

Docket Item #5  
BAR CASE# 2004-0191

BAR Meeting  
February 2, 2005

**ISSUE:** Signs and alterations

**APPLICANT:** Daniel O'Connell's VA Holdings, LLC

**LOCATION:** 112 King Street

**ZONE:** CD/Commercial

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**BOARD ACTION, DECEMBER 15, 2004:** On a motion by Mr. Keleher, seconded by Dr. Fitzgerald the Board deferred the application for restudy. The vote on the motion was 5-0.

**REASON:** The Board agreed with the Staff analysis. The Board that the design needs to reflect the architectural vocabulary of Alexandria and not be a copy of an Dublin restaurant. In addition, members expressed concern about the amount of signage proposed.

**SPEAKER:** Robert Calhoun, attorney, representing Daniel O'Connell's VA Holdings, LLC, spoke concerning the application

Update: Since the public hearing of December 15, 2004 the applicant has revised the design of the facade of the building as well as the proposed signage as discussed below.

**STAFF RECOMMENDATION:**

Staff recommends approval of the application as submitted.

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for alterations and signs for the new O'Connell's Restaurant at 112-114 King Street.

Alterations

Substantial alterations to the building facade are planned.

First floor

The two existing distinct addresses at 112 & 114 King Street will be unified into one first floor facade with the construction of an entirely new storefront for the buildings. This new front will have a sign band across both storefronts with raised individual wood letter sign, "O'Connell's Restaurant." with a brown background and goldish colored letters. Two entrances are proposed. On the east side there will be a single wood frame door with a multi-light widow flanked by two large store front windows which can be opened in good weather. The windows and door are separated by wood pilasters. On the west side a second pair of wood doors with multi-light widows are proposed. This doorway is flanked by two cast iron wall mounted lanterns. A menu board measuring 1'8" x 1'2" is proposed to be installed on the east side of the building.

Second floor

The existing roof top terrace above 114 will have a new metal railing to match that proposed for the outdoor seating area. A wall mounted lantern is proposed to be attached to 112. A hanging sign is proposed to be installed on the second level. This sign, "O'Connell's Restaurant," measures 3' in height and 2'4" in width and will be installed on a metal scroll bracket. This sign will have a black background, gold lettering and an inset portrait of Daniel O'Connell. Four uplights are proposed to illuminate the second floor.

The storefront at 112 will be repainted in a light beige color. The former entry way to Bullfeathers will be infilled with brick.

The overall design has been simplified and the following elements have been eliminated from the previous design: second floor window awnings and flower boxes, one hanging sign, outdoor seating area and the railing, stained glass on the entry doors, and two menu boxes.

**II. HISTORY:**

The building at 112 King Street is a two-story, gable roof, painted brick building with an altered storefront and a one-story brick addition. The two-story section dates from the early nineteenth century according to Ethelyn Cox in *Historic Alexandria Street by Street*, p. 63.

The structure at 114 King Street is basically an infill of a small alley that existed between 112

and 116 King Street. That infilling originally took place between 1921 and 1941 according to information on the Sanborn Insurance Maps and then the infill area was substantially upgraded when Bullfeathers Restaurant was constructed at this location in the 1980s.

In 1991 the Board approved signage for Eastwood Bonsai of Alexandria (BAR Case #91-54, 4/3/91) at 112 King Street and also in 1991 the Board approved signs for Hats in the Belfry (BAR Case #91-57, 3/20/91).

### **III. ANALYSIS:**

Proposed signs comply with sign regulations per amendment by project architect.

Staff believes that the restudy is responsive to the concerns raised by the Board and Staff at the December public hearing. The two buildings distinguish between themselves and one can understand their relationship. Second, the revised design has a more utilitarian feel than the original proposal which is more in keeping with the overall architectural character of the 100 block of King Street. Staff has no objection to the redesigned facade.

Further, Staff has no objection to the proposed signage which is consistent with the *Design Guidelines* and the Board's general practices for restaurants.

### **IV. STAFF RECOMMENDATION:**

Therefore, Staff recommends approval of the application as submitted.

## CITY DEPARTMENT COMMENTS

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

### Code Enforcement:

- C-1 Required exit facilities shall be accessible for persons with disabilities.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 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-5 Wall letters / signs, 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.
- C-6 Fixed canopies must be designed and constructed to withstand wind or other lateral loads and live loads required by the USBC. Structural members must be protected to prevent deterioration (USBC 3105.2). Approved coverings shall comply with flame resistance requirements (USBC 3105.3).

### Office of Historic Alexandria:

No comment.