

Docket Item # 11  
BAR CASE #2006-0109

BAR Meeting  
June 21, 2006

**ISSUE:** After-the-fact signage  
**APPLICANT:** Warehouse Bar and Grill  
**LOCATION:** 214 King Street  
**ZONE:** KR/King Street Retail

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**STAFF RECOMMENDATION:** Staff recommends approval of the application with the following condition:

The certificate of appropriateness will not be issued until the applicant has applied for a construction permit for the after-the-fact sign.

(Insert sketch here)

**I. ISSUE:**

The applicant is requesting after-the-fact approval of a Certificate of Appropriateness for a wall sign located on the frieze board above the windows on the left side of the building. The sign reads "The Warehouse Bar and Grill" in cream lettering on a red background. The signboard measures 114" by 8 ½ " while the lettering is approximately 108" by 8 ½ ". Other signage on the building includes a double sided hanging sign measuring approximately 2' by 3', and two menu boards, each measuring 28" by 42". The building has a street frontage of 25.3'.

**II. HISTORY:**

Examination of the Sanborn Fire Insurance Company Maps and the 1877 G.M. Hopkins Atlas indicates that the building located at 214 King Street was erected before 1877 and perhaps as early as 1850. Tax assessment records date the building to 1868. According to the 1885 Sanborn Map, the two story brick building was used as a store for hay, grain, and feed.

A Certificate of Occupancy for a restaurant in this location was issued in 1969 (#3151, 4/28/1969). The existing storefront was installed in 1985 (BAR Case #85-43, 4/8/1985). A double sided hanging sign measuring 2' by 3' for a previous restaurant, "Hamilton's," was approved in 1986 (BAR Case #86-108, 6/18/1986). Two flags were denied by the Board and then approved by City Council later in 1986 (BAR Case #86-114, 7/9/1986 and Docket item #7, 9/13/1986). In 1989 the Board denied a request for awnings with signage for the Warehouse Bar and Grill. At that time, the Staff report noted that there was already a approved hanging sign at 214 King Street for this business (BAR Case #89-130, 8/9/89) However, Staff could not locate any sign approvals subsequent to the 1986 approval for Hamilton's. In 2002, the Board approved a gate at the alley to the north of the building (BAR Case #2002-00293, 12/4/2002).

**III. ANALYSIS:**

The proposed sign complies with zoning ordinance requirements. The existing menu boards were installed prior to 1992 when menu boards began to be counted in the signage total and thus are grandfathered. The wall and projecting sign total less than 25 square feet and thus comply with the zoning ordinance requirements.

Staff believes the proposed signage is appropriate for the early 19<sup>th</sup> century building and the surrounding historic district. Staff notes that, according to the Design Guidelines, "generally only one sign per business is appropriate" (Signs-Page 2). In this case, Staff does not object to the proposed additional signage. Both the new wall sign and pre-existing hanging sign are modest in size. Due to its modest size, the hanging sign is not particularly effective from across the street. The new wall sign adds visibility for the business without being overly obtrusive.

Staff notes that the applicant must obtain a construction permit for the after-the-fact sign and recommends that this be a condition of the BAR approval.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval of the application with the following condition:

The certificate of appropriateness will not be issued until the applicant has applied for a construction permit for the after-the-fact sign.

**CITY DEPARTMENT COMMENTS**

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

Code Enforcement:

C-1 Wall signs must comply with USBC.

C-2 A construction permit is required for the proposed project.

Historic Alexandria

The sign looks fine.