

Docket Item #3
BAR CASE# 2005-0005

BAR Meeting
February 2, 2005

ISSUE: Alterations & signs
APPLICANT: Pamela Vito
LOCATION: 106 North Lee Street
ZONE: CD Commercial

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations to the commercial building at 106 North Lee Street. The applicant is proposing to replace the two single entry doors in the center bay of the building with a new set of double doors. The proposed glass entry doors will have a full length square top and bottom rail with simple push/pull hardware.

The applicant is also proposing to install new awnings and signage for the business Hannelore's. A total of three black colored Sunbrella fabric awnings are proposed to cover the existing openings. The center awning measures 21'5" by 6'6" by 1'6" and the two side awnings measure 10'7" by 6'6" by 1'6". The center awning will include the name "Hannelore's in ivory colored lettering measuring 9' by 1'6". The name Hannelore's will also be painted on the eastern corner of the south elevation of the building facing Ramsay Alley in black 12" block letters.

II. HISTORY:

According to Sanborn maps, the two story brick-faced, concrete block commercial building at 106 North Lee Street was built between 1921 and 1941.

The Board has approved a number of alterations and signs for various tenants of the building. Extensive alterations to the west and south facades of the building for the operations of Portside Outlets were approved by the Board on August 17, 1983. In 1991 and 1992, the Board approved alterations for Cipollina's Deli (BAR Case #91-83, 5/1/91, BAR Case #92-72, 4/15/92). In 1996 the Board approved a hanging sign and window sign for Firehook (Bar Case #96-266, 12/4/96). Staff was unable to locate any Board approvals for the most recent tenant of the building, the Pineapple shop.

III. ANALYSIS:

Per Sanborn Maps, 106 North Lee Street has a building width of 75' facing Ramsey Alley and approximately 90' facing North Lee Street. The proposed alterations comply with zoning ordinance requirements.

Staff believes that the door alterations meet the recommendations of the *Design Guidelines* and are appropriate. Staff also believes that the proposed shed style awnings are appropriate for this 20th century commercial building.

While Staff generally does not support the painting of signs directly on a building, in this case Staff believes that the sign is acceptable. The proposed wall lettering is similar to the recently removed lettering for the Pineapple shop. The size of the lettering meets the recommendations of the *Design Guidelines*, that lettering heights not exceed 12" (Signs- Page 2). Staff also considers the wall lettering to be appropriate for the scale and location of the building.

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 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 Awnings must comply with all applicable requirements of USBC 3105 and 3202. 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-5 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).

Office of Historic Alexandria:

“No comment”