

Docket Item # 3
BAR CASE # 2006-0220

BAR Meeting
October 18, 2006

ISSUE: Signage
APPLICANT: Reiner Reyes
LOCATION: 1026 King Street
ZONE: KR/King Street Retail

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 a flat sign to be mounted between the first and second story windows of the projecting bay on the front of the two story brick building. The sign will be 2' high by 4' long and will be made of MDO. It will read "Bohio's Cuban Bistro." Bohio's will be in orange while "Cuban Bistro" will be in white lettering. The background will be of green palm fronds. There will be rust borders at the top and bottom of the sign and two pale rust colored bongos on the left side of the sign, adjacent to "Bohio's".

II. HISTORY:

1026 King Street is a two bay, two story brick Italianate style rowhouse and is one of a group of four, two-story Victorian style brick buildings dating from ca. 1890 that form a unified blockface and present a cohesive unit in scale and form. The central window on the first floor of the building has been altered in an unsympathetic manner, however, the remainder of the King Street façade retains considerable integrity. The Board approved a rear addition to 1024 King Street in a series of cases in 2002 and 2003 (BAR Case #2002-0128 (demolition and capsulation) 7/17/2002; BAR Case #2002-0129 (two story rear addition) 8/21/2002; BAR Case #2003-0010 (alterations to previously approved plans) 3/19/2003; BAR Case #2003-0035 (after-the-fact demolition) 3/19/2003; BAR Case #2003-0309 (alterations to previously approved plans) 1/7/2004).

The rowhouse at 1026 King Street has been in commercial use for many years and the Board has approved a number of signs at this location. Most recently, the Board approved a hanging sign for Speedy's Chicken Place (BAR Case #2001-0096, 5/2/2001). Prior to this, in 1991, the Board approved a wall sign for Egg Roll House in the same location the current proposal (BAR Case #91-100, 5/15/1991).

III. ANALYSIS:

The proposed sign complies with the zoning ordinance requirements.

Staff believes the proposed sign is appropriate. It is compatible with the building and surrounding district and complies with the *Design Guidelines*.

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 A construction permit is required for this project.

C-2 Wall signs must comply with USBC [H103-H111].

Historic Alexandria:

No comments.