

Docket Items # 8 & 9
BAR CASE # 2014-00065 &
2014-00066

BAR Meeting
April 2, 2014

ISSUE: Request for Partial Demolition and alterations

APPLICANT: 200 NR LLC, by Patrick Camus, Studio Camus

LOCATION: 405 Cameron Street

ZONE: CD / Commercial Downtown

STAFF RECOMMENDATION

Approval of the Certificate of Appropriateness and Waiver of Rooftop Screening with the following conditions:

1. The existing granite curb be preserved in situ on the east and south elevation;
2. The rooftop units be painted a light gray color to match the sky; and,
3. The existing globe light fixtures be retained or replaced with a similar style.

*EXPIRATION OF APPROVALS: 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: 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.



BAR2014-0065 & 0066



I. ISSUE

The applicant requests a *Permit to Demolish* these existing features:

- existing multi-pane store front window and cornice on the east elevation;
- brick infill for three basement windows on the south elevation;
- entry ramp, rail, and globe light fixtures on the south elevation;
- plywood panel and vent infill on the north elevation (not visible); and,
- approximately 200 square feet of roof area for a new skylight (not visible).

The applicant requests a *Certificate of Appropriateness* for the following:

- replacement of the multi-pane store front window with two double-hung wood windows to match the second story and in compliance with the *BAR Window Policy*;
- restoration of the wood doors facing N. Royal Street, to include a new wood header to match the existing window lintels;
- three new basement windows to match the existing and in compliance with the *BAR Window Policy*;
- construction of steps and railing for the south entrance, facing Cameron Street;
- new brick stoop and brick accessibility ramp with a bronze rail on the east elevation;
- new wood window in the existing masonry opening on the north elevation (not visible); and,
- a new metal frame skylight (not visible).

Lastly, the applicant requests a waiver of rooftop screening for five replacement AC condensers to be located on the roof, setback from Royal and Cameron streets as much as possible to limit their visibility.

II. HISTORY

The subject property was constructed circa **1870**, for Harlow Brothers Grocery, replacing an 18th century tavern on the site. The current foundation does not appear to relate to the original 18th century tavern that once stood on the site. The corner building features a low slope roof behind a stepped parapet and a molded brick cornice typical of mid-19th century Greek Revival style townhouses in Alexandria.

Previous BAR approvals for the property include the issuance of a Certificate of Appropriateness to “alter the exterior” in 1951 and to install a wall sign in 1997 (BAR1997-00223). Based on the construction and available historic photographs, it is likely that the storefront window was installed as part of the 1951 alterations.

III. ANALYSIS

Permit to Demolish

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

The applicant has worked extensively with staff and provided access to the interior several times, in particular to examine the framing of the storefront window. Staff confirmed on site that there is physical evidence proving the storefront window was a later addition that replaced two smaller window openings that aligned with the windows above. The construction and materials of the storefront window and cornice are of a mid-20th century construction. The storefront window was installed prior to March 1959, based on a photograph taken by Russell Jones for Ethelyn Cox's survey. Based on the 1959 photograph, it can also be determined that the globe light fixtures are not original to the building.

The basement windows the applicant proposes to re-open are also clearly visible in the 1959 photograph and based on the symmetry of 19th century buildings, these windows most likely existed at the time of its original construction. The steps on the south elevation, facing Cameron Street, are clearly not of historic materials or construction. The existing accessibility ramp on the south side was installed by the City in the mid-1990s. The existing low step/stoop on the east side that wraps around the southeast corner contains a granite curb. While staff has no explanation for the placement of this stoop, and it is possible that the granite was re-used from a street curb or a later alteration, staff recommends that this granite curb be preserved in place as a fully integrated feature of the proposed accessibility ramp, in the event future research confirms its provenance or significance.

All of the proposed demolition, with the exception of the limited area of roof demolition for a new skylight over the interior stairs, will restore the building to its original appearance, which staff supports. Because the skylight will not be visible and will not require demolition of an entire slope or ridge, staff supports its construction.

In general the areas proposed for partial demolition do not meet the above criteria, therefore staff recommends approval of the Permit to Demolish.

Alterations

The proposed wood, true-divided light windows comply with the *BAR Window Policy*. The stoop, accessibility ramp, and rail are simple in design and generally meet the criteria of the *Design Guidelines*. While exterior light fixtures do not often appear in period photographs on commercial buildings in 1870, staff suggests that the existing cast iron base and white globe light fixtures may be more appropriate to that period than the Bevolo French Quarter model gas lantern proposed by the applicant. Although a case can be made that this building dates to a transitional period between gas and electrical lights, Staff recommends that the existing globe light fixtures be retained or replaced with a similar period style electric lantern. Staff supports the remainder of the proposed alterations with the condition that the existing granite curb be preserved in situ.

Waiver of Rooftop Screening

The zoning ordinance requires screening of rooftop mechanical equipment in section 6-403, though the BAR has the authority to grant a waiver of this requirement where the Board determines the screening would be visually more obtrusive than the equipment itself. There are virtually no locations where the proposed mechanical equipment would be visible from a public way. The applicant has shown five small condensers set behind the ridge on the west side of the building behind the existing low parapet. Due to their virtual invisibility from the street and sidewalks, staff finds that screening is not necessary for these rooftop units and supports a Waiver of Rooftop Screening, with the condition that the units be painted a light gray color to match the sky.

STAFF

Mary Catherine Collins, 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

Archaeology

F-1 The Royal George Tavern once stood on this property. Built around 1760, the Royal George was an important meeting place for local planners of the American Revolution. After the war, the pub continued to do business as the George Tavern. After its iconic bartender Francis Hucorn died in 1813, the tavern seems to have closed soon thereafter. The building may have served as a residence for many years until it was torn down in 1870 when the current three-story brick structure was built. The current building operated as the Harlow Bros. grocery for many years in the latter nineteenth and early twentieth century.

R-1 The proposed project under review will have no archaeological impact, and therefore no archaeological action is required.

Code Administration

F-1 The following comments are for BAR. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon that information and the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Division Chief at ken.granata@alexandriava.gov or 703-746-4193.

C-1 Building, trade permits and inspections are required for proposed construction. Six sets of construction documents sealed by a Registered Design Professional that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s) The building official shall be notified in writing by the owner if the registered design professional in the responsible charge is changed or is unable to continue to perform the duties.

- C-2 Exterior wall and window openings will have to comply with the building code for fire separation distance. Openings are not permitted when openings are less than 3 feet from the property line. Please contact the code administration office for questions or to provide further information (if necessary) prior to permit request.

Transportation & Environmental Services (T&ES)

No comments provided.

V. ATTACHMENTS

1 – Supporting Materials

2 – Application for BAR2014-00065 & BAR2014-00066 at 405 Cameron Street





ELDER CRAFTERS OF ALEXANDRIA

N. ROYAL ST
200

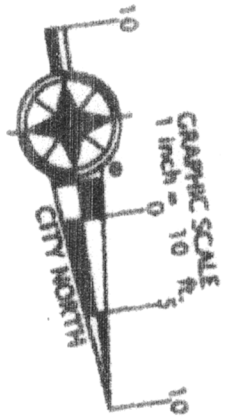


ELDER CRAFTERS OF ALEXANDRIA

N. ROYAL ST
CAMERON ST
ONE WAY
N. ROYAL ST
CAMERON ST



CAMERON STREET



2

225 North Pitt Street Alexandria Virginia 22314
studiocamus@comcast.net

Patrick 703 626 1984

405 CAMERON STREET
Alexandria, Virginia 22314

11

BECKER
ARCHITECTS PLLC

806 Green Street
Alexandria, VA 22314
703-548-2253
beckerarchitects@comcast.net

DATE:
BAR
3-5-14

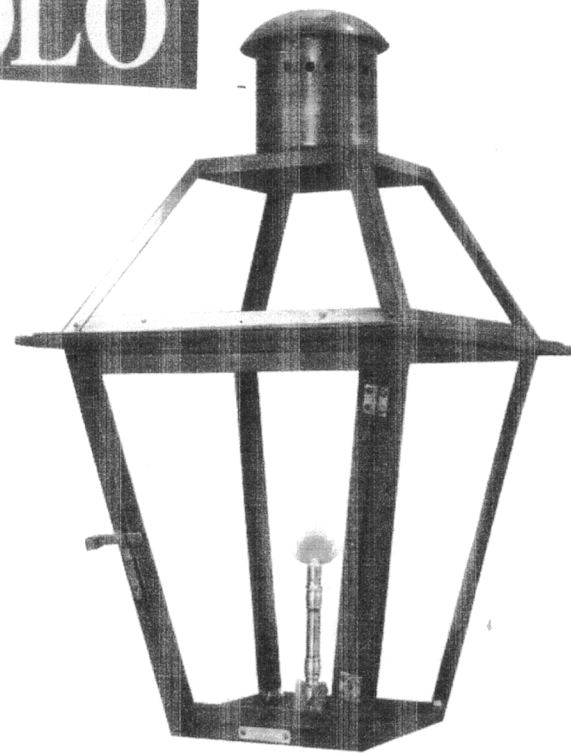
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CS

French Quarter on Original Bracket

French Quarter

BEVOLO



French Quarter Light

This Bevolo original was designed in the 1940s by world renowned architect A. Hays Town and Andrew Bevolo Sr. This Original French Quarter lantern adorns many historic buildings across the country. The light can be used with a wide range of architectural styles. It is available in natural gas, liquid propane, and electric.

Standard Lantern Sizes

Height	Width	Depth
14.0"	9.0"	9.0"
18.0"	10.5"	10.5"
21.0"	11.5"	11.5"
24.0"	13.0"	13.0"
27.0"	14.5"	14.5"
30.0"	17.5"	17.5"
36.0"	21.5"	21.5"



Russell Jones, Photographer

March 1959

FRONT (SOUTH) and RIGHT (EAST) ELEVATIONS from the SOUTH EAST.

Building, 405 Cameron Street
Alexandria, Virginia

N.W. corner of Cameron & North Royal St.

not in book
Cox collection

C²

STUDIO CAMUS LLC

225 North Pitt Street Alexandria Virginia 22314
studiocamus@comcast.net

Lynnette 703 989 3777 Patrick 703 626 1984

405 CAMERON STREET
Alexandria, Virginia 22314

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806 Green Street
Alexandria, VA 22314
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beckerarchitects@comcast.net

DATE:
BAR
3-3-14

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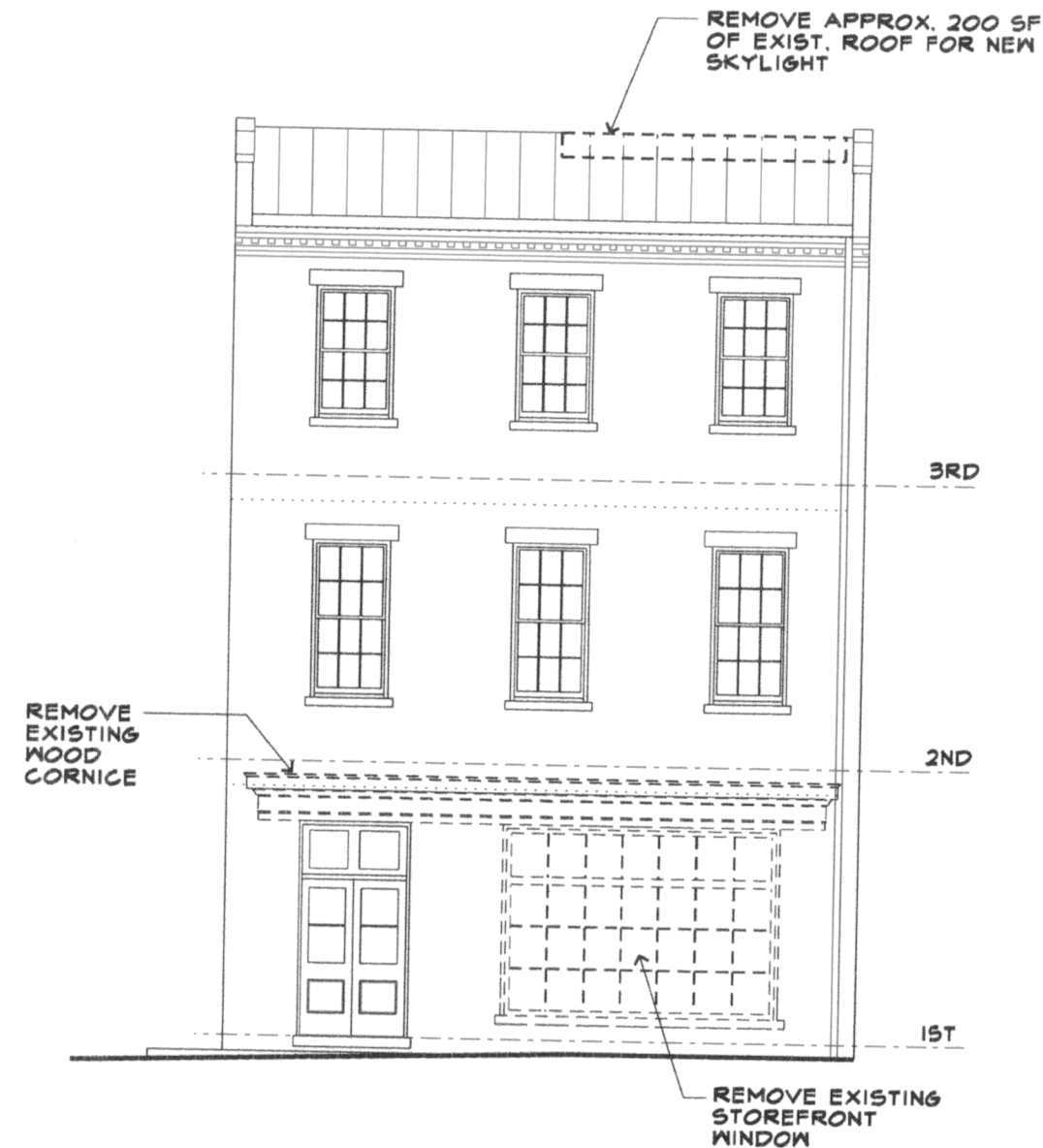
CS2

EXISTING ROOFTOP CONDENSING
UNITS TO BE REMOVED

REMOVE APPROX. 200 SF
OF EXIST. ROOF FOR NEW
SKYLIGHT



CAMERON STREET (SOUTH) ELEVATION



ROYAL ST (EAST) ELEVATION

C²

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EXISTING EXTERIOR SOUTH & EAST ELEVATIONS
WITH PROPOSED DEMOLITION

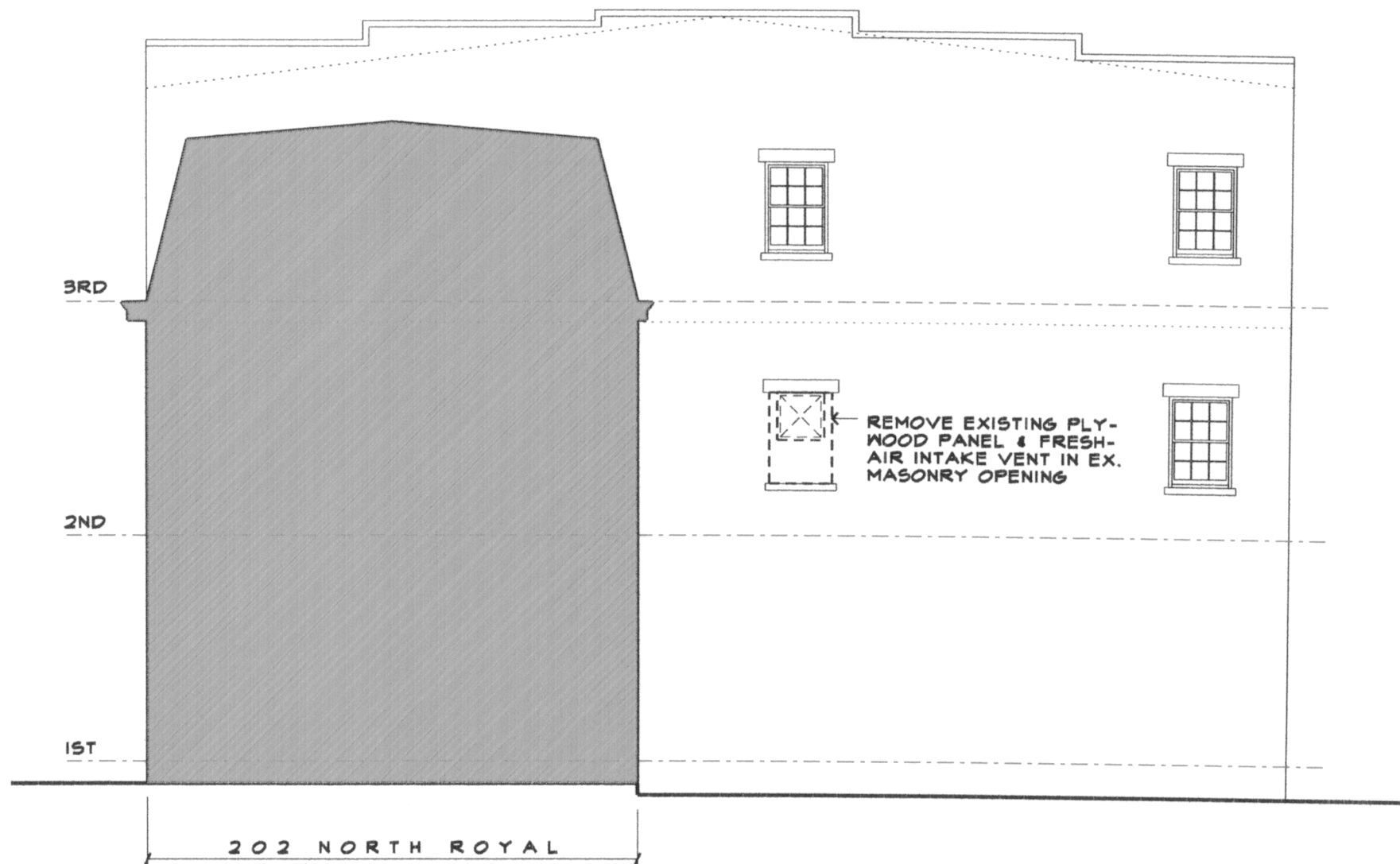
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DATE:
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3-3-14

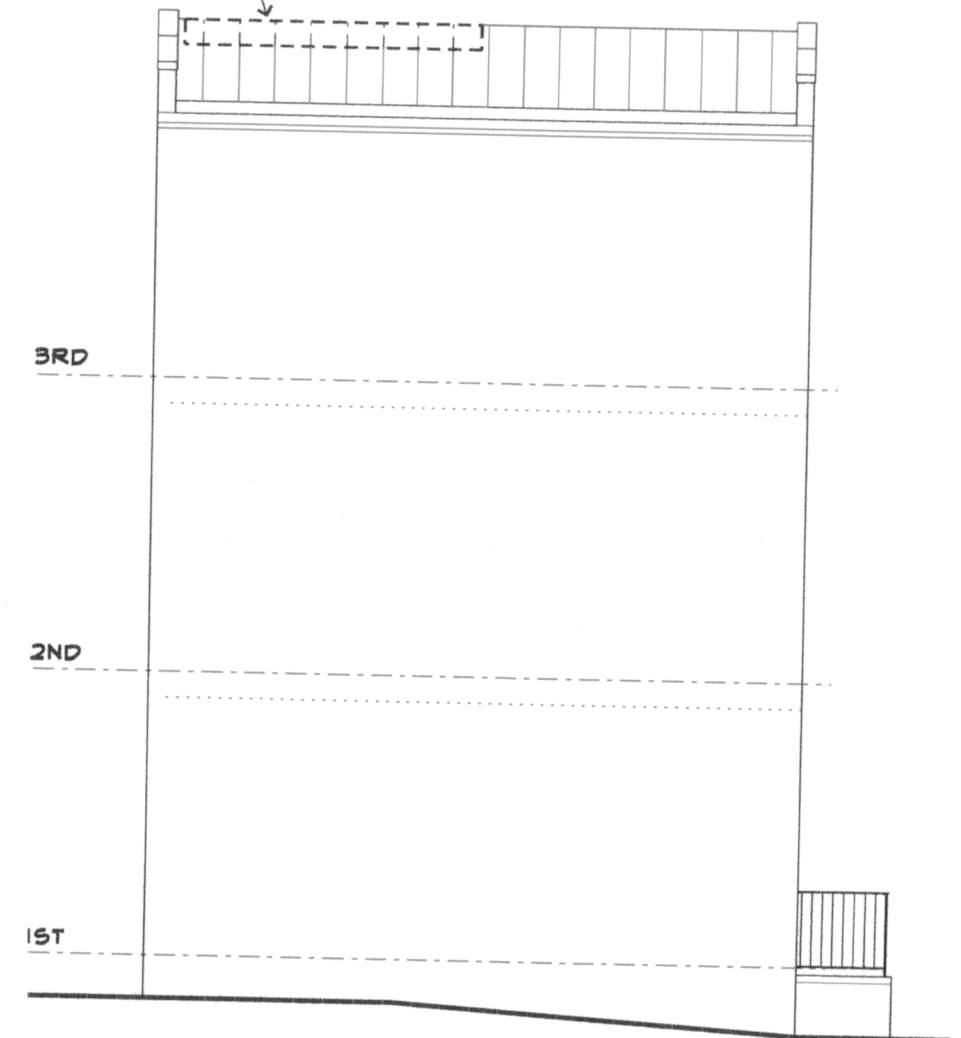
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EX-1



NORTH ELEVATION

REMOVE APPROX. 200 SF
OF EXIST. ROOF FOR NEW
SKYLIGHT



WEST (ALLEY) ELEVATION

C²

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studiocamus@comcast.net

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405 CAMERON STREET
Alexandria, Virginia 22314
EXISTING EXTERIOR NORTH & WEST ELEVATIONS
WITH PROPOSED DEMOLITION

BECKER

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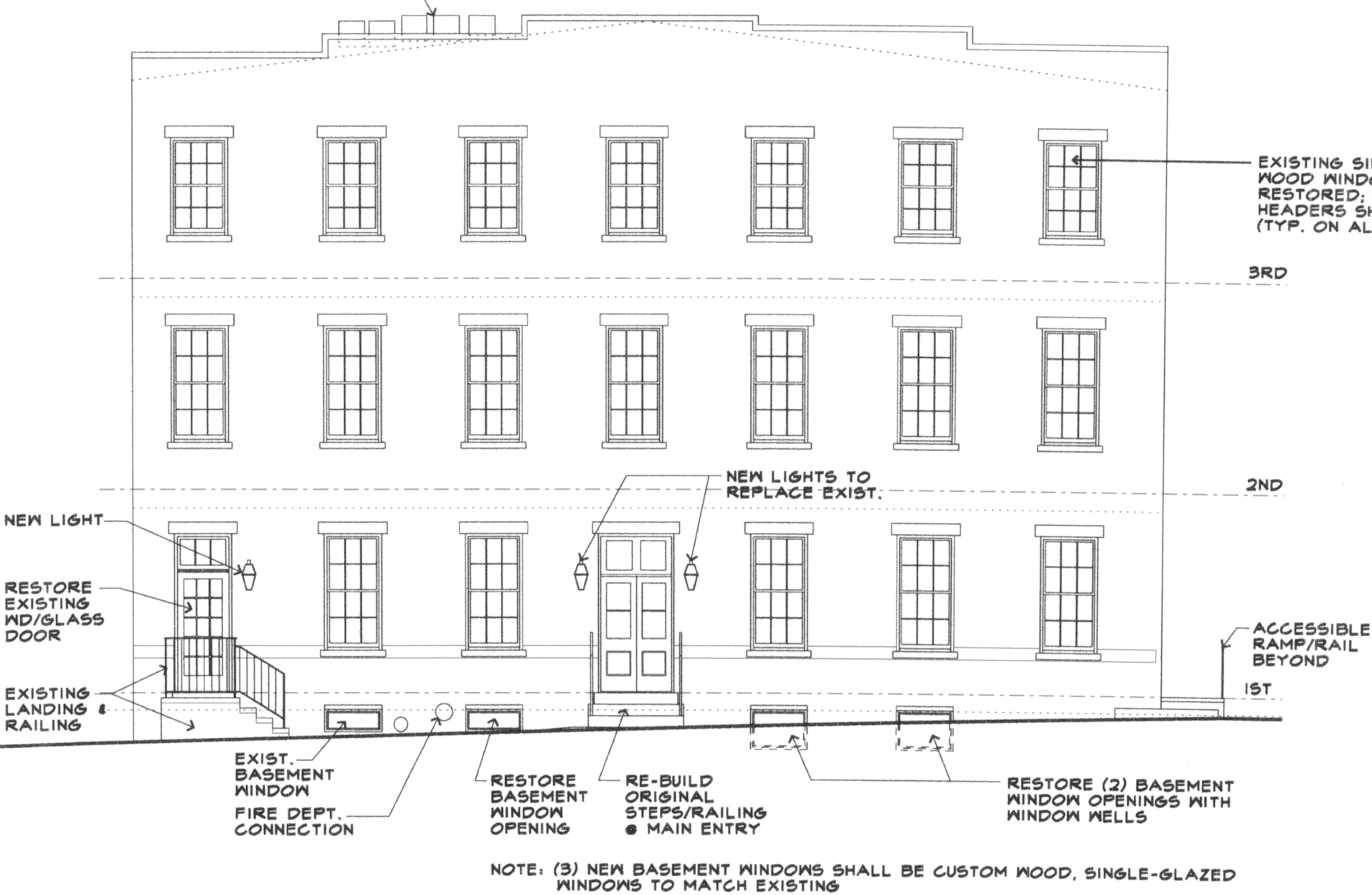
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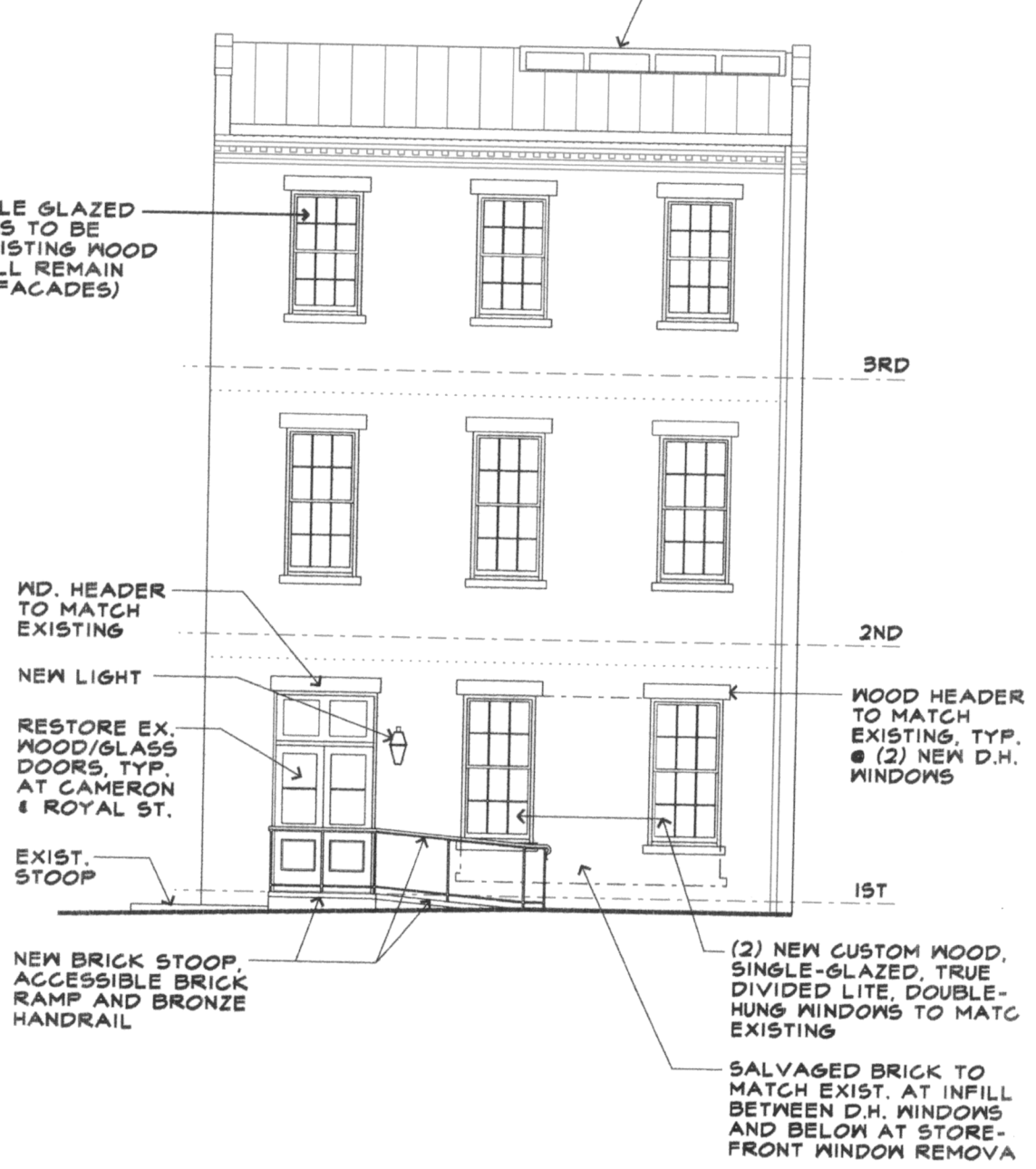
EX-2

APPROXIMATE LOCATION OF NEW
CONDENSING UNITS ON ROOF SET
BACK FROM FACADE

NEW SKYLIGHT FLANKING
EXISTING ROOF RIDGE



CAMERON STREET (SOUTH) ELEVATION



ROYAL ST (EAST) ELEVATION

C²

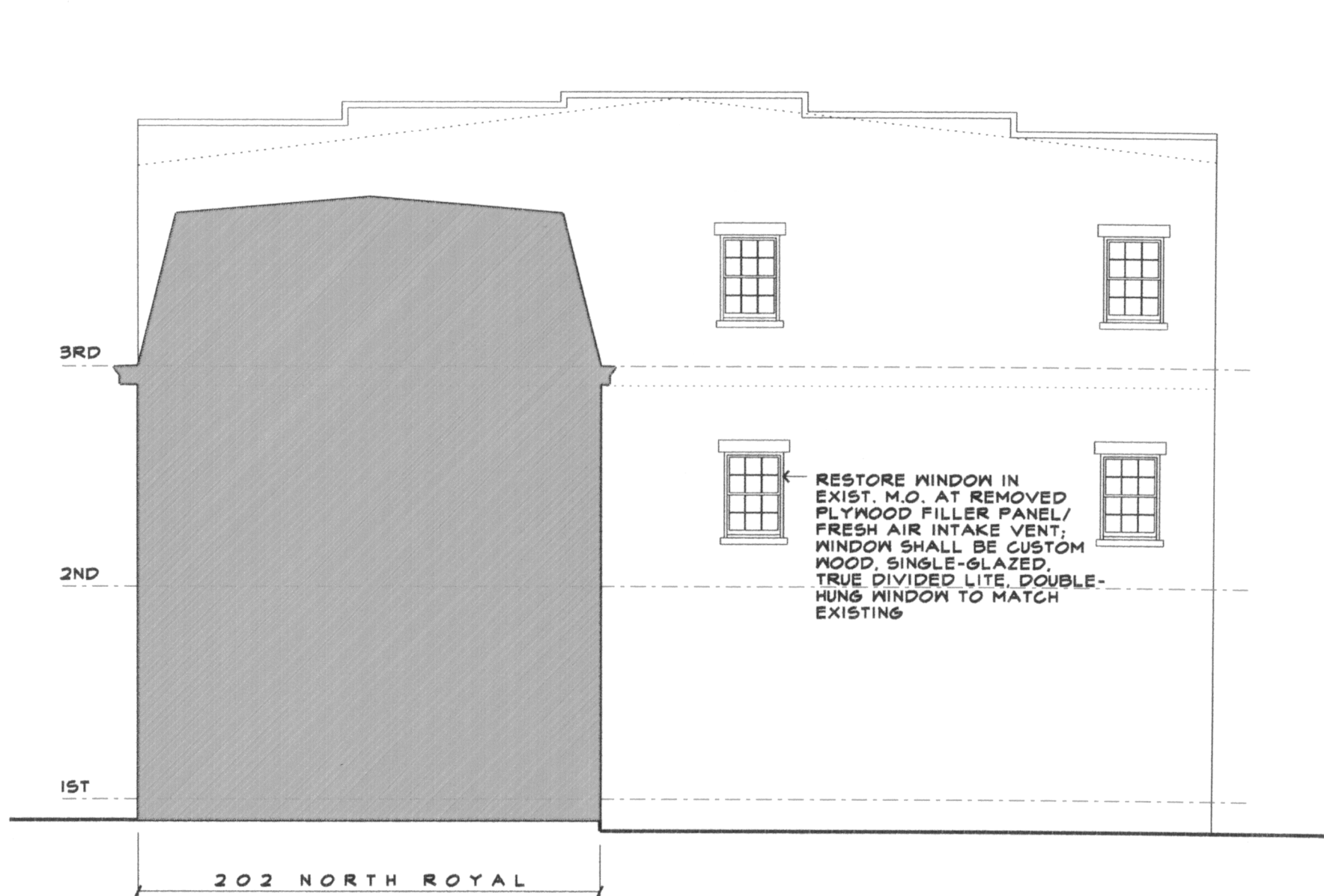
STUDIO CAMUS LLC
225 North Pitt Street Alexandria Virginia 22314
studiocamus@comcast.net
Lynnette 703 989 3777 Patrick 703 626 1984

405 CAMERON STREET
Alexandria, Virginia 22314
PROPOSED EXTERIOR SOUTH & EAST ELEVATIONS

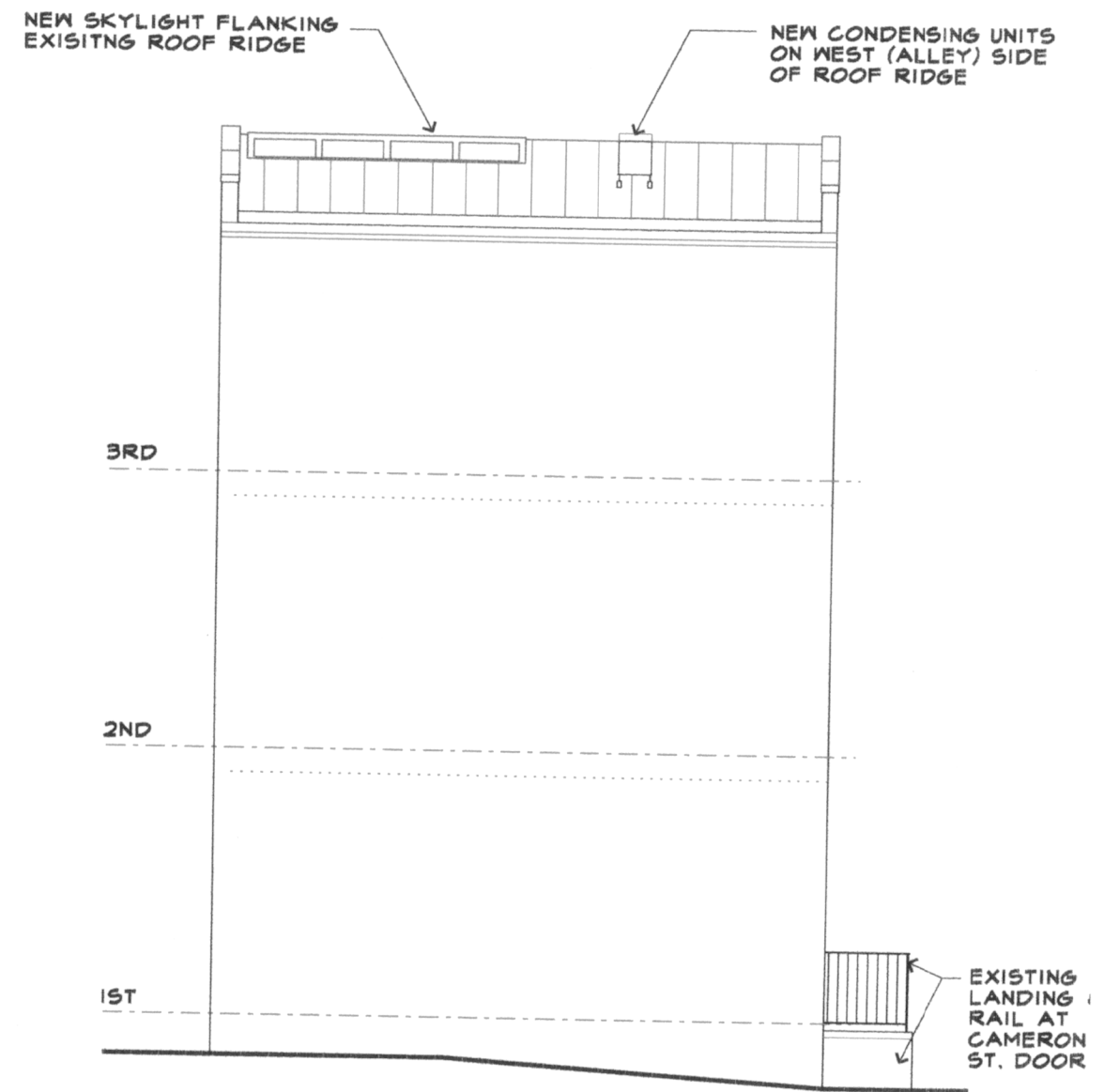
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DATE:
BAR
3-3-14
SCALE:
1/8" = 1'-0"

A-1



NORTH ELEVATION



WEST (ALLEY) ELEVATION

C²

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PROPOSED EXTERIOR NORTH & WEST ELEVATIONS

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806 Green Street
Alexandria, VA 22314
703-548-2253
beckerarchitects@comcast.net

DATE:
BAR
3-3-14

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

A-2

ADDRESS OF PROJECT: 409 CAMERON ST / 200 NORTH ROYALTAX MAP AND PARCEL: 6404-10-25 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: 200 NR LLCAddress: 311 CAMERON STCity: ALEXANDRIA State: VA Zip: 22314Phone: 703 599 4491 E-mail: _____Authorized Agent (if applicable): ☐ Attorney ☐ Architect ☒ DESIGNERName: PATRICK CAMUSPhone: 703 626 1984E-mail: studio.camus@comcast.net

Legal Property Owner:

Name: 200 NR

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

- | | | |
|------------------------------|-----------------------------|--|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | Is there an historic preservation easement on this property? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | If yes, has the easement holder agreed to the proposed alterations? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | Is there a homeowner's association for this property? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> 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.
 ☐ awning ☐ fence, gate or garden wall ☒ HVAC equipment ☐ shutters
 ☐ doors ☒ windows ☐ siding ☐ shed
 ☒ lighting ☐ pergola/trellis ☐ painting unpainted masonry
 ☐ other RAMP
☐ ADDITION
☒ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

REQUEST APPROVAL TO REMOVE C 1950 SHOPFRONT
 WINDOW & RESTORE TWO DOUBLE HUNG WINDOWS.
 REMOVE RAMP AT CAMERON ST & INSTALL SMALLER
 RAMP ON ROYAL ST. RESTORE BLOCKED WINDOW ON N. ELEV
 REPLACE / ADD NEW LIGHT FIXTURE LANTERNS
 ADD SKYLIGHTS & RIDGE VINE (NOT VISIBLE)
 REQUEST WAIVER OF KC SCREENING FOR ROOFTOP
 UNITS
 RESTORE CAMERON ST STOOP AND WINDOW VENTS PER 1959

photo

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: _____ 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 or 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: _____

PATRICK CAMUS
3 MAR 2014

OWNERSHIP AND DISCLOSURE STATEMENT

BAR2014-00065/00066

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.	NIAEL MORRIS	311 CAMERON ST	100%
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 200 NORTH ROYAL ST (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.	NIAEL MORRIS	311 CAMERON ST	100%
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 require 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](#).

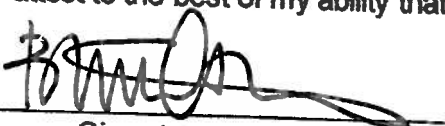
	Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.	N/A.		
2.			
3.			

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.

3 MAR 14
Date

PATRICK CAMUS
Printed Name


Signature