

Docket Item # 3  
BAR CASE # 2017-00459

BAR Meeting  
January 3, 2018

**ISSUE:** Alterations (awnings)

**APPLICANT:** Vatican, LTD

**LOCATION:** 305 South Washington Street

**ZONE:** CD/Commercial downtown zone

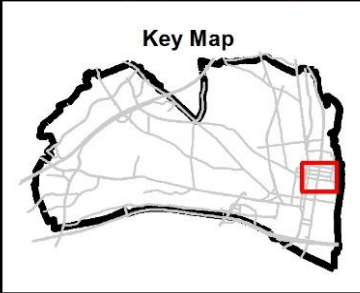
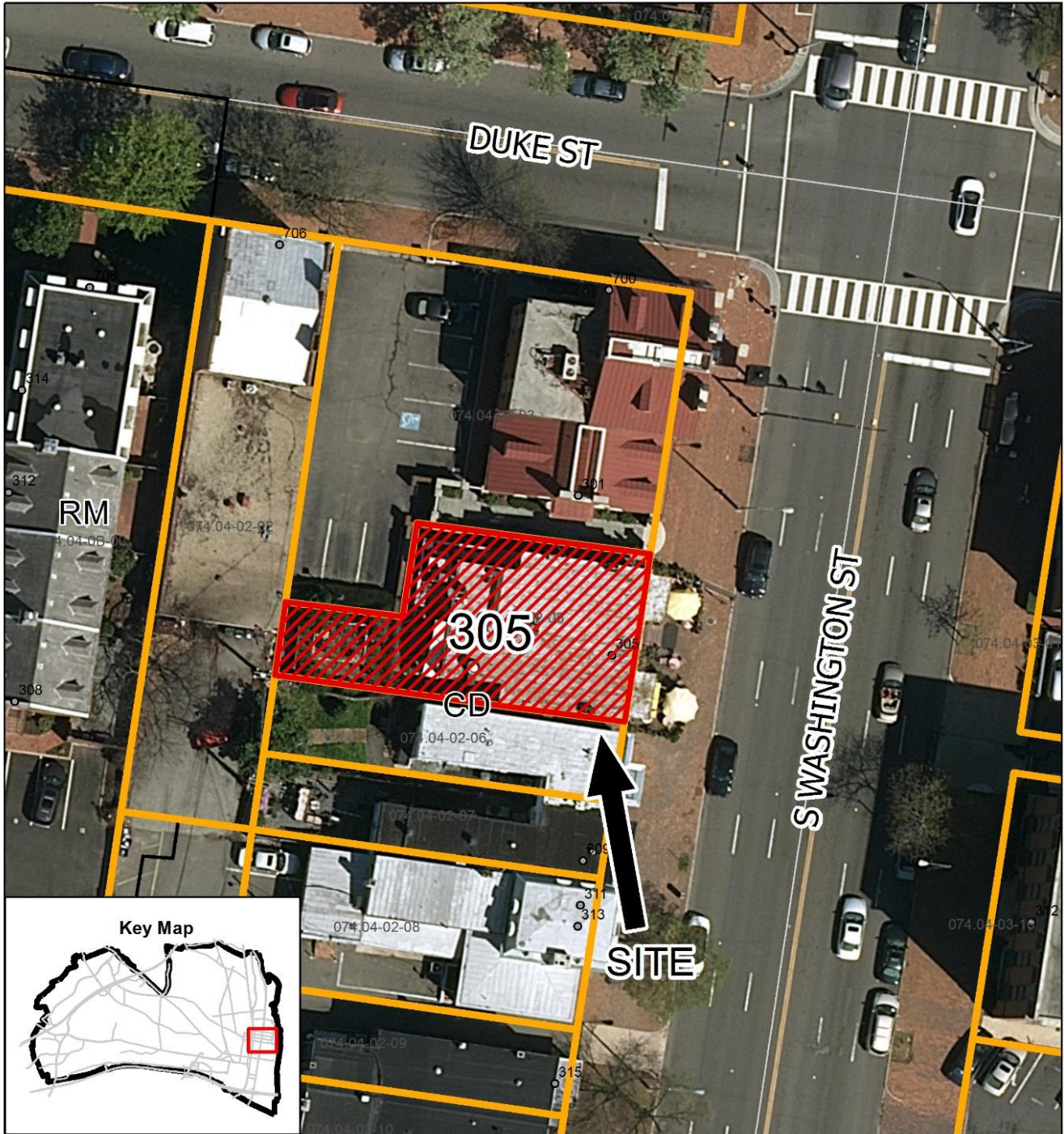
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**STAFF RECOMMENDATION:**

Staff recommends denial of the after-the-fact request for awnings.

**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, 703-746-4200 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.



0 0.002 0.004 0.008 0.012 0.016 Miles



**BAR2017-00459**  
**305 South Washington Street**





**I. ISSUE**

The applicant is requesting approval of a Certificate of Appropriateness for the after-the-fact installation of two awnings at 305 South Washington Street. The solid awnings have aluminum frames with yellow Sunbrella fabric with no signage. The southernmost awning is located on a multi-light bay window and the northernmost awning is located above a multi-light window. Prior to the installation of the new awnings, the north window had a fixed shed-style awning with signage and the south window had a fixed metal awning with signage.



**Figure 1. Previous awnings with signage on valances, prior to replacement.**



**Figure 2. Newly installed awnings (no BAR approval).**

This application was submitted to resolve the awning violation which was identified on November 13, 2017.

## II. HISTORY

305 South Washington Street, along with 303 South Washington Street, was constructed as a pair of two-story brick, Queen Anne style townhouses between 1891 and 1896, according to Sanborn Fire Insurance Maps. Although 303 and 305 South Washington Street were consolidated into a single parcel (date unknown) and the units were combined in the interior, the property still reads as a pair of townhouses. The recently replaced shed-style awning on the north window was approved by the BAR “with color and graphics to be approved by staff” on March 2, 1988 (BAR88-20). Staff could not locate any approval for the awning on the south, which was present before the BAR approved the north awning, as noted in a 1986 survey photo.



Figure 3 : 305 S. Washington St. in 1986, with an awning on the southernmost window only.

### Previous Approvals:

- 3/23/50 – Alter front, approved (303).
- 8/11/55 – One-story rear brick addition, approved (303).
- 5/13/1964 – Installation of a show window, approved as submitted (305).
- 8/12/1964 – Installation of a balcony and brick up windows, approved as submitted (305).
- 6/10/1970 – Construction of a fire escape on the rear elevation, approved as submitted (305).
- 4/15/1987 – Exhaust vent, withdrawn due to lack of notice (BAR 87-42, 303)
- 3/2/1988 – Awning on north window, approved with conditions (303).
- 6/3/1992 – After-the-fact approval of existing signage, approved with conditions (BAR 92-125, 305).
- 6/5/1996 – Neon sign, denied (BAR 96-103, 305).

In June 2017, a Special Use Permit for a change of restaurant ownership was administratively approved (SUP 2017-00075). This SUP continued many of the same conditions of the previous SUP for the restaurant first approved in 1986 which also included an encroachment to permit outdoor dining on the public sidewalk (SUP 1898). A restaurant has been operating in this location since 1972, which at the time did not require any special use permit.

### III. ANALYSIS

The *Design Guidelines* state that awnings in the commercial districts of Alexandria were historically retractable, with a sloped or shed-type form, and usually with loose valances. The *Guidelines* also note that awnings should be appropriate and sympathetic to the architectural style of the building to which they are attached and should not overwhelm or obscure the architecture and the decorative features of historic buildings. The *Standards* that the BAR must consider when evaluating a Certificate of Appropriateness, as outlined in Section 10-105 of the Zoning Ordinance explain what the BAR must consider. The *Standards* relevant to this case include that the BAR must consider “texture, material and color, and the extent to which any new architectural features are historically appropriate to the existing structure...” and also “the extent to which the building or structure would be harmonious with or incongruous to the old and historic aspect of the George Washington Memorial Parkway.” The awning design is neither historically appropriate to the Queen Anne townhouse façade nor respectful of the memorial character of the George Washington Memorial Parkway.

Although the BAR previously approved the shed awning with signage on the north, staff notes that at the time of 1988 approval the BAR had not yet adopted the *Design Guidelines* (adopted in 1993). In the opinion of staff, had the *Guidelines* been in effect at the time of approval, the awning would not have complied with the *Guidelines*. The installed awnings obscure the windows, do not properly fit the opening and obstruct the architectural details in the brickwork. The brickwork on this Queen Anne building is considered a character-defining feature. The awning on the multi-light projecting bay window seems particularly awkward and disproportionate. Additionally, given the different window sizes and locations of the awnings, they are visually disruptive to the harmony of this pair of historic townhouses which generally retain a high degree of historic integrity.



Figure 4: Newly installed southernmost awning.



Figure 5: Newly installed northernmost awning.

It is also important to note that the north awning was approved with signage and the installed awnings do not include signage. While staff is always supportive of awnings without signage, it seems that the restaurant’s original intent to use the awnings as a vehicle for signage is no longer

the case. Awnings today rarely serve their original utilitarian function of providing shade and are often part of an exterior scheme that may combine signage and lighting in a way to attract the public's interest. If the applicant's desire with the newly-installed awnings is to convey that this is a restaurant and to engage the public, staff notes that there are many potential options for interesting and effective signage on this historic property. For example, a wall sign, either fixed or painted on the brick, and a hanging sign, can be administratively approved by staff. Additionally, the applicant has an encroachment for outdoor dining and may use furniture, umbrellas and railings that are consistent with the King Street Outdoor Dining regulations. Colorful umbrellas, without any signage or lettering, are another method to add vitality to these buildings without obscuring the architectural features of the building.

In summary, staff recommends **denial** of the Certificate of Appropriateness for after-the-fact awnings finding the awnings to be inappropriate for the historic Queen Anne façade and encourages the applicant to work with staff on appropriate signage to complement the historic building façade while simultaneously meeting the needs of the restaurant.

**STAFF**

Amirah Lane, 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**

C-1 It is not clear whether the awnings are located on the subject property or encroaches onto the public-right-of-way. If the proposed awnings does encroaches onto the public-right-of-way then it must comply with the Code of Ordinances § 5-2-29(d) for street encroachments. This determination is based on the information the applicant provided.

**Code Administration**

C-1 A building permit, plan review and inspections are required to construct awnings and attach them to the structure.

**Transportation and Environmental Services**

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

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

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 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-4 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)
- C-5 If any portion of the awning 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)
- C6. The owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the City as an Additional Insured, against claims, demands, suits and related costs, including attorneys' fees, arising from any bodily injury or property damage which may occur as a result of the encroachment. (Sec. 5-29 (h)(1)) (T&ES)

**Please submit Insurance Certificate:**

**City of Alexandria**

**T&ES**

**Attn: Shanna Austin**

**301 King Street, Room 4130**

**Alexandria, VA 22314**

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**Alexandria Archaeology**

No comments received.

**V. ATTACHMENTS**

*1 – Application for BAR 2017-0459: 305 S Washington Street*

*2 – Supplemental Materials*

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ADDRESS OF PROJECT: 305 S. WASHINGTON STREET  
 TAX MAP AND PARCEL: 074.04-02-05 ZONING: CD

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: VATICAN LTDAddress: 305 S WASHINGTON STCity: ALEXANDRIA State: VA Zip: 22314Phone: 703-548-9338 E-mail: MICHAEL@LATRATTORIAOLOTOWN.COMAuthorized Agent (if applicable): ☐ Attorney ☐ Architect ☐ \_\_\_\_\_

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Legal Property Owner:

Name: FRANCESCO ABBRUZZESEAddress: 1604 BOYLE STCity: ALEXANDRIA State: VA Zip: 22314Phone: 571-643-4922 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.



BAR Case # \_\_\_\_\_

**NATURE OF PROPOSED WORK:** *Please check all that apply*

- ☐ NEW CONSTRUCTION  
☒ EXTERIOR ALTERATION: *Please check all that apply.*
- |  |   |   |                                   |
|--|---|---|-----------------------------------|
| <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 _____       |   |   |                                   |
- ☐ ADDITION  
☐ DEMOLITION/ENCAPSULATION  
☐ SIGNAGE

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

REPLACEMENT OF (2) EXISTING YELLOW AWNINGS WITH (2) NEW YELLOW AWNINGS. OLD AWNINGS WERE DIRTY, FADDED, AND STRUCTURALLY UNSOUND. NEW AWNINGS WERE KEPT THE SAME COLOR + CLOSE IN SIZE + STYLE.

PHOTOS ATTACHED...

**SUBMITTAL REQUIREMENTS:**

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

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

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.

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**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: 36' 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.

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**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.

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: Michael SwintonPrinted Name: Michael SwintonDate: 11/24/12

## 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. MICHAEL STOUTON	6500 BOULVARD VW ALEX, VA 22304	47.5%
2. ALAIN BOLLIGER	320 S WEST ST ALEX, VA 22314	35%
3. WILLIAM WHITE	7917 SPOTSWOOD DR ALEX, VA 22304	17.5%

**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 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.

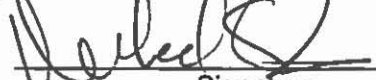
Name	Address	Percent of Ownership
1. FRANCESCO ARBENZONI	1624 Bayle St, ALEX, VA 22314	100%
2.		
3.		

**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. N/A		
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.

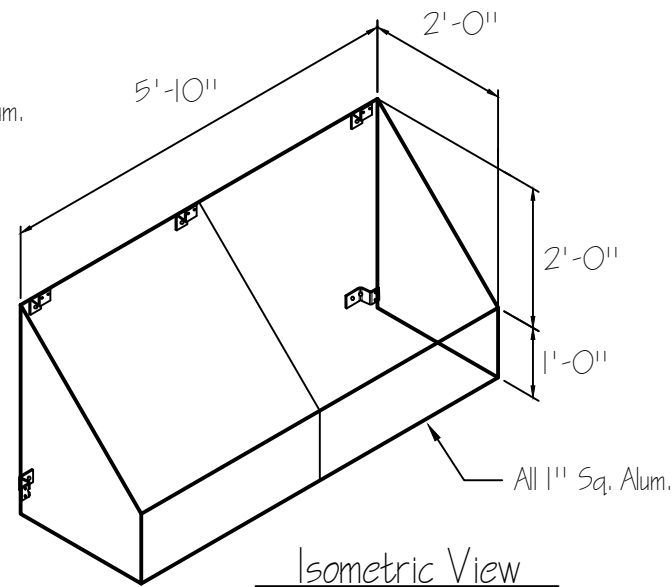
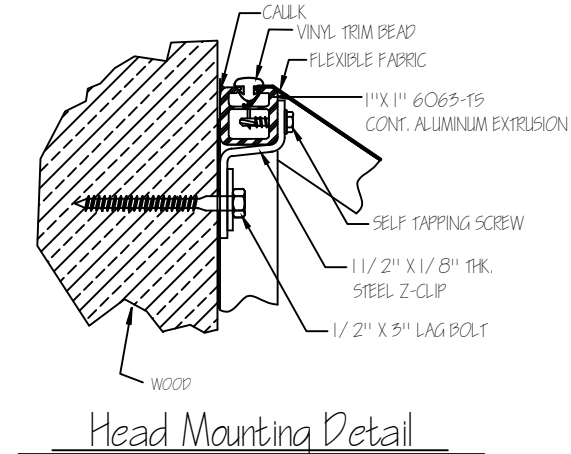
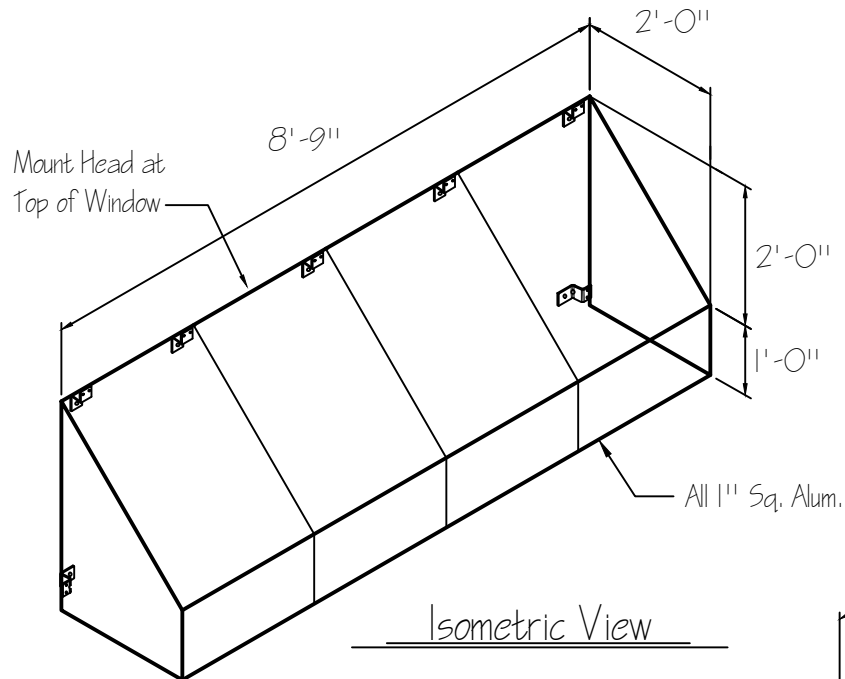
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

11/24/12      MICHAEL STOUTON        
 Date      Printed Name      Signature



NOTES:

1. All Frames to be Aluminum 6063-T5 1" Sq.
2. All Connections Shall be Fully Welded in Accordance w/ AWS Standards.  
Complies w/ International Building Codes, Snow & Wind Velocity (115mph)  
Including 35lbs Per Sq. Ft. Snow Load.
3. All Framework to be Mill Finished.
4. Fabric to be Sunbrella, Color to be Buttercup 6035.  
Treated w/ Flamecoat N.F.P.A. 701 Small Scale, Class A, A.S.T.M.E-84, Flame Spread: 10 Smoke  
Density: 25, After Flame Average: 0.0 Sec, California Title Section 19 Section 1237, California TB 117E.



**CARROLL AWNING  
COMPANY**

MANUFACTURERS OF  
CUSTOM AWNING  
PRODUCTS

PROJECT:  
Trattoria Francio

Salesman: John

DATE: 9-13-17

REVISIONS DATE

	9-18-17
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	11-27-17
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Trattoria Francio  
305 S. Washington St.  
Alexandria VA 22314

DRAWN BY:  
I.L.B.IV

SCALE: None

SHEET 1  
OF 1

[www.carrollawning.com](http://www.carrollawning.com)  
2955 FREDERICK AVENUE  
BALTIMORE MARYLAND  
21223  
BALTO. 410-945-0022  
1-800-999-5617  
410-947-7229



