

ISSUE: Certificate of Appropriateness for alterations (signage)

APPLICANT: City House Old Town LLC

LOCATION: Old and Historic Alexandria District
1101 King Street

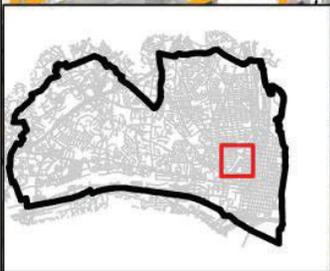
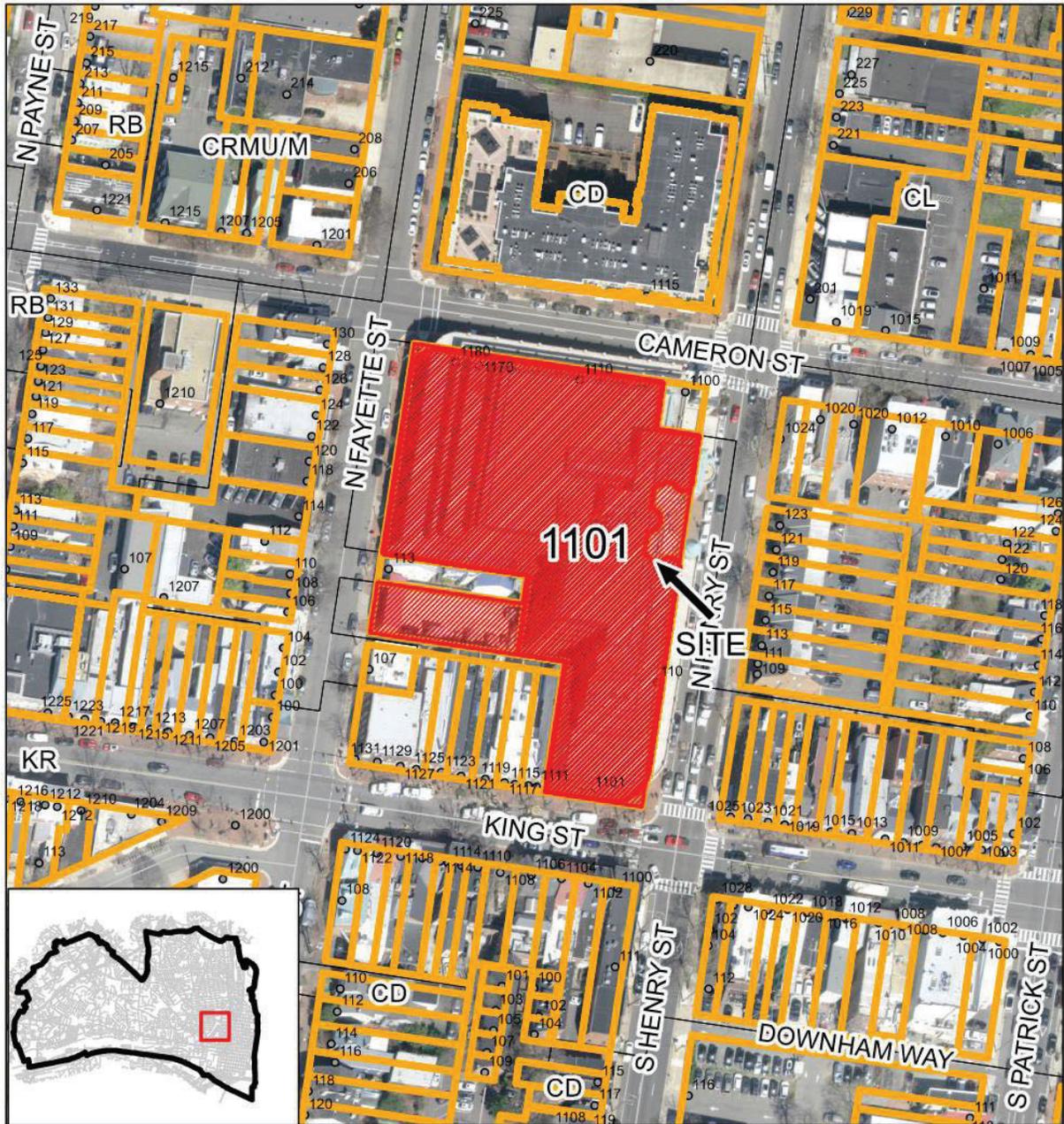
ZONE: KR/King Street Retail

STAFF RECOMMENDATION

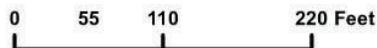
Staff recommends approval of the Certificate of Appropriateness, as submitted.

GENERAL NOTES TO THE APPLICANT

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Permit Center, 4850 Mark Center Drive, Suite 2015, 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.



BAR#2025-00511 OHAD
1101 King Street



I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to install one externally illuminated canopy sign at 1101 King Street. The proposed sign will consist of 3-inch-deep fabricated stainless steel channel letters with a translucent acrylic face, with a total sign area of 22.2 square feet.

Staff notes that the proposed sign will be located on the South Henry Street elevation of the subject property.

II. HISTORY

The Tycon Building is a seven-story brick commercial building located at 1101 King Street. It was designed by the architectural firm Zinser & Dunn and, according to The Washington Post, was “cast in the design of numerous other Colonial-style buildings in Old Town Alexandria...” (Beth Bateman, “New Crown for King Street,” October 19, 1985). When the building was designed in **1983**, this portion of King Street was not located within the historic district; however, the district boundaries were expanded the following year, and the King Street portion of the building was subsequently included within the district.

Previous BAR Approvals

The building has accommodated several commercial tenants and has received numerous BAR approvals, primarily related to signage. The current tenant was most recently approved on March 2, 2023, for a Permit to Demolish/Capsulate (partial) and a Certificate of Appropriateness for alterations under BAR2023-00053 and BAR2023-00068.

III. ANALYSIS

Staff has no objection to the proposed canopy sign. The *Design Guidelines* encourage signage that is compatible with, and visually integrated into, the architecture of the building. The proposed sign is appropriately located on the east elevation and is compatible in scale, materials, and design. Additionally, the sign is recessed from the property line and will have minimal impact on the public right-of-way or on surrounding properties.



Photo 1: Proposed signage during the day.



Photo 2: Proposed signage at night.

Staff recommends approval of the sign, as submitted.

STAFF

Amirah Lane, 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

C-1 Proposed wall sign will comply with Zoning

Code Administration

C-1 Sign permit is required

Transportation and Environmental Services

No comments

Alexandria Archaeology

F-1 No archaeology comments

V. ATTACHMENTS

- Application Materials
- Completed application
- Plans
- Material specifications
- Photographs

BAR CASE#

(OFFICE USE ONLY)

ADDRESS OF PROJECT: 1101 King Street

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

TAX MAP AND PARCEL: 50514300 ZONING: KR

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: City House Old Town LLC

Address: [Redacted]

City: [Redacted] State: [Redacted] Zip: [Redacted]

Phone: [Redacted] E-mail: [Redacted]

Authorized Agent (if applicable): Attorney Architect Contractor

Name: Patience Shaffer

Phone: [Redacted]

E-mail: [Redacted]

Legal Property Owner:

Name: City House Old Town LLC

Address: [Redacted]

City: [Redacted] State: [Redacted] Zip: [Redacted]

Phone: [Redacted] E-mail: [Redacted]

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).*

Install one (1) set of externally illuminated channel letters on top of the existing permanent canopy above the entrance for City House.

SUBMITTAL REQUIREMENTS:

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

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

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

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

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

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

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

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

- N/A Linear feet of building: Front: 347' _____ 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.

BAR CASE# _____

(OFFICE USE ONLY)

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

- I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: _____

Signature ID: 1ASZYHHG13...

Printed Name: _____

Patience Shaffer

Date: _____

11/10/2025

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1.		
2.		
3.		

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

Name	Address	Percent of Ownership
1.		
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

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

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

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

_____ _____  _____
 Date Printed Name Signature



401 Hampton Park Boulevard
 Capitol Heights, MD, 20743
 PHONE 240.765.1400
 FAX 240.765.1401
www.artdisplayco.com

PROJECT 1101 King Street - City House - Interior and Exterior Signage DESIGNER Romi Wang
 CLIENT / REPRESENTATIVE Casey Kilsheimer
 ADDRESS 1101 King Street | Alexandria, VA 22314 US
 DRAWING FILE 250264-13-18RW-1101 King Street - City House - Interior and Exterior Signage PERMIT

REVISIONS	
11 04/21/25 RW	16 08/07/25 RW
12 06/12/25 RW	17 09/16/25 RW
13 06/23/25 RW	18 09/18/25 RW
14 07/02/25 RW	
15 07/21/25 RW	

NOTES:
 Designs and sketches are sole property of Art Display Company and may not be used or reproduced without permission. Sketch colors are limited by printing technology and may not reflect the exact colors of the finished product. Signs shown on photos may not represent actual size and proportion to building.

Ⓢ ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED
 All electrical components are intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes, including proper grounding and bonding of the entire sign. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code. ALL REQUIRED ELECTRICAL SERVICE TO SIGN LOCATION BY OTHERS

INDEX OF DRAWINGS

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Elevation - Henry Street	03
CS - Canopy Sign	04
CS - Rendering	05
CS - Rendering - Night View	06

1101 KING STREET - CITY HOUSE

1101 King Street | Alexandria, VA 22314 US

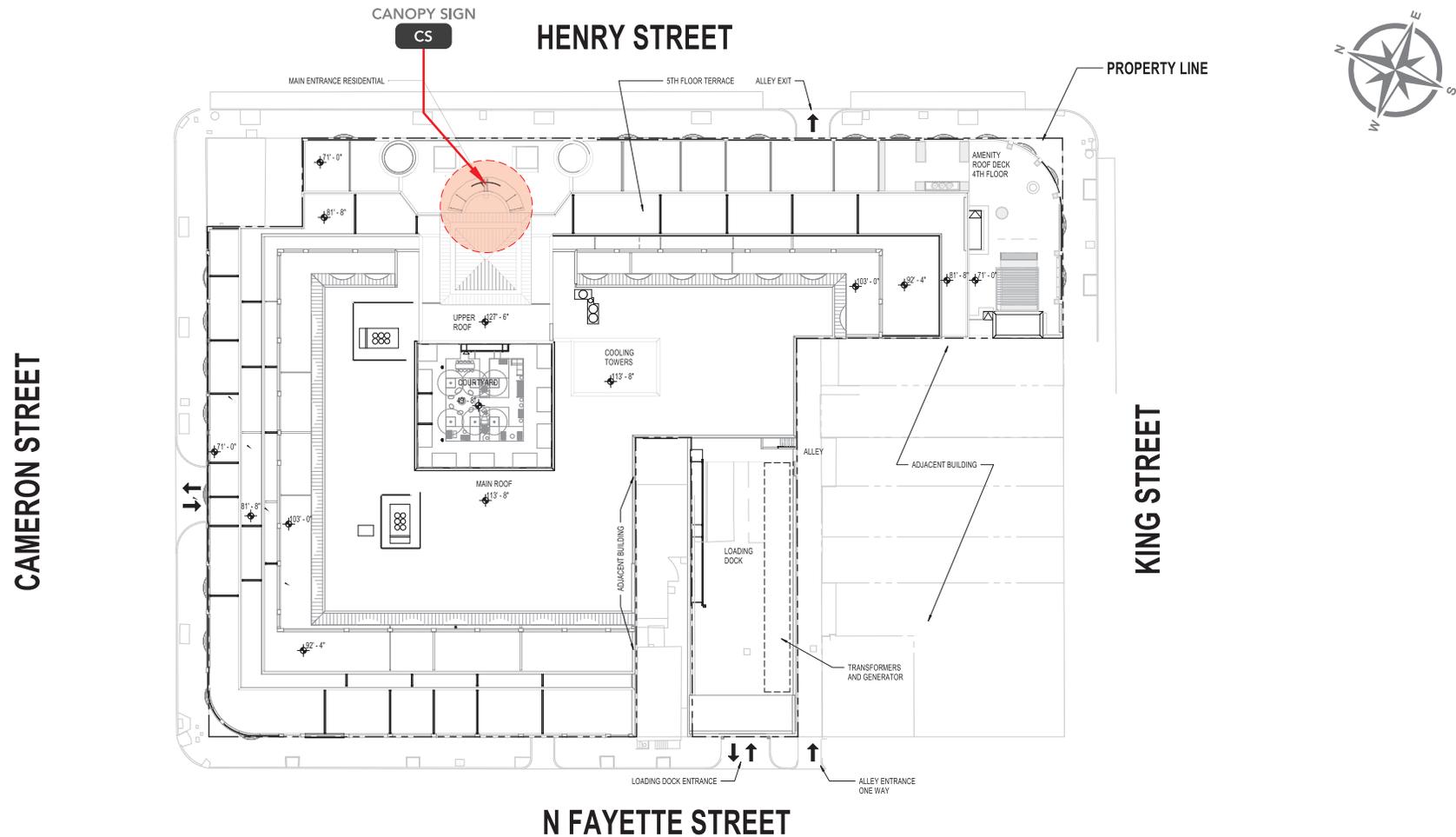
PREPARED BY ART DISPLAY CO.

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phone 240.765.1400 fax 240.765.1401
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EXTERIOR SIGN



SITE MAP - SIGN LOCATION



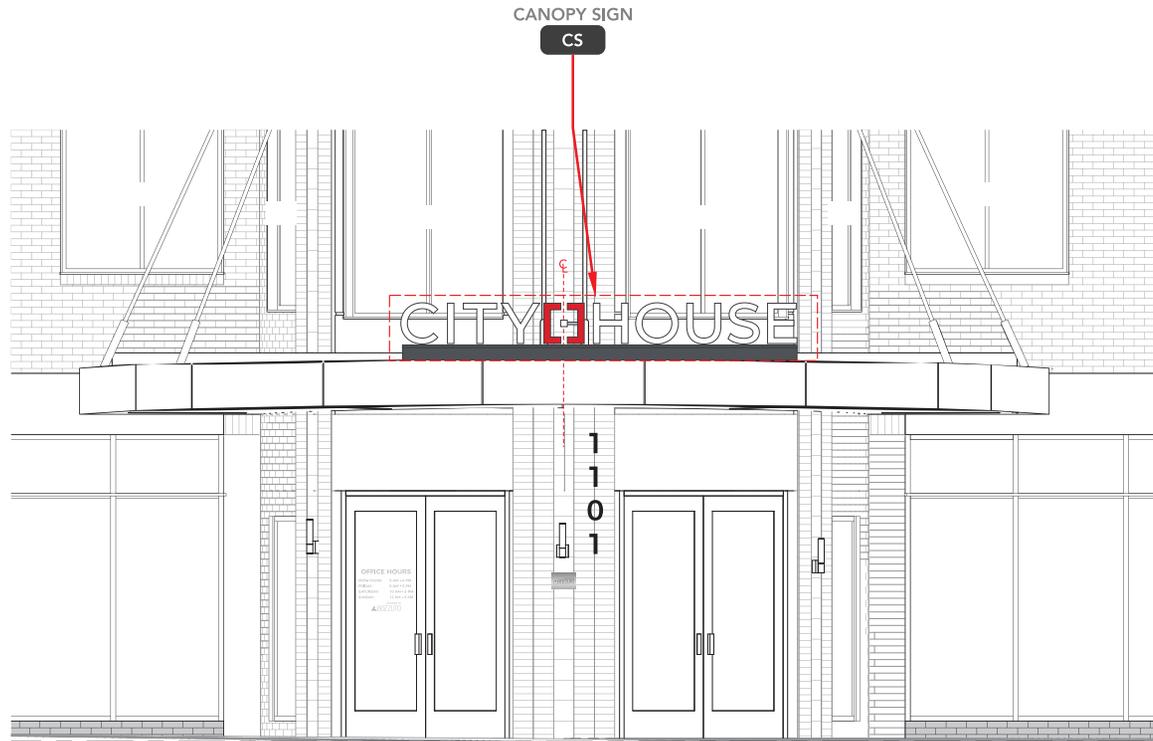
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ELEVATION - HENRY STREET



02 Elevation Plan
003 Scale: 1/4"=1'

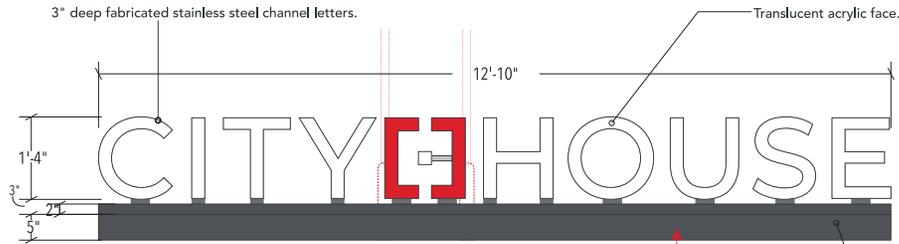


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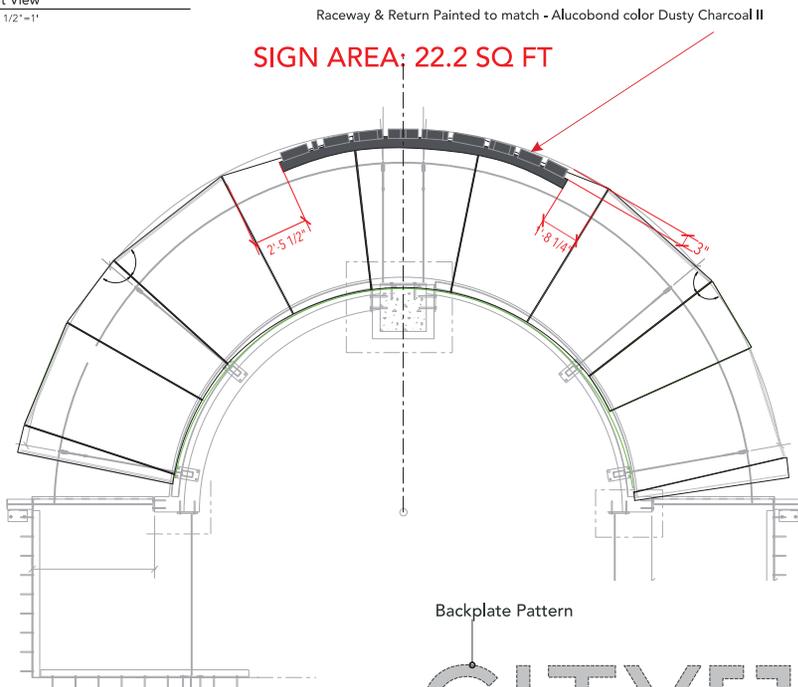
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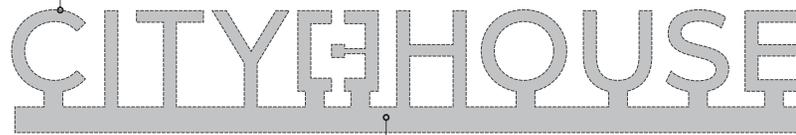
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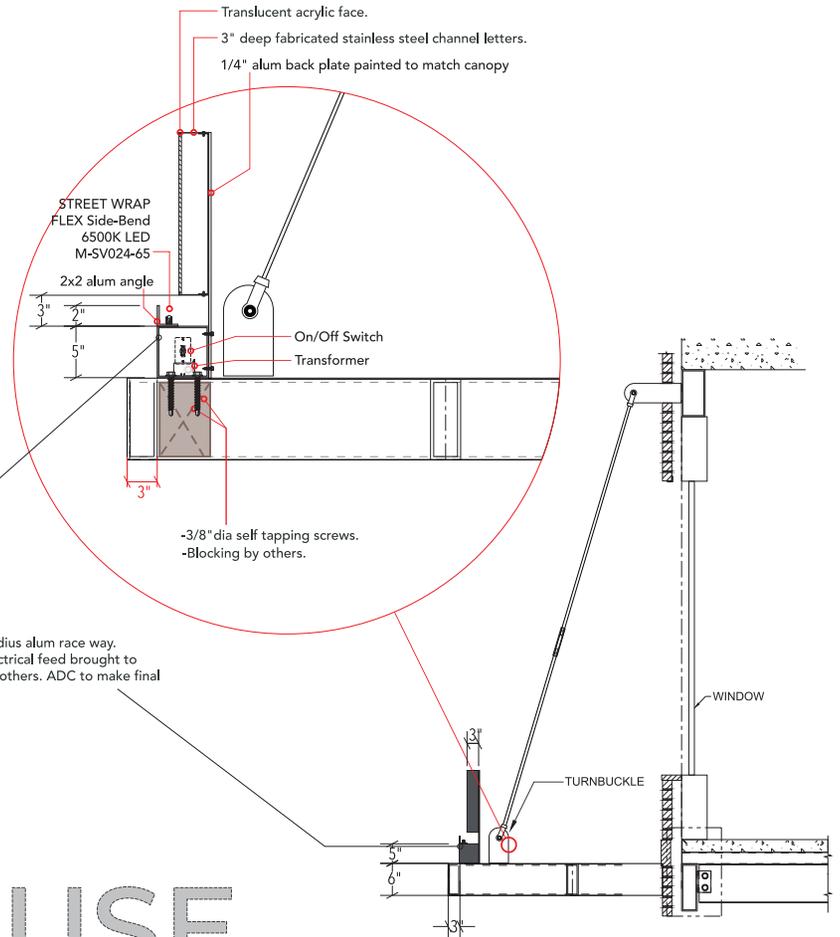
01 Front View
001 Scale: 1/2"=1'



01 Top View
003 Scale: 3/16"=1'



1/4" alum back plate painted to match canopy



01 Side View - Under Canopy
004 Scale: 3/8"=1'



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NIGHT VIEW



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STREET WRAP™ FLEX SIDE-BEND

24
VDC

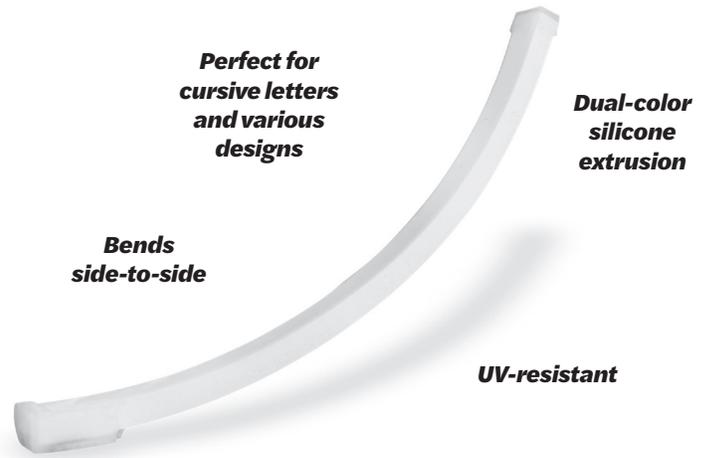


FLEX

Flexible LED illumination

Specifications

Dimensions L x W x H 24-ft and custom lengths available
 Input 24 V
 Min. bend radius 2.36"
 Power 3.66 W/ft.
 Operating temp. -40° C to +65° C
 Environment IP67
 Power supply Principal Sloan 24V
 Run footage Max. 24 ft.
 Applications Neon tube light source, building and sign outline lighting and cover lighting, indoor/outdoor, cursive letters and design
 Warranty 5-year Product/5-year Labor



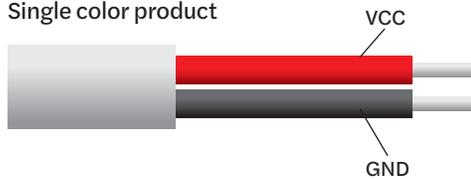
Product Options



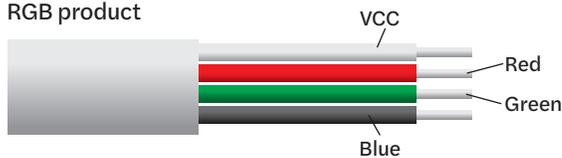
CCT/color	Jacket color	Lm/ft	Cut section length	Max. length/ 96 W PS	W/max. length	SKU
6500 K	White	107	3.9370"	287.4016"	87.7	M-SV024-65
5000 K						M-SV024-50
4000 K						M-SV024-40
Red (623 nm)	Red	46				M-SV024-RD
Orange (609 nm)	Orange	37				M-SV024-OR
Yellow (590 nm)	Yellow	51				M-SV024-YL
Green (525 nm)	Green	85				M-SV024-GR
Blue (468 nm)	Blue	23				M-SV024-BL
Cyan	White	16				3.2795"
Pink		9	M-SV024-PK			
RGB		N/A	M-SV024-3C			

Wiring

Single color product



RGB product



IMPORTANT WARRANTY INFO
 This warranty is void if any cuts are made in the field.
 Any cuts must be made by Principal Sloan to maintain warranty.
NOTE: The LED neon itself and all its components may not be mechanically stressed. Please ensure that the power supply is adequate to operate the total load. Only qualified personnel should be allowed to perform installations. The design of the housing should be according to the IP standards in the application. If surge protection structure not within power supplier, a lightning protector should be needed additionally. Before cutting and sealing, please read the user manual, and please ensure you have read and fully understand it. Please do not twist the product and do not bend it in wrong direction, see Figure 2 for a correct demonstration.



STREET WRAP™ FLEX SIDE-BEND

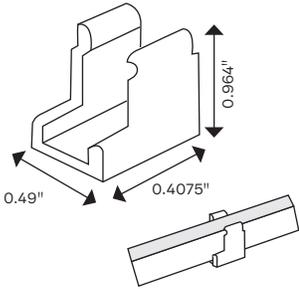
Flexible LED illumination

24
VDC



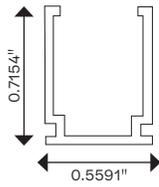
FLEX

Accessories



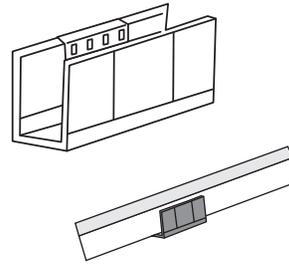
Transparent PC clips*
A-SVMH-CLPL

* Transparent clips are not warranted if used in outdoor applications.

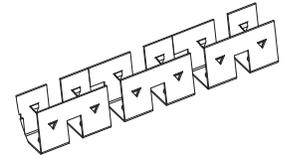


4-ft & 8-ft Aluminum mill finish extrusion for outdoor applications

4-ft: A-SVMH-TRAL-4
8-ft: A-SVMH-TRAL-8



Aluminum mill finish clips for outdoor applications
A-SVMH-CLAL



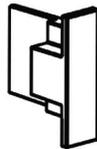
Stainless steel chain for curve installation
A-SVMH-CHSS

End Caps*



Silicone end cap
A-SVHW-ECSI

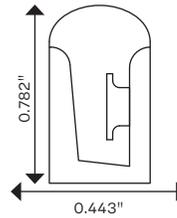
* End cap quantities are available upon request.



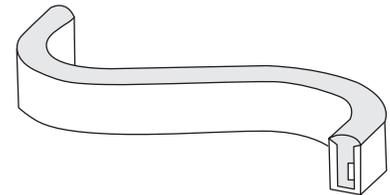
Silicone insert, single color
X-C-SV-SI1C



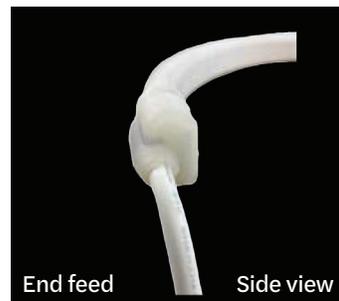
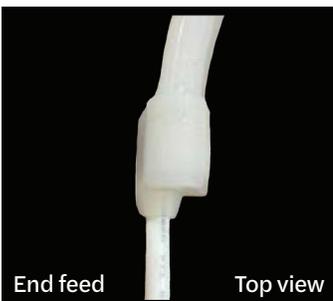
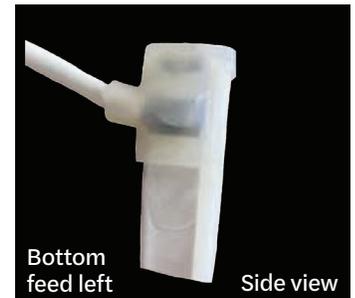
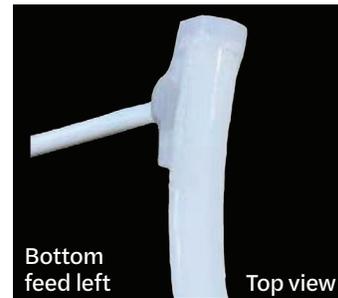
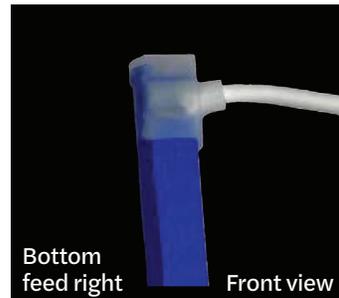
Silicone glue
A-SWFX-SA



Silicone insert, RGB
X-C-SV-SI3C



Types of Feed



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