

Docket Item #13
BAR CASE #2006-0039

BAR Meeting
March 15, 2006

ISSUE: Awnings and alterations

APPLICANT: Chris Cushing, Torpedo Factory Condominiums

LOCATION: 115 & 125 North Lee Street

ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the awnings as proposed.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for new awnings and a new iron railing and gate at the North Lee Street entrances to the Torpedo Factory Condominiums.

Awnings

New awnings with the street address are proposed to be installed at the recessed entries to the condominiums at 115 and 125 North Lee Street. Each of the awnings will be black colored Sunbrella fabric awnings on rigid aluminum frames. The awnings will be 8' in length x 3' in width x 3' in height with a 1' valance and will include the numerical street address in white lettering.

The fence and gates cannot be considered by the Board because they would remove public access to the terrace level which was required to remain open and available to the public as part of the SUP for the approval of the Torpedo Factory Condominiums.

II. HISTORY:

The Torpedo Factory Condominiums is a five story brick building that occupies the northern two thirds of the block bounded by King, North Union, Cameron and North Lee Streets. The building was constructed ca. 1983 in what best can be described as a post-modern style (Approved by the Board 6/1/83).

III. ANALYSIS:

Proposed awnings comply with zoning ordinance requirements.

Staff has no objection to the proposed awnings which will provide weather protection for occupants of the condominiums and their guests. In addition, the proposed awnings are similar to those approved last year for Hannelore's directly across North Lee Street at 106 (BAR Case #2005-0005, 2/2/05).

IV. STAFF RECOMMENDATION:

Staff recommends approval of the awnings as proposed.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- F-1 The proposed gate shall be reviewed by Code Enforcement as part of the egress requirements of the structure. The gate shall conform to the applicable provisions of the USBC for emergency egress.
- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Awnings must comply with all applicable requirements of USBC 3105 and 3202. Fixed awnings must have a minimum 7 foot clearance from a sidewalk to the lowest part of the framework.
- C-4 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.