

Docket Item # 12  
BAR CASE # 2007-0004

BAR Meeting  
February 7, 2007

**ISSUE:** Alterations  
**APPLICANT:** Charlene Henry  
**LOCATION:** 104 N West Street  
**ZONE:** KR/King Street Urban Retail

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**STAFF RECOMMENDATION:** Staff recommends approval with the following conditions:

- 1) That the proposed awning over the rear door be reconfigured so as to not interfere with the flow of the exterior exhaust vent; and
- 2) That the drawings submitted for building permits reflect compliance with the 8' required distance above pedestrian right-of-way.

(Insert sketch here)

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness to install three new shed-style awnings at 105 North West Street, two over windows along North West Street and one over a rear door opening to the parking area. The awnings on North West Street will project 1'6" from the face of the building, with widths of 3'4" and a 1' drop, and will have a clearance of 7'6" from the sidewalk. The awning over the rear door will project 3' from the face of the building, with a width of 6' and a 1' drop, and also will have a clearance of 7'6" from the ground.

The awnings will have metal frames and will be attached to the building using lag bolts. The fabric will be black Sunbrella material.

**II. HISTORY:**

104 North West Street is an addition to 1401 King Street, which appears on the 1896, 1902, and 1912 Sanborn maps. Early building permits identify Alex White as the builder in 1896.

104 North West Street appears on the 1922 Sanborn Map as a two-story addition.

On June 21, 2005, the City Council granted a special use permit for 104 North West Street to allow the operation of a carry-out restaurant at this location. The Board approved a new sign on May 17, 2006 (BAR Case #2006-0088). The Board approved other alterations at 104 North West Street involving HVAC unit screening on September 6, 2006 (BAR Case # 2006-0173).

**III. ANALYSIS:**

Awnings may project up to 4' from the front building over the public right-of-way and must be 8' above the sidewalk. Plans submitted show the awning distance as 7'6" above pedestrian right-of-way. Applicant must revise awning plans for building permits to reflect compliance with the 8' required distance above the pedestrian right-of-way.

In general, staff supports the applicant's request for the awnings. The awnings are subtle and do not contain any signage. According to the Guidelines, "Shed or sloped awnings are more appropriate than other awning forms in the historic districts... Awnings should be made of a canvas type fabric... The color should be appropriate to the building... Single color awnings are usually appropriate (Awnings –Page 3). However, Staff is concerned about the awning over the rear door. A new exhaust vent not shown in the submitted photographs has been installed on the rear elevation, adjacent to the door that would be partially obscured by an awning. Staff suggests that this awning be eliminated or reconfigured so as not to obstruct any exhaust flow through this new vent. Staff also notes that as submitted, the awnings along North West Street do not meet the necessary clearance required by the zoning ordinance. The applicant would need to correct building permit drawings to reflect compliance with the 8' clearance distance.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval with the following conditions:

- 1) That the proposed awning over the rear door be reconfigured so as to not interfere with the flow of the exterior exhaust vent; and

- 2) That the drawings submitted for building permits reflect compliance with the 8' required distance above pedestrian right-of-way.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Additions and alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit (USBC 108.1). Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application (USBC 109.1).
- C-3 Canopies must comply with USBC 3202.3.1 for support and clearance from the sidewalk, and the applicable sections of USBC's Chapter 11. Structural designs of fabric covered canopies must comply with USBC 3105.3. The horizontal portions of the framework must not be less than 8 feet nor more than 12 feet above the sidewalk and the clearance between the covering or valance and the sidewalk must not be less than 7 feet.
- C-5 A Construction permit will be required for the proposed project.
- C-6 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

Historic Alexandria:

No comments were received.