

Docket Item # 1  
BAR CASE # 2013-00284

BAR Meeting  
September 25, 2013

**ISSUE:** Signs

**APPLICANT:** Cabinet Tile Countertop by Eric Alyatan

**LOCATION:** 1129 King Street

**ZONE:** KR / King Street Retail

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**STAFF RECOMMENDATION**

Staff recommends approval of the application as amended, with the following condition:

1. That the existing, inappropriate lighting located on the storefront is removed. If the applicant wishes to illuminate this sign, it must comply with Boards adopted *Criteria & Standards for Administrative Approval of Signs within the Historic District* and be approved by staff.

**\*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.



BAR2013-00284



## **I. ISSUE**

The applicant requests approval of a Certificate of Appropriateness for a sign on the first-floor of the retail space at 1129 King Street. The proposal includes individual, 1/4" thick acrylic, pin-mounted lettering painted black and installed on an existing frieze band above the storefront. The sign area totals 14 square feet, which is the maximum that the zoning ordinance permits on this 14' wide storefront, and twice the sign area that can be administratively approved at this location. The sign will say: CABINETS – TILES COUNTERTOPS which is the registered name of the business.

## **II. HISTORY**

The subject property, 1129 King Street, is one of a row of four buildings (1125-1131 King Street) united by a common façade in **1930**. The renovation of the two story buildings resulted in a row of street level commercial storefronts constructed of wood with metal frame windows and green marble bases.

The BAR and staff have approved a number of sign proposals at 1129 King Street throughout the years. The most recent application (BAR2010-00169) was approved by staff for a 7 sq. ft., non-illuminated, aluminum, pin-mounted letter sign. It should be noted that the previously approved aluminum, pin-mounted letter sign was never installed and, instead, the former tenant installed vinyl decals on the storefront windows, which were never approved by staff or the BAR. The vinyl decals have since been removed.

## **III. ANALYSIS**

The proposal is in conformance with Zoning Ordinance regulations.

The *Design Guidelines* note that "signs and awnings are prominent visual elements of the streetscape in commercial areas of the historic districts" and that "signs should augment, not compete with, the surrounding architecture." In addition, "signs should not overwhelm or obscure the architecture and decorative features of historic buildings." While the proposed sign area is relatively large for a narrow storefront, Staff believes that the pin-mounted lettering proposed for this location on the building is consistent with the *Design Guidelines* and that it is in proportion with the storefront and will not detract from the historic architectural character of the building.

However, during on a site visit, Staff noted two plastic spot lights mounted atop the projecting storefront bays. Staff could not locate any BAR approval or electrical permit for the plastic spot lights and, therefore, recommends their removal, as the *Design Guidelines* recommend exterior illumination which is fabricated with materials appropriate to the structure and fixtures which are sympathetic to the style of the building and do not detract from its architectural character. If, in the future, the applicant wishes to illuminate the subject sign, staff can administratively approve targeted, mini-spot lights which are small in size and do not damage the building upon installation. Alternatively, a single row of LED rope lights on the ledge above the storefront would provide a uniform illumination and not be visible at all from the street. As with past approval by the Board of this type of lighting, Staff would need to review the brightness of the illumination in the field to insure that it is appropriate prior to final approval.

Staff supports the application, with the comments noted above.

**STAFF**

Joshua Brooking, Senior Planning Technician, Planning & Zoning  
Al Cox, FAIA, Manager, Historic Preservation Section, Planning & Zoning

**IV. CITY DEPARTMENT COMMENTS**

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

**Code Administration**

No comments received.

**Transportation & Environmental Services**

No comments received.

**V. ATTACHMENTS**

*1 – Supporting Materials*

*2 – Application BAR2013-00284 at 1129 King Street*















101"  
 20"  
**CABINETS - TILES  
 COUNTERTOPS**

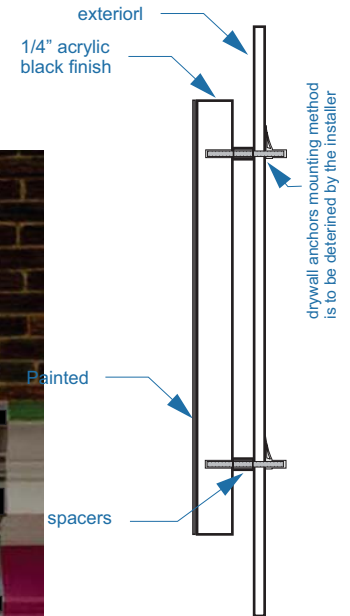
**Dimensional Letters**

1/4" acrylic letters

Pin mounted with spacers.

Color: Black



14sf



house	Initials	Date
Pre-proof:		
Final QC:		

Compare the finished product to signed off proof sheet. Check finishing details, colors, sizing.

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<b>APPROVAL:</b> SIGNATURE & DATE		CHANGES AFTER YOU APPROVE THE PROOF COULD RESULT IN ADDITIONAL CHARGES		Please review this proof and fax or email back with your signature or any corrections so that we may get started on assembling your sign. Please check for SPELLING, CORRECT SIZE AND ORIENTATION, COLORS, BORDER and please check if the graphics are the correct size and appropriate for the location of the sign and please check if the main point of your message is easy to read.	
<b>CLIENT:</b>		<b>ACCOUNT REP:</b>		<b>SITE ADDRESS:</b>	
<b>JOB NAME:</b>		<b>QUOTE#:</b>		 	
<b>DESIGNER:</b>		<b>WIP#:</b>			
<b>DRAFTSMAN:</b>		<b>DATE:</b> CVV		9	

Composite Default screen



**Temporary Banner**

13 oz

Hemmed and grommeted



In house	Initials	Date
Pre-proof:		
Final QC:		
Compare the finished product to signed off proof sheet. Check finishing details, colors, sizing.		

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<b>CLIENT:</b>		<b>ACCOUNT REP:</b>		<b>SITE ADDRESS:</b>	
<b>JOB NAME:</b>		<b>QUOTE#:</b>			
<b>DESIGNER:</b>	<b>DRAFTSMAN:</b>	<b>SCALE:</b>	<b>DATE:</b> CVV	<b>WIP#:</b>	10



BAR Case # 2013-00284

ADDRESS OF PROJECT: 1129 King Street, Alexandria, VA 22314  
 TAX MAP AND PARCEL: 064.03-08-06 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: Cabinet Tile Counter top  
 Address: 1129 King Street  
 City: Alexandria State: VA Zip: 22314  
 Phone: 703-980-0093 E-mail: ericakyaatan@yahoo.com

Authorized Agent (if applicable): ☐ Attorney ☐ Architect ☒ Manager

Name: Eric Akyaatan Phone: \_\_\_\_\_  
 E-mail: ericakyaatan@yahoo.com

Legal Property Owner:

Name: Tanet S. Goddin  
 Address: 1109 Grinnell Street  
 City: Key West State: FL Zip: 33040  
 Phone: 305-292-1122 E-mail: wellyg1@bellsouth.net

- ☐ 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 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 checked="" type="checkbox"/> other <u>Sign</u> |   |   |                                   |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

Router cut Pin mounted PVC letters,  
Akzo GGP spray enamel coated  
color black to be installed above front  
entrance, centered in the sign band area

**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: 14.00 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 5 sets of revised materials.

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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: Erik Akyatan

Date: 08/01/13



# 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. Eric Akayan	1129 King Street	100%
2.	Alexandria, VA 22314	
3.		

2. Property. State the name, address, and percent of ownership of any person or entity owning an interest in the property located at 1129 King Street, Alexandria, VA 22314 (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. Janet S. Goddard	1109 Grinnell Street	100%
2.	Kay West, FL 33040	
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.	None	
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.

08/29/13  
Date

Eric Akayan  
Printed Name

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Signature