

Docket Item #5
BAR CASE #2005-0291

BAR Meeting
January 18, 2006

ISSUE: Awning and signs
APPLICANT: Mi Sun Park
LOCATION: 1018 King Street
ZONE: KR/ King Street Urban Retail

STAFF RECOMMENDATION:

Staff recommends deferral of the application for restudy.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for an awning with a sign at the restaurant at 1018 King Street. A rigid frame sloped awning is proposed to cover the storefront, approximately 13' and be 4' in height and extend 4' from the facade of the building. The awning is proposed to be a blue Sunbrella fabric. The method of attachment of the awning to the building has not been specified. In addition, no information has been provided concerning whether or not the awning is lighted and what type of under covering is proposed. One sign, "King Street Cafe" is proposed to be installed on the front of the awning and have white letters. According to the applicant, the existing window signage, neon "Open" sign and the menu board will be removed. The applicant has provided a material sample which will be available at the public hearing.

II. HISTORY:

1018 King Street is part of a row of two story brick commercial buildings dating from the 19th century that are currently covered in Permastone.

The awning and signs for the previous restaurant tenant, "Lite and Fair," were approved by the Board in 1990.

III. ANALYSIS:

The propose awning sign complies with Zoning Ordinance requirements.

While Staff has no objection to the general design of the proposed awning, Staff does not believe that enough information has been supplied to allow the Board to make an informed judgement regarding whether or not the awning is appropriate. Specifically, no information has been provided regarding whether the awning is illuminated and the under covering of the awning.

In addition, in the opinion of Staff the awning is too wide and extends too far from the face of the building and will create a visual impression that the awning is overwhelming the ground floor of the building. Staff believes that the width of the awning should be reduced by at least 25%. Thus, Staff recommends deferral of the application for a study of the overall size of the awning and for additional information.

IV. STAFF RECOMMENDATION:

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.

Historic Alexandria

No comment.