

Docket Item #26
BAR CASE #2005-0149

BAR Meeting
July 6, 2005

ISSUE: Storefront alterations
APPLICANT: Shahrzad Mattini
LOCATION: 822 & 824 King Street
ZONE: CD/Commercial

STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. That an encroachment ordinance be approved by Planning Commission and City Council for the storefronts;
2. That the hanging sign for Bazzak at 822 King Street be denied;
3. That the gooseneck lights on 824 King Street be deferred for restudy until a signage proposal is submitted; and
4. That the exit door on the South Alfred Street elevation of 824 King Street be a solid metal door with no window.

NOTE: Docket item #25 must be approved before this item can be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for new storefronts and other alterations to the buildings at 822 and 824 King Street.

822 King Street

A new storefront system projecting approximately 2'4" beyond the face of the building will be installed. A survey plat was not provided, but it is assumed that the storefront will encroach into the public right-of-way. The applicant has stated that the new storefront will encroach no further than the existing storefront.

The storefront will have a 2' high granite or stone base, metal framed glass, flanked by pilasters with a decorative wood bracket similar to the existing cornice, and new wood entablature above with a flat metal roof. Once the existing storefront and sign band are removed, the masonry believed to be remaining behind the current storefront will be patched and repaired. The existing wall and hanging signs for Bazzak Hair salon are proposed to be reinstalled on the new sign band. Two low voltage lights will be located on either side of the hanging sign.

The existing step leading to the salon entrance will be removed and the sidewalk sloped to provide accessibility. A new full light glass door with a wood frame, transom and sidelight will be installed.

824 King Street

A new storefront system projecting approximately 2'4" beyond the face of the building will be installed on both the King Street and South Alfred Street elevations. The storefronts will have 2' high stone or granite bases with a wood crown and a flat metal roof. .

The main entrance to 824 King Street, located at the corner of the building will be replaced with a new wood door, transom and sidelights. The existing metal door at the south end of the Alfred Street elevation will be replaced with a new painted metal door with a small window. The applicant also intends to remove as much of the utility equipment from above the door as is practicable.

The existing second floor windows will be replaced with new wood one-over-one windows.

New gooseneck lights will be installed between the first and second stories. There will be two lights on the King Street elevation and three on the South Alfred Street elevation. Specific information on the design and color of the lights has not been provided.

II. HISTORY:

822 & 824 King Street are two individual commercial buildings located on a single parcel dating from the mid to late 19th century. Both buildings appear on the Hopkins 1877 City Atlas of Alexandria. As mentioned in docket item #25 the storefronts were altered in 1936 and 1953.

In 1994, the Board approved a wall sign and denied a hanging sign for the hair salon “Bazzak” (BAR Case #94-5, 1/5/94).

III. ANALYSIS:

Staff has no objections to the overall design of the new storefronts. Staff applauds the applicant for proposing new storefronts which will provide separate identities to the buildings.

Staff notes that the original signage proposal for the Bazzak hair salon included both a hanging and a wall sign (BAR Case #94-5). At the January 5, 1994 hearing, the Board denied the hanging sign. Staff does not support the reinstallation of a sign which was previously denied by the Board and installed without approval.

Staff is somewhat concerned by the proposed gooseneck lights on 824 King Street. Staff is reluctant to recommend approval of the lights without knowing where the future tenant is proposing to install signage. Staff believes that the light fixtures should be deferred for restudy until a sign application is submitted along with more detailed specifics about the lights including size, color, and illumination levels.

As mentioned in docket item #25, the existing door on the South Alfred Street elevation has been a metal door since at least 1936. Therefore Staff believes that a new metal door rather than a wood door is acceptable. Staff recommends however, that the door be a solid metal door with no window because a window would break the plane of the building.

IV. STAFF RECOMMENDATION:

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

1. That an encroachment ordinance be approved by Planning Commission and City Council for the storefront;
2. The hanging sign for Bazzak at 822 King Street be denied; and,
3. That the gooseneck lights on 824 King Street be deferred for restudy until a signage proposal is submitted; and
4. That the exit door on South Alfred Street be a solid metal door with no window.

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 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-3 Required exits and accessibility within the building for persons with disabilities must comply with USBC Chapter 11.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

Historic Alexandria:

“Generally I prefer to recognize buildings as individual elements. Would not want to remove original materials to do this.”