

Docket Item #18
BAR CASE #2004-0179

BAR Meeting
September 1, 2004

ISSUE: After-the-fact signs
APPLICANT: Deok Kun Lee
LOCATION: 634 South Fairfax Street
ZONE: CL/Commercial

STAFF RECOMMENDATION:

Staff recommends deferral of the application for restudy of a single hanging sign with the telephone number eliminated.

I. Issue:

The applicant is requesting after-the-fact approval of a Certificate of Appropriateness for two new signs for the business "Fairfax Deli & Carryout." The signs read, "Fairfax Deli & Carryout, Breakfast, Lunch, Tel:703-683-0824." The MDO signs include black and red lettering on a white background. One sign is located on the Fairfax Street elevation of the building and one sign is located on the Franklin Street elevation.

II. History

The one story stucco commercial structure was constructed between 1921 and 1941 according to the Sanborn Insurance maps.

In 1992, the Board approved a meter box on the Franklin Street elevation (BAR Case #92-57, 3/18/92). Staff was unable to locate any previous sign approvals for the building.

III. Analysis

The proposed signs comply with zoning ordinance requirements.

According to the *Design Guidelines*, generally only one sign per business is appropriate (Signs - Page 3). While Staff could support two wall signs at this corner location, Staff would prefer to see a single hanging sign. Staff believes that the existing signs are overly large, and overwhelm the small one story building.

The *Design Guidelines* also state that telephone numbers on signs are strongly discouraged (Signs -Page 5).

Staff believes that the after-the-fact signs do not meet the recommendations of the *Design Guidelines* and are not appropriate for the historic district.

IV. Staff Recommendation

Therefore, Staff recommends deferral of the application for restudy of a single hanging sign with the telephone number eliminated.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 A building permit and final inspection are required for installing the signs. Installation must be performed by a licensed contractor. (See Code Enforcement Memo to owners and contractors *Permits for Wood Signs* dated March 24, 2004.)

- C-2 Wall letters / signs must comply with USBC [H103-H111] Please indicate the method to be used for anchoring the letters to the wall – number & size of anchors and approximate weight of sign.

- R-1 The installed signs appear in the photograph to have a significant gap at the top that is susceptible to retention of moisture and subsequent, rot allowing the sign to fall on pedestrians below. Submit details with the building permit application describing how this condition will be flashed.

Historic Alexandria:

“Usually telephone numbers are not desirable. I advocate doing over the signs.”