

Docket Item # 14
BAR CASE #2006-0157

BAR Meeting
September 6, 2006

ISSUE: Awning and signage
APPLICANT: Benjamin Molayem
LOCATION: 703 King Street
ZONE: KR/King Street Urban Retail

STAFF RECOMMENDATION: Staff recommends:

1. Approval of the new awning and associated signage; and,
2. Denial of the proposed new windows and relocation of the wall lanterns.

(Insert sketch here)

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for an awning with signage and alterations to the commercial building at 703 King Street.

Awning and Signage

Three signs, "Zorkafor's SandVeg," are proposed to be installed on the awning: one will be approximately 2' in height by 8' in width and will be centered on the awning above the entrance; the other signs are proposed to be installed on either side of the awning and will measure approximately 1'3" in height and 2'6" in width. The signs are proposed to be in the restaurant logo colors of yellow, blue, orange and green.

The half round awning is proposed to measure 9'5" in width, 4' in height and extend 3' from the face of the building. The awning will be of black canvas type fabric and will be installed on a new aluminum frame.

Alterations

Two new flush fixed windows are proposed to be installed on either side of the center door. These windows are proposed to be single pane and measure approximately 4'6" in height and 2'4" in width.

The existing wall scones are proposed to be relocated above each of the new windows.

The existing single light transom is proposed to be replaced with a new multi-light fan type of transom.

II. HISTORY:

The three story, three bay brick rowhouse at 703 King Street was probably constructed by Benjamin Baden ca. 1816-1817 according to Ethelyn Cox in *Historic Alexandria Street By Street*. As built it was a prototypical early 19th century side hall Alexandria rowhouse with a Flemish bond facade.

In the 20th century, the first floor of the building has been altered a number of times. In 1949 the Board approved adding flanking small metal bay retail windows on either side of the center door. In 1965 the Board approved a new design for the first floor of the building which included the removal of the 15 year old bay windows and infilling the existing openings with brick as well as changes to the entrance threshold.

Subsequently, the Board has approved numerous signs for a succession of retail tenants and restaurants that have occupied the first floor of the building. Within the last ten years the Board has approved an awning and signage for a restaurant tenant in 1998 (BAR Case #98-0156, 9/16/98) and in 1996 the Board had approved signage for a previous restaurant (BAR Case #96-

0104, 6/5/96).

III. ANALYSIS:

The proposed awning and sign complies with zoning ordinance requirements.

Awning and Signage

Staff has no objection to the proposed awning and signage. The Board has previously approved an awning for this building though of a slightly different configuration. While the *Design Guidelines* recommend only one sign per business the Board has recently approved signage on all faces of a projecting awning as for example at 907 King Street (BAR Case #2006-0130, 7/16/06). However, the Board has also limited signage on awnings to one sign, for example, this is the case for the Creative Classics awning at 906 King Street (BAR Case #2002-0153, 7/17/02). At Bilbo Baggins Restaurant at 206 Queen Street the Board approved only the signage on the front face of an awning and denied signage on the sides. However, given the Board's most recent approval of signage on all awning faces, Staff recommends approval of the awning with the proposed signage.

Alterations

The small retail bay windows approved by the Board in 1949 appeared as if they were applied window openings as opposed to punched window openings which are proposed in this application. The bay windows, as noted above, only survived for a relatively short period of time. Creating two new punched openings for flush windows in the first floor of the facade of this building will substantially contribute to the further destruction of any semblance of historic continuity of the first floor. On the other hand, this building as with other surviving early 19th century rowhouses on King Street has undergone extensive reconfiguration of the first floor. Without exception the first floors of early 19th century buildings that have been adaptively re-used for commercial purposes along both sides of King have been radically altered and retain little or no historic integrity. However with the building at 703 there is still surviving on the first floor of this building the opening for the original door as well as a substantial amount of the original Flemish bond brickwork. Because of this staff believes that it is extremely important to retain what exists of the early 19th century building fabric and accordingly recommends denial of the proposed new windows and relocation of the wall lanterns.

IV. STAFF RECOMMENDATION:

Staff recommends:

1. Approval of the new awning and associated signage; and,
2. Denial of the proposed new windows and relocation of the wall lanterns.

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 Awnings must comply with all applicable requirements of USBC 3105 and 3202. Retractable and fixed awnings must have a minimum 7 foot clearance form 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 (USBC 3105.2).

Historic Alexandria:

Proposed awning obscures the stonework above the transom.