

Docket Item #13  
BAR CASE# 2004-0259

BAR Meeting  
July 6, 2005

**ISSUE:** Sign & Awnings  
**APPLICANT:** Riverton Residential LLC, by Bob Biroonak  
**LOCATION:** 610 Bashford Lane  
**ZONE:** RCX Residential

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**BOARD ACTION, APRIL 20, 2005:** On a motion by Ms. Quill, seconded by Ms. Neihardt the Board approved a single replacement awning at the main entrance on Bashford Lane with the conditions that the white stripes be eliminated and that a canvas type fabric be used with removal of the existing noncomplying awnings within 30 days; deferral for restudy of the sign with the condition that new drawings that are fully dimensioned be provided to Staff and the Board and that the Old Town North Urban Design Advisory Committee be consulted on the revised sign design. The vote on the motion was 6-0.

**REASON:** The Board agreed with the Staff analysis regarding the awnings and believed that additional information was needed regarding the proposed sign before the Board could take action.

**SPEAKERS:** Bob Biroonak, applicant, spoke in support  
Martin Miesel, Member, Old Town North Urban Design Advisory Committee, spoke in opposition

**BOARD ACTION, FEBRUARY 2, 2005:** On a motion by Ms. Quill, seconded by Mr. Keleher the Board deferred the application for restudy. The vote on the motion was 3-2 (Chairman Hulfish and Ms. Neihardt were opposed).

**REASON:** The Board believed that additional discussions should take place between the applicant and the community regarding the design and placement of the sign.

**SPEAKERS:** Bob Biroonak, applicant, spoke in support  
Martin Miesel, Member, Old Town North Urban Design Advisory Committee, spoke in opposition  
Alan Voorhees, Chairman, Old Town North Urban Design Advisory Committee, spoke in opposition

**BOARD ACTION, JANUARY 5, 2005:** This docket item was removed from the Proposed Consent Calendar by Mr. Voorhees. On a motion by Ms. Neihardt, seconded by Dr. Fitzgerald the Board deferred the application for study. The vote on the motion was 4-0.

**REASON:** Because the applicant was not present, the Board deferred the application for restudy.

**SPEAKERS:** Alan Voorhees, Chairman, Old Town North Urban Design Advisory Committee, spoke in opposition  
\_\_\_\_\_ Sally Ann Greer, 1168 North Pitt Street, member, Old Town North Urban Design Advisory Committee, spoke in opposition

Update: The application has been revised since the April 20, 2005 hearing to enlarge the length of the wall sign on Bashford Lane by 2' and to clarify the height of the lettering. The applicant has also changed the design of the awnings by eliminating the large black and white stripes as well as the building numbers.

**STAFF RECOMMENDATION:**

Staff recommends approval of the application with the following conditions:

1. The awnings be covered in Sunbrella fabric; and,
2. That the awning above the temporary sales center be removed upon conversion of the area to a condominium unit.

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for a sign and awnings for Riverton Condominiums at 610 Bashford Lane. The proposed sign will be attached to an existing metal fence above a brick garden wall located at the main entrance on Bashford Lane. The sign measures 9' in length by 3' in height and reads, "Riverton, A Condominium," in 7 3/4" high by 1/2" thick white acrylic letters. The 1" thick oval shaped aluminum sign panel will be painted black.

In 1986, the Board approved five awnings for The Executive Club at 610 Bashford Lane. The applicant removed the old awnings and installed new Riverton awnings without the approval of the Board. The applicant is proposing to replace all five awnings of the unapproved Riverton awnings. The new awnings will be solid black with a small white horizontal pinstripe and scalloped valance. The awning located above the temporary sales center will include the name "Riverton, A Condominium." According to the materials provided by the applicant the text on this awning will be eliminated when the sales center is converted to a condominium. The material for all of the awnings is proposed to be Weblon, a vinyl laminated fabric material.

**II. HISTORY:**

610 Bashford Lane is a series of two story brick buildings that were originally constructed around 1940 as rental apartments called the Locharbor Garden Apartments. They were converted to hotel use in 1986 (SUP #1864). The Executive Club Suites hotel is now being converted to condominiums.

The Board approved site and building lighting, entry canopies and two brass individual letter signs attached to garden walls in 1986 (BAR 86-220, 12/17/86). In 1996, the Board approved the installation of screening for a ground level generator (96-209, 9/18/96). Recently the Board approved accessibility alterations (BAR Case #2005-0042, 3/16/05).

**III. ANALYSIS:**

The proposed awnings and sign comply with zoning ordinance requirements.

Staff has no objections to the design of the sign which meets the recommendations of the *Design Guidelines*.

Staff does however have concerns with the proposed replacement awnings. The *Design*

*Guidelines* state that awnings should be made of a canvas type fabric. Awnings made from plastic fabric are strongly discouraged (Awnings - Page 3). The proposed vinyl laminated fabric does not comply with the *Guidelines*. The Board routinely approves awnings made of Sunbrella, a canvas type fabric.

Staff believes that the new design of the awnings is an improvement over the previously proposed striped awnings. The awnings are simple and no longer overwhelm the architecture of the buildings. Since four awnings serve a functional purpose above the entrances to the individual buildings, Staff recommends that the fifth awning above the sales center be eliminated upon conversion of this area to a condominium unit.

#### **IV. STAFF RECOMMENDATION:**

Therefore, Staff recommends approval of the application with the following conditions:

1. The awnings be covered in Sunbrella fabric; and,
2. That the awning above the temporary sales center be removed upon conversion of the area to a condominium unit.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

C-1 Wall letters / signs must comply with USBC [H103-H111].

C-2 A construction permit is required for the proposed project

Office of Historic Alexandria:

“No comment”