

Docket Item #5
BAR CASE #2005-0132

BAR Meeting
July 6, 2005

ISSUE: Awning & signage

APPLICANT: Yeon Sin Son

LOCATION: 212 Queen 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 an awning, a hanging sign and window lettering for the new restaurant at 212 Queen Street.

A 2' by 2' MDO hanging sign is proposed to be located on the existing scroll bracket to the east of the entrance. The sign reads "MOMO, Sushi & Café" in white lettering on a black background. Three small window signs are proposed for the west elevation of the building. The 11" square signs will be centered in the three windows. All three signs include the business name and logo with different images of menu items.

A 5' by 3' by 3' shed style awning is proposed to be located above the restaurant entrance. The awning will be covered in black Sunbrella fabric and will not include any signage.

II. HISTORY:

212 Queen Street is a two story wood frame Italianate rowhouse that was constructed as one of a row of three in the late 19th century.

In 1997, the Board approved a hanging sign for the previous restaurant "Café Et cetera" (BAR Case #97-0177, 10/15/97).

III. ANALYSIS:

Per Sanborn maps, the subject property has a building width of 18 feet facing Queen Street. Therefore the maximum sign area allowed is 18 square feet. The proposed awning and signage comply with zoning ordinance requirements.

The *Design Guidelines* for signs recommend generally only one sign per business is appropriate (Signs - Page 3). The applicant has worked with Staff to reduce the amount of proposed signage by eliminating the business name from the awning and window lettering on the Queen Street elevation. Staff has no objections to the currently proposed four signs (one hanging sign and three window signs). The three small window signs, located on the side elevation of the building facing a parking lot will not be highly visible.

Staff has no objections to the installation of an awning over the entrance to the restaurant. The shape and style of the awning meets the recommendations of the *Design Guidelines* and is appropriate.

V. 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 Projecting, hanging signs must comply with USBC [H103-H107, H112] for type of materials, maximum projection, vertical clearance below all parts of the sign, and additional loads.

- 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).

- C-4 Construction permits are required for the proposed project.

Historic Alexandria:

“No comment.”