

Docket Item #5
BAR CASE #2005-0065

BAR Meeting
May 18, 2005

ISSUE: Awning
APPLICANT: Hard Times Cafe
LOCATION: 1404 King Street
ZONE: CD/Commercial

BOARD ACTION, APRIL 20, 2005: On a motion by Ms. Neihardt, seconded by Dr. Fitzgerald the Board deferred the application for restudy. The vote on the motion was 6-0.

REASON: The Board was generally supportive of the idea of the proposed awning but believed that it should have some modulation so that it did not overwhelm the building. Specifically, the Board suggested making a break in the awning at the corner of the building.

SPEAKER: Fred Parker, Hard Times Cafe, spoke in support

Update: In response to the Board's concerns regarding the size of the proposed awning, the applicant has greatly reduced its size and the awning is now proposed to cover only the front door and the flanking windows.

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a metal awning to replace the existing awning at the restaurant at 1404 King Street. The proposed metal awning will be installed in the same location as the existing awning over the front entry door. The awning will be 3' in height and will extend 3' from the face of the building. The new awning will be installed so that the bottom is 8' above the sidewalk.

An actual sample of the awning material has been provided and will be made available to members at the public hearing.

II. HISTORY:

The two story painted brick structure at 1404 King Street was constructed between 1941 and 1958, according to the Sanborn Insurance maps

In 1997 the Board approved a change out in a side entrance to the building to serve as the accessible building entrance (BAR Case #97-0043, 3/19/97).

III. ANALYSIS:

The proposed awning complies with the zoning ordinance requirements.

While the *Design Guidelines* state that sloped awnings are the most appropriate form for the historic district, they also state that metal awnings are "strongly discouraged." However, in this instance the existing building is quasi-industrial and Staff believes that a metal awning is not inappropriate. The size of the awning has been greatly reduced and it no longer becomes the dominant visual focus of the building. Given the nature of the building and the revised design of the awning, Staff has no objection.

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 A construction permit is required for the proposed project.
- C-2 Awnings must comply with all applicable requirements of USBC 3105 and 3202. Retractable and fixed awnings must have a minimum 7 foot clearance from a sidewalk to the lowest part of the framework or any fixed portion of any retractable awning is required.
- C-3 Fixed awnings 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).

Historic Alexandria:

I prefer canvas to metal.