

Docket Item #8
BAR CASE # 2007-0081

BAR Meeting
July 18, 2007

ISSUE: Awnings
APPLICANT: Landini Brothers, Inc.
LOCATION: 115/117 King Street
ZONE: KR/King Street Urban Retail

STAFF RECOMMENDATION, JULY 18, 2007: Staff recommends approval of the application with the following conditions:

- 1) That the awnings have an 8' clearance from the sidewalk to the bottom of awning;
- 2) That all care is taken to not damage the exterior fabric of the building when installing the awning frames; and
- 3) That the 8' clearance is reflected in the building permit drawings.

BOARD ACTION, JUNE 20, 2007: Deferred due to lack of public notice.

STAFF RECOMMENDATION, JUNE 20, 2007: Staff recommends approval of the application with the following conditions:

- 1) That the awnings have an 8' clearance from the sidewalk to the bottom of awning;
- 2) That all care is taken to not damage the exterior fabric of the building when installing the awning frames; and
- 3) That the 8' clearance is reflected in the building permit drawings.

BOARD ACTION, MAY 16, 2007: Chairman Hulfish recused himself from participation in this docket item. Mr. Smeallie assumed the chair. On a motion by Mr. Keleher, seconded by Mr. Wheeler the Board deferred the application for restudy. The vote on the motion was 4-0.

REASON: The Board agreed with the staff recommendation. The Board believed that this was an important and visually distinctive building in the historic district and that careful attention should be paid to the design of any awnings on the building. The Board did not believe that the drawings presented adequately represented what would be installed and requested that there be new drawings for review that fully depicted the proposal. Mr. Landini said that he knew that the drawings presented were not accurate.

SPEAKER: Franco Landini, applicant, spoke in support

STAFF RECOMMENDATION, MAY 16, 2007: Staff recommends approval of replacement awnings with the following conditions:

- 1) That the applicant revise the awning to be two separate shed-style awnings, in burgundy Sunbrella fabric;
- 2) That each of the two awnings cover three of the six-front bays of the King Street façade of the building and there is a clear visual break between the two awning at the center of the building;
- 3) That each of the awnings have “Landini Brothers Restaurant on the front valance of the awning;
- 4) That the two awnings only extend in width 1’ past the two outer bays of which they cover;
- 5) That the awnings project no more than 4’ from the face of the building;
- 6) That the awnings have an 8’ clearance from the sidewalk to the bottom of awning;
- 7) That all care is taken to not damage the exterior fabric of the building when installing the awning frames; and
- 8) That the applicant provide revised material showing the above conditions when filing for a building permit.

(Insert sketch here)

UPDATE: Since the May 16, 2007 Board meeting, the applicant has submitted a revised application for new awnings at 115/117 King Street reflecting the concerns of the Board and staff.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for installing two new awnings at 115/117 King Street, Landini Brothers Restaurant, to replace the existing awnings. Currently, the building has a series of six rounded bullnose shaped awnings, in a dark red color, located over each individual bay of doors. Each of the existing awnings has “Landini Brothers” on the scalloped drop of the awning.

Each of the two proposed awning would be a shed-style awning, approximately 27’ in length, with each awning located over a three bay grouping on the King Street frontage. As shown, the awnings would be 2’6” in height, including a 1’ valance. The awning would project 4’ from the face of the building and have the required 8’ clearance from the bottom of the awning. The proposed fabric for the new awning is Sunbrella and the color is burgundy. A series of metal frames will anchor the awning to the building.

Each of the awnings will have signage on the valance or drop consisting of “Landini Brother’s Restaurant”. The text will be 8.5” x 150” or 8.86 square feet per unit, in white commercial script font.

II. HISTORY:

115/117 King Street is a three story, three bay brick building originally built as a warehouse in the late 18th or early 19th century according to Ethelyn Cox in *Alexandria Street by Street* (p. 64). It is currently used as a restaurant.

The most recent Board action for this property was a deferral of a request for replacement metal doors in 2001 (BAR Case # 2001-0032).

III. ANALYSIS:

Per the Sanborn maps, the combined building frontage off 115 and 117 facing King Street is 60 feet +/-, which is allows for 60 square feet maximum sign area. The proposed sign totals less than 60 square feet.

Ordinance #3864 permits awnings to project up to 4 feet from the front of the building over the public right-of-way and must be 8 feet above the sidewalk. The proposed sign complies with zoning ordinance requirements; the proposed awning will comply with zoning ordinance requirements conditional upon its maintaining a projection of 4 feet or less over the right-of-way and 8 feet clearance measure between the sidewalk and the base of the awning.

The *Design Guidelines* state that “awnings should be appropriate and sympathetic to the historical style of the building to which they are attached...Shed or sloped awnings are more appropriate than other awning forms in the historic districts...Awnings should not overwhelm or obscure architecture and decorative features of historic buildings.” In staff’s opinion, the

applicant has revised their application to incorporate the concerns expressed by the Board and staff in respect to the prior submittal.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

- 1) That the awnings have an 8' clearance from the sidewalk to the bottom of awning;
- 2) That all care is taken to not damage the exterior fabric of the building when installing the awning frames; and
- 3) That the 8' clearance is reflected in the building permit drawings.

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 Awnings must comply with all applicable requirements of USBC 3105.3 and 3202.3.1 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. Retractable awnings must be securely fastened to the building and can not extend closer than 24 inches in from the curb line (USBC 3202.3.1).

Historic Alexandria:

No comments received.