

Docket Item #11
BAR CASE #2006-0130

BAR Meeting
July 19, 2006

ISSUE: After-the-fact Awning & signage

APPLICANT: David & Kim, Inc.

LOCATION: 907 King Street

ZONE: KR/King Street Urban Retail

STAFF RECOMMENDATION: Staff recommends approval of the awning as submitted and deferral of the window sign for restudy.

(Insert sketch here)

I. ISSUE:

The applicant is requesting after-the-fact approval of a Certificate of Appropriateness for a new awning and window signage for the Nón Lá Restaurant at 907 King Street. The cream colored awning includes the name "Nón Lá" in 7" by 38" green colored lettering on all three sides of the awning. The applicant has also installed a window sign reading, "Nón Lá Vietnamese Fusion Cuisine." The window sign measures approximately 15" by 54".

II. HISTORY:

907 King Street is three story, four bay brick building. It was originally constructed as a two story building by Benjamin Baden ca. 1805 according to Ethelyn Cox in *Alexandria Street by Street* (p.71). The current storefront and a third floor addition for the rear of the building were approved by the Board on October 19, 1983 (BAR Case #83-3). The storefront was revised and another doorway approved June 10, 1987 (BAR Case #87-96). In 1996, the Board approved a hanging sign above the doorway on the west side of the building for an upper-floor tenant. (BAR Case #96-195, 9/4/96). Last year, the Board approved the existing hanging sign for the upper-floor tenant, O'Keeffe & Company (BAR Case #2005-0121, 6/15/05) and an awning for Viet Grill Restaurant (BAR Case #2005-0162, 7/20/05).

III. ANALYSIS:

Per Sanborn maps, the subject building has a building width of approximately 25 feet. Therefore the maximum signage allowed is 25 square feet. The proposed awning and window sign comply with zoning ordinance requirements.

Staff has no objections to the design of the awning. The awning is designed to cover just the entrance to the restaurant. The design is consistent with awnings approved by the Board throughout the district as well as the awning approved last year for the previous restaurant.

The *Design Guidelines* recommend generally only one sign per business is appropriate. The applicant has installed a total of four signs. Staff believes that the window sign is overly large and repetitive. Staff suggests that if the Board determines a window sign to be appropriate, that the sign be reduced in size and moved to either the bottom or top of the window so that views into the restaurant are not obscured.

IV. STAFF RECOMMENDATION:

Therefore, Staff recommends approval of the awning as submitted and deferral of the window sign for restudy.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

C-1 A construction permit is required.

C-2 Awnings must comply with all applicable requirements of USBC. Retractable and fixed awnings must have a minimum 7 foot clearance from 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.

Historic Alexandria:

Recommend relocating and reducing the scale of the street address numbers. They are a disruptive element in the appearance of the facade.