

Docket Item # 4
BAR CASE # 2009-0146

BAR Meeting
July 29, 2009

ISSUE: Signage / Awning Installation

APPLICANT: Thai Cuisine by Sam Phao

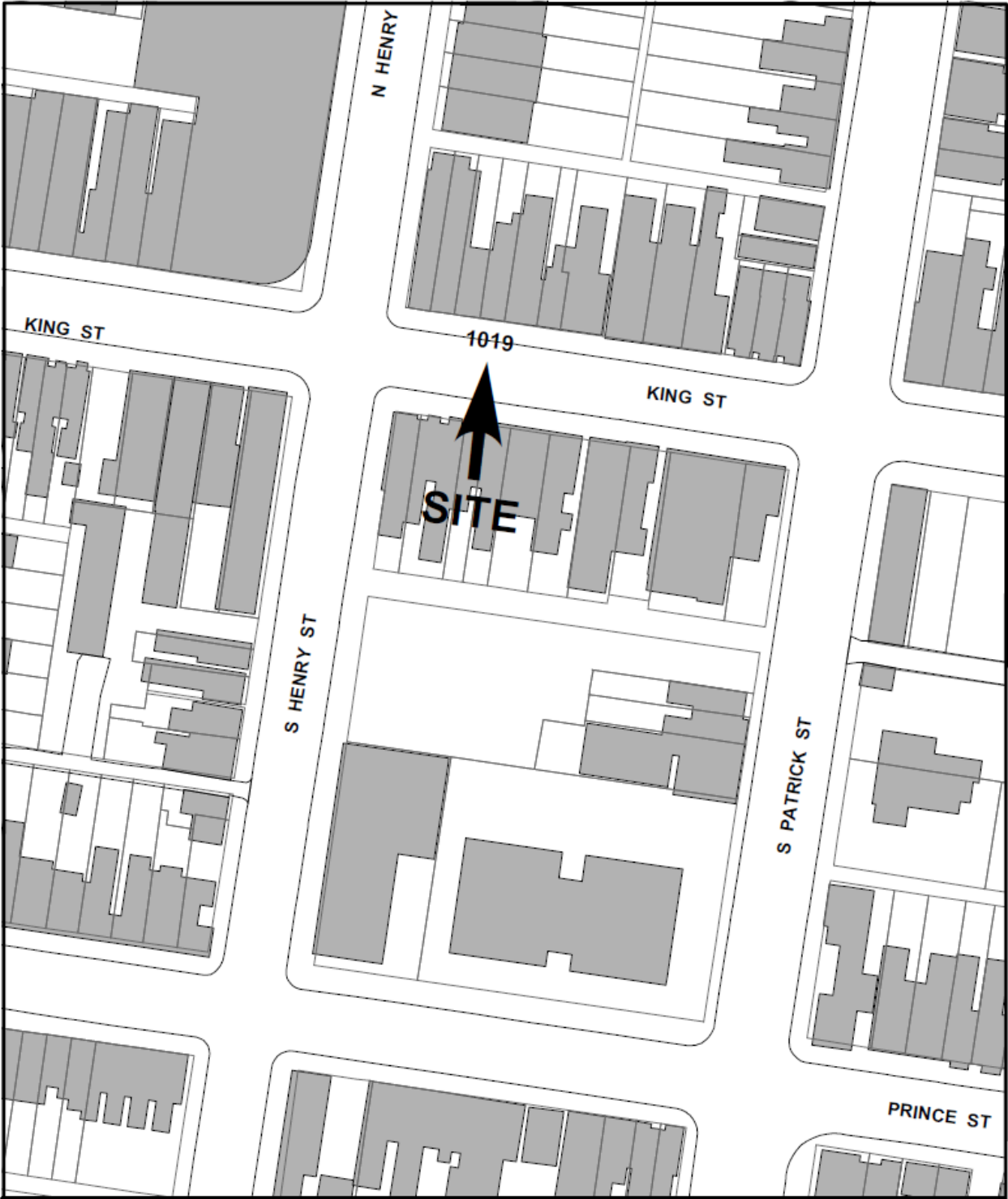
LOCATION: 1019 King Street

ZONE: KR / King Street Retail

STAFF RECOMMENDATION: Staff recommends approval of the Certificate of Appropriateness as submitted.

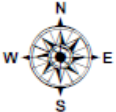
*EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period. In the case for a certificate or permit for a project that requires a development special use permit or site plan under section 11-400 of the zoning ordinance, the period of validity shall be coincident with the validity of the development special use permit or site plan as determined pursuant to section 11-418 of the ordinance.

**BUILDING PERMIT NOTE: Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.



BAR CASE #2009-0146

7/29/2009



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness to remove and replace the awning fabric with signage on the commercial building located at 1019 King Street. The proposed, 3 foot tall x 14.78 foot wide x 3 foot deep, canvas awning fabric by Sunbrella will be installed on the existing steel frame located on the subject property. The proposed color scheme for the sign is a forest green awning fabric fashioning a 30 inch by 30 inch logo and yellow lettering measuring 9 inches in height and 9 feet in length identifying the store's name "Sam Phao Thai Cuisine".

II. HISTORY:

The property located at 1019 King Street was probably constructed in the early to mid-nineteenth century. Originally a side gable Federal style building, the facade was "updated" in the late nineteenth century by the installation of a Victorian false front. Additional alterations to "Colonialize" the storefront have resulted in a mix of Victorian and Colonial Revival elements.

The Board has previously approved several sign applications for 1019 King Street. In 1990, the Board approved a hanging sign and small menu board for "Vietnamien's" (BAR Case #90-187, 9/5/90). In 1991, the Board approved an awning with signage (BAR Case #91-59, 4/3/91). In 1994, the Board approved a hanging sign "Chintana Thai Restaurant" on an existing bracket between the second story windows (BAR Case #94-34, 3/16/94). In 1997, the Board approved a 1½ foot by 6½ foot sign for "Chintana Thai Restaurant" with a black background and gold lettering (BAR Case #97-0227, 12/3/97). The 1997 sign was approved with the condition that the existing hanging sign (approved in 1994) be removed. In 2003, the Board approved an awning with signage for the new restaurant "Masaya, Thai Cuisine". The purple canvas awning measured 14.6 feet by 3 feet with a 1.3 foot high valance. The awning included the name "Masaya" measuring 6 feet 2¼ inches by 2 feet, and the lettering "Thai Cuisine" measuring 12 feet 4¼ inches by 3¼ inches on the valance.

III. ANALYSIS:

The subject awning complies with the zoning ordinance requirements outlined in Section 9-201(A)(15).

Per Sanborn maps the subject building and lot have a width of 15 ft; maximum sign area allowed is 15 square feet. The proposed 13 square feet of signage complies with zoning regulations.

According to the *Design 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"; "Awnings should not overwhelm or obscure the architecture and decorative features of historic buildings".

The awning structure is an existing condition. The applicant is only requesting approval to install new canvas fabric on the existing structure and add new applied signage. The proposed canvas awning is consistent with the *Design Guidelines* as it does not detract from the architectural style of the building and it is similar to other awnings installed on similar establishments within the historic district.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the Certificate of Appropriateness as submitted.

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.

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 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 to date.

VI. IMAGES



Figure 1: Photo of Existing Conditions



Figure 2: Photo of Existing Condition

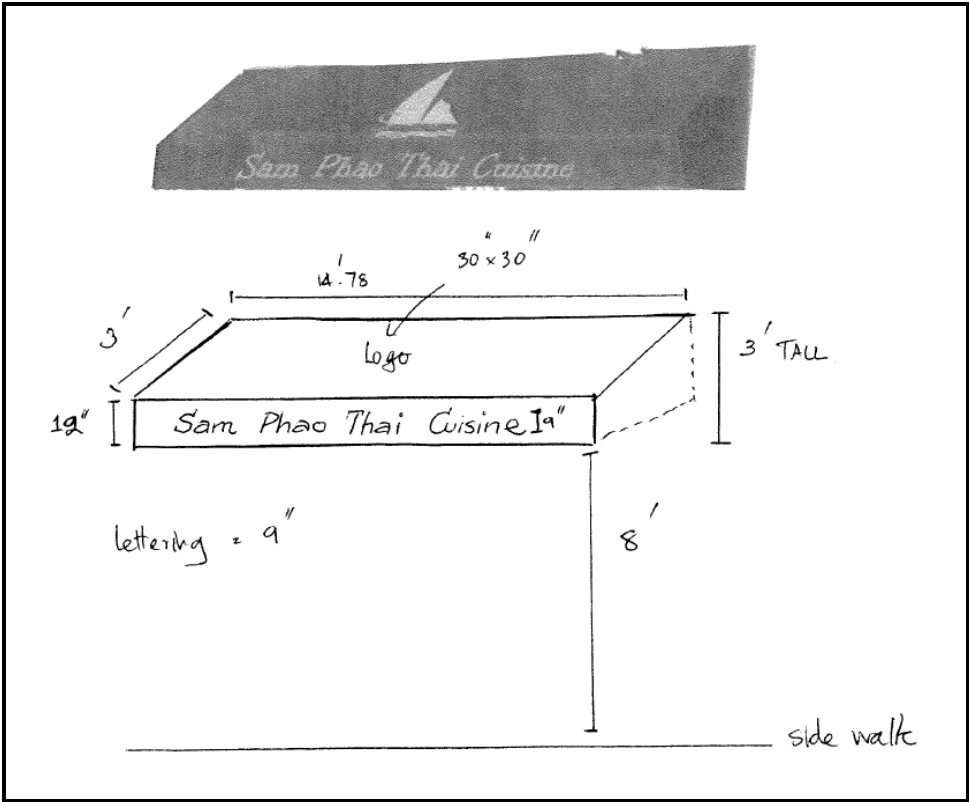


Figure 3: Illustrative of Proposed Awning