

Docket Item #3  
BAR CASE #2004-0005

BAR Meeting  
March 17, 2004

**ISSUE:** Signs and alterations  
**APPLICANT:** Thaiphoon of Old Town, Inc.  
**LOCATION:** 6 King Street  
**ZONE:** CD/Commercial

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**BOARD ACTION, FEBRUARY 18, 2004:** This docket item was removed from the Proposed Consent Calendar by Ms. Crenshaw. On a motion by Dr. Fitzgerald, seconded by Mr. Smeallie, the Board approved the Staff recommendation which was: approval of the alterations to the doors on the Strand side of the building. The vote on the motion was 6-0.

**REASON:** The Board agreed with the Staff analysis. The Board believed that the alterations to the exterior doors was an improvement over the existing roll up door. The Board understood the concerns of the speakers regarding the other proposed improvements to the building, but noted that they were not part of this application.

**SPEAKERS:** Julie Crenshaw, 816 Queen Street, spoke regarding concerns  
Harry Harrington, representing the Old Dominion Boat Club, spoke regarding concerns  
Rich Marcus, project architect, spoke in support

**BOARD ACTION, FEBRUARY 4, 2004:** Deferred for inadequate public notice.

### STAFF RECOMMENDATION:

Staff recommends approval of the proposed alterations conditioned on the approval of the encroachment by City Council.

### DISCUSSION:

#### Applicant's Description of the Undertaking:

“Railings for outdoor seating, flat sign above door, awning, hanging sign, replace roll-up door with new door, replacement louvered door at attic space.”

#### Issue:

The applicant is requesting approval of a Certificate of Appropriateness for alterations and signage for a new restaurant to be located in the modern addition at the east end of the historic warehouse building at 6 King Street. On February 18, 2004, the Board approved the door alterations on the Strand side of the building. The signage, awnings and railings on the King Street side of the building that are the subject of this report were deferred from the February 18, 2004 hearing to allow the applicant to work with Staff on these aspects of the application.

#### Hanging Sign:

A double sided, hanging sign measuring 3' wide by 3' long will be located on the second story, to the right (west) of the center window. The bottom of the sign will be 14" above the sidewalk. The double sided sign will hang from a scrolled steel bracket formerly used for the Seaport Inn sign. The sign will be MDO with a steel cap around the edges. The background will be cream with the lettering and logo in black. The logo enclosed in a circle shows a “Naga,” a stylized snakelike creature. The restaurant name, “Mai Thai” will be below the logo in English and Thai. The English lettering will be approximately 6" high, while the Thai lettering will be approximately 3" high.

#### Flat Sign:

The restaurant name will be spelled out in English and smaller Thai characters on the entablature above the entrance door. The sign will consist of black pin-mounted letters. The English and Thai lettering together will be 1'4" in height and 3'8" in length.

#### Awnings:

There will be an awning on each of the large storefront windows flanking the entrance door. The shed type awnings will be 2'10" in height, 13' in width. The awnings will project 4' from the building face and will be 7' above the sidewalk at the bottom edge. They will be a light tan Sunbrella fabric on a black finished aluminum frame.

#### Menu Box:

There will be a black painted steel menu box measuring 2'73/4" high by 1'10" wide mounted in the space to the right (west) of the door, between it and the window. The box will be 3" deep and will hold four sheets of 8 1/2 " by 11" paper. A hidden halogen downlight will light the interior of the box.

### Railing:

On March 2, 2004, the applicant received approval from Planning Commission for an encroachment to allow outdoor seating on the 13'10" deep public sidewalk in front of the restaurant facing King Street (Encroachment #2004-001). The case will be heard by City Council on March 13, 2004. State law requires that the seating area be separated from the public way by a railing if alcoholic beverages will be served. The applicant proposes to enclose two rectangular areas on either side of the door with railings. The left (west side) enclosure will be 6'9 1/2" deep and 19'6" long. At 20'3", the right (east side) enclosure is slightly longer than the left side. It will also be 1'2 1/2" narrower for a length of 13'1 1/2" where it is across from an existing treebox and hydrant in order to leave a full 5' wide clearance along the sidewalk. It will bump out to 6'9 1/2" in depth at the east end, matching the depth of the west side enclosure. The railings will be 3' in height and will consist of a black steel framework with a pattern of upright pickets and staggered crossbars. Each of the two enclosures will be accessed by an opening perpendicular to the front door.

### History and Analysis:

According to Ethelyn Cox in Alexandria Street by Street, the 2 1/2 story brick and stone warehouse building at 6 King Street was constructed ca. 1787 and was owned by Col. John Fitzgerald, an important Revolutionary War figure. The two story brick rear addition dates from the early 1960s and was designed by E. J. Ayers. The addition was approved by the Board on October 12, 1960. The Board recently approved a series of applications for renovations and tenant fit out for both the addition and the historic portion of the building. The Board approved alterations to the rear addition, including the installation the existing storefront windows and an entrance door in 2002 (BAR Case #2002-239 & 240, 10/2/2002). More recently, in 2003, the Board approved alterations to the previously approved plans for the addition renovation: specifically, an exterior electrical disconnect box (BAR Case #2003-0206, 9/17/2002). The Board also approved alterations and signage for the historic portion of the building for use by Starbucks (BAR Case # 2003-011, 2/5/2003). Subsequently, on September 3, 2003, the Board approved alterations to the previously approved signage (BAR Case #2003-0201). That decision was appealed to City Council and remanded back to the Board on November 15, 2003. Most recently, on February 18, 2004, the Board approved a portion of the present application, consisting of alterations to a ground level and attic door on the Strand elevation of the building.

The proposed awnings and signs comply with the zoning ordinance requirements. Section 9-2-2(B)(1) of the ordinance states that all signs displayed below 20' height on any building wall shall not exceed one square foot for each linear foot of building width. The restaurant occupies approximately 48.9 linear feet on King Street. At 13.8 square feet, the total proposed signage is substantially less than the 48.9 square feet allowed. In addition, Section 9-202(B)(4) of the zoning ordinance states that a sign may be displayed at an angle, so long as the sign does not project more than 4' from the building wall and is at least 8' above the sidewalk. The hanging sign projects just over 3' and is 14' above grade.

Staff believes the proposed signage, awnings and railings are in conformance with the *Design Guidelines*. The simple design is compatible with the c.1960 addition, the adjacent historic warehouse and the surrounding historic district. Staff recommends approval of the application as submitted conditioned on approval of the encroachment for the outdoor seating enclosure by City Council.

## CITY DEPARTMENT COMMENTS

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

### Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-4 Wall letters / signs must comply with USBC [H103-H111]
- C-5 Projecting, hanging signs must comply with USBC [H103-H107, H112] for type of materials, maximum projection, vertical clearance below all parts of the sign, and additional loads.

### Historic Alexandria

“Has permission already been granted for outdoor seating? The Asian influenced designs recreate the theme for this restaurant, but I find the designs for the signs (cut outs) and metal railing to be unsympathetic with the guidelines/design standards.”