

Docket Item #3 & #4
BAR CASE # 2017-0004 &
2017-0007

BAR Meeting
January 25, 2017

ISSUE: Partial Demolition and Alterations

APPLICANT: Robert Pizzano, Jr.

LOCATION: 1019 Cameron Street

ZONE: CL / Commercial Low

STAFF RECOMMENDATION

1. The windows must be painted wood windows and meet all performance specifications in accordance with the BAR's adopted window policy.
2. The structural posts and roof structure of the railroad siding/porte cochere must be retained and repaired, as necessary, with staff to review the final details when the building permit is submitted.
3. The applicant must submit a plat illustrating that the proposed awning will encroach no more than four feet into the public right-of-way and will be located at least eight feet above the sidewalk, as part of the building approval process.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped 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.
2. **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.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** 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.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
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.



BAR2017- 00004 & 00007



Note: *Staff coupled the applications for a Permit to Demolish (BAR #2017-0004) and Certificate of Appropriateness (BAR #2017-0007) for clarity and brevity.*

I. ISSUE

The applicant is requesting a Permit to Demolish for partial demolition that includes the following:

- Demolition of a portion of the one-story porte cochere (formerly a rail siding) on the west elevation (1'-3" by 4' by 17')
- Removal of glass show window below porte cochere (formerly a rail siding) on the west elevation
- Demolition of nine areas measuring approximately 4' by 6' and one door opening 8' by 5' for new window openings on west elevation

The applicant also requests approval of a Certificate of Appropriateness that includes the following:

- Installation of ten new windows on west elevation, each measuring 4' by 6' in a two-over-two light configuration
- Replacement of existing windows on west and south elevations in a two-over-two light configuration
- Installation of new wrought iron railing with horizontal design
- Replacement of roof with new standing seam metal roof on overhang and porte cochere on west elevation
- Replacement of existing double doors on west elevation with picture window flanked by double-hung windows.
- Replacement of show windows on Cameron Street elevation with picture window flanked by double-hung windows.
- Addition of a new glass and steel awning (4' by 8') over front entrance on Cameron Street

The proposed materials include standing seam metal, painted wood inset panels, a metal railing and aluminum-clad double-hung windows.

II. HISTORY

The two-story brick commercial building located at 1019 Cameron Street was constructed **between 1907 and 1912** as an Armour & Co. Meat Depot and included a cold storage bunker and railroad siding to load and unload, which currently remains. Armour & Company was an American meatpacking company founded in Chicago in 1867, by the Armour brothers, according to Wikipedia. By 1921, the building had been expanded to the north to include additional storage space and the southern portion of the building, fronting on Cameron Street, was being used as office space. By 1941, the building was used as a furniture warehouse which continued well past the middle of the 20th-century.

The painted brick building retains much of its original form, detailing and character, including the corbelled cornice and the railroad siding used for loading and unloading the meat products (now utilized as a porte cochere) on the west elevation. Staff finds this building to be a very

intact example of an early 20th-century industrial building in this area of the city and notes that the rail siding is an extremely unique architectural feature, possibly being the last remaining one in Alexandria.

Staff was unable to locate any previous BAR approvals at this address. Inappropriate sandwich muntin windows were installed at some point and thee will be removed as part of the present scope of work.

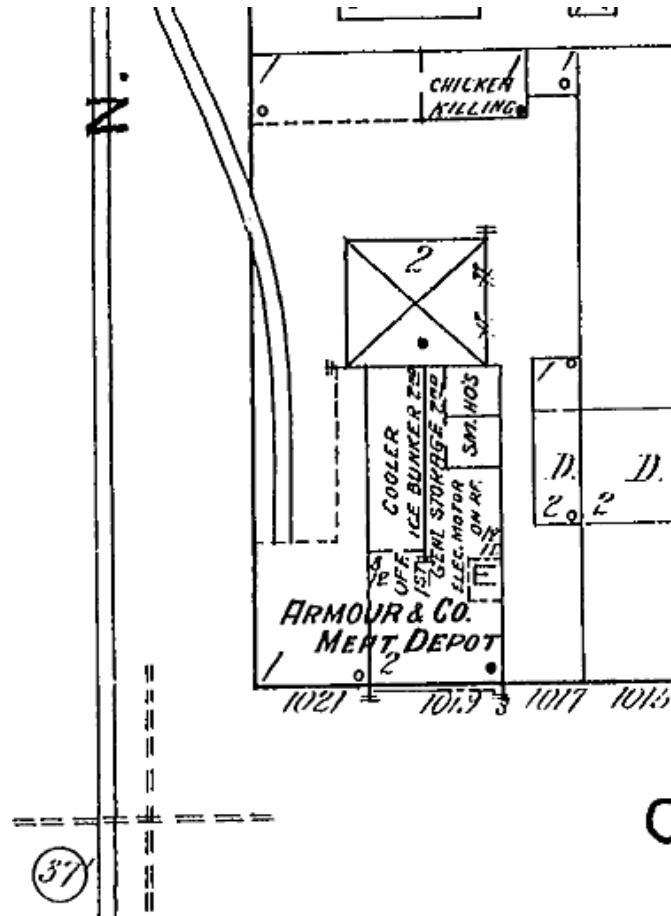


Figure 1. 1912 Sanborn Fire Insurance Map showing original building footprint, configuration and use.

III. ANALYSIS

Permit to Demolish

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-205(B):

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historic interest that its removal would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into an historic shrine?	No
(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?	No
(4)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(5)	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 to live?	No
(6)	Would retention of the building or structure help maintain the scale and character of the neighborhood?	No

Staff has no objection to the proposed partial demolition of portions of the masonry wall to accommodate new window openings, as there will be no loss of material of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty. Additionally, the removal of the glass show window under the porte cochere is acceptable as it removes a later addition and is not a character defining feature. Finally, while the rail siding (now used as a porte cochere) is a unique architectural element, staff can support the small area proposed for demolition as the structural posts, roofing and overall form will remain intact. Staff recommends approval of the Permit to Demolish.

Certificate of Appropriateness

In general, staff supports the proposed alterations for the property and notes that they are rehabilitation efforts that will significantly improve this building. As mentioned above, the partial demolition will allow for the installation of ten new window openings on the west elevation. Although the addition of so many windows might not be supported at other buildings, as the original use of this area of the building was as a cold storage bunker, there were very few openings. The proposed addition of windows, consistent with the existing fenestration on other

parts of the building, is appropriate and compatible. Staff fully supports replacing the inappropriate existing windows with more appropriate windows (inappropriate because they are vinyl insert windows with sandwich muntins). A two-over-two double-hung light configuration is stylistically compatible with this early 20th-century building and, as staff was unable to locate historic photographs, would be historically appropriate here.

The Parker-Gray Residential Reference Guide (2012) and adopted Windows design guideline (2016) only apply to residential buildings. Therefore, when determining which windows are appropriate, the joint BAR Window Policy (adopted in 2010 and amended in 2013) should be referenced. The Window policy permits the use of high-quality appropriately detailed aluminum-clad wood, wood composite or fiberglass replacement windows for use on any 20th-century commercial building more than four stories in height. The window policy includes this stipulation because while establishing the policy staff's research identified that there were many commercial buildings that utilized metal windows by the early 1920s and for four-story and taller commercial buildings located on main thoroughfares at the property lines, such as on King Street, it was logistically preferable to not close the sidewalks every few years for repainting. Because this building is only two stories in height, a wood window is the recommended appropriate window and therefore staff recommends that the windows be wood. However, the BAR may find that there are specific circumstances at this particular building to justify the approval of aluminum-clad wood windows, per the applicant's request.

Regarding awnings over commercial entrances, the Design Guidelines note that "awnings should be appropriate and sympathetic to the historical style of the building" and "awnings should not overwhelm or obscure the architecture and decorative features of historic buildings." Staff considers the proposed awning to be more of a canopy than a more common fabric awning. The new awning is stylistically compatible for this industrial building and does not attempt to be a historicist element made to look old. Therefore, staff supports the minimalist and modern glass and steel awning as proposed as it will allow the historic building and elements to remain visually prominent.

Staff has no objection to the changing of the doors to windows on the west elevation as the overall opening will remain generally the same size. The removal of the glass show windows beneath the old rail siding will reveal three existing glass block windows which staff finds to be appropriate for a 20th-century commercial building. The addition of a simple black metal railing with horizontal rails in this location is also stylistically appropriate. The proposed replacement roofing material – standing seam metal – is historically appropriate for the two simple shed roofs and again will retain two character-defining features of the building. It should be noted that the long shallow shed roof on the west elevation will be extended slightly to cover the building entrance here.

Staff supports the proposed alterations finding them appropriate and compatible for the façade rehabilitation of this building with the conditions noted above.

STAFF

Catherine K. Miliaras, Principal Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning Comments

- C-1 The proposed façade renovation and improvements complies with zoning.
- C-2 Plans are not to scale. Zoning analysis could not be completed, but staff notes that the following issues will need to be addressed when applying for a building permit:

General

- Applicant must submit a plat with the proposed awning (facing Cameron Street) shown. Per Section 5-2-29(d) of the City Code, the encroachment appears to be permitted. Please provide dimensions on elevations.

Sec. 5-2-29 - Street encroachments.

Canopies, awnings and marquees. Canopies, awnings and marquees suspended from a building or structure with no ground supports, having a clearance of at least eight feet above a sidewalk, extending no more than four feet beyond the front property line, and extending to no more than one foot from the established curb line, may be erected.

- Sheet A-2, zoning staff is not clear what the solid brick wall located towards the right of the proposed elevation (at Cameron Street) represents. Applicant will need to clarify.

Code Administration

No comments received.

Transportation and Environmental Services

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- C1. 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)

- C2. 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)
- C3. 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)
- C4. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C5. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C6. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)
- C7. The owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the City as an Additional Insured, against claims, demands, suits and related costs, including attorneys' fees, arising from any bodily injury or property damage which may occur as a result of the encroachment. (Sec. 5-29 (h)(1)) (T&ES)

Please submit Insurance Certificate:
City of Alexandria
T&ES
Attn: Shanna Austin
301 King Street, Room 4130
Alexandria, VA 22314

V. ATTACHMENTS

1 – Supplemental Materials

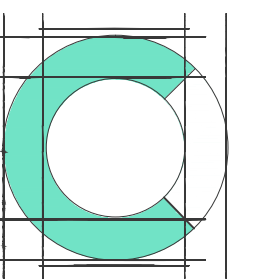
2 – Application for BAR 2017-0004 & 2017-0007:1019 Cameron Street

Application & Materials
BAR2017-00004 & 00007
1019 Cameron Street
1/19/2017

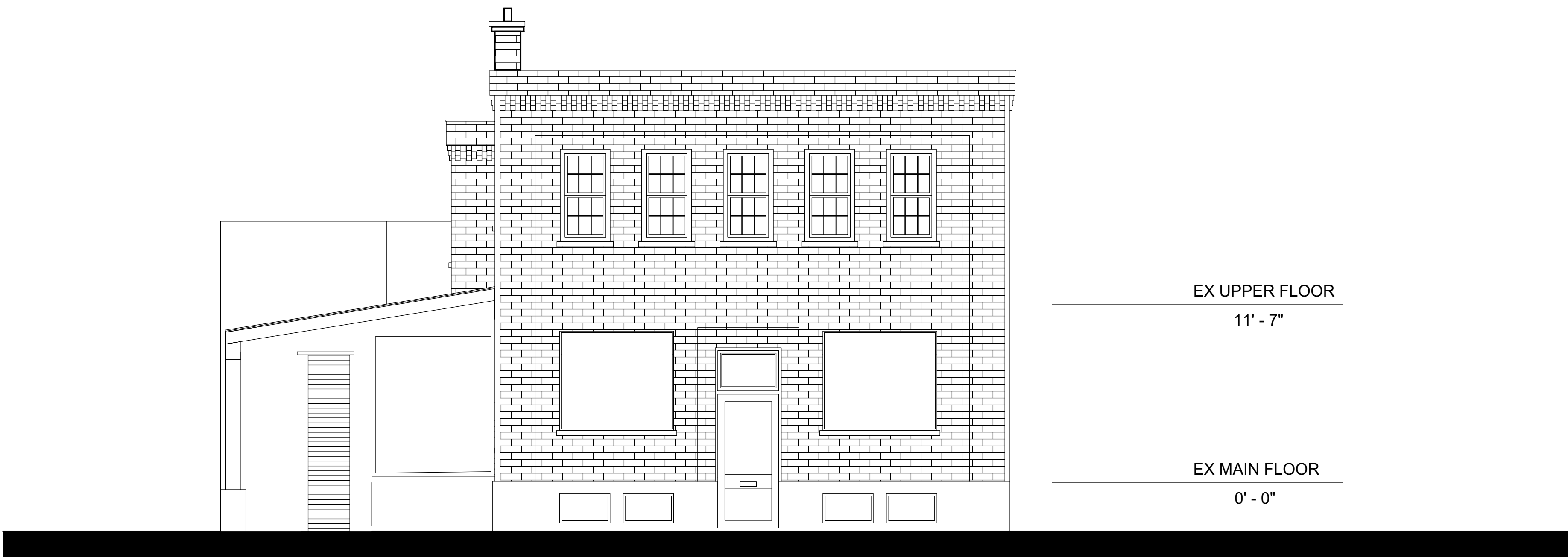
PIZZANO FACADE RENOVATION

1019 CAMERON STREET ALEXANDRIA VA

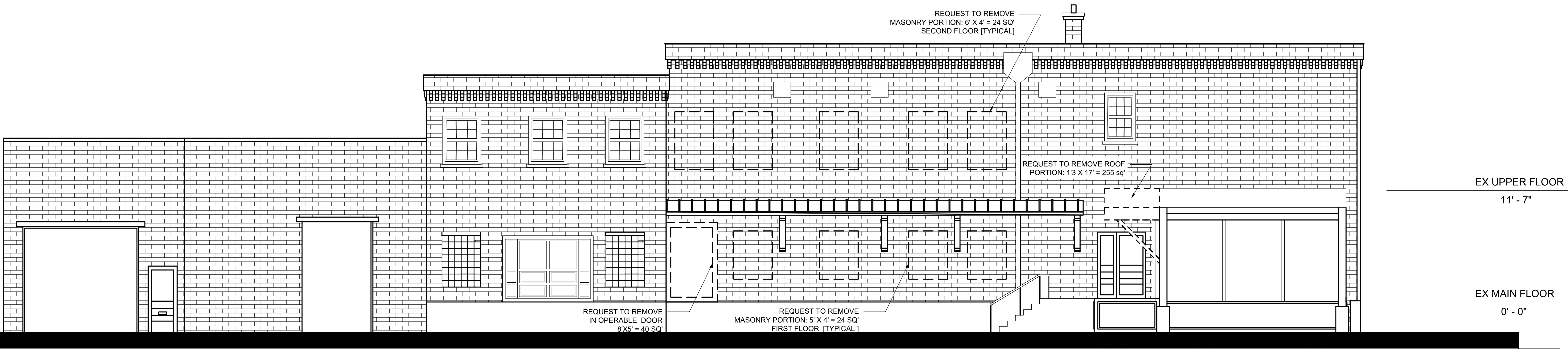
PARKER GREY SUBMISSION



Application & Materials
BAR2017-00004 & 00007
1019 Cameron Street
1/19/2017



1 EXISTING ELEVATION @ CAMERON STREET
A-0 SCALE: 3/16" = 1'-0"



2 EXISTING ELEVATION @ NORTH HENRY
A-0 SCALE: 3/16" = 1'-0"

PROJECT:

PIZZANO FACADE RENOVATION

1019 CAMERON STREET ALEXANDRIA VA

OWNER'S NAME & SIGNATURE

OWNER'S NAME : PIZZANO CARLYN T TRUST

ADDRESS : 1019 CAMERON STREET ALEXANDRIA VA

SIGNATURE :

ARCHITECT'S NAME & SIGNATURE

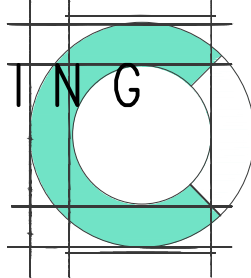
11

DRAWING TITLE

EXISTING ELEVATIONS

SHEET NO. A-1

CONTXURE DESIGN + CONSULTING
2282 ASTORIA CIRCLE SUITE 301 HERNDON VA
EMAIL: INFO.CON2OUR@GMAIL.COM PHONE: 828.610.8669



Application & Materials
BAR2017-00004 & 00007 1019
Cameron Street 1/19/2017



1 SITE PHOTO @ CAMERON STREET □ N HENRY
A-1 SCALE: 3/16" = 1'-0"



2 SITE PHOTO @ NORTH HENRY STREET
A-1 SCALE: 3/16" = 1'-0"

PROJECT:

PIZZANO FACADE RENOVATION

1019 CAMERON STREET ALEXANDRIA VA

OWNER'S NAME & SIGNATURE

OWNER'S NAME : PIZZANO CARLYN T TRUST

ADDRESS : 1019 CAMERON STREET ALEXANDRIA VA

SIGNATURE :

ARCHITECT'S NAME & SIGNATURE

12

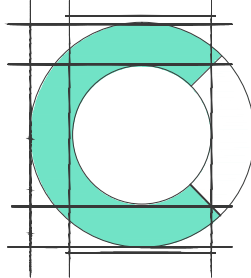
DRAWING TITLE

EXISTING SITE PHOTOS

SHEET NO.

A-2

CONTXURE DESIGN + CONSULTING
2282 ASTORIA CIRCLE SUITE 301 HERNDON VA
EMAIL: INFO.CON2OUR@GMAIL.COM PHONE: 828.610.8669



Application & Materials
BAR2017-00004 & 00007
1019 Cameron Street
1/19/2017



1
A-0
PROPOSED ELEVATION @ CAMERON STREET
SCALE: 3/16" = 1'-0"



2
A-0
PROPOSED ELEVATION @ NORTH HENRY
SCALE: 3/16" = 1'-0"

PROJECT:

PIZZANO FACADE RENOVATION

1019 CAMERON STREET ALEXANDRIA VA

OWNER'S NAME & SIGNATURE

OWNER'S NAME : PIZZANO CARLYN T TRUST

ADDRESS : 1019 CAMERON STREET ALEXANDRIA VA

SIGNATURE :

ARCHITECT'S NAME & SIGNATURE

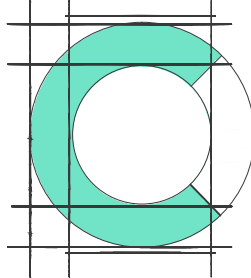
13

DRAWING TITLE

PROPOSED ELEVATIONS

SHEET NO. A-2

CONTXURE DESIGN + CONSULTING
2282 ASTORIA CIRCLE SUITE 301 HERNDON VA
EMAIL: INFO.CON2OUR@GMAIL.COM PHONE: 828.610.8669



Application & Materials
BAR2017-00004 & 00007
1019 Cameron Street
1/19/2017



1
A-1 RENDERING @ CAMERON STREET □ NORTH HENRY
SCALE: 3/16" = 1'-0"



2
A-1 RENDERING @ NORTH HENRY STREET
SCALE: 3/16" = 1'-0"

PROJECT:
PIZZANO FACADE RENOVATION
1019 CAMERON STREET ALEXANDRIA VA

OWNER'S NAME & SIGNATURE
OWNER'S NAME : PIZZANO CARLYN T TRUST
ADDRESS :
PHONE NO : 1019 CAMERON STREET ALEXANDRIA VA
SIGNATURE :

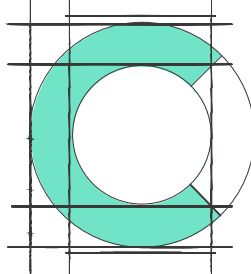
ARCHITECT'S NAME & SIGNATURE

14

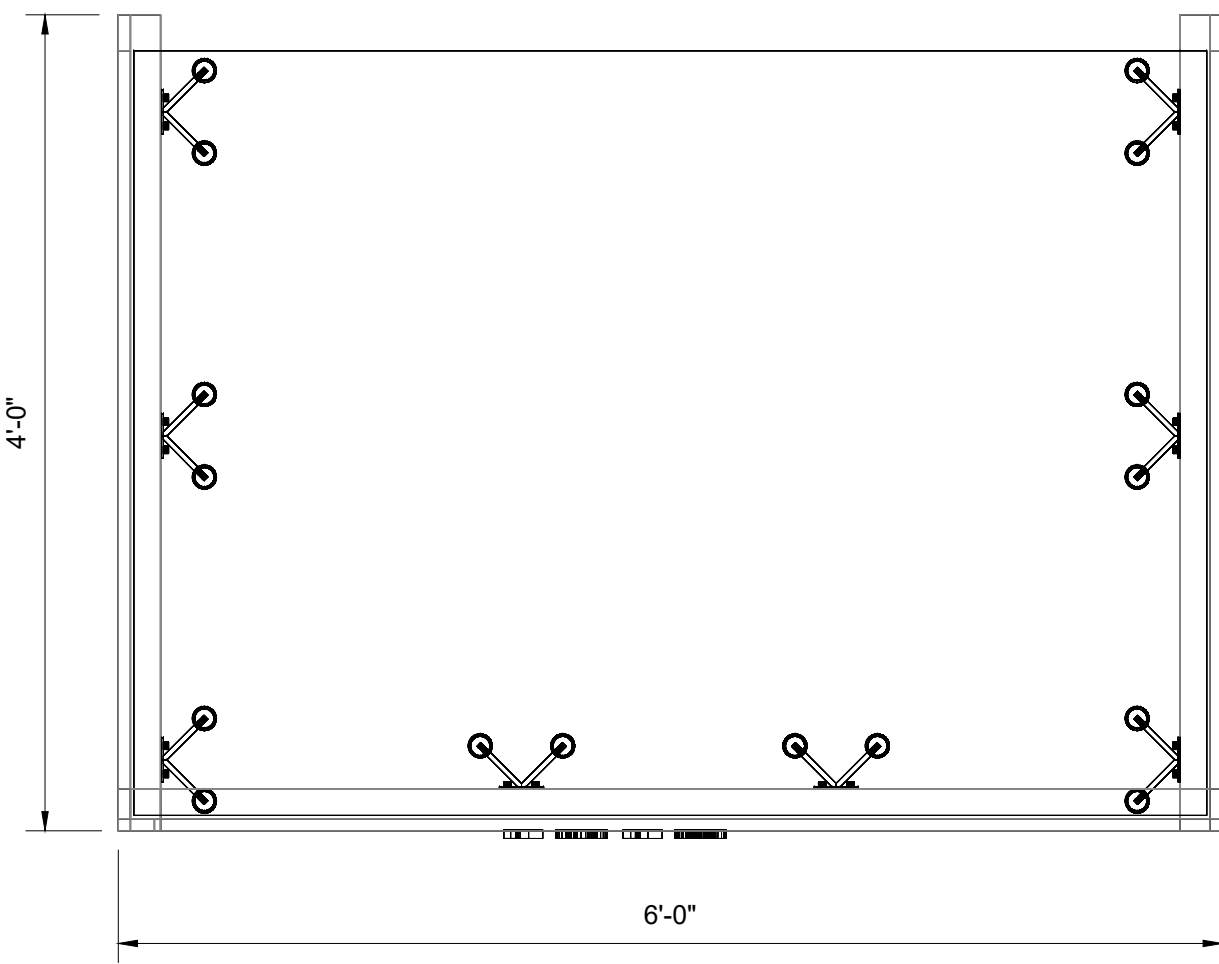
DRAWING TITLE
PROPOSED RENDERINGS

SHEET NO. **A-4**

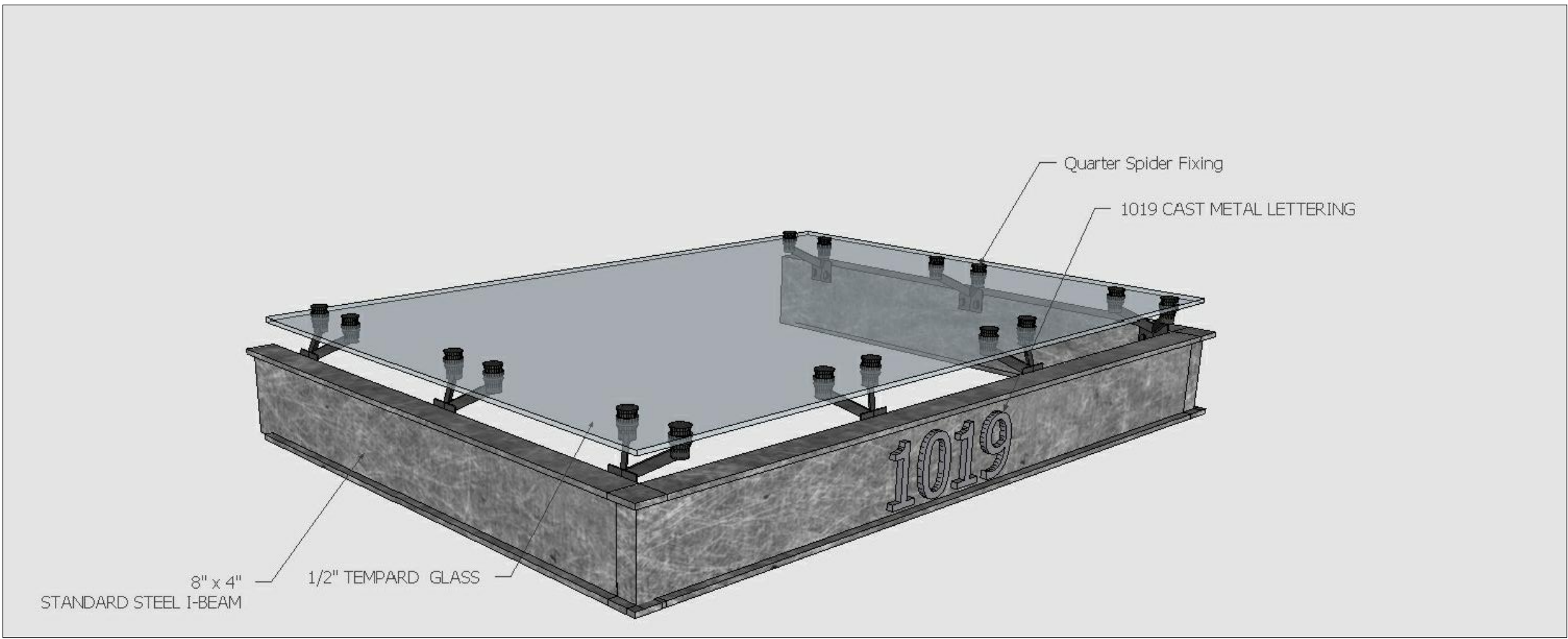
CONTXURE DESIGN + CONSULTING
2282 ASTORIA CIRCLE SUITE 301 HERNDON VA
EMAIL: INFO.CON2OUR@GMAIL.COM PHONE: 828.610.8669



Application & Materials
BAR2017-00004 & 00007
1019 Cameron Street
1/19/2017




AWNING PLAN



AWNING ISOMETRIC

AWNING I-BEAM TEMPERED GLASS AWNING



Merit Commercial Windows
6878 Fleetwood Road, Suite A
McLean, VA 22101
Phone: 703.827.0003
www.meritwindows.com

BILL TO:
MERIT COMMERCIAL WINDOWS
6878 FLEETWOOD ROAD
SUITE A
MCLEAN VA 22101
Phone 703-827-0003
Email
Contact Info

SHIP TO:
MERIT COMMERCIAL WINDOWS
c/o GEORGETOWN ROOGIN
5225 KILMER PLACE
HYATTSVILLE MD 20781
Phone 703-827-0003
Fax
Contact Info

QUOTE #	QUOTE NAME	PROJECT	JOB NAME	BID BY
851552	1019 Cameron St	Pizzano Renovation		

LINE #	LINE TYPE	DESCRIPTION	QUANTITY
100-1	WindowAndDoor	PK 278	5

H3 Aluminum Clad Double Hung Windows 2.0 Double Hung Operating 39.5 x 59.5
40 x 60, Frame Width = 39.5, Frame Height = 59.5, Sash Split = 40/60, Screen Width = 37.1875, Screen Height = 57.4375
Complete Unit, DP Rating = Standard
Frame Color = Jet Black, AAMA 2604, Primed Interior, Pine Interior, Frame Jamb Style = Standard (Offset), Visible Interior Vinyl Profile Color = Beige
Sash-Panel Color = Jet Black, Sash-Panel Clad Finish = AAMA 2604
Dual Insulated, Low-E, Argon Gas = Yes, Spacer Channel = Standard Warm Edge Spacer
Hardware = Applied, Champagne, Jamb Liner Type = Concealed, Lock-Keepers = 2-Locks, Window Opening Control Device = No
Screen Option = Full Screen Applied, Jet Black, AAMA 2604, Fiberglass Mesh
No Nail Fin
4-9/16"
U-Factor = 0.3, SHGC = 0.27, CR = 55, VT = 0.48, CPD = SIE-N-135-00149-00004, Energy Star Region = NC
Non-Manufacturer Related =
Unit 1: Lower Glass Width = 34.375, Lower Glass Height = 32.175, Upper Glass Width = 34.375, Upper Glass Height = 21.45, Lower Glass Sash Width = 36.125, Lower Glass Sash Height = 34.175, Upper Glass Sash Width = 36.125, Upper Glass Sash Height = 23.45
Rough Opening: 40" X 60"
Overall Unit Size: 39.5" X 59.5"

Room Location: W1

CAMERON STREET DOUBLE HUNG INDO S
ITH PICTURE FRAME

* All drawings are viewed from exterior of window. Page 1 Of 5 BLWL 12/29/2016

QUOTE #	QUOTE NAME	PROJECT	JOB NAME	BID BY
851552	1019 Cameron St	Pizzano Renovation		

LINE #	LINE TYPE	DESCRIPTION	QUANTITY
200-1	WindowAndDoor	PK 278	2

H3 Aluminum Clad Double Hung Windows 2.0 Double Hung Operating / Picture /
Operating 89.5 x 77.5
Custom: Mull Location 1 = 26, Frame Width = 26, Frame Height = 77.5, Sash Split = 50/50
Custom: Mull Location 2 = 63.5, Frame Width = 37.5, Frame Height = 77.5
Custom: Frame Width = 26, Frame Height = 77.5, Sash Split = 50/50
Complete Unit, DP Rating = Standard, Installation Mull Straps = No
Unit 1, 3: Frame Color = Jet Black, AAMA 2604, Primed Interior, Pine Interior, Multi-Frame Type = Vertical Common (Continuous Head & Sill), Frame Jamb Style = Standard (Offset), Visible Interior Vinyl Profile Color = Beige
Unit 2: Frame Color = Jet Black, AAMA 2604, Primed Interior, Pine Interior, Multi-Frame Type = Vertical Common (Continuous Head & Sill), Frame Jamb Style = Standard (Offset)
Sash-Panel Color = Jet Black, Sash-Panel Clad Finish = AAMA 2604
Dual Insulated, Low-E, Argon Gas = Yes, Spacer Channel = Standard Warm Edge Spacer
Hardware = Applied, Champagne, Jamb Liner Type = Concealed, Lock-Keepers = 1-Lock, Window Opening Control Device = No
Screen Option = Full Screen Applied, Jet Black, AAMA 2604, Fiberglass Mesh
H3CommonMull
No Nail Fin
4-9/16", Interior Mull Casing Shipped Separately
Unit 1, 3: U-Factor = 0.3, SHGC = 0.3, CR = 55, VT = 0.53, CPD = SIE-N-135-00149-00001, Energy Star Region = NC
Unit 2: U-Factor = 0.28, SHGC = 0.3, CR = 59, VT = 0.55, CPD = SIE-N-134-00171-00001, Energy Star Region = NC
Non-Manufacturer Related =
Unit 1, 3: Glass Width = 21.125, Glass Height = 35.8125, Sash Width = 22.875, Sash Height = 37.8125, Unit 2: Glass Width = 32.875, Glass Height = 72.625, Sash Width = 34.625, Sash Height = 74.625
Rough Opening: 90" X 78"
Overall Unit Size: 89.5" X 77.5"

Room Location: W2

CAMERON STREET DOUBLE HUNG INDO S
ITH PICTURE FRAME

* All drawings are viewed from exterior of window. Page 2 Of 5 BLWL 12/29/2016

QUOTE #	QUOTE NAME	PROJECT	JOB NAME	BID BY
851552	1019 Cameron St	Pizzano Renovation		

LINE #	LINE TYPE	DESCRIPTION	QUANTITY
300-1	WindowAndDoor	PK 278	13

H3 Aluminum Clad Double Hung Windows 2.0 Double Hung Operating 47.5 x 59.5
48 x 60, Frame Width = 47.5, Frame Height = 59.5, Sash Split = 40/60, Screen Width = 45.1875, Screen Height = 57.4375
Complete Unit, DP Rating = Standard
Frame Color = Jet Black, AAMA 2604, Primed Interior, Pine Interior, Frame Jamb Style = Standard (Offset), Visible Interior Vinyl Profile Color = Beige
Sash-Panel Color = Jet Black, Sash-Panel Clad Finish = AAMA 2604
Dual Insulated, Low-E, Argon Gas = Yes, Spacer Channel = Standard Warm Edge Spacer
Hardware = Applied, Champagne, Jamb Liner Type = Concealed, Lock-Keepers = 2-Locks, Window Opening Control Device = No
Screen Option = Full Screen Applied, Jet Black, AAMA 2604, Fiberglass Mesh
Simulated Divided Lite, Equal, 7/8", Exterior Grille Color = Jet Black, Clad Grille Finish = 2604, Primed Interior, Pine Interior, w/spacer, 2W1H
No Nail Fin
4-9/16"
U-Factor = 0.3, SHGC = 0.27, CR = 55, VT = 0.48, CPD = SIE-N-135-00149-00004, Energy Star Region = NC
Non-Manufacturer Related =
Unit 1: Lower Glass Width = 42.375, Lower Glass Height = 32.175, Upper Glass Width = 42.375, Upper Glass Height = 21.45, Lower Glass Sash Width = 44.125, Lower Glass Sash Height = 34.175, Upper Glass Sash Width = 44.125, Upper Glass Sash Height = 23.45
Rough Opening: 48" X 60"
Overall Unit Size: 47.5" X 59.5"

Room Location: W3

NORTH HENRY DOUBLE HUNG INDO S
ITH PICTURE FRAME

* All drawings are viewed from exterior of window. Page 3 Of 5 BLWL 12/29/2016

QUOTE #	QUOTE NAME	PROJECT	JOB NAME	BID BY
851552	1019 Cameron St	Pizzano Renovation		

LINE #	LINE TYPE	DESCRIPTION	QUANTITY
400-1	WindowAndDoor	PK 278	1

H3 Aluminum Clad Double Hung Windows 2.0 Double Hung Operating / Picture /
Operating 95.5 x 77.5
Custom: Mull Location 1 = 28, Frame Width = 28, Frame Height = 77.5, Sash Split = 50/50
Custom: Mull Location 2 = 67.5, Frame Width = 39.5, Frame Height = 77.5
Custom: Frame Width = 28, Frame Height = 77.5, Sash Split = 50/50
Complete Unit, DP Rating = Standard, Installation Mull Straps = No
Unit 1, 3: Frame Color = Jet Black, AAMA 2604, Primed Interior, Pine Interior, Multi-Frame Type = Vertical Common (Continuous Head & Sill), Frame Jamb Style = Standard (Offset), Visible Interior Vinyl Profile Color = Beige
Unit 2: Frame Color = Jet Black, AAMA 2604, Primed Interior, Pine Interior, Multi-Frame Type = Vertical Common (Continuous Head & Sill), Frame Jamb Style = Standard (Offset)
Sash-Panel Color = Jet Black, Sash-Panel Clad Finish = AAMA 2604
Dual Insulated, Low-E, Argon Gas = Yes, Spacer Channel = Standard Warm Edge Spacer
Hardware = Applied, Champagne, Jamb Liner Type = Concealed, Lock-Keepers = 1-Lock, Window Opening Control Device = No
Screen Option = Full Screen Applied, Jet Black, AAMA 2604, Fiberglass Mesh
H3CommonMull
No Nail Fin
4-9/16", Interior Mull Casing Shipped Separately
Unit 1, 3: U-Factor = 0.3, SHGC = 0.3, CR = 55, VT = 0.53, CPD = SIE-N-135-00149-00001, Energy Star Region = NC
Unit 2: U-Factor = 0.28, SHGC = 0.3, CR = 59, VT = 0.55, CPD = SIE-N-134-00171-00001, Energy Star Region = NC
Non-Manufacturer Related =
Unit 1, 3: Glass Width = 23.125, Glass Height = 35.8125, Sash Width = 24.875, Sash Height = 37.8125, Unit 2: Glass Width = 34.875, Glass Height = 72.625, Sash Width = 36.625, Sash Height = 74.625
Rough Opening: 96" X 78"
Overall Unit Size: 95.5" X 77.5"

Room Location: W4

NORTH HENRY DOUBLE HUNG INDO S
ITH PICTURE FRAME

INDO S INDO SPECIFICATION SHEETS

PROJECT:
PIZZANO FACADE RENOVATION
1019 CAMERON STREET ALEXANDRIA VA

OWNER'S NAME & SIGNATURE

OWNER'S NAME : PIZZANO CARLYN T TRUST

ADDRESS :
PHONE NO : 1019 CAMERON STREET ALEXANDRIA VA

SIGNATURE :

ARCHITECT'S NAME & SIGNATURE

DRAWING TITLE

MATERIAL SPEC SHEET

SHEET NO. **A-5**

15

CONTXURE DESIGN + CONSULTING
2282 ASTORIA CIRCLE SUITE 301 HERNDON VA
EMAIL: INFO.CON2OUR@GMAIL.COM PHONE: 828.610.8669

ADDRESS OF PROJECT: 1019 Cameron St

TAX MAP AND PARCEL: _____ ZONING: _____

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: Robert Pizzano Jr

Address: 1019 Cameron Street

City: Alexandria State: VA Zip: 22314

Phone: (703)549-4444 E-mail: rpizzanojr@pizzanocontractors.com

Authorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____

Name: BRIAN LAVIE & Harold Smith Phone: 202.710.7207

E-mail: BELAVIE@YAHOO.COM , Hsmith@contxure.com

Legal Property Owner:

Name: PIZZANO CAROLYN T TR

Address: 1019 CAMERON ST

City: ALEXANDRIA State: VA Zip: 22314

Phone: (703)549-4444 E-mail: rpizzanojr@pizzanocontractors.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 type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input checked="" type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input 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).*

FACADE RENOVATION REPAINTING EXISTING FACADE. ADDING WINDOWS TO NORTH AND EAST ELEVATIONS. INSTALLING AWNING TO STORE FRONT ENTRANCE.

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.

Application & Materials
 BAR2017-00004 & 00007
 1019 Cameron Street
 1/3/2017

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 3 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 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 3 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: HAROLD SMITH

Date: 12/26/2016

Application & Materials
 BAR2017-00004 & 00007
 1019 Cameron Street
 1/3/2017

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. PIZZANO CAROLYN T TR	1019 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 1019 CAMERON STREET (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. CAROLYN PIZZANO	1019 CAMERON ST	100%
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. CAROLYN PIZZANO	NONE	N/A
2. PIZZANO CAROLYN T TR	NONE	N/A
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.

12/26/2016

Date

HAROLD SMITH

Printed Name


Signature

Application & Materials
BAR2017-00004 & 00007
1019 Cameron Street
1/3/2017