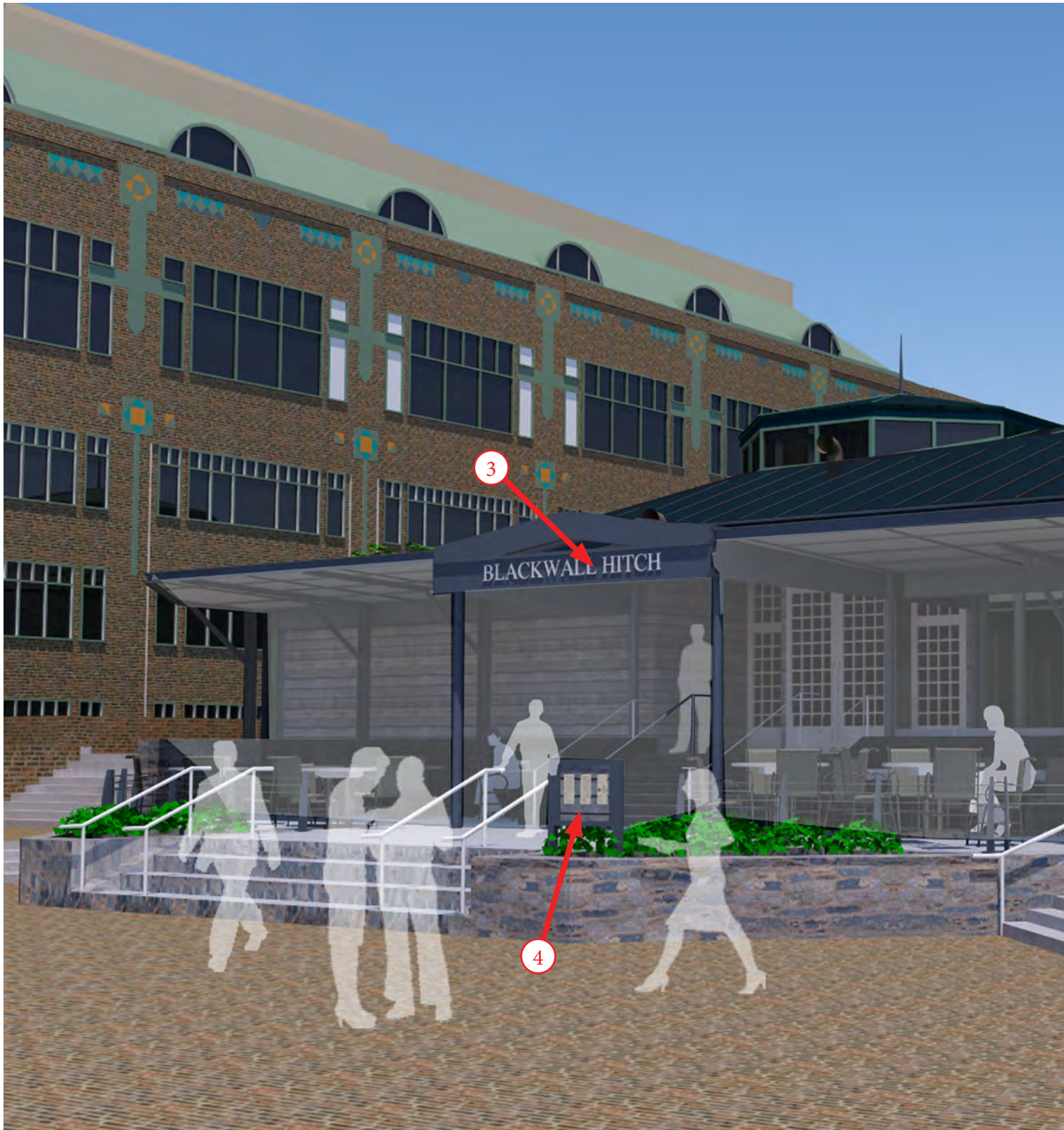




**BLACKWALL HITCH RESTAURANT
NORTH EXTERIOR PATIO RENDERING**

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

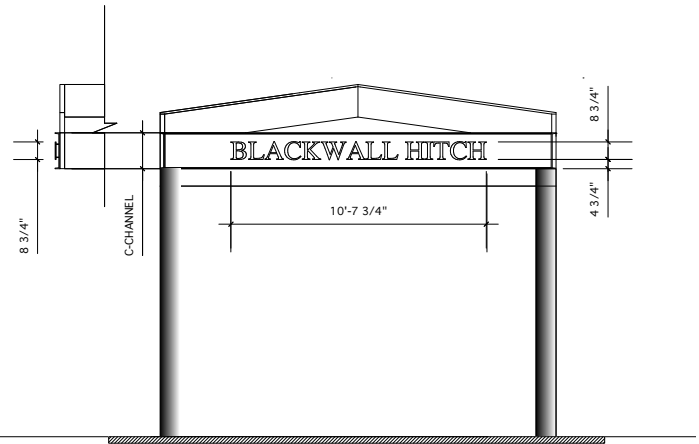




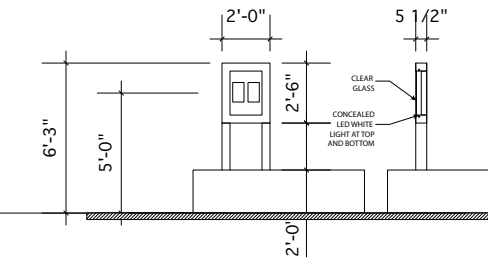
2 PROPOSED MAIN ENTRANCE
CAMERON ST ENTRANCE



1 EXISTING CONDITION
CAMERON ST ENTRANCE



3 FRONT ENTRY CANOPY
CAMERON ST ENTRANCE



4 MENU BOARD
CAMERON ST ENTRANCE

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

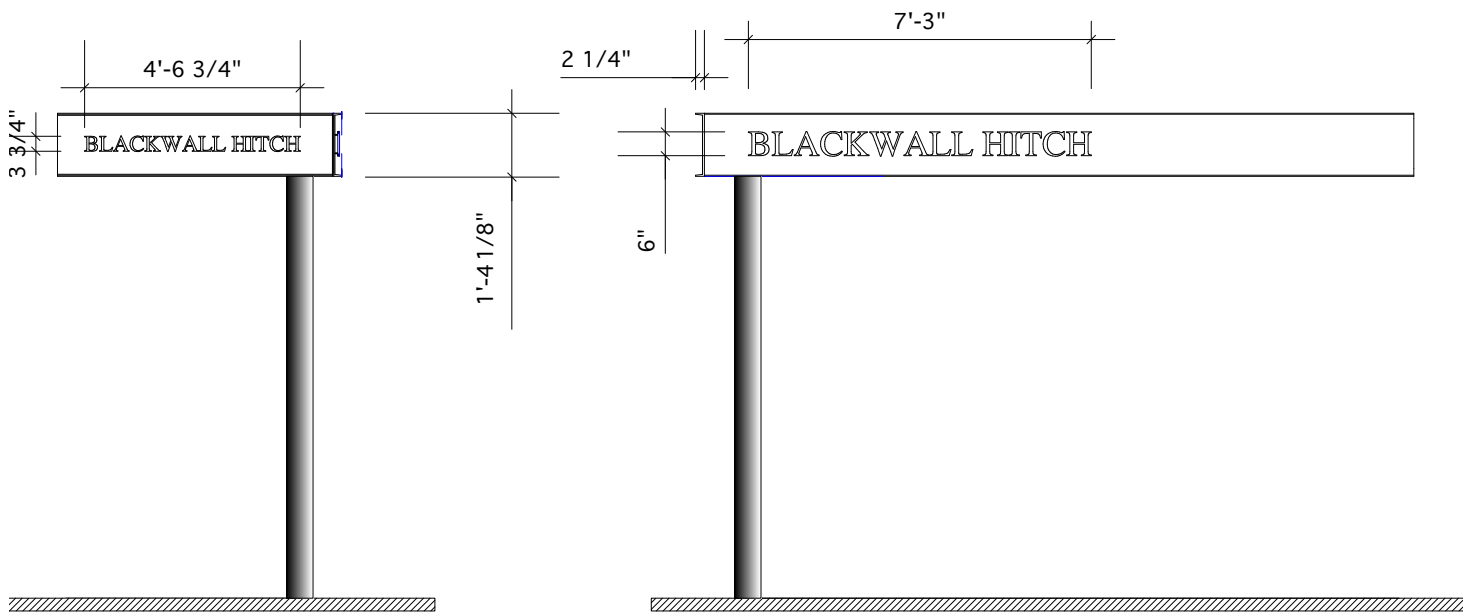




2 PROPOSED ENTRANCE
SOUTH-EAST ALLEY ENTRANCE



1 EXISTING CONDITION
SOUTH-EAST ALLEY ENTRANCE



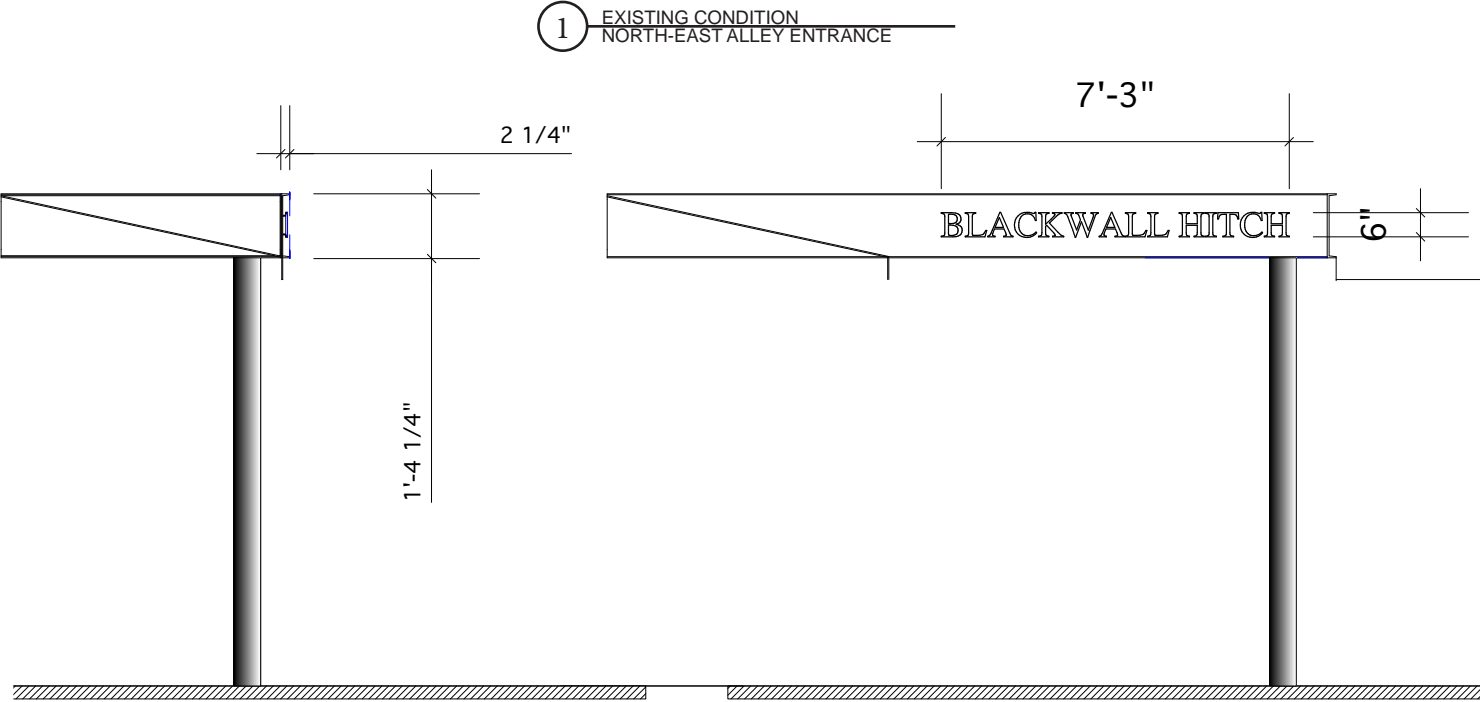
3 SOUTH FACE OF AWNING
SOUTH-EAST ALLEY ENTRANCE

4 EAST FACE OF AWNING
SOUTH-EAST ALLEY ENTRANCE

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





2 PROPOSED ENTRANCE
NORTH-EAST ALLEY ENTRANCE

3 SOUTH FACE OF AWNING
NORTH-EAST ALLEY ENTRANCE

4 EAST FACE OF AWNING
NORTH-EAST ALLEY ENTRANCE

PROPOSED

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

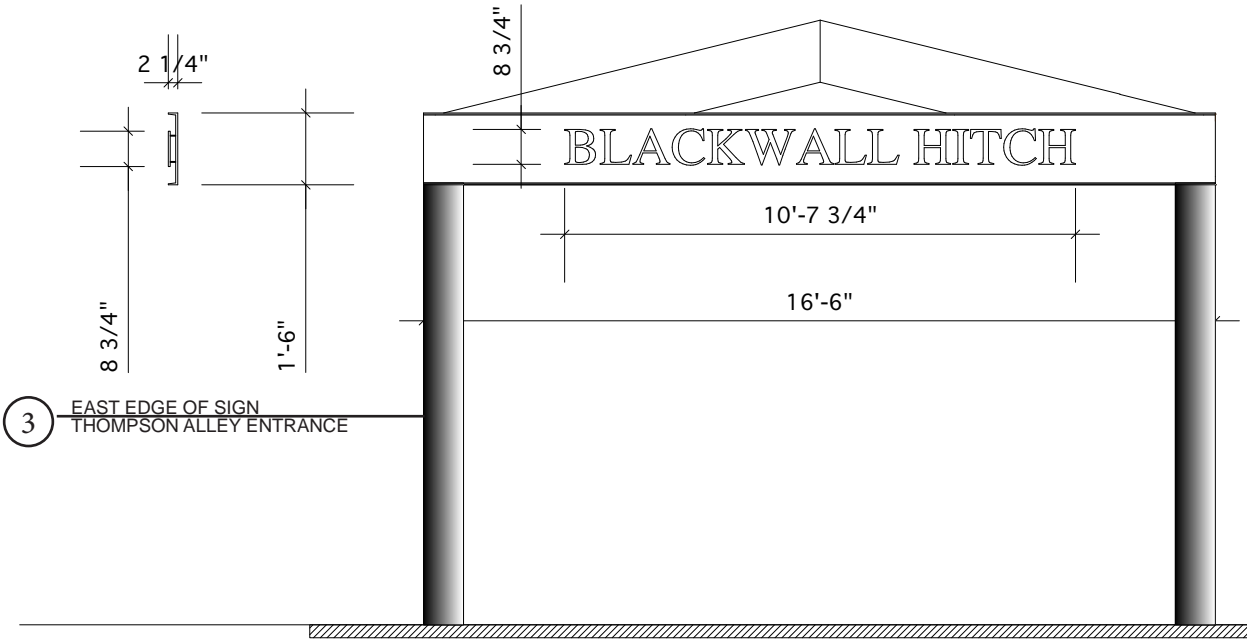




2 PROPOSED ENTRANCE
THOMPSON ALLEY ENTRANCE



1 EXISTING CONDITION
THOMPSON ALLEY ENTRANCE



NORTH FACE OF SIGN
THOMPSON ALLEY ENTRANCE

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	FoodCourtyrID Sign	HVariesx 16'-0" x 4" Thick	54.0SF	"The FoodPavilion"	OnEntryFaçadeCanopy	CameroStreet	PaintedSteelletters
Existing	FoodCourtyrID Sign	HVariesx 16'-0" x 4" Thick	54.0SF	"The FoodPavilion"	RearEntryCanopy	ThompsonAlley	PaintedSteelletters

Proposed	TenantID Sign	0'8 3/4" H x 10'-7 3/4" L	7.76SF	"Blackwall Hitch "	On Entry Canopy	CameroStreet	Referto SheetsA-5, A-6 & S1
Proposed	TenantID Sign	1'-0" H x 1'-8" W - Two (2) Thus	3.33SF	"BlackwallHitch" within Logo	On Entry Doors	CamerorStreet	Referto SheetsA-5 & A-6
Proposed	MenuBoard	2'-6" H x 2'-0" W	5.00 SF	No Text - RestaurantMenu mounted behind clear glass	Mount on postsin planter	CameronStreet	LEDIlluminated Menu Poard. Paintedmetal frame to match building metals, with safety glasscover over displaymenu's.Referto SheetS1
Proposed	TenantID Sign	0'6" H x 7'-3" L	3.63SF	"BlackwallHitch "	On Entry Canopy	SouthEastAlley	Referto SheetS2
Proposed	TenantID Sign	0'3 3/4" H x 4'-6 3/4" L	1.43SF	"BlackwallHitch "	On Sideof Entry Canopy	SouthEastAlley	Referto SheetS2
Proposed	TenantID Sign	0'6" H x 7'-3" L	3.63SF	"BlackwallHitch "	On Entry Canopy	NorthEastAlley	Referto SheetS3
Proposed	TenantID Sign	0'8 3/4" H x 10'-7 3/4" L	7.76SF	"BlackwallHitch "	On Entry Canopy	ThompsonAlley	Referto SheetS4

TOTALSIGNAREÆXISTING108.0SF

TOTALSIGNAREÆPROPOSED32.54SF

CameronStreet16.09 SF

SouthEastAlley5.06SF

North EastAlley3.63SF

ThompsonAlley7.76SF



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
(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: 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

- ☐ Yes ☒ No Is there an historic preservation easement on this property?
- ☐ Yes ☒ No If yes, has the easement holder agreed to the proposed alterations?
- ☐ Yes ☒ No Is there a homeowner's association for this property?
- ☐ Yes ☒ No 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.

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

- ☐ NEW CONSTRUCTION
- ☒ EXTERIOR ALTERATION: *Please check all that apply.*
- | | | | |
|--|--|---|-----------------------------------|
| <input checked="" type="checkbox"/> awning | <input checked="" type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input checked="" type="checkbox"/> doors | <input checked="" type="checkbox"/> windows | <input checked="" type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input checked="" type="checkbox"/> lighting | <input checked="" type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☒ ADDITION
- ☒ DEMOLITION/ENCAPSULATION
- ☒ SIGNAGE

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

Refer to attached description

SUBMITTAL REQUIREMENTS:

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.

Electronic copies of submission materials should be submitted whenever possible.

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. 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: _____

Date: _____

Laurence A. Ray
Laurence A. Ray

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, 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

Date

Duncan W. Blair

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 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.	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.

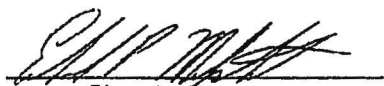
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct

9/23/2013

Date

Edward P. McCrystal

Printed Name


Signature