

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: ZNB, LLC

LOCATION: Parker-Gray District
1321 Cameron Street

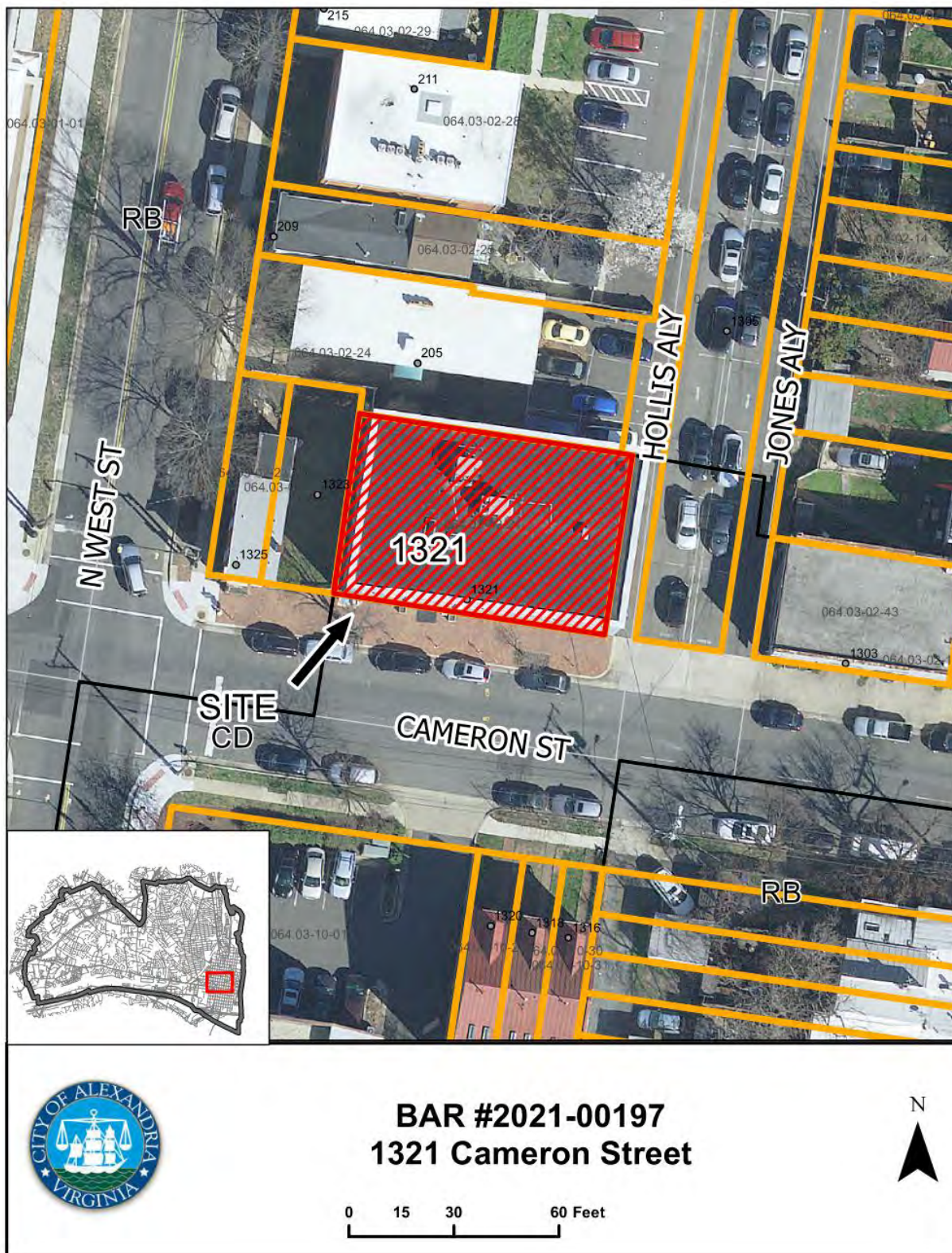
ZONE: CD/Commercial Downtown Zone

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness, with the condition that the signage is affixed to the building through mortar joints, not brick.

GENERAL NOTES TO THE APPLICANT

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



I. APPLICANT'S PROPOSAL

The applicant requests an after-the-fact Certificate of Appropriateness to construct an ADA ramp, replace the primary entrance doors, convert two windows to emergency exit doors, and add security lights and security cameras, at 1321 Cameron Street. The applicant also requests approval to install new signage.

Site context

The building faces Cameron Street and is adjacent to the public Hollis Alley. All elevations are visible from public rights of way.

II. HISTORY

According to the Uptown/Parker-Gray National Register Historic District nomination, this two-story, ten-bay, Colonial Revival style commercial building was constructed in **1965**. It is therefore a LATE building and is also non-contributing to the district. Building permit #31266, issued in 1974, refers to this as the Zimmerman Building, owned by the Odd Fellows. It served as an Odd Fellows Lodge Hall for many years and was owned by the organization until 1987.

Previous BAR Approvals

Staff administratively approved a fence for the playground located between Hollis and Jones Alleys (BAR2021-00130); and concrete landing steps at three emergency exits (BAR2021-00393). Much earlier, the BAR approved alterations on September 6, 1988 (BAR 88-42) and exterior renovations on September 23, 1987 (BAR 87-27).

III. ANALYSIS

Certificate of Appropriateness

The *Design Guidelines* state that “Accessibility ramps and structures should not hide, obscure, or cause the removal of historic architectural details.” The low-profile 12.5’ long concrete ramp with a wrought iron railing fits in well with this 1965 building. See Figure 1. The railing height complies with the Zoning Ordinance. As the ramp encroaches into the public sidewalk, the Planning Commission approved an encroachment (ENC2021-00003) on October 5, 2021. The encroachment will go to City Council on October 16, 2021 (after this staff report is published).



Figure 1: ADA ramp at 1321 Cameron

The other changes, converting two windows to emergency exit doors, and adding security lights and security cameras are minimal changes that make the building safer for its occupants. See Figure 2 for a 2019 image of the building and Figure 3 for a current image of the building. Staff notes that the before and after photographs appear to indicate that the old windows have been replaced. This is not the case. The applicant has advised staff that the windows have been painted, but not replaced.



Figure 2: 1321 Cameron Street in 2019



Figure 3: 1321 Cameron Street today



Figure 4: Security cameras



Figure 5: Security light

As seen in Figure 3, the security lights and cameras are unobtrusive and blend into the building wall. Figures 4 and 5 are close-up images of these features.

The conversion of two windows to two doors required the demolition of 22.76 square feet of masonry, 11.38 square feet per door, below the 25 square feet requirement for a Certificate of Demolition/Encapsulation. These metal doors with a smooth finish comply with *BAR Policies for Administrative Approval* and are “...appropriate to the period of the structure,” as recommended in the *Design Guidelines*.

Likewise, the new primary entry doors are “appropriate to the period of the structure,” and could be approved administratively by staff. The door glass is clear, non-reflective, and without tint, as is required for a commercial building in the Parker Gray District. The applicant has retained the pilasters to either side of the entrance, recognizing the *Design Guidelines* observation that “...details surrounding the doorway are also important visual elements of a building.”

Unlike some of the other changes noted above, staff cannot administratively approve the proposed new signage, Figure 6, as it will be halo lit, which specifically requires BAR review and approval. Halo lit signs derive their name from the fact that LED lights are positioned in such a way that they throw a shine from the reverse of the letters and logos, creating a halo-like glow around the lettering. The proposed sign will measure 34 square feet, well under the 78 square feet permitted due to the building’s length of 78.54 feet. The sign design fulfills several *Design Guidelines*, including the fact that it is “...as simple as possible and avoids repetitious and undue verbiage,” and “...compatible with the historic building...” and it does “...not detract from the architectural characteristics...or overwhelm or obscure the architecture and decorative features...” In order to prevent damage to the brick, staff recommends that the signage attach to the building through mortar joints, not the brick itself.

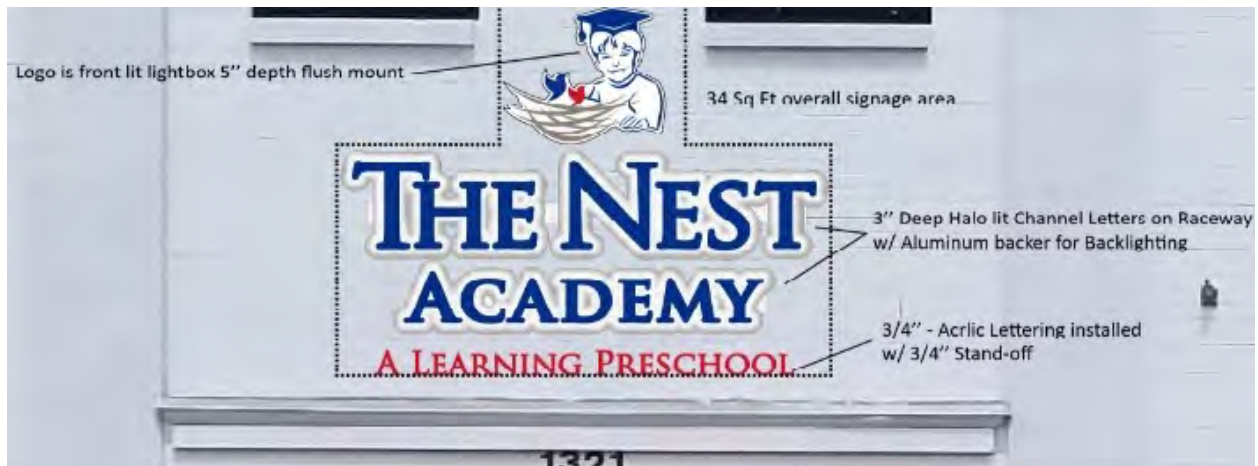


Figure 6: Proposed sign to be centered over main entry

Staff recommends approval of the Certificate of Appropriateness, with the above recommendation that the signage connect to the building through mortar joints, not brick.

STAFF

Susan Hellman, Historic Preservation Planner, Planning & Zoning

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

IV. CITY DEPARTMENT COMMENTS

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

Zoning

- F-1 The proposed ramp requires an encroachment permit as it projects 5 feet x12.6 feet into the public right-of-way (per section 5-2-29(a) of the City Code, steps or ramps that project no more than 4 feet and no more than 12 feet in width are allowed without an encroachment permit).
- F-2 Planning Commission recommended approval of the encroachment permit (ENC2021-00003) on October 5, 2021. The request for the encroachment for the ramp will be heard by City Council on October 16, 2021.
- F-3 The proposed ramp will comply with zoning if City Council approves the encroachment on October 16, 2021. The other exterior changes and the proposed sign comply with zoning.

Code Administration

- C-1 A building permit and plan review are required prior to the start of construction.

Transportation and Environmental Services

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

- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)
- C-7 An encroachment request will be required for projections into the public right of way. (T&ES)

- C-8 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: Development Services
301 King Street, Room 4130
Alexandria, VA 22314

Alexandria Archaeology

No comments received.

V. ATTACHMENTS

- 1 – Application Materials*
2 – Supplemental Materials

BAR Case # _____

ADDRESS OF PROJECT: 1321 Cameron Street. Alexandria, VA 22314

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

TAX MAP AND PARCEL: 064.03-02-21 and 064.03.02.20

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: ZNB, LLC

Address: 8150 Bluebonnet Drive

City: Lorton State: VA Zip: 22079

Phone: 571-606-3303 E-mail: admin@thenestacademy.com

Authorized Agent (if applicable): ☐ Attorney ☐ Architect ☒ Managing Member

Name: Ben Adada

Phone: 571-606-3303

E-mail: benadada@thenestacademy.com

Legal Property Owner:

Name: ZNB, LLC

Address: 8150 Bluebonnet Drive

City: Lorton State: VA Zip: 22079

Phone: 571-606-3303 E-mail: admin@thenestacademy.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.*

☐ awning
 ☐ fence, gate or garden wall
 ☐ HVAC equipment
 ☐ shutters

☐ doors
 ☐ windows
 ☐ siding
 ☐ shed

☐ lighting
 ☐ pergola/trellis
 ☐ painting unpainted masonry

☐ other _____
- ☒ **ADDITION**
☐ **DEMOLITION/ENCAPSULATION**
☐ **SIGNAGE**

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

- 1) Add an ADA Ramp at the main entrance / front door of the building
- 2) Converting 2 existing windows to full emergency exit doors similar to an existing one.
Demolition we made was average of 22%. (Please see pictures attached)
- 3) We replaced existing wooden double door of main entrance with a glass double door of the same size.
(Please see attached picture of new door)
- 4) We placed emergency light fixtures on top of each exit door to meet the Fire Department code.
- 5) We placed outdoor security cameras.
- 6) Placing a halo illuminated sign on top of the main entrance as described in the plans attached.

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.

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

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

Additions & New Construction: *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.*

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

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

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

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

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

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

- ☐ I 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 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: Ben Adada

Date: 04/15/2021

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. Ben Adada	8150 Bluebonnet Drive. Lorton VA 22079	50%
2. Juliette Z Bensouda	8150 Bluebonnet Drive. Lorton, VA 22079	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1321 Cameron St. Alexandria, VA 22314 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Ben Adada	8150 Bluebonnet Drive. Lorton, VA 22079	50%
2. Juliette Z Bensouda	8150 Bluebonnet Drive. Lorton, VA 22079	50%
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. BEN ADADA	NA	NA
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.

04/15/2021

Date

Ben Adada

Printed Name


Signature



Professional Certification
I hereby certify that these documents were prepared
or approved by me, and that I am a duly licensed
professional engineer under the laws of Virginia
License number: 0002041740
Expiration Date: 10/12/2021

SEAL



Ian Spivack 3/24/2021

ELMECH Industrial Services LLC
Residential and Commercial
Design 3120 Lakewood Manor
Dr., Finksburg, MD 21048
410-530-5364

1321 Cameron Street,
Alexandria VA 22314

REVISION	DATE	DESCRIPTION

ISSUE:

APPROVED BY:

DATE:

DESIGNED BY:

CHECKED BY:

DATE:

PROJECT FILE:

3D VIEWS

APPENDIX SHEET NO:

A000

Ramp

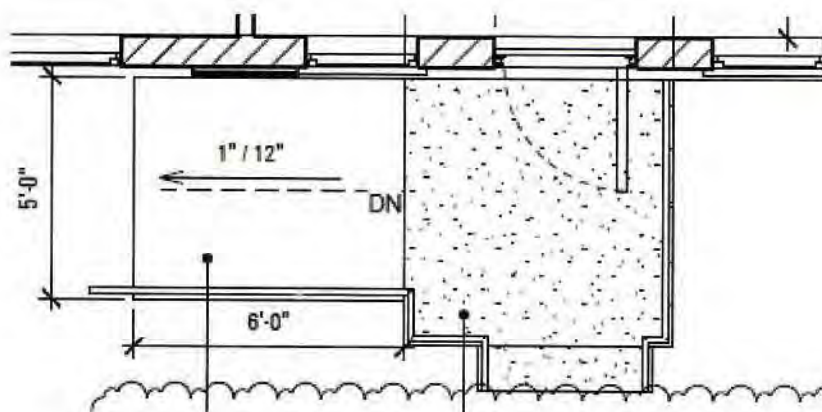
From: mounsif dahliadesign. net (mounsif@dahliadesign.net)

To: benadada@thenestacademy.com

Date: Tuesday, April 13, 2021, 03:54 PM EDT

The height is $4 \frac{3}{4}$ "

Railing is Iron in black finish





Logo is front lit lightbox 5" depth flush mount

34 Sq Ft overall signage area

3" Deep Halo lit Channel Letters on Raceway
w/ Aluminum backer for Backlighting

3/4" - Acrlic Lettering installed
w/ 3/4" Stand-off

1321

Side View (RACEWAY)

A 5" DEEP ALUMI. RETURNS - BLACK

B 1" TRIMCAP RETAINER

C ACRYLIC-3/16" WHITE

D HARDWARE-3/8" x 6" EXPANSION ANCHORS

E VINYL

F UL DISCONNECT SWITCH

G LOW VOLTAGE POWER SUPPLY

H PAINTED RACEWAY

I WHITE LED MODULES

J LOW VOLTAGE LED LEADS

K WEEP HOLES

L MAIN POWER SUPPLY - (OTHERS)

FASCIA

