

Docket Item # 11
BAR CASE # 2008-0135

BAR Meeting
September 3, 2008

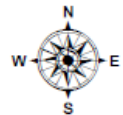
ISSUE: Alterations
APPLICANT: London Bob Hair Design
LOCATION: 415 South Washington Street
ZONE: CL Commercial

STAFF RECOMMENDATION: Staff recommends deferral for restudy.



BAR CASE #2008-0135

9/3/2008



I. ISSUE:

The applicant is requesting approval of a certificate of appropriateness for the addition of awnings to the storefront at 415 South Washington Street. The proposed shed style awnings will be constructed of Sunbrella Firesist 88008 Black canvas and will contain no graphics or lettering. The applicant is proposing the installation of five awnings; two on the second level would measure 14 feet wide, two on the first level would measure 7 feet wide, and the fifth awning located on the first level would measure 10 ½ feet wide. The frames are proposed to be constructed of 1 inch square aluminum extrusion and painted black. In order for there to be sufficient space for the construction of the new awnings the applicant also proposes the relocation of the existing hanging sign somewhat higher on the façade of the building but in the same general location on the building.

II. HISTORY:

415 South Washington Street is a freestanding two story brick building originally constructed, according to Ethelyn Cox in *Alexandria Street by Street* (p.185), in 1850 as a residential duplex.

The Board approved the current sign for this property in 2001 under BAR#2001-0097.

III. ANALYSIS:

Proposed awnings comply with the zoning ordinance conditional upon the installation of the awnings not lower than 7 feet above the sidewalk in accordance with building code comments.

While some awnings may be appropriate for this building, Staff is concerned about the number of proposed awnings and how the proposed awnings may impact the existing shutters and possibly the cornice. According to the design guidelines, awnings should be appropriate and sympathetic to the historical style of the building to which they are attached. While Staff understands the desire of the applicant to install awnings to reduce energy costs from direct eastern sun, Staff recommends a deferral in order to explore reducing the number of proposed awnings and how they will impact the façade, especially the existing shutters and cornice.

IV. STAFF RECOMMENDATION:

Staff recommends deferral for restudy.

V. CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 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 from 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-2 Fixed awnings must be designed and constructed to withstand wind or other lateral loads and live loads required by the USBC. Structural members must be protected to prevent deterioration (USBC 3105.3).
- C-3 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

Historic Alexandria:

No comments were received.

IV. IMAGE:

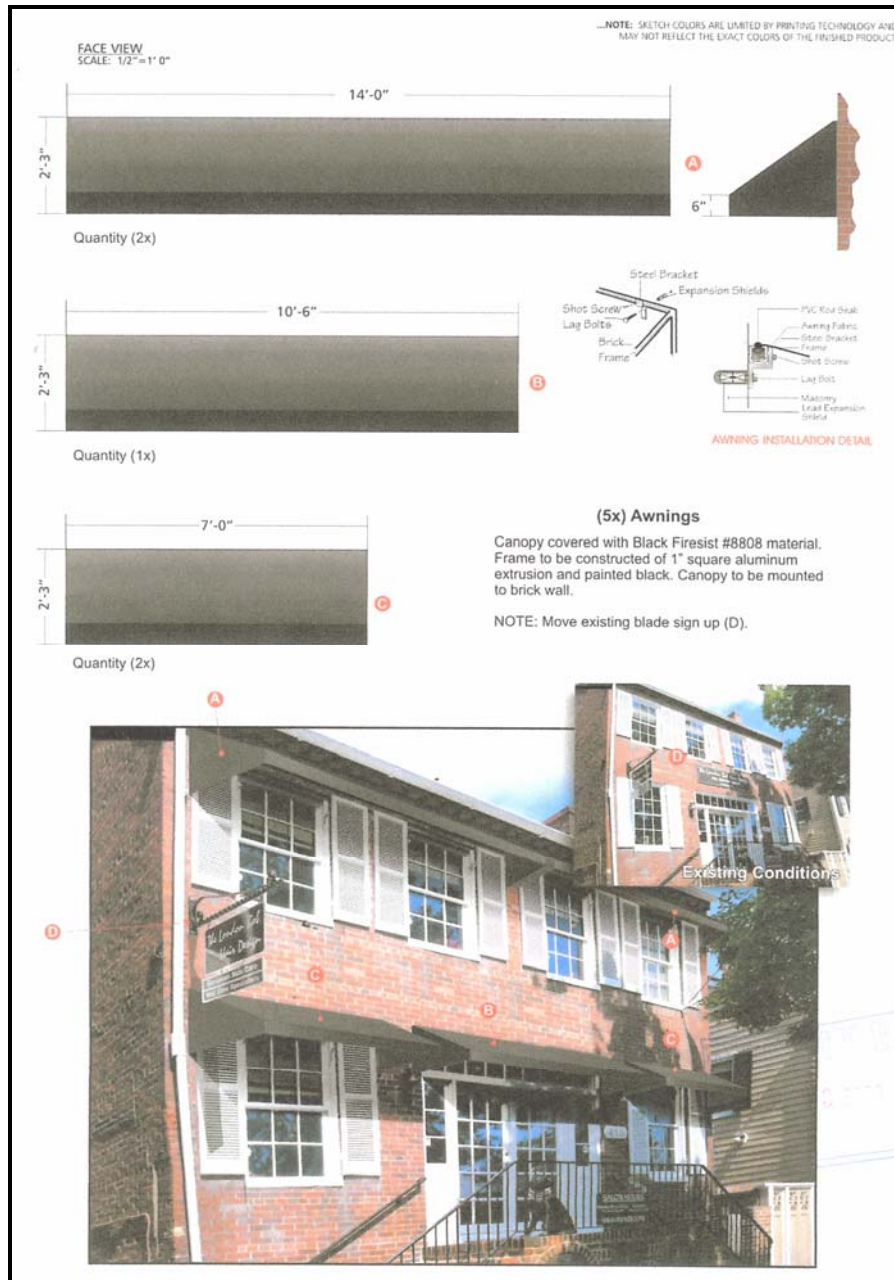


Figure 1: 415 South Washington Street front facade and awning specs.