

Docket Item # 1
BAR CASE # 2011-0032

BAR Meeting
March 2, 2011

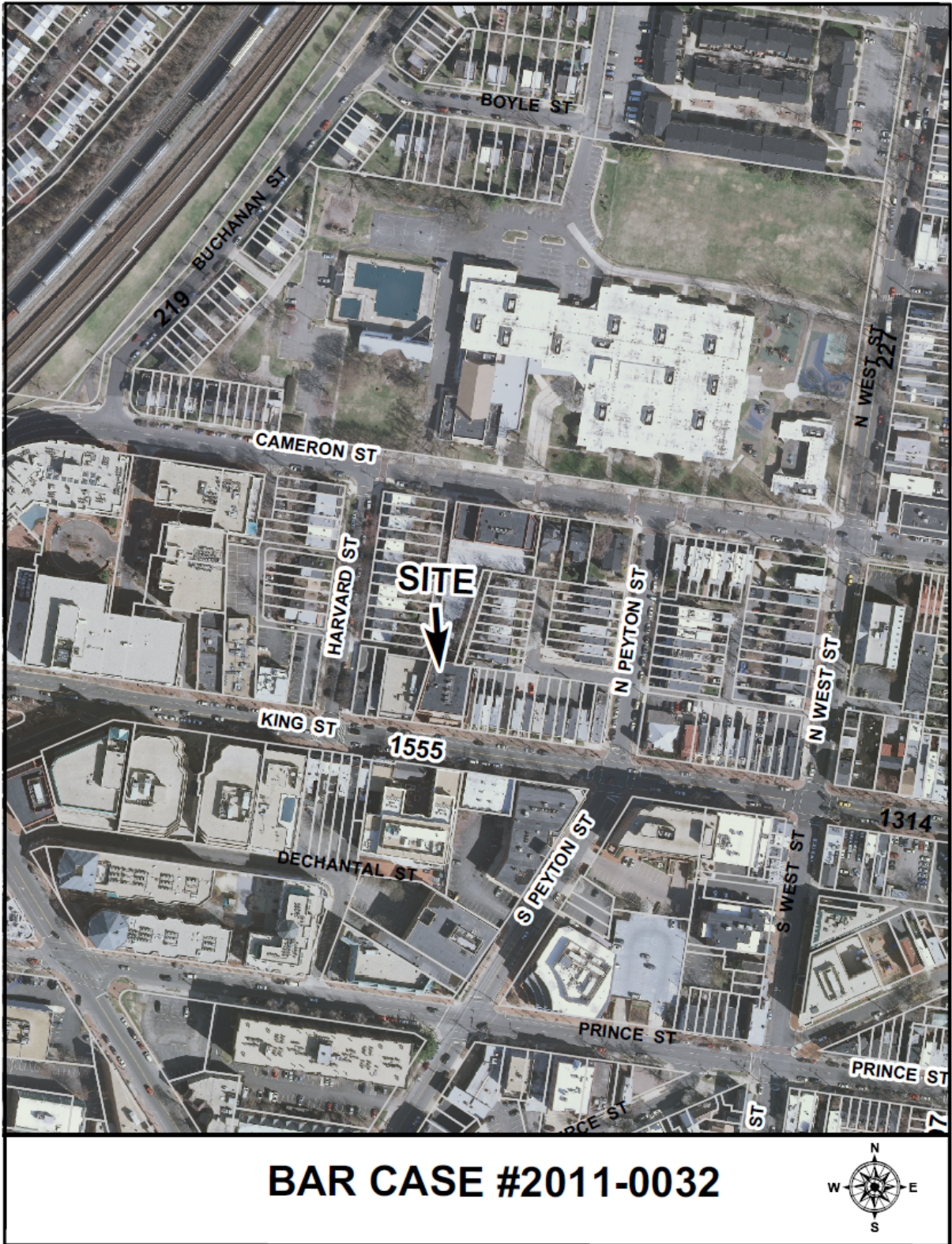
ISSUE: Alterations
APPLICANT: 1555 King St Court LLC
LOCATION: 1555 King Street
ZONE: KR / King Street Urban Retail Zone

STAFF RECOMMENDATION: Staff recommends approval of the application with the following conditions:

1. That the awning fasteners attached to the brick wall be installed through the mortar joints rather than through the brick; and
2. That the awning material be a canvas type material, to be approved by Staff prior to application for a building permit.

****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 final approval 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 siding or roofing over 100 square feet, windows and 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, 703-746-4200 for further information.



I. ISSUE

The applicant is requesting approval of a new awning over existing stairs at the rear entrance to the commercial building at 1555 King Street to provide a covered area for employee use that is not on King Street. The new arched awning will measure approximately 11 feet by 11 feet 4 inches. The awning supports will be mounted onto two existing brick walls adjacent to the stairs leading into a below-grade entryway. The awning will be attached with fasteners to the brick wall. The awning will be made of a rust colored vinyl laminated polyester fabric, according to the submitted drawings. However, the applicant submitted a sample swatch of the proposed material, a canvas-like, weather-resistant material and has confirmed on the telephone that the canvas sample properly reflects the application.

The proposed awning will be visible through the alley from Harvard Street. The rear of the building is at the edge of the Old and Historic District.

II. HISTORY

1555 King Street is a contemporary four-story brick retail and office building constructed circa 1987. The building was approved by the Board in 1986 (BAR Case # 86-122, 7/9/86). In June 1990 the Board approved a sign plan for the building (BAR Case #90-91, 6/6/90). According to the staff report (BAR Case # 93-162) for the signage for a previous tenant, A Likely Story Children's Books, the sign plan from 1990 restricted ground floor tenants facing King Street to white lettering applied to the metal spandrel above the entrance door to the storefront. Signs which met the requirements of the plan could be approved by staff. The sign plan did not address hanging signs. The staff report noted a concern about the compatibility of a hanging wood sign on a distinctly modern building. However, the Board did approve the hanging sign. In 2008, the Board approved signage for Hooray for Books! (BAR Case #2008-0067, 5/21/08)

III. ANALYSIS

The proposed awning complies with open space and FAR zoning requirements.

Staff has no objection to the proposed awning. The *Design Guidelines* state that "awnings should be appropriate and sympathetic to the historic style of the building to which they are attached" and "should not overwhelm or obscure the architecture." In addition, the *Guidelines* state that "awnings should be made of a canvas type fabric" and "the color should be appropriate to the building." Although the drawings state that the awning material is a vinyl polyester, the proposed sample swatch is for a canvas-like material typically approved by the Board for awnings. While a vinyl material is not compliant with the *Design Guidelines*, a canvas or similar fabric material is appropriate. The applicant has indicated that the material stated on the drawing is incorrect. Therefore, Staff will require that the drawings be revised to indicate an appropriate material is used.

Staff finds that the proposed awning meets the criteria set forth in the *Design Guidelines* and finds the awning to be appropriate to this modern building. The form of the awning reflects the segmental arch of the building entrance. Although the awning is large in size, the building to which it will be attached is a large commercial building and will be able to prevent the accumulation of snow and ice on the steps to the rear entrance. Furthermore, the awning will be minimally visible from the public right-of-way and is designed in a way that it can be easily removed at a future time without damage to the existing building. Staff recommends that the

wall fasteners be attached through the mortar joints rather than through the brick, to prevent damage to the brick.

STAFF

Catherine Miliaras, Historic Preservation Planner, Planning & Zoning
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 A building permit is required to be issued prior to the installation of the new awning.
- C-2 Canopies must comply with USBC 3202.3.1 for support and clearance from the sidewalk, and the applicable sections of USBC's Chapter 11. Structural designs of fabric covered canopies must comply with USBC 3105.3. The horizontal portions of the framework must not be less than 8 feet nor more than 12 feet above the sidewalk and the clearance between the covering or valance and the sidewalk must not be less than 7 feet.
- C-3 Canopies must comply with USBC 3105.1 and the applicable sections of USBC: Chapter 16. Structural designs of fabric covered canapés must comply with USBC 3105.3.
- C-4 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).

Zoning:

- C-1 Proposed awning does not reduce open space or add to FAR, complies with zoning.

V. IMAGES

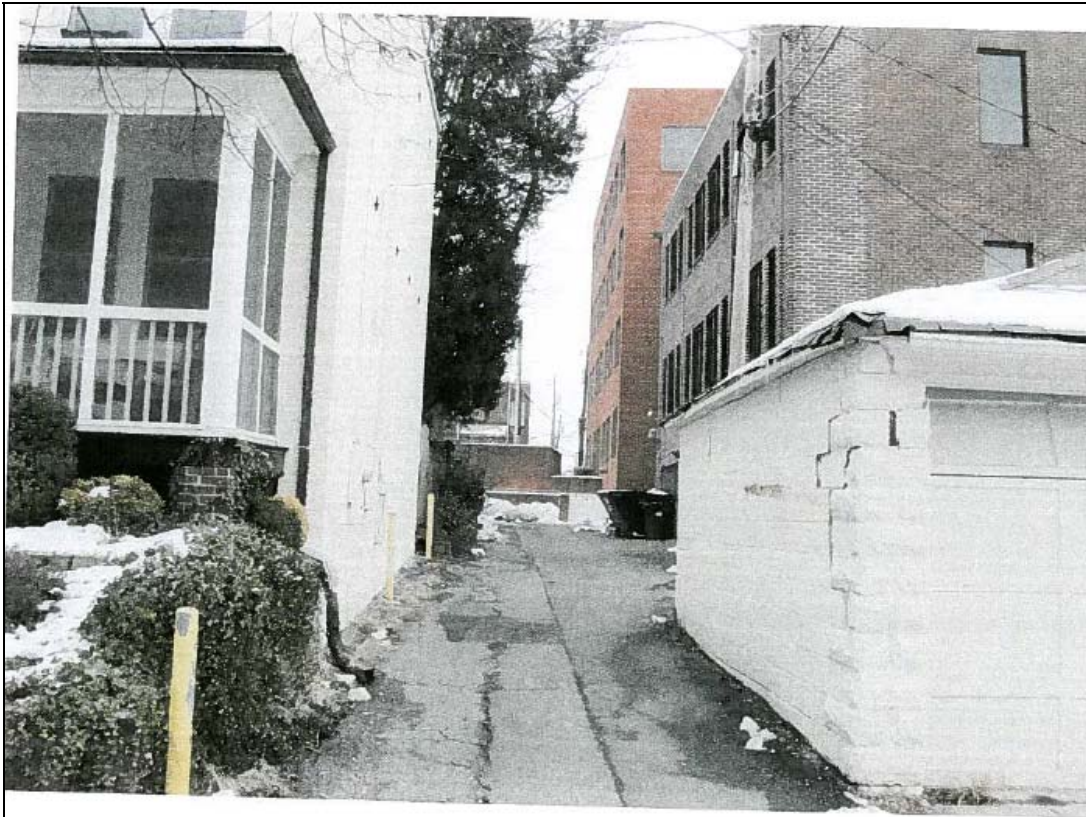


Figure 1. View to rear from alley, above, and front (south) elevation, below.

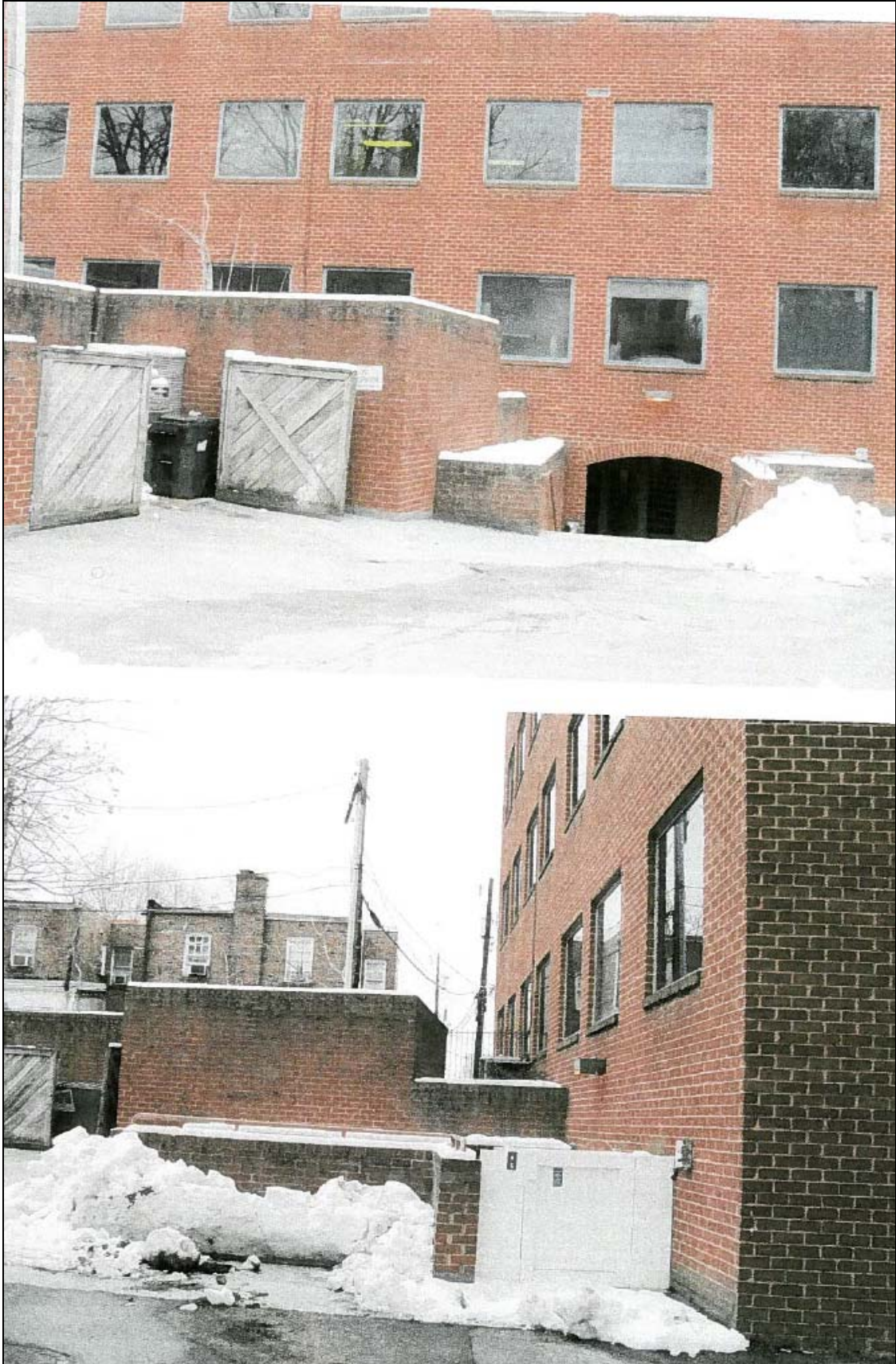


Figure 2. Rear (north) elevation, above, and looking east at rear of property, below.

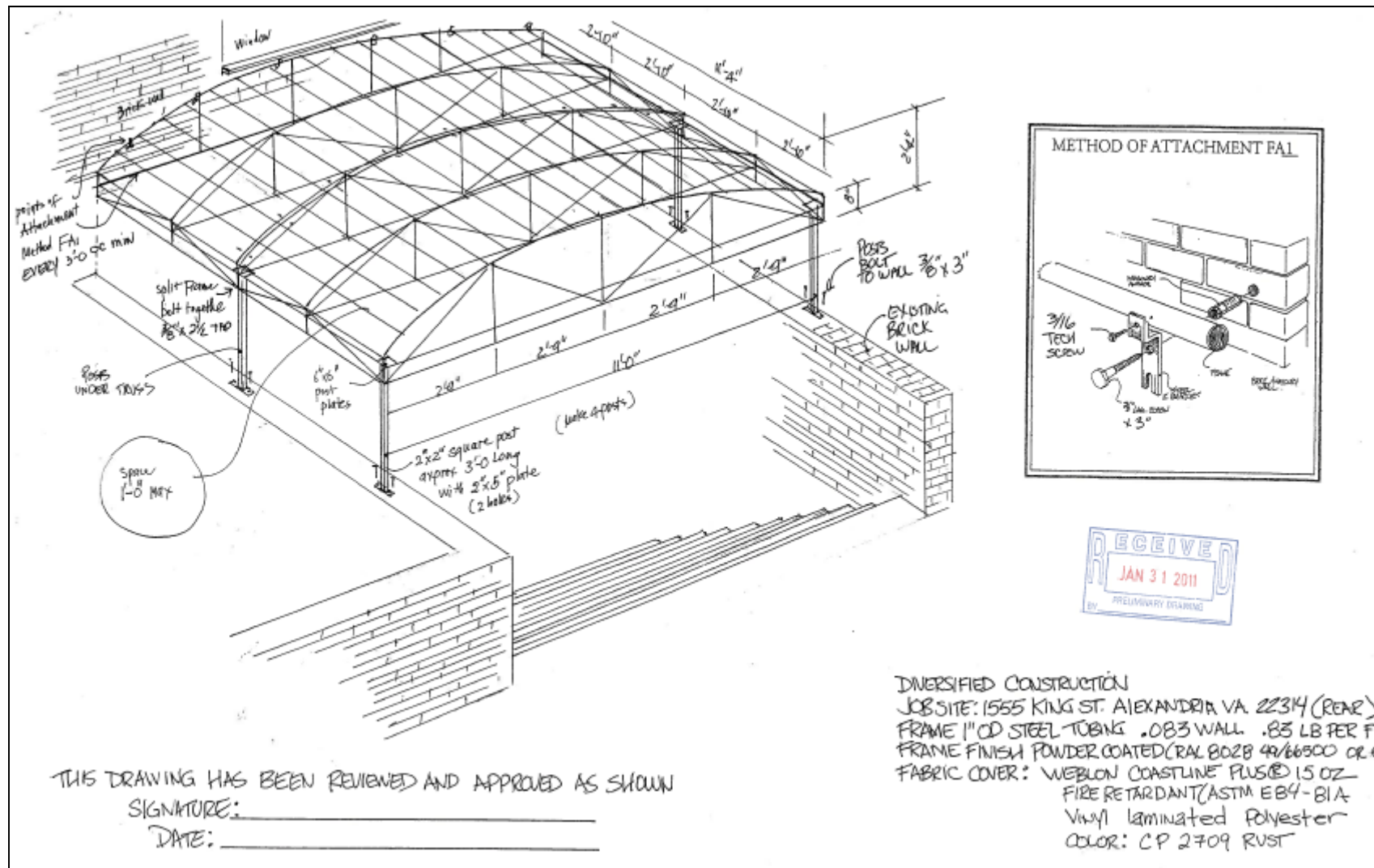


Figure 3. Perspective of proposed awning design.

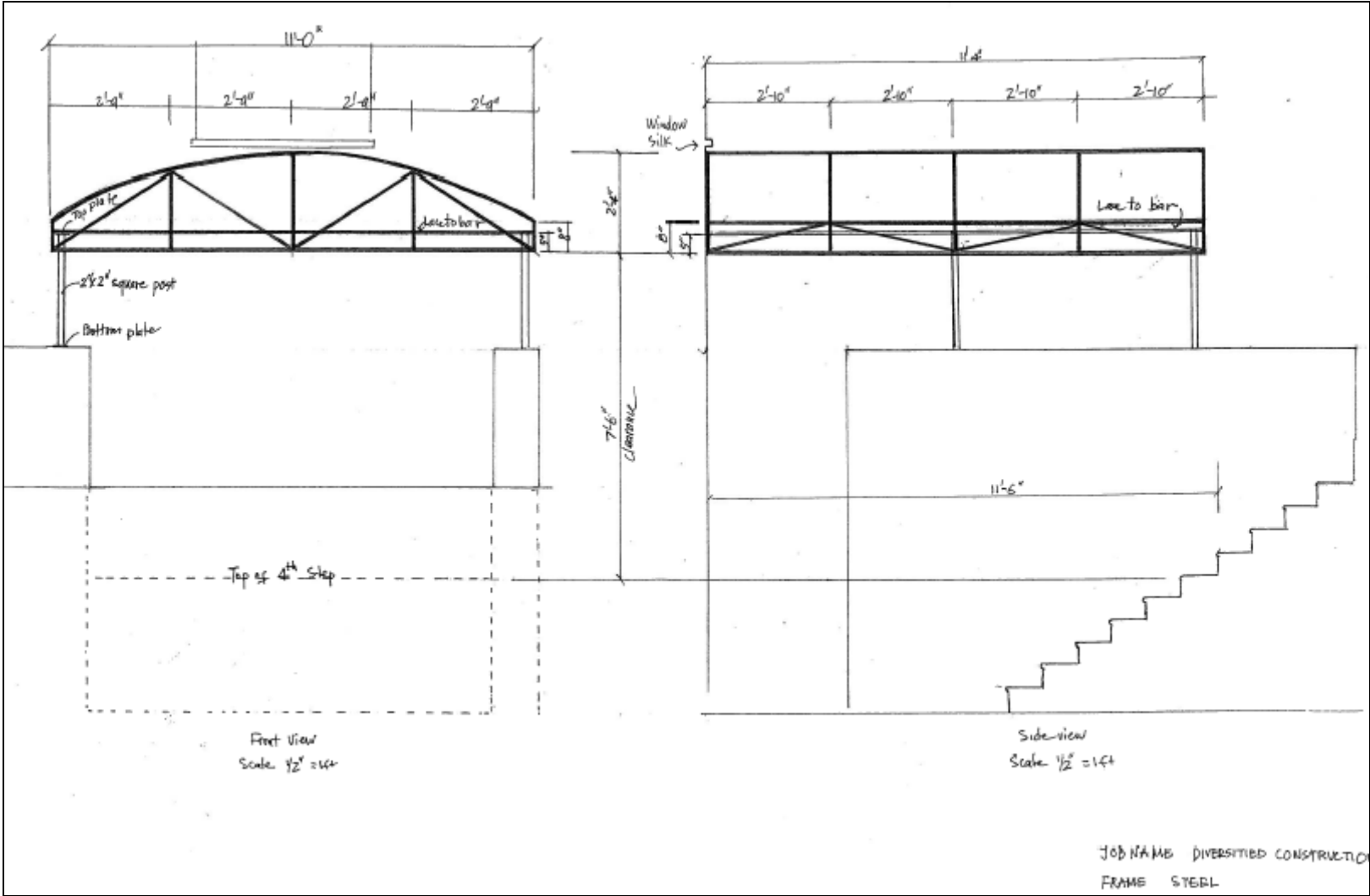


Figure 4. Front and side elevations of proposed awning.