

Docket Item # 8
BAR CASE #2007-0038

BAR Meeting
August 1, 2007

ISSUE: Awning & signage
APPLICANT: Patrick's
LOCATION: 106 N St Asaph Street
ZONE: CD/Commercial

STAFF RECOMMENDATION, AUGUST 1, 2007: Staff recommends approval of the application with the condition that the awning be anchored through the mortar joints rather than directly into the brick itself.

BOARD ACTION, JUNE 20, 2007: On a motion by Mr. Smeallie, seconded by Ms. Neihardt, the Board deferred the application for restudy. The vote on the motion was 5-0.

REASON: The Board believed there were a number of design options available for the awning style that could result in an awning that was more appropriate to the architectural style of the building and provide the requisite visibility for the retail store.

SPEAKERS: Marty Buckingham, Washington Canopies, spoke in support
Troy Englert, store owner, spoke in support
Angela Saunders Silverman, Silverman Galleries, 110 N. St. Asaph Street, spoke in opposition

STAFF RECOMMENDATION, JUNE 20, 2007: Staff recommends approval of the application with the condition that the bottom of the awning be at least 8 feet above the public right of way.

BOARD ACTION, MARCH 21, 2007: On a motion by Mr. Wheeler, seconded by Mr. Smeallie, the Board deferred the application for restudy. The vote on the motion was 6-0.

REASON: The Board did not agree with the staff recommendation, but believed that a smaller awning and/or only a hanging sign should be considered for this retail store.

SPEAKER: Troy Englert, store owner, spoke in support

Angela Saunders Silverman, Silverman Galleries, 110 N. St. Asaph Street, spoke
in opposition
Marty Buckingham, Washington Canopies, spoke in support

STAFF RECOMMENDATION, MARCH 21, 2007: Staff recommends approval of the
application with the condition that the bottom of the awning be at least 8 feet above the public
right of way.

(Insert sketch here)

UPDATE: The applicant has revised the awning proposal by changing the shape from a flat fronted dome awning to amore traditional bullnose. In addition, the lettering size has been reduced on all three sides of the awning. Staff notes that although the shape of the awning has changed slightly, the overall size remains the same as the previous proposal.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for an awning with signage for the new retail business, “Patrick’s” at 106 North St Asaph Street. The applicant requests approval for the installation of a bullnose awning measuring 5’9” by 4’ by 4’ over the main entrance. The frame is aluminum covered by black colored Sunbrella fabric. The front of the awning includes the letter “P”. The sides of the awning read, “Patricks, Fine Linens & Home Decor” in white and gold lettering. The letter on the front of the awning measures 1’2” tall, while the signs on the sides measures 2’6” by 1’9”.

II. HISTORY:

The two-story brick building at 106-108 North St. Asaph Street was constructed in the 1920s. The Board approved a canvas awning for Bowhe and Peare in 1999 (BAR Case #99-0013, 5/5/99). In 1998, the Board approved a hanging sign for Bowhe & Peare (BAR Case #98-0167, 10/7/98). In 2004, the Board approved an after-the-fact awning for Eagle Eye Antiques (BAR Case #2004-0139, 9/23/04).

III. ANALYSIS:

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 awning and signage complies with zoning ordinance requirements provided the awning is at least 8 feet above the sidewalk.

The *Design Guidelines* for the historic districts state that “for historic buildings, appropriate shed awnings (both retractable and non-retractable) are preferred in the historic districts, especially for mid-19th to mid-20th century buildings. However, other awning configurations on rigid or fixed frames may be considered for late-20th century buildings.” Given the rhythm of the arched windows on the facade, the bullnose awning is aesthetically preferable to the historically more appropriate shed awning. The current awning replaces a dome shaped awning originally approved by the Board in 1999 for a previous retail tenant. Staff therefore has no objection to the design of the proposed awning.

The *Design Guidelines* recommend that “On masonry buildings, signs should be anchored through the mortar joints rather than directly into the masonry unit (e.g. brick) itself (Signs – Page 4). Therefore, staff has included this as a condition of the approval.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the condition that the awning be anchored through the mortar joints rather than directly through the brick itself.

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).
- C-4 A Construction permit will be required for the proposed project.
- C-5 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

Office of Historic Alexandria:

No comments were received.

Docket Item #5
BAR CASE #2007-0038

BAR Meeting
June 20, 2007

ISSUE: Awning & signage
APPLICANT: Patrick's
LOCATION: 106 N St Asaph Street
ZONE: CD Commercial

BOARD ACTION, JUNE 20, 2007: On a motion by Mr. Smeallie, seconded by Ms. Neihardt, the Board deferred the application for restudy. The vote on the motion was 5-0.

REASON: The Board believed there were a number of design options available for the awning style that could result in an awning that was more appropriate to the architectural style of the building and provide the requisite visibility for the retail store.

SPEAKERS: Marty Buckingham, Washington Canopies, spoke in support
Troy Englert, store owner, spoke in support
Angela Saunders Silverman, Silverman Galleries, 110 N. St. Asaph Street, spoke in opposition

STAFF RECOMMENDATION, JUNE 20, 2007: Staff recommends approval of the application with the condition that the bottom of the awning be at least 8 feet above the public right of way.

BOARD ACTION, MARCH 21, 2007: On a motion by Mr. Wheeler, seconded by Mr. Smeallie, the Board deferred the application for restudy. The vote on the motion was 6-0.

REASON: The Board did not agree with the staff recommendation, but believed that a smaller awning and/or only a hanging sign should be considered for this retail store.

SPEAKER: Troy Englert, store owner, spoke in support
Angela Saunders Silverman, Silverman Galleries, 110 N. St. Asaph Street, spoke in opposition
Marty Buckingham, Washington Canopies, spoke in support

STAFF RECOMMENDATION, MARCH 21, 2007: Staff recommends approval of the application with the condition that the bottom of the awning be at least 8 feet above the public right of way.

(Insert sketch here)

UPDATE: There have been no changes to this application since the March 21, 2007 meeting. Staff therefore repeats the original staff report.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for an awning with signage for the new retail business, “Patrick’s” at 106 North St Asaph Street. The applicant requests approval for the installation of a “dome” type awning measuring 5’9” by 4’ by 4’ over the main entrance. The frame is aluminum covered by black colored Sunbrella fabric. All three sides of the awning read, “Patricks, Fine Linens & Home Decor” in white and gold lettering. The sign on the front of the awning measures 5’ by 2’, while the signs on the sides measures 3’6” by 1’9”.

II. HISTORY:

The two-story brick building at 106-108 North St. Asaph Street was constructed in the 1920s. The Board approved a canvas awning for Bowhe and Peare in 1999 (BAR Case #99-0013, 5/5/99). In 1998, the Board approved a hanging sign for Bowhe & Peare (BAR Case #98-0167, 10/7/98). In 2004, the Board approved an after-the-fact awning for Eagle Eye Antiques (BAR Case #2004-0139, 9/23/04).

III. ANALYSIS:

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 awning and signage complies with zoning ordinance requirements provided the awning is at least 8 feet above the sidewalk.

The *Design Guidelines* for the historic districts state that “for historic buildings, appropriate shed awnings (both retractable and non-retractable) are preferred in the historic districts, especially for mid-19th to mid-20th century buildings. However, other awning configurations on rigid or fixed frames may be considered for late-20th century buildings.” Given the rhythm of the arched windows on the facade, the dome awning is aesthetically preferable to the historically more appropriate shed awning. The current awning replaces a dome shaped awning originally approved by the Board in 1999 for a previous retail tenant. Staff therefore has no objection to the design of the proposed awning.

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Staff recommends approval of the application with the condition that the bottom of the awning be at least 8 feet above the public right of way.

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- C-4 A Construction permit will be required for the proposed project.
- C-5 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

Office of Historic Alexandria:

Recommend that design of awning text be revised: “scribbled” signature of owner not attractive. Too much empty black space overwhelms the delicate script of the store name.