

Docket Item # 4  
BAR CASE # 2015-0371

BAR Meeting  
December 16, 2015

**ISSUE:** After-the-fact Alterations

**APPLICANT:** Majestic Café by David Nicholas

**LOCATION:** 911 King Street

**ZONE:** KR / King Street Retail

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**STAFF RECOMMENDATION**

Staff recommends approval of the awning with the condition that the illegal window decals be removed within five days of BAR approval and that no additional signage beyond the three existing signs be installed.

**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](mailto: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.



BAR2015-00371



## **I. ISSUE**

The applicant is requesting after-the-fact approval for the installation of an awning on the façade of 911 King Street. The new awning is a black canvas awning with a rigid frame that measures 6' - 8" in width, replacing a previously approved retractable awning that measured 17' - 8".

## **II. HISTORY**

The New Majestic Restaurant was essentially constructed in **1948-1949**; an existing residence on the lot was completely rebuilt. The late Art Deco-style restaurant, with its limestone front, was designed by Charles Garner and built by Marcus Malanatis, both of Washington, D.C. As its name suggests, the restaurant was the second location of the Majestic Café, operated by Greek immigrants, John and Zoe Gadonas. The New Majestic remained in operation until 1978. Through the years, the upper story was occupied by various uses, including an employment agency, a doctor's office, and several beauty salons. The café's prominent exterior signs were removed around 1994.

In 1998, the BAR approved rooftop HVAC screening, minor alterations on the rear and the following signage: Replacement of the signage that was removed ca. 1994 by the replication of two of the former signs. One sign will be a copy of the original 1949, wall-mounted "RESTAURANT" sign which was mounted between the first- and second-story windows. The original measured approximately 2'6" x 18'3" and was metal, with a black background and white painted letters with neon illumination over the lettering. The second sign is to be a copy of the projecting "New MAJESTIC/ Sea food" sign which hung over the center of the second-story windows. The sign was erected in the 1950s. It was metal with white painted lettering and neon over the lettering. It measured approximately 3' x 13'8". The new sign would differ somewhat in that it is to read only "The MAJESTIC." The sign is proposed to be shifted in position so that it no longer partially obscures the upper windows, but is to be installed over the pilaster at the southeast corner of the building. The neon "MAJESTIC CAFE" sign in the first-floor window, probably also added in the 1950s, is to remain. (BAR Case #98-216, 1/6/99). A condition of the BAR approval at that time stated: "No additional signs beyond those in this application shall be placed in the windows or on the exterior of the building, now or in the future, while any of these signs remain."

In 2001, the BAR approved a black canvas awning that spanned the width of the façade with no signage or graphics (BAR Case #2001-0024, 3/7/01).

## **III. ANALYSIS**

The *Design Guidelines* state: "Like signs, awnings can have a powerful visual effect on the overall appearance of a building and like signs, awnings should play a secondary role and augment, not compete with the architecture of a historic building." The *Guidelines* also note that shed awnings are generally more appropriate, awnings should be of canvas rather than plastic and that the awning color should be appropriate to the building. The black canvas awning that has been installed is historically appropriate and significantly smaller than the previous awning. Staff has no objection to the design, finding it appropriate located over the entrance. The smaller awning also allows a historic neon sign in the front window to be significantly more prominent.

As noted in the History section above, the neon sign in the front window, as well as the neon wall sign and blade sign, while all historically appropriate for this building and highly representative of how King Street looked in the mid-20<sup>th</sup> century, are over the permitted sign area allowance. Therefore, no additional signage can be approved for this building and be in compliance with zoning ordinance regulations. The owner has installed window decals in the front window that were never approved by the BAR and are not compliant with zoning.

Therefore, staff conditions the after-the-fact approval of the awning with a requirement that the illegal window decals be removed within five days of the BAR's approval.

**STAFF**

Catherine K. Miliaras, Historic Preservation 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 Proposed replacement awning will comply with zoning.
- C-2 Illegal window decals should be removed and no additional signage beyond the three existing signs be installed.

**Code Administration**

No comments received.

**Transportation and Environmental Services**

- R-1 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- C-1 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-2 A sign may be erected or displayed flat against a building wall or at an angle thereto, so long as the sign does not project more than four feet from the building wall or within one foot of an established curb line and the bottom of the sign is at least eight feet above a sidewalk or parking area and at least 14.5 feet above any alley. (Sec. 5-2-29(c)) (T&ES)

- C-3 If any portion of the signage encroaches in the right of way, 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 named insured. (Sec. 5-29 (h)(1)) (T&ES)
- C-4 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 / Permit Section**  
**Attn: Kimberly Merritt**  
**301 King Street, Room 4130**  
**Alexandria, VA 22314**
- C-5 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)

**Archaeology Comments**

There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

**V. ATTACHMENTS**

*1 – Supplemental Materials*

*2 – Application for BAR 2015-0371: 911 King St*





ALEXANDRIA OFFICE  
911 King Street  
Alexandria, Virginia 22314  
ph: 571-327-1723  
fx: 703-548-4305

PROJECT TITLE  
**MAJESTIC CAFE  
EXTERIOR  
AWNING  
REPLACEMENT**

911 KING STREET  
ALEXANDRIA, VA 22314

SEAL

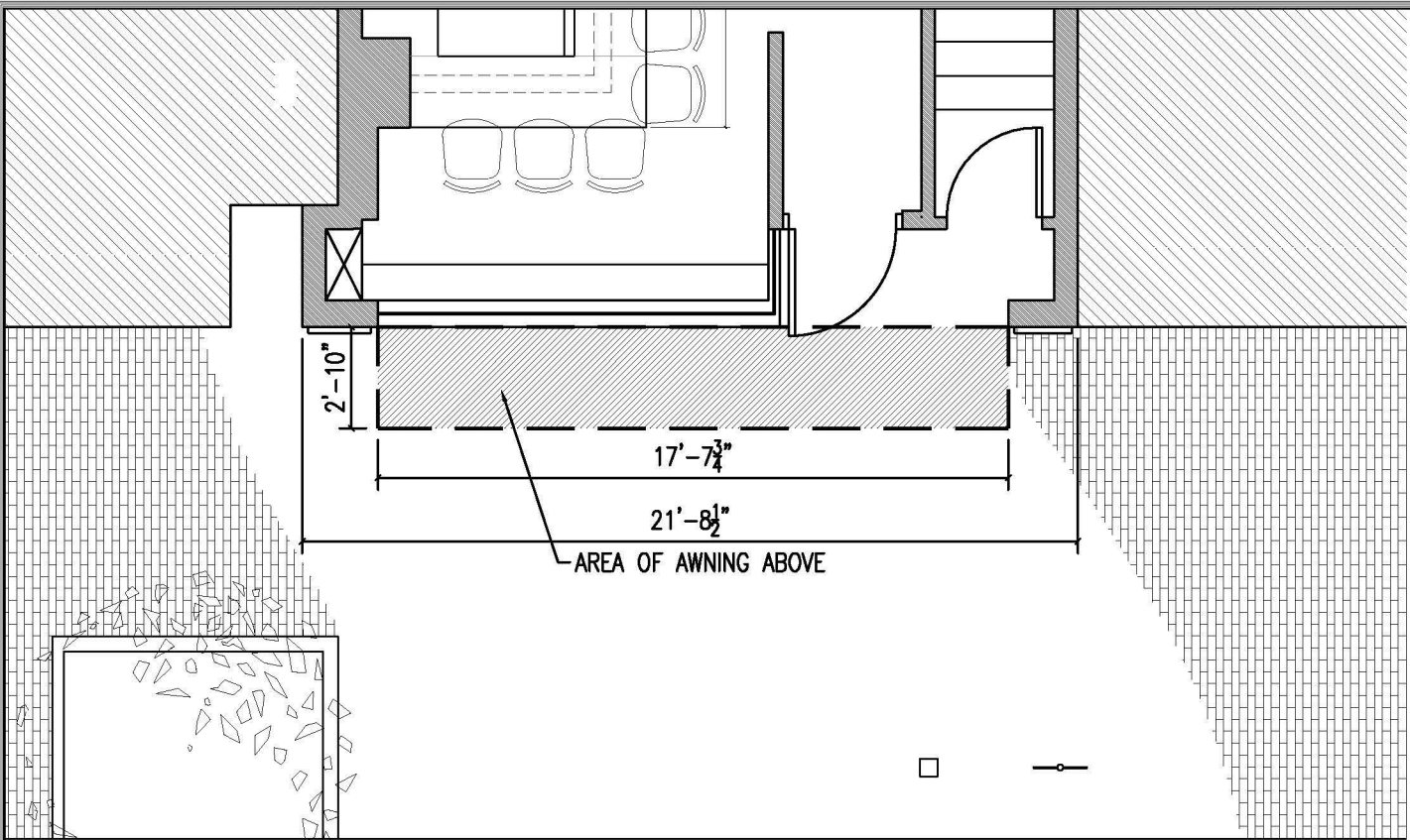
REVISIONS  
NUMBER DATE DESCRIPTION

DATE  
11-16-2015

SHEET TITLE  
AWNING REPLACEMENT  
ORIGINAL AWNING

SHEET NUMBER

**A1.0**



KING STREET

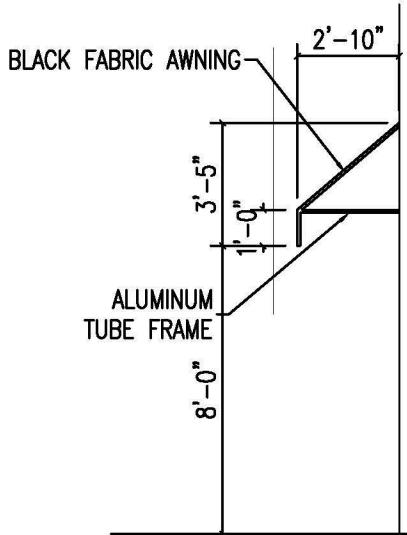
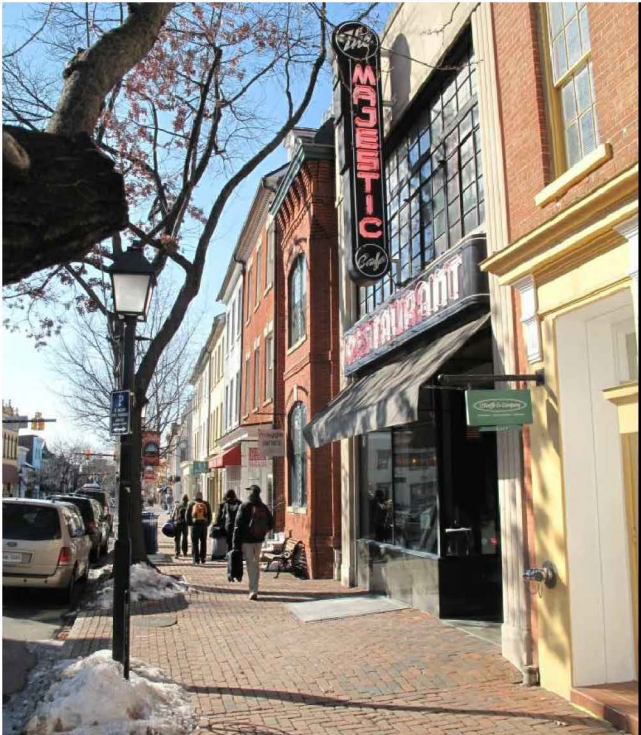
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3/16"=1'-0"



2 KING STREET FACADE  
3/16"=1'-0"



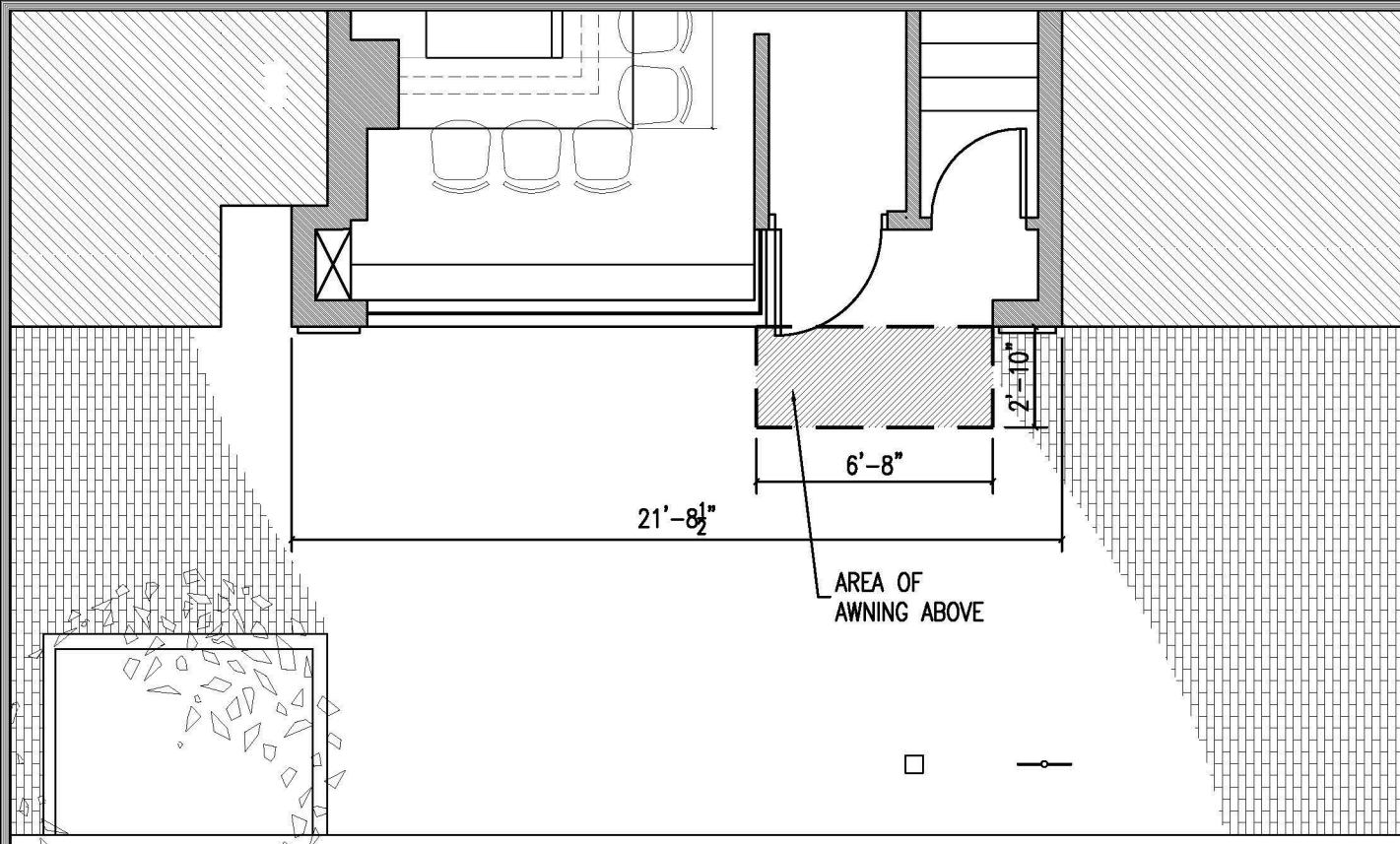
3 PRIOR AWNING PHOTOS  
NTS



4 AWNING SECTION  
3/16"=1'-0"

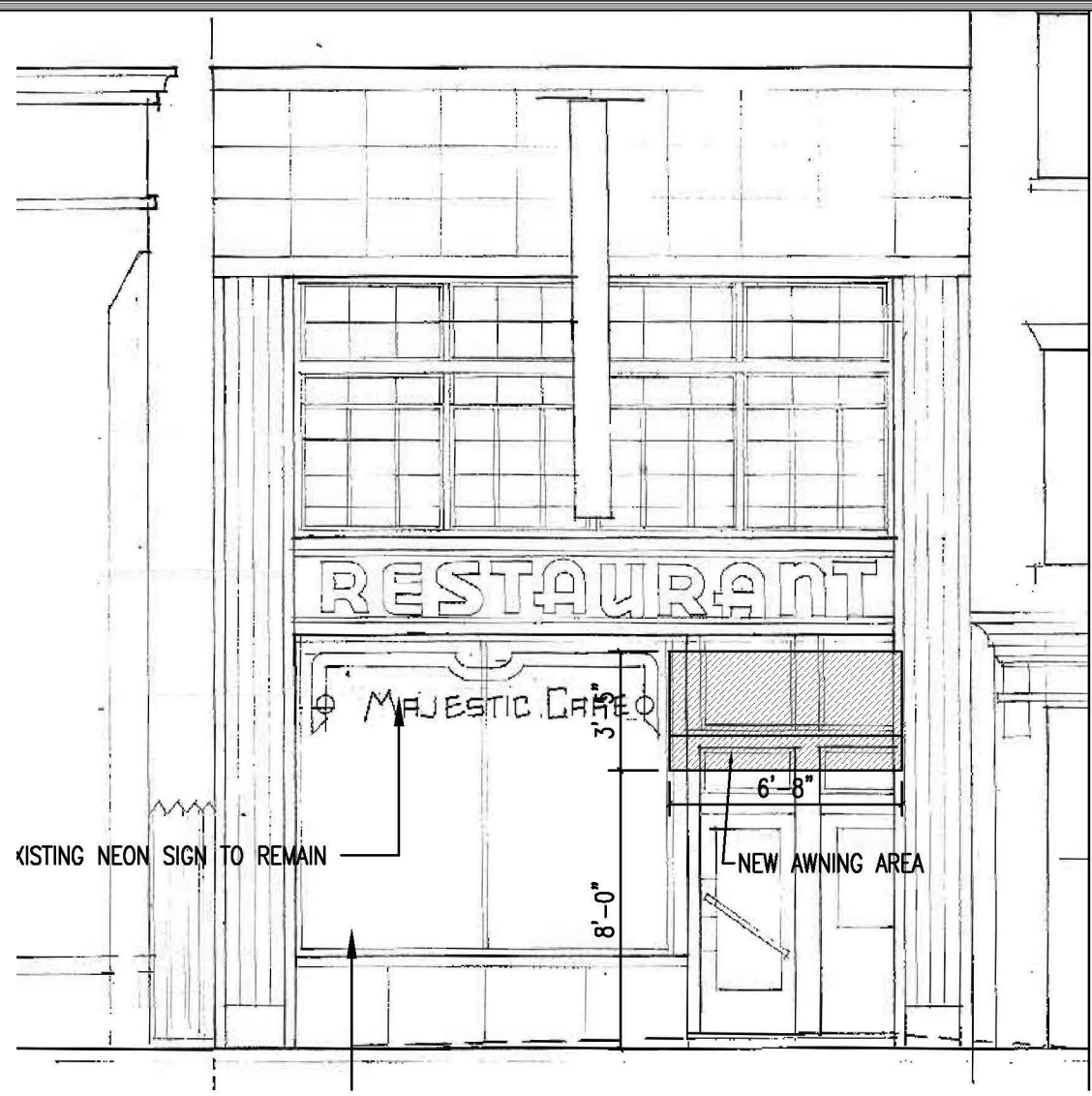
APPLICATION MATERIALS  
BAR2015-00371  
911 King St.  
11/17/2015



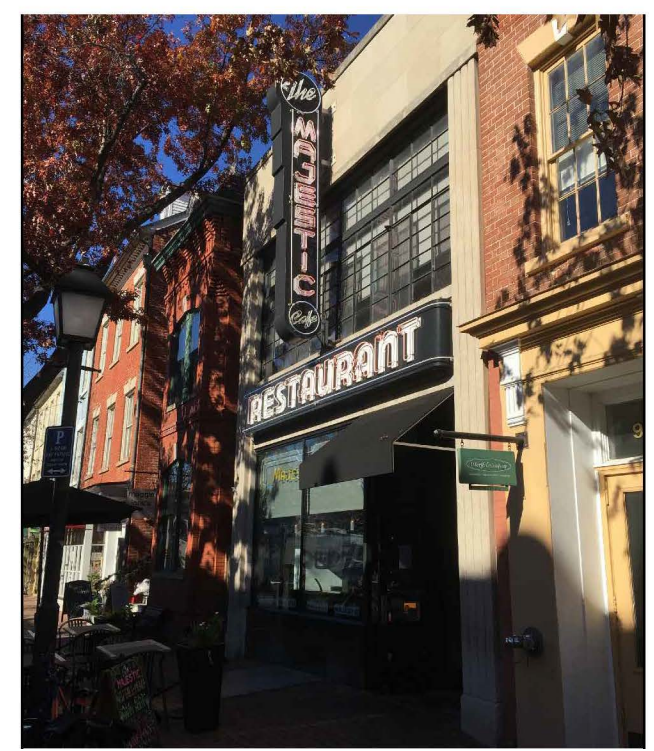
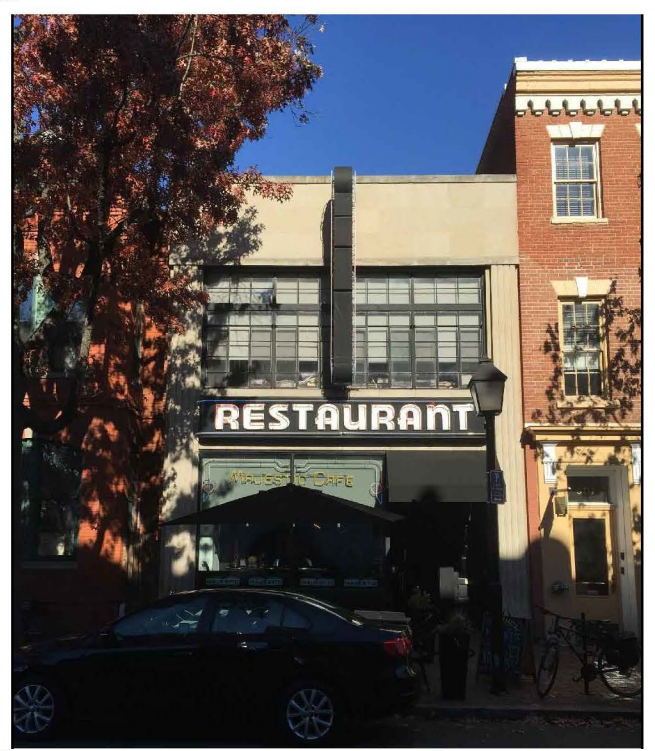


KING STREET

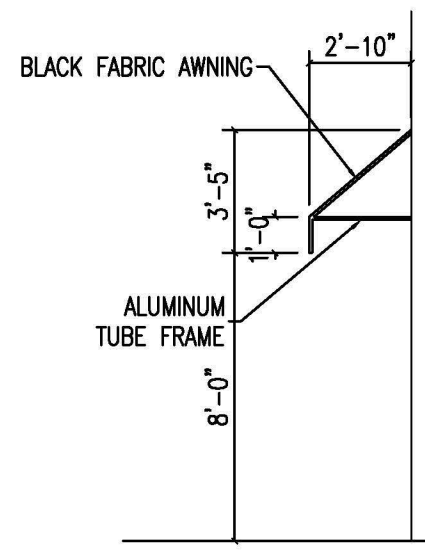
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APPLICATION MATERIALS  
BAR2015-00371  
911 King St.  
11/17/2015



ALEXANDRIA OFFICE  
911 King Street  
Alexandria, Virginia 22314  
ph: 571-327-1723  
fx: 703-548-4305

PROJECT TITLE  
MAJESTIC CAFE  
EXTERIOR  
AWNING  
REPLACEMENT

911 KING STREET  
ALEXANDRIA, VA 22314

SEAL

REVISIONS  
NUMBER DATE DESCRIPTION

DATE  
11-16-2015

SHEET TITLE  
AWNING REPLACEMENT  
NEW AWNING

SHEET NUMBER

A1.1



BAR Case # 2015-00371

ADDRESS OF PROJECT: 911 KING STREET

TAX MAP AND PARCEL: 064.04-05-42

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: MAJESTIC CAFE, DAVID NICHOLAS

Address: 911 KING STREET

City: ALEXANDRIA

State: VA

Zip: 22314

Phone: 703-837-9117

E-mail: dave@chaorestaurants.com

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

Name: PAUL BECKMANN

Phone: 571-327-1723

E-mail: PBECKMANN@BECK-ARCH.COM

Legal Property Owner:

Name: GADONAS PAULINE J, GADONAS DEMETRIOS J

Address: 501 CARLISLE DR

City: ALEXANDRIA

State: VA

Zip: 22301

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*

- |  |   |   |                                   |
|--|---|---|-----------------------------------|
| <input type="checkbox"/> NEW CONSTRUCTION  |   |   |                                   |
| <input checked="" type="checkbox"/> EXTERIOR ALTERATION: <i>Please check all that apply.</i> |   |   |                                   |
| <input checked="" 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 _____   |   |   |                                   |
| <input type="checkbox"/> ADDITION  |   |   |                                   |
| <input type="checkbox"/> DEMOLITION/ENCAPSULATION  |   |   |                                   |
| <input type="checkbox"/> SIGNAGE   |   |   |                                   |

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

REPLACEMENT OF EXISTING CANVAS AWNING WITH SHORTER CANVAS AWNING. NEW AWNING PROFILE (PROJECTION AND HEIGHT) TO MATCH EXISTING AWNING INSTALLATION. CANVAS TO BE BLACK TO MATCH EXISTING.

**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.*

- |   |   |
|---|---|
| <input type="checkbox"/> <input type="checkbox"/> | N/A   |
| <input type="checkbox"/> <input type="checkbox"/> | Survey plat showing the extent of the proposed demolition/encapsulation.  |
| <input type="checkbox"/> <input type="checkbox"/> | Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.                       |
| <input type="checkbox"/> <input type="checkbox"/> | Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished. |
| <input type="checkbox"/> <input type="checkbox"/> | Description of the reason for demolition/encapsulation.   |
| <input type="checkbox"/> <input type="checkbox"/> | 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 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: 21'-8" 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.



# 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. ARP	2215 Pitt Street Alexandria, VA 22314	63.33%
2. Thomas Herity	709 N. Jackson St Arlington, VA 22205	10.00%
3. Lisa Shaw	3450 Fordham Ct Boulder, CO 80305	6.67%

4. Murray Bonnit 1305 Leslie Avenue, Alexandria, VA 22304 20.00%

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 911 King 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. James Go to ngs	501 Carlyle Dr, Alex, VA	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. William Scott Swan	partner in ARP	Alex. Exam. Design Partnership (AEDP)
2. Murray Bonnit	Campaign contribution	City Council (Mayor)
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.

11/29/15 David Clapp   
Date Printed Name Signature

**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.

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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: PAUL BECKMANN, AIA

Date: 11-17-2015



# 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.

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4. Murray Bonnit 1305 Leslie Avenue, Alexandria, VA 20004 20.00%

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Name	Address	Percent of Ownership
1. James Edwards	501 Carlyle Dr, Alex, VA	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. William Scott Swan	partner in ARP	Alex. Exam. Draft Partnership (AEDP)
2. Murray Bonnit	Campaign contribution	City Council (Mayor)
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.

11/25/15  
Date

David Clapp  
Printed Name

  
Signature