

Docket Item # 9
BAR CASE #2008-0243

BAR Meeting
January 7, 2009

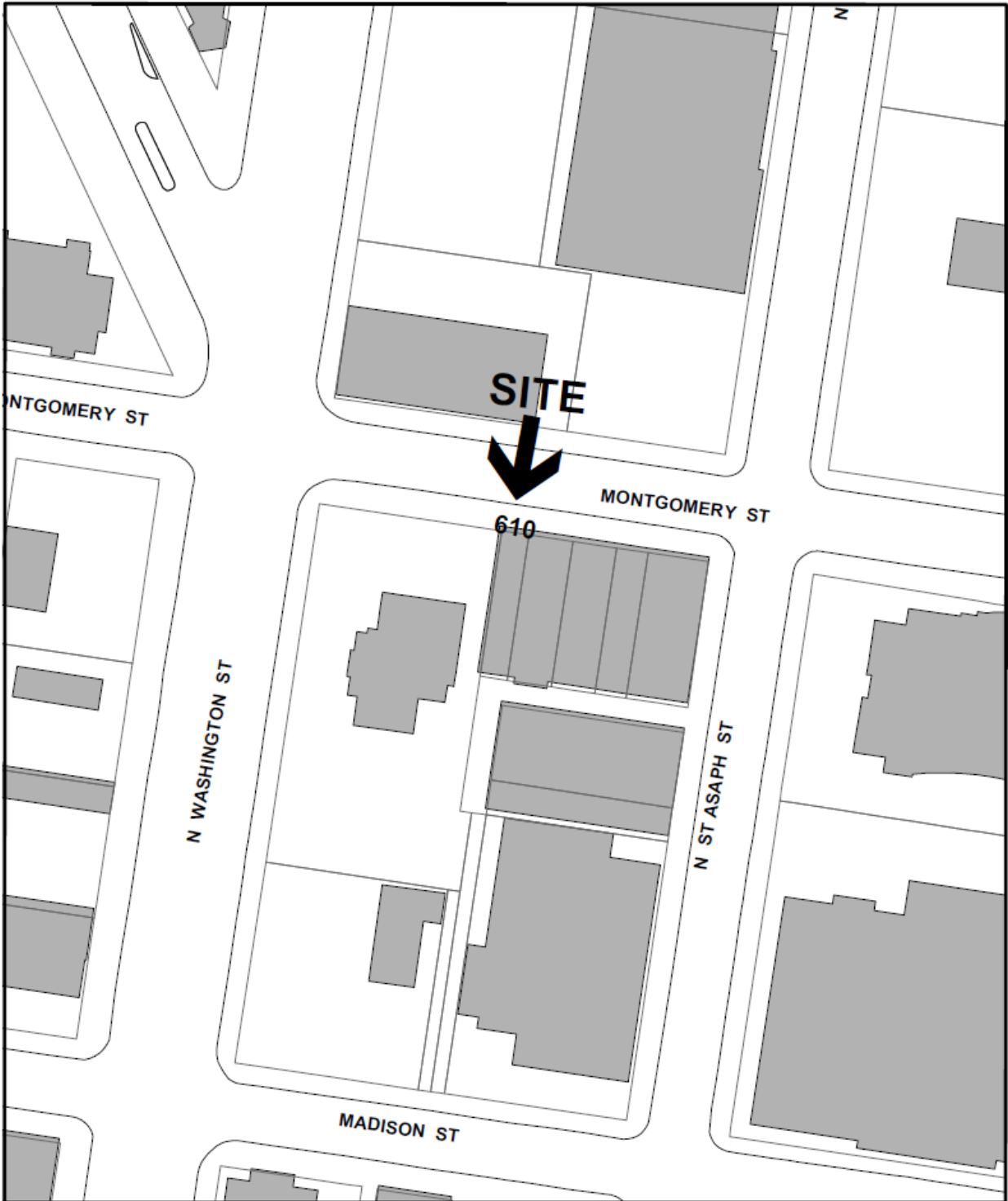
ISSUE: Signage & Alterations

APPLICANT: Richard Smith

LOCATION: 610 Montgomery St

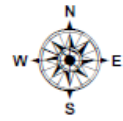
ZONE: CDX Commercial

STAFF RECOMMENDATION: Staff recommends approval of the application with the condition that both the exhaust unit and guardrail be painted the predominant color of the roof.



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I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for signage and the installation of new roof top exhaust equipment and corresponding iron guardrail. The new signage consists of re-facing an existing double sided hanging sign for “The Original Pizza Pan” located at 610 Montgomery Street. The proposed circular hanging sign measures 42” in diameter and is currently suspended from a custom hand rolled steel scroll bracket, attached to the face of the building using 6 4.5” x ½” lag and shield mounting hardware in the mortar joints. The sign will consist of red lettering reading “The Original Pizza Pan,” outlined with a thin green line on a white background. The proposed sign will be constructed of MDO. The installation of new exhaust equipment is required to convert the existing coffee shop into a pizza restaurant. The proposed exhaust unit will rise 3’ 10” above the roofline. The proposed unit will be centrally located north to south on the eastern side of the building. The iron guardrail will be located on the eastern wall of the roof and will be 18’ 9” long and extend 1’ 8” from the top of the roofline.

II. HISTORY:

City Real Estate records indicate that 610 Montgomery Street was constructed in 1935 and the property first appears on the 1958 Sanborn map. This area of Montgomery Street was included within the boundaries of the Old and Historic Alexandria District in 2000.

The Board approved the existing “610 Coffee House,” sign in 2007 (BAR 2007-0205).

III. ANALYSIS:

Proposed sign meets Zoning Ordinance requirements. Proposed alteration complies with the Zoning Ordinance regulations.

According to the Design Guidelines, “Signs should be designed in styles, materials, type faces, colors and lettering that are appropriate and sympathetic to the historic style of the building”. Staff believes that the proposed hanging sign complements the building and is similar to signs approved both at this location in the past and for other retail tenants on this block of Montgomery Street.

As stated in the Design Guidelines, “Exhaust and supply fans are an important functional element of many commercial properties and are particularly important for restaurants,” which is why Staff believes that although the proposed unit will be visible from both Montgomery Street and Washington Street, the installation is a needed alteration. Furthermore the applicant has taken measures to insure that the unit has been positioned on the roof so as to be as unobtrusive to the building as possible. The proposed guardrail is a mandatory alteration as set forth by the USBC for all exhaust fans located closer than 10’ from the edge of a roof of a commercial structure.

Staff recommends approval of the application with the condition that both the exhaust unit and

guardrail be painted the predominant color of the roof.

IV. STAFF RECOMMENDATION: Staff recommends approval of the application with the condition that both the exhaust unit and guardrail be painted the predominant color of the roof.

V. CITY DEPARTMENT COMMENTS

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

Code Administration:

- F-1 The applicant shall obtain a sign permit for the proposed sign and/ or wall lettering.
- F-2 The application does not indicate if the sign is wall-mounted or if it is a hanging sign.
- C-2 Wall letters / signs must comply with USBC [H103-H111] Please indicate the method to be used for anchoring the letters to the wall.
- C-3 Projecting, hanging signs must comply with USBC [H103-H107, H112] for type of materials, maximum projection, vertical clearance below all parts of the sign, and additional loads.
- C-4 Structural calculations are required to verify the ability of the existing roof to support the additional weight of the rooftop unit.
- C-5 Guardrail structural design and construction must comply with USBC.
- C-6 Where appliances are located $\leq 10'$ from a roof edge or open side with a drop $\geq 24"$, guards shall be provided (USBC 2801.1)
- C-7 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-8 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-9 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.
- C-10 A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.

- C-11 The following code requirements apply where food preparation results in the development of grease laden vapors:
- (a) All cooking surfaces, kitchen exhaust systems, grease removal devices and hoods are required to be protected with an approved automatic fire suppression system.
 - (b) A grease interceptor is required where there is drainage from fixtures and equipment with grease-laden waste located in food preparation areas of restaurants. Food waste grinders can not discharge to the building drainage system through a grease interceptor.
- C-12 A rodent control plan shall be submitted to this office for review and approval prior to occupancy. This plan shall consist of the following:
- (a) Measures to be taken to control the placement of litter on site and the trash storage and pickup schedule.
 - (b) How food stuffs will be stored on site.
 - (c) Rodent baiting plan.

Historic Alexandria:

No comments received.

VI. IMAGES:

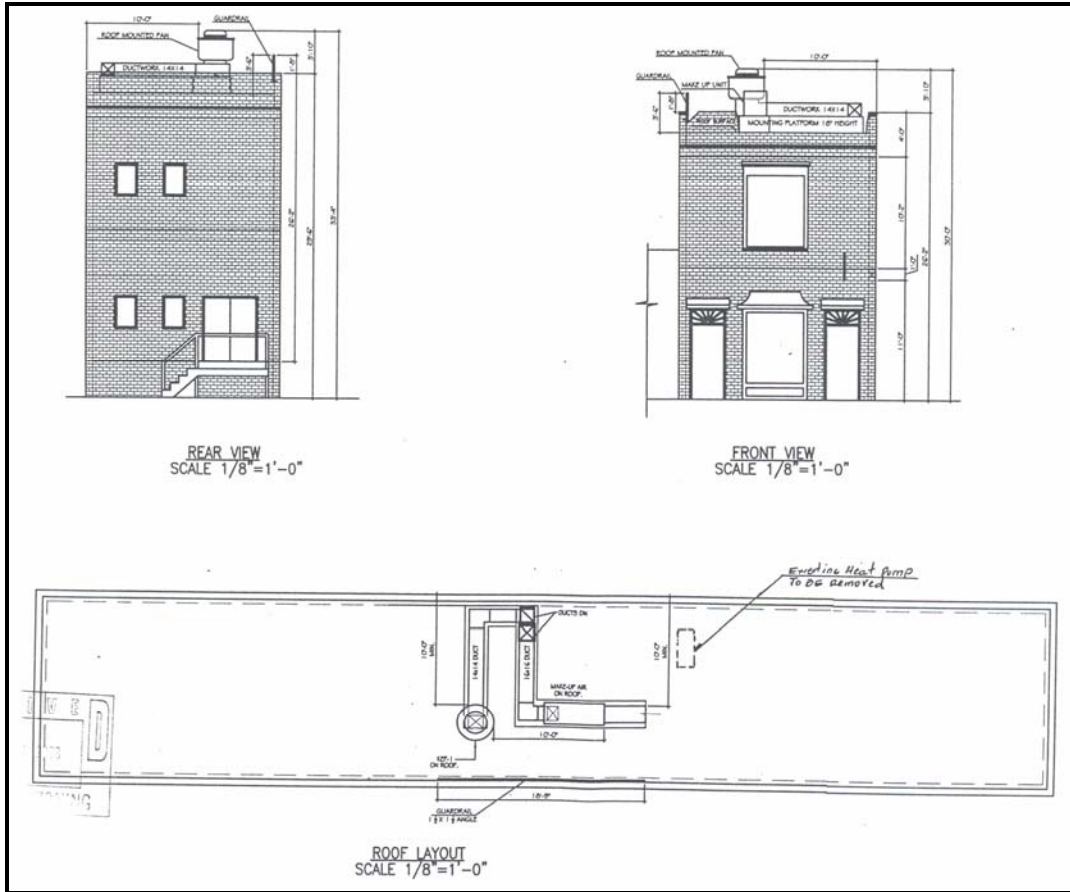


Figure 1 Front & Rear Elevations & Roof Layout



Figure 2 Proposed Sign Design



Figure 3 Montgomery Street View



Figure 4 Photograph detailing existing sign

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