

Docket Item #3
BAR CASE #2006-0215

BAR Meeting
October 4, 2006

ISSUE: Alterations and signage

APPLICANT: Live with Gratitude

LOCATION: 108 North Patrick Street

ZONE: CD/Commercial

STAFF RECOMMENDATION: Staff recommends approval of the application with the condition that the ramp at the south side of the property be located entirely on the subject property.

(Insert sketch here)

I. ISSUE:

The applicant is requesting approval of Certificates of Appropriateness for a sign, a ramp and replacement windows. The proposed work is described in more detail below:

Sign - The proposed sign will be of MDO plywood with 1/16" thick natural satin aluminum laminate cladding. Double sided hanging sign will be composed of an upper portion, 24" wide by 30" long and attached lower strip, 24" wide by 5" long. The upper portion will read, "La Muse" in large black lettering and the lower portion will read, "gifts with a purpose" in smaller blue and black lettering. The background of both the upper and lower portion will be light blue. The sign will be mounted on the corner of the building at the top of the second story in the same location as an existing bracket. The applicant is proposing to use a new black metal scroll bracket.

Ramp - The proposed ramp is not intended to function as a handicapped ramp, but rather to facilitate access to the south side door and to give the area between 108 North Patrick Street and the neighboring building to the south a neater appearance. The ramp will be constructed of High Density Polyethylene decking, a wood-like composite material. The applicant has selected the weathered light brick red color. The submitted materials show the ramp to be 3'7" wide. However, an old plat indicates that the subject property extends only 3'4" beyond the south property wall. The ramp will begin at the front of the building and extend back 22'3" to end flush with the west side of the window adjacent to the side door. The ramp will be 9" high at its highest point. The existing door and threshold will remain in place and unaltered.

Windows -The applicant is proposing to replace the existing true-divided light windows with new Jeld-Wen wood windows. The new windows will be simulated divided lights with 3/4" wide wood muntins to match the existing configurations. Staff notes that the two windows on the front elevation of the property are eight-over-eight. The storefront window is not proposed to be replaced.

II. HISTORY:

The stone veneered, slate roofed, two story Colonial Revival building at 108 North Patrick was probably built between 1902 and 1912 and remodeled or rebuilt between 1921 and 1941, according to the Sanborn Fire Insurance Maps. It has two 8/8 windows at the second floor and a slate pent roof over the storefront bow window.

It is one of two pent roofed Dutch style Colonial Revival structures in the historic district. The other is located at 625 South St. Asaph Street.

Earlier this year, the Board deferred for restudy an application for alterations including vinyl replacement windows and shutters (BAR Case #2006-0029, 3/1/06). The applicant did not return to the Board and the application was withdrawn. In 2003, The Board approved a sign for the

retail tenant “Verdrigris” (BAR Case #2003-0188, 9/3/2003). In 1997, the Board approved a hanging sign for Studio 108 Beauty Salon (BAR Case#97-0126, 6/18/97) and in 1992, the Board approved window lettering and replacement electric meters for Mrs. E’s Sophisticated Hair Salon (BAR Case #92-62, 4/1/92).

III. ANALYSIS:

The proposed hanging sign, ramp and alterations comply with zoning ordinance requirements.

Staff has no objections to the proposed alterations. The sign is appropriate for the mid-20th century Colonial style building and compatible with the historic district. The proposed ramp, located in a narrow space between buildings and only 9" above grade at the highest, will be not be readily noticeable. Although synthetic materials are generally discouraged in the district, Staff believes the use of the proposed High Density Polyethylene decking is acceptable in this case due to the lack of visibility. Staff does note that the applicant must confirm the location of the south property line and construct the ramp entirely on the subject property. Although the *Design Guidelines* encourage the use of true-divided light windows, Staff believes the use of simulated-divided light windows is acceptable here as the building dates to the mid-20th century. Staff notes that the windows will be wood with wood 3/4" wide wood muntins.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the condition that the ramp at the south side of the property be located entirely on the subject property.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- F-1 No Plot Plan was submitted with this application. An evaluation of this projected related to interior lot lines has not been completed. At the time of building permit application, lot line locations may impact this application and generate additional code requirements. At a minimum, C-1 below may impact the design of the proposed project.
- C-1 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides of the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line.
- C-2 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-7 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-8 A wall location plat prepared by a land surveyor is required to be submitted to this office

prior to requesting any framing inspection.

Historic Alexandria:

Request seems appropriate.