

Docket Item #16
BAR CASE #2005-0065

BAR Meeting
April 20, 2005

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

STAFF RECOMMENDATION:

Staff recommends deferral of the application for restudy.

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 between the first and second floor on the front of the building and then wrap around the west side of the building terminating at the accessible entry way. 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.

No information on the material or color has been provided.

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 awning are the most appropriate form for the historic district, they also state that metal awnings are “strongly discouraged.” In the opinion of Staff the length of the proposed awning will become the dominant visual element of the building once installed because it stretches down the alley to the west side of the building. Staff believes that the overall concept of the awning needs to be re-examined to determine if a less visually dominating solution can be achieved

IV. STAFF RECOMMENDATION:

Therefore, Staff recommends deferral of the application for restudy.

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.