

Docket Item # 3  
BAR CASE #2006-0179

BAR Meeting  
September 6, 2006

**ISSUE:** Alterations, awning and signage

**APPLICANT:** Bruegger's Enterprises, Inc.

**LOCATION:** 606 King Street

**ZONE:** KR/Commercial

---

**STAFF RECOMMENDATION:** Staff recommends approval of the application as submitted.

(Insert sketch here)

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for an awning, signs and alterations for the western half of the two story commercial building at 604-606 King Street. The eastern half is occupied by Raul's Men's Wear. The western half has been occupied by a succession of banks, most recently BB&T Bank, and will be now be occupied by a restaurant tenant, Bruegger's Bagels.

Awning and Signage

The applicant proposes to install a new shed awning. The awning will measure approximately 17' in length and extend 3'6" from the face of the building and will be installed approximately 9'6" above the sidewalk. The awning covering will be striped with alternating red and gold/green band in a colored canvas type fabric. A new sign, "Bruegger's Bagels Baked Fresh" will be installed on the sign band above the awning. The sign will have white letters on a dark brown background and will be approximately 2' in height and 10' in length. The sign and awning will be illuminated by four gooseneck lights.

Alterations

A new storefront will be installed for the restaurant replacing the entry way to the bank and ATM which has been located on the west side of the storefront since 1997. The new storefront and door will be aluminum with painted MDO panels between the windows and as a watertable. The MDO panels will be painted a red color.

**II. HISTORY:**

606 King Street is part of a two story brick building with cast stone trim and Art Deco detailing dating from the 1930s. The first floor storefront has been altered on a number of occasions. The Board approved alterations in 1959, 1977, 1993, 1994, 1997, 1998 and 2002. In 1997, the Board approved alterations to the storefront including the installation of an ATM on the west side for the Bank of Alexandria (BAR Case #97-0058, 4/2/1997). The current awning was originally approved in 1993 for the Bank of Alexandria (BAR Case #93-197, 11/3/1993) and reused by F & M Bank (BAR Case #98-0049, 5/20/1998) and BB&T Bank (BAR Case #2002-0005, 2/6/2002). In each of these cases, the awning was approved with signage. Alterations to the storefront and new signage were approved for King Street Lighting in 2004 but were never installed (BAR Case #2004-0066, 4/21/04).

A SUP for this restaurant was approved by the Planning Commission and City Council earlier this year (SUP 2006-0029, 6/6/06).

**III. ANALYSIS:**

The proposed awning, sign, and alterations comply with the zoning ordinance requirements

Given the number of recent alterations to this storefront and past Board approvals for alterations

to the various storefronts including glazing, awning, signage and lighting, staff has no objections to the current proposal.

**IV. STAFF RECOMMENDATION:**

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 Construction permits are required for this project.

C-2 Wall letters must comply with USBC.

C-3 Awnings must comply with all applicable requirements of USBC 3105 and 3202. 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-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.