

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Fish Market/Dewey Investment Associates

LOCATION: Old and Historic Alexandria District
105, 107 & 109 King Street

ZONE: KR/King Street urban retail zone

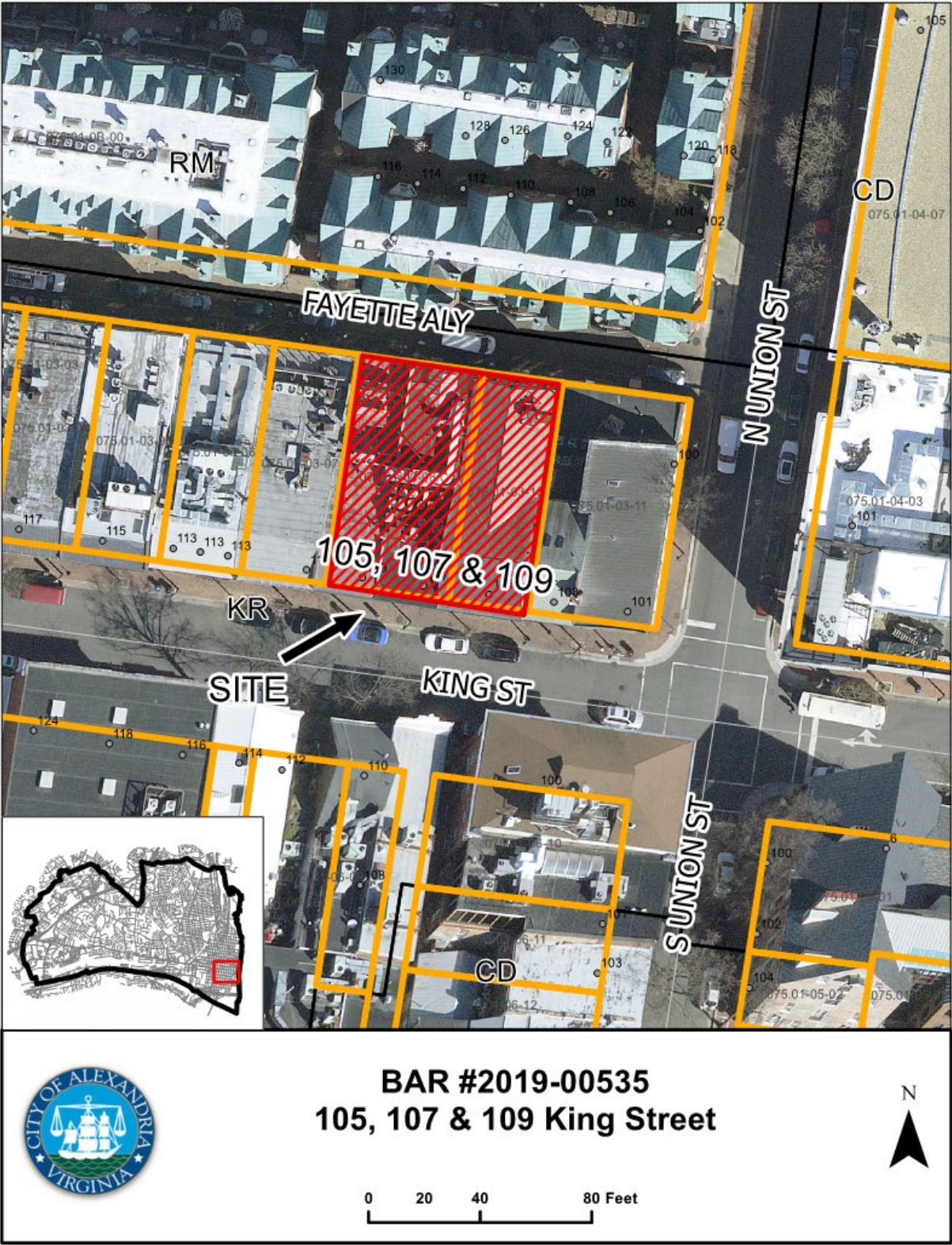
STAFF RECOMMENDATION

Approval of the Certificate of Appropriateness with the following conditions:

1. Reduce the width of the awning by approximately four-to-six inches on either side, so as not to overlap the masonry jack arches on the adjacent openings; and,
2. Install the awning hardware through the mortar joints and not the brick.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
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 Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, 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.



I. APPLICANT'S PROPOSAL

The Fish Market occupies several structures at 105-107 King Street that are under common ownership and are connected on the interior. The applicant is requesting approval of a Certificate of Appropriateness for an awning over the double-doors at the new primary entrance to the Fish Market Restaurant at 107 King Street. The rigid, shed style awning with open ends will use the same Sunbrella brand material, color (Mediterranean blue with orange stripe) and white logo as the adjacent Fish Market storefront at 105 King where the main entrance to the restaurant was previously located and which will now function as an exit from the restaurant.

II. HISTORY

According to Ethelyn Cox in her book *Historic Alexandria Virginia Street by Street*, the three-story buildings in the one hundred block of King Street (north side) date from the **late 18th to the early 20th century** and were originally constructed as warehouses. A photo from 1985 (Figure 1) shows that the front façade has changed relatively little in the last 50 years. Note that there was previously an awning on this façade.



Figure 1: March 1985 Photo

III. ANALYSIS

The *Design Guidelines* state that “awnings should be appropriate and sympathetic to the historical style of the building to which they are attached ... Shed or sloped awnings are more appropriate than other awning forms in the historic districts ... Awnings should not overwhelm or obscure architecture and decorative features of historic buildings.”

On November 7, 2012, the BAR approved a comprehensive awning/signage plan for 105-109 King Street for awnings above the second-floor balcony doors at the Fish Market and for signage at the Fish Market and Pops ice cream shop (BAR 2012-0339 & 0340). Figure 2 shows the BAR approved awnings and signage at the Fish Market.



Figure 2: Awnings Approved by the BAR

The applicant now seeks to add a similar awning over the first-floor double doors to visually unite the buildings that the restaurant occupies and draw attention to the doors that will be the main entrance to the restaurant. The applicant has worked with staff to design a simple, compatible, shed form awning that unifies the two storefronts. Staff recommends that the awning be reduced in width by approximately four-to-six inches on either side so as not to crowd the brick jack arches over the adjacent storefront windows.

Staff also notes that the awning hardware should be installed into the mortar joints and not the masonry units per the *Design Guidelines*.

STAFF

Stephanie Sample, 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

F-1 Proposed plans meet zoning ordinance requirements regarding awning signs. No further comments.

Code Administration

C-1 A building permit is required for new non-illuminated awning.

Transportation and Environmental Services

No comments received.

Alexandria Archaeology

F-1 No Archaeological oversight will be necessary for this project. No comments.

V. ATTACHMENTS

1 – *Supplemental Materials*

2 – *Application for BAR 2019-00535: 105 King Street*

BAR Case # _____

ADDRESS OF PROJECT: 105 King Street

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: Fish Market

Address: 105 King Street

City: Alexandria State: VA Zip: 22309

Phone: _____ E-mail : _____

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

Name: Gary Brent

Phone: 410-507-0053

E-mail: gary_brent@mgpermits.com

Legal Property Owner:

Name: Dewey Investment Associates

Address: 8409 Byers Dr.

City: Alexandria State: VA Zip: 22309

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.

BAR Case # _____

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

- ☐ NEW CONSTRUCTION
- ☒ EXTERIOR ALTERATION: *Please check all that apply.*

☒ awning

☐ doors

☐ lighting

☐ other

☐ fence, gate or garden wall

☐ windows

☐ pergola/trellis

☐ HVAC equipment

☐ siding

☐ painting unpainted masonry

☐ shutters

☐ shed

☐ ADDITION☐ DEMOLITION/ENCAPSULATION☐ SIGNAGE

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

Installation of (1) non-illuminated awning to building facade above customer entrance.

Awning to include painted sign graphics to fabric covering.

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: 52' Secondary front (if corner lot): _____.
- ☐ ☒ Square feet of existing signs to remain: _____.
- ☒ ☐ Photograph of building showing existing conditions.
- ☒ ☐ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- ☒ ☐ Location of sign (show exact location on building including the height above sidewalk).
- ☒ ☐ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- ☐ ☒ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: *Check N/A if an item in this section does not apply to your project.*

- ☐ ☐ N/A
- ☐ ☐ Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☐ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- ☐ ☐ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- ☐ ☐ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

BAR Case # _____

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: 11/18/19

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. NOE' & FRANCO LANDINI	115 KING ST., ALEXANDRIA, VA 22314	33.33
2. HERBERT ROSENBLUM	526 KING ST., ALEXANDRIA, VA 22314	33.33
3. ERIC GIOIA	508 BALD EAGLE DR., FL 33477	33.33

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. Noe' & Franco Landini	115 King St. Alexandria	33.33
2. Herbert Rosenblum	526 King St. Alexandria	33.33
3. Eric Gioia	508 Bald Eagle Dr	33.33

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. Noe' & Franco Landini	N/A	N/A
2. Herbert Rosenblum	N/A	N/A
3. Eric Gioia	N/A	N/A

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.

12/6/2019 NOE' T. LANDINI Noe' T. Landini
 Date Printed Name Signature

Certificate of Flame Resistance



REGISTERED
APPLICATION
CONCERN No.

F-73101

ISSUED BY

GLEN RAVEN CUSTOM FABRICS, LLC
1831 N PARK AVE
GLEN RAVEN NC 27217

336-227-6211

This is to certify that the materials described on the reverse side hereof have been flame-retardant treated (or are inherently nonflammable).

FOR TRI VANTAGE, LLC AT 2937 WEST 25th STREET

CITY CLEVELAND STATE OHIO 44113

Certification is hereby made that: (Check "a" or "b")

☐

- (a) The articles described at the bottom of this Certificate have been treated with a flame-retardant chemical approved and registered by the State Fire Marshal and that the application of said chemical was done in conformance with the law of the State of California and the Rules and Regulations of the State Fire Marshal.

Name of chemical used _____ Chem. Reg. No. _____

Method of application _____

☒

- (b) The articles described at the bottom hereof are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

Trade name of flame-resistant fabric or material used FIRESIST Reg. No. F-73101

The flame Retardant Process Used WILL NOT Be Removed By Washing
(will or will not)

GLEN RAVEN CUSTOM FABRICS By WENDY MILLER, CUSTOMS COMP. MGR.
Name of Production Superintendent Title

We hereby certify this to be a true copy of the original "CERTIFICATE OF FLAME RESISTANCE" issued to us, "original copy" of which has been filed with the California State Fire Marshal.

TRI VANTAGE, LLC

By Albert E. Johnson

Control/lot # _____ Quantity 27.000 YD

Customer order # 216 Description *NIC* FIRESIST 40" 8.750Z/SY
82008-0000

Tri Vantage, LLC Invoice # 39450159 Product Code 888508

J & F AWNING CO
1547 RIDGELY ST
BALTIMORE

MD 21230-2012

3/8" BOLTS & DBL
EXPANSION ANCHORS, ON
VERTICLE BACK MEMBERS
MIN. 5" EMBEDMENT

1"X1"X1/8" ALUM. SQUARE
TUBING FRAME

BRICK FACADE

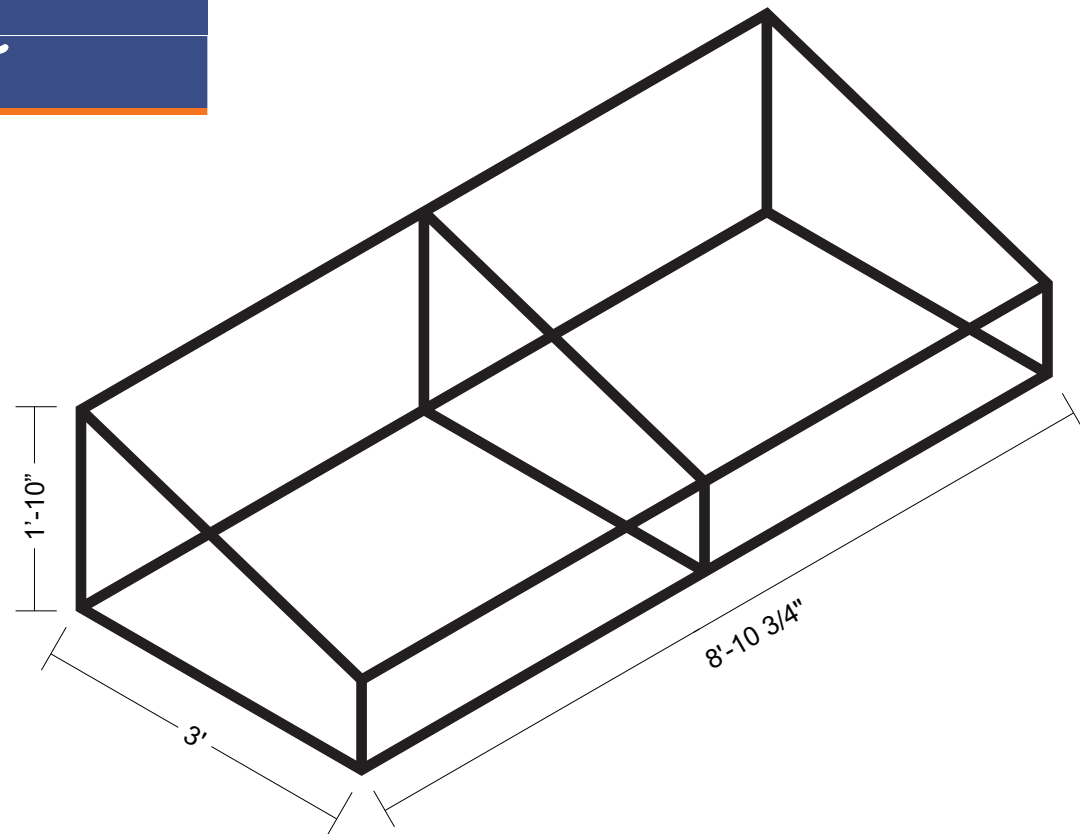
MOUNTING DETAIL

NTS



FRONT 1/2" = 1'

OPEN END SHED STYLE CANOPY,
W/ SUNBRELLA "MEDITERRANEAN BLUE"
WHITE LOGO PTD. WHITE
1" PTD. PMS 158C BORDER
ALONG BOTTOM EDGE



FRAME DETAIL

NTS



PROPOSED

NTS

