

Docket Item #11
BAR Case #2003-0237

BAR Meeting
October 15, 2003

ISSUE: Awning & alterations

APPLICANT: Troy Clayton

LOCATION: 722 King Street

ZONE: CD/Commercial

STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. The awning is installed through the mortar joints rather than through the masonry units themselves; and,
2. The lettering Geranio Restaurant is centered on the awning above the entrance.

DISCUSSION:

Applicant s Description of the Undertaking:

Change the canopy, repaint, replace light fixtures & doors.

Issue:

The applicant is requesting approval of a Certificate of Appropriateness for alterations to the Geranio Restaurant at 722 King Street.

Awning

The applicant proposes to install a 34' by 4' by 3' awning to cover the length of both 722 and 724 King Street. The shed style awning will be a brown colored canvas material with white block style lettering. The lettering will read Geranio Restaurant on the front and Geranio on the east and west ends of the awning. The bottom of the awning will be 8' above the sidewalk.

Doors

The applicant is also proposing to replace the existing stained glass window on the restaurant entrance door with a clear glass panel. The existing door for 724 King Street will remain and be painted the color Corinthian to match the new color of the building.

Lighting

The existing lighting on the first story will be replaced with four new 18" high black colored wall sconces. The three lights below the second story will remain and be painted black.

History and Analysis:

722 King Street is a two story brick building constructed between 1921 and 1931 according to information on the Sanborn insurance maps.

In 1997, the Board approved the bullnose awning at 722 King Street (BAR Case #97-0176, 9/3/97).

The proposed canopy complies with zoning ordinance requirements.

According to the *Design Guidelines*, awnings should not overwhelm or obscure the architecture and decorative features of historic buildings (Awnings - page 3). However, in this case the existing storefront at 722 King Street dates from 1981 and the storefront at 724 dates from 1976. Staff believes that the awning will be an improvement to the existing facade.

However, Staff has concerns about the amount of lettering. The *Design Guidelines* recommend generally only one sign per business as appropriate. Staff does not believe that the four sets of lettering are appropriate.

Staff recommends approval of the application with the condition that one set of lettering and the address are eliminated from the front of the awning, with the remaining name Geranio Restaurant centered above the entrance. Staff also recommends that the awning is installed through the mortar joints rather than the masonry units themselves.

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 the proposed project.
- C-4 Canopies must comply with USBC 510.4 for support and clearance from the sidewalk, and the applicable sections of USBC s Article 11. Structural designs of fabric covered canopies must comply with USBC 1110.5.2. The horizontal portions of the framework must not be less than 8 feet nor more than 12 feet above the sidewalk and the clearance between the covering or valance and the sidewalk must not be less than 7 feet.

Historic Alexandria

No comment