

Docket Item # 7
BAR CASE #2010-0175

BAR Meeting
July 21, 2010

ISSUE: Alterations and Signage
APPLICANT: King Street Subway, Inc.
LOCATION: 320 King Street
ZONE: KR/King Street Urban Retail zone

STAFF RECOMMENDATION

Staff recommends approval of the application with the following conditions:

1. That the lift and any electrical equipment serving the device be painted oxide red to match the adjacent brick, as approved by staff in the field.
2. That the awning be a canvas material and not plastic.
3. That the awning not be internally illuminated.
4. That the awning frame be mounted to the brick wall through the mortar joints, not the brick.
5. That the applicant work with BAR staff to resolve any issues that arise during building permit review.
6. That a planter be created adjacent to the steps, with the final design details to be approved by staff prior to approval of a building permit.
7. That Alexandria Archaeology be called immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. This statement must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.

****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.

****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.

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I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness for alterations and an awning with signage at 320 King Street. The existing retail space is being converted to a Subway restaurant and handicap access is required by the Uniform Statewide Building Code because of the change of occupancy. There are no other entrances into this tenant space.

The applicant proposes to install a mechanized handicap lift immediately east of the entrance to the new restaurant. In order to accommodate the new lift and the required wheel-chair turning radius, the existing stoop, steps and handrails will be reconfigured. The lift will be located between the stoop and the existing building projection to the east, in place of the existing landscape planter. The lift will be approximately 4 feet 7 inches wide by 6 feet deep. An existing low planter wall will be removed in order to install the lift. The proposed handicap lift by Trus-T-Lift is constructed of metal.

Unlike the existing stair, which is the full width of the stoop, a projection of the existing landing will be constructed on top of the east half of the existing steps to become a landing and turning area for the lift occupant. The existing brick stairs will be retained on the west half of the stoop. The new railing will match the existing metal handrail, which will also be retained on the west side of the stoop. The brick on the new portions of the stoop/stair will match the existing brick. All work will be on private property. (Staff notes that the width and handrails of the new stoop shown on Partial Elevation drawing B/A-5 is very slightly inaccurate but that this does not materially affect the ability to review the design intent of the proposed alteration. The Partial Plan A/A-5 is accurate.)

In addition, the new restaurant requests approval of a canvas shed awning over the entrance. The awning will be 10 feet 10 inches in width and 4 feet 1 inch tall. The sides of the awning are enclosed with fabric. The black awning will have the word SUBWAY on the valance in yellow, white lettering and CAFÉ in red lettering, per their corporate logo. The Applicant will bring a sample of the awning material and color to the Board meeting.

II. HISTORY

The five-story brick faced concrete block office/retail building at 320 King Street was constructed in 1973, one of several large King Street buildings built during the urban renewal era. The building has a rather eclectic, but predominantly Georgian Revival style facade.

There are a number of ground floor retail tenants in the building, two fronting King Street and a number fronting the interior arcade. The BAR has approved just a few alterations/signage applications in recent years, including signage and an awning for Pardoe & Graham real estate in 1995 and 1999 (BAR Case #1995-0167 and BAR Case # 1999-0148), and screening of a transformer fronting Royal Street (BAR Case #1997-0170 and BAR Case #2001-0194). Until June 2008, the proposed restaurant space was occupied by retail tenant Wilfred-Rodgers. It has been vacant since.

On March 18, 2009, the Board approved a similar application for a handicap lift, awning, signage and alterations to the bay window for Sandella's Flatbread Café.

The new restaurant is docketed for the September Planning Commission SUP hearing.

III: ANALYSIS

Proposed awning and sign complies with zoning ordinance requirements.

The present applicant has redesigned the steps and landing to reuse as much of the existing stoop as possible, both to reduce the expense and to avoid projecting into the public right-of-way, as the previous application for this lift did. While staff understands and supports this effort, the proposed asymmetrical design is incongruous with the symmetrical entry door beyond and has lost the softness provided by the previous planter on this urban sidewalk.

Staff, therefore, recommends that the new guardrail on the landing be pulled back approximately two feet to the south and that a small planter be created in the area above the existing steps. This would soften an area which is otherwise unneeded for disembarking from the lift or for entering the store and create an opportunity for seasonal pots or plants. (see sketch Figures #8 & 9)

Staff has no objection to the design or color of the awning or the sign. The awning should be made of a canvas type fabric, per the design Guidelines, and may not be translucent or internally illuminated. In addition, the awning frame should be mounted through the mortar joints, not the brick.

STAFF

Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV: CITY DEPARTMENT COMMENTS

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

Code Administration

C-1 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-2 A building permit is required for the awning, accessibility lift and alterations to the steps.

Alexandria Archaeology

F-1 This street face originally had buildings dating to the 19th century. There is the potential for archaeological resources to be present that could provide insight into life in early Alexandria.

R-1 Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

R-2 The above statements in R-1 must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.

Office of Historic Alexandria

No comments received.

Transportation & Environmental Services

Recommendations

R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R2. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)

R3. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

R4. No parts of the proposed improvements shall encroach into the public right of way. (T&ES)

City Code Requirements

C-1 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61)

VI. IMAGES



Figure 1: Photo showing existing retail storefront and area of proposed awning



Figure 2: View of Existing Stoop looking West on King Street



Figure 3: View of Stoop looking South

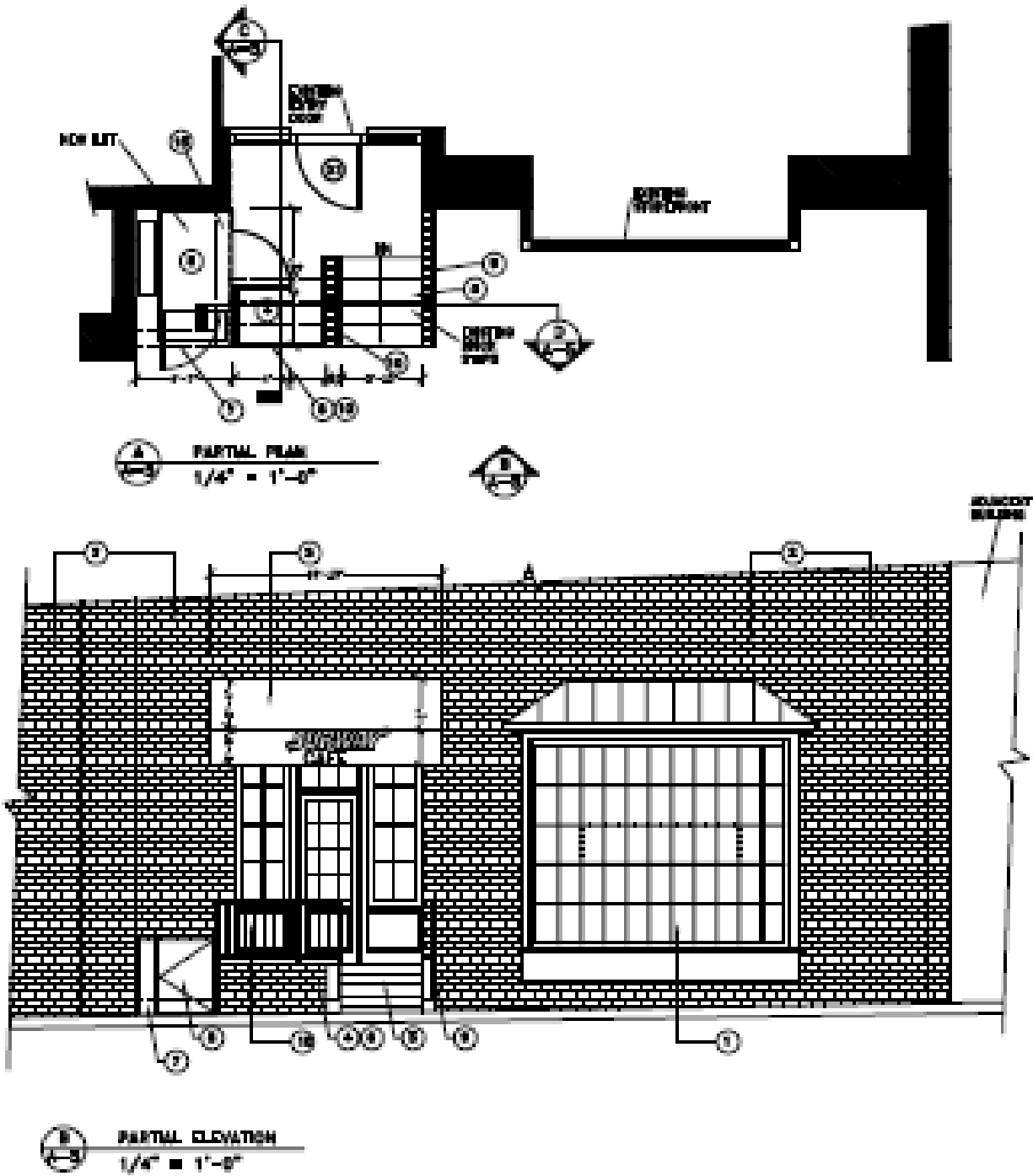


Figure 4: Partial Plan and North Elevation of the Storefront

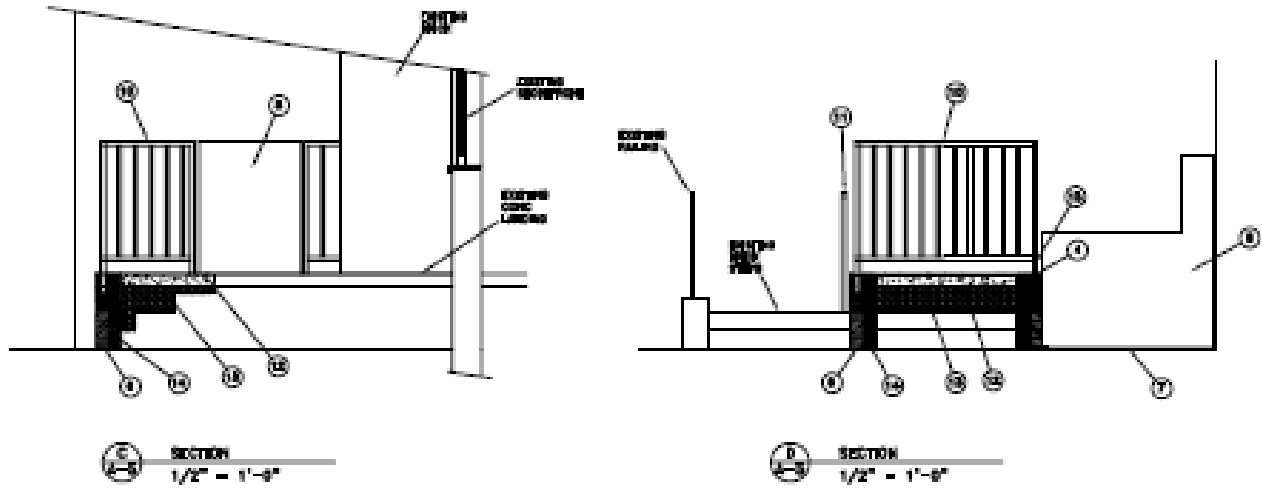


Figure 5: Proposed Sections at Stoop and Steps

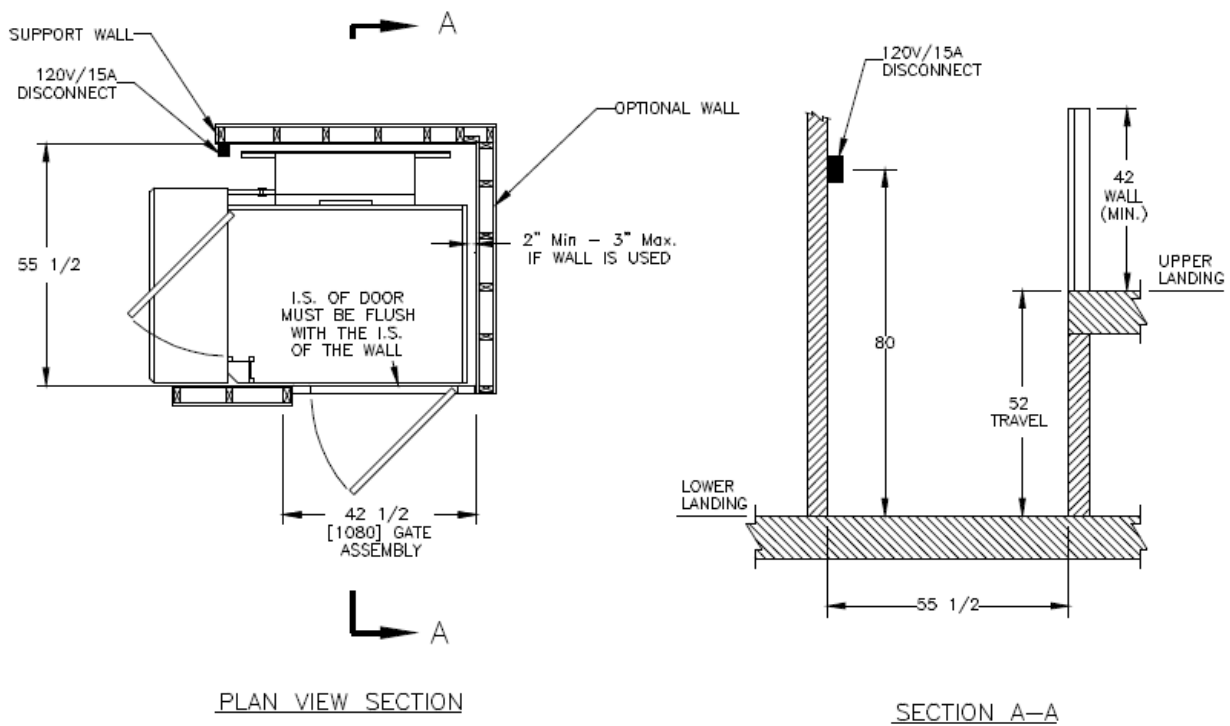
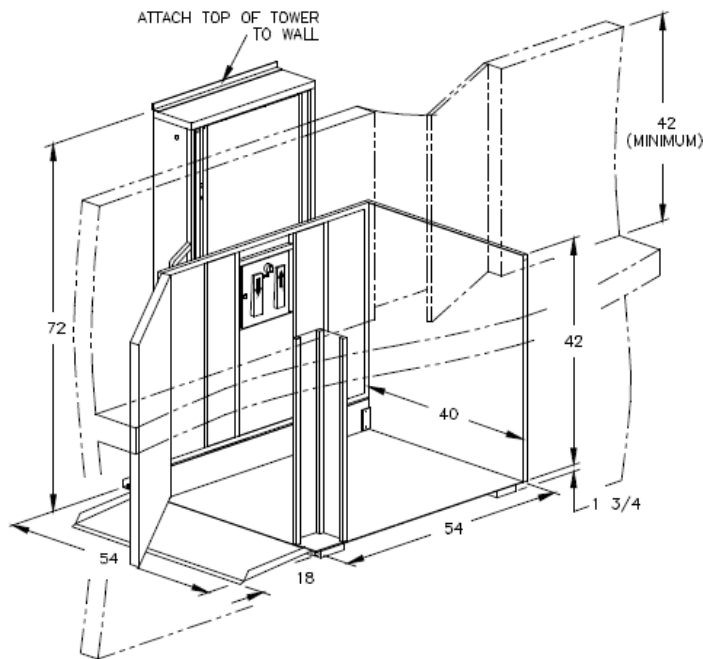


Figure 6: Trus-T-Lift Plan and Section



SPECIFICATIONS:

- 40" x 54" LIFT PLATFORM
- 54" x 54" FOOTPRINT
- 72" HEIGHT
- 0" - 52" LIFT RANGE
- MAXIMUM LOAD 550 lbs.
- 8 FEET/MINUTE LIFT SPEED
- SCREW NUT WORM GEAR DRIVE
- MOTOR: 1/2 H.P. 110V A.C.
- POWER SUPPLY: 110V/1PH/60HZ C/W 15A FUSED DISCON.
- NON-LOAD BEARING BACKUP SAFETY NUT ON LIFT SHAFT
- SAFETY HANDRAIL ON CARRIAGE
- ZERO-LOAD START IN BOTTOM POSITION
- SOLID DECK C/W SAFETY PAN

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|--------------------------|----------------------|
| <input type="checkbox"/> | Accepted as Shown |
| <input type="checkbox"/> | Revise and Resubmit |
| <input type="checkbox"/> | Accepted as Modified |
| Date: _____ | |
| Per: _____ | |

NOTES:

- Dimensions are in inches
- Designed and built to meet CSA B355-00 Safety Code &
- ASME A18.1 Safety Code

TRUS-T-LIFT DIMENSIONS

Figure 7: Handicap Lift Isometric

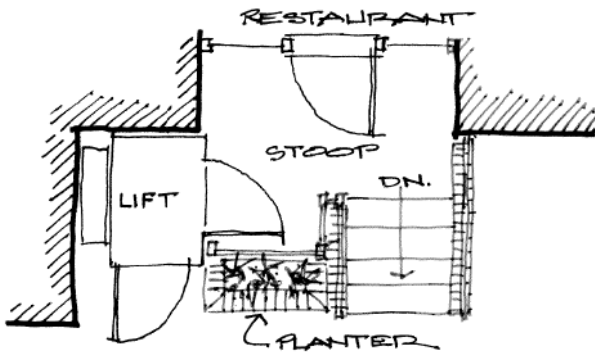


Figure 8: Sketch Plan Showing Staff Recommendation for Planter



Figure 9: Sketch Elevation Showing Planter