

Docket Item #4
BAR CASE #2005-0214

BAR Meeting
October 5, 2005

ISSUE: Awning and Signage
APPLICANT: Elaine Demos & Hamid Hamedani
LOCATION: 1011 King 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 above the retail storefront at 1011 King Street. The awning will be constructed of black colored Sunbrella fabric measuring 16'6" in length and 3'6" in height. The name of the retail store, Beliss will be located on the valance in 10" high by 3' long lettering. The name will be made out of aluminum letters mounted to the back of the valance. The awning will also include one narrow pink and one green vertical stripe. Although the drawings show the sides of the awning open, the sides will actually be closed.

II. HISTORY:

1011 King Street is a two story brick building that was built between 1801 and 1805 by Ambrose White according to Ethelyn Cox in *Alexandria Street by Street* (p. 72). Although the storefront area has been much modified and many of the doors and windows replaced, the basic overall form and two thirds of the King Street facade of the vernacular Federal style structure remains intact, including a high quality synthetic slate roof and copper gutters installed in 1992.

In 1996 the Board considered a Permit to Demolish the majority of this building in order to expand the previous use of the building as a church (BAR Case #96-0156, 8/21/96). That case was ultimately withdrawn by the applicant and the church was relocated to North Henry Street. In 2002, the Board again approved a Permit to Demolish and a Certificate of Appropriateness for a large rear addition and extensive alterations (BAR Case #2001-0246/247, 5/15/02).

III. ANALYSIS:

Per Sanborn maps, the subject building width facing King Street is approximately 25 feet. Therefore the maximum sign area allowed is 25 square feet. The proposed awning with 2.5 square feet of sign area complies with zoning ordinance requirements.

Staff believes that the awning is appropriately sized for the building and is compatible with other awnings in the district. Although the awning covers the transoms above the storefront windows, this feature of the building is not original, and Staff believes it is acceptable. The use of a canvas type material and simple lettering, just the business name, is appropriate.

The proposed awning meets the recommendation of the *Design Guidelines*.

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 Awnings must comply with all applicable requirements of USBC 3105 and 3202. Retractable and fixed awnings must have a minimum 7 foot clearance form 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:

“No comment.”