

Docket Item # 2
BAR CASE # 2014-00269

BAR Meeting
October 1, 2014

ISSUE: Signage
APPLICANT: District Taco
LOCATION: 701 South Washington Street
ZONE: CL / Commercial

STAFF RECOMMENDATION

Staff recommends approval of the application with the condition that the pin mounted sign on the south elevation facing the parking lot be deleted and that the pin mounted signs on the north and east elevations be installed into the mortar joints and not the brick.

****EXPIRATION OF APPROVALS:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.

****APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.



BAR2014-00269



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for new signage at 701 South Washington, which was constructed in **1997** for a Chicken Out restaurant. The signage consists of three pin-mounted white individual letter signs with the business name, District Taco, measuring 17'- 11" by 1'- 6" (approximately 27 square feet each) on the Franklin Street, South Washington Street and parking lot elevations. The aluminum letters will be painted white. The applicant also proposes to install a single blade sign with the District Taco logo at the corner of Franklin and South Washington streets. The red, green and white logo sign will measure 2'- 5" by 1'- 6" (approximately 3.5 feet) and be constructed of acrylic over a 4" metal cabinet. The sign will be attached at the corner of the building with an aluminum arm and hardware. The applicant also intends to repair and/or replace the awnings at the front of the building and cover them with a dark green Sunbrella fabric. The awning over the rear service entrance will be removed.

II. HISTORY:

701 South Washington Street is a one story brick building that was built as one of the chain of restaurants known as Chicken Out. It occupies the site of a former gas station and was approved by the Board in **1997** (BAR Case #97-0098, 7/16/97). The original sign package approved by the BAR for Chicken Out was for four signs (BAR Case #98-00134, 10/21/98). In 2000, the BAR approved a revised Chicken Out sign package (BAR Case #2000-0062).

III. ANALYSIS:

The proposed signs comply with the zoning ordinance.

As the Board is aware, BAR Staff can administratively approve up to three signs on corner buildings. In this particular case, Staff supports additional signage because of the size of the building as well as its location on a highly trafficked, less pedestrian-oriented area of Old Town. Staff has worked with the applicant on the sign package for District Taco and finds the proposed signage acceptable, with the exception of the south-facing pin mounted sign facing the parking lot. Although a south-facing sign was approved by the Board in 1998 for Chicken Out, it seems both unnecessary and redundant because drivers and walkers traveling north-bound will see the wall sign facing Washington Street. While pin mounted signs on brick buildings are often discouraged because they can create numerous holes in the façade, Staff supports their use in this case because the signs will not obscure the building's high quality basket weave bond brick work. In addition, while the District Taco font on the pin mounted sign is very simple, it is part of the restaurant's corporate logo and Staff supports it. As with all pin mounted signs, Staff recommends that the sign be installed into the mortar joints and not the brick. Staff has no objection to the single blade sign.

The *Design Guidelines* specifically state that "The Board is particularly concerned with the maintenance and memorial character of the George Washington Memorial Parkway which passes through Alexandria as Washington Street. Therefore, requests for signage on Washington Street must be compatible with the memorial nature of the parkway." In the opinion of Staff, the proposed signage, with the change recommended by Staff, will meet the recommendations contained in the *Design Guidelines*.

STAFF:

Stephanie Sample, Historic Preservation Planner, 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

- R-1 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-2 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 Previously reviewed under BAR2009-00030 (TES)
- F-2 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)
- 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 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-4 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-5 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)

V. ATTACHMENTS

1 – Supporting Materials

2 – Application BAR2014-00269 at 701 South Washington Street

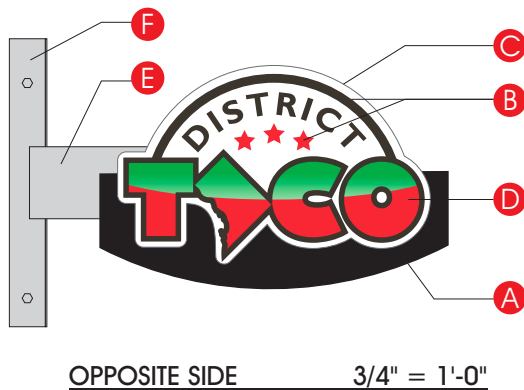
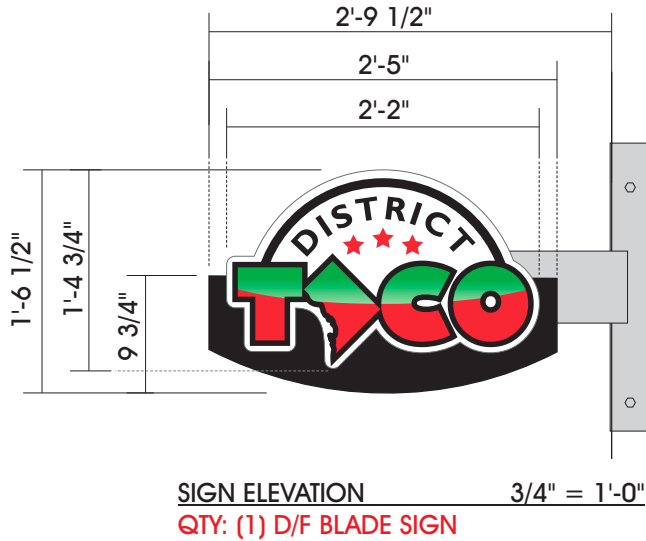
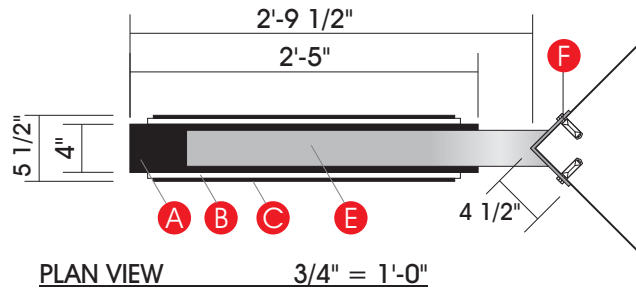
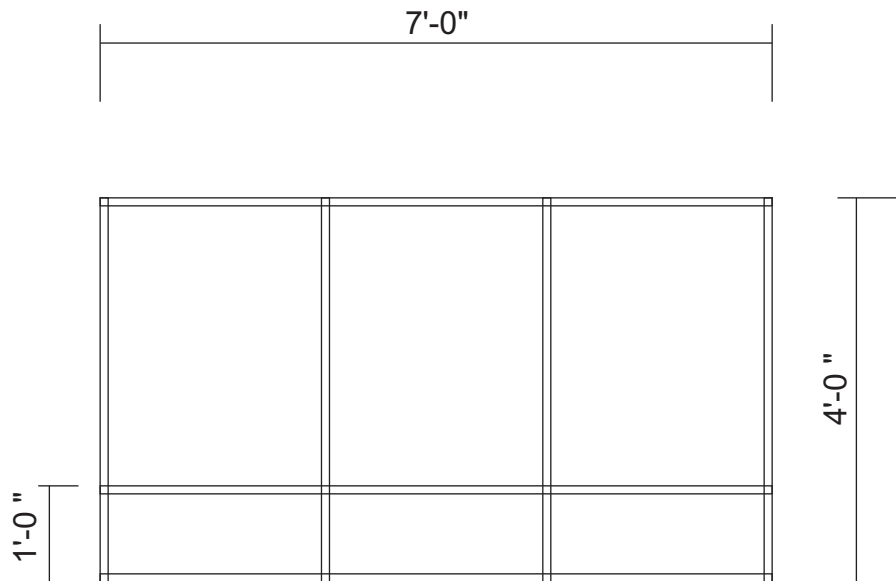
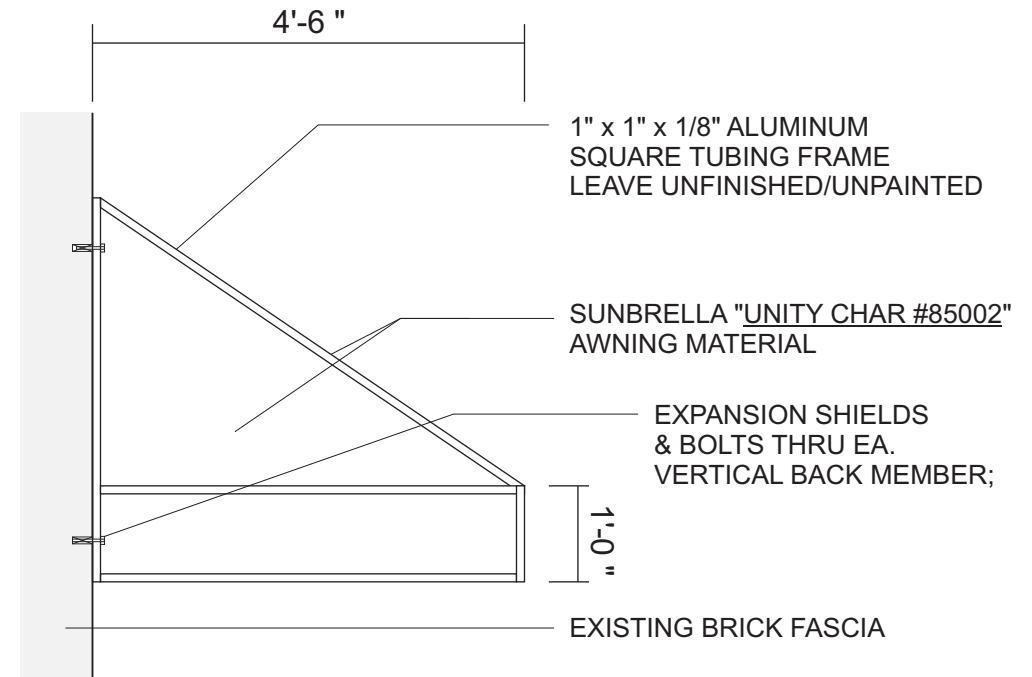


PHOTO RENDERING NTS

- A 4"DEEP ALUM. CABINET PTD. BLACK
- B 1/2"THK WHITE ACRYLIC PANEL
- C 1/4"THK ACRYLIC GRAPHICS PTD. BLACK, RED
- D DIGITALLY PRINTED GRAPHICS APPLIED 1ST SURFACE
- E 3" x 6" SQ. ALUM. TUBE ARM PTD. MP18150
- F 1/8"THK ALUM. MTG. PLATE PTD. MP18150



FRONT VIEW - AWNINGS (TYP.) SCALE $\frac{1}{2}$ " = 1'-0"

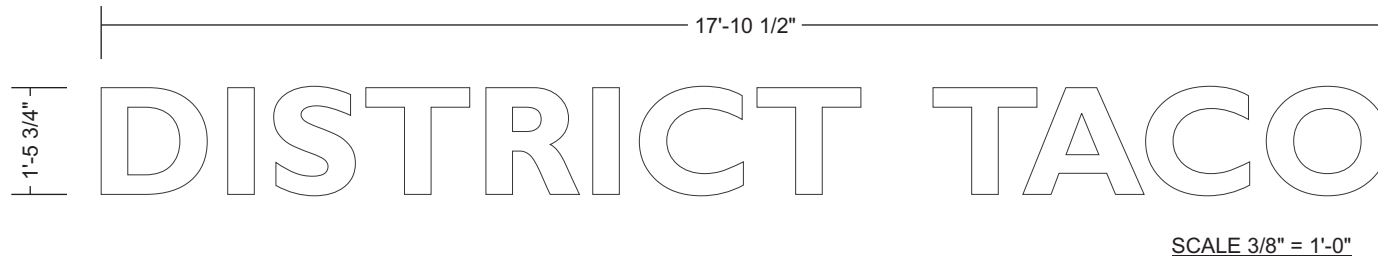


MOUNTING DETAIL - AWNINGS (TYP.) NTS

FABRICATE Qty:(2) TWO NEW 7'-0"W X 4'-0"H X 4'-6"PROJ SHED-STYLE AWNINGS WITH CLOSED ENDS (12" VALANCE). SUNBRELLA AWNING MATERIAL UNITY CHAR #85002 STRETCHED OVER ALUMINUM FRAME. FRAME TO BE LEFT UNPAINTED/UNFINISHED. INSTALLED INTO BRICK FASCIA USING LAG BOLTS AND DOUBLE EXPANSION SHIELDS.

RECOVER Qty:(2) TWO EXISTING 7'-0"W X 4'-0"H X 4'-6"PROJ SHED-STYLE AWNING FRAMES WITH CLOSED ENDS (12" VALANCE). SUNBRELLA AWNING MATERIAL UNITY CHAR #85002 STRETCHED OVER ALUMINUM FRAME. FRAME TO BE LEFT UNPAINTED/UNFINISHED. INSTALLED INTO BRICK FASCIA USING LAG BOLTS AND DOUBLE EXPANSION SHIELDS.

This sign is intended to be installed in accordance with the requirements of Article 600 of the current National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



SCALE 3/8" = 1'-0"

Qty:(3) THREE SETS 1" DEEP FABRICATED ALUMINUM LETTERS PAINTED WHITE, STUD MOUNTED TO BRICK FACADE

1" DEEP FABRICATED
ALUMINUM LETTERS
STUD MOUNTED TO BRICK
FACADE, PAINTED WHITE

SECTION VIEW NTS



PHOTO RENDERINGS NTS

This sign is intended to be installed in accordance with the requirements of Article 600 of the current National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

BAR Case # 2014-00269

ADDRESS OF PROJECT: 701 S. Washington 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: District TACO

Address: 701 S. Washington St.

City: Alexandria State: VA Zip: _____

Phone: _____ E-mail: _____

Authorized Agent (if applicable): ☐ Attorney ☐ Architect

☒ Agent Agent

Name: GARY BRENT Phone: 410-507-0053

E-mail: gary_brent@mypermits.com

Legal Property Owner:

Name: A & H Ltd. Liability Co.

Address: 901 King St. suite 102

City: Alexandria State: VA Zip: 22314

Phone: _____ E-mail: _____

- ☐ 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 type="checkbox"/> other _____ | | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☒ SIGNAGE

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

INSTALL (3) NON-ILLUMINATED WALL SIGN LETTER SETS - "DISTRICT TACO"; INSTALL (2) NON-ILLUMINATED WALL SIGN LOGOS; INSTALL (2) NEW NON-ILLUMINATED AWNINGS; INSTALL (2) EXISTING AWNINGS WITH NEW CANVAS COVERS

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 12 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: 75 Secondary front (if corner lot): 75
 - ☒ ☐ Square feet of existing signs to remain: 0
 - ☒ ☐ 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.

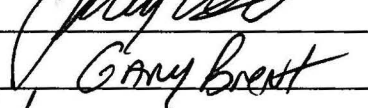
- N/A
- ☐ ☐ Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
 - ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC 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 12 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: Gary Brent
Date: 8/8/14

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. District Taco	2828 Fallfax Drive Falls Church, VA 22042	See attached ownership table
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 701 S Washington St. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. A&H LLC	901 King St Alexandria, VA 22314	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.		
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 / 05 / 2014

Date

Chris Medhurst

Printed Name



Signature