

Docket Item # 20
BAR CASE #2006-0019

BAR Meeting
February 15, 2006

ISSUE: Awnings and signage

APPLICANT: NYAP - 1421 Prince Street, LLC.

LOCATION: 1421 Prince Street

ZONE: CD/Commercial

STAFF RECOMMENDATION:

Staff recommends approval of the awning and sign with the condition that the Sunbrella fabric be used.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for awnings and signage for the office building at 1421 Prince Street. The awning will be located at the rear entrance to the building from an alley off of South Peyton Street. The awning is proposed to be over the flight of stairs leading from the rear of the building to the elevated parking deck and the stairs leading to the below grade parking area. The overall size of the awning will be approximately 10'3" in width and 47'8" in length. The awning will be supported on black metal posts. The awnings are proposed to be a gray color and one of two types is proposed: either a vinyl coated type fabric or a canvas like Sunbrella fabric.

The proposed sign, "Prince Street Plaza," will be placed on the awning facing Peyton Street. The sign will be approximately 2' x 2' and will have white lettering and a white background.

II. HISTORY:

The four-story, brick-faced, modernistic office structure known as Prince Street Plaza was constructed in 1987.

In 2002, the Board approved signs for an office tenant of the building (BAR Case n#2002-0273, 11/6/2002). In 2001, the Board approved the demolition of the wood trellis over the parking garage at this building (BAR Case #2001-2/6/02) and in 1999 the Board window signs for an BB&T bank in for this building (BAR Case #99-0027, 3/17/99).

III. ANALYSIS:

While the proposed awning is relatively large, it is proposed to be attached to the rear of a large late 20th century office building and will be set back from the street approximately 40'. In the opinion of Staff, this modern type awning over entrances to parking decks is appropriate to a late 20th century building. Staff would prefer that the Sunbrella type fabric covering be used for the awning covering rather than the proposed vinyl coated fabric. Staff recommends the Sunbrella fabric for two reasons. First, the *Design Guidelines* for awnings recommend canvas type coverings and second a canvas type of covering is a traditional type of awning material that parallels the use of traditional brick construction of the office building.

Staff has no objection to the proposed sign on the awning.

IV. STAFF RECOMMENDATION:

Therefore, Staff recommends approval of the awning and sign with the condition that the Sunbrella fabric be used.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

No comments.

Historic Alexandria:

Possible concern about the size of the awning for the space – too extensive? The Sunbrella fabric sample is preferred.